Oakland City Planning Commission STAFF REPORT

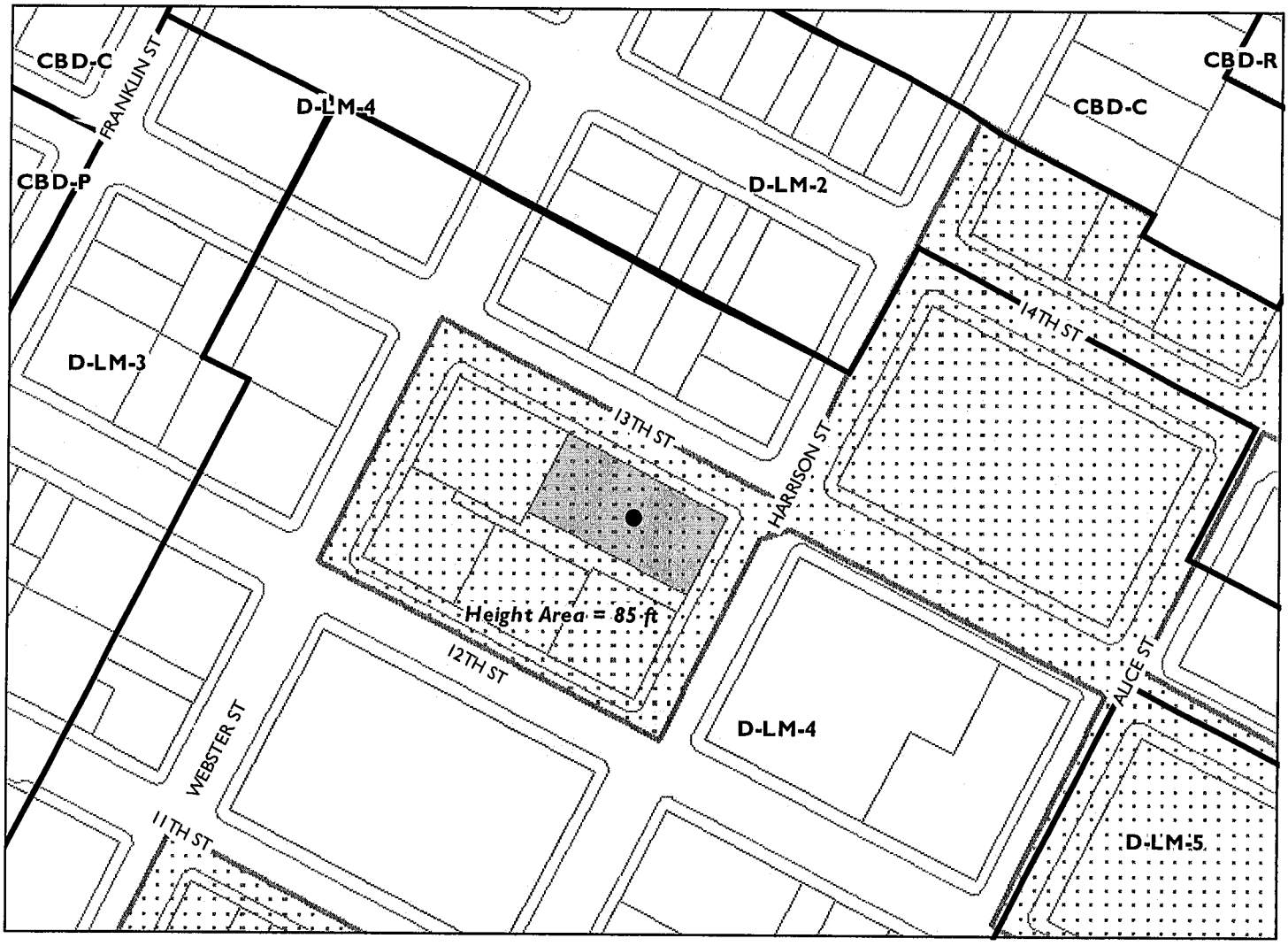
Case File Number PLN17-438 **July 11, 2018**

Location:	**1261 Harrison Street (See map on reverse)**
Assessors Parcel Number:	002-0063-002-00
Proposal:	Proposal to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 130,000 square feet of office, and 185 dwelling units. The proposal would include the inclusion of affordable units to take advantage of the affordable housing density bonus and concessions.
Applicant:	Ronnie Turner – (510)395-2766
Owner:	Pinnacle RED Group, Inc.
Planning Permits Required:	Regular Design Review for new construction and Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow the D-LM 275 Height Zone regulations, Minor Conditional use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (3 Required; 0 Proposed).
General Plan:	Central Business District
Zoning:	D-LM-4 Height Area – 85'
Environmental Determination:	Section 15270 of the State CEQA Guidelines; Projects that are disapproved.
Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
City Council District:	3
Status:	Pending
Action to be Taken:	Decision on the development application
Staff Recommendation:	Denial of the application based upon direction provided by the Planning Commission by unanimous vote at the March 21, 2018 hearing.
Finality of Decision:	Decision is appealable to City Council
For Further Information:	Contact case planner **Peterson Z. Vollmann** at **510-238-6167 or by e-mail at pvollmann@oaklandnet.com.**

SUMMARY

The applicant is proposing a downtown mixed-use high-rise development. The proposed development would be approximately 440 feet tall at 36 stories and include a mix of ground floor retail, above ground level office and residential units within the upper levels of the tower. The project is located within the Lake Merritt Station Area Plan (LMSAP) within a block that is designated as an area with an 85-foot height limit. The block is limited in height because it consists of the King Building Group historic district which is an Area of Primary Importance (API). However, the resulting LMSAP zoning regulations allow for waivers of height areas to allow a limited number of towers that would be allowed to exceed the base zone height to a higher level up to 275 feet upon the granting of a Major Conditional Use Permit. Three such towers could be permitted within the 85-foot height area and three within the 175-foot height areas. At present, one has been granted in the 85-foot height area and one has been granted in the 175-foot height area, leaving two within the 85-foot height area applicable to the subject property. If approved,

CITY OF OAKLAND PLANNING COMMISSION



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Case File: PLN17438
Applicant: Ronnie Turner
Address: 1261 Harrison Street
Zone: D-LM-4
Height Area: 85 ft

only one more exception within the 85-foot height area would be allowed. The development proposal would be required to meet the Conditional Use Permit Criteria for the height district waiver to go up to 275 feet, the Category II Demolition Findings as well as the Design Review Findings for properties located within APIs.

During the pre-application submittal, staff informed the applicant that the project as proposed might not conform to applicable Design Review Criteria and that it might staff wouldn't support the grant of one of the few available Major Conditional Use Permits to allow a height exception for this subject site since it would result in the loss of a historic building (CEQA historic resource) as well as potentially compromise the King Building Group API.

Staff brought this item before the Planning Commission on March 21, 2018 for an initial review before advising the applicant to proceed with the preparation of an Environmental Impact Report (EIR), which would be required due to the loss of the subject building which is a historic resource under CEQA. At the March hearing the Planning Commission voted unanimously to direct staff to return with findings for denial of the project. This item also appeared before the Landmarks Preservation Advisory Board (LPAB) on March 12, 2018 who also voted unanimously to recommend that the project would not be able to meet the required findings for approval, based upon the concerns raised in the staff report.

This item is returning to the full Planning Commission as directed with findings for denial, which are attached to the report.

PROPERTY DESCRIPTION

The subject property consists of an approximately 15,100 square foot site located at the southwest corner of Harrison and 13th Streets and is completely occupied by a one-story commercial building. The property is one of five buildings on the city block that make up the King Building Group API or the "King Block". The subject building itself is listed as a City of Oakland Designated Historic Property and has been assigned an Oakland Cultural Heritage Survey (OCHS) rating of C1+, meaning that it is a contributor to the API.

King Building Group, aka King Block

The five buildings and alley that comprise the King Building Group were developed between 1904 and 1922 by the Charles H. King family and constitute the principal surviving Oakland structures associated with the wheat and lumber baron Charles H. King and his locally prominent descendants. In addition, the group provides a good and somewhat unusual example of an early 20th century downtown development project that was carried out in phases. The buildings together fully occupy the block bounded by Webster, 12th, Harrison and 13th Streets. The buildings are visually related by zero setbacks, similar widths, pressed brick surfaces, black glazed tile store bases, skeletal articulation, Renaissance/ Baroque ornamentation and the lack of any vacant lots or intrusions. In its very mixed setting; the block is a strong unified presence. Horizontality dominates, as each building occupies long street frontages and rises only one to two stories, except for one four-story focal building. The prominent use of arcades on three of the corner buildings is another unifying element. The alley entrances are masked within the facades of two of the buildings.

1261 Harrison, subject building

The OCHS records describe the subject building as an attached one-story brick masonry store building on a corner lot in an enframed semicircular arcade window-wall composition with ten bays along the 13th

Street side and five bays along Harrison Street. The restrained ornamentation is Renaissance/ Baroque. Surfaces are glazed white pressed brick with glazed lightly polychromed white terra cotta details. The second bay from the end on Harrison Street projects slightly outward and the opening is rectangular instead of arched and forms the Harrison Street entry to the alley which passes through the middle of the block to Webster Street. The buildings arches are compound with brick headers, deep reveals and console keystones. They are supported by brick piers with elaborated terra cotta Tuscan caps. Small rectangular decorated terra cotta panels are in the spandrels. Projecting brick courses along the top form a shallow denticulated cornice above a frieze and architrave. A parapet extends above the cornice. The original storefront doors have been replaced with aluminum, but most of the storefronts retain their glazed white-banded black tile back splash panels and multiple-light clerestories set within the arches. Some of the clerestories have been painted over. The building otherwise appears unaltered.

PROJECT DESCRIPTION

The proposed project would demolish the existing commercial building to construct a new mixed use development with 36 stories reaching up to approximately 440 feet in height. The ground level of the building would contain retail activities, one of which is currently called out as a market that would have frontage onto 13th Street as well as into the midblock alley. The ground level would also include residential and office lobbies as well as an entry to an automated parking system along 13th Street. There would be one driveway each for incoming and outgoing traffic where cars would drive into a car lobby for people to get into and out of vehicles before and after the car is taken to one of the below grade levels where the vehicles are stored. Above the ground floor up to level 12 would consist of office uses totaling approximately 121,000 square feet, and above that up to the 36th floor would consist of residential uses totaling 185 dwelling units.

The proposed development would include 11% of the dwelling units as very-low income which would allow for a density bonus of up to 35%. The applicant is also requesting an affordable housing density bonus concession that would waive the requirements for tower setbacks as well as allowing the height to exceed the Conditionally Permitted maximum of 275 feet up to the proposed height of 440 feet.

GENERAL PLAN ANALYSIS

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

- Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.

- Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake

Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

- Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

- Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

Lake Merritt Station Area Plan

The Lake Merritt Station Area Plan (LMSAP) provides planning framework for future growth and development in the area surrounding the Lake Merritt BART Station. The Planning Area encompasses 315 acres in the heart of Oakland, a major urban center within the San Francisco Bay Area. Adjacent neighborhoods and destinations include Downtown Oakland, Lake Merritt, the Jack London District, Old Oakland, and Uptown.

Among the Specific Plan goals and policies applicable to the proposed Project are as follows:

- **LMSAP Policy LU-2 -** High intensity development potential. Support transit-oriented development and accommodate regional growth projections by promoting high intensity and high density development in the Planning Area.

- **LMSAP Policy LU-4 -** Active ground floor uses. Encourage active uses in new buildings on key streets in neighborhood hubs in order to transform key streets into activated pedestrian connections over time and expand the vibrancy and activity that already exists in some areas, as shown in Figure 4.2. These active ground floor uses should be located at the street edge, or at the edge of parks, plazas, or other public spaces. Activated neighborhood hubs include the 14th Street Corridor.

- **LMSAP Policy LU-19** – King Block Alley. Encourage redevelopment of the King Block alley as an active use space that creates a unique destination.

- **LMSAP Policy OS-25** – King Block Alley. Work with owners and adjoining properties of the King Block alley to develop a unique, active use for the space that highlights the historic nature of the space. The City can provide technical assistance and waive certain standards and permits in order to promote revitalization of this alley. Potential ideas include a café row, bocce ball courts or other games, and a sculpture garden.

The project site is located within the Upper Chinatown Area sub district of the LMSAP. This sub district contains six identified opportunity sites for future development, which the project site is not one of. The site sits within the historic King Block, which is referenced specifically several times throughout the LMSAP. The vision for the King Block is for revitalization of the historic buildings and activation of the King Block Alley as a destination that is able to take advantage of the unique historic nature of the site (policies LU-19 & OS-25). The LMSAP also references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

While the proposed development would be consistent with a number of broadly stated development related goals to housing and economic development within the LUTE and LMSAP, it appears to fall short of very specific goals identified within the LMSAP related to controls on the location of large scale development, limitation on building heights, and historic preservation.

ZONING ANALYSIS

The subject property is located within the D-LM-4 Zone. The site is also located within the D-LM Height Area 85. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities. The Height Area 85 allows for a maximum residential density of one dwelling unit per 225 square feet of lot area and a maximum commercial FAR of 5.0.

Conditional Use Permit for Density/ Intensity

The D-LM Zones requires that any development that exceeds 200,000 square feet be required to obtain approval of a Major Conditional Use Permit.

The D-LM Zones also dictate allowed height and density based upon the height area in which the property is located. The subject property is located within a D-LM height area 85, in which for the 15,101-square foot site the maximum development allowed would be 67 dwelling units and 75,505 square feet of commercial floor area. The D-LM Zone allows for two exceptions west of the Lake Merritt Channel to jump to the D-LM height area 275 by the granting of a Major Conditional Use Permit, which for this site would allow the height to increase from a maximum of 85 feet to 275 feet. The D-LM Zone also requires a Conditional Use permit to allow for an increase in the base height from 45 feet to 85 feet, which the applicant is also requesting as part of the application.

The proposed development site would allow the following density based upon the Height Areas that it is located within as compared to the allowances under the granting of the Major Conditional Use Permit to move the site into a 275 height area described in the table below:

Height Zone	Lot Area	Residential Density	Commercial FAR	Max Units/ Floor Area
85' Height Zone	15,101 sq.ft.	1 dwelling:225 sq.ft. of lot area	5.0	67 dwellings / 75,505 sq.ft.
275' Height Zone w/ CUP	15,101 sq.ft.	1 dwelling:110 sq.ft. of lot area	12.0	137 dwellings/ 181,212 sq.ft.

As discussed at the March 21, 2018 Planning Commission hearing, the project does not appear to satisfy the required findings to take advantage of the Major Conditional Use Permit. See the Key Issues section of this report for additional analysis on this issue.

Density Bonus for Affordable Housing

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107. The applicant proposes to include 11% of the 137 conditionally permitted dwelling units at Very Low Income (less than 50% of Median Income) resulting in 15 affordable units. This allows for a

Density Bonus of 35% above the baseline number of 137 units resulting in a maximum density of 185 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of two density bonus concessions/incentives, pursuant to Section 17.107.080, that would relax other Zoning Regulations. The applicant has requested that to waive the required tower bulk regulations above the base height and the conditionally permitted height limit of 275 feet.

Design Review

The proposed development is required to undergo Design Review pursuant to Planning Code chapter 17.136 and is subject to several Design Review Criteria. The Design Review Criteria that the project is subject to for an approval are set forth in Section 17.136.050. A for new construction projects that include residential facilities, Section 17.136.055.B.2 for projects that involve historic properties within the CBD or D-LM Zones, and Section 17.136.075.C Category II Demolition Findings for the proposed demolition of a contributing building in an API.

To date, staff has not provided comments to the applicant on the exterior architectural design of the tower due to concerns regarding the overall concept of the development that includes the demolition of a historic building and a high-rise development within the King Building Group API, and any such efforts at this point in time would be moot given that the project is being recommended for denial. Please see the Key Issues section of this report for detailed information on the Design Review issues. In the event that the Planning Commission reverses the prior direction (for staff to return with findings for denial) and directs staff to proceed with review of the application, staff will undertake a thorough review of the exterior design of the building along with the necessary environmental review of the development proposal.

Parking and Loading

The proposed development project is located within the D-LM Zoning and as such no off-street parking is required. However, the development will include 185 off-street parking stalls at a 1:1 ratio for the dwelling units located within a fully automated subterranean garage. The proposal also requires bike parking in the amount of 55 long-term stalls within the development and an additional 20 short-term stalls that can be provided in bike racks around the exterior in the public right of way.

The proposal requires three off-street loading berths, one for the residential and two for the office use. The applicant has requested a variance to not provide any off-street loading.

Staff and the Planning Commission have often supported the granting of loading berth variances when they cannot be feasibly accommodated without impacting pedestrian flow on streets downtown, and due to the scale of the project a loading berth variance may be warranted for this site. However, due to the larger issues on this project staff has not conducted a thorough analysis of the variance request since the project is being recommended for denial as directed by the Planning Commission. Without the entitlements of the Major Conditional Use Permit and Design Review for the project, the minor Variance for loading is a moot point.

KEY ISSUES

Consistency with D-LM Conditional Use Permit Criteria

Many of the criteria identified for analyzing applications for a D-LM Zone height exception are based upon specifically implementing the vision of the LMSAP. As discussed above under the General Plan Analysis section of this report, the proposed development would be consistent with a number of broadly stated development-related goals to housing and economic development with the office proposal, but it appears to fall short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

The LMSAP identified opportunity sites where development would be most likely to occur. Overall the plan identified 28 total opportunity sites. The subject property was not identified as one of the 28 opportunity sites. Of the 28 opportunity sites, 19 are in height zones below 275 feet where they would be able to take advantage of the height bonus exception. When the D-LM Zoning was adopted to implement the LMSAP, a total of three exceptions were allowed where a property could take advantage of an exception to the height limit and increase to the 275-foot height zone. Of the three height exceptions to 275 feet, one is designated to the east of the Lake Merritt Channel and two to the west. To date the one allowance to the east has been granted, and one of the two allowed to the west have been granted. This leaves only one height exception of up to 275 feet that is available. To date there are 10 remaining opportunity sites west of the Lake Merritt Channel, that are not currently in development, that would be able to potentially take advantage of the one remaining exception of up to 275 feet.

It is not necessary under the D-LM zoning for a site to be located within one of the identified opportunity sites within the LMSAP to take advantage of the height exception to 275 feet. However, it would run contrary to the intent of the plan to grant the 275-foot height exception in an area that was identified within the LMSAP as keeping a lower height for historic preservation purposes. This is also especially true considering that there is only one such height exception remaining, with ten opportunity sites still available that are in areas that allow less than a 275-foot height that could take advantage of the exception.

Design Consistency with the API Criteria

As required by the API Design Review criteria in the D-LM Zone, projects are required to relate to the massing of other buildings within the API. Given scale and mass of the proposed tower, at 440 feet in height, it is difficult to make the consistency finding given no other building in the King Building Group API exceeds 70 feet in height. While the King Building Group API is not one of the downtown APIs that is considered to have a height context limitation, that provision was set forth to further limit heights in those areas below the maximum height within the zone. For example, the Cathedral District API is in a zone that allows buildings up to 55 feet in height, but the context is set at 45 feet, further reducing allowances for height without special design considerations. For the purposes of the King Block, the API wasn't designated one of these areas because most of the buildings are only one to two stories with the exception of the King Building which is four stories and approximately 65 feet in height.

Consistency with the Demolition Findings

The applicant prepared a demolition findings submittal for review by staff, and staff has concerns that the proposed development does not satisfy the required findings. The first issue is with the soundness report (Appendix F of the Demo Findings Submittal) in which a number of items are included in the primary and secondary costs that appear unnecessary such as all new windows and doors throughout, all new bathrooms and HVAC systems throughout, all new utilities to the main point of service. While a number of these upgrades may be preferable it seems that their inclusion in some instances is unnecessary in order to have a functioning commercial space as many of these items were permitted at the time the building was constructed and some of the costs seem high given the scope of the proposed work as well as the fact that most of the building is currently leased and occupied by tenants.

The second issue is that, even considering the full scope of improvements and associated costs proposed in the soundness report, it appears that the applicant's economic analysis (Appendix A of the Demo Findings Submittal) in fact demonstrates that the building could generate a reasonable economic return contrary to the conclusion in the report. In the submitted economic analysis, the costs for improvements are shown as being $8,817,998 whereas the number for upgrades from the soundness report is $3,077,669 for both primary and secondary upgrades. The cost differential is from the economic analysis including costs for seismic upgrades to current code which are prohibited from being included in the soundness report upgrade costs under the Demolition Findings Ordinance. The economic analysis argues that the rate of return (which appears to be 7%) falls short by $4,725,837 of the total investment of the building value of $3,600,000 plus the $8,817,998 improvements costs (page 39). However, when the improvement costs from the soundness report of $3,077,669 are substituted, it appears that their economic return target is met. The applicant has argued that the seismic upgrades are allowed as part of the overall economic analysis in the building costs; however, staff disagrees with this since the submittal requirements identify providing information on the property value under the as-is scenario, the value after demolition, the estimated value after the completion of the project and also include a category requiring the applicant to estimate the value after including the upgrades identified in the soundness report. As previously stated, the soundness report requirements do not permit the inclusion of seismic upgrades.

LMSAP Design Guidelines

Another issue with concern for the project is consistency with the LMSAP Design Guidelines that were developed as part of the specific plan process. The issue is that the project appears to have consistency issues with the Historic Resources section of the Design Guidelines. The two guidelines at issue are:

- **DG-67 – Adaptive Reuse.** Retain and integrate historic and architecturally significant structures into larger projects with adaptive reuse.

- **DG-68 – Preservation.** Avoid Removal of and rehabilitate historic resources.

Based upon the two above mentioned guidelines it would seem that the proposed development should at the least attempt to incorporate the exterior components of the building as part of a redevelopment project at the site and restore exterior components. As presently submitted, the proposal appears inconsistent with these two Design Guidelines since the development proposal would completely remove the historic building.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves. Section 15270 was intended to allow initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that a project cannot be approved. However, in the event that the project is not denied or a denial is overturned on appeal, the development proposal would require the preparation of an Environmental Impact Report given that the proposal includes the demolition of a CEQA historic resource.

RECOMMENDATIONS:

1. Affirm staff's environmental determination,

2. Deny the Major Conditional Use Permit and Design Review based upon the attached findings.

Prepared by:

PETERSON VOLLMANN
Planner IV

Reviewed by:

CATHERINE PAYNE
Acting Development Projects Manager
Bureau of Planning

Approved for Forwarding to the
City Planning Commission:

ED MANASSE
Acting Deputy Director
Bureau of Planning

ATTACHMENTS:
A. Findings for Denial
B. Project Plans

NOTE: The Demo Findings Submittal was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Bureau of Planning office at 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 and on the City's website at:

http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak069439.pdf

ATTACHMENT A: FINDINGS

This proposal fails to meet all the following required findings under **Sections 17.134.050, 17.101.G.050.B.2, 17.136.050A., 17.136.055.B.2, and 17.136.075.C** of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve the application. Required findings are shown in **bold** type; reasons the proposal fails to satisfy them are shown in normal type. Given that the project is being recommended for denial, only the findings for denial are being made and responses to other findings will appear blank.

SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:

1. **That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

   The subject property is a historic resource and contributes to a historic district that is an Area of Primary Importance (API), the proposed demolition of the subject building and proposed high rise of 440 feet would have a negative impact on the character of the historic district. This was an area that was identified within the Lake Merritt Station Area Plan (LMSAP) as an area that should have lower height limits (eventually set at 85 feet) due to the historic district and the desire the have any new development be compatible with the district in height and scale. The use permit request to exceed the baseline height would be inappropriate as a result.

2. **That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

3. **That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

4. **That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**

5. **That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

   The subject property is located within the LMSAP and the proposed development would be consistent with a number of broadly stated development-related goals to housing and economic development with the office proposal. However, the development proposal falls short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district. For these reasons, it would be inconsistent with the LMSAP to grant a Major Conditional use permit for one of the few allowable height exceptions in the district at this location.

17.101.G.050.B.2 – D-LM HEIGHT CRITERIA:

a. **The proposal is consistent with the intent and desired land use character identified in the Lake Merritt Station Area Plan and its associated policies;**

The development proposal is inconsistent with specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district. For these reasons, it would be inconsistent with the LMSAP to grant a Major Conditional use permit for one of the few allowable height exceptions in the district at this location.

b. **The proposal will promote implementation of the Lake Merritt Station Area Plan;**

The D-LM Zoning for the area was adopted to implement the LMSAP. Within the D-LM zoning regulations height limits were set for different areas around the district from 45 feet up to 275 feet. The zoning allows for three exceptions to areas with lower height limits to achieve a bonus to go up to the higher 275 height area which increases height and density on a site. The zoning allows for only three such cases throughout the entire district as part of the specific plan. Of the three height exceptions to 275 feet, one is designated to the east of the Lake Merritt Channel and two to the west. To date the one allowance to the east has been granted, and one of the two allowed to the west have been granted. This leaves only one height exception of up to 275 feet that is available. To date there are 10 remaining opportunity sites west of the Lake Merritt Channel that are not currently in development that would be able to take advantage of the one remaining exception of up to 275 feet. The granting of the one remaining height exception at the subject property would run contrary to the intent of the plan given that the site is in an area that was specifically identified within the LMSAP as keeping a lower height for historic preservation purposes.

c. **The proposal is consistent with the desired visual character described in the Lake Merritt Station Area Plan and Lake Merritt Station Area Design Guidelines, with consideration given to the existing character of the site and surrounding area.**

The subject property is located within the King Building Group API. The LMSAP specifically states that the height limit on this block is to be set at 85 feet as to keep future development consistent with the height of the historic block. The proposed 440-foot tower and the requested height exception would run contrary to this desired visual character of the specific plan. Furthermore, the LMSAP Design Guidelines include guidelines DG-67 and DG-68 that state that development proposals should avoid removal of historic buildings and instead try to adaptively reuse them or incorporate them into the development. Based upon these guidelines it would be more appropriate for any future development at this site to at a minimum incorporate the existing building's exterior walls into the proposal.

SECTION 17.136.050. A – REGULAR DESIGN REVIEW CRITERIA (Residential Facilities)

1. **That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;**

2. **That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;**

3. **That the proposed design will be sensitive to the topography and landscape;**

4. **That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;**

5. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

   The subject property is located within the LMSAP and the proposed development would be consistent with a number of broadly stated development related goals to housing and economic development with the office proposal. However, the development proposal falls short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

   The LMSAP Design Guidelines include guidelines DG-67 and DG-68 that state that development proposals should avoid removal of historic buildings and instead try to adaptively reuse them or incorporate them into the development. Based upon these guidelines it would be more appropriate for any future development at this site to at a minimum incorporate the existing building's exterior walls into the proposal.

SECTION 17.136.055.B.2 - HISTORIC PROPERTIES IN THE D-LM & CBD

a) **Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;**

   The subject property is located within the King Building Group API. Most of the buildings are one to two stories in height except for the King Building which is four stories and approximately 65 feet in height. The proposed development would include a 440 foot tall tower within this block, which would not be compatible with the massing of the buildings in the API. Furthermore, the LMSAP specifically set a height limit in this area at 85 feet to prevent any new buildings that would be so out of scale from the historic context.

b) **New street frontage has forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;**

c) **The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.**

d) **The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results;**

e) **Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and**

f) **For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.**

g) **For construction of new principal buildings:**

   i. **The project will not cause the API to lose its status as an API;**

   ii. **The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and**

   iii. **The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.**

SECTION 17.136.075.C – CATEGORY II DEMOLITION FINDINGS:

1. **For the demolition of structures in the CIX-1A Zone; or contributors to an S-7 Zone, S-20 Zone, or API:**
   a. **The applicant demonstrates that: i) the existing property has no reasonable use or cannot generate a reasonable economic return and that the development replacing it will provide such use or generates such return, or ii) the applicant demonstrates that the structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this criterion, a hazard constitutes a threat to health and safety that is not immediate; and**

   The applicant's economic analysis (Appendix A of the Demo Findings Submittal) may demonstrate that the building could generate a reasonable economic return contrary to the conclusion in the report. In the submitted economic analysis the costs for improvements are shown as being $8,817,998 whereas the number for upgrades from the soundness report is $3,077,669 for both primary and secondary upgrades. The cost differential is from the economic analysis including costs for seismic upgrades to current code

which are prohibited in being included in the soundness report upgrade costs under the Demolition Findings Ordinance. The economic analysis argues that the rate of return (which appears to be 7%) falls short by $4,725,837 of the total investment of the building value of $3,600,000 plus the $8,817,998 improvements costs (page 39). However, when the improvement costs from the soundness report of $3,077,669 are substituted, it appears that their economic return target is met.

b. **It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic structure, or existing structure in the CIX-1A Zone, into the proposed development.**

2. **For the demolition of noncontributors to an S-7 Zone, S-20 Zone, or API: The existing structure is either: i) seriously deteriorated or a hazard; or ii) the existing design is undistinguished and does not warrant retention. For this finding, a hazard constitutes a threat to health and safety that is not immediate;**

   N/A

3. **For the demolition of any structure in an S-7 Zone, S-20 Zone, or API:**
   a. **The design quality of the replacement structure is equal/superior to that of the existing structure; and**

   b. **The design of the replacement project is compatible with the character of the district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:**

      i. **The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;**

         The subject property is located within the King Building Group API. Most of the buildings are one to two stories in height except for the King Building which is four stories and approximately 65 feet in height. The proposed development would include a 440 foot tall tower within this block, which would not be compatible with the massing of the buildings in the API. Furthermore, the LMSAP specifically set a height limit in this area at 85 feet to prevent any new buildings that would be so out of scale from the historic context.

      ii. **New street frontage includes forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;**

      iii. **The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district;**

      iv. **If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district;**

      v. **The replacement project is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing.**

When a combination of some of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results; and

vi. The replacement project will not cause the district to lose its current historic status.

1261 HARRISON STREET

OAKLAND, CA

lowney arch

1261 HARRISON STREET

PINNACLE RED Group Inc

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#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

COVER SHEET

PROJECT NUMBER:
16-051

SHEET NUMBER
G0.0

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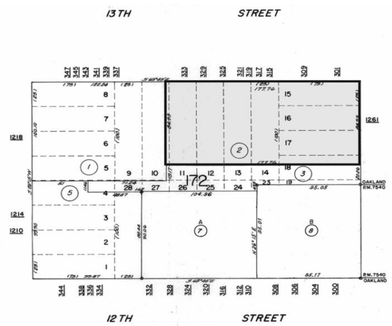
1261 HARRISON

OAKLAND, CA 94612

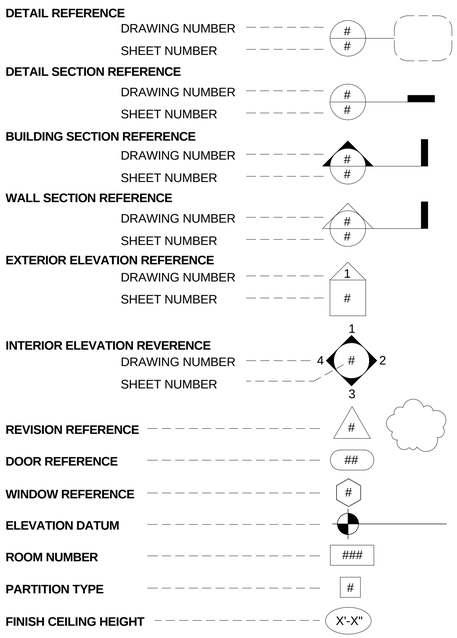
ABBREVIATIONS

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

PARCEL MAP



GRAPHIC SYMBOLS



PROJECT DIRECTORY

OWNER:	Pinnacle RED Group, Inc. 12 South 1st Street, Suite 1108 San Jose, CA 95113 Phone: 408.300.2425
ARCHITECT:	Lowney Architecture 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454
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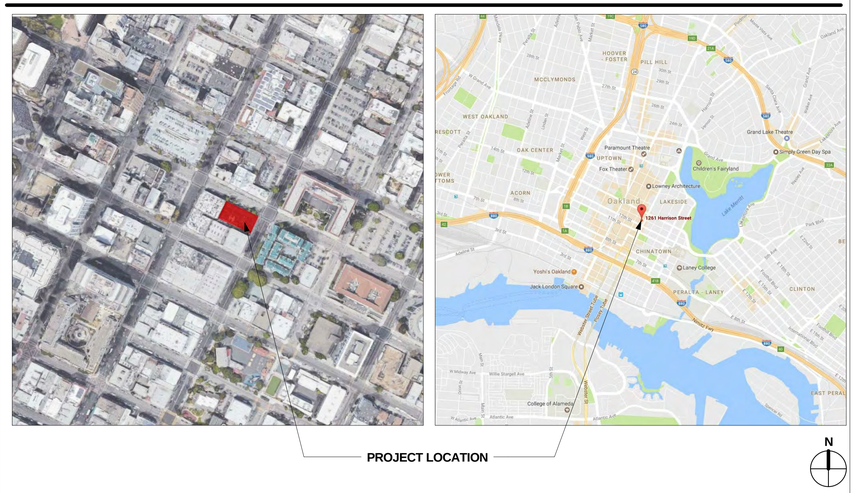
LANDSCAPE ARCHITECT:	PGAdesign 444 17th Sreet Oakland, CA 94612 Phone: 510.465.1284

PROJECT LOCATION



DEFERRED SUBMITTALS

PROJECT DESCRIPTION

Construction of a new mixed-use building including 185 residential units above 11 floors of office, ground floor rental and 6 underground parking levels.

DRAWING LIST

SHEET NUMBER	SHEET NAME
G0.1	INDEX
G0.2	PROJECT DATA
G0.3	GREEN POINT RATING CHECKLIST 1
G0.4	GREEN POINT RATING CHECKLIST 2
A0.1	3D VIEWS
A0.2	3D VIEWS
A0.3	EXISTING SITE PHOTOS
A0.4	SIGNAGE PLAN & DETAILS
A0.5	LIGHTING PLAN
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.0P1	PARKING - TYPICAL
A2.0B1	BASEMENT 1
A2.0BM	BASEMENT MEZZANINE
A2.1	GROUND LEVEL
A2.1M	GROUND LEVEL MEZZANINE
A2.2	LEVEL 2
A2.12	LEVEL 12
A2.13	LEVEL 13 - AMENITY
A2.14	LEVEL 14
A2.18	LEVEL 18
A2.20	LEVEL 20
A2.23	LEVEL 23
A2.28	LEVEL 28
A2.30	LEVEL 30
A2.33	LEVEL 33 - AMENITY
A2.34	LEVEL 34
A2.35	LEVEL 35
A2.36	LEVEL 36
A2.37	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	SECTIONS
A8.0	ENLARGED UNIT PLANS
A8.1	ENLARGED UNIT PLANS
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C2.1	PROPOSED PARCELIZATION PLAN
C3.0	SITE PLAN
C4.0	PROPOSED GRADING & DRAINAGE PLAN
C5.0	PROPOSED UTILITY PLAN
C6.0	DETAILS
L1.2	LANDSCAPE GROUND LEVEL MATERIALS
L2.1	LANDSCAPE 13TH AMENITY LEVEL
L2.2	LANDSCAPE 32 EMENITY LEVEL

lowney arch

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#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

INDEX

PROJECT NUMBER: 16-051

SHEET NUMBER

G0.1

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OPEN SPACE CALCULATIONS

		# OF UNITS		COMPLIANT	NOTES
OPEN SPACE REQUIRED TOTAL	75 SF/UNIT	185	**13,875 SF**	Y	
PRIVATE AREAS:					
		3,158 SF			
LEVEL 13 FITNESS ROOMS 1,330 SF 532 SF 83 SF 83 SF					
		2,028 SF			
LEVEL 13 GALLERY LOUNGE 1,057 SF					
		1,057 SF			
LEVEL 33 COMMUNITY ROOMS 1,764 SF 409 SF					
		2,173 SF			
LEVEL 13 DECK AREAS 2,398 SF 2,679 SF					
		5,077 SF			
LEVEL 33 DECK AREAS 4,579 SF 505 SF 217 SF					
		5,301 SF			
OPEN SPACE PROVIDED TOTAL		**18,794 SF**			

BUILDING AREA & UNIT CALCULATIONS

				ST	1BR	1BR+	2BR	2BR+	3BR	3BR+	TH	PH+	LEASABLE	ENCLOSED SPACE	UNITS/ FLOOR
RESIDENTIAL	Level	36	Residential								0	1	3,856 sf	4,582 gsf	1 units
	Level	35	Residential								0	0	3,710 sf	4,736 gsf	0 units
	Level	34	Residential								3	0	2,729 sf	4,610 gsf	3 units
	Level	33	Amenity										AMENITY	5,298 gsf	0 units
	Level	32	Residential	0	4	0	2	0	2	0			7,935 sf	10,431 gsf	8 units
	Level	31	Residential	0	4	0	1	0	3	0			7,935 sf	10,431 gsf	8 units
	Level	30	Residential	0	3	1	1	0	2	1			7,983 sf	10,479 gsf	8 units
	Level	29	Residential	0	3	1	1	1	1	1			7,953 sf	10,449 gsf	8 units
	Level	28	Residential	1	3	1	2	2	0	0			8,017 sf	10,513 gsf	9 units
	Level	27	Residential	2	4	1	1	2	0	0			7,855 sf	10,361 gsf	10 units
	Level	26	Residential	2	4	1	1	2	0	0			7,754 sf	10,260 gsf	10 units
	Level	25	Residential	2	5	0	1	2	0	0			7,706 sf	10,207 gsf	10 units
	Level	24	Residential	2	4	1	2	1	0	0			7,685 sf	10,191 gsf	10 units
	Level	23	Residential	2	5	0	3	0	0	0			7,632 sf	10,133 gsf	10 units
	Level	22	Residential	3	3	1	3	0	0	0			7,796 sf	10,302 gsf	10 units
	Level	21	Residential	3	2	2	3	0	0	0			7,660 sf	10,166 gsf	10 units
	Level	20	Residential	3	2	2	3	0	0	0			7,660 sf	10,166 gsf	10 units
	Level	19	Residential	3	2	1	4	0	0	0			7,721 sf	10,227 gsf	10 units
	Level	18	Residential	3	2	1	4	0	0	0			7,617 sf	10,123 gsf	10 units
	Level	17	Residential	3	2	1	4	0	0	0			7,596 sf	10,102 gsf	10 units
	Level	16	Residential	3	2	2	3	0	0	0			7,695 sf	10,201 gsf	10 units
	Level	15	Residential	3	2	1	4	0	0	0			7,659 sf	10,165 gsf	10 units
	Level	14	Residential	3	2	1	4	0	0	0			7,648 sf	10,191 gsf	10 units
	Level	13	Amenity	**38**	**58**	**18**	**47**	**10**	**8**	**2**	**3**	**1**	AMENITY	2,281 gsf	0 units
									RESIDENTIAL LEASABLE				**157,801 SF**	**216,604 gsf**	**185 units**
OFFICE	Level	12	Office											9,213 sf	
	Level	11	Office											9,379 sf	
	Level	10	Office											9,641 sf	
	Level	9	Office											9,993 sf	
	Level	8	Office											10,452 sf	
	Level	7	Office											10,955 sf	
	Level	6	Office											11,466 sf	
	Level	5	Office											11,911 sf	
	Level	4	Office											12,282 sf	
	Level	3	Office											12,567 sf	
	Level	2	Office	Market Hall			Flex Retail							12,654 sf	OFFICE GSF
	Level	1M	Mezzanine	1,720 sf									**OFFICE BOMA SF**	**120,508 sf**	136,835 sf
	Level	1	Retail	7,201 sf			1,142 sf								
	Basement	B1M	Mezzanine				622								
	Basement	B1	Mech/Office				1,699 sf								
PARKING	Basement	P1	Parking	8,921 sf			2,841 sf						**TOTAL RETAIL**	**11,762 sf**	
	Basement	P2	Parking												
	Basement	P3	Parking												
	Basement	P4	Parking												
	Basement	P5	Parking												
	Basement	P6	Parking												
	Basement	P7	Parking												

BUILDING gsf **399,692 gsf**

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PROJECT DATA

BUILDING INFORMATION

BUILDING ADDRESS:	1261 HARRISON
NUMBER OF STORIES:	36 STORIES
ALLOWABLE HEIGHT:	LM-85, w/ CUP: LM-275
PROPOSED HEIGHT:	456'-4" (TOP OF PARAPETS)
CONSTRUCTION TYPE:	TYPE I-A (36 STORIES)
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	A2 (COMMUNITY SPACE) A3 (FITNESS) B (OFFICE) R2 M (MERCANTILE) S2 (PARKING)

DENSITY

	ALLOWED DENSITY	LOT AREA	ALLOWED UNITS	PROPOSED UNITS
D-LM-2 /-4	110 SF/UNIT	15,101 SF	137	185

LOT AREA

TOTAL 15,101 SF (.34 ACRES)

SETBACKS

0' FOR BUILDINGS NOT EXCEEDING 85' IN HEIGHT
10' ALONG AT LEAST 50% OD THE PERIMETER LENGTH OF BASE FOR BUILDINGS EXCEEDING 85' IN HEIGHT

ZONING INFORMATION

ASSESSOR'S PARCEL #:	002 006300200
ZONING DISTRICT:	D-LM-4
HEIGHT AREA:	85'

PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	NO SPACES REQUIRED IN D-LM ZONES FOR MULTI-FAMILY	185 STALLS	UNDERGROUND AUTOMATED PARKING SYSTEM
COMMERCIAL	NO SPACES REQUIRED IN D-LM ZONES FOR RETAIL/ASSEMBLY	0 STALLS	

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	10 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	10 SPACES	44 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	60 SPACES	Y
COMMERCIAL	MIN. 2 SPACES	2 SPACES	MIN. 2 SPACES	2 SPACES	Y

RECYCLING & GARBAGE SPACE ALLOCATION

RESIDENTIAL	REQUIRED	PROVIDED	NOTES
RECYCLING	2,768 GALLONS (2 CF X 185 UNITS = 370 CF = 13.7 CY)	14 CY (1@6 YD + 2@4YD BIN)	
GARBAGE	28 CY (4.3 CF X 185 UNITS = 795.5 CF = 29.5 CY)	30 CY (5@6 YD BIN)	

COMMERCIAL	REQUIRED	PROVIDED	NOTES
RECYCLING	81.61 GALLONS (2 CF/1,000 SF x 5,455 SF = 10.91 CF = 81.61 GAL)	96 GALLONS (1 x 96 GALLON TOTER CARTS)	
GARBAGE	DEPENDS ON RETAIL TENANT TBD / ASSUMED GENERAL RETAIL USE	192 GALLONS (2 x 96 GALLON TOTER CARTS)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED

OFFICE	REQUIRED	PROVIDED	NOTES
RECYCLING	DEPENDS ON OFFICE TENANT TBD	12 CY (2@6YD BIN)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED
GARBAGE	DEPENDS ON OFFICE TENANT TBD	12 CY (2@6YD BIN)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED

lowney arch

1261 HARRISON STREET

PINNACLE RED Group Inc

1261 HARRISON STREET
OAKLAND CA 94596

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#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

PROJECT DATA

PROJECT NUMBER: 16-051

SHEET NUMBER G0.2

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NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 7

Total Points Targeted: 145

Certification Level:

Project Name: 1261 Harrison Street
Project Street: 1261 Harrison Street
Project City: Oakland
Project Zip: 94612

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint**					1		
	A2. Job Site Construction Waste Diversion							
No	A2.1 75% C&D Waste Diversion (**Including** Alternative Daily Cover)	0				2		
Yes	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)	2				2		
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
TBD	**A3. Recycled Content Base Material**					1		
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	1		1				
Yes	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	1			1			
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
Yes	A6.4 Smart Stormwater Street Design	1	1					
No	**A7. Stormwater Control: Performance Path**	0					3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1		
Yes	**B2. Radon-Resistant Construction**	2			2			
Yes	**B3. Foundation Drainage System**	2				2		
N/A	**B4. Moisture Controlled Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
5.00%	Enter the landscape area percentage							
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3	
	C4. Minimal Turf in Landscape							
No	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	**C5. Trees to Moderate Building Temperature**	0		1	1		1	
Yes	**C6. High-Efficiency Irrigation System**	0					2	
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	0					2	
Yes	**C8. Rainwater Harvesting System**	3					3	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
≤0.5 ETo	**C11. Landscape Meets Water Budget**	0					1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
Yes	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	1				1		
No	**C13. Reduced Light Pollution**	0	1					
Yes	**C14. Large Stature Tree(s)**	1	1					
TBD	**C15. Third Party Landscape Program Certification**						1	
TBD	**C16. Maintenance Contract with Certified Professional**						1	
No	**C17. Community Garden**	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
TBD	**D2. Construction Material Efficiencies**					1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No	D3.3 Engineered Lumber for Roof Rafters	0				1		
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							

Project Name: 1261 Harrison Street
Project Street: 1261 Harrison Street
Project City: Oakland
Project Zip: 94612

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
≥40%	D5.2 Panel Products	1				3		
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1		
No	D6.2 At Least 90% of Exterior Walls	0		1		1		
No	D6.3 At Least 90% of Roofs	0		1		1		
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhangs and Gutters**	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2			
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1		
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		
E. EXTERIOR								
Yes	**E1. Environmentally Preferable Decking**	1				1		
No	**E2. Flashing Installation Third-Party Verified**	0				2		
No	**E3. Rain Screen Wall System**	0				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
No	E5.2 Roofing Warranty for Shingle Roofing	N	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
TBD	F1.2 Ceilings					1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	1			1			
Yes	F2.2 Ceilings	1			1			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior Insulation				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1	
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
No	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	0					1	
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
Yes	H6.2 Advanced Ventilation Standards	2			2			
No	H6.3 Outdoor Air is Filtered and Tempered	0			1			
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
No	H7.2 Automatic Range Hood Control	0			1			
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1			
No	**H9. Adavnced Refrigerants**	0			1			
I. RENEWABLE ENERGY								
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1				
No	**I2. Preparation for Future Photovoltaic Installation**	0		1				
20.00%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	5		25				
	I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				
No	**I5. Energy Storage System**	0		1				
No	**I6. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				

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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

GREEN POINT RATING CHECKLIST 1

PROJECT NUMBER: 16-051

SHEET NUMBER G0.3

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Project Name: 1261 Harrison Street Project Street: 1261 Harrison Street Project City: Oakland Project Zip: 94612		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	**I7. Photovoltaic System for Multifamily Projects**	0		8			
J. BUILDING PERFORMANCE AND TESTING							
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1		
TBD	**J2. Supply and Return Air Flow Testing**			1	1		
TBD	**J3. Mechanical Ventilation Testing**				1		
TBD	**J4. Combustion Appliance Safety Testing**				1		
	J5. Building Energy Performance						
10.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	25		30			
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1		15			
No	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	0		1			
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1			
TBD	**J8. ENERGY STAR for Homes**			1			
No	**J9. EPA Indoor airPlus Certification**				1		
TBD	**J10. Blower Door Testing**				3		
Yes	**J11. Compartimentalization of Units**	2		1	1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes	K1.1 Entryways to Individual Units	1			1		
Yes	K1.2 Entryways to Buildings	1			1		
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
≥50%	K4.1 Cabinets	1				2	
≥50%	K4.2 Interior Trim	1				2	
≥50%	K4.3 Shelving	1				2	
≥50%	K4.4 Doors	1				2	
Yes	K4.5 Countertops	1				1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			2		
Yes	**K6. Products That Comply With the Health Product Declaration Open Standard**	2			2		
Yes	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	2			2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1		
Yes	**K9. Durable Cabinets**	2				2	
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1	
L. FLOORING							
≥25%	**L1. Environmentally Preferable Flooring**	1				3	
≥25%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	1			3		
Yes	**L3. Durable Flooring**	1				1	
No	**L4. Thermal Mass Flooring**	0		1			
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
	M2. Efficient Clothes Washing and Drying						
TBD	M2.1 CEE-Rated Clothes Washer			1			2
TBD	M2.2 Energy Star Dryer			1			
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5			
<25 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2			
	M4. Permanent Centers for Waste Reduction Strategies						
Yes	M4.1 Built-In Recycling Center	1				1	
No	M4.2 Built-In Composting Center	0				1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2			
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**			2			
No	**M7. Central Laundry**	0					1
No	**M8. Gearless Elevator**	0		1			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>20	N1.3 Conserve Resources by Increasing Density	1		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Major Transit Stop						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
20	Enter the number of Tier 1 services						
20	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
Yes	N3.3 Traffic Calming Strategies	2	2				
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				

Project Name: 1261 Harrison Street Project Street: 1261 Harrison Street Project City: Oakland Project Zip: 94612		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				
	N5. Social Interaction						
No	N5.1 Residence Entries with Views to Callers	0	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
	N6. Passive Solar Design						
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
	N7. Adaptable Building						
Yes	N7.1 Universal Design Principles in Units	2	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
	N8. Affordability						
≥25%	N8.1 Dedicated Units for Households Making 80% of AMI or Less	1	2				
Yes	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1				
No	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
	N9. Mixed-Use Developments						
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
	N8. Resiliency						
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
	N9. Social Equity						
TBD	N9.1 Diverse Workforce		1			1	
Yes	N9.2 Community Location	2	1		1		
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
TBD	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**			0.5		1	0.5
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5
	O5. Home System Monitors						
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2. Water Home System Monitors						1
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	**O7. Green Appraisal Addendum**		R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1	
TBD	**O11. Smokefree Buildings**				2		
TBD	**O12. Integrated Pest Management Plan**					1	
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control	0	1		1		
2	Enter the number of Tier 1 practices						
2	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
	P3. Commissioning						
No	P3.1 Design Phase	0		1	1		
No	P3.2 Construction Phase	0		2	1		
Yes	P3.3 Post-Construction Phase	3		2	1		
TBD	**P4. Building Enclosure Testing**			1	1	1	
Summary							
	Total Available Points in Specific Categories	404	46	141	69	94	54
	Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved		145.0	20.0	44.5	37.0	27.5	16.0

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GREEN POINT RATING CHECKLIST 2

PROJECT NUMBER: 16-051

SHEET NUMBER G0.4

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VIEW FROM HIGHWAY 880

CORNER VIEW AT HARRISON AND 13TH STREET

PROPOSED ALLEY VIEW

lowney
arch

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3D VIEWS

PROJECT NUMBER:
16-051

SHEET NUMBER
A0.1

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10/23/2017 1:06:25 PM

VIEW OF 13TH STREET PLANNED MARKET ENTRANCE

VIEW FROM EAST 18TH STREET AT LAKE MERRITT

VIEW LOOKING WEST ALONG 13TH STREET

lowney arch

1261 HARRISON STREET

PINNACLE RED Group Inc

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OAKLAND CA 94596

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Phone: 650.482.6300

LANDSCAPE ARCHITECT
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Phone: 510.465.1284

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3D VIEWS

PROJECT NUMBER: 16-051

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WEBSTER STREET

HARRISON STREET

13TH STREET

10/23/2017 1:06:30 PM

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EXISTING SITE PHOTOS

PROJECT NUMBER:
16-051

SHEET NUMBER
A0.3

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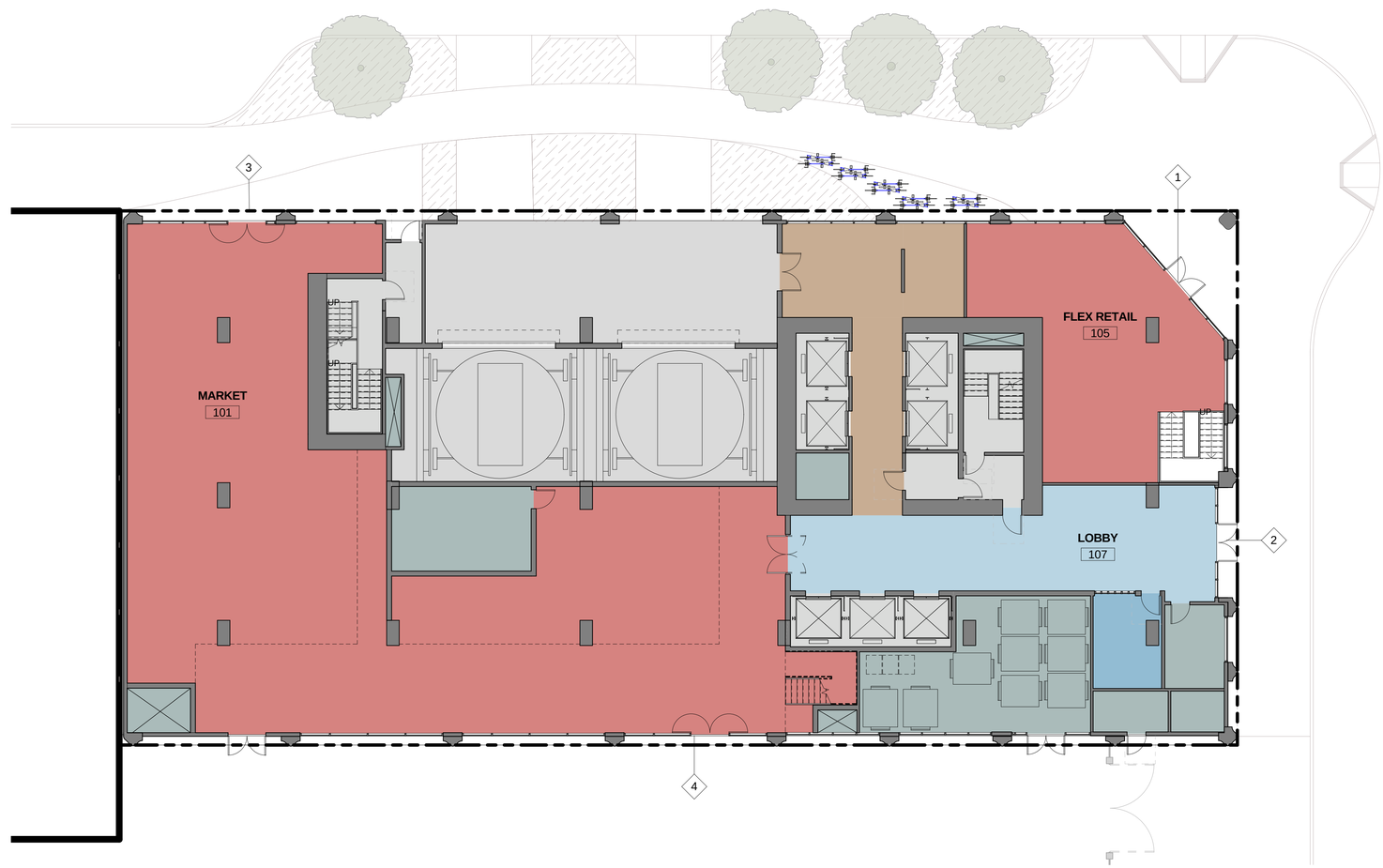
1 FLEX RETAIL SIGNAGE

2 MAIN LOBBY SIGNAGE

3 MARKET HALL 13TH STREET SIGNAGE

4 ALLEY RETAIL SIGNAGE



2 LEVEL 1 Copy 1 Copy 1
3/32" = 1'-0"

0 8' 16' 24'

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N TRUE NORTH

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SIGNAGE PLAN & DETAILS

PROJECT NUMBER: 16-051

SHEET NUMBER A0.4

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A - WALL MOUNTED SCONCE LIGHT

SYMBOL:

WALL MOUNTED FIXTURE AT RESIDENTIAL BALCONIES

22 215 Wall Luminare
By BEGA lighting

BEGA 22 215
Wall luminaire
IP 64

Product data sheet

Application
LED wall luminaire for illuminating lighting tasks. The used LED technique offers durability and optimal light output with low power consumption at the same time.

Product description
Luminaire made of aluminium alloy, powder coated, stainless steel.
Matt safety glass
Silicone gasket
2 fixing holes ø 4.2 mm
65 mm spacing
Cable entry for mains supply cable: up to ø 15.5 mm max. 3 x 5.0²
Connecting terminal 2.5²
Earth conductor connection
LED power supply unit
220 240 V ~, 50/60 Hz
Safety class I
Protection class IP 64
Dust-tight and protection against splash water - Impact strength IK08
Maintenance free - Partial maintenance
Protection 1 Leuchte
VDE - Safety mark
CE - Conformity mark
Weight: 0.4 kg

Inrush current
Inrush current: 20 A / 170 µs
Switching 10 luminaires in groups of ma fuse per miniature circuit breaker:
B 10A: 21 luminaires
B 16A: 32 luminaires
C 10A: 52 luminaires
C 16A: 85 luminaires

Lamp
Luminaire connected wattage: 2.1 W
Luminaire connected wattage: 3.4 W
Rated temperature: t_r = 25 °C
Ambient temperature: t_{amb} = 50 °C

22 215
Module designation: LED-GP24-930
Colour temperature: 3000 K
Colour rendering index: R_a >80
Module luminous flux: 280 lm
Luminaire luminous flux: 112 lm
Luminaire luminous efficiency: 50,8 lm/W

22 215 K4
Module designation: LED-GP24-940
Colour temperature: 4000 K
Colour rendering index: R_a >80
Module luminous flux: 280 lm
Luminaire luminous flux: 112 lm
Luminaire luminous efficiency: 50,8 lm/W

Lifetime of the LED
Ambient temperature: t_a = 25 °C
– at ... 50,000h L 80B10
– at t = 50,000h L 70S50

Ambient temperature t_a = 25 °C
– at ... 50,000h L 80B10
– at t = 50,000h L 70S50

max. ambient temperature t_a = 50 °C
– at ... 50,000h L 80B10
– at t = 170,000h L 70S50

Article No. 22 215
Colour temperature 3000 K:
Also available with 3000 K on request.
Colour graphite or silver
3000 K – article number = **K3**

Colour graphite or silver
3000 K – Article number
4000 K – Article number = **K4**

Colour graphite or silver
graphite – article number
silver – article number = **A**

Light distribution

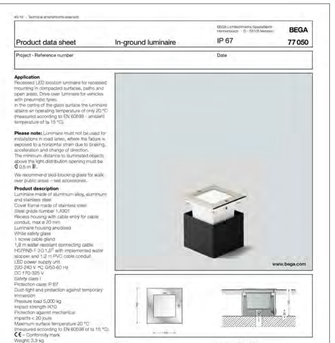
BEGA Gantenbrink-Leuchten KG · Postfach 31 60 · 58689 Menden · info@bega.com · www.bega.com

B - IN-GROUND LED

SYMBOL:

FLOOR RECESSED FIXTURE AT STREET LEVEL

77 050 In-ground Luminare
By BEGA lighting



BEGA Gantenbrink-Leuchten KG · Postfach 31 60 · 58689 Menden

BEGA
Product data sheet — In-ground luminaire — IP 67 — 77 050

Application
Recessed LED exciton luminaire for recessed mounting in compacted surfaces, paths and areas for pedestrians. Luminaire for vehicles with pneumatic tyres.
In the centre of the glass surface the luminaire attains an operating temperature of only 20 °C (measured according to EN 60598 - ambient temperature of ta 10 °C).

Please note: Luminaire must not be used for installations in road lanes, where the fixture is exposed to a horizontal strain due to braking, accelerating or turning of vehicles.
The minimum distance to illuminated objects above the light distribution opening must be ≥ 0,5 m ≥.

We recommend skid-blocking glass for walk, over public areas – see accessories.

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel.
Frame and cover of stainless steel
Steel grade number 1.4301
Recess housing with cable entry for cable conduit, max ø 20 mm
Luminaire housing anodised
Cable entry 2 x
1 screw cable gland
1,8 m water resistant connecting cable H07RN-F 3G 1,0² with implemented water stopper, and 1,2 m PVC cable conduit.
LED power supply unit
220 240 V ~, 50/60 Hz
DC 170-325 V
Safety class I
Protection class IP 67
Dust tight and protection against temporary immersion
Pressure load 5,000 kg
Impact strength IK10
Protection against mechanical impacts ≤ 20 joule
Maximum surface temperature 20 °C
measured according to EN 60598 or ta 15 °C).
CE - Conformity mark
Weight: 3,3 kg

Accessories
140062R Skid-blocking glass
BEGA skid-blocking glass with the highest rating R 13 according to DIN 51130 can be used without restriction for all public areas. Slip resistance according to
EN ISO 10545-7 Class V.

70 730 Distribution box
The distribution box is meant for installation in the soil and allows a junction form the supply cable to the luminaire and through wiring to the next luminaire.
The cable for electrical connection the distribution box is fitted on with gel and crimped.

Lamp
Module connected wattage: 2,1 W
Luminaire connected wattage: 3,4 W
Rated temperature: t_r = 25 °C
Ambient temperature: t_{amb} = 50 °C

77 050
Module designation: LED-GS54/840
Colour temperature: 4000 K
Colour rendering index: R_a >80
Module luminous flux: 210 lm
Luminaire luminous flux: 87 lm
Luminaire luminous efficiency: 13,9 lm/W

77 050 K3
Module designation: LED-GS54/830
Colour temperature: 3000 K
Colour rendering index: R_a >80
Module luminous flux: 210 lm
Luminaire luminous flux: 45 lm
Luminaire luminous efficiency: 13,2 lm/W

Lifetime of the LED
Ambient temperature: t_a = 15 °C
– at ... 50,000h L 80B10
– at ... 130,000h L 70S50

Ambient temperature t_a = 25 °C
– at ... 50,000h L 80B10
– at ... 110,000h L 70S50

max. ambient temperature t_a = 45 °C
– at ... 50,000h L 80B10
– at ... 85,000h L 70S50

Article No. 77 050
Colour temperature 4000 K:
Also available with 3000 K on request.
Colour graphite or silver
3000 K – article number = **K3**

We supply this luminaire with skid-blocking glass which is denoted by **R** after the article number.

www.bega.com

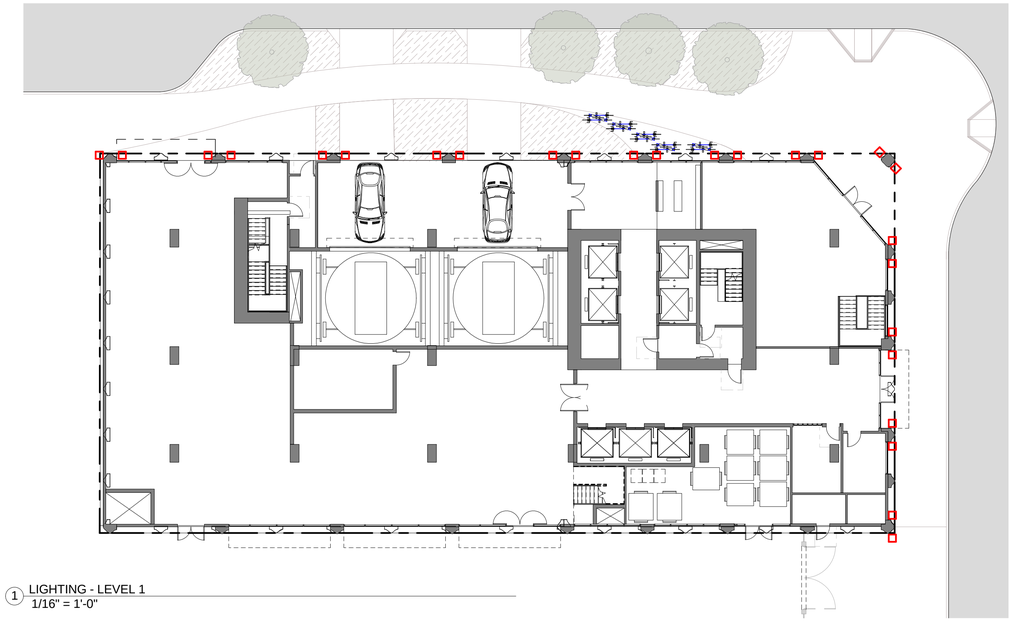
C - RECESSED STRIP LIGHTING

SYMBOL:

CONTINUOUS ACCENT STRIP LIGHTING;
RECESSED MOUNTED AT AMENTIY LEVEL GUARDRAILS

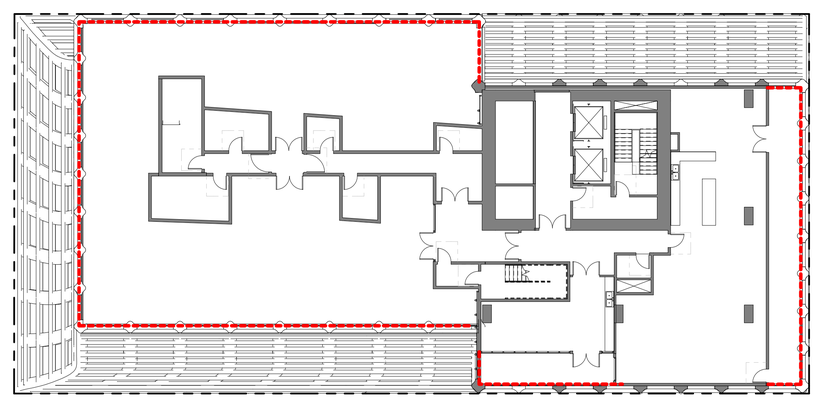
N-Series (Narrow) Flexible LED Strip Light - Ultra Bright
By Aspect LED

	WATERPROOF
Part #	AL-SL-N16-U
Dimensions	3.150" (10mm) wide 3.150" (8mm) thick 16.4' (5M) long
Distance Between LEDs	1.6" (0.5mm)
Cut Length	12VDC: 1" (25.4mm) 24VDC: 2" (50.8mm)
IP Rating	IP68 Submersible
Adhesive Backing	No
Mounting Method	Mounting Straps or Adhesive Caulk
Input Voltage	12VDC or 24VDC
Beam Angle	120 Degrees
Dimmable	Yes
Power Consumption	2.32 Watts per foot (9.6 Watts per meter)
Max Luminous Flux	232 Lumens per foot
LED Type	SMD 3528 LED Chips
LED Color	Warm White 3000K Cool White 6000K Blue 465-475nm Green 520-525nm Red 620-625nm Yellow 590-595nm
LED Quantity	36 LEDS per foot (600 per reel)
Max Run	16.4 feet @ 12VDC 32 feet @ 24VDC
Weight	1.0 lbs per reel
Average Lifespan	50,000 hours
Warranty	1 Year
Suitable Uses	Dry, Damp or Wet Locations Safe for use in pools, ponds, fountains and water features.
Standards / Certifications	UL Listed CE Certified RoHS, CE



1 LIGHTING - LEVEL 1
1/16" = 1'-0"

3 LIGHTING - LEVEL 14 - RESIDENTIAL
1/16" = 1'-0"



4 LIGHTING - LEVEL 33 - AMENITY
1/16" = 1'-0"

0 20' 40' 60'

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LIGHTING PLAN

PROJECT NUMBER:
16-051

SHEET NUMBER
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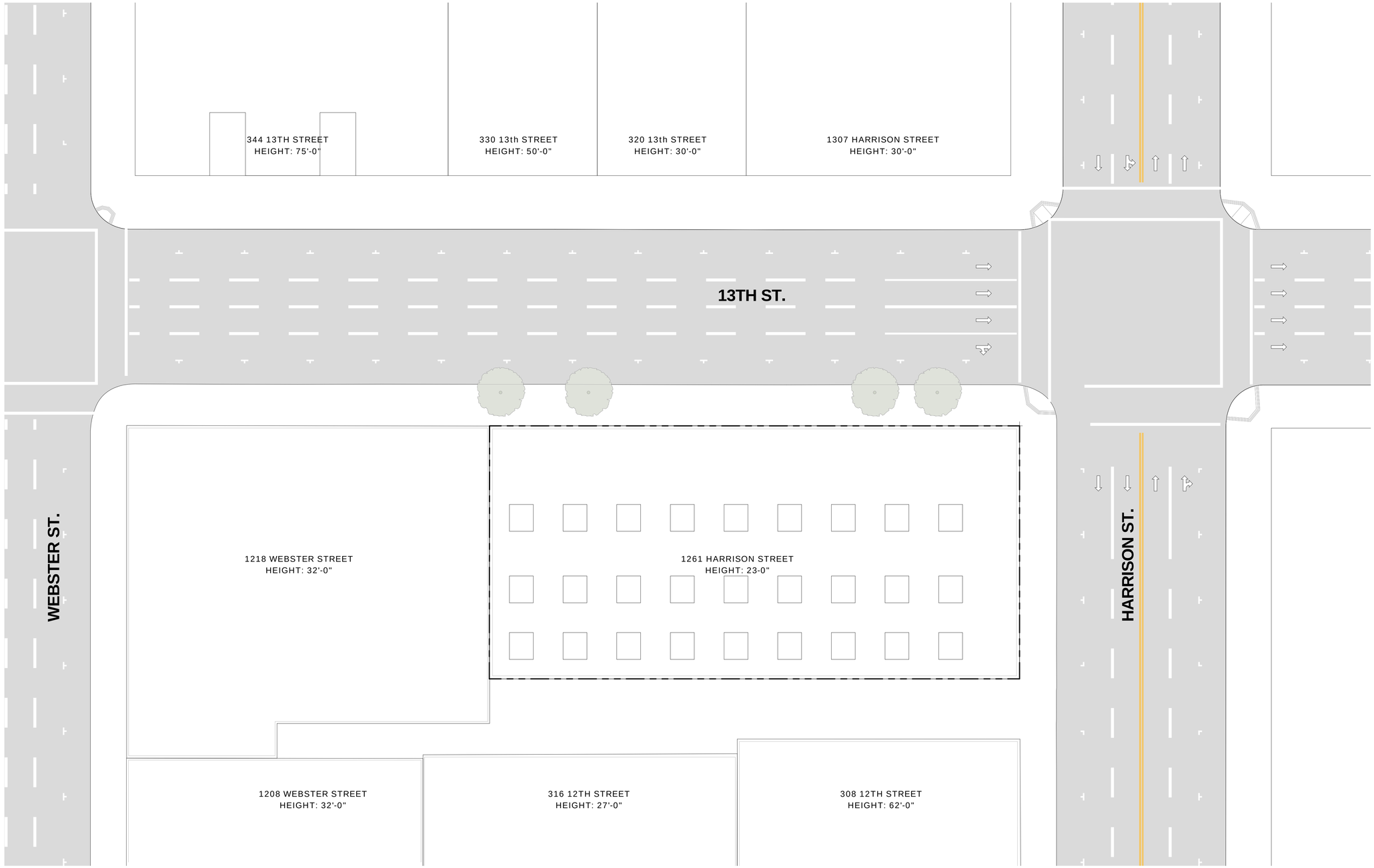

1 SITE EXISTING
1/16" = 1'-0"

0 16' 32' 48'

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EXISTING SITE PLAN

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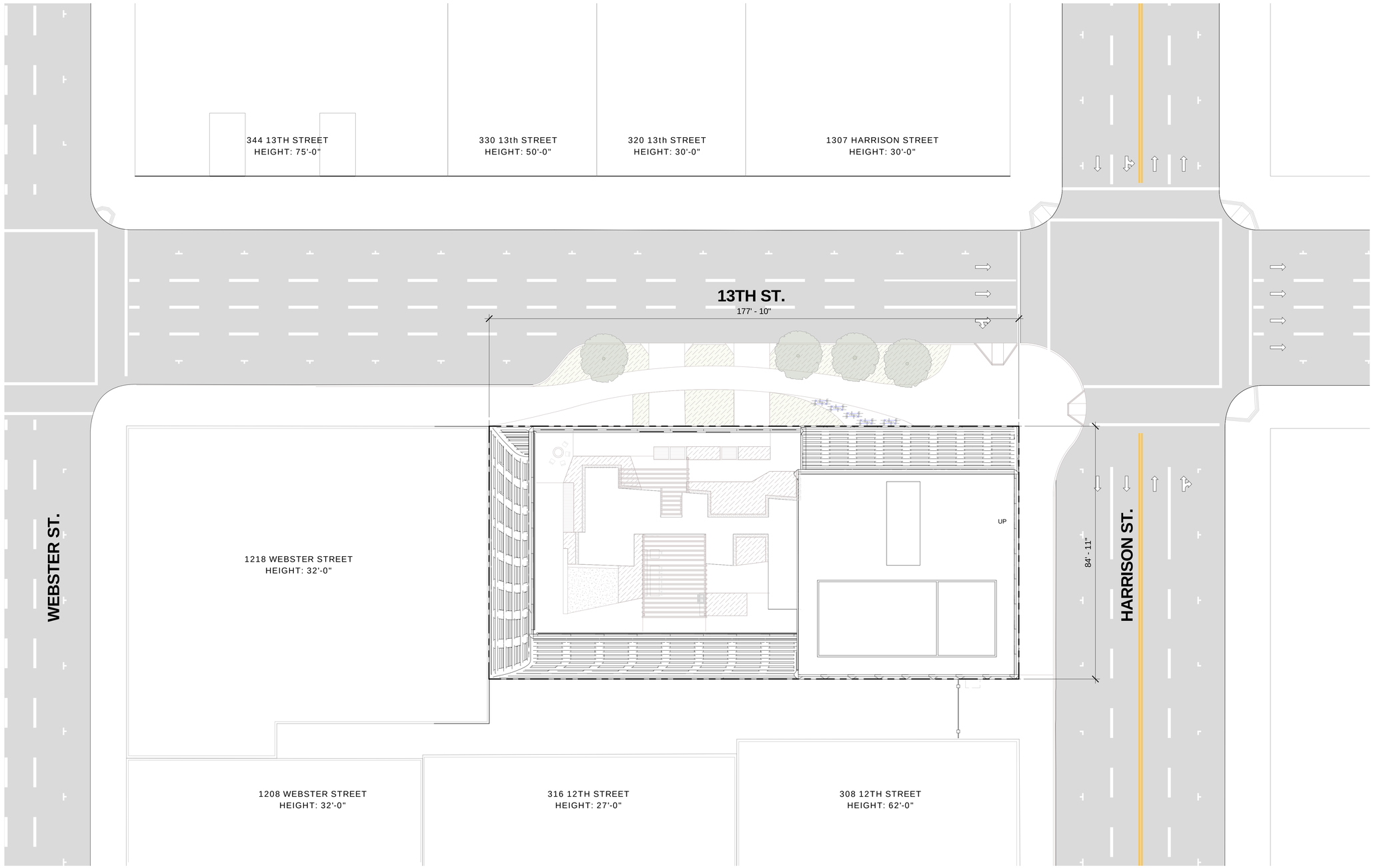

1 SITE PROPOSED
1/16" = 1'-0"

0 16' 32' 48'

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PROPOSED SITE PLAN

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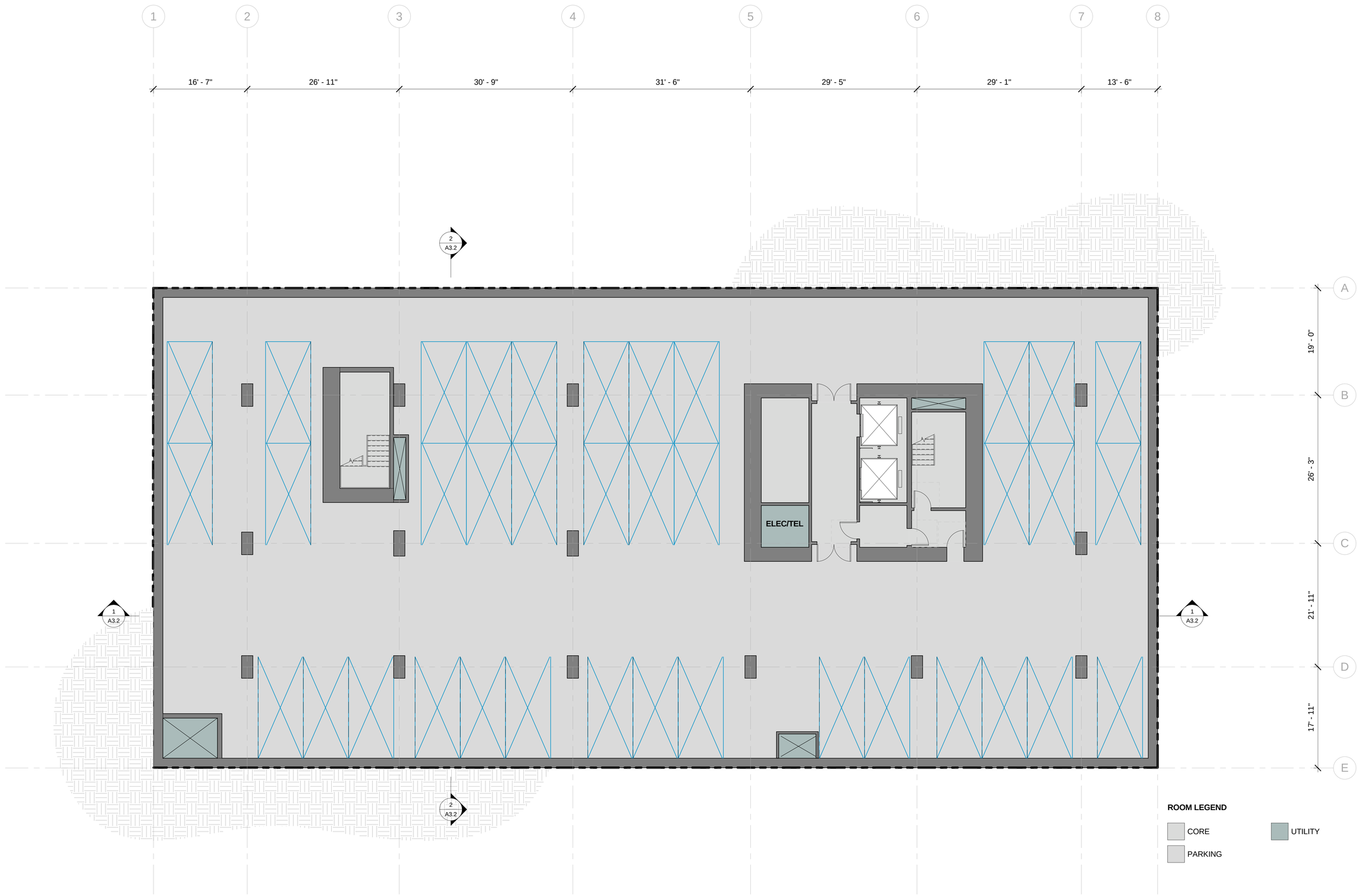

1 BASEMENT 7 Copy 1
1/8" = 1'-0"

0 8' 16' 24'

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PARKING - TYPICAL

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1 BASEMENT 1 - PARKING LEVEL Copy 1
1/8" = 1'-0"

0 8' 16' 24'

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BASEMENT 1

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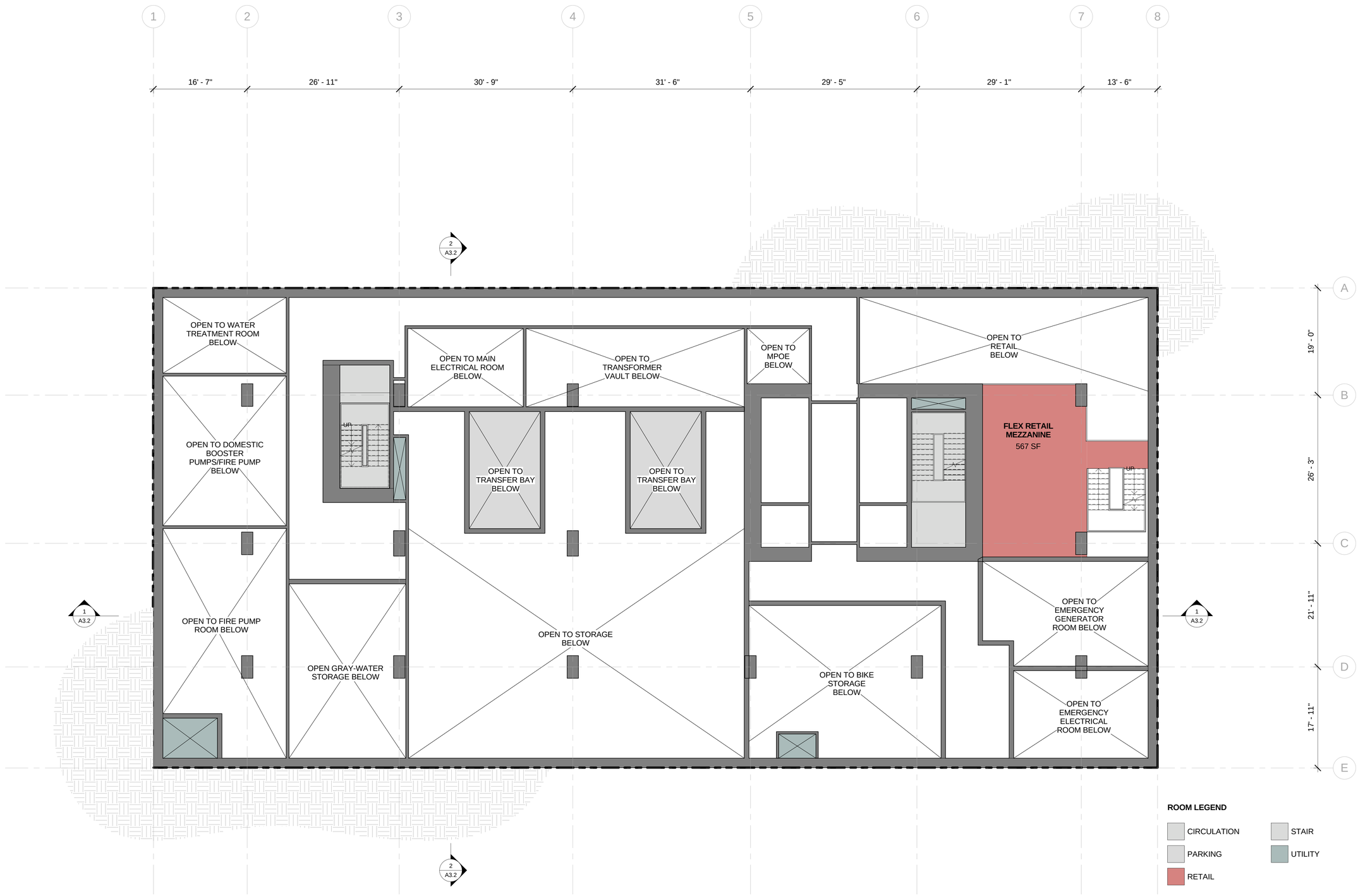

1 BASEMENT 1M
1/8" = 1'-0"

0 8' 16' 24'

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BASEMENT MEZZANINE

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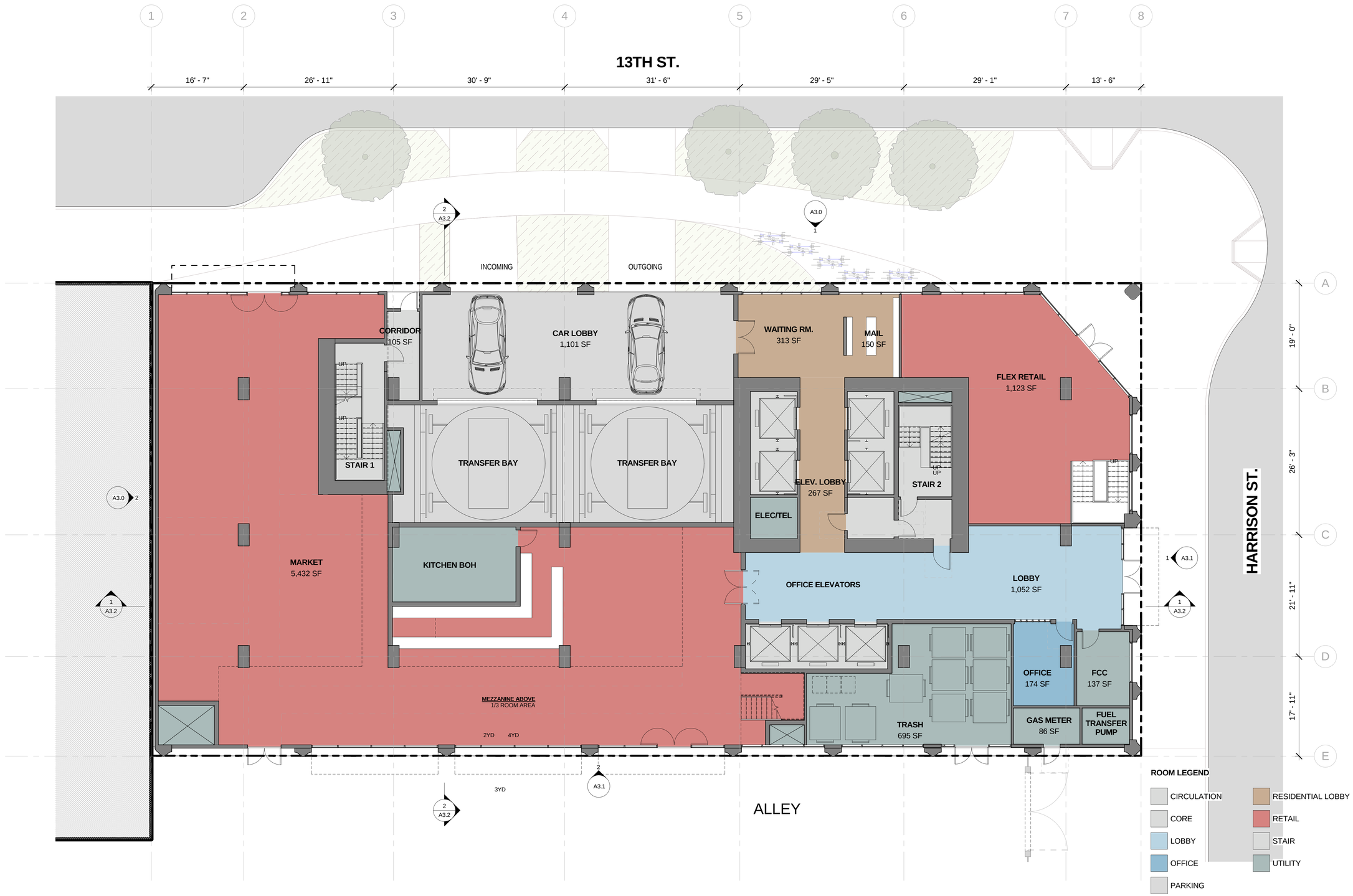

1 LEVEL 1 Copy 1
1/8" = 1'-0"

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GROUND LEVEL

PROJECT NUMBER:
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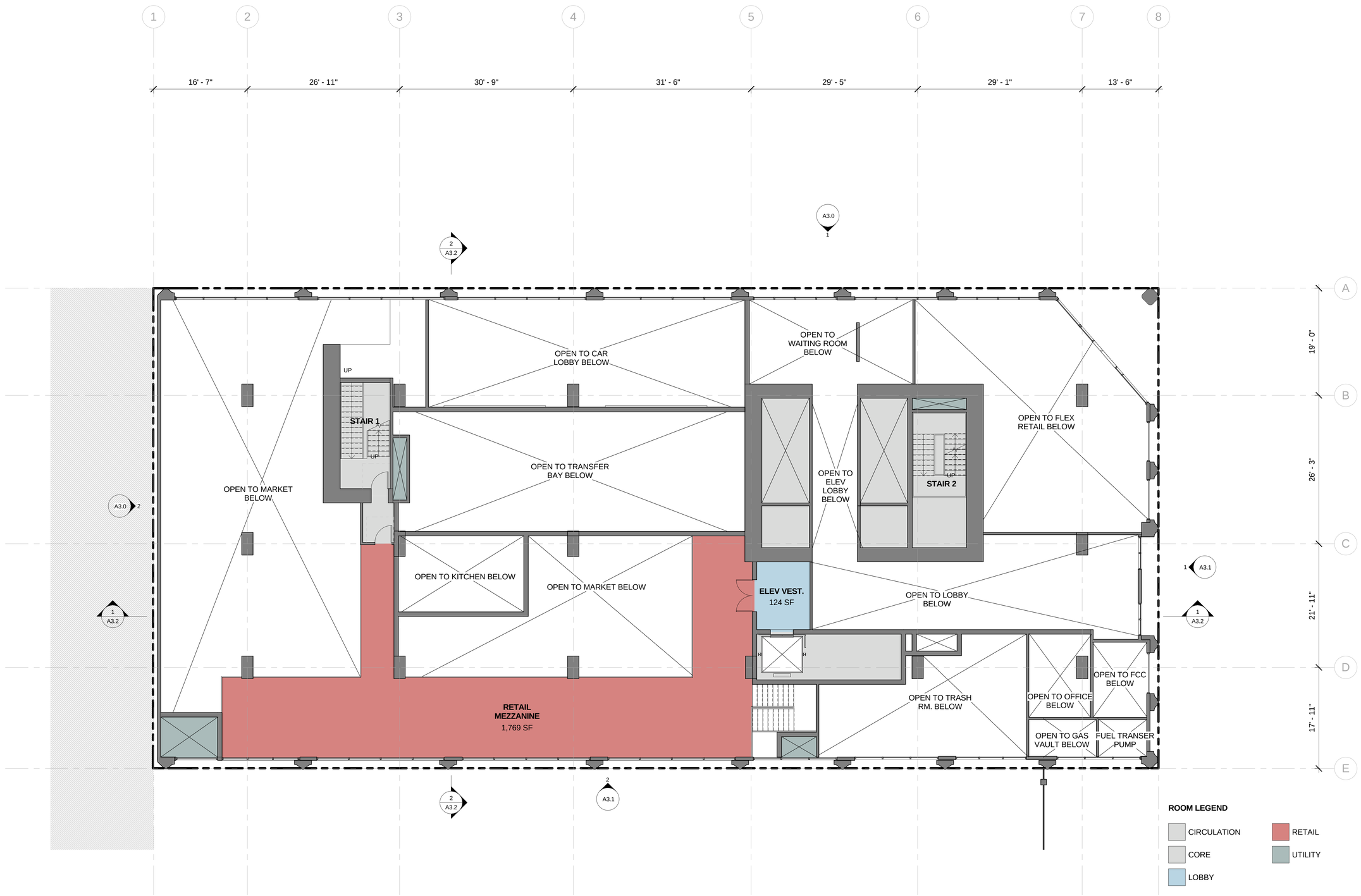

1 LEVEL 1M Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:14:44 PM

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N TRUE NORTH

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GROUND LEVEL MEZZANINE

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.1M

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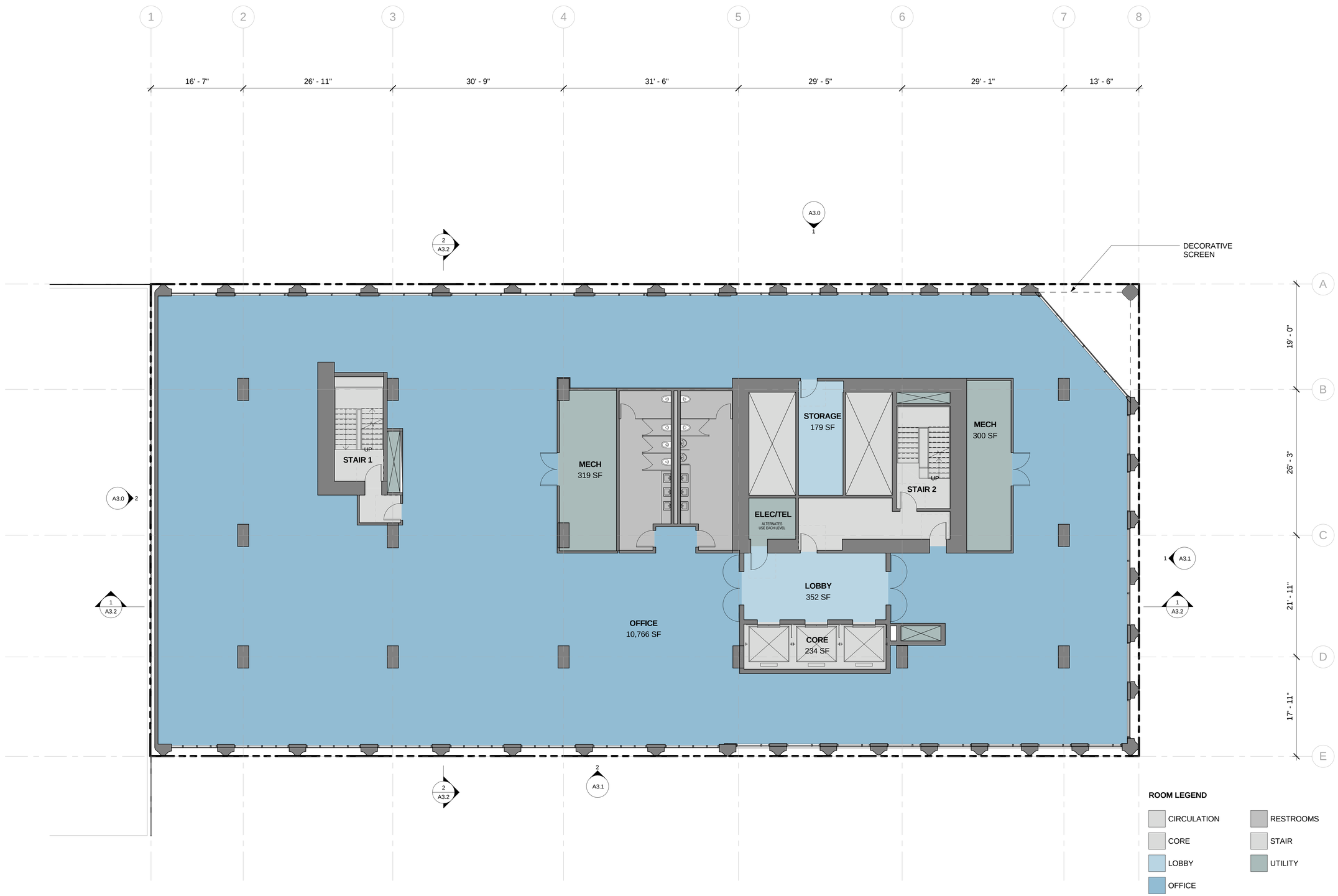

1 LEVEL 2 - OFFICE Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:14:45 PM

lowney arch

1261 HARRISON STREET

PINNACLE RED Group Inc

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LEVEL 2

PROJECT NUMBER: 16-051

SHEET NUMBER A2.2

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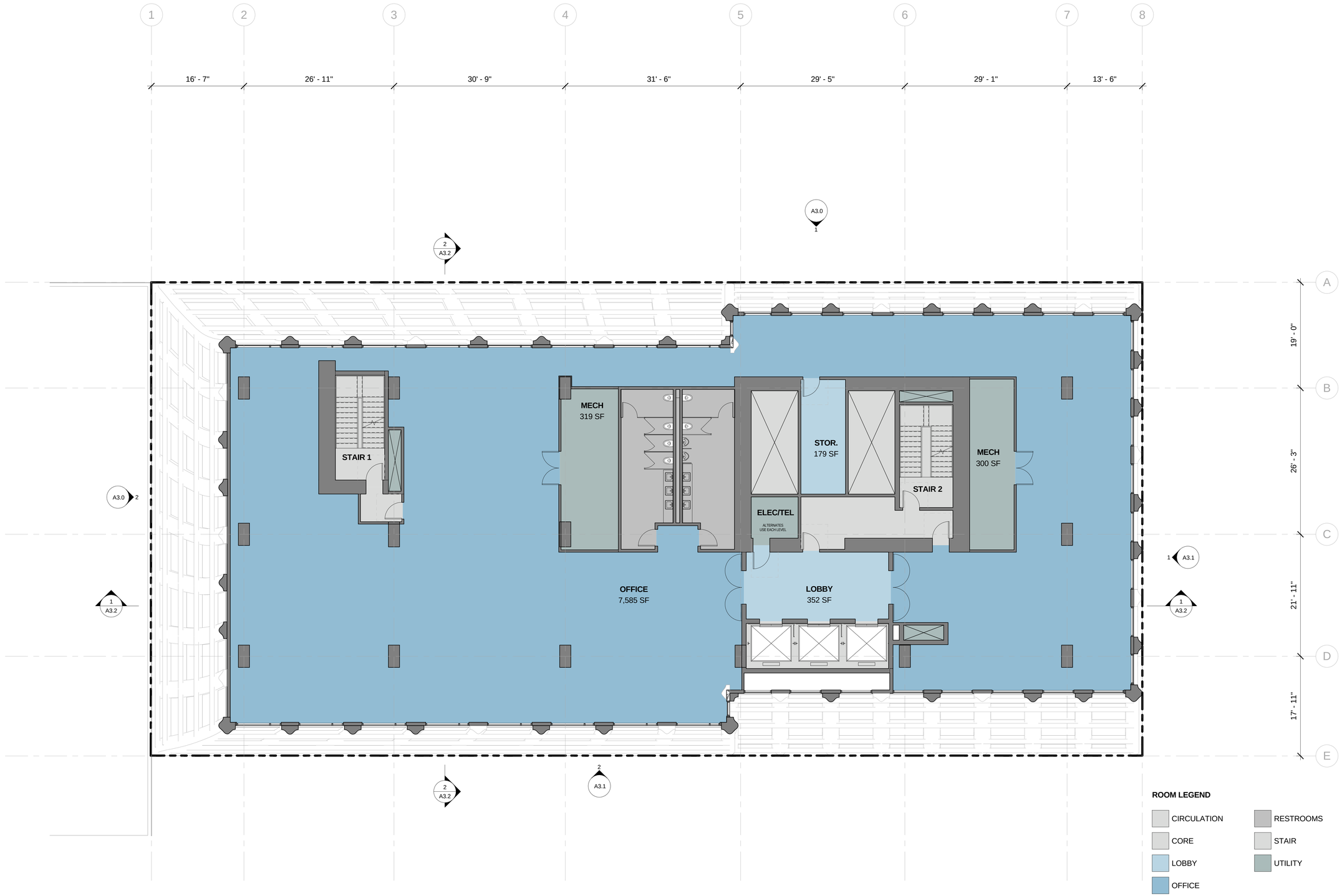

1 LEVEL 12 - OFFICE Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:16:53 PM

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LEVEL 12

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.12

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ROOM LEGEND

- AMENITY
- BALCONY
- CIRCULATION
- CORE
- RESIDENTIAL LOBBY
- UTILITY

1 LEVEL 13 - AMENITY Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:19:21 PM

lowney arch

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LEVEL 13 - AMENITY

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.13

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ROOM LEGEND

- 1BR
- 2BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- STUDIO
- UTILITY

1 LEVEL 14 - RESIDENTIAL Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:21:36 PM

lowney arch

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LEVEL 14

PROJECT NUMBER: 16-051

SHEET NUMBER A2.14

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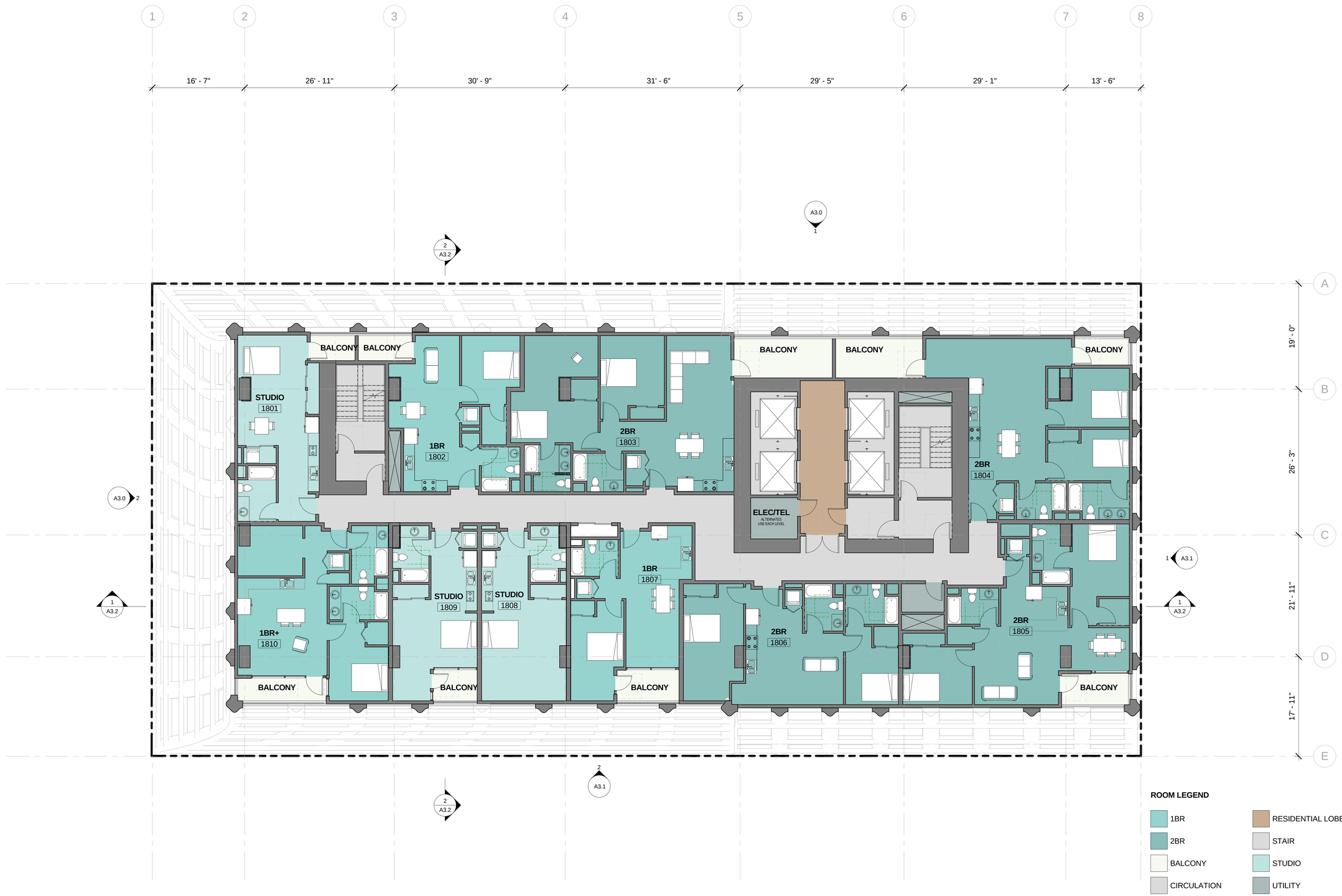

1 LEVEL 18 - RESIDENTIAL Copy 1
1/8" = 1'-0"

ROOM LEGEND

- 1BR
- 2BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- STUDIO
- UTILITY

0 8' 16' 24'

10/23/2017 1:24:01 PM

lowney arch

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ENTITLEMENT DESIGN

LEVEL 18

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.18

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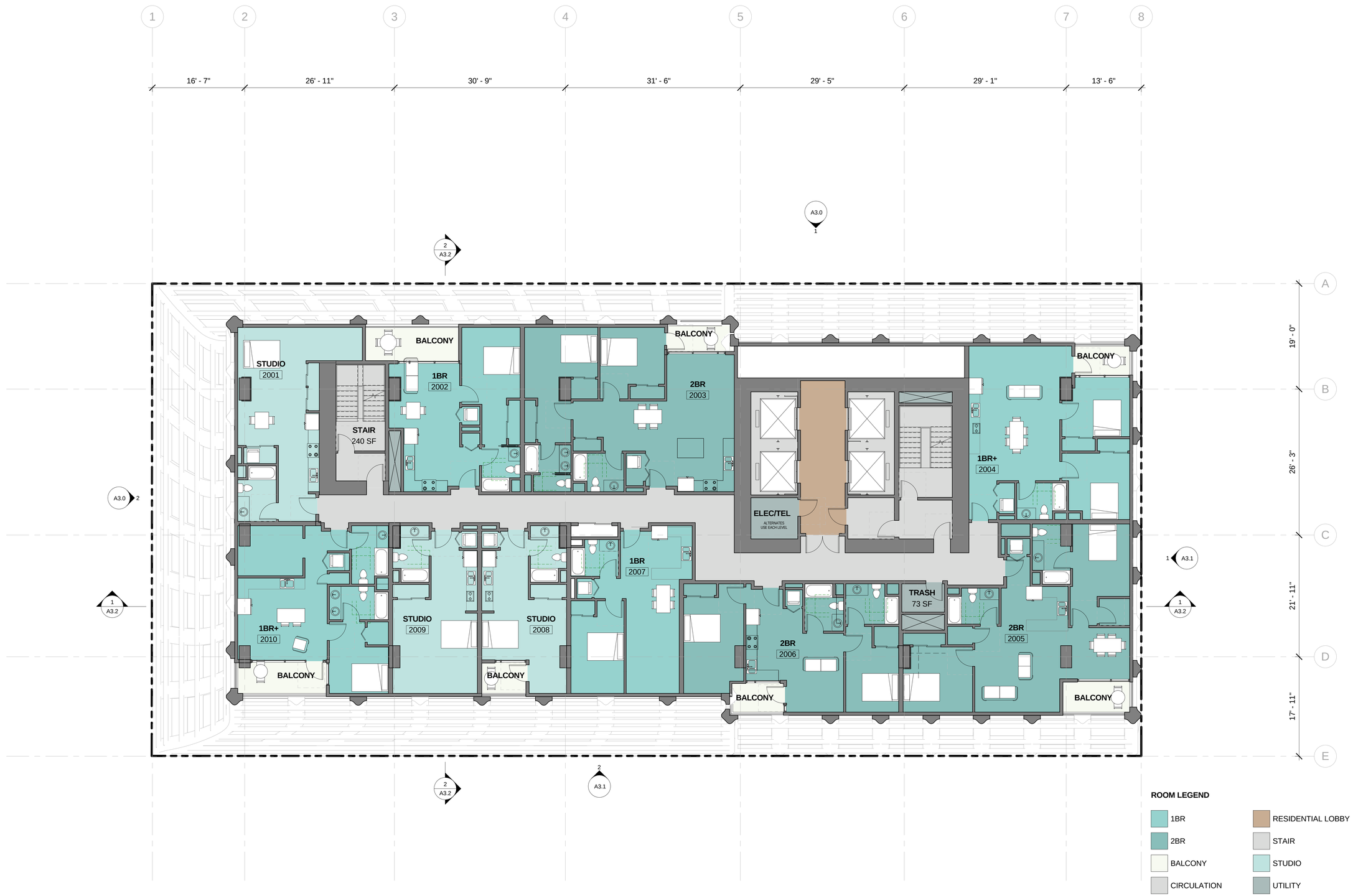

ROOM LEGEND

- 1BR
- 2BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- STUDIO
- UTILITY

1 LEVEL 20 - RESIDENTIAL Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:48:13 PM

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LEVEL 20

PROJECT NUMBER: 16-051

SHEET NUMBER A2.20

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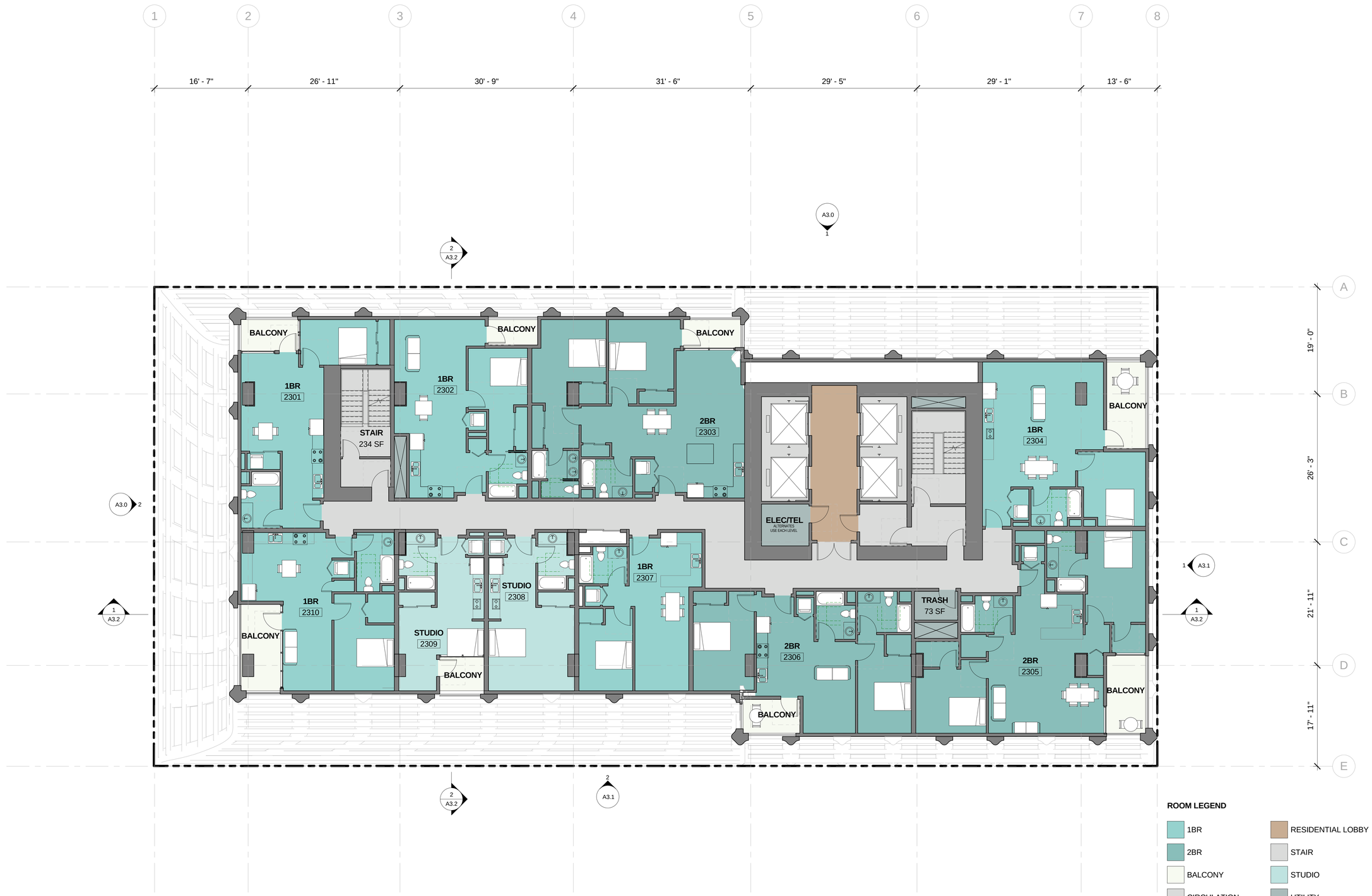

ROOM LEGEND

- 1BR
- 2BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- STUDIO
- UTILITY

1 LEVEL 23 - RESIDENTIAL Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:50:42 PM

lowney arch

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LEVEL 23

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.23

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ROOM LEGEND

- 1BR
- 2BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STUDIO
- UTILITY

1 LEVEL 28 - RESIDENTIAL Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:53:29 PM

lowney arch

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LEVEL 28

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.28

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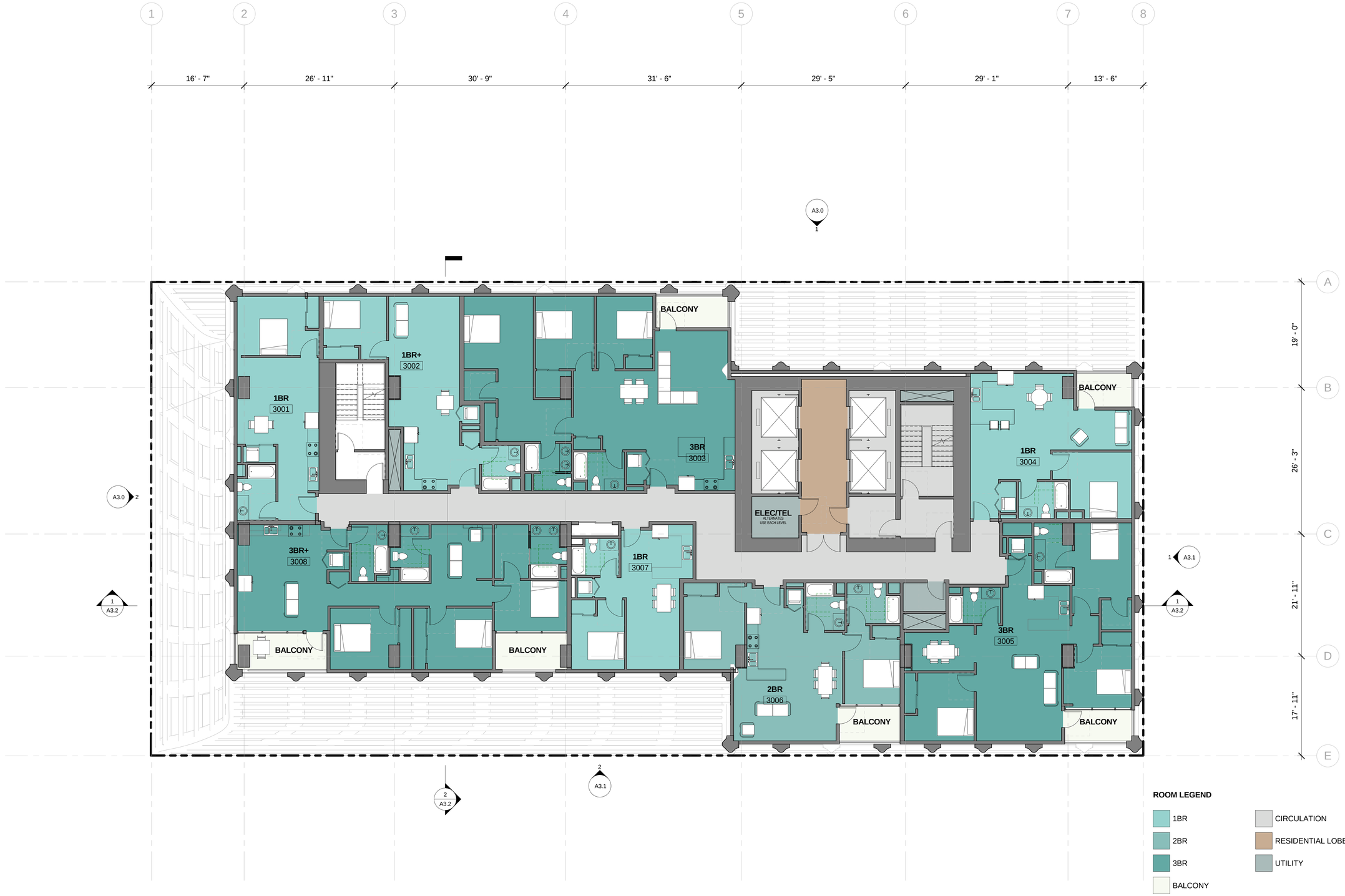

ROOM LEGEND

- 1BR
- 2BR
- 3BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- UTILITY

1 LEVEL 30 - RESIDENTIAL Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 1:56:25 PM

lowney arch

1261 HARRISON STREET

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LEVEL 30

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.30

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1 LEVEL 33 - AMENITY Copy 1
1/8" = 1'-0"

ROOM LEGEND

- AMENITY
- BALCONY
- CIRCULATION
- CORE
- LOBBY
- RESIDENTIAL LOBBY
- STAIR
- UTILITY

0 8' 16' 24'

10/23/2017 1:59:33 PM

lowney arch

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LEVEL 33 - AMENITY

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.33

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ROOM LEGEND

- 2BR
- 3BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- UTILITY

1 LEVEL 34 - TOWNHOUSES Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 2:02:44 PM

lowney arch

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LEVEL 34

PROJECT NUMBER: 16-051

SHEET NUMBER A2.34

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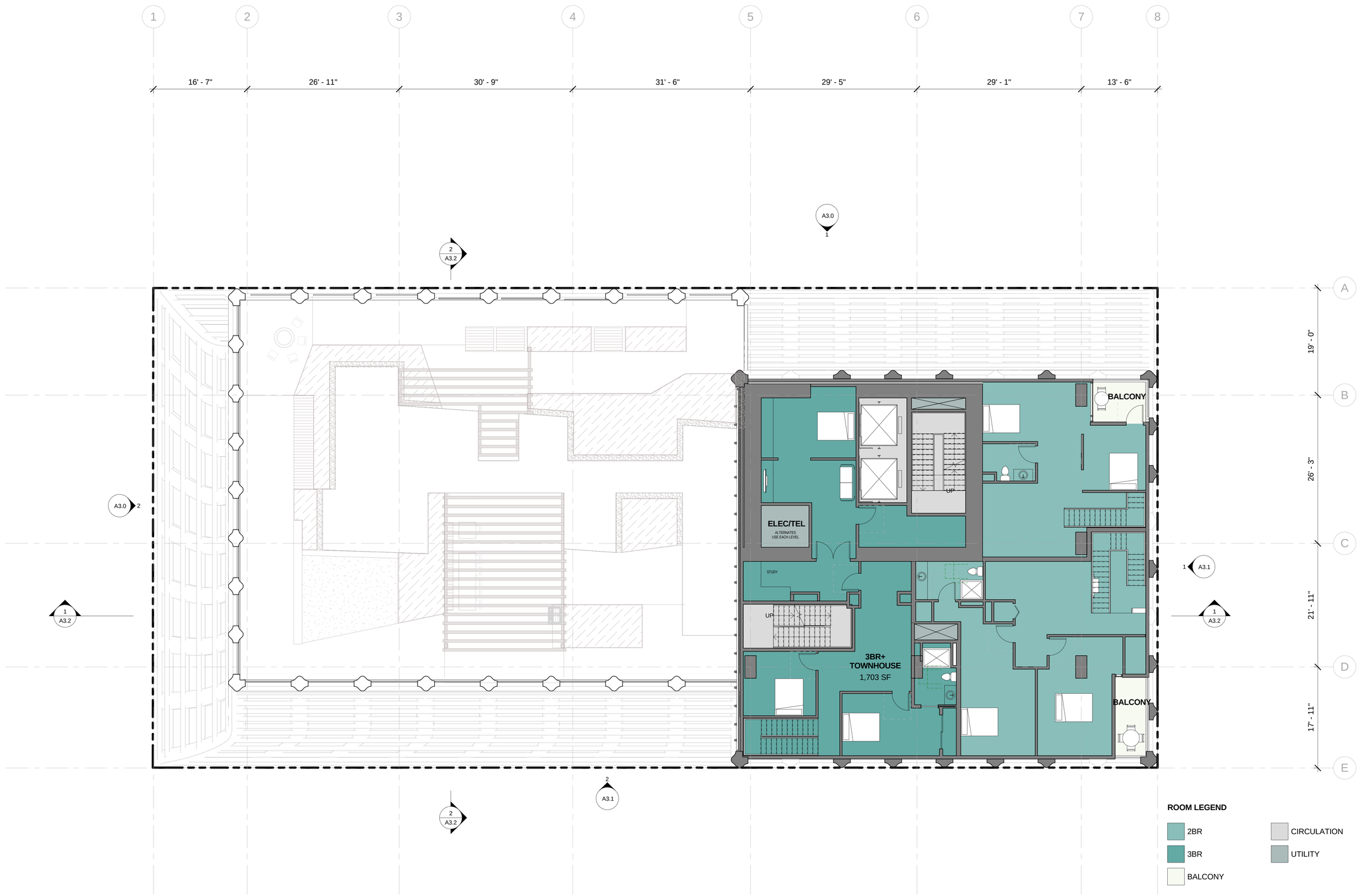

ROOM LEGEND

- 2BR
- 3BR
- BALCONY
- CIRCULATION
- UTILITY

1 LEVEL 35 - TOWNHOUSES Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 2:06:00 PM

lowney arch

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LEVEL 35

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.35

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ROOM LEGEND

- BALCONY
- STAIR
- PENTHOUSE
- UTILITY
- RESIDENTIAL LOBBY

1 LEVEL 36 - GRAND PENTHOUSE Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 2:09:23 PM

lowney arch

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LEVEL 36

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.36

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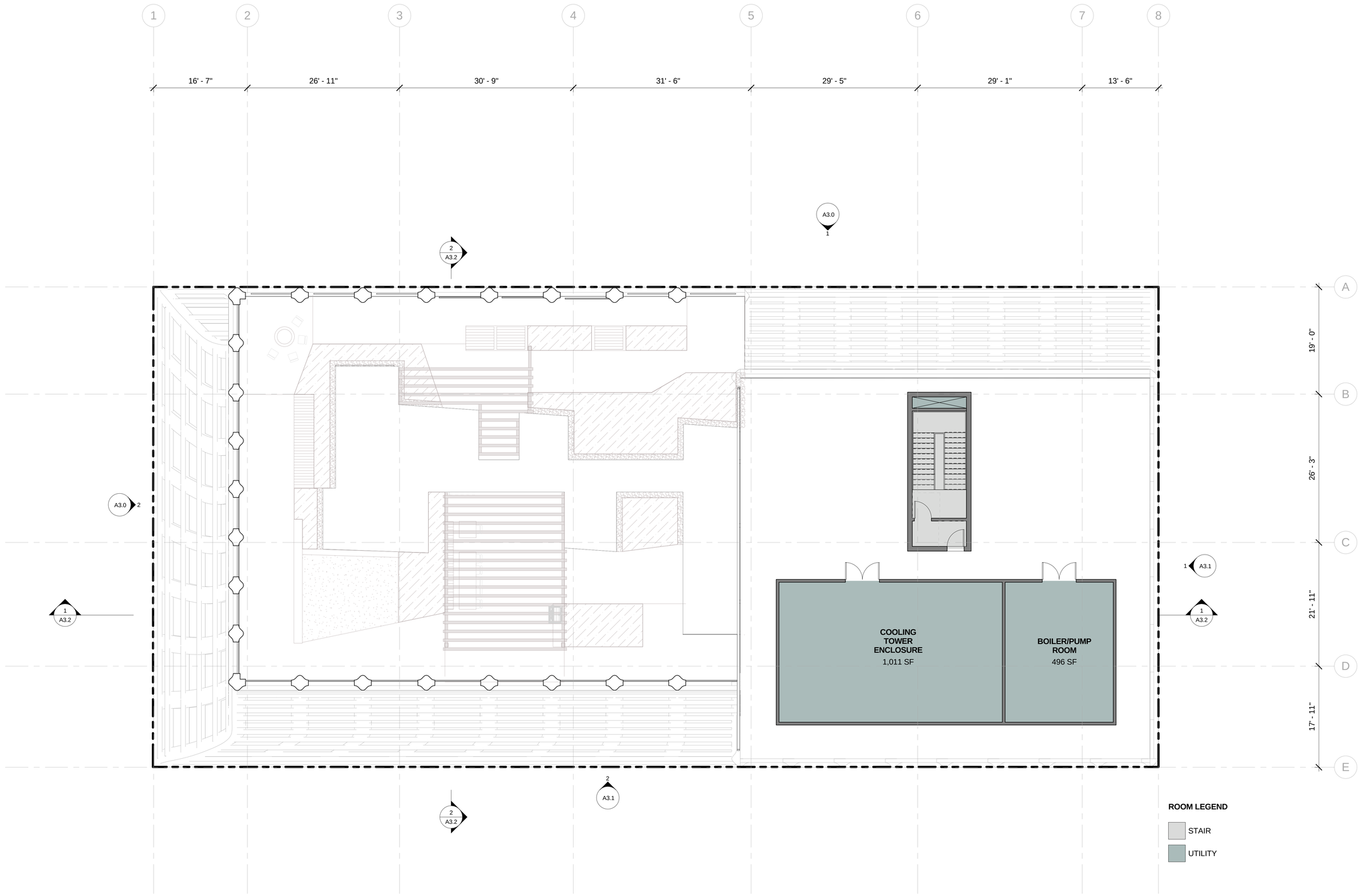

1 ROOF Copy 1
1/8" = 1'-0"

0 8' 16' 24'

10/23/2017 2:12:32 PM

lowney arch

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ROOF PLAN

PROJECT NUMBER:
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SHEET NUMBER
A2.37

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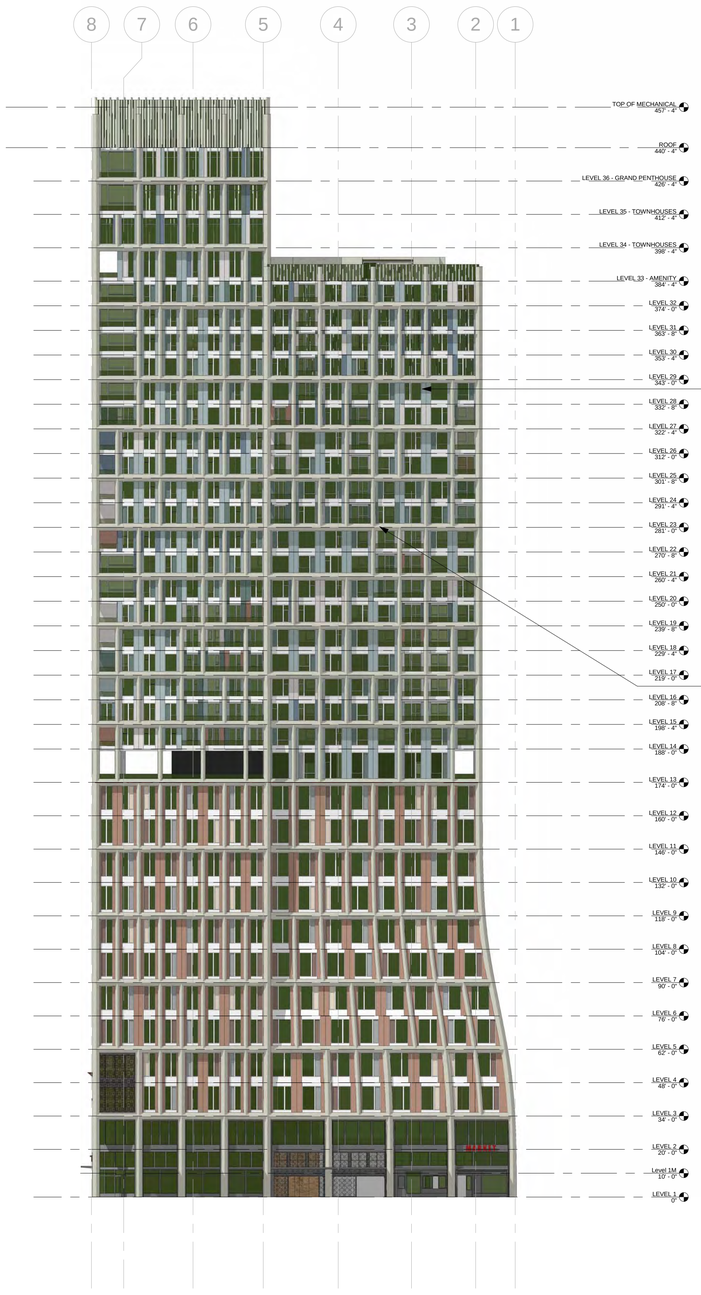
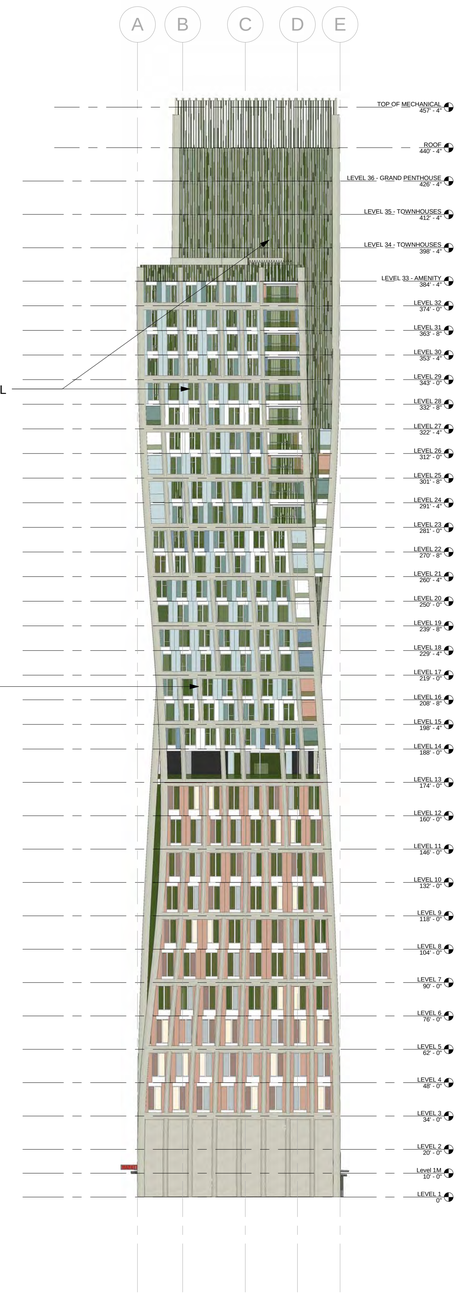


1 NORTH ELEVATION Copy 1
1" = 30'-0"



2 WEST ELEVATION Copy 1
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10/23/2017 2:12:51 PM

lowney arch

1261 HARRISON STREET

PINNACLE RED Group Inc

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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

EXTERIOR ELEVATIONS

PROJECT NUMBER:
16-051

SHEET NUMBER
A3.0

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1 EAST ELEVATION Copy 1
1" = 30'-0"

2 SOUTH ELEVATION Copy 1
1" = 30'-0"

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N PROJECT NORTH

N TRUE NORTH

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16-051

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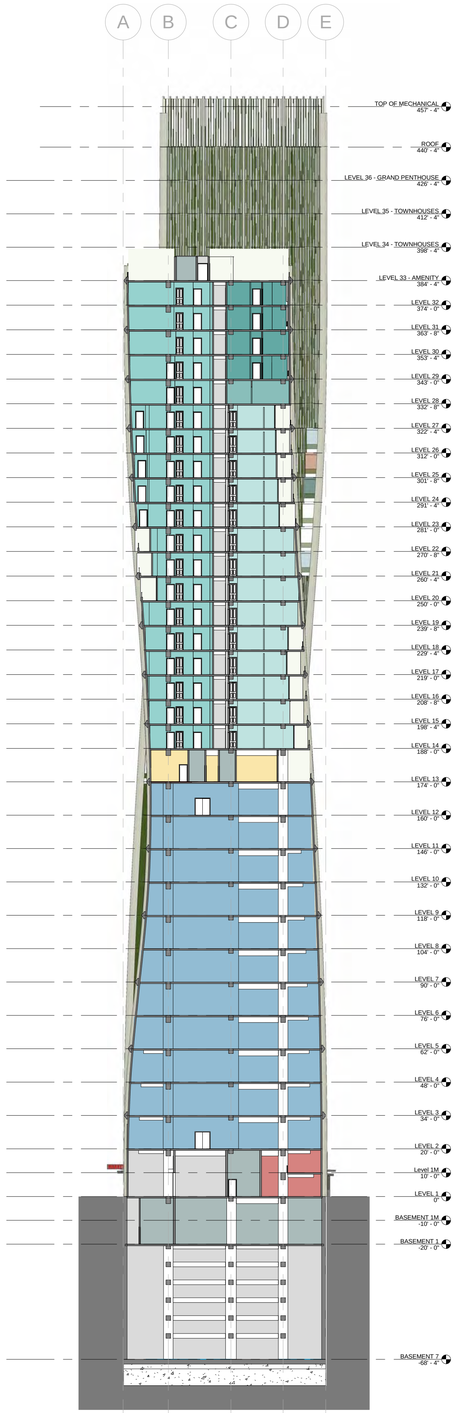

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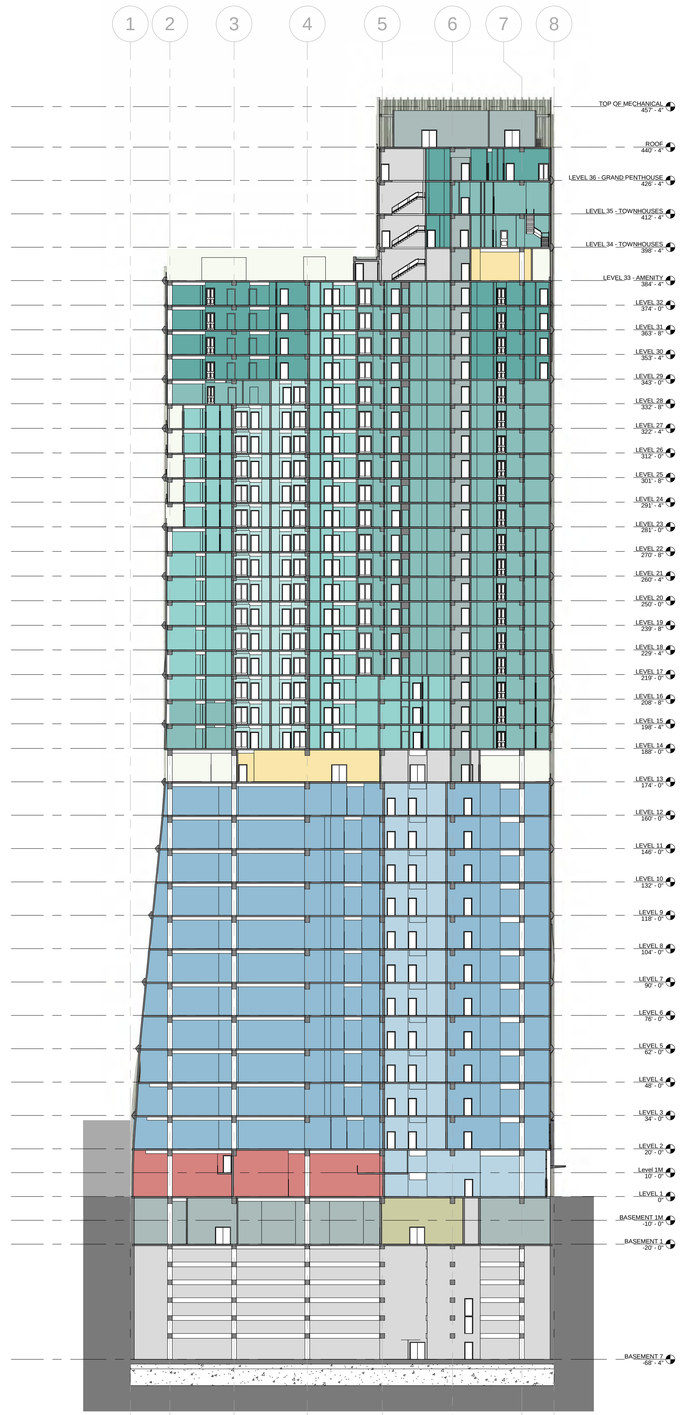

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SECTIONS

PROJECT NUMBER:
16-051

SHEET NUMBER
A3.2

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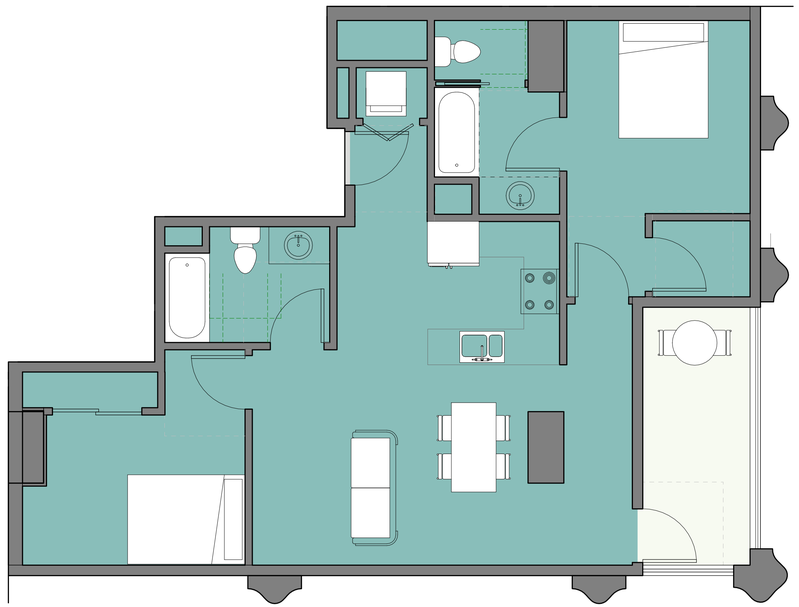

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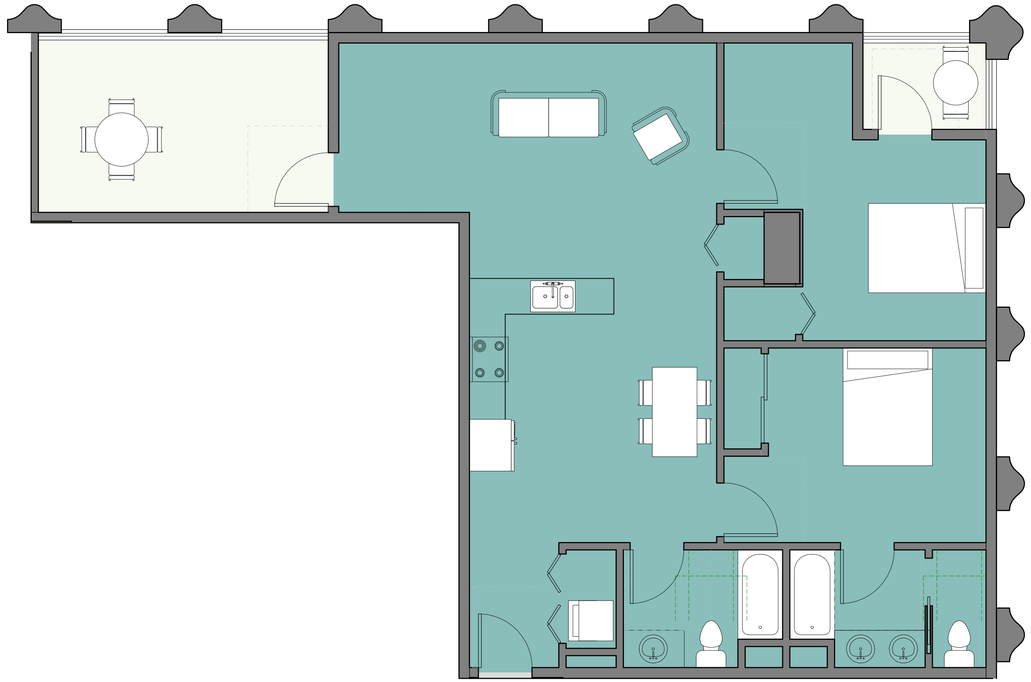

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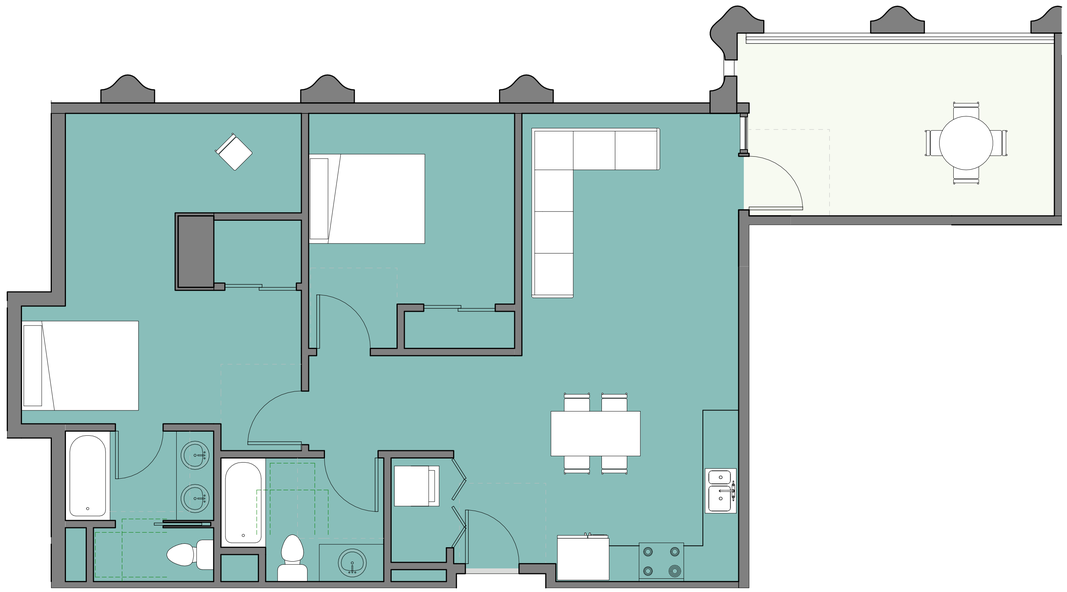

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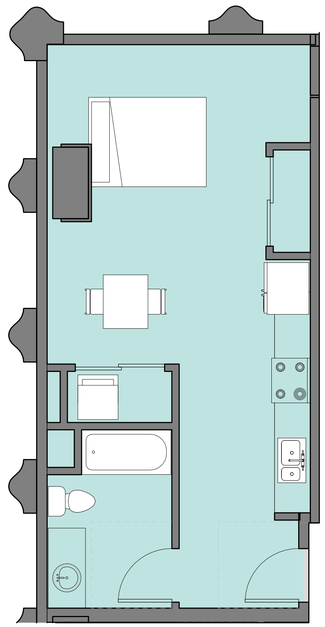

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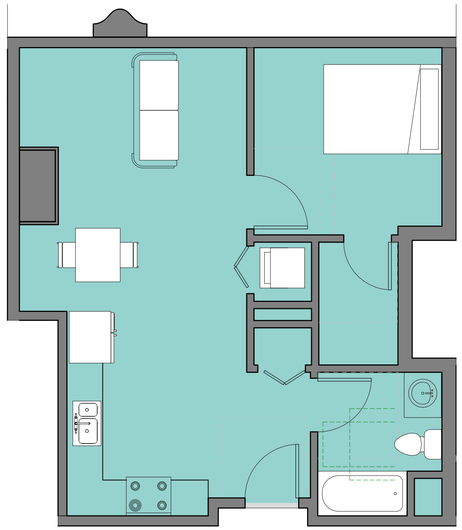

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1/4" = 1'-0"

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10/23/2017 2:13:54 PM

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ENLARGED UNIT PLANS

PROJECT NUMBER:
16-051

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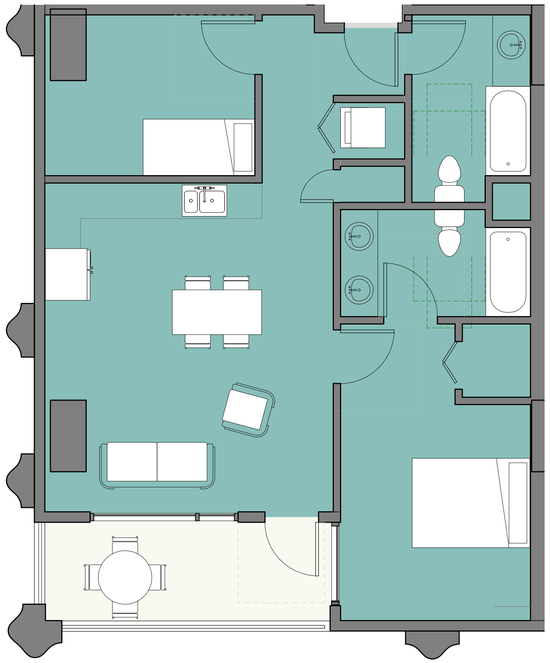

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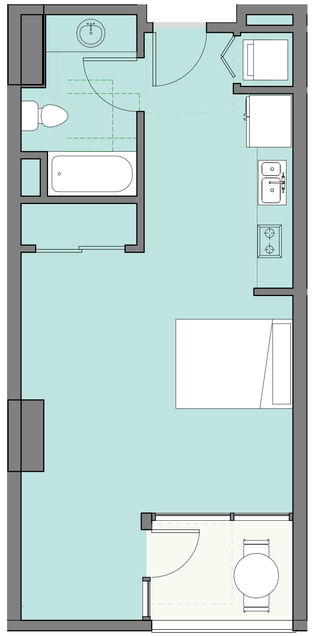

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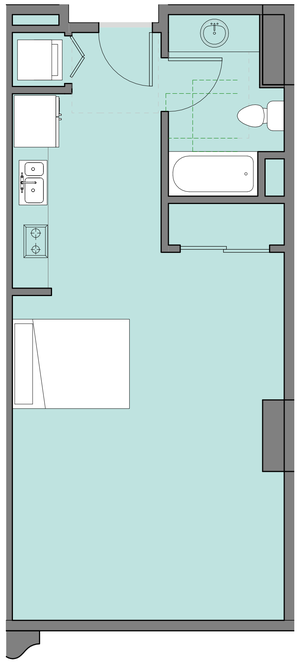

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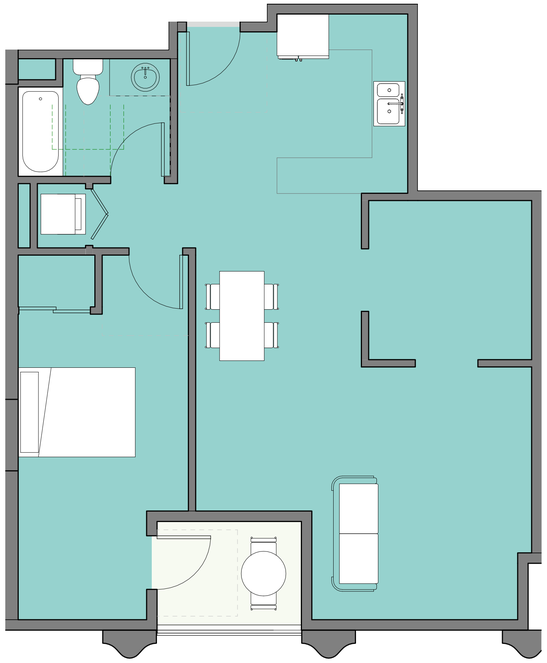

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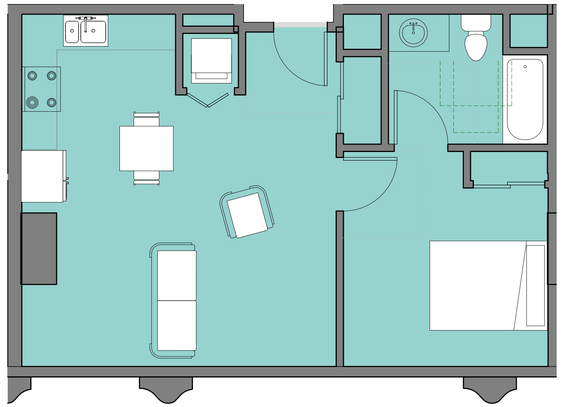

1 LEVEL 14 - RESIDENTIAL - UNIT 06
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0 4' 8' 12'

10/23/2017 2:13:57 PM

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PROJECT NUMBER:
16-051

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1261 HARRISON STREET

VESTING TENTATIVE PARCEL MAP NO. 10763

FOR CONDOMINIUM PURPOSES (185 RESIDENTIAL UNITS/1 COMMERCIAL UNIT)

CITY OF OAKLAND ALAMEDA COUNTY STATE OF CALIFORNIA

PROJECT DESCRIPTION

THE PROJECT IS PROPOSING TO DEMOLISH THE FRONTING EXISTING PAVEMENT AND STRUCTURE LOCATED AT SOUTHWEST CORNER OF 13TH STREET AND HARRISON STREET. NEW TOWER WITH GROUND FLOOR RETAIL, OFFICE, AND RESIDENTIAL SPACE WILL BE CONSTRUCTED AT THE SITE.

PROJECT DATA

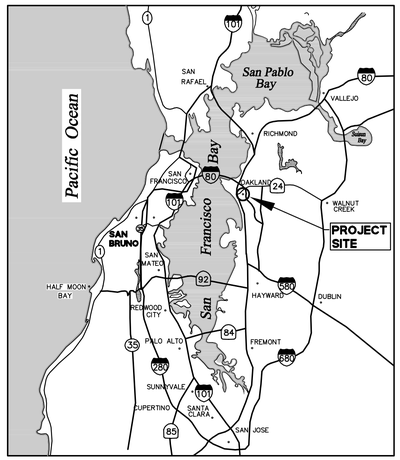
OWNER:	PINNACLE RED GROUP, INC. 12 SOUTH FIRST STREET, SUITE 1108 SAN JOSE, CA 95113
ARCHITECT:	LOWNEY ARCHITECTURE 360 17THY STREET, SUITE 200 OAKLAND, CA 94612 PHONE: (510) 836-5400 CONTACT: MARK DONAHUE
CIVIL ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 PHONE: (650) 482-6377 CONTACT: SIMON NORTH
LANDSCAPE ARCHITECT:	PGA DESIGN 444 17HT STREET OAKLAND, CA 94612 PHONE: (510) 550-8857 CONTACT: BETH BOKULICH
ASSESSOR'S PARCEL NO:	002-0063-200
ZONING:	D-LM-4
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	MIXED USE
LAND AREA:	15,101 SQ.FT (0.35 ACRES) TOTAL

UTILITY INFORMATION:

WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
FIRE PROTECTION:	CITY OF OAKLAND / EBMUD
SEWAGE DISPOSAL:	CITY OF OAKLAND
STORM DRAIN:	CITY OF OAKLAND
GAS:	PACIFIC GAS & ELECTRIC (PG&E)
ELECTRIC:	PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

SHEET INDEX

SHEET NO	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C2.1	PROPOSED PARCELIZATION PLAN
C3.0	SITE PLAN
C4.0	PROPOSED GRADING & DRAINAGE PLAN
C5.0	PROPOSED UTILITY PLAN
C6.0	DETAILS



LOCATION MAP

NTS

VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
CLEAN OUT (AS NOTED)		CO
COMMUNICATIONS MANHOLE		
DOOR		
ELECTRICAL MANHOLE		
FOUND PIN IN CONCRETE IN WELL CASING		
MANHOLE (AS NOTED)		
SANITARY SEWER MANHOLE		
SIGN		
STREETLIGHT		
TELEPHONE MAHHOLE		
TRAFFIC SIGNAL		
TREE (AS NOTED)		
VALVE		WV
BUILDING LINE		
CURB LINE		
GRADE BREAK		
MONUMENT LINE		
ROAD STRIPING (WHITE)		
ROAD STRIPING (YELLOW)		
NATURAL GAS LINE	G	
SANITARY SEWER LINE	SS	
STORM DRAIN LINE	SD	
TELEPHONE LINE	T	
T/V/CABLE LINE	TV	
WATER LINE	W	

ABBREVIATIONS

AC	ASPHALT CONCRETE	N	NORTH
B/W	BACK OF WALK	(N)	NEW, PROPOSED, FUTURE
BLDG	BUILDING	NO	NUMBER
BOW	BOTTOM OF WALL	OG	OPEN GRATE
BTM	BOTTOM	OH	OVERHEAD
BW	BACK OF WALK	OHE	OVERHEAD ELECTRIC
C	CENTER LINE	OHE&T	OVERHEAD ELECTRIC & TELEPHONE
C&G	CURB AND GUTTER	OHVG	OVERHANG
CB	CATCH BASIN	OR	OFFICIAL RECORDS OF ALAMEDA COUNTY
CL	CENTER LINE	OR, O.R.	OFFICIAL RECORD
CLDR	CENTERLINE DOOR	OVR	OVER PROPERTY LINE
CLR	CLEAR OF PROPERTY LINE	P/L	PROPERTY LINE
CN/CONC	CONCRETE	PAV	PAVEMENT
CO	CLEANOUT	PG&E	PACIFIC GAS & ELECTRIC
CATV	CABLE TELEVISION	PKM	PARKING METER
D	DEED DIMENSION	PL	PROPERTY LINE
DI	DROP INLET	PR	PROPOSED
DW	DOMESTIC WATER	PSDE	PRIVATE STORM DRAIN EASEMENT
DWGS	DRAWINGS	R	RADIUS
DWY/DW	DRIVEWAY	R/W	RIGHT OF WAY
E	EAST, ELECTRIC	RC	RELATIVE COMPACTION
EB	ELECTRIC BOX	RCP	REINFORCED CONCRETE PIPE
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	ROW	RIGHT OF WAY
EG	EXISTING GROUND	S	SOUTH
ELEC	ELECTRIC	S/W	SIDEWALK
ELEV	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDAD	STORM DRAIN AREA DRAIN
ESMT	EASEMENT	SDCO	STORM DRAIN CLEANOUT
EX	EXISTING	SDDI	STORM DRAIN DROP INLET
FC	FACE OF CURB	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SLB	SIGNAL LIGHT BOX
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	SV	SIGNAL VAULT
FNC	FENCE	SW	SIDEWALK
FT	FEET	TBD	TO BE DETERMINED
FW	FIRE WATER	TB	TELEPHONE BOX
G	GAS LINE	TC	TOP OF CURB
GB	GRADE BREAK	TEL/T	TELEPHONE
GCB	GAS CONTROL BOX	TG	TOP OF GRATE
GM	GAS METER	TMH	TELEPHONE MANHOLE
GND	GROUND	TOW	TOP OF WALL
GP	GUARD POST	TTC	THEORETICAL TOP OF CURB
GRAN	GRANITE	TV	TELEVISION
GV	GAS VALVE	TW	TOP OF WALL
HDBD	HEADERBOARD	TYP	TYPICAL
INV	INVERT	UB	UTILITY BOX
IRR	IRRIGATION	VC	VERTICAL CURVE
JT	JOINT TRENCH	VERT	VERTICAL
L/C	LANDSCAPE	W	WEST, WATER LINE
LF	LINEAR FEET	W/	WITH
LG	LIP OF GUTTER	WB	WATER NOX
LT	LIGHT	WM	WATER METER
M	MEASURED DIMENSION	WV	WATER VALVE
MH	MANHOLE		

GENERAL NOTES

1. TENTATIVE PARCEL MAP: THIS TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
2. CONDOMINIUM UNITS: THE FINAL MAP FOR THIS PROJECT WILL INCLUDE CONDOMINIUM UNITS.
3. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY COMPLETED 09/06/2016 UNDER THE SUPERVISION OF KEVIN STEIN, PLS #9028.
4. BENCHMARK STATEMENT: THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE CITY OF OAKLAND BENCHMARK 26AC, A STANDARD DISC IN A MONUMENT CASTING WITH AN ELEVATION OF 32.697' AND IS OF FIRST ORDER ACCURACY. BENCH MARK INFORMATION AND FIELD NOTES ARE ON FILE AT THE CITY ENGINEERS OFFICE IN OAKLAND CALIFORNIA.
5. BASIS OF BEARINGS: THE BASIS OF BEARINGS IS S63°45'00"E BETWEEN FOUND MONUMENTS ON 12TH STREET AT THE INTERSECTIONS OF HARRISON STREET AND WEBSTER STREET, SHOWN HEREON, AND SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP 7540", FILED IN BOOK 256 OF MAPS, AT PAGES 28 AND 29, ALAMEDA COUNTY RECORDS.
6. UTILITY NOTE: THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS 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.
7. LIMITS OF WORK: PROPOSED WORK WILL INCLUDE CONSTRUCTION OF A MIXED-USE BUILDING AND STREET IMPROVEMENTS AROUND PROPERTY.
8. FEMA DESIGNATED FLOOD ZONE: FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS) COMMUNITY NO. 065048, PANELS 0067G, DATED AUGUST 3, 2009.
9. MULTIPLE PARCEL MAPS: PERSUANT TO CHAPTER 3, ARTICLE 5, SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE PARCEL MAPS.

SURVEYORS'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND OAKLAND MUNICIPAL CODE.

KEVIN STEIN
PROJECT MANAGER/BKF ENGINEERS
P.L.S. NO. 9028

PROFESSIONAL LAND SURVEYOR KEVIN STEIN NO. 9028 STATE OF CALIFORNIA

10/26/17
DATE

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www.bkf.com

1261 HARRISON STREET
VESTING TENTATIVE PARCEL MAP NO. 10763
TITLE SHEET
ALAMEDA COUNTY CITY OF OAKLAND CALIFORNIA

PROFESSIONAL LAND SURVEYOR KEVIN STEIN NO. 9028 STATE OF CALIFORNIA

Revisions

No.	

Date 10/26/17
Scale NONE
Design MPC
Drawn DFS
Approved SRN
Job No 20160218

Sheet Number:

C1.0

DRAWING NAME: C:\Users\suld\appdata\local\temp\AcPublish_5648\C1.0 Title Sheet.dwg
PLOT DATE: 10-27-17 PLOTTED BY: suld

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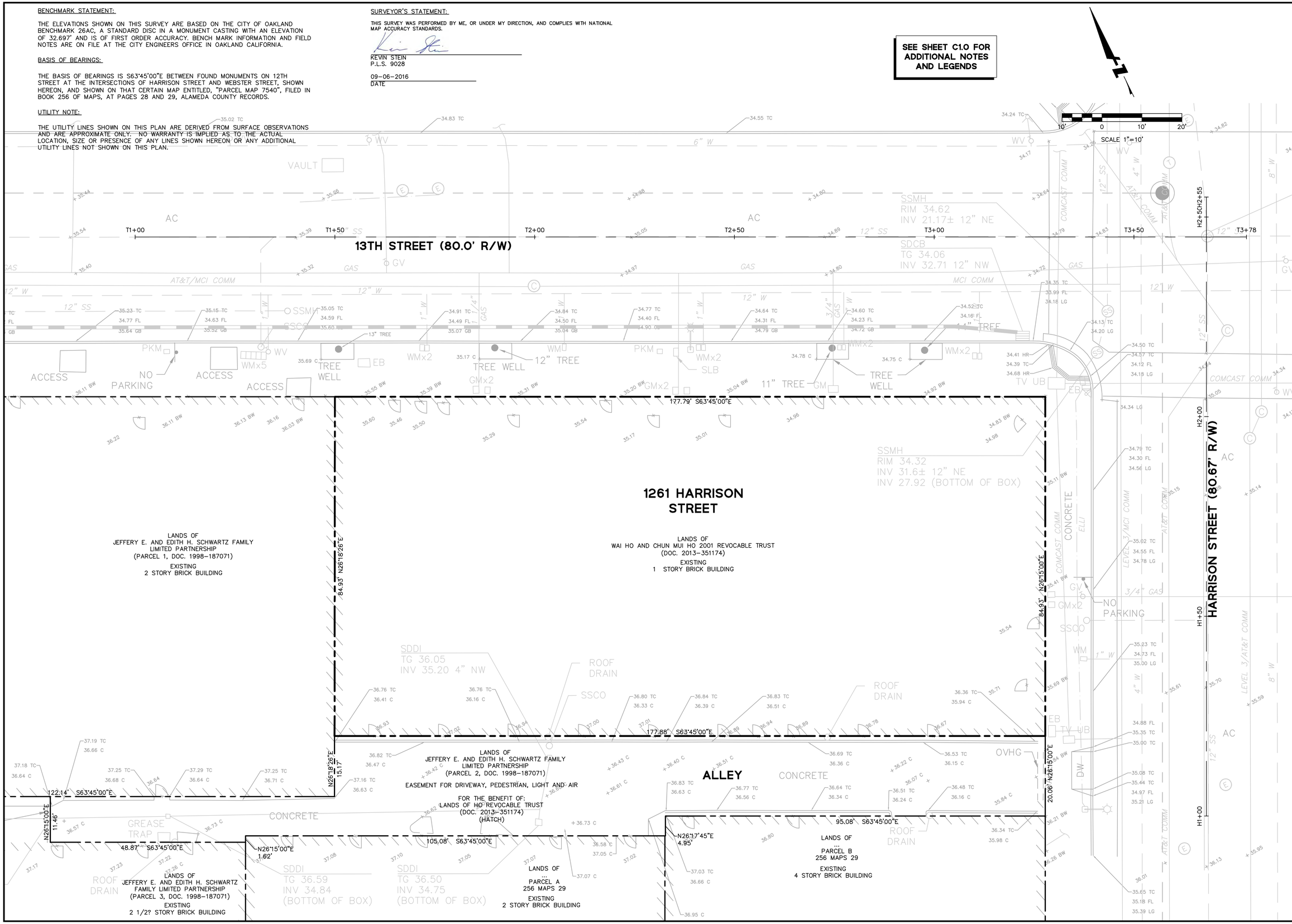
SURVEYOR'S STATEMENT:

THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

KEVIN STEIN
P.L.S. 9028

09-06-2016
DATE

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



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PLOT DATE: 10-27-17
PLOTTED BY: suld

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255 SHORELINE DR., SUITE 200
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1261 HARRISON STREET
VESTING TENTATIVE PARCEL MAP NO. 10763
EXISTING CONDITIONS PLAN

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

PROFESSIONAL LAND SURVEYOR
KEVIN STEIN
NO. 9028
STATE OF CALIFORNIA

Revisions	
No.	

Date	10/26/17
Scale	1"=10'
Design	MPC
Drawn	DFS
Approved	SRN
Job No	20160218

Sheet Number:

C2.0

2 OF 7

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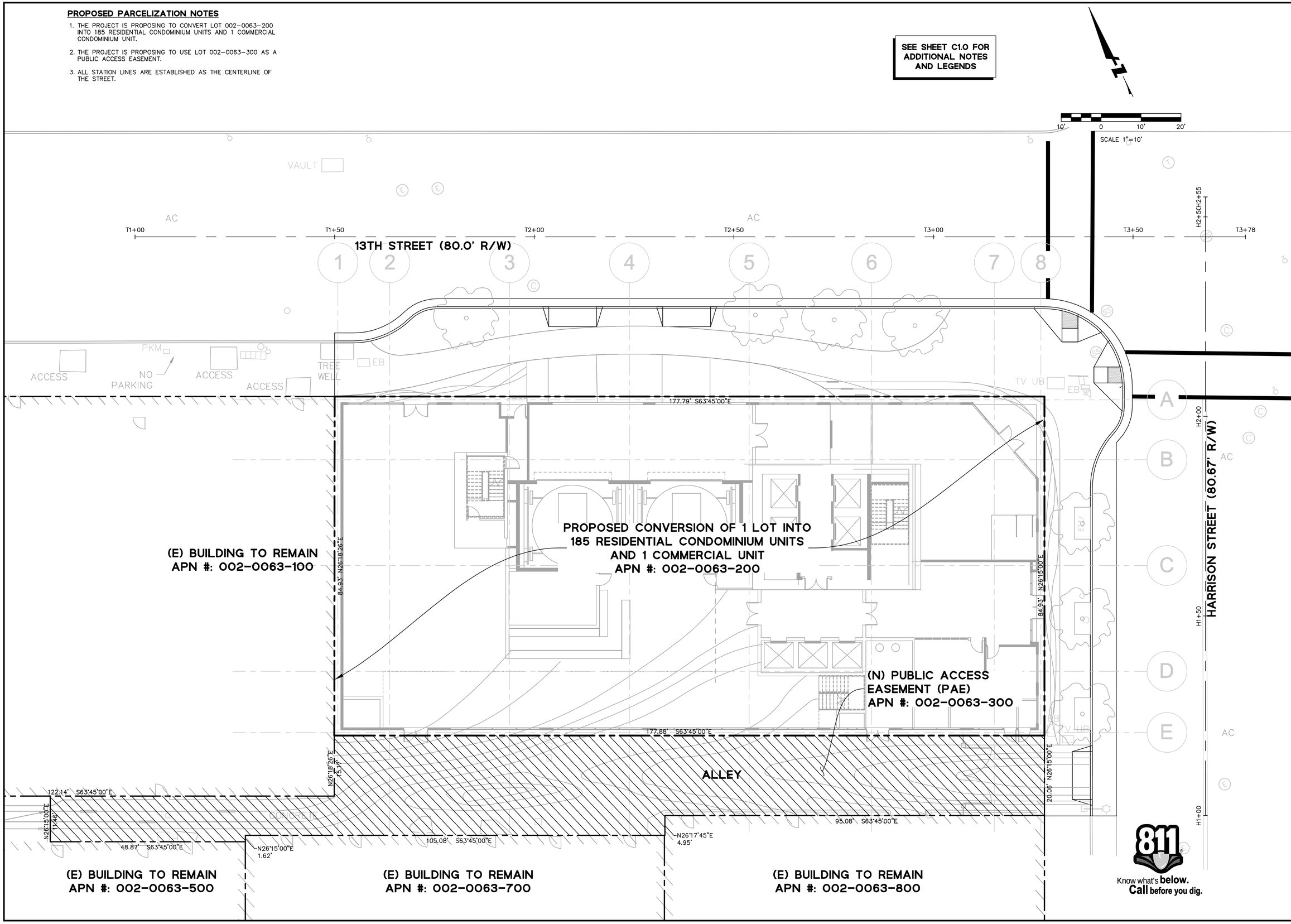
PROPOSED PARCELIZATION NOTES

1. THE PROJECT IS PROPOSING TO CONVERT LOT 002-0063-200 INTO 185 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.
2. THE PROJECT IS PROPOSING TO USE LOT 002-0063-300 AS A PUBLIC ACCESS EASEMENT.
3. ALL STATION LINES ARE ESTABLISHED AS THE CENTERLINE OF THE STREET.

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



DRAWING NAME: \\Bkf-rc\data\2016\160218_301_13th_Street_Oakland\ENG\01 TPM\C2.1 Parcelization Plan.dwg
PLOT DATE: 10-27-17
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1261 HARRISON STREET
VESTING TENTATIVE PARCEL MAP NO. 10763
PROPOSED PARCELIZATION PLAN

CITY OF OAKLAND
ALAMEDA COUNTY
CALIFORNIA

PROFESSIONAL LAND SURVEYOR
KEVIN STEIN
NO. 9028
STATE OF CALIFORNIA

Revisions

No.	

Date	10/26/17
Scale	1"=10'
Design	MPC
Drawn	DFS
Approved	SRN
Job No	20160218

Sheet Number:
C2.1
3 OF 7

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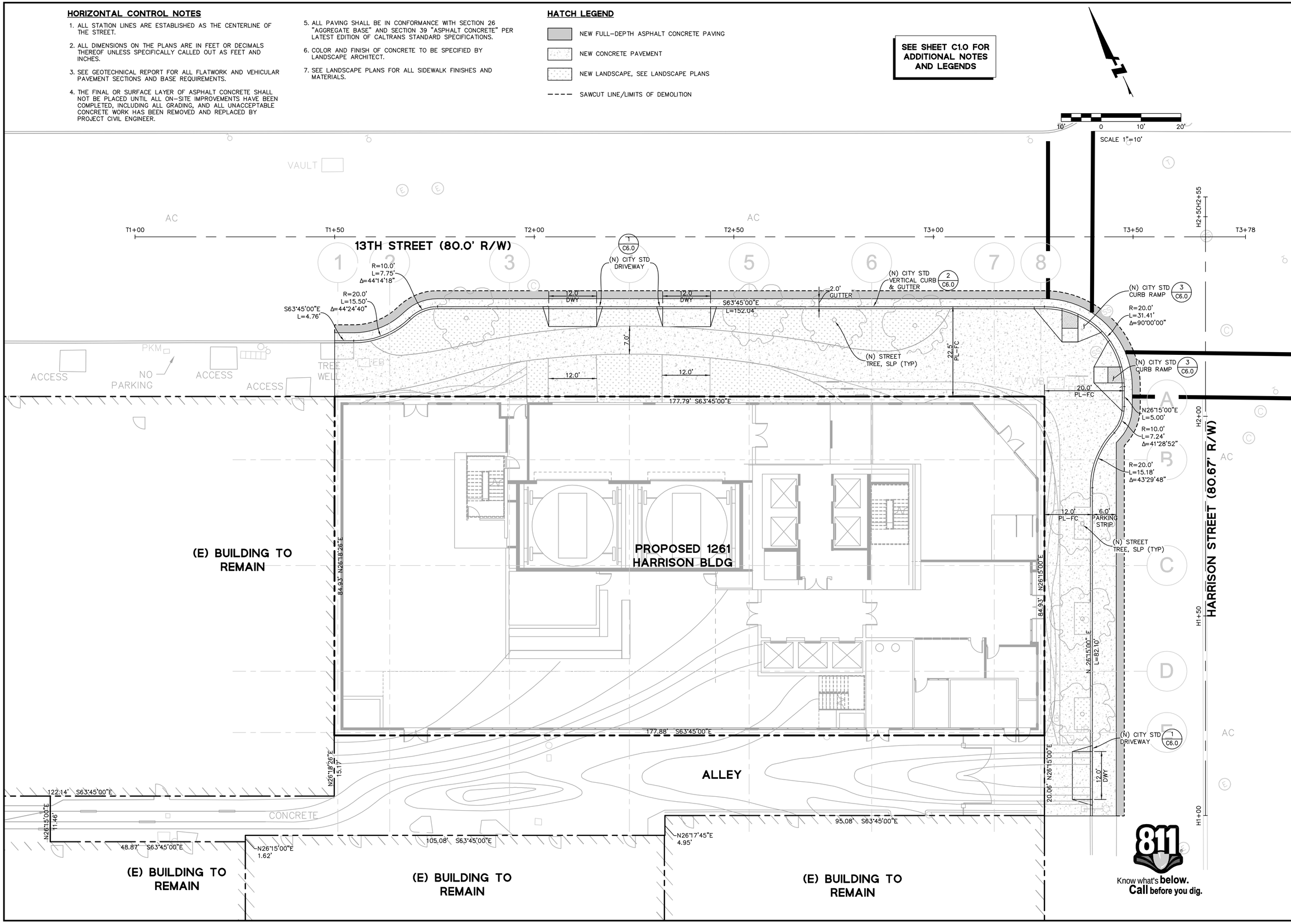
HORIZONTAL CONTROL NOTES

1. ALL STATION LINES ARE ESTABLISHED AS THE CENTERLINE OF THE STREET.
2. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
3. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
4. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED BY PROJECT CIVIL ENGINEER.
5. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
6. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
7. SEE LANDSCAPE PLANS FOR ALL SIDEWALK FINISHES AND MATERIALS.

HATCH LEGEND

- NEW FULL-DEPTH ASPHALT CONCRETE PAVING
- NEW CONCRETE PAVEMENT
- NEW LANDSCAPE, SEE LANDSCAPE PLANS
- SAWCUT LINE/LIMITS OF DEMOLITION

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



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VESTING TENTATIVE PARCEL MAP NO. 10763
SITE PLAN

ALAMEDA COUNTY, CALIFORNIA
CITY OF OAKLAND

PROFESSIONAL LAND SURVEYOR
KEVIN STEIN
NO. 9028
STATE OF CALIFORNIA

Revisions

No.	

Date	10/26/17
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Approved	SRN
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Sheet Number:

C3.0

4 OF 7

DRAWING NAME: \\bkf-rc\data\2016\160218_301_13th_Street_Oakland\ENG\01 TPM\C3.0 Site Plan.dwg
PLOT DATE: 10-27-17
PLOTTED BY: suld

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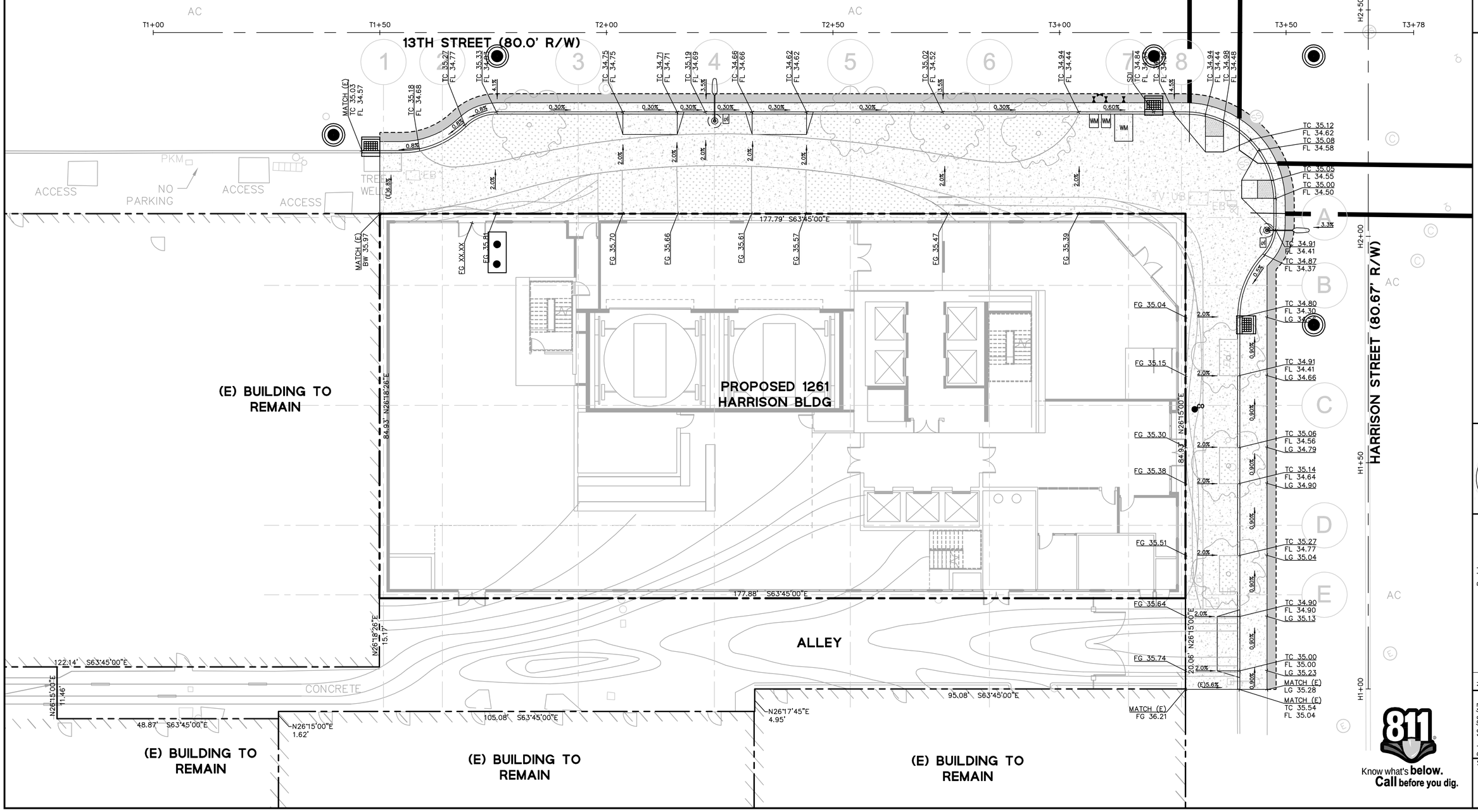
GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
8. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
11. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



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VESTING TENTATIVE PARCEL MAP NO. 10763
PROPOSED GRADING & DRAINAGE PLAN

CITY OF OAKLAND — ALAMEDA COUNTY — CALIFORNIA

PROFESSIONAL LAND SURVEYOR — KEVIN STEIN — NO. 9028 — STATE OF CALIFORNIA

Revisions

No.	

Date 10/26/17
Scale 1"=10'
Design MPC
Drawn DFS
Approved SRN
Job No 20160218

Sheet Number:
C4.0
5 OF 7

811 Know what's below. Call before you dig.

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PLOT DATE: 10-27-17 PLOTTED BY: suld

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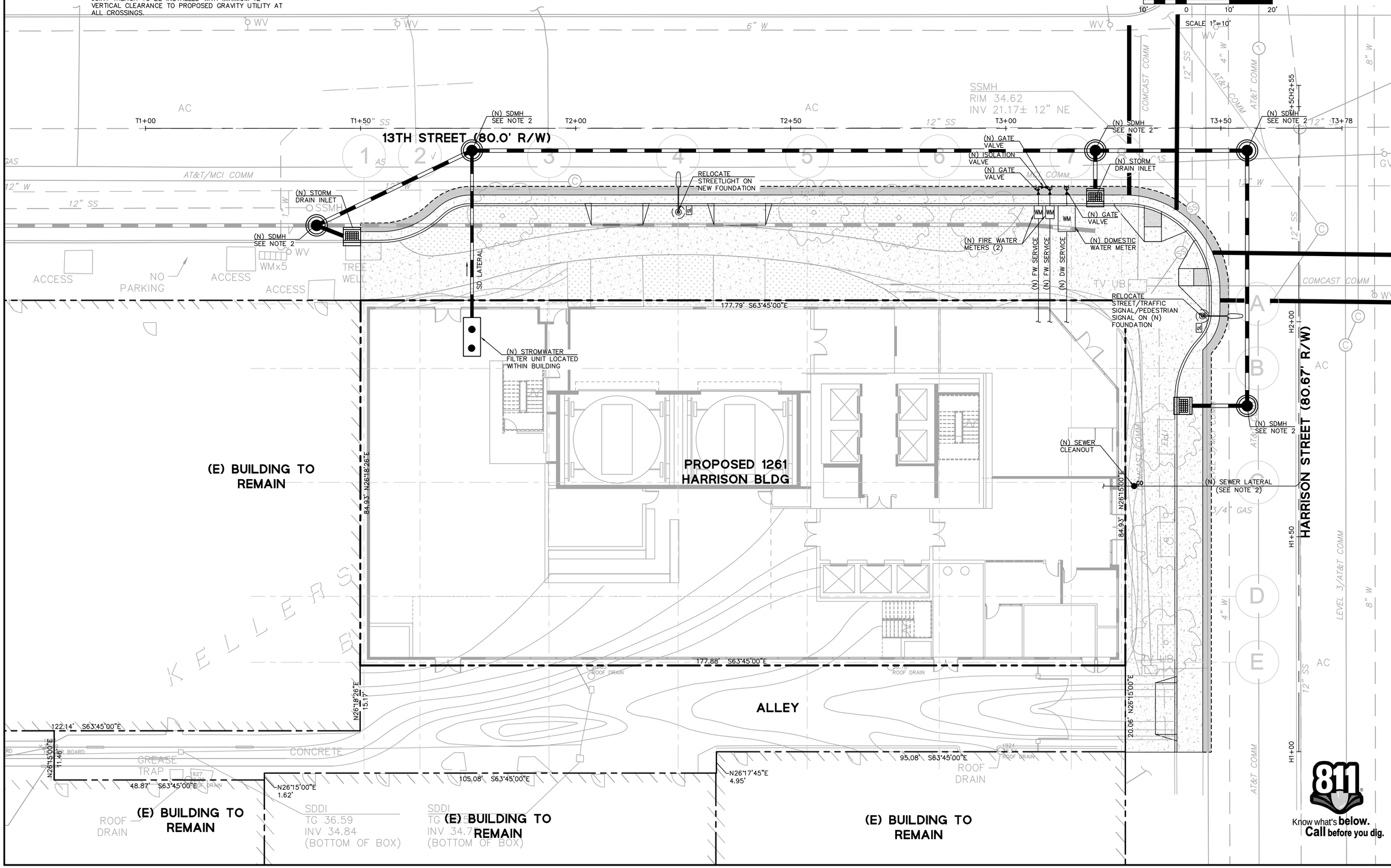
UTILITY NOTES

1. VERIFY ALL CONNECTION POINTS TO EXISTING SYSTEMS AS FIRST ORDER OF BUSINESS PRIOR TO CONSTRUCTION. POTHOLE ALL UTILITY CROSSINGS. REPORT ANY DISCREPANCIES AND CONFLICTS TO ENGINEER FOR REVIEW.
2. DOMESTIC WATER, FIRE WATER, AND SANITARY SEWER LATERAL SIZES TO BE CONFIRMED DURING DETAILED DESIGN PHASE.
3. CONTRACTOR SHALL COORDINATE GRAVITY UTILITY WORK WITH ALL JOINT TRENCH/RULE 20 UNDERGROUNDING WORK. IF JOINT TRENCH SCOPE OF WORK IS TO BE PERFORMED FIRST, CONTRACTOR SHALL STAKE LOCATIONS AND ELEVATIONS OF ALL PROPOSED GRAVITY UTILITY CROSSINGS. JOINT TRENCH TO BE INSTALLED WITH MINIMUM 12" VERTICAL CLEARANCE TO PROPOSED GRAVITY UTILITY AT ALL CROSSINGS.
4. ALL GRAVITY UTILITY INSTALLATION SHALL BEGIN AT THE FURTHEST DOWNSTREAM POINT OF THE SYSTEM AND PROCEED UPSTREAM.
5. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA. IT IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
6. ALL AREA DRAIN AND LANDSCAPE DRAIN GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
7. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
8. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



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PROPOSED UTILITY PLAN

CITY OF OAKLAND — ALAMEDA COUNTY — CALIFORNIA

KEVIN STEIN — PROFESSIONAL LAND SURVEYOR — NO. 9028 — STATE OF CALIFORNIA

No.	Revisions

Date	10/26/17
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Sheet Number: C5.0

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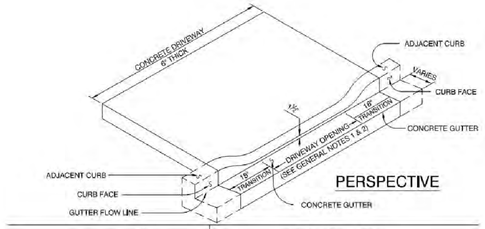
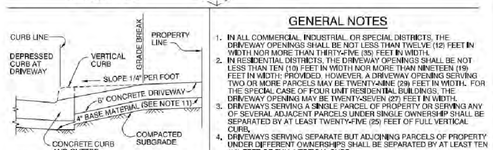


PERSPECTIVE



NOTE

GRADE BREAK AT INSIDE EDGE (NEAREST CURB) OF SIDEWALK, IF INSIDE EDGE IS 7' OR MORE FROM CURB LINE. GRADE BREAK AT MIDPOINT OF SIDEWALK, IF INSIDE EDGE (NEAREST CURB) IS LESS THAN 7' FROM CURB LINE.

RESIDENTIAL

OTHER THAN RESIDENTIAL

TYPICAL SECTIONS

GENERAL NOTES

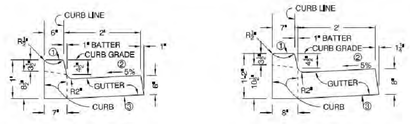
1. IN ALL COMMERCIAL, INDUSTRIAL, OR SPECIAL DISTRICTS, THE DRIVEWAY OPENINGS SHALL BE NO LESS THAN TWELVE (12) FEET IN WIDTH NOR MORE THAN THIRTY-FIVE (35) FEET IN WIDTH.
2. IN RESIDENTIAL DISTRICTS, THE DRIVEWAY OPENINGS SHALL BE NOT LESS THAN TEN (10) FEET IN WIDTH NOR MORE THAN NINETEEN (19) FEET IN WIDTH; PROVIDED, HOWEVER, A DRIVEWAY OPENING SERVING TWO OR MORE PARCELS MAY BE TWENTY-NINE (29) FEET IN WIDTH. FOR THE SPECIAL CASE OF FOUR UNIT RESIDENTIAL BUILDINGS, THE DRIVEWAY OPENING MAY BE TWENTY-SEVEN (27) FEET IN WIDTH.
3. DRIVEWAYS SERVING A SINGLE PARCEL OF PROPERTY OR SERVING ANY OF SEVERAL ADJACENT PARCELS UNDER SINGLE OWNERSHIP SHALL BE SEPARATED BY AT LEAST TWENTY-FIVE (25) FEET OF FULL VERTICAL CURB.
4. DRIVEWAYS SERVING SEPARATE BUT ADJOINING PARCELS OF PROPERTY UNDER DIFFERENT OWNERSHIPS SHALL BE SEPARATED BY AT LEAST TEN (10) FEET OF FULL VERTICAL CURB.
5. DRIVEWAYS SERVING CORNER LOTS SHALL BE SO LOCATED THAT:
   (A) A DRIVEWAY ON EITHER STREET SHALL BE AT LEAST TWENTY FIVE (25) FEET FROM THE PROJECTED CURVE LINE OF THE INTERSECTING STREET.
   (B) NO PART OF THE DRIVEWAY SHALL EXTEND INTO THE CURB RETURN A DISTANCE GREATER THAN FIVE (5) FEET.
6. DRIVEWAYS SHALL FORM AN ANGLE OF 90° OR LESS OFF OF A LINE PERPENDICULAR TO OR RADIAL TO THE STREET ALIGNMENT, FOR A DISTANCE OF EITHEEN (18) FEET BEHIND THE PROPERTY LINE MEASURED ALONG THE SHORTEST SIDE OF SAID DRIVEWAY.
7. ALL DRIVEWAY CURB TRANSITIONS SHALL BE EIGHTEEN (18) INCHES WITH STANDARD SIXINCH HIGH CURBS.
8. NO DRIVEWAY SHALL BE CONSTRUCTED OR RECONSTRUCTED WITHIN THIRTY (30) INCHES OF ANY EXISTING OBSTRUCTION IN THE STREET AREA.
9. REFER TO CHAPTER 15.04 OF THE OAKLAND MUNICIPAL CODE REGULATING THE CONSTRUCTION AND REPAIR OF SIDEWALKS, DRIVEWAYS AND CURBS.
10. CONCRETE SHALL BE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI IN ACCORDANCE WITH SUB-SECTION 201-1 UNLESS OTHERWISE NOTED.
11. BASE MATERIAL SHALL CONFORM TO SUB-SECTION 200-2.5 UNLESS OTHERWISE NOTED.
12. EXPANSION JOINTS 1/4" THICK SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE SIDEWALK AT EACH SIDE OF DWYS. CURB RETURNS, AS DIRECTED BY THE ENGINEER TO CONFORM TO EX. CONDITIONS.

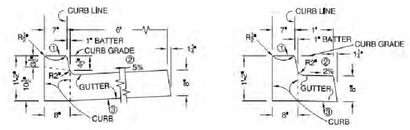
NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNATURE OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

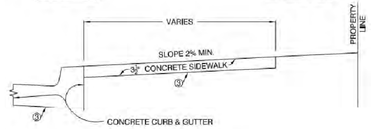
CITY OF OAKLAND	ENGINEERING DESIGN SERVICES DIVISION	
	CONCRETE DRIVEWAY	ENGINEERING DESIGN MANAGER DATE: JANUARY 2002 REV. DATE: DWG. S-2

1 — CITY STANDARD DRIVEWAY

NTS







PROFILE

NOTES

1. OMIT THIS PORTION OF CURB AT DRIVEWAYS.
2. STANDARD SLOPE EXCEPT AS SHOWN ON PLANS.
3. PLACE 4" OF PROCESSED MISCELLANEOUS BASE UNDER CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

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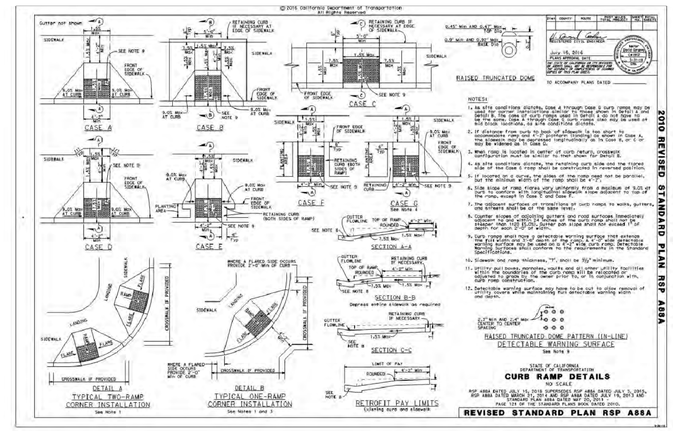
CITY OF OAKLAND	DESIGN AND CONSTRUCTION SERVICES DEPARTMENT	
	CONCRETE CURB AND GUTTER	ENGINEERING DESIGN MANAGER DATE: JANUARY 2002 REV. DATE: DWG. S-1

2 — CITY STD CURB & GUTTER

NTS



3 — ADA RAMP

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VESTING TENTATIVE PARCEL MAP NO. 10763
DETAILS

ALAMEDA COUNTY — CITY OF OAKLAND — CALIFORNIA

PROFESSIONAL LAND SURVEYOR — KEVIN STEIN — NO. 9028 — STATE OF CALIFORNIA

No.	Revisions

Date 10/26/17
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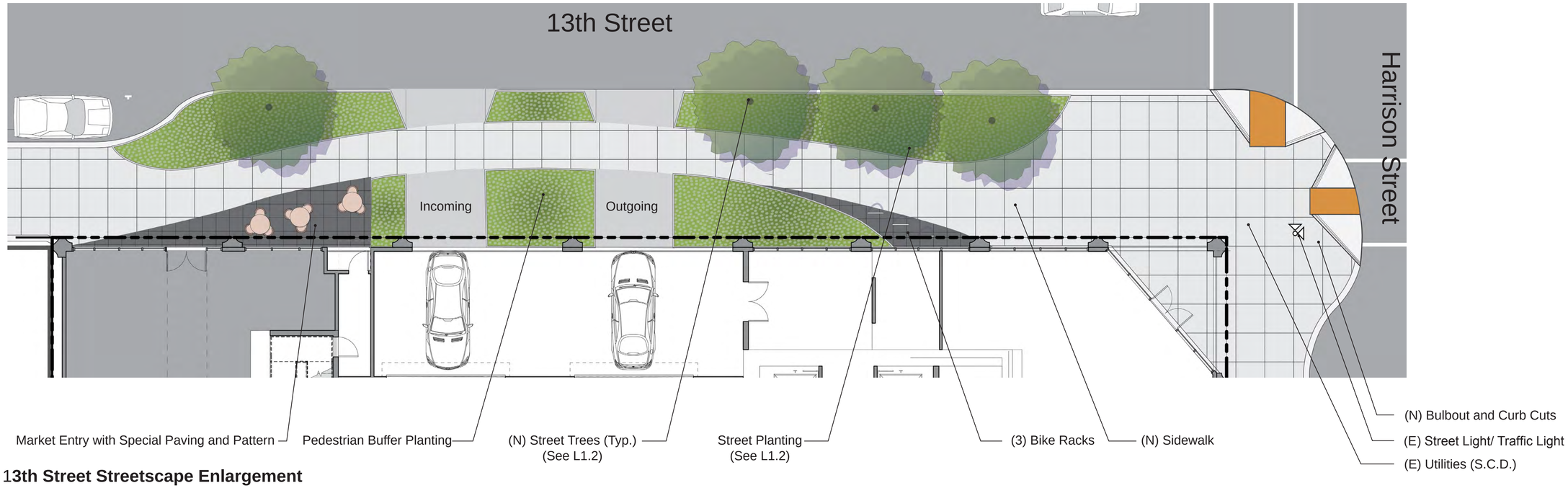
Sheet Number:

C6.0

7 OF 7

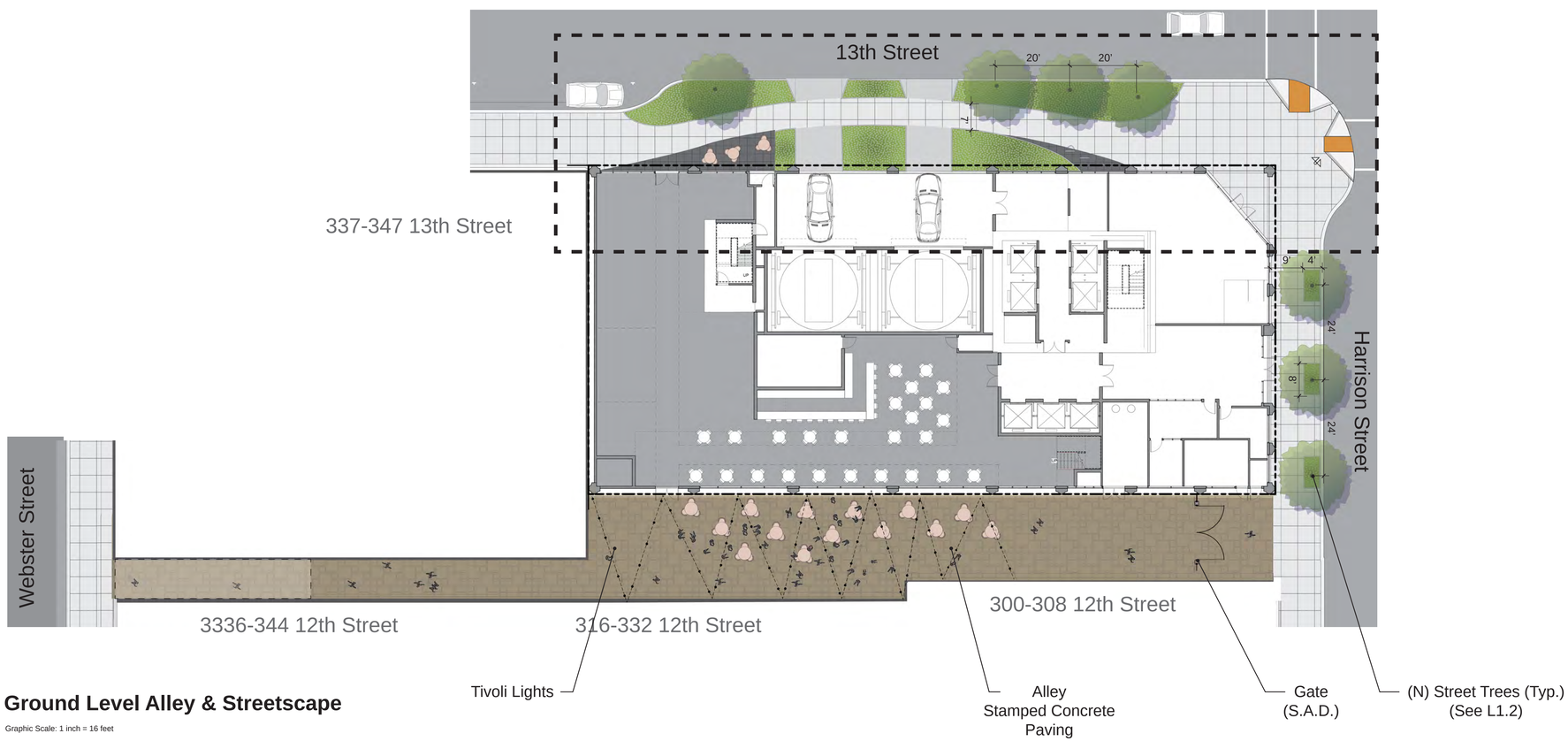
DRAWING NAME: \\Bkf-rc\data\2016\160218_301_13th_Street_Oakland\ENG\01 TPM\C6.0 Details.dwg
PLOT DATE: 10-27-17 PLOTTED BY: suid



13th Street Streetscape Enlargement

Graphic Scale: 1 inch = 8 feet

0 8' 16' 24'



Ground Level Alley & Streetscape

Graphic Scale: 1 inch = 16 feet

0' 16' 32'

lowney arch

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OAKLAND CA

PGAdesign

LANDSCAPE ARCHITECTS

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ARCHITECT
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Fax: 510.836.5454

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Oakland, CA 94612
Phone:

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Oakland, CA 94612
Phone:

N PROJECT NORTH

N TRUE NORTH

#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

ENTITLEMENT DESIGN

LANDSCAPE GROUND LEVEL

PROJECT NUMBER: 16-051

SHEET NUMBER **L1.1**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

Streetscape Materials

Special Paving
Stepstone pavers
Color: Fench Gray

Pattern in special paving
Stainless Steel Inlay

Bike Racks

Alley Materials

Stamped Concrete

Tivoli Lights

Streetscape Planting

Correa 'Dusky Bells

Ceanothus x pallidus

Lomandra longifolia Breeze

Phormium Tom Thumb

Street Tree
Ginkgo biloba 'Princeton Sentry'
H: 40'
W: 20'

lowney arch

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Oakland, CA 94612
Phone:

N PROJECT NORTH
N TRUE NORTH

#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

ENTITLEMENT DESIGN

LANDSCAPE GROUND LEVEL MATERIALS

PROJECT NUMBER:
16-051

SHEET NUMBER
L1.2

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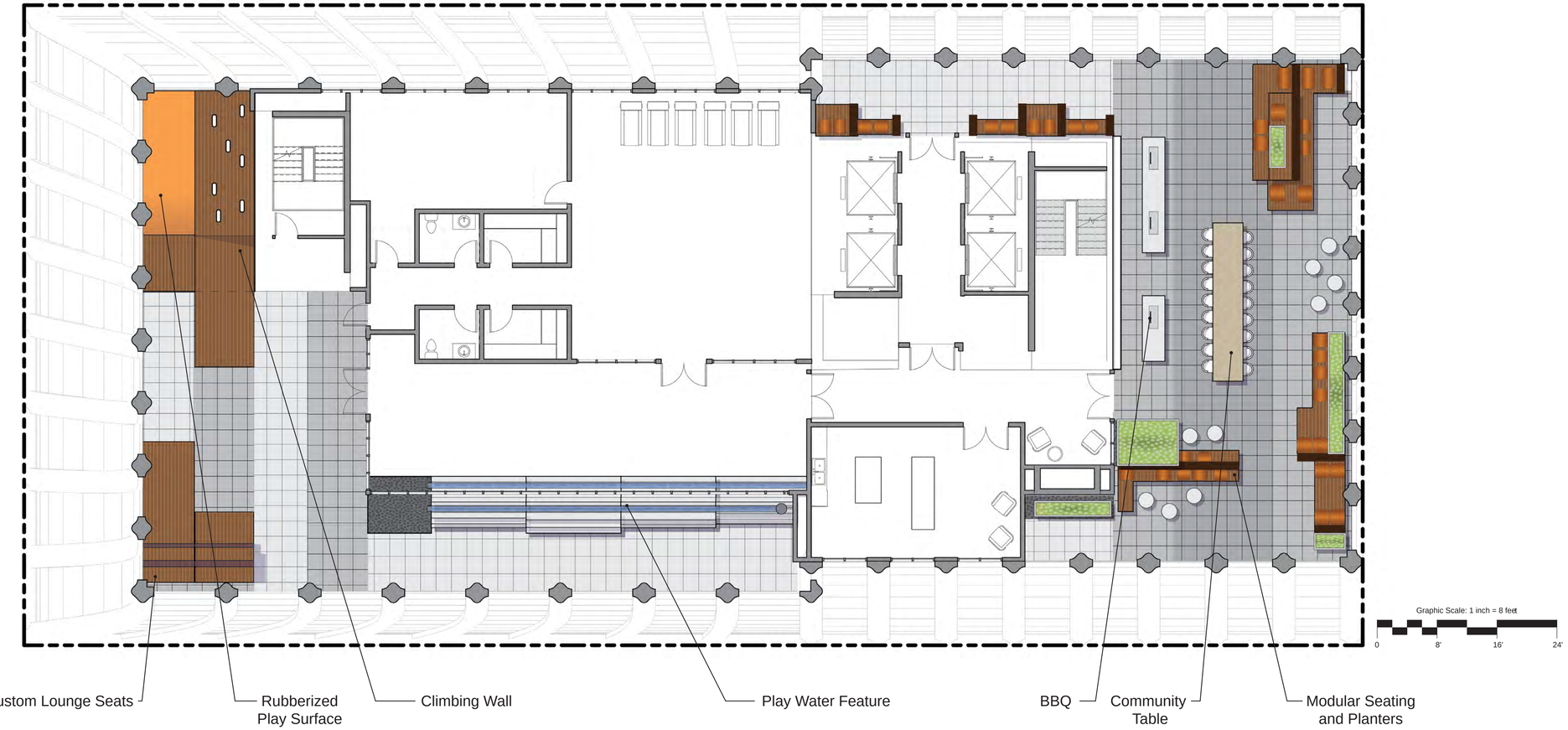
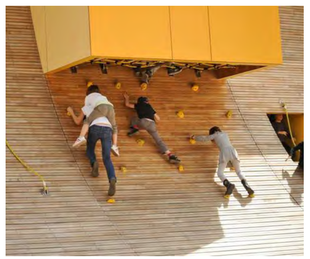


13th Amenity Level Materials

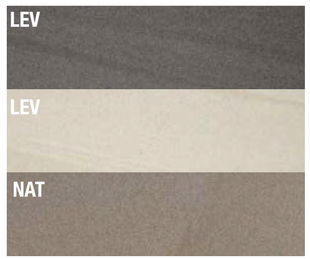
Custom Lounge Seats

Play Water Feature

Modular Seating and Planting


Climbing Wall

BBQ and Community Table



Paving: Esprit Porcelain Pavers

13th Amenity Level Planting

Asparagus densiflorus Meyers

Pelargonium tomentosum

Polystichum polyblepharum

lowney arch

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1261 HARRISON STREET
OAKLAND CA

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N PROJECT NORTH
N TRUE NORTH

#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

ENTITLEMENT DESIGN

LANDSCAPE 13TH AMENITY LEVEL

PROJECT NUMBER: 16-051

SHEET NUMBER **L2.1**

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32nd Amenity Level Materials

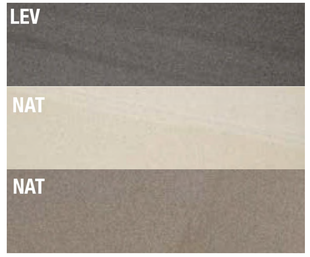
Fire pit

Dining Table

Trellis

Sloped Lawn

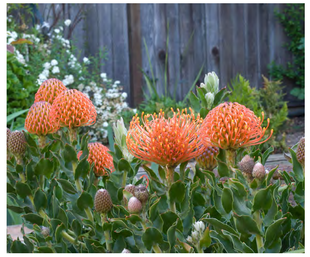
Couch Seating



Paving: Esprit Porcelain Pavers

32nd Amenity Level Planting

Correa Dusky Bells


Leucospermum Sunrise

Grevillea

Dianella Cassa Blue

Lomandra nyalla

Myrica communis

lowney arch

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ENTITLEMENT DESIGN

LANDSCAPE 32ND AMENITY LEVEL

PROJECT NUMBER: 16-051

SHEET NUMBER **L3.1**

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