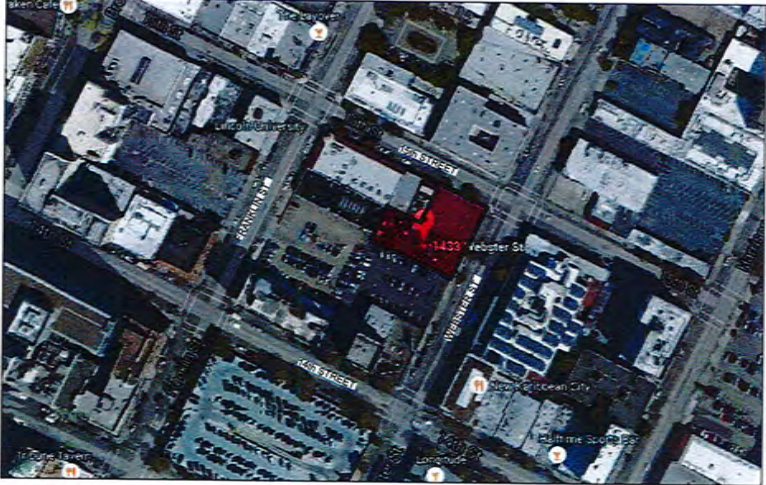


1433 WEBSTER STREET

BASIC APPLICATION FOR DEVELOPMENT REVIEW



PROJECT LOCATION



SHEET INDEX

Sheet	Drawing	Scale
GENERAL INFORMATION & SITE PLAN		
A0.1	Title Sheet	NTS
A0.2	Project Data	NTS
A0.3	Density Bonus	NTS
A0.4	Existing Condition Photos	NTS
A0.5	Existing Condition Photos	NTS
A0.6	Demolition Plan	3/32"=1'-0"
A0.7	Greenpoint	NTS
A0.8	Site Plan	1/16"=1'-0"
CIVIL		
C0.0	Topographic Survey	1"=20'-0"
C1.0	Stormwater Management	1"=10'-0"
C2.0	Tree Exhibit	NTS
LANDSCAPE DESIGN		
L1.1	Level 1 Plan	3/32"=1'-0"
L1.2	Level 6 Plan	3/32"=1'-0"
L1.4	Trees	NTS
L1.5	Shrubs	NTS

Sheet	Drawing	Scale
ARCHITECTURAL		
A1.0	Level 1	3/32"=1'-0"
A1.1	Level 2-15	3/32"=1'-0"
A1.5	Roof Plan	3/32"=1'-0"
A2.0	Building Elevation	1/16"=1'-0"
A2.1	Building Elevation	1/16"=1'-0"
A2.2	Building Signage	NTS
A3.0	Building Section	1/16"=1'-0"
BUILDING MATERIALS & FINISHES		
A4.0	Perspective Rendering	NTS
A4.1	Perspective Rendering	NTS
A4.2	Perspective Rendering	NTS
A4.3	Perspective Rendering	NTS
A4.4	Perspective Rendering	NTS
A4.5	Perspective Rendering	NTS
A5.0	Materials	NTS

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1 510 343 5593

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ARCHITECT OF RECORD:
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AGENCY APPROVALS

PLAN CHECK #

No.	Description	Date
001	ISSUE RECORD	2/16/2018
002	ISSUE RECORD	4/23/2018
003	ISSUE RECORD	06/08/2018
004	ISSUE RECORD	06/13/2018
005	ISSUE RECORD	07/23/2018

1433 Webster St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70575
Oakland, CA 94612
Tel: 510.343.5593

TITLE SHEET

RAD Project Number: 16501
Date: 23, July 2018
Drawn by:

A0.1

Scale:

Attachment A

PROJECT INFORMATION: PLANNING

ADDRESS: 1433 Webster Street, Oakland, CA (Cross Street: 15th)

ZONING SUMMARY: 1433 Webster St: Parcel Number 008 062403600 Lot Area = 9,750 sf Lot Dimensions 150' x 65' Zoning District CBD-C (Commercial Zone) Height Limit No Limit (CBD- Height Area 7) Max Height Base 120'. Max FAR 20.0 Residential Density 90 sf of lot area required per unit

359 15th St: Parcel Number: 008 062403500 Lot Area 6,147 sf Lot Dimensions 87.5' x 70.25' Zoning District CBD-P(Commercial Zone) Height Limit 85' (CBD Height Area 2) Max FAR 6.0 (non-residential FAR) Residential Density 200 sf of lot area required

EXISTING SITE CONDITION: LOT 1433 Webster Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished. LOT 359 15th Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished.

PROJECT DESCRIPTION: New 168-Unit- 15 STORY High Rise Residential/Mixed-use building with 1,025 SF of ground floor retail. This is a Covered Apartment Residential Building per 1102A.1.2 (Flat-Level, Multi-Family), Fully Automatic Sprinkled.

HEIGHT: The project contains a residential tower with a height of 160'-6" feet facing the street frontage of Webster St.

OCCUPANCY: R-2 Multi-Residential, M-Mercantile, B-Business, A3-Assembly, A-2 Restaurant

CONSTRUCTION: Type IA

BULK: The tower rises to a height of 160'-6" feet with a lot coverage of 53% (85% allowed in Height Zone 7)

MAXIMUM DWELLING UNIT DENSITY			
LOT	LOT AREA	RESIDENTIAL DENSITY	ALLOWABLE UNITS
1433 WEBSTER	9,750	90	878
359 15th ST	6,146	200	1230
TOTAL	15,896		2108

Density Bonus for Providing 3% Very Low Income Units = 30%

MAXIMUM FAR		
LOT AREA	FAR	TOTAL
9,750	20	195,000
6,146	6	36,876
TOTAL		231,876

****PER OMC 21.137.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP****

1433 WEBSTER STREET								
HEIGHT	FLOOR TO FLOOR	LEVEL	STUDIO	1 BED	2 BED	TOTAL UNITS	FAR	GROUP OPEN SPACE
180.6		ELEV. OVERLUN						
160.6	30.00	ROOF					1,556	
150.3	10.33	15	4	4	4	12	10,075	
140.0	10.33	14	4	4	4	12	10,075	
129.6	10.33	13	4	4	4	12	10,075	
119.3	10.33	12	4	4	4	12	10,075	
109.0	10.33	11	4	4	4	12	10,075	
98.6	10.33	10	4	4	4	12	10,075	
88.3	10.33	9	4	4	4	12	10,075	
78.0	10.33	8	4	4	4	12	10,075	
67.7	10.33	7	4	4	4	12	10,075	
57.3	10.33	6	4	4	4	12	10,075	
47.0	10.33	5	4	4	4	12	10,075	
36.7	10.33	4	4	4	4	12	10,075	
26.3	10.33	3	4	4	4	12	10,075	
16.0	10.33	2	4	4	4	12	10,075	
0.0	16.00	1	0	0	0	0	9,461	4,712
TOTAL			56	56	56	168	152,067	4,712

PROPOSED UNIT COUNT AND FAR

BICYCLE PARKING:	REQUIRED		PROPOSED	
	Long Term	Short Term	Long Term	Short Term
Residential (17.117.110(9))	42 Spaces (1 per 4 Units)	9 Spaces (1 per 20 Units)	42	9
Commercial (OFFICE) (17.117.080(4.B))	2 Spaces	2 Spaces	2	2
Commercial (RETAIL) (17.117.090(4.B))	2 Spaces	2 Spaces	2	2
Total	46	13	46	13

RESIDENTIAL RECYCLE AND TRASH	REQUIRED RATIO		REQUIRED LOOSE		PROPOSED COMPACTED	
	Ordinance No. 11807	2 Cubic ft per Unit (2x168=336 C.F.)	12.4 cubic yards			
Commercial Recycle (Ordinance No. 11807)	2 Cubic ft per 1,000 sf	075 cubic yards			20% compaction ratio = 2.55 cubic yards (2- 2.3 yd bins)	
Residential Trash (Section 8.28.146.)	4.3 Cubic ft per Unit (4.3x168=722.4 C.F.)	28.75 cubic yards				
Commercial (American Trash Manag.)	0010 Cubic yard per sf	1 cubic yards			20% compaction ratio = 5.55 cubic yards (3-2.3 yd bins)	

OPEN SPACE:	REQUIRED		PROPOSED	
	75 SF per unit (168 x 75 = 12,600 sf)		Total Group Proposed:	
		4,712 SF		

DENSITY BONUS: The project will provide 7 Very-Low Income unit which allows for a 20% density increase.

WAVERS:

Pursuant to the California density bonus law, this project requests an increase from the 85'-0" maximum building height limit applicable to the lot at 359 15th street to a maximum building height of 160'-6" (180'-6" w/ elevator overrun) facing the street frontage of Webster street. (This is lower than the previously approved 360'-8")

CONCESSIONS:

Pursuant to the California density bonus law, this project requests a concession from the open space requirement and associated 50% landscape requirement such that a total of 4,712 SF of open space is provided instead of the required 12,600 SF.



RAD BUILD
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OWNER: MILLER BLDG OAKLAND LLC 1500 14TH STREET OAKLAND, CA 94612
GENERAL CONTRACTOR: RAD BUILD P.O. Box 70975, Oakland, CA 94612 1500 14TH STREET
ARCHITECT OF RECORD: RAD BUILD P.O. Box 70975, Oakland, CA 94612 1500 14TH STREET
PROJECT DESIGN: RAD BUILD P.O. Box 70975, Oakland, CA 94612 1500 14TH STREET
CIVIL: SANDER CIVIL ENGINEERS SURVEYORS, INC. OAKLAND, CA 94612 4 RIVERSIDE DRIVE

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD		
No.	Description	Date
001	ISSUE RECORD FOR PLAN CHECK	07/23/2018
002	ISSUE RECORD FOR PLAN CHECK	07/23/2018
003	ISSUE RECORD FOR PLAN CHECK	07/23/2018
004	ISSUE RECORD FOR PLAN CHECK	07/23/2018
005	ISSUE RECORD FOR PLAN CHECK	07/23/2018

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

PROJECT DATA

RAD Project Number: 16501
Date: 23 July 2018
Drawn by:

A0.2

Scale



SIDE

FRONT

FRONT

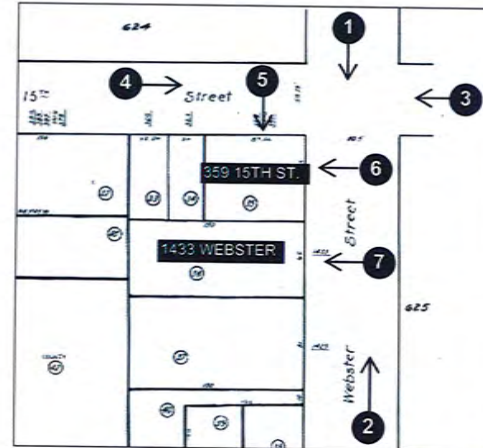


PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE 1

RAD BUILD

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T: 510.453.3535

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CIVIL:

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308 87th STREET
OAKLAND, CA 94617
T: 510.873.8888

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	230000 PRE-APPROVAL	2/19/2018
002	REDCAP APPLICATION FOR CIVIL REVIEW	2/22/2018
003	REDCAP APPLICATION FOR CIVIL REVIEW	07/27/2017
004	REDCAP APPLICATION FOR CIVIL REVIEW	08/13/2017
005	REDCAP APPLICATION FOR CIVIL REVIEW	07/23/2018

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

EXISTING CONDITION

RAD Project Number: 16501
Date: 23, July 2018
Drawn by:

A0.4

Scale: NTS

SAME SIDE OF PROJECT SITE: 15TH STREET



359-349 15TH STREET



359 15TH STREET
(PROJECT SITE)



363 15TH STREET
369 15TH STREET



377-389 15TH STREET

WEBSTER STREET

SAME SIDE OF PROJECT SITE: WEBSTER STREET



PARKING LOT PARKING LOT

1433 WEBSTER STREET
(PROJECT SITE)

359 15TH STREET
(PROJECT SITE)



YWCA

1523 WEBSTER

15TH STREET

ACROSS FROM PROJECT SITE: 15TH STREET



395-376 15TH STREET



YWCA



330 15TH STREET



336 15TH STREET

WEBSTER STREET

ACROSS FROM PROJECT SITE: WEBSTER STREET



1510 WEBSTER



330 15TH STREET



1438 15TH STREET



1410 WEBSTER



340 14TH STREET

15TH STREET



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CIVIL
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OAKLAND, CA 94612
T 510.477.8888

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPL. CLARIFY	3/16/2018
002	ISSUE APPLICATION FOR DEV. REVIEW	4/23/2018
003	ISSUE APPLICATION FOR DEV. REVIEW	05/02/2018
004	ISSUE APPLICATION FOR DEV. REVIEW	06/13/2018
005	ISSUE APPLICATION FOR DEV. REVIEW	07/23/2018

1433 Webster St.
Oakland, CA 94609
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Tel: 510.343.5593

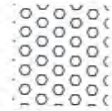
EXISTING CONDITION

RAD Project Number: 16501
Date: 23, July 2018
Drawn by:

A0.5

Scale: NTS

EARTHWORK VOLUMES		
	EXCAVATION	IMPORTED FILL
AREA 1 (EXISTING 1433 WEBSTER PARCEL)	1,390 CU. YD.	0 CU. YD.
AREA 2 (EXISTING 359 15TH STREET PARCEL)	1,426 CU. YD.	0 CU. YD.
TOTAL	2,816 CU. YD.	0 CU. YD.



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 NON-HISTORIC RESOURCES IN
 ACCORDANCE WITH THE LOCAL AND
 NATIONAL REGISTRIES.

**RAD
BUILD**

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 Tel: 510.343.5593

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GENERAL CONTRACTOR:

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ARCHITECT OF RECORD:

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 510.343.5593

PROJECT DESIGN:

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CIVIL:

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 1000 12TH STREET
 OAKLAND, CA 94612
 510.871.8888

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUED FOR PERMIT	2/16/2018
002	ISSUED FOR PERMIT	2/16/2018
003	ISSUED FOR PERMIT	2/16/2018
004	ISSUED FOR PERMIT	2/16/2018
005	ISSUED FOR PERMIT	2/16/2018
006	ISSUED FOR PERMIT	2/16/2018
007	ISSUED FOR PERMIT	2/16/2018
008	ISSUED FOR PERMIT	2/16/2018
009	ISSUED FOR PERMIT	2/16/2018
010	ISSUED FOR PERMIT	2/16/2018

1433 Webster St.
 Oakland, CA 94609
 RAD BUILD
 P.O. Box 70975
 Oakland, CA 94612
 Tel: 510.343.5593

DEMO PLAN

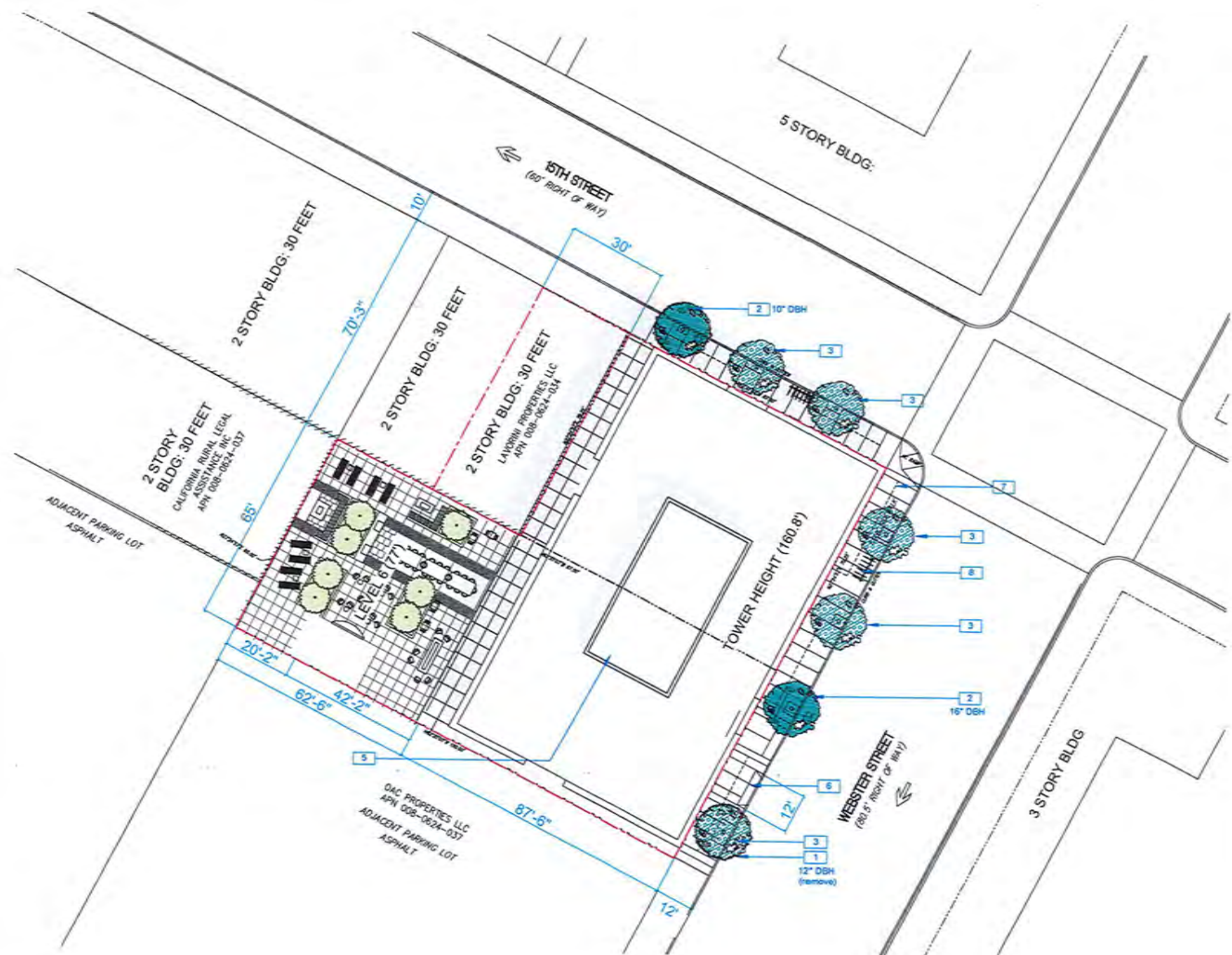
RAD Project Number: 16501
 Date: 23, July 2018
 Drawn by:

A0.6

Scale: 3/32" = 1'-0"



DEMOLITION AND GRADING PLAN 1



- NOTATION KEY**
- 1 STREET TREE TO BE REMOVED
 - 2 EXISTING STREET TREE TO KEEP
 - 3 NEW STREET TREE
 - 4 CONCEALED MECHANICAL EQUIPMENT
 - 5 ELEVATOR PENTHOUSE
 - 6 12 FOOT CITY STANDARD CURB CUT
 - 7 CANOPY ENCRANCHING 6.5 FEET BEYOND PROPERTY LINE.
 - 8 SHORT TERM BIKE PARKING

SPECIAL NOTES



SITE PLAN 1



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510 343 5983

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE RECORD FOR CIVIL REVIEW	3/15/2018
002	ISSUE RECORD FOR CIVIL REVIEW	4/10/2018
003	ISSUE RECORD FOR CIVIL REVIEW	6/05/2018
004	ISSUE RECORD FOR CIVIL REVIEW	6/15/2018
005	ISSUE RECORD FOR CIVIL REVIEW	6/20/2018

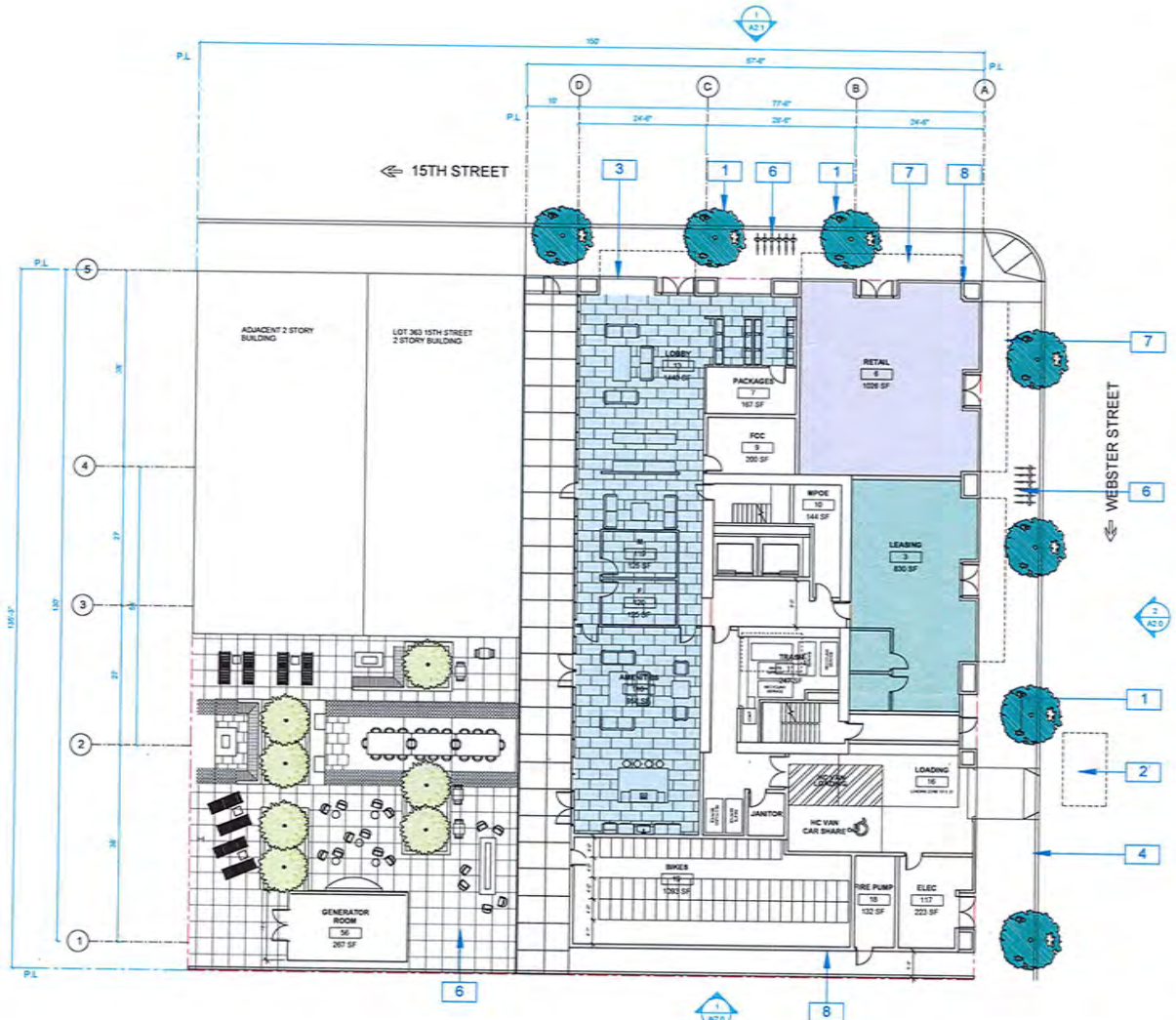
1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510 343 5983

SITE PLAN

RAD Project Number: 16501
Date: 23 July 2018
Drawn by:

A0.8

Scale: 1/16" = 1'-0"

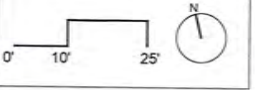


NOTATION KEY

- 1 NEW STREET TREES
- 2 UNDERGROUND VAULT
- 3 STOREFRONT GLAZING
- 4 CITY STANDARD CURB CUT
- 5 GROUP OPEN SPACE
- 6 SHORT TERM BIKE PARKING
- 7 CANOPY ENCRANCHING 6.5 FEET BEYOND PROPERTY LINE
- 8 TERRACOTTA SIDING

SPECIAL NOTES

PER OMC 17 116.100 - SPECIAL REGULATIONS IN THE DOWNTOWN ZONES B, TRUNK SIDING: A PERMANENT NOTICE SHALL BE PLACED IN THE LOBBY OF THE BUILDING AND MADE CLEARLY VISIBLE TO ALL RESIDENTS.



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1 510.343.5593

PROJECT DESIGN
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OAKLAND, CALIFORNIA 94612
1 510.343.5593

CIVIL
SANDI CAL ENGINEERS SURVEYORS, INC.
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1 510.343.5593

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE RECORD	11/10/2018
002	REVISION	11/10/2018
003	REVISION	11/10/2018
004	REVISION	11/10/2018
005	REVISION	11/10/2018
006	REVISION	11/10/2018
007	REVISION	11/10/2018
008	REVISION	11/10/2018
009	REVISION	11/10/2018
010	REVISION	11/10/2018

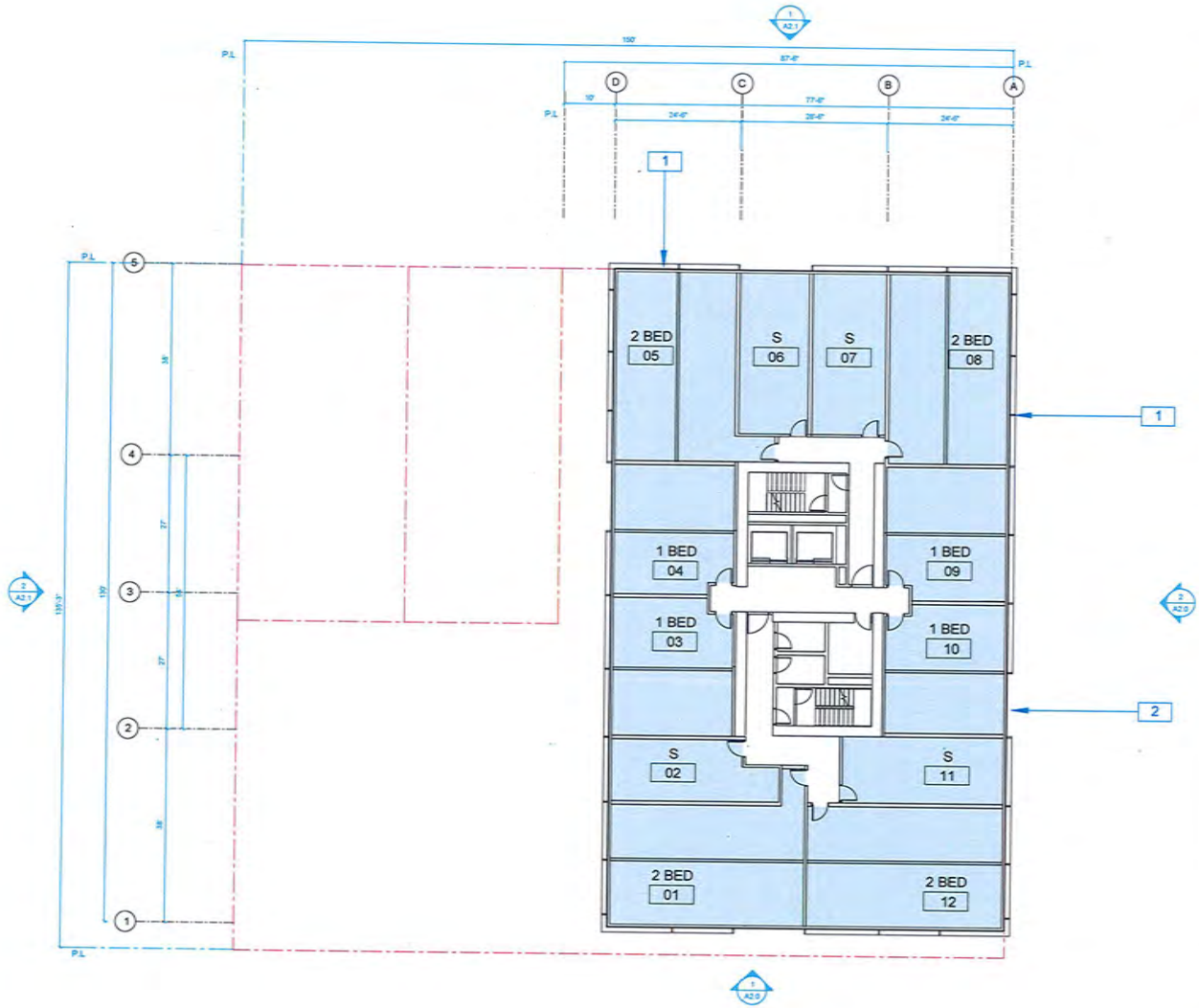
1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

PLAN

RAD Project Number 16501
Date 23 July 2018
Drawn by

A1.0

Scale 3/32" = 1'-0"

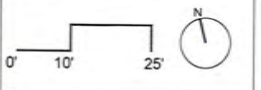
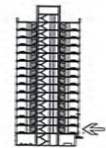


NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2, SSG

SPECIAL NOTES

PLAN LOCATION KEY



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Tel: 510 343 5583

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ARCHITECT OF RECORD
RAD BUILD
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T 510 343 5583

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CHICAGO, IL 60611
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CIVIL
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ONE LAKE DRIVE
CHICAGO, IL 60611
T 312 473 8888

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPROVAL	2/15/2018
002	BASIC APPLICATION FOR DEV. REVIEW	4/23/2018
003	BASIC APPLICATION FOR DEV. REVIEW	05/01/2018
004	BASIC APPLICATION FOR DEV. REVIEW	06/15/2018
005	BASIC APPLICATION FOR DEV. REVIEW	07/23/2018

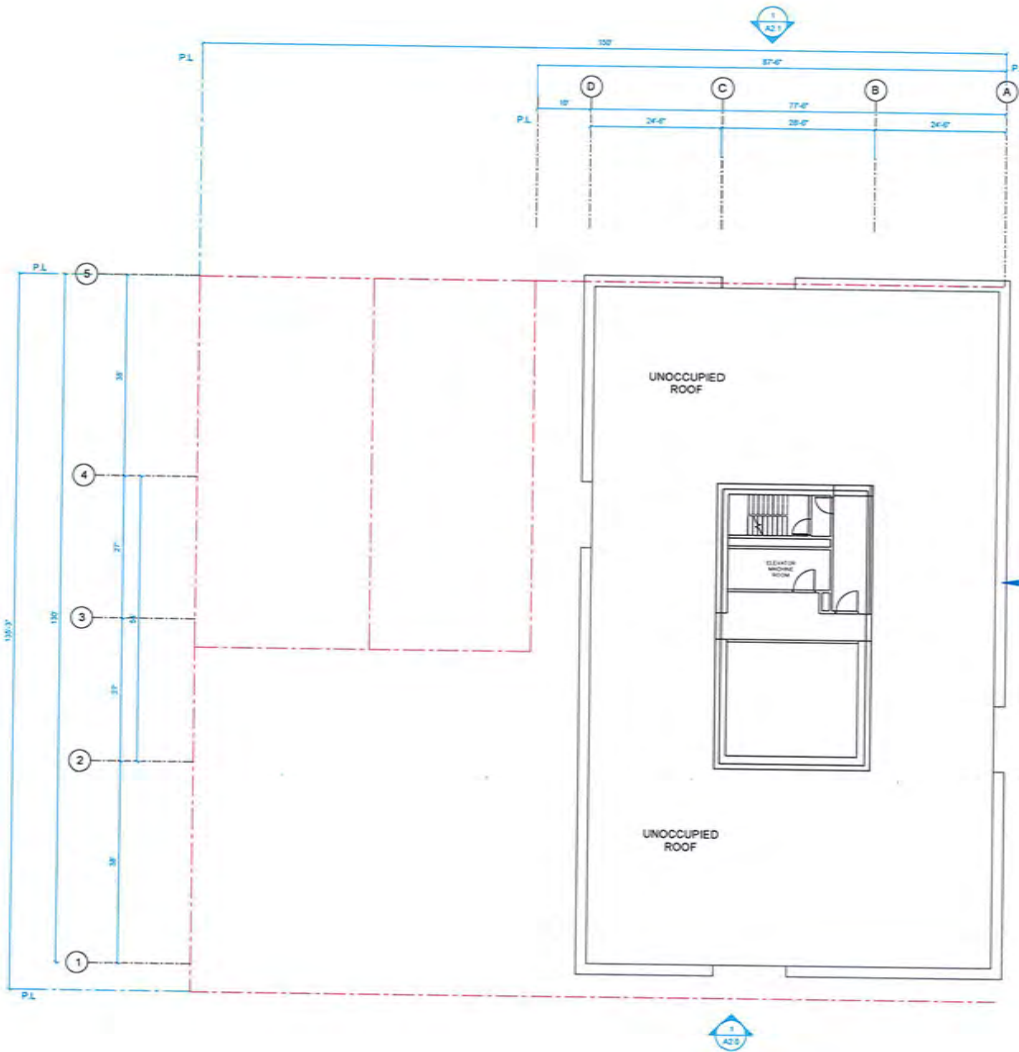
1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70575
Oakland, CA 94612
Tel: 510 343 5583

PLAN

RAD Project Number 16501
Date 23, July 2018
Drawn by

A1.1

Scale 3/32" = 1'-0"



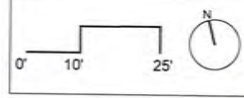
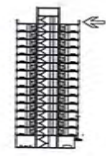
NOTATION KEY

- 1 EXTRUDED PTSD METAL CORNICE

SPECIAL NOTES

ALL MECHANICAL SPACES SHOWN IS SCHEMATIC AND NOT THE FINAL EQUIPMENT LOCATION OR SIZE. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

PLAN LOCATION KEY



RAD BUILD
 P.O. Box 70975, OAKLAND, CA 94612
 Tel: 510.343.5993

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OWNER	WILLIAM GLENN OAKLAND I LLC P.O. Box 70975, OAKLAND, CA 94612 T 510.343.5993
GENERAL CONTRACTOR	RAD BUILD P.O. Box 70975, OAKLAND, CA 94612 T 510.343.5993
ARCHITECT OF RECORD	RAD BUILD P.O. Box 70975, OAKLAND, CA 94612 T 510.343.5993
PROJECT DESIGN	RAD BUILD INC 2225 CLARK ST. SUITE 410 OAKLAND, CA 94612 T 510.343.5993
CIVIL	AMORIN CIVIL ENGINEERS SURVEYORS INC 2225 CLARK ST. SUITE 410 OAKLAND, CA 94612 T 510.343.5993

AGENCY APPROVALS

PLAN CHECK #

No.	Description	Date
001	CONTRACT APPLICATION	3/16/2016
002	BASIC APPLICATION FOR REV. REVIEW	4/23/2016
003	BASIC APPLICATION FOR REV. REVIEW	05/03/2016
004	BASIC APPLICATION FOR REV. REVIEW	06/17/2016
005	BASIC APPLICATION FOR REV. REVIEW	07/23/2016

1433 Webster St.
 Oakland, CA 94609
 RAD BUILD
 P.O. Box 70975
 Oakland, CA 94612
 Tel: 510.343.5993

PLAN

RAD Project Number: 16501
 Date: 23, July 2016
 Drawn by:

A1.2

Scale: 3/32" = 1'-0"

ROOF PLAN 1



RAD BUILD
 P.O. Box 70975, Oakland, CA 94612
 Tel: 510.343.5593

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OWNER:

WILLIAM SHAW-OWLAND I LLC
 P.O. Box 70975, Oakland, CA 94612
 T 510.343.5593

GENERAL CONTRACTOR:

RAD BUILD
 P.O. Box 70975, Oakland, CA 94612
 T 510.343.5593

ARCHITECT OF RECORD:

RAD BUILD
 P.O. Box 70975, Oakland, CA 94612
 T 510.343.5593

PROJECT DESIGN:

RAD BUILD
 ONE ONE ST SUITE 410
 OAKLAND, CA 94612
 TEL: 510.343.5593

CIVIL:

SAVOR CIVIL ENGINEERS SURVEYORS INC
 OAKLAND, CA 94612
 T 510.343.5593

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PERMIT SUBMITTAL	8.15.2018
002	ISSUE APPLICATION FOR DEV. REVIEW	4.23.2019
003	ISSUE APPLICATION FOR DEV. REVIEW	07.07.2019
004	ISSUE APPLICATION FOR DEV. REVIEW	08.15.2019
005	ISSUE APPLICATION FOR DEV. REVIEW	02.23.2020

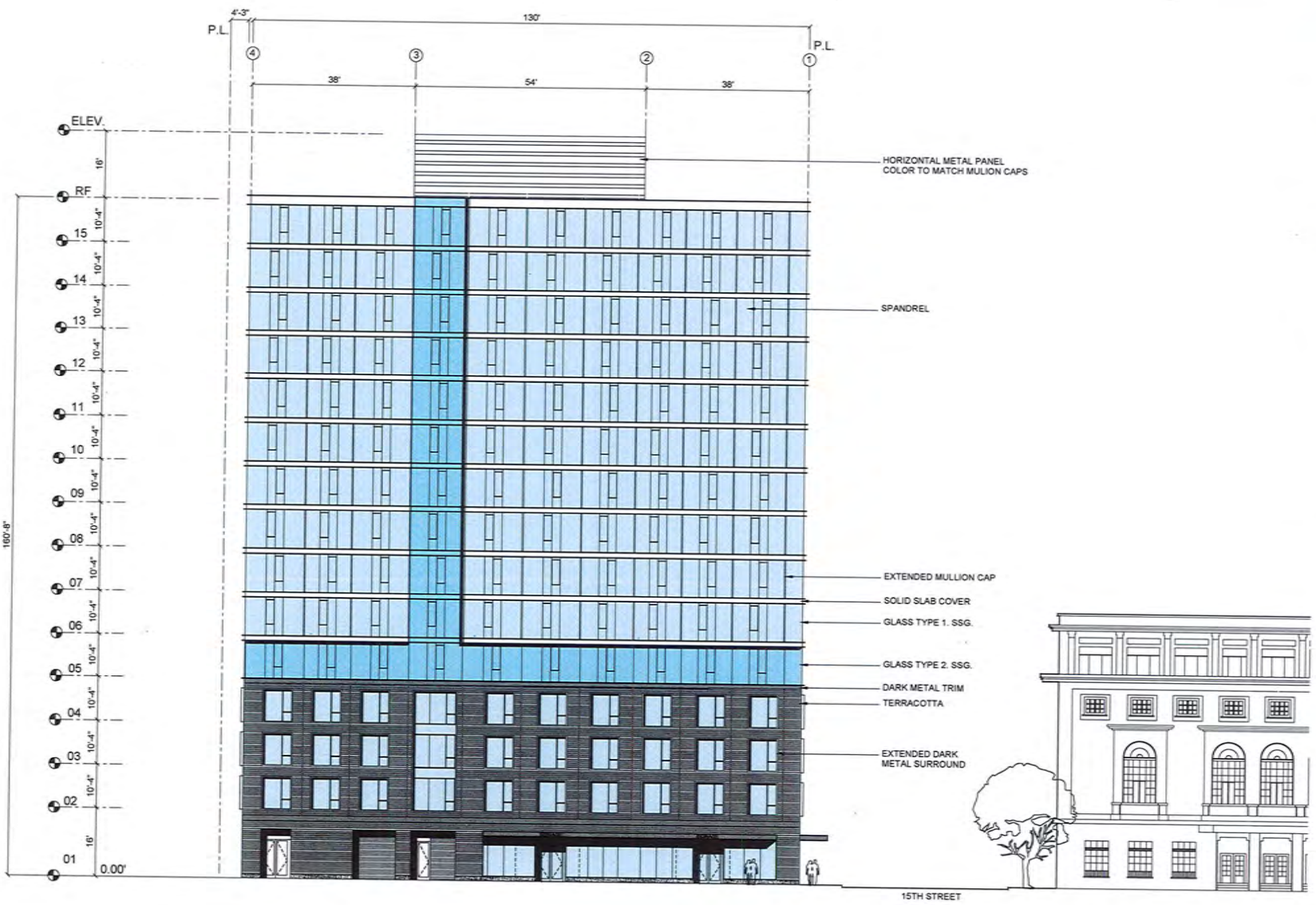
1433 Webster St.
 Oakland, CA 94609
 RAD BUILD
 P.O. Box 70975
 Oakland, CA 94612
 Tel: 510.343.5593

ELEVATION

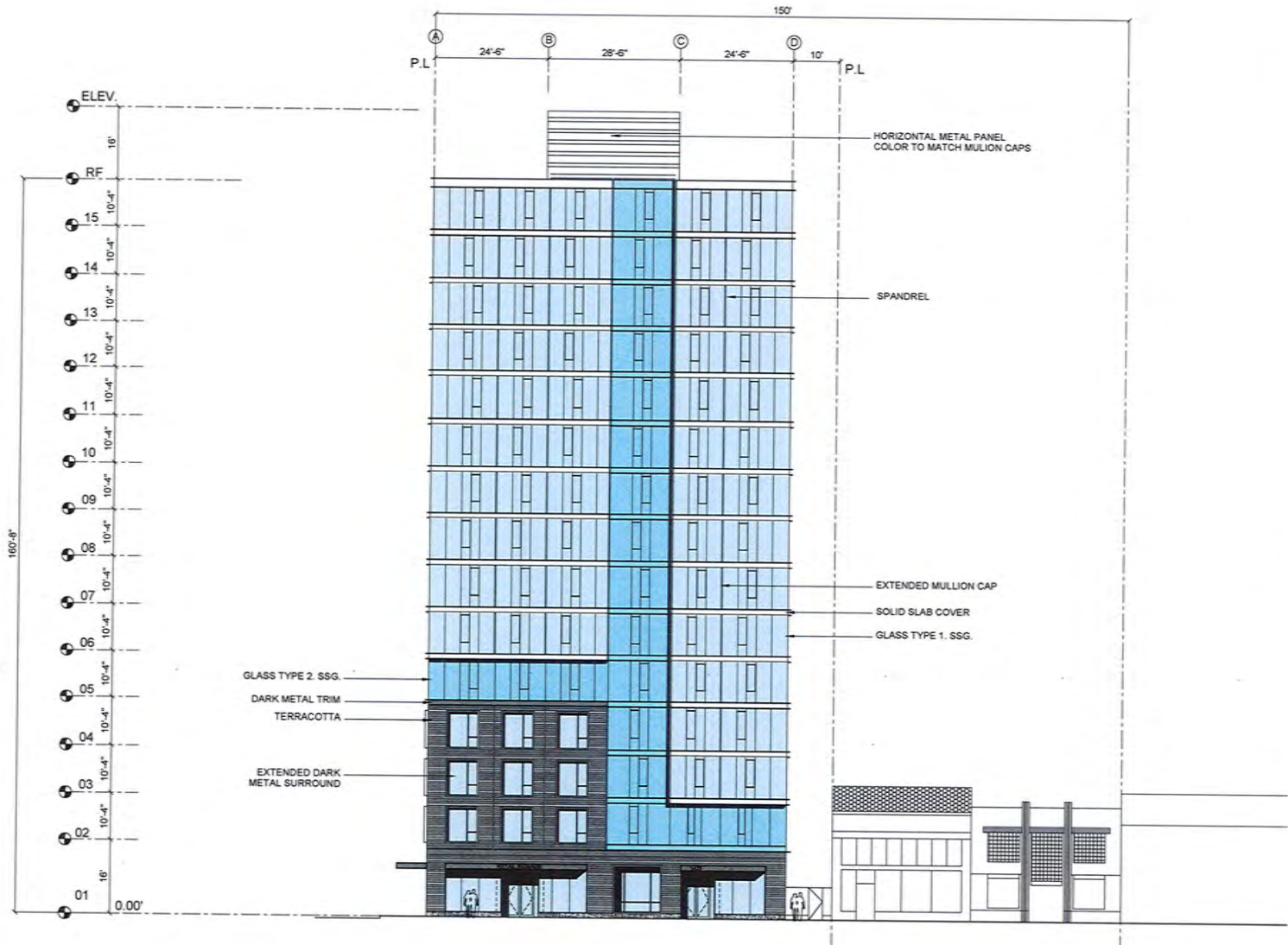
RAD Project Number 16501
 Date 23, July 2018
 Drawn by

A2.0

Scale 3/32" = 1'-0"



FRONT ELEVATION (WEBSTER STREET) 1



NORTH ELEVATION (15TH STREET) 1



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 Tel: 510.343.5593

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OWNER:
 WILSON BUSH OAKLAND, LLC
 P.O. Box 70975, Oakland, CA 94612
 1/18/2018

GENERAL CONTRACTOR:
 RAD BUILD
 P.O. Box 70975, Oakland, CA 94612
 1/18/2018

ARCHITECT OF RECORD:
 RAD BUILD
 P.O. Box 70975, Oakland, CA 94612
 1/18/2018

PROJECT DESIGN:
 RAD BUILD
 2001 15TH ST, SUITE 400
 OAKLAND, CA 94612
 1/18/2018

CIVIL:
 SANDOZ CIVIL ENGINEERS INTERNATIONAL, INC.
 OAKLAND, CA 94612
 1/18/2018

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PERMITTING	01/18/2018
002	ISSUE APPLICATION FOR PERMIT REVIEW	02/01/2018
003	ISSUE APPLICATION FOR PERMIT REVIEW	02/01/2018
004	ISSUE APPLICATION FOR PERMIT REVIEW	02/01/2018
005	ISSUE APPLICATION FOR PERMIT REVIEW	02/01/2018

1433 Webster St.
 Oakland, CA 94609

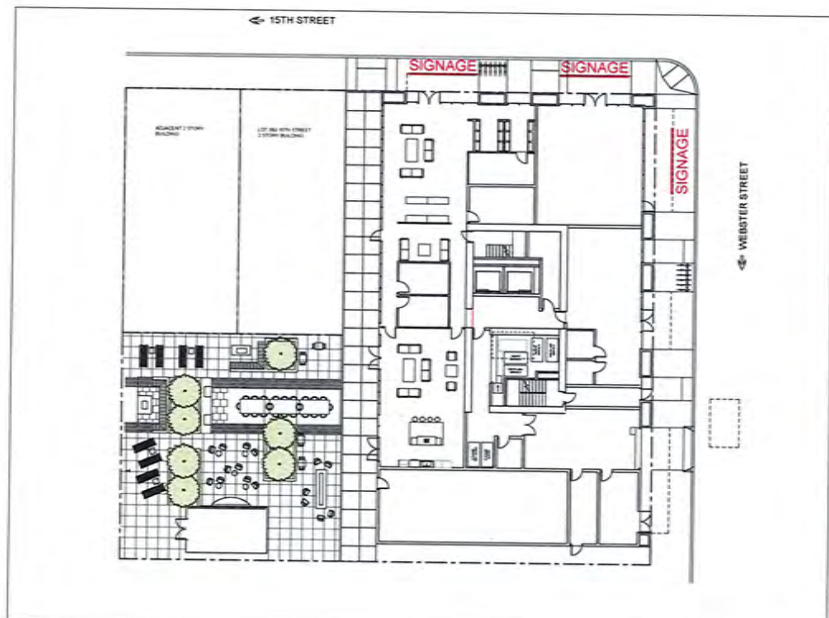
RAD BUILD
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 Oakland, CA 94612
 Tel: 510.343.5593

ELEVATION

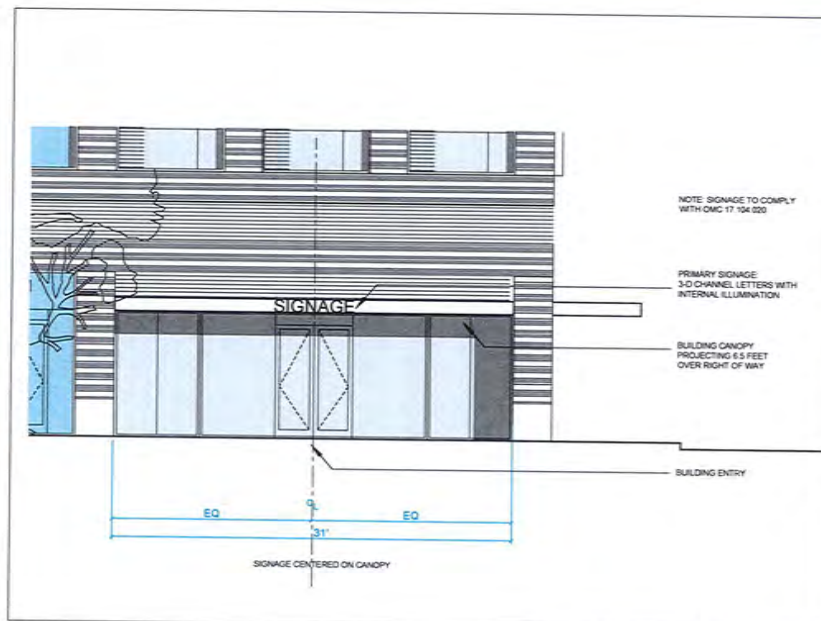
RAD Project Number 16501
 Date 23, July 2018
 Drawn by

A2.1

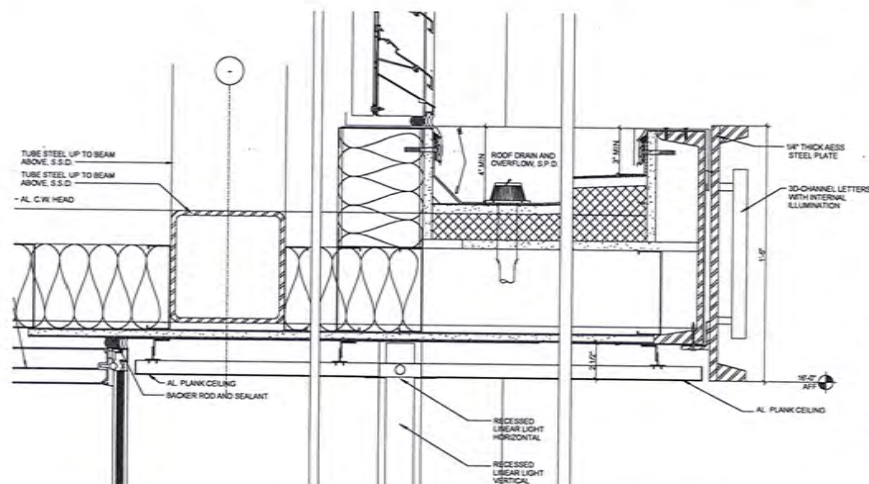
Scale 3/32" = 1'-0"



LEVEL 1 SIGNAGE LOCATION PLAN



LEVEL 1 SIGNAGE ELEVATION



CANOPY DETAIL 3" = 1'-0"

BUILDING CANOPY DETAIL AND SIGNAGE 1

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P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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OWNER
RAD BUILD
P.O. Box 70975, Oakland, CA 94612
1.10.2018

GENERAL CONTRACTOR
RAD BUILD
P.O. Box 70975, Oakland, CA 94612
1.10.2018

ARCHITECT OF RECORD
RAD BUILD
P.O. Box 70975, Oakland, CA 94612
1.10.2018

PROJECT DESIGN
RAD DESIGN INC.
P.O. Box 10000, San Francisco, CA 94116
1.10.2018

CIVIL
MASON CIVIL ENGINEERS SUBSIDIARY, INC.
2000 SHAW BLVD., SUITE 200
OAKLAND, CA 94612
1.10.2018

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE RECORD FOR APPLICATION	10/16/2018
002	ISSUE RECORD FOR APPLICATION	10/23/2018
003	ISSUE RECORD FOR APPLICATION	10/27/2017
004	ISSUE RECORD FOR APPLICATION	10/27/2017
005	ISSUE RECORD FOR APPLICATION	10/27/2018

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

BUILDING SIGNAGE

RAD Project Number 16501
Date 23, July 2018
Drawn by

A2.4

Scale NTS

RAD
B U I L D

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OWNER:
MILLARD & BROWN DEVELOPMENT LLC
1000 BAY STREET, OAKLAND, CA 94612
510.433.7800

GENERAL CONTRACTOR:
RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
510.343.5593

ARCHITECT OF RECORD:
RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
510.343.5593

PROJECT DESIGN:
RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
510.343.5593

CIVIL:
MADON CIVIL ENGINEERING SUBSTITUTION, INC.
800 6TH STREET
OAKLAND, CA 94612
510.433.5888

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PERMITS	7/18/2018
002	ISSUE FOR CONSTRUCTION REVIEW	8/22/2018
003	ISSUE FOR CONSTRUCTION REVIEW	07/27/2017
004	ISSUE FOR CONSTRUCTION REVIEW	08/13/2017
005	ISSUE FOR CONSTRUCTION REVIEW	07/25/2016

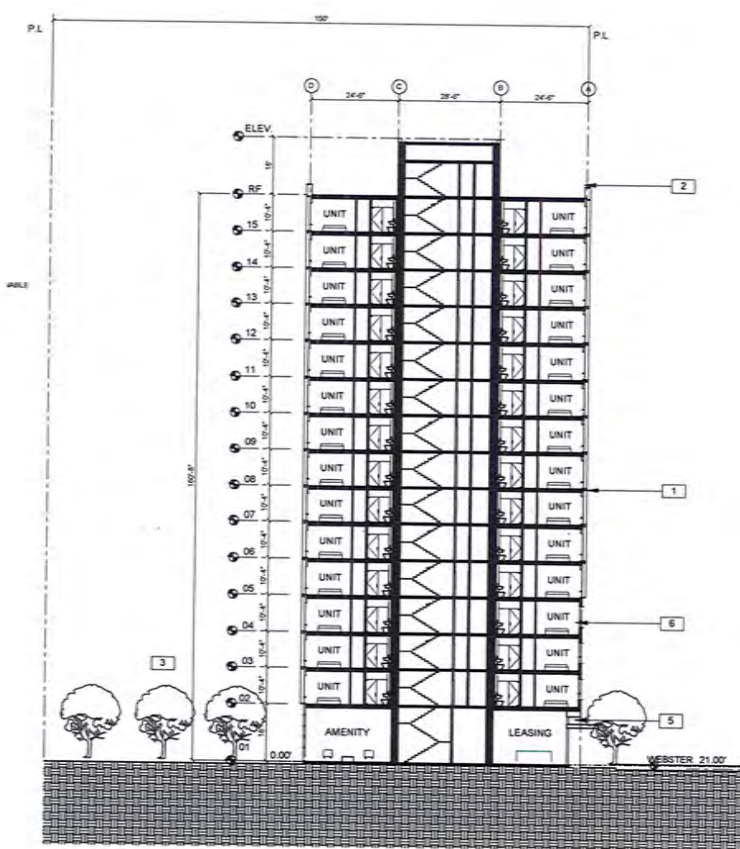
1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SECTION

RAD Project Number 16501
Date 23 July 2018
Drawn by

A3.0

Scale 1/16" = 1'-0"



NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP
- 2 PARAPET
- 3 GROUP OPEN SPACE
- 4 CURTAINWALL GLAZING
- 5 ALUMINUM MECHANICAL LOUVER
- 6 TERRAZZOTA SIDING WITH METAL WINDOWS

BUILDING SECTION 1



RAD
BUILD

RAD BUILD
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Tel: 510.343.5593

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OWNER
WILLIAM BROWN OAKLAND, L.L.C.
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T 510.343.5593

GENERAL CONTRACTOR
RAD BUILD
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T 510.343.5593

ARCHITECT OF RECORD
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P.O. Box 70975, Oakland, CA 94612
T 510.343.5593

PROJECT DESIGN
RAD BUILD
P.O. Box 70975, Oakland, CA 94612
T 510.343.5593

CIVIL
MORRIS CIVIL ENGINEERS & ARCHITECTS INC.
2000 12th St, Suite 410
Oakland, CA 94612
T 510.471.8888

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE AND APPLICATION	2/10/2016
002	ISSUE APPLICATION FOR DEV. REVIEW	4/22/2016
003	ISSUE APPLICATION FOR DEV. REVIEW	05/20/2016
004	ISSUE APPLICATION FOR DEV. REVIEW	06/10/2016
005	ISSUE APPLICATION FOR DEV. REVIEW	07/22/2016

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number: 16501
Date: 23, July 2016
Drawn by:

A4.0

Scale: NTS

VIEW FROM WEBSTER AND 15TH STREET | 1



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Tel: 510.343.5593

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OWNER
WILLIAM ELLMAN OAKLAND S.L.L.C.
P.O. Box 10000, Oakland, CA 94612
T 510.343.5593

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RAD BUILD
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ARCHITECT OF RECORD
RAD BUILD
P.O. Box 70975, Oakland, CA 94612
T 510.343.5593

PROJECT DESIGN
RAD BUILD
2225 GARDEN ST. SUITE 400
OAKLAND, CA 94612
T 510.343.5593

CIVIL
ANDREW CHAI ENGINEERING SURVEYORS, INC.
OAKLAND, CA 94612
T 510.857.8888

AGENCY APPROVALS

PLAN CHECK

ISSUE RECORD

No.	Description	Date
001	20180701 10% PLAN CHECK	7/10/2018
002	BASIC APPLICATION FOR DEV. REVIEW	8/23/2018
003	BASIC APPLICATION FOR DEV. REVIEW	07/09/2017
004	BASIC APPLICATION FOR DEV. REVIEW	08/11/2017
005	BASIC APPLICATION FOR DEV. REVIEW	07/23/2018

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number: 16501
Date: 23, July 2018
Drawn by:

A4.1

Scale: NTS

VIEW LOCATION PLAN





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Tel: 510.343.5593

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SPECIFICALLY IDENTIFIED WITHOUT WRITTEN AUTHORIZATION OF
RAD BUILD INC.

OWNER

WALSH DEVELOPMENT LLC
P.O. Box 70975, Oakland, CA 94612
1 510.343.5593

GENERAL CONTRACTOR

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
1 510.343.5593

ARCHITECT OF RECORD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
1 510.343.5593

PROJECT DESIGN

RAD DESIGN INC
2001 JONES ST. SUITE 410
OAKLAND, CA 94612
1 510.433.0362

CIVIL

WALSH CIVIL ENGINEERING SURVEYING INC
2001 JONES ST. SUITE 410
OAKLAND, CA 94612
1 510.433.0362

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	20180101 PLOT WITH EXISTING	2-16-2018
002	BASED APPLICATION FOR DEB. REVIEW	4-23-2018
003	BASED APPLICATION FOR DEB. REVIEW	05-07-2018
004	BASED APPLICATION FOR DEB. REVIEW	06-10-2018
005	BASED APPLICATION FOR DEB. REVIEW	07-23-2018

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number 16501
Date 23, July 2018
Drawn by

A4.2

Scale NTS



15TH AND WEBSTER 1



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BUILD

RAD BUILD
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Tel: 510.343.5593

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OWNER

WILLIAM BLUM OAKLAND LLC
P.O. Box 1000, Oakland, CA 94612
1 510 343 5593

GENERAL CONTRACTOR

RAD BUILD
P.O. Box 70575, Oakland, CA 94612
1 510 343 5593

ARCHITECT OF RECORD

NOVAK
P.O. Box 5875, Oakland, CA 94612
1 510 343 5593

PROJECT DESIGN

RAD DESIGN INC.
1000 CALIFORNIA STREET #10
OAKLAND, CA 94612
1 510 343 5593

CIVIL

SEASON CIVIL ENGINEERING SOLUTIONS INC.
1000 CALIFORNIA STREET
OAKLAND, CA 94612
1 510 343 5593

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	CONTRACT APPLICATION	2/23/2016
002	ISSUE APPLICATION FOR SKY REVIEW	4/23/2016
003	ISSUE APPLICATION FOR SKY REVIEW	05/02/2017
004	ISSUE APPLICATION FOR SKY REVIEW	06/15/2017
005	ISSUE APPLICATION FOR SKY REVIEW	07/23/2018

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70575
Oakland, CA 94612
Tel: 510.343.5593

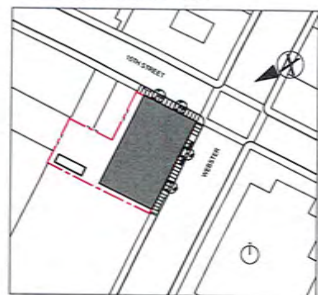
RENDERING

RAD Project Number 16501
Date 23, July 2018
Drawn by

A4.3

Scale NTS

VIEW LOCATION PLAN



WEBSTER AND 15TH STREET 1

RAD
B U I L D

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OWNER

MC LANE OAKLAND F.L.L.C.
1100 3RD STREET OAKLAND, CA 94612

GENERAL CONTRACTOR

RAD BUILD
P.O. Box 70975 OAKLAND, CA 94612
1100 3RD STREET

ARCHITECT OF RECORD

RAD BUILD
P.O. Box 70975 OAKLAND, CA 94612
1100 3RD STREET

PROJECT DESIGN

RAD DESIGN INC
2000 AVENUE 18, SUITE 400
OAKLAND, CA 94612
1100 3RD STREET

CIVIL

BRADY CIVIL ENGINEERING SUPERVISOR, INC.
1000 17TH STREET
OAKLAND, CA 94612
510.871.8888

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PERMIT APPLICATION	2/16/2018
002	ISSUE FOR PERMIT APPLICATION FOR DEV. REVIEW	4/12/2018
003	ISSUE APPLICATION FOR DEV. REVIEW	05/02/2017
004	ISSUE APPLICATION FOR DEV. REVIEW	06/15/2017
005	ISSUE APPLICATION FOR DEV. REVIEW	08/23/2018

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number 16501
Date 23, July 2018
Drawn by

A4.5

Scale NTS



VIEW FROM 18TH STREET PIER 1



1

3

4

4

2

5



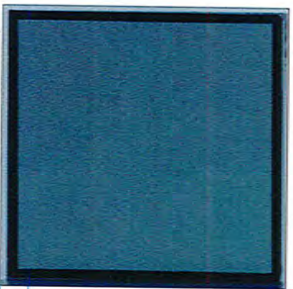
1 PAINTED ALUMINUM PANEL + MULLION



2 TERRACOTTA



3 GLASS TYPE 1



4 GLASS TYPE 2



5 GLASS TYPE 3

RAD BUILD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

INDICATED AND THE OWNER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL BUILDING DEPARTMENT.

OWNER:
WILLIAM BURNHAM OAKLAND 1, LLC
P.O. Box 70975, Oakland, CA 94612
T 510.343.5593

GENERAL CONTRACTOR:
RAD BUILD
P.O. Box 70975, Oakland, CA 94612
T 510.343.5593

ARCHITECT OF RECORD:
W&P
P.O. Box 70975, Oakland, CA 94612
T 510.343.5593

PROJECT DESIGN:
RAD DESIGN INC.
2001 KING ST. SUITE 410
OAKLAND, CA 94612
T 510.343.5593

CIVIL:
SARGIS CIVIL ENGINEERS SUBDIVISION, INC.
OAKLAND, CA 94612
T 510.343.5593

AGENCY APPROVALS

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AGENCY APPROVALS

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1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

MATERIALS

RAD Project Number: 16501
Date: 23, July 2018
Drawn by:

A5.0

Scale: NTS

1433 WEBSTER STREET



“FULLY WRAP THE TERRACOTTA BASE”

“ADD DARK MULLION CAP ABOVE BASE”



REVISIONS

METAL SLAB COVER. COLOR TO MATCH DARK MULLION

2" DARK MULLION CAP IN-LINE WITH MULLION GRID ABOVE

THICK METAL CORNICE

FULLY WRAPPED 4 STORY TERRACOTTA BASE

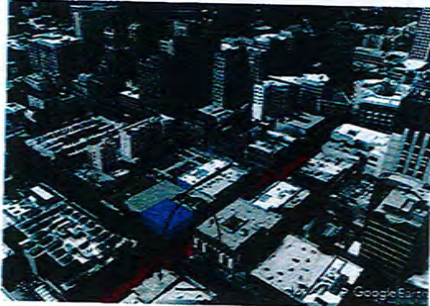


REVISIONS



REVISIONS

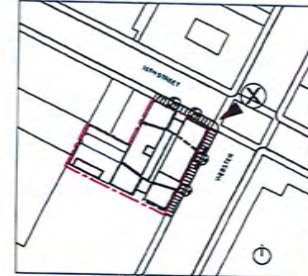
PEDESTRIAN SCALE



CONTINUE THE SCALE OF THE RETAIL ON 15TH STREET



VIEW LOCATION PLAN



WEBSTER AND 15TH STREET 1

RAD
BUILD

RAD BUILD
P.O. Box 70575, Oakland, CA 94612
Tel: 510.343.5593

PROJECT LOCATION: 1433 WEBSTER ST., OAKLAND, CA 94609
PROJECT NO: 16521
DATE: 13 SEPT 2017

OWNER

1433 Webster St. Oakland, CA 94609

GENERAL CONTRACTOR

1433 Webster St. Oakland, CA 94609

ARCHITECT OF RECORD

1433 Webster St. Oakland, CA 94609

PROJECT DESIGN

1433 Webster St. Oakland, CA 94609

CIVIL

1433 Webster St. Oakland, CA 94609

LANDSCAPE

1433 Webster St. Oakland, CA 94609

AGENCY APPROVALS



PLAN CHECKS

ISSUE RECORD

No.	Description	Date

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70575
Oakland, CA 94612
Tel: 510.343.5593

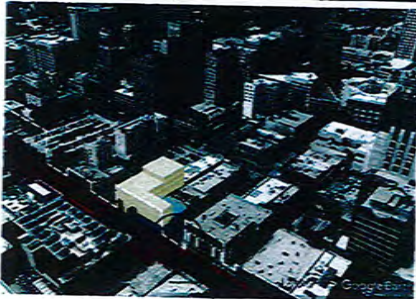
RENDERING

RAD Project Number: 16521
Date: 13, Sept 2017
Drawn by: SDG

A4.2

Scale: NTS

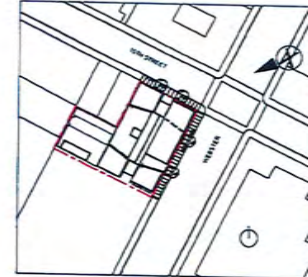
HISTORICAL CONTEXT SCALE



CONTINUE THE SCALE OF THE YWCA BUILDING ON WEBSTER STREET



VIEW LOCATION PLAN



WEBSTER AND 15TH STREET 1

RAD
BUILD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5980

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OWNER

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Tel: 510.343.5980

GENERAL CONTRACTOR

1433 Webster St. Oakland, CA 94612
Tel: 510.343.5980

ARCHITECT OF RECORD

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PROJECT DESIGN

1433 Webster St. Oakland, CA 94612
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LANDSCAPE

1433 Webster St. Oakland, CA 94612
Tel: 510.343.5980

AGENCY APPROVALS

1433 Webster St. Oakland, CA 94612
Tel: 510.343.5980

PLAN CHECK #

1433 Webster St. Oakland, CA 94612
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ISSUE RECORD

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1433 Webster St.

Oakland, CA 94612

RAD BUILD

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Oakland, CA 94612

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A4.3

Scale NTS

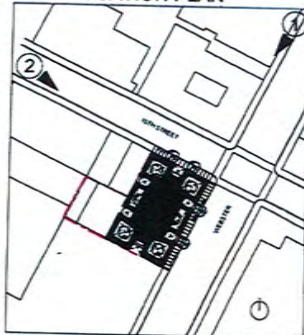


NORTH ELEVATION 2



15TH STREET LOOKING EAST 1

VIEW LOCATION PLAN



**RAD
BUILD**

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 910-343-5593

PROFESSIONAL ARCHITECTS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. We are an AIA member firm and are committed to providing a safe and healthy work environment for all employees. We are also committed to providing a safe and healthy work environment for all employees.

OWNER:

1433 WEBSTER STREET LLC
1433 WEBSTER STREET
OAKLAND, CA 94612

GENERAL CONTRACTOR:

RAD BUILD
1433 WEBSTER STREET
OAKLAND, CA 94612

ARCHITECT OF RECORD:

RAD BUILD
1433 WEBSTER STREET
OAKLAND, CA 94612

PROJECT DESIGN:

RAD BUILD
1433 WEBSTER STREET
OAKLAND, CA 94612

CIVIL:

SHAPIRO CIVIL ENGINEERING & ARCHITECTURE, INC.
1433 WEBSTER STREET
OAKLAND, CA 94612

LANDSCAPE:

LANDSCAPE ARCHITECTURE & DESIGN
1433 WEBSTER STREET
OAKLAND, CA 94612

AGENCY APPROVALS:



PLAN CHECK & ISSUE RECORD

No.	Description	Date

1433 Webster St.
Oakland, CA 94612
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 910-343-5593

RENDERING

RAD Project Number: 18501
Date: 13, Sept 2017
Drawn by: SDG

A4.5

Scale: NTS

RAD
B U I L D

RAD BUILD
P.O. Box 70679, Oakland, CA 94612
Tel: 510.343.5593

PROJECT: 18TH STREET PIER AND 18TH STREET MARINA AND MARINA DEVELOPMENT OF OAKLAND, CALIFORNIA. DRAWING NO. A4.6. DATE: 13.09.2017. SCALE: NTS. DRAWN BY: SDG. CHECKED BY: SDG. APPROVED BY: SDG.

OWNER

18TH STREET MARINA LLC
18TH STREET MARINA LLC
18TH STREET

GENERAL CONTRACTOR

ADRIANO
18TH STREET MARINA LLC
18TH STREET

ARCHITECT OF RECORD

RAD BUILD
18TH STREET MARINA LLC
18TH STREET

PROJECT DESIGN

ADRIANO
18TH STREET MARINA LLC
18TH STREET

CIVIL

EMERSON ENGINEERING CONSULTANTS, INC.
18TH STREET MARINA LLC
18TH STREET

LANDSCAPE

EMERSON ENGINEERING CONSULTANTS, INC.
18TH STREET MARINA LLC
18TH STREET

AGENCY APPROVALS



PLAN CHECK

ISSUE RECORD

No.	Description	Date
001	Issue for Construction	13.09.2017
002	Issue for Construction	13.09.2017
003	Issue for Construction	13.09.2017
004	Issue for Construction	13.09.2017

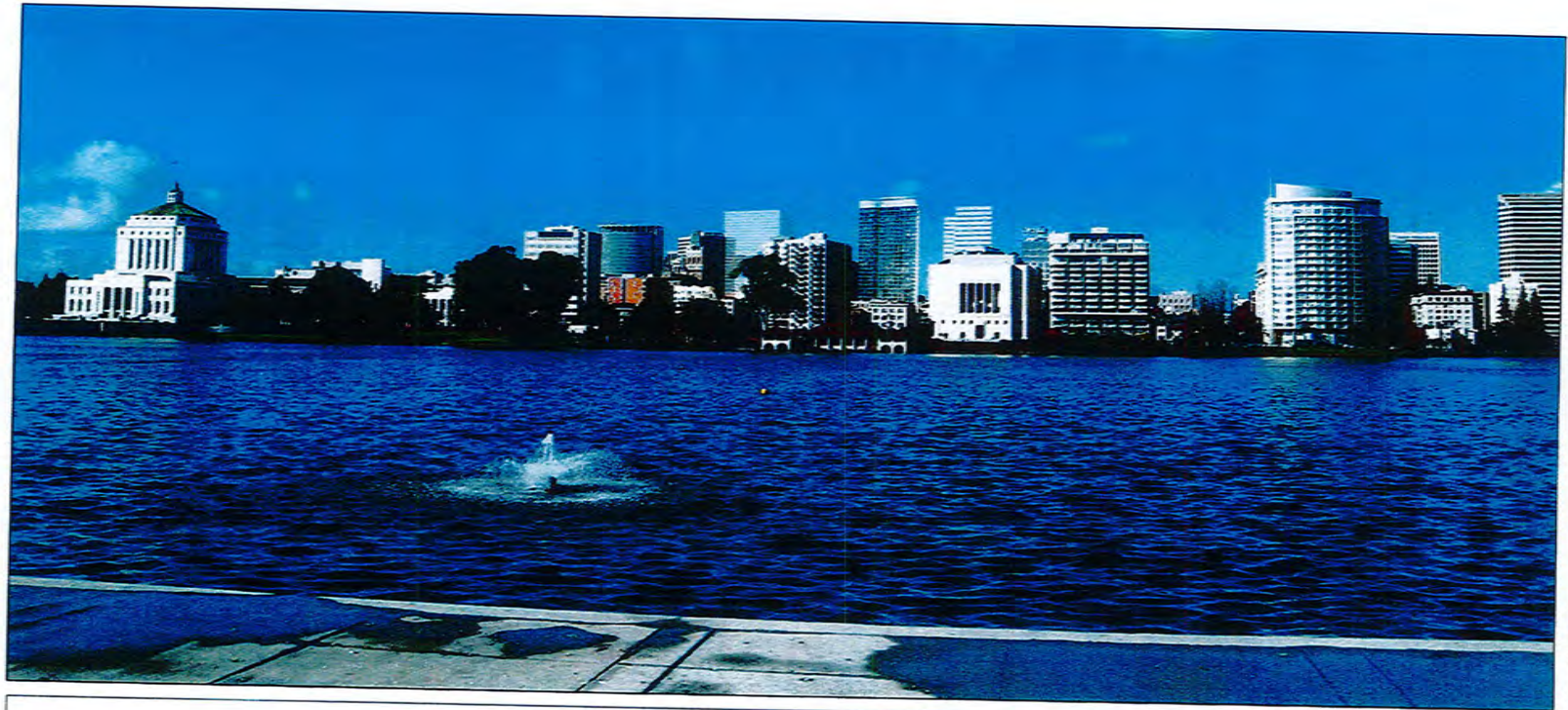
1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70679
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

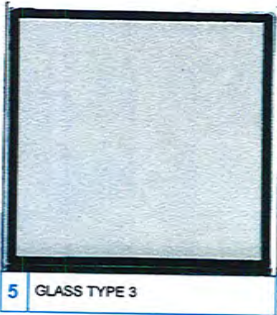
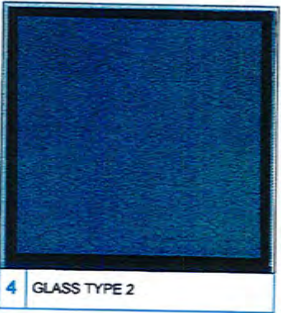
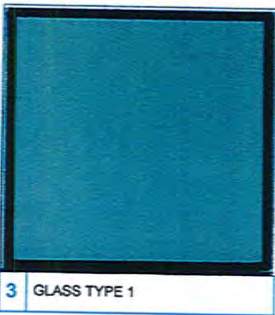
RAD Project Number: 16501
Date: 13. Sept 2017
Drawn by: SDG

A4.6

Scale: NTS



VIEW FROM 18TH STREET PIER 1



RAD BUILD

RAD BUILD
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THE COMPANY AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE COMPANY SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE COMPANY SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

OWNER

NAME ADDRESS PHONE FAX

GENERAL CONTRACTOR

NAME ADDRESS PHONE FAX

ARCHITECT OF RECORD

NAME ADDRESS PHONE FAX

PROJECT DESIGN

NAME ADDRESS PHONE FAX

CIVIL

NAME ADDRESS PHONE FAX

LANDSCAPE

NAME ADDRESS PHONE FAX

AGENCY APPROVALS

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MATERIALS AND COLORS 1

1433 Webster St.
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RAD BUILD
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Tel: 510.343.5593

MATERIALS

RAD Project Number: 15501
Date: 13, Sept 2017
Drawn by: SDG

A5.0

Scale: NTS