

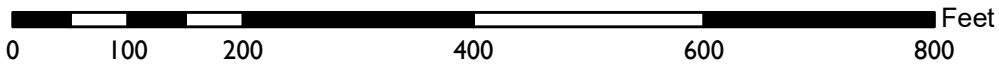
Location:	1510 Webster Street (See map on reverse)
Assessor's Parcel Numbers:	008-0625-032-00 & -034-01
Proposal:	Construct a 19-story mixed-use building containing 182 dwelling units over ground floor/basement commercial. The proposal includes the use of the Affordable Housing Density Bonus and will include 16 units designated as low income as well as request a concession for minimum required open space.
Applicant:	Colin Nelson / oWOW
Owners:	1510 Webster LLC
Planning Permits Required:	Regular Design Review for new construction Parcel Map Waiver to merge two lots into one
General Plan:	Central Business District
Zoning:	CBD-P & CBD-C / CBD Height Area 6
Environmental Determination:	Determination Pending
Historic Status:	1510 Webster - OCHS Rating: F3
City Council District:	3
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov .

SUMMARY

OWOW has filed an application with the Bureau of Planning to develop a 19-story mixed use building that would include 182 dwelling units, 16 of which would be designated as affordable for low-income households. The proposal also includes approximately 13,000 square feet of ground floor and basement commercial.

This item appeared before the Design Review Committee previously on September 30, 2020. Since that meeting, the applicant has implemented design modifications to respond to the comments presented. Staff requests that the Design Review Committee review the current updated proposal and receive public testimony and provide comments on the revised design.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN20-107
Applicant: Colin Nelson / oWOW
Address: 1510 Webster Street (008-0625-032-00 & -034-01)
Zone: CBD-P & CBD-C / CBD Height Area 6
Height Area: Height Area 6, no limit

PROPERTY DESCRIPTION

The subject property is comprised of two parcels totaling 14,231 square feet in area located on the northeast corner of 15th and Webster Streets in downtown Oakland. The site contains one existing vacant commercial building and a partially constructed building that never was completed. Existing uses in the project vicinity are primarily commercial and multi-family residential.

PROJECT DESCRIPTION

The Project would demolish the existing buildings on the project site and construct a 19-story mixed use building containing 182 dwelling units above approximately 13,000 square feet of ground and basement commercial space. The building massing is proposed to consist of a six-story base element that runs along Webster Street and out to 15th Street, with the 19-story tower extending above along the northern property line from the Webster Street elevation.

The proposed commercial floor area would consist of retail bays along the street frontages of the property along 15th and Webster Streets, with office space set back in the ground floor and located in the basement level. The Project does not propose any auto parking as it is not required in the CBD Zones, but one loading berth would be located at the northern end of the site on Webster Street. The applicant is proposing to locate the one required car-share space within the public right of way adjacent to the site.

ZONING ANALYSIS

The subject property is located within the CBD-P and CBC-C Zoning areas. The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper-story spaces are intended to be available for a wide range of office and residential activities. The intent of the CBD-C Zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. The site is located within the CBD Height Area 6, which does not prescribe a height maximum and allows for a Residential Density of one dwelling unit per 90 square feet of lot area and an FAR of 20.0.

Residential Density

The applicant will be including at least 10% of their baseline project units designated as affordable to low income households and is therefore entitled to an additional state density bonus of 20%.

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

Lot Area	CBD Height Area 6 Allowed Density	20% Affordable Bonus (10% low income)	Maximum Density Bonus Project Units	Proposed Total
14,231	1:90 square feet of lot area = 158.12 (159)	31.6 (32)	191	182

NOTE: State Density Bonus Law requires that any density calculation that results in a fraction is rounded up rather than down per the Oakland Planning Code.

DESIGN REVIEW

While the proposed application as currently filed is not required to appear before the Planning Commission for a decision on the application, staff requests that the Design Review Committee review the proposed development project and provide comments and/or design recommendations to the applicant and staff prior to a decision being made by the Bureau of Planning on the development application.

As discussed earlier in this report, the proposed project had previously appeared before the Design Review Committee on September 30, 2020. At that meeting, the following comments and recommendations were made as listed below in *italics* with the design revision to respond in normal font:

Building Base Facade

Design Comment: The building base element includes the use of a terracotta rainscreen system articulated with a punched window pattern which relates to older buildings in the area. However, there are a number of locations where those elements of the building's window pattern appear to accommodate a structural wall and are reflected as solid wall within this pattern. Staff recommends that a different design approach be used for these portions of the elevations as it gives the appearance of sealed windows off or that of a seismically retrofitted building that closed off prior openings.

Revised Design Response: The applicant has redesigned this element of the building to include the use of spandrel glass windows that will replicate the form of the other windows on the base of the building.

Design Comment: The ground level of the building along the street frontages consists largely of storefront glazing, which is broken up with concrete piers that would include vertical grooves. Staff has concerns about the concrete piers as they relate to the overall building architecture and would recommend more of a finish material versus the proposal for exposed concrete as it may end up giving an unfinished appearance to the façade. Often board formed concrete is used for ground floor elevations to a building that has a more raw industrial exterior appearance, whereas the proposed building is incorporating a terracotta system for the building base which may not relate as well to the proposed concrete. Staff is open to seeing more detail on the proposed finish pattern, but has concerns about compatibility to the overall design.

Additionally, the building is set back from the northern property line, but the ground floor element of the building does not include a finished design treatment to grade and instead includes a blank concrete wall. Staff recommends that a finish material be used in this location due to the visibility of the building from the sidewalk. This side setback also leads to a light well that provides light down to the basement commercial space. Staff further recommends that this space be used as an additional access route to the basement level to provide an additional street connection and to represent an active area versus the closed off side yard currently proposed.

Revised Design Response: The applicant has expanded on the initial design of the piers between the commercial storefronts and looks to include a smooth finish concrete with recessed horizontal grooves. Staff believes that this concrete should include an integral stain or color coating to avoid such a raw appearance to the material at the base so it will better relate to the finish materials of the upper stories of the building, or implement an external cladding that would also be consistent with the material palette of the proposed building.

For the northern facing wall the applicant looks to incorporate a mural that would provide visual interest to the building wall that faces the vacant lot to the north as an interim measure before that adjacent site is redeveloped. The applicant also explored the possibility of providing an additional access to the lower level commercial space in this location, but discovered that it would not meet building code since it would not be ADA compliant, even though an alternative route within the interior building lobby exists. Staff is okay with this approach, but would recommend that the immediate return on the north wall from the street facing façade carry over the same treatment as the concrete piers to carry the finish appearance back even in the event of a development proposal proceeding on the adjacent lot to the north since there is a setback that would leave this portion of the building slightly visible from the public sidewalk.

Building Tower Facade

Design Comment: The tower that extends above the building base includes the use of varying color metal panel systems that establish vertical pattern lines to the tower façade and a continuous pattern of aluminum windows. Staff has concerns that the aluminum panel system is creating too strong of a monotonous vertical pattern to the building and would recommend looking at simplifying the elevations by limiting the vertical lines to a few accent locations if at all. The applicant should also look at ways to define the top of the building, even if by simply connecting the visual points vertically of the window openings on the top two floors with a window wall system and a heavier parapet line. In addition, the applicant should look closer at the window mullion pattern of the proposed windows as they currently give the appearance of a retrofit aluminum slider window system that is not compatible with an existing building. Windows for the tower could be similar to those currently proposed on the building base for a consistent window through the building.

Revised Design Response: The applicant has redesigned the tower component of the building and eliminated the repetitive vertical patterns that were raised as an issue at the previous meeting. The redesigned tower incorporates a more simplified tower that is visually broken into

three massing elements of varying colored metal cladding. A large darker metal panel swath covers a central portion of the tower and extends across the top away from the street fronting elevation which helps to break down the visual mass as well as establishes a visual top to the building. The other two masses are a similar metal clad exterior that uses raised boxed or framed forms with a light or white metal panel with additional metal panels recessed within these framed elements that would also contain a light finish to blend in. This gives the façade a more interesting appearance without being too overly busy. The applicant has also incorporated window systems into the tower that are similar to those that are proposed within the base element of the building as was recommended.

Design Comment: An additional issue of the tower façade is that the eastern elevation is located too close to the property line to allow any openings, which results in a 19-story blank wall for the entire elevation articulated only by alternating patterns of metal panel siding. Staff recommends that the applicant set the tower back in order to accommodate openings, or at least recess the midpoint of the elevation that aligns with the internal hall way corridor to provide an opening and then include a façade pattern similar to the overall tower while using spandrel placement in lieu of actual functioning windows to give the appearance of glass windows continuing up the building façade.

Revised Design Response: The applicant has included a recess along the eastern wall to accommodate a window into the hallway corridor for each floor as well as incorporating spandrel window systems into the façade. These changes will improve the visual appearance of the eastern elevation.

RECOMMENDATION

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved:



CATHERINE PAYNE
Acting Development Planning Manager

Attachments:

- A. Revised Project Plans

1510 WEBSTER

Oakland, California

PLANNING DEPARTMENT ENTITLEMENT SUBMISSION

10.20.2020



SURROUNDING CITY CONTEXT AND NEARBY HIGH-RISE BUILDINGS



PROJECT DIRECTORY

OWNER/DEVELOPER

1510 WEBSTER, LLC
411 2ND STREET
OAKLAND, CA 94607

ENVIRONMENTAL CONSULTANT

ENERGY INSPECTORS
1 CIVIC CENTER DRIVE, STE. 300
SAN MARCOS, CA 92069

ARCHITECT

OWOW DESIGN, LLC
411 2ND STREET
OAKLAND, CA 94607

CIVIL ENGINEER

CALICHI DESIGN GROUP
3240 PERALTA STREET, STE 3
OAKLAND, CA 94608

STRUCTURAL ENGINEER

DCI ENGINEERS
135 MAIN STREET, SUITE 1800
SAN FRANCISCO, CA 94105

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oWOW
411 2ND STREET
OAKLAND, CA 94607



1510 WEBSTER STREET

OAKLAND, CA 94612

G-000

10.20.2020

PROJECT INFORMATION

BUILDING DATA

BUILDING ADDRESS:
1510 WEBSTER STREET, OAKLAND, CA 94612

NUMBER OF STORIES:
19

PROPOSED HEIGHT:
195 FEET

USE:
COMMERCIAL/RETAIL/RESIDENTIAL

SPRINKLERED:
YES

OCCUPANCY CLASSIFICATION:
B (MERCANTILE)

LOT AREA:
14,106 SF

BUILDING - GROSS FLOOR AREA:
193,286 SF

BUILDING OUTLINE:
12,153 SF

NET SITE AREA:
14,106 SF

FLOOR AREA RATIO:
GROSS FLOOR AREA / NET SITE AREA = 13.7

BUILDING COVERAGE:
BUILDING OUTLINE / NET SITE AREA = 0.86

ZONING INFORMATION

ASSESSOR'S PARCEL #:
8 - 625 - 34 - 1 / 8 - 625 - 32

ZONING DISTRICT:
CBD-P (PARCEL # 8 - 625 - 34 - 1)
CBD-C (PARCEL # 8 - 625 - 32)

PARKING INFORMATION

CAR PARKING				
PER OAKLAND PLANNING CODE 17.116.105, OPTION 2b, (f) CAR SHARE SPACE WILL BE PROVIDED OFFSITE WITHIN 600 FEET OF THE BUILDING SITE.				
BIKE PARKING				
USAGE	LONG TERM	SHORT TERM	COMPLIANT	NOTES
RETAIL / F&B	2 SPACES	2 SPACES	YES	PER SECTION 17.117.080 OF OAKLAND MUNICIPAL CODE
OFFICE	18 SPACES	2 SPACES	YES	PER SECTION 17.117.080 OF OAKLAND MUNICIPAL CODE
RESIDENTIAL	1 SPACE PER 4 UNITS (46)	1 SPACE PER 20 UNITS (10)	YES	PER SECTION 17.117.090 OF OAKLAND MUNICIPAL CODE
TOTAL SPACES	PROVIDED 182 LONG-TERM & 30 SHORT-TERM			

OPEN SPACE CALCULATIONS

PER OAKLAND MUNICIPAL CODE 17.101G.060 USABLE OPEN SPACE STANDARD.

TOTAL REQUIRED OPEN SPACE:
13,530 SF

TOTAL PROVIDED OPEN SPACE:
1,500 SF (GROUP)

L7 OPEN SPACE = 750 SF
L1 PLAZA = 250 SF
BASEMENT = 500 SF

*PER STATE DENSITY BONUS LAW, THE DEVELOPMENT IS SEEKING TO WAIVE THE OPEN SPACE REQUIREMENTS FOR THIS PROJECT.

RESIDENTIAL UNIT MIX

TYPE	NO. UNITS	UNIT MAKEUP
1 BEDROOM	33	18%
2 BEDROOM	77	42%
3 BEDROOM	54	30%
4 BEDROOM	18	10%
TOTAL UNITS	182	--

PROJECT DESCRIPTION

1510 WEBSTER IS IN A CENTRAL AND DYNAMIC LOCATION, SURROUNDED BY HISTORIC STRUCTURES AND BUSTLING NEW HIGH-RISE DEVELOPMENTS. THIS PARTICULAR SITE HAS SAT UNDERUTILIZED AND DISCONNECTED FROM ITS COMMUNITY FOR YEARS. THE INTENT OF THE DEVELOPMENT IS TO ACTIVATE THE STREETScape WITH RETAIL AT THE GROUND FLOOR, PAY HOMAGE TO ITS NEIGHBORING STRUCTURES WITH A LOW-RISE PODIUM AND AT THE SAME TIME PROVIDE A THOUGHTFUL NEW BUILDING DESIGN IN A 19-STORY TOWER WHICH PROVIDES MUCH NEEDED HOUSING AND DENSITY TO A DOWNTOWN LANDSCAPE.

THE STREET LEVEL EXPERIENCE AIMS TO CREATE TWO DISTINCT GROUND FLOOR ACTIVATED RETAIL STOREFRONT ZONES BISECTED WITH A SECURE INDOOR/OUTDOOR PLAZA WHICH SERVES AS THE MAIN LOBBY AND ACCESS POINT FOR THE RESIDENTIAL HIGH-RISE AND BASEMENT AND GROUND FLOOR OFFICE SPACES. THE INTENDED USE OF THE PLAZA SPACE IS TO CREATE AN INVITING PUBLIC SPACE WHILE MAINTAINING PROPER SECURITY FOR THE ACCESS POINTS TO THE RESIDENTIAL AND COMMERCIAL SPACES. THE PUBLIC PLAZA WILL ALSO HELP TO SERVE AS THE FOCAL POINT FOR THE

DEVELOPMENT'S PUBLIC ART FEATURE.

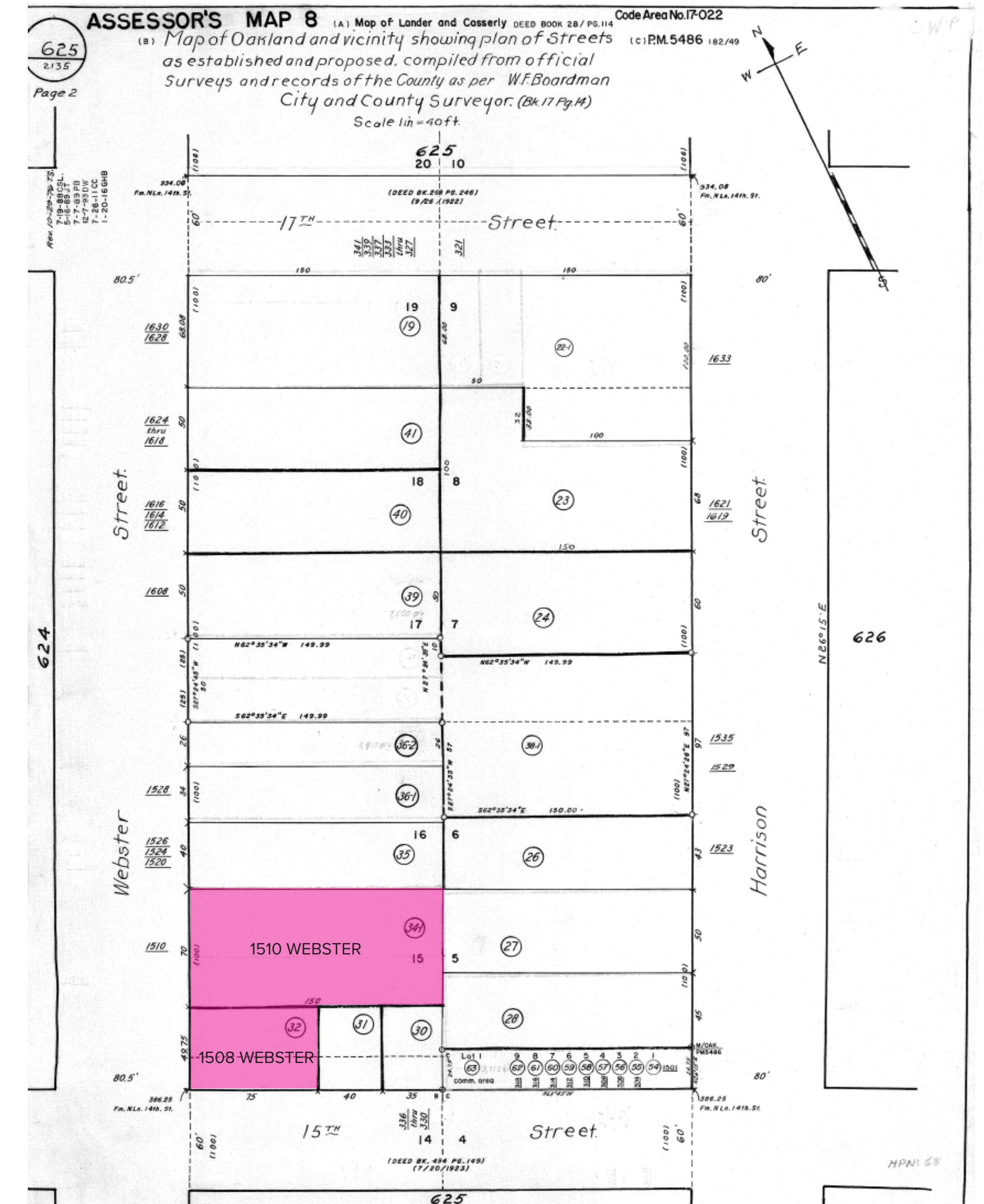
LEVELS 2-6 HELP TO HIGHLIGHT A PODIUM RESPONDING TO THE NEIGHBORHOOD BLOCK AND LOW-RISE HISTORIC BUILDINGS ON THE CORNER OF 15TH AND WEBSTER. THE RESIDENTIAL FLOOR PLATE PURPOSEFULLY STOPS AT 65' TO RESPOND TO THE DATUM OF THE YWCA BUILDING DESIGNED BY JULIA MORGAN. THE ARCHITECTURAL CLADDING AND SKIN INTENDS TO BE AN EARTH TONE TERRACOTTA OR PRECAST MATERIAL ATTRIBUTED TO THE CONTEXT OF THE NEIGHBORING BUILDING'S HISTORICAL MATERIALS.

LEVELS 7-19 DEFINE THE MAIN RESIDENTIAL TOWER, EMPHASIZING AN EXTRUDED FORM BASED ON SITE CONSTRAINTS. THE TOWER WILL HOUSE THE MAJORITY OF THE WORKFORCE HOUSING RESIDENTIAL UNITS OFFERING VIEWS TO DOWNTOWN TO THE WEST, UPTOWN AND THE OAKLAND HILLS TO THE NORTH, LAKE MERRITT TO THE EAST AND THE SAN FRANCISCO BAY TO THE SOUTH. THE EXTERIOR SKIN WILL BE MADE UP OF GLASS AND METAL PANEL DRAWING INSPIRATION FROM THE SURROUNDING NEW DEVELOPMENTS.

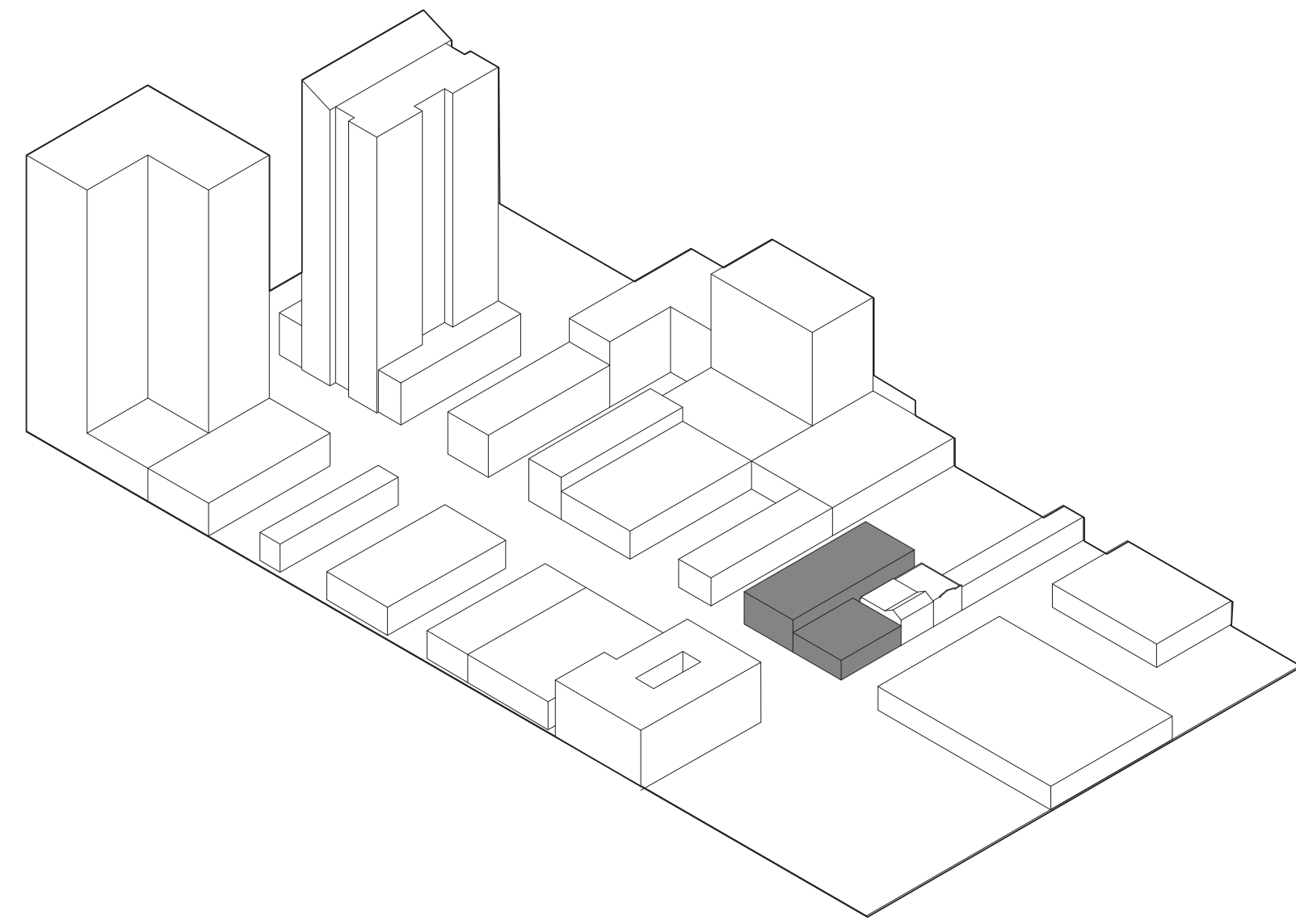
BUILDING AREA CALCULATIONS & UNIT COUNTS

LEVEL	AREA	NO. UNITS
ROOF	2,470 SF	--
19	8,673 SF	9
18	8,673 SF	9
17	8,673 SF	9
16	8,673 SF	9
15	8,673 SF	9
14	8,673 SF	9
13	8,673 SF	9
12	8,673 SF	9
11	8,673 SF	9
10	8,673 SF	9
9	8,673 SF	9
8	8,673 SF	9
7	8,673 SF	9
6	11,976 SF	13
5	11,976 SF	13
4	11,976 SF	13
3	11,976 SF	13
2	11,976 SF	13
1	10,397 SF	--
B	9,640 SF	--

ASSESSOR'S DATA



EXISTING CONDITIONS



LOCATOR MAP



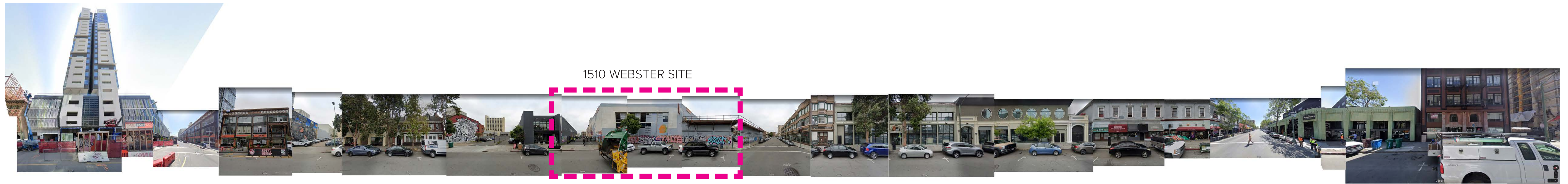
STREET VIEWS ALONG 15TH



1510 WEBSTER SITE

YWCA | JULIA MORGAN

STREET VIEWS ALONG WEBSTER

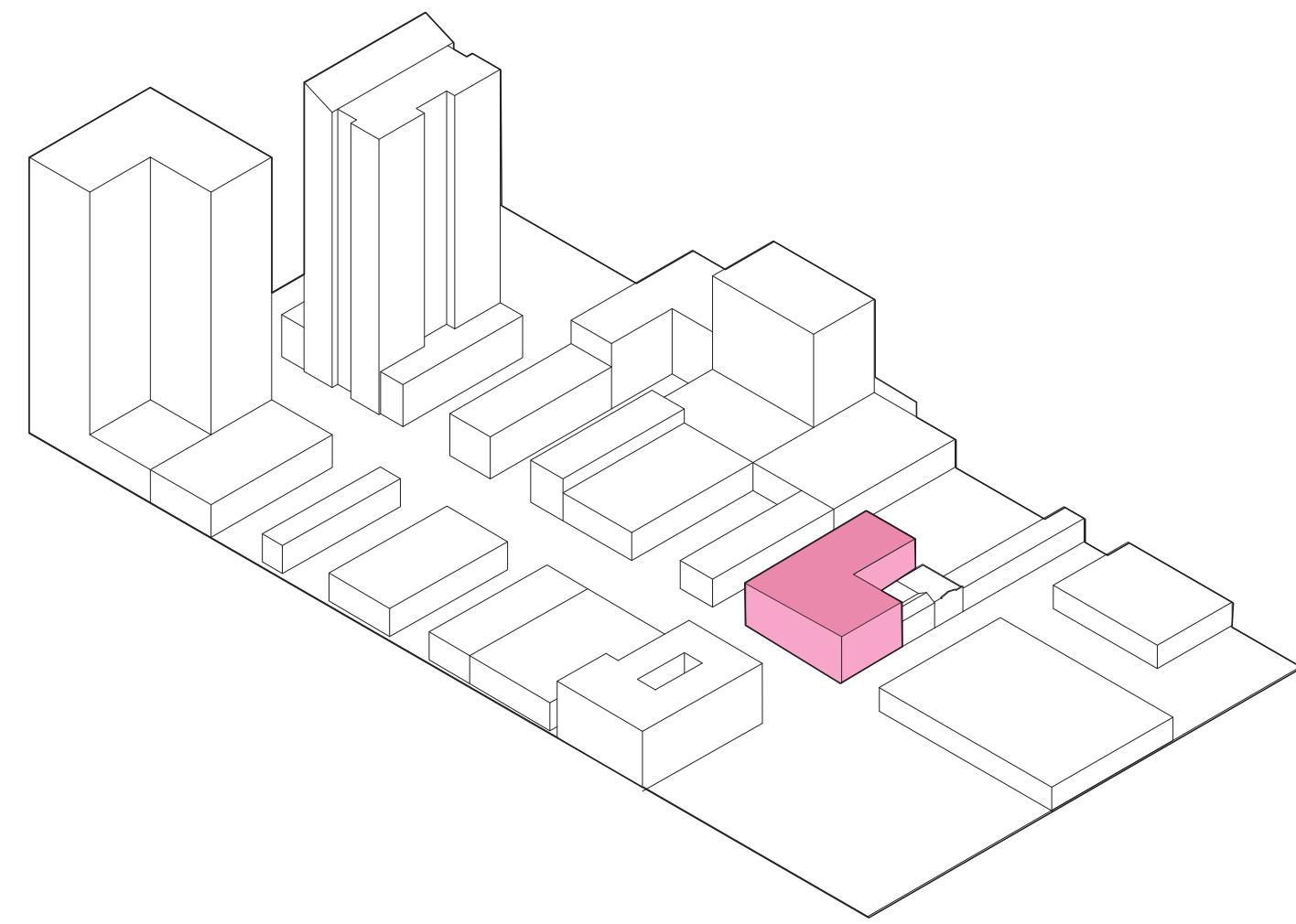


1510 WEBSTER SITE

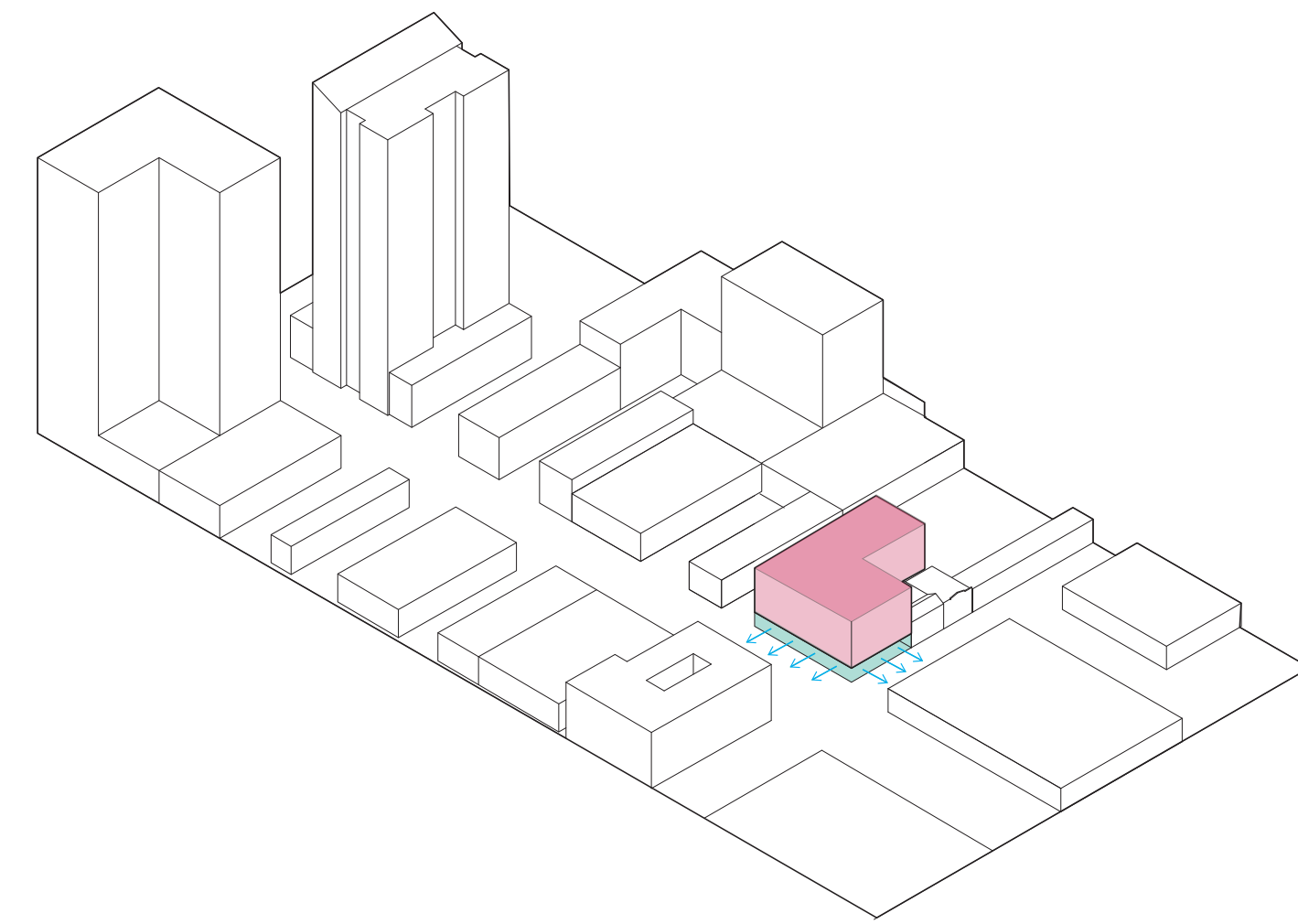
1700 WEBSTER STREET PROJECT

WHITE BUILDING | CLAY N. BURRELL

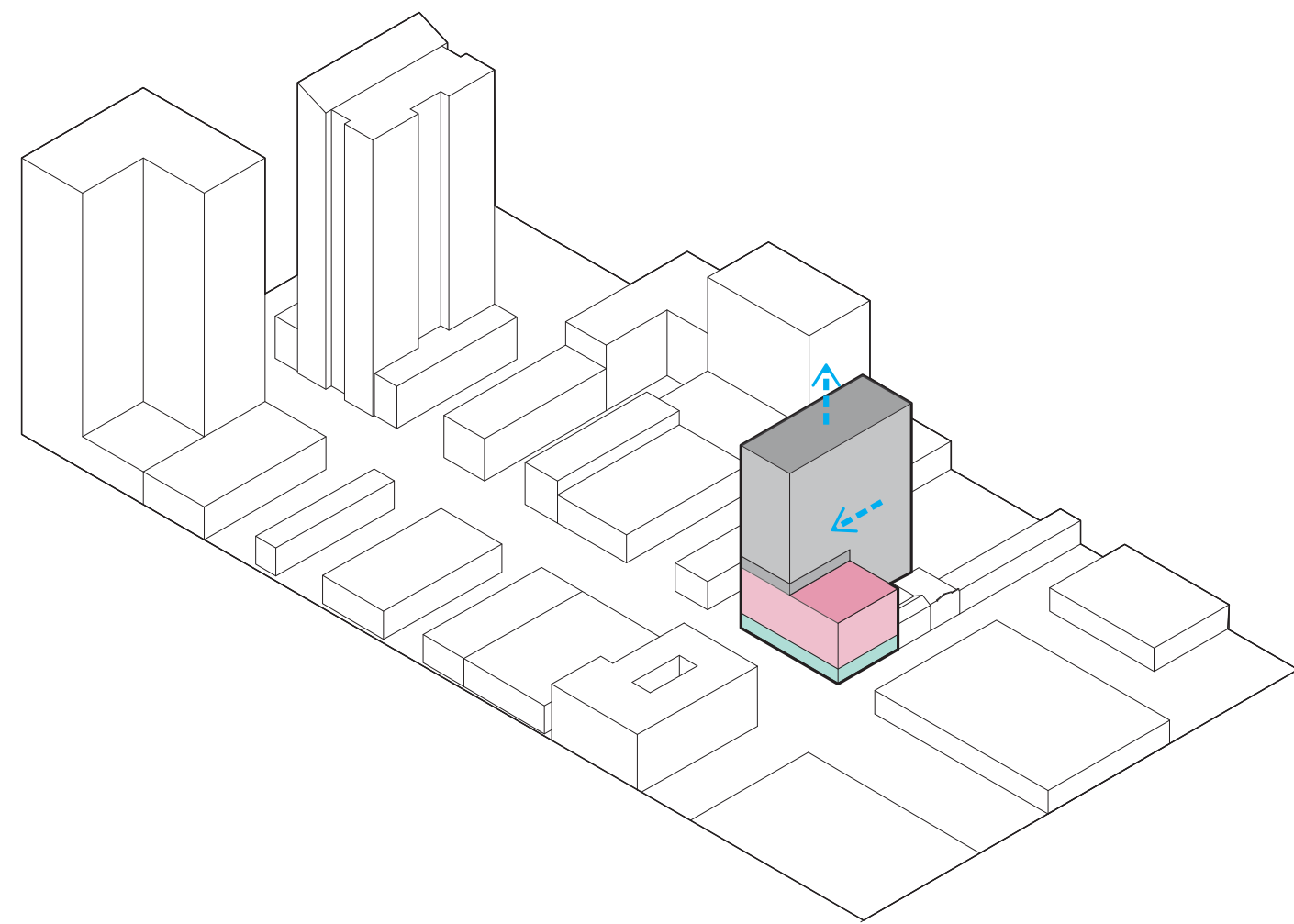
BUILDING MASSING AND DESIGN STRATEGY



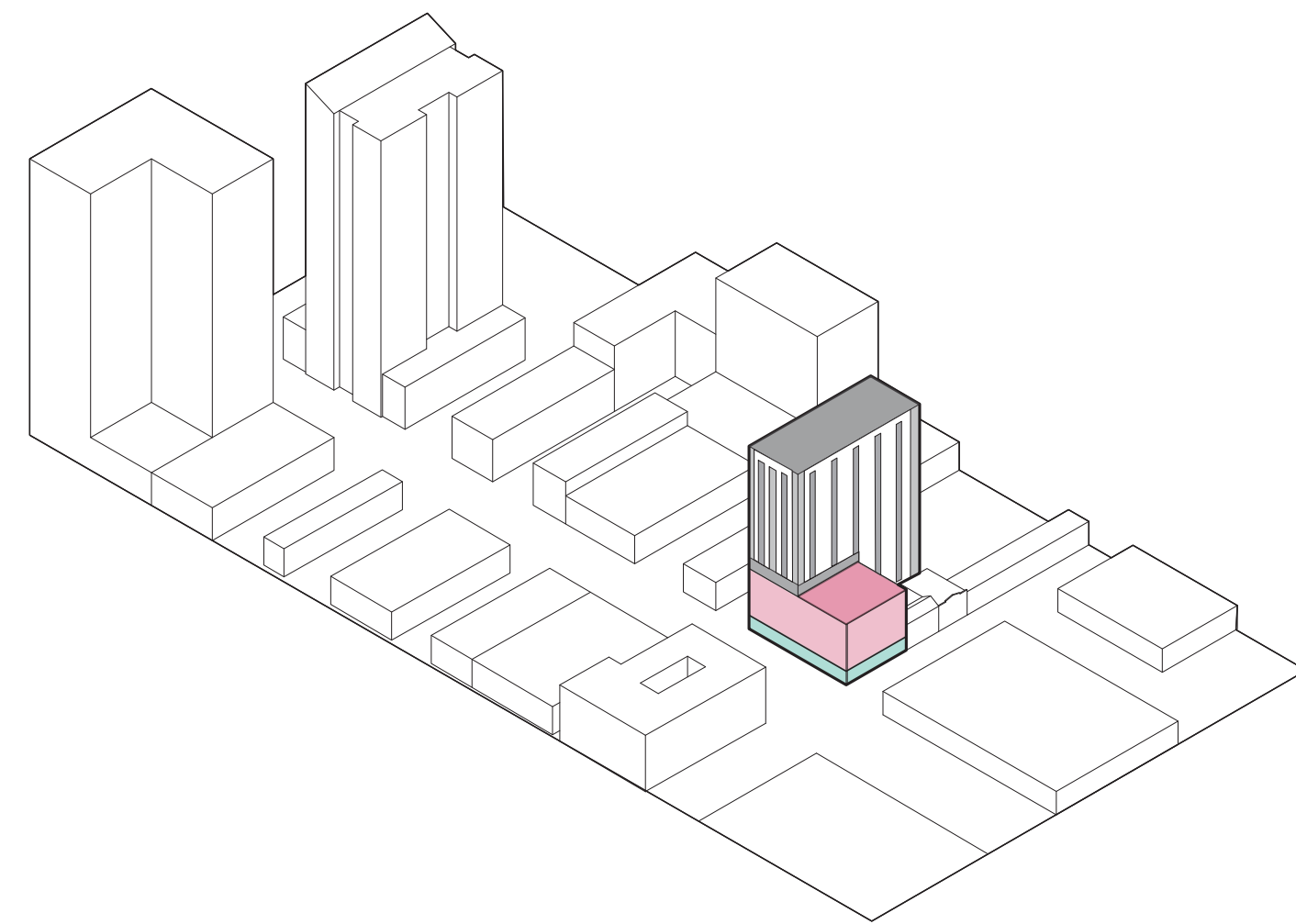
1 CONNECT PODIUM HEIGHT TO NEIGHBORHOOD & MATERIALS TO HISTORIC FABRIC



2 ACTIVATE THE STREETScape WITH GLAZING AT RETAIL AND PLAZA



3 INTERSECT TOWER MASS WITH PODIUM HIGHLIGHTING THE INTERSECTION WITH PANEL COLOR CHANGE



4 SKIN TOWER MASSING WITH METAL PANEL AND GLASS

RESPONSIVE CITY LEVEL

CONTEXT-SENSITIVE BLOCK LEVEL

ACTIVATED STREET LEVEL



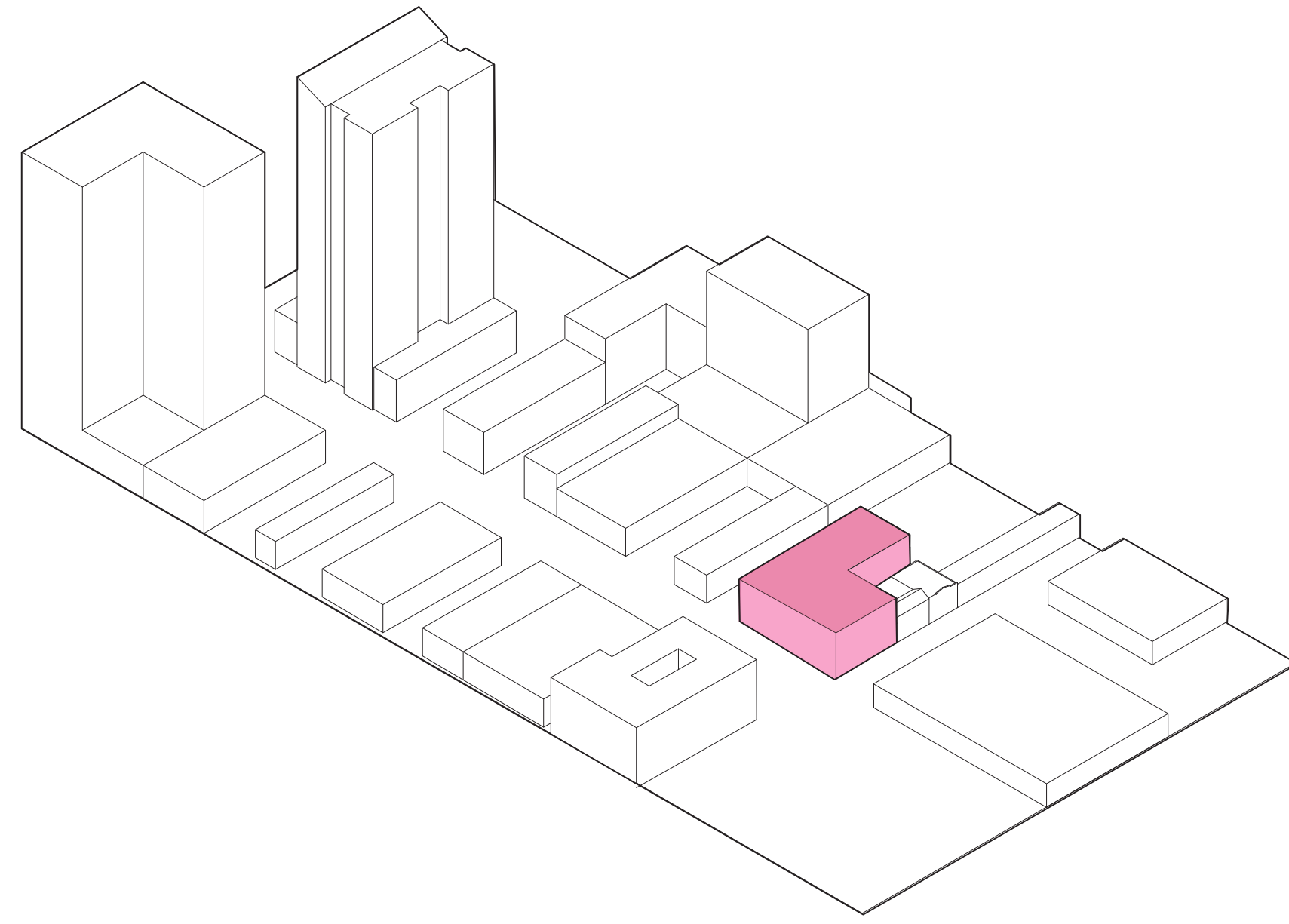
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OAKLAND, CA 94612

G-003
10.20.2020

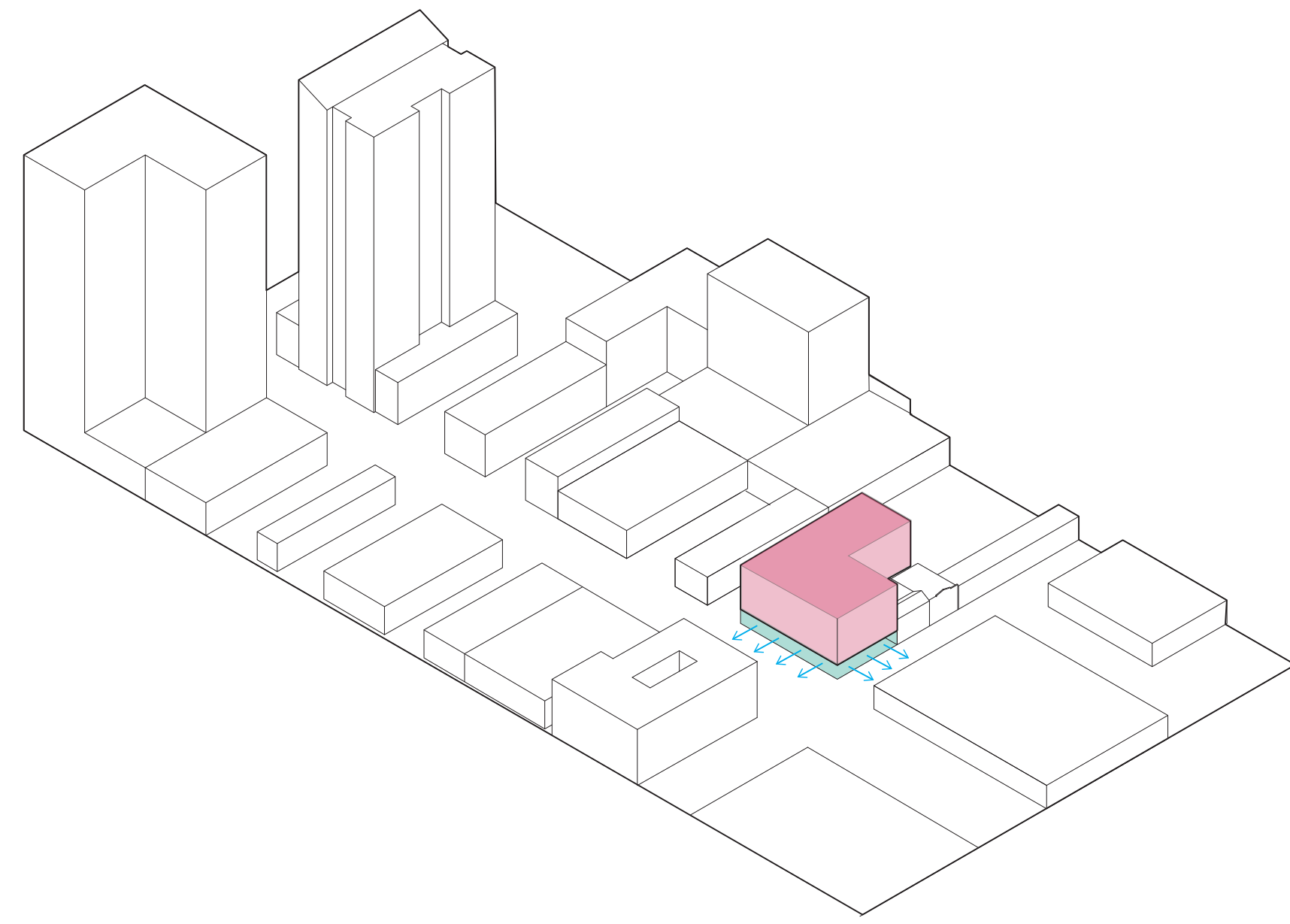
NEIGHBORHOOD CONNECTION



1 CONNECT PODIUM HEIGHT TO NEIGHBORHOOD & MATERIALS TO HISTORIC FABRIC

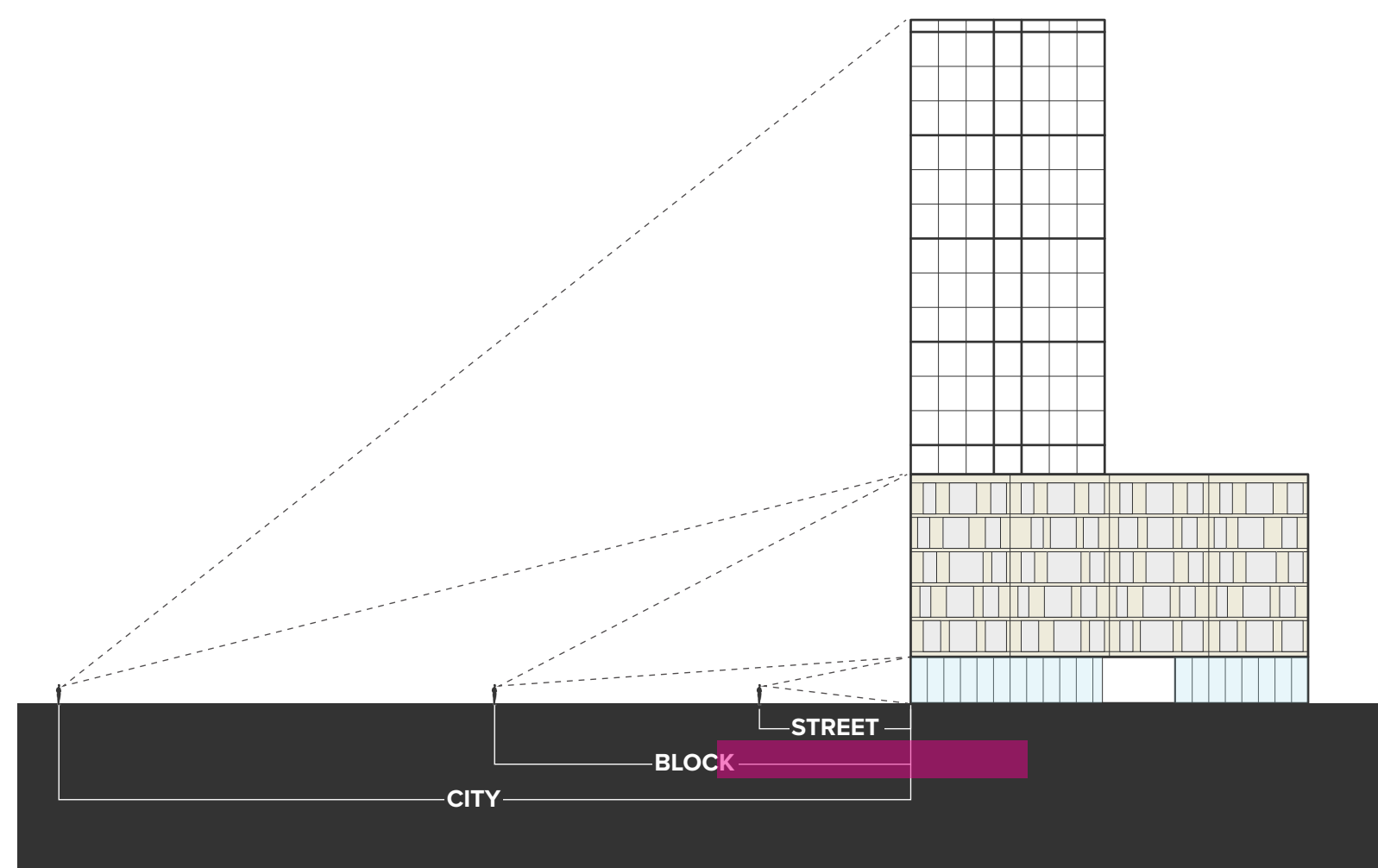


STREET LEVEL CONTEXT



2

ACTIVATE THE STREETScape WITH GLAZING AT RETAIL AND PLAZA



MATERIALS



WOOD SLAT INTERIOR FEATURES



FINISHED ARCHITECTURAL CONCRETE WITH REVEALS



DARK METAL BASE & MULLIONS



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STREET LEVEL CONTEXT | CONCEPT RENDERS



STREET LEVEL VIEW FROM WEBSTER



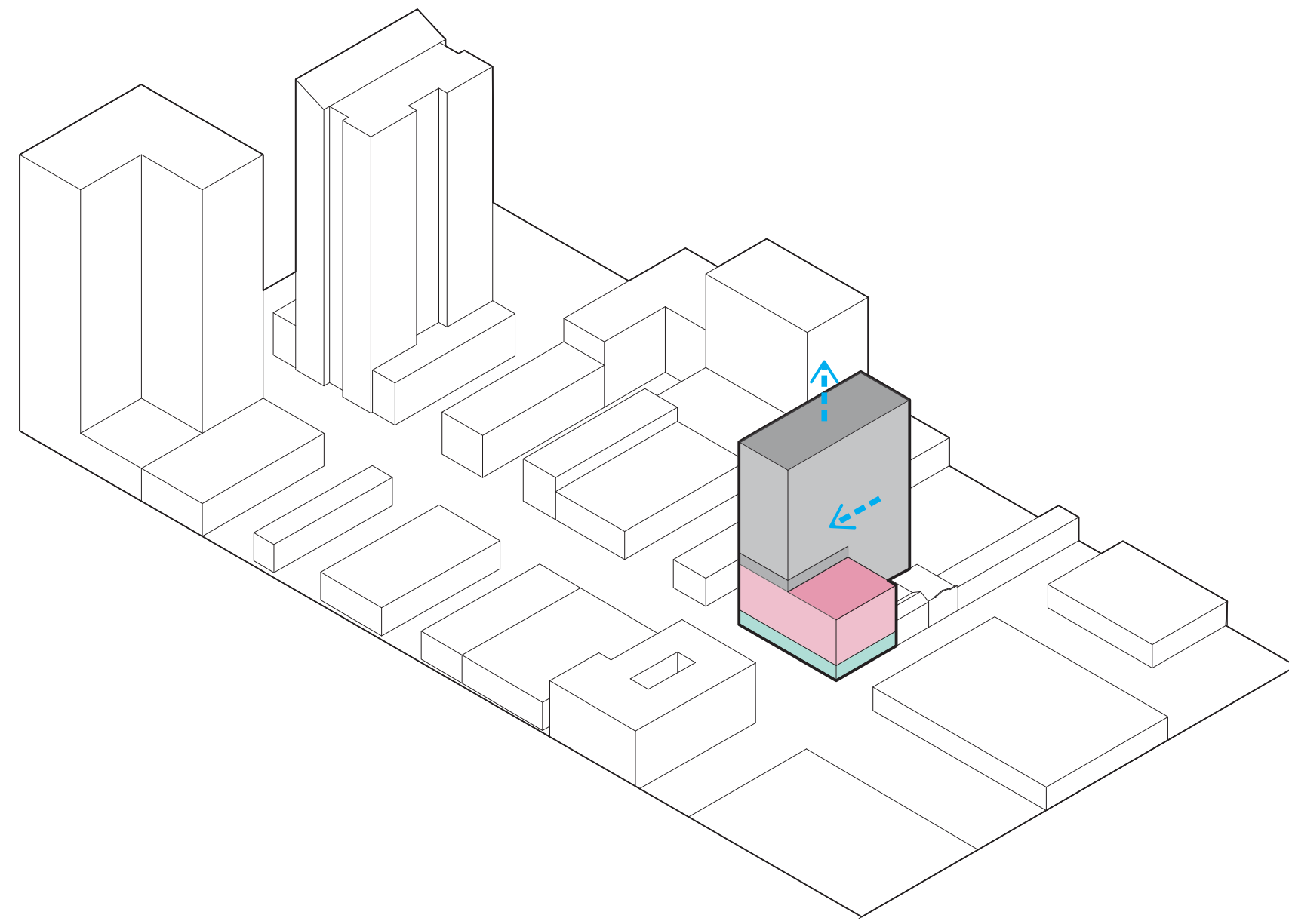
VIEW TO STREET FROM INTERIOR PUBLIC PLAZA



VIEW INTO INTERIOR PUBLIC PLAZA

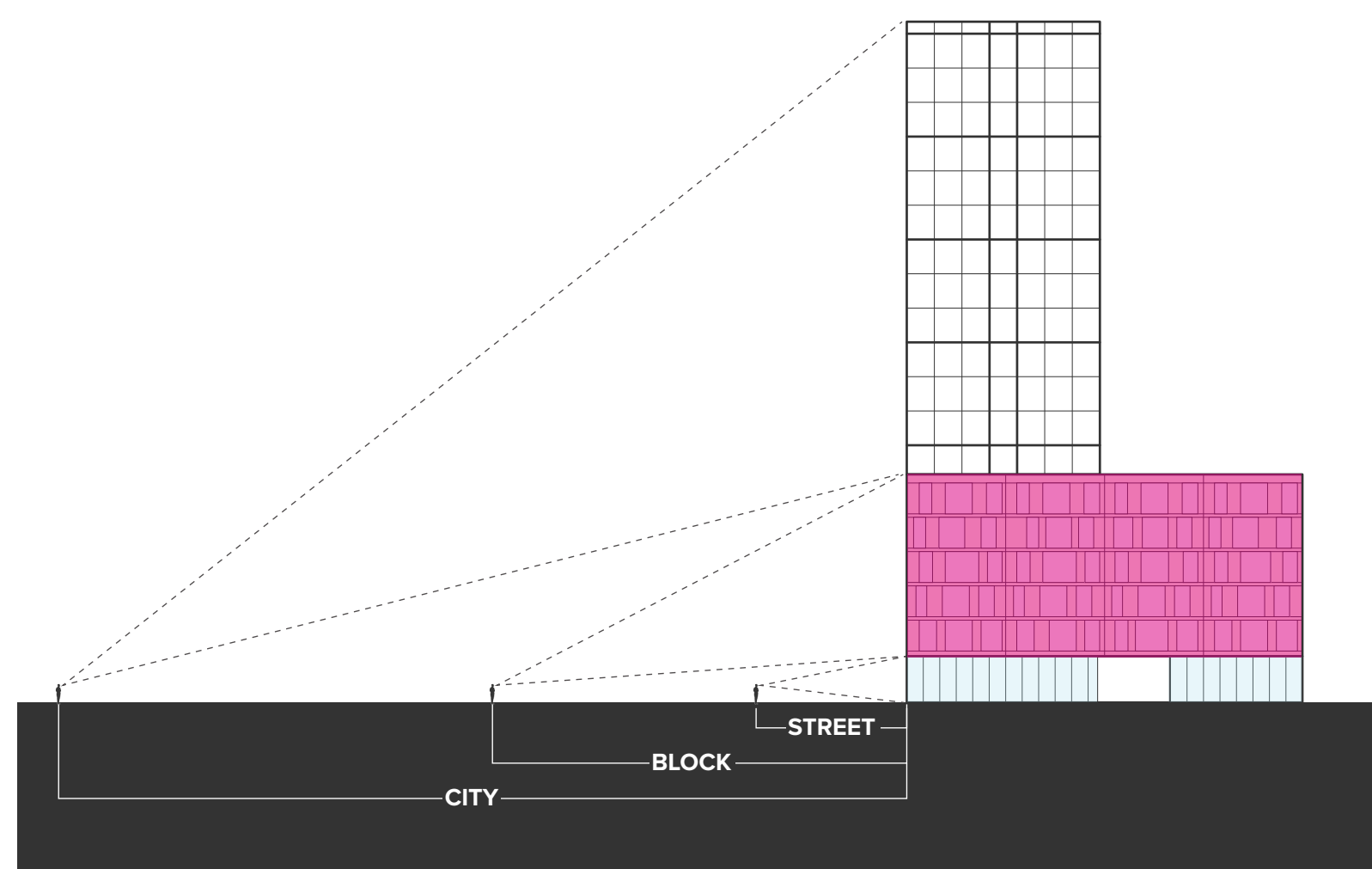


STREET LEVEL VIEW FROM 15TH STREET

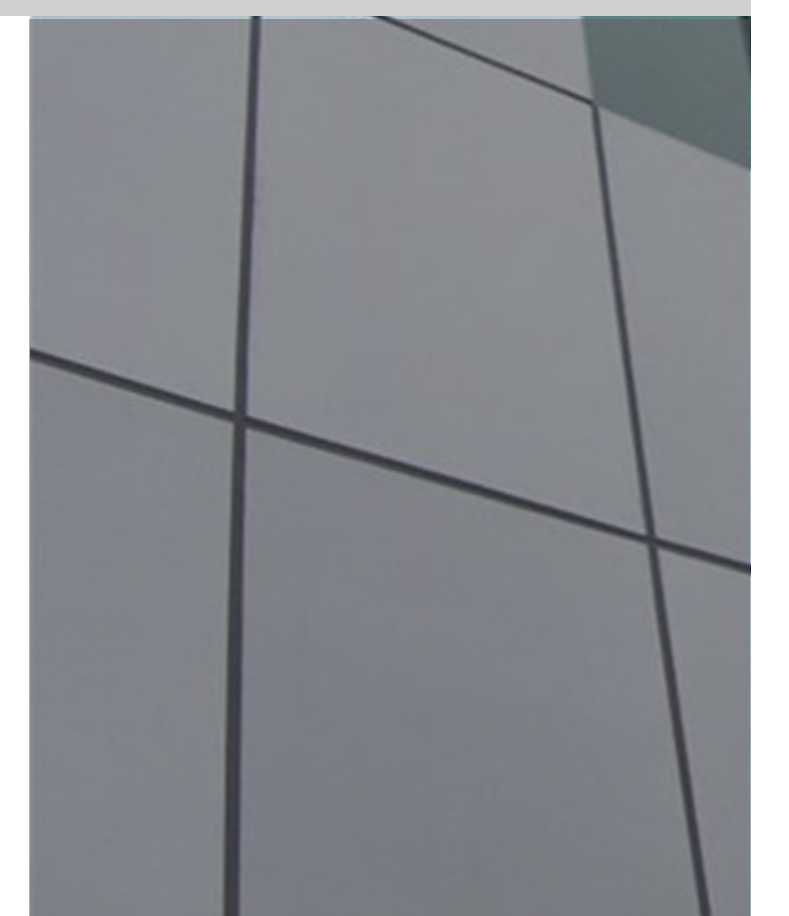
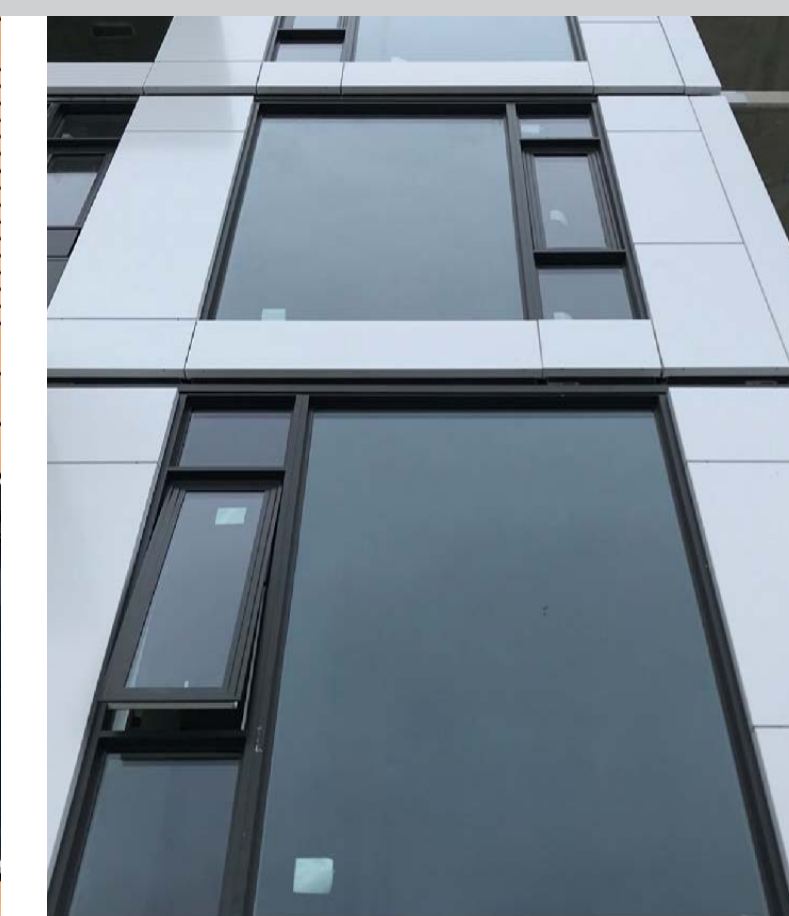
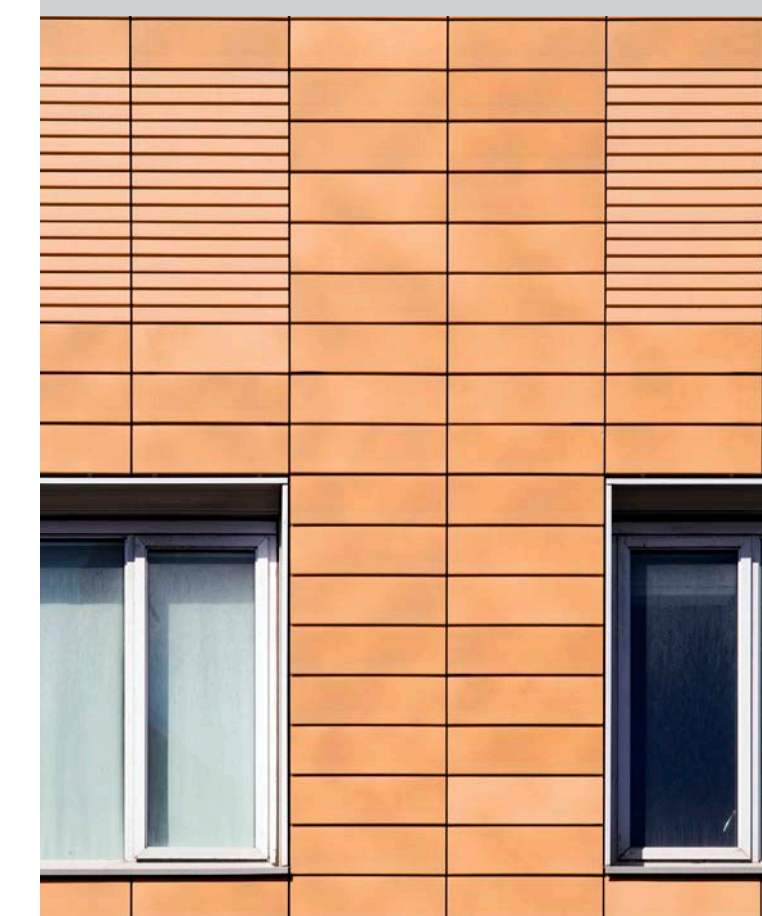


3

INTERSECT TOWER MASS WITH PODIUM
HIGHLIGHTING THE INTERSECTION
WITH PANEL COLOR CHANGE



MATERIALS



TERRACOTTA CLADDING

ALUMINUM WINDOWS

DARK GRAY FLUSH ALUMINUM PANEL



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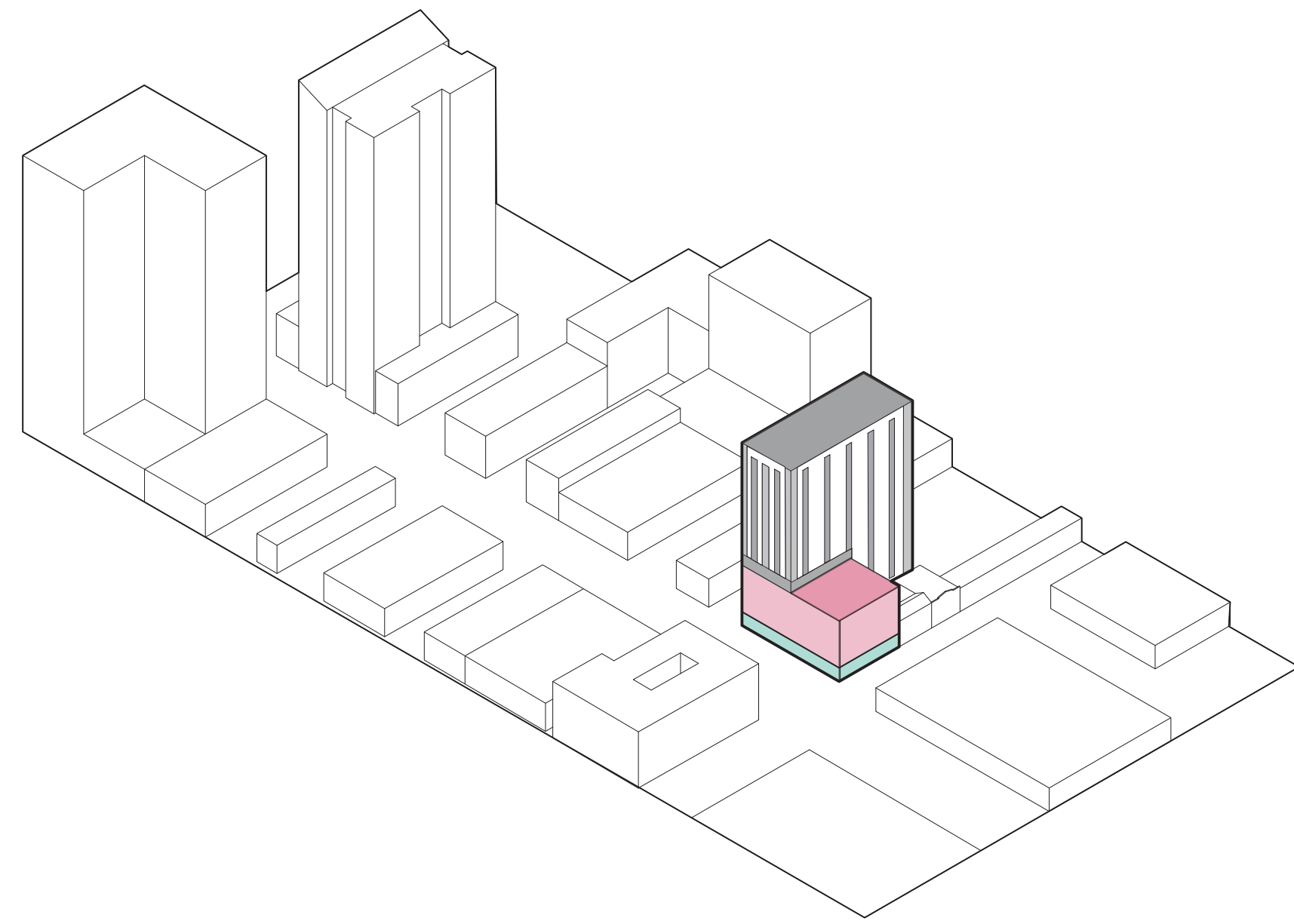
1510 WEBSTER STREET

OAKLAND, CA 94612

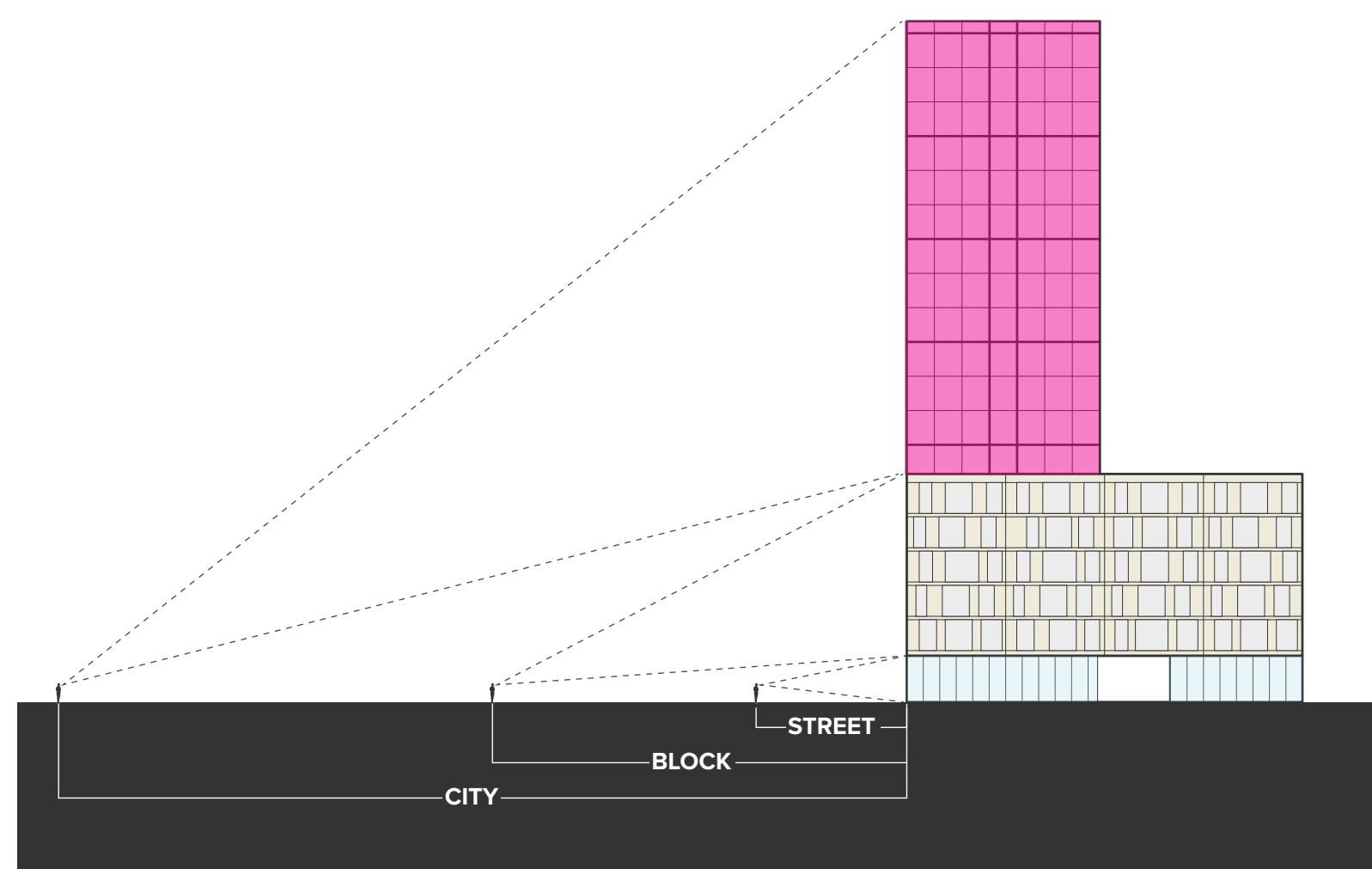
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10.20.2020

CITY LEVEL CONTEXT



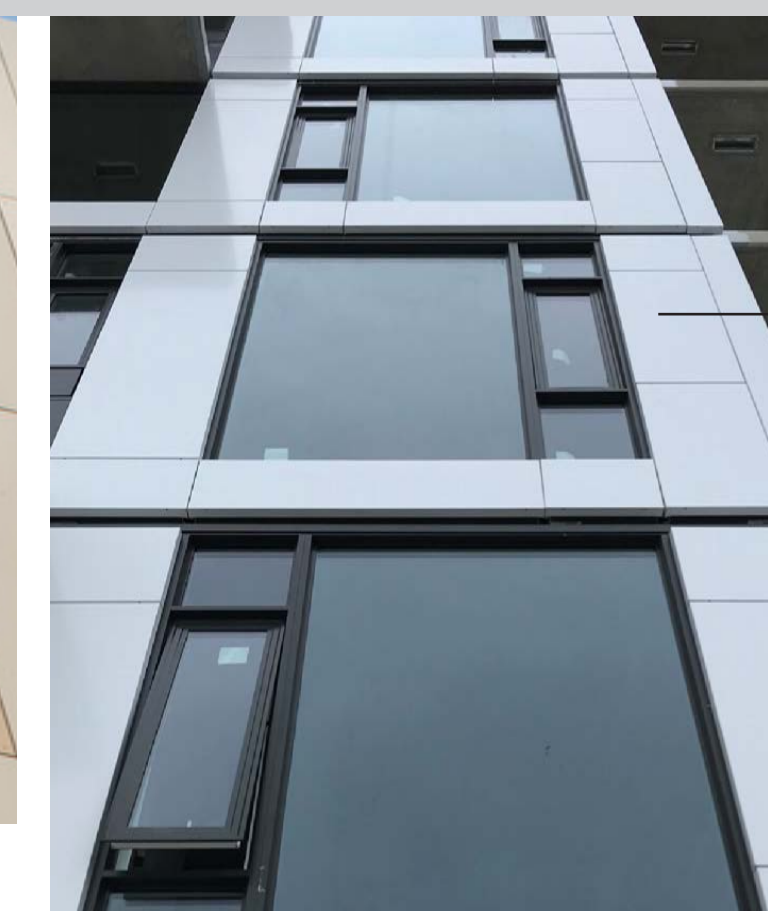
4 SKIN TOWER MASSING WITH METAL PANEL AND GLASS



MATERIALS



LIGHT BROWN/GRAY (VARIEGATED COLOR) FLUSH ALUMINUM PANEL



LIGHT RAISED ALUMINUM PANEL

ALUMINUM CLADDING



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CITY LEVEL CONTEXT | CONCEPT RENDERS



VIEW FROM WEBSTER STREET



VIEW FROM 15TH STREET



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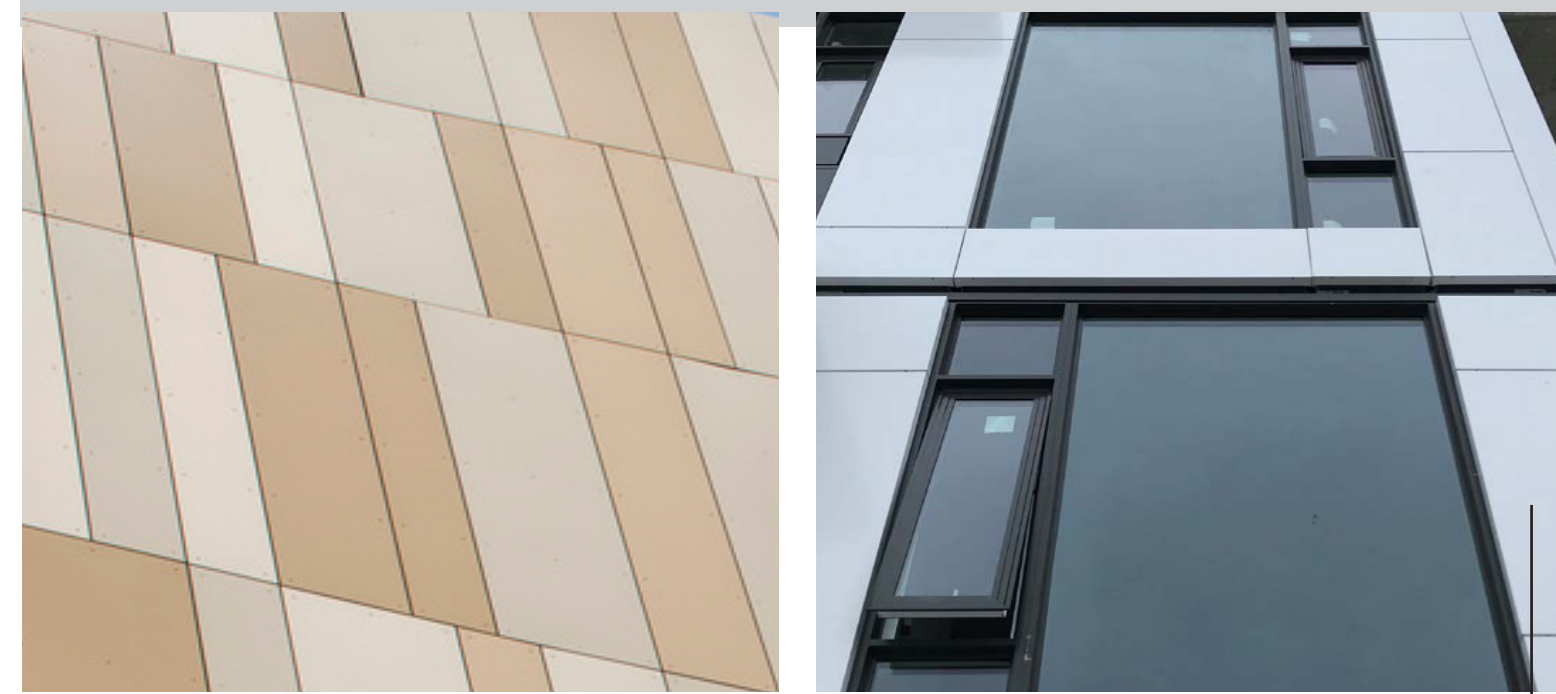


1510 WEBSTER STREET
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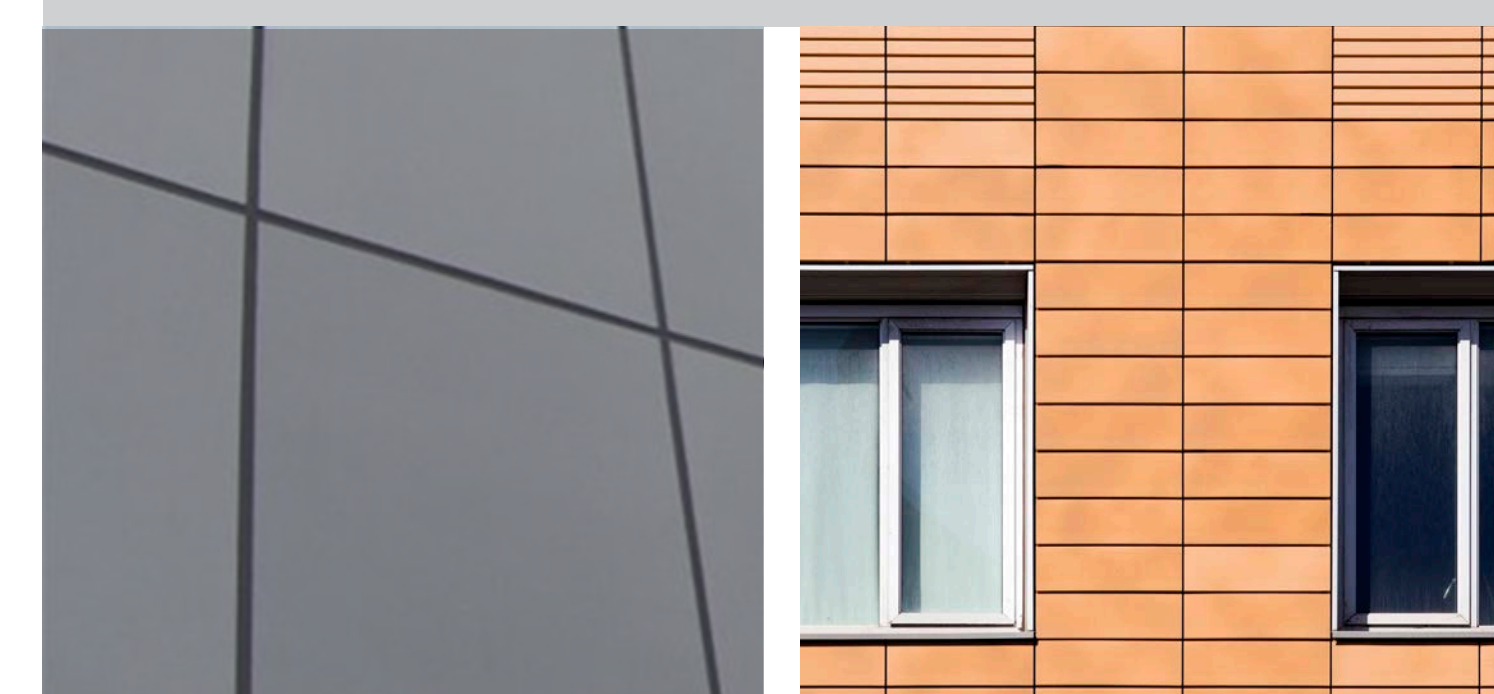
MATERIAL PALETTE

TOWER MATERIALS | LEVELS 7 - 19



A | LIGHT BROWN/GRAY (VARIEGATED COLOR) FLUSH ALUMINUM PANEL
B | ALUMINUM WINDOWS
C | LIGHT RAISED ALUMINUM PANEL

PODIUM MATERIALS | LEVELS 2 - 6

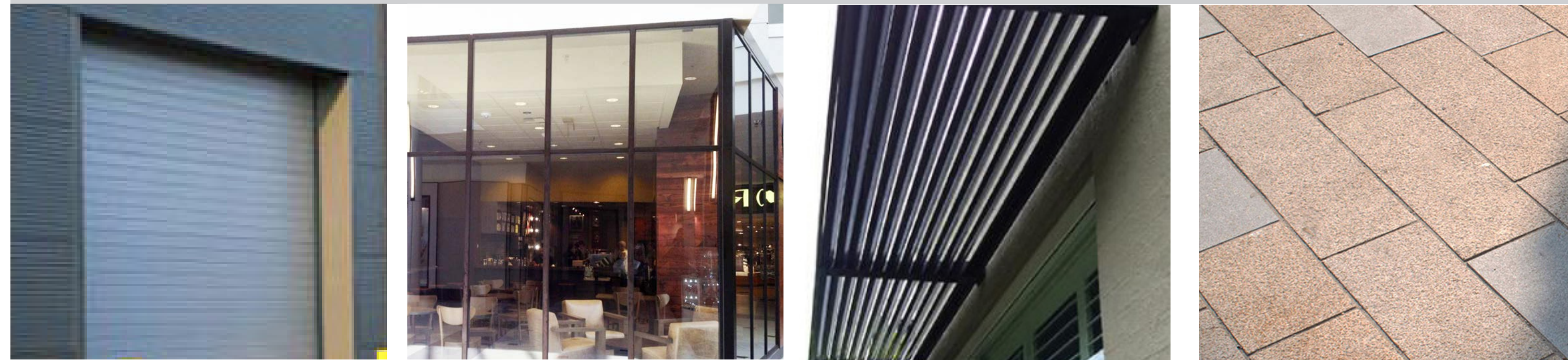


D | DARK GRAY FLUSH ALUMINUM PANEL
E | TERRA COTTA CLADDING



TOWER | LEVELS 7-19

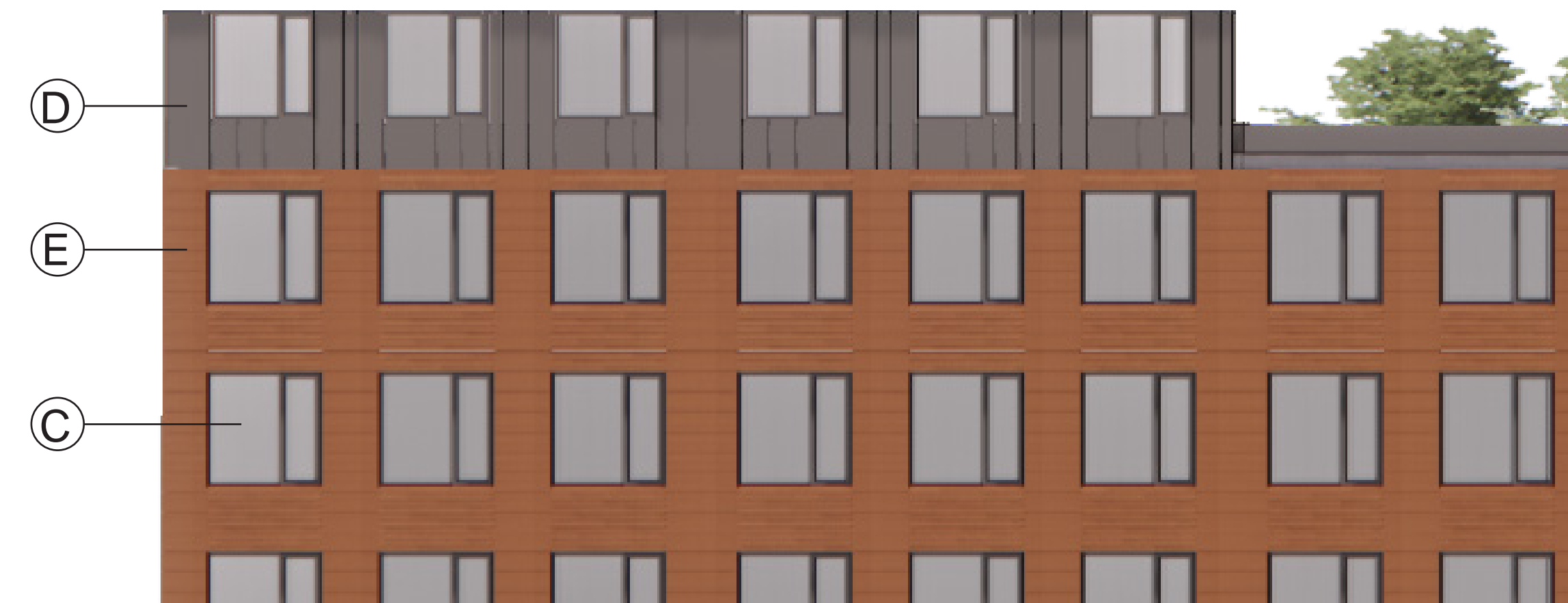
STREET LEVEL MATERIALS | LEVEL 1



F | COILING DOORS AT LOADING DOCK
H | DARK GRAY ALUMINUM MULLIONS
J | STEEL CANOPIES AT RETAIL
L | GRANITE PAVERS



G | LIGHT ARCHITECTURAL FINISHED CONCRETE WITH REVEALS
I | FULL-HEIGHT STOREFRONT GLAZING
K | WOOD SLAT INTERIOR FEATURES AT PLAZA



PODIUM | LEVELS 2-6



STREET LEVEL | LEVEL 1

SHADOW IMPACT STUDIES

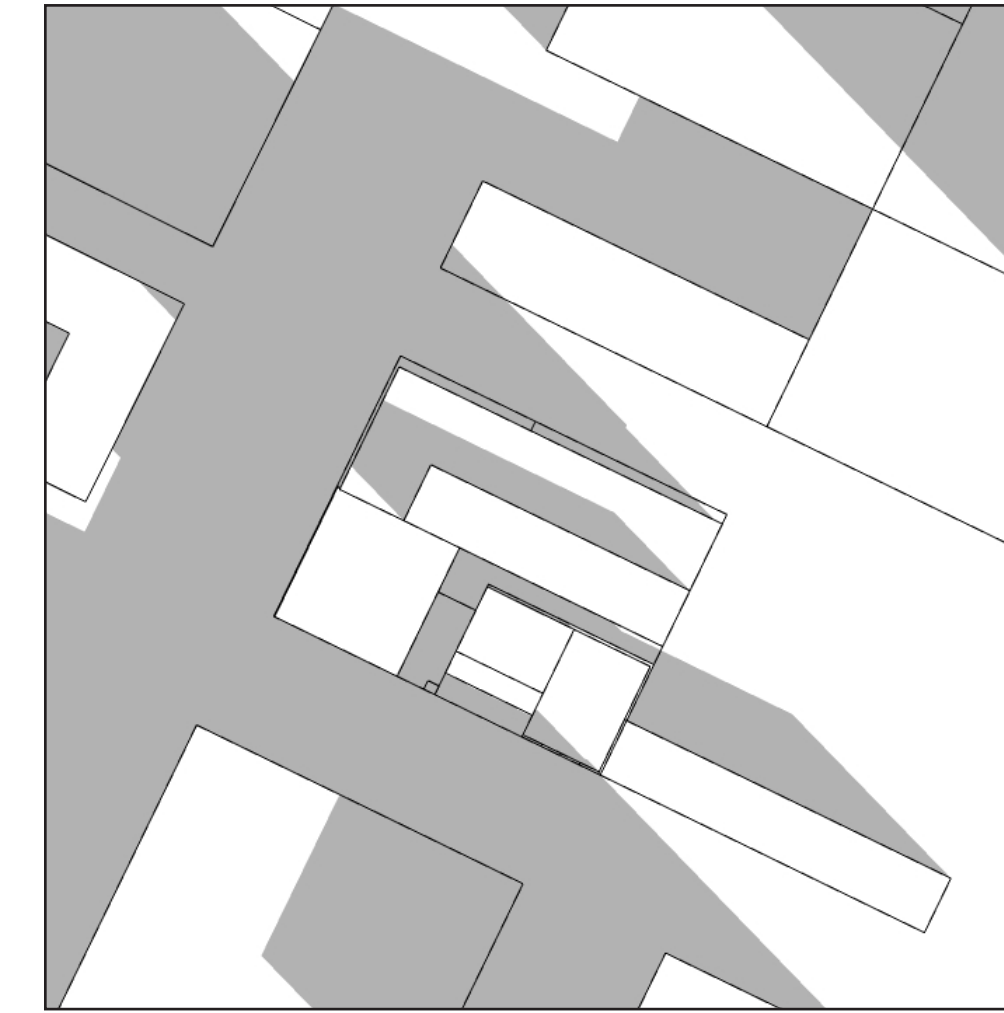
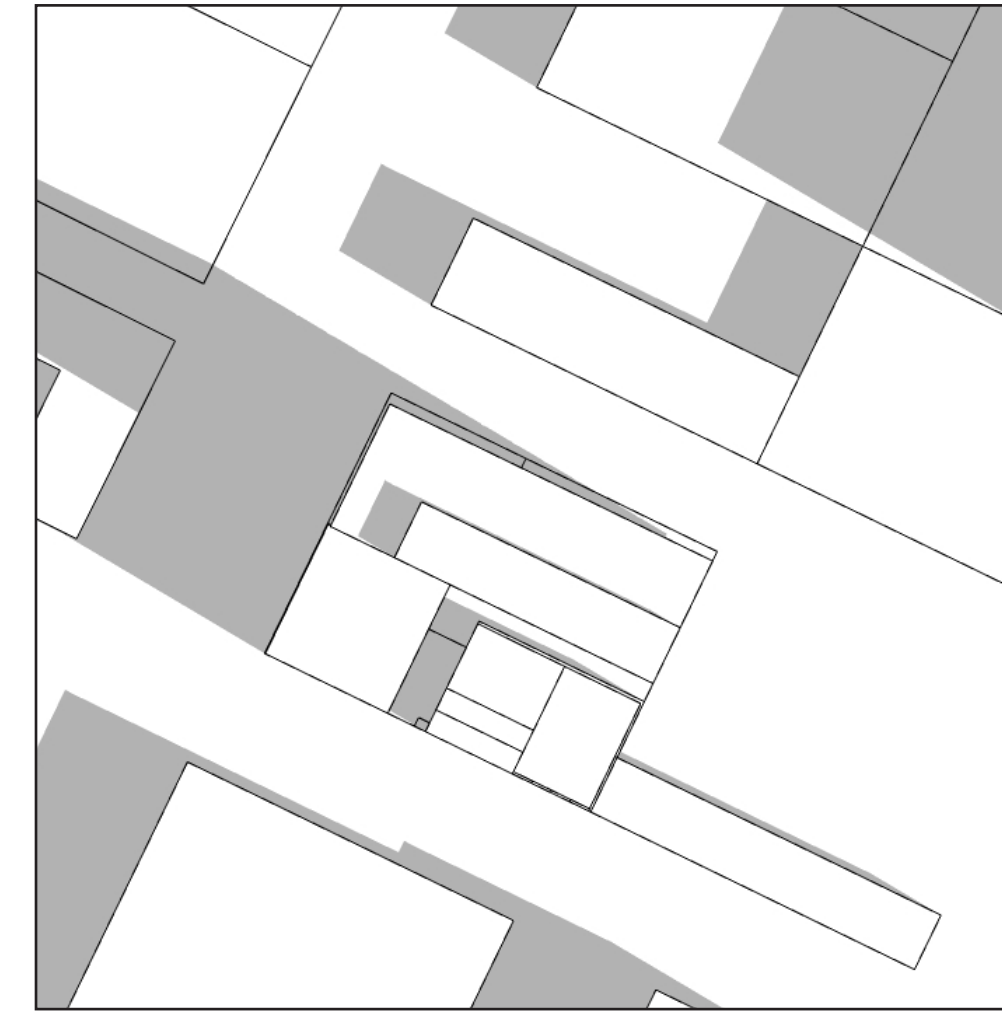
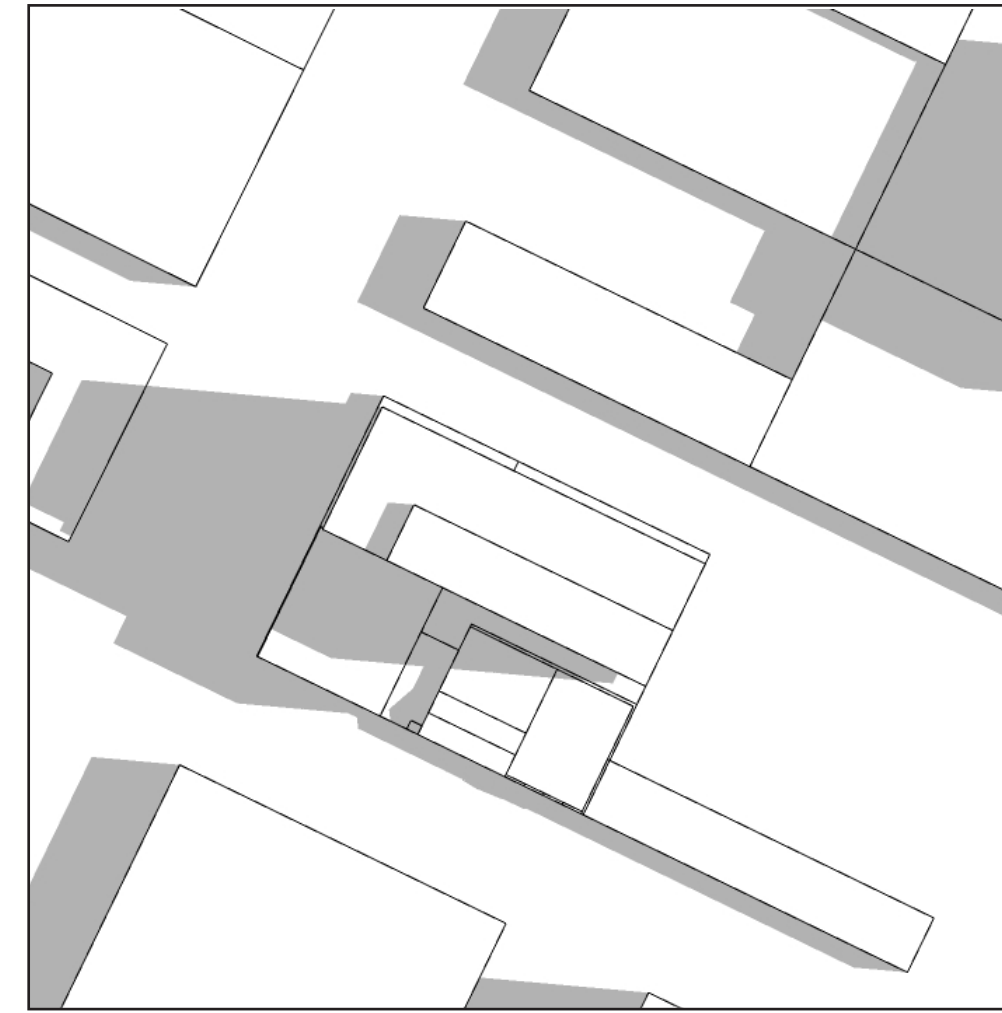
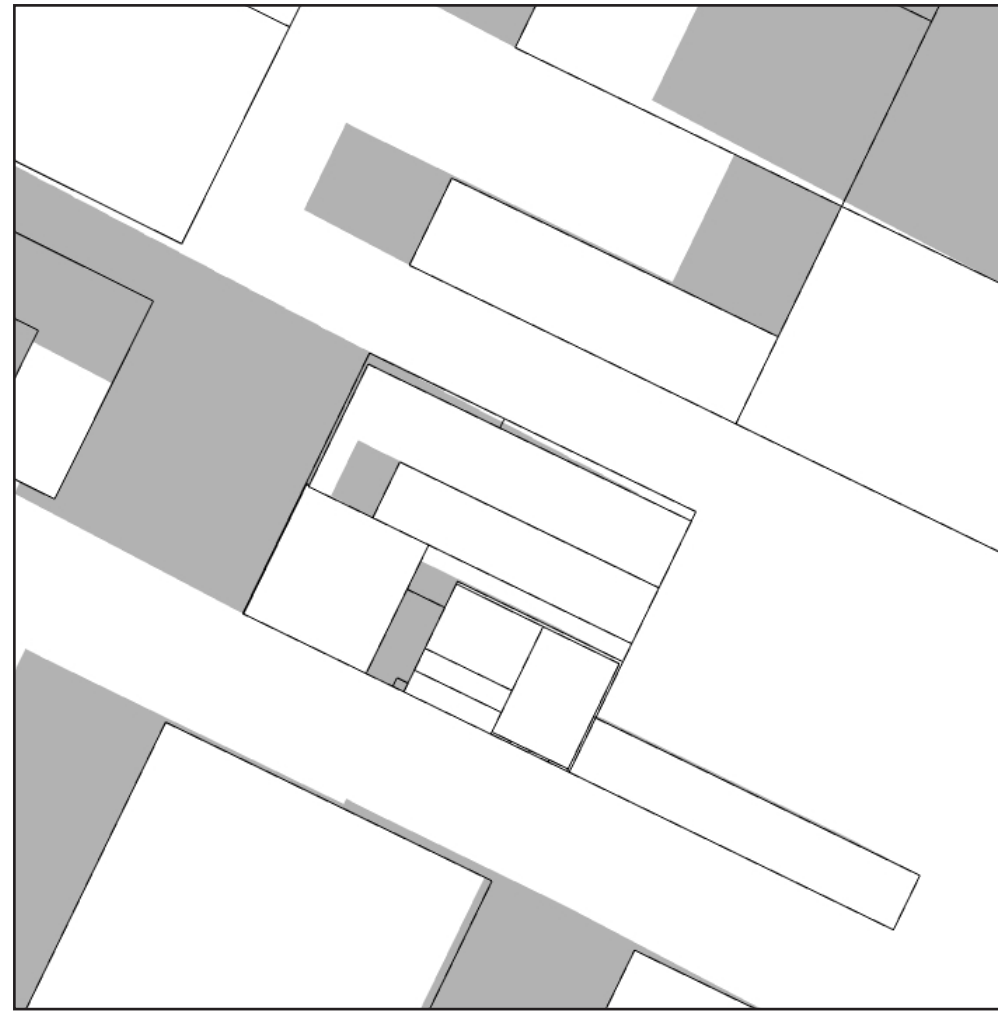
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SUMMER

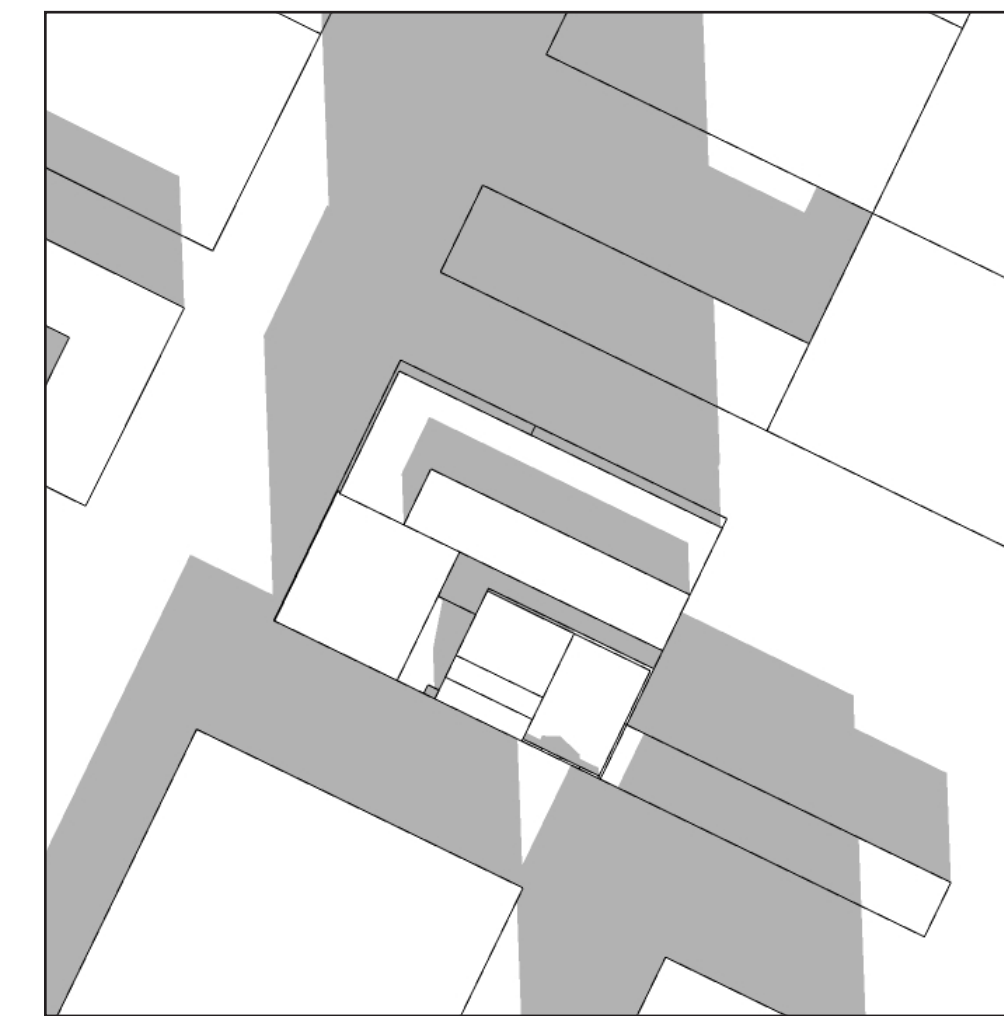
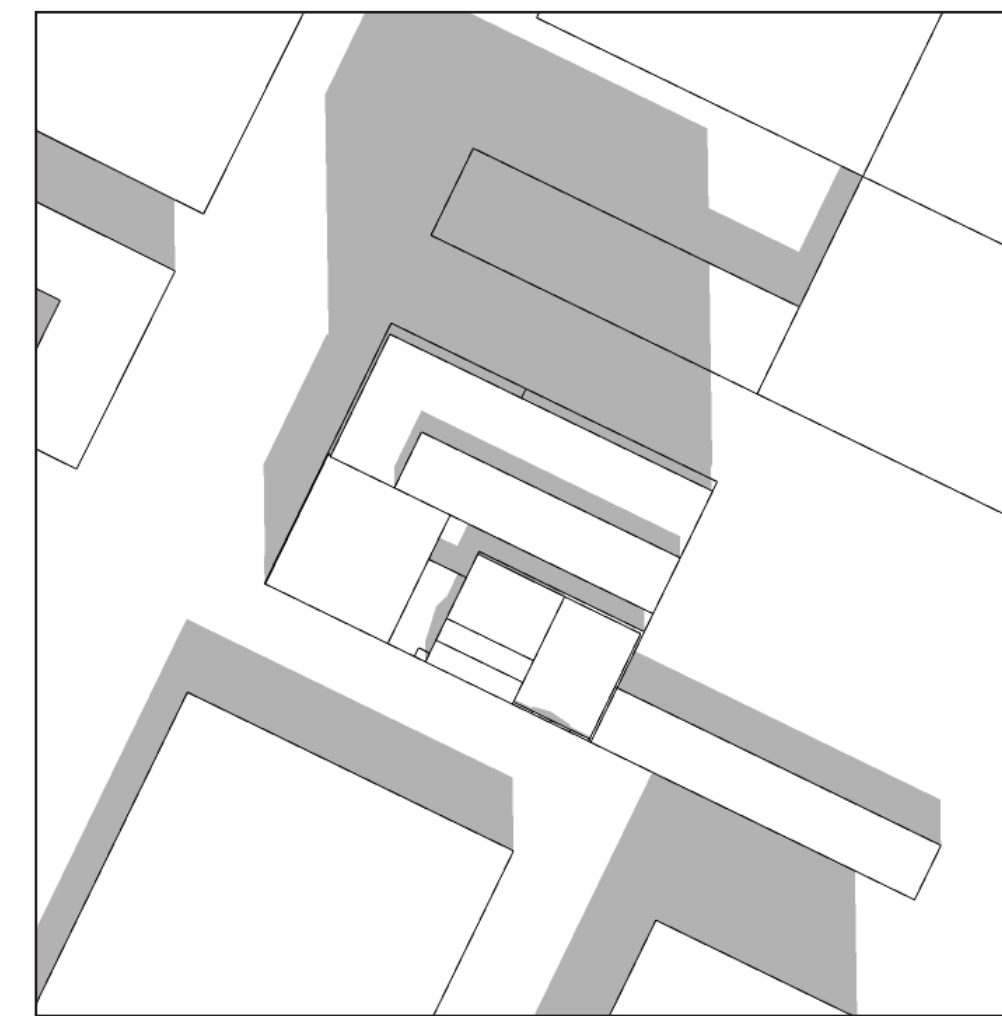
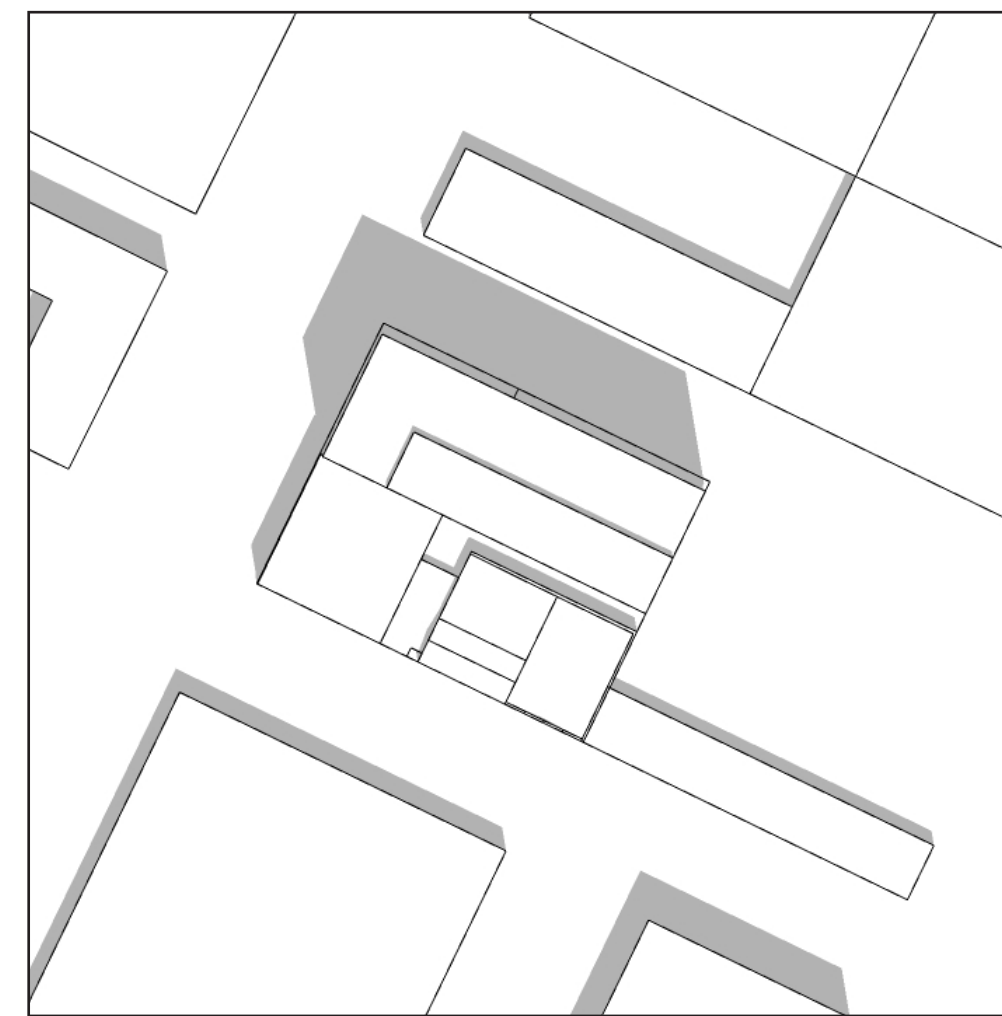
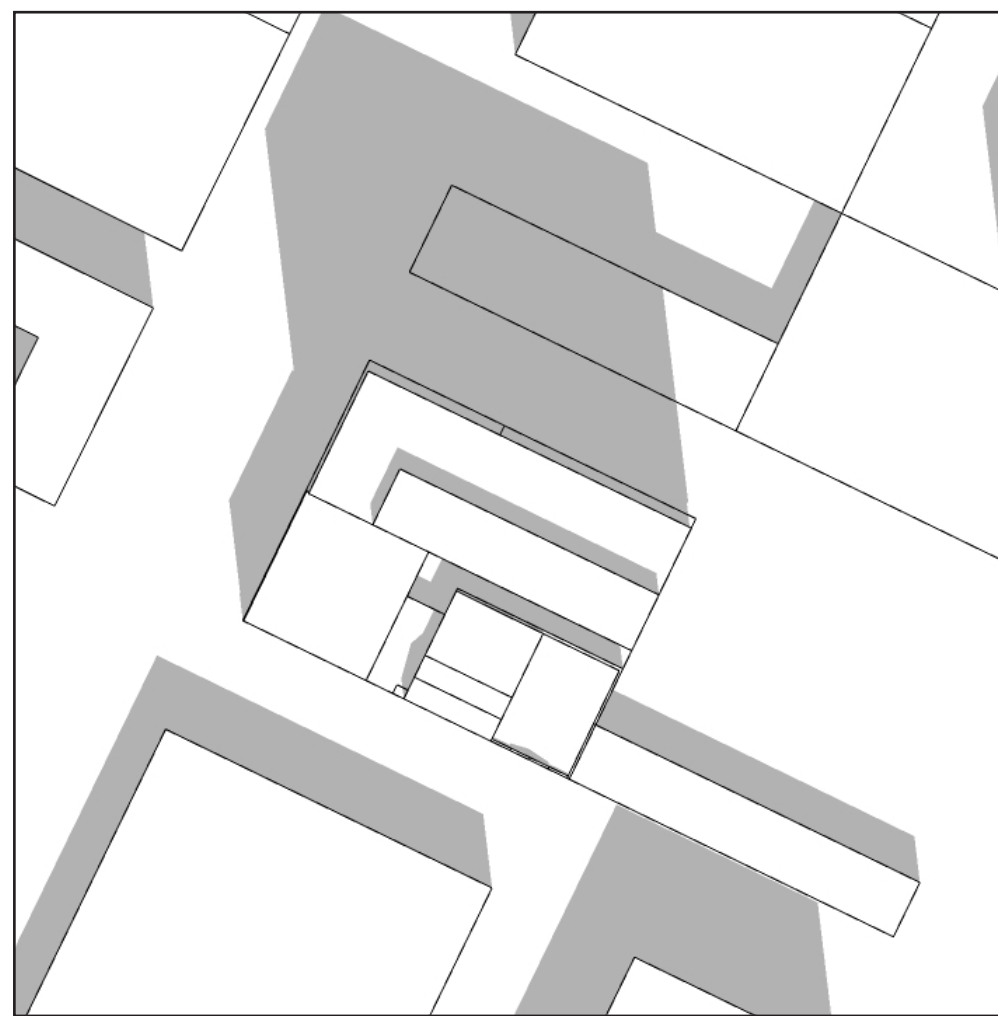
FALL

WINTER

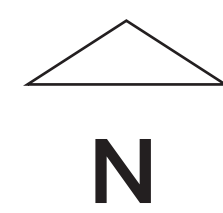
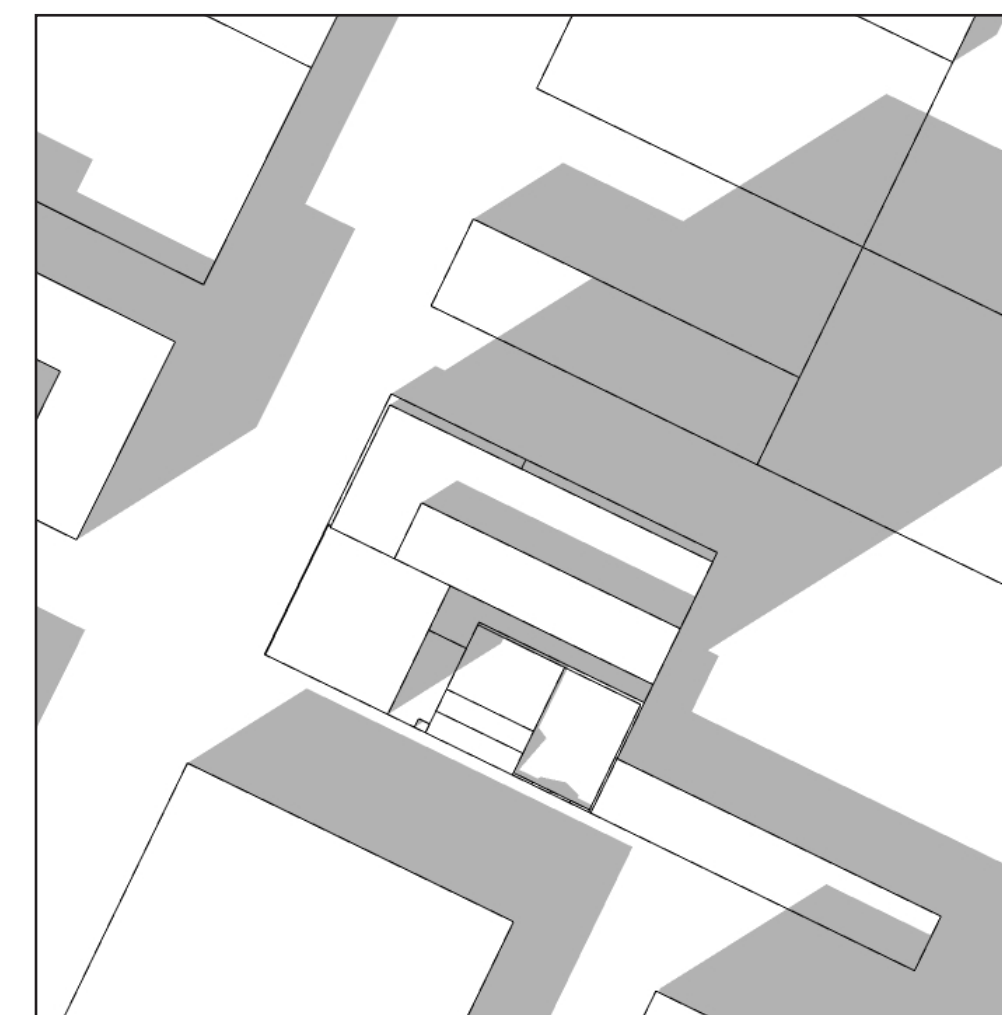
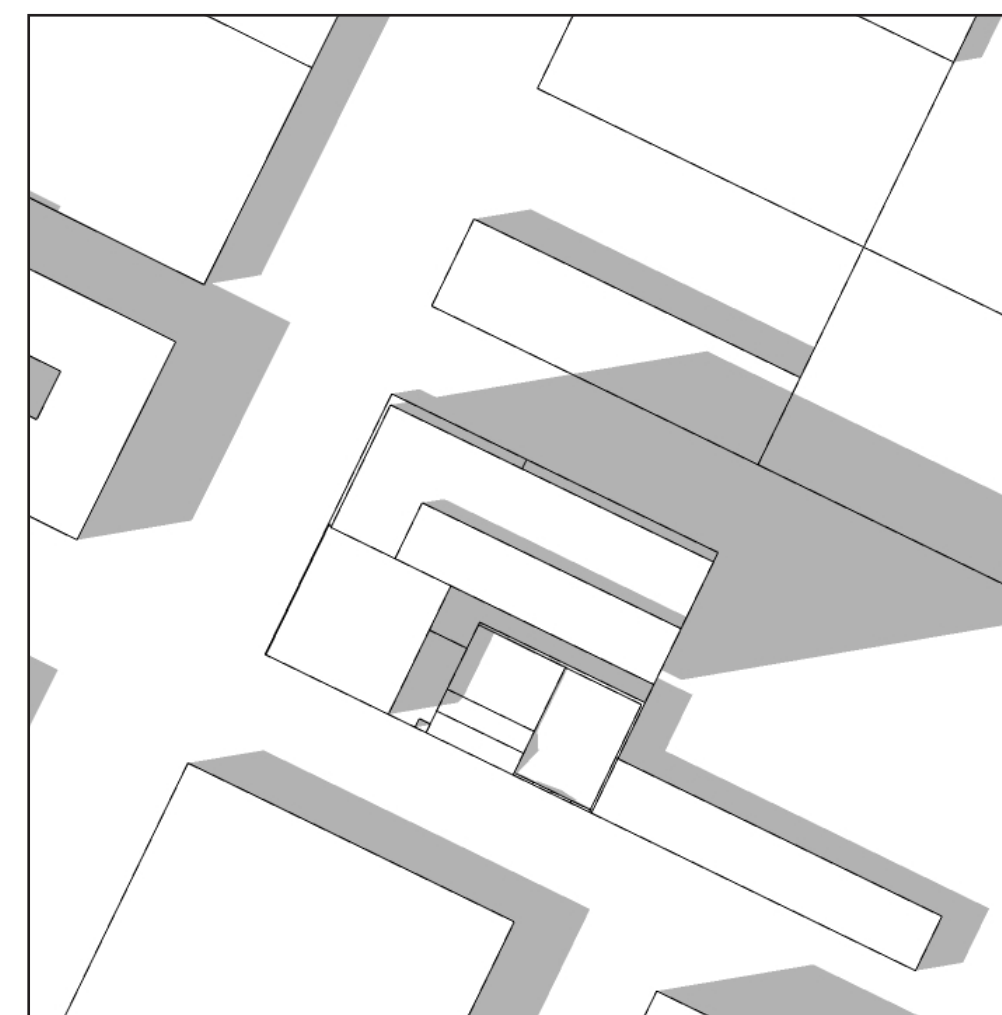
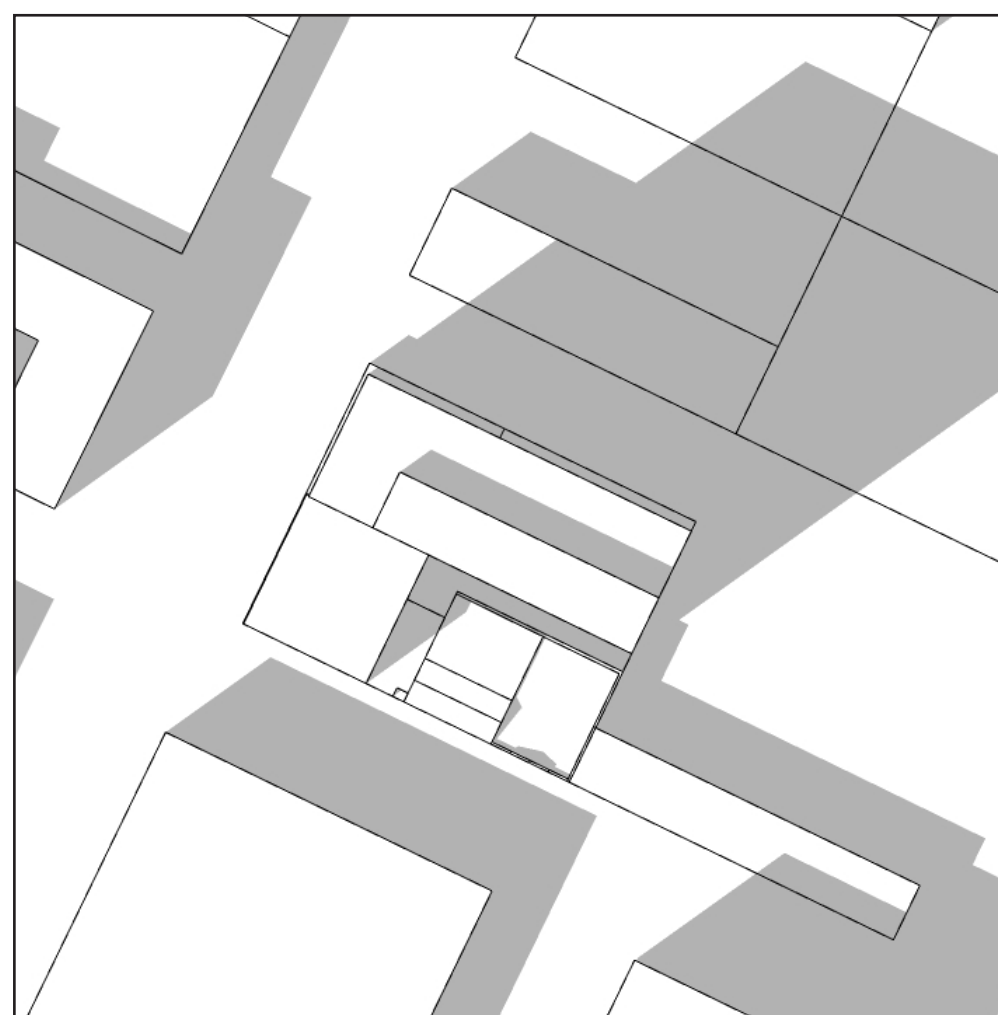
9AM



12PM



3PM



oWOW
411 2ND STREET
OAKLAND, CA 94607



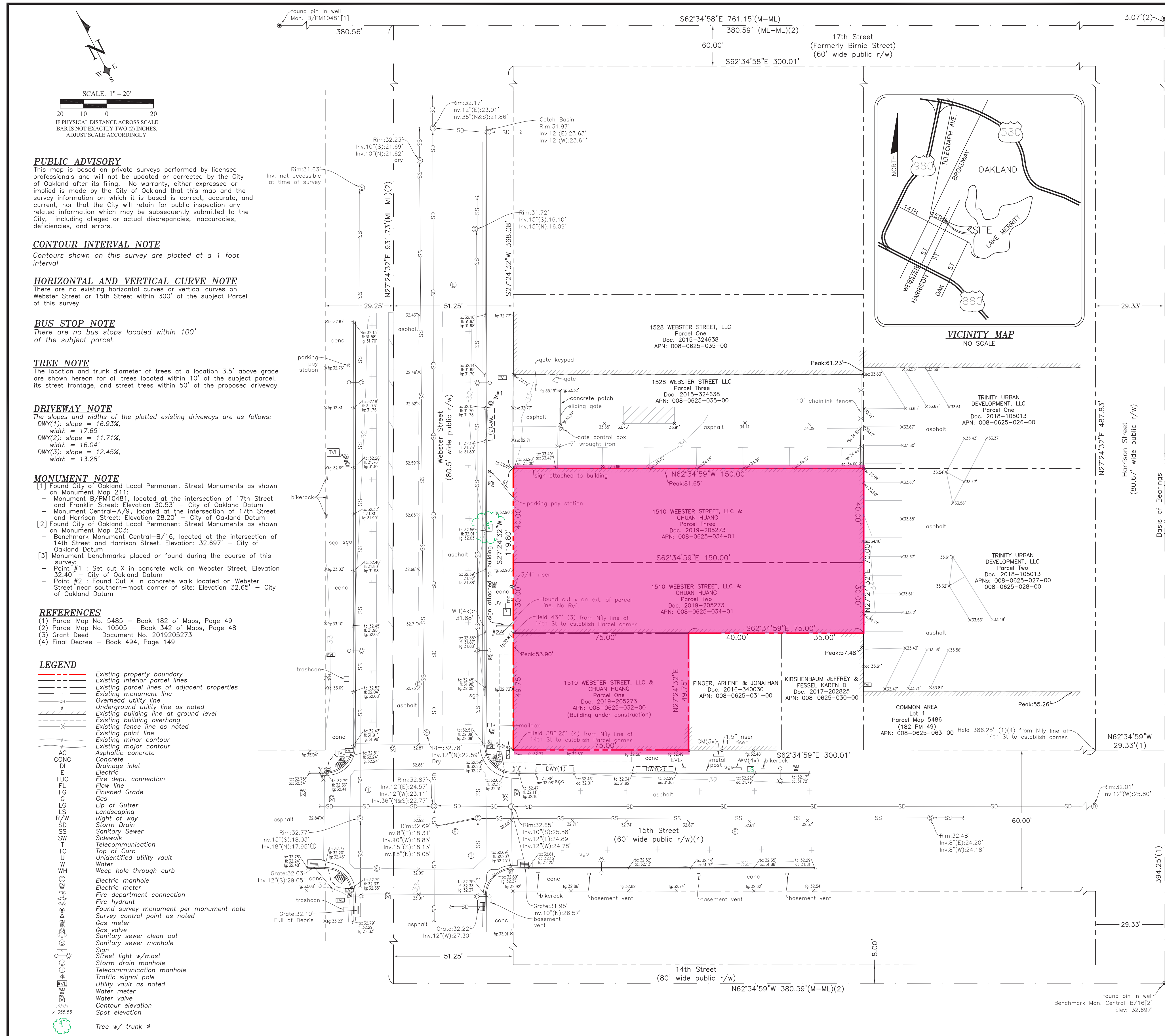
1510 WEBSTER STREET

OAKLAND, CA 94612

G-008

10.20.2020

SURVEY



SCALE: 1" = 20'
 20 10 0 20
 IF PHYSICAL DISTANCE ACROSS SCALE
 BAR IS NOT EXACTLY TWO (2) INCHES,
 ADJUST SCALE ACCORDINGLY.

PUBLIC ADVISORY
 This map is based on private surveys prepared by licensed professionals and will not be updated or corrected by the City of Oakland after its filing. No warranty, either expressed or implied, is made by the City of Oakland that this map and the survey information on which it is based is correct, accurate, and current, nor that the City will retain for public inspection any related information which may be subsequently submitted to the City, including alleged or actual discrepancies, inaccuracies, deficiencies, and errors.

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

HORIZONTAL AND VERTICAL CURVE NOTE
 There are no existing horizontal curves or vertical curves on Webster Street or 15th Street within 300' of the subject Parcel on this survey.

BUS STOP NOTE
 There are no bus stops located within 100' of the subject parcel.

TREE NOTE
 The location and trunk diameter of trees at a location 3.5' above grade are shown hereon for all trees located within 10' of the subject parcel, its street frontage, and street trees within 50' of the proposed driveway.

DRIVEWAY NOTE
 The slopes and widths of the plotted existing driveways are as follows:
 DWY(1): slope = 16.93%, width = 17.65'
 DWY(2): slope = 11.71%, width = 16.04'
 DWY(3): slope = 12.45%, width = 13.28'

MONUMENT NOTE
 [1] Found City of Oakland Local Permanent Street Monuments as shown on Monument Map 211:
 - Monument B/PM10481, located at the intersection of 17th Street and Franklin Street; Elevation 30.53' - City of Oakland Datum
 - Monument Central-A/9, located at the intersection of 17th Street and Harrison Street; Elevation 28.20' - City of Oakland Datum
 [2] Found City of Oakland Local Permanent Street Monuments as shown on Monument Map 203:
 - Benchmark Monument Central-B/16, located at the intersection of 14th Street and Harrison Street; Elevation: 32.69' - City of Oakland Datum
 [3] Monument benchmarks placed or found during the course of this survey:
 - Point #1: Set cut X in concrete walk on Webster Street, Elevation 32.40' - City of Oakland Datum
 - Point #2: Found Cut X in concrete walk located on Webster Street near southern-most corner of site; Elevation 32.65' - City of Oakland Datum

REFERENCES
 (1) Parcel Map No. 5485 - Book 182 of Maps, Page 49
 (2) Parcel Map No. 10505 - Book 342 of Maps, Page 48
 (3) Grant Deed - Document No. 2019205273
 (4) Final Decree - Book 494, Page 149

LEGEND

	Existing property boundary
	Existing interior parcel lines
	Existing parcel lines of adjacent properties
	Existing monument line
	Overhead utility line
	Underground utility line as noted
	Existing building line at ground level
	Existing building overhang
	Existing fence line as noted
	Existing point line
	Existing minor contour
	Existing major contour
	Asphaltic concrete
	Concrete
	Drainage inlet
	Electric
	Fire dept. connection
	Flow line
	Finished Grade
	Gas
	Lip of Gutter
	Landscaping
	Right of Way
	Storm Drain
	Sanitary Sewer
	Sidewalk
	Telecommunication
	Top of Curb
	Unidentified utility vault
	Water
	Weep hole through curb
	Electric manhole
	Electric meter
	Fire department connection
	Found survey monument per monument note
	Survey control point as noted
	Gas meter
	Gas valve
	Sanitary sewer clean out
	Sanitary sewer manhole
	Sign
	Street light w/mast
	Storm drain manhole
	Telecommunication manhole
	Traffic signal pole
	Utility vault as noted
	Water meter
	Water valve
	Contour elevation
	Spot elevation
	Tree w/ trunk #

TITLE DESCRIPTION
 The legal description for the property surveyed hereon is taken from the preliminary title report dated June 12, 2019, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord, California 94520, under Order Number FWAC-T019001176-KD

Parcel One:
 A portion of Lots 14 and 15, Map of the Lander and the Cassery Tracts, filed November 12, 1867, Map Book 28, Page 114, Alameda County Records, described as follows:

Commencing at the point of intersection of the Easterly line of Webster Street with the Northernly line of 15th Street, as said Street was opened by the Final Decree of Condemnation, entered May 29, 1922, Civil Action Number 69322, entitled, City of Oakland, Plaintiff vs. Thos. Williams, et al, defendants, Recorded July 20, 1923, Book 494, Page 149, Alameda County Records; running thence Northernly along said line of Webster Street 49.75 feet to a point distant thereon 436.00 feet Northernly from the point of intersection thereof with the Northernly line of 14th Street; thence at right angles Easterly 75.00 feet; thence at right angles Southerly 49.75 feet to the Northernly line of 15th Street, above mentioned; thence Westerly along said line of 15th Street 75.00 feet to the point of commencement.

APN: 008-0625-032-00 (Affects Parcel One)

Parcel Two:
 Beginning at a point on the Eastern line of Webster Street, distant thereon 436.00 feet Northernly from the point of intersection thereof with the Northernly line of 14th Street and running thence Northernly along said line of Webster Street 30.00 feet; thence at right angles Easterly 150.00 feet; thence at right angles Southerly 30.00 feet and thence at right angles Westerly 150.00 feet to the point of beginning.

Parcel Three:
 A portion of Lot 15, Map of the Lander and Cassery Tracts, filed November 12, 1867, Map Book 28, Page 114, Alameda County, described as follows: Beginning at a point on the Easterly line of Webster Street, distant thereon 466.00 feet Northernly from the intersection thereof with the Northernly line of 14th Street, as said 14th Street existed on October 3, 1876, said point being also distant thereon 79.75 feet Northernly from the intersection thereof with the Northernly line of 15th Street as opened by the Final Decree in Condemnation entered July 20, 1923, Civil Action No. 69322, City of Oakland, Plaintiff vs. Thos. S. Williams, et al., defendants, recorded July 20, 1923, Book 494, Page 149, Alameda County Records; running thence Northernly along said Easterly line of Webster Street, 40.00 feet; thence at right angles Easterly 150.00 feet; thence at right angle Southerly 40.00 feet and thence at right angles Westerly 150.00 feet to the point of beginning.

APN: 008-0625-034-01 (Affects Parcels Two and Three)

TITLE EXCEPTIONS AND EXCLUSIONS
 The exceptions and exclusions listed in said preliminary title report are as follows:

- Items 1-7: Property taxes, Supplemental assessments, and the lien of supplemental taxes, if any. These items are not survey related and are not addressed hereon, refer to the title report for particulars.
- Item 8: The land is within the boundaries of Mello-Roos Community Facilities District No. A/C-3, as disclosed by Notice of Special Tax Lien recorded January 21, 2019 as Document No. 2019-15593 in the Official Records of Alameda County. This item is not survey related and is not addressed hereon, refer to the document for particulars.
- Item 9: The land is within the limits of the Central District Redevelopment Project as recorded December 3, 2007, in Official Records under Recorder's Serial Number 2007-409569. This is blanket in nature and is not shown hereon; refer to the title report for particulars.
- Item 10: Notice of Building/Housing/Zoning Violation recorded January 4, 2019 as Document No. 2019006651. This item is not survey related and is not addressed hereon, refer to the document for particulars.
- Item 11: Notice of Building/Housing/Zoning Violation recorded January 4, 2019 as Document No. 2019006652. This item is not survey related and is not addressed hereon, refer to the document for particulars.
- Items 12-15: Title company statements, not addressed on this survey, refer to the title report for particulars.

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 guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
 3. No observable evidence of earth moving work or building construction were visible on the site.

DATUM NOTE
 The elevations shown on this survey are based upon the City of Oakland Datum, City Benchmark Monument 26AC. Being Monument Central-B/16, a pin set in concrete inside of a standard street well on 14th Street and Harrison Street. Elevation taken as 32.69'.

BASIS OF BEARINGS NOTE
 The bearings shown on this survey are based upon the monuments found marking the monument line of Harrison Street, as shown on Parcel Map No. 10505 filed in Book 342 of Records of Survey, at Page 48. That bearing was taken as: N27°24'32"E.

CERTIFICATION
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the California Land Surveyors' Act at the request of Calchi Design Group, on October 24, 2019.

I hereby state that all existing grades and contours are based upon the City of Oakland Datum.

I hereby further state to the best of my knowledge all provisions of applicable state laws and local ordinances have been fully satisfied.

I hereby further state that the parcels designated by my survey and shown on this map are the same as those shown on the deed recorded October 10, 2019, as document number 2019205273 in the office of the Alameda County Recorder and identified on the current equalized assessment roll of the Alameda County Assessor as Parcel Numbers: 008-0625-032-00 and 008-0625-034-01.

I hereby further state that in accordance with the California Land Surveyors' Act the performance of this survey does not require a Corner Record or Record of Survey to be filed.

I hereby acknowledge that this survey shall be a public record and may be available for inspection and distribution to the general public.

By Brian L. Sousa Date: November 8, 2019
 Brian L. Sousa, PLS#7917

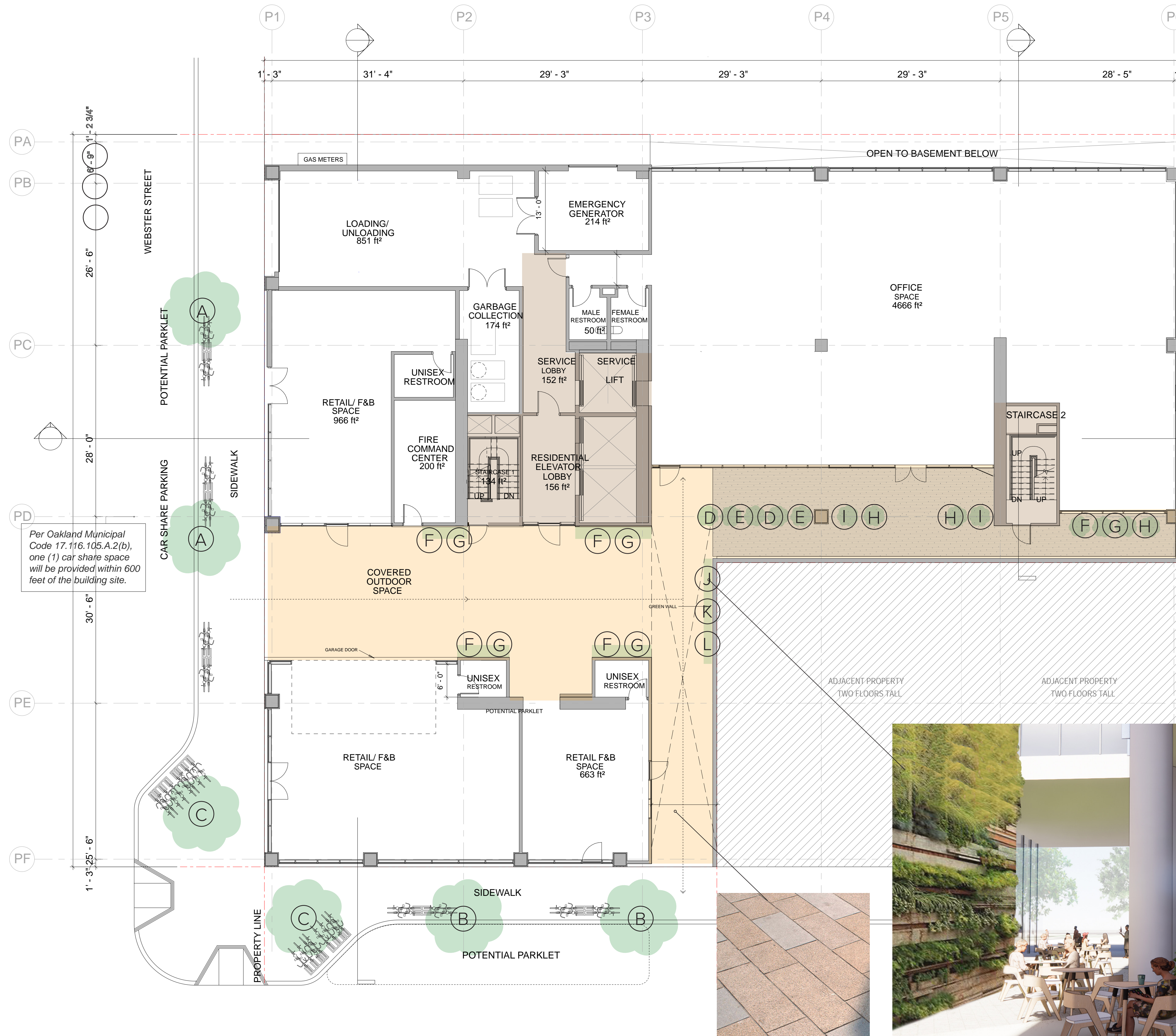


Topographic and Boundary Survey
 of
1510 Webster Street
 Being Parcels One, Two, and Three,
 as described in the Grant Deed recorded
 October 10, 2019, as Document No. 2019205273
 County of Alameda, City of Oakland, California
 Field Survey Date: October 24, 2019

Sousa Land Surveys
 tel 707.425.4300 fax 707.425.4300
 1650 N. Lincoln St. Dixon, California 95620
 Sheet 1 of 1



LANDSCAPING PLAN | LEVEL 1 PLAZA SPACE



1 LEVEL 1 LANDSCAPING PLAN
1/8" = 1'-0"

PLANTING PALETTE | STREET TREES



- (A) MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA
- (B) JACARANDA MIMOSIFOLIA JACARANDA
- (C) PLATANUS X ACERIFOLIA LONDON PLANE TREE

PLANTING PALETTE | SHRUBS & GRASSES



- (D) LAVANDULA DENTATA FRENCH LAVENDER
- (E) ANIGOZANTHOS 'BUSH FURY' RED KANGAROO PAW
- (F) CAREX OSHIMENSIS JAPANESE SEDGE



- (G) GREVILLEA 'BLOOD ORANGE'
- (H) FESTUCA GLAUCA BLUE FESCUE
- (I) PHLOMIS FRUTICOSA JERUSALEM SAGE

PLANTING PALETTE | PLANTS AND VINES



- (J) DRYOPTERIS ARGUTA COASTAL WOOD FERN
- (K) EPIPREMNUM AUREUM GOLDEN POTHOUS
- (L) VINCA MINOR PERIWINKLE

GRANITE PAVERS

LIVING WALL FEATURE INSIDE PLAZA

LANDSCAPING PLAN | RESIDENTIAL AMENITY SPACE



PLANTING PALETTE | TREES



(A) ACER PALMATUM
JAPANESE MAPLE



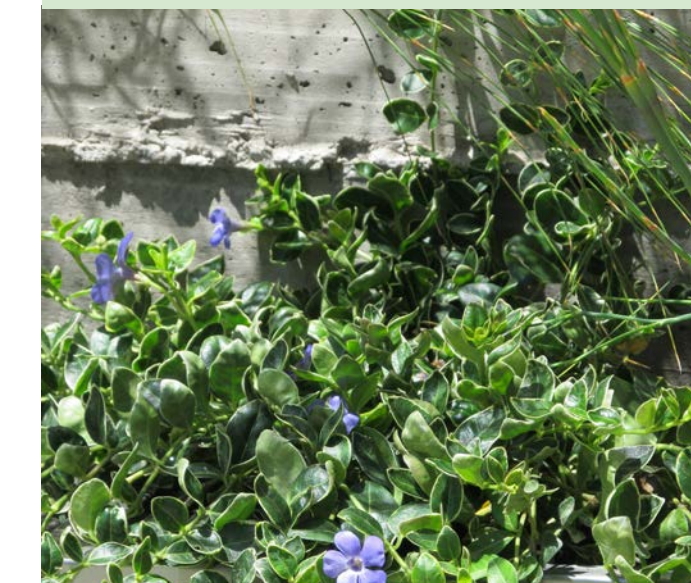
(B) CHAMAECYPARIS OBTUSA
HINOKI CYPRESS

| GRASSES



(C) AGROSTIS PALLENS
SEASHORE BENTGRASS

PLANTING PALETTE | SHRUBS & PLANTS



(D) VINCA MINOR
PERIWINKLE



(E) LOROPETALUM CHINENSE
CHINESE FRINGE FLOWER



(F) PHYLLOSTACHYS AUREA
GOLDEN BAMBOO

① LEVEL 7 LANDSCAPING PLAN
1/8" = 1'-0"



oWOW
411 2ND STREET
OAKLAND, CA 94607



1510 WEBSTER STREET

OAKLAND, CA 94612

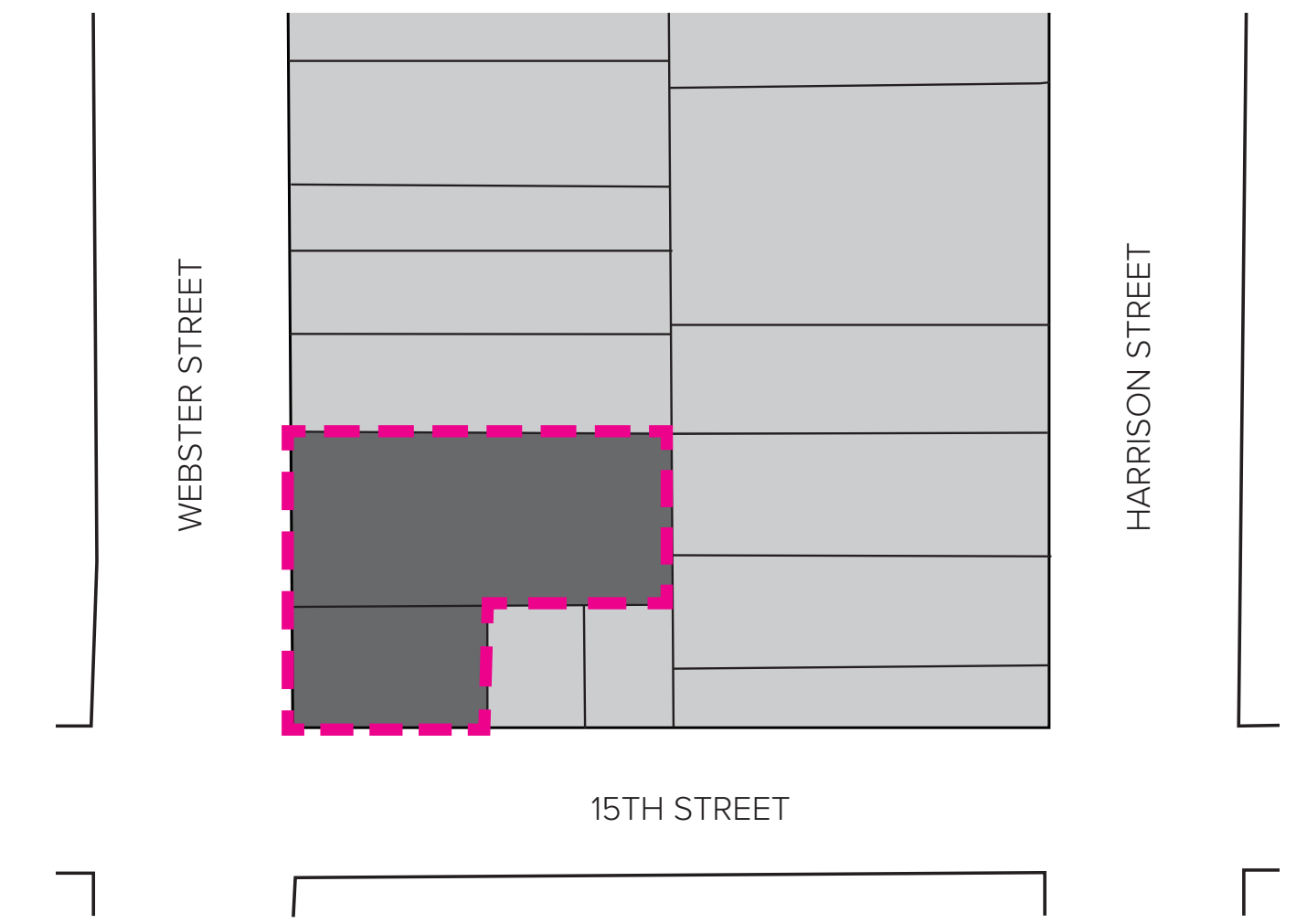
L-101

10.20.2020

FLOOR PLANS



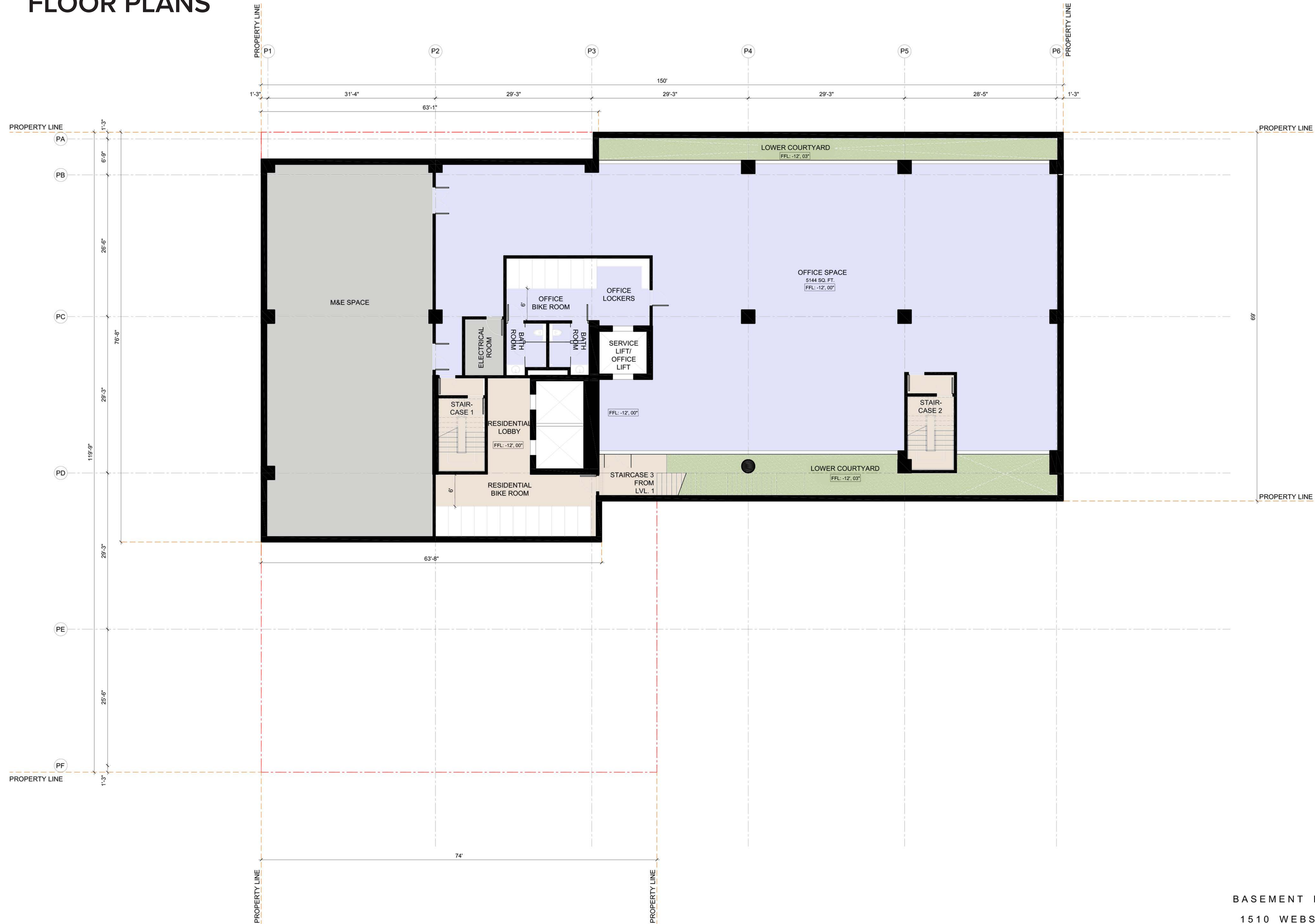
① LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



② SITE PLAN
1/64" = 1'-0"

- RETAIL
- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES
- PUBLIC PLAZA

FLOOR PLANS



1 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"

BASEMENT FLOOR PLAN
1510 WEBSTER STREET
0 5 10 20 feet

- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES

FLOOR PLANS | TYPICAL L-BLOCK



1 LEVEL 2-6 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS



- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- RETAIL
- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES

LEVEL 7 FLOOR PLAN
1510 WEBSTER STREET

1 LEVEL 7 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS | TYPICAL STRAIGHT BLOCK

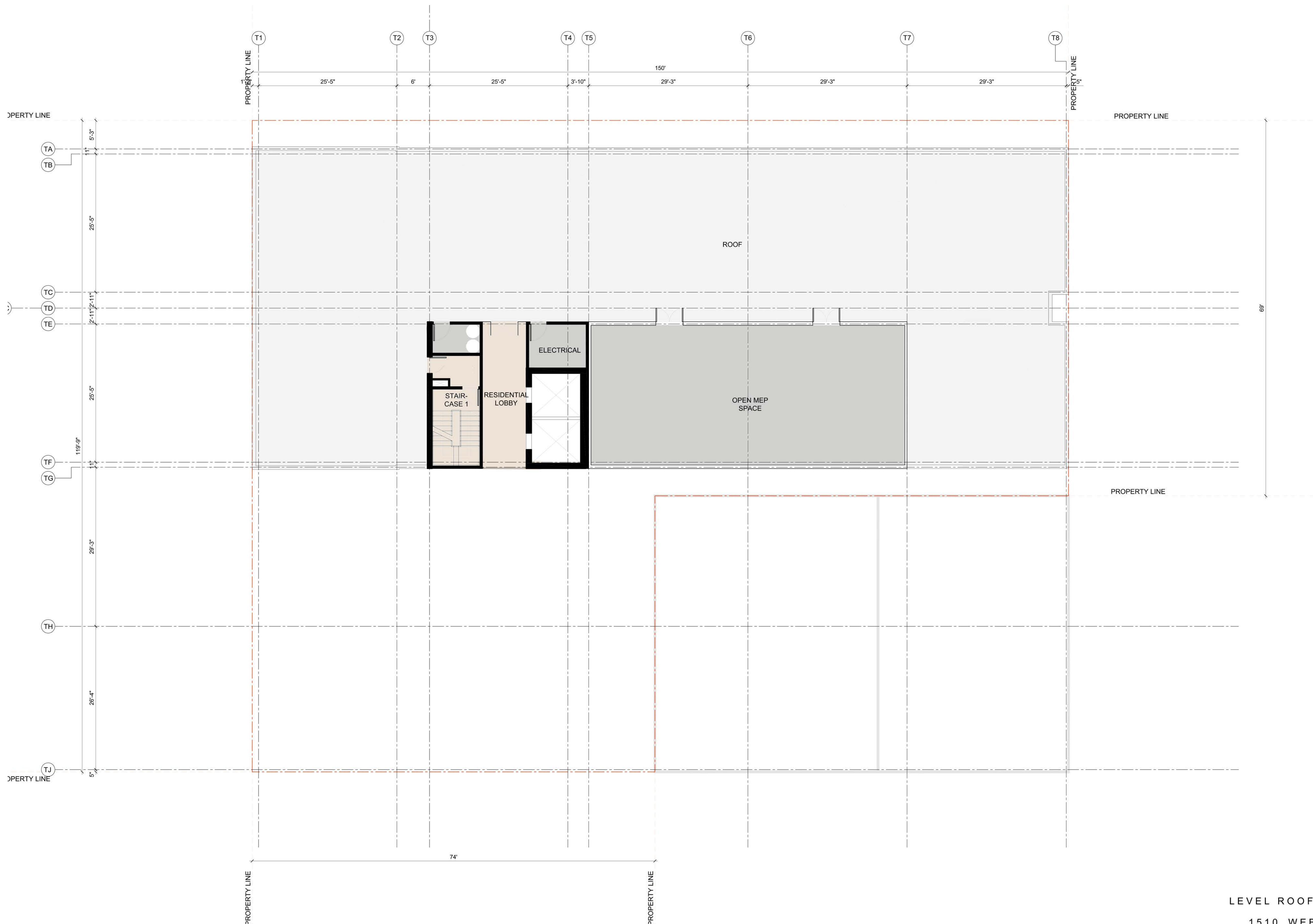


- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- RETAIL
- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES

1 LEVEL 8-19 FLOOR PLAN
1/8" = 1'-0"

LEVEL 8 - 19 FLOOR PLAN
1510 WEBSTER STREET
0 5 10 20 feet

FLOOR PLANS

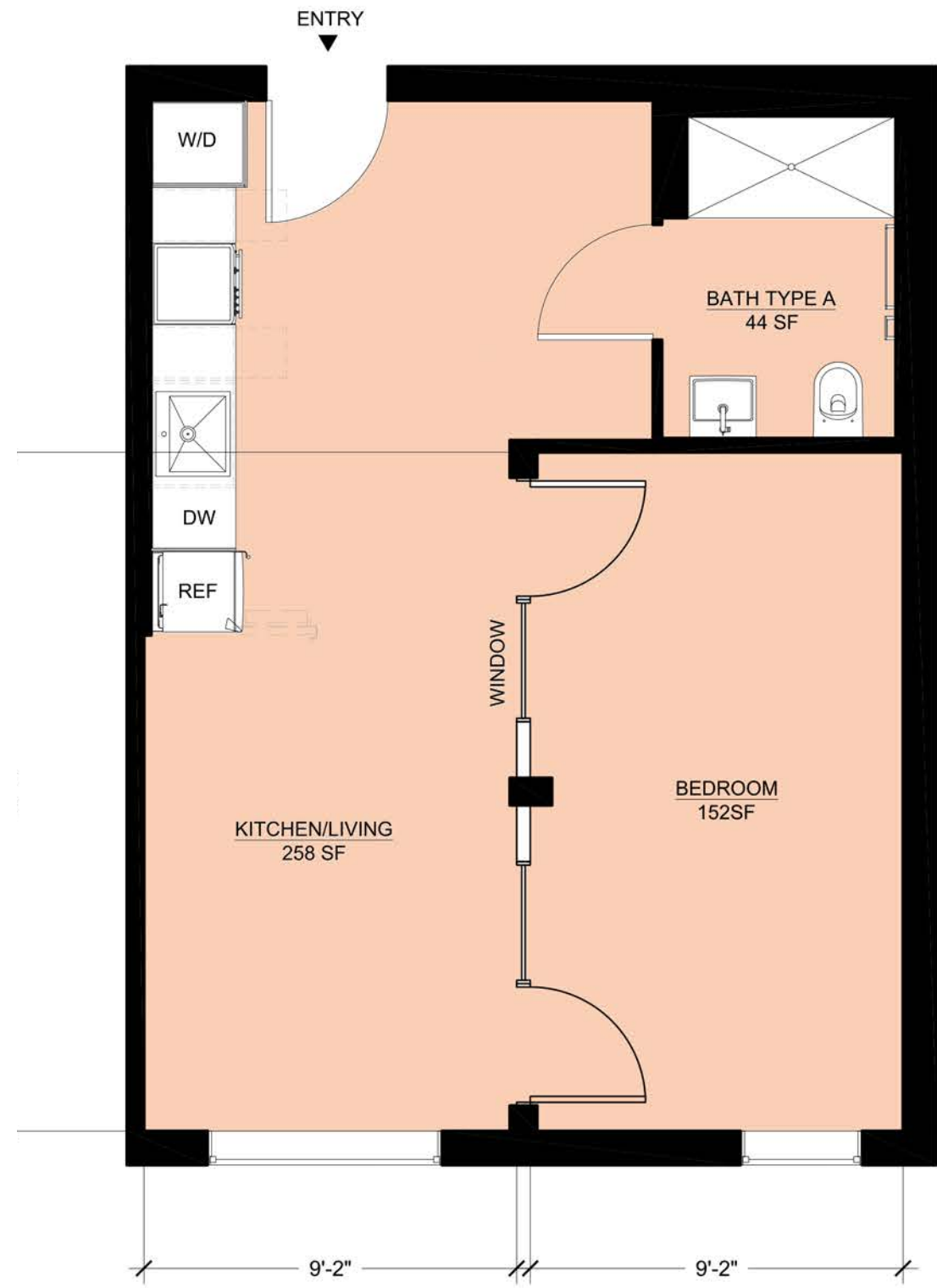


1 LEVEL ROOF PLAN
1/8" = 1'-0"

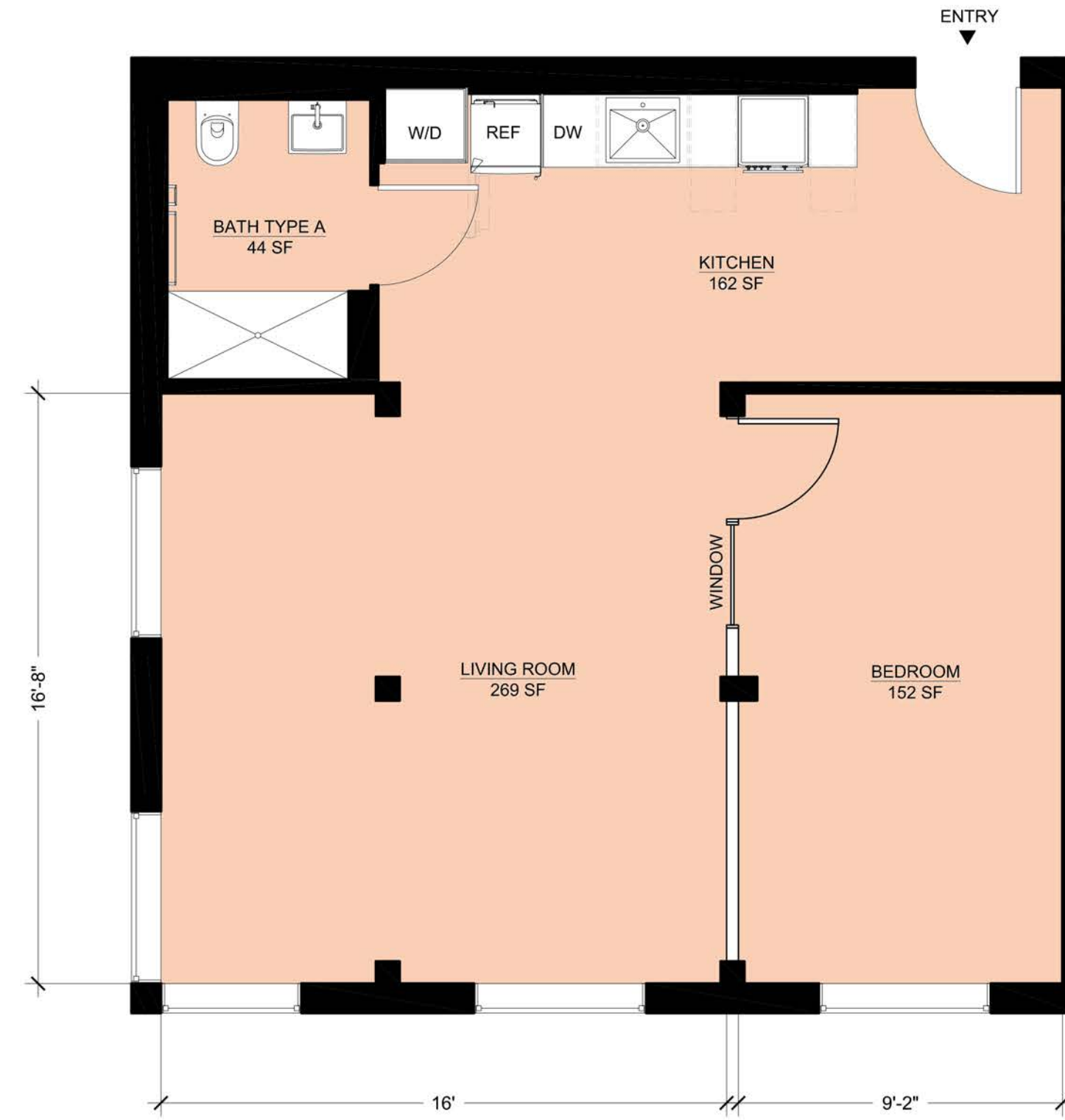
LEVEL ROOF FLOOR PLAN
1510 WEBSTER STREET
0 5 10 20 feet

- CIRCULATION
- BLDG. SERVICES

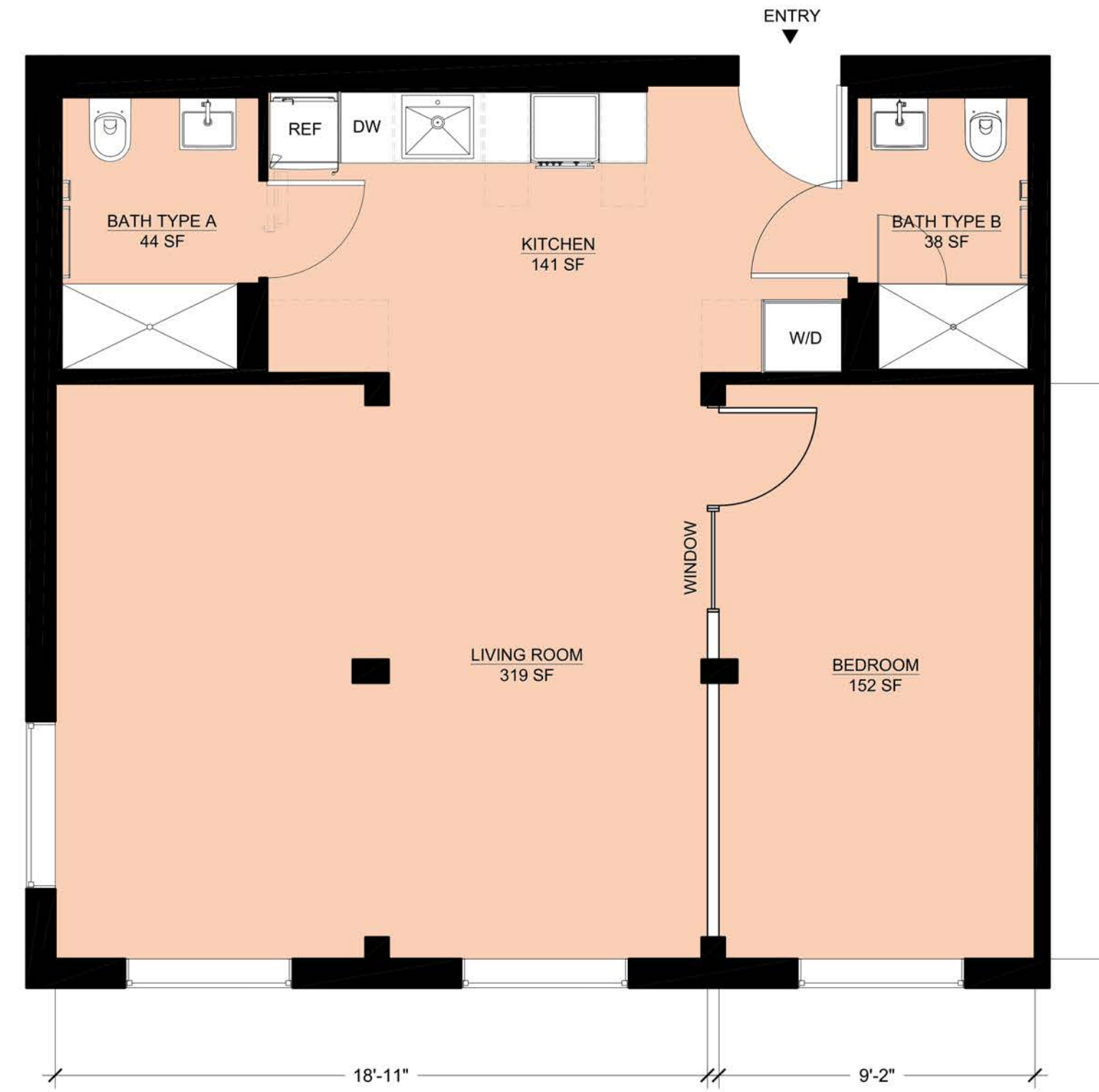
TYPICAL UNIT TYPES



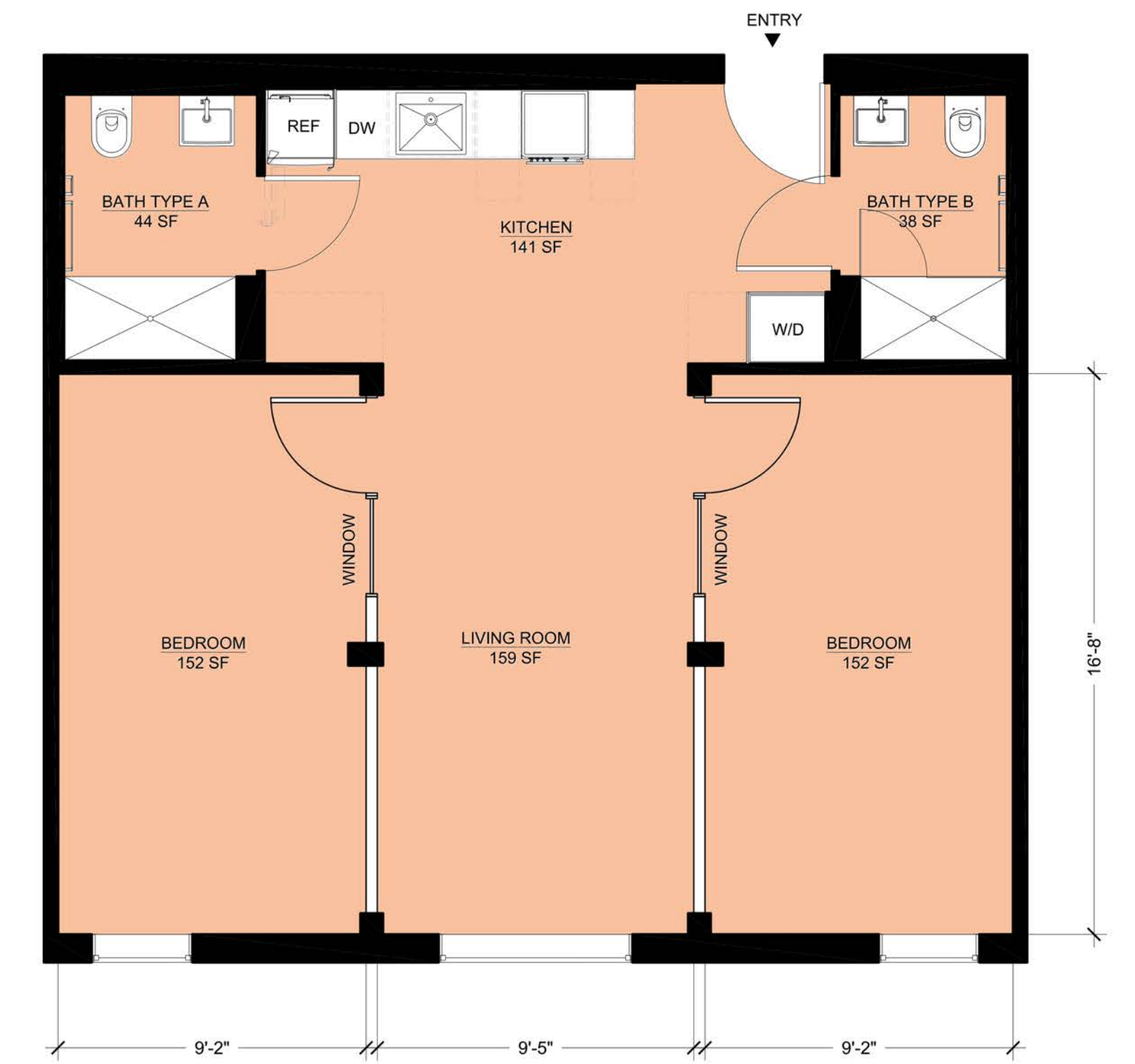
1A 1 BEDROOM UNIT - TYPE A
 536 SF GROSS
 468 SF NET
 1/4" = 1'-0"



1B 1 BEDROOM UNIT - TYPE B
 722 SF GROSS
 627 SF NET
 1/4" = 1'-0"



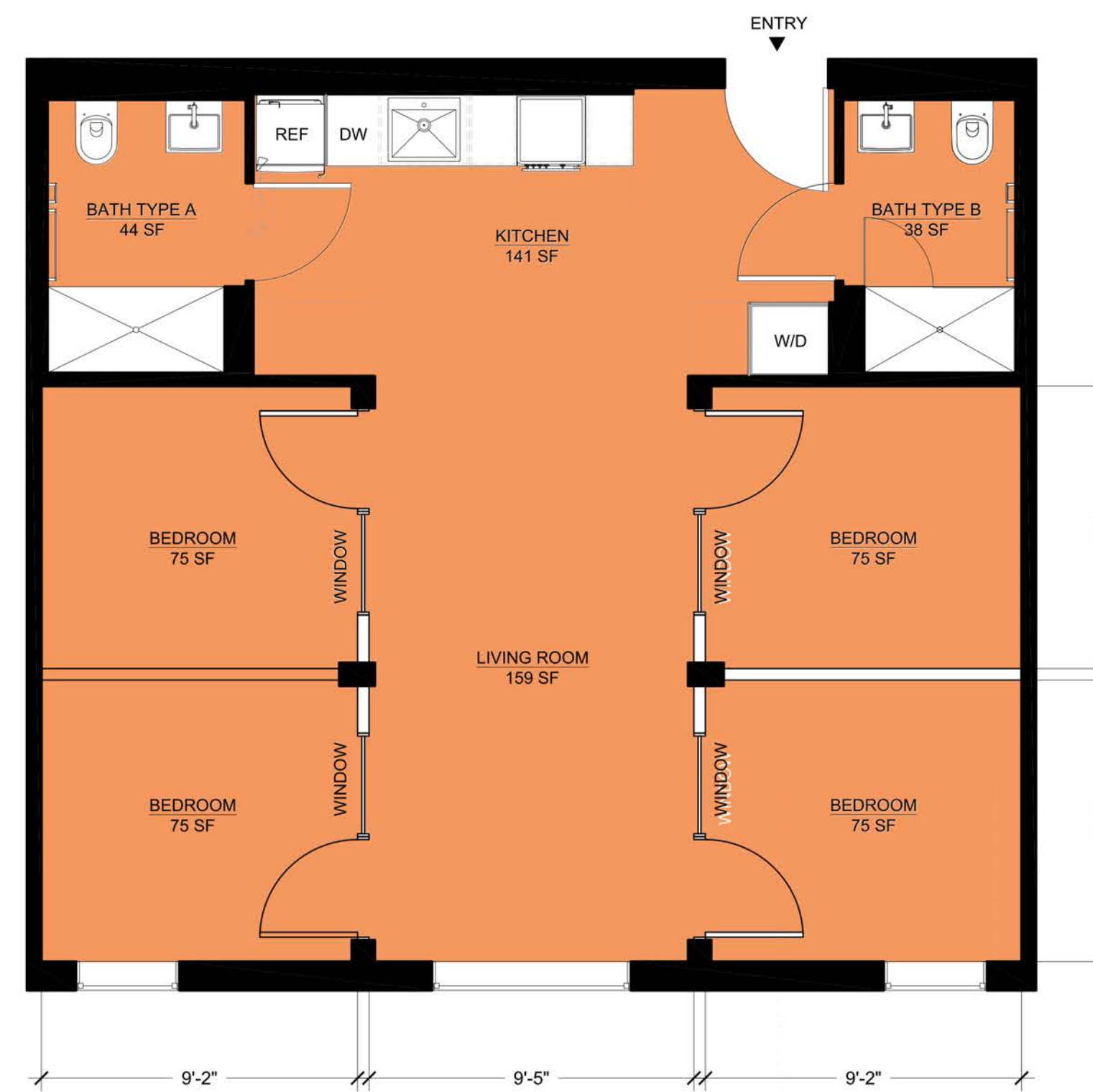
1C 1 BEDROOM UNIT - TYPE C
 901 SF GROSS
 694 SF NET
 1/4" = 1'-0"



2 TYPICAL 2 BEDROOM UNIT
 790 SF GROSS
 686 SF NET
 1/4" = 1'-0"



3A 3 BEDROOM UNIT - TYPE A
 790 SF GROSS
 684 SF NET
 1/4" = 1'-0"



4 TYPICAL 4 BEDROOM UNIT
 790 SF GROSS
 682 SF NET
 1/4" = 1'-0"

ELEVATIONS

NOTATION KEY	
1	ADJACENT BUILDING
2	ALUMINUM WINDOW WALL SYSTEM
3	TEXTURED TERRACOTTA RAINSCREEN PANELS (1'-0" GROOVES)
4	TEXTURED TERRACOTTA RAINSCREEN PANELS (3'-0" GROOVES)
5	ALUMINUM PANELS - TYPE 1
6	ALUMINUM PANELS - TYPE 2
7	ALUMINUM LOUVERS
8	GROOVED CONCRETE PIERS
9	STOREFRONT GLAZING
10	LOADING DOCK ENTRANCE



1 15TH ST ELEVATION
1/16" = 1'-0"

0 5 10 20 feet



2 WEBSTER ST ELEVATION
1/16" = 1'-0"

0 5 10 20 feet

ELEVATIONS

NOTATION KEY	
1	ADJACENT BUILDING
2	ALUMINUM WINDOW WALL SYSTEM
3	TEXTURED TERRACOTTA RAINSCREEN PANELS (1'-0" GROOVES)
4	TEXTURED TERRACOTTA RAINSCREEN PANELS (3'-0" GROOVES)
5	ALUMINUM PANELS - TYPE 1
6	ALUMINUM PANELS - TYPE 2
7	ALUMINUM LOUVERS



LIGHTING PLAN AND DETAILS

A - WALL MOUNTED SCONCE

VESSEL - model: WS-W91 LED Exterior Sconce



PRODUCT DESCRIPTION

A sleek, minimalist profile supported by precision engineering using advanced proprietary LED technology. Integral reflectors ensure high performance optics for accent and wall wash lighting, pathway and facade illumination and building security.

FEATURES

- Up & down light
- ADA compliant, low profile design
- ETL & cETL wet location listed, IP66 rated
- WS-W9101 is Energy Star® rated & Dark Sky Friendly
- Full range dimming when used with compatible dimmers*
- Mounts in any direction
- Driver located inside fixture
- Universal driver (120V-220V-277V)
- 60,000 hour rated life
- Color Temp: 3000K / 2700K / 4000K available special order
- CRI: 90

SPECIFICATIONS

Construction:

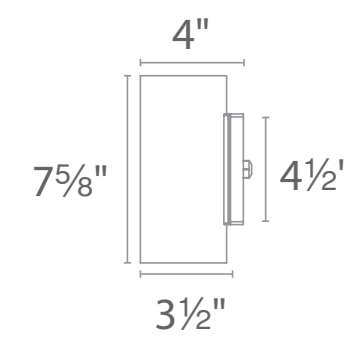
Light Source: High output LED.

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), White (WT)

Standards: ETL & cETL wet location listed IP 65, ADA compliant. WS-W9101 is Energy Star® rated

ORDER NUMBER

Type	Model	Wattage	LED Lumens	Delivered Lumens	Finish
Down Light	WS-W9101	16.5W	1167	860	AL Brushed Aluminum BK Black BZ Bronze WT White
Up & Down Light	WS-W9102	25W	2334	1610	



WS-W9102

B - SURFACE MOUNTED DOWNLIGHT

BEGA

Ceiling mounted downlight

Product data sheet

Application

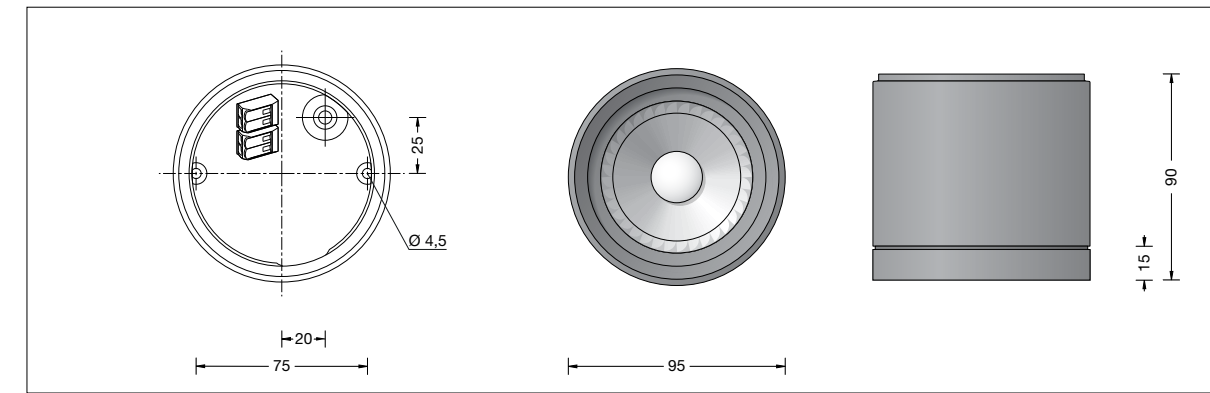
Surface mounted LED downlight with rotationally symmetrical wide beam light distribution.

Product description

Luminaire made of aluminium alloy, aluminium and stainless steel
 Clear safety glass
 Silicone gasket
 Reflector made of pure anodised aluminium
 Toolless closure
 2 mounting holes ø 4.5 mm
 Distance apart 75 mm
 1 cable entry for connecting cable up to ø 10,5 mm max. 2 x 1,5²
 Connecting terminals 2.5²
 Safety class III ⚡
 Protection class IP 65
 Dust-tight and protection against water jets
 Impact strength IK06
 Protection against mechanical impacts < 1 joule
CE - Conformity mark
 Weight: 0.55 kg

Lighting technology

Half beam angle 89°
 Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and interior lighting as well as luminaire data in EULUMDAT and IES format are available on our website www.bega.com.



Lamp

Module connected wattage 4.9 W
 Luminaire connected wattage 5.5 W
 Rated temperature $t_{amb} = 25\text{ }^{\circ}\text{C}$
 Ambient temperature $t_{amb, max} = 65\text{ }^{\circ}\text{C}$
 Voltage 24 V = DC

Service life of the LED

Ambient temperature $t_{amb} = 25\text{ }^{\circ}\text{C}$
 - at > 500,000h: L70B50
 $t_{amb} = 25\text{ }^{\circ}\text{C}$
 $t_{amb, max} = 65\text{ }^{\circ}\text{C}$
 max. ambient temperature $t_{amb} = 65\text{ }^{\circ}\text{C}$
 - at 82,000h: L70B50

C - STAIR HANDRAIL LIGHT

luxrail™ INTERIOR/EXTERIOR APPLICATIONS

Application

ANSI and ADA compliant, luxrail is an indoor/outdoor LED-based handrail that delivers functional illumination. Three intensities may be specified: standard output, mid output, and high output. The standard light output version delivers illuminance levels appropriate for exterior applications (2 footcandles at grade) as well as for dark interior environments with low ambient illumination levels (e.g., themed environments, theatres and residential areas). The high output version delivers illuminance levels applicable to interior environments - providing in excess of 10 footcandles along the path of egress (ANSI required for stair treads). Independent photometric test reports and IES Format data are available at www.lighting.com.

luxrail's standard handrail gripping surfaces are circular in cross section and meet 2004 ADAAG (Americans with Disability Act Accessibility Guidelines). Patented optical assemblies deliver 10', 25', and 55' beam spreads, as well as an asymmetric option. The 25' and 55' beam patterns are most suitable for illuminating pathways, while the 10' beam spread offers accent lighting for optional glass or stainless steel cable railing infills. Reference page 54 of this catalog for information regarding infill options. Projected average rated life is 50,000 hours at 70% of lamp lumen output. Contact factory for IES LM-80 compliance. To ensure proper performance, architectural details should allow for ventilation and air flow around the fixture. Ambient temperature surrounding the fixture shall not exceed 122°F (50°C).

Light Output

Three luminous intensities are available for white light. All values below represent the initial raw lumens of the LED. IES format photometry of Lighting Facts labels represent actual light output measured in lumens and candle power. Light output losses include optical, thermal and power supply inefficiencies. IES LM-79 format files may be obtained from the factory or downloaded from www.lighting.com. Results are typical measurements.

	Standard Output	Mid Output	High Output
2700K White:	72 lms/ft	151 lms/ft	253 lms/ft
3000K White:	81 lms/ft	203 lms/ft	284 lms/ft
3500K White:	83 lms/ft	206 lms/ft	289 lms/ft
4000K White:	88 lms/ft	219 lms/ft	307 lms/ft
5000K White:	88 lms/ft	219 lms/ft	307 lms/ft

Construction

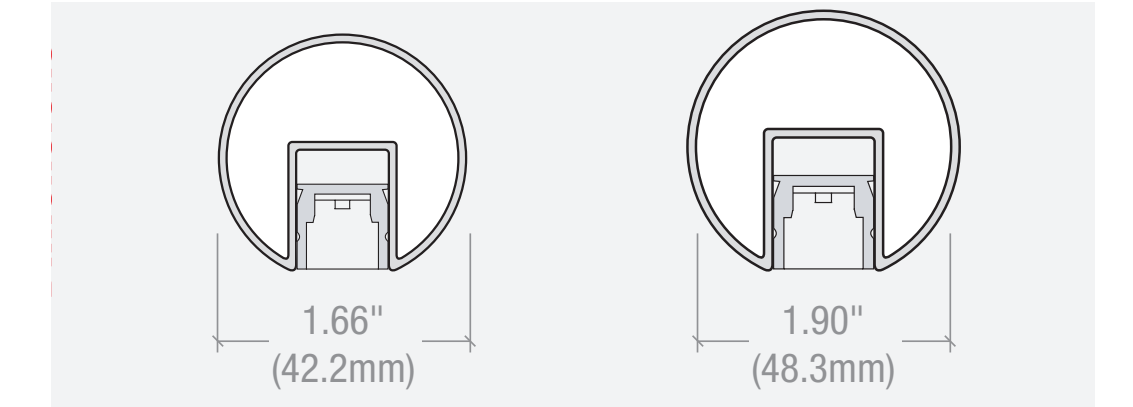
luxrail may be post mounted or wall mounted. It recommends installation be completed by a qualified handrail installer. Mounting hardware (post or wall) is typically required up to 5' O.C., depending on the handrail alloy. Final post and wall bracket spacing must be determined by a licensed architect or structural engineer. luxrail is available in stainless steel and aluminum. Vandal resistant access chamber allows units to be removed for maintenance purposes.

All handrail component parts are engineered for quick installation. Field welding or cutting is typically not required. All parts are prefabricated to field dimensions and are assembled in the field with mechanical connection or epoxy. Contact us for recommended handrail installers.

The LED light fixture inside the caprail is UL Listed for wet locations. Handrail alloy options include stainless steel and aluminum. Contact factory for maintenance guidelines.

Electrical

luxrail houses a low voltage LED-based light fixture that is integrated into the underside of the handrail. 24 volt 100 watt power supplies are provided as a standard. For detailed information regarding daisy chain limitations, remote distance limitations, power supply options, and dimming options consult the luxrail website (www.lighting.com) or an luxrail representative.



D - PENDANT LIGHT

ROTON 18 OUTDOOR PENDANT



The Roton pendant makes an impressive design statement in the simplicity and scale of its cylindrical geometry. Featuring a spun aluminum body and subtle diffuser, the Roton pendant houses a powerful LED light source designed to deliver softly diffused down lighting for controlled and distinctive illumination.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized lensing
- IP-65 Rated

Adjustable distance from ceiling

SPECIFICATIONS

DELIVERED LUMENS	2556	FIELD SERVICEABLE LED	Yes
WATTS	36	CONSTRUCTION	Aluminum
VOLTAGE	Universal 120-277V	HARDWARE	Stainless Steel
DIMMING	0-10, ELV, TRIAC	FINISH	Powder Coat
LIGHT DISTRIBUTION	Symmetric	LED LIFETIME	L70: 70,000 Hours
MOUNTING OPTIONS	Ceiling	WARRANTY*	5 Years
ADJUSTABILITY	Adjustable stem length (3', 6" and 12"). Integrated ball joint that accommodates sloped ceiling up to 45°.	WEIGHT	9.8 lbs.

* Visit techlighting.com for specific warranty limitations and details.

CCT 2700K, 3000K or 4000K

CRI 90+

COLOR BINNING 3 Step

BUG RATING B1-U2-G1

DARK SKY Non-compliant

WET LISTED IP65

GENERAL LISTING ETL

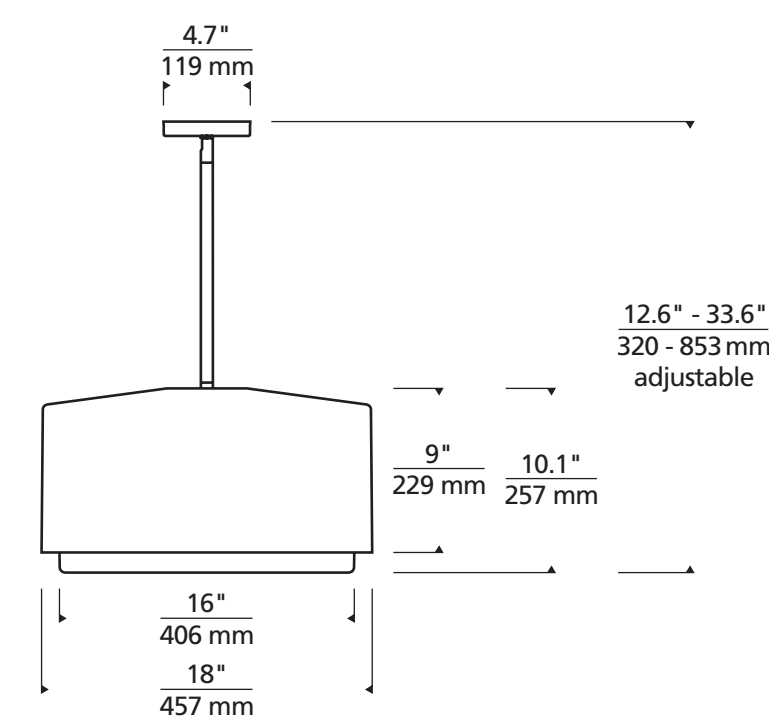
CALIFORNIA TITLE 24 Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.

START TEMP -30°C

ORDERING INFORMATION

7000PROT	CRI/CCT	WIDTH	FINISH	VOLTAGE
807	90/CL 2700K	18" 18"	Z BRONZE	UNW 120V-277V
810	90/CL 3000K	18" 18"	H CHARCOAL	
840	90/CL 4000K	18" 18"	B BLACK	

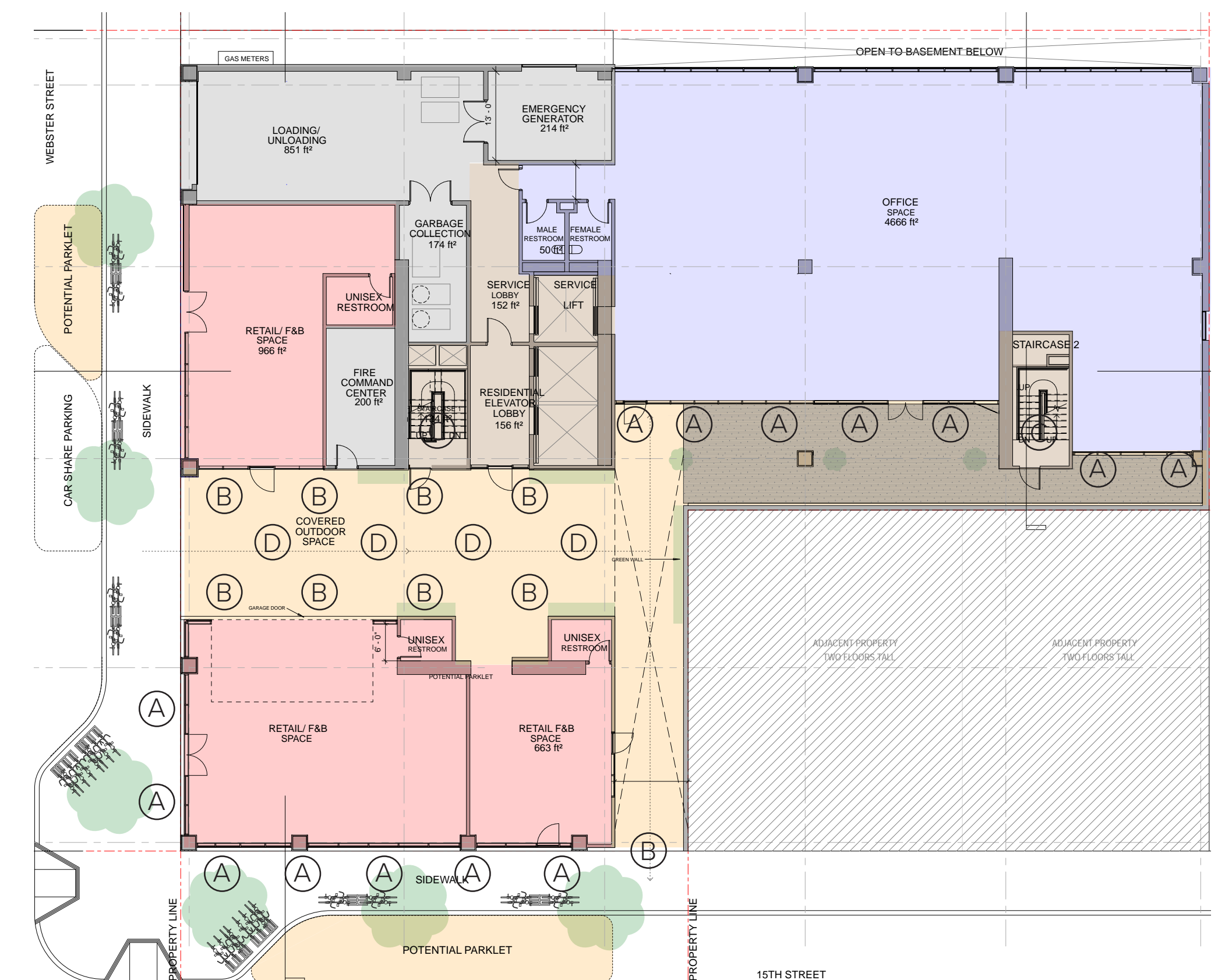
RIGID STEM ONLY (ADJUSTABLE 3', 6" AND 12" LENGTHS)



Roton Pendant

NOTE: THE PROPOSED LIGHTING FIXTURES SHALL BE ADEQUATELY SHIELDED TO A POINT BELOW THE LIGHT BULB AND REFLECTOR AND THAT PREVENT UNNECESSARY GLARE ONTO ADJACENT PROPERTIES.

LIGHTING LOCATIONS ON LEVEL 1 FLOOR PLAN



oWOW
 411 2ND STREET
 OAKLAND, CA 94607



1510 WEBSTER STREET

OAKLAND, CA 94612

A-901

10.20.2020