

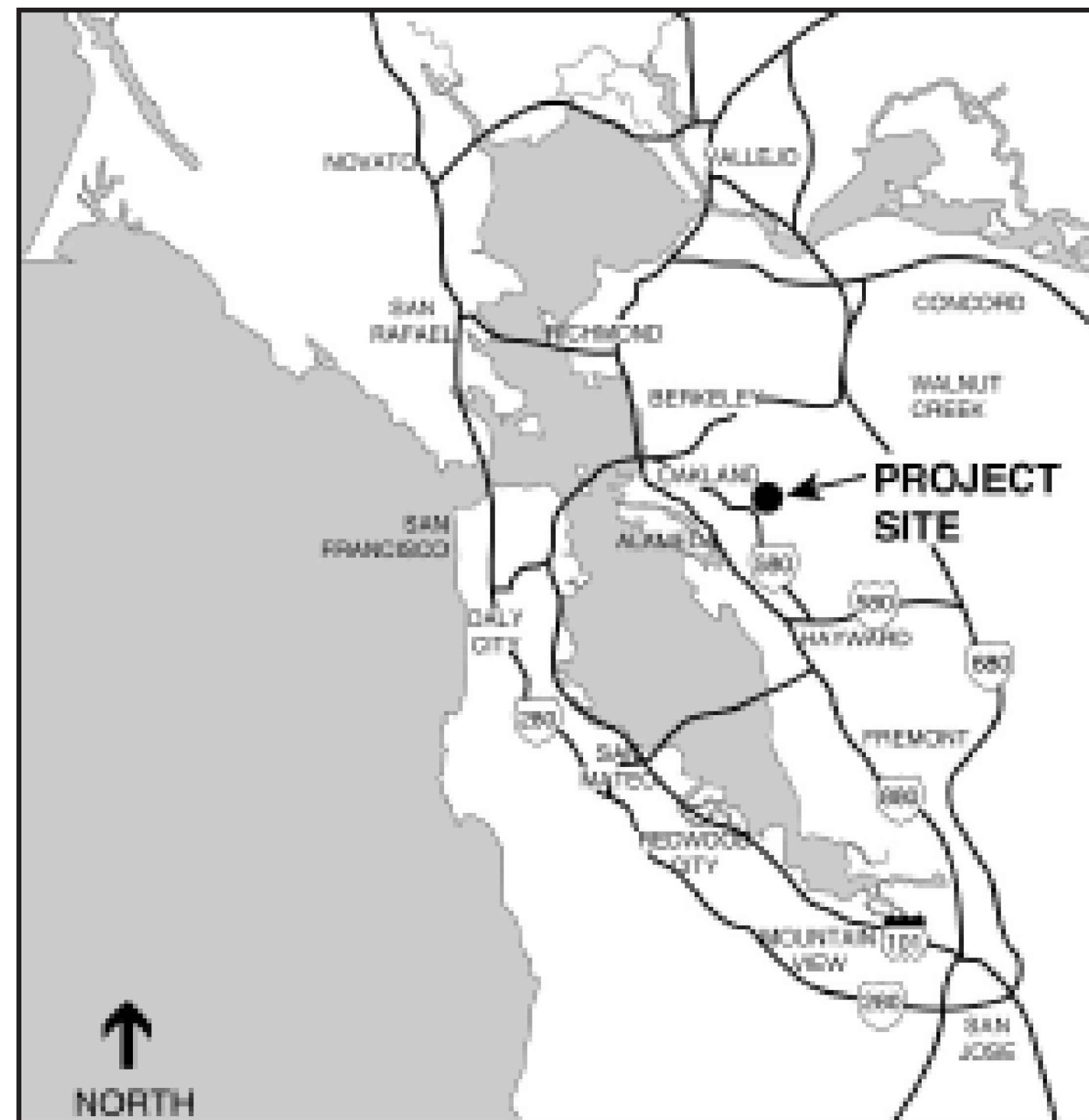
# FINAL DEVELOPMENT PLAN: CLUB KNOLL RELOCATION AND REHABILITATION

April 03, 2017

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### LOCATION MAP N.T.S.



### PROJECT INFORMATION

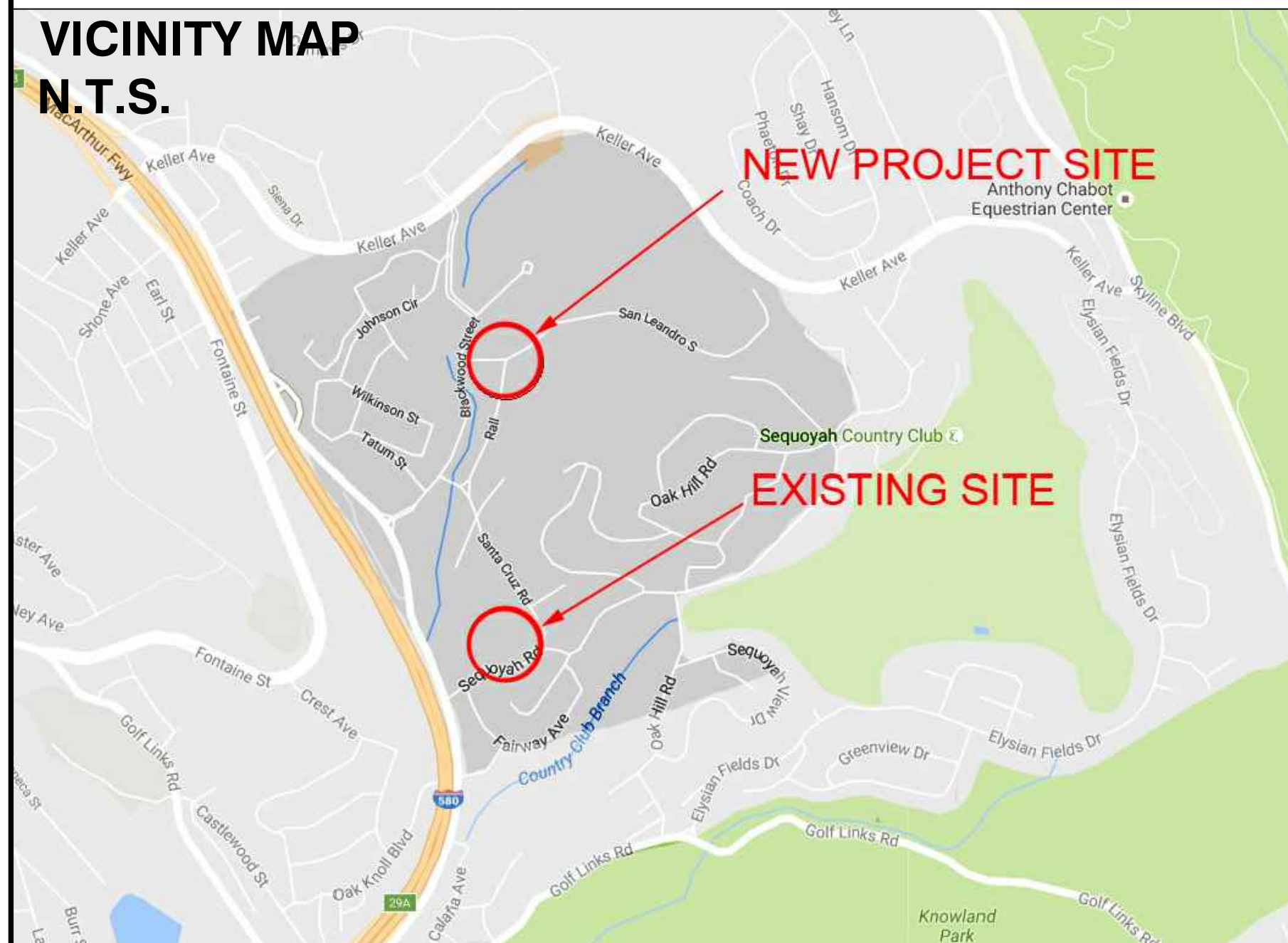
This Final Development Plan (FDP) for Club Knoll is the second FDP submitted for the Oak Knoll Master Planned Development and is referred to in this document as the "Club Knoll FDP" or "FDP #2." The applicant has also prepared FDP #1, which seeks planning-level approval of final schematic plans for the master developer-installed improvements for the project as a whole, including development of the pad location for the relocated Clubhouse, site-wide grading and retaining walls, design of streets, parks, street furniture, utilities, monumentation and restoration of Rifle Range Creek.

Specific sheets from FDP#1 are referenced herein and incorporated by reference where they depict streets, sidewalks, utilities, and signage in the immediate vicinity of the new location for Club Knoll.

PROJECT LOT SIZE : 120,580 S.F.

ZONING : D-OK Sub-Zone

### VICINITY MAP N.T.S.



### PROJECT DIRECTORY

**DEVELOPER:**  
OAK KNOLL VENTURE ACQUISITIONS, LLC  
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**CIVIL ENGINEER:**  
BKF ENGINEERS  
300 FRANK H. OGAWA PLAZA,  
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650.482.6300

### CLUB KNOLL, PRIOR TO 1996 CLOSURE



**ARCHITECTURAL  
DIMENSIONS**

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**TITLE SHEET**

JOB NO.  
**SC002**  
DATE.  
04.03.2017

DRAWING NO.  
**DR-1**

# PROJECT NARRATIVE

## A. GENERAL EXPLANATION

This Final Development Plan (FDP #2) for the relocation and rehabilitation of Club Knoll is prepared in accordance with Oakland Municipal Code section 17.140.040. The intent of this FDP is to demonstrate “the ultimate appearance and operation” of the relocated, rehabilitated building at its new site. This FDP seeks planning-level approval for the restored Clubhouse and includes a description of the relocation and rehabilitation process. Construction-level plans including more detailed plans and studies required as mitigation measures (as discussed further below) will be submitted prior to issuance of demolition and building permits. The work to relocate and rehabilitate the building will be in accordance with the Secretary of the Interior Standards for Rehabilitation and recommendations of the Carey & Co. Relocation Evaluation Report dated March 10, 2016.

This FDP #2 has been prepared to be consistent with the Preliminary Development Plan for the Oak Knoll Master Planned Community, which addresses the project as a whole. To the extent relevant to the Club Knoll relocation site, this FDP #2 also incorporates by reference the Final Development Plan for the Master Developer Improvements (FDP #1), in particular sheets L-005 and L-008.

## B. EXISTING STRUCTURE

Club Knoll, a former golf clubhouse and then officer's club when the site was under Navy ownership, is located in the southwestern part of the Project site near Sequoyah Road (the site's southern boundary) and is currently in disrepair, having been vacant since the Navy vacated the site approximately twenty years ago. The existing building is a wood-framed structure sitting on a concrete foundation part of which retains the adjoining hillside around the lower basement level on three sides of the building.

The current condition of the building is fair to poor. However, with careful dismantling, relocation and repair/relocation of building components, it is feasible to relocate the main portions of the building. *Significant interior work will be required to bring the building up to code, which work would also be required to safely rehabilitate the building if left in place.*

Prior to commencing work on the building, the project sponsor will adhere to all required pre-construction mitigation measures including **Mitigation Measure CUL-1** (HABS Documentation). Specifically, the project sponsor shall document the existing building according to Historic American Building Standards (HABS) standards, which requires:

- (a) a full set of measured drawings depicting the building; (b) photographs with large format negatives of exterior and interior views of the existing building; (c) identification of how the receiving site will be prepared to receive the new building, including grading and construction of the foundation. (For the full text of each mitigation measure, see the Draft SEIR and the Mitigation Monitoring and Reporting Program.)

Further, prior to approval of construction-related permits, the project sponsor shall prepare a Building Features Inventory and a complete set of

schematic floor and roof plans of existing and proposed building conditions in accordance with **Mitigation Measure CUL 1.2** (*Baseline Building Conditions Study*). As part of this building inventory, building components will be identified as catalogued in accordance with **Mitigation Measure CUL1.5(d)** (*Specific Relocation/Rehabilitation Measures*)

Additional requirements concerning the Building Features Inventory are found in **Mitigation Measure CUL-1.4**. (*Building Features Inventory and Plan*).

In this inventory, the features, components and parts to be relocated will be specifically identified. Features that are deteriorated or damaged beyond repair will be replaced. Specific vendors and subcontractors to carry out the restoration and relocation work will be identified. A complete set of schematic floor and roof plans and elevations will also be provided showing existing conditions, elements to be demolished and schematic plans for the building in its restored and relocated condition.

## C. THE NEW SITE

This FDP #2 describes and depicts the relocation of the building to a central portion of the site and reuse of the major components of the building as a community center for the Home Owner Association (HOA) and other commercial accessory uses. (The HOA portions of the building will be available for rent by the general public, subject to availability and the discretion of the HOA Board of Directors.)

The new site will preserve the openness around the building in a setting comparable to the existing one where the front of the building faced a large landscaped area (former golf course) and the rear faced a parking lot. While the historic golf course was eliminated years ago and is not being replicated, the orientation of the building on the new site puts the front of the building facing an existing, large landscaped and restored creek area that is lower in grade than the building, much like the existing setting.

The lower grade at the front of the new building is comparable to the existing setting, thereby enabling the lower portion of the façade (referred to as the basement) to remain and to ensure that the character and proportions of the front of the building are retained. A large staircase will extend from the low grade up to the main level as is the case with the existing building. As such, the building design is in conformance with **Mitigation Measures CUL 1.5(j)**, which requires that the foundation is “constructed such that the building, at the exterior stair location on the west elevation, is raised above to the surrounding finished grade.”

The new site will have a large, uninterrupted expanse that allows viewing of the building from all sides, a betterment over the existing site. Access to the front of the building will be pedestrian-oriented, where visitors will traverse along a path then up a staircase to the main entry, similar to the existing condition. See Drawings at DR-9.1 and DR-13.1. The landscape surrounds will provide trees and plants consistent with the heritage of the region, unlike the existing site that contains non-native species.

The rear of the building will give access to the Courtyard and utility areas by vehicle, as it does today. The rear of the building, with lower architectural elements, will not block views of the building from the adjoining roads.

The relocation site will be prepared to receive the building by grading a pad and constructing a new foundation as depicted in DR 6-2 and 6-3. Staging and storage areas will also be created to receive the building components. The route to transport the building components from the existing site to the new site will be along the existing road that runs roughly in a north/south direction and is used to access Club Knoll in its existing location. A temporary road extension will be built to connect this existing road to the new Creekside Loop Road, which can be used to access the receiving site. See Proposed Travel Route at DR- 12.6. The exact location of the travel route will be identified prior to approval of construction-level permits in accordance with **Mitigation Measure CUL-1.3**. (*Relocation Travel Route*)

## D. RELOCATION OF THE STRUCTURE

The portions of the building to be relocated include the main hall, dining hall, lobby/mezzanine areas, building wings, courtyard and tower. The components of the building proposed for demolition include the basement and the additional third wing used for administrative/office purposes. Demolition of the basement is proposed because it is not practical to excavate and relocate a structure that is predominantly built into the hillside and which is exposed only on one side. The office wing is not proposed for relocation because it is not a significant contributor to the historic significance of the building and relocation of the building without this component will not cause a substantial adverse impact to the building as a historic resource.

It is intended that the largest components of building possible will be moved intact to avoid full dismantlement of the building and a substantial adverse change. Moving components of the building requires taking the building apart in a manner that allows saving the components for lifting and transportation to the new site. There are physical constraints to maximizing the size of components to enable movement of the components to the new site and reassembly. Until the dismantlement process begins, it is not possible to precisely define the size and configuration of the intact components. As noted above, in accordance with **Mitigation CUL-1-4** (*Building Features Inventory and Plan*), a plan will be prepared showing the exact components proposed for demolition as well as the location of where the building will be dismantled into moveable components. In accordance with **Mitigation Measure CUL 1-5**, a preservation architect and a structural engineer will be on site to monitor the dismantling of the building.

In accordance with **Mitigation Measure CUL 1.5(a)**, the existing building will be braced and shored to ensure structural stability of the building during dismantlement that will weaken the building as components are cut away for relocation. The bracing will be reversible, additive, and shall not destroy any salvageable historic parts of the buildings. Similarly, the new building will require a new steel frame as a skeleton to receive the existing components.

## PROJECT NARRATIVE CONT.

This approach takes the burden of the existing building components being structural sound internally (i.e. no shear capacity within the existing walls) or having capacity to work together to withstand current environmental forces. A new steel frame will be the code compliant structure on to which the existing components can be assembled thus taking off the burden of making the existing components structurally sound as a building unit. In accordance with **Mitigation Measure CUL 1.5(e)**, the new steel frame and new interior systems will not be visible in the relocated building except as necessary for life safety or in newly installed kitchen, bathrooms, elevators or other systems. A new skeleton will avoid the need for the old building components to be upgraded to sustain current code forces--- a process that would be more impactful than moving the components. The structural frame will be designed to fit within the existing components as much as practical.

### E. SALVAGED PARTS (Exterior and Interior)

There are many parts of the building that will be salvaged, restored and reassembled in the building. Parts are elements of the building that can be removed, resorted and reinserted into the reassembled building in their original locations. The list of Parts includes the following:

- Roof Tiles
- Roof Trusses
- Doors
- Windows
- Columns
- Corbels
- Emblems
- Wood Trim (interior and exterior)
- Wood Flooring
- Truss Base Moldings
- Railings
- Hardware

As these parts are salvaged, they will be cataloged, protected and stored in a dry, secure area in compliance with **Mitigation Measure CUL-1.5(d)**. In accordance with **Mitigation Measure CUL 1-4**, salvaged parts will be restored or, if missing or so deteriorated or damaged that repair is not feasible, replaced. Replaced elements will be marked with a date stamp in an inconspicuous location to ensure that they are not confused with original elements. Cleaning, painting or staining of such parts may be necessary to remove graffiti, mold, rust or water stains. Care shall be taken to match any new materials with the original materials. Restoration will be performed off-site by qualified vendors and contractors.

### F. EXISTING INTERIOR SYSTEMS

Existing systems are defined as mechanical, electrical, plumbing and fire protection equipment, piping, ducts, conduits, wire, etc. In the current

building, these existing systems are either missing due to vandalism or are defunct due to age. There are no systems in the building that are viable for reuse; therefore, new interior systems will be required.

### G. NEW INTERIOR SYSTEMS

New mechanical, electrical, plumbing and fire protection systems will be designed to integrate into the historic fabric of the relocated building. The building did have and will have adequate spaces and cavities to allow inclusion of new systems without detriment to the interior design features of the building. Where feasible, new systems will be current code compliant and not affect the physical characteristics of the historic resource. The California State Historical Building Code will be invoked where necessary to retain historic character.

### H. EXISTING and NEW INTERIOR FINISHES

Most of the existing interior finishes have been compromised beyond restoration. Finishes are defined as surface materials on substrates, such as paint, wall coverings, some wood paneling, some wood flooring, etc. Existing finishes have been damaged due to vandalism and exposure to natural elements. Reassembly of the building will include application of new finishes to match the original as best can be determined from research about the building and examination of existing finishes.

### I. EXISTING and NEW SUBSTRATES

Substrates are defined as underlying materials to finishes that structurally support finishes such as plaster, wood sheathing, wood framing, etc. As with existing finishes, there is a lot of damaged substrate particularly due to water infiltration. Substrates before modern drywall and plywood included plaster and wood framing that has been negatively affected and cannot be reused or restored as such materials have lost their structural integrity, particularly the plaster that is laden with hazardous asbestos.

New substrates will include wood framing, plywood, plaster, and drywall to support the new finishes. Interior substrates while critical to holding the interior finishes are not visible or part of the historic fabric inside the building.

### J. EXISTING and NEW EXTERIOR SUBSTRATE

Windows, doors, windows and roof aside, the exterior of the building is plaster. The existing plaster is sound in most areas that will be retained with components of the building that will be moved. Cutting the building to create components, to be moved, will require cutting through the plaster that will be repaired after reassembly of the building. Damaged or deteriorated plaster will be replaced. Care will be taken to match materials in accordance with **Mitigation Measure CUL-1.4(f)**.

### K. EXISTING and NEW EXTERIOR FINISHES

The primary exterior finish is paint. After reassembly, the entire building will be repainted with colors to match the original color scheme. Salvaged exterior parts such as windows, doors and roof tiles will be reinstated after assemblage of the components. Construction consistent with building standards of the 1920's, does not provide structural resistance to environmental loads dictated by the current building code. While the building's future tenancy might be the same type as prior occupancies, it is likely that rehabilitation, where the building sits today, would require structural upgrades to a newer standard (than 1926), thus requiring some severe infiltration into the building's structure to improve its capacity. In other words, restoration of the building in place would require temporary impact to facilitate infusion of new structural improvements. This effort is comparable to the impact from the relocation effort being proposed.

### L. STANDARDS

The dismantlement, reassembly and rehabilitation of the building will be executed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In accordance with **Mitigation Measure CUL 1.5**, a preservation architect and a structural engineer will be on site to monitor the reassembly of the building. There will be minimal changes to the defining characteristics of the building and its site and environment. The historic character of the building shall be retained and preserved. Construction will not destroy historic materials that characterize the building and any new work shall vary but be compatible with the massing, size, scale and architectural features to protect the historic integrity of the building and its environment. Care will be taken to reassemble the building in a manner that minimizes cracking as the building settles and different materials respond to environmental conditions.

### M. SEQUENCE OF WORK

The dismantlement of the existing building and reassembly process will occur concurrently. While the building is being dismantled, and its parts salvaged, the new building site would be prepared to allow immediate transport and reassembly of components with minimal storage thereof. To the extent feasible, it is important that existing components be moved and reassembled in one effort.

Dismantlement and immediate reassembly requires preparation of the new site to complete foundation and structural skeleton before components are moved. Completion of the new foundation requires grading, installation of new underground utilities. Receipt of components requires completion of the structural steel frame to allow connection of the components to the frame.

Dismantlement and reassembly will take approximately 6 months to where the building is completely relocated. This will be followed by installation of systems, salvaged parts and finishes taking about another 6 months.

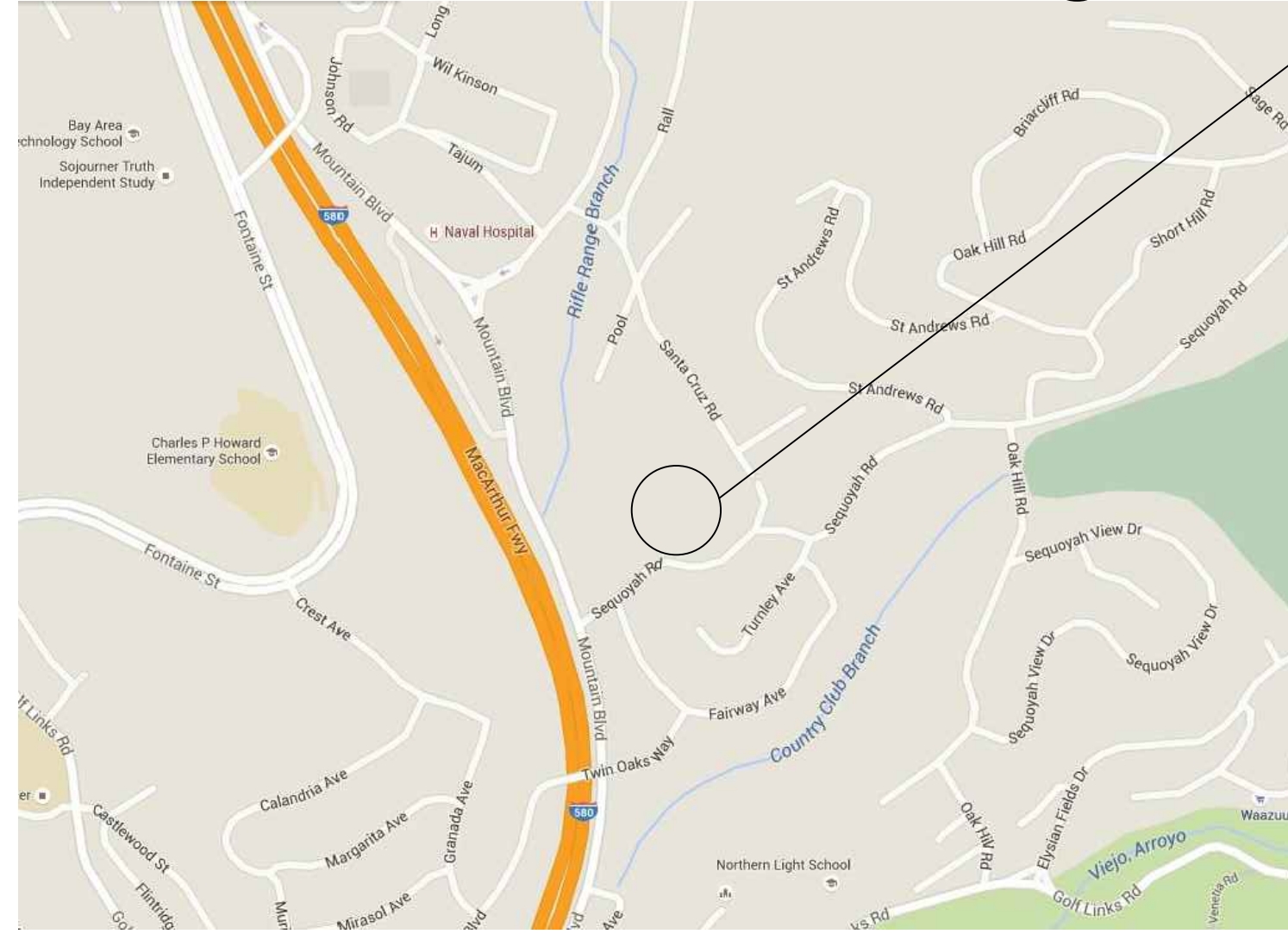
# EXTERIOR



# INTERIOR



Existing Site



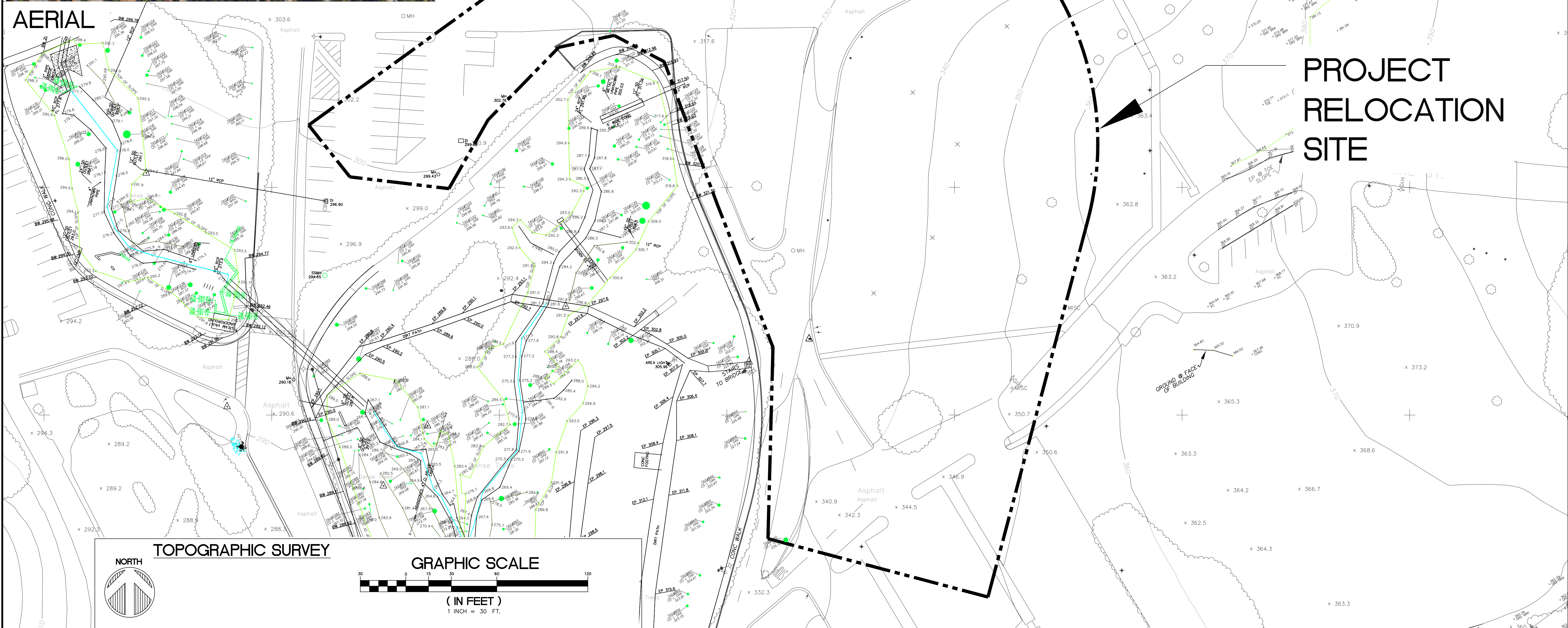
VICINITY MAP  
N.T.S.



EXISTING SITE



**AERIAL**



**PROJECT  
RELOCATION  
SITE**

**TOPOGRAPHIC SURVEY**

**NORTH**

**GRAPHIC SCALE**

**( IN FEET )**  
1 INCH = 30 FT.

**ARCHITECTURAL  
DIMENSIONS**

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

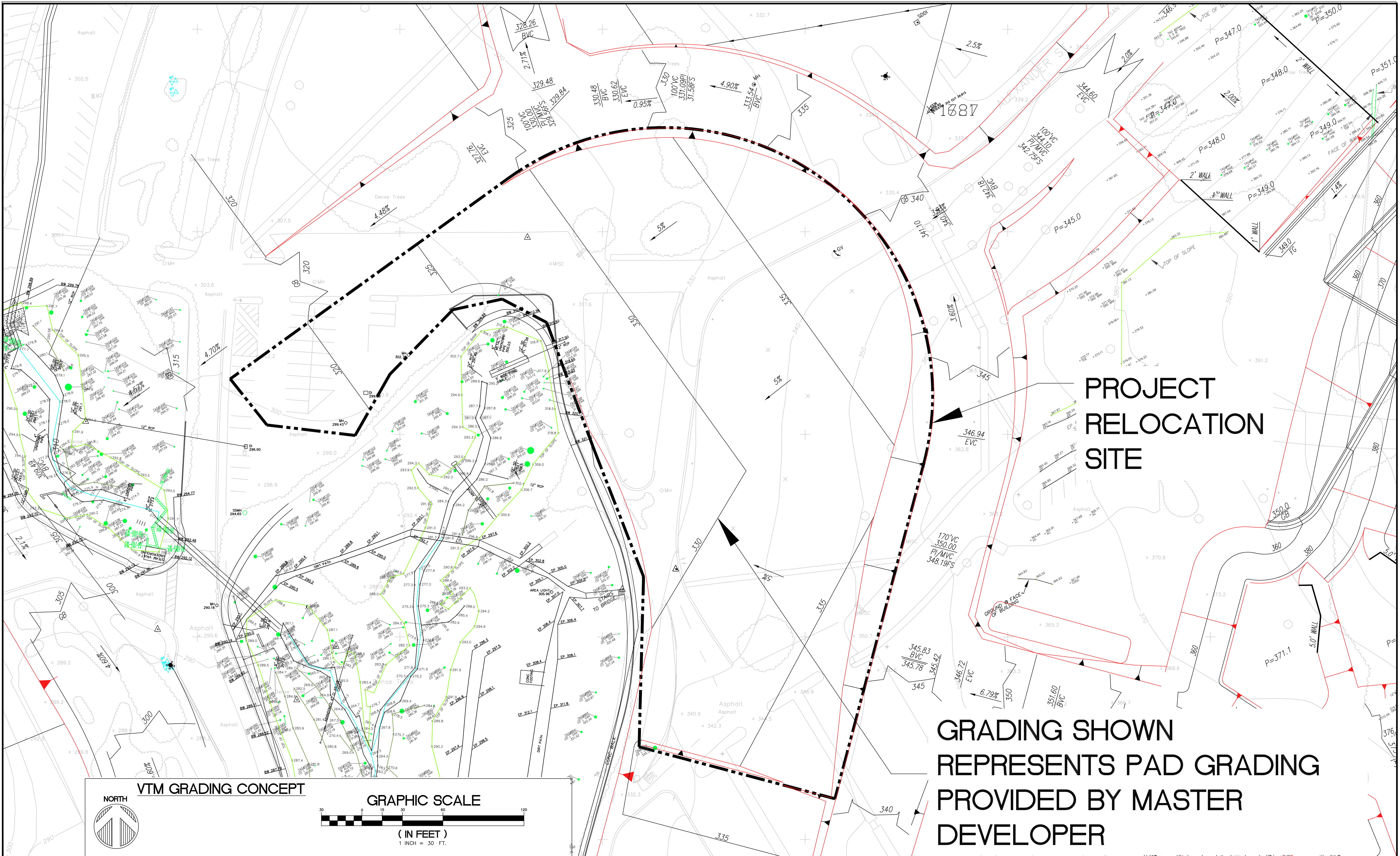
PROJECT INFO.

**CLUB KNOLL**  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

**EXISTING  
CONDITIONS  
AT NEW SITE**

JOB NO.  
**SC002**  
DATE.  
01.27.2017

DRAWING NO.  
**DR-5.1**

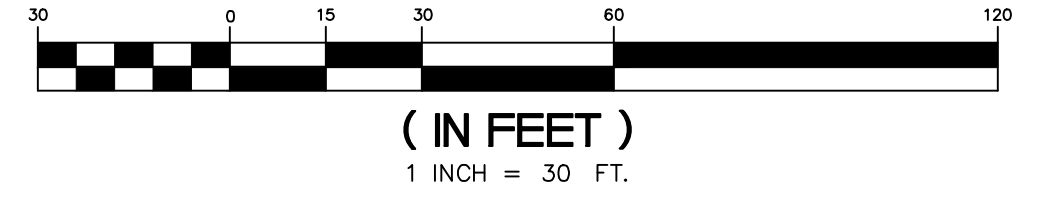


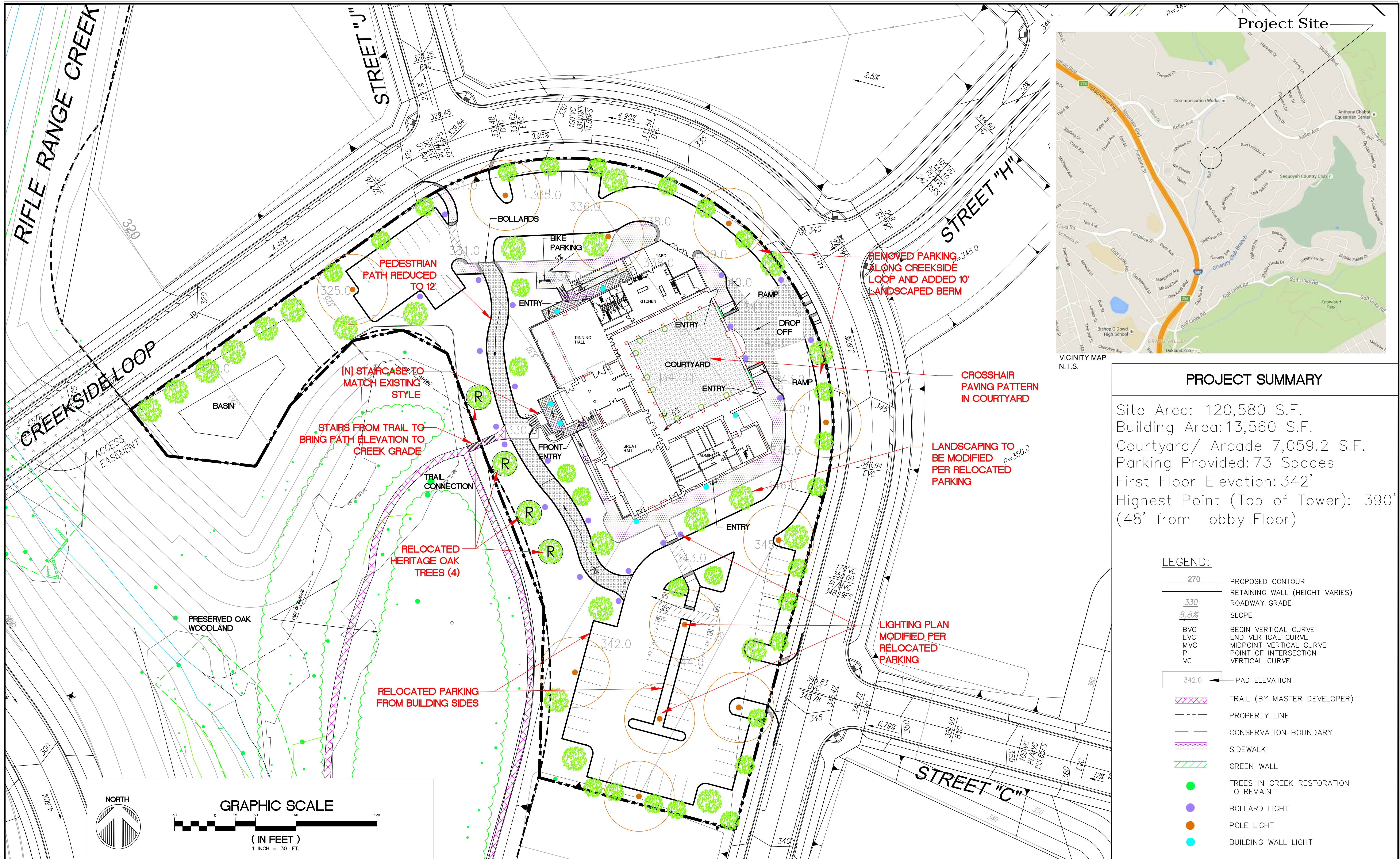
**PROJECT  
RELOCATION  
SITE**

**GRADING SHOWN  
REPRESENTS PAD GRADING  
PROVIDED BY MASTER  
DEVELOPER**

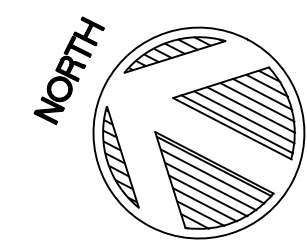
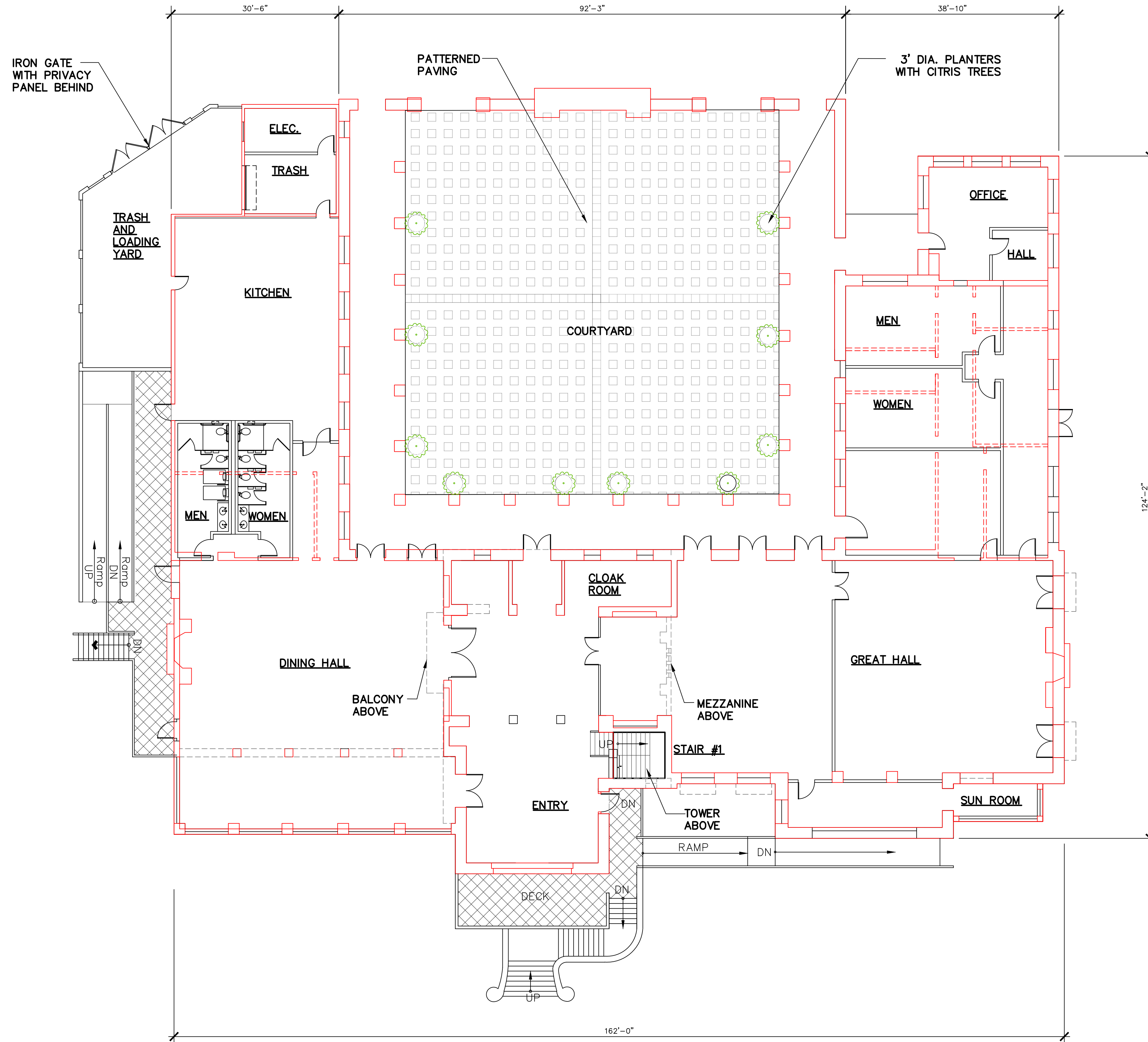
**VTM GRADING CONCEPT**

**GRAPHIC SCALE**





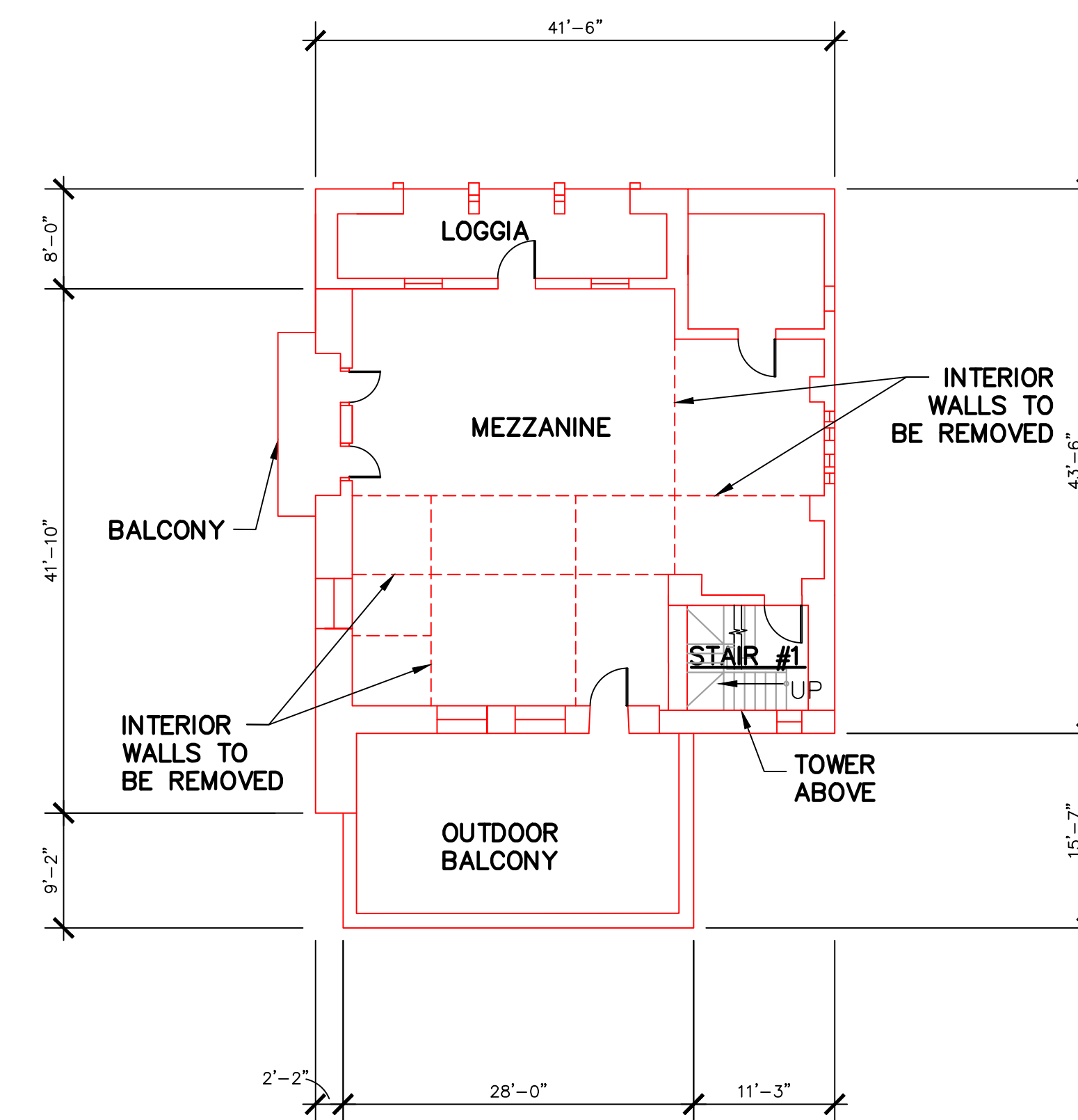




**FLOOR PLAN- GROUND LEVEL**

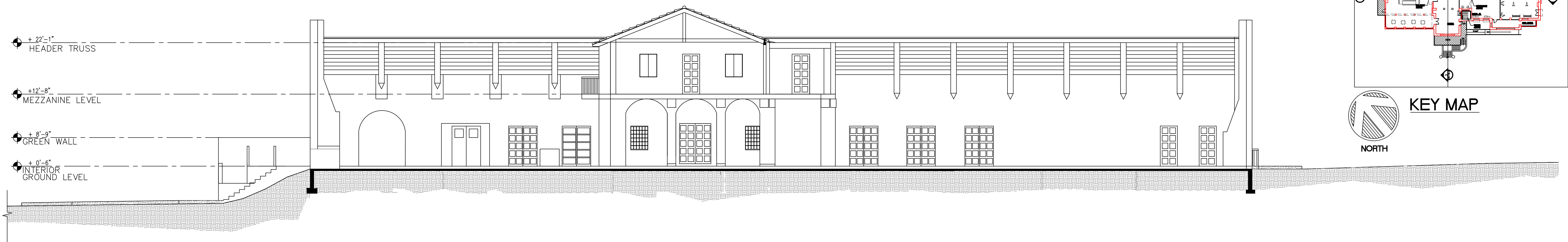
3/64" = 1'-0"

- ### NOTES
1. EXISTING WALLS IN RED  
(----- TO BE REMOVED)
  2. NEW POSSIBLE WORK IN BLACK FOR FUTURE TENANTS UNKNOWN

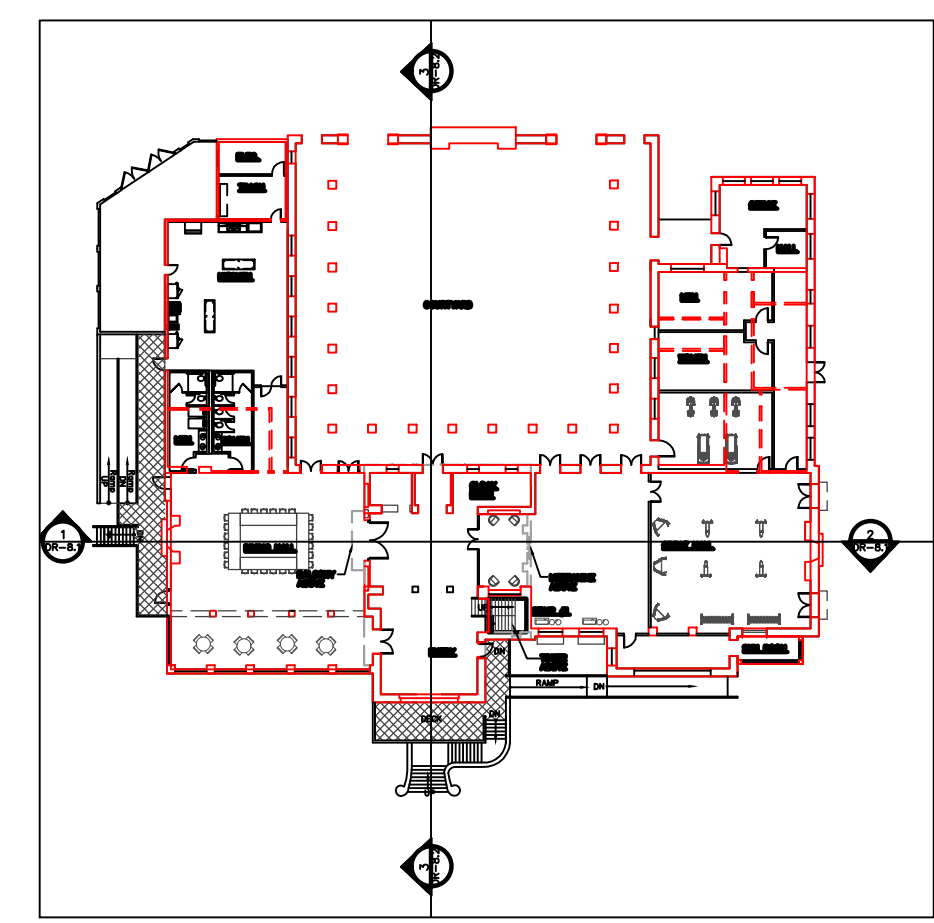


**FLOOR PLAN- MEZZANINE LEVEL**

3/64" = 1'-0"

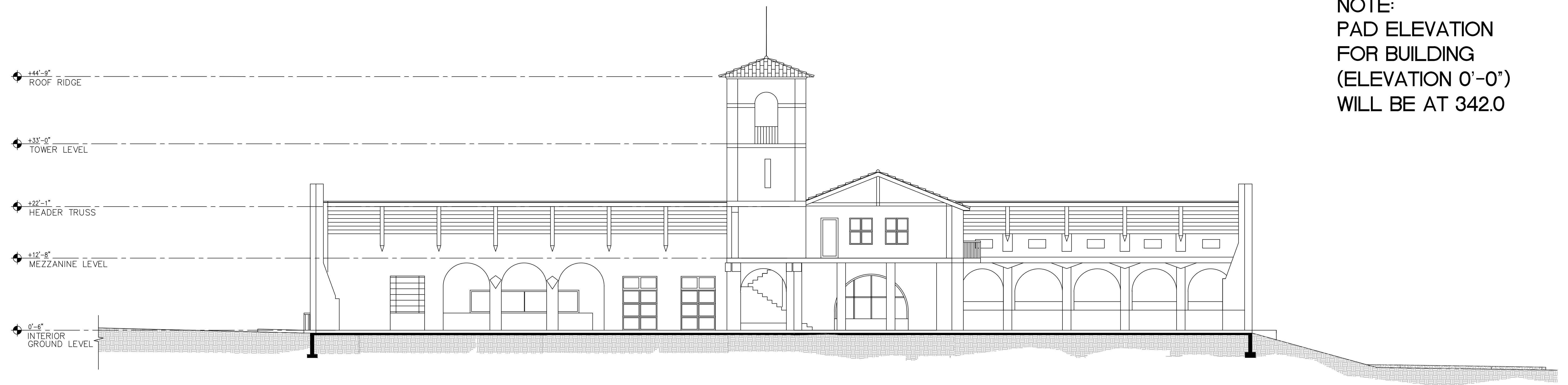


**1 NORTH SECTION**  
SCALE: 1/8" = 1'-0"

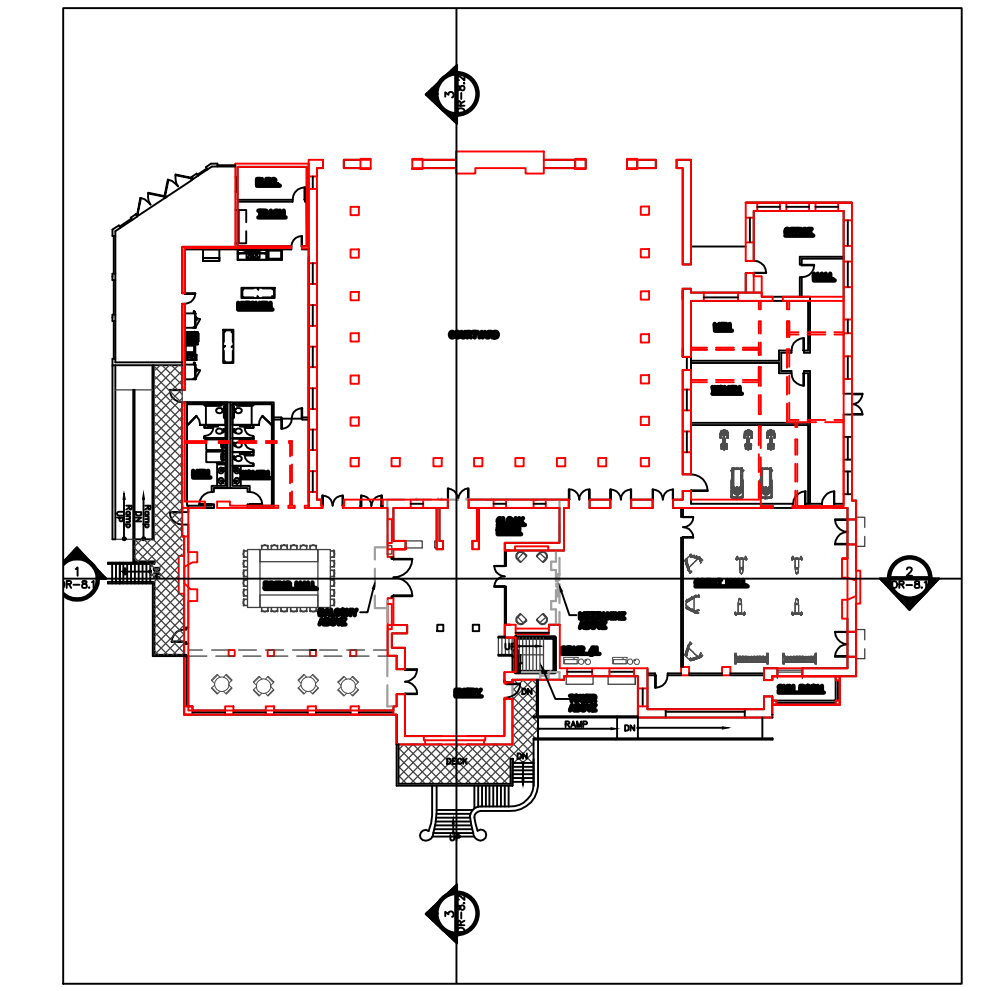


**KEY MAP**  
NORTH

**NOTE:**  
PAD ELEVATION  
FOR BUILDING  
(ELEVATION 0'-0")  
WILL BE AT 342.0

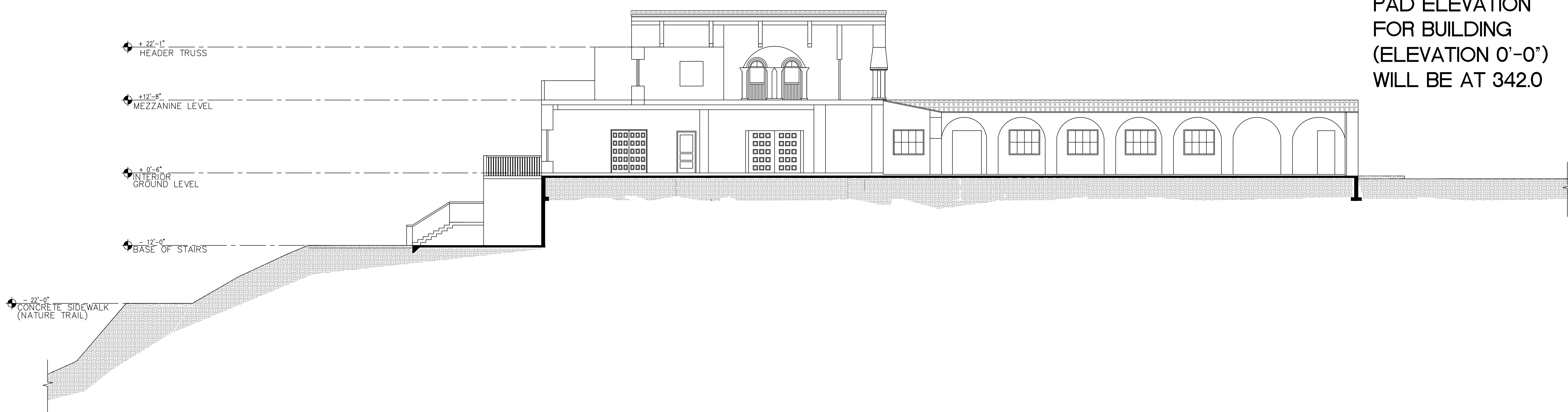


**2 SOUTH SECTION**  
SCALE: 1/8" = 1'-0"



**KEY MAP**  
NORTH

**NOTE:**  
PAD ELEVATION  
FOR BUILDING  
(ELEVATION 0'-0")  
WILL BE AT 342.0



**3 WEST SECTION**  
SCALE: 1/8" = 1'-0"



**North Elevation**

Scale: 1/8" = 1'-0"



**West (Front) Elevation**

Scale: 1/8" = 1'-0"

**General Exterior Elevation Notes**

- Colors indicated on this drawing are approximate and will vary depending on printer/monitor display source. Refer to Colors and Materials Boards for true representation of all proposed finishes.
- All landscaping indicated on this drawing is diagrammatic and intended only to convey a sense of general landscaped areas. Refer to actual Landscape Plan for all proposed landscaping.

**Material/Finish Legend**

Refer to Colors and Materials Boards for true representation of all proposed finishes.

- STC-1** Painted Smooth Stucco
- CT-1** Clay Tile
- GLZ-1** Glazing
- PW-1** Painted Wood

**Keynotes**

Note: Not all keynotes listed apply to this particular sheet.

- 1** (N) Front Staircase and Accessible Ramp
- 2** Restored Windows
- 3** (N) Lighting Fixtures
- 4** Commemorative Plaque
- 5** Restored Doors
- 6** Restored Metal Corbels
- 7** Restored Juliet Balcony
- 8** Restored Wooden Details
- 9** Restored Metal Handrails

+48'-0" T.O. TOWER

+32'-4" TOWER LEVEL

+8'-4" MEZZANINE LEVEL

+0'-0" GROUND FLOOR

+48'-0" T.O. TOWER

+32'-4" TOWER LEVEL

+8'-4" MEZZANINE LEVEL

+0'-0" GROUND FLOOR

-12'-0" BOTTOM OF STAIRS

**General Exterior Elevation Notes**

- Colors indicated on this drawing are approximate and will vary depending on printer/monitor display source. Refer to Colors and Materials Boards for true representation of all proposed finishes.
- All landscaping indicated on this drawing is diagrammatic and intended only to convey a sense of general landscaped areas. Refer to actual Landscape Plan for all proposed landscaping.

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- 6** Restored Metal Corbels
- 7** Restored Juliet Balcony
- 8** Restored Wooden Details
- 9** Restored Metal Handrails



**South Elevation**  
Scale: 1/8" = 1'-0"



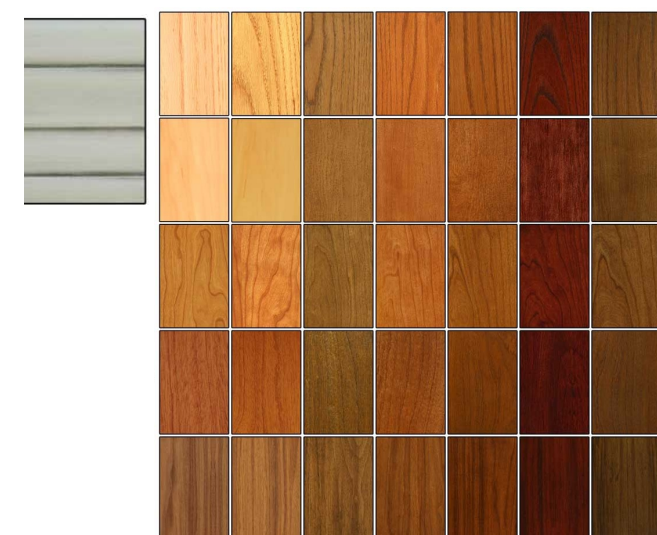
**East (Rear) Elevation**  
Scale: 1/8" = 1'-0"



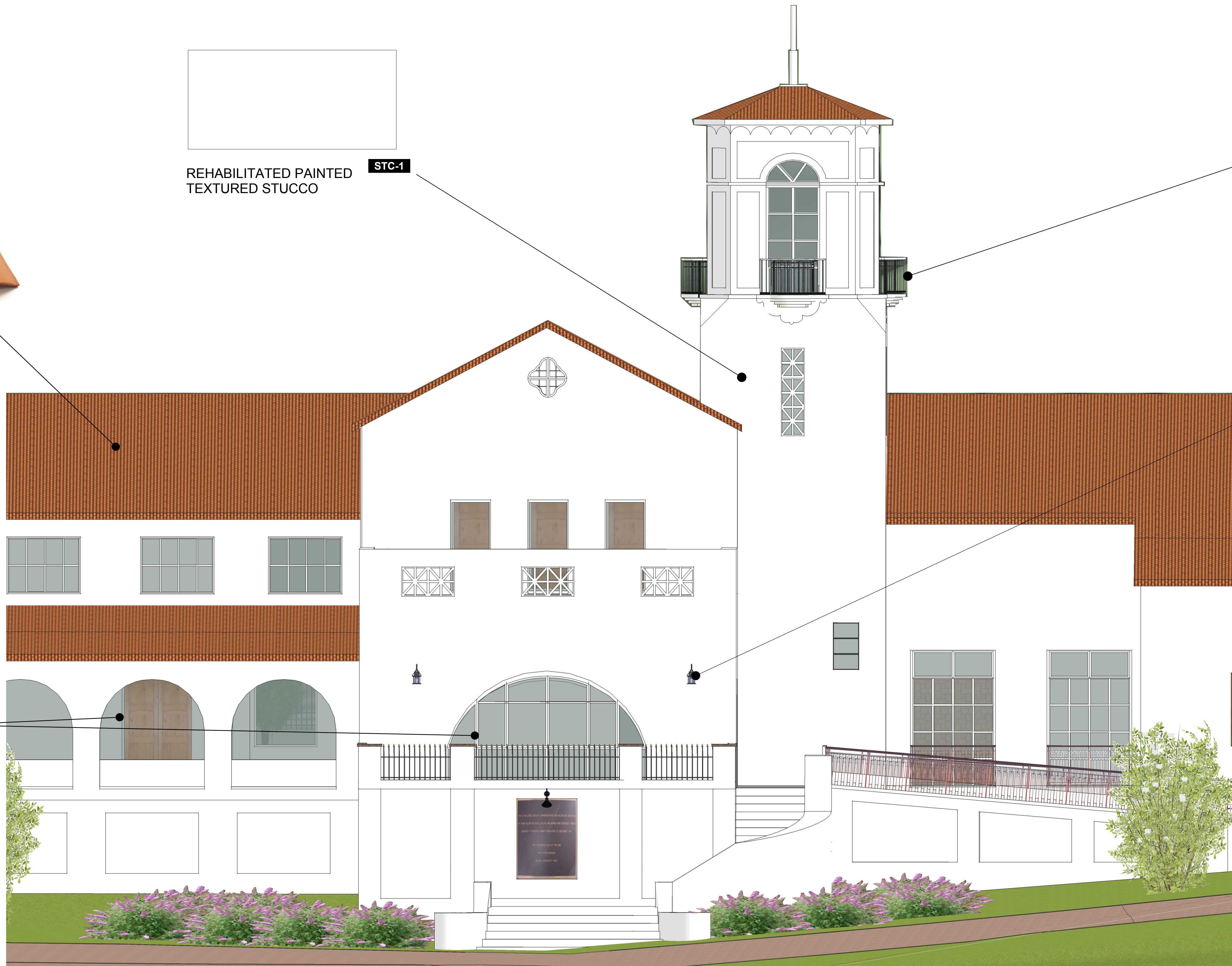
**CT-1**  
RECLAIMED AND RESTORED  
CLAY TILES



**STC-1**  
REHABILITATED PAINTED  
TEXTURED STUCCO



**PW-1**  
RESTORED WOOD TO  
MATCH EXISTING  
WINDOW AND DOOR  
FRAMES



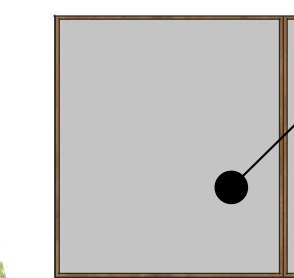
**MTL-1**  
RESTORED METAL RAILINGS



**LT-1**  
EXTERIOR LIGHT FIXTURE



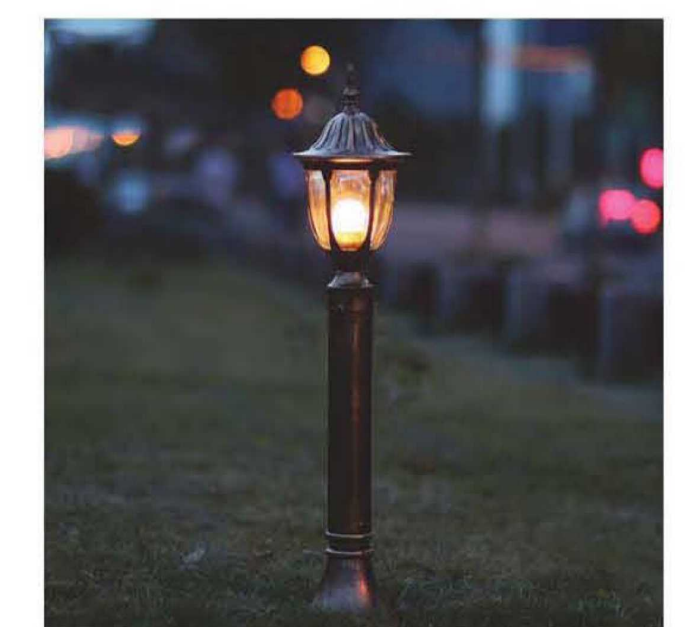
**GLZ-1**  
SINGLE-PANED STATIONARY  
GLASS SYSTEM TO MATCH  
EXISTING



OUTDOOR LIGHTING



**LT-2**



**LT-3**

**MATERIALS**  
Scale: NTS



- Street Tree**  
*Acer buergerianum*, Trident Maple  
medium deciduous tree
- Street Tree**  
*Laurus nobilis* 'Saratoga', *Saratoga Bay Laurel*  
medium evergreen tree
- Interior Tree**  
*Arbutus* 'Marina', *Strawberry Tree*  
medium evergreen tree
- Interior Tree**  
*Ceanothus* 'Ray Hartmen', *Wild Lilac*  
small flowering evergreen tree
- Interior Tree**  
*Quercus agrifolia*, Coast Live Oak
- Landscape Berm for Screening**

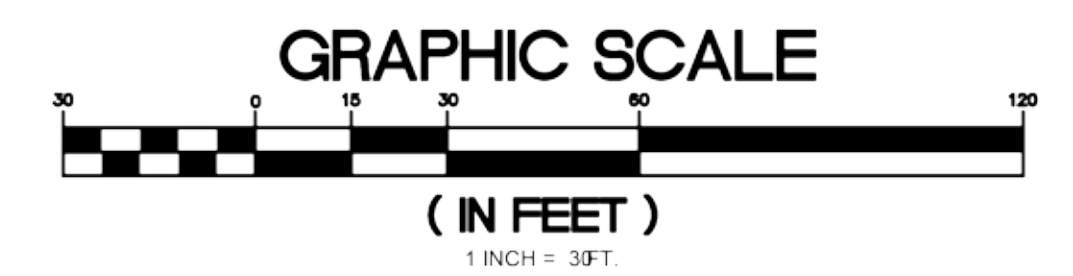
- Shrubs**  
Criteria: No wider than 8-feet, no larger than 10-feet tall at maturity, drought tolerant, native or climate adapted.  
Location: In planting areas, Landscape berm
- *Arctostaphylos densiflora*, 'Howard McMinn', Howard McMinn manzanita
  - *Ceanothus* 'Wheeler Canyon', *Blue Mountain Lilac*
  - *Heteromeles arbutifolia*, *Toyon*
  - *Mahonia* 'Golden Abundance', *Oregon Grape*

- Entrance Plantings**  
Criteria: Historically sensitive plantings that highlight the mission style architecture and are drought tolerant.  
Location: Pedestrian entrances
- *Iris douglasiana* 'Canyon Snow', *Douglas Iris*
  - *Salvia leucantha* 'Santa Barbara', *Mexican Bush Sage*
  - *Geranium Rozanne*, *Rozanne geranium*
  - *Frangula californica*, 'Eve Case', *Eve Case coffeeberry*
  - *Westingia fruticosa*, *Coast Rosemary*

- Ground Covers**  
Criteria: No wider than 8-feet, up to 42 inches tall, drought tolerant, native or climate adapted.  
Location: Under trees and in planting areas.
- *Arctostaphylos* 'Pacific Mist', *Pacific Mist manzanita*
  - *Epilobium californicum*, *California fuchsia*
  - *Carex divulsa*, *Berkeley Sedge*
  - *Eriogonum grande var. rubescens*, *red-flowered buckwheat*

- Detention Basin**  
Criteria: Sod to withstand periods of dry and wet conditions and adaptive to most soil conditions.  
Location: Detention Basin
- *Delta Bluegrass Biofiltration Sod* - Basin Bottom
  - *Delta Bluegrass Native Preservation Mix* - Basin Slopes

**Bay Friendly**  
This project will conform to the Bay-Friendly Scorecard for Civic, Commercial and Multifamily Landscapes Version 4 including design criteria for shaded site pavement.





Entrance Planting: *Iris douglasiana* 'Canyon Snow,' Douglas Iris



Entrance Planting: *Salvia leucantha* 'Santa Barbara,' Mexican Sage Bush



Entrance Planting: *Geranium rozanne*, Rozanne Geranium



Shrub: *Westingria fruticosa*, Coast Rosemary



Shrub: *Heteromeles arbutifolia*, Toyon



Shrub: *Arctostaphylos* 'Howard McMinn', Howard McMinn manzanita



Shrub: *Mahonia* 'Golden Abundance'



Ground Cover: *Erigonum grande* var. *rubescens*  
Red-flowered buckwheat detail



Shrub: *Frangula californica* 'Eve Case', Coffeeberry



Club Knoll Rendering



3' Diameter Planters with Citrus Trees: Example



Street Tree: *Lauris nobilis* 'Saratoga,' Saratoga Bay Laurel



*Ceanothus* 'Ray Hartman,' Wild Lilac



Interior Tree: *Arbutus* 'Marina,' Strawberry Tree



Street Tree: *Acer buergerianum*, Trident Maple



Interior Tree: *Quercus agrifolia*, Coast Live Oak



# CLUB KNOLL RELOCATION & REHABILITATION

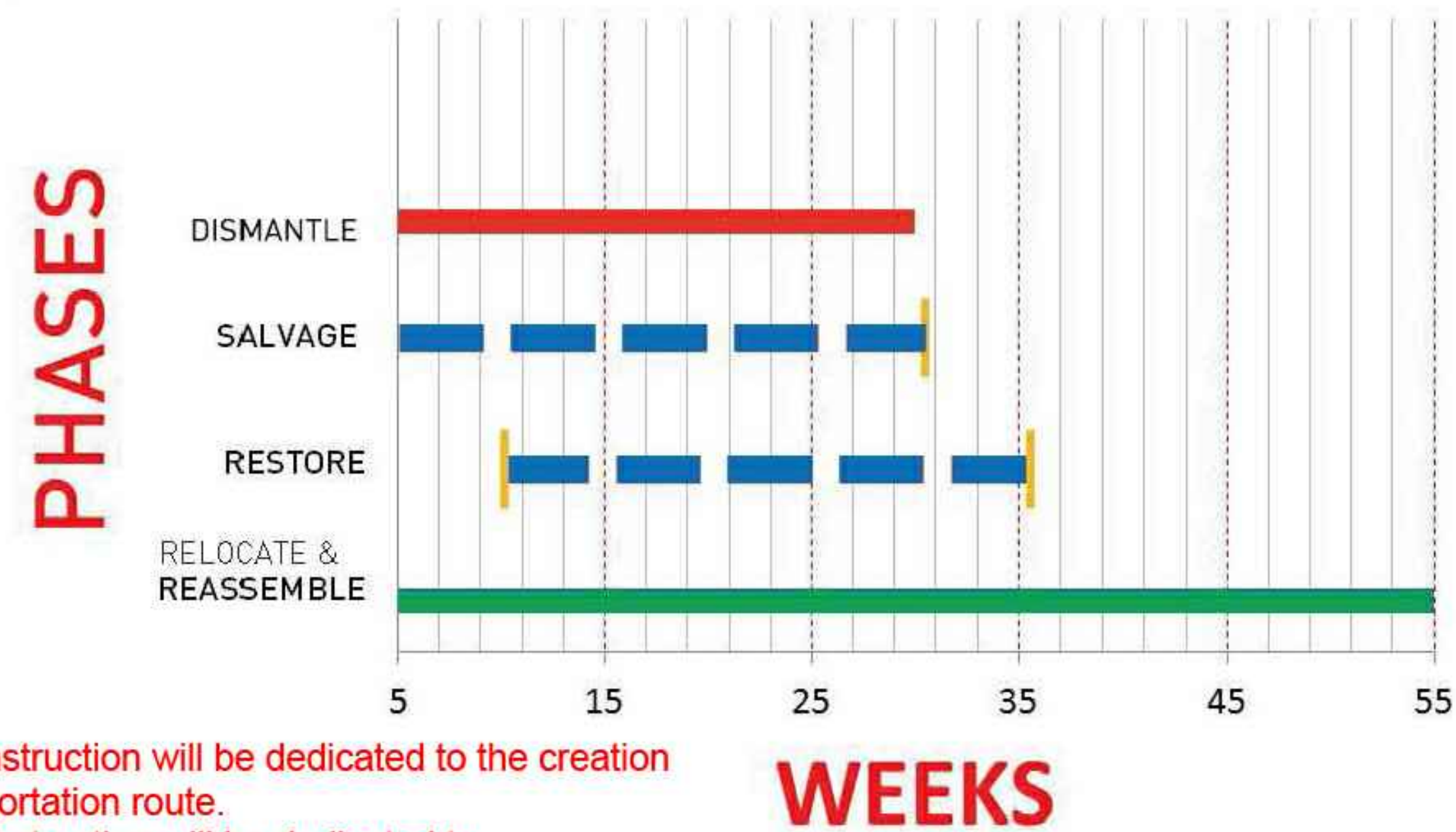


**OLD SITE \* DISMANTLE**

① MOBILIZE AND CLEAR SITE OF DEBRIS

**WEEK 3**

## SCHEDULE

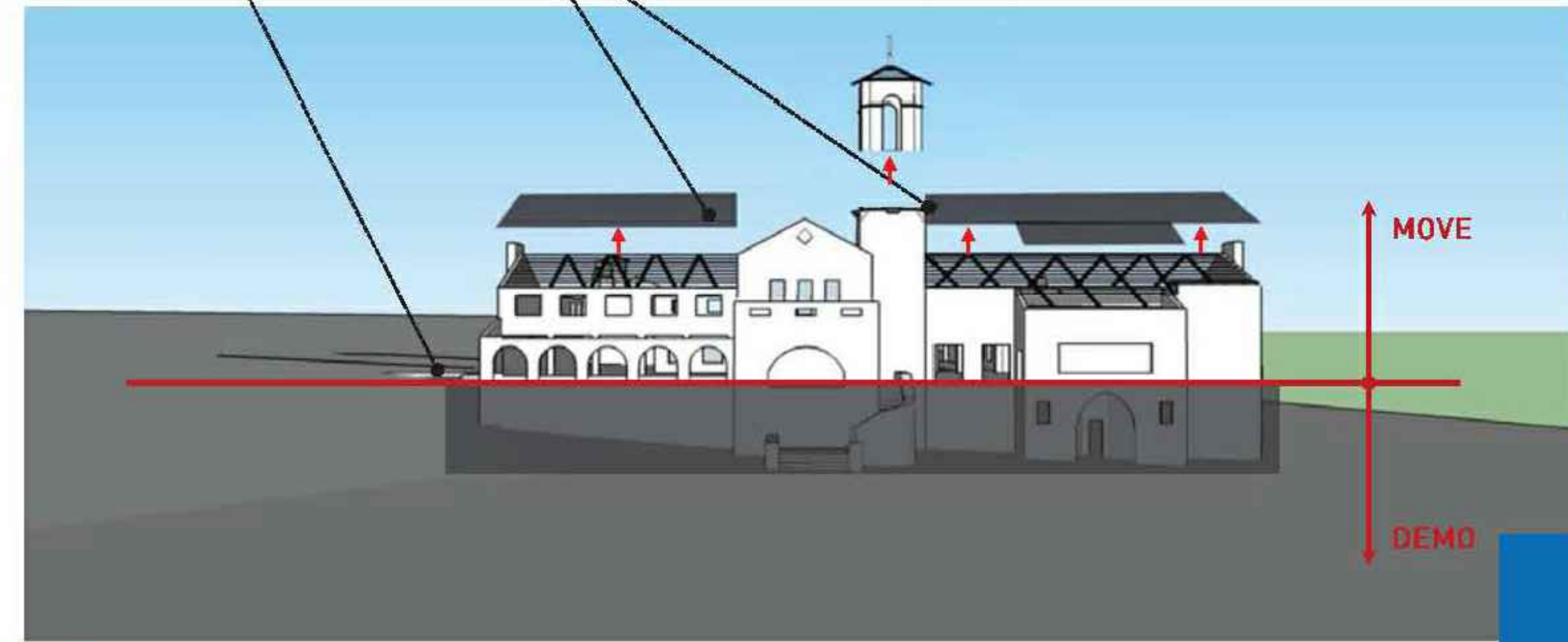
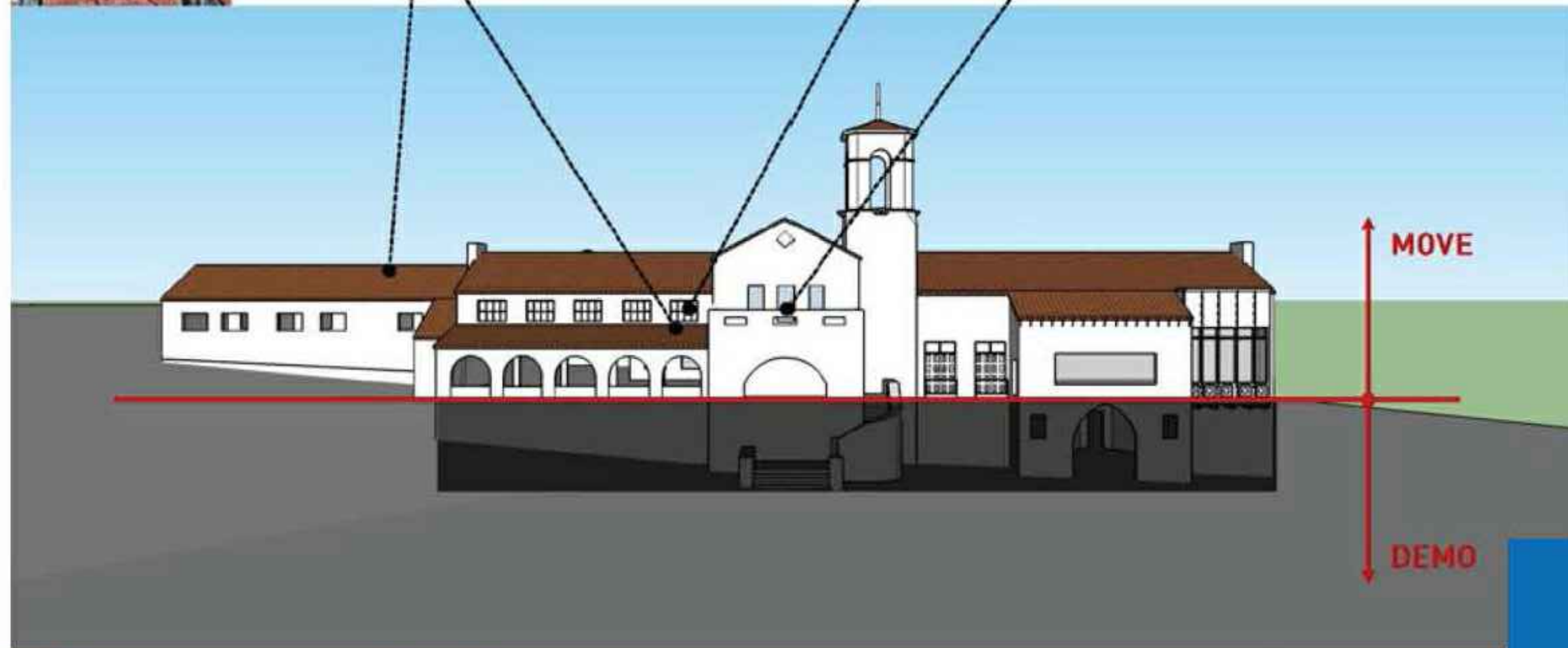


\* 3 months Pre- Construction will be dedicated to the creation of a Temp. Transportation route.  
3 months Post- Construction will be dedicated to demo of Temp. Transportation route.

**NEW SITE \* RELOCATE & REASSEMBLE**



MOBILIZE CONSTRUCTION AND CREATE SALVAGE YARD AT NEW SITE



2 SALVAGE ROOF TILE, WINDOWS, AND DOORS

WEEK 7

3 DEMO SIDE WING, ROOF SHEATHING REMOVE SALVAGE AND MOVE TOWER

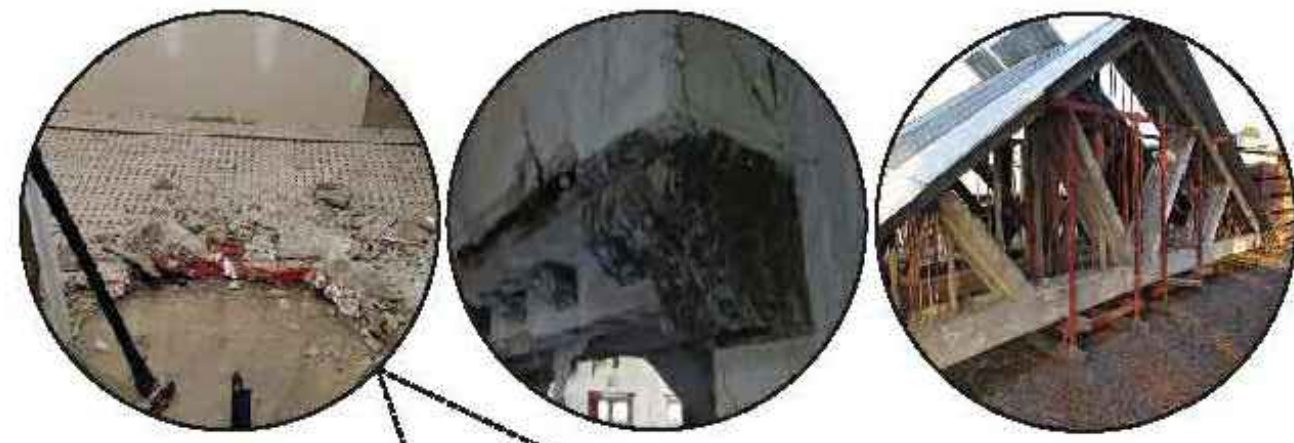
WEEK 10



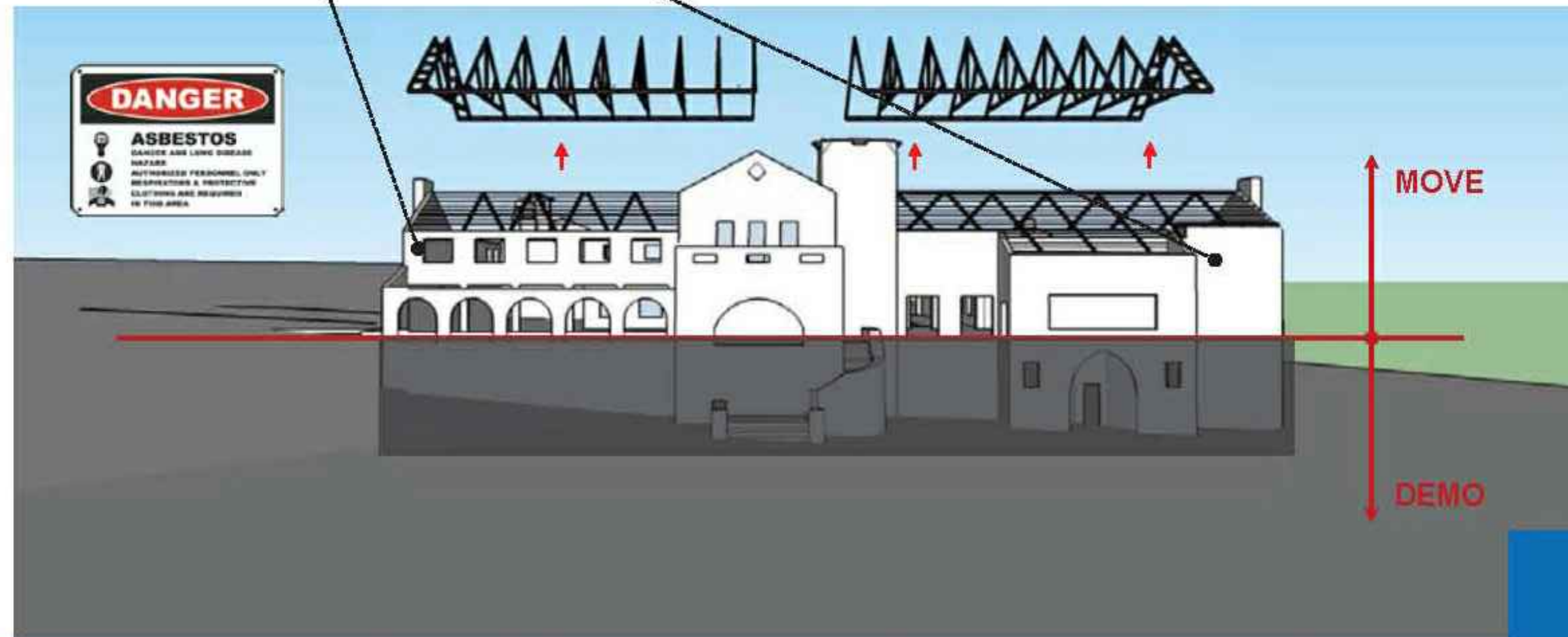
GRADING AND UNDERGROUND UTILITIES



UNDER-SLAB UTILITIES/ UNDERGROUND UTILITIES

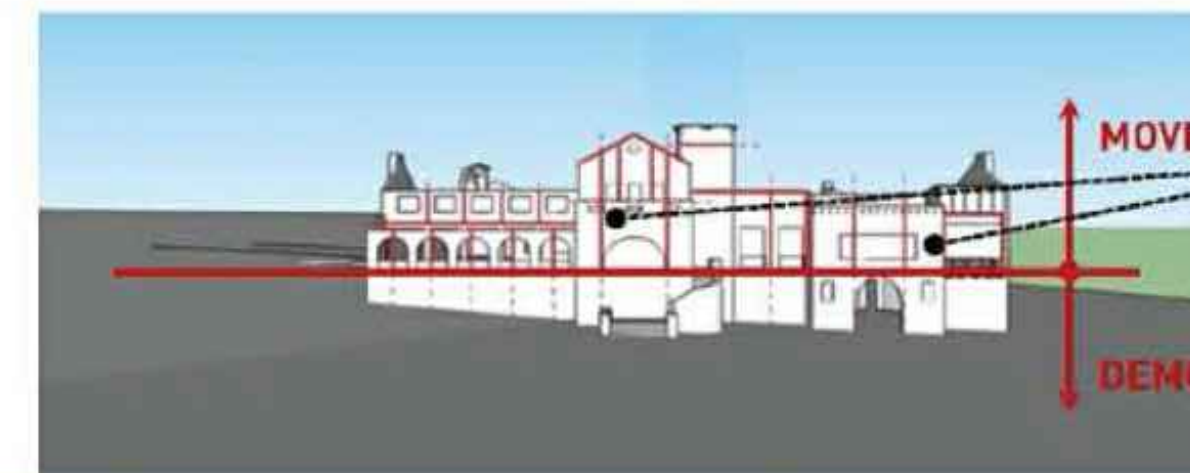
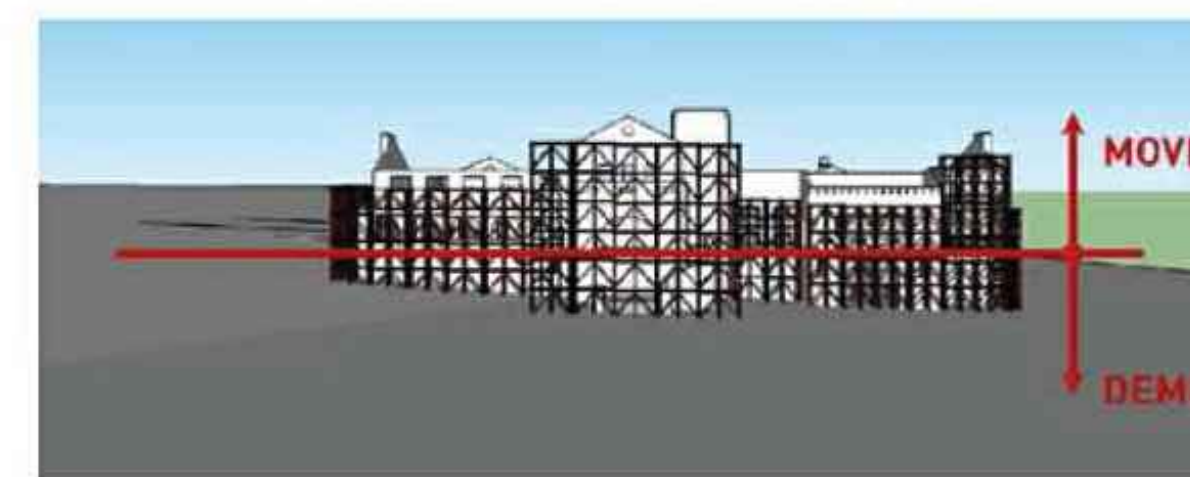


- SALVAGE LIST**
- Trusses
  - Millwork
  - Flooring
  - Railings



**4 DEMO INTERIOR SYSTEMS/SALVAGE PARTS**

**WEEK 16**



**5 SHORE BUILDING/SCAFFOLD/BRACE**

**WEEK 26**



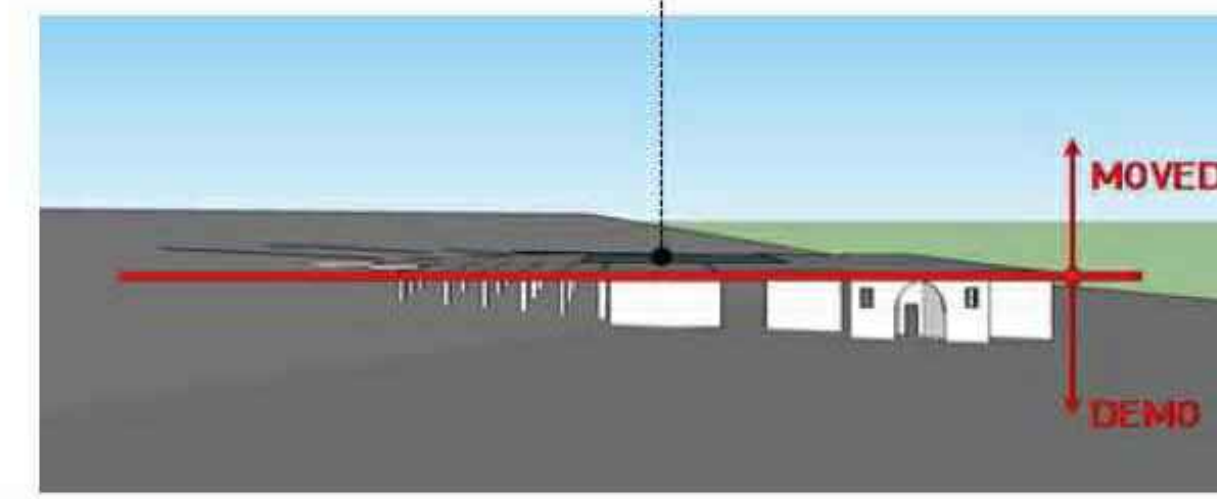
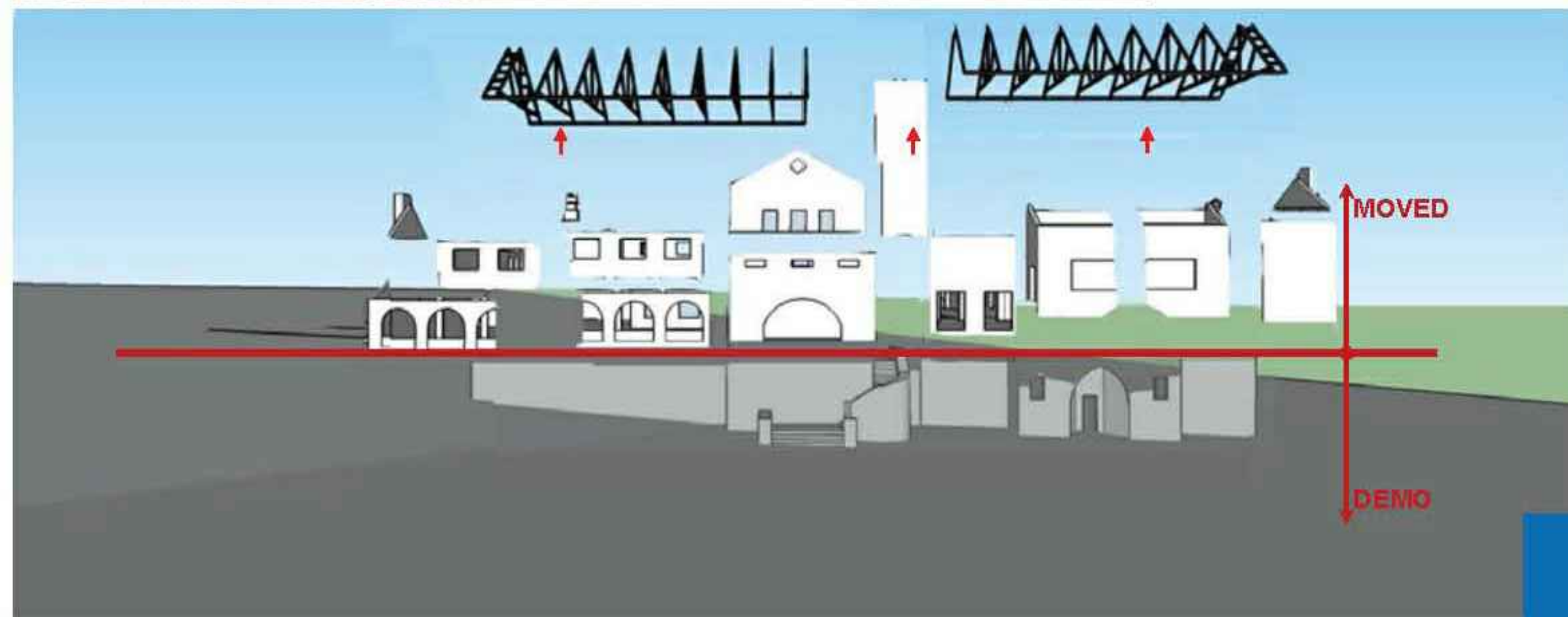
**FOUNDATION AND SLAB CONSTRUCTION**



**BUILD STEEL SKELETON / ASSEMBLE COMPONENTS**



END OF  
DISMANTLEMENT

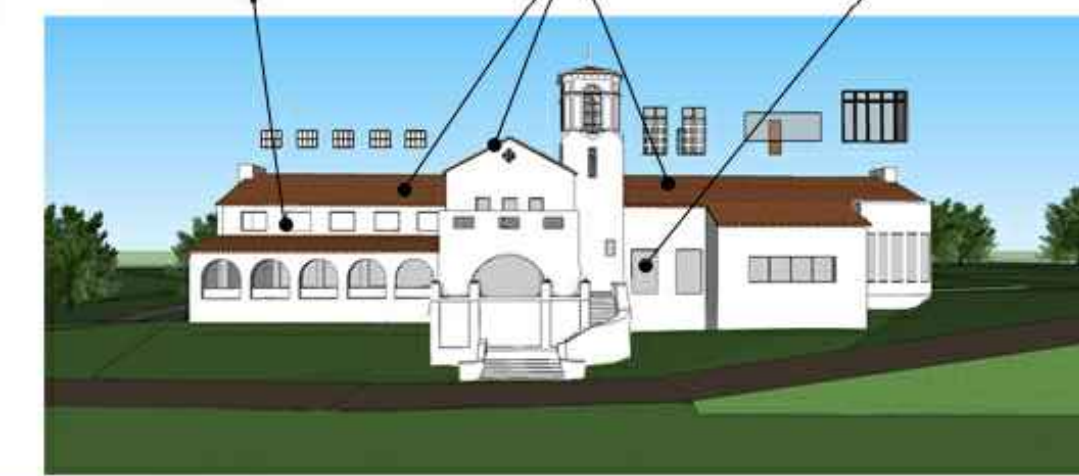
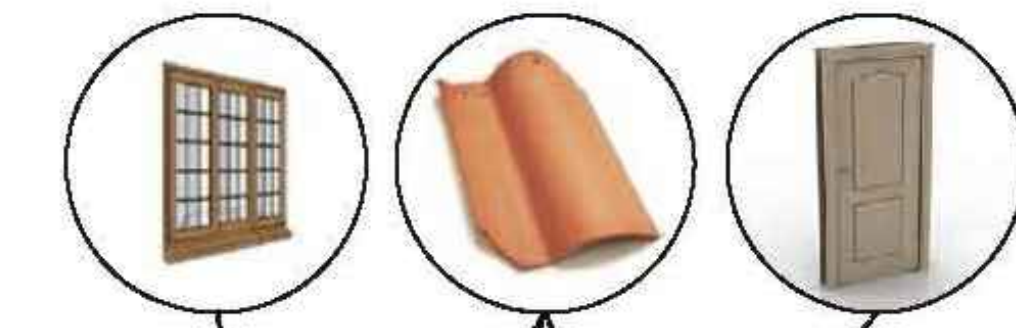
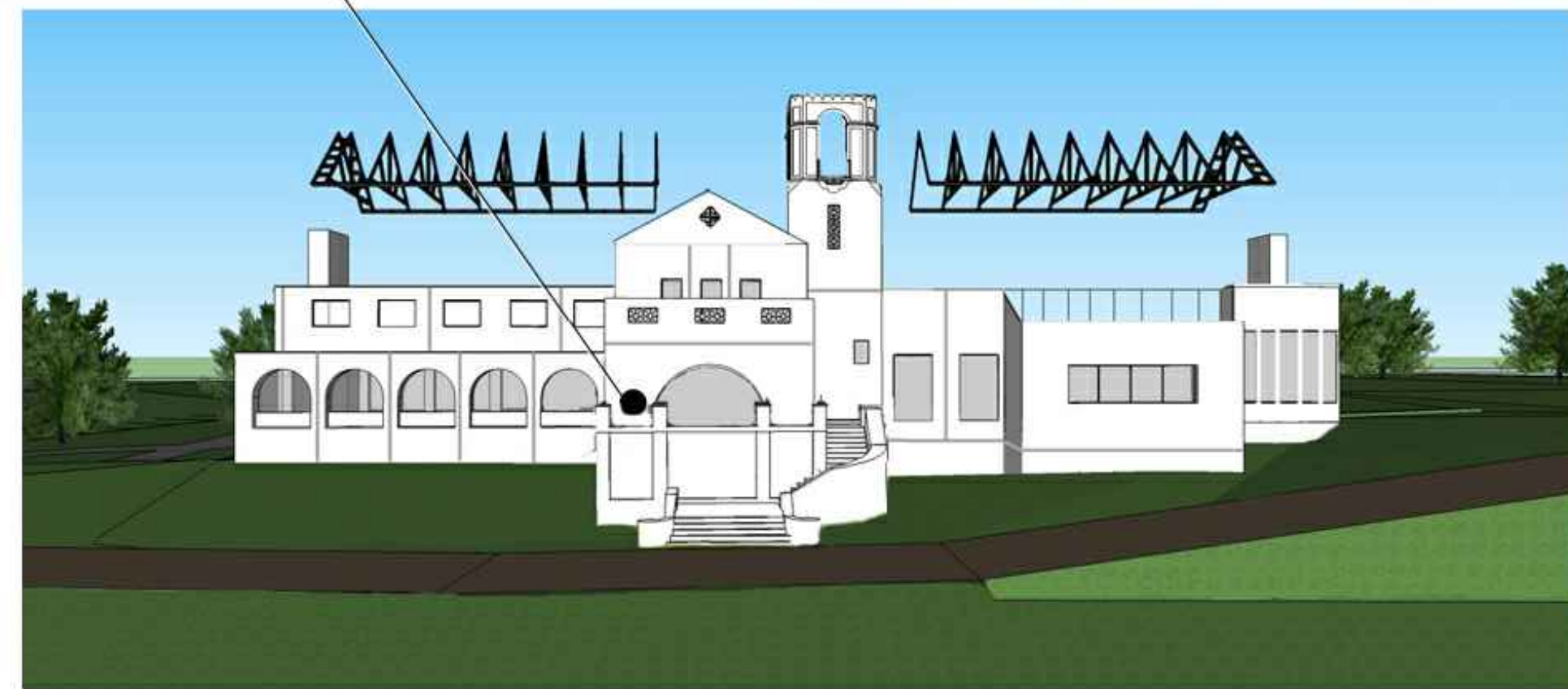


6 COMPONENTS DISMANTLED AND MOVED

WEEK 30



7 DEMO LOWER LEVEL / FILL AND GRADING



REASSEMBLY OF WALLS CONTINUES / REINSTALL ROOF TRUSSES



REASSEMBLE SALVAGED COMPONENTS AND PARTS, SUCH AS, ROOF TILE, WINDOWS, AND DOORS

ARCHITECTURAL  
DIMENSIONS

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612  
TEL. 510.463.8300 • FAX. 510.463.8395

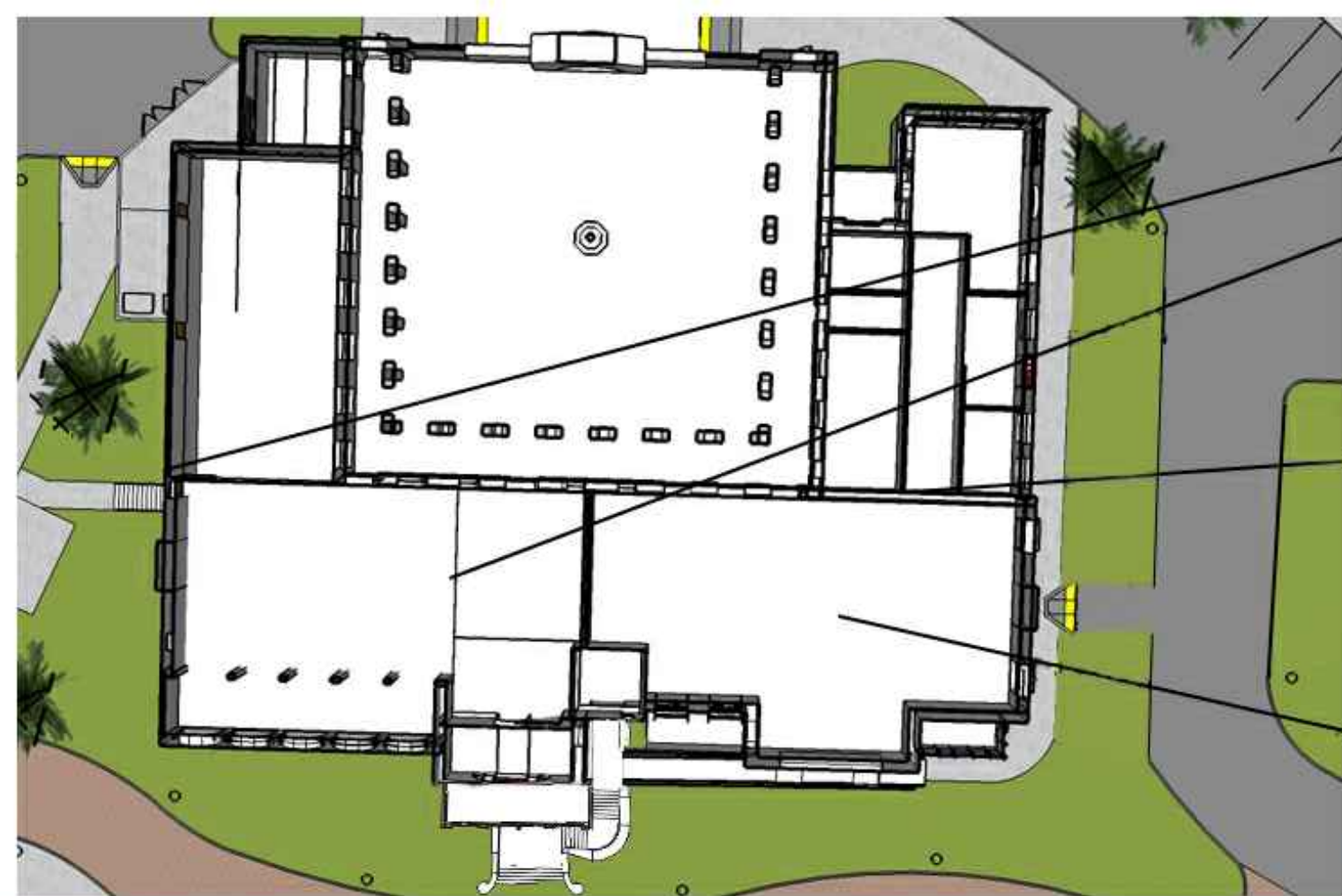
PROJECT INFO.

CLUB KNOLL  
MOUNTAIN BLVD. & SEQUOYAH RD  
OAKLAND, CA. 94605

METHODOLOGY  
OF RELOCATION

JOB NO.  
SC002  
DATE:  
01.27.2017

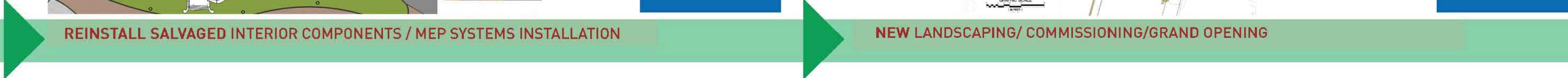
DRAWING NO.  
DR-12.4



**WEEK 45**

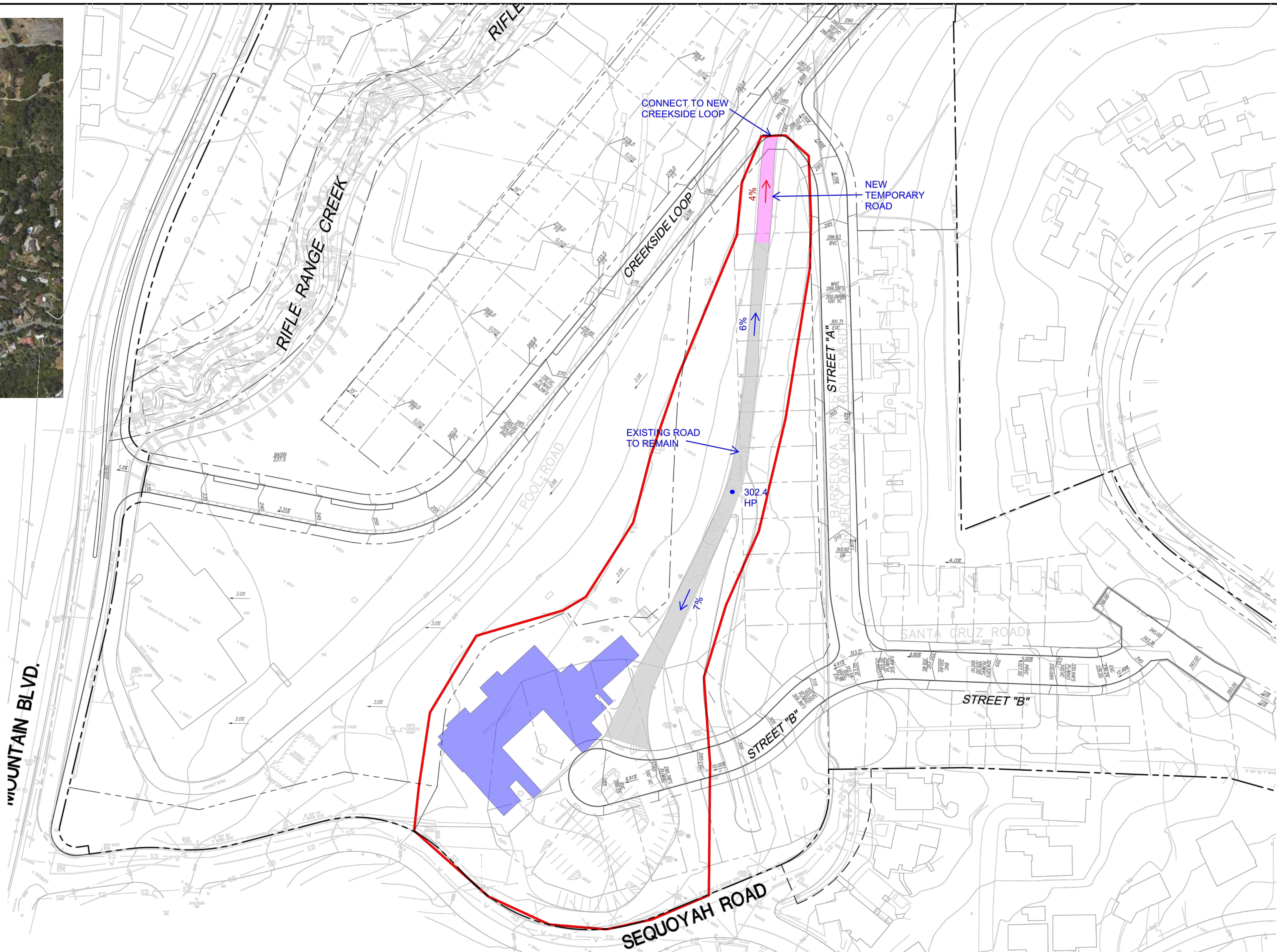


**WEEK 55**





AERIAL VIEW



\* REMAINDER OF ROUTE  
WILL FOLLOW CREEKSIDE  
LOOP TO NEW SITE

<b>ARCHITECTURAL DIMENSIONS</b>	300 Frank H. Ogawa Plaza, Suite 375 Oakland, CA 94612 TEL. 510.463.8300 • FAX. 510.463.8395	PROJECT INFO.	<b>CLUB KNOLL</b> MOUNTAIN BLVD. & SEQUOYAH RD OAKLAND, CA. 94605	<b>PROPOSED TRAVEL ROUTE</b>	JOB NO. <b>SC002</b>	DRAWING NO. <b>DR-12.6</b>
					DATE. <b>01.27.2017</b>	

**CLUB KNOLL**  
**Relocation and Replacement**  
**Matrix By Building Part/Component**

	%	%	%	%	%	EXPLANATION	METHOD OF REPLACEMENT
BUILDING COMPONENTS	EXISTING	TO BE	INTACT	TO REPLACE	TO REPLACE		
		RELOCATED	AFTER MOVE	DAMAGED	MISSING		
				DURING MOVE	NOW		
<b>INTERIOR</b>							
MECHANICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
ELECTRICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
SPRINKLER SYSTEM	0	0	0	0	100	All New Systems	All New Systems
PLUMBING SYSTEM	0	0	0	0	100	All New Systems	All New Systems
LIGHT FIXTURES	0	0	0	0	100	All New Systems	All New Systems
INTERIOR PLASTER/ DECORATIVE STUCCO	90	0	0	0	100	Deteriorated and Hazmat Content	All New Systems
HARDWARE	0	0	0	0	100	All hardware missing	Purchase new Hardware of same style
FIRE PLACES/Chimneys	100	100	85	15	0	Repoint Grout Loss	New Grout as Needed by Mason
ROOF TRUSSES	100	100	100	0	0		
WOOD CORBELS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
PLASTER COLUMNS	90	90	90	10	0		
INTERIOR WOOD RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
WOOD CEILING	100	100	80	20	0	There is some existing damage due to water intrusion.	
DOORS	80	40	40	0	0	All doors may not be needed	
GRAFITTI	100	0	0	0	0	Not original	
WOOD FLOOR + BASEBOARDS	100	100	60	40	0	Existing damage at around 40% of flooring	
<b>EXTERIOR</b>							
EXTERIOR PLASTER/ DECORATIVE STUCCO	90	90	90	10	0	Damage to be Replaced	Patching by Plaster Contractor
EXTERIOR METAL RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Metal Fab Vendor to Match
DOORS	50	50	30	0	70	Missing to be Replaced	Made by Casework Vendor to Match
DOOR FRAMES	80	80	50	0	50	Missing to be Replaced	Made by Casework Vendor to Match
DOOR HARDWARE	0	0	0	0	100	Missing to be Replaced	Made by Casework Vendor to Match
WINDOWS FRAMES	90	90	75	15	10	Missing to be Replaced	Made by Casework Vendor to Match
GLASS	35	20	20	0	80	Missing to be Replaced	New Glass by Glazing Contractor
STRUCTURAL WOOD FRAME	100	90	90	10	0	Replace Dry Rot	Repairs by Framing Contractor
ROOF TILES	75	100	60	40	0	Use salvaged spare tiles from 3rd wing	Work by Roofing Contractor
FIREPLACE	100	100	90	10	0	Replace lost grout	New Grout as Needed by Mason
ROOF BRACKETS	50	50	50	0	50	Missing to be Replaced	Made by Metal Fab Vendor to Match
<b>APPROACH TO REPAIR AND REPLACEMENT OF PARTS</b>							
1. Salvaged parts will be cleaned and/or refinished either at the new building site or in shops of vendors that have appropriate expertise.							
2. Missing mechanical parts such as light fixtures and hardware will be purchased from manufacturers that have products that "match" existing style.							
3. Missing parts that can be fabricated locally like metal and wood railings, doors, windows, corbels, etc. will be fabricated by vendors that have appropriate expertise.							
4. Missing or damaged systems that have contemporary contractors or vendors of appropriate expertise will be used for trades like framing, plaster, mechanical, plumbing, electrical.							
5. All parts and systems will be inventoried and defined for reuse and repair as part of the construction documents to be permitted by the City.							
6. All parts and systems will be inspected and tracked during construction on process of rehabilitation and reuse.							

**CLUB KNOLL**  
**Relocation and Replacement**  
**Matrix By Building Part/Component**

<b>APPROACH TO RELOCATION OF BUILDING COMPONENTS that are character defining features.</b>									
o Relocated building will maintain irregular plan with varied massing									
<b>Yes</b>									
o Mix of roof types—gable and shed									
<b>Will be maintained.</b>									
o Tower to be relocated									
<b>Yes</b>									
o Varied openings									
<b>Will be maintained.</b>									
o Juliet balconies									
<b>Will be relocated.</b>									
o Covered arcade around courtyard									
<b>Will be relocated.</b>									
o Exterior stair to main level									
<b>New reconstruction to match existing per Planning Commission</b>									
o Stucco cladding									
<b>Will be relocated with framing sections.</b>									
o Built into hillside									
<b>Built to simulate downslope on west side of building.</b>									
o Open landscape around building									
<b>Yes</b>									
o Enclosed courtyard									
<b>Will be the same.</b>									
o Sequence of public spaces (lobby flanked by two large rooms)									
<b>Will remain unchanged.</b>									
o New Additions or New Construction									
<b>If removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.</b>									
o Wood Flooring									
<b>If wood flooring is discovered it shall be inspected for soundness and retained if possible.</b>									
o Character Defining Features Not Deteriorated									
<b>Character defining features not deteriorated beyond repair shall be preserved during dismantling and properly installed and reassembled in their original locations.</b>									





FRONT ELEVATION- NEW SITE



LOOKING NORTH AT EYE LEVEL- NEW SITE



LOOKING WEST PERSPECTIVE- NEW SITE



LOOKING SOUTH PERSPECTIVE- NEW SITE



VIEW FROM CREEKSIDE LOOP BRIDGE- NEW SITE



VIEW FROM MTN. BLVD ENTRANCE- NEW SITE



MASTER PLAN- PROPOSED OAK KNOLL DEVELOPMENT



MASTER PLAN- 3D MODEL- PROPOSED OAK KNOLL DEVELOPMENT



GRAND HALL EAST



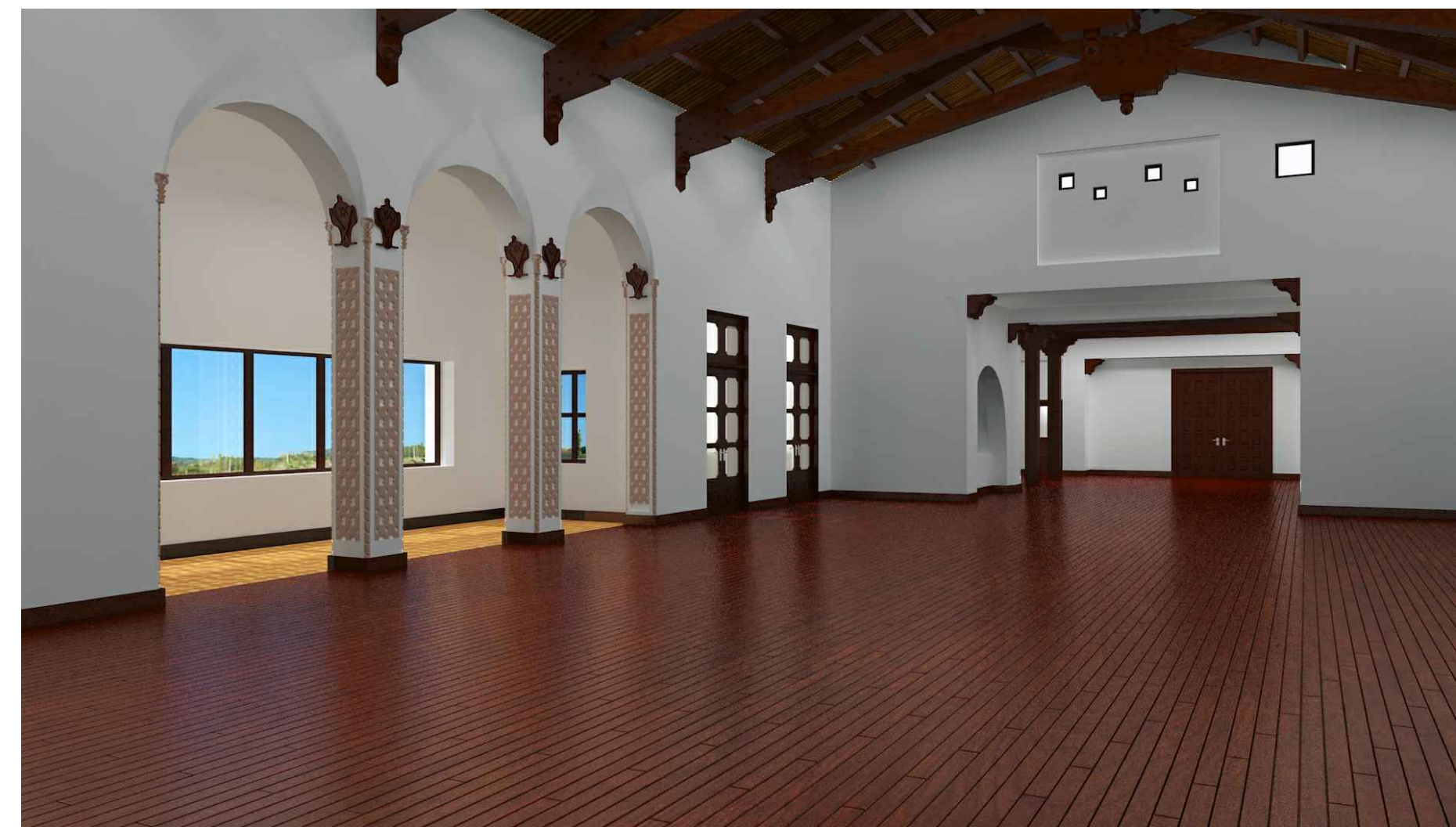
ENTRY



DINING HALL SOUTH



DINING HALL WEST



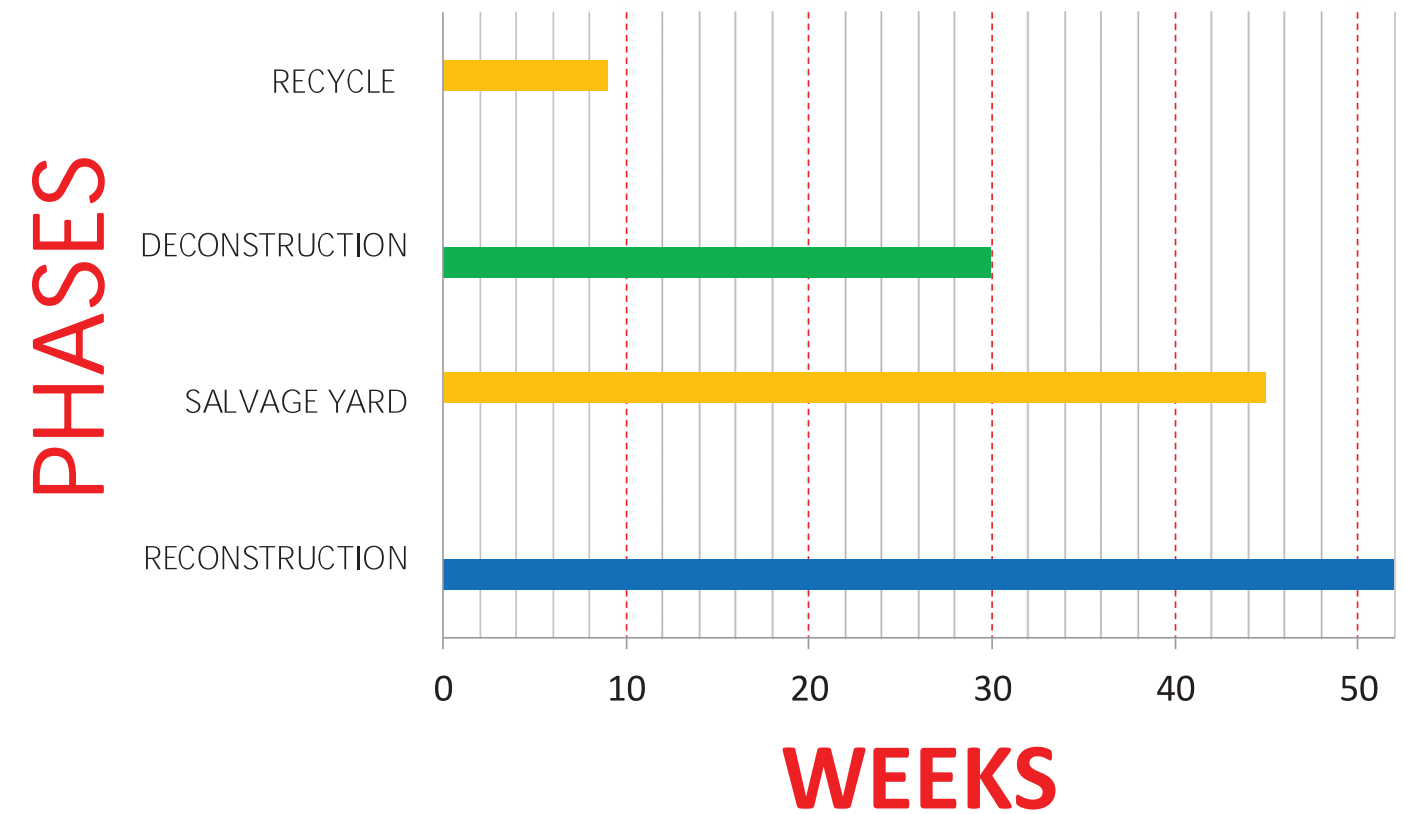
GRAND HALL NORTH



DINING HALL NORTH

NOTE:  
 INTERIOR VIEWS REFLECT UNDERSTANDING OF  
 ORIGINAL DESIGN, NOT FUTURE BUILDING USE.

# CLUB KNOLL RELOCATION & REHABILITATION

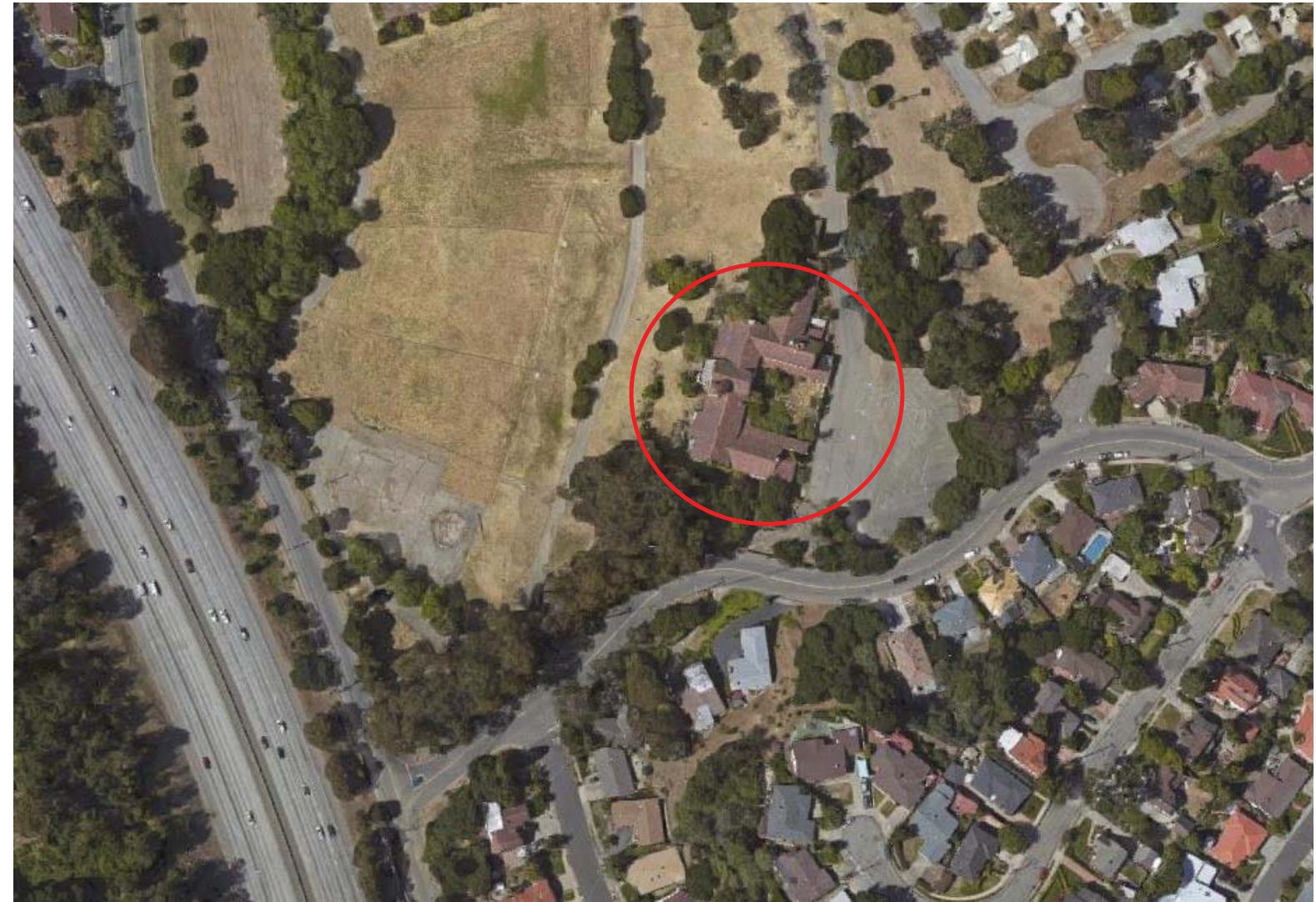


\* 3 months Pre-Construction will be dedicated to the creation of a Temp. Transportation route.  
3 months Post- Construction will be dedicated to demo of Temp. Transportation route.



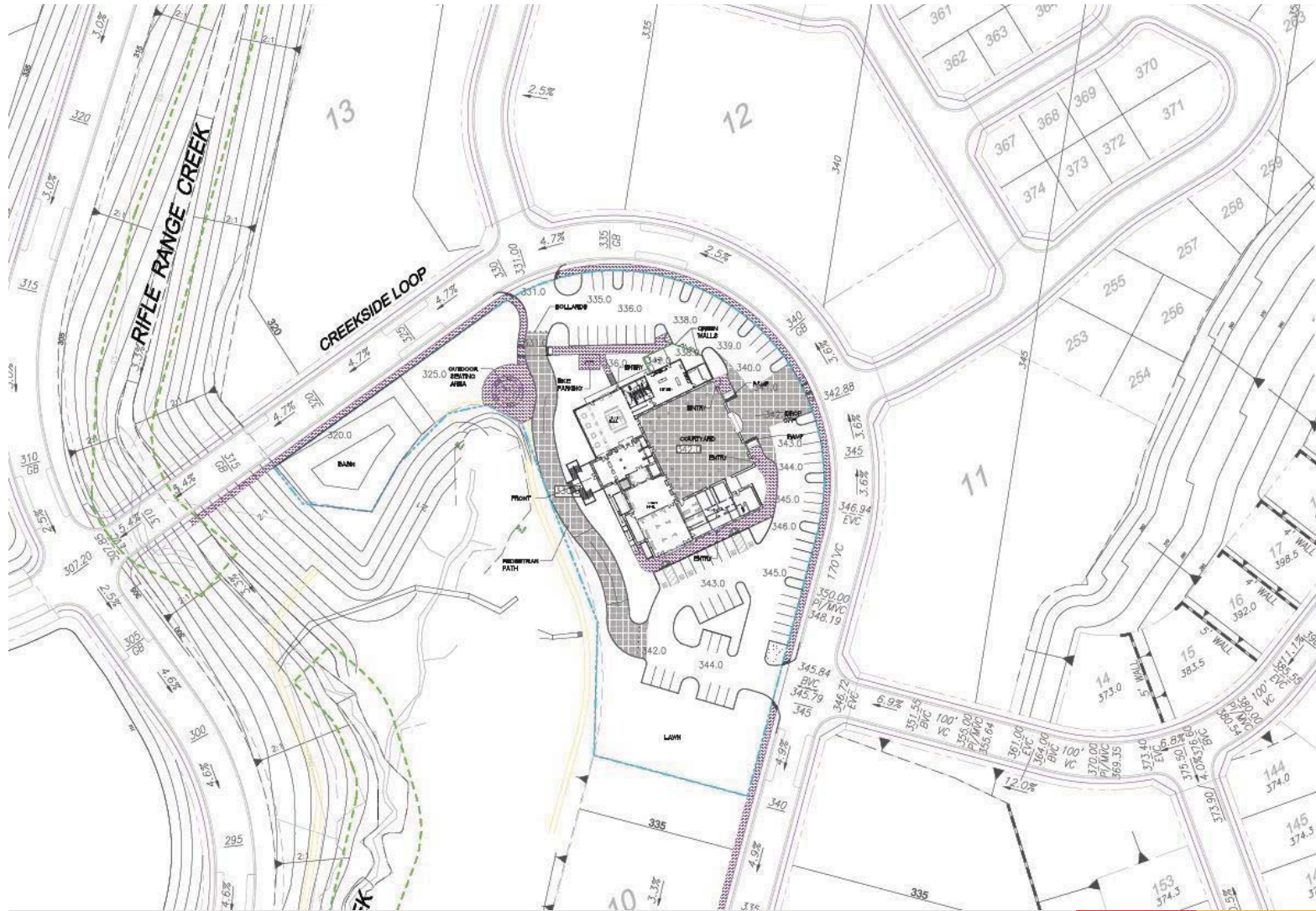
PROPOSED RELOCATION

ARCHITECTURAL  
DIMENSIONS



EXISTING BUILDING AERIAL

ARCHITECTURAL  
DIMENSIONS



PROPOSED BUILDING SITE PLAN

ARCHITECTURAL  
DIMENSIONS

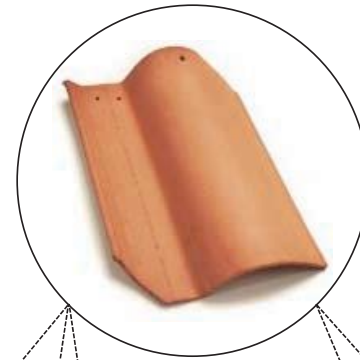


WEEKS 1 - 2



1 MOBILIZE AND CLEAR SITE

ARCHITECTURAL  
DIMENSIONS



WEEKS 3 - 4



MOBILIZE AND CREATE SALVAGE YARD

ARCHITECTURAL  
DIMENSIONS

② SALVAGE ROOF TILE

ARCHITECTURAL  
DIMENSIONS



GRADING

ARCHITECTURAL  
DIMENSIONS



WEEKS 5 - 6



3 SALVAGE WINDOWS AND DOORS

ARCHITECTURAL  
DIMENSIONS



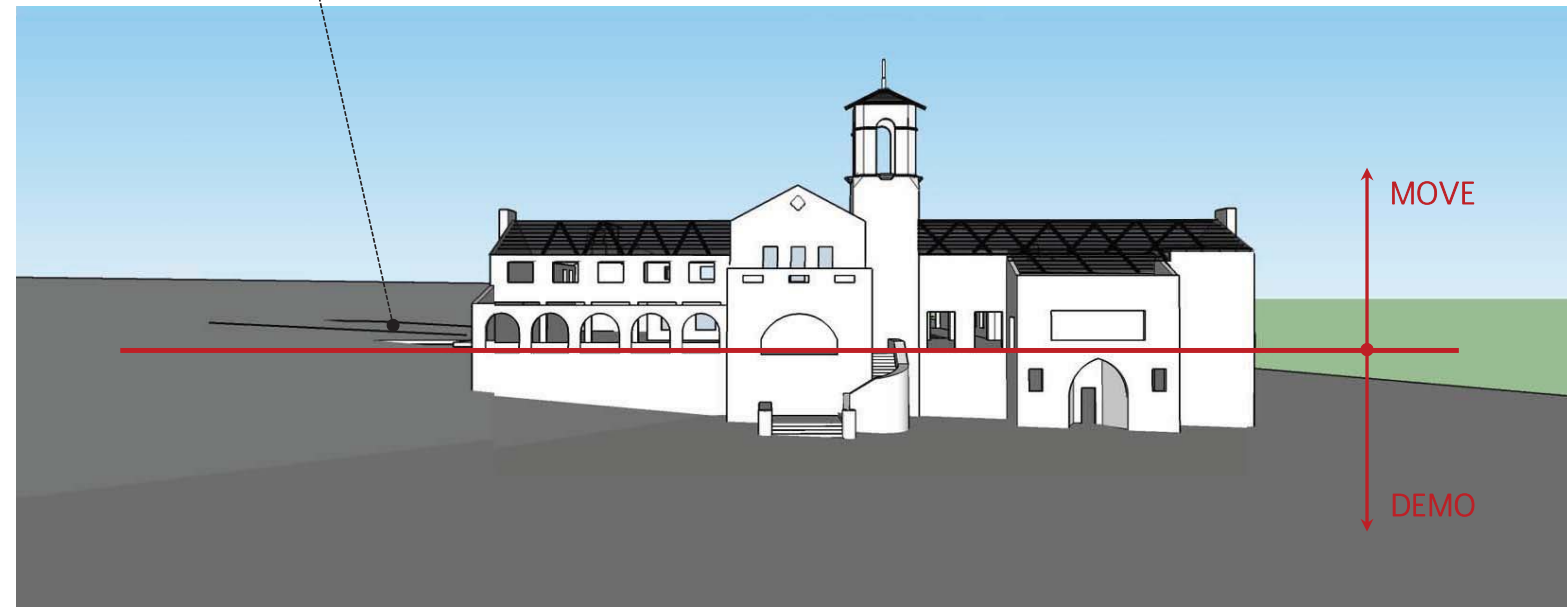


UNDERGROUND UTILITIES

ARCHITECTURAL  
DIMENSIONS



WEEK 7



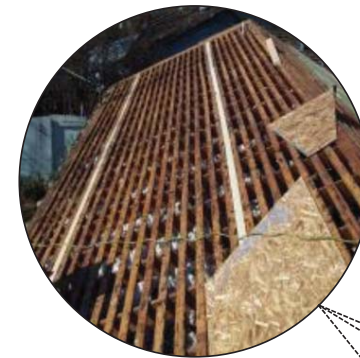
④ DEMO SIDE WING / RECYCLE DEMO

ARCHITECTURAL  
DIMENSIONS

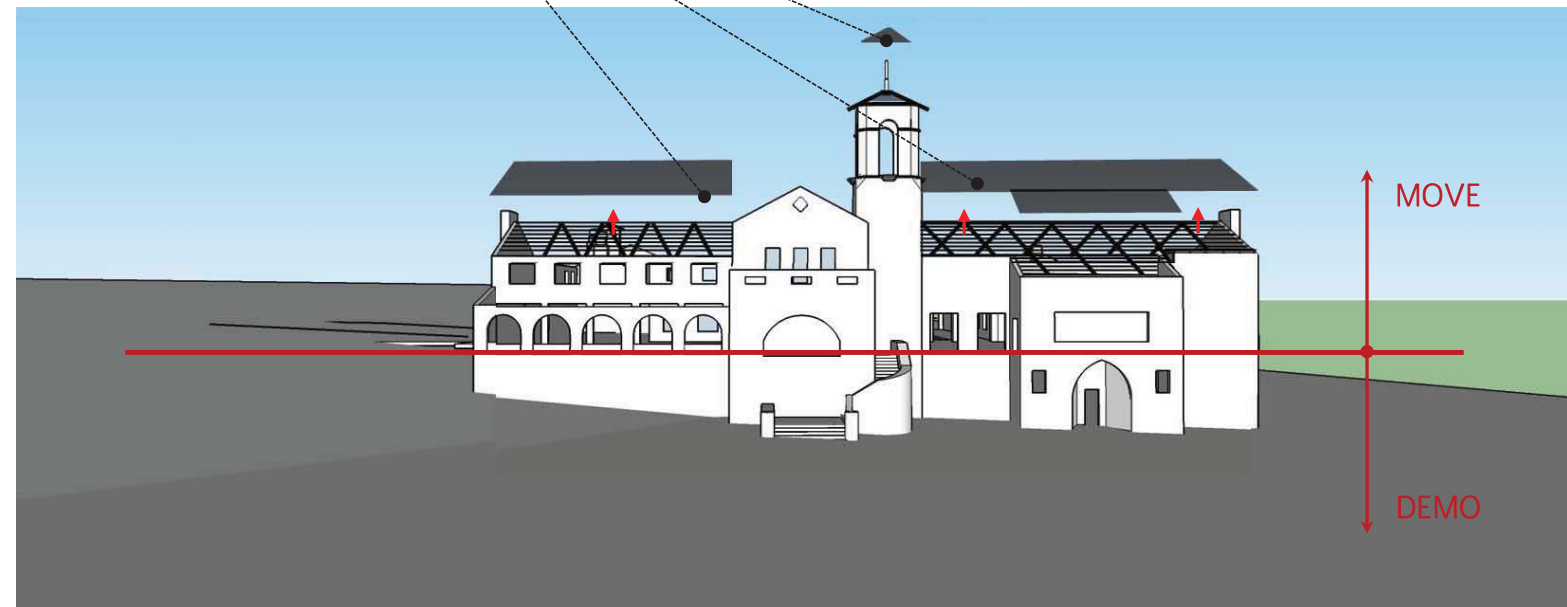


UNDERGROUND UTILITIES

ARCHITECTURAL  
DIMENSIONS



WEEKS 8 - 9



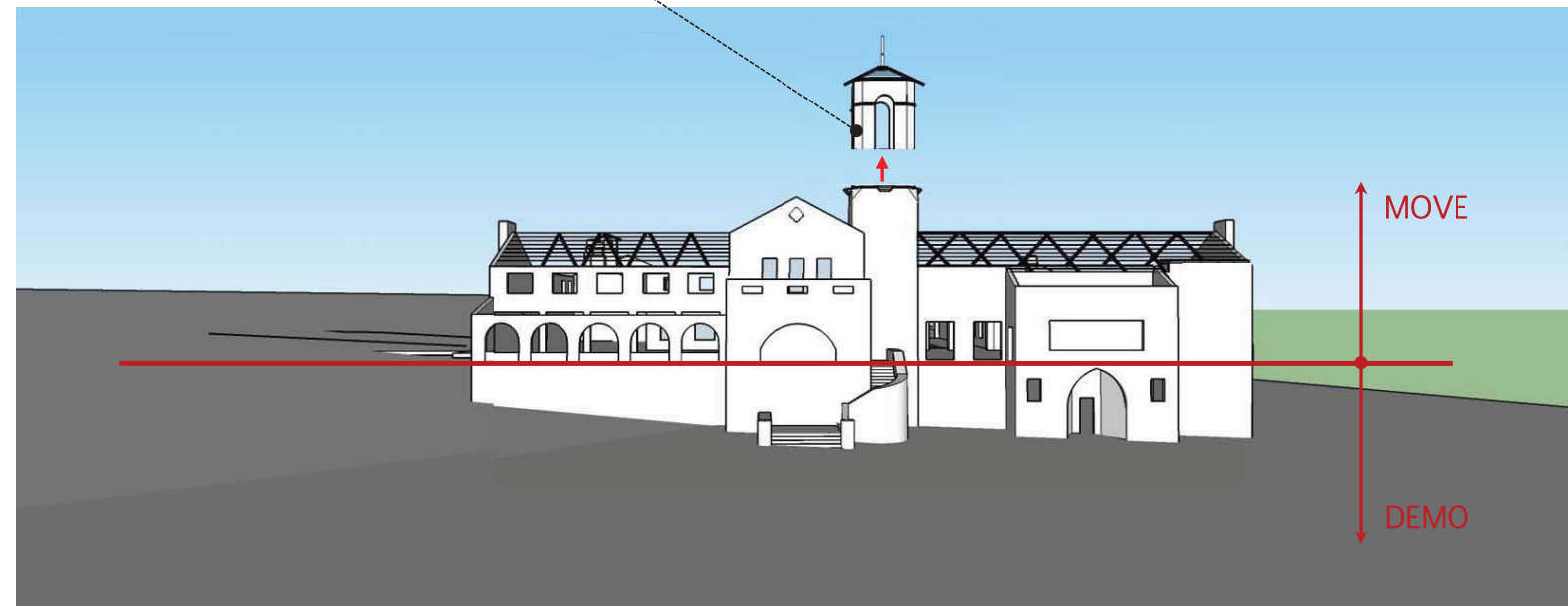
5 DEMO ROOF SHEATHING / RECYLCE DEMO

ARCHITECTURAL  
DIMENSIONS



UNDER-SLAB UTILITIES

ARCHITECTURAL  
DIMENSIONS



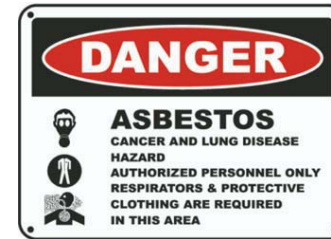
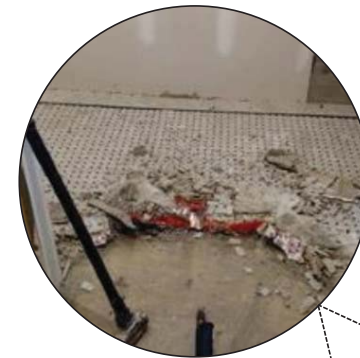
⑥ REMOVE TOP OF TOWER / SALVAGE

ARCHITECTURAL  
DIMENSIONS



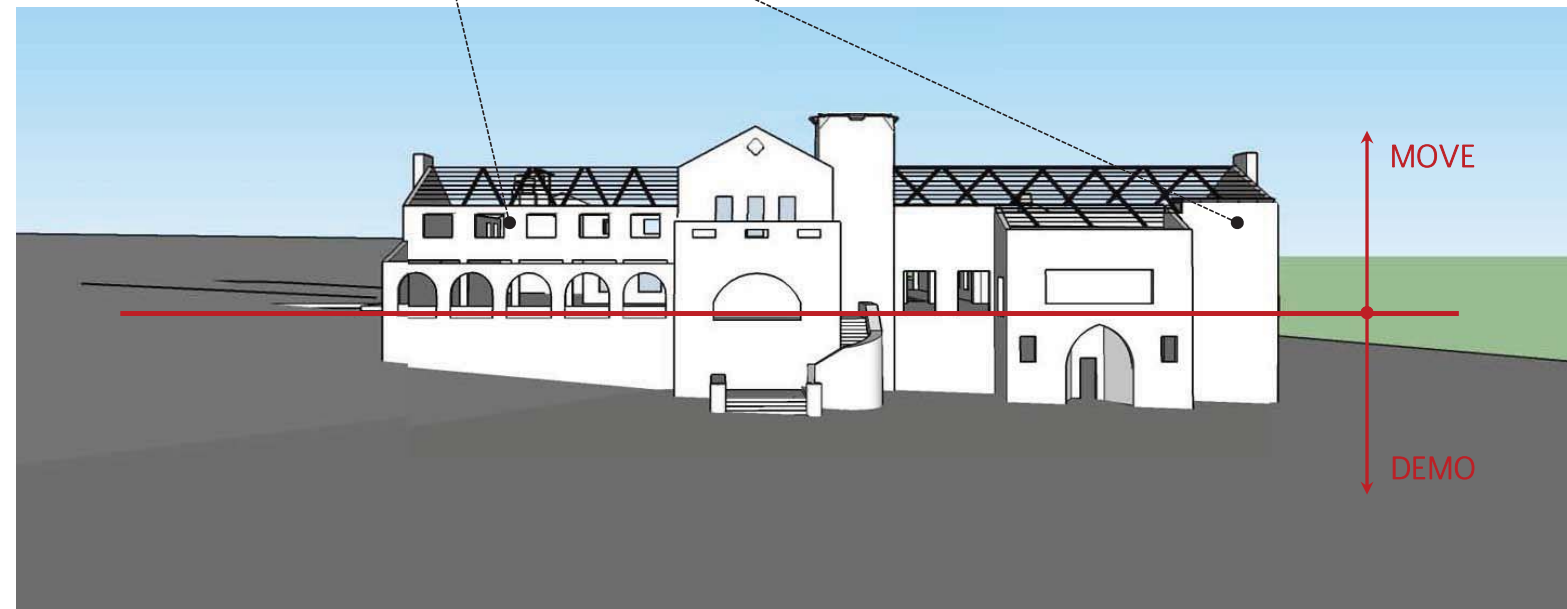
UNDER-SLAB UTILITIES

ARCHITECTURAL  
DIMENSIONS



- DEMO LIST
- Electrical
  - Mechanical
  - Plumbing

WEEKS 11-12



7 DEMO INTERIOR SYSTEMS

ARCHITECTURAL  
DIMENSIONS



FOUNDATION FORMING

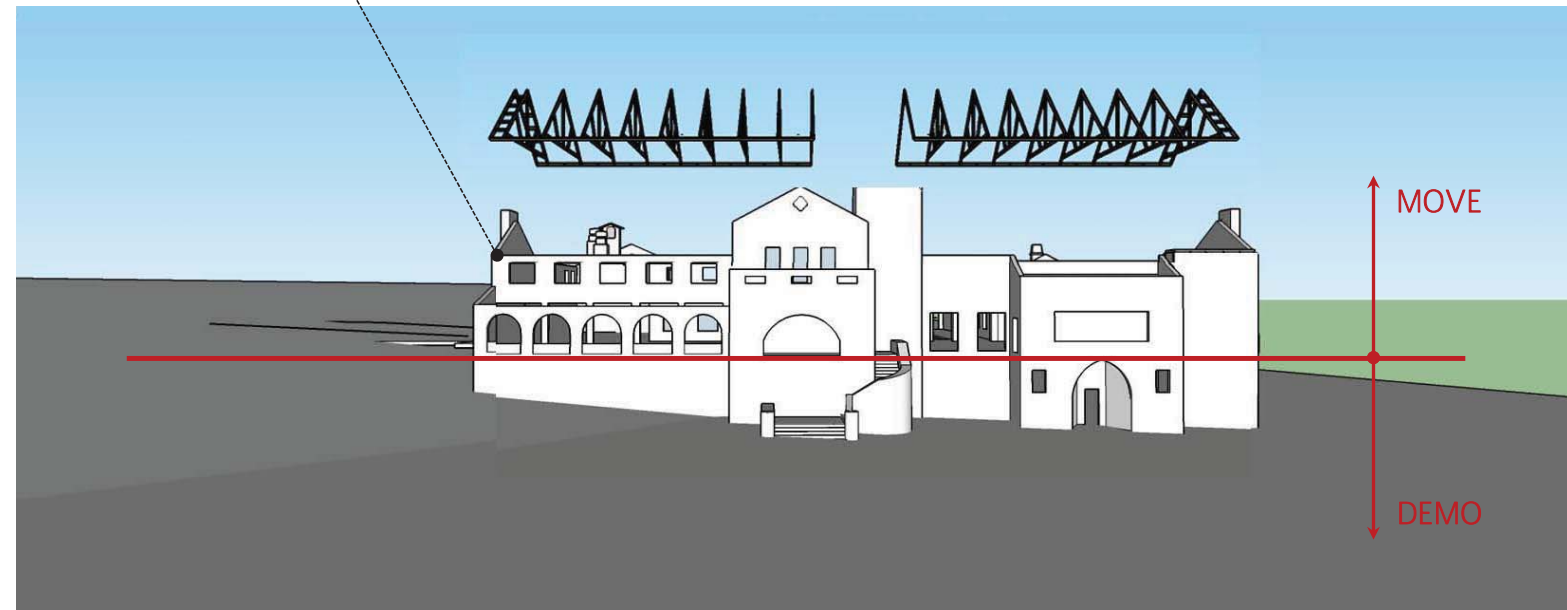
ARCHITECTURAL  
DIMENSIONS



WEEKS 13-16

SALVAGE LIST

- Trusses
- Millwork
- Wood Flooring
- Railings



8 SALVAGE INTERIOR FINISHES

ARCHITECTURAL  
DIMENSIONS

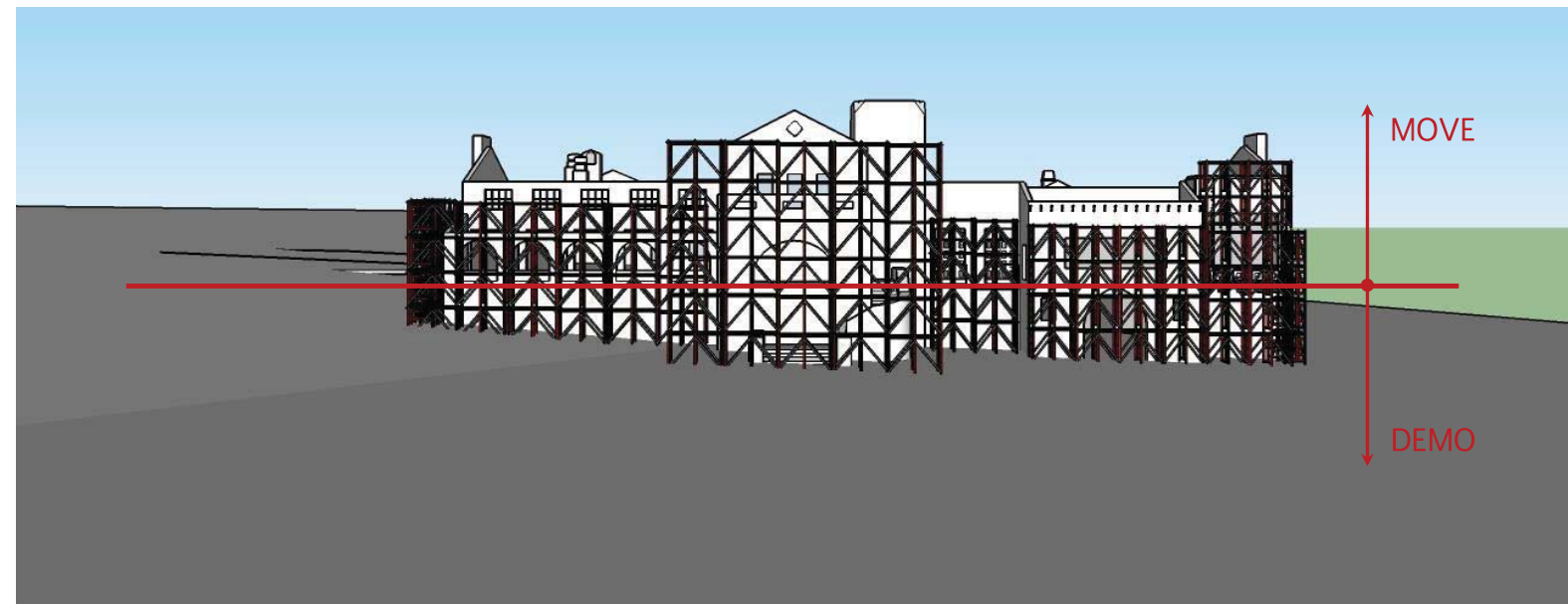


FOUNDATION FORMING

ARCHITECTURAL  
DIMENSIONS



WEEKS 17-19



9 SHORE BUILDING/SCAFFOLD/BRACE

ARCHITECTURAL  
DIMENSIONS



BUILD STEEL SKELETON

ARCHITECTURAL  
DIMENSIONS



10 FIELD INVESTIGATION



ARCHITECTURAL  
DIMENSIONS



BUILD STEEL SKELETON

ARCHITECTURAL  
DIMENSIONS



WEEKS 23-26

SALVAGE

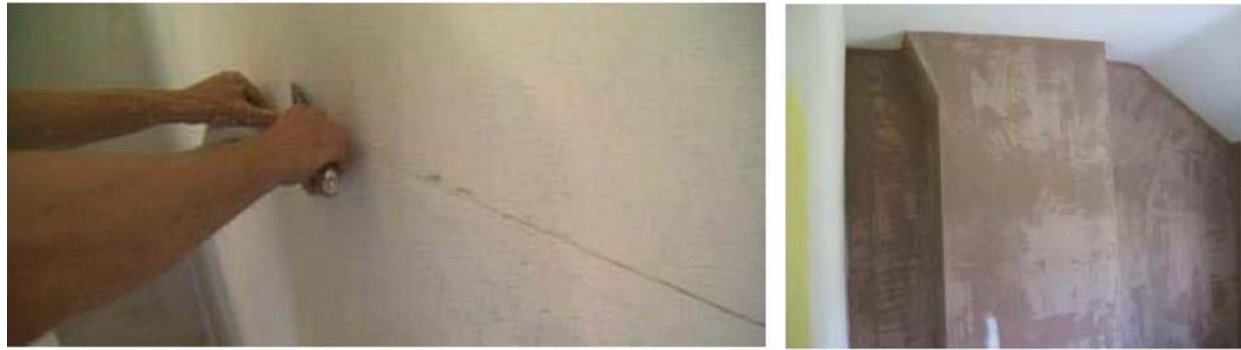
- Walls
- Columns
- Tower



11 CUT AND SALVAGE WALLS

ARCHITECTURAL  
DIMENSIONS



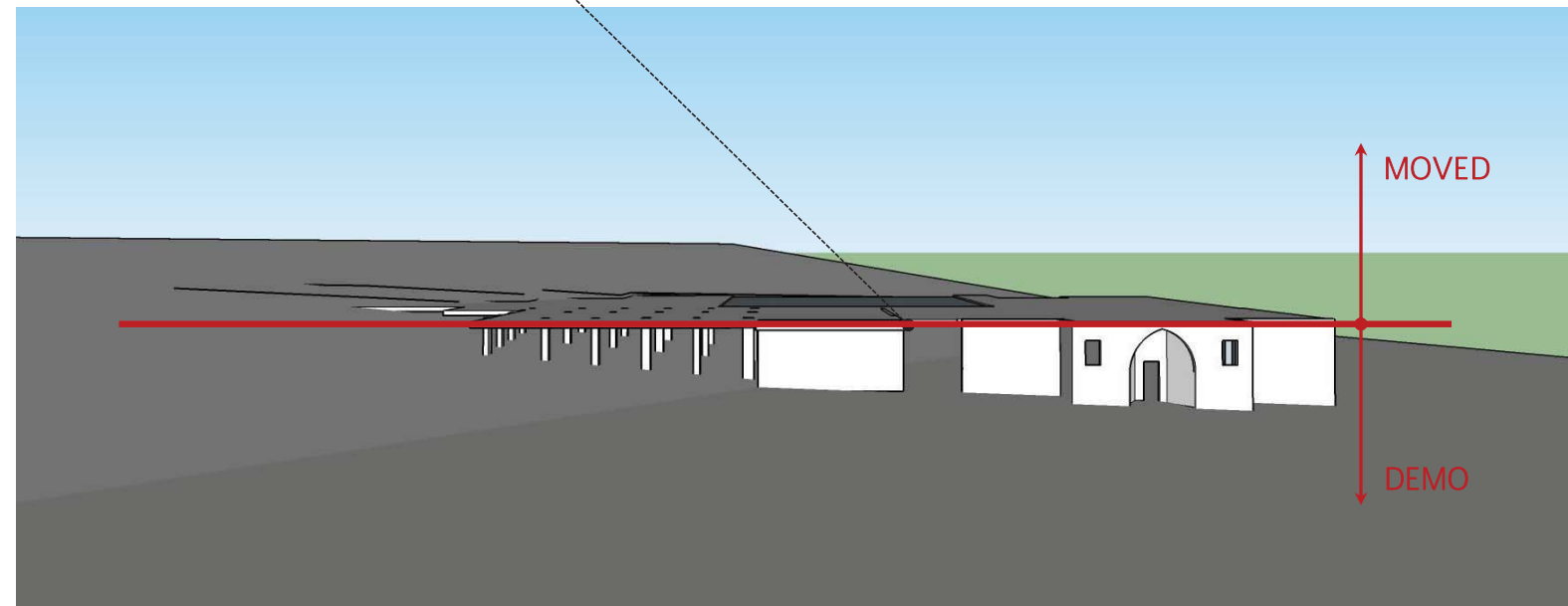


RECONSTRUCT WALLS

ARCHITECTURAL  
DIMENSIONS



WEEKS 27-28



12 DEMO LOWER LEVEL

ARCHITECTURAL  
DIMENSIONS



RECONSTRUCT WALLS

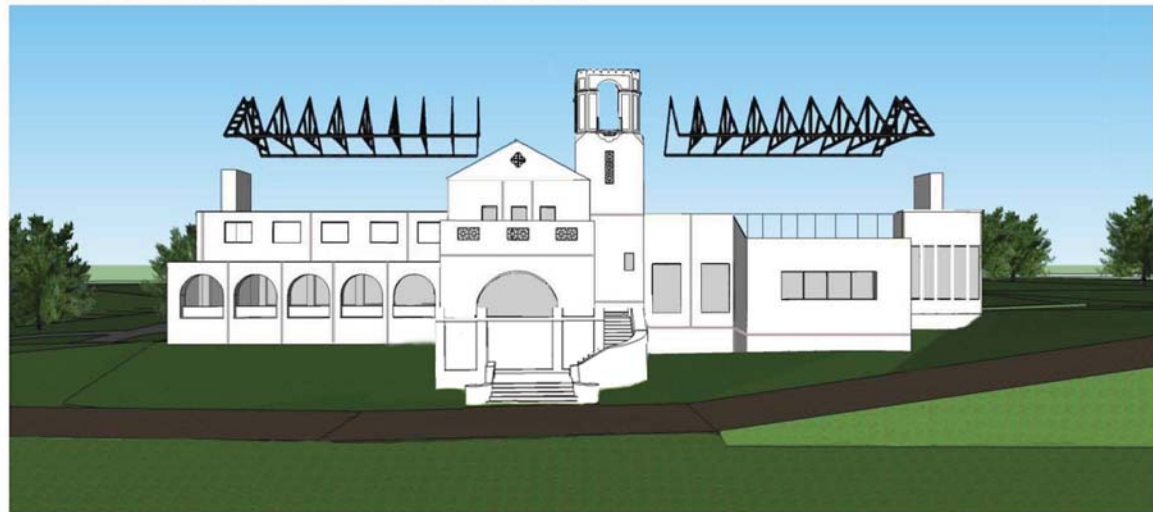
ARCHITECTURAL  
DIMENSIONS



13 FILL AND GRADING

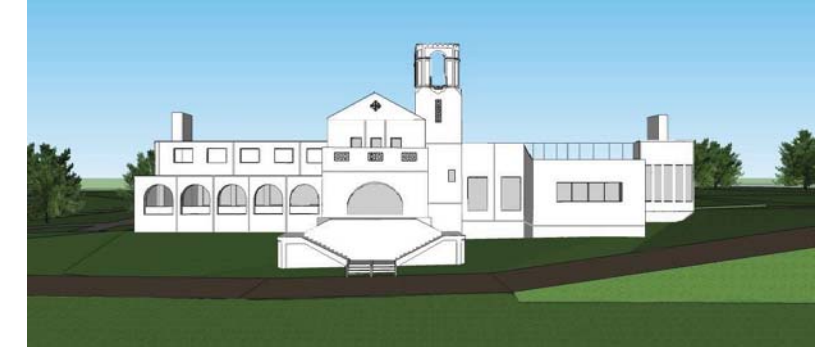
ARCHITECTURAL  
DIMENSIONS

WEEKS 29-30



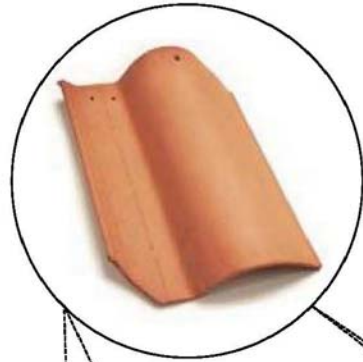
REINSTALL ROOF TRUSSES

ARCHITECTURAL  
DIMENSIONS



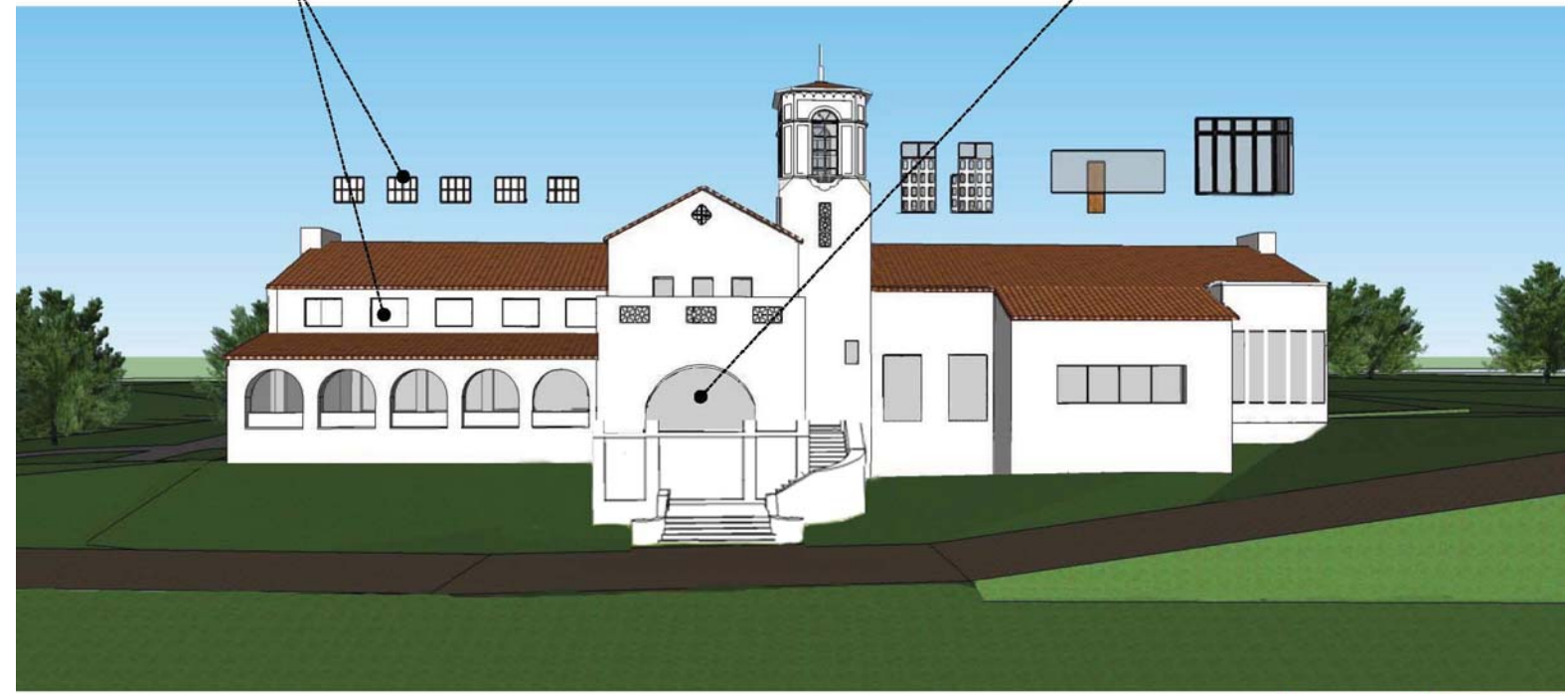
STICH FRAMING

ARCHITECTURAL  
DIMENSIONS



REINSTALLATION OF ROOF TILE

ARCHITECTURAL  
DIMENSIONS



REINSTALL EXISTING WINDOWS AND DOORS

ARCHITECTURAL  
DIMENSIONS

March 30, 2017

City of Oakland  
Planning Department  
Oakland, CA 94612

■ 300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612

■ [www.archdim.com](http://www.archdim.com)

■ James M. Heilbronner  
Architect C11531

Re: Club Knoll Building  
Oak Knoll Project  
Oakland, CA

City of Oakland:

I write in response to questions regarding the need for a new steel frame structure within the rehabilitated Club Knoll Building. I am a licensed architect with 40 years of experience. I have rehabilitated numerous historic buildings and hundreds of less significant buildings. I am well versed in the California Building Code, State Historic Building Code, as well as the Secretary of the Interior's Standards for Rehabilitation.

There is a general misunderstanding of the magnitude of rehabilitating old buildings due to issues that are not merely aesthetic. Old buildings suffer from years of use, worn out systems, non-conformance with contemporary codes and today's standards of living. Whether the building is moved or not, the structure of the building will have to be addressed due to the size of rehabilitation spending and its interface with a complete new foundation system.

Club Knoll's existing wood frame will not sustain code defined environmental loads, such as wind loads and seismic loads, making it unsafe, even in its current location. Further, even if the structural system was adequate to sustain environmental loads, moving the building will require the disassembling and/or disconnecting structural components, particularly exterior walls that are the primary structure that withstands vertical and lateral loads.

Wood structures relies on the continuity of the framing so once cut into movable components the components, by themselves, are not easily stitched back together to form a congruent structure. Simply reconnecting the components will not be adequate to sustain current code forces. The proposed new steel skeleton will be the structural system to withstand the environmental loads and, at the same time, work to stitch the building components together including exterior walls and roof components, therefore not requiring alteration to the components. The building components, original to the building, will form around the new skeleton to preserve historic aesthetics and geometry of the components and building while working to transfer environmental loads to the steel frame that will meet current code standards.

Absent a new structural system, the building would lack sufficient structural integrity to be safe for human occupancy. This steel frame will not be visible after completion of the project nor could it ever be removed unless Club Knoll is demolished or again relocated.

Sincerely,

ARCHITECTURAL DIMENSIONS  
  
James M. Heilbronner, President

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