Oakland City Planning Commission Design Review Committee

Location:

Case File Number: P

LN17437			
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April 14, 2021

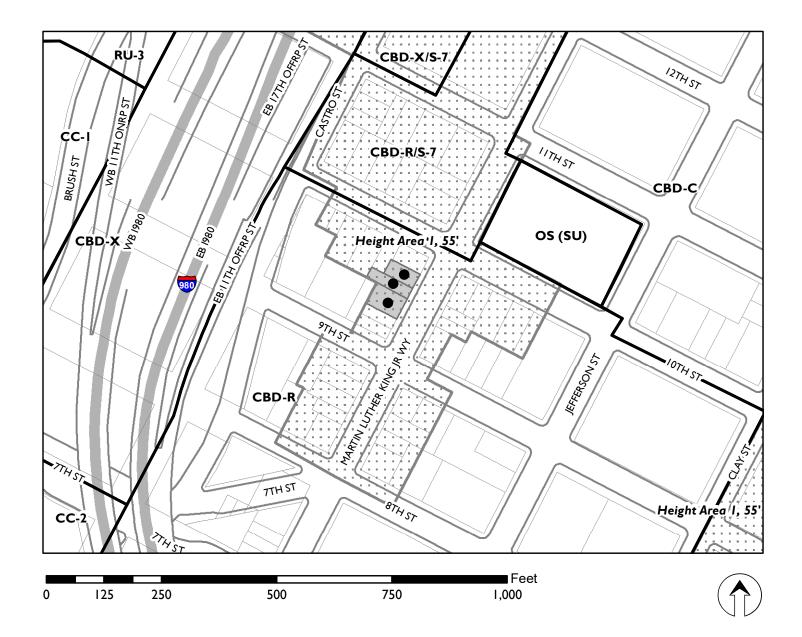
913-923 Martin Luther King Jr. Way (APN: 002 -0023-021-

Location:	00/022-00/023-00). (See map on reverse)
Proposal:	Construction of a four-story, 23-unit residential building on a vacant interior parcel. The ground floor would consist of amenity space, an entrance to the parking garage, and two residential units. The upper stories would consist of a total of 21 residential units.
Applicant:	Y.H.L.A. Architects
Owner:	Paul Chung
Planning Permits Required:	Regular Design Review for the construction of a four-story multi-
	family residential building (O.P.C. 17.136.050A).
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:	III
	Review development proposal and provide comments to staff for
Action to be Taken:	Zoning Manager decision
For Further Information:	Contact case planner Jose M. Herrera-Preza at 510-238-3808 or
For Further Information:	jherrera@oaklandca.gov

SUMMARY

The purpose of this report is to seek design review comments and recommendations from the Design Review Committee (DRC) regarding a proposed four-story, multi-family residential building. Staff is seeking comments regarding the overall composition of the building including the materials, articulations, fenestration, and massing. The subject property is located within a historic district near the downtown core identified as the "Grove Street/Lafayette Square Residential" Area of Primary Importance (API).

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17437 Applicant: Y.H.L.A. Architects Address: 913-923 M L King Jr. Way Zone: CBD-R Height Area: I, 55 ft

BACKGROUND

The project being reviewed by the DRC after the Landmark's Preservation Advisory Board (LPAB) meeting on July 9, 2018. The applicant has incorporated changes from the public hearing that include the following:

- 1. Reduction in height from six-stories to four-stories.
- 2. Incorporation of height reducing techniques such as dormer/mansard style top floor.
- 3. Uniform window patterns.
- 4. Recessed windows.
- 5. Incorporation of building articulations along the front and side elevations.

These details have been incorporated into the design presented to the DRC, but staff requests further comments regarding the overall composition of the building and its design related to its location within an "Area of Primary Importance" (API) historic district. See "Key Issues and Impacts" section of this report for items that staff requests further input. The LPAB staff report is contained in Attachment B.

PROJECT DESCRIPTION

The applicant has proposed to construct a four-story multi-family residential building. The ground floor would contain an 877 square-foot lounge; a 2,931 square-foot 12-stall parking garage; a 420 square-foot residential lobby; and two residential units. The three upper stories would contain 21 studio, 1-bedroom, and 2-bedroom living units.

According to the proposed plans and materials (Attachment A), the proposed four-story building is approximately 49 feet in height at the top of the front parapet and contains 24,888-square feet of floor area. The proposed building contains no setback from the front property line along Martin Luther King Jr. Way and a 10-foot rear yard setback. It is rectangular in plan with articulations at the side and rear. The proposed exterior materials include sand float texture cement plaster, metal roof, vinyl windows and tile bulkhead. The street-facing ground floor façade includes an aluminum storefront system with awning overhangs and a perforated metal garage door. The three-stories above consist of two-inset balconies with symmetrical punched window openings.

The sides and the rear of the building will continue the tile at the ground floor, the float texture cement plaster, perforated metal guard rails and metal roof. At the roof, a stairwell and elevator tower is centrally located and will serve each floor, including the rooftop open space. The roofline parapet will be a screening element for the rooftop open space.

PROPERTY DESCRIPTION

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

- A 24-story high-rise office building at 601 Center Street recently completed construction two blocks to the to the northeast.
- A six-story mixed-use building at 901 Jefferson Street is one block to the north.
- A five-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, neighborhoodserving civic structures and Lafayette Square Park. Preservation Park is two blocks to the north of the subject property. The existing parcels are vacant and do not have an Oakland Cultural Heritage Survey (OCHS) rating; 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 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 and two older residences with contemporary elements.

GENERAL PLAN ANALYSIS

The property is in the Central Business District under the General Plan Land Use and Transportation Element. The intent of this land use designation 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 23-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 CBD Height Area 1, which allows for a maximum height of 55 feet. However,

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 proposed building exceeds the character-defining height for the API. The issue of height is further discussed in the "Key Issues and Impacts" section of this report.

As new construction, the project is subject to Regular Design Review pursuant to Planning Code Section 17.136.040. The decision on the project would be made by the Zoning Manager, which would be appealable to the Planning Commission. The following Required Design Review Findings must be met to approve the project:

17.136.050 - Regular Design Review Criteria for Residential Facilities.

- 1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures:
- 2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
- 3. That the proposed design will be sensitive to the topography and landscape.
- 4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
- 5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Section 17.136.055(B)(2) Projects in a Downtown API that require Regular Design Review approval.

- 1. 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;
- 2. 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;
- 3. 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;
- 4. 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;
- 5. 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
- 6. 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 an environmental determination has yet to be made.

KEY DESIGN ISSUES

Overall Building Design

Staff believes that the current proposal does not adequately reference design elements in the Grove Street/Lafayette Square Residential district such as its massing, rhythm, materials, architectural detailing, scale, and volumes. Note that the design does not need to replicate other building styles in the neighborhood, but a design relationship should be established.

As mentioned above, the neighborhood generally contains smaller buildings on lots narrower than the project site with buildings setback from the side property lines. The proposal does not create volumes that reflect this rhythm of buildings along the block face. Solid articulations such as bays, instead of the proposed balconies, would establish a more contextual element to relate to the street rhythm.

The neighborhood is characterized by buildings with quality detailing such as pediments; window trim, recess, and decorative sash; decorative woodwork, and ornamental railing. The proposed building should replicate this level of detail quality throughout the building, and particularly on the ground floor.

Ground Floor

Staff has the following comments regarding the ground floor of the proposal:

- The proposed ground floor is approximately 10'-6" feet tall from grade to ceiling. Staff recommends that ground floor should be at least 14 15 feet in height to create more prominence. If incorporated, it would increase the overall height of the building but would be consistent with the design guidelines.
- The ground floor facade should be enhanced with high-quality architectural details features and such as attractive details at the base.
- A durable base should be provided beneath the windows.
- 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 the primary entrance.

The original proposal contained ground floor commercial space. After input from staff that commercial space is not consistent with the patterns in the residential API, the applicant changed the label for the space to "Lounge". Staff requests input from the DRC whether the design should include residential uses at the ground floor, including walk-ups.

Character Defining Height

As referenced in the zoning analysis section, the CBD Zone Height Area for the subject property is Height Area 1, which has a 55-foot height maximum. In addition, according to the Zoning Code Bulletin effective April 16, 2010, height is a character-defining element of the "Grove Street/Lafayette Square Residential District API. The proposed design includes exterior wall heights of 49 feet and a height of 58'-8" to the top of the elevator tower. Therefore, the height exceeds the character-defining height for the API but is under the height limit for the zone. Further, the project may exceed the character-defining height with enhanced building design elements referenced below.

The building should better relate to the API height context by providing a better transition along the south side of the development where lower height buildings are located. The top floor should also have a design distinct from the bottom floors to reduce the scale of the building. The project may incorporate design elements that acknowledge the character defining height of the API and differentiate the portions of the building above the height limit through a step back of the upper floors or similar design elements that reduce the visual bulk.

RECOMENDATIONS

Staff requests the Design Review Committee review the project, provide design recommendations to the applicant and staff, and refer the project to the Zoning Manager with recommendations.

RECOMMENDATIONS:

Prepared by:

Jose M. Herrera-Preza Planner III

Approved for Forwarding to the Design Review Committee by:

Robert D. Merkamp Zoning Manager

ATTACHMENTS:

- A. Project Plans
- B. July 9, 2018 LPAB Staff Report

913 MARTIN LUTHER KING JR. WAY

Oakland, California

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 2021.03.01

PROJECT DIRECTORY

OWNER/DEVELOPER

SURVEYOR

SOUSA LAND SURVEYS

FAIRFIELD, CA, 94534

TEL: 707.425.4300

3809 ROLLINGWOOD DRIVE

PAUL CHUNG 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601

ARCHITECT

YHLA ARCHITECTS 3939 OAKMORE RD. OAKLAND, CA 94602 TEL: 510.836.6688

CIVIL ENGINEER

CALICHI DESIGN GROUP CIVIL ENGINEERS 1330 BROADWAY, SUITE 1203 OAKLAND, CA 94612 TEL: 510.250.7877

LANDSCAPE

GARTH RUFFNER 4120 DOUGLAS BLVD., STE 306, #301 ROSEVILLE, CA 95746 TEL. 916.797.2576

PROJECT INFORMATION

BUILDING AND SITE

24,888 SF					BUILDING - GROSS FLOOR AREA:
5,626 SF			BUILDING FOOTPRINT:		
ACRES (8,664 SF)	- +/-0.20 A	BUILDING SITE			NET SITE AREA :
2.84		24,592 SF		GFA	FLOOR AREA RATIO :
2.01	=	8,664 SF	-	NET SITE AREA	
0.05		5,626 SF		BLDG. OUTLINE	BUILDING COVERAGE :
0.65	-	8,664 SF	-	NET SITE AREA	
115 DU/AC		23		NUMBER OF UNITS	PROJECT HOUSING DENSITY :
TIS DU/AC	-	0.20 ACRES	-	SITE AREA	
				28 LINITS (8 664 SE / 300 SE	ALLOWARI E DENSITY:

ALLOWABLE DENSITY: 28 UNITS (8,664 SF / 300 SF PER UNIT = 28 UNITS)

BUILDING CODE

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	TYPE V-A
FIRE SPRINKLERS:	NFPA-13
OCCUPANCY GROUP :	R-2
BUILDING HEIGHT / NUMBER OF STORES:	45'-0" TO ROOF/ 4 STORIES
USE :	MULTI-FAMILY RESIDENTIAL
ZONING DESIGNATION:	CBD-R
CODE EDITION :	2016 CALIFORNIA BUILDING STANDARDS CODE





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

DEVELOPER

Attachment A

SHEET INDEX

A 0.1	TITLE SHEET	C 0.1
A0.2	SITE CONTEXT PHOTOGRAPHS	C 1.0
SUR	SURVEY	C 2.0
A 1.1	SITE / GROUND FLOOR PLAN	C 3.0
A 2.1	GROUND FLOOR PLAN	
A 2.2	SECOND & THIRD FLOOR PLAN	LA 1
A 2.3	FOURTH FLOOR PLAN	LA 2
A 2.4	ROOF PLAN	
A 3.1	EXTERIOR ELEVATIONS	
A 3.2	BUILDING SECTIONS	
A 4.1	EXTERIOR COLORS AND MATERIALS	
A 5.1	RENDERINGS	

CIVIL TITLE SHEET
PRELIMINARY SITE,

PAVING AND GRADING PLAN PRELIMINARY STORM WATER CONTROL PLAN PRELIMINARY UTILITY PLAN

PRELIMINARY LANDSCAPE PLAN GROUND FLOOR PRELIMINARY LANDSCAPE PLAN ROOF DECK



RESIDENTIAL

PARKING SPACES

PARKING REQUIRE RESIDENTI COMMERC

BICYCLE PARKING BIKE PARKING REC

LONG TERM SHORT TER

OPEN SPACE

OPEN SPACE PROVIDED

PROJECT DESCRIPTION

FOUR STORY BUILDING WITH 24 UNITS OF RESIDENTIAL APARTMENTS INCLUDING GROUND FLOOR PARKING GARAGE, RESIDENTIAL LOBBY, ROOF TERRACE AND SITE LANDSCAPING.

AFFORDABLE HOUSING DENSITY BONUS:

ACCORDING TO TABLE 17.58.04 MAXIMUM DENSITY IS 300 SF OF LOT AREA REQUIRED FOR ONE REGULAR LIVING UNIT. WITH A LOT AREA OF 8,664 SF, 28 REGULAR RESIDENTIAL UNITS ARE ALLOWED AND THEREFORE WE DO NOT REQUIRE AN AFFORDABLE HOUSING DENSITY BONUS FOR THE PROJECT.

BUILDING AREA

	RESIDENTIAL APARTMENTS	COMMERICIAL AREA	PARKING GARAGE	LOBBY AND MAIL	ROOF TERRACE	GROSS
GROUND FLOOR	1,113 SF	550 SF	2,931 SF	420 SF	0	5,014 SF
SECOND FLOOR	6,100 SF	0 SF	0	0	0	6,100 SF
THIRD FLOOR	6,100 SF	0 SF	0	0	0	6,100 SF
FOURTH FLOOR	6,025 SF	0 SF	0	0	0	6,025 SF
ROOF	353	0 SF	0	0	1,000 SF	1,353 SF
TOTAL	19,338 SF	550 SF	2,931 SF	420 SF	1,000 SF	24,592 SF

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA

GENERAL VICINITY PLAN - not to scale

				N TRUE NORTH	PROJECT
_ PARK	ING	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL	
S PROVID	ED	11	1	12	
	PACES REQUIRED IN A CBD ZON	E, PER TABLE 17.116.060 LONG TERM) SHORT TERM	TOTAL	
g provie	DED	10	6	16	
Equired: RM: Erm:	ONE SPACE FOR EVERY 4 DWE ONE SPACE FOR EVERY 20 DW ONESPACE FOR EVERY 12,000	/ELLING UNITS:	6 TOTAL (24 / 4 = 6) 2 TOTAL (24 / 20 = 1.2) 0 TOTAL		
_		GROUND FLOOR COURTYARD	ROOF TERRACE	TOTAL	
OVIDED		875	1,000	1,875	

75 SF PER UNIT x 24 UNITS = 1,800 SF REQUIRED ACCORDING TO SEC. 17.58.07.

RESIDENTIAL UNIT MIX

	STUDIO	1 BR	2 BR	TOTAL
FIRST FLOOR	1	1	-	2
SECOND FLOOR	1	4	2	7
THIRD FLOOR	1	4	2	7
FOURTH FLOOR	1	4	2	7
TOTAL	4	13	6	23

TITLE SHEET

CONTEXT PHOTOGRAPHS - MARTIN LUTHER KING JR WAY





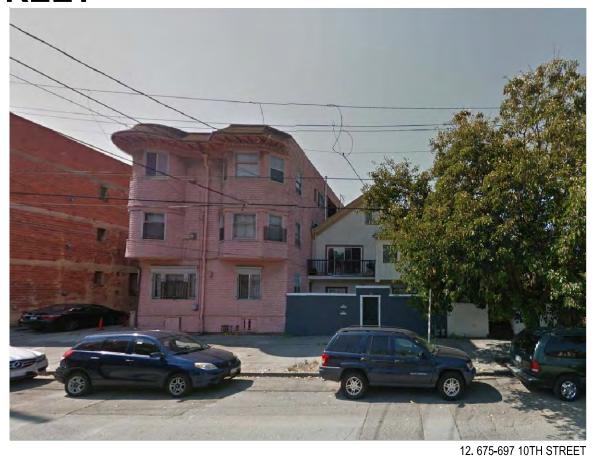
1. 929-939 MLK JR WAY





CONTEXT PHOTOGRAPHS - 10TH STREET





CONTEXT PHOTOGRAPHS - 9TH STREET





15. 666 9TH STREET



1617 Clay Street Oakland, CA 94612 Phone (510) 836-6688 Fax (510) 836-6689 2307 Poppy Lane Davis, CA 95616 Phone (530) 758-4288 Fax (530) 758-4388 CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601

NOT FOR CONSTRUCTION

DEVELOPER



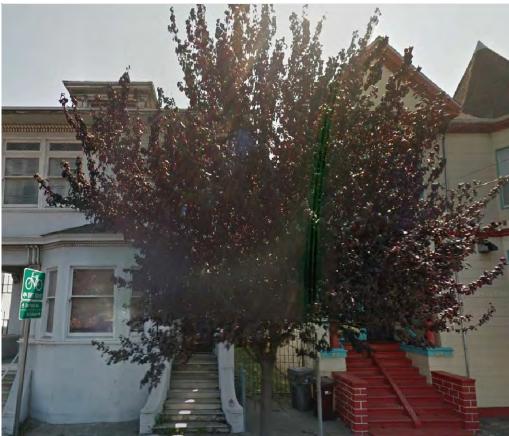


2. 1011 MLK JR WAY

3. 903-907 MLK JR WAY















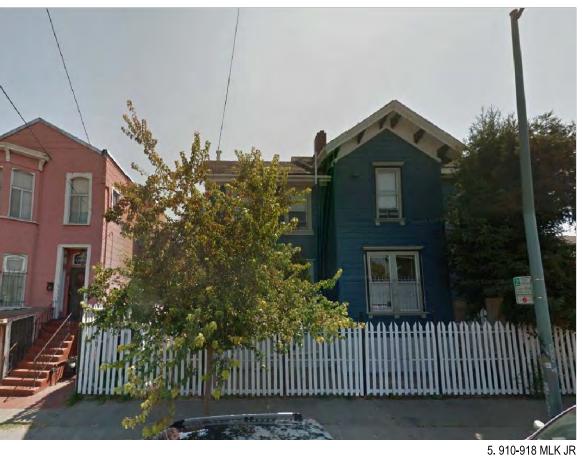




913 MARTIN LUTHER KING JR. WAY

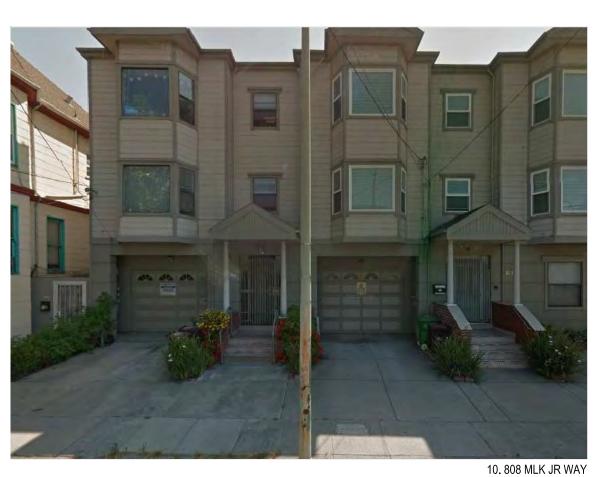
OAKLAND, CALIFORNIA





4. 914-928 MLK JR WAY



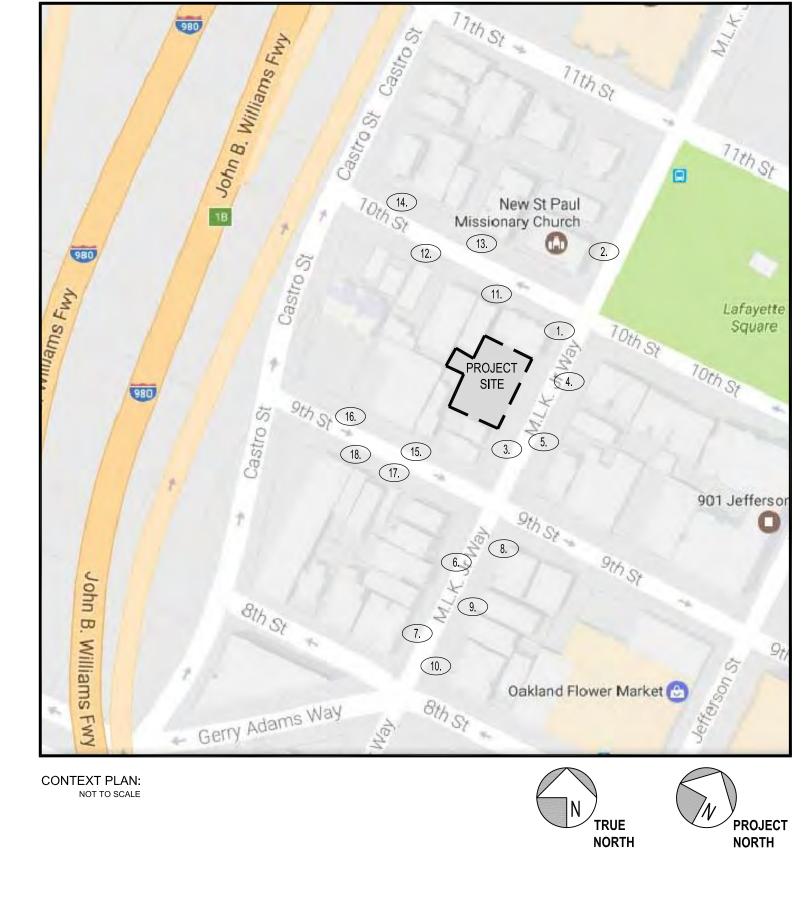


9. 816-824 MLK JR WAY

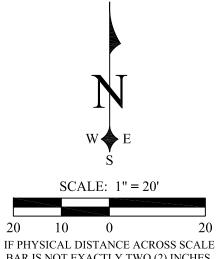


14. 682-696 10TH STREET









BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

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 RECÒRD (CR 4036) (3) CITY OF OAKLAND MONUMENT MAP NO. 202

🗩 found brass disk

on sidewalk(1)(3)

Line Table				
Line #	Direction	Length		
L1	N62°35'11"W	75.00'		
L2	N27°24'49"E	50.00'		
L3	L3 N62°35'11"W			
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'		

5.74'¬

found cut cross -

per (2)

by asphalt

_ per (2)

LEGEND

(#)

X X X X	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	
S°° © ™ ₩ ₩ ₩ ₩	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	SU 1. here ease visit here 2. obs
∝ ™ conc. E G	Water meter Concrete Electric Gas	or e surv inclu und or e
GM POB SD SS SW	Gas Meter Point of beginning Storm Drain Sanitary Sewer Sidewalk	3. con: rivei disc
te W WM	Trash enclosure Water Water Meter	
	Tree w/ trunk Ø	

Title Exception item number

JRVEYOR NOTES

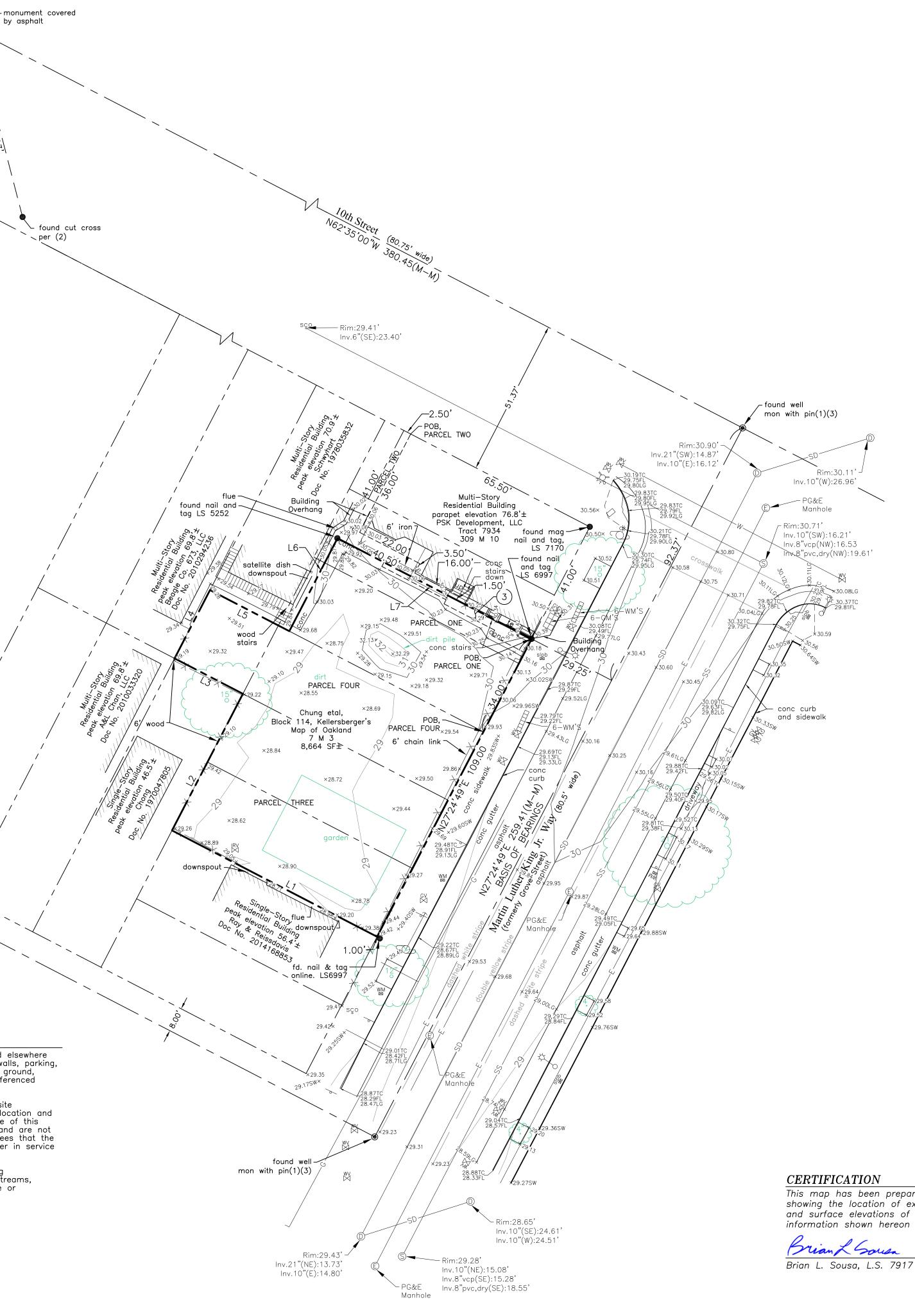
All statements within the certification, and other references located elsewhere reon, related to: utilities, improvements, structures, buildings, party walls, parking, sements, servitudes, and encroachments; are based solely on above ground, ible evidence, unless another source of information is specifically referenced eon.

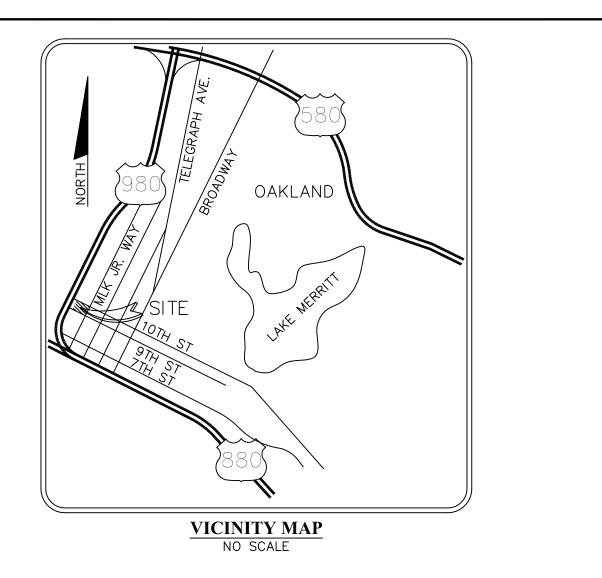
N62.35,56 "W (>>,

^{wide}) 300.49(M-M)

Utilities shown have been located from visible above-ground, on-site servation only. Therefore the surveyor assumes no liability for the location and existence of any utilities that may have been concealed at the time of this vey. The locations of underground utilities have not been located and are not luded as a portion of this survey. The surveyor makes no guarantees that the derground utilities shown comprise all such utilities in the area, either in service abandoned.

No observable evidence of: party walls, earth moving work, building nstruction, solid waste dump, sump, landfill, springs, ponds, lakes, streams, ers, cemeteries, gravesites or burial grounds were visible on the site or closed 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 Clenn 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 angels 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 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:

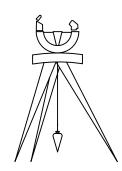
Lot 18, and the Southwestern 25 feet of Lot 14, Block 114, Kellersberger's Map of Oakland, filed September 2, 1853, Map Book 7, Page 3, Alameda County Records, described as follows: Beginning at a point on the Northwestern line of Grove Street, distant thereon Southwesterly 75 feet from the Southwestern 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 Kesslerin 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.: 158559, 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.



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.

Date: <u>06/06/201</u>7

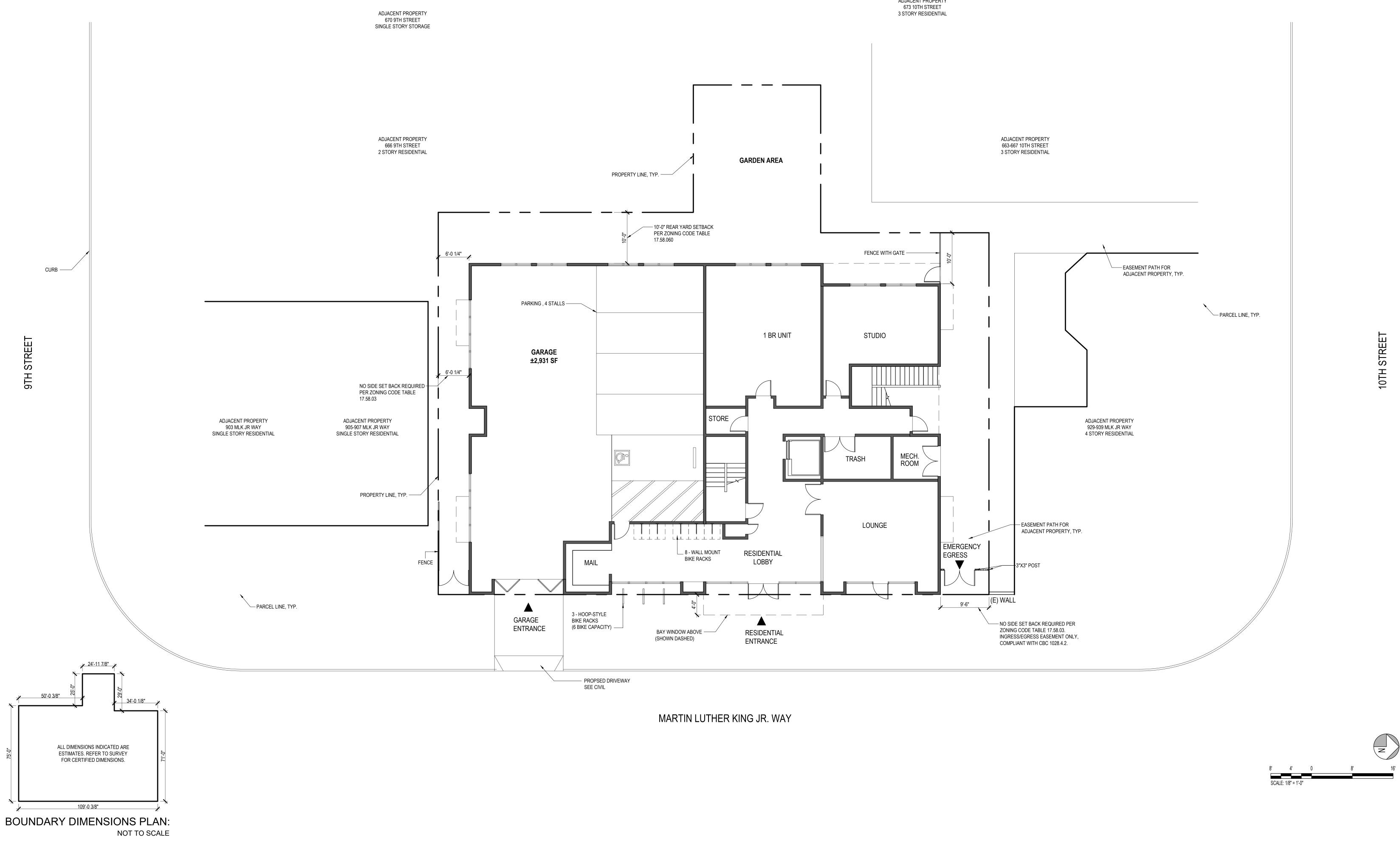


Topographic Survey Being a portion of Lots 14, 16 and 17, all of lots 18, 19 & 20, Block 114, Kellersberger's Map of Oakland, filed in Book 7 of Maps, Page 3

City of Okaland, Alameda County, California Surveyed: May 21, 2017



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





3939 OAKMORE ROAD Oakland, CA 94602 Phone - (510) 836-6688

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

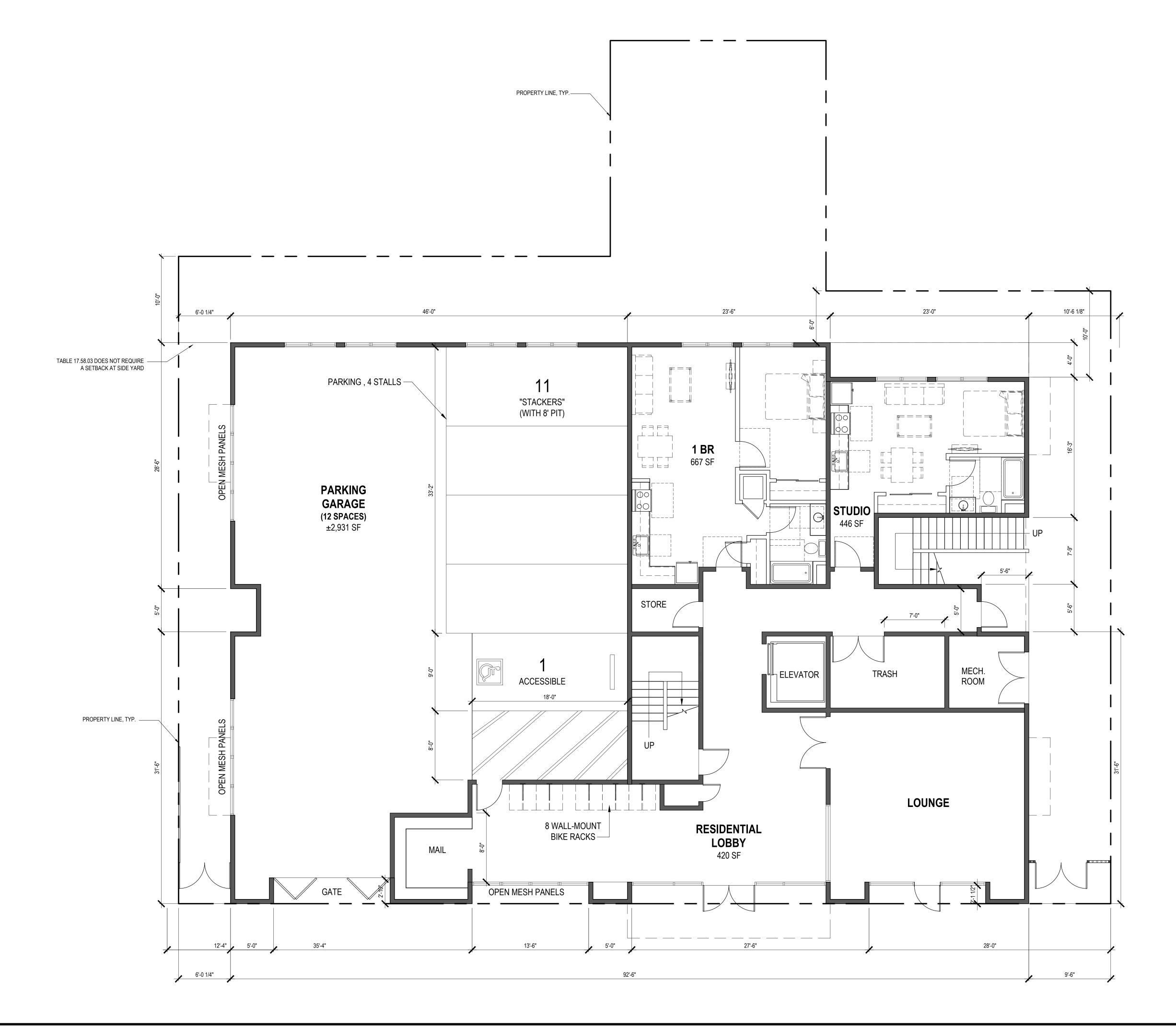
DEVELOPER

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA

SITE / GROUND FLOOR PLAN







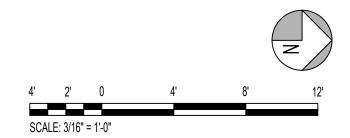
3939 OAKMORE ROAD Oakland, CA 94602 Phone - (510) 836-6688

CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601 NOT FOR CONSTRUCTION

DEVELOPER

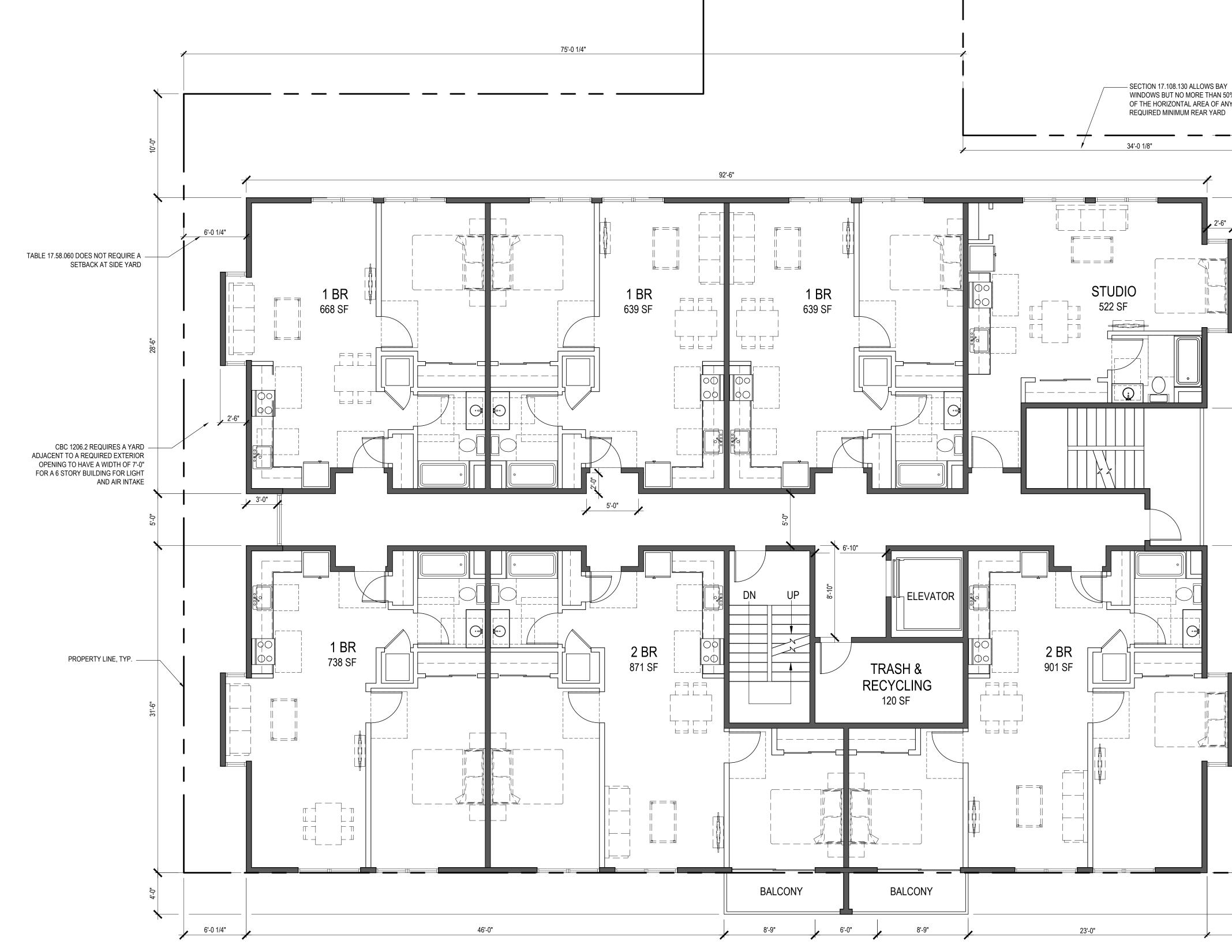
913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA



GROUND FLOOR PLAN





PROPERTY LINE, TYP.



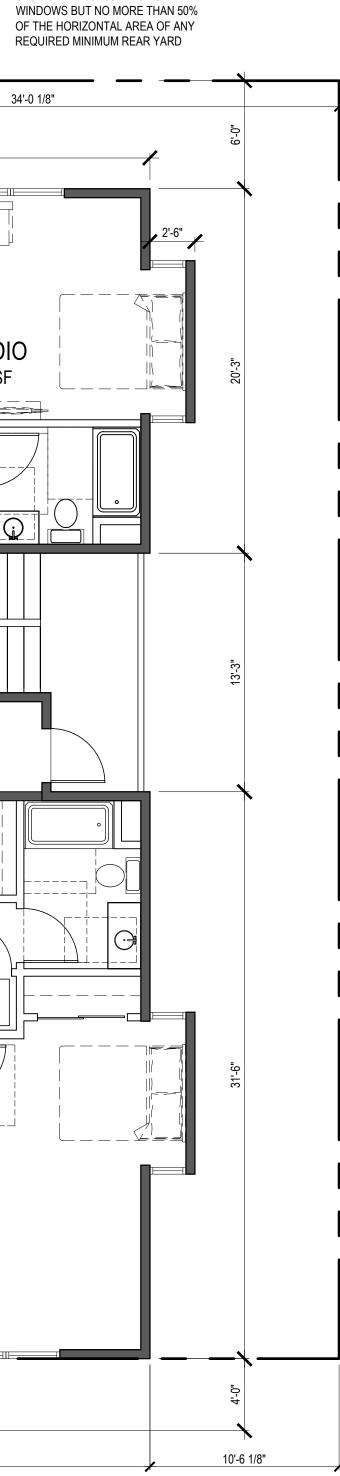
3939 OAKMORE ROAD Oakland, CA 94602 Phone - (510) 836-6688

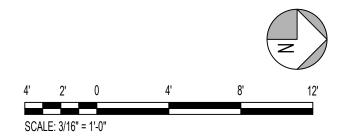


NOT FOR CONSTRUCTION

DEVELOPER

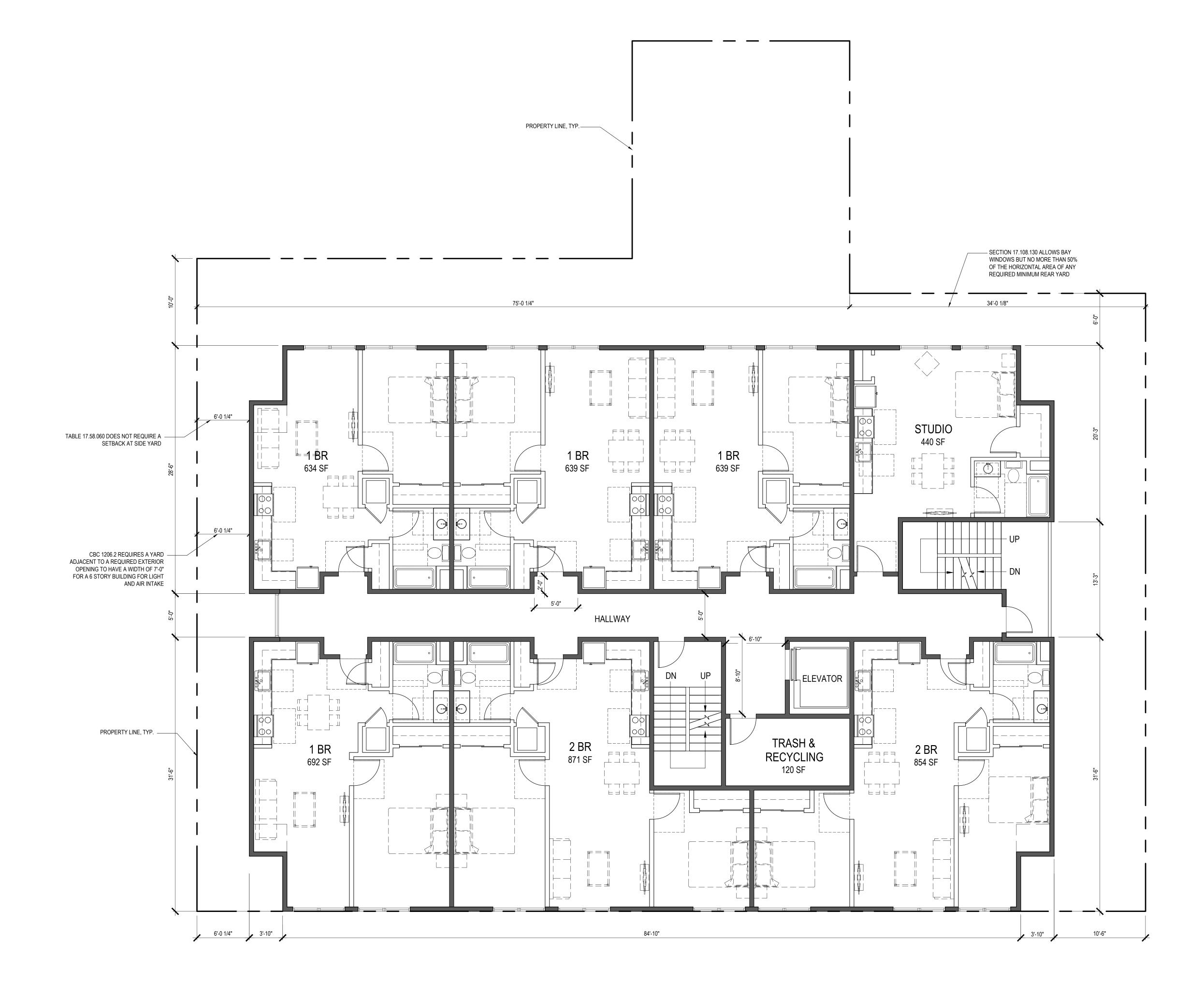
913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA





2ND & 3RD FLOOR PLAN







3939 OAKMORE ROAD Oakland, CA 94602 Phone - (510) 836-6688

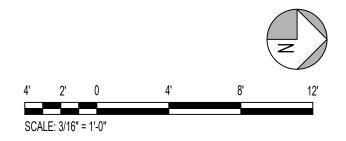


NOT FOR CONSTRUCTION

DEVELOPER

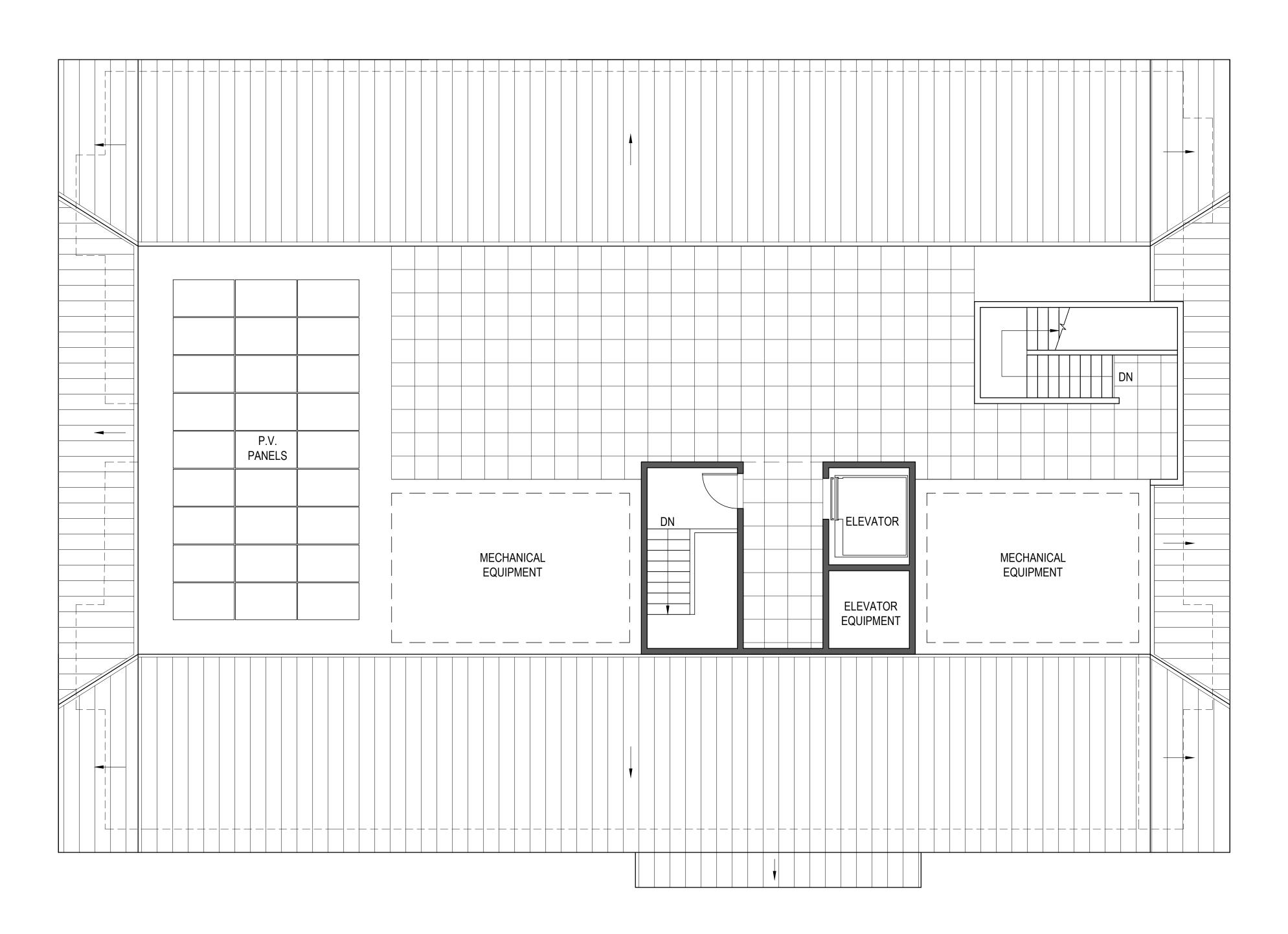
913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA



4TH FLOOR PLAN







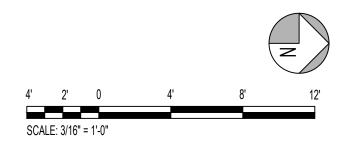


CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601 NOT FOR CONSTRUCTION

DEVELOPER

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA



ROOF PLAN



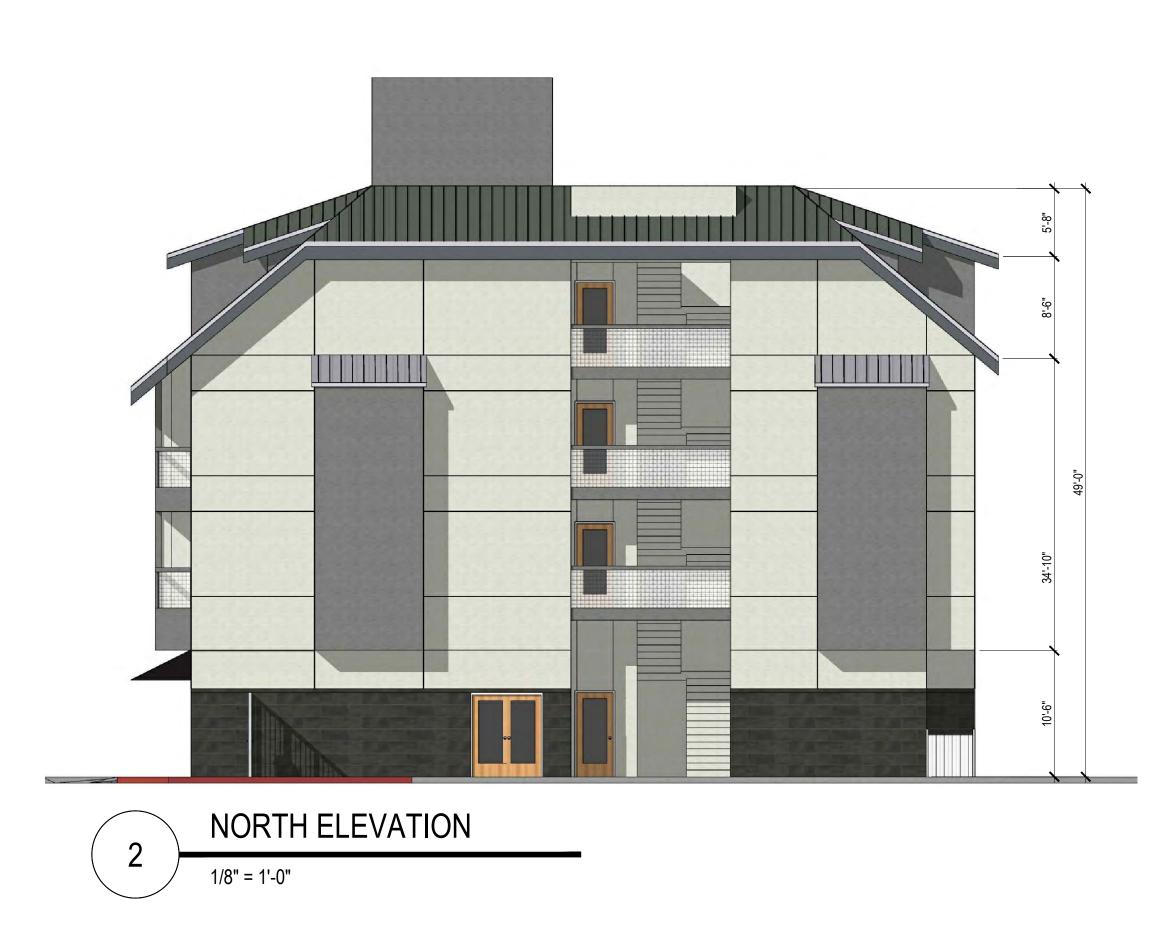


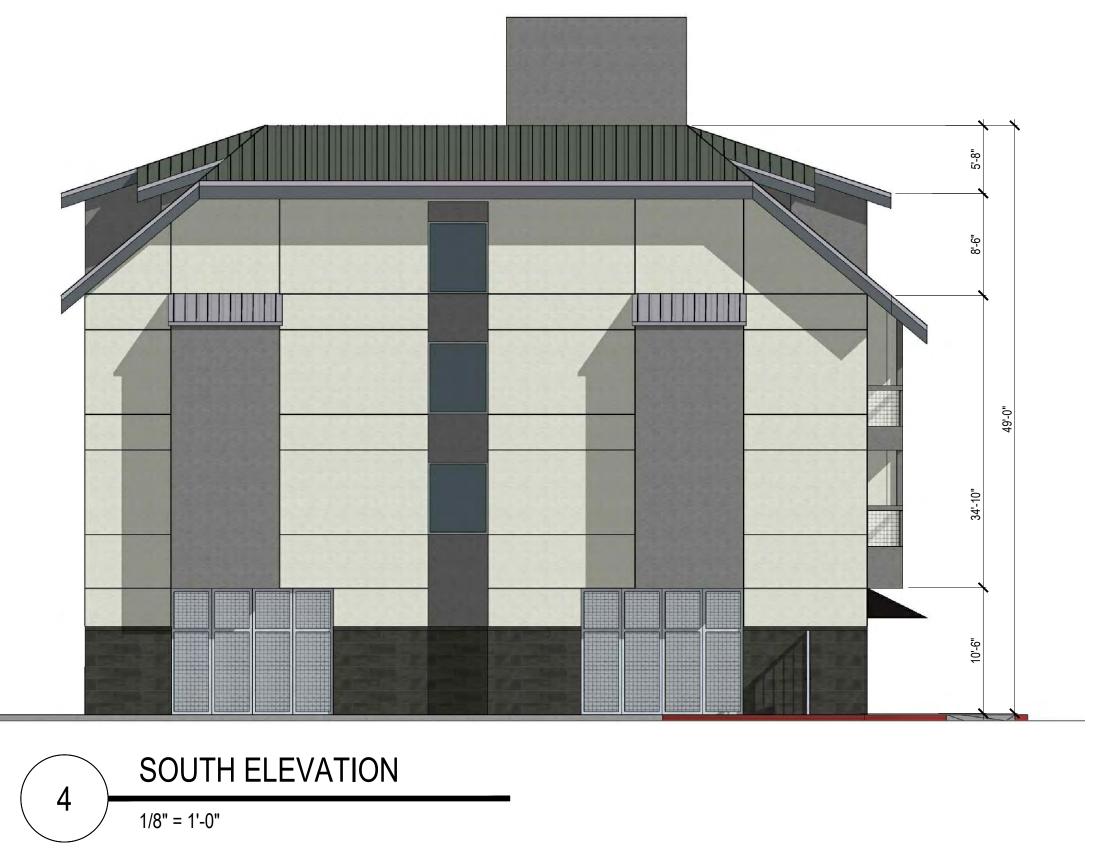


1/8" = 1'-0"



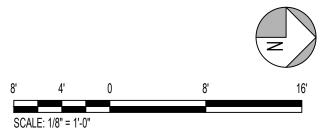
CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601





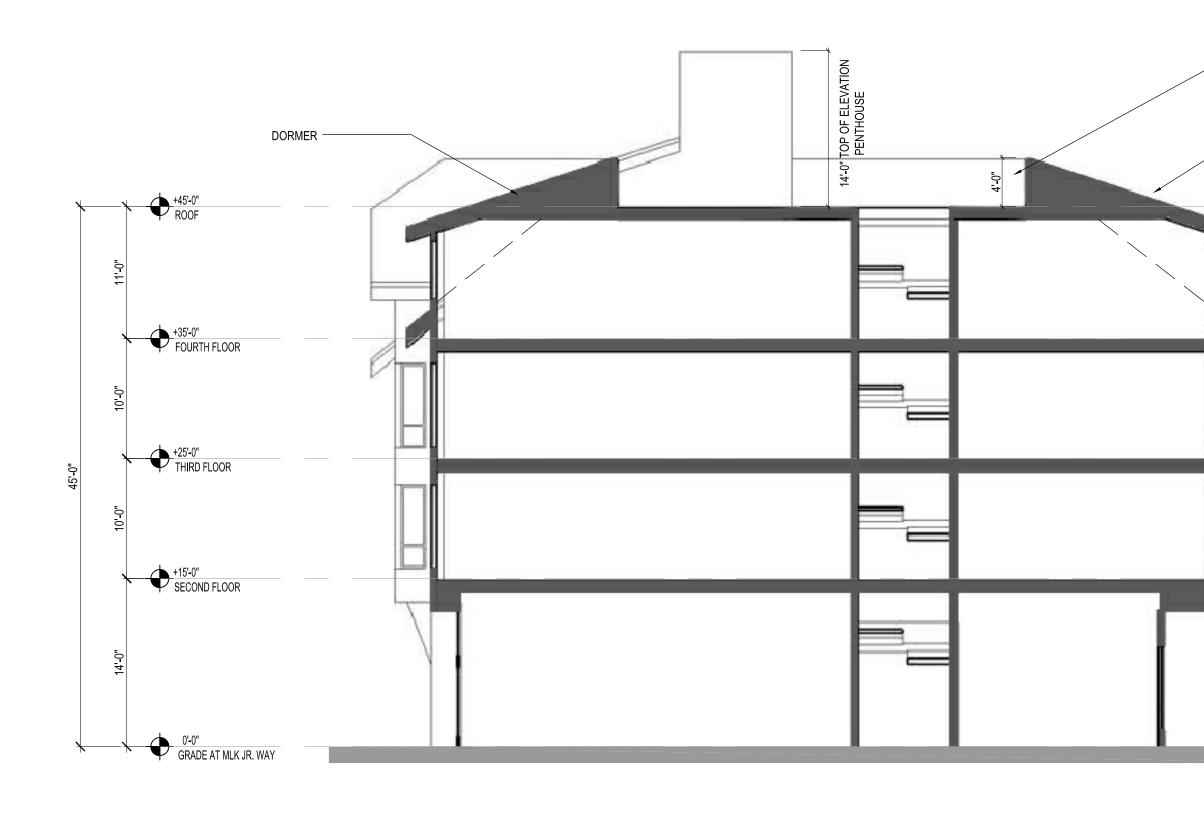
913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA



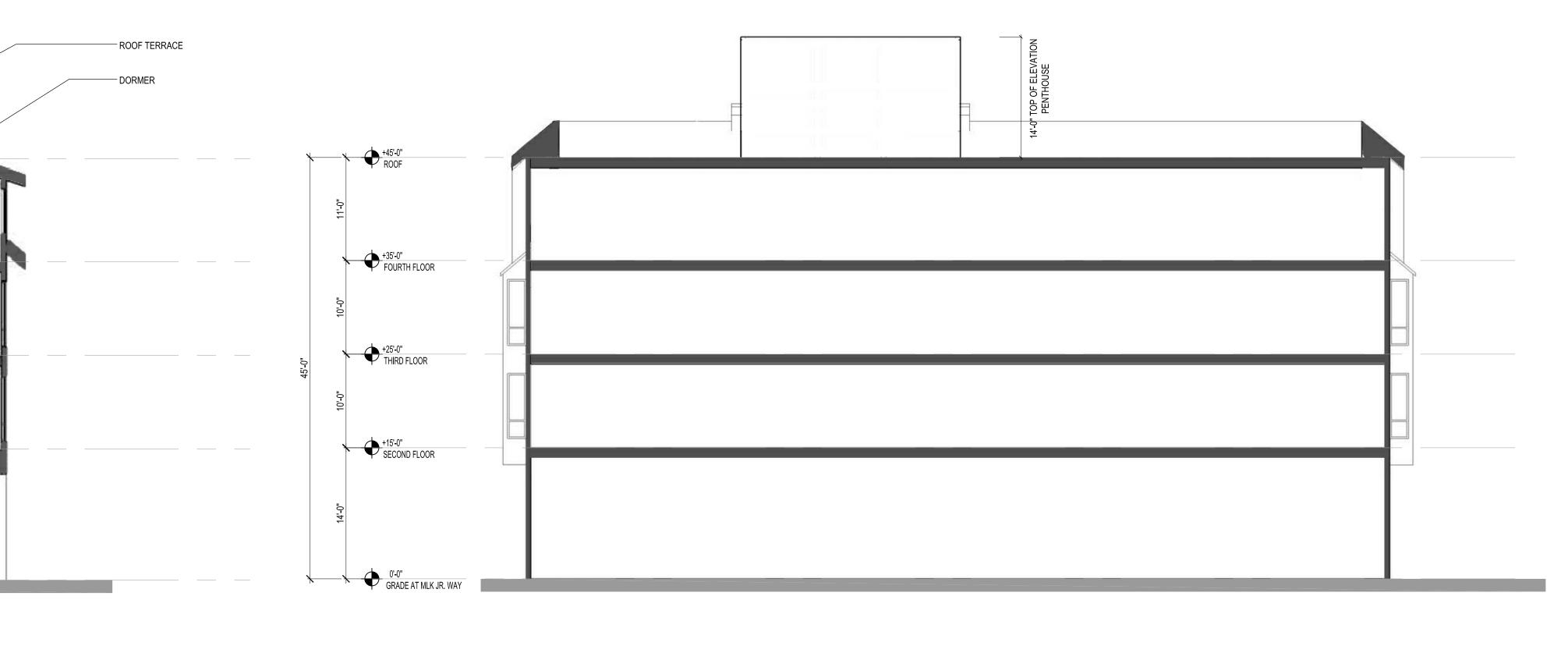
EXTERIOR ELEVATION





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

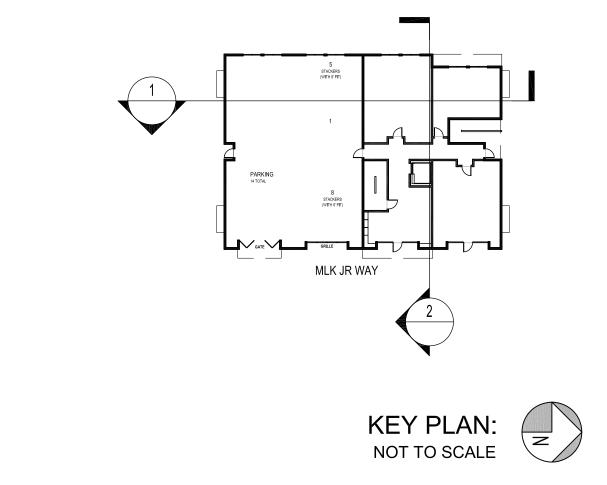






913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA



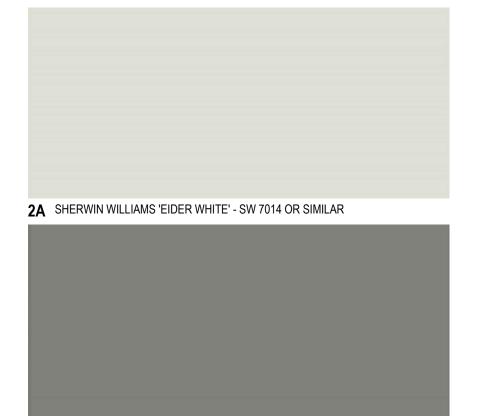
8' 4' 0 8' 16' SCALE: 1/8" = 1'-0"

SECTIONS





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



2B SHERWIN WILLIAMS 'CITYSCAPE' - SW 7067 OR SIMILAR



4 STOREFRONT WINDOWS AT GROUND LEVEL



6 WOOD DOOR



5 VINYL WINDOWS

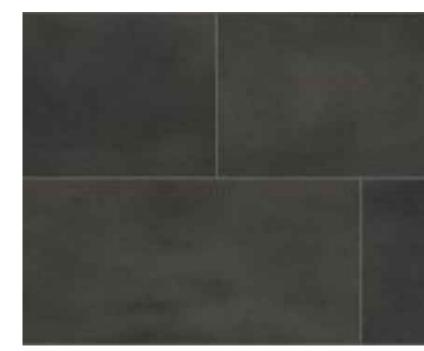


7 PERFORATED METAL RAILING









10 TILES



9 AWNINGS





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

DEVELOPER

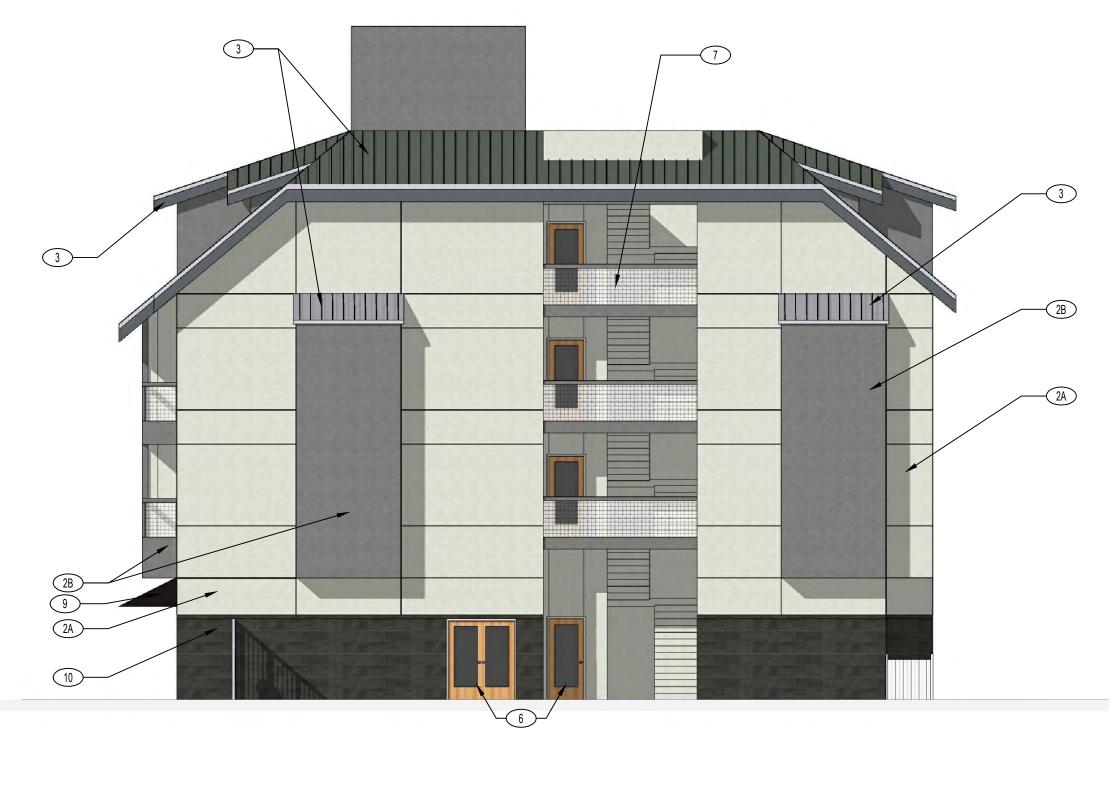












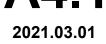
2 NORTH ELEVATION SCALE: 1/8"=1'-0"

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA

8'	4'	0	8'	16'
SCAL	E: 1/8" = 1'-0	"		

EXTERIOR COLORS AND MATERIALS A4.1





DEVELOPER

ARCHITECT

CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA





PERSPECTIVE RENDERINGS

PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
s	SANITARY SEWER LINE	SAN -
SD	STORM DRAIN LINE	SD
— w — — —	WATER LINE	w
	APPROXIMATE LIMIT OF DISTURBANCE	
	STANDARD AC PAVEMENT	
	STANDARD PCC PAVEMENT	
	HEAVY DUTY PCC PAVEMENT	
	PROPOSED LANDSCAPED AREA	
EM	ELECTRIC METER	EM
	FIRE HYDRANT	
X	GAS VALVE	G
	IRRIGATION CONTROL VALVE	RY
	LIGHT POLE	\
	PG&E MANHOLE	\bigcirc
	SIGN	
	STREET LIGHT WITH MAST ARM	$\sim \Rightarrow$
	SURVEY MONUMENT	۲
sço	SANITARY SEWER CLEANOUT	sço
	SANITARY SEWER MANHOLE	S
	STORM DRAIN MANHOLE	\square
	STREET LIGHTING PULL BOX	slpb
	TRAFFIC SIGNAL POLE	¢ €
	UTILITY VAULT AS NOTED	
	WATER VALVE	X
	WATER METER OR BOX	
igodot	CLEANOUT	
	ELECTRIC	E
.	GAS	G
GM ↔	GAS METER	GM
	POINT OF BEGINNING	POB
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
	SIDEWALK	SW
	TRASH ENCLOSURE	te
	WATER WATER	W
WM ASTORA	WATER METER	WM
	TREE	
F	TITLE EXCEPTION ITEM NUMBER	(#)
	TRANSFORMER IN VAULT	

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 WWW.USANORTH.ORG - DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN

9
10
SAN
SD
W



CALL TWO WORKING DAYS BEFORE YOU DIG

1617 Clay Street





2307 Poppy Lane Oakland, CA 94612 Phone (510) 836-6688 Davis, CA 95616
 Phone
 (510)
 836-6688
 Phone
 (530)
 758-4288

 Fax
 (510)
 836-6689
 Fax
 (530)
 758-4388
 CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601

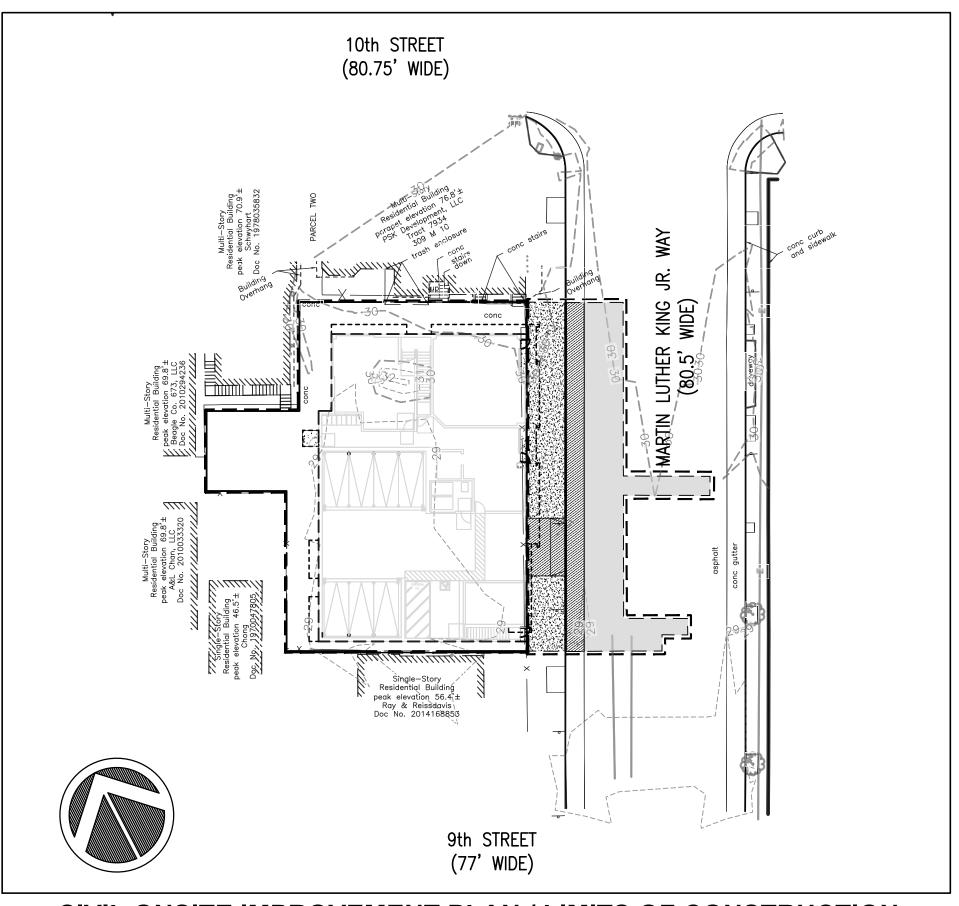
DEVELOPER

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

CIVIL ENGINEER

NOT FOR CONSTRUCTION

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



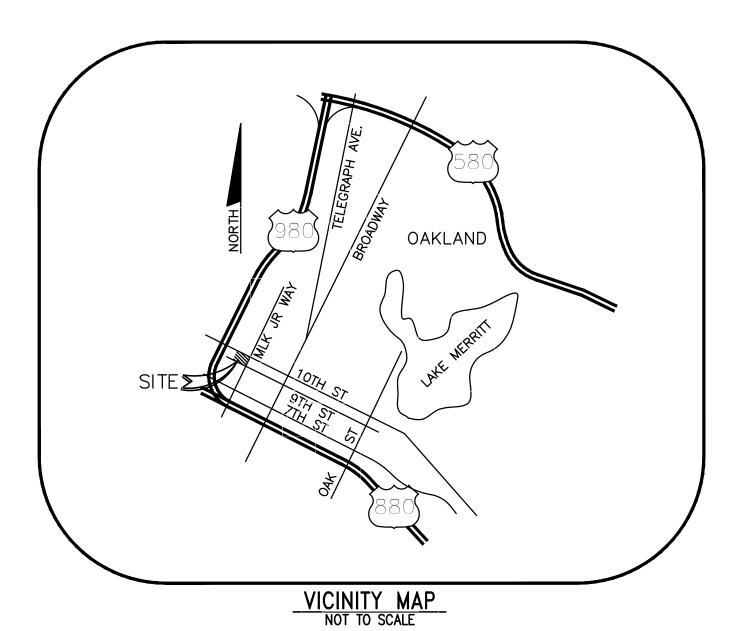
CIVIL ONSITE IMPROVEMENT PLAN / LIMITS OF CONSTRUCTION SCALE: 1"=30'

ABBREVIATIONS

AC	ASPHALT CONCRETE	FS	FINISHED SURFACE	S	slope / sanitary / south
ADA	AMERICANS WITH DISABILITIES ACT	FT	FEET	SAN	SANITARY SEWER PVC
APN	ASSESSORS 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	ĞB	GRADE BREAK	SL	STREET LIGHT
Di tiquid	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	INV	INVERT	ST	STREET
BSM	BIOTREATMENT SOIL MIX	IV	IRRIGATION VALVE	STD	STANDARD
С	CONCRETE	JP	JOINT POLE	STLT	STREET LIGHT
CA	CALIFORNIA	L	LENGTH	SW	SIDEWALK
CASQA	CALIFORNIA STORMWATER QUALITY	L/S	LANDSCAPE	T	TELEPHONE
-	ASSOCIATION	LF	LINEAL FEET	TBM	TEMPORARY BENCHMARK
СВ	CATCH BASIN	LT	LIGHT	TC	TOP OF CURB
CCTV	CLOSED-CIRCUIT TELEVISION	LUM	LUMINAIRE	TCD	TRAFFIC CONTROL DEVICE
CL	CENTERLINE	MAX	MAXIMUM	TEV	TELEPHONE VAULT
CLR	CLEAR	MH	MANHOLE	TL	TRAFFIC LIGHT
COMM	COMMUNICATION	MIN	MINIMUM	TOE	TOE OF SLOPE
CONC	CONCRETE	MON	MONUMENT	TOP	TOP OF SLOPE / TOP OF PIPE
CVLT	COMMUNICATION VAULT	MTR	METER	TS	TRAFFIC SIGNAL
DCV	DETECTOR CHECK VALVE	Ν	NORTH	TSPB	TRAFFIC SIGNAL PULL BOX
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	NG	NATURAL GROUND	TVLT	TELEPHONE VAULT
DI	DROP INLET	N.I.C.	NOT IN CONTRACT	TOW	TOP OF WALL
DIA	DIAMETER	NO	NUMBER	TYP	TYPICAL
DWG	DRAWING	N.T.S.	NOT TO SCALE	UE	UNDERGROUND ELECTRIC
Е	ELECTRIC / EAST	0.C.	ON CENTER	UT	UNDERGROUND TELEPHONE
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	OH	OVERHANG	UTIL	UTILITY
ECAB	ELECTRIC CABINET	Р	PAVEMENT	VAR	VARIABLE
EVLT	ELECTRIC VAULT	PB	PULL BOX	VAT	VACUUM AIR TUBE
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE	VLT	VAULT
FDC	FIRE DEPARTMENT CONNECTION	PGE	PACIFIC GAS AND ELECTRIC	W	WEST
FF	FINISHED FLOOR	PIV	POST INDICATOR VALVE	W/	WITH
FG	FINISHED GRADE	POC	POINT OF CONNECTION	ŴM	WATER METER
FH	FIRE HYDRANT	PP	POWER POLE	WTR	WATER LINE
FL	FLOW LINE	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
FND	FOUND	RD	ROAD	WVLT	WATER VAULT
FOC	FACE OF CURB	RPPA	REDUCED PRESSURE PRINCIPLE		
FP	FIRE PROTECTION		ASSEMBLY		

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA



CIVIL SHEET INDEX

CIVIL TITLE SHEET CO.1 PRELIMINARY SITE, PAVING AND GRADING PLAN PRELIMINARY STORMWATER CONTROL PLAN

C1.0 C2.0 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 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

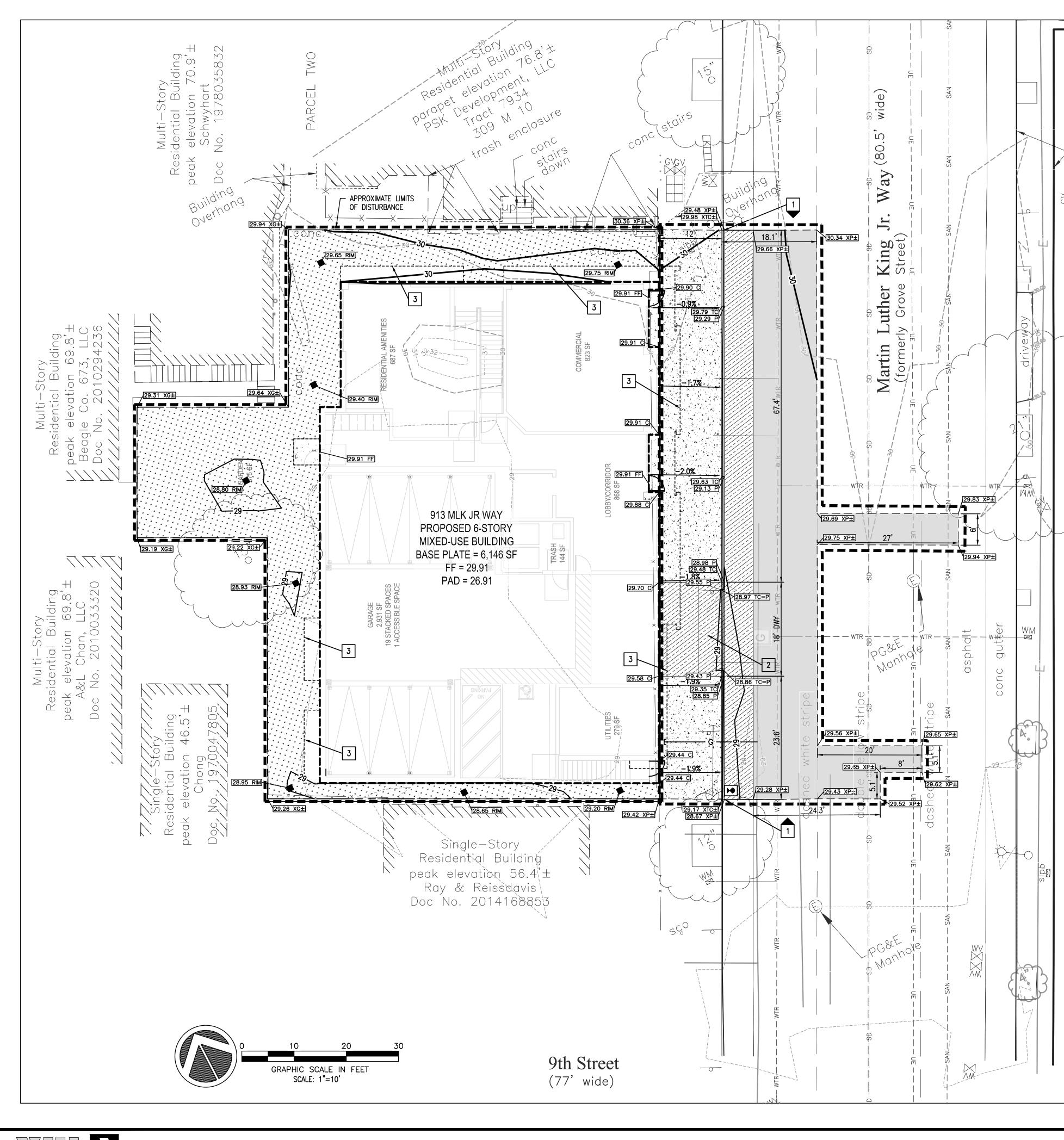
ZONING: CBD-R FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM PANEL NO: 06001C0067G, DATED AUGUST 3, 2009. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

<u>AREA_SUMMARY:</u> PARCEL_AREA BUILDING_FOOTPRINT_AREA	8,664 SF (±0.199 ACRES) 6,146 SF
TOTAL ON–SITE DISTURBED AREA TOTAL DISTURBED AREA	8,664 SF (±0.199 ACRES) 11,957 SF (±0.274 ACRES)
<u>ON-SITE AREA SUMMARY:</u> EXISTING IMPERVIOUS AREA EXISTING PERVIOUS AREA PROPOSED IMPERVIOUS AREA PROPOSED PERVIOUS AREA CHANGE IN IMPERVIOUS AREA	



ALICHI DESIGN GROUP CIVIL ENGINEERS 330 BROADWAY, SUITE 1203 OAKLAND, CA 94612 (510) 250-7877

TITLE SHEET



ARCHITECTS ARCHITECT

1617 Clay Street 2307 Poppy Lane Oakland, CA 94612 Phone (510) 836-6688 Fax (510) 836-6689 Davis, CA 95616 Phone (530) 758-4288 Fax (530) 758-4388 CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601

DEVELOPER

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

CIVIL ENGINEER

NOT FOR CONSTRUCTION

90.00 X___ INDICATES ELEVATION TO INDICATES ELEVATION AT 90.00 FF 90.00 RIM INDICATES ELEVATION AT 90.00 FL INDICATES ELEVATION AT 90.00 TC INDICATES ELEVATION AT 90.00 G INDICATES ELEVATION AT 90.00 SW INDICATES ELEVATION AT

SITE PLAN

1 PROPOSED TYPE "C" CURB AND GUTTER

1.5%

- 2 PROPOSED CONCRETE COMMERCIAL DRIVEN
- 3 PROPOSED BUILDING OVERHANG SEE A

ENGINEER'S ADA NOT

ALL SITE WORK SHALL BE IN CONFORMANCE WIT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICA AND STATE ADA REGULATIONS.

- RAMPS SHALL NOT EXCEED A RUNNING SL RAMPS ARE DEFINED AS ANY WALKWAY B SHALL HAVE A MINIMUM WIDTH OF 3 CROSS-SLOPE OF 2%. RAMPS EXCEED INTERMEDIATE (2% MAX SLOPE) LANDINGS TRAVEL OF 60 INCHES.
- 3 MAXIMUM CROSS-SLOPE ON ANY WALK OR SPACES AND LOADING ZONES SHALL HAVE TRUNCATED DOMES AS DETECTABLE WARNIN 4. ADJOIN A VEHICULAR WAY WITHOUT A
- VEHICULAR WAY. ANY REQUEST BY A MUNICIPALITY OR INSI 5. DESIGN SHOWN ON THESE PLANS AND SPE PRIOR TO INSTALLATION. ANY CHANGES M/ APPROVAL FROM THE ENGINEER AND LATER AS SHOWN IN THE THESE PLANS AND SPE WILL BE REMOVED AND REPLACED AND M AT THE EXPENSE OF THE CONTRACTOR. IN ESTABLISHING THE APPROVAL OR DEI
- MOUNTING DIMENSIONS. 6. 1/8" MAXIMUM DEPTH TO TOP OF SEALA SEALANT ALONG ADA ACCESS ROUTES.

913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA

INDICATES ELEVATION AT BUILDING FINISHED FLOOR 10 5-FOOT CONTOUR 11 5-FOOT CONTOUR 10	SPOT GRADING LEGEND	PROPOSED	LEGEND	EXISTING
INDICATES ELEVATION AT BUILDING FINISHED FLOOR INDICATES ELEVATION AT RIM OF UTULTY STRUCTURE INDICATES ELEVATION AT RIM OF OCORB INDICATES ELEVATION AT RIM OF OCORB INDICATES ELEVATION AT RIM OF OCORB INDICATES ELEVATION AT RIM OF OCORBUNALE INDICATES ELEVATION AT REPORT OF SUBJECT INDICATES ELEVATION AT REPORT OF THE CORRECT INDICATES ELEVATION AT REPORT OF SUBJECT INDICATES ELEVATION AT REPORT OF CITIL (2.3.32) INDICATES FLAVING BARDER OF CITIL (2.3.32) INDICATES FLAVING BARDER OF OF TALL (2.3.32) INDIT FLAVING BARDER OF DATIONS AND FLAVING BARDER OF AN ANDIONAL F	INDICATES FLEVATION TO MATCH EXISTING			
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NOT EXCEED A RUNNING SLOPE OF 112 (8.33%). EFINED AS ANY WALKWAY BETWEEN SLOPES 120 (5%) AND 112 (8.33%) AND OF 2%, RAMP'S EXCEEDING 30 INCHES VERICAL CHARGE SHALL HAVE OF 2%, RAMP'S EXCEEDING 30 INCHES VERICAL CHARGE SHALL HAVE OF 2%, RAMS LOPED LANDING A MINIMUM LENGTH IN THE DIRECTION OF INCHES. SS-SLOPE ON ANY WALK OR RAMP'S SHALL BE 2%, ALL ACCESSIBLE PARKING CADING SAND ETECTABLE WARNING A MINIMUM LENGTH IN THE DIRECTION OF INCHES. SS-SLOPE ON ANY WALK OR RAMP'S SHALL BE 2%, ALL ACCESSIBLE PARKING CADING SAND STREET LIGHTING TO MODIFY THE ACCESSIBILT PARKING ONT HESE PICTABLE WARNING SA BE REQUIDED ON ALL WALKS THAT CROSS OR HICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND Y. BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR NO THESE PICIPADIS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER WAITER WAINSCHEMES MAD SEPCIFICATIONS MUST BE APPROVED BY THE ENGINEER THE THESE RADI LATE FOUND TO BE ON-COMPLANT TREAPTORY WITHOUT THE THESE RADIS SOFTICATIONS AND FEDERAL, STATE AND LOCAL LAW DATE DAND REPLACED AND MADE FULLY COMPLANT REGARDLESS OF MAGNITUDE SS OF THE CONTRACTOR, THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS NO THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR THE THESE RADIS AND SPECIFICATIONS AND SPECIFICATIONS WITHOUT THE THESE RADIS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW DATE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR NO THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW DEDINGT OF DESILANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF G ADA ACCESS ROUTES. A DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SD STORM DRAIN SD STORM DRAIN SD STORM DRAIN SD STORM DRAIN SD STORM DRAIN WIM WATER METER WATER METER WATER WATER WATER METER WATER MET	LINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL		PG&E MANHOLE	\bigcirc
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A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DÖORWAYS) AND À MÀXIMUM OF 2%, RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE OF 2%, RAX SLOPE LANDINGS HAVING A MINIMUM LENCET IN THE DIRECTION OF INCHES. SS-SLOPE LANDINGS ARVING A MINIMUM LENCET IN THE DIRECTION OF INCHES. SS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING OADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. DARES AS DETECTABLE WARINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR HICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND YES AS DETECTABLE WARINGS ARE REQUIRED ON ML WALKS THAT CROSS OR HICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND YE A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR HICULAR WAY WITHOUT A VERTICAL SEPARATION DETWEEN WALKWAY AND YED AND SPECTICATIONS MUST BE APPROVED BY THE ENGINEER WATER VALVE BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR HICULAR WAY WITHOUT OF ENON-COMPLIANT WITH THE DETAILS BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR HICULAR WAY WITHOUT OF ENON-COMPLIANT WITH THE DETAILS BY A MUNICIPALITY OR DIAL OF CHANGES TO ADA RELATED DETAILS OR UTILITY VAULT AS NOTED BY A MUNICIPALITY ON DER NON-COMPLIANT REGARDLESS OF MACINTUDE BY A MUNICIPALITY ON DER NON-COMPLIANT REGARDLESS OF MACINTUDE BY A MUNICIPALITY ON DER NON-COMPLIANT REGARDLESS OF MACINTUDE BY A MUNICIPAL OF DENAL OF CHANGES TO ADA RELATED DETAILS OR CLEANOUT SO DOTATEOR TO POOF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF G ADA ACCESS ROUTES. BY SIDEWALK SD STORM DRAIN SD STORM DRAIN S			STREET LIGHT WITH MAST ARM	o—☆
(27. MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF INCHES. Septime SANITARY SEWER MANHOLE So SS-SLOPE ON ANY WALK OR RAMPS SHALL BE 27. ALL ACCESSIBLE PARKING OLODING ZONES SHALL HAVE A MAXIMUM SLOPE OF 27. IN ANY DIRECTION. STORM DRAIN MANHOLE SO SS-SLOPE ON ANY WALK OR RAMPS SHALL BE 27. ALL ACCESSIBLE PARKING OLODING ZONES SHALL HAVE A MAXIMUM SLOPE OF 27. IN ANY DIRECTION. STORM DRAIN MANHOLE SO SS-SLOPE ON ANY WALK OR RAMPS SHALL BE 27. ALL ACCESSIBILTY DETAILS OR HICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND Y. STORE TLUGHTING PULL BOX PP BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR TALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT THE THESE PLANS AND SPECIFICATIONS AND THE DETAILS OR NO THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS OF THE CONTRACTOR. HILL COMPLIANT REGARDLESS OF MAONITODE ENSIGNS. WATER METER OR BOX Im VED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAONITODE ENSIGNS. GAS G NO ENSIGNS. OF DEPINAL OF CHANGES TO ADA RELATED DETAILS OR RENSIONS. GAS G NO ENSIGNS. OF DEPINAL OF CHANGES TO ADA RELATED DETAILS OR RENSIONS. GAS METER GM G ADA ACCESS ROUTES. FOONT OF DOF OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF G ADA ACCESS ROUTES. GM GAS METER GM SD STORM DRAIN SD SS SDEWALK SS SSD STORM DRAIN SD	A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM		SURVEY MONUMENT	۲
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BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR UTILITY VAULT AS NOTED IIII VAULT AS NOTED A ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER WATER VALVE IIIII VAULT AS NOTED IIIII VAULT AS NOTED <t< td=""><td></td><td></td><td>TRAFFIC SIGNAL POLE</td><td>¢.</td></t<>			TRAFFIC SIGNAL POLE	¢.
TALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT A Image: Contractor without A Image: Contractor without A Image: Contractor without	BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR		UTILITY VAULT AS NOTED	<u>[</u> #]
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G ADA ACCESS ROUTES. POINT OF BEGINNING POB SD STORM DRAIN SD SS SANITARY SEWER SS SIDEWALK SW TRASH ENCLOSURE te WM WATER METER WM TREE TREE TREE			GAS	G
POINT OF BEGINNING POB SD STORM DRAIN SD SS SANITARY SEWER SS SIDEWALK SW TRASH ENCLOSURE te WATER WETER W STER SD SUBSURE SS SD SD STANTARY SEWER SS SD SD SD SS SD SD SS SD SSS SD SS SD		GM 😁	GAS METER	GM
SS SANITARY SEWER SS	G ADA ACCESS NOOTES.		POINT OF BEGINNING	POB
SIDEWALK SW TRASH ENCLOSURE te WATER METER WA TREE TREE TREE TREE		SD	STORM DRAIN	SD
te t		SS	SANITARY SEWER	SS
WATER METER WM WM TREE CONSTRAINTS			SIDEWALK	SW
WM WATER METER WM TREE TREE			TRASH ENCLOSURE	te
TREE			WATER	W
		WM	WATER METER	WM
TITLE EXCEPTION ITEM NUMBER $(\widehat{\#})$			TREE	
			TITLE EXCEPTION ITEM NUMBER	(#)

GRADING NOTES:

1. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SUMPS.

TRANSFORMER IN VAULT

PRELIMINARY EARTHWORK:

TOTAL CUT TO FFE TOTAL FILL TO FFE = 181 CY = 10 CY FOUNDATION CUT FROM FFE = 498 CY (ASSUMED 3-FOOT DEEP) = 488 CY (EXPORT) NET (EXPORT/IMPORT)

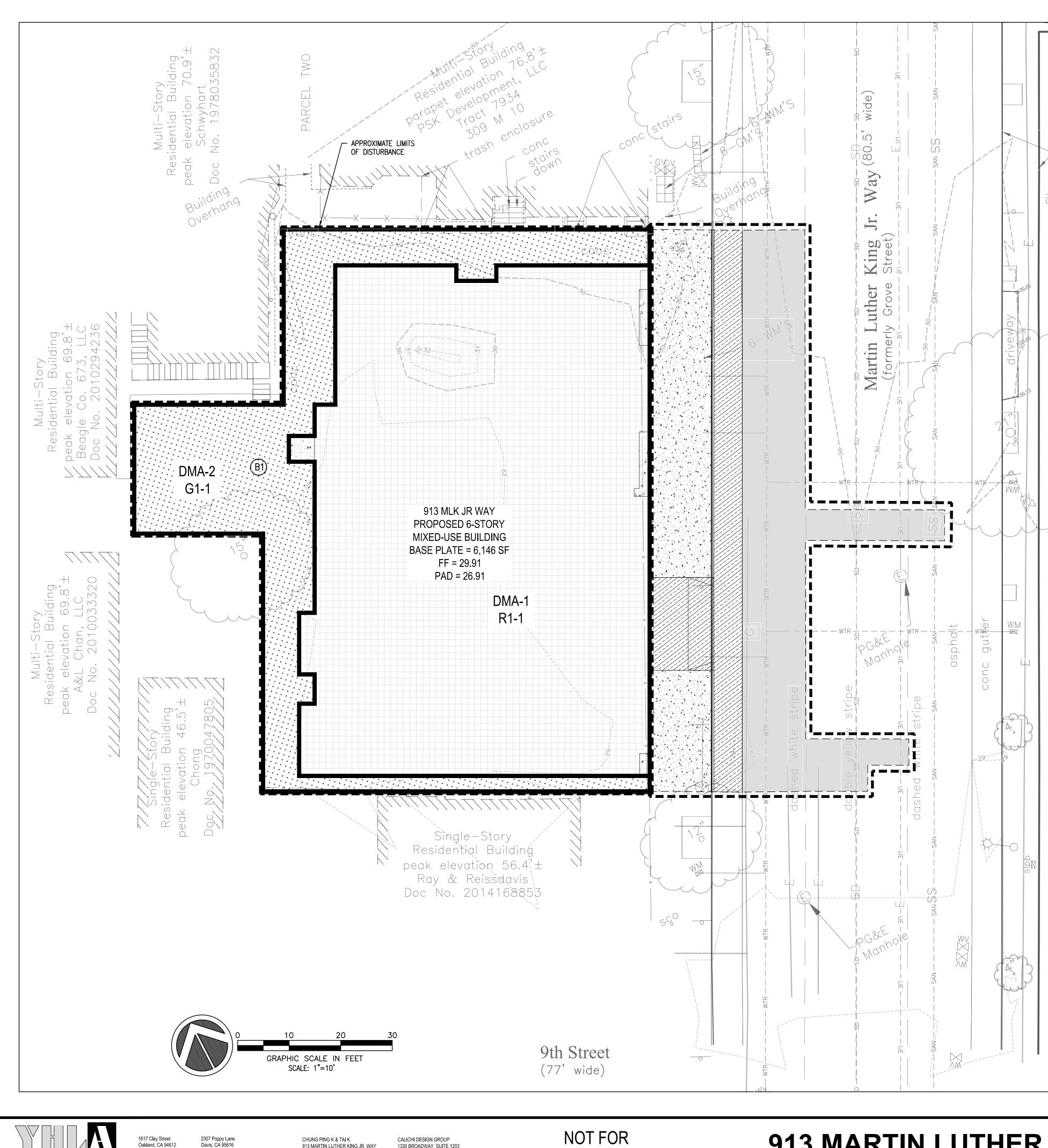
PAVEMENT ELEVATION NOTE:

UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

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.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW 3 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.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL 6. 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.**







 1617 Clay Street
 2307 Poppy Lane

 Oakland, CA 94612
 Davis, CA 95616

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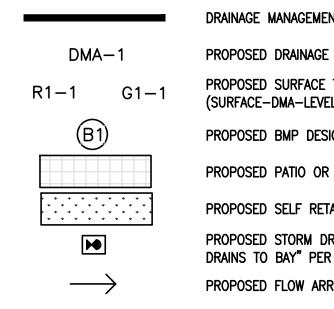
CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601

DEVELOPER

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CIVIL ENGINEER

STORMWATER CONT



SITE AND STORMWATER I

- TOTAL PROJECT DISTURBED AREA TOTAL ON-SITE DISTURBED AREA
- 3. TOTAL OFF-SITE DISTURBED AREA 4. TOTAL CREATED OR REPLACED IMPERVIOUS AREA ON-

TOTAL CREATED OR REPLACED IMPERVIOUS AREA IS LESS ONLY ARE REQUIRED. AS SUCH THE DESIGN DISCHARGE LANDSCAPE AREA ON THE SOUTHEAST SIDE OF THE SI SEWER TO THE PUBLIC SEWER LOCATED UNDERNEATH MAR

	SITE DRAINAGE AREA					
вмр	AREA	ВМР ТҮРЕ	TOTAL DRAINAGE AREA [SF]			
B1	R1-1	SELF RETAINING LANDSCAPED AREA	6408			
ВІ	G1-1	SELF RETAINING LANDSCAPED AREA	2256			

913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA

CONSTRUCTION

ONT	ROL LEGEN	ID	PROPOSED	LEGEND	EXISTING
	AREA BOUNDARY			PROPERTY LINE -	
				EASEMENT LINE -	
RAINAGE MA	RAINAGE MANAGEMENT AREA		<u> </u>		9
SURFACE TYPE, DMA, AND LEVEL			10	5-FOOT CONTOUR -	10
/A-LEVEL), I.E. ROOF(R1-7), GROUND(G1-1)		ND(G1-1)	S	SANITARY SEWER LINE	SA
MP DESIGN	P DESIGNATION		SD	STORM DRAIN LINE -	s
			——— w ———	WATER LINE -	w
AND OR RU	OOFTOP AREA			APPROXIMATE LIMIT OF DISTURBANCE	
	ING LANDSCAPE AREA			STANDARD AC PAVEMENT	
BAY" PER CI	N INLET STENCILING "NO TY SPECIFICATIONS			STANDARD PCC PAVEMENT	
LUW AKKUW	I, APPROXIMATE DIRECTIO	N UF FLUW		HEAVY DUTY PCC PAVEMENT	
FR NO	OTES:			PROPOSED LANDSCAPED AREA	
	$= 11,957 \pm SF$ = 8,664 ± SF = 3,293 ± SF REA ON-SITE = 6,408 ± SF		ELECTRIC METER		EM
				FIRE HYDRANT	
RFA ON-SI			×	GAS VALVE	GV
				IRRIGATION CONTROL VALVE	RV
	HAN 10,000 SF, SITE DE ALL ROOF RAINWATER LE			LIGHT POLE	\$
THE SITE,	WHICH ULTIMATELY DRA			PG&E MANHOLE	\bigcirc
AIH MARII	N LUTHER KING JR WAY.			SIGN	- 0 -
				STREET LIGHT WITH MAST ARM	o—☆
AREAS	S AND BMP'S	5		SURVEY MONUMENT	۲
		Demonstration	sço	SANITARY SEWER CLEANOUT	sço
TOTAL RAINAGE	PERVIOUS AREA [SF]	Percentage		SANITARY SEWER MANHOLE	S
REA [SF]	IMPERVIOUS AREA	Dorcontono		STORM DRAIN MANHOLE	\square
	[SF]	Percentage		STREET LIGHTING PULL BOX	slpb
	0	0.0		TRAFFIC SIGNAL POLE	¢.
6408				UTILITY VAULT AS NOTED	
	6408	100.0		WATER VALVE	×
	2256	100.0		WATER METER OR BOX	
2256			Θ		_
	0	0.0		ELECTRIC	E
			04 0	GAS	G
			GM 😁	GAS METER	GM
				POINT OF BEGINNING	POB
			SD	STORM DRAIN	SD
			SS	SANITARY SEWER	SS

WM



SIDEWALK

TRASH ENCLOSURE

WATER

WATER METER

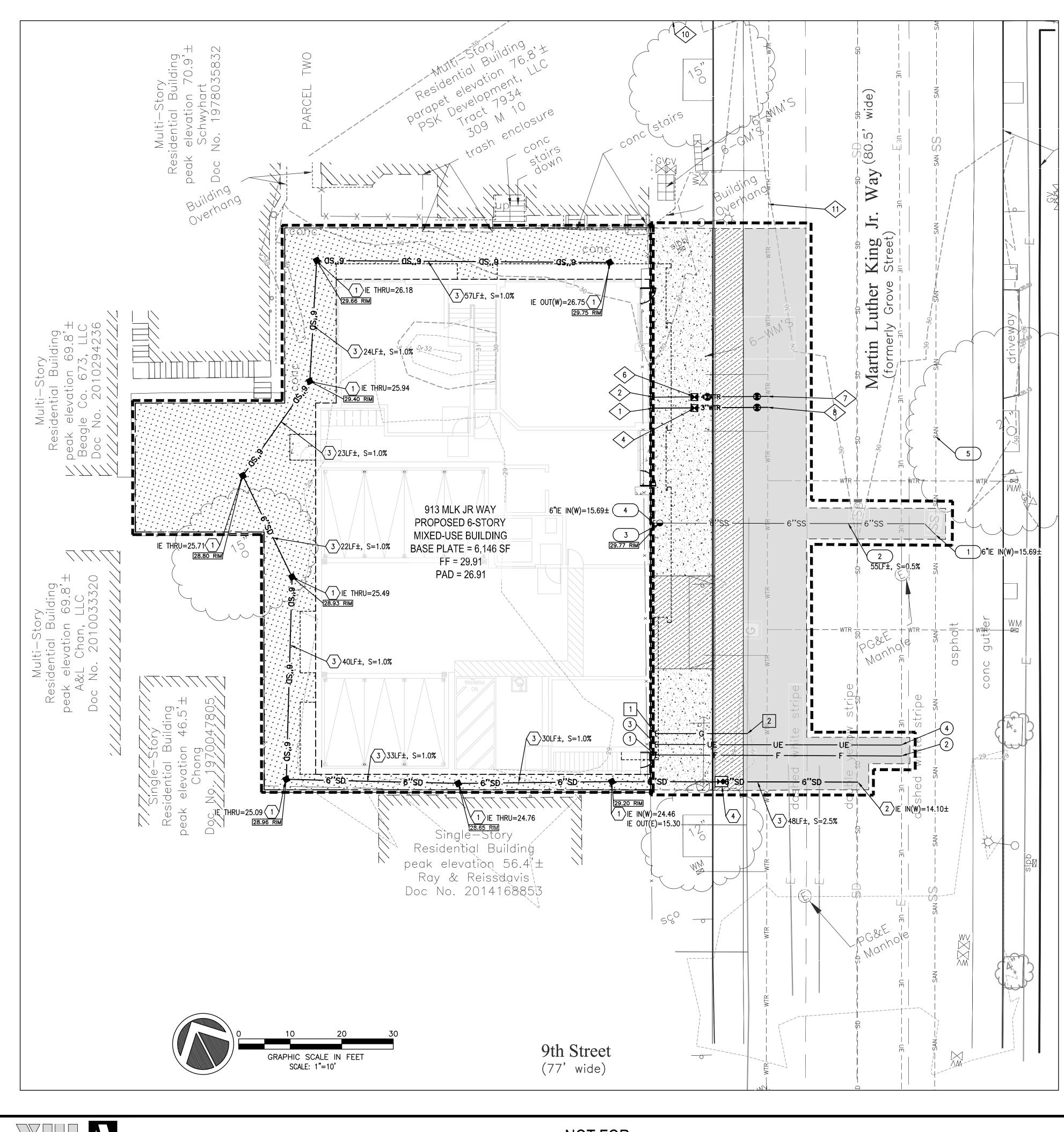
TREE

TITLE EXCEPTION ITEM NUMBER

TRANSFORMER IN VAULT

SW

WΜ





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DEVELOPER

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CIVIL ENGINEER

NOT FOR CONSTRUCTION

	SANITARY SEWER KEY NOTES
$\begin{pmatrix} 1 \\ 2 \end{pmatrix}$	PROPOSED 6" VCP WYE CONNECTION TO EXISTING 10" SANITARY SEWER MAIN PER GREENBOOK STANDARD PLAN 222–2, LATEST EDITION. INVERT ELEVATION PER PLAN. PROPOSED VCP SANITARY SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER PLAN.
$\boxed{2}$	TRENCH AND BACKFILL PER CITY OF OAKLAND STD. DWG. D-22. 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
	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.
	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.
	EXISTING FIRE HYDRANT LOCATED ON STREET CORNER. ALL PORTIONS OF PROPOSED BUILDING ARE COVERED WITHIN A 300 FOOT RADIUS OF AN EXISTING HYDRANT.
	CONTRACTOR TO PROTECT EXISTING WATER LINE TO REMAIN.
	MUD TO PERFORM ALL WATER LINE CONSTRUCTION IN THE PUBLIC ROW, UNLESS SE NOTED.
	STORM DRAIN KEY NOTES
$\langle 1 \rangle$	PROPOSED STORM DRAIN INLET. RIM AND INVERT ELEVATION PER PLAN.
$\langle 2 \rangle$	PROPOSED CONNECTION TO EXISTING 21" STORM SEWER, INVERT PER PLAN
$\overline{3}$	PROPOSED STORM SEWER LINE, SIZE AND SLOPE PER PLAN.
$\langle 4 \rangle$	CITY OF OAKLAND TYPE B INLET AT GUTTER
\Box	DRY UTILITY KEY NOTES
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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
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STING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

- 4

- 5

SPOT GRADING LEGEND

90.00 RIM INDICATES RIM ELEVATION OF PROPOSED UTILITY/STRUCTURE 1.5% DRAINAGE ARROW AND PROPOSED SLOPE

913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA

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TO SERVICE LATERAL STUB AT BUILDING FACE.	s	SANITARY SEWER LINE	SAN —
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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.

- RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%). RAMPS ARE 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%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
- MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR 4. ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
- ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR 5. 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 THE 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.
- 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

UTILITY NOTES:

- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
- 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.
- 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.
- 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.



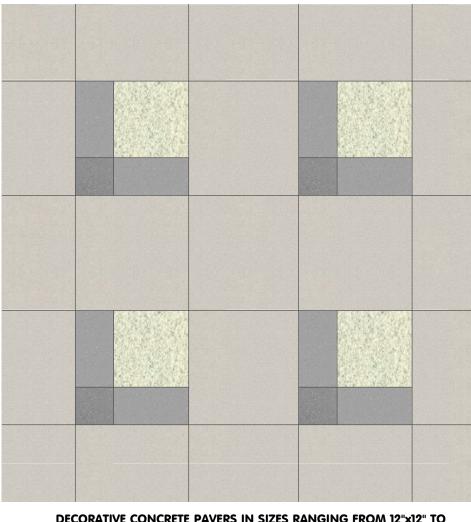
KU'/JAPANESE MAPLE IS/YEW PINE	36" BOX 24" BOX	3	
S/YEW PINE	24" BOX		
		4	STAND
EAUTY"/TREE RHAPHIOLEPIS	24" BOX	3	STAND
NCESS FLOWER	36" BOX	4	
R AREA:			
INTER BERGENIA	1 GALLON		
FERN	1 GALLON		
LOW)/CAPE BALSAM	1 GALLON		
RUM/DWF. CAPE RUSH	5 GALLON		
TNIGHT LILY	2 GALLON		
A BLUE'/FLAX LILY	1 GALLON		
RIEGATA'/VARIEGATED FLAX LILY	5 GALLON		
S/FLEABANE	1 GALLON		
DERA	5 GALLON		
S 'SILVER LACE'/CORSICAN HELLEBORE	1 GALLON		
LAS IRIS	1 GALLON		
I GRAY"/GRAY RUSH	1 GALLON		
VENDER	1 GALLON		
RF	1 GALLON		
NG OREGON GRAPE	1 GALLON		
ΛΙΝΤ	1 GALLON		
LUS 'MARGARITA B.O.P.'/BEARD TONGUE	1 GALLON		
CARPET'/BRAMBLE	1 GALLON		
TUMN MOOR GRASS	1 GALLON		
DWARF GERMANDER	1 GALLON		
	BEAUTY"/TREE RHAPHIOLEPIS INCESS FLOWER INCESS FLOWER INTER BERGENIA & FERN LLOW)/CAPE BALSAM ORUM/DWF. CAPE RUSH RTNIGHT LILY SA BLUE/FLAX LILY RIEGATA/VARIEGATED FLAX LILY IS/FLEABANE DERA S 'SILVER LACE/CORSICAN HELLEBORE SLAS IRIS N GRAY"/GRAY RUSH AVENDER RF NG OREGON GRAPE MINT LUS 'MARGARITA B.O.P.'/BEARD TONGUE CARPET/BRAMBLE JTUMN MOOR GRASS	INCESS FLOWER 36" BOX INCESS FLOWER 36" BOX INCESS FLOWER 36" BOX INTER BERGENIA 1 GALLON I	INCESS FLOWER 36" BOX 4 IR AREA: INTER BERGENIA 1 GALLON ITTER BERGENIA 1 GALLON I G



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 GREY 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



ARCHITECTS

ARCHITECT



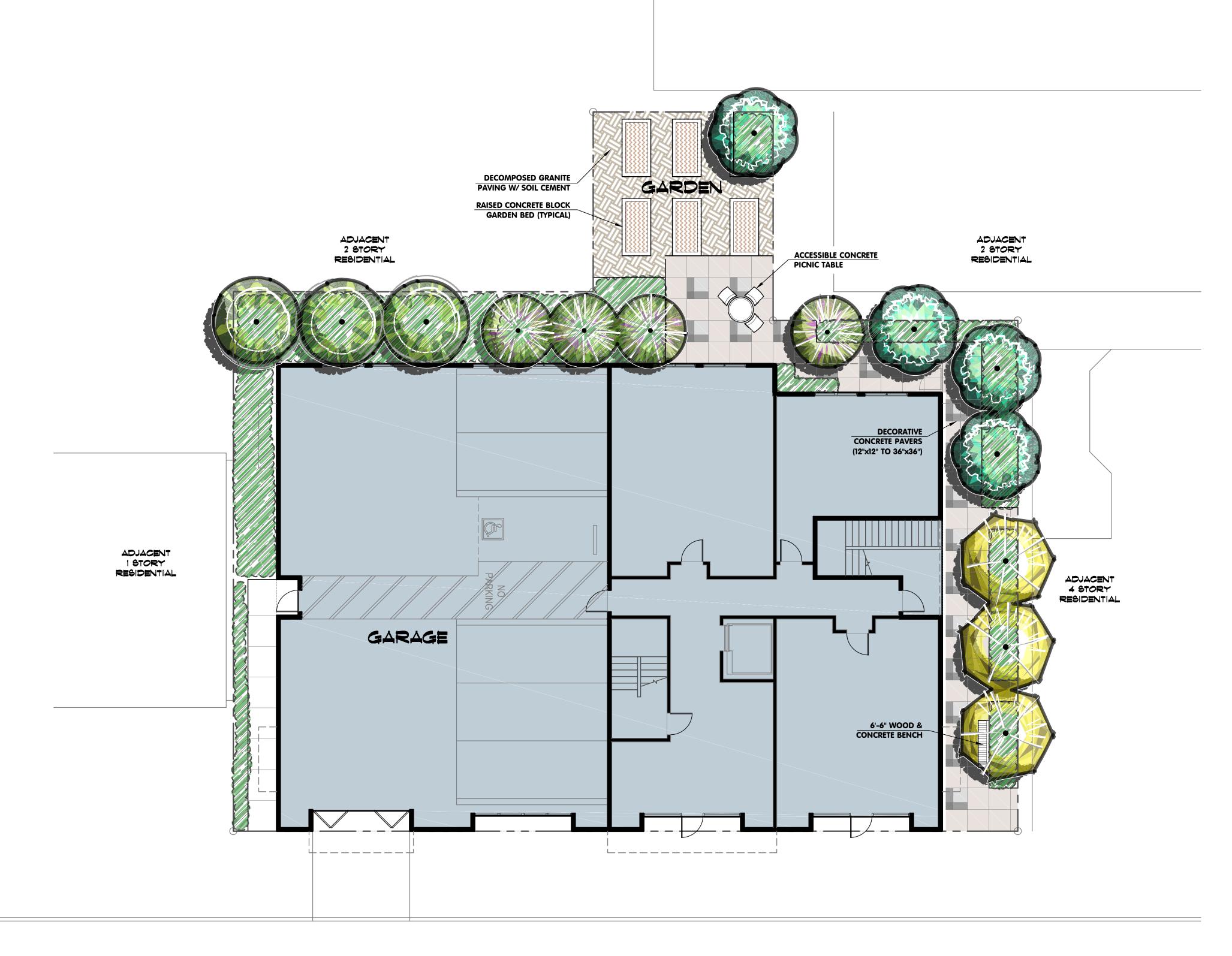
CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA 94601

DEVELOPER

MARKS

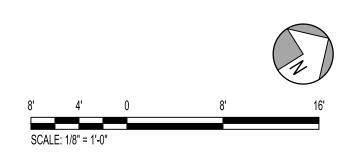
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NDARD



MARTIN LUTHER KING JR. WAY







PLAN		LIST	ŧ	LEGEND	
SYMBOL	BO'	TANIC N	AME/	COMMON NAME	

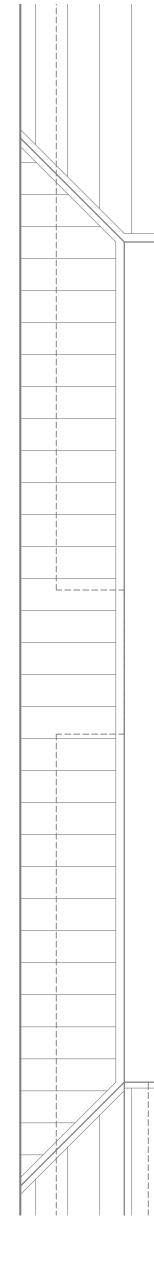
AN HILL MAN

-	LAGERSTROEMIA X. 'MUSKOGEE'/CRAPE MYRTLE (MULTI-TRUNK)	15 GALLON	3
	PINUS CONTORTA/SHORE PINE	24" BOX	3
	6HRUB & GROUNDCOVER 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	

SIZE QUANTITY

1 GALLON

1 GALLON





LIMONIUM PEREZII/SEA LAVENDER

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

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



Garth Ruffner Landscape Architect (916) 797-2576 4120 Douglas Blvd., Suite 306, #301, Roseville, CA 95746-5936 GarthRuffner.com California R.L.A. #2808

ARCHITECTS

ARCHITECT

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 2307 Poppy Lane

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 Phone
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 Fax
 (510) 836-6689
 Fax
 (530) 758-4388

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

DEVELOPER



913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA



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



City of Oakland Landmarks Preservation Advisory Board

Case File Number PLN17437

STAFF REPORT

July 9, 2018

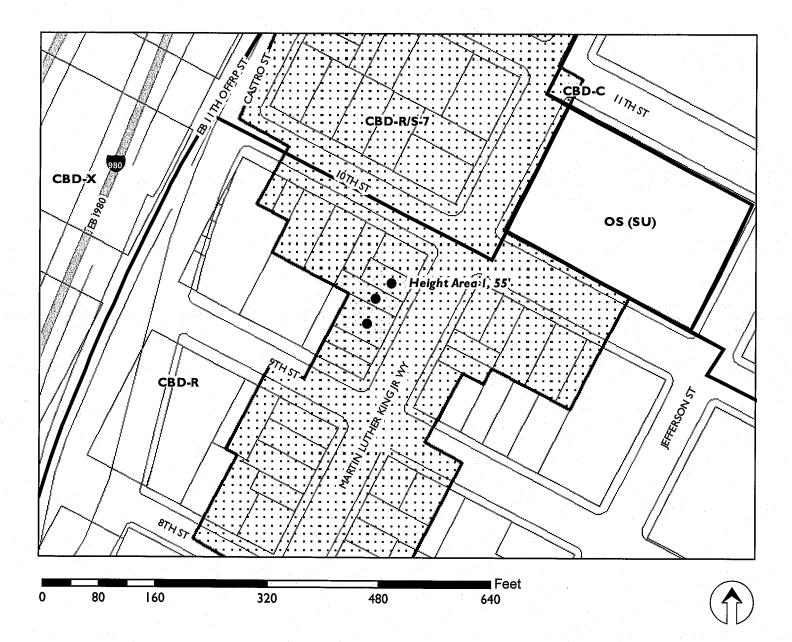
Location:	913-923 M L King Jr. Way (APN: 002 -0023-023-00/002 - 0023-022-00/002 -0023-021-00) (See map on reverse)
Proposal:	Construction of a six-story mixed-used building on a vacant interior
	parcel in between the buildings at 905 and 935 M L King Jr. Way.
	The proposal consists of one ground floor 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:	
Owner:	
Planning Permits Required:	Regular Design Review for the construction of a six-story mixed use
I fanning I er mits Kequireu.	building on a vacant lot. Tentative Parcel Map to merge 3 parcels into
	1 parcel and create 30 condominiums.
General Plan:	•
Zoning:	
Environmental Determination:	0
Historic Status:	Area of Primary Importance (API): Grove Street/Lafayette Square
	Residential
City Council District:	3
	Review development proposal and provide comments to staff for
Action to be Taken:	Zoning Manager decision.
For Further Information:	Contact case planner Jose M. Herrera-Preza at 510-238-3808 or
For Further Information.	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.).

#1

LANDMARKS PRESERVATION ADVISORY BOARD



Case File:	PLN 17437
Applicant:	Justine Beagle
Address:	913-923 MLK Jr Way
Zone:	CBD-R
Height Area:	l, 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. A24-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, neighborhoodserving 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 Kr. 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:

Case File Number PLN17437

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.

Oakland Landmarks Preservation Advisory Board

Case File Number PLN17437

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.

Case File Number PLN17437

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

•

GENERAL VICINITY PLAN - not to scale

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 2017.07.28

PROJECT DIRECTORY

SHEET INDEX

OWNER/DEVELOPER	ARCHITECT	CIVIL ENGINEER	A0	PROJECT INFORMATION & INDEX	A6	SECTIONS
BALL OF THE	VILLA DOLUTEOTO		P1	SITE CONTEXT PHOTOGRAPHS	A7	ELEVATIONS
PAUL CHUNG	YHLA ARCHITECTS	CALICHI DESIGN GROUP CIVIL ENGINEERS	P2	SITE CONTEXT PHOTOGRAPHS	A8	ELEVATIONS
913 MARTIN LUTHER KING JR. WAY	1617 CLAY STREET	1330 BROADWAY, SUITE 1203	P3	SITE CONTEXT PHOTOGRAPHS	A9	COLOR PRESENTATION AND MATERIALS
OAKLAND, CA 94601	OAKLAND, CA 94612	OAKLAND, CA 94612	P4	SITE CONTEXT PHOTOGRAPHS	A10	RENDERINGS
	TEL: 510.836.6688	TEL: 510.250.7877	P5	SITE CONTEXT PHOTOGRAPHS		
			P6	SITE CONTEXT PHOTOGRAPHS	C0.1	CIVIL TITLE SHEET
SURVEYOR		LANDSCAPE		SURVEY	C1.0	PRELIMINARY SITE, PAVING AND GRADING PLAN
			A1	SITE/GROUND FLOOR PLAN	C2.0	PRELIMINARY STORMWATER CONTROL PLAN
SOUSA LAND SURVEYS		GARTH RUFFNER	A2	GROUND FLOOR PLAN	C3.0	PRELIMINARY UTILITY PLAN
3809 ROLLINGWOOD DRIVE		4120 DOUGLAS BLVD., STE 306, #301	A3	SECOND FLOOR PLAN		
FAIRFIELD, CA, 94534		ROSEVILLE, CA 95746	A4	THIRD FLOOR PLAN	LA1	PRELIMINARY LANDSCAPE PLAN GROUND FLOOR
TEL: 707.425.4300		TEL. 916.797.2576	A5	ROOF PLAN	LA2	PRELIMINARY LANDSCAPE PLAN ROOF DECK

PROJECT INFORMATION

BUILDING AND SITE

BUILDING CODE

SEISMIC ZONE CONSTRUCTION TYPE :

FIRE SPRINKLERS:

USE :

OCCUPANCY GROUP :

ZONING DESIGNATION

CODE EDITION :

BUILDING HEIGHT / NUMBER OF STORES:

BUILDING - GROSS FLOOR AREA					38,500 SF
BUILDING OUTLINE					6,050 SF
NET SITE AREA :			BUILDING SITE	E - +/-0.20 AC	CRES (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	-	0.70
	NET SITE AREA	=	8,664 SF	=	0.70
PROJECT HOUSING DENSITY :	NUMBER OF UNITS		30		150 51110
	SITE AREA	=	0.20 ACRES		150 DU/AC

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.

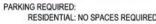
AFFORDABLE HOUSING INCENTIVE - BUILDING HEIGHT: ACCORDING TO THE OAKLAND ZONING MAP THE MAXIMUM HEIGHT ALLOWED AT THIS SITE IS 55"-0". ACCORDING TO SECTION 17.107.080 A DENSITY INCENTIVE IS ALLOWED FOR PROJECTS PROVIDING LOW INCOME UNITS. THE PROJECT APPLICANT PROPOSES TO USE THE INCENTIVE TO EXCEED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



COMMERCIAL: NONE FOR RETAIL UNI

BICYCLE PARKING PROVIDED

RESIDENTIAL PARKING

PARKING SPACES PROVIDED

BIKE PARKING REQUIRED: LONG TERM: ONE SPACE FOR EVERY 4 DWELLING UNITS

OPEN SPACE

OPEN SPACE PROVIDED

75 SF PER UNIT x 30 UNITS = 2,250 SF REQUIRED ACCORDING TO SEC. 17.58.07.

SEC

THIF FOU FIFT SIXT TOT

1617 Cay Steet 2307 Poppy Lane Oakland, CA 96512 Davis, CA 95616 Phone (510) 836-6688 Phone (530) 758-4298 Env (510) 956 2695 Env (530) 758-4298 ARCHITECTS

PINGK&TAIN JT3 MARTIN LUTHER F DAKLAND, CA 94501 DEVELOPER

913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA

TYPE III-A OVER TYPE I-A PODIUM

MULTI-FAMILY RESIDENTIAL / COMMERCIAL

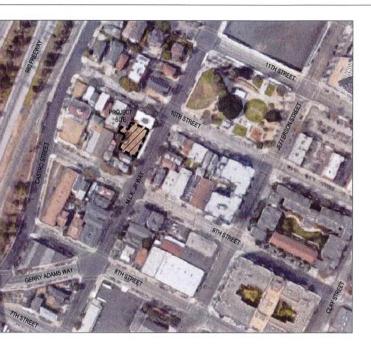
2016 CALIFORNIA BUILDING STANDARDS CODE

65'-0" TO ROOF/ 6 STORIES

NFPA-13

R-2/M

CBD-R





	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
	19	1	20
	E, PER TABLE 17.116.060	i .	
IDER 10,000 SF	LONG TERM	SHORT TERM	TOTAL
	8	4	12

SHORT TERM: ONE SPACE FOR EVERY 20 DWELLING UNITS AND 1 SPACE FOR EVERY 12,000 SF OF COMMERCIAL

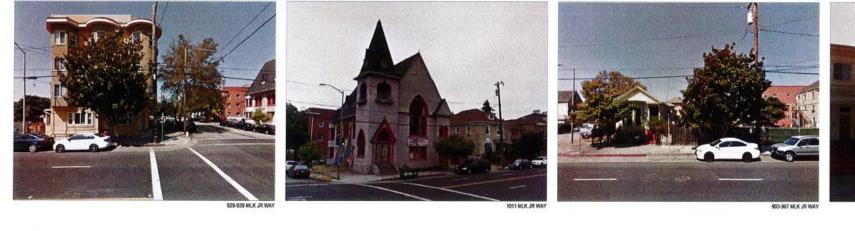
 	DEGIN	
GROUND FLOOR COURTYARD	UPPER ROOF DECK	TOTAL

RESIDENTIAL UNIT MIX

	1 - BEDROOM	2 - BEDROOM
COND FLOOR	2	4
RD FLOOR	2	4
URTH FLOOR	2	4
TH FLOOR	2	4
TH FLOOR	2	4
TAL UNITS: 30	10	20



CONTEXT PHOTOGRAPHS - MARTIN LUTHER KING JR WAY

















CONTEXT PHOTOGRAPHS - JEFFERSON STREET













913 MARTIN LUTHER KING JR. WAY

NOT FOR CONSTRUCTION

1617 Cay Street 2007 Poppy Lane Ootkano, CA 94612 Davis, CA 96616 Phone (510) 836-6688 Phone (530) 756-4288 Fax (510) 856-6688 Fax (530) 756-4380

ARCHITECTS

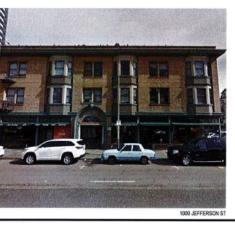
ARCHITECT

DEVELOPER





808 MLK JR WAY



SITE CONTEXT PHOTOGRAPHS



CONTEXT PHOTOGRAPHS - CLAY STREET



























CHUNG PING K.& TAI 913 MARTIN LUTHER OAKLAND, CA 54601 KING JR WAY DEVELOPER

NOT FOR CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY



901 CLAY ST



1000-1048 CLAY ST

CONTEXT PHOTOGRAPHS - 8TH STREET







































510 8TH ST



CHUNG PING K & TAI 913 MARTIN LUTHER DAKLAND, CA \$4501 DEVELOPER

ING JR W

NOT FOR CONSTRUCTION 913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA



652 8TH ST







507 8TH ST

SITE CONTEXT PHOTOGRAPHS

P3 2017.07.28

CONTEXT PHOTOGRAPHS - 9TH STREET



































510 9TH ST



CHUNG PING K & TAI K 913 MARTIN LUTHER K DAKLAND, CA 19801 DEVELOPER

KING JR WA

Devs, CA 95616 Phone (533) 7 Fax (530) 7 NOT FOR CONSTRUCTION 913 MARTIN LUTHER KING JR. WAY





205 214 2



595 9TH



501-515 9TH S



CONTEXT PHOTOGRAPHS - 10TH STREET















ACCULAR NO.

















913 MARTIN LUTHER GARLAND, CA. 94601 DEVELOPER

NOT FOR CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY



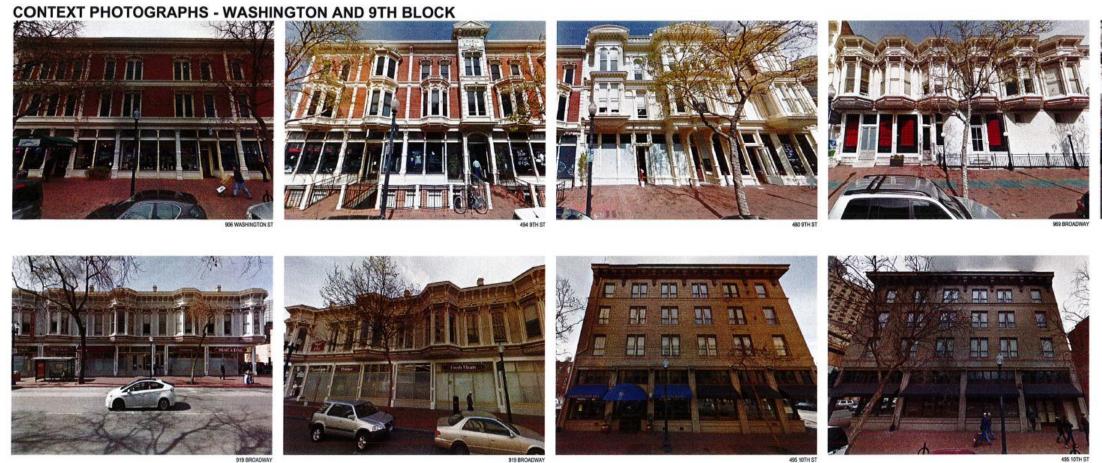








SITE CONTEXT PHOTOGRAPHS





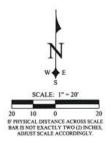




969 BROADWAY



SITE CONTEXT PHOTOGRAPHS



BASIS OF BEARINGS DASIS OF DEARLINGS The bearings shown on this survey are based on the found monuments on Martin Luther King Jr. Way shown hereon, the bearing being N2724'49°E per Tract Map No. 7934 (309 M 10)

DATUM

Drato m 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

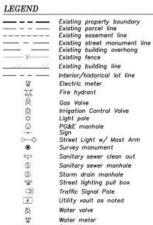
CONTOUR INTERVAL NOTE

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

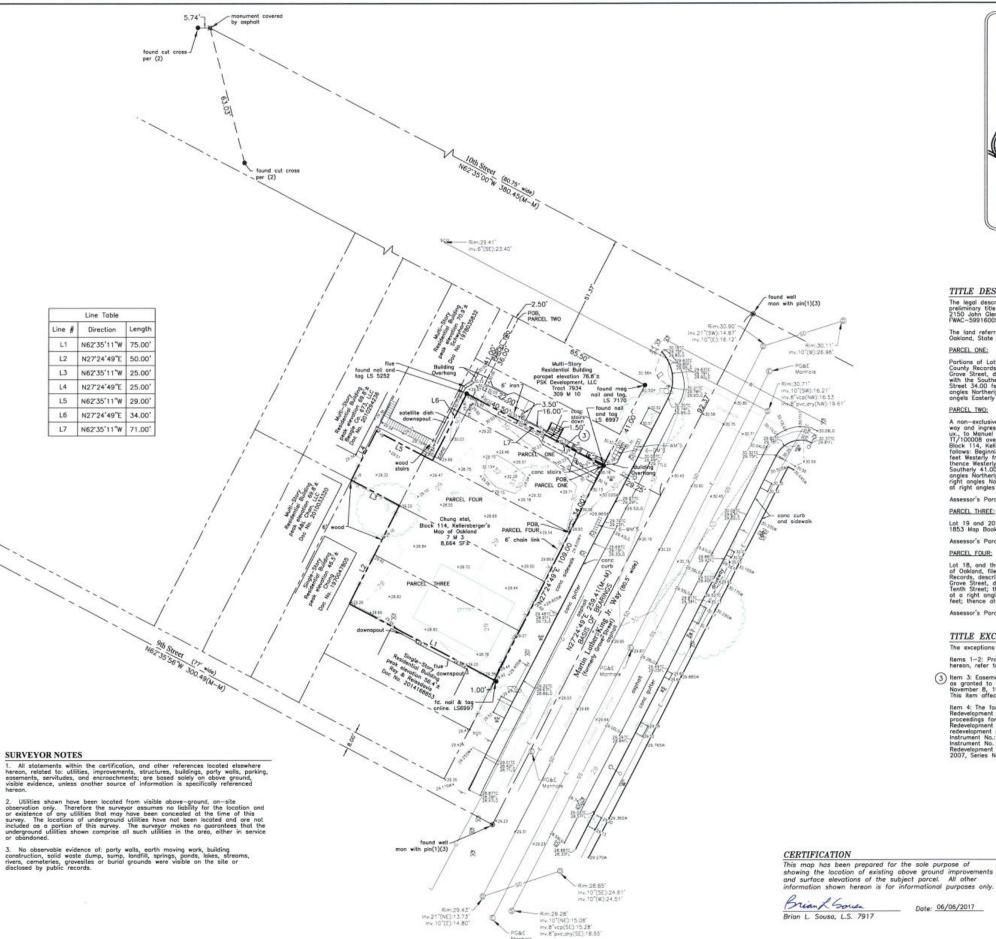
REFERENCES

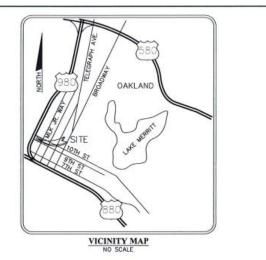
(1) TRACT 7934 (309 M 10) (2) CORNER RECORD (CR 4036) (3) CITY OF OAKLAND MONUMENT MAP NO. 202

found bross dis on sidewalk(1)(3



- Concrete Electric
- Gas Gas Meter Paint of beginning Storm Drain Sanitary Sewer Sidewalk
- GM POB SD SS
- SW
- Trash enclosure Water
- Water Meter WM
- Tree w/ trunk @
- (i)Title Exception item number





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 therean 41.00 feed Southerly from the intersection thereof with the Southern line of 10th Street; thence Southerly along said line of Grove Street 34.00 feet; thence or right angles Westerly 71.00 feet, thence ot right angles Northerly 71.00 feet to the point of beginning.

PARCEL TWO:

Protoct two: A non-exclusive perpetual essement, appurtenant to Parcel One above, for right of way and ingress and egress of pedestrians as granted from Nathaniei Kessler, et. v., to Manuel Gomes, et u., by Deed recorded November 8, 1946, Series No. T/100008 over the following described parcel of Lond: Partian of Lots 15 and 16, Block 114, Kellersberger Map of Qualkand, Alomeda County Records, described as follows: Beginning at a point on the Southern line of 10th, distant therean 65.50 feet Westerly from the intersection thereaf with the Western line of Grove Street; thence Westerly along soid line of 10th Street 2.50 feet; thence at right angles Northerly 1.50 feet; thence at right angles Westerly 16.00 feet; thence at right angles Northerly 35.00 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, Black 114, Kellersberger's Map af Oakland, filed September 2, 1853, Map Book 7, Page 3, Alameda County Records, described as follows: Beginning at a point on the Narthwestern line of Grove Street, distant thereon Southwesterly 73 feet from the Southwestern line of Tenth Street; thence doing said line of Grove Street southwestery 25 feet; thence at a right angle Southwesterly 100 feet to the point of beginning. Assessor's Porcel 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 Kesslerin 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 herean.

Item 4: The fact that sold 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 sold project have been instituted under the Redevelopment Law (such redevelopment to praceed only after the adoption of the redevelopment Law (such redevelopment to concern the corded December 17, 1974 as instrument No.: 158559, of Official Records. Amended December 31, 1975 as instrument No.: 153059, of Official Records and Revised Statement of Institution of Receivelopment for the Central Bibliotic Redevelopment Project, recorded December 32, 2007, Series No. 2005-40559, official Records. This item cannot be shown hereon.



Date: 06/06/2017



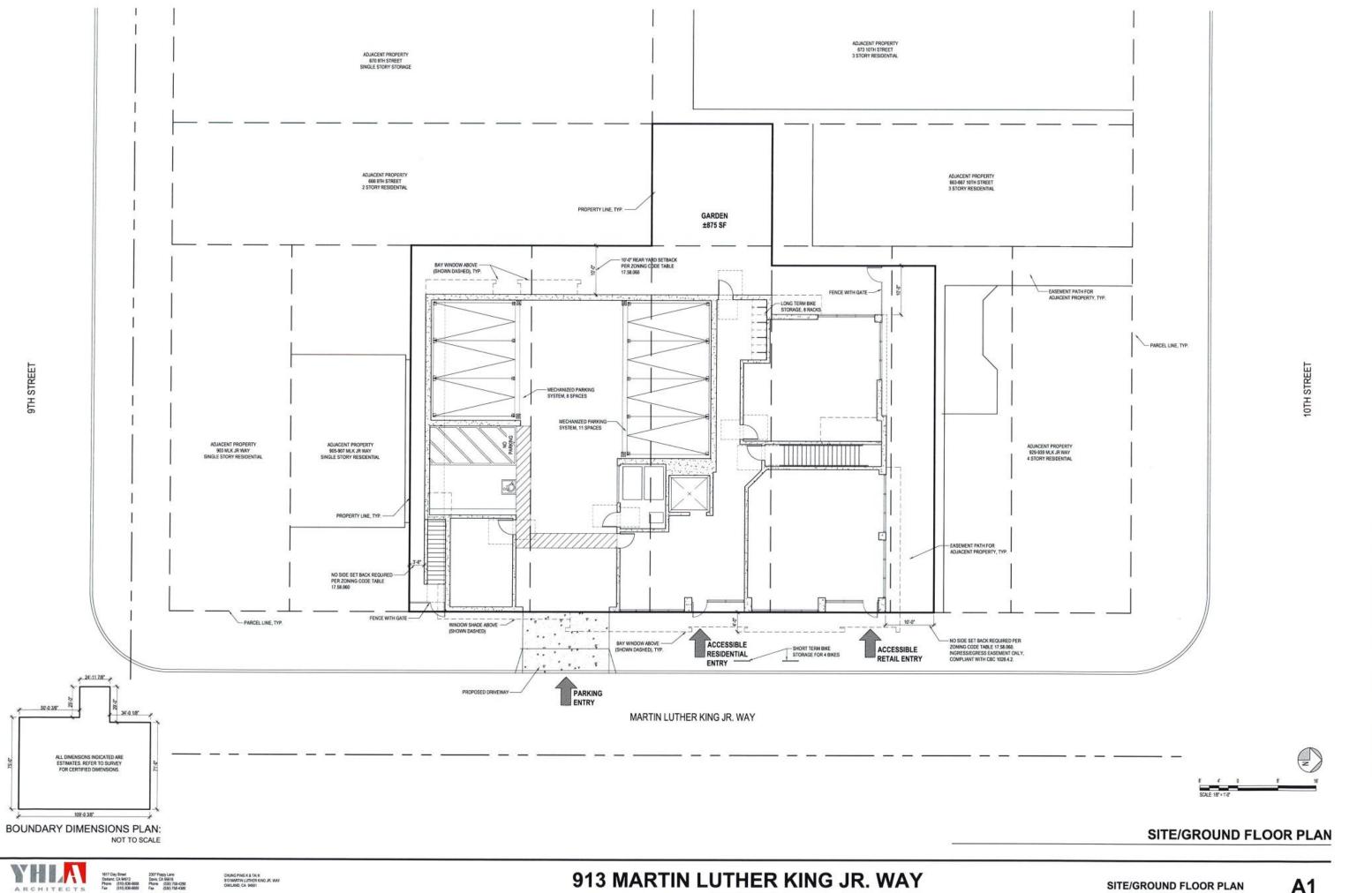
Topographic Survey

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 Okaland, Alameda County, California Surveyed: May 21, 2017

South Land Sorteys

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



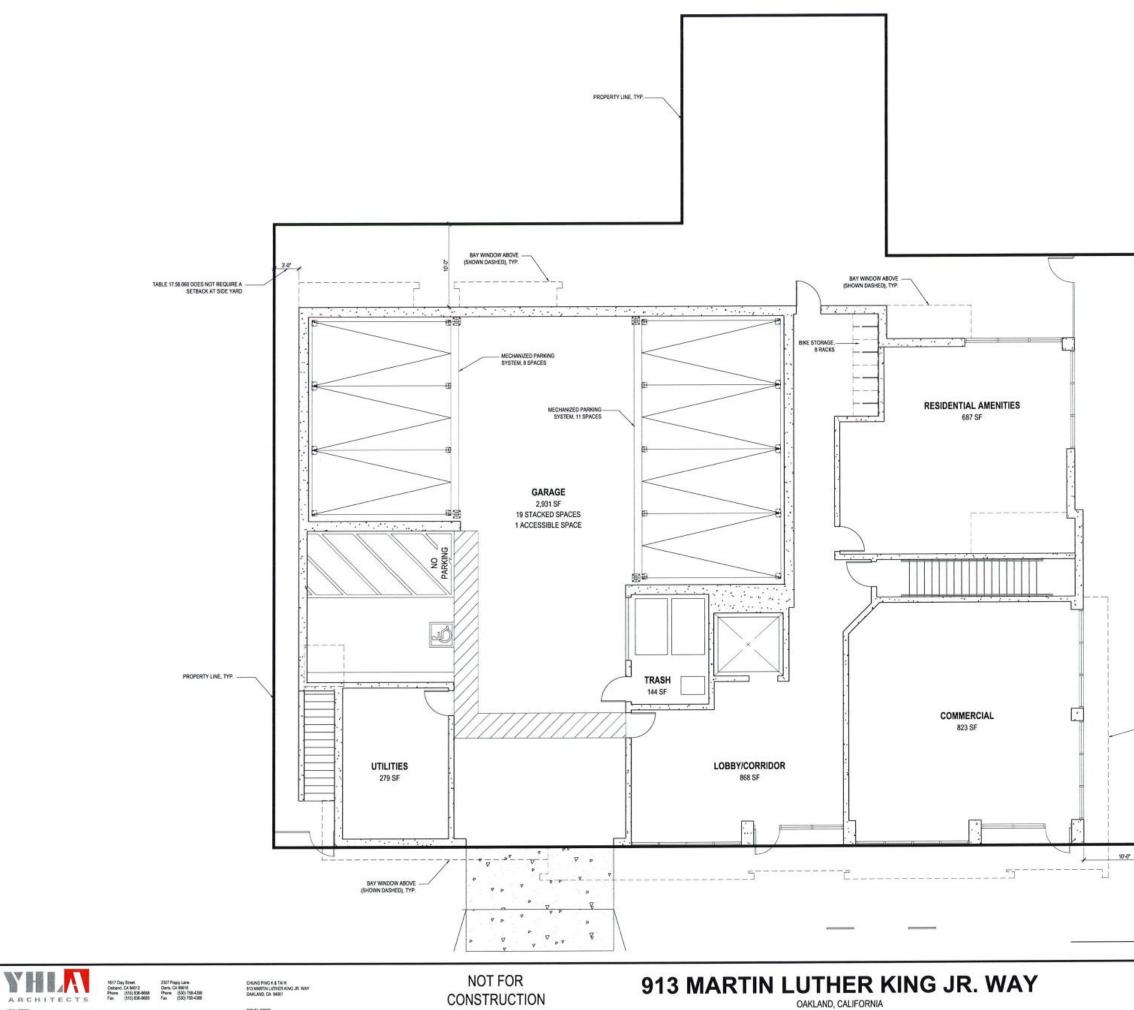
DEVELOPER

ARCHITECT

OAKLAND, CALIFORNIA

SITE/GROUND FLOOR PLAN





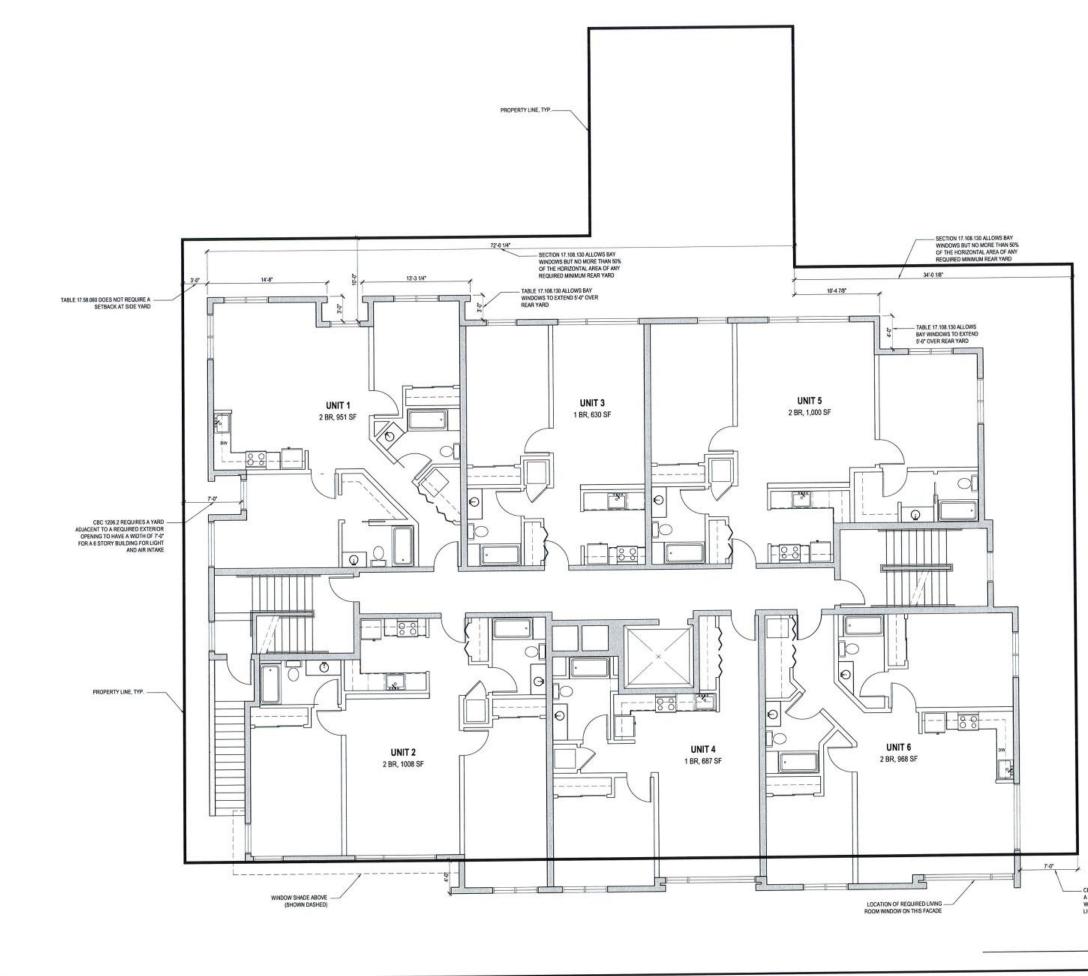
ARCHITECT



GROUND FLOOR PLAN



BAY WINDOW ABOVE (SHOWN DASHED), TYP.



ARCHIEC

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CHUNG PING K & TAI K 913 MARTIN LUTHER KING JR. WAY 0388 OAKLAND, CA SHRIP DEVELOPER NOT FOR CONSTRUCTION 913 MARTIN LUTHER KING JR. WAY

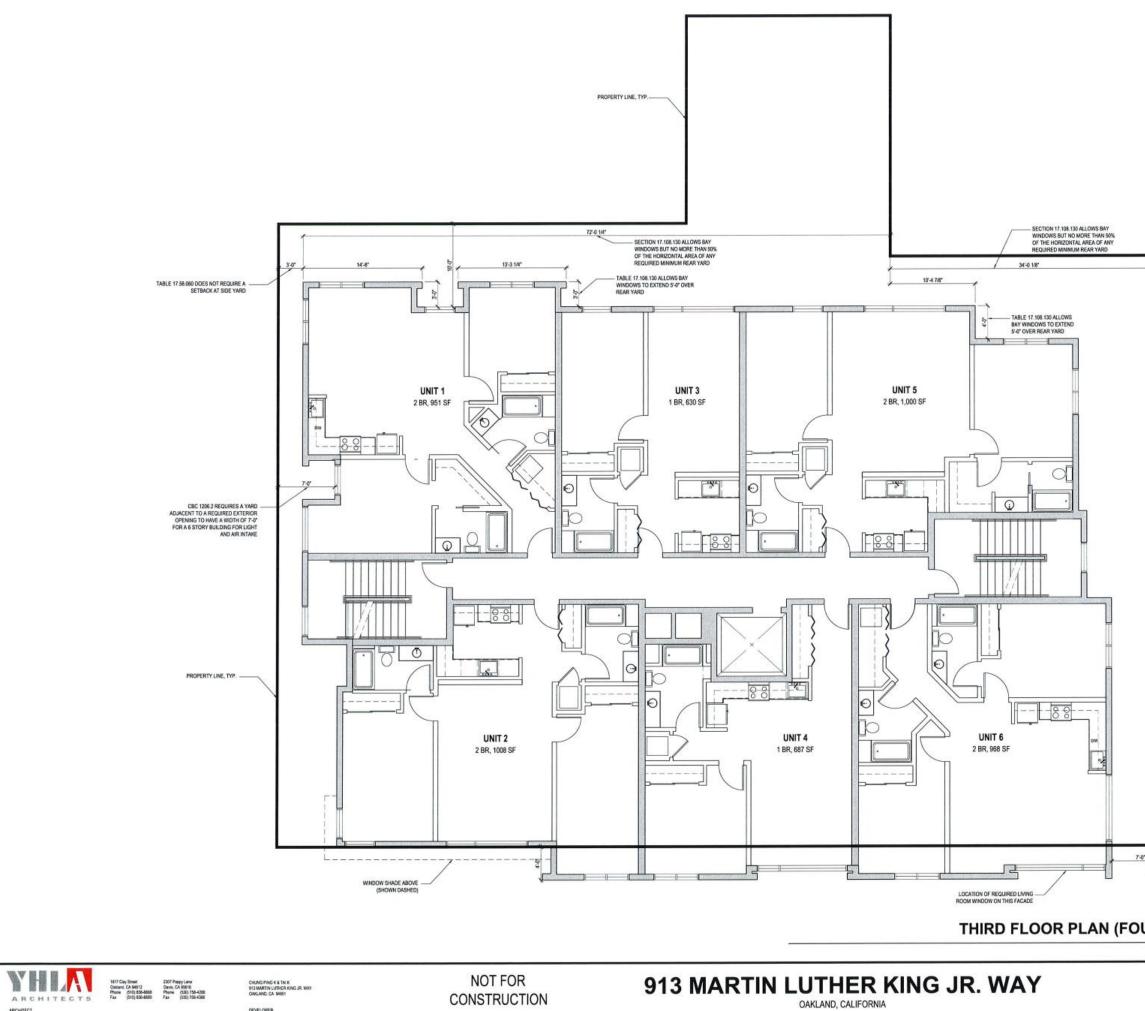




SECOND FLOOR PLANS

SECOND FLOOR PLAN





CHUNG PING K & TALK 913 MARTIN LUTHER KING JR. WAY OAKLAND, CA. 19601 DEVELOPER

ARCHITECT

NOT FOR CONSTRUCTION 913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA

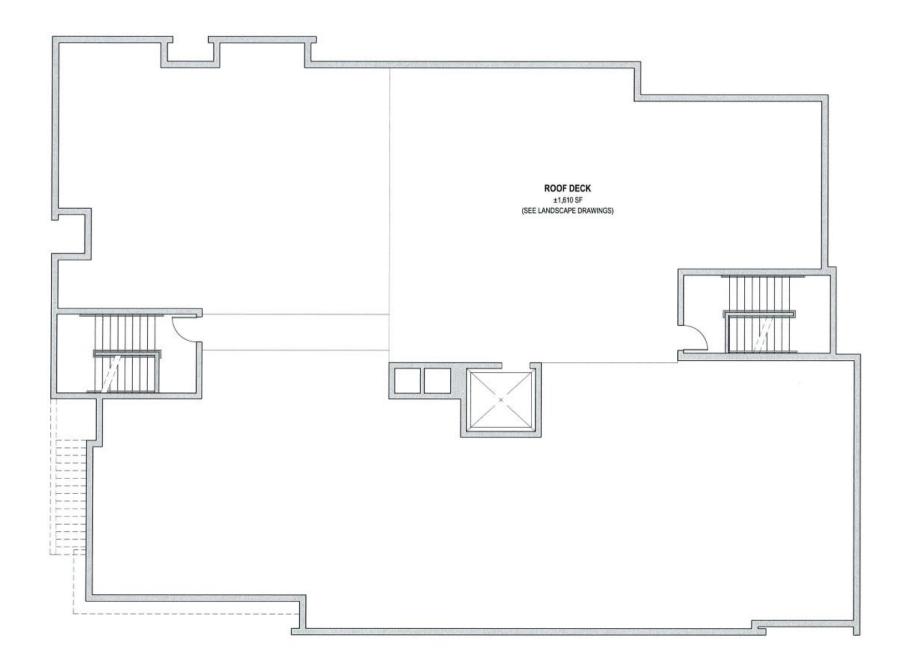
THIRD FLOOR PLAN



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

- CBC 1206.2 REQUIRES A YARD ADJACENT TO A REQUIRED EXTERIOR OPENING TO HAVE A WIDTH OF 7-0" FOR A & STORY BUILDING FOR LIGHT AND AIR INTAKE

Z SCALE 316 = 14





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NOT FOR CONSTRUCTION

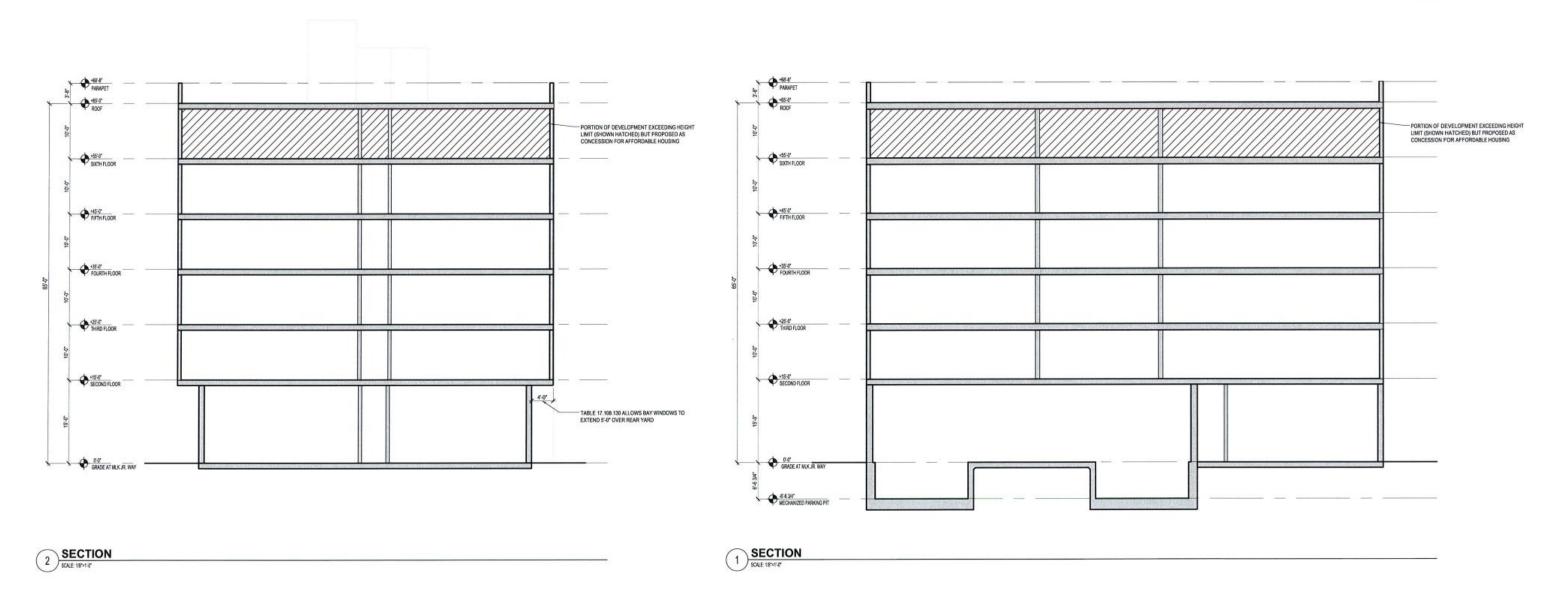
913 MARTIN LUTHER KING JR. WAY





ROOF PLAN

5 7 SCALE: 3/16" = 1'47







DEVELOPER









2 NORTH ELEVATION











ELEVATIONS



2 NORTH ELEVATION

1 EAST ELEVATION







DEVELOPER





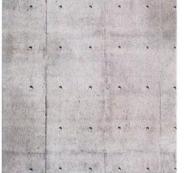
ELEVATIONS



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









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

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



6 METAL WINDOW SHADE

ARCHITECT

4 EXPOSED CONCRETE



7 BIFOLD PERFORATED METAL GARAGE DOORS



8 PERFORATED METAL RALING









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

VHILLS Out CASES Date C T S

913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA

CHUNS FING K & TALK 913 MARTIN LUTHER KING JR WKY OAKLAND, CA 94501







UIEW FROM CORNER OF MLK JR. WAY AND 9TH STREET



2 REAR VIEW FROM 9TH STREET



3 VIEW FROM BACKYARD



1617 Oay Street 2017 Page Lane Distinct Page 2018 Page Lane Distinct Page 2018 Page Lane Distinct Page 2018 Page 201

NOT FOR CONSTRUCTION 913 MARTIN LUTHER KING JR. WAY

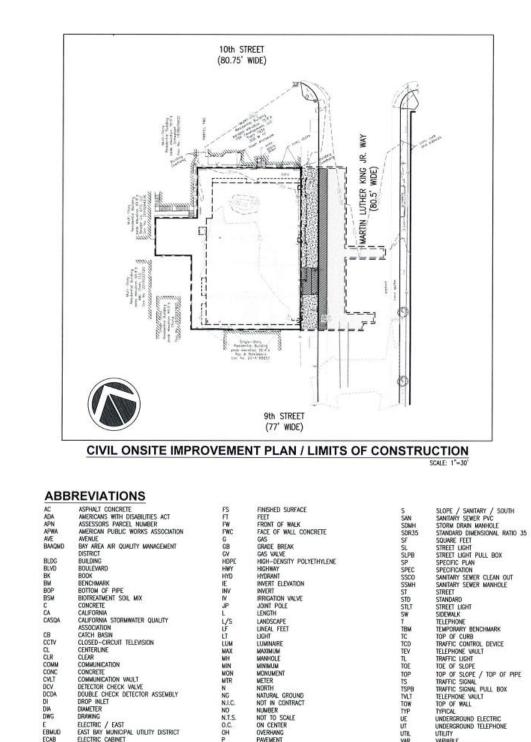
ams Fwy	a nunsi nunsi	M. A.
-coin B Williams Fwy	New St Paul Missionary Church	I Jimst
Calatro 33	3 Sproject?	Lafayotte Square Can St
Cantor S.		901 Jefferson
an sa		°⊊ ∂
		PROJECT

RENDERINGS



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

OAKLAND, CALIFORNIA



OVERHANG

PULL BOX

ROAD

ASSEMBLY

PORTLAND CEMENT CONCRETE

REDUCED PRESSURE PRINCIPLE

PORTIDATO CEMENT CONCRE PACIFIC GAS AND ELECTRIC POST INDICATOR VALVE POINT OF CONNECTION POWER POLE

POLYMINYL CHLORIDE

PB PCC PGE PIV POC PP PVC RD RPPA

CIVIL SHEET INDEX

C0.1 C1.0 C2.0 C3.0

SURVEY NOTE:

BASIS OF BEARING

DATUM / BENCHMARK

OF OAKLAND DATUM. LEGAL DESCRIPTION

FOLLOWS

POINT OF BEGINNING.

PARCEL TWO: A NON-EXCLUSING PERPETUAL EASEMENT, APPURTEMANT TO PARCEL ONE ABOVE, FOR RIGHT OF WAY AND INGRESS AND EGRESS OF PEDESTRIANS AS GRANTED FROM NATHANIEL KESSLER, ET., UX., TO MAAUEL GOMES, ET. UX., BY DEED RECORDED NOVEMBER 8, 1946, SERIES NO. TT/10008 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND. FORTION OF LOTS 15 AND 16, BLOCK 114, KELLERSBERGEN'S MAP OF OAKLAND, ALMEEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS BEGINNING AT A FONTI ON THE SOUTHERN LINE OF IOTH, 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 MORTHERLY ALO.50 FEET; THENCE AT RIGHT ANGLES MO

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

COUNTY RECORDS

SITE INFORMATION:

FLOOD ZONE:

AREA SUMMARY: PARCEL AREA BUILDING FOOTPRINT AREA TOTAL ON-SITE DISTURBED

TOTAL DISTURBED AREA ON-SITE AREA SUMMARY: EXISTING IMPERVIOUS ARE

EXISTING PERVIOUS AREA PROPOSED IMPERVIOUS AN PROPOSED PERMOUS ARE CHANGE IN IMPERVIOUS /



PROPOSED	LEGEND	EXISTIN
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	
10	5-FOOT CONTOUR	
s	SANITARY SEWER LINE	
SD	STORM DRAIN LINE	
	WATER LINE	w
	APPROXIMATE LIMIT OF DISTURBANCE	
	STANDARD AC PAVEMENT	
	STANDARD PCC PAVEMENT	
	HEAVY DUTY PCC PAVEMENT	
	PROPOSED LANDSCAPED AREA	
9	ELECTRIC METER	S.
	FIRE HYDRANT	ü
改	GAS VALVE	Ŕ
	IRRIGATION CONTROL VALVE	155
	LIGHT POLE	0
	PG&E MANHOLE	Q
	SIGN	-
	STREET LIGHT WITH MAST ARM	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	SURVEY MONUMENT	۲
sco	SANITARY SEWER CLEANOUT	sço
1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -	SANITARY SEWER MANHOLE	s
	STORM DRAIN MANHOLE	Ô
	STREET LIGHTING PULL BOX	120
	TRAFFIC SIGNAL POLE	di.
	UTILITY VAULT AS NOTED	-
	WATER VALVE	-
08	WATER METER OR BOX	ō
0	CLEANOUT	
	ELECTRIC	Ε
	GAS	G
GM 0	GAS METER	GM
	POINT OF BEGINNING	POB
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
1996	SIDEWALK	55 5W
	TRASH ENCLOSURE	te
	WATER	w
WM	WATER METER	WM
AVA.		120
AR	TREE	Eins .
	TITLE EXCEPTION ITEM NUMBER	(\mathbf{H})
	TRANSFORMER IN VAULT	



1817 City Street 2307 Poppy Lane Oukland, CA 54512 Devis, CA 55615 Phone (510) 835-6565 Phone (530) 756-4285 Fax (530) 756-4385

CAL

ENGINEERS NOTE TO THE CONTRACTOR: THE EXISTENCE AND LOCATION OF AND THE EXISTINCE 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 OWN KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCENTANT THE TIME 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.

1330 BROADWAY, SUITE 1203 DAKLAND, CA 54612

CHUNG HAND B13 MARTIN LUTHEN DAKLAND, CA. 5467 KING JR. WAY DEVELOPER

CIVIL ENGINEER

CONSTRUCTION

DROP INLET

FINISHED FLOOR

FINISHED FLOOR FINISHED GRADE FIRE HYDRANT FLOW LINE

FOUND FACE OF CURB FIRE PROTECTION

ELECTRIC / EAST ELECTRIC / EAST ELECTRIC CABINET ELECTRIC VAULT

EXISTING FIRE DEPARTMENT CONNECTION

DIAMETER

E EBMUD ECAB EVLT EX FDC FF

FG FH FL FND FOC FP

NOT FOR

913 MARTIN LUTHER KING JR. WAY OAKLAND, CALIFORNIA

UTIL VAR VAT VLT

WM

WV WVLT

TYPICAL .

UTILITY

VARIARIE VACUUM AIR TUBE VACUUM AIR TUBE VAULT WEST

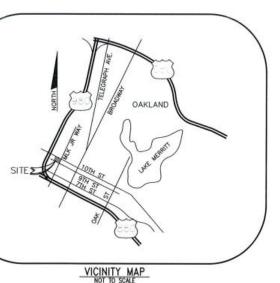
WITH WATER METER

WATER LINE WATER VALVE WATER VALVE

UNDERGROUND ELECTRIC

UNDERGROUND TELEPHONE

ARCHITECT



CIVIL TITLE SHEET PRELIMINARY SITE, PAVING AND GRADING PLAN PRELIMINARY STORWWATER CONTROL PLAN 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.

TOPOGRAPHIC SURVEY PROVIDED BY SOUSA LAND SURVEYS INC., DATED 06/06/2017. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERTIED 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

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE FOUND MONUMENTS ON MARTIN LUTHER KING JR. WAY SHOWN HEREON, THE BEARING BEING N2724'49"E PER TRACT MAP NO. 7934 (309 M 10).

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

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

PARCEL ONE: PORTIONS OF LOTS 16 AND 17, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNEING AT A POINT ON THE WESTERN LINE OF GROVE STREET, DISTANT THEREON 411,00 FEET SOUTHERLY FROM THE INTERSECTION THEREOF WITH THE SOUTHERN LINE OF IOTN STREET; THENCE SOUTHERVY ALONG SAND LINE OF GROVE STREET 34.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 34.00 FEET; AND THENCE AT RIGHT ANGLES ASTERLY 71.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 34.00 FEET; AND THENCE AT RIGHT ANGLES ASTERLY 71.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 34.00 FEET; AND THENCE AT RIGHT ANGLES ASTERLY 71.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 34.00 FEET; AND THENCE AT RIGHT ANGLES ASTERLY 71.00 FEET TO THE

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

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. PARCEL FOUR: LOT 16, AND THE SOUTHWESTERN 25 FEET OF LOT 14, BLOCK 114, RELERSBERGER'S MAP OF DAKLAND, FILED SEPTEMBER 2, 1853, MAP BOOK 7, PAGE 3, LAMEDA COUNT RECORDS, DESCRIBED AS FOLLOWS: BEGENNING AT A POINT ON THE NORTHWESTERN LINE OF GROVE STREET, DISTANT THEREON SOUTHWESTERNY 75 FEET FROM THE SOUTHWESTERN LINE OF TENTH STREET; THENCE ALONG SAID LINE OF GROVE STREET SOUTHWESTERNY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERNY LING FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHASTERLY 100 FEET TO THE POINT OF BEGINNING.

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

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

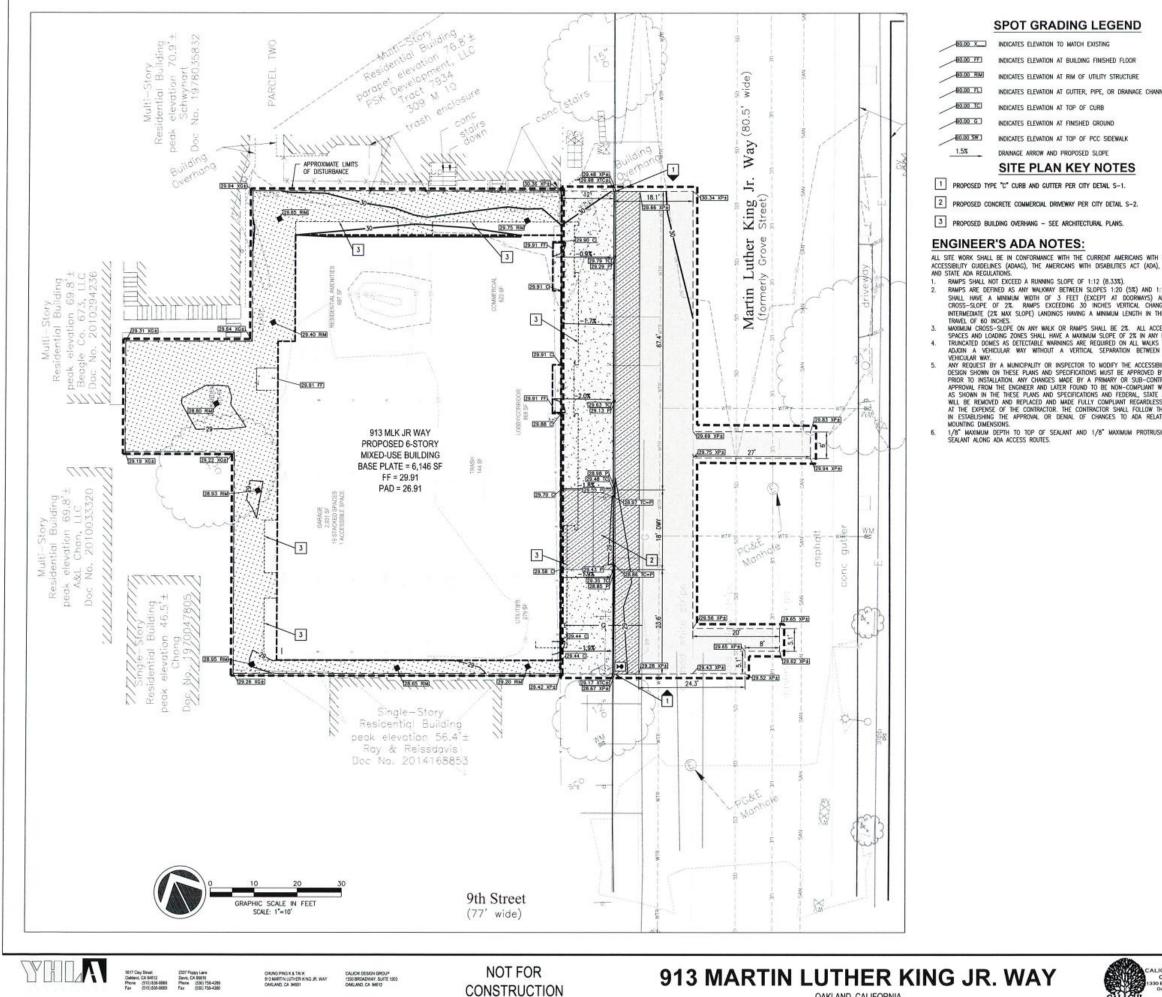
THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM PANEL NO: 0600100067G, DATED AUGUST 3, 2009. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

	= 1		SF (±0.199 SF	ACRES)
AREA	= :	8,664	SF (±0.199	ACRES)
	= 1	£ 11,957	SF (±0.274	ACRES)

A	-	±	400 SF	
	-	±	8,264 SF	
REA.	=	±	6,407 SF	
A.	=	±	2,257 SF	
REA	=	±	6,007 SF	

ICHI DESIGN GROU CIVIL ENGINEERS 0 BROADWAY, SUITE 1203 0AKLAND, CA 94612

TITLE SHEET



OEVELOPER

ING JR. WAY

CALICHI DESIGN GROUP 1330 BROADWAY, SUITE 1203 OAKLAND, CA. 94612 CIVE ENGINEER

CONSTRUCTION

OAKLAND, CALIFORNIA

SPOT GRADING LEGEND

	PROPOS	BED	PROPERTY LINE	EXISTING
			EASEMENT LINE	
		_ 9	1-FOOT CONTOUR	9
		- 10	5-FOOT CONTOUR	10
	s-		SANITARY SEWER LINE	54N
NEL FLOW LINE				
NEL FLOW LINE	100		STORM DRAIN LINE	
			WATER LINE APPROXIMATE LIMIT OF DISTURBANCE	
			STANDARD AC PAVEMENT	
	1.1.1		STANDARD PCC PAVEMENT	
			HEAVY DUTY PCC PAVEMENT	
			PROPOSED LANDSCAPED AREA	
	8		ELECTRIC METER	말
	59 <u>-1</u> 4		FIRE HYDRANT	14
	逐		GAS VALVE	肉
			IRRIGATION CONTROL VALVE	〇
DISABILITIES ACT			LIGHT POLE	ø
AND MUNICIPAL			PG&E MANHOLE	Q
			SIGN	-
12 (8.33%) AND			STREET LIGHT WITH MAST ARM	0¢
ND A MAXIMUM			SURVEY MONUMENT	۲
E SHALL HAVE E DIRECTION OF	850		SANITARY SEWER CLEANOUT	aĉo
			SANITARY SEWER MANHOLE	S
ESSIBLE PARKING DIRECTION.			STORM DRAIN MANHOLE	Ø
THAT CROSS OR			STREET LIGHTING PULL BOX	4 <u>7</u> 2
WALKWAY AND			TRAFFIC SIGNAL POLE	¢#
LITY DETAILS OR			UTILITY VAULT AS NOTED	CHO (
Y THE ENGINEER RACTOR WITHOUT	國	0	WATER VALVE	8
ATH THE DETAILS	D	B	WATER METER OR BOX	D
AND LOCAL LAW S OF MAGNITUDE	•		CLEANOUT	
HE RFI PROCESS			ELECTRIC	E
ED DETAILS OR			GAS	G
ION TO TOP OF	GM		GAS METER	GM
			POINT OF BEGINNING	POB
	SD		STORM DRAIN	SD
	SS		SANITARY SEWER	SS
			SIDEWALK	SW
			TRASH ENCLOSURE	te
			WATER	w
	WM		WATER METER	WM
	X	,	TREE	$\langle \hat{T} \rangle$
	.ato		TITLE EXCEPTION ITEM NUMBER	Ĩ
				1275

GRADING NOTES:

ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SUMPS.

PRELIMINARY EARTHWORK:

TOTAL CUT TO FFE TOTAL FILL TO FFE = 181 CY = 10 CY FOUNDATION CUT FROM FFE = 498 CY (ASSUMED 3-FOOT DEEP) = 488 CY (EXPORT) NET (EXPORT/IMPORT)

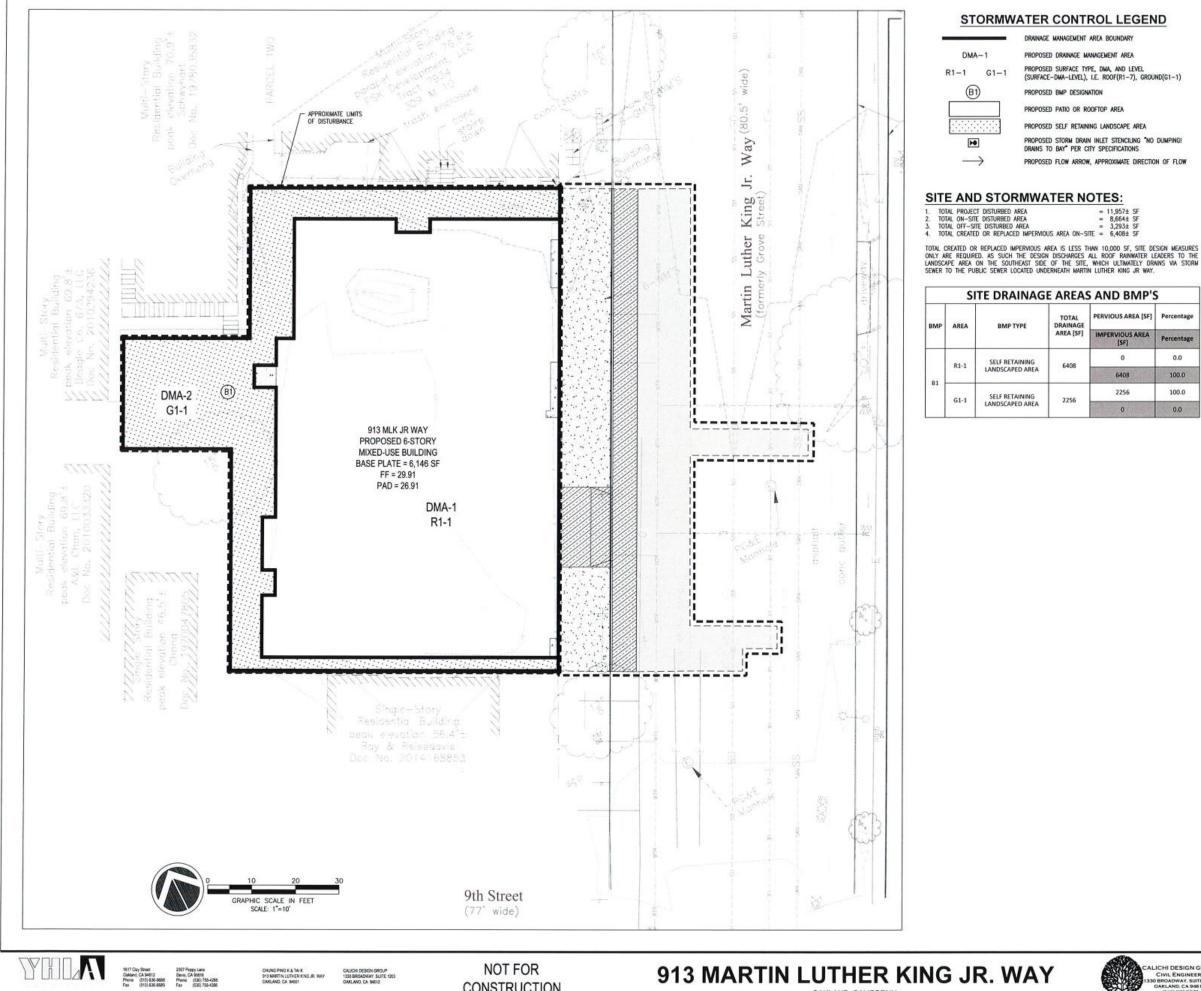
PAVEMENT ELEVATION NOTE:

UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

GENERAL NOTES:

- ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE
- 2.
- NOTED. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALMEDA COUNTY AND CITY OF DAKLAND STANDARDS. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW 3.
- ANY DAISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READLY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFIGNT ON APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFIGNT ON APPLICABLE STATE AND LOCAL CODES. TO BE OMANTANEON ON STER AT ALL TIMES. ALL SIGNAGE AND PANT MARKINGS SHALL COMPLY WITH THE MANUAL ON INFORMED TRACED SHALL COMPLY WITH THE MANUAL
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNFORM TRAFFIC CONTROL DENCES (MUTCD), OR AS OTHERWISE SPECIFED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROFECTION 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.

PRELIMINARY SITE, PAVING, AND GRADING PLAN



CONSTRUCTION

DEVELOPER

CIVIL ENGINEER

OAKLAND, CALIFORNIA



PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
	5-FOOT CONTOUR	10
s	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	
v	WATER LINE	w
	APPROXIMATE LIMIT OF DISTURBANCE	
	STANDARD AC PAVEMENT	
	STANDARD PCC PAVEMENT	
	HEAVY DUTY PCC PAVEMENT	
	PROPOSED LANDSCAPED AREA	
¥	ELECTRIC METER	말
	FIRE HYDRANT	77
肉	GAS VALVE	凶
	IRRIGATION CONTROL VALVE	國
	LIGHT POLE	0
	PG&E MANHOLE	0
	SIGN	
	STREET LIGHT WITH MAST ARM	0—¢
	SURVEY MONUMENT	
aço	SANITARY SEWER CLEANOUT	sço
	SANITARY SEWER MANHOLE	\$
	STORM DRAIN MANHOLE	Ø
	STREET LIGHTING PULL BOX	5 <u>16</u> 0
	TRAFFIC SIGNAL POLE	¢.
	UTILITY VAULT AS NOTED	()
A \Theta	WATER VALVE	際
08	WATER METER OR BOX	D
•	CLEANOUT	
	ELECTRIC	E
	GAS	G
GM 🖶	GAS METER	GM
	POINT OF BEGINNING	POB
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
	SIDEWALK	SW
	TRASH ENCLOSURE	te
	WATER	w
WW	WATER METER	WM
**	TREE	\mathfrak{O}
	TITLE EXCEPTION ITEM NUMBER	۲
	TRANSFORMER IN VAULT	

ALICHI DESIGN GROUP

CIVIL ENGINEERS 30 BROADWAY, SUITE 1203 OAKLAND, CA 94612

Percentage

Percenta

0.0

100.0

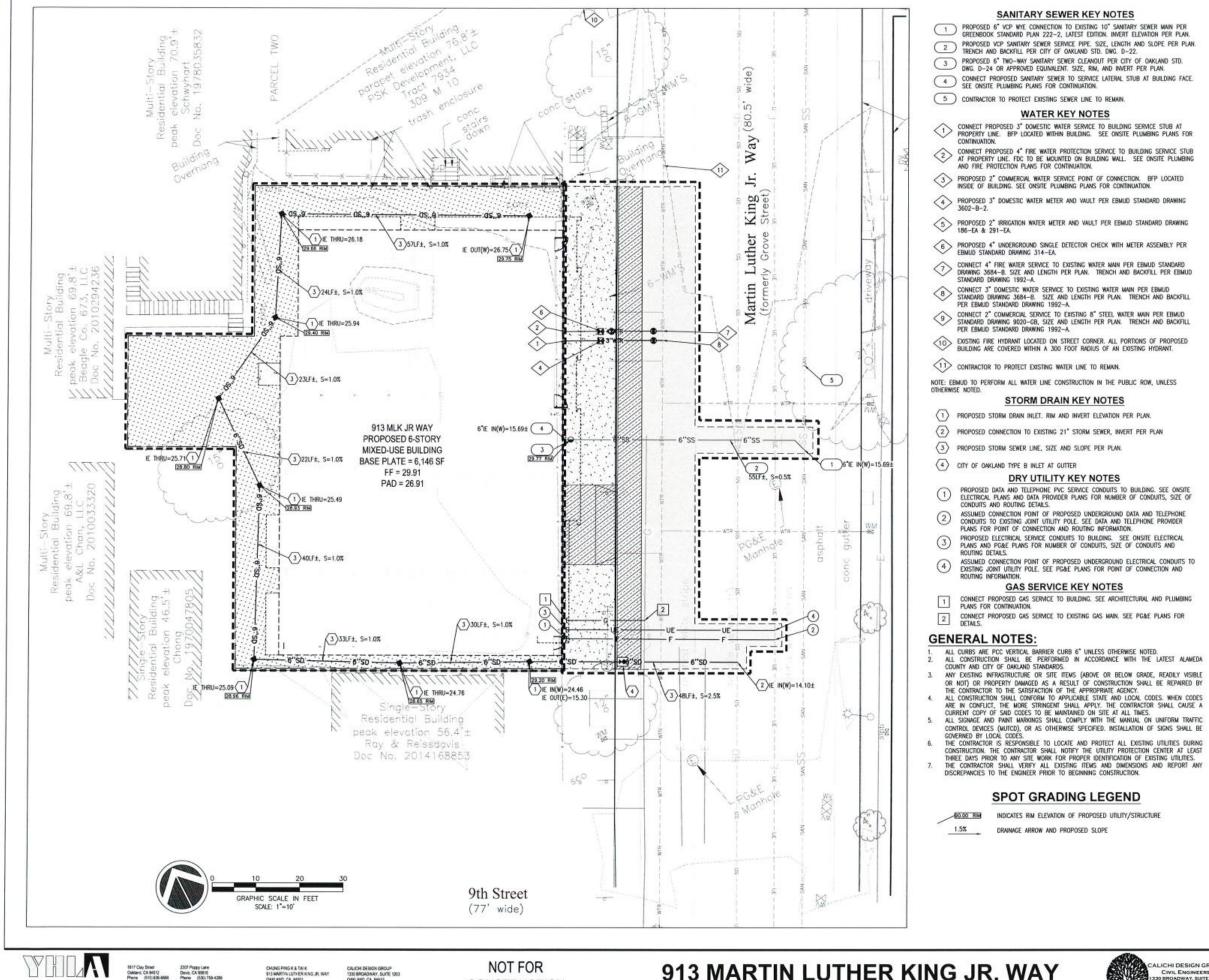
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PRELIMINARY STORMWATER CONTROL PLAN



SHEET ISSUED 6962017



CONSTRUCTION

CONNECT PROPOSED SANITARY SEWER TO SERVICE LATERAL STUB AT B SEE ONSITE PLUMBING PLANS FOR CONTINUATION. 5 CONTRACTOR TO PROTECT EXISTING SEWER LINE TO REMAIN. WATER KEY NOTES CONNECT PROPOSED 3" DOMESTIC WATER SERVICE TO BUILDING SERVICE PROPERTY LINE. BFP LOCATED WITHIN BUILDING. SEE ONSITE PLUMBIN CONTINUATION. CONNECT PROPOSED 4" FIRE WATER PROTECTION SERVICE TO BUILDING AT PROPERTY LINE. FDC TO BE MOUNTED ON BUILDING WALL. SEE ON AND FIRE PROTECTION PLANS FOR CONTINUATION. PROPOSED 2" COMMERCIAL WATER SERVICE POINT OF CONNECTION. BF INSIDE OF BUILDING. SEE ONSITE PLUMBING PLANS FOR CONTINUATION. PROPOSED 3" DOMESTIC WATER METER AND VAULT PER EBNUD STANDA 3602-B-2. 5 PROPOSED 2" IRRIGATION WATER METER AND VAULT PER EBMUD STANDA 186-EA & 291-EA. 6 PROPOSED 4* UNDERGROUND SINGLE DETECTOR CHECK WITH METER AS EBMUD STANDARD DRAWING 314-EA. CONNECT 4" FIRE WATER SERVICE TO EXISTING WATER MAIN PER EBMU DRAWING 3684-B. SIZE AND LENGTH PER PLAN. TRENCH AND BACKFIL STANDARD DRAWING 1992-A. CONNECT 3" DOMESTIC WATER SERVICE TO EXISTING WATER MAIN PER EL STANDARD DRAWING 3684-B. SIZE AND LENGTH PER PLAN. TRENCH A PER EBMUD STANDARD DRAWING 1992-A. CONNECT 2" COMMERCIAL SERVICE TO EXISTING 8" STEEL WATER MAIN I STANDARD DRAWING 9020-GB, SIZE AND LENGTH PER PLAN. TRENCH / PER EBMUD STANDARD DRAWING 1992-A. (10) EXISTING FIRE HYDRANT LOCATED ON STREET CORNER. ALL PORTIONS O BUILDING ARE COVERED WITHIN A 300 FOOT RADIUS OF AN EXISTING H CONTRACTOR TO PROTECT EXISTING WATER LINE TO REMAIN. NOTE: EBMUD TO PERFORM ALL WATER LINE CONSTRUCTION IN THE PUBLIC ROW, 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 PI 3 PROPOSED STORM SEWER LINE, SIZE AND SLOPE PER PLAN (4) CITY OF OAKLAND TYPE B INLET AT GUTTER DRY UTILITY KEY NOTES PROPOSED DATA AND TELEPHONE PVC SERVICE CONDUITS TO BUILDING ELECTRICAL PLANS AND DATA PROVIDER PLANS FOR NUMBER OF COND CONDUITS AND ROUTING DETAILS. ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND DATA AND CONDUTS TO EXISTING JOINT UTILITY POLE. SEE DATA AND TELEPHONE PLANS FOR POINT OF CONNECTION AND ROUTING INFORMATION. PROPOSED ELECTRICAL SERVICE CONDUITS TO BUILDING. SEE ONSITE I PLANS AND PG&E PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUI ROUTING DETAILS.

ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND ELECTRICAL CONDUITS EXISTING JOINT UTILITY POLE. SEE PGARE PLANS FOR POINT OF CONNECTION AND ROUTING INFORMATION.

GAS SERVICE KEY NOTES

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

GENERAL NOTES:

- ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.

- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNFORM TRAFFIC CONTROL DEVICES (MUTCO), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES. 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 VORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SPOT GRADING LEGEND

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





1617 Caty Street 2307 Poppy Lane Celdent, CA 94812 Devis, CA 99816 Phone (510) 836-6688 Phone (530) 758-4287 Ena (510) 836-6689 Fax (530) 758-4387

DAKLAND, CA 94501

NG JR. WAY

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

	PROPOSED	LEGEND	EXISTING
ER MAIN PER ON PER PLAN.		PROPERTY LINE	
LOPE PER PLAN.		EASEMENT LINE	
		9 1-FOOT CONTOUR	
KLAND STD. PLAN.		10 5-FOOT CONTOUR	10
BUILDING FACE.	S	SANITARY SEWER LINE	
	SD	STORM DRAIN LINE	so
	w	WATER LINE	w
		APPROXIMATE LIMIT OF DISTURBANCE	
e stub at Ng plans for		STANDARD AC PAVEMENT	
SERVICE STUB		STANDARD PCC PAVEMENT	
ISITE PLUMBING		HEAVY DUTY PCC PAVEMENT	
P LOCATED		PROPOSED LANDSCAPED AREA	
RD DRAWING	¥	ELECTRIC METER	₩.
		FIRE HYDRANT	Ħ
ARD DRAWING	肉	GAS VALVE	(図
	10557.0	IRRIGATION CONTROL VALVE	151
SEMBLY PER		LIGHT POLE	0
1000		PG&E MANHOLE	0
STANDARD PER EBMUD		SIGN	-
		STREET LIGHT WITH MAST ARM	0-0
BMUD BACKEN		SURVEY MONUMENT	
ND BACKFILL	aga	SANITARY SEWER CLEANOUT	sço
PER EBMUD	10 A	SANITARY SEWER MANHOLE	S
ND BACKFILL		STORM DRAIN MANHOLE	Ô
F PROPOSED		STREET LIGHTING PULL BOX	*25
DRANT,		TRAFFIC SIGNAL POLE	de
		UTILITY VAULT AS NOTED	
	Ø 6		63
UNLESS			
	-	CLEANOUT	10.000
	10.776	ELECTRIC	ε
		GAS	G
LAN	GM		GM
DAM		POINT OF BEGINNING	POB
	SD	STORM DRAIN	SD
	SS	SANITARY SEWER	SS
		SIDEWALK	SW
		TRASH ENCLOSURE	te
. SEE ONSITE UITS, SIZE OF		WATER	w
	WM	WATER METER	WM
TELEPHONE PROVIDER	×	TREE	C
ELECTRICAL ITS AND		TITLE EXCEPTION ITEM NUMBER	$\widetilde{(\!\!\!\!\!)}$
L CONDUITS TO		TRANSFORMER IN VAULT	9

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. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).

- RAMPS ARE DETINED 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%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF
- 3.
- INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY. MAY 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 PHOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER MAD LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THE THESE PLANS AND DATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THE THESE PLANS MAD LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THE THESE PLANS MAD DEDIFICITIONS MUST BE APPROVED BY THE ENGINEER PHOR TO IN THE THESE PLANS MAD DATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THE THESE PLANS AND DEDIFICITIONS MUST BE APPROVED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR SHALL FOLLOW THE RET PROCESSIN AT THE EXPENSE OF THE CONTRACTOR SHALL FOLLOW THE RET PROCESSIN IN ESTABLISHING THE APPROVAL OR DENAL OF CHANGES TO ADA RELATED DETAILS OR MULTING DIMENSIONS. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTIFUSION TO TOP OF 5.
- I/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

UTILITY NOTES:

- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
- OR AS-BULT INFORMATION. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHORN 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. UNLESS NOTED OTHERWISE, ALL RAIN WATER LEADERS TO SPLASH ONTO PAVED SURFACES. IF RAINMATER LEADER TERMINATES IN A LANDSCAPE AREA, CONTRACTOR TO INSTALL SPLASH BLOCK OR APPROVED EQUIVALENT. UNIT TERMINE LEADER TERMINATES IN A LANDSCAPE AREA, CONTRACTOR TO INSTALL SPLASH BLOCK OR APPROVED EQUIVALENT. 2
- BLOCK OF APPROVED EUDIMAENT. 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
- UTILITES ARE MEASURED 2 \pm FROM PROPOSED BUILDING WALL UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE, ALL STORM DRAIN, WATER, FIRE, AND SANITARY SEWER ARE MEASURED FROM A POINT 5 \pm FROM PROPOSED BUILDING WALL. 5.

PRELIMINARY UTILITY PLAN

BYMBOL	NT LIST & LEGEND Botanic name/contron name	6/ZE	GUANTITY	REMARKS	
$\overline{\bigcirc}$	ACER PALMATUM 'SANGO KAKU/JAPANESE MAPLE	36° BOX	3		
\bigcirc	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		DECOMPOSED GRANITE PAVING W/ SOIL CEMENT RAISED CONCRETE BLOCK GARDEN BED (TYPICAL)
07///	BHRUB & GROUNDCOVER AREA:				ADJACENT
	BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON			2 BTORY REBIDENTIAL
	BLECHNUM SPICANT/DEER FERN	1 GALLON			b
	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 ULY	1 GALLON			
	DIANELLA TASMANICA VARIEGATA/VARIEGATED FLAX LILY	5 GALLON			
	ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON			
	FATSHEDERA LIZEVFATSHEDERA	5 GALLON			T I I I I I I I I I I I I I I I I I I I
	HELLEBORUS ARGUTIOLIUS 'SILVER LACE'/CORSICAN HELLEBORE	1 GALLON			
	IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON			
	JUNCUS PATENS "CARMAN GRAY"/GRAY RUSH	1 GALLON			
	LIMONIUM PEREZIVSEA 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			GARAGE
	RUBUS ROLFEI 'EMERALD CARPET/BRAMBLE	1 GALLON			
	SESLERIA AUTUMNALIS/AUTUMN MOOR GRASS	1 GALLON			I STORY RESIDENTIAL
	TEUCRIUM CHAMAEDRYS/DWARF GERMANDER	1 GALLON			



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



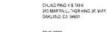
6-6' WOOD & CONCRETE BENCH AT NORTHERN ENTRY IN DARK GRE SUCH AS TECTURA DESIGNS 'SLANT' MODEL SHOWN

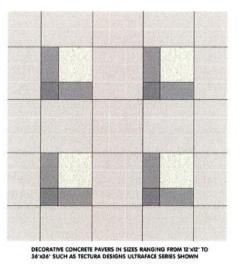


Garth Ruffner Landscape Architect (916) 797-2576 400 Dagla Br. Ste Str. Research CA 3016 500 Garthube corr Catoria RLA 6000

2807 Pools Lane Davis (24.95916 Prone 5301 755-4288 Fair 5301 755-4382









UTILITY

TRASH

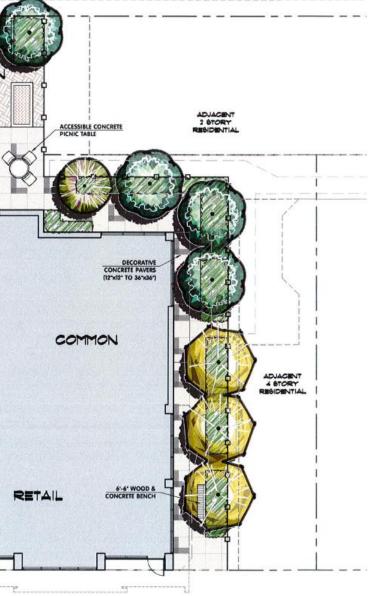
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MARTIN LUTHER KING JR. WAY





SYMBOL BOTA	IST & LEGEND NIC NAME/COMMON NAME	êize	QUANTIT
the second second			
LAGERS	TROEMIA X. MUSKOGEE/CRAPE MYRTLE (MULTI-TRUNK)	15 GALLON	3
	CONTORTA/SHORE PINE	24° BOX	4
CALL BHRUE	4 GROUNDCOVER AREA:		
BULE	INE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	
сно	NDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON	
CARE	X DIVULSA/EURASIAN GRAY SEDGE	1 GALLON	
DIET	S X. 'NOLA ALBA/FORTNIGHT LILY	2 GALLON	
DIAN	ELLA CAERULEA 'CASSA BLUE/BLUE FLAX ULY	1 GALLON	
DIAN	ELLA TASMANICA VARIEGATA:/VARIEGATED FLAX LILY	5 GALLON	
HESP	ERALOE X. 'BRAKE LIGHTS:/HYBRID RED YUCCA	2 GALLON	
LIMO	NIUM PEREZIVSEA LAVENDER	1 GALLON	
PENS	TEMON HETEROPHYLLUS 'MARGARITA B.O.P.//BEARD TONGUE	1 GALLON	







FREESTANDING SECTIONAL SUCH AS GLOSTER 'GRID CORNER SECTIONAL' SHOWN



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



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



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



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



PRELIMINARY LANDSCAPE PLAN/ROOF DECK