

City of Oakland
Landmarks Preservation Advisory Board

STAFF REPORT

Case File Number PLN17437

July 9, 2018

| | |
|-------------------------------------|--|
| Location: | 913-923 M L King Jr. Way (APN: 002 -0023-023-00/002 - 0023-022-00/002 -0023-021-00) (See map on reverse) |
| Proposal: | Construction of a six-story mixed-used building on a vacant interior parcel in between the buildings at 905 and 935 M L King Jr. Way. The proposal consists of one ground floor commercial space and entrance to parking garage with five-stories of residential above containing a total of 30 residential units. Applicant has applied for an affordable housing density bonus and development waivers to allow one additional story above the maximum allowable (5-stories is the maximum allowable and 6-stories are proposed) and an overall building height of 65' (55' is the maximum allowable). |
| Applicant: | Y.H.L.A. Architects |
| Owner: | Paul Chung |
| Planning Permits Required: | Regular Design Review for the construction of a six-story mixed use building on a vacant lot. Tentative Parcel Map to merge 3 parcels into 1 parcel and create 30 condominiums. |
| General Plan: | Central Business District |
| Zoning: | CBD-R Central Business District Residential Zone |
| Environmental Determination: | Pending |
| Historic Status: | Area of Primary Importance (API): Grove Street/Lafayette Square Residential |
| City Council District: | 3 |
| Action to be Taken: | Review development proposal and provide comments to staff for Zoning Manager decision. |
| For Further Information: | Contact case planner Jose M. Herrera-Preza at 510-238-3808 or jherrera@oaklandnet.com |

SUMMARY

The purpose of this report is to seek design review comments and a recommendation from the Landmarks Preservation Advisory Board (LPAB) regarding a proposed development project (PLN17437). In summary, the applicant is seeking approval to merge three vacant interior parcels into one parcel and construct a six-story mixed-use building with ground floor commercial and 30 residential units. The subject property is located within the "Grove Street/Lafayette Square Residential" Area of Primary Importance (A.P.I.).

LANDMARKS PRESERVATION ADVISORY BOARD



0 80 160 320 480 640 Feet



Case File: PLN17437
Applicant: Justine Beagle
Address: 913-923 MLK Jr Way
Zone: CBD-R
Height Area: 1, 55 ft

PROJECT SITE AND SURROUNDING AREA

The project site encompasses the three vacant parcels at 913-923 Martin Luther King (MLK) Jr. Way, when combined into one parcel the total buildable lot area results in an 8,664-square foot parcel. The subject property is located mid-block on the west side of MLK Jr. Way, between 9th and 10th Street in what is considered the Downtown Core. The subject block is primarily one-to four- story low- to medium- density residential buildings. The nearby surrounding area contains larger scale downtown uses including high density residential buildings, office towers, and civic buildings as follows:

- a. A 24-story High-rise office building "601 Center Street" (currently under construction) is two blocks to the to the northeast.
- b. A six-story mixed use building at "901 Jefferson Street" is one block to the North.
- c. A 4 to 5 story residential building at 655 12th Street is located one-block to the east.

The surrounding neighborhood consists of low-to-medium density residential buildings, neighborhood-serving civic structures and Lafayette Square Park. In addition, large scale public uses and properties in the vicinity include "Preservation Park" two blocks to the North of the subject property and.

The existing parcels are vacant and do not have an Oakland Cultural Heritage Survey Rating (OCHS); however, the site is located within the Grove Street/Lafayette Square Residential API. According to the City's district survey form: "The Grove Street/Lafayette Square Residential district appears to be eligible for listing on the National Register of Historic Places as a surviving area of middle-and-lower class housing constructed largely between 1889-1910". Residences in the district are characterized as "detached one-two story wood-frame structures setback from the sidewalk line. The typical residence has a raised basement, drop siding, double hung windows, a recessed main entry reached by single flight of stairs, a cornice and/or overhanging eaves and one or more polygonal curved or rectangular bay windows." The subject block generally exhibits the character and characteristics of the district as described above. It contains a four-story colonial Revival apartment building with a OCHS Rating of Cb-1+ and a one-story mid. 19th century Vernacular/Stick residence with a OCHS rating of C1+ bookending the site. Across the street there are two Victorian-era residences, two older residences with "modernized" elements.

PROJECT DESCRIPTION

The applicant has proposed to construct a six-story mixed-use building. The ground floor would contain an 877-square foot commercial space, a 20-stall parking garage, and 1,115-square foot of residential amenity space. The five-stories above would contain 30, 1-2 bedroom, residential dwelling units. The Oakland Planning Code requires the Regular Design Review because the project involves the construction of a new principal residential facility.

According to the proposed plans and materials (Attachment A), the proposed six-story building is approximately 65 feet in height at the top of the front parapet and contains 29,105-square feet of floor area. The proposed building contains a 0-foot front yard setback from the front property line along MLK Jr. Way and a 10-foot rear yard setback. It is rectangular in plan with notches at the side and rear. The proposed exterior materials include sand float texture cement plaster, aluminum panel siding (vertical orientation), anodized aluminum accent panels and exposed concrete. The street facing ground floor façade includes a bronze aluminum storefront system with a metal overhang eyebrow and a perforated metal garage door. The five-stories above consist of two-canted bay window projections with symmetrical punched window openings and geometric accents.

The sides and the rear of the building are clad in aluminum panels and sand float texture cement plaster. At the roof, two stairwell towers are located and the north and south ends of the roof with one elevator tower at the center which will serve as access points to the rooftop open space. The roofline parapet will serve as a screening element to the rooftop open space.

GENERAL PLAN ANALYSIS

The property is in the Central Business District area under the General Plan. The intent of the area is: "to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses." Desired character and uses is: "Encourage, support, and enhance the Central Business District as a high density, mixed use urban center of regional importance and a primary hub for business, communications, office, government, urban residential activities, technology, retail, entertainment, and transportation." The proposed construction of a 20-unit residential building is, therefore, consistent with the intent and desired character and uses of the General Plan as well as the following General Plan Policies:

Policy N3.2 Encouraging Infill Development.

In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.

Policy N3.8 Required High-Quality Design.

High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N6.1 Mixing Housing Types.

The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

The proposal is a residential in-fill development project that develops and enhances a long vacant Property as well as contributing to the mix of housing types in a residential area.

ZONING ANALYSIS

The subject property is located within the CBD-R Zone, which is intended to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses.

The site is located within a CBD Height Area 1, which allows for a maximum height of 55 feet. However, the property is located within the Grove Street/Lafayette Square API, and it was determined that the height context of the area is 30 feet to the top of wall and 45 feet to the top of a roof pitch.

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 governing State law. The applicant proposes to include 10% of the 28 permitted dwelling units at Low Income (less than 50% of Median Income) resulting in 3 affordable units. This allows for a Density Bonus of 20% above the baseline number of 28 units resulting in a maximum density of 34 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 that would relax other Zoning Regulations. The applicant has requested to waive the required height limit of 55-feet and number of maximum stories allowed.

The proposed project is subject to Regular Design Review pursuant to Planning Code Section 17.136.055.C. As such, the proposal is required to appear before the Landmarks Preservation Advisory Board for a recommendation prior to a decision being made upon the application. Accordingly, this item is appearing before the Board for a recommendation on the application for the Zoning Manager.

Regular Design Review Criteria

The proposed project would be subject to the following design review criteria. Each specific criterion that is not applicable to the project is shown in strikethrough:

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 Comprehensive Plan and with any applicable district plan or development control map which has been adopted by the City Council.

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;
- 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.

ENVIRONMENTAL DETERMINATION

The project is currently under review and no environmental determination has been made at this point in time.

KEY ISSUES AND IMPACTS

Staff has provided the applicant with substantive design comments regarding design of the building (see below). At the applicant's request, they wish to receive direction from the Board on fundamental issues identified by staff related to the project prior to submitting a revised project. Staff requests that comments on the site planning, building massing and overall development concept including the overall building height, all within the context of the Grove Street/Lafayette Square API. Staff has provided comments to the applicant on the exterior design of the building due to concerns that the overall building height and use of modern building materials.

The following issues have been noted by staff:

Building Design

- The current proposal does not adequately reference design elements from the historic district. Staff requests that the various components of the historic district be referenced in the building design in order to achieve a finding of no-impact to the district. The building should be designed with a clear style, and the front façade should be massed and articulated to reflect patterns in the surrounding historic district. The following are some techniques that can be used to achieve these goals:
 - Define different planes and masses that create pleasing proportions on the façade. The proposed bi-lateral curtain wall needs to be replaced with polygonal or rectangular bays.
 - Masses can be defined through the use of siding, colors, balconies, decorative materials or other architectural elements for the different volumes and planes of the building.
 - Give different sections of the façade a distinct design.
 - Define a clear top, middle and bottom of the building through the use of horizontal elements such as a cornice line above the ground floor and below the top story of the building.
- Relate the new building to the existing desirable architecture in the neighborhood. In particular, the building could be articulated to reflect the rhythm of buildings along the block face. Note that the design does not need to replicate other building styles in the neighborhood but a design relationship should be established.
- Integrate architectural details to provide visual interest to the façade of the building.
 - Provide high quality window detailing and treatments consistent with the design API such as decorative sash, single/double hung windows, and punctuated recesses.
 - Provide pediments and ornamental railings consistent with the building design.
- Create a transition along the south side of the development where lower height and densities buildings and homes are located.
 - Set back the upper stories of the building.

Ground Floor

- Provide ground floor elevations showing all materials, details, colors, and recesses.
- Establish a prominent entrance for the building along the facade facing M L King Jr Way to create a prominent entrance:
 - Design the primary residential entrance to be larger than the other doors on the façade with architectural features consistent with the style of the building.
 - Orient the main residential entrance to the primary street.
 - Commercial entrances should be recessed to provide visual emphasis to the entrance and provide a break in the façade.
- Design the ground floor with a more prominent scale and visual interest through the following techniques:
 - The ground floor should be at least 15 feet in height from grade to the finished ceiling to establish a presence and pedestrian scale.
 - The ground floor facades should be enhanced with decorative features such as attractive details at the base, distinctive colors, columns, surface articulations, and/or mosaics or another art.
- Integrate features that create a transition between the sidewalk and the development with features such as alternative paving in the recessed area in front of primary entrances, sidewalk seating, landscape elements, or other features.
- Do not “force” the commercial space into the ground floor if elimination of the commercial component would improve the design of the building.

Neighborhood design compatibility

Staff recommends the applicant relate the new building to the existing architecture in the block face and integrate character defining elements of the API into the building design. Specifically, the API has a character defining height limit of 45 feet; the proposed building should create a singular wall plane height of 45 feet and any additional building height should be set back from the front facade. The volume of the building above the 45-foot height should be distinct, separating itself from the building base through the use of a water table line or decorative features in a way to not replicate the neighborhood design but instead provide elements that tie into the neighborhood context. Integrate building wall articulations to break long continuous building frontages into shorter widths that maintain desirable lower density contexts in the neighborhood. Furthermore, create a transition along the south of the development where lower height buildings and homes are located.

Design Consistency with the API Criteria

As referenced in the zoning analysis section, the Height Area for the subject property is Height Area 1, which has a 55-foot height maximum. In addition, per the Zoning Code Bulletin effective April 16, 2010, height is a character-defining element of the "Grove Street/Lafayette Square Residential District API. The bulletin identifies exterior wall heights of 30 feet and roof peak heights of 45 feet as characteristic of the API. The proposed design includes exterior wall heights of 65 feet and a height of 68'-8" to the top of the parapet. When considering rooftop stairwell/elevator towers the overall height may reach 80-feet. Therefore, the height exceeds the 45-foot character defining height for the API.

The is requesting a concession or waiver from the height standards as part of the affordable housing density bonus. Even with the bonus request, measures can be taken from a design standpoint to provide recesses and step backs to relate the building to the height context standards.

In addition to the height, a massing transition from the north to south elevations may be required due to the subject block being "bookended" by two contributors to the district of varying heights from a four-story colonial revival apartment building to a one-story mid-19th century Vernacular/Stick residence. The heights of the two buildings are 40-feet to the parapet of the apartment building and 16'-feet to the right of the residence.

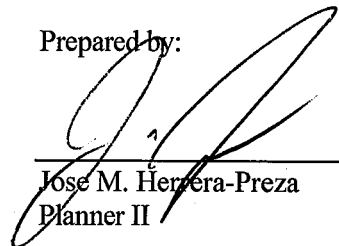
The composition of the building façade also needs to be revised. The bi-lateral split face composition of the building with the integrated cantilevered bay projections attempts to incorporate a design element not readily found in the district. The proposal also contains exterior materials that are not readily seen in the district. Staff recommends the applicant relate the new building to architectural elements seen on other buildings within in the block face such as window opening patterns, bay projections and exterior materials.

In addition to height, massing and façade design, the applicant should also look at the program of the ground floor and the impact that it has on the design character of the district. The proposal is trying to include ground floor commercial and lobby space at a zero setback. The property is in a CBD-R Zone, which does not require ground floor commercial activities. Given the context of the residential block it is advised that the commercial component be removed from the project. The applicant could also look into the possibility of providing residential uses at the ground floor instead of parking as well since parking is not required in the CBD zones.

RECOMMENDATIONS:

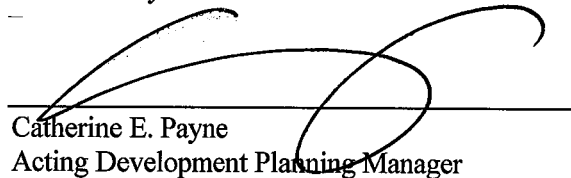
1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction to staff as to whether or not the Board finds the project as proposed is compliant with the Design Review Criteria.
3. Provide direction to staff on composition of building, massing of the building as it relates to 45-height character-defining height limit.

Prepared by:



Jose M. Herrera-Preza
Planner II

Reviewed by:



Catherine E. Payne
Acting Development Planning Manager

ATTACHMENTS:

- A. Project Plans

913 MARTIN LUTHER KING JR. WAY

Oakland, California

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL

2017.07.28

PROJECT DIRECTORY

| OWNER/DEVELOPER | ARCHITECT | CIVIL ENGINEER |
|--------------------------------|-----------------------------------|--------------------------------------|
| PAUL CHUNG | YHLA ARCHITECTS | CALICHI DESIGN GROUP CIVIL ENGINEERS |
| 913 MARTIN LUTHER KING JR. WAY | 1617 CLAY STREET | 1330 BROADWAY, SUITE 1203 |
| OAKLAND, CA 94601 | OAKLAND, CA 94612 | OAKLAND, CA 94612 |
| | TEL: 510.836.6688 | TEL: 510.250.7877 |
| | | |
| SURVEYOR | LANDSCAPE | |
| SOUSA LAND SURVEYS | GARTH RUFFNER | |
| 3809 ROLLINGWOOD DRIVE | 4120 DOUGLAS BLVD., STE 306, #301 | |
| FAIRFIELD, CA, 94534 | ROSEVILLE, CA 95746 | |
| TEL: 707.425.4300 | TEL. 916.797.2576 | |

PROJECT INFORMATION

| BUILDING AND SITE | | | | | |
|-----------------------------|-----------------|--|------------|---|-----------|
| BUILDING - GROSS FLOOR AREA | | | | | 38,500 SF |
| BUILDING OUTLINE | | | | | 6,050 SF |
| NET SITE AREA : | | BUILDING SITE - +/-0.20 ACRES (8,664 SF) | | | |
| FLOOR AREA RATIO : | GFA | = | 38,500 SF | = | |
| | NET SITE AREA | | 8,664 SF | | 4.44 |
| BUILDING COVERAGE : | BLDG. OUTLINE | = | 6,050 SF | = | |
| | NET SITE AREA | | 8,664 SF | | 0.70 |
| PROJECT HOUSING DENSITY : | NUMBER OF UNITS | | 30 | | |
| | SITE AREA | = | 0.20 ACRES | = | 150 DU/AC |

BUILDING CODE

| | |
|-------------------------------------|---|
| SEISMIC ZONE : | 4 |
| CONSTRUCTION TYPE : | TYPE III-A OVER TYPE I-A PODIUM |
| FIRE SPRINKLERS: | NFPA-13 |
| OCCUPANCY GROUP : | R-2/M |
| BUILDING HEIGHT / NUMBER OF STORES: | 65'-0" TO ROOF/ 6 STORIES |
| USE : | MULTI-FAMILY RESIDENTIAL / COMMERCIAL |
| ZONING DESIGNATION: | CBD-R |
| CODE EDITION : | 2016 CALIFORNIA BUILDING STANDARDS CODE |

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| P3 | SITE CONTEXT PHOTOGRAPHS | A9 | COLOR PRESENTATION AND MATERIALS |
| P4 | SITE CONTEXT PHOTOGRAPHS | A10 | RENDERINGS |
| P5 | SITE CONTEXT PHOTOGRAPHS | | |
| P6 | SITE CONTEXT PHOTOGRAPHS | C0.1 | CIVIL TITLE SHEET |
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| A1 | SITE/GROUND FLOOR PLAN | C2.0 | PRELIMINARY STORMWATER CONTROL PLAN |
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AFFORDABLE HOUSING DENSITY BONUS:
ACCORDING TO TABLE 17.58.04 MAXIMUM DENSITY IS 300SF OF LOT AREA REQUIRED FOR ONE REGULAR LIVING UNIT. WITH A LOT AREA OF 8664 SF, 28 REGULAR RESIDENTIAL UNITS ARE ALLOW. PER TABLE 17.107.01 PROVIDING 10% LOW INCOME UNITS (3 UNITS TOTAL) WILL ALLOW FOR A 20% DENSITY BONUS ALLOWING UP TO A TOTAL OF 34 UNITS.

AFFORDABLE HOUSING INCENTIVE - BUILDING HEIGHT:
ACCORDING TO THE OAKLAND ZONING MAP THE MAXIMUM HEIGHT ALLOWED AT THIS SITE IS 55'-0". ACCORDING TO SECTION 17.107.080 A DENSITY INCENTIVE IS ALLOWED FOR PROJECTS PROVIDING LOW INCOME UNITS. THE PROJECT APPLICANT PROPOSES TO USE THE INCENTIVE TO EXCEED THE MAXIMUM BUILDING HEIGHT ALLOWING A THE HEIGHT EXTENSION OF AN ADDITIONAL FLOOR.

PROJECT DESCRIPTION

5 STORIES OF MULTI-FAMILY RESIDENTIAL (30 UNITS TOTAL) OVER PODIUM CONSISTING OF PARKING GARAGE, RESIDENTIAL LOBBY AND ±850 SF OF COMMERCIAL SPACE.

BUILDING AREA

| | RESIDENTIAL | RESIDENTIAL AMENITIES | COMMERCIAL | OTHER | GROSS PER FLOOR |
|--------------|-------------|-----------------------|------------|----------|-----------------|
| GROUND FLOOR | 0 | 1,115 SF | 877 SF | 4,058 SF | 6,050SF |
| SECOND FLOOR | 5,821 SF | 0 | 0 | 669 SF | 6,490 SF |
| THIRD FLOOR | 5,821 SF | 0 | 0 | 669 SF | 6,490 SF |
| FOURTH FLOOR | 5,821 SF | 0 | 0 | 669 SF | 6,490 SF |
| FIFTH FLOOR | 5,821 SF | 0 | 0 | 669 SF | 6,490 SF |
| SIXTH FLOOR | 5,821 SF | 0 | 0 | 669 SF | 6,490 SF |
| TOTAL | 29,105 SF | 1,115 SF | 877 SF | 7,403 SF | 38,500 SF |

GENERAL VICINITY PLAN - not to scale



| RESIDENTIAL PARKING | OFF-STREET PARKING SPACES | ACCESSIBLE PARKING SPACES | TOTAL |
|--|---------------------------|---------------------------|-------|
| PARKING SPACES PROVIDED | 19 | 1 | 20 |
| PARKING REQUIRED: RESIDENTIAL: NO SPACES REQUIRED IN A CBD ZONE, PER TABLE 17.116.060 COMMERCIAL: NONE FOR RETAIL UNDER 10,000 SF | | | |
| | LONG TERM | SHORT TERM | TOTAL |
| BICYCLE PARKING PROVIDED | 8 | 4 | 12 |
| BIKE PARKING REQUIRED: LONG TERM: ONE SPACE FOR EVERY 4 DWELLING UNITS SHORT TERM: ONE SPACE FOR EVERY 20 DWELLING UNITS AND 1 SPACE FOR EVERY 12,000 SF OF COMMERCIAL | | | |
| OPEN SPACE | GROUND FLOOR COURTYARD | UPPER ROOF DECK | TOTAL |
| OPEN SPACE PROVIDED | 875 | 1,610 | 2,485 |
| 75 SF PER UNIT x 30 UNITS = 2,250 SF REQUIRED ACCORDING TO SEC. 17.58.07. | | | |

RESIDENTIAL UNIT MIX

| | 1 - BEDROOM | 2 - BEDROOM |
|-----------------|-------------|-------------|
| SECOND FLOOR | 2 | 4 |
| THIRD FLOOR | 2 | 4 |
| FOURTH FLOOR | 2 | 4 |
| FIFTH FLOOR | 2 | 4 |
| SIXTH FLOOR | 2 | 4 |
| TOTAL UNITS: 30 | 10 | 20 |

CONTEXT PHOTOGRAPHS - MARTIN LUTHER KING JR WAY



929-939 MLK JR WAY



1011 MLK JR WAY



903-907 MLK JR WAY



914-928 MLK JR WAY



910-918 MLK JR



817-835 MLK JR WAY



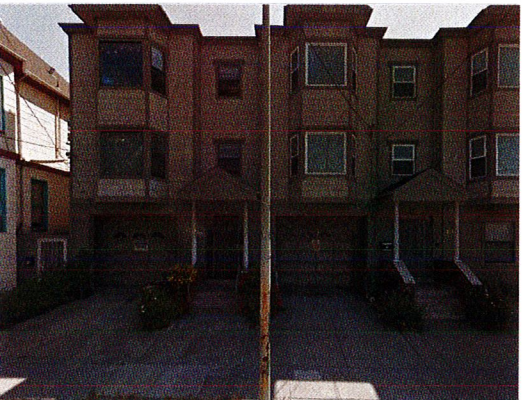
803-815 MLK JR WAY



828-830 MLK JR WAY



816-824 MLK JR WAY



808 MLK JR WAY

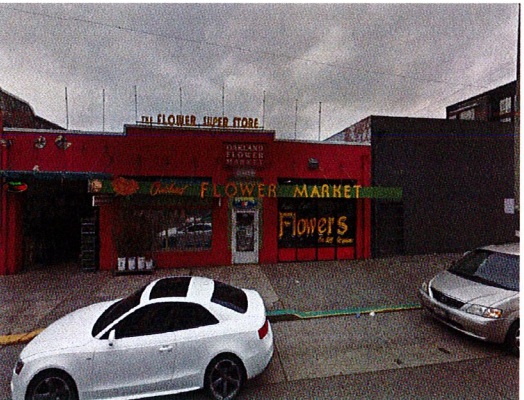
CONTEXT PHOTOGRAPHS - JEFFERSON STREET



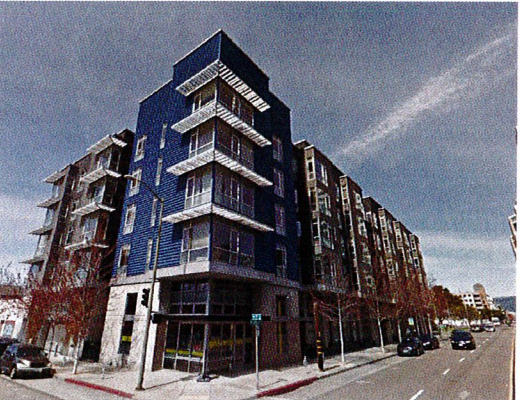
859 CLAY ST



602 8TH ST



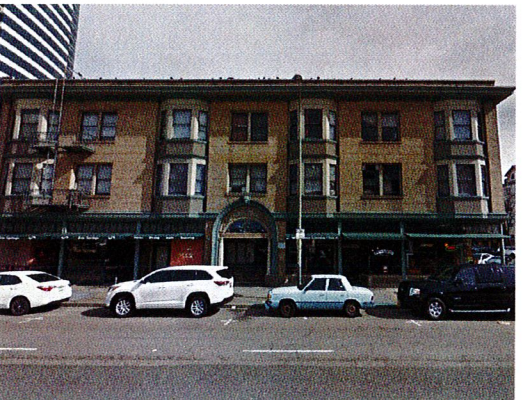
821 JEFFERSON ST



901 JEFFERSON ST



900-998 JEFFERSON ST



1000 JEFFERSON ST

CONTEXT PHOTOGRAPHS - CLAY STREET



810 CLAY ST



859 CLAY ST



545 9TH ST



901 CLAY ST



901 CLAY ST



918 CLAY ST



936 CLAY ST



1000-1048 CLAY ST



1000-1048 CLAY ST



1009 CLAY ST

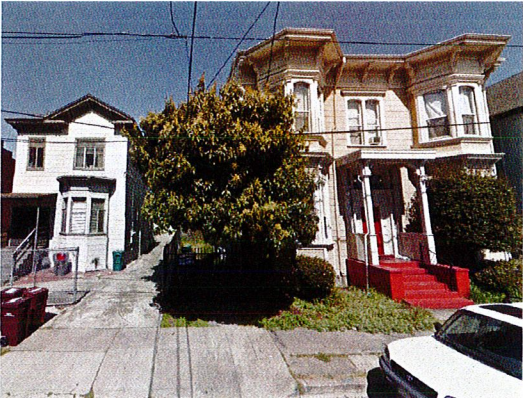
CONTEXT PHOTOGRAPHS - 8TH STREET



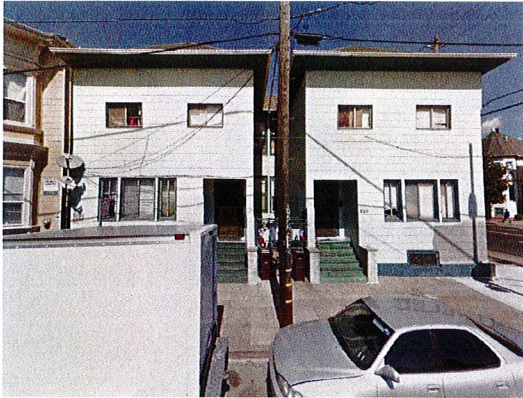
683 8TH ST



675 8TH ST



658 8TH ST



652 8TH ST



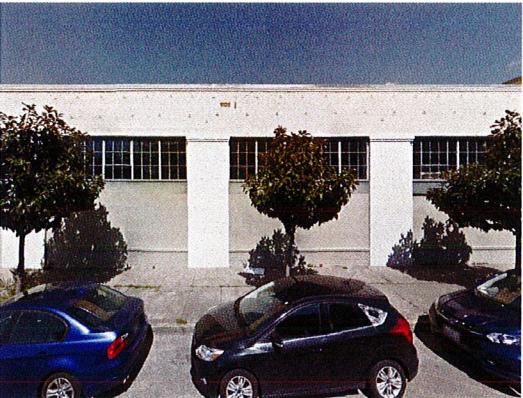
648 8TH ST



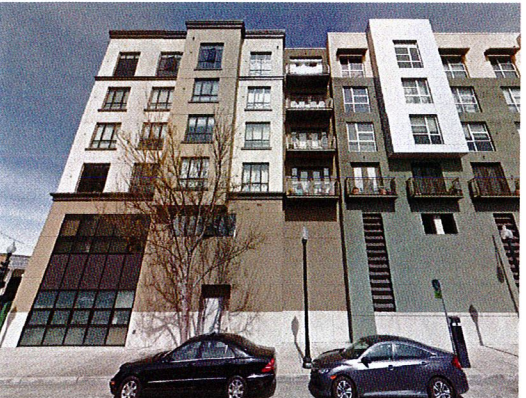
626 8TH ST



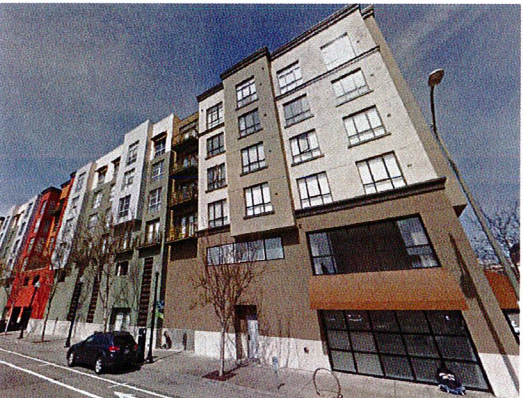
625 8TH ST



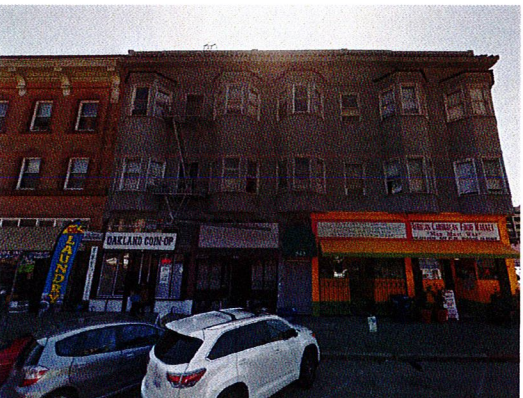
602 8TH ST



859 CLAY ST



585 8TH ST



541 8TH ST



533 8TH ST



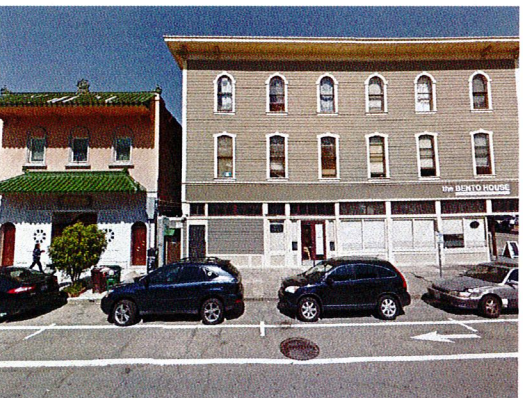
810 CLAY ST



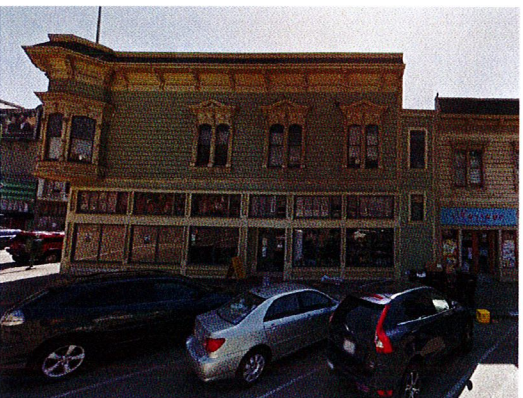
530 8TH ST



517 8TH ST

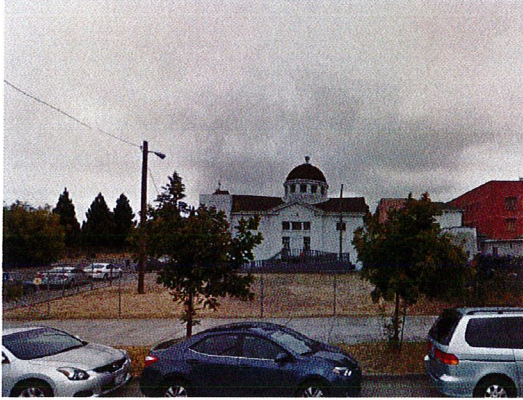


510 8TH ST

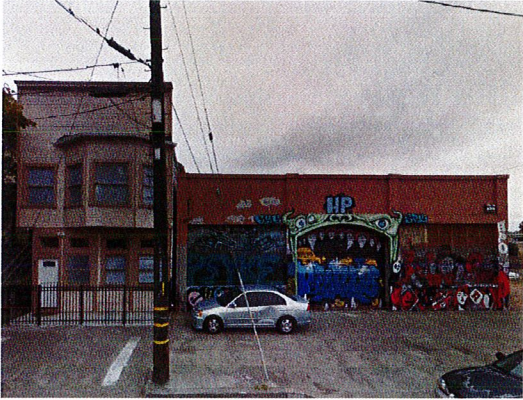


507 8TH ST

CONTEXT PHOTOGRAPHS - 9TH STREET



666 9TH ST



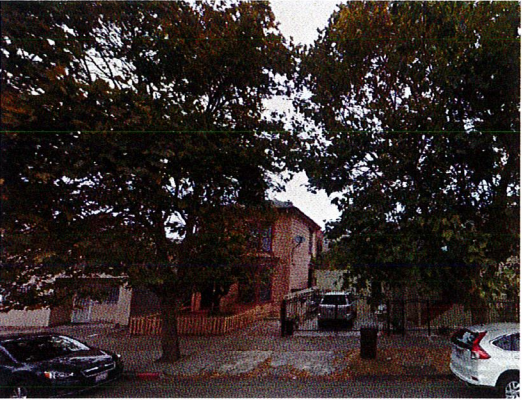
683 9TH ST



670 9TH ST



- 9TH ST



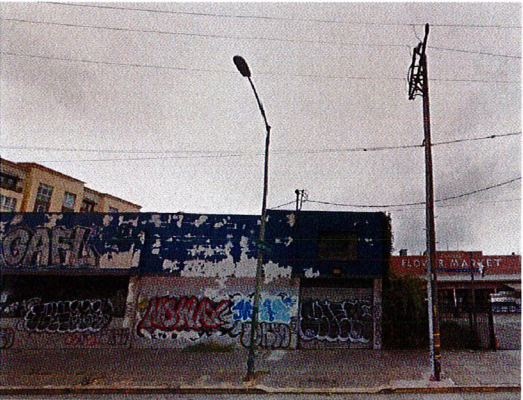
- 9TH ST



637 9TH ST



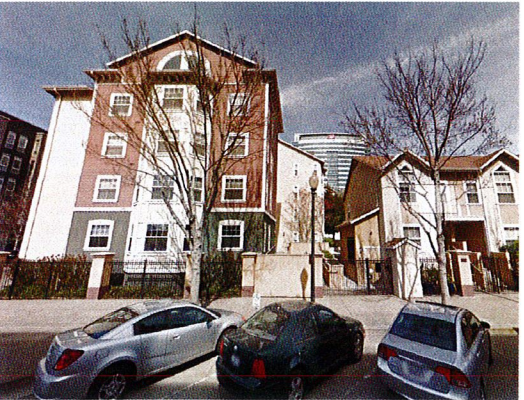
638 9TH ST



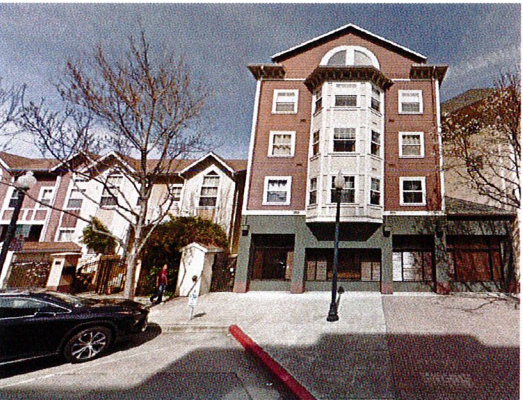
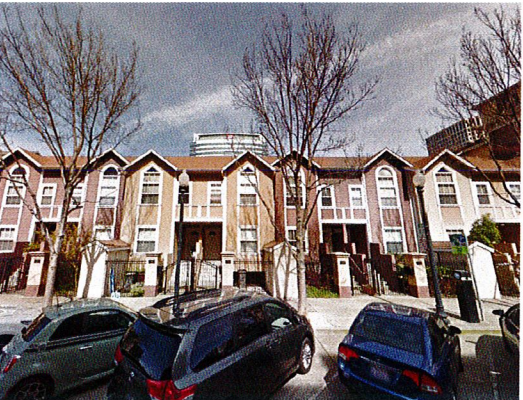
619 9TH ST



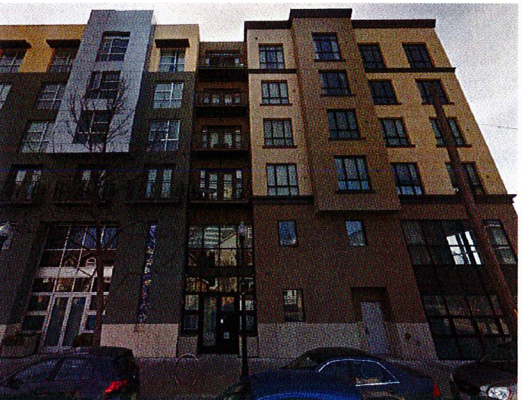
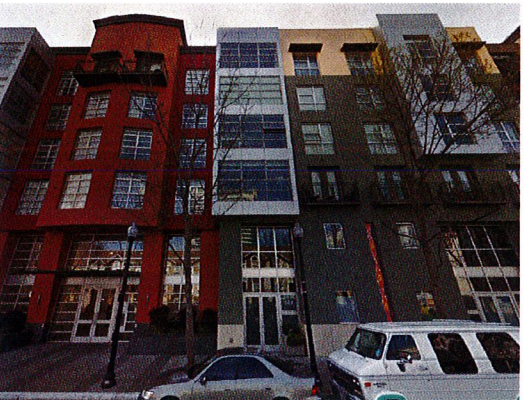
901 JEFFERSON ST



592 9TH ST



592 9TH ST



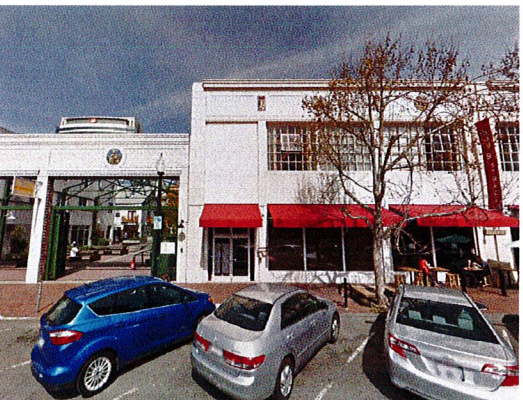
595 9TH ST



545 9TH ST



538 9TH ST



536 9TH ST



510 9TH ST



501-515 9TH ST

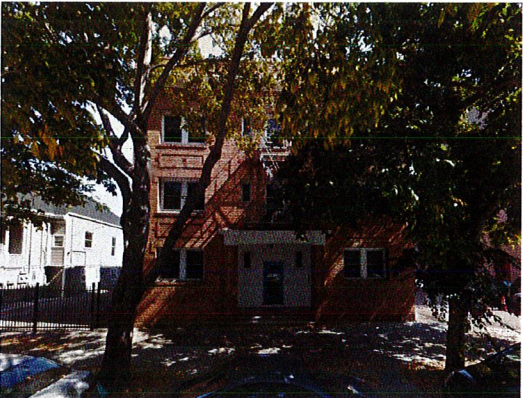
CONTEXT PHOTOGRAPHS - 10TH STREET



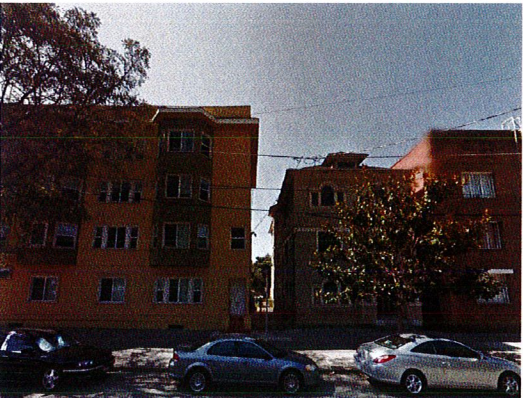
679 10TH ST



686 10TH ST



650 10TH ST



651 10TH ST



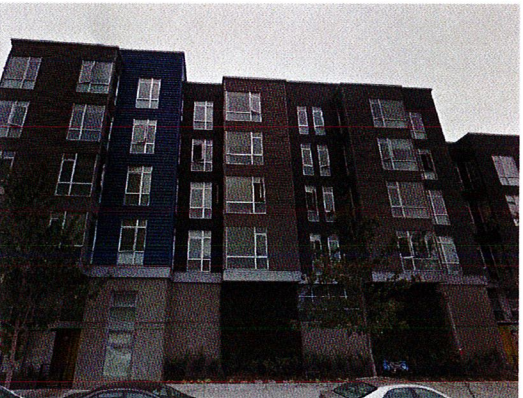
674 10TH ST



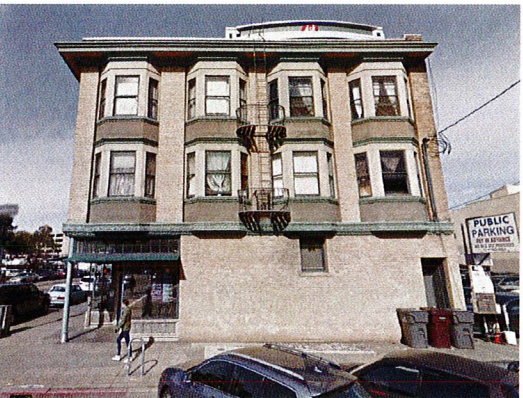
629 10TH ST



LAFAYETTE SQUARE



901 JEFFERSON ST



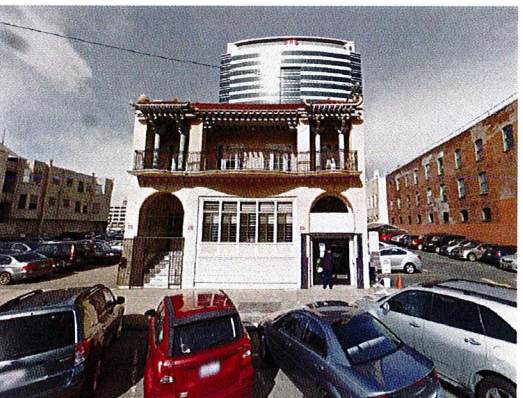
1000 JEFFERSON ST



555 10TH ST



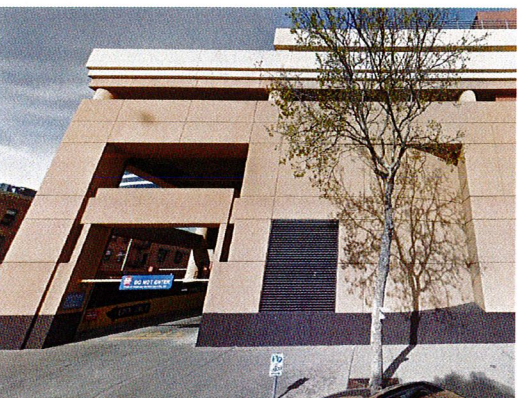
555 10TH ST



574 10TH ST



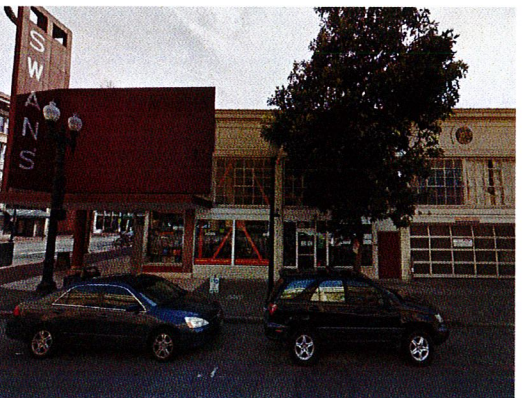
1009 CLAY ST



552-564 10TH ST



552-564 10TH ST



921 WASHINGTON ST



521 10TH ST



541 10TH ST

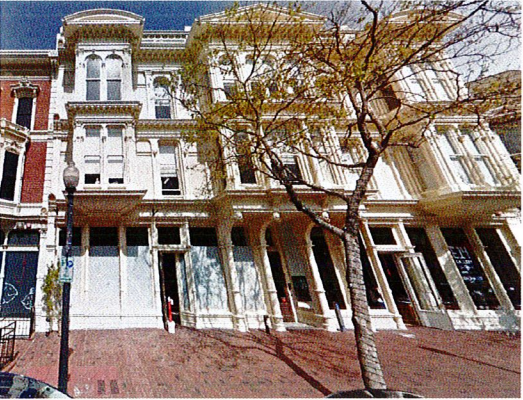
CONTEXT PHOTOGRAPHS - WASHINGTON AND 9TH BLOCK



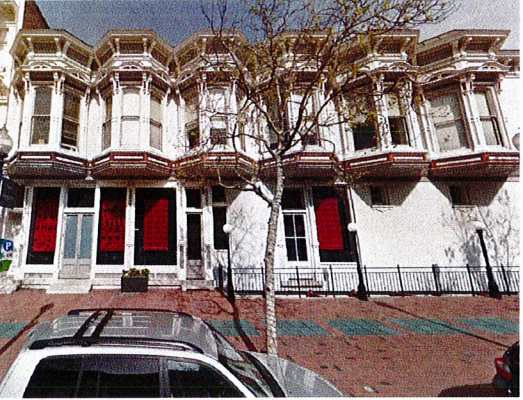
906 WASHINGTON ST



494 9TH ST



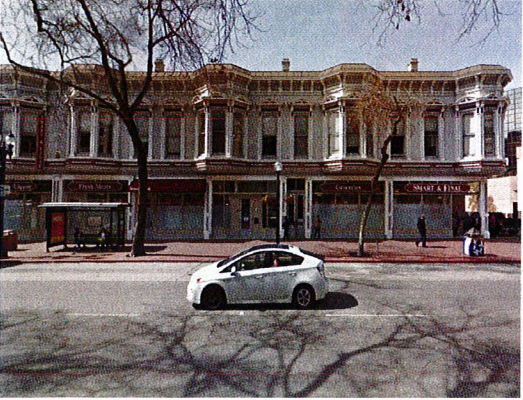
480 9TH ST



969 BROADWAY



969 BROADWAY



919 BROADWAY



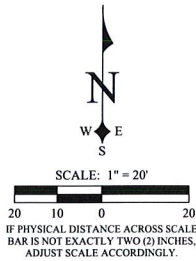
919 BROADWAY



495 10TH ST



495 10TH ST



BASIS OF BEARINGS

The bearings shown on this survey are based on the found monuments on Martin Luther King Jr. Way shown hereon, the bearing being N27°24'49"E per Tract Map No. 7934 (309 M 10)

DATUM

The elevations shown on this survey are based upon Benchmark No. 2493, cut square in the top of curb 3' south of south return, at southeast corner of 9th and Martin Luther King Jr. Way. Elevation= 28.68' City of Oakland Datum

CONTOUR INTERVAL NOTE

Contours shown on this survey are plotted at a 1 foot interval.

REFERENCES

- (1) TRACT 7934 (309 M 10)
- (2) CORNER RECORD (CR 4036)
- (3) CITY OF OAKLAND MONUMENT MAP NO. 202

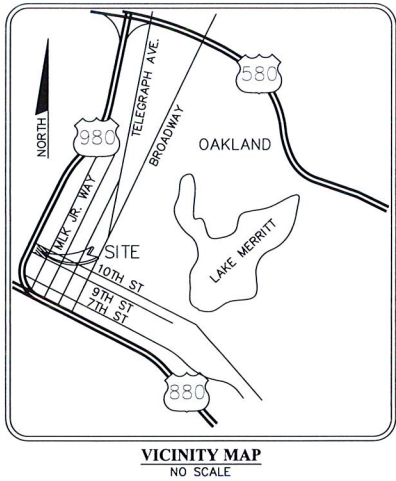
| Line Table | | |
|------------|-------------|--------|
| Line # | Direction | Length |
| L1 | N62°35'11"W | 75.00' |
| L2 | N27°24'49"E | 50.00' |
| L3 | N62°35'11"W | 25.00' |
| L4 | N27°24'49"E | 25.00' |
| L5 | N62°35'11"W | 29.00' |
| L6 | N27°24'49"E | 34.00' |
| L7 | N62°35'11"W | 71.00' |

LEGEND

| | |
|-----|-------------------------------|
| --- | Existing property boundary |
| --- | Existing parcel line |
| --- | Existing easement line |
| --- | Existing street monument line |
| --- | Existing building overhang |
| --- | Existing fence |
| --- | Existing building line |
| --- | Interior/historical lot line |
| --- | Electric meter |
| --- | Fire hydrant |
| --- | Gas Valve |
| --- | Irrigation Control Valve |
| --- | Light pole |
| --- | PG&E manhole |
| --- | Sign |
| --- | Street Light w/ Mast Arm |
| --- | Survey monument |
| --- | Sanitary sewer clean out |
| --- | Sanitary sewer manhole |
| --- | Storm drain manhole |
| --- | Street lighting pull box |
| --- | Traffic Signal Pole |
| --- | Utility vault as noted |
| --- | Water valve |
| --- | Water meter |
| --- | Concrete |
| --- | Electric |
| --- | Gas |
| --- | Gas Meter |
| --- | Point of beginning |
| --- | Storm Drain |
| --- | Sanitary Sewer |
| --- | Sidewalk |
| --- | Trash enclosure |
| --- | Water |
| --- | Water Meter |
| --- | Tree w/ trunk |
| --- | Title Exception item number |

SURVEYOR NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
3. No observable evidence of: party walls, earth moving work, building construction, solid waste dump, sump, landfill, springs, ponds, lakes, streams, rivers, cemeteries, gravesites or burial grounds were visible on the site or disclosed by public records.



TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the preliminary title report dated April 27, 2017, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord, CA 94520, under Order Number FWAC-5991600513-CL

The land referred to in the Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

PARCEL ONE:

Portions of Lots 16 and 17, Block 114, Kellersberger's Map of Oakland, Alameda County Records, described as follows: Beginning at a point on the Western line of Grove Street, distant thereon 41.00 feet Southerly from the intersection thereof with the Southern line of 10th Street; thence Southerly along said line of Grove Street 34.00 feet; thence at right angles Westerly 71.00 feet; thence at right angles Northerly 34.00 feet; and thence at right angles Easterly 71.00 feet to the point of beginning.

PARCEL TWO:

A non-exclusive perpetual easement, appurtenant to Parcel One above, for right of way and ingress and egress of pedestrians as granted from Nathaniel Kessler, et. ux., to Manuel Gomes, et. ux., by Deed recorded November 8, 1946, Series No. TT100008 over the following described parcel of Land: Portion of Lots 15 and 16, Block 114, Kellersberger's Map of Oakland, Alameda County Records, described as follows: Beginning at a point on the Southern line of 10th, distant thereon 65.50 feet Westerly from the intersection thereof with the Western line of Grove Street; thence Westerly along said line of 10th Street 2.50 feet; thence at right angles Southerly 41.00 feet; thence at right angles Easterly 40.50 feet; thence at right angles Northerly 1.50 feet; thence at right angles Westerly 16.00 feet; thence at right angles Northerly 3.50 feet; thence at right angles Westerly 22.00 feet; thence at right angles Northerly 36.00 feet to the point of beginning.

Assessor's Parcel No: 002-0023-021-00

PARCEL THREE:

Lot 19 and 20 Block No. 114 Kellersberger's Map of Oakland, filed September 2, 1853 Map Book 7, Page 3, Alameda County Records.

Assessor's Parcel No. 002-0023-023-00

PARCEL FOUR:

Lot 18, and the Southwestern 25 feet of Lot 14, Block 114, Kellersberger's Map of Oakland, filed September 2, 1853, Map Book 7, Page 3, Alameda County Records, described as follows: Beginning at a point on the Northwestern line of Grove Street, distant thereon Southwesterly 75 feet from the Southwestern line of Tenth Street; thence along said line of Grove Street southwesterly 25 feet; thence at a right angle Northwesterly 100 feet; thence at right angle Northeasterly 25 feet; thence at right angle Southeasterly 100 feet to the point of beginning.

Assessor's Parcel No: 002-0023-022-00

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said preliminary title report are as follows:

Items 1-2: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.

(3) Item 3: Easement for Ingress and egress of pedestrians and rights incidental thereto, as granted to Nathaniel Kessler and Ethel Kessler in a document Recorded November 8, 1946 in Book 5006, Page 377, of Official Records. This item affects the northerly portion of Parcel One and is shown hereon.

Item 4: The fact that said Land is included within a project area of The Redevelopment Plan for the Central District Urban Renewal Plan, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document recorded December 17, 1974 as Instrument No. 158659, of Official Records. Amended December 31, 1975 as Instrument No. 193099, of Official Records and Revised Statement of Institution of Redevelopment for the Central District Redevelopment Project, recorded December 3, 2007, Series No. 2007-409569, Official Records. This item cannot be shown hereon.

CERTIFICATION

This map has been prepared for the sole purpose of showing the location of existing above ground improvements and surface elevations of the subject parcel. All other information shown hereon is for informational purposes only.

Brian L. Sousa
Brian L. Sousa, L.S. 7917

Date: 06/06/2017

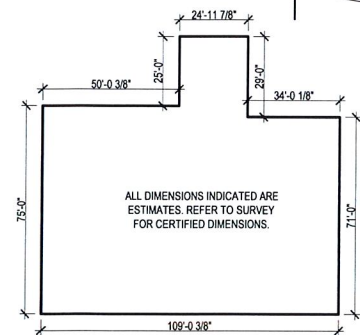


Topographic Survey

Being a portion of Lots 14, 16 and 17, all of lots 18, 19 & 20, Block 114, Kellersberger's Map of Oakland, filed in Book 7 of Maps, Page 3
City of Oakland, Alameda County, California
Surveyed: May 21, 2017

Sousa Land Surveys

tel 707.425.4300 fax 707.425.4300
3809 Rollingwood Dr. Fairfield, CA 94534



BOUNDARY DIMENSIONS PLAN:
NOT TO SCALE



9TH STREET

10TH STREET

ADJACENT PROPERTY
670 9TH STREET
SINGLE STORY STORAGE

ADJACENT PROPERTY
666 9TH STREET
2 STORY RESIDENTIAL

ADJACENT PROPERTY
673 10TH STREET
3 STORY RESIDENTIAL

ADJACENT PROPERTY
663-667 10TH STREET
3 STORY RESIDENTIAL

ADJACENT PROPERTY
929-939 MLK JR WAY
4 STORY RESIDENTIAL

ADJACENT PROPERTY
903 MLK JR WAY
SINGLE STORY RESIDENTIAL

ADJACENT PROPERTY
905-907 MLK JR WAY
SINGLE STORY RESIDENTIAL

GARDEN
±875 SF

PROPERTY LINE, TYP.

PARCEL LINE, TYP.

PROPERTY LINE, TYP.

PARCEL LINE, TYP.

FENCE WITH GATE

NO SIDE SET BACK REQUIRED
PER ZONING CODE TABLE
17.58.060

WINDOW SHADE ABOVE
(SHOWN DASHED)

BAY WINDOW ABOVE
(SHOWN DASHED), TYP.

↑
PARKING
ENTRY

MARTIN LUTHER KING JR. WAY

↑
ACCESSIBLE
RESIDENTIAL
ENTRY

SHORT TERM BIKE
STORAGE FOR 4 BIKES

↑
ACCESSIBLE
RETAIL ENTRY

NO SIDE SET BACK REQUIRED PER
ZONING CODE TABLE 17.58.060.
INGRESS/EGRESS EASEMENT ONLY,
COMPLIANT WITH CBC 1028.4.2.

EASEMENT PATH FOR
ADJACENT PROPERTY, TYP.

EASEMENT PATH FOR
ADJACENT PROPERTY, TYP.

LONG TERM BIKE
STORAGE, 8 RACKS

FENCE WITH GATE

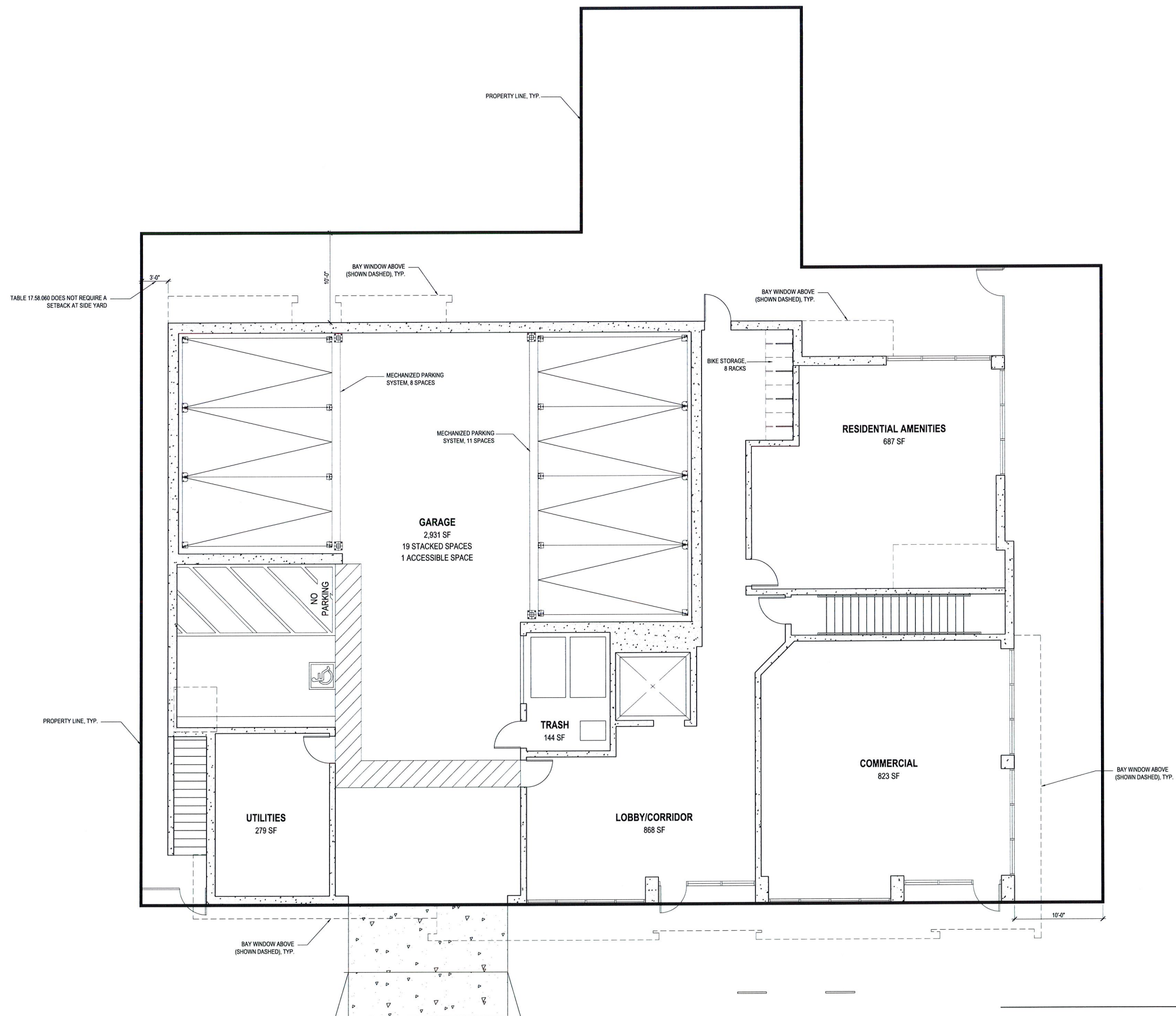
MECHANIZED PARKING
SYSTEM, 8 SPACES

MECHANIZED PARKING
SYSTEM, 11 SPACES

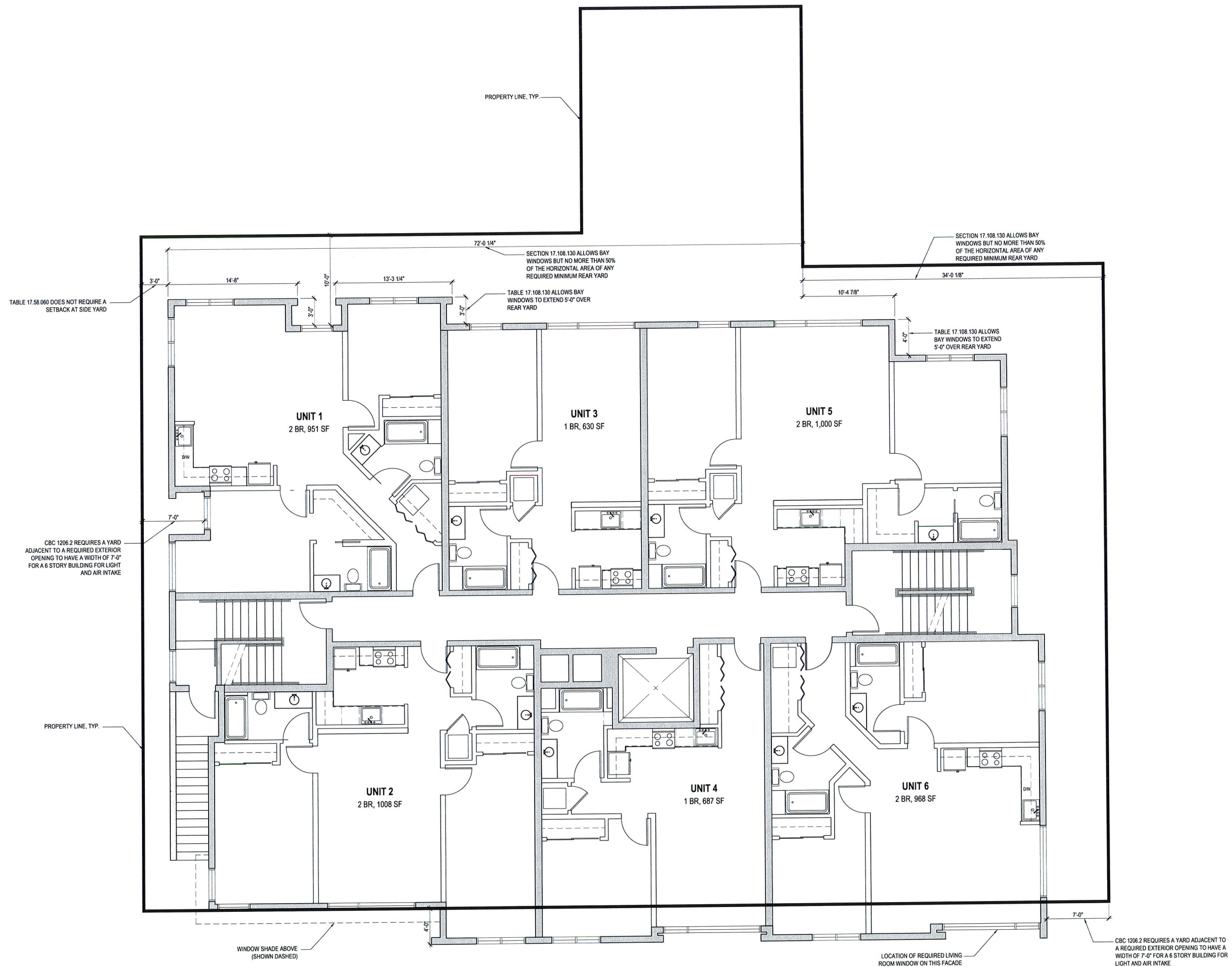
NO
PARKING

BAY WINDOW ABOVE
(SHOWN DASHED), TYP.

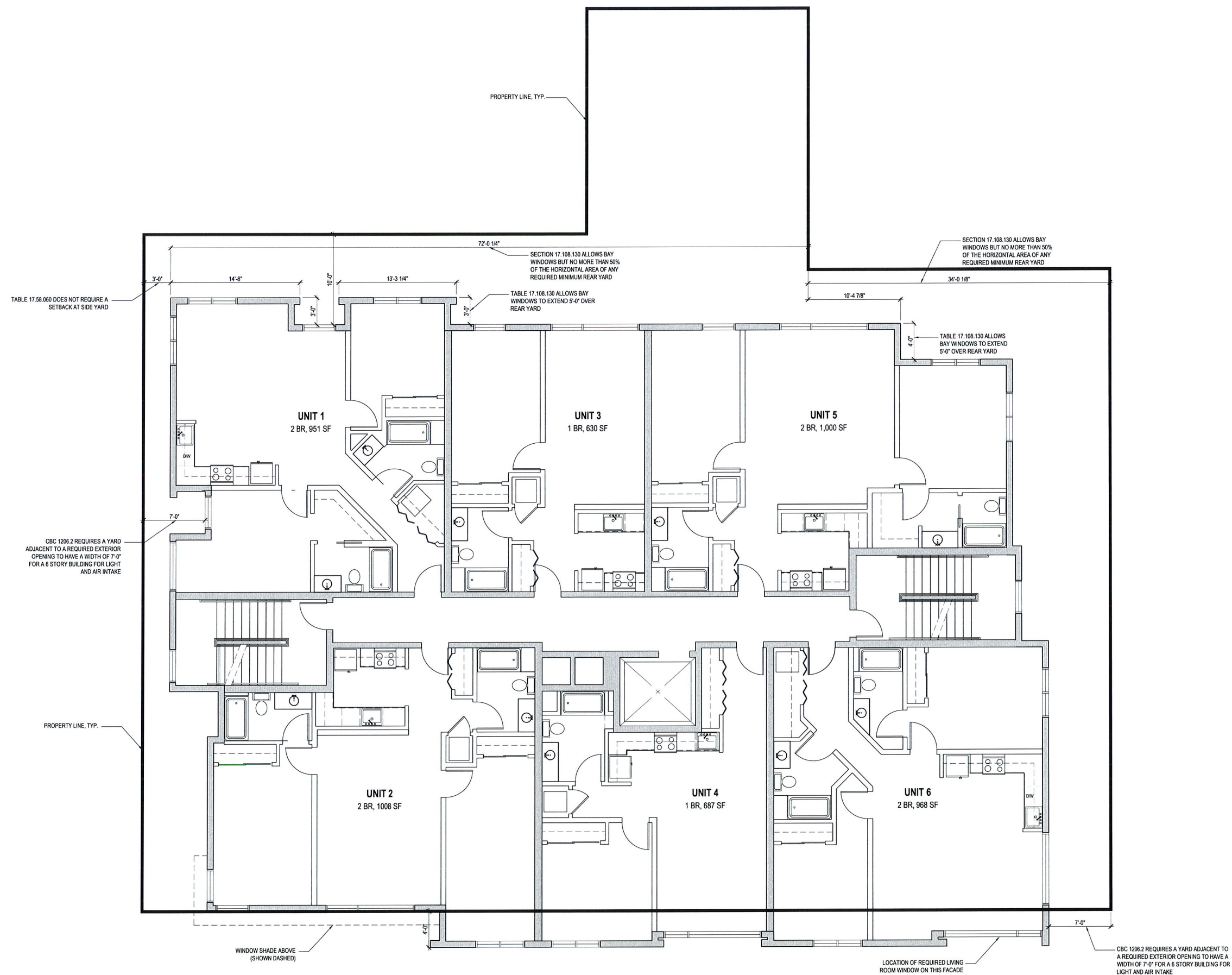
10'-0" REAR YARD SETBACK
PER ZONING CODE TABLE
17.58.060



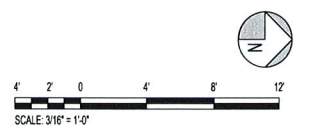
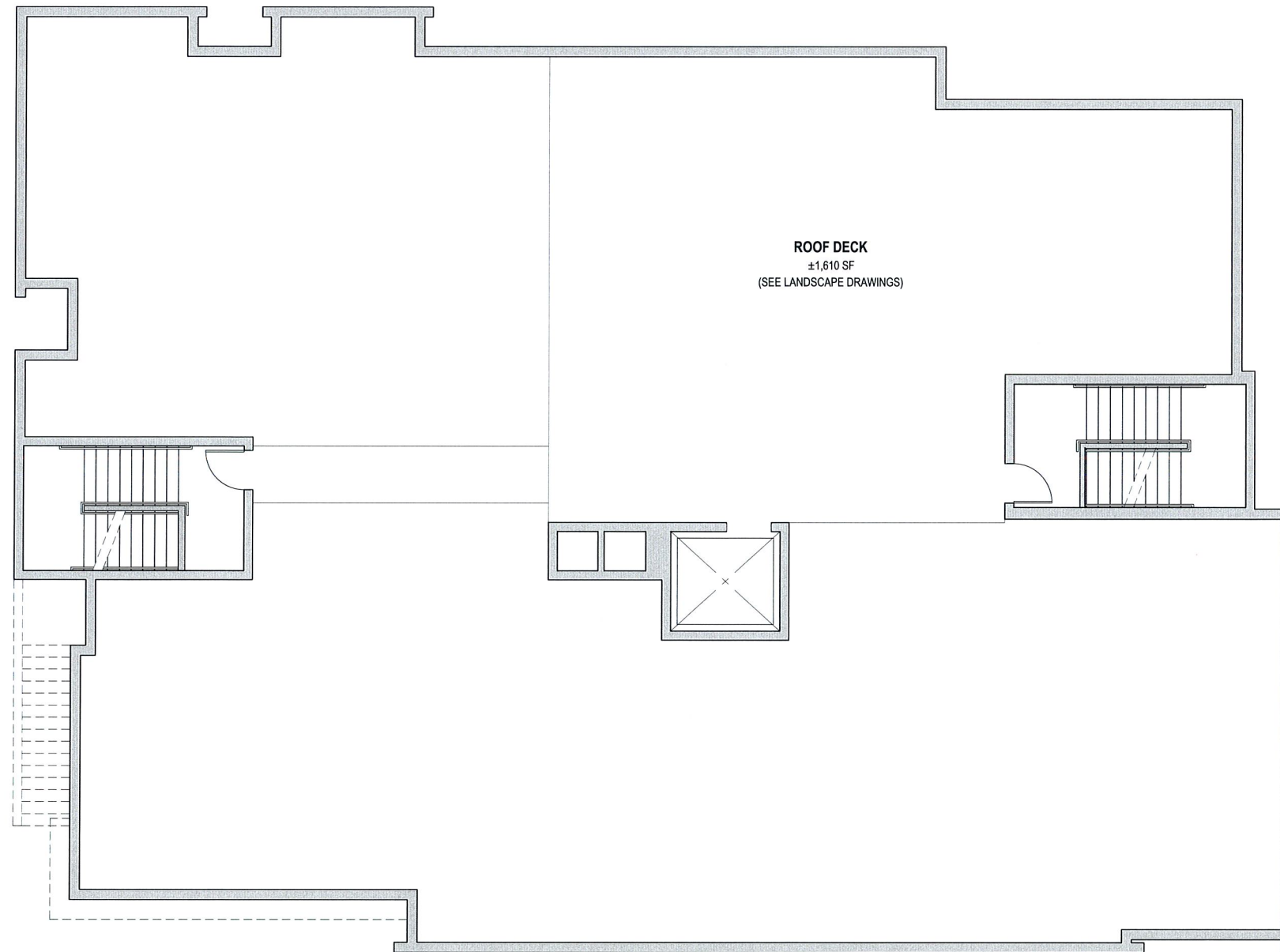
GROUND FLOOR PLAN



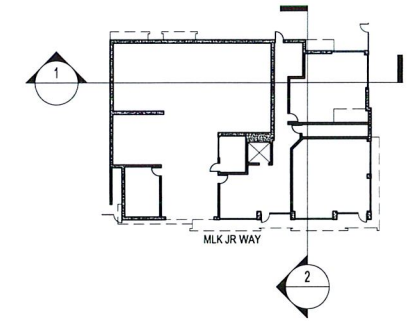
SECOND FLOOR PLANS



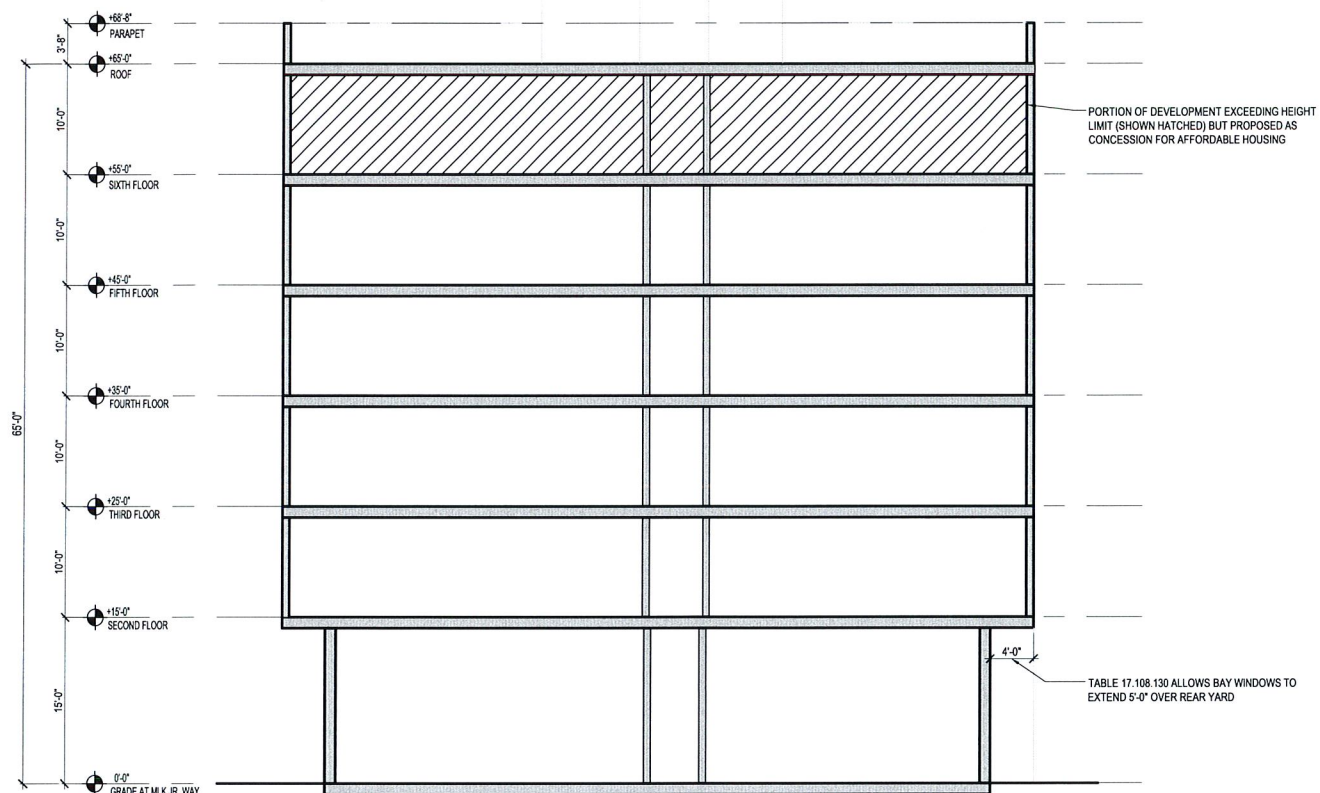
THIRD FLOOR PLAN (FOURTH, FIFTH AND SIXTH FLOOR PLANS SIMILAR)



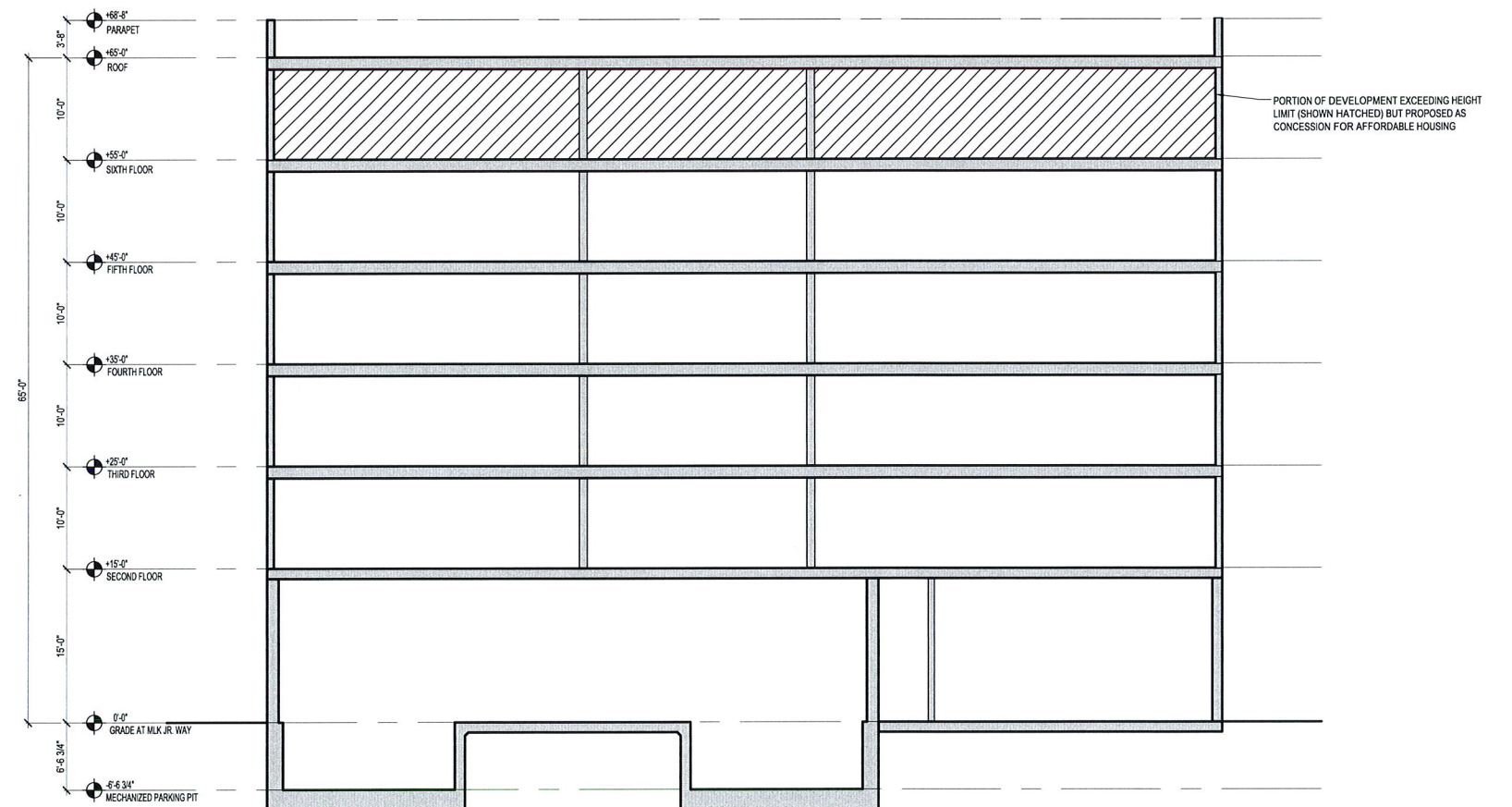
ROOF PLAN



KEY PLAN:
NOT TO SCALE

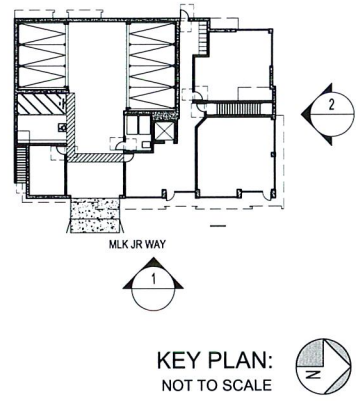


2 SECTION
SCALE: 1/8"=1'-0"



1 SECTION
SCALE: 1/8"=1'-0"



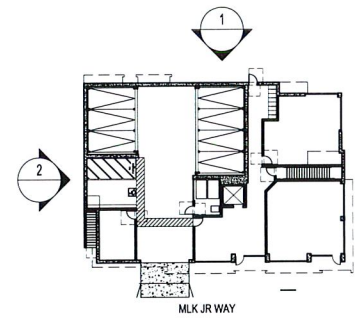


2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"





KEY PLAN:
NOT TO SCALE

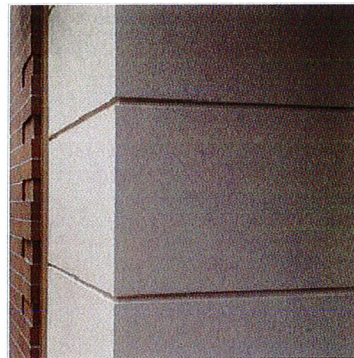


2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

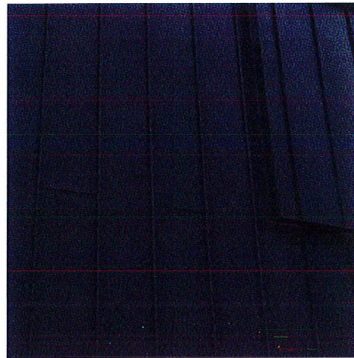


1 EAST ELEVATION
SCALE: 1/8"=1'-0"

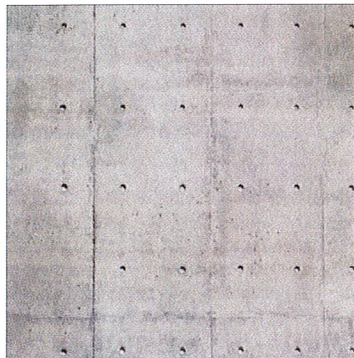




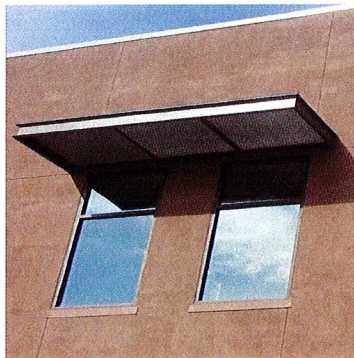
1 SAND FLOAT TEXTURE CEMENT PLASTER; CONTROL JOINT REVEALS & COLOR AS INDICATED ON ELEVATIONS. SHOWN FOR TEXTURE ONLY



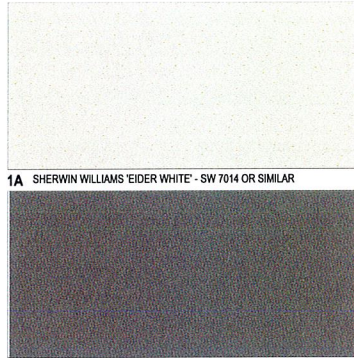
2 ALUMINUM PANEL SIDING



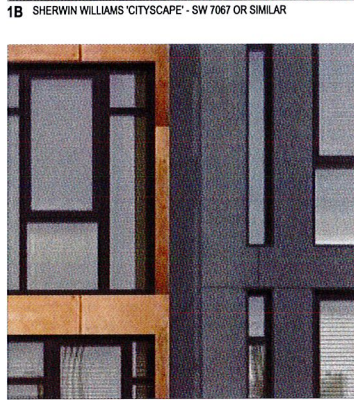
4 EXPOSED CONCRETE



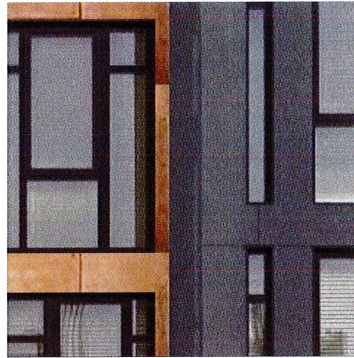
6 METAL WINDOW SHADE



1A SHERWIN WILLIAMS 'EIDER WHITE' - SW 7014 OR SIMILAR



1B SHERWIN WILLIAMS 'CITYSCAPE' - SW 7067 OR SIMILAR



3 ANODIZED ALUMINUM ACCENT PANELS



5 METAL OVERHANG WITH SIGNAGE POTENTIAL



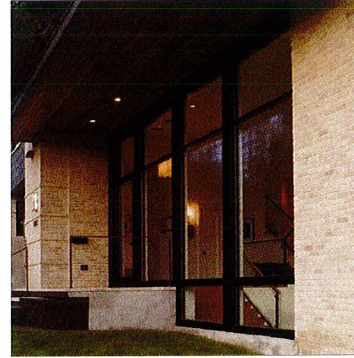
7 BIFOLD PERFORATED METAL GARAGE DOORS



1 VIEW FROM CORNER OF 10th STREET AND MLK JR. WAY
N.T.S.



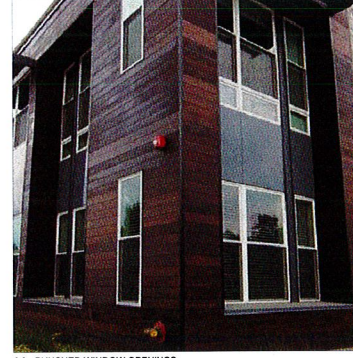
8 PERFORATED METAL RAILING



9 BRONZE STOREFRONT WINDOWS



10 BRONZE VINYL WINDOWS



11 PUNCHED WINDOW OPENINGS



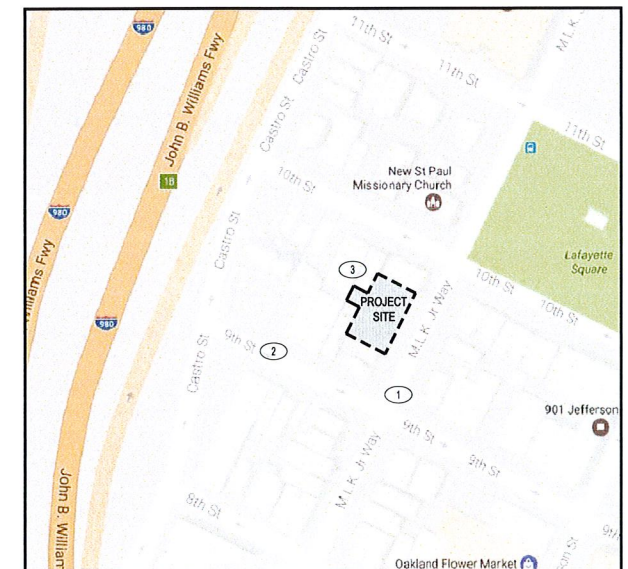
1 VIEW FROM CORNER OF MLK JR. WAY AND 9TH STREET
N.T.S.



2 REAR VIEW FROM 9TH STREET
N.T.S.



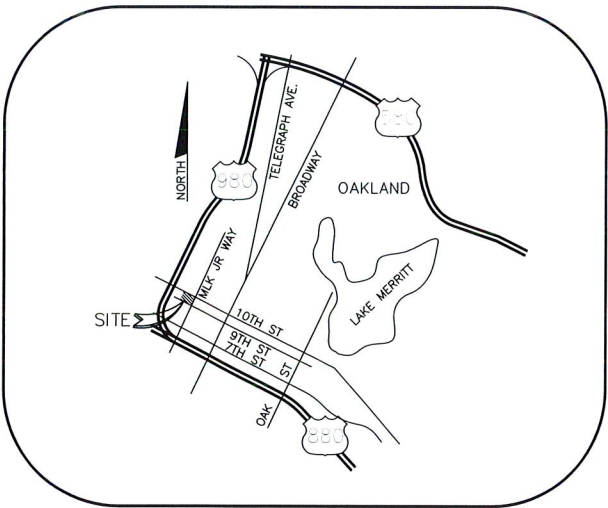
3 VIEW FROM BACKYARD
N.T.S.



CONTEXT PLAN:
NOT TO SCALE



CIVIL PLANNING SUBMITTAL
913 MLK JR. WAY - MIXED USE BUILDING
OAKLAND, CALIFORNIA



VICINITY MAP
NOT TO SCALE

CIVIL SHEET INDEX

- C0.1 CIVIL TITLE SHEET
C1.0 PRELIMINARY SITE, PAVING AND GRADING PLAN
C2.0 PRELIMINARY STORMWATER CONTROL PLAN
C3.0 PRELIMINARY UTILITY PLAN

SOILS REPORT NOTE:

NO GEOTECHNICAL EVALUATION HAS BEEN PERFORMED AT THIS TIME. A GEOTECHNICAL INVESTIGATION SHALL BE COMPLETED PRIOR TO THE COMPLETION OF THESE PLANS.

SURVEY NOTE:

TOPOGRAPHIC SURVEY PROVIDED BY SOUSA LAND SURVEYS INC., DATED 06/06/2017. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION AND EASEMENT NOTE:

THE LEGAL DESCRIPTION FOR THE PROPERTY SURVEYED HEREON IS TAKEN FROM THE PRELIMINARY TITLE REPORT DATED APRIL 27, 2017, PREPARED BY CHICAGO TITLE COMPANY AT 2150 JOHN GLENN DRIVE, SUITE 400, CONCORD, CA 94520, UNDER ORDER NUMBER FWAC-5991600513-CL.

BASIS OF BEARING

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE FOUND MONUMENTS ON MARTIN LUTHER KING JR. WAY SHOWN HEREON, THE BEARING BEING N27°24'49"E PER TRACT MAP NO. 7934 (309 M 10).

DATUM / BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED UPON THE CITY OF OAKLAND DATUM, CITY BENCHMARK NUMBER 2493, BEING A CUT SQUARE IN THE TOP OF CURB 3' SOUTH OF SOUTH RETURN, AT SOUTHEAST CORNER OF 9TH AND MARTIN LUTHER KING JR. WAY. ELEVATION = 28.68' CITY OF OAKLAND DATUM.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THE REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF OAKLAND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE: PORTIONS OF LOTS 16 AND 17, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERN LINE OF GROVE STREET, DISTANT THEREON 41.00 FEET SOUTHERLY FROM THE INTERSECTION THEREOF WITH THE SOUTHERN LINE OF 10TH STREET; THENCE SOUTHERLY ALONG SAID LINE OF GROVE STREET 34.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 71.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 34.00 FEET; AND THENCE AT RIGHT ANGLES EASTERLY 71.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO: A NON-EXCLUSIVE PERPETUAL EASEMENT, APPURTENANT TO PARCEL ONE ABOVE, FOR RIGHT OF WAY AND INGRESS AND EGRESS OF PEDESTRIANS AS GRANTED FROM NATHANIEL KESSLER, ET. UX., TO MANUEL GOMES, ET. UX., BY DEED RECORDED NOVEMBER 8, 1946, SERIES NO. TT/100008 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: PORTION OF LOTS 15 AND 16, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF 10TH, DISTANT THEREON 65.50 FEET WESTERLY FROM THE INTERSECTION THEREOF WITH THE WESTERN LINE OF GROVE STREET; THENCE WESTERLY ALONG SAID LINE OF 10TH STREET 2.50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 41.00 FEET; THENCE AT RIGHT ANGLES EASTERLY AT 40.50 FEET; THENCE AT RIGHT ANGLES NORTHERLY 1.50 FEET; THENCE AT RIGHT ANGLES WESTERLY AT 16.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 3.50 FEET; THENCE AT RIGHT ANGLES WESTERLY 22.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 36.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO: 002-0023-021-00

PARCEL THREE: LOT 19 AND 20 BLOCK NO. 114 KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853 MAP BOOK 7, PAGE 3, ALAMEDA COUNTY RECORDS.

ASSESSOR'S PARCEL NO. 002-0023-023-00

PARCEL FOUR: LOT 18, AND THE SOUTHWESTERN 25 FEET OF LOT 14, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853, MAP BOOK 7, PAGE 3, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF GROVE STREET, DISTANT THEREON SOUTHWESTERLY 75 FEET FROM THE SOUTHWESTERN LINE OF TENTH STREET; THENCE ALONG SAID LINE OF GROVE STREET SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO: 002-0023-022-00

SITE INFORMATION:

PARCEL NUMBERS APN 002-0023-021-00, 002-0023-022-00, 002-0023-023-00

ZONING: CBD-R

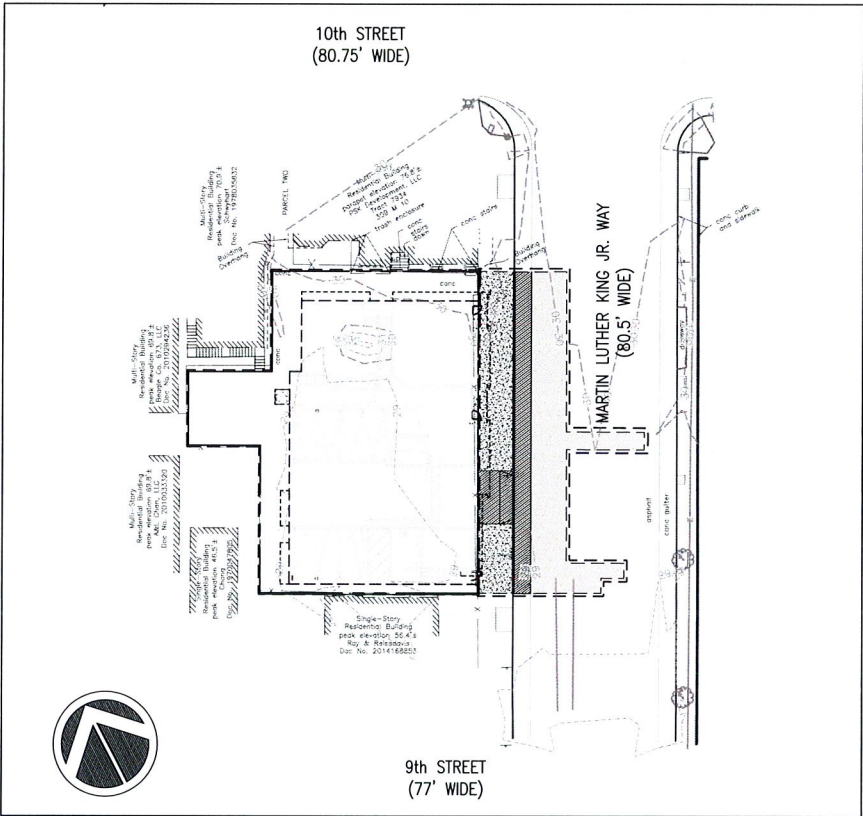
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM PANEL NO: 06001C0067G, DATED AUGUST 3, 2009. ZONE X IS DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.'

| | |
|-------------------------|-----------------------------|
| AREA SUMMARY: | |
| PARCEL AREA | = ± 8,664 SF (±0.199 ACRES) |
| BUILDING FOOTPRINT AREA | = ± 6,146 SF |

| | |
|------------------------------|------------------------------|
| TOTAL ON-SITE DISTURBED AREA | = ± 8,664 SF (±0.199 ACRES) |
| TOTAL DISTURBED AREA | = ± 11,957 SF (±0.274 ACRES) |

| | |
|--------------------------|--------------|
| ON-SITE AREA SUMMARY: | |
| EXISTING IMPERVIOUS AREA | = ± 400 SF |
| EXISTING PERVIOUS AREA | = ± 8,264 SF |
| PROPOSED IMPERVIOUS AREA | = ± 6,407 SF |
| PROPOSED PERVIOUS AREA | = ± 2,257 SF |
| CHANGE IN PERVIOUS AREA | = ± 6,007 SF |

| PROPOSED | LEGEND | EXISTING |
|----------|----------------------------------|----------|
| 9 | PROPERTY LINE | 9 |
| 10 | EASEMENT LINE | 10 |
| S | 1-FOOT CONTOUR | SAN |
| SD | 5-FOOT CONTOUR | SD |
| W | SANITARY SEWER LINE | W |
| | STORM DRAIN LINE | |
| | WATER LINE | |
| | APPROXIMATE LIMIT OF DISTURBANCE | |
| | STANDARD AC PAVEMENT | |
| | STANDARD PCC PAVEMENT | |
| | HEAVY DUTY PCC PAVEMENT | |
| | PROPOSED LANDSCAPED AREA | |
| | ELECTRIC METER | |
| | FIRE HYDRANT | |
| | GAS VALVE | |
| | IRRIGATION CONTROL VALVE | |
| | LIGHT POLE | |
| | PG&E MANHOLE | |
| | SIGN | |
| | STREET LIGHT WITH MAST ARM | |
| | SURVEY MONUMENT | |
| | SANITARY SEWER CLEANOUT | |
| | SANITARY SEWER MANHOLE | |
| | STORM DRAIN MANHOLE | |
| | STREET LIGHTING PULL BOX | |
| | TRAFFIC SIGNAL POLE | |
| | UTILITY VAULT AS NOTED | |
| | WATER VALVE | |
| | WATER METER OR BOX | |
| | CLEANOUT | |
| | ELECTRIC | |
| | GAS | |
| | GAS METER | |
| | POINT OF BEGINNING | |
| | STORM DRAIN | |
| | SANITARY SEWER | |
| | SIDEWALK | |
| | TRASH ENCLOSURE | |
| | WATER | |
| | WATER METER | |
| | TREE | |
| | TITLE EXCEPTION ITEM NUMBER | |
| | TRANSFORMER IN VAULT | |



CIVIL ONSITE IMPROVEMENT PLAN / LIMITS OF CONSTRUCTION

SCALE: 1"=30'

ABBREVIATIONS

| | | | | | |
|----------|---|--------|-------------------------------------|-------|-------------------------------|
| AC | ASPHALT CONCRETE | FS | FINISHED SURFACE | S | SLOPE / SANITARY / SOUTH |
| ADA | AMERICANS WITH DISABILITIES ACT | FT | FEET | SAN | SANITARY SEWER PVC |
| APN | ASSESSOR'S PARCEL NUMBER | FW | FRONT OF WALK | SDMH | STORM DRAIN MANHOLE |
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION | FWC | FACE OF WALL CONCRETE | SDR35 | STANDARD DIMENSIONAL RATIO 35 |
| AVE | AVENUE | G | GAS | SF | SQUARE FEET |
| BAAQMD | BAY AREA AIR QUALITY MANAGEMENT | GB | GRADE BREAK | SL | STREET LIGHT |
| DISTRICT | DISTRICT | GV | GAS VALVE | SLPB | STREET LIGHT PULL BOX |
| BLDG | BUILDING | HDPE | HIGH-DENSITY POLYETHYLENE | SP | SPECIFIC PLAN |
| BLVD | BOULEVARD | HWY | HIGHWAY | SPEC | SPECIFICATION |
| BK | BOOK | HYD | HYDRANT | SSCO | SANITARY SEWER CLEAN OUT |
| BM | BENCHMARK | IE | INVERT ELEVATION | SSMH | SANITARY SEWER MANHOLE |
| BOP | BOTTOM OF PIPE | INVT | INVERT | STD | STANDARD |
| BSM | BIOTREATMENT SOIL MIX | IV | IRRIGATION VALVE | STLT | STREET LIGHT |
| C | CONCRETE | JP | JOINT POLE | SW | SIDEWALK |
| CA | CALIFORNIA | L | LENGTH | T | TELEPHONE |
| CASQA | CALIFORNIA STORMWATER QUALITY ASSOCIATION | L/S | LANDSCAPE | TBM | TEMPORARY BENCHMARK |
| CB | CATCH BASIN | LF | LINEAL FEET | TC | TOP OF CURB |
| CCTV | CLOSED-CIRCUIT TELEVISION | LT | LIGHT | TCO | TRAFFIC CONTROL DEVICE |
| CL | CENTERLINE | LUM | LUMINAIRE | TEV | TELEPHONE VAULT |
| CLR | CLEAR | MAX | MAXIMUM | TL | TRAFFIC LIGHT |
| COMM | COMMUNICATION | MH | MANHOLE | TOE | TOE OF SLOPE |
| CONC | CONCRETE | MIN | MINIMUM | TOP | TOP OF SLOPE / TOP OF PIPE |
| CVLT | COMMUNICATION VAULT | MON | MONUMENT | TS | TRAFFIC SIGNAL |
| DCV | DETECTOR CHECK VALVE | MTR | METER | TSPB | TRAFFIC SIGNAL PULL BOX |
| DCDA | DOUBLE CHECK DETECTOR ASSEMBLY | N | NORTH | TVLT | TELEPHONE VAULT |
| DI | DROP INLET | NG | NATURAL GROUND | TOW | TOP OF WALL |
| DIA | DRAWING | N.I.C. | NOT IN CONTRACT | TYP | TYPICAL |
| DWG | DRAWING | NO | NUMBER | UE | UNDERGROUND ELECTRIC |
| E | ELECTRIC / EAST | N.T.S. | NOT TO SCALE | UT | UNDERGROUND TELEPHONE |
| EBMUD | EAST BAY MUNICIPAL UTILITY DISTRICT | O.C. | ON CENTER | UTIL | UTILITY |
| ECAB | ELECTRIC CABINET | OH | OVERHANG | VAR | VARIABLE |
| EVL | ELECTRIC VAULT | P | PAVEMENT | VAT | VACUUM AIR TUBE |
| EX | EXISTING | PB | PULL BOX | VLT | VAULT |
| FDC | FIRE DEPARTMENT CONNECTION | PCC | PORTLAND CEMENT CONCRETE | W | WEST |
| FF | FINISHED FLOOR | PGE | PACIFIC GAS AND ELECTRIC | W/ | WITH |
| FG | FINISHED GRADE | PV | POST INDICATOR VALVE | WM | WATER METER |
| FH | FIRE HYDRANT | POC | POINT OF CONNECTION | WTR | WATER LINE |
| FL | FLOW LINE | PP | POWER POLE | WV | WATER VALVE |
| FND | FOUND | PVC | POLYVINYL CHLORIDE | WVLT | WATER VAULT |
| FOC | FACE OF CURB | RD | ROAD | | |
| FP | FIRE PROTECTION | RPPA | REDUCED PRESSURE PRINCIPLE ASSEMBLY | | |



ENGINEERS NOTE TO THE CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



1817 Clay Street
Oakland, CA 94612
Phone: (510) 836-6568
Fax: (510) 836-6569

2307 Poppy Lane
Davis, CA 95616
Phone: (530) 758-4286
Fax: (530) 758-4386

CHUNG PING K & TAI K
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CA 94601

CALCHI DESIGN GROUP
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612

NOT FOR
CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY
OAKLAND, CALIFORNIA



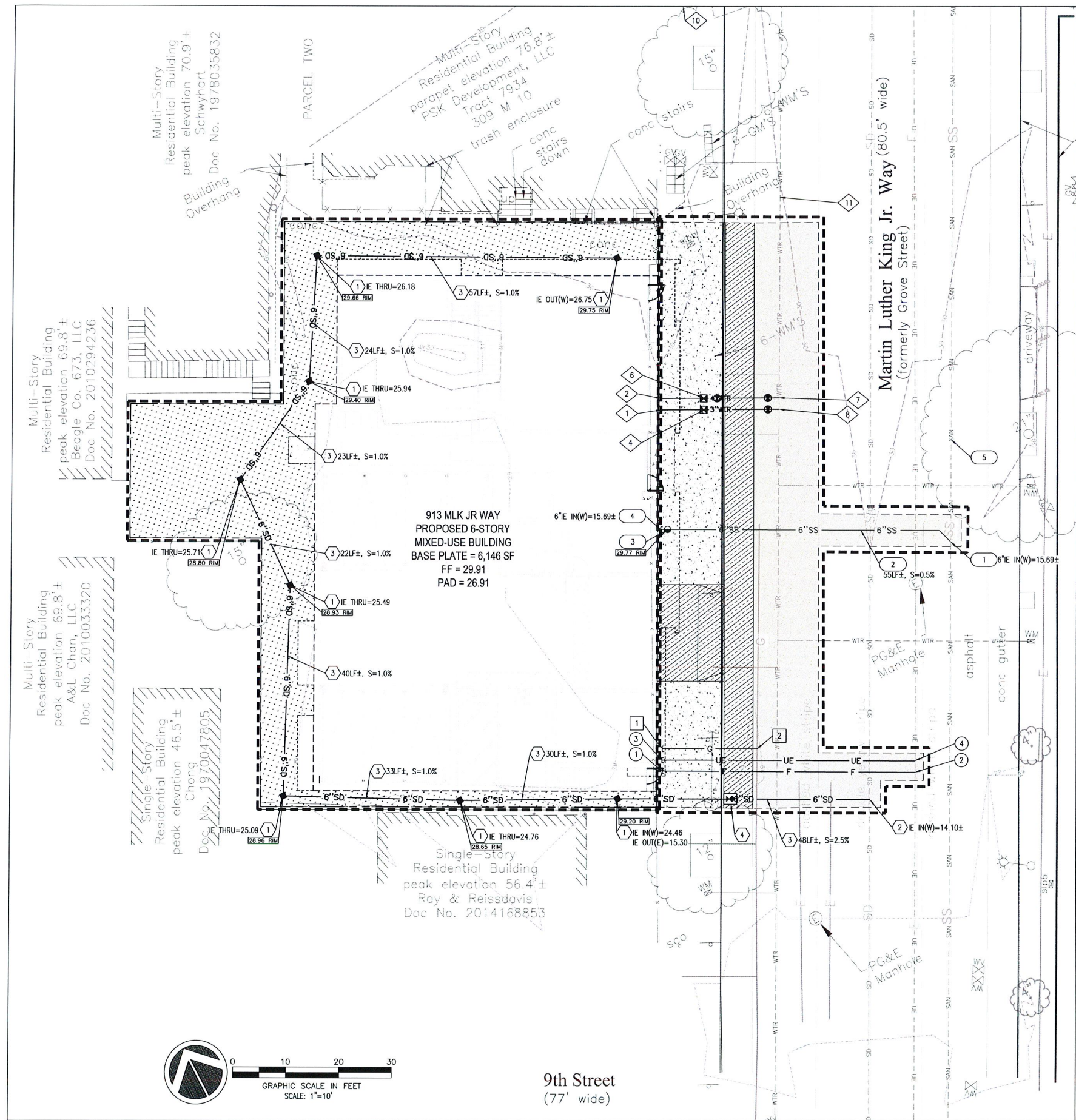
CALCHI DESIGN GROUP
CIVIL ENGINEERS
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612
(510) 250-7877

TITLE SHEET

C0.1



SHEET ISSUED: 6/26/2017



SANITARY SEWER KEY NOTES

- 1 PROPOSED 6" VCP WYE CONNECTION TO EXISTING 10" SANITARY SEWER MAIN PER GREENBOOK STANDARD PLAN 222-2, LATEST EDITION. INVERT ELEVATION PER PLAN.
- 2 PROPOSED VCP SANITARY SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER CITY OF OAKLAND STD. DWG. D-22.
- 3 PROPOSED 6" TWO-WAY SANITARY SEWER CLEANOUT PER CITY OF OAKLAND STD. DWG. D-24 OR APPROVED EQUIVALENT. SIZE, RIM, AND INVERT PER PLAN.
- 4 CONNECT PROPOSED SANITARY SEWER TO SERVICE LATERAL STUB AT BUILDING FACE. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
- 5 CONTRACTOR TO PROTECT EXISTING SEWER LINE TO REMAIN.

WATER KEY NOTES

- 1 CONNECT PROPOSED 3" DOMESTIC WATER SERVICE TO BUILDING SERVICE STUB AT PROPERTY LINE. BFP LOCATED WITHIN BUILDING. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
- 2 CONNECT PROPOSED 4" FIRE WATER PROTECTION SERVICE TO BUILDING SERVICE STUB AT PROPERTY LINE. FDC TO BE MOUNTED ON BUILDING WALL. SEE ONSITE PLUMBING AND FIRE PROTECTION PLANS FOR CONTINUATION.
- 3 PROPOSED 2" COMMERCIAL WATER SERVICE POINT OF CONNECTION. BFP LOCATED INSIDE OF BUILDING. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
- 4 PROPOSED 3" DOMESTIC WATER METER AND VAULT PER EBMUD STANDARD DRAWING 3602-B-2.
- 5 PROPOSED 2" IRRIGATION WATER METER AND VAULT PER EBMUD STANDARD DRAWING 186-EA & 291-EA.
- 6 PROPOSED 4" UNDERGROUND SINGLE DETECTOR CHECK WITH METER ASSEMBLY PER EBMUD STANDARD DRAWING 314-EA.
- 7 CONNECT 4" FIRE WATER SERVICE TO EXISTING WATER MAIN PER EBMUD STANDARD DRAWING 3684-B. SIZE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER EBMUD STANDARD DRAWING 1992-A.
- 8 CONNECT 3" DOMESTIC WATER SERVICE TO EXISTING WATER MAIN PER EBMUD STANDARD DRAWING 3684-B. SIZE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER EBMUD STANDARD DRAWING 1992-A.
- 9 CONNECT 2" COMMERCIAL SERVICE TO EXISTING 8" STEEL WATER MAIN PER EBMUD STANDARD DRAWING 9020-GB, SIZE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER EBMUD STANDARD DRAWING 1992-A.
- 10 EXISTING FIRE HYDRANT LOCATED ON STREET CORNER. ALL PORTIONS OF PROPOSED BUILDING ARE COVERED WITHIN A 300 FOOT RADIUS OF AN EXISTING HYDRANT.
- 11 CONTRACTOR TO PROTECT EXISTING WATER LINE TO REMAIN.

NOTE: EBMUD TO PERFORM ALL WATER LINE CONSTRUCTION IN THE PUBLIC ROW, UNLESS OTHERWISE NOTED.

STORM DRAIN KEY NOTES

- 1 PROPOSED STORM DRAIN INLET. RIM AND INVERT ELEVATION PER PLAN.
- 2 PROPOSED CONNECTION TO EXISTING 21" STORM SEWER, INVERT PER PLAN.
- 3 PROPOSED STORM SEWER LINE, SIZE AND SLOPE PER PLAN.
- 4 CITY OF OAKLAND TYPE B INLET AT GUTTER.

DRY UTILITY KEY NOTES

- 1 PROPOSED DATA AND TELEPHONE PVC SERVICE CONDUITS TO BUILDING. SEE ONSITE ELECTRICAL PLANS AND DATA PROVIDER PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUTING DETAILS.
- 2 ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND DATA AND TELEPHONE CONDUITS TO EXISTING JOINT UTILITY POLE. SEE DATA AND TELEPHONE PROVIDER PLANS FOR POINT OF CONNECTION AND ROUTING INFORMATION.
- 3 PROPOSED ELECTRICAL SERVICE CONDUITS TO BUILDING. SEE ONSITE ELECTRICAL PLANS AND PG&E PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUTING DETAILS.
- 4 ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND ELECTRICAL CONDUITS TO EXISTING JOINT UTILITY POLE. SEE PG&E PLANS FOR POINT OF CONNECTION AND ROUTING INFORMATION.

GAS SERVICE KEY NOTES

- 1 CONNECT PROPOSED GAS SERVICE TO BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR CONTINUATION.
- 2 CONNECT PROPOSED GAS SERVICE TO EXISTING GAS MAIN. SEE PG&E PLANS FOR DETAILS.

GENERAL NOTES:

- 1 ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
- 2 ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
- 3 ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- 4 ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- 5 ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- 6 THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- 7

SPOT GRADING LEGEND

- INDICATES RIM ELEVATION OF PROPOSED UTILITY/STRUCTURE
- DRAINAGE ARROW AND PROPOSED SLOPE

PROPOSED

- 9
10
S
SD
W



LEGEND

- PROPERTY LINE
EASEMENT LINE
1-FOOT CONTOUR
5-FOOT CONTOUR
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE
APPROXIMATE LIMIT OF DISTURBANCE



- STANDARD AC PAVEMENT
STANDARD PCC PAVEMENT
HEAVY DUTY PCC PAVEMENT
PROPOSED LANDSCAPED AREA



- ELECTRIC METER
FIRE HYDRANT
GAS VALVE
IRRIGATION CONTROL VALVE
LIGHT POLE
PG&E MANHOLE
SIGN



- STREET LIGHT WITH MAST ARM
SURVEY MONUMENT
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
STREET LIGHTING PULL BOX



- TRAFFIC SIGNAL POLE
UTILITY VAULT AS NOTED
WATER VALVE
WATER METER OR BOX
CLEANOUT



- ELECTRIC
GAS
GAS METER



- POINT OF BEGINNING
STORM DRAIN
SANITARY SEWER



- SIDEWALK
TRASH ENCLOSURE
WATER
WATER METER



- TREE
TITLE EXCEPTION ITEM NUMBER
TRANSFORMER IN VAULT

ENGINEER'S ADA NOTES:

ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.

- 1 RAMP SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
- 2 RAMP SHALL BE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMP EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
- 3 MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- 4 TRUNCATED DOMES AS DETECTABLE WARNING ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
- 5 ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
- 6 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

UTILITY NOTES:

- 1 EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
- 2 LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
- 3 UNLESS NOTED OTHERWISE, ALL RAIN WATER LEADERS TO SPLASH ONTO PAVED SURFACES. IF RAINWATER LEADER TERMINATES IN A LANDSCAPE AREA, CONTRACTOR TO INSTALL SPLASH BLOCK OR APPROVED EQUIVALENT.
- 4 JOINT TRENCH, ELECTRICAL, DATA, AND GAS ARE SHOWN FOR REFERENCE ONLY. SEE PLANS BY EACH UTILITY COMPANY SERVICE PROVIDER AND ELECTRICAL PLANS FOR DETAILS. DRY UTILITIES ARE MEASURED 2'± FROM PROPOSED BUILDING WALL UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE, ALL STORM DRAIN, WATER, FIRE, AND SANITARY SEWER ARE MEASURED FROM A POINT 5'± FROM PROPOSED BUILDING WALL.
- 5



1617 Clay Street
Oakland, CA 94612
Phone: (510) 836-6668
Fax: (510) 836-6665

2307 Poppy Lane
Oakland, CA 94616
Phone: (510) 758-4288
Fax: (510) 758-4388

DEVELOPER

CHUNG PING K. TAI K.
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CA 94601

DESIGNER

CAUCHI DESIGN GROUP
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612

CIVIL ENGINEER

NOT FOR
CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA



CALICHI DESIGN GROUP
CIVIL ENGINEERS
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612
(510) 250-7877

PRELIMINARY UTILITY PLAN

C3.0

SHEET ISSUED: 6/26/2017

PLANT LIST & LEGEND

SYMBOL BOTANIC NAME/COMMON NAME

SIZE QUANTITY REMARKS



ACER PALMATUM 'SANGO KAKU'/JAPANESE MAPLE

36" BOX

3



PODOCARPUS MACROPHYLLUS/YEW PINE

24" BOX

4

STANDARD



RHAPHIOLEPIS X 'MAJESTIC BEAUTY'/TREE RHAPHIOLEPIS

24" BOX

3

STANDARD



TIBOUCHINA URVILLEANA/PRINCESS FLOWER

36" BOX

4



SHRUB & GROUND COVER AREA:

BERGENIA CRASSIFOLIA/WINTER BERGENIA

1 GALLON

BLECHNUM SPICANT/DEER FERN

1 GALLON

BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM

1 GALLON

CHONDROPETALUM TECTORUM/DWF. CAPE RUSH

5 GALLON

DIETES X 'NOLA ALBA'/FORTNIGHT LILY

2 GALLON

DIANELLA CAERULEA 'CASSA BLUE'/FLAX LILY

1 GALLON

DIANELLA TASMANICA 'VARIEGATA'/VARIEGATED FLAX LILY

5 GALLON

ERIGERON KARVINSKIANUS/FLEABANE

1 GALLON

FATSHEDERA LIZE/FATSHEDERA

5 GALLON

HELLEBORUS ARGUTOLIUS 'SILVER LACE'/CORSIAN HELLEBORE

1 GALLON

IRIS DOUGLASIANA/DOUGLAS IRIS

1 GALLON

JUNCUS PATENS 'CARMAN GRAY'/GRAY RUSH

1 GALLON

LIMONIUM PEREZII/SEA LAVENDER

1 GALLON

LIRIOPE MUSCARI/LILY TURF

1 GALLON

MAHONIA REPENS/CREEPING OREGON GRAPE

1 GALLON

NEPETA X. FAASSENII/CATMINT

1 GALLON

PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.)/BEARD TONGUE

1 GALLON

RUBUS ROLFEI 'EMERALD CARPET'/BRAMBLE

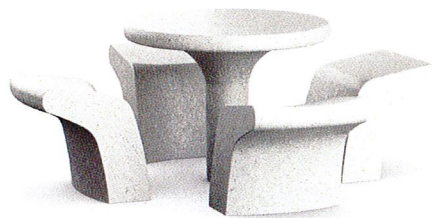
1 GALLON

SESLERIA AUTUMNALIS/AUTUMN MOOR GRASS

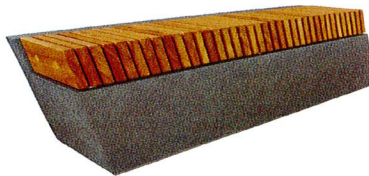
1 GALLON

TEUCRIUM CHAMAEDRYS/DWARF GERMANDER

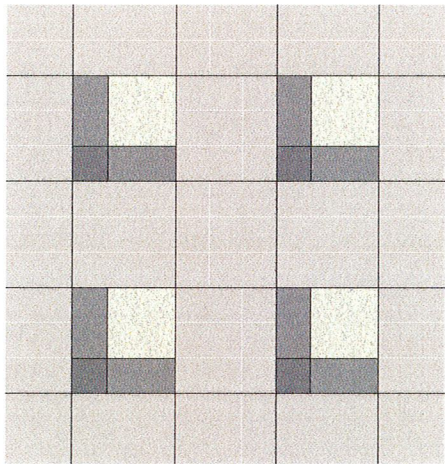
1 GALLON



ACCESSIBLE CONCRETE PICNIC TABLE TO SUPPORT GARDEN ACTIVITIES IN NEAR WHITE COLOR SUCH AS QUICKCRETE 'OPEN' 42" MODEL SHOWN



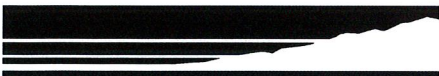
6'-6" WOOD & CONCRETE BENCH AT NORTHERN ENTRY IN DARK GRAY SUCH AS TECTURA DESIGNS 'SLANT' MODEL SHOWN



DECORATIVE CONCRETE PAVERS IN SIZES RANGING FROM 12"x12" TO 36"x36" SUCH AS TECTURA DESIGNS ULTRAFACE SERIES SHOWN



MARTIN LUTHER KING JR. WAY



Garth Ruffner Landscape Architect (916) 797-2576
4100 Douglas Blvd., Suite 300, Roseville, CA 95746-5500
GarthRuffner.com California R.L.A. #2809

YHLA
ARCHITECTS
ARCHITECT

1917 Clay Street
Oakland, CA 94612
Phone: (510) 834-8803
Fax: (510) 834-8803

2007 Poppy Lane
Davis, CA 95618
Phone: (530) 754-4200
Fax: (530) 754-4202

CHUNG PHO K & TAY K.
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CA 94601

DEVELOPER

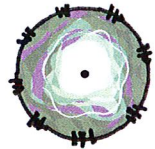
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN/GROUND FLOOR

LA1
2017.07.31

PLANT LIST & LEGEND

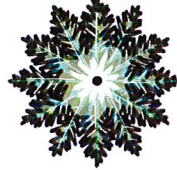
SYMBOL BOTANIC NAME/COMMON NAME SIZE QUANTITY



LAGERSTROEMIA X 'MUSKOGEE'/CAPE MYRTLE (MULTI-TRUNK)

15 GALLON

3



PINUS CONTORTA/SHORE PINE

24" BOX

4

SHRUB & GROUND COVER AREA:

| | |
|---|----------|
| BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM | 1 GALLON |
| CHONDROPETALUM TECTORUM/DWF. CAPE RUSH | 5 GALLON |
| CAREX DIVULSA/EURASIAN GRAY SEDGE | 1 GALLON |
| DIETES X 'NOLA ALBA'/FORTNIGHT LILY | 2 GALLON |
| DIANELLA CAERULEA 'CASSA BLUE'/BLUE FLAX LILY | 1 GALLON |
| DIANELLA TASMANICA 'VARIEGATA'/VARIEGATED FLAX LILY | 5 GALLON |
| HESPERALOE X 'BRAKE LIGHTS'/HYBRID RED YUCCA | 2 GALLON |
| LIMONIUM PEREZIVSEA LAVENDER | 1 GALLON |
| PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.'/BEARD TONGUE | 1 GALLON |



FREESTANDING PERFORATED ALUMINUM CHAIR & TABLE IN WHITE SUCH AS FORMS+SURFACES 'AVIVO' SERIES SHOWN



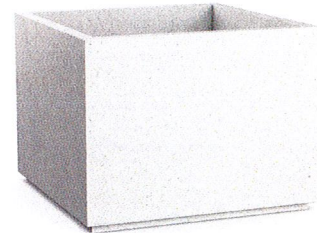
FREESTANDING SECTIONAL SUCH AS GLOSTER 'GRID CORNER SECTIONAL' SHOWN



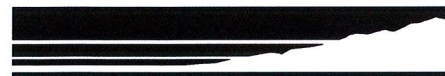
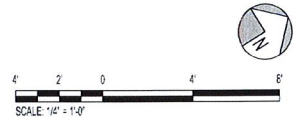
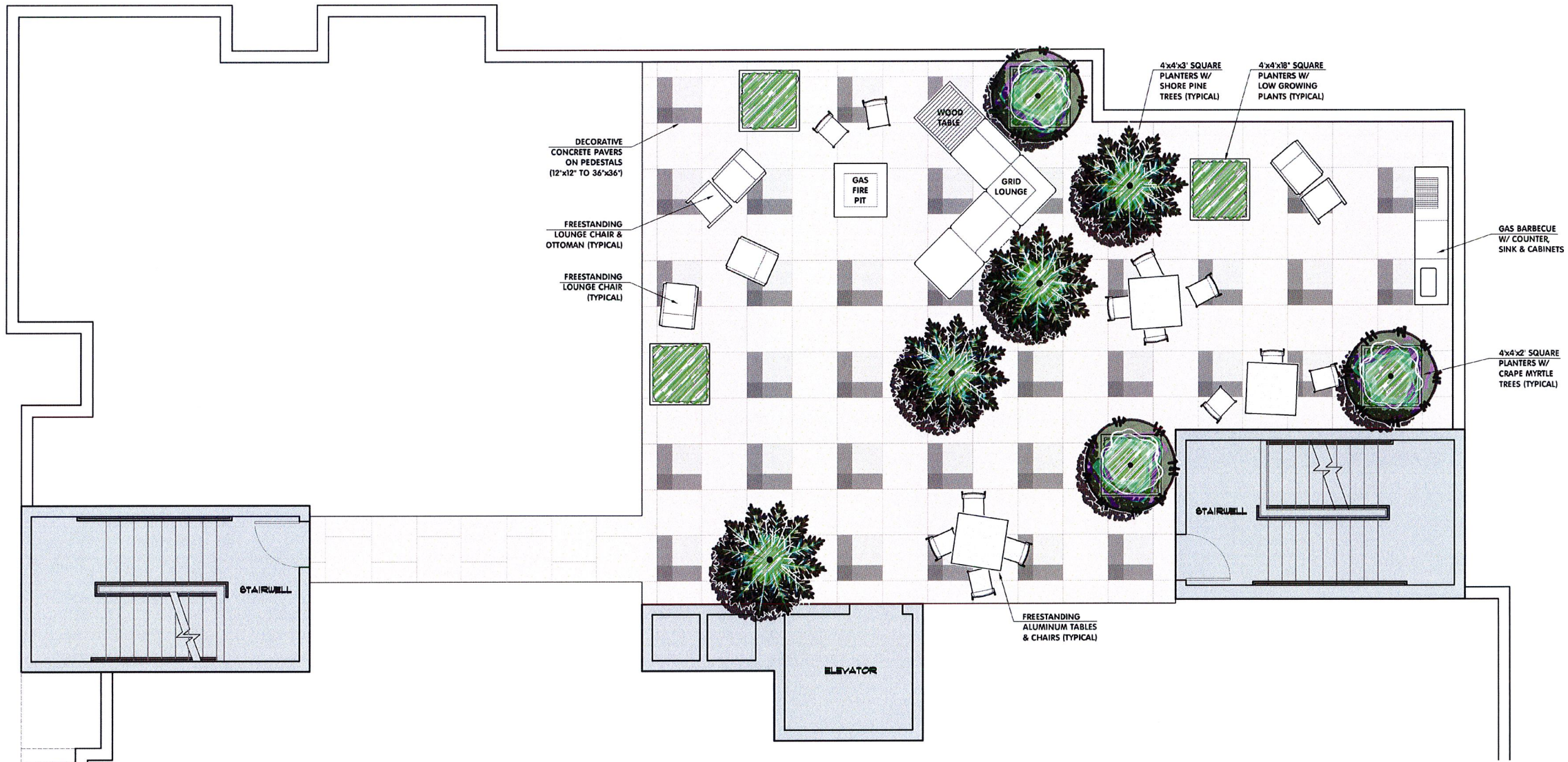
FREESTANDING LOUNGE CHAIR & OTTOMAN IN WHITE SUCH AS GANDIA BLASCO 'STACK' SERIES SHOWN



42"x42" GAS FIRE IN DARK GREY CONCRETE SUCH AS PALOFORM 'BENTO' MODEL SHOWN



48"x48" PLANTER POT IN WHITE CONCRETE SUCH AS QUICKCRETE 'CALIFORNIA' SERIES SHOWN



Garth Ruffner Landscape Architect (916) 797-2576
4101 Douglas Blvd., Suite 200, Walnut Creek, CA 94598
GarthRuffner.com California R.L.A. #2009

YHLA
ARCHITECTS

1917 Clay Street
Oakland, CA 94612
Phone: (510) 884-6881
Fax: (510) 884-6881

2301 Piedmont Avenue
Oakland, CA 94612
Phone: (510) 758-4288
Fax: (510) 758-4332

CHANG PING & TAI K
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CA 94601

DEVELOPER

913 MARTIN LUTHER KING JR. WAY
OAKLAND, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN/ROOF DECK

LA2
2017.07.31