

Location:	88 Grand Avenue (See map on reverse)
Assessor's Parcel Numbers:	008-0656-004-00 & -001-00
Proposal:	Design Review discussion for a proposed development that would include a 35-story tower with 275 residential dwelling units and ground floor retail. The proposal looks to include 12 units at the very low income level to take advantage of a 20% density bonus for the site. The applicant is also looking to take advantage of an affordable housing density bonus concession for the maximum required parking and is requesting a development waiver for height to exceed the 250-foot maximum height limit.
Applicant:	KTGY Architecture + Planning / Jessica Musick
Owners:	80 Grand MC, LLC
Planning Permits Required:	Regular Design Review for new construction
General Plan:	Central Business District
Zoning:	D-BV-2
Environmental Determination:	Determination Pending
Historic Status:	Not a historic property
City Council District:	3
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov .

SUMMARY

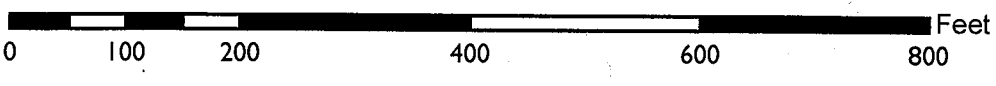
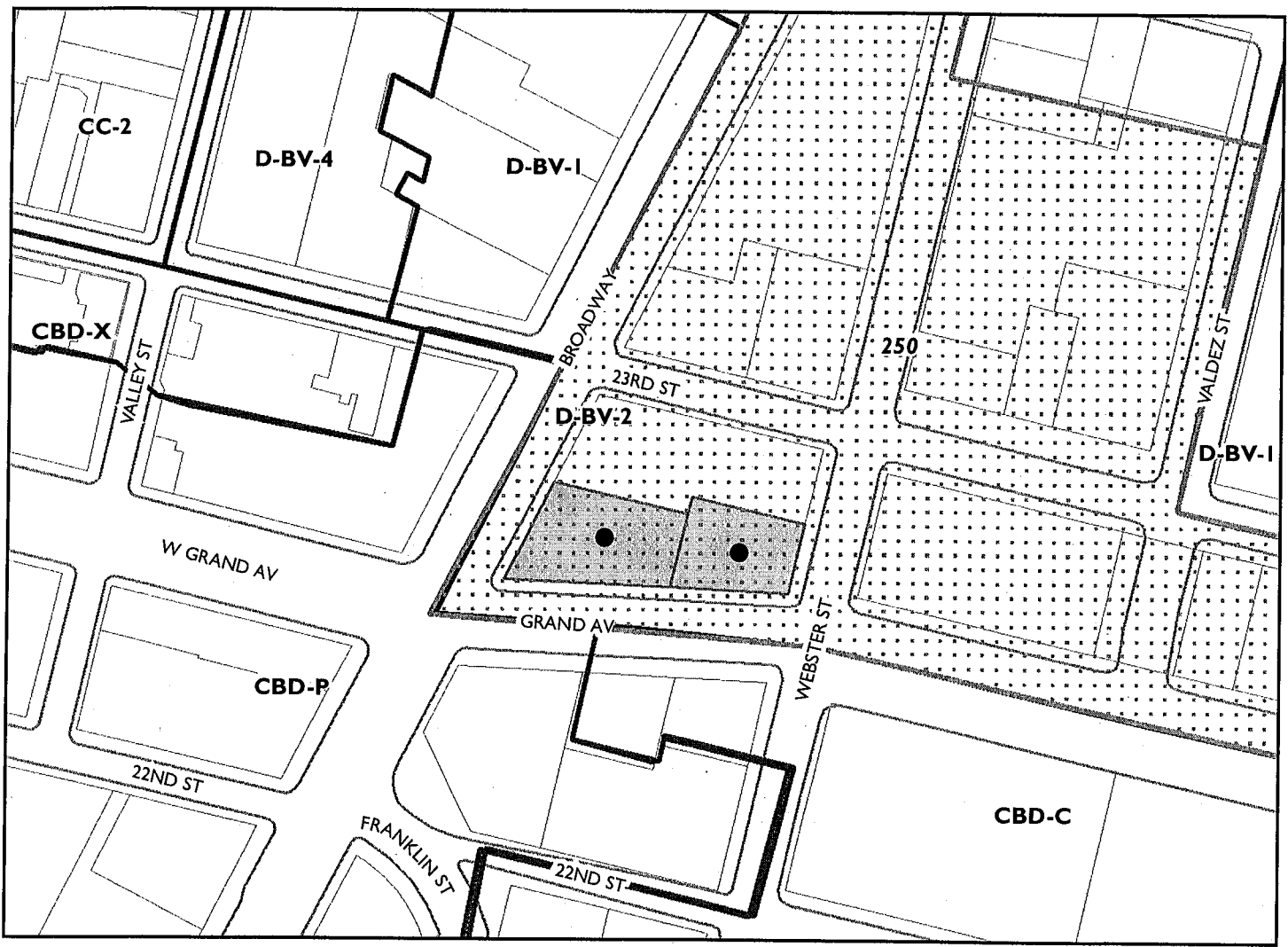
KTGY Architects has filed an application with the Bureau of Planning to develop 35-story residential tower that would include 275 dwelling units above ground floor commercial. The site is located within the Broadway Valdez District Specific Plan and is requesting an affordable housing density bonus to achieve a 20% bonus in the baseline density of 230 dwelling units up to 275, and includes a request for a concession to the minimum parking requirement and a development waiver to allow a height of up to 395 feet above the 250-foot maximum height tallowed under the zoning.

Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design.

PROPERTY DESCRIPTION

The subject property consists of two lots that take up the southern end of the block surrounded by Broadway, Webster, Grand Avenue and 23rd Street. The site contains all of the frontage along Grand Avenue for the subject block. The project site contains an existing office building on the lot at the corner of Broadway and Grand Avenue (60 Grand Avenue/ 2250 Broadway), which

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18406
Applicant: KTG Architecture + Planning
Address: 88 Grand Avenue
Zone: D-BV-2
Height Area: 250 ft

would remain as is as part of the development proposal. The project site contains a surface parking lot on a separate lot to the east of the existing office building (80 Grand Ave.), which is the location of the proposed residential tower.

PROJECT DESCRIPTION

The proposed project would remove the existing auto fee surface parking lot and construct a new 35-story residential tower of up to 395 feet in height which would contain 275 dwelling units with approximately 1,300 square feet of retail at the ground floor facing onto Grand Avenue. The proposed tower would include a residential lobby at the corner of Webster and Grand Avenue. The loading access would be off Webster Street, which is consistent with the development pattern of other existing and proposed buildings in the area. The automobile parking will be within a fully automated parking structure within the building with access through the existing driveway and curb cut on Broadway as an entry only driveway. Vehicles exiting the building would head out through a driveway to Grand Avenue which would be exit only. The current development proposal would not alter the existing office building on the project site.

ZONING ANALYSIS

The subject property is located within the D-BV-2, Broadway Valdez District Commercial-2 Zone and is within the 250-foot height limit area. The intent of the D-BV-2 Zone is to create, maintain, and enhance areas of the Broadway Valdez District Specific Plan Area for ground-level retail, restaurants, entertainment, and art activities with pedestrian-oriented, active storefront uses. Upper-story spaces are intended to be available for a wide range of Office and Residential Activities. The 250 Height Area allows buildings to be a maximum of 24 stories and 250 feet in height and allows a residential density of one dwelling unit per 90 square feet of lot area and a non-residential Floor Area Ratio (FAR) of 10.0.

Density

The proposed development site would allow the following density based upon the Height Area that it is located within as described in the table below. This sets out an allowed baseline project. The section that follows will describe the density bonus process to achieve the number of dwellings being proposed in this application.

Site	Lot Area	Residential Density	Commercial FAR	Max Units/ Floor Area
60 Grand/ 2250 Broadway	9,256	1:90	10.0	102.8 / 92,560
80 Grand	12,926	1:90	10.0	143.6 / 129,260
TOTAL	22,182			246 units/ 221,820 sq.ft.

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 Planning Code Section 17.107. The applicant proposes to include 5% of the units within a 230-unit baseline project at Very Low Income (less than 50% of Median Income) resulting in 12 affordable units. This allows for a Density Bonus of 20% above the baseline project resulting in a maximum density of 276 dwelling units on the site. The proposed 275 units is within this density bonus maximum.

Affordable Housing Concessions

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of one density bonus concession/incentive that would relax other Zoning Regulations in order to reduce development costs. The applicant has requested that the Bureau of Planning relax the required parking in order to achieve cost savings in a parking structure that would be required to provide parking for 69 required off-street stalls. The 69 parking stall minimum requirement is after applying the 30% reduction allowed for sites near public transit, and an additional 20% reduction since the applicant is proposing an on-site car share stall. The applicant is proposing to provide 45 off-street parking stalls resulting in a request to reduce the parking requirement by 24 stalls.

Development Waiver for Height

Applications that take advantage of the affordable housing density bonus regulations are also allowed to request other waivers to development regulations as a means to physically develop the number of density bonus units. In this instance, the applicant has requested a waiver to the height regulations since the number of dwelling units does not physically fit within the envelope of the baseline project. The applicant is requesting a waiver to allow an additional 11 stories to a total of 35 floors to fit the full 275 dwelling unit density bonus project.

DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and/or design recommendations to the applicant and staff prior to the proposal moving forward. The proposal consists solely of a Design Review application and thus is not required to appear before the full Planning Commission. Therefore, Committee recommendations would be made to staff to have the applicant implement prior to public notice and any decision being made upon the development application.

The proposed design consists of a very slender tower due to the limited available footprint of the development site, which results in a rather attractive massing for the building. This is especially true considering the proposal in the context of other existing and proposed towers surrounding the project site that are all in the range of 240 to 250 feet in height. This tall slender tower at more than 350 feet in height would create a visual accent in an area that will likely be filled with towers of similar heights in the future. This additional height is a possibility for consideration given the requested waiver of the height regulations associated with the affordable housing density bonus.

The exterior of the building will be clad with a mix of glazing and metal paneling along with additional glazing panels that will contain a fritted decorative pattern that will read vertically throughout the building façade.

Staff has the following concerns, comments and/or recommendations on the proposed design:

Building Base

The D-BV-2 Zone sets forth a building base maximum of 85 feet in height, but does not actually set forth a dimensional requirement for a step back to the tower element. This building base is generally expressed as an architectural transition from the base to the tower with very little actual step back. In the instance of the proposed project, the only base expression is for the first two levels of the building of 35 feet in height. This base element consists of a glazing and a metal panel cladding with patterns matching that of the fritted glass in the tower above, with a large section at the corner of Grand and Webster that is “cut away” to a simple glazing that opens up the lobby entrance and ground floor retail along with the upper level amenity space. The applicant likely did not step back the building at all above this base element due to the very limited available building footprint. Staff requests feedback from the Committee as to whether the design element at the two lower levels of the building establish an acceptable “base” element to the building.

North Tower Façade

While staff is comfortable with the design elements of the tower, the northern façade does raise some concerns. The proposal as submitted is almost entirely lacking any openings or glazing on the northern elevation due to the proximity to the adjacent property line. While design features like this are common practice on shorter buildings where those blank elevations will eventually be covered by a future building, this site is different because this will be the tallest building in the direct vicinity. As tall as the proposed building is, the largely blank northern façade will be very prominent in the City skyline when viewed from up Broadway and other locations to the north. Staff recommends that additional façade treatments be provided along this façade, possibly bringing the fritted glass paneling around to the back elevation of the building and/or altering the color of the exterior paneling for the upper most floors to create a “top” element of the building.

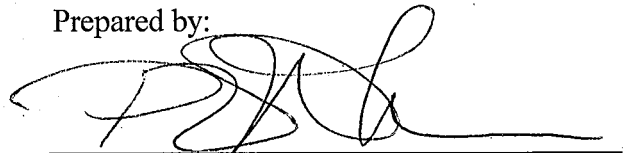
Driveways

The proposed project includes the retention and reuse of two existing driveways and curb cuts, one located on Broadway and one on Grand Avenue. Broadway is an important pedestrian and commercial street, and Grand Avenue has future plans by the Department of Transportation (DOT) for protected bike lanes. Typically, new development proposals are discouraged or even prohibited from including driveways on these important streets. Staff recognizes that the site is very constrained and it may be impractical to prohibit any auto access on either of these streets, especially considering that the driveways would only be one way and would only serve a 45-stall garage, both of which will limit the frequency of use of the driveways. However, staff would like the applicant to submit alternative ground floor studies that would be able to accommodate a two way auto access off of Webster Street and relocate the proposed loading area to the curb cut/driveway on Grand Avenue. In the event that the redesigned auto access is infeasible, then Planning along with DOT staff will likely be requiring a sidewalk level cycle track along the Grand Avenue frontage to help avoid auto turning conflicts with bicyclists.

RECOMMENDATION

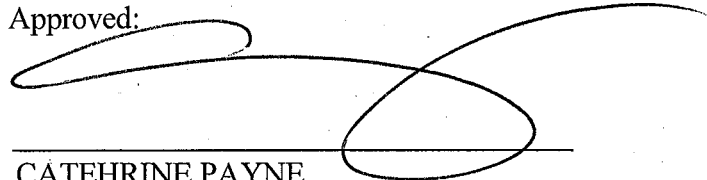
Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved:



CATEHRINE PAYNE
Acting Development Planning Manager

Attachments:

- A. Project Plans

88 GRAND AVENUE OAKLAND, CA

SHEET INDEX



ARCHITECTURAL:

- A 0.1 Cover Sheet
- A 0.2 Project Data
- A 0.3 Base Case vs Density Incentives and Concessions
- A 0.4 Assessors Parcel Map
- A 0.5 Open Space Exhibit
- A 0.6 Open Space Exhibit
- A 0.7 Context Photo
- A 0.8 Context Photo
- A 0.9 Context Photo
- A 0.10 Context Photo
- A 0.11 Travel Distance Exhibit
- A 0.12 Signage Elevations

- A 1.0 Conceptual Site Plan

- A 2.0 Building Elevations
- A 2.1 Building Elevations

- A 3.0 Building Plan - Subterranean Level 1
- A 3.1 Building Plan - Level 1
- A 3.2 Building Plan - Level 2
- A 3.3 Building Plan - Level 3-5
- A 3.4 Building Plan - Level 6-25
- A 3.5 Building Plan - Level 26-34
- A 3.6 Building Plan - Level 35
- A 3.7 Building Plan - Roof

- A 4.0 Building Sections

- A 5.0 Typical Unit Plans
- A 5.1 Typical Unit Plans
- A 5.2 Typical Unit Plans
- A 5.3 Typical Unit Plans

- A 6.0 Perspectives
- A 6.1 Perspectives
- A 6.2 Perspectives
- A 6.3 Perspectives

- A 7.0 Color and Material Board

LANDSCAPE:

- L 1.01 Street Level
- L 1.02 Precedent Images
- L 2.01 Level 35 Deck
- L 2.02 Roof Deck

CIVIL:

- C 1.0 Existing Conditions
- C 2.0 Proposed Boundary & Site Plan
- C 3.0 Proposed Grading Plan
- C 4.0 Proposed Utility Plan
- C 5.0 Proposed Stormwater Management Plan
- C 6.0 Typical Cross Sections.

TENTATIVE MAP:

- TM 1.0 Title Sheet
- 1 Topographic Survey
- TM 2.0 Proposed Parcelization and Site Plan
- TM 3.0 Proposed Grading Plan
- TM 4.0 Proposed Utility Plan
- TM 5.0 Proposed Stormwater Management Plan
- TM 6.0 Typical Cross Sections

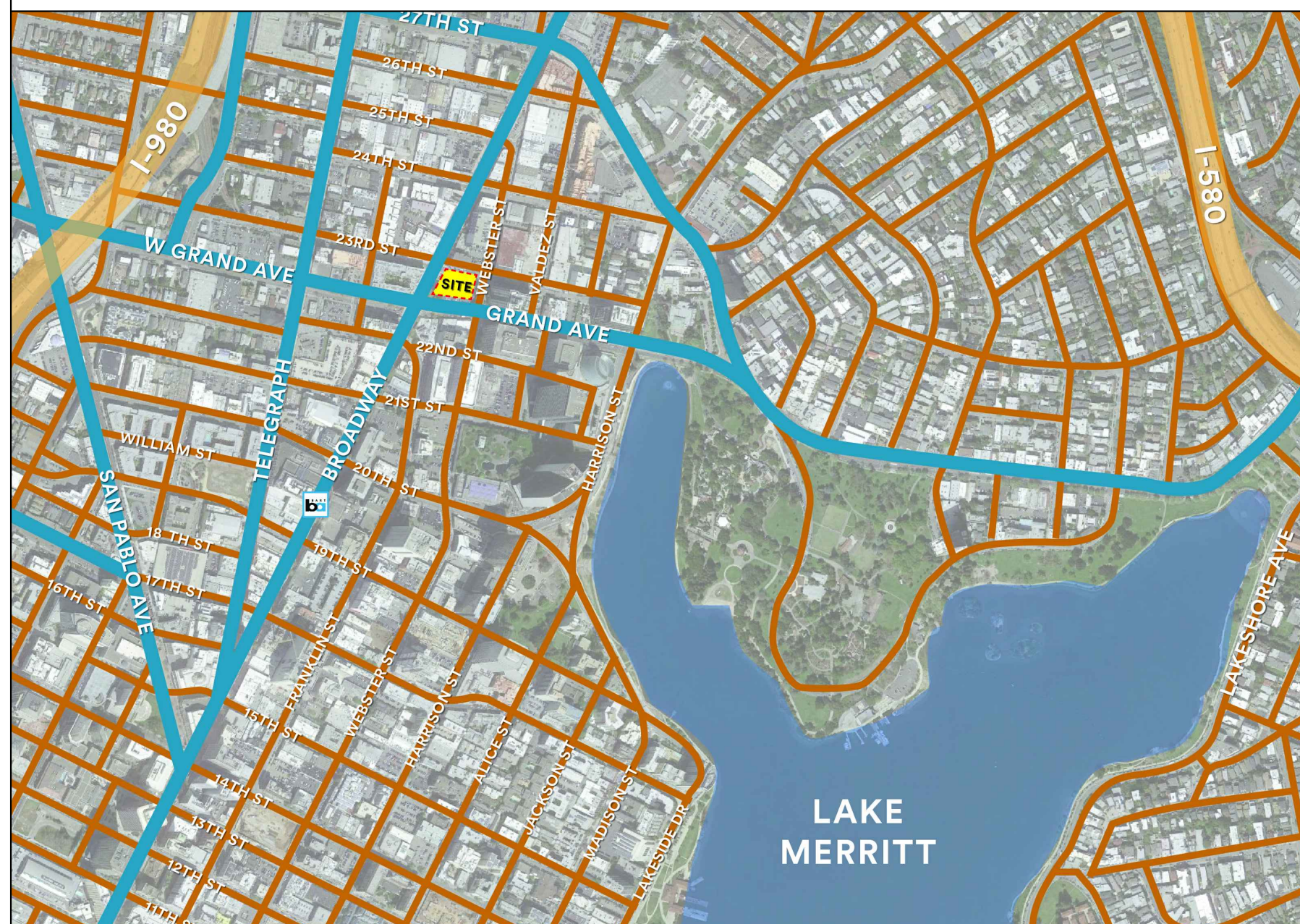
TRASH MANAGEMENT:

- T 0.1 Residential and Retail Trash Rooms Level 1
- T 2.0 Trash Chute Details

ARBORIST REPORT:

- Draft Preliminary Arborist Report
- Tree Assessment Form
- Tree Assessment Map

VICINITY MAP



PROJECT TEAM

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Seagate Properties, Inc.
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San Rafael, CA 94901

88 GRAND AVENUE
OAKLAND, CA # 2017-1188

SCHEMATIC DESIGN
SEPTEMBER 27, 2018

COVER SHEET
SHEET INDEX

A0.1

PROJECT SUMMARY

Site Area	22,182 sf
	0.51 ac
Residential Units	275 d.u.
Density	540 d.u./ac
Retail Area	±1,000 sf
Amenity Area	4,117 sf
Parking	45 spaces

VEHICLE PARKING

	Required	Required	Spaces	Delta
	Spaces	w/ 50% Reduction*	Provided	
0.5 spaces/d.u. required	138	69	45	-24

*30% reduction per Planning Code Section 17.116.110.C.1 + 20% Planning Code Section 17.116.110.C.2

BIKE PARKING

Long-Term Requirement: 1 space for each 2 dwelling units	Required	Provided
	140	140

Short-Term Requirement: 1 space for each 15 dwelling units	Required	Provided
	21	21

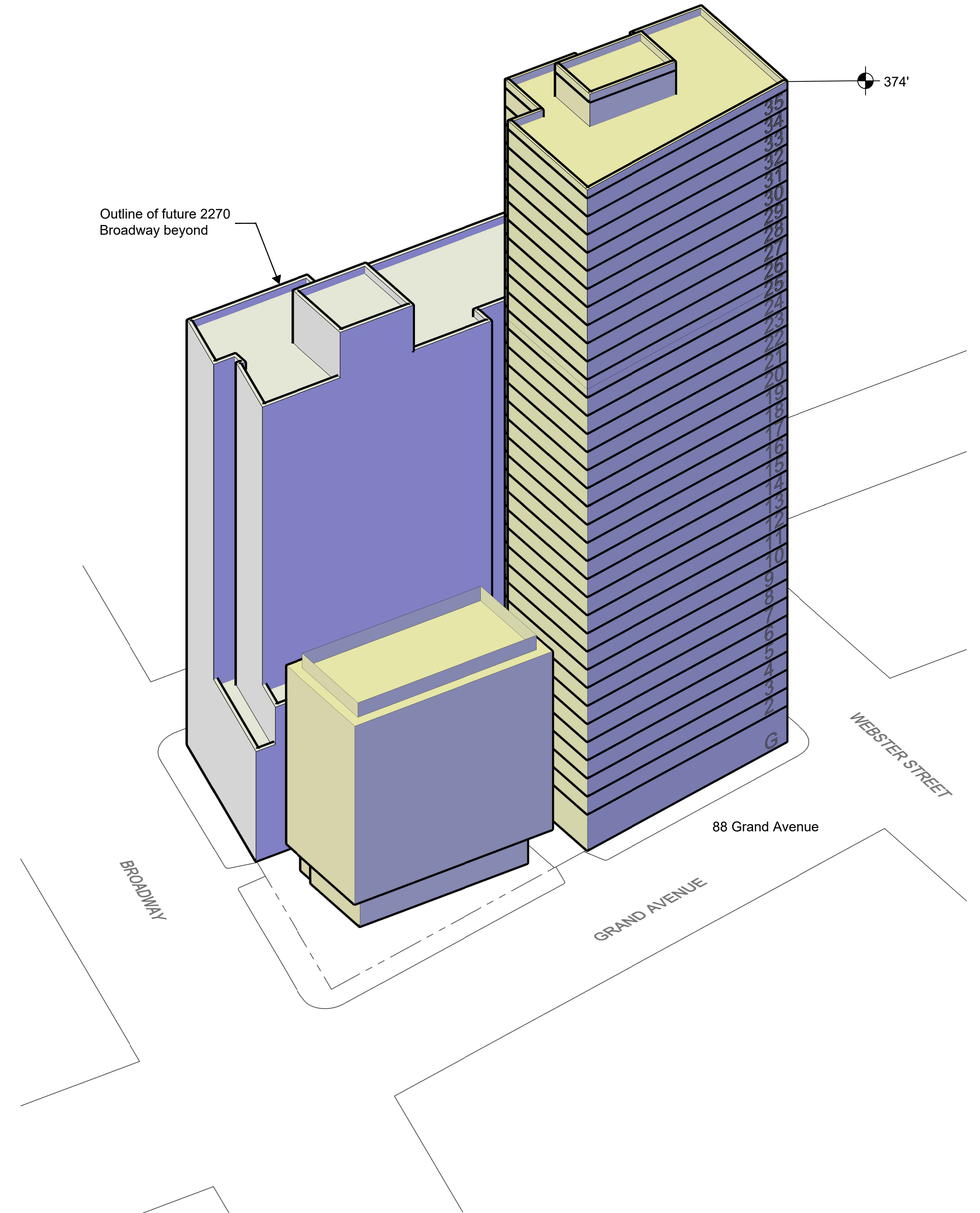
OPEN SPACE

Requirement:	Required (SF)	Provided (SF)	Delta (SF)
75 sf/d.u.	20,625	21,745	1,120

*Please see Sheets A0.5 and A0.6 for Open Space Exhibits and A0.3 for Concessions and Waivers.

PROPOSED PROJECT: UNIT MIX SUMMARY

Level	Studio	1 BR	2 BR	3 BR	
Level 35	1	3	1	0	5 d.u.
Level 34	1	3	2	1	7 d.u.
Level 33	1	3	2	1	7 d.u.
Level 32	1	3	2	1	7 d.u.
Level 31	1	3	2	1	7 d.u.
Level 30	1	3	2	1	7 d.u.
Level 29	1	3	2	1	7 d.u.
Level 28	1	3	2	1	7 d.u.
Level 27	1	3	2	1	7 d.u.
Level 26	1	3	2	1	7 d.u.
Level 25	3	4	2	0	9 d.u.
Level 24	3	4	2	0	9 d.u.
Level 23	3	4	2	0	9 d.u.
Level 22	3	4	2	0	9 d.u.
Level 21	3	4	2	0	9 d.u.
Level 20	3	4	2	0	9 d.u.
Level 19	3	4	2	0	9 d.u.
Level 18	3	4	2	0	9 d.u.
Level 17	3	4	2	0	9 d.u.
Level 16	3	4	2	0	9 d.u.
Level 15	3	4	2	0	9 d.u.
Level 14	3	4	2	0	9 d.u.
Level 13	3	4	2	0	9 d.u.
Level 12	3	4	2	0	9 d.u.
Level 11	3	4	2	0	9 d.u.
Level 10	3	4	2	0	9 d.u.
Level 9	3	4	2	0	9 d.u.
Level 8	3	4	2	0	9 d.u.
Level 7	3	4	2	0	9 d.u.
Level 6	3	4	2	0	9 d.u.
Level 5	4	2	2	0	8 d.u.
Level 4	4	2	2	0	8 d.u.
Level 3	4	2	2	0	8 d.u.
Level 2	1	1	1	0	3 d.u.
Level 1	0	0	0	0	0 d.u.
Total (d.u.)	83	117	66	9	275 d.u. total
Mix	30.18%	42.55%	24.00%	3.27%	100%



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88 GRAND AVENUE
OAKLAND, CA # 2017-1188

SCHEMATIC DESIGN
SEPTEMBER 27, 2018

PROJECT DATA

A0.2

60 - 80 GRAND AVENUE: ZONING SUMMARY

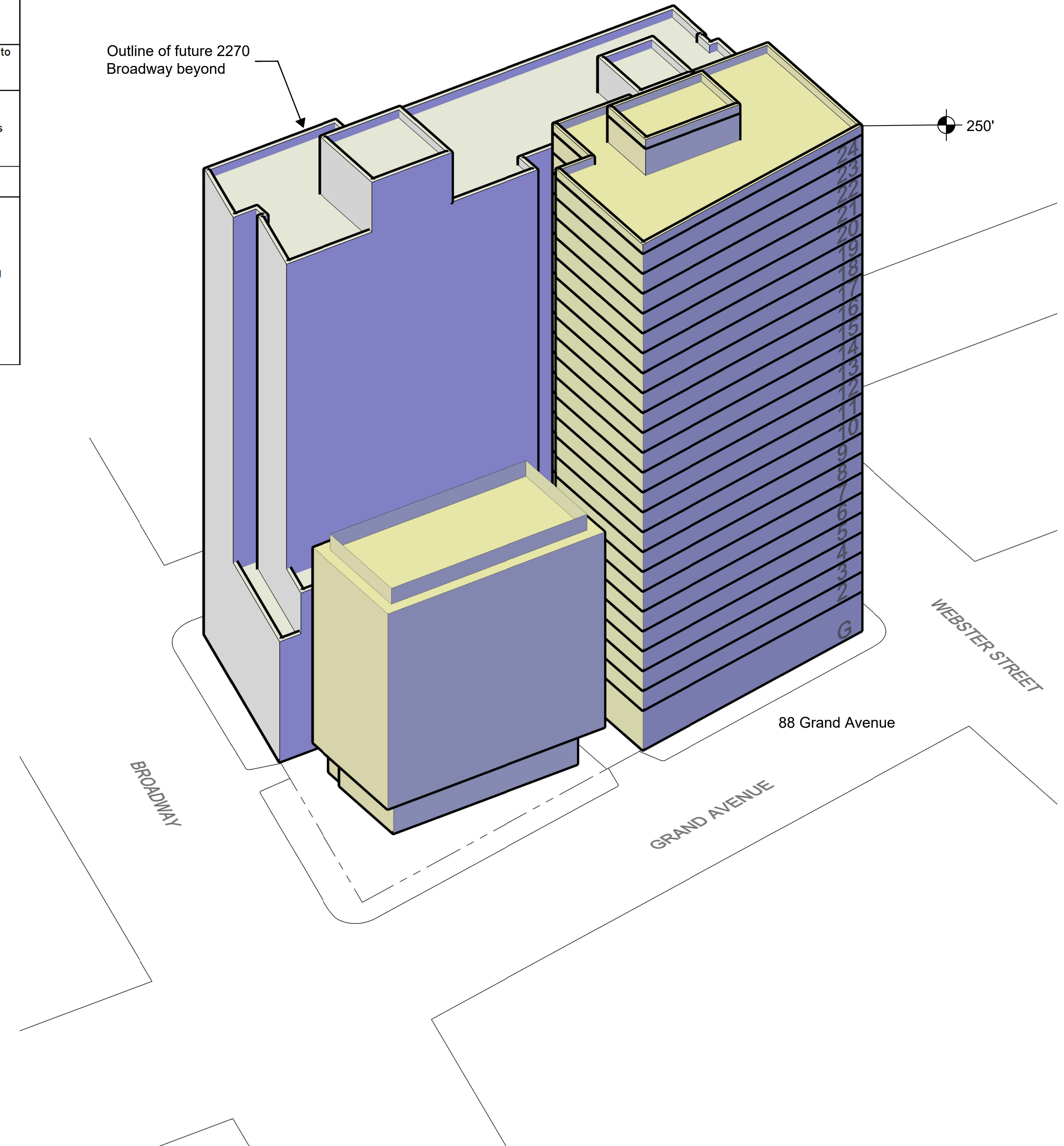
Address	60 Grand Avenue	80 Grand Avenue	Combined Lot
Parcel Number	008 065600400	008 065600100	-
Zoning District	D-BV-2	D-BV-2	D-BV-2
General Plan	Central Business District	Central Business District	Central Business District
Lot Area	9,256 SF	12,926 SF	22,182 sf
Maximum Height	250'	250'	250'
Maximum Residential Density	90 sf / unit (102.8 d.u.)	90 sf / unit (143.6 d.u.)	(9,256 SF + 12,926 SF) / 90 SF = 246 d.u.
Open Space Requirement	75 SF / unit	75 SF / unit	75 SF / unit
Parking Requirement	0.5 spaces /unit	0.5 spaces /unit	0.5 spaces /unit

BASE CASE DESIGN & PROPOSED PROJECT COMPARISON FOR COMBINED LOT

	D-BV-2 Zoning Requirement	Base Case Design	Complies w/ Zoning Req.	Proposed Project: Base Case + 20% Density Bonus	Complies w/ Zoning Req.	Concessions and Waivers
Maximum Height	250'	250'	YES	374'	NO	The project requests a development waiver from the city to increase the maximum height limit from 250' to 374', to accommodate the 20% increase in density.
Maximum Residential Density	(9,256 SF + 12,926 SF) / 90 SF = 246 d.u. max.	230 d.u. (See Base Case Design: Unit Mix Summary below.)	YES	With 20% Density Bonus for including 5% Very Low Income units: 230 d.u. x 1.2 = 276 d.u. allowed 275 d.u. proposed (See Proposed Design: Unit Mix Summary on Sht. A0.2.)	YES	n/a; proposed density complies with 20% Density Bonus
Open Space Requirement	75 SF per d.u.	230 d.u. x 75 SF/d.u. = 17,250 SF required 17,300 SF provided	YES	275 d.u. x 75 SF/d.u. = 20,625 SF required ±25,670 SF provided	YES	
Parking Requirement	0.5 spaces per d.u.	230 d.u. x 0.5 spaces/d.u. = 115 spaces required per zoning Parking Reductions: 50% Reduction Total -Transit Accessible Areas: 30% parking reduction per Planning Code Section 17.116.110.C.1 -On-site Private Car Share: 20% parking reduction per Planning Code Section 17.116.110.C.2 115 spaces x 0.5 = 58 spaces required 45 spaces provided	NO	275 d.u. x 0.5 spaces/d.u. = 138 spaces required per zoning Parking Reductions: 50% Reduction Total -Transit Accessible Areas: 30% parking reduction per Planning Code Section 17.116.110.C.1 -On-site Private Car Share: 20% parking reduction per Planning Code Section 17.116.110.C.2 138 spaces x 0.5 = 69 spaces required 45 spaces provided	NO	The project requests a concession to reduce the parking requirement to 45 spaces.

BASE CASE DESIGN SUMMARY

Level	Studio	1 BR	2 BR	
Level 24	0	0	0	0 d.u.
Level 23	7	2	2	11 d.u.
Level 22	7	2	2	11 d.u.
Level 21	7	2	2	11 d.u.
Level 20	7	2	2	11 d.u.
Level 19	7	2	2	11 d.u.
Level 18	7	2	2	11 d.u.
Level 17	7	2	2	11 d.u.
Level 16	7	2	2	11 d.u.
Level 15	7	2	2	11 d.u.
Level 14	7	2	2	11 d.u.
Level 13	7	2	2	11 d.u.
Level 12	7	2	2	11 d.u.
Level 11	7	2	2	11 d.u.
Level 10	7	2	2	11 d.u.
Level 9	7	2	2	11 d.u.
Level 8	7	2	2	11 d.u.
Level 7	7	2	2	11 d.u.
Level 6	7	2	2	11 d.u.
Level 5	3	3	2	8 d.u.
Level 4	3	3	2	8 d.u.
Level 3	3	3	2	8 d.u.
Level 2	3	3	2	8 d.u.
Level 1	0	0	0	0 d.u.
Basement	0	0	0	0 d.u.
Total (d.u.)	138	48	44	230 d.u. total
Mix	60.00%	20.87%	19.13%	100%



ASSESSOR'S MAP 8

Code Area No.17-022

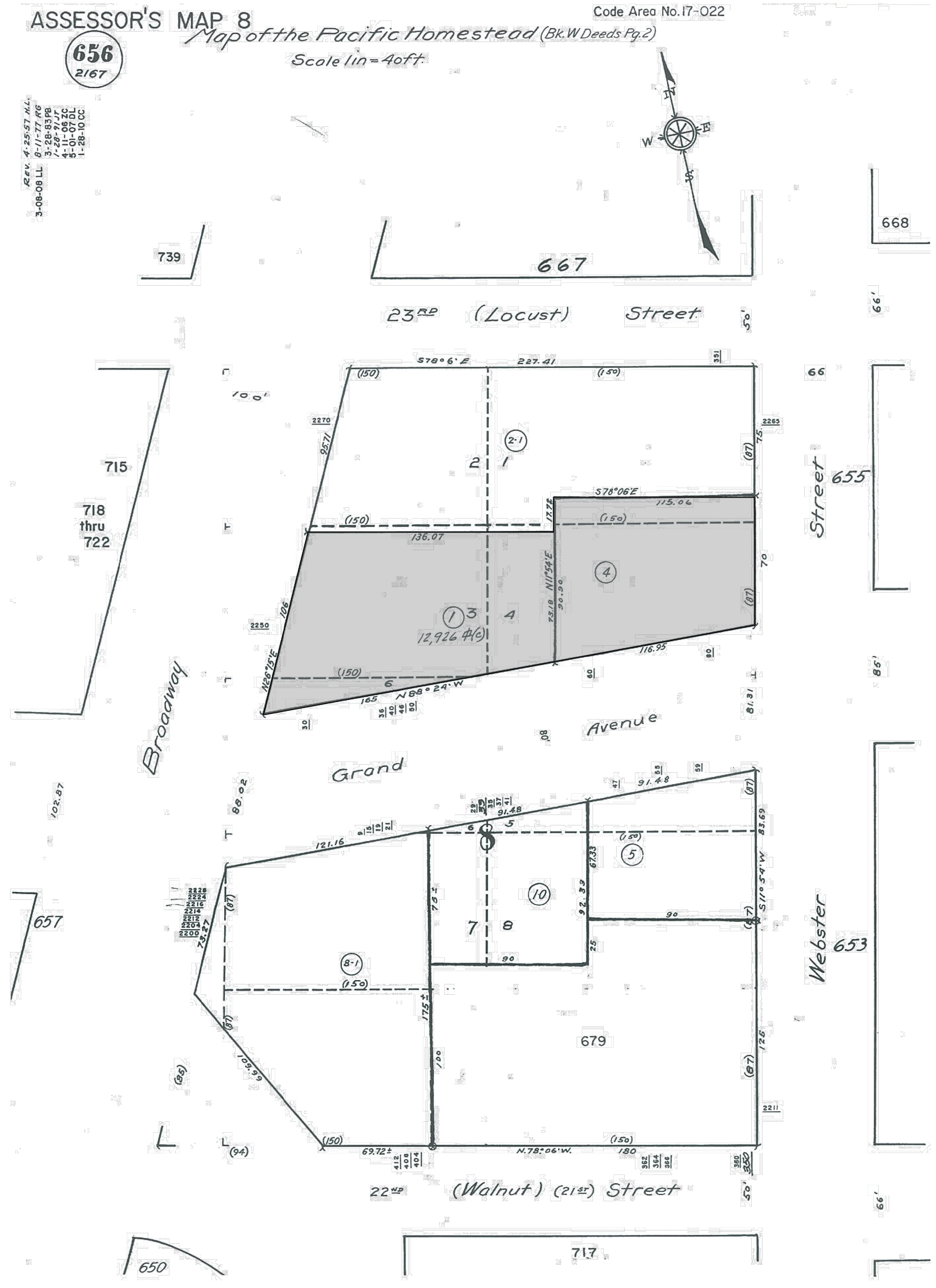
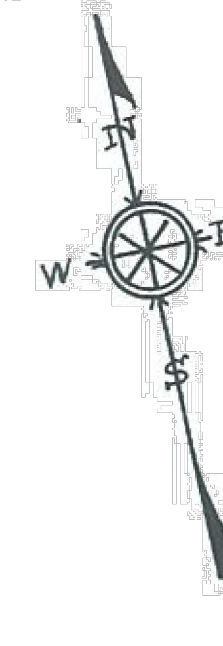
Map of the Pacific Homestead (Bk.W Deeds Pg.2)

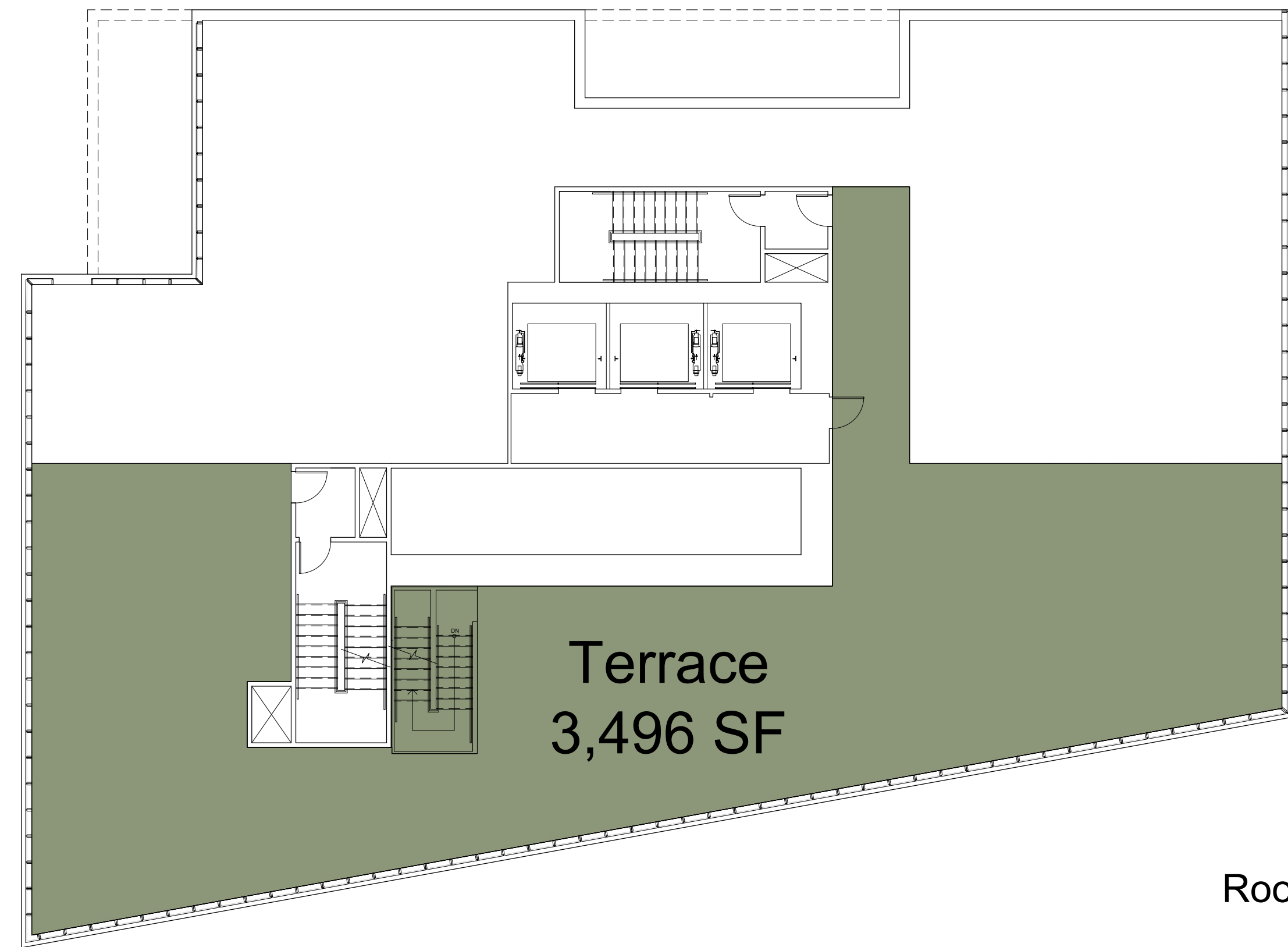
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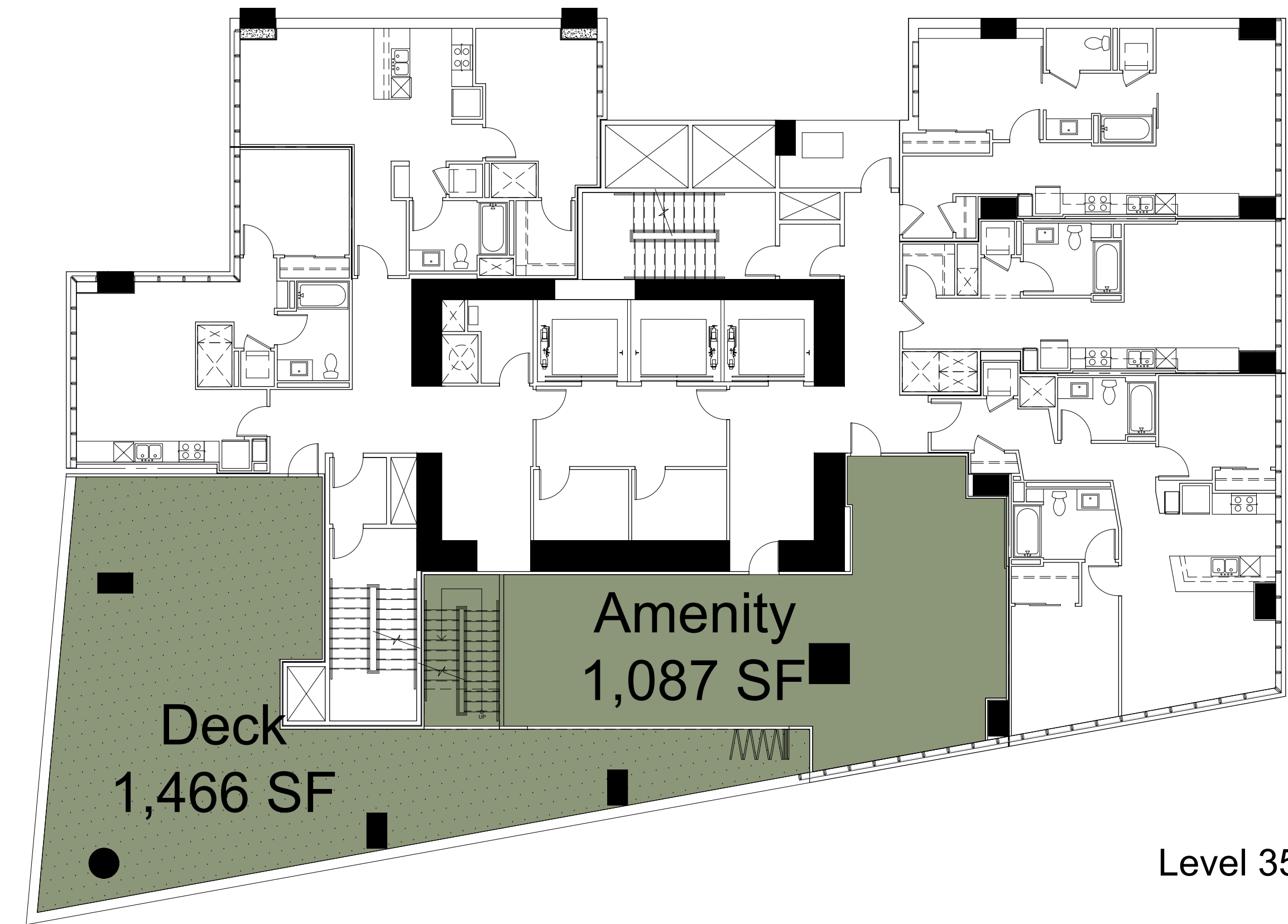
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3-28-83 FB
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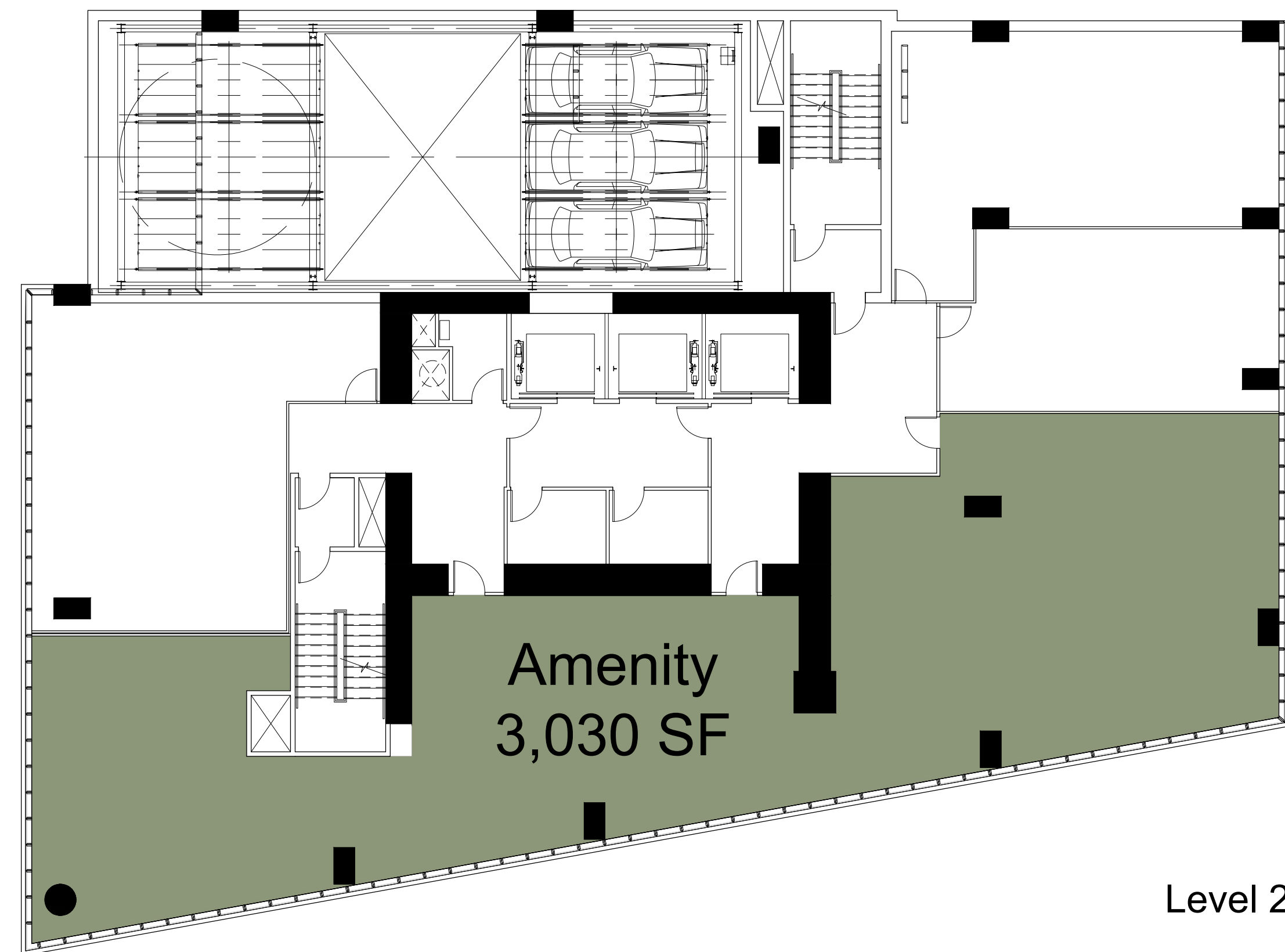




Roof



Level 35



Level 2

Total Open Space SF	
Terrace:	3,496 sf.
Amenity Level 35:	1,087 sf.
Deck Level 35:	1,466 sf.
Amenity level 2:	3,030 sf.
Total:	13,004 sf.

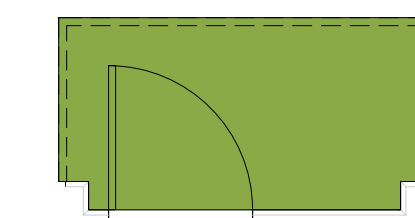
- Common Open Space
- Private Open Space
- Private Open Space (Extended)



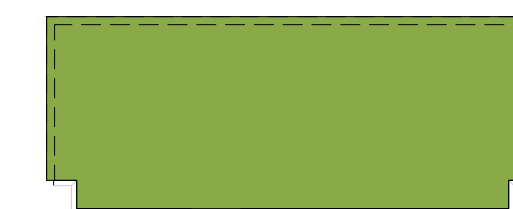
Level 6-32 (Typical Residential)

Private Open Space			
Balcony Type	Area	# on Project	Total SF
Balcony Type A:	30 sf.	103	3,090 sf
Balcony Type B:	40 sf.	28	1,120 sf
Balcony Type C:	64 sf.	17	1,088 sf
Balcony Type D:	42 sf.	19	798 sf
Balcony Type E:	137 sf.	1	137 sf
Balcony Type F:	100 sf.	1	100 sf
		Total:	6,333 sf
		Total:	12,666 sf*

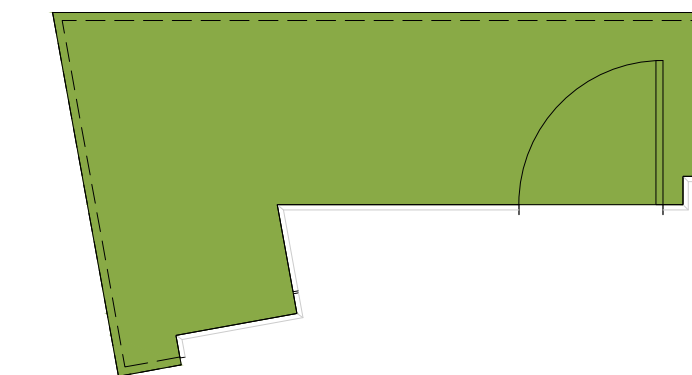
*17.126.020 Each one (1) square foot of private usable open space conforming to the provisions of Section 17.126.040 shall be considered equivalent to two (2) square feet of required group usable open space and may be so substituted, subject to any minimum requirements for actual group space prescribed in the applicable individual zone regulations.



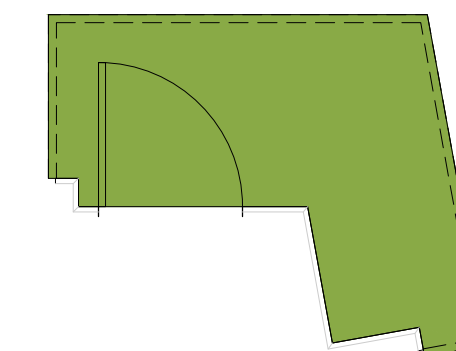
Balcony A
Area: 30 SF
Occurs 103x






Balcony B
Area: 40 SF
Occurs 28x

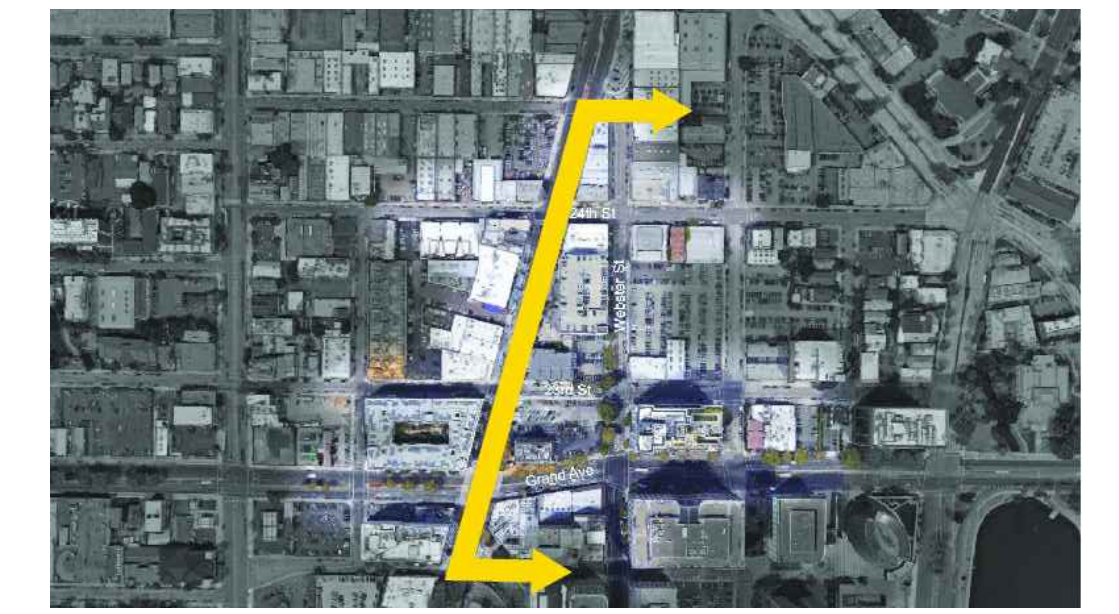


Balcony C
Area: 64 SF
Occurs 17x



Balcony D
Area: 42 SF
Occurs 19x

-  Common Open Space
-  Private Open Space
-  Private Open Space (Extended)



Broadway (East)



2430 Broadway 2400 Broadway 2412 Broadway 24th St 2355 Broadway 2350 Broadway 2300 Broadway 23rd St 80 Grand Ave Grand Ave 22nd St 2120 Broadway



Broadway (West)



2220 Broadway Grand Ave 2295 Broadway 23rd St 2325 Broadway 2335 Broadway 2343 Broadway 2355 Broadway 24th St 2401 Broadway 25th St



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OAKLAND, CA # 2017-1188

SCHEMATIC DESIGN
SEPTEMBER 27, 2018

CONTEXT PHOTO

A0.7



Webster (East)



2350 Webster St

2330 Webster St

2299 Webster St

23rd St

Grand Ave

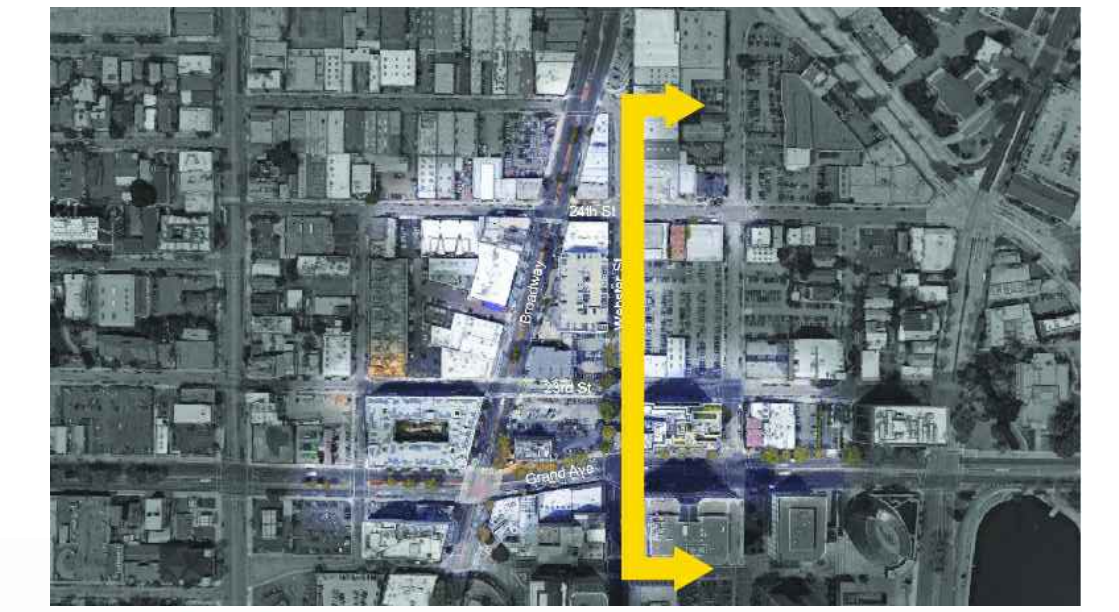
22nd St

2150 Webster St

2040 Webster St



2101 Webster St



Webster (West)



2225 Webster St



23rd St 2300 Webster St



2330 Webster St

22nd St 2249 Webster St Grand Ave 2350 Webster St



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OAKLAND, CA # 2017-1188

SCHEMATIC DESIGN
SEPTEMBER 27, 2018

CONTEXT PHOTO

A0.8



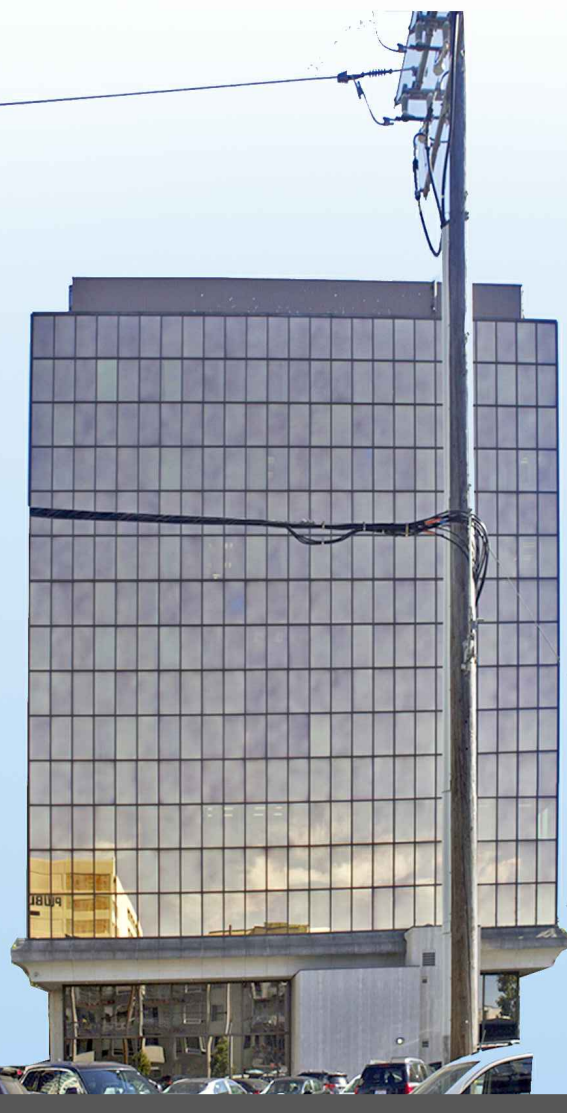
23rd St (North)



326 23rd St



Webster St



398 23rd St

Broadway



400 23rd St

449 23rd St

444 23rd St



23rd St (South)



400 23rd St



Broadway

398 23rd St

350 23rd St

Webster St



326 23rd St

320 23rd St

300 23rd St



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CONTEXT PHOTO

A0.9



24th St (South)



367 24th St

372 24th St



Webster St

2350 Broadway



Broadway

2355 Broadway

422 24th St



Grand Ave (North)



420 W Grand Ave

400 W Grand Ave

Broadway



60 Grand Ave

80 Grand Ave

Webster St



100 Grand Ave



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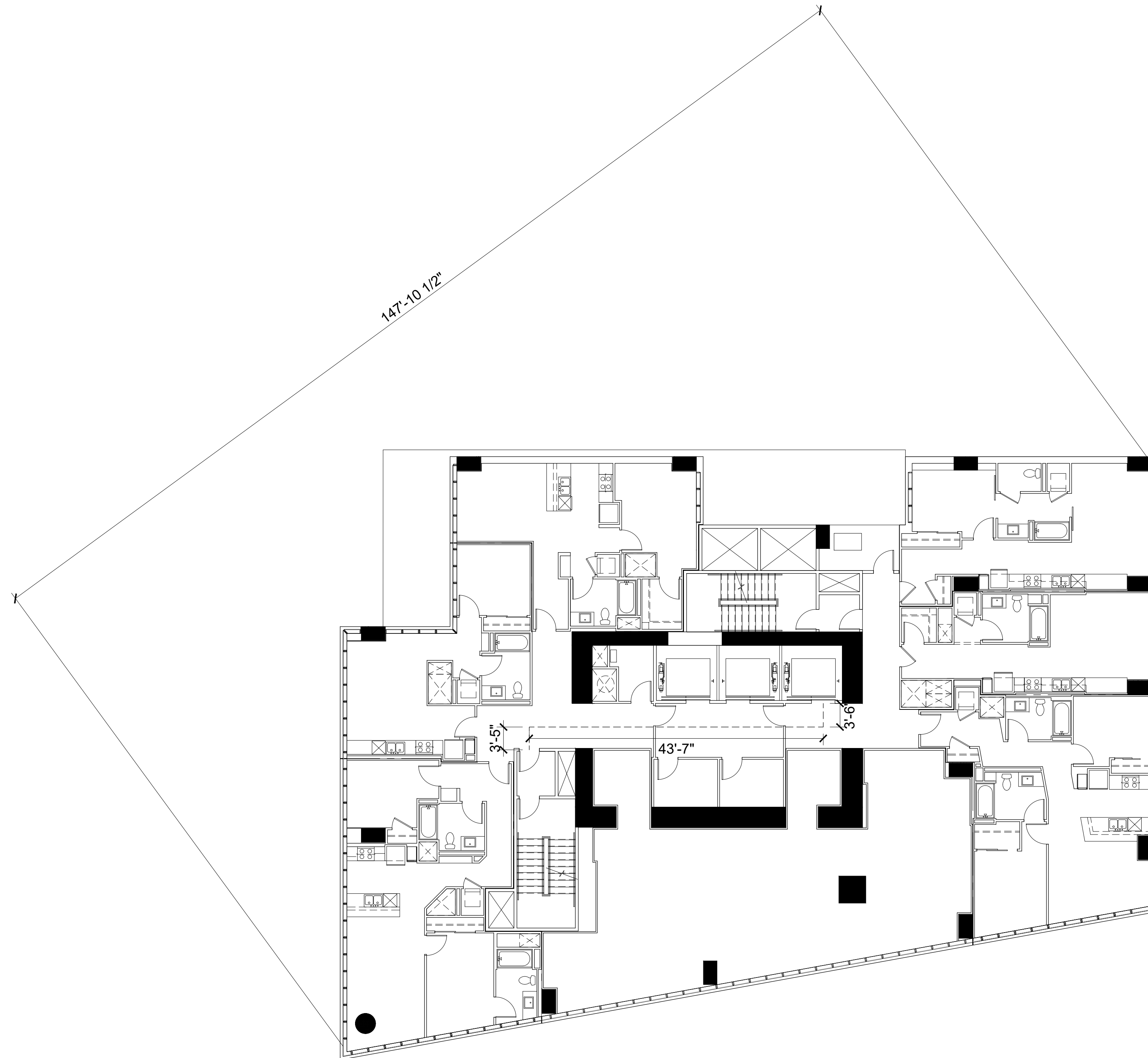
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CONTEXT PHOTO

A0.10



Max diagonal distance = 147'-10 1/2"

Separation of accessible exits = 50'-6"



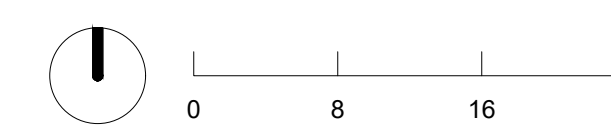
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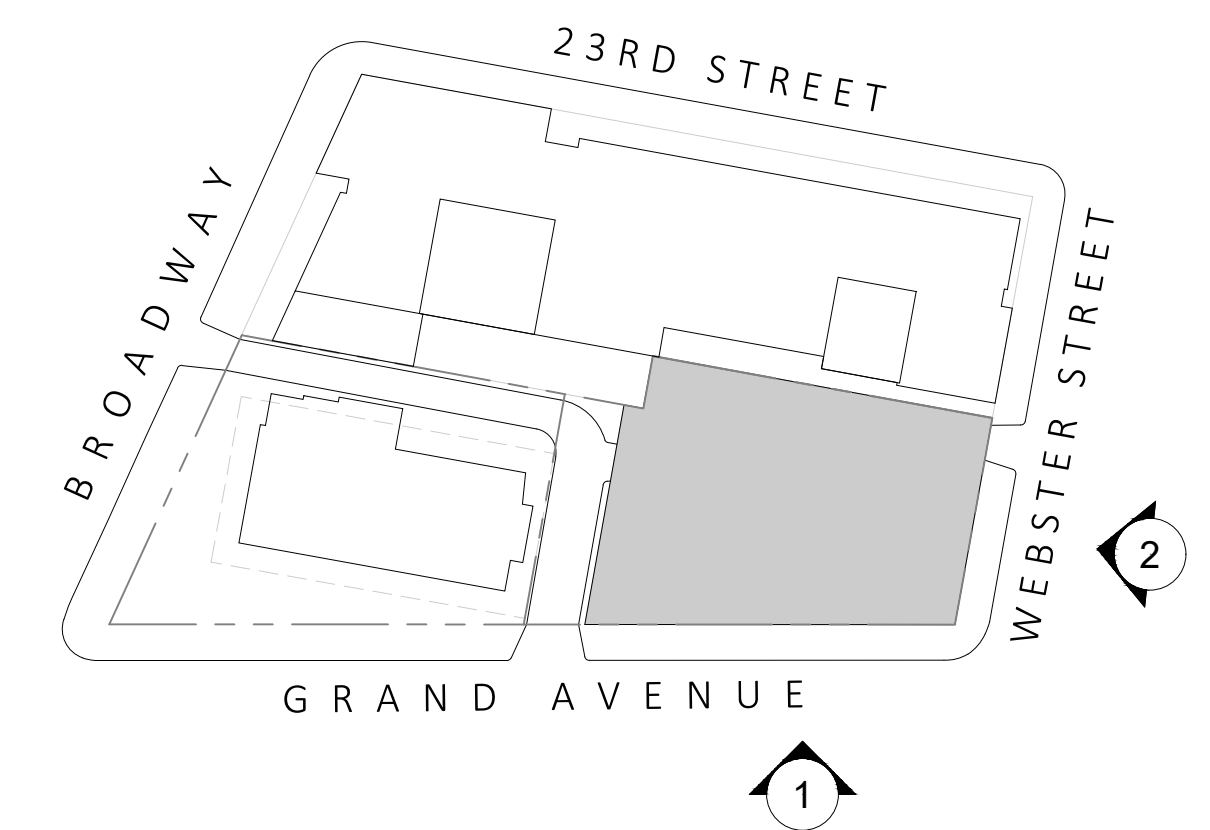
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TRAVEL DISTANCE EXHIBIT
TYPICAL RESIDENTIAL - HIGH

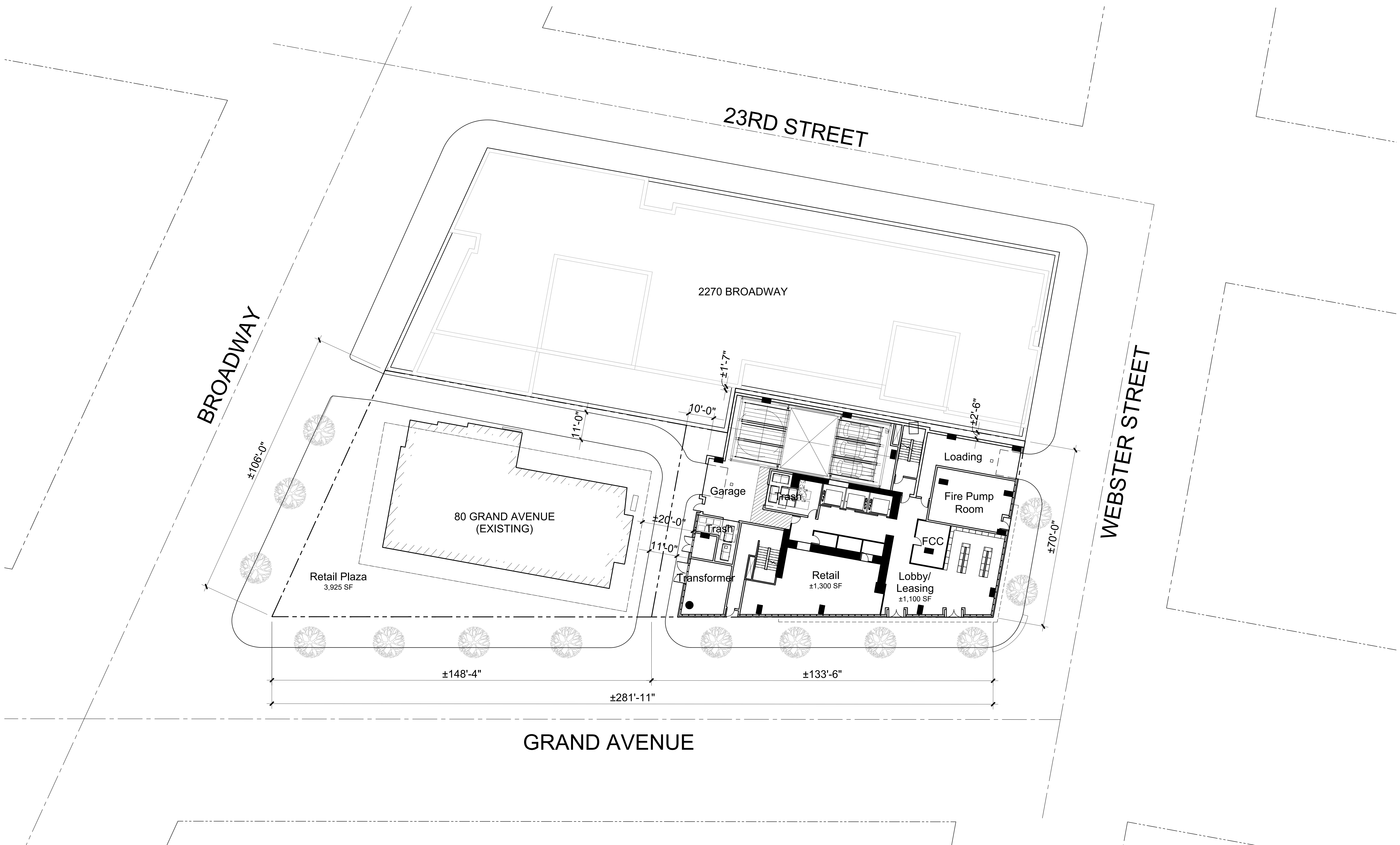
A0.11

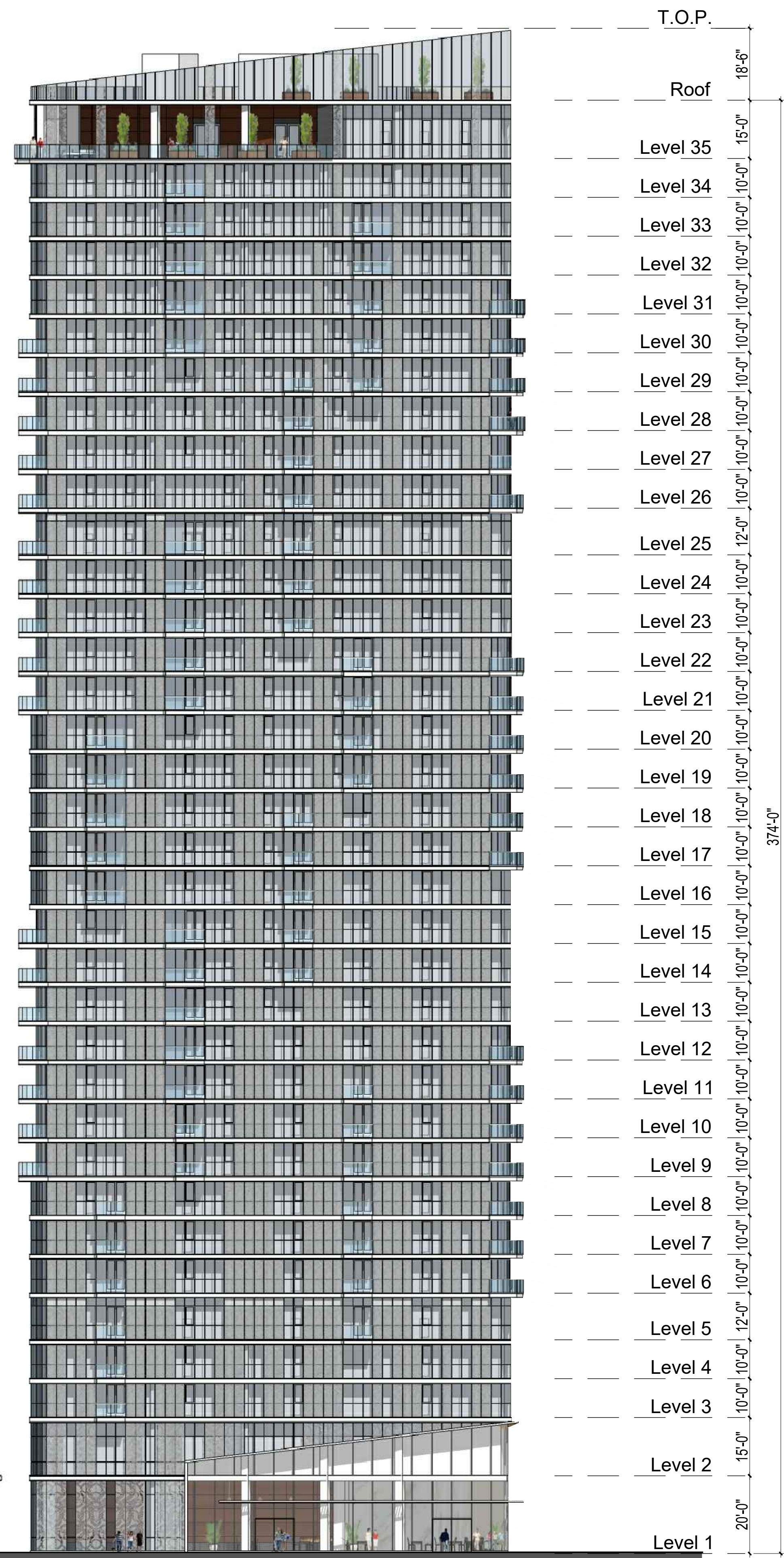


2. Project Signage along Webster Street.

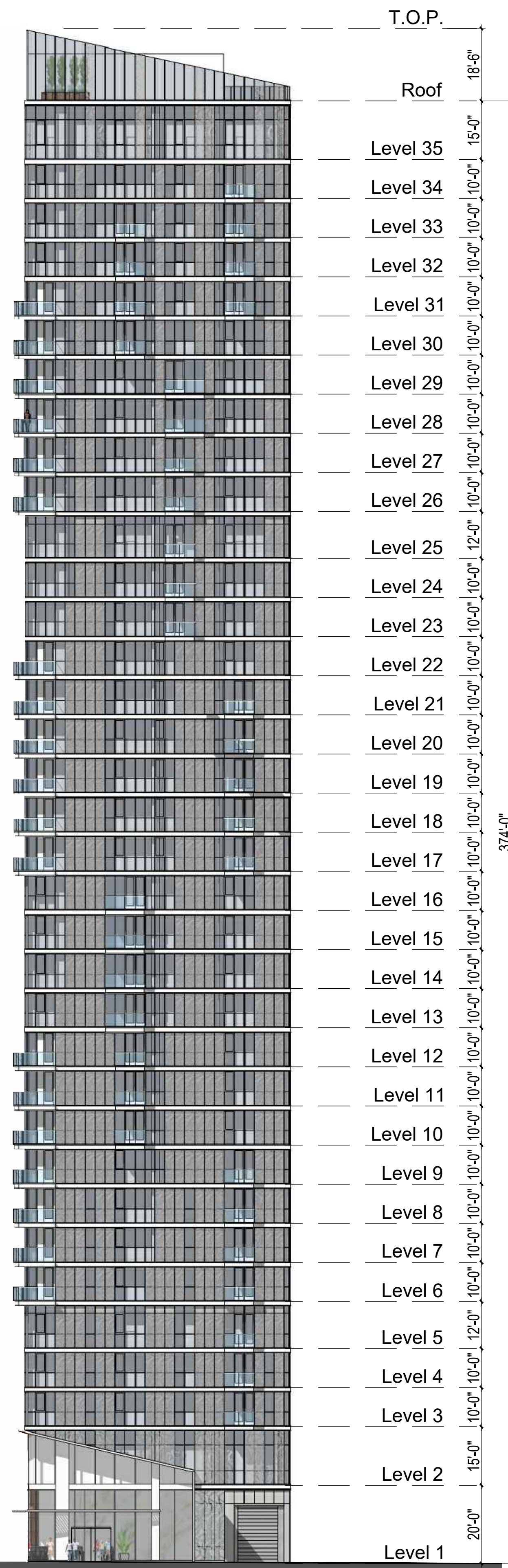


1. Project Signage along Grand Street.

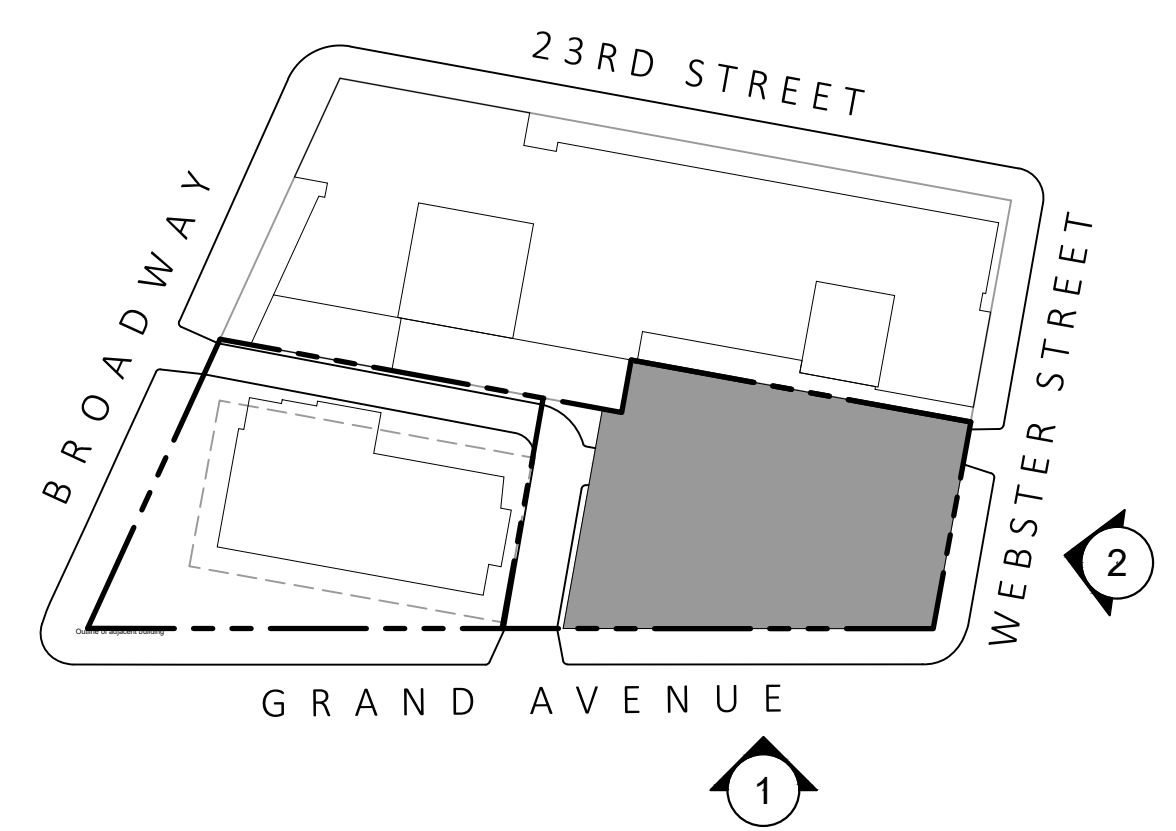


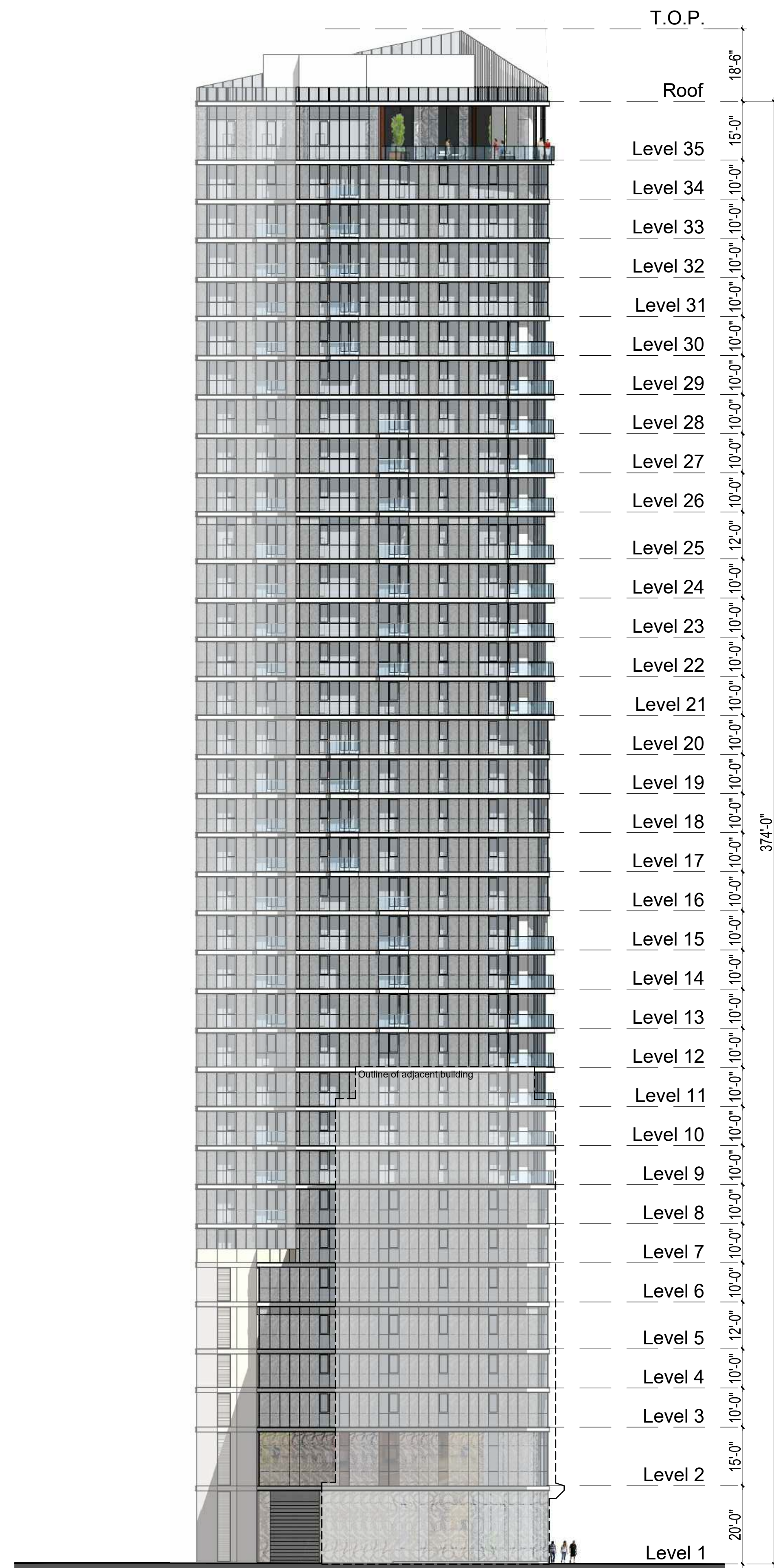


1. Grand Avenue Elevation

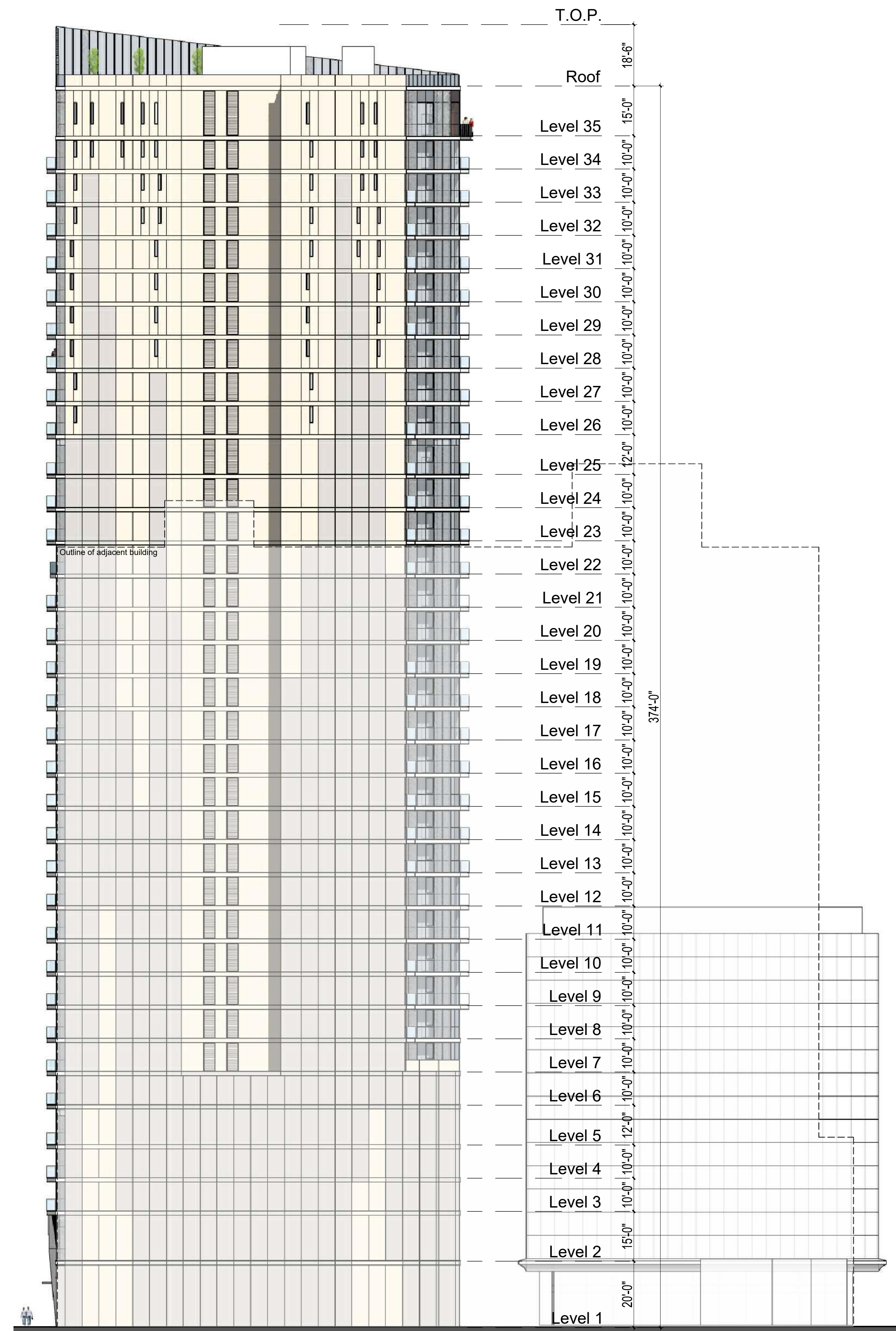


2. Webster Street Elevation

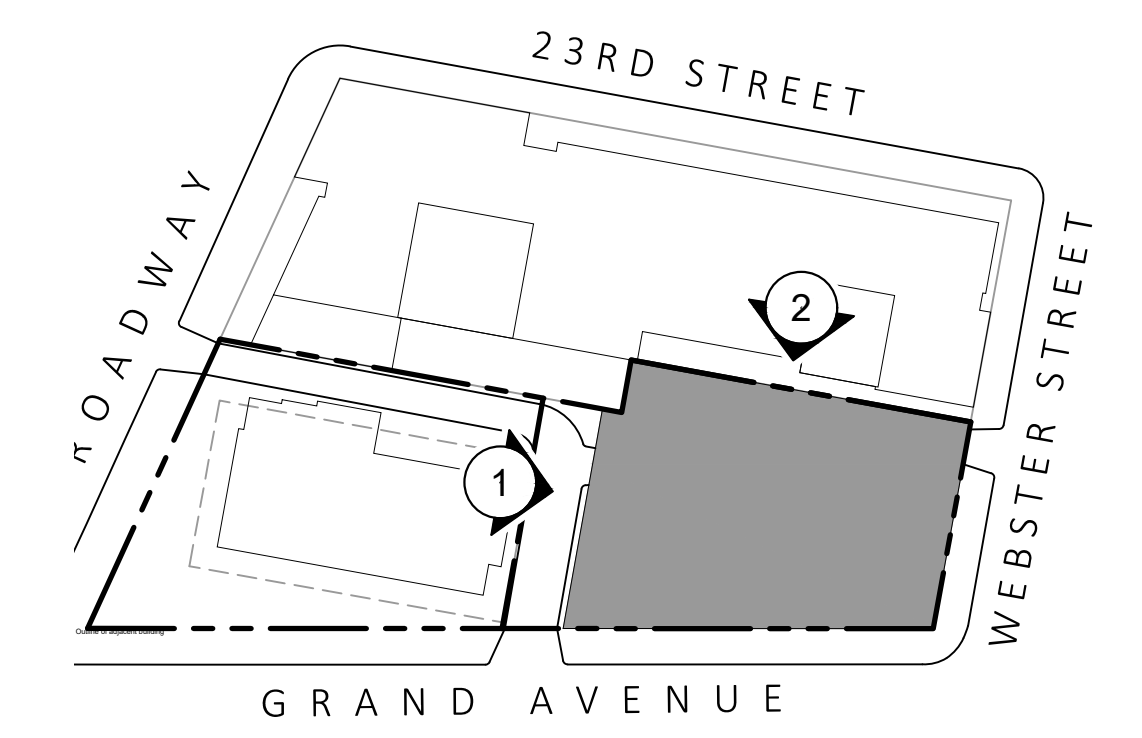


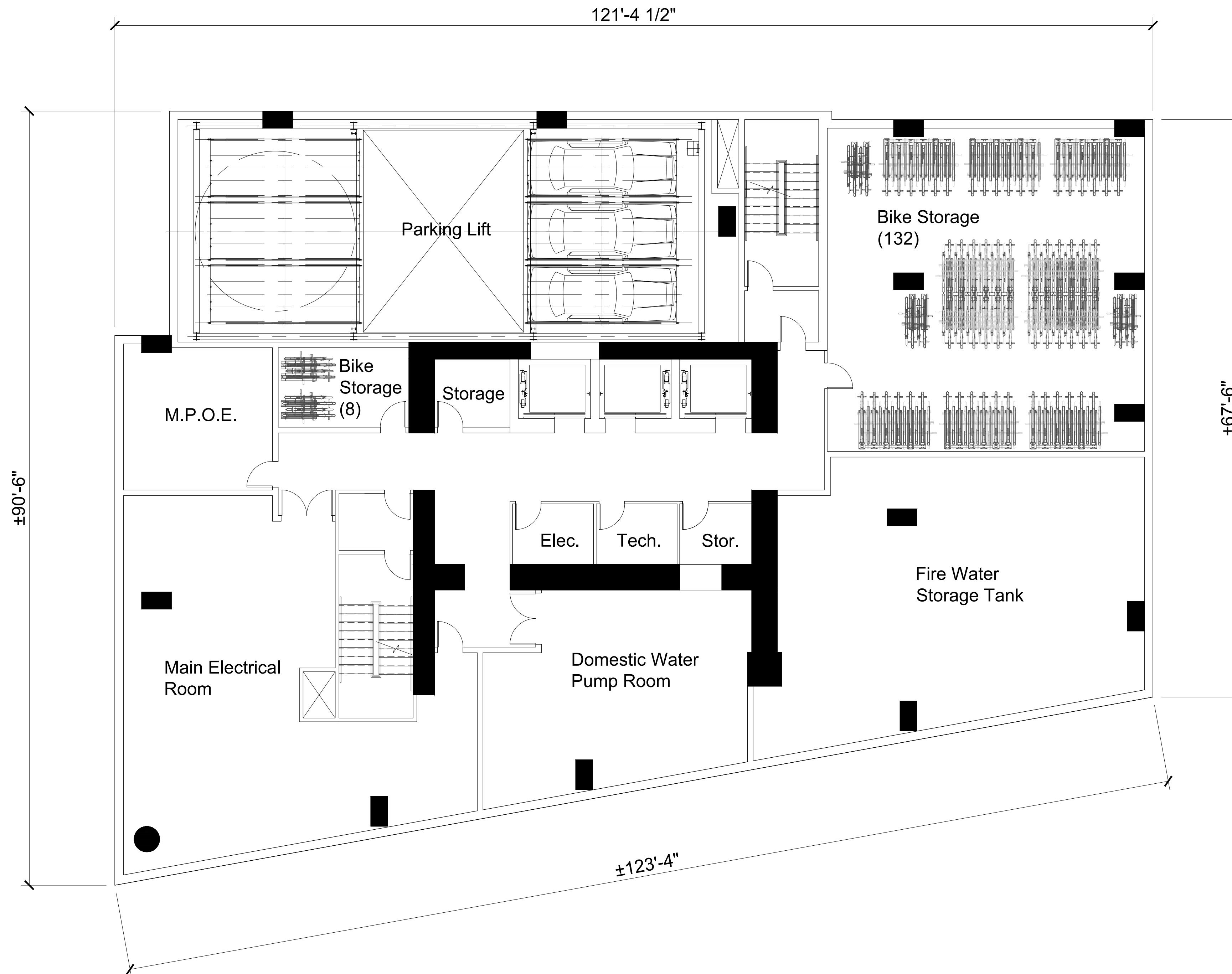


1. Broadway Elevation



2. 23rd Street Elevation





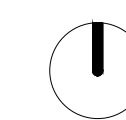
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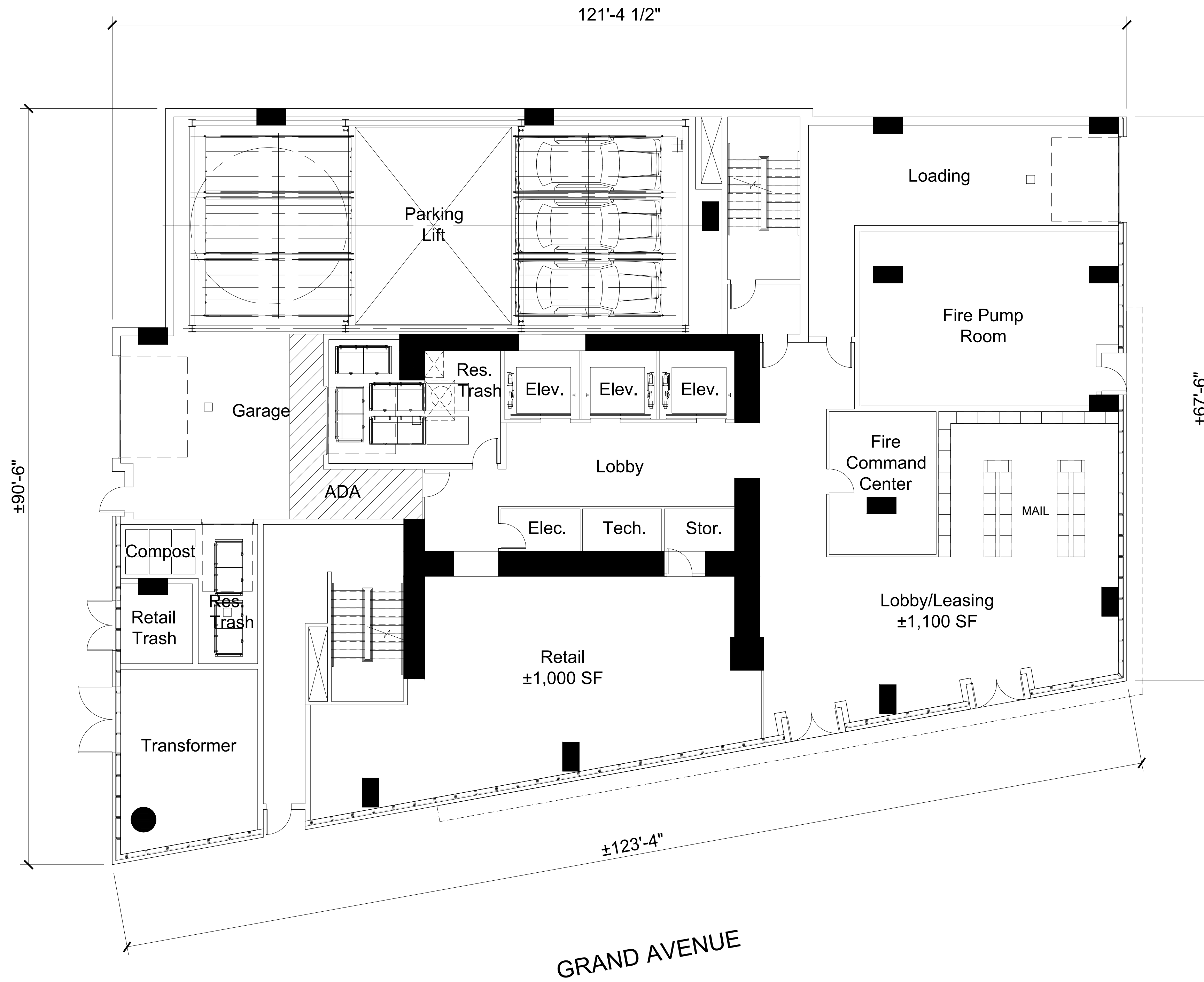
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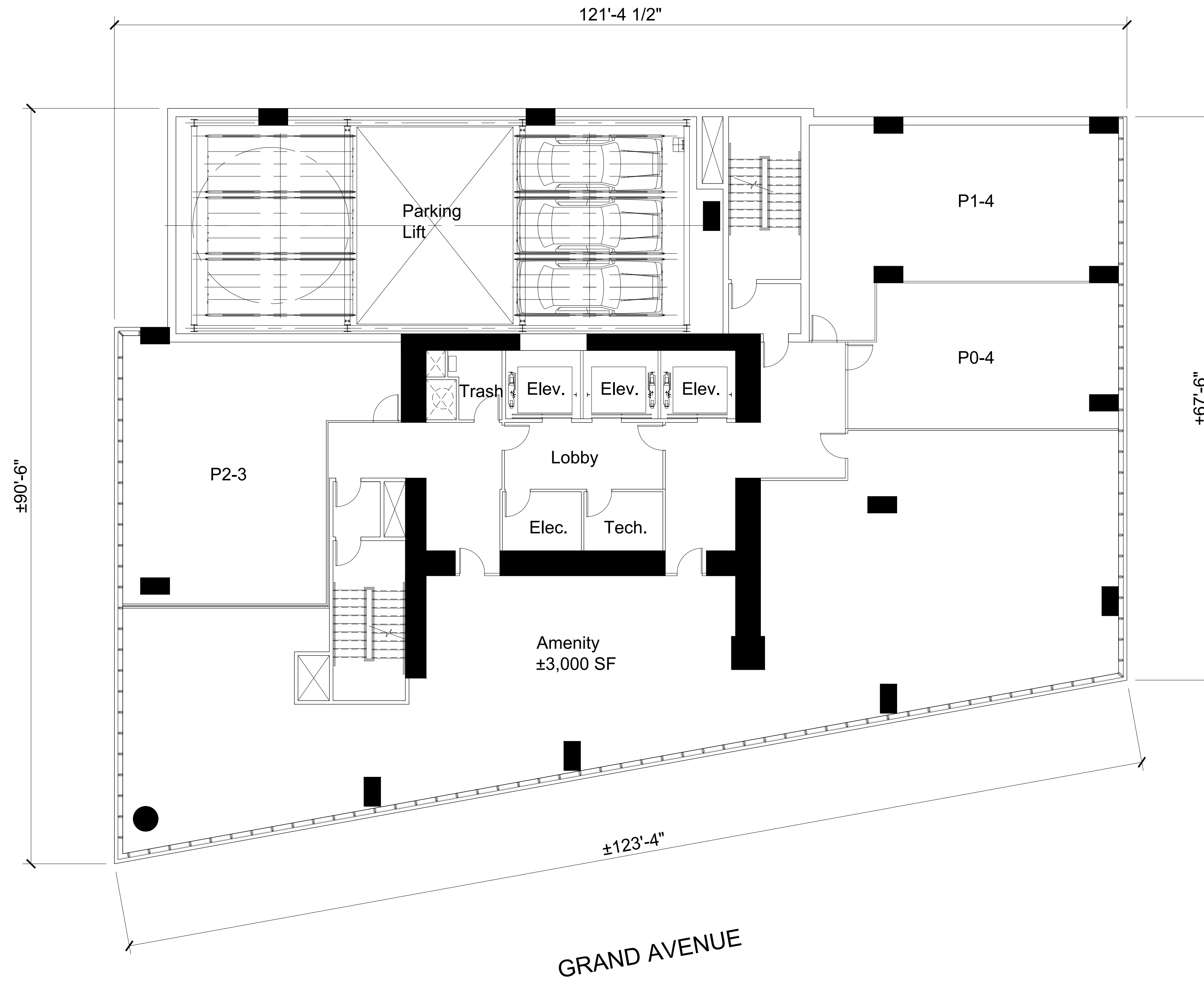


0 4 8 16

BUILDING PLAN
 SUBTERRANEAN LEVEL 1

A3.0





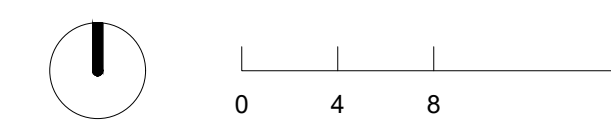
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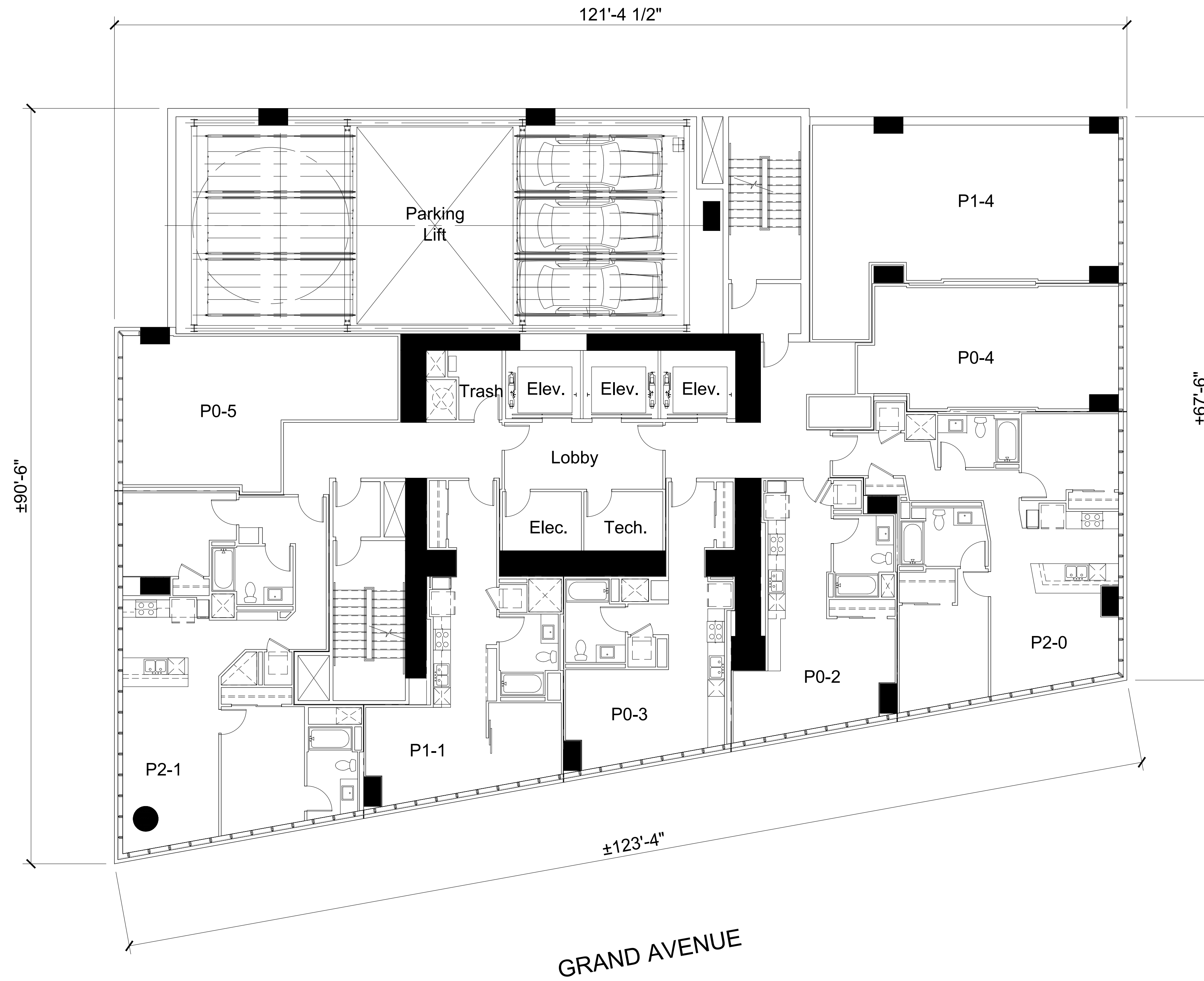
88 GRAND AVENUE
 OAKLAND, CA # 2017-1188

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BUILDING PLAN
 LEVEL 2

A3.2



WEBSTER STREET

GRAND AVENUE



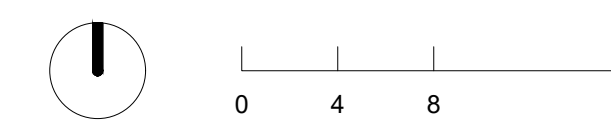
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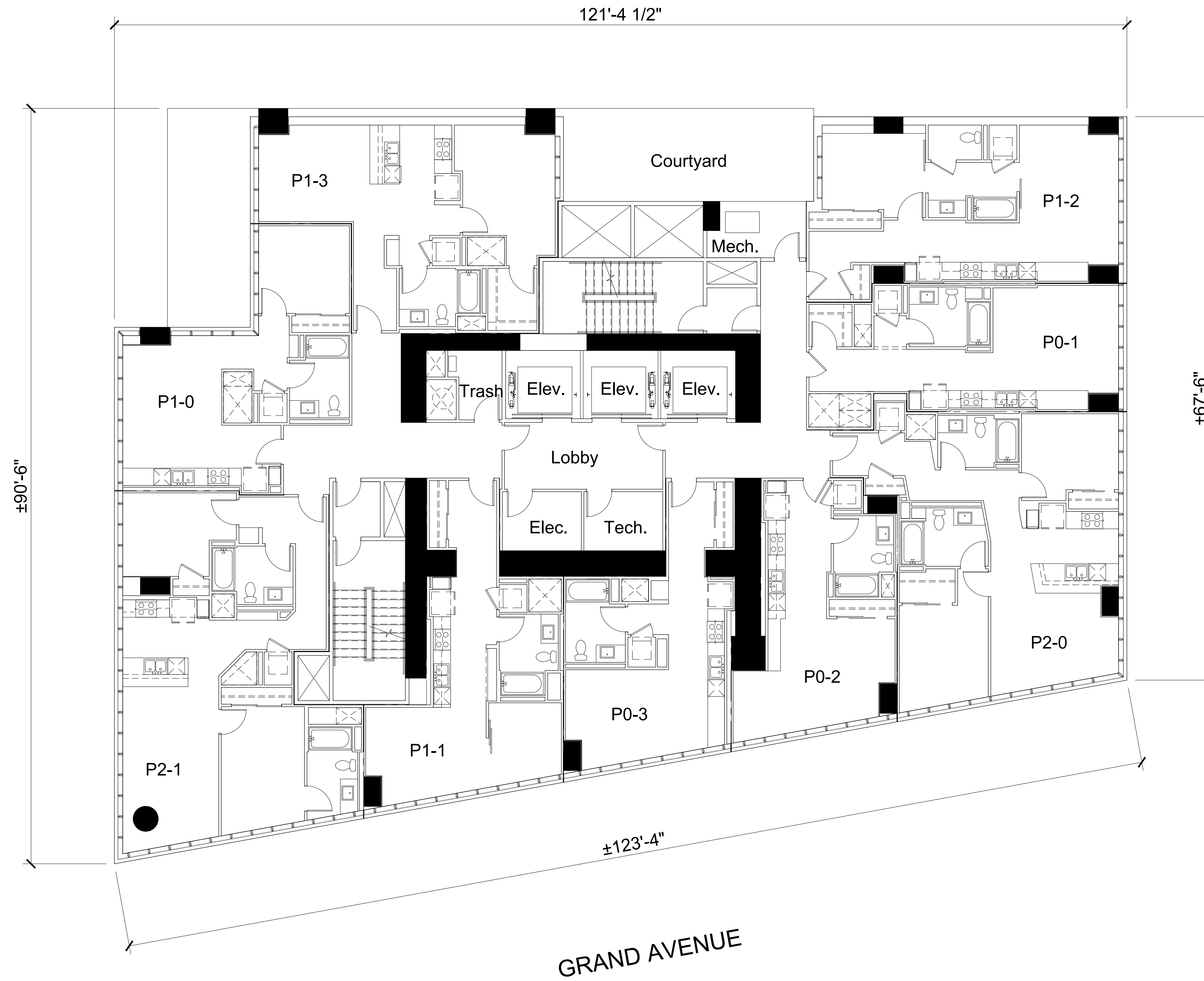
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BUILDING PLAN
LEVEL 3-5

A3.3



WEBSTER STREET

GRAND AVENUE



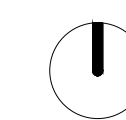
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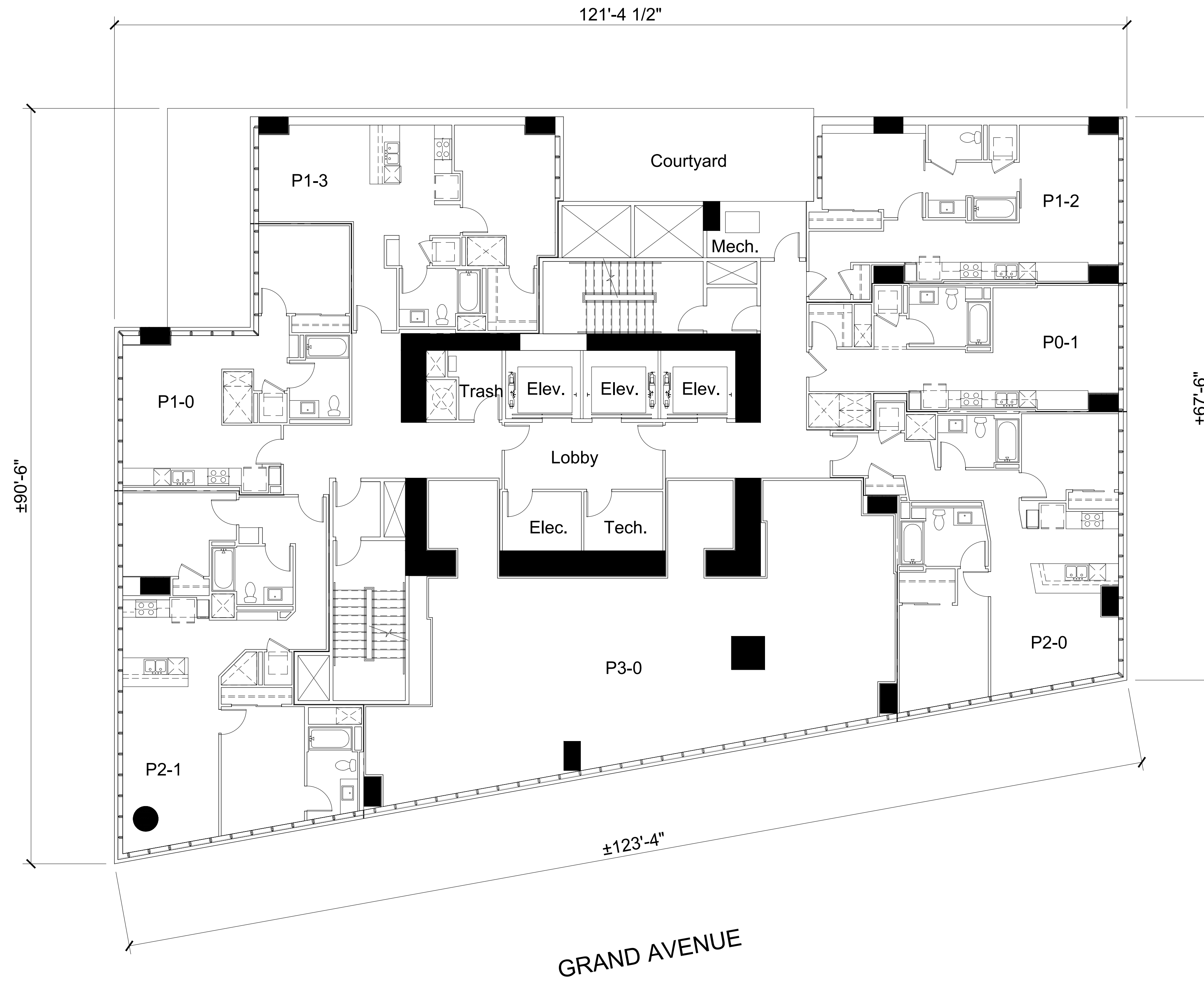
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0 4 8 16

BUILDING PLAN
LEVEL 6-25 (TYPICAL RESIDENTIAL - MID)

A3.4



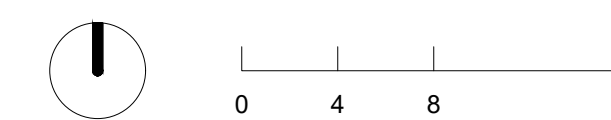
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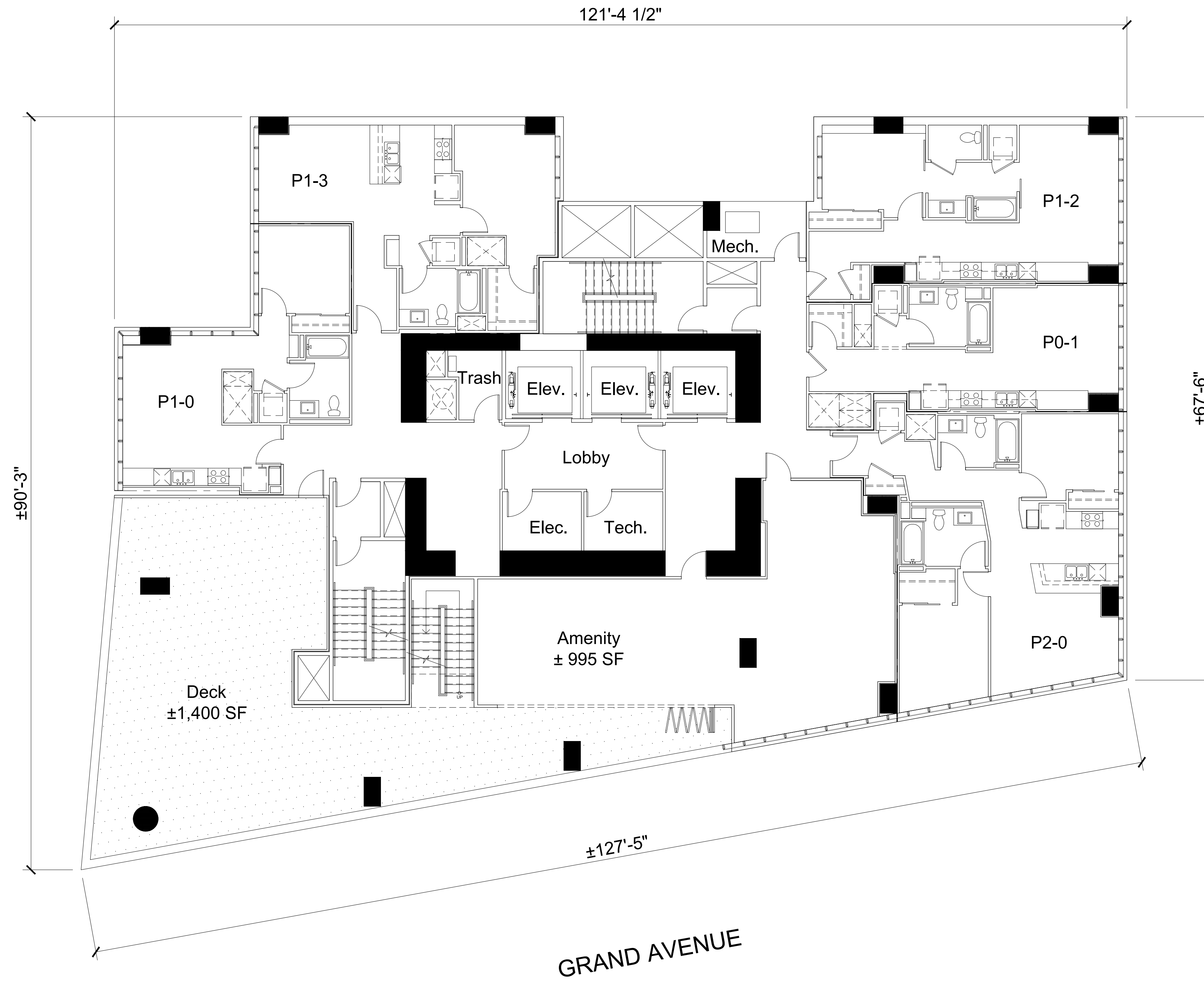
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BUILDING PLAN
 LEVEL 26-34 (TYPICAL RESIDENTIAL - HIGH)

A3.5



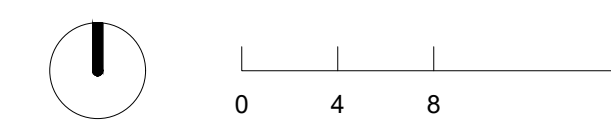
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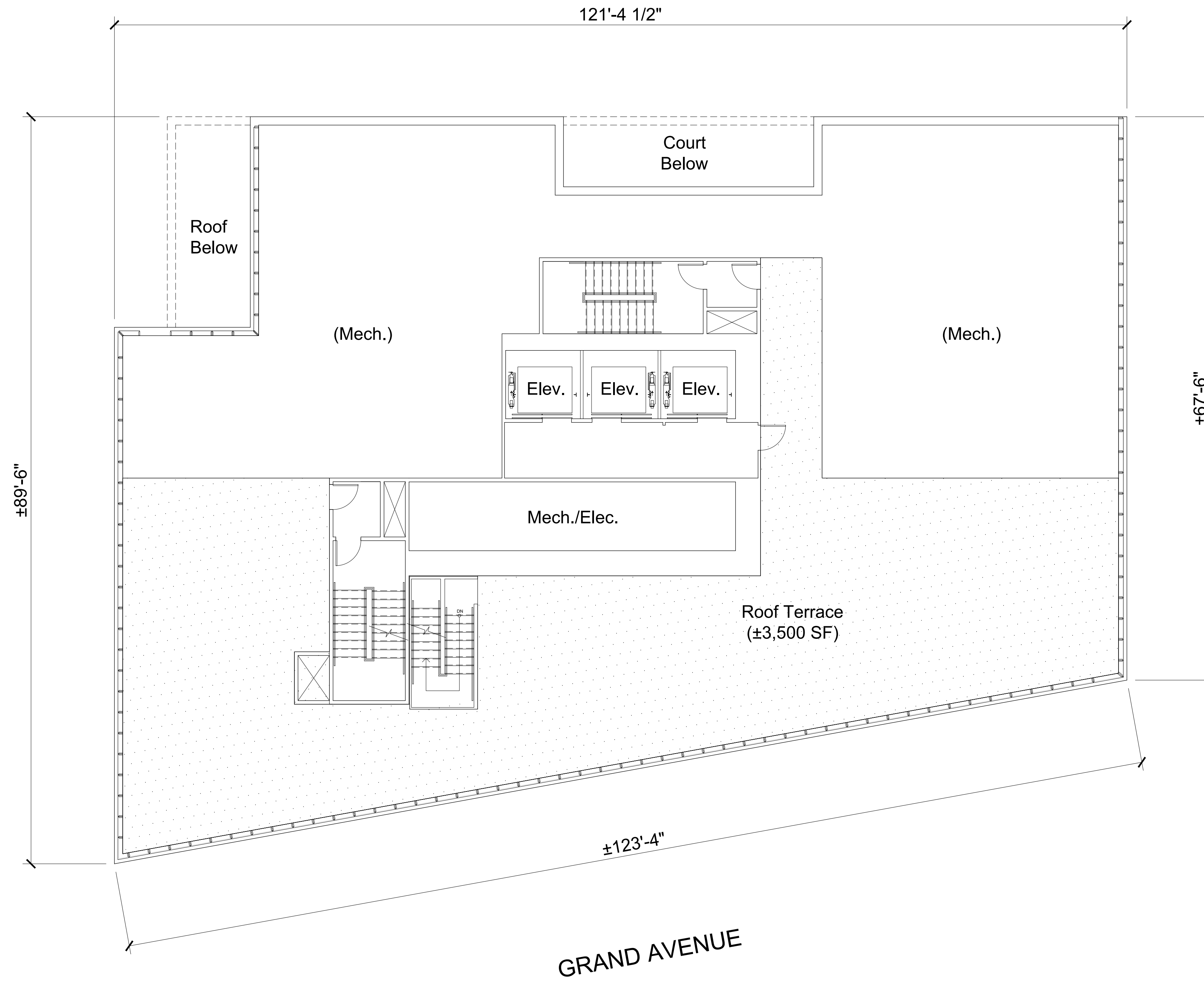
88 GRAND AVENUE
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BUILDING PLAN
 LEVEL 35

A3.6



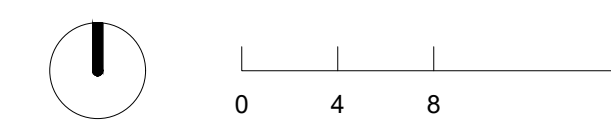
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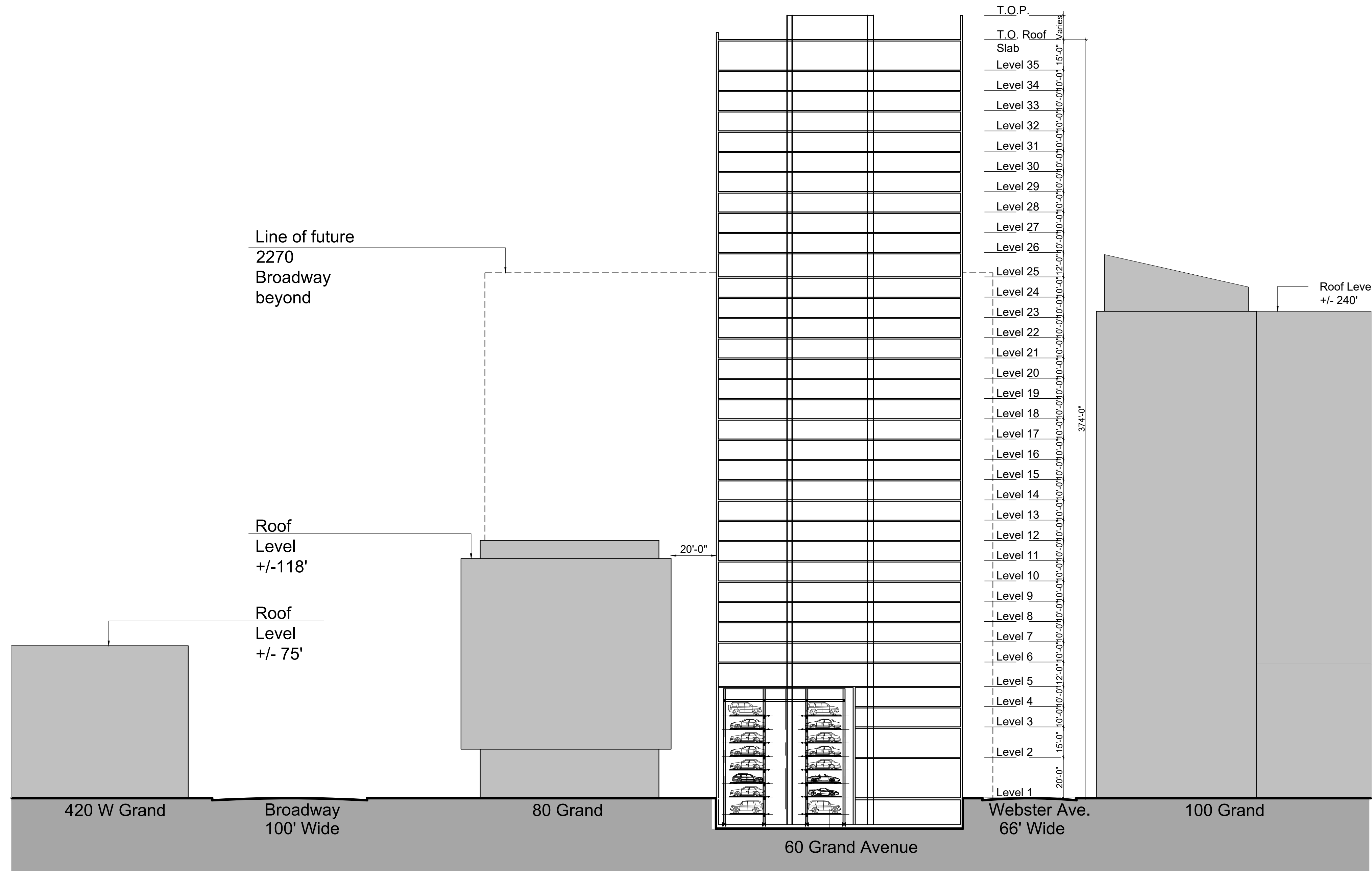
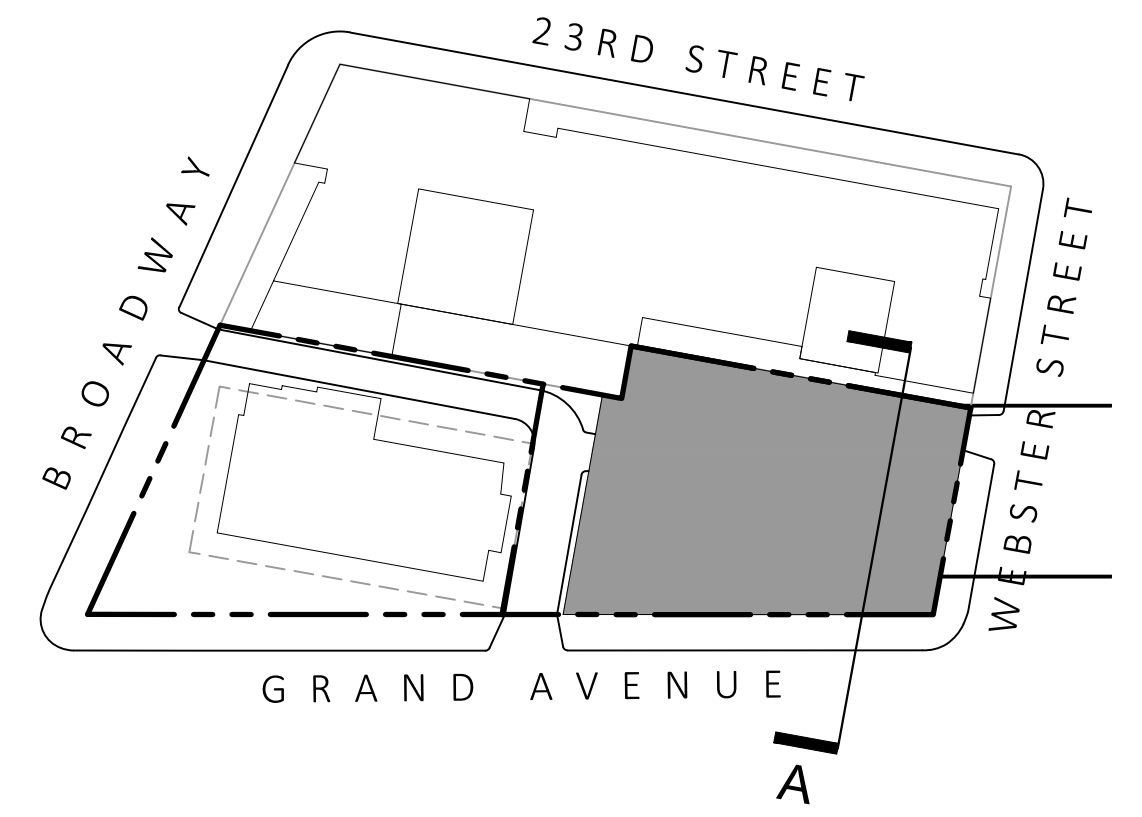
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 OAKLAND, CA # 2017-1188

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BUILDING PLAN
 ROOF

A3.7



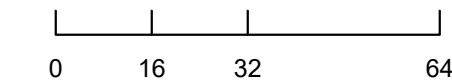
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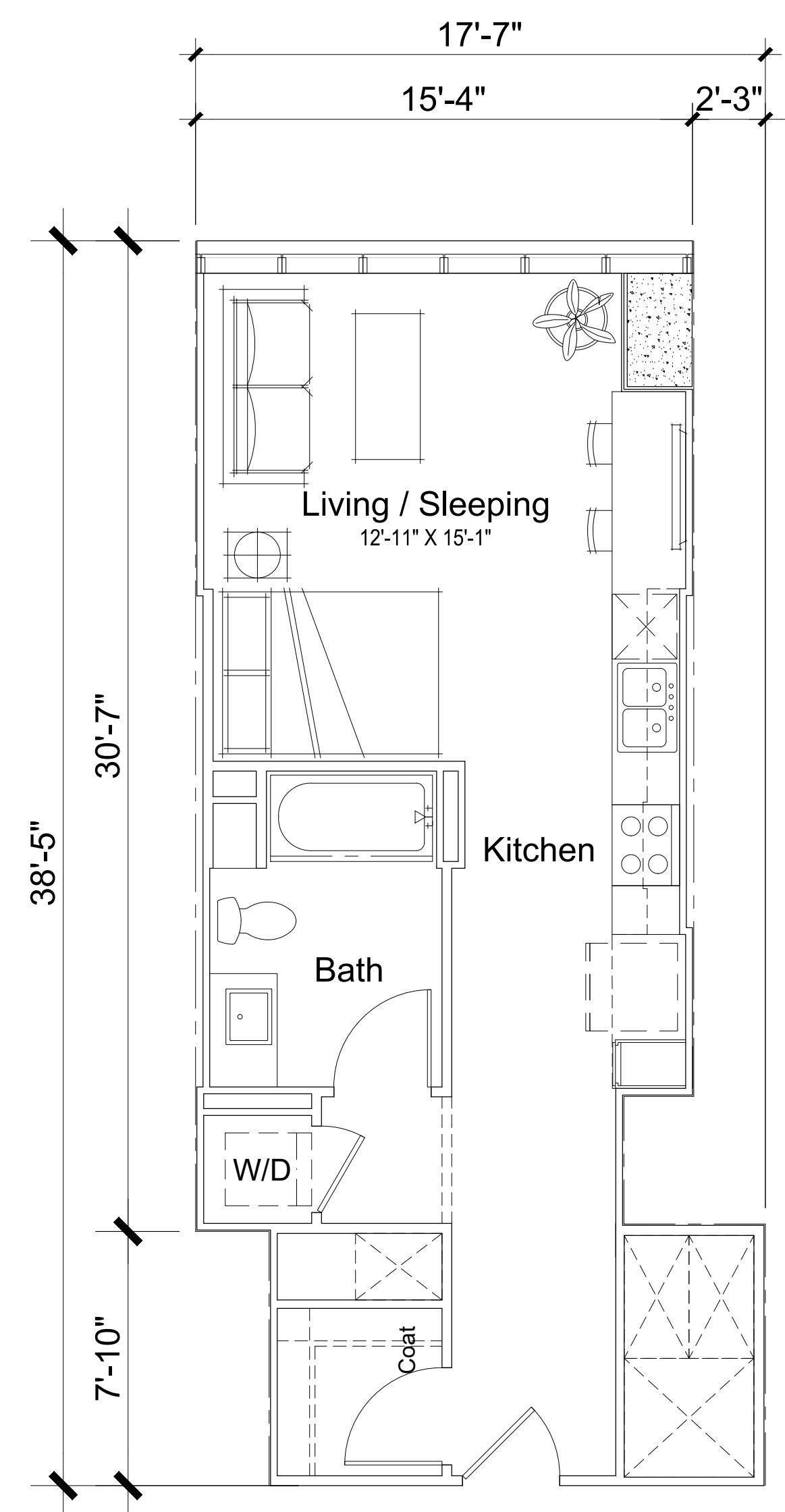
88 GRAND AVENUE
OAKLAND, CA # 2017-1188

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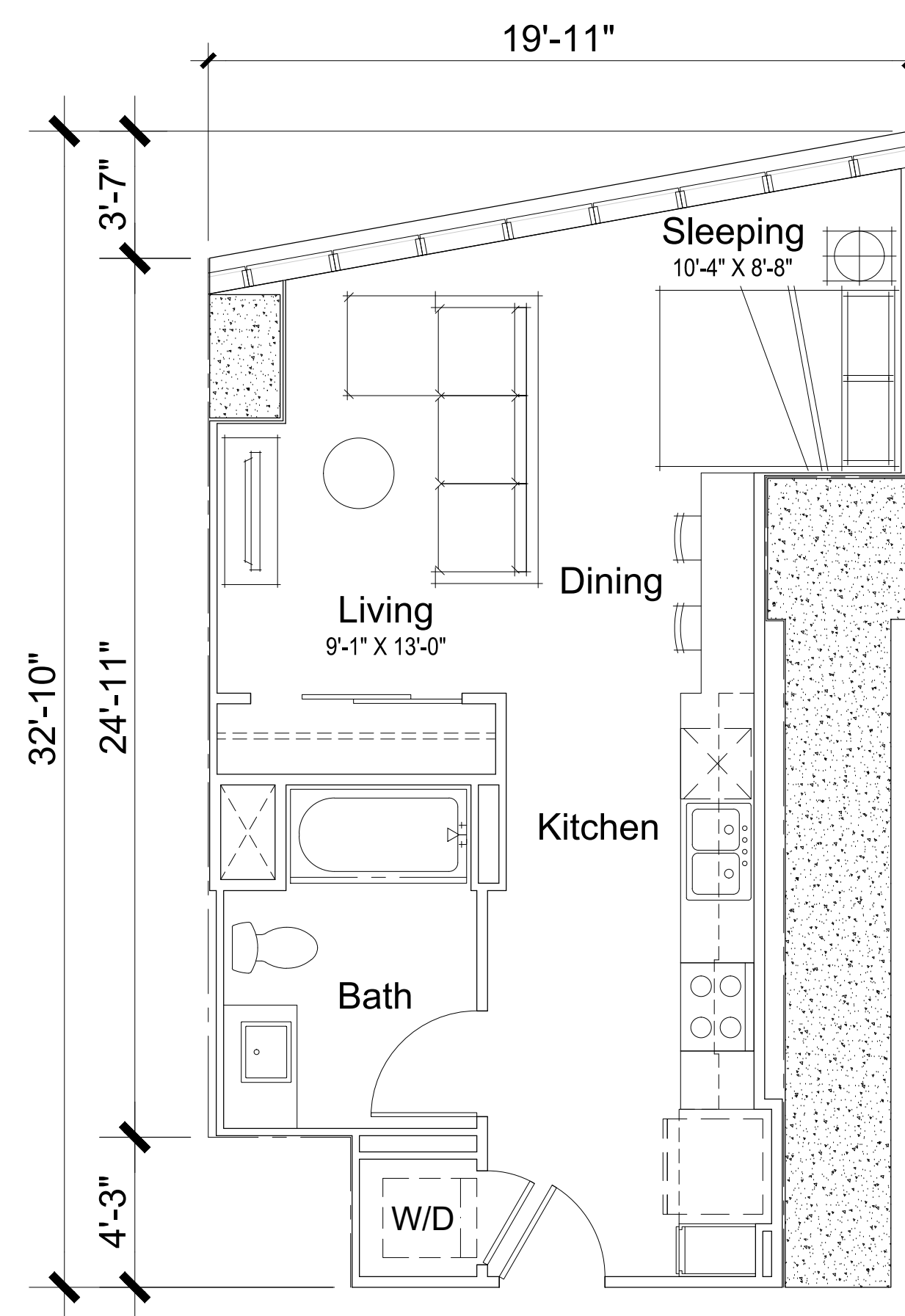


BUILDING SECTIONS

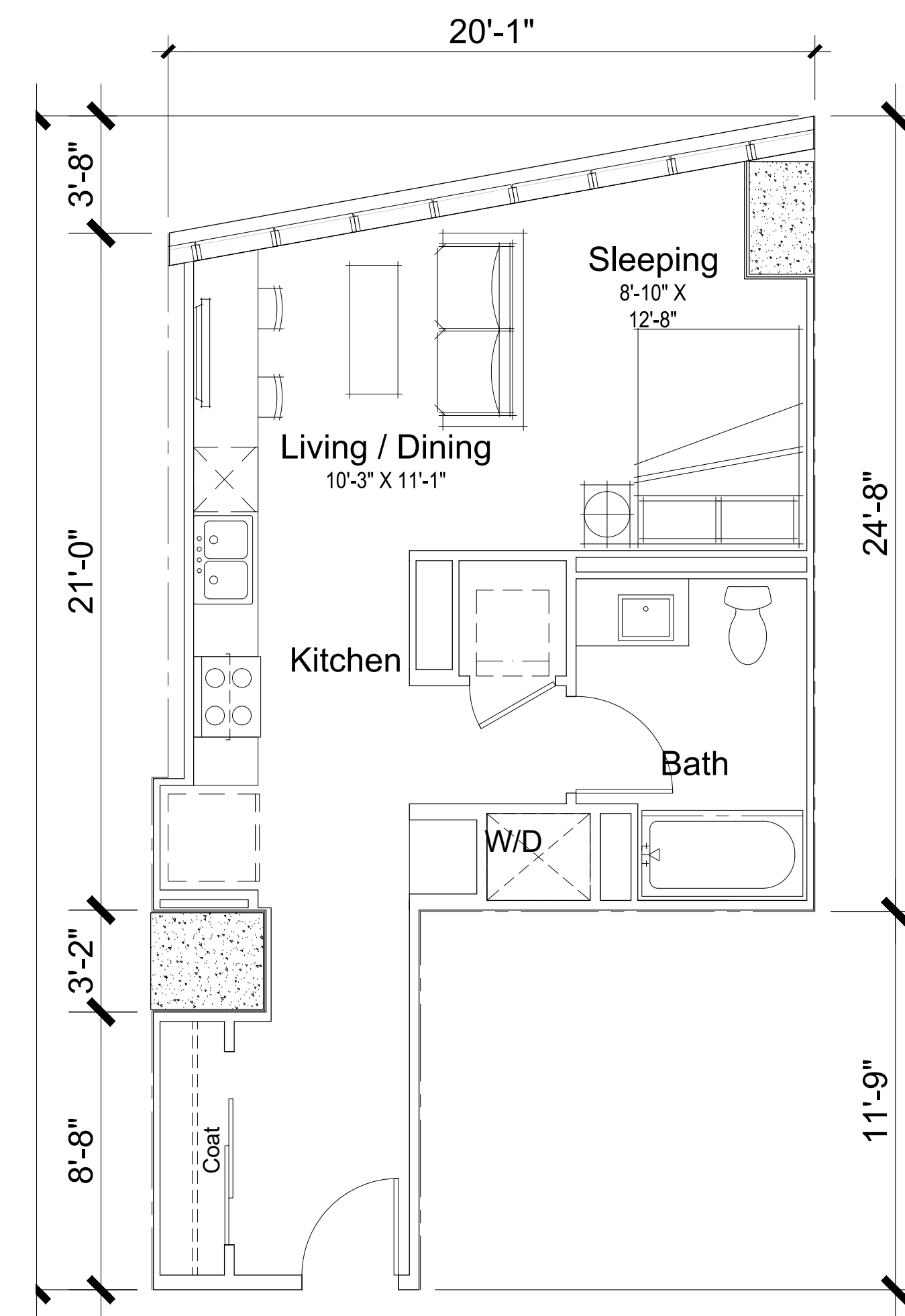
A4.0



Unit Plan 0-1
Studio / 1BA
572 GSF



Unit Plan 0-2
Studio / 1BA
516 GSF



Unit Plan 0-3
Studio / 1BA
549 GSF

Note: Unit Area Measured to outside face of wall and centerline of 1" air gap. Concrete columns and shear walls have been excluded from unit areas.



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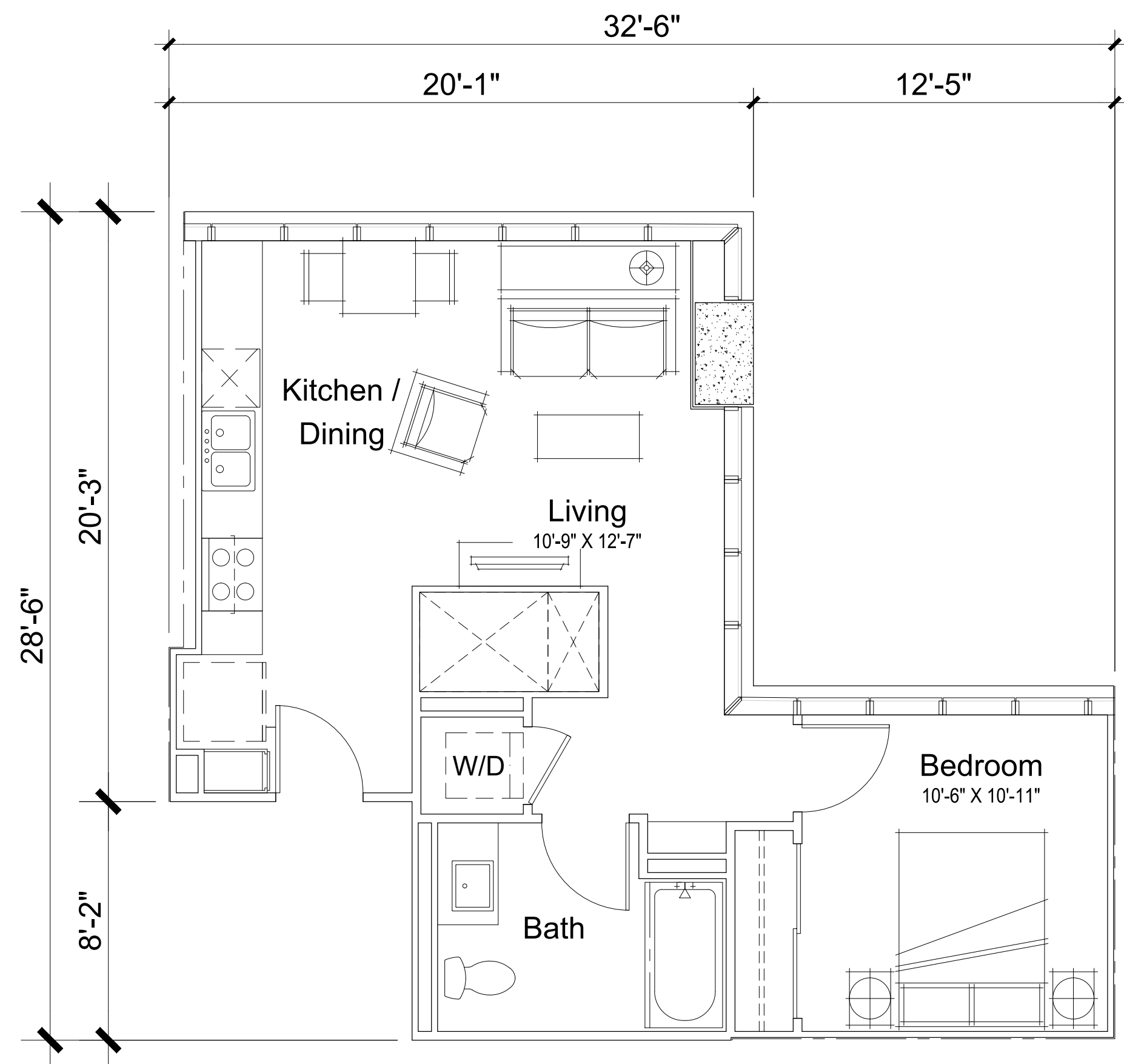
88 GRAND AVENUE
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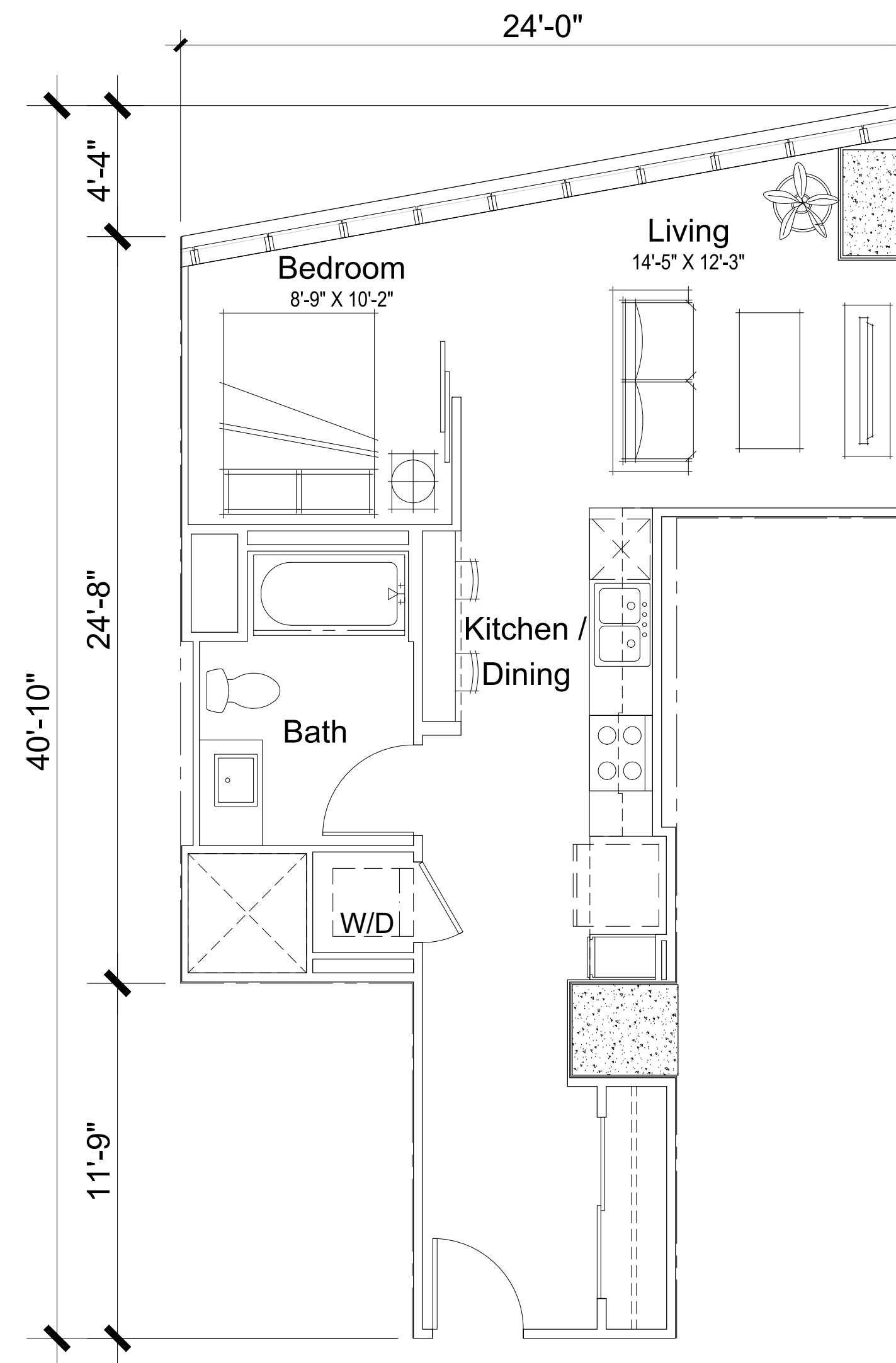


TYPICAL UNIT PLANS
STUDIO

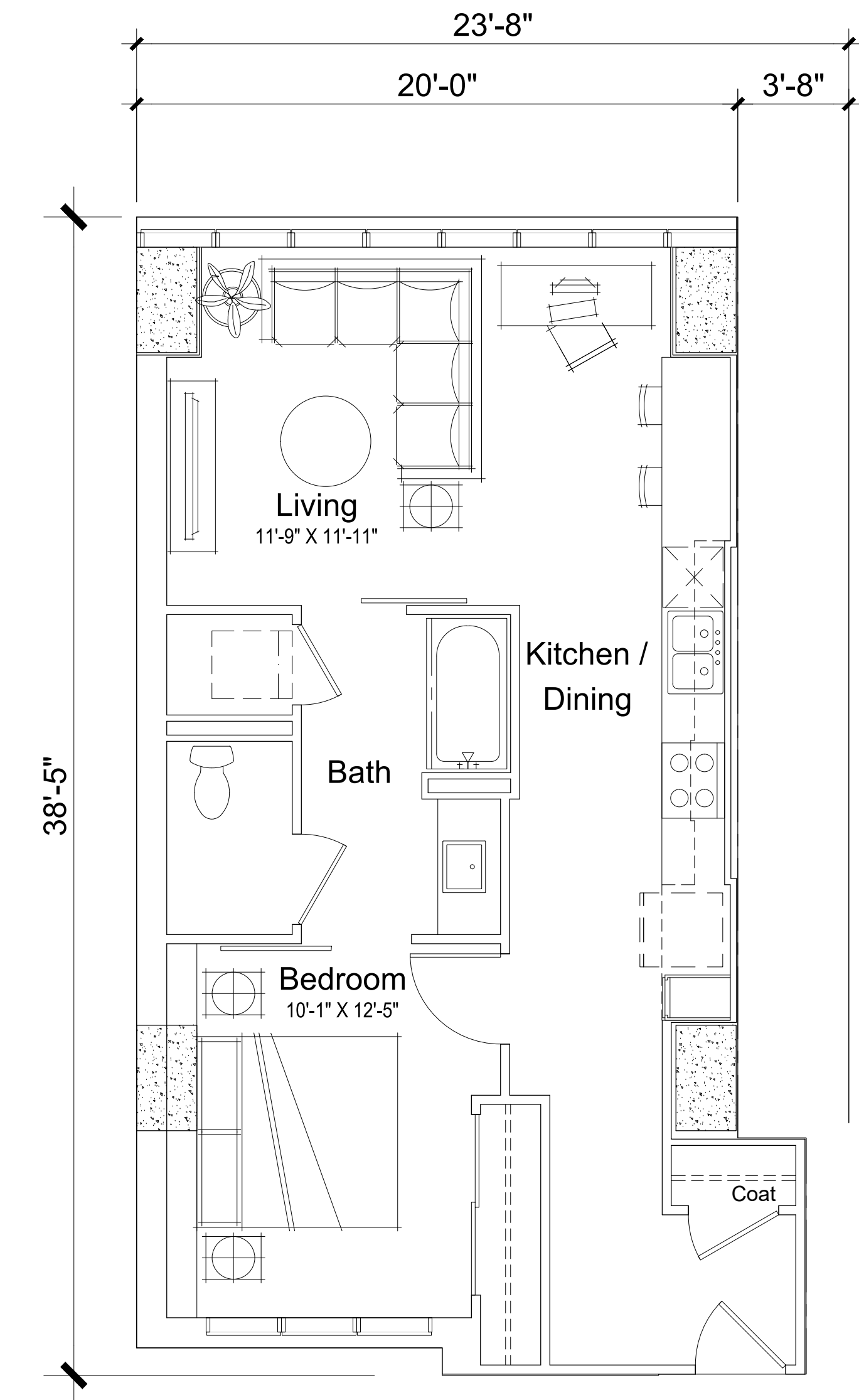
A5.0



Unit Plan 1-0
1BR / 1BA
646 GSF



Unit Plan 1-1
1BR / 1BA
620 GSF



Unit Plan 1-2
1BR / 1BA
789 GSF

Note: Unit Area Measured to outside face of wall and centerline of 1" air gap. Concrete columns and shear walls have been excluded from unit areas.



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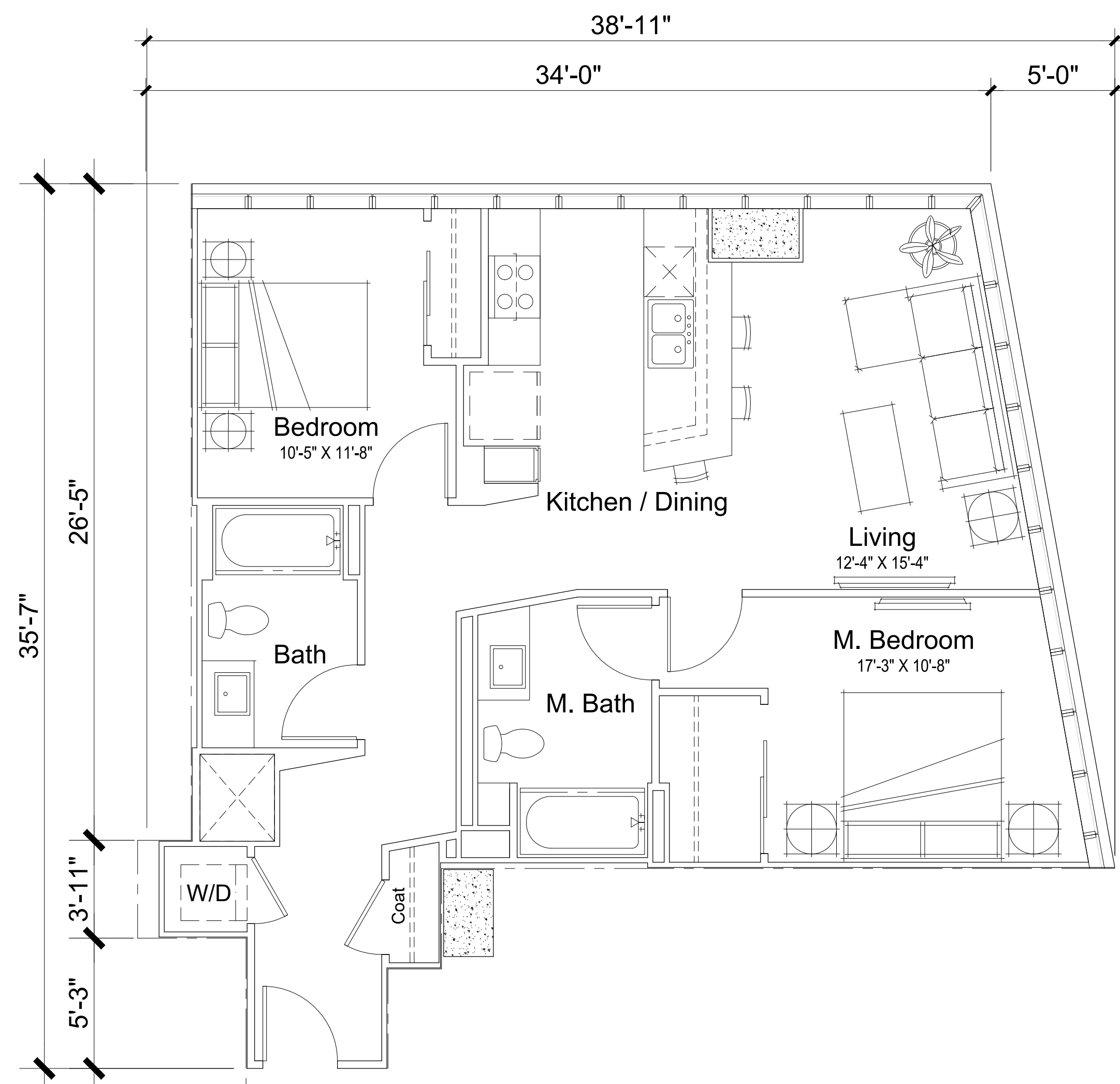
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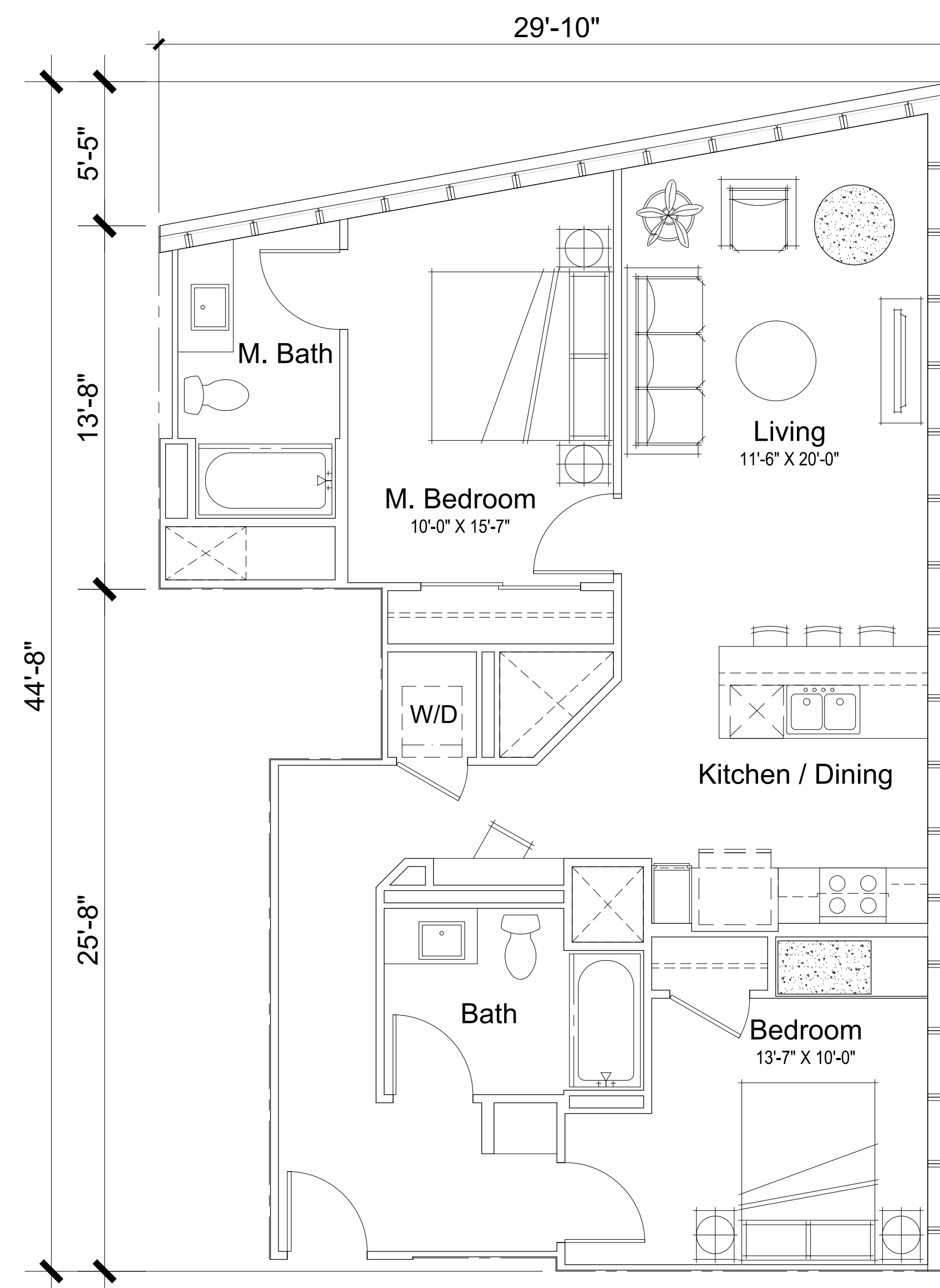


TYPICAL UNIT PLANS
1-BEDROOM

A5.1



Unit Plan 2-0
2BR / 2BA
1023 GSF



Unit Plan 2-1
2BR / 2BA
1143 GSF

Note: Unit Area Measured to outside face of wall and centerline of 1" air gap. Concrete columns and shear walls have been excluded from unit areas.



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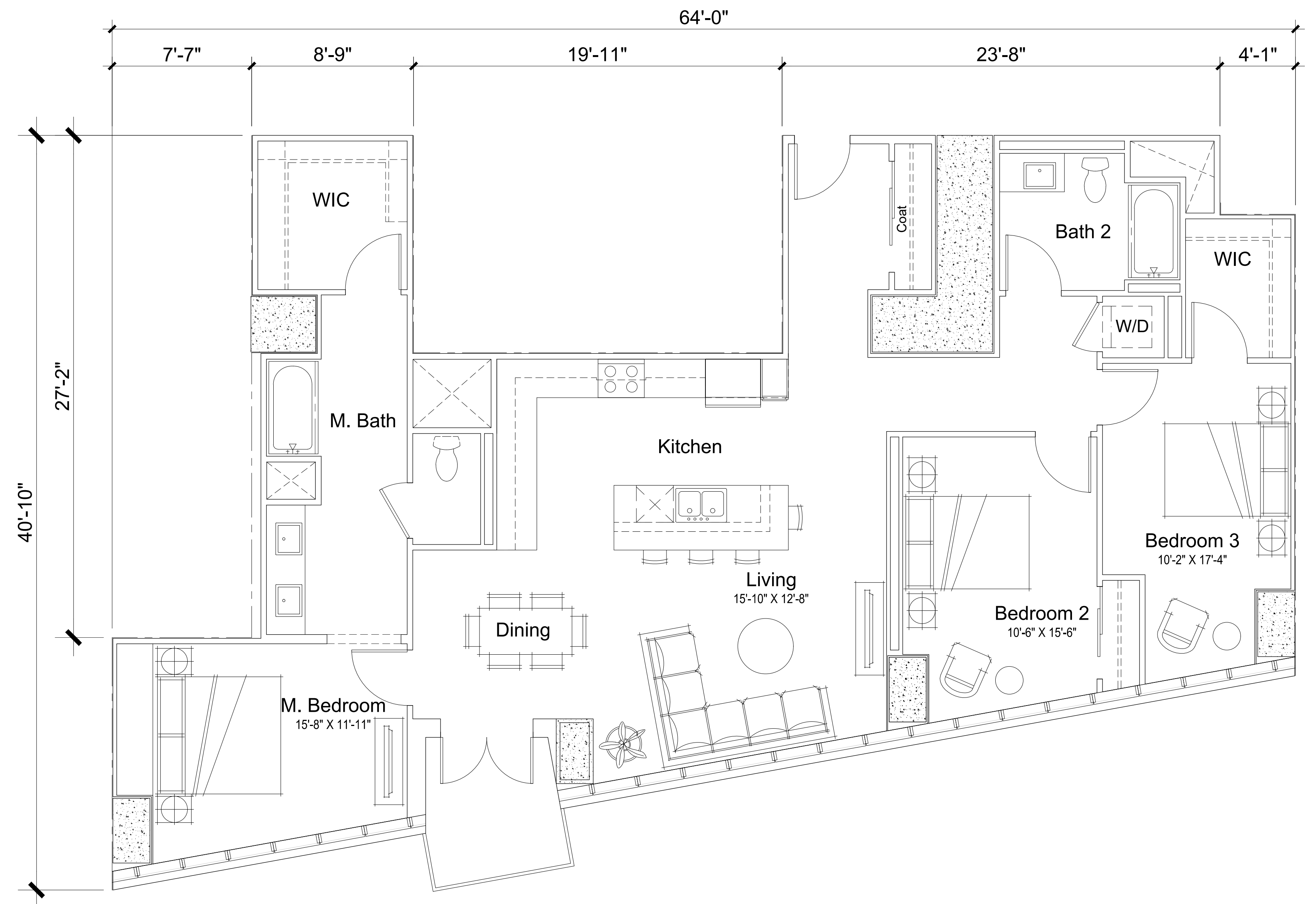
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TYPICAL UNIT PLANS
2-BEDROOM

A5.2



Unit Plan 3-0
 3BR / 2BA
 1751 SQ. FT.

Note: Unit Area Measured to outside face of wall and centerline of 1" air gap. Concrete columns and shear walls have been excluded from unit areas.



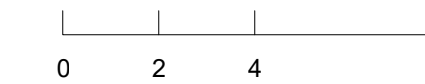
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TYPICAL UNIT PLANS
 2-BEDROOM

A5.3



Building Perspective from Grand Avenue



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BUILDING PERSPECTIVES

A6.0



Building Perspective from Grand Avenue



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BUILDING PERSPECTIVES

A6.1



Building Perspective from Intersection of Grand Avenue and Webster Street



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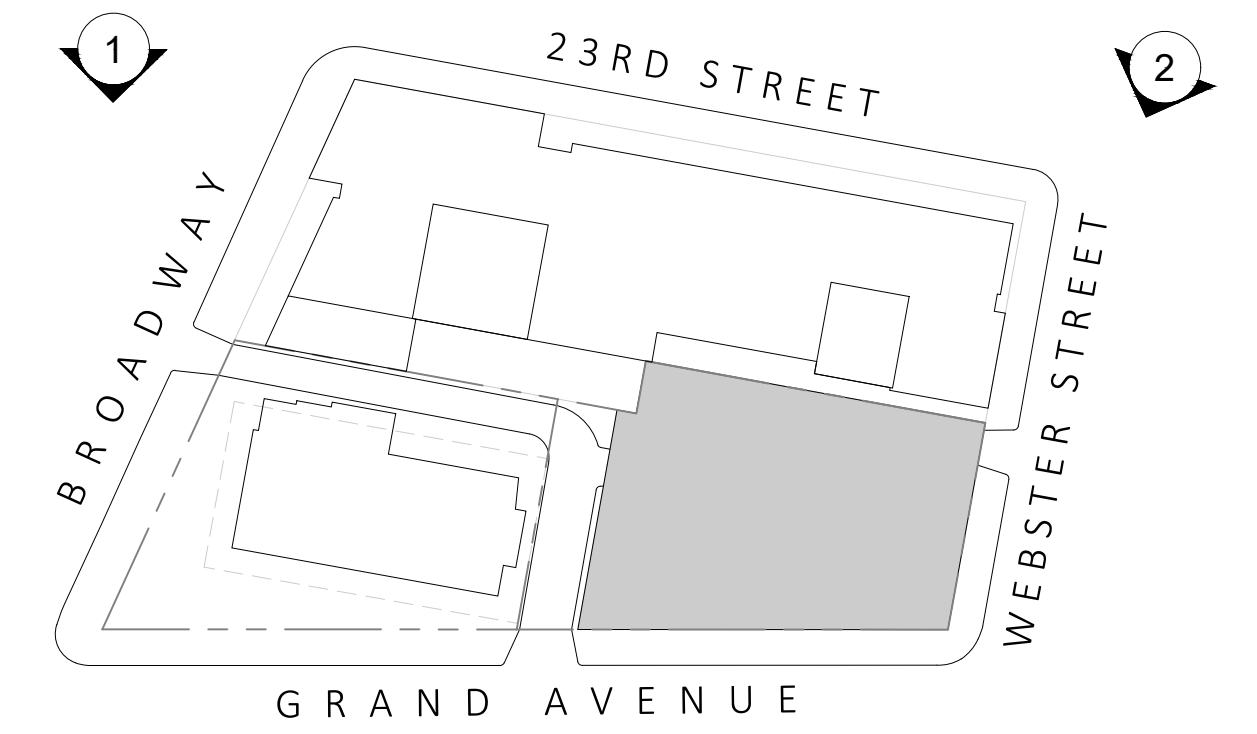
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BUILDING PERSPECTIVES

A6.2



2. Perspective view from Webster St.



1. Perspective View from Broadway.



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BUILDING PERSPECTIVES

A6.3



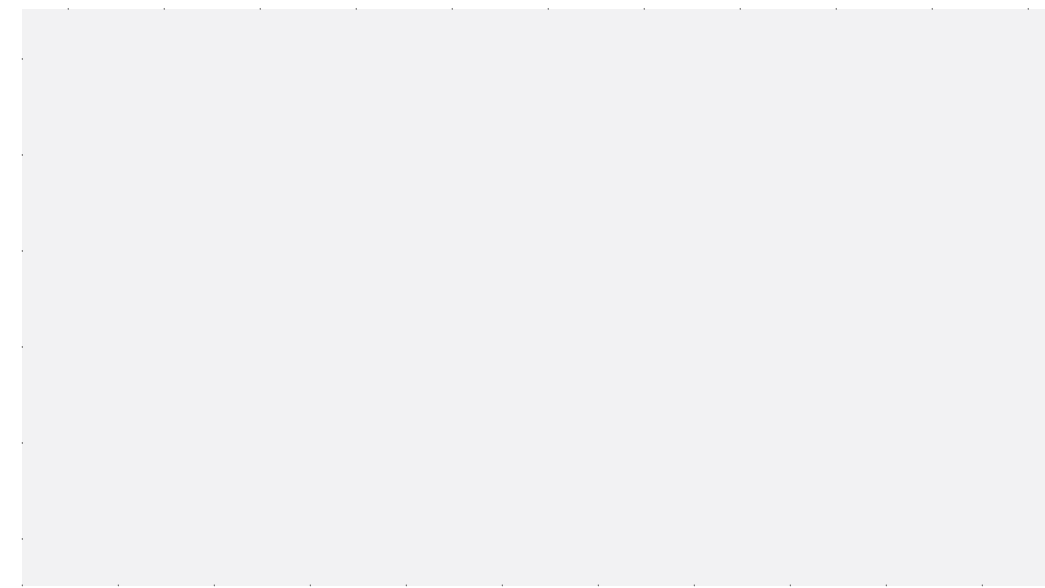
A. Metal Panel 1



B. Metal Panel 2



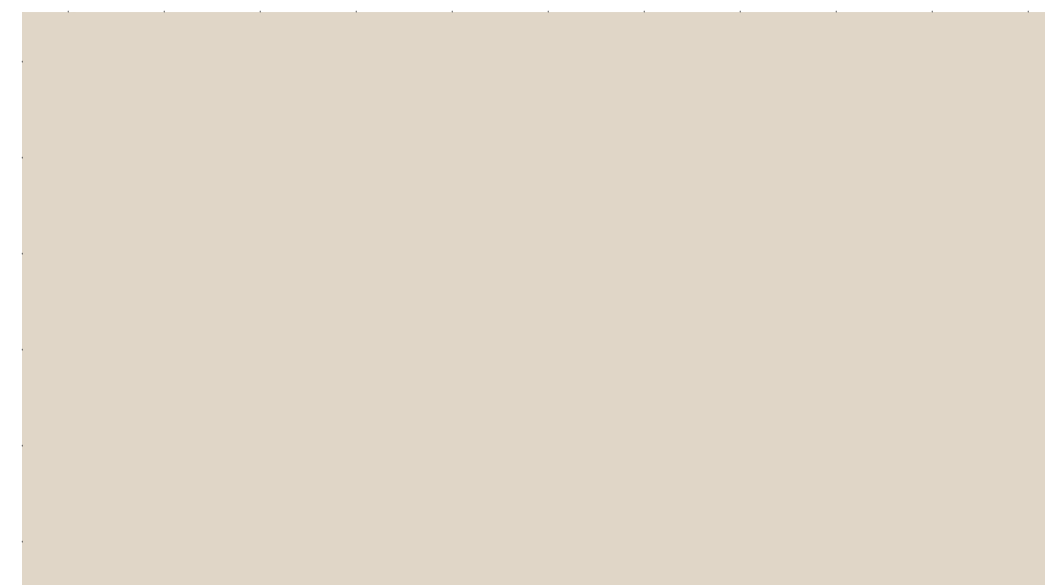
C. Metal Panel 3



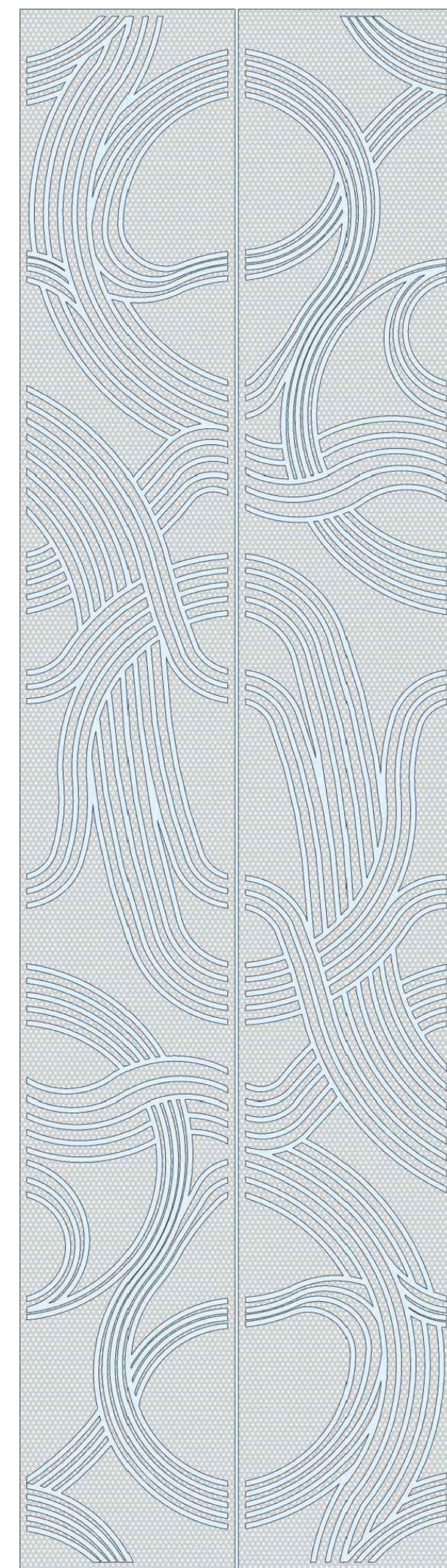
D. Windows, Column Covers, Slab Cover, Storefront.



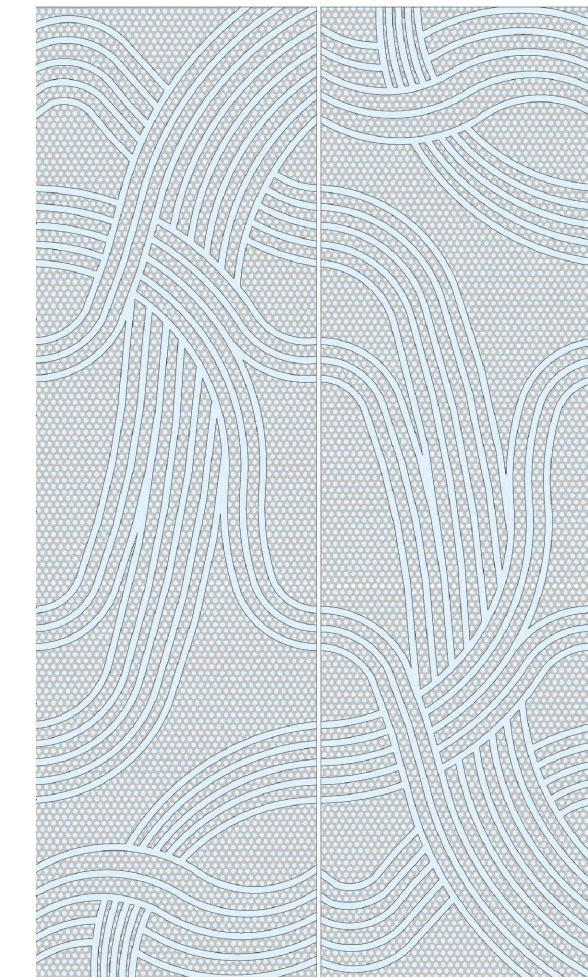
E. Precast Panel 1



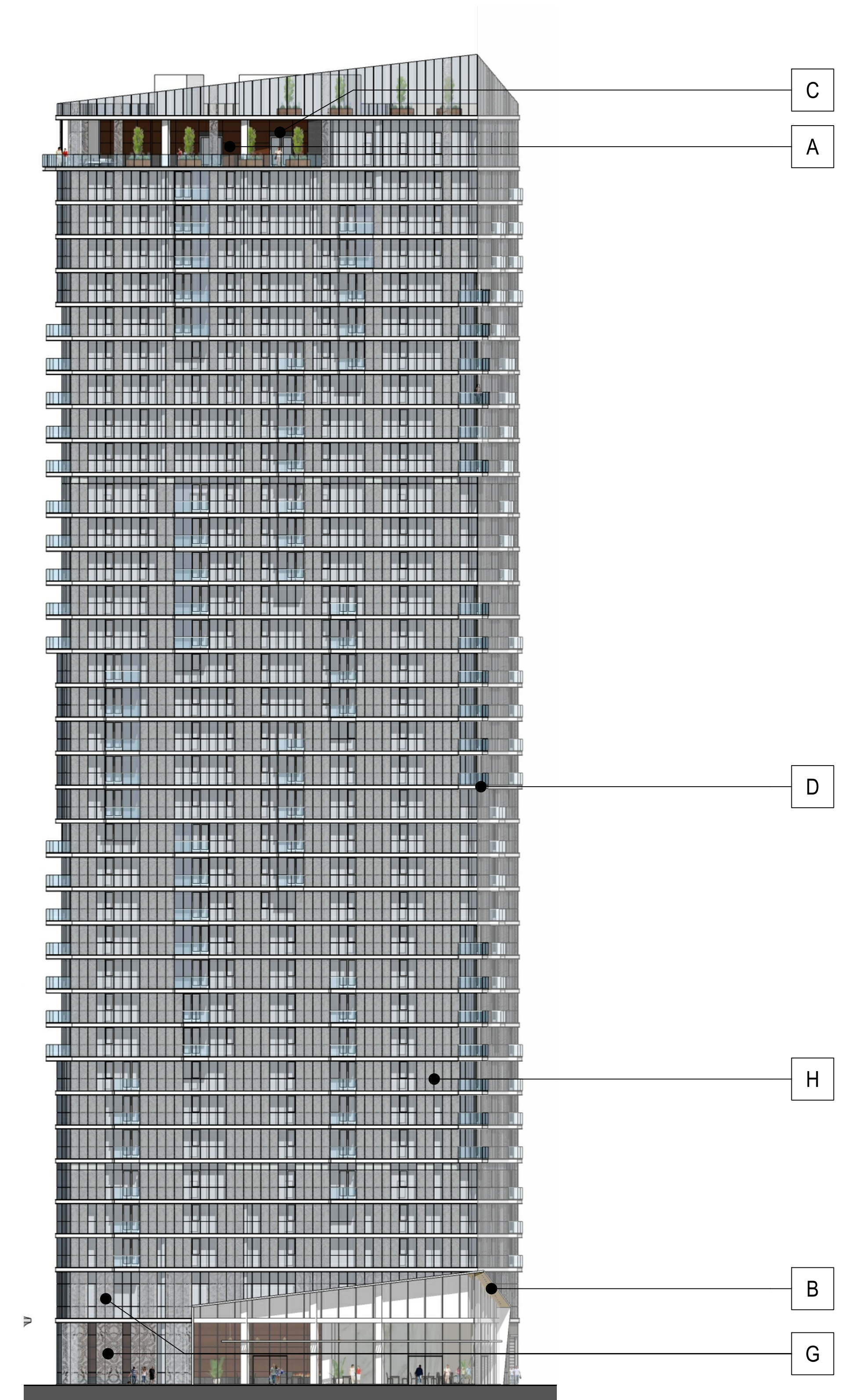
F. Precast Panel 2



G. Custom Metal Screen



H. Custom Glass Fritted Pattern



1. Grand Avenue Elevation N.T.S.



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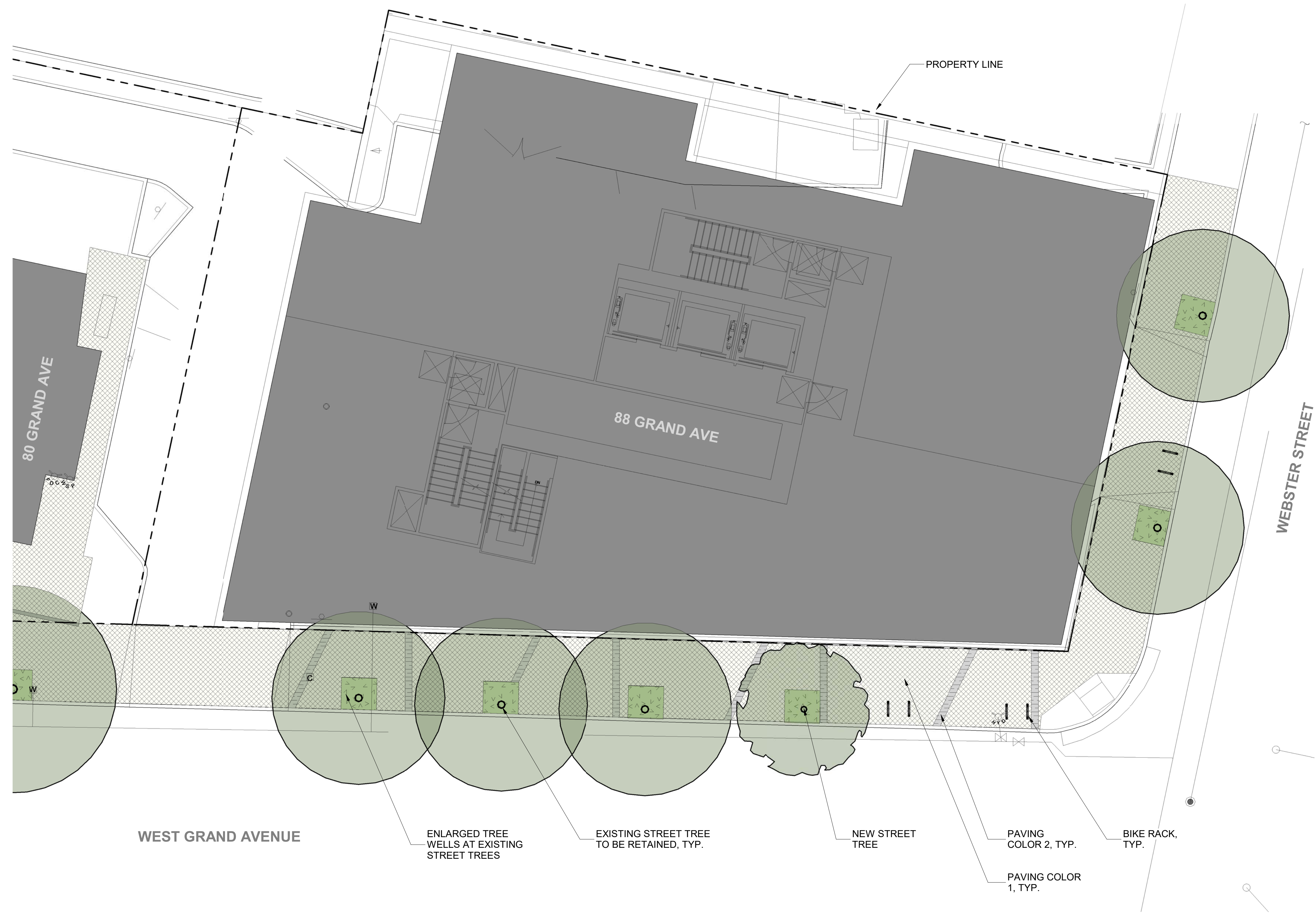
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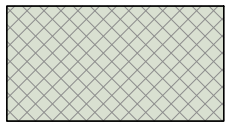
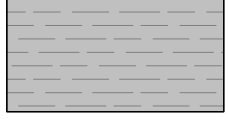

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SEPTEMBER 27, 2018

COLOR & MATERIAL BOARD

A7.0



LANDSCAPE MATERIAL LEGEND

-  PAVING COLOR 1 - TBD DEPENDING ON STORMWATER APPROACH
-  PAVING COLOR 2 - TBD DEPENDING ON STORMWATER APPROACH
-  PLANTING AREA

PLAZA PLANT LEGEND

-  EXISTING STREET TREE
-  NEW STREET TREE - PLATANUS SP.

WEST GRAND AVENUE

ENLARGED TREE WELLS AT EXISTING STREET TREES

EXISTING STREET TREE TO BE RETAINED, TYP.

NEW STREET TREE

PAVING COLOR 2, TYP.
PAVING COLOR 1, TYP.

BIKE RACK, TYP.

PROPERTY LINE

WEBSTER STREET

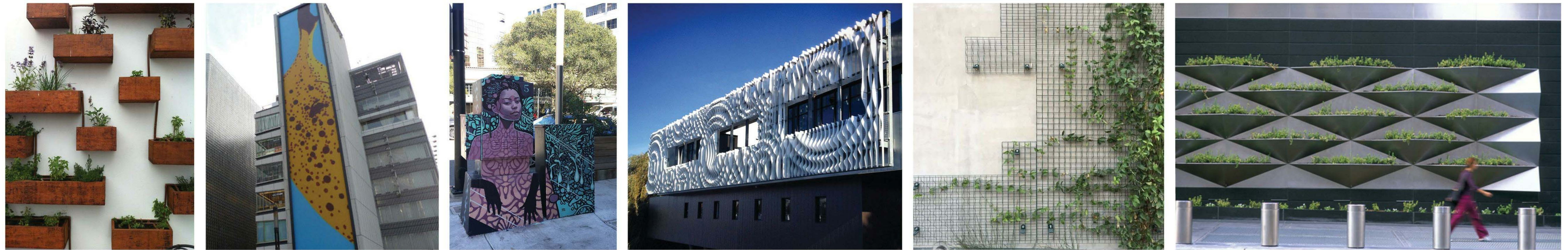
88 GRAND AVE

80 GRAND AVE

88 GRAND - ALLEY



88 GRAND - EXTERIOR APPLICATION

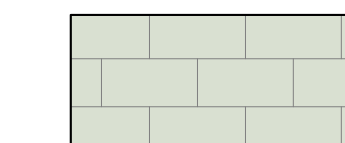
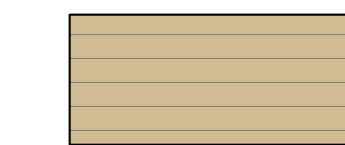
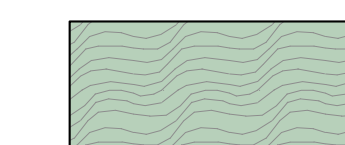



88 GRAND - ROOF TERRACES OVERALL APPROACH



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LANDSCAPE MATERIAL LEGEND

-  CONCRETE PAVERS
-  WOOD DECKING
-  PLANTING, +/- 24" HIGH
-  PLANTING, +/- 36" HIGH



METAL PLANTER WALL +/- 36", TYP.

METAL PLANTER WALL +/- 24", TYP.

FLEXIBLE TABLE WITH PING-PONG ADAPTABILITY

HIGH TABLES WITH COUNTER STOOLS, TYP.

LOUNGE CHAIRS WITH SIDE TABLE, TYP.

AMENITY

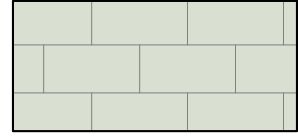
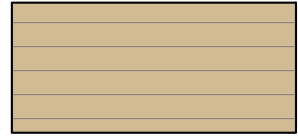
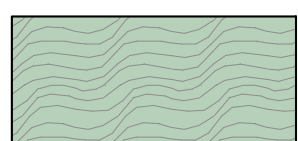

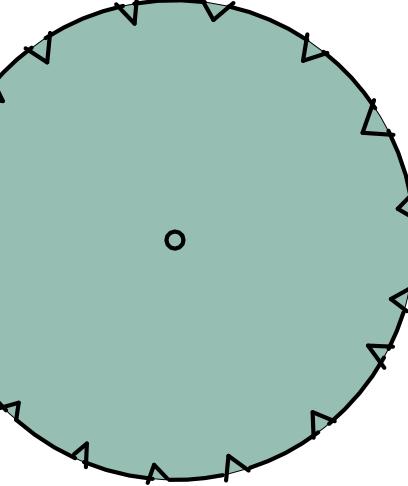
UP

PRE-FAB PLANTER, TYP.

REVISED 10/26/18 AM

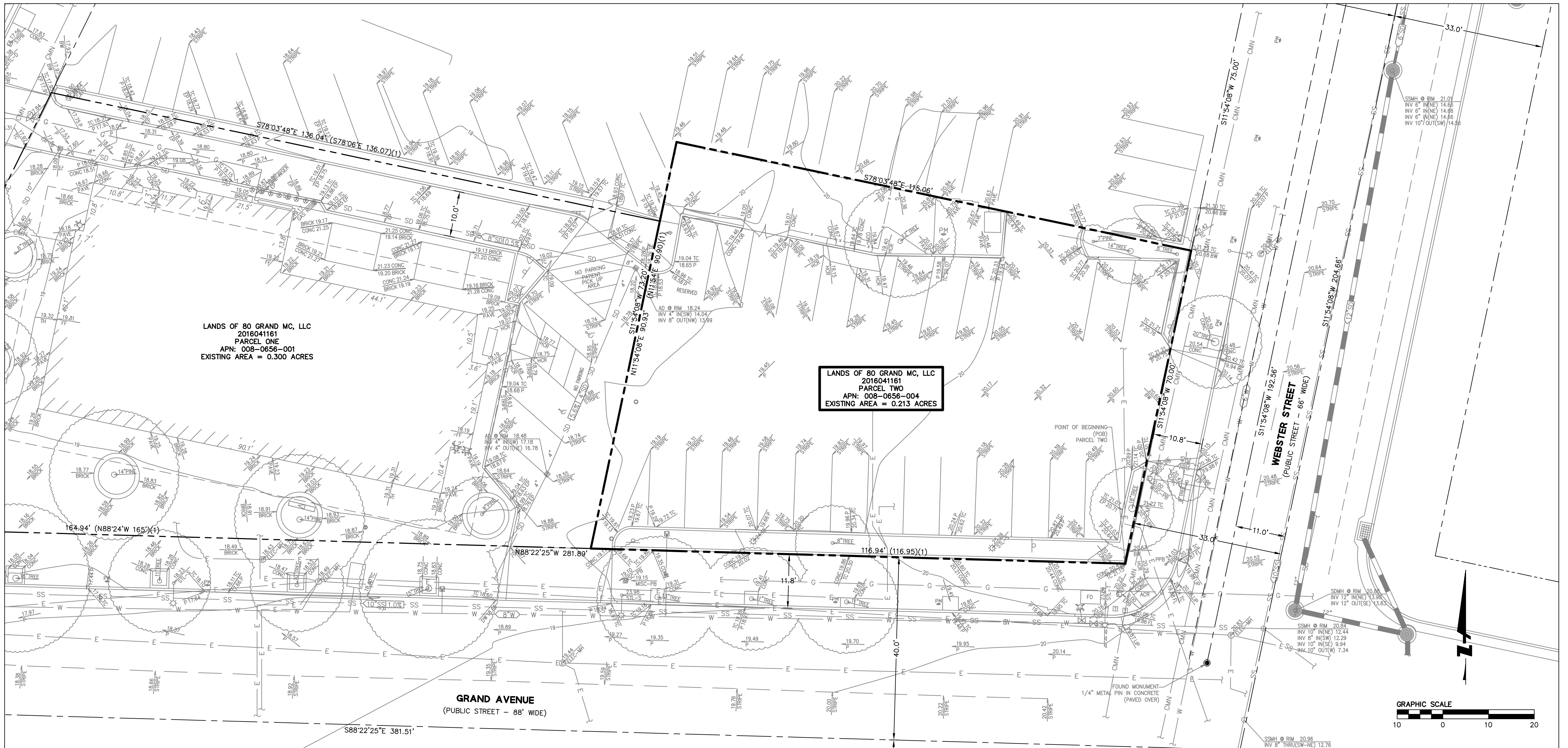


LANDSCAPE MATERIAL LEGEND

-  CONCRETE PAVERS
-  WOOD DECKING
-  PLANTING, +/- 24" HIGH
-  PLANTING, +/- 36" HIGH
-  ORNAMENTAL TREE - SPECIES TBD

- HIGH TABLES WITH COUNTER STOOLS, TYP.
- ORNAMENTAL TREE, TYP.
- CAST FIRE PIT
- METAL PLANTER WALL +/- 24", TYP.
- METAL SHADE STRUCTURE
- CHAISES LOUNGE, TYP.
- METAL PLANTER WALL +/- 36", TYP.
- PRE-FAB PLANTER, TYP.
- LOUNGE CHAIRS WITH SIDE TABLE, TYP.
- DINING TABLE WITH CHAIRS, TYP.
- COUNTER, GRILL, AND SINK, TYP.

REVISED 10/05/2018



LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL ONE
 APN: 008-0656-001
 EXISTING AREA = 0.300 ACRES

LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL TWO
 APN: 008-0656-004
 EXISTING AREA = 0.213 ACRES

GRAND AVENUE
 (PUBLIC STREET - 88' WIDE)

WEBSTER STREET
 (PUBLIC STREET - 66' WIDE)

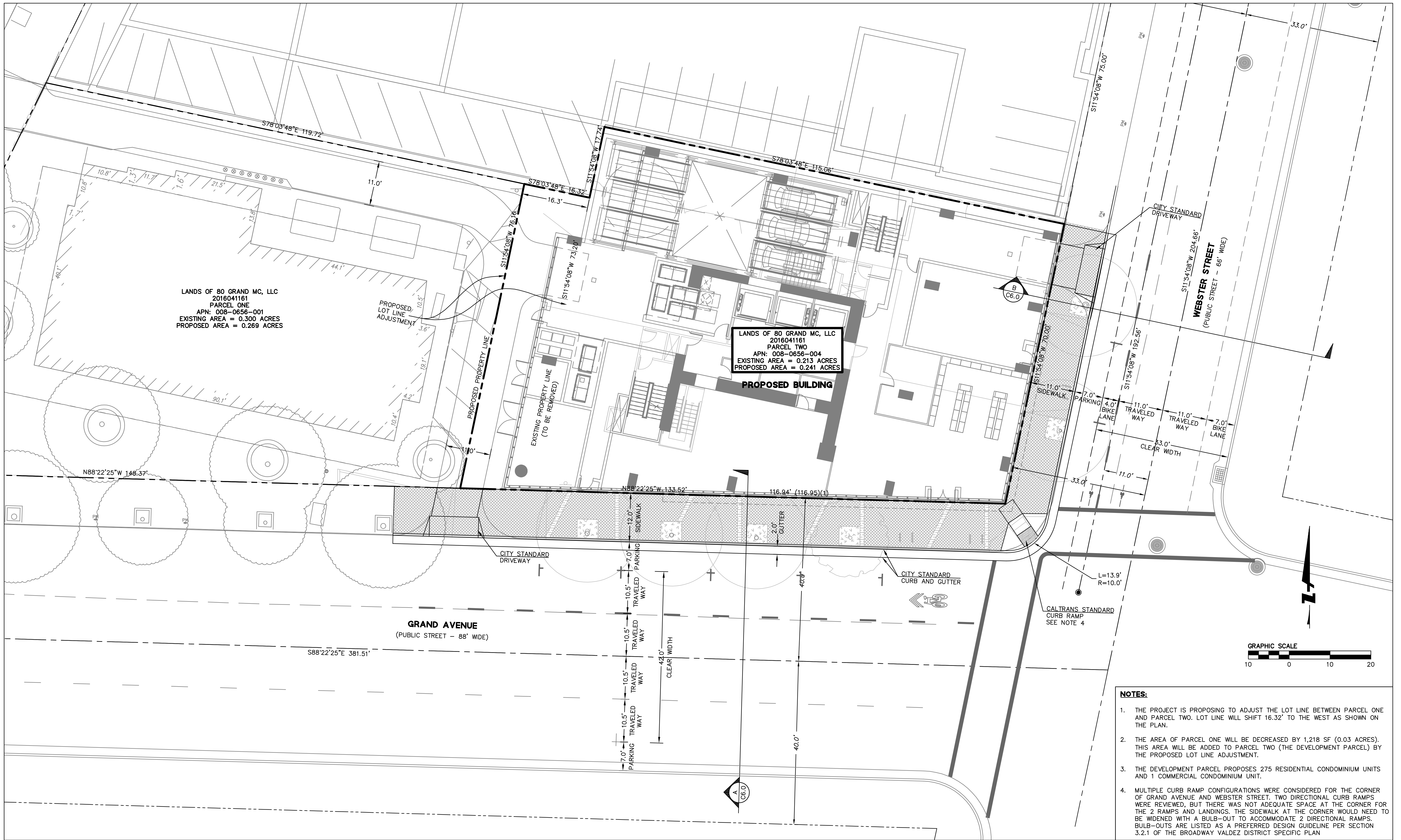


LEGEND:

	BUILDING LINE		AREA DRAIN		LIGHT POLE
	BUILDING OVERHANG, UPPER LEVELS		BACK FLOW PREVENTOR		MISCELLANEOUS CLEANOUT
	CENTERLINE		BOLLARD POST		MISCELLANEOUS MANHOLE
	CURB LINE		CABLE TV PULLBOX		MISCELLANEOUS PULLBOX
	FENCE LINE		CATCH BASIN		MISCELLANEOUS VAULT
	MONUMENT LINE		CONCRETE		PARKING METER
	PROPERTY LINE (PL)		ELECTRIC PULLBOX		SIGN
	RIGHT OF WAY LINES		FIRE DEPARTMENT CONNECTION		SPRINKLER VALVE
			FIRE HYDRANT		STREET LIGHT PULLBOX
			FOUND CASED MONUMENT, AS NOTED		TRAFFIC SIGNAL/STREET LIGHT
			GAS VALVE		WATER METER
			LANDSCAPING		WATER VALVE

- NOTES:**
- SOURCE OF TOPOGRAPHY:
SANDIS SURVEY DATED 06/18/2018
 - BASIS OF BEARINGS:**
THE BEARING OF NORTH 26°15'00" EAST BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF BROADWAY AVENUE, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT NUMBER 2007336612, AS THE BEARING OF BROADWAY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.
 - BENCHMARK:**
STANDARD OAKLAND DISK UNDER STANDARD CASTING IN THE WALK AT THE NORTH-EAST CORNER OF GRAND AVENUE AND 12 FEET EAST OF THE CURB OF BROADWAY.

ELEVATION = 16.54 FEET (CITY OF OAKLAND)
 - FEMA DESIGNATED FLOOD ZONE:
FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS) COMMUNITY NO. 065048, PANELS 0067G, DATED AUGUST 3, 2009.



LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL ONE
 APN: 008-0656-001
 EXISTING AREA = 0.300 ACRES
 PROPOSED AREA = 0.269 ACRES

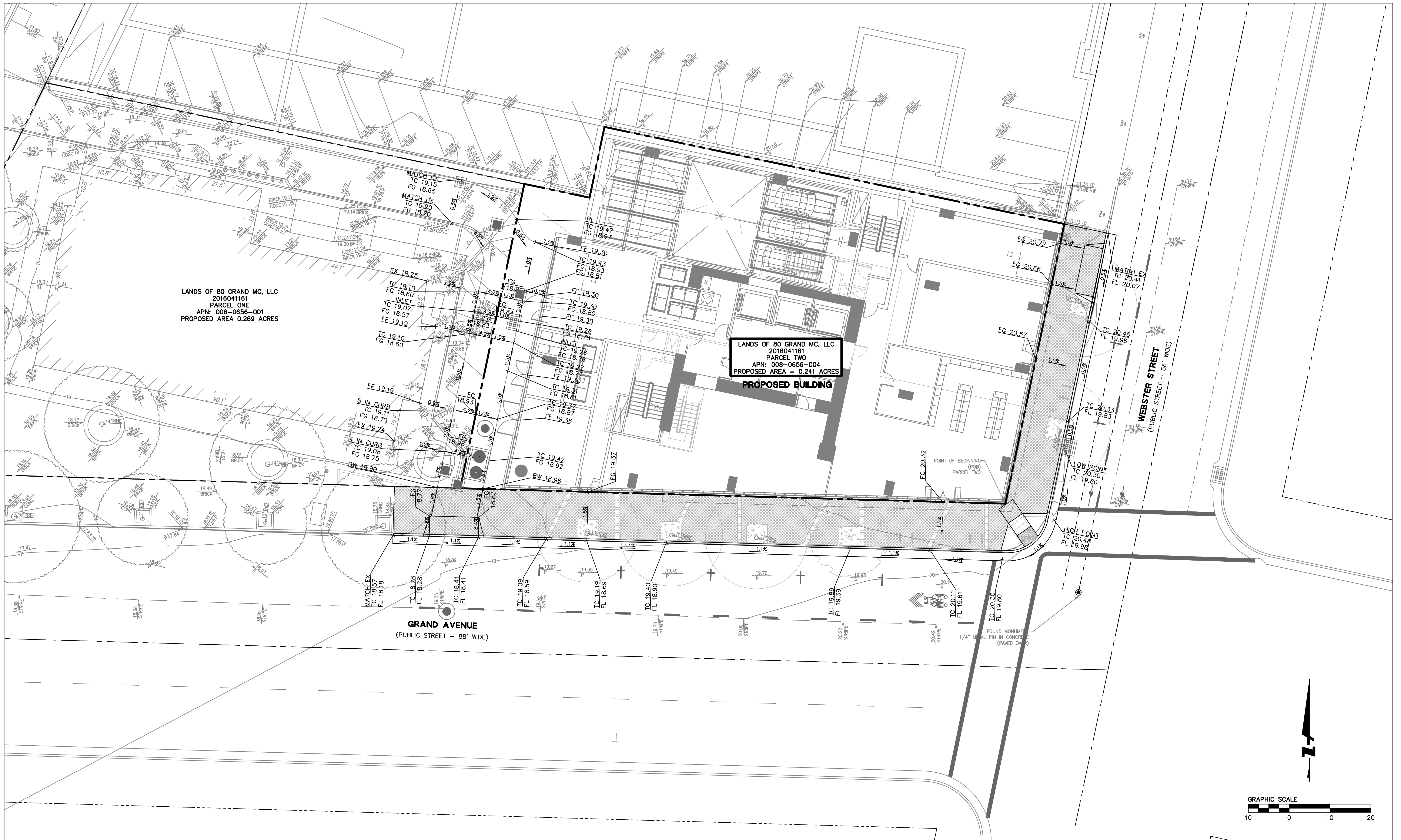
LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL TWO
 APN: 008-0656-004
 EXISTING AREA = 0.213 ACRES
 PROPOSED AREA = 0.241 ACRES

PROPOSED BUILDING

GRAND AVENUE
 (PUBLIC STREET - 88' WIDE)

WEBSTER STREET
 (PUBLIC STREET - 86' WIDE)

- NOTES:**
1. THE PROJECT IS PROPOSING TO ADJUST THE LOT LINE BETWEEN PARCEL ONE AND PARCEL TWO. LOT LINE WILL SHIFT 16.32' TO THE WEST AS SHOWN ON THE PLAN.
 2. THE AREA OF PARCEL ONE WILL BE DECREASED BY 1,218 SF (0.03 ACRES). THIS AREA WILL BE ADDED TO PARCEL TWO (THE DEVELOPMENT PARCEL) BY THE PROPOSED LOT LINE ADJUSTMENT.
 3. THE DEVELOPMENT PARCEL PROPOSES 275 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.
 4. MULTIPLE CURB RAMP CONFIGURATIONS WERE CONSIDERED FOR THE CORNER OF GRAND AVENUE AND WEBSTER STREET. TWO DIRECTIONAL CURB RAMP WERE REVIEWED, BUT THERE WAS NOT ADEQUATE SPACE AT THE CORNER FOR THE 2 RAMP AND LANDINGS. THE SIDEWALK AT THE CORNER WOULD NEED TO BE WIDENED WITH A BULB-OUT TO ACCOMMODATE 2 DIRECTIONAL RAMP. BULB-OUTS ARE LISTED AS A PREFERRED DESIGN GUIDELINE PER SECTION 3.2.1 OF THE BROADWAY VALDEZ DISTRICT SPECIFIC PLAN



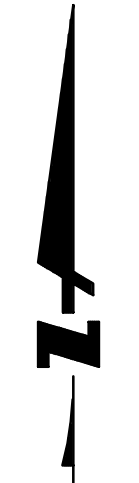
LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL ONE
 APN: 008-0656-001
 PROPOSED AREA 0.269 ACRES

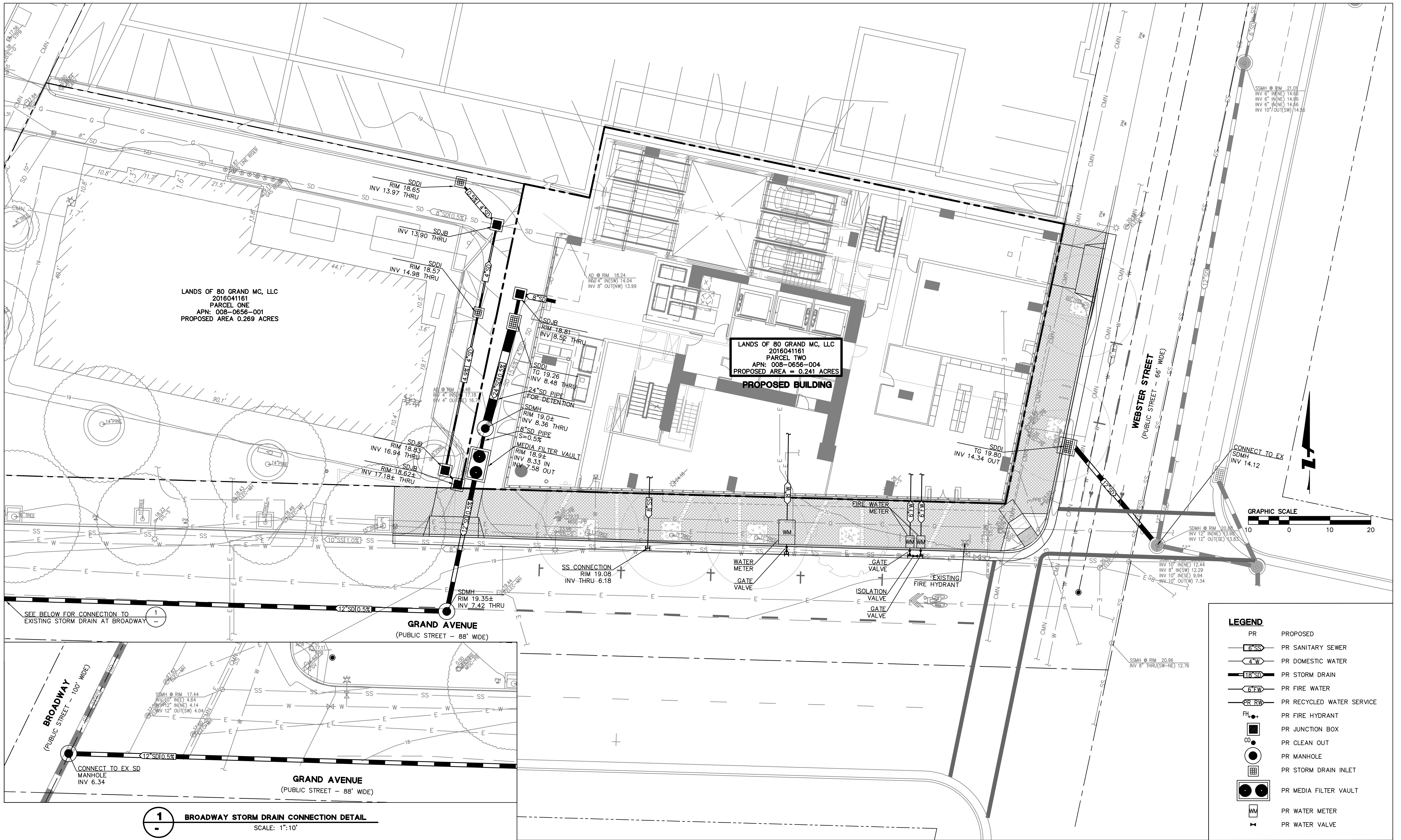
LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL TWO
 APN: 008-0656-004
 PROPOSED AREA = 0.241 ACRES

PROPOSED BUILDING

GRAND AVENUE
 (PUBLIC STREET - 88' WIDE)

WEBSTER STREET
 (PUBLIC STREET - 66' WIDE)





LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL ONE
 APN: 008-0656-001
 PROPOSED AREA 0.269 ACRES

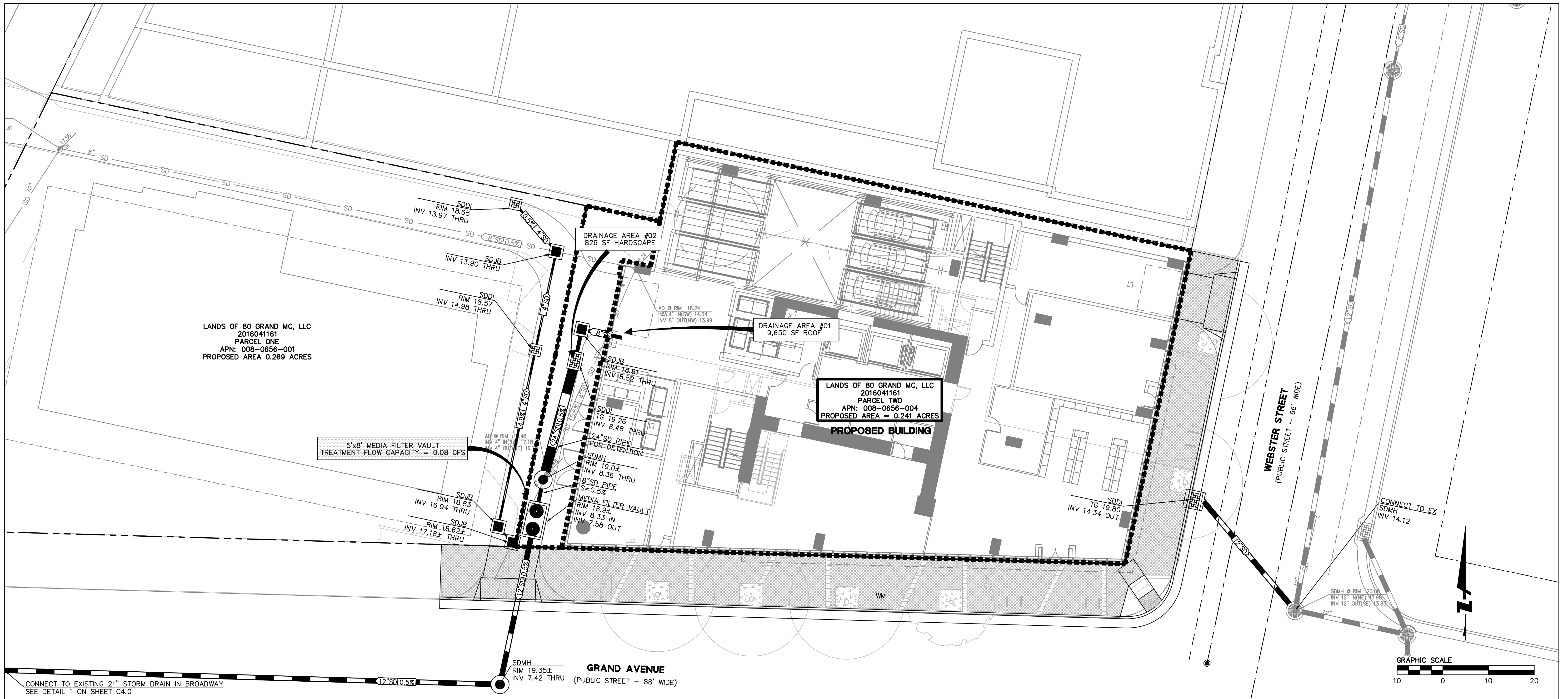
LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL TWO
 APN: 008-0656-004
 PROPOSED AREA = 0.241 ACRES

PROPOSED BUILDING

LEGEND

PR	PROPOSED
	PR SANITARY SEWER
	PR DOMESTIC WATER
	PR STORM DRAIN
	PR FIRE WATER
	PR RECYCLED WATER SERVICE
	PR FIRE HYDRANT
	PR JUNCTION BOX
	PR CLEAN OUT
	PR MANHOLE
	PR STORM DRAIN INLET
	PR MEDIA FILTER VAULT
	PR WATER METER
	PR WATER VALVE

1 BROADWAY STORM DRAIN CONNECTION DETAIL
 SCALE: 1" = 10'



STORM DRAIN PEAK FLOW REDUCTION

THE CITY OF OAKLAND STORM DRAINAGE DESIGN GUIDELINES ESTABLISHES A 25% GOAL FOR PEAK FLOW REDUCTION COMPARED TO EXISTING CONDITIONS, TO THE EXTENT POSSIBLE. DUE TO THE FACT THAT 92% OF THE SITE IS COVERED BY PERMANENT STRUCTURE, THERE IS LIMITED SPACE FOR DETENTION MEASURES ONSITE. AS A RESULT, A 10% PEAK FLOW REDUCTION HAS BEEN ESTABLISHED.

THIS 10 PERCENT REDUCTION IS MET BY AN OVERSIZED STORM DRAIN PIPE WITHIN THE ACCESS DRIVEWAY.

EXISTING IMPERVIOUS SURFACE	10,477 SF
EXISTING PERVIOUS SURFACE	0 SF
	10,477 SF

PROPOSED IMPERVIOUS SURFACE	10,477 SF
PROPOSED PERVIOUS SURFACE	0 SF
	10,477 SF

DETENTION VOLUME REQUIRED PER PEAK FLOW REDUCTION:

PEAK FLOW CALCULATED PER CITY OF OAKLAND STORM DRAINAGE DESIGN STANDARDS.

DESIGN STORM = 10-YEAR
MEAN ANNUAL PRECIPITATION (MAP) = 21 INCHES
TIME OF CONCENTRATION = 10 MINUTES

$$Q_{ex} = CIA$$

$$= (0.90)(3.77 \text{ IN/HR})(10,477 \text{ SF})$$

$$Q_{ex} = 0.816 \text{ CFS}$$

10.0% REDUCTION IN PEAK FLOW
REDUCTION = 0.816 CFS * 0.1 = 0.082 CFS

$$Q_{pd} = Q_{ex} - (10\% \text{ REDUCTION})$$

$$= (0.816 \text{ CFS}) - (0.082 \text{ CFS})$$

$$Q_{pd} = 0.735 \text{ CFS}$$

$$DETENTION \text{ VOLUME, } V_{DET} \text{ (CF)} = (Q_{pd} - Q_{ex})_{RED} * \frac{1}{2} * T_c$$

$$= (0.816 - 0.735) * \frac{1}{2} * 10 \text{ MINUTES}$$

$$V_{DET} = 72.9 \text{ CF}$$

DETENTION VOLUME PROVIDED BY 24" SD PIPE

$$V = \pi * R^2 * LENGTH = (\pi * 12^2 * 27.0 \text{ LF})$$

$$V = 84.8 \text{ CF}$$

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, CERTAIN DEVELOPMENT PROJECTS THAT QUALIFY AS "SPECIAL PROJECTS" ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY A (SMALL INFILL) SPECIAL PROJECT AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "A" (REQUIREMENTS PER APPENDIX J.2 OF ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C.3 TECHNICAL GUIDANCE HANDBOOK):

a. IS THE PROJECT LOCATED IN A MUNICIPALITY'S DESIGNATED DOWNTOWN CORE AREA OR COMPARABLE PEDESTRIAN ORIENTED COMMERCIAL DISTRICT?

YES, THE PROJECT IS WITHIN THE SOUTH END AREA OF THE BROADWAY VALDEZ DISTRICT SPECIFIC PLAN. (REFER TO SECTION 4 OF BROADWAY VALDEZ SPECIFIC PLAN).

- b. DOES THE PROJECT CREATE AND/OR REPLACE ONE HALF ACRE OR LESS OF IMPERVIOUS SURFACE AREA?
YES, THE PROJECT REPLACES 0.27 ACRES.
- c. DOES THE PROJECT NOT INCLUDE SURFACE PARKING?
YES, THE PROJECT DOES NOT INCLUDE PARKING OPEN TO THE SKY.
- d. IS AT LEAST 85% OF THE PROJECT SITE COVERED BY PERMANENT STRUCTURES?
YES, AT LEAST 85% OF THE PROJECT IS COVERED BY A PERMANENT STRUCTURE.

STORMWATER TREATMENT AREA DATA

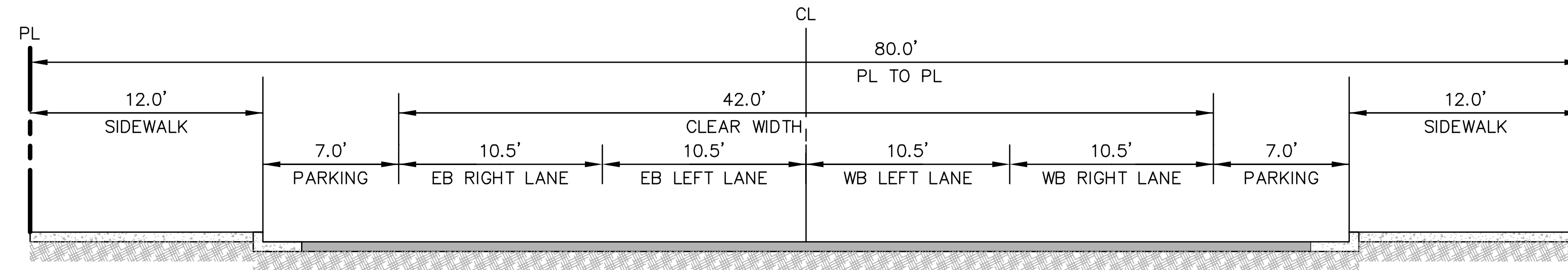
TOTAL LID TREATMENT REDUCTION CREDIT = 100%

TOTAL IMPERVIOUS AREA OF 11,766 SF ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER UNITS)

$$Q_{c.3} = CIA = (0.9)(0.2 \text{ IN/HR})(10,477 \text{ SF})$$

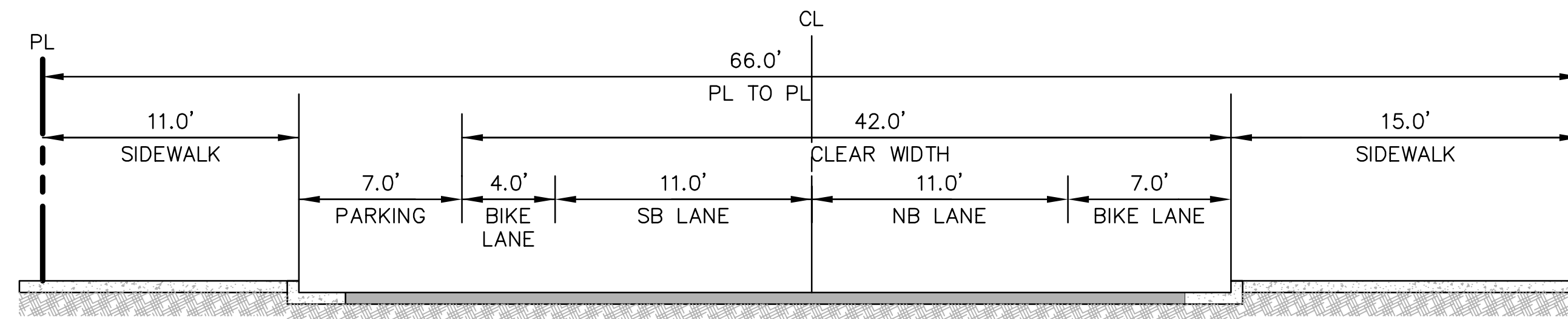
$$Q_{c.3} = 0.043 \text{ CFS}$$

A 5'x8' MEDIA FILTER VAULT TO BE PROVIDED. TREATMENT FLOW CAPACITY = 0.08 CFS.



PROPOSED SECTION

A
GRAND AVENUE
 SCALE: 1"=10'



PROPOSED SECTION

B
WEBSTER STREET
 SCALE: 1"=10'

88 GRAND AVENUE

TENTATIVE TRACT MAP NO. 8493

FOR CONDOMINIUM PURPOSES (275 RESIDENTIAL UNITS/1 RETAIL UNIT)

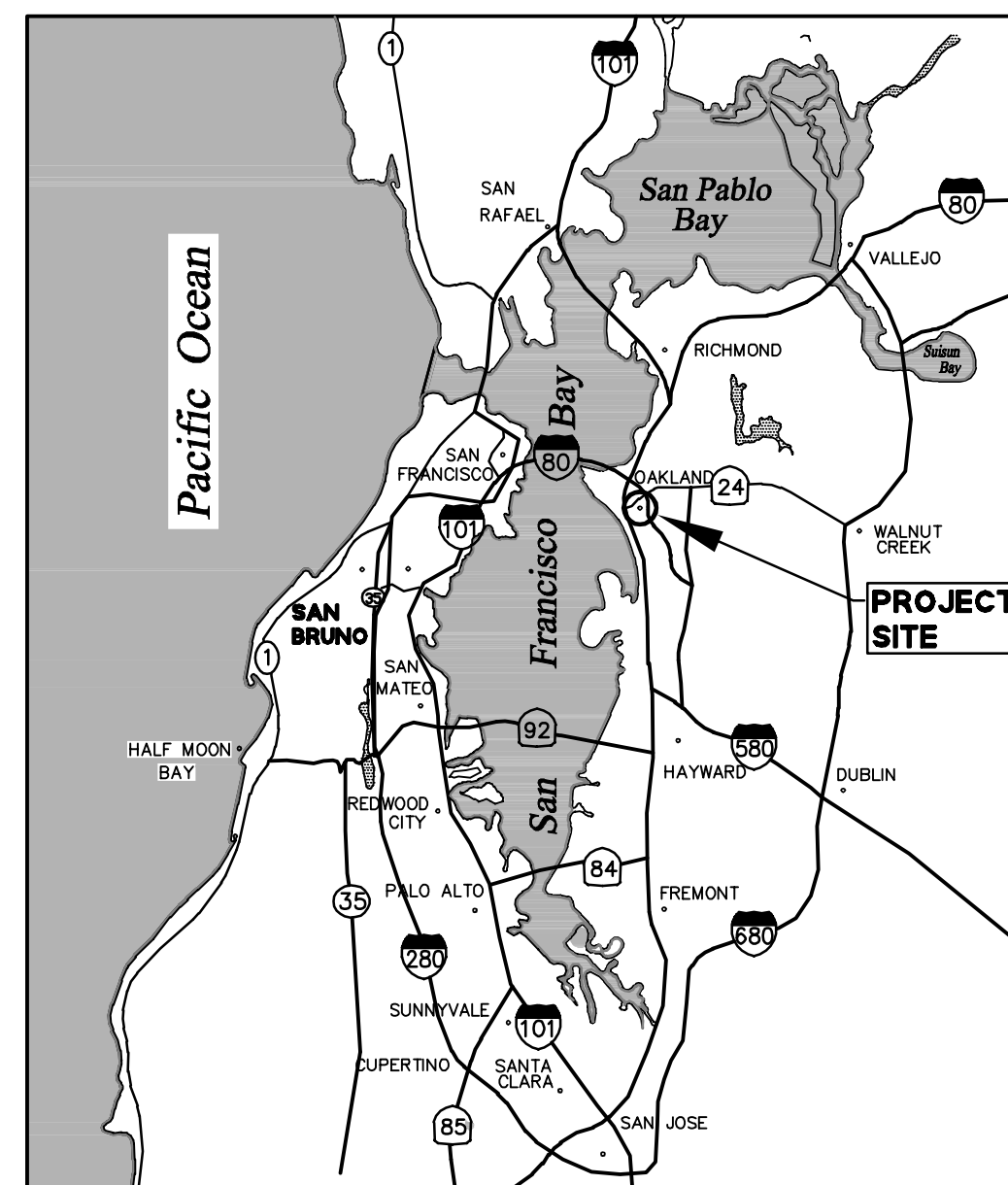
CITY OF OAKLAND

ALAMEDA COUNTY

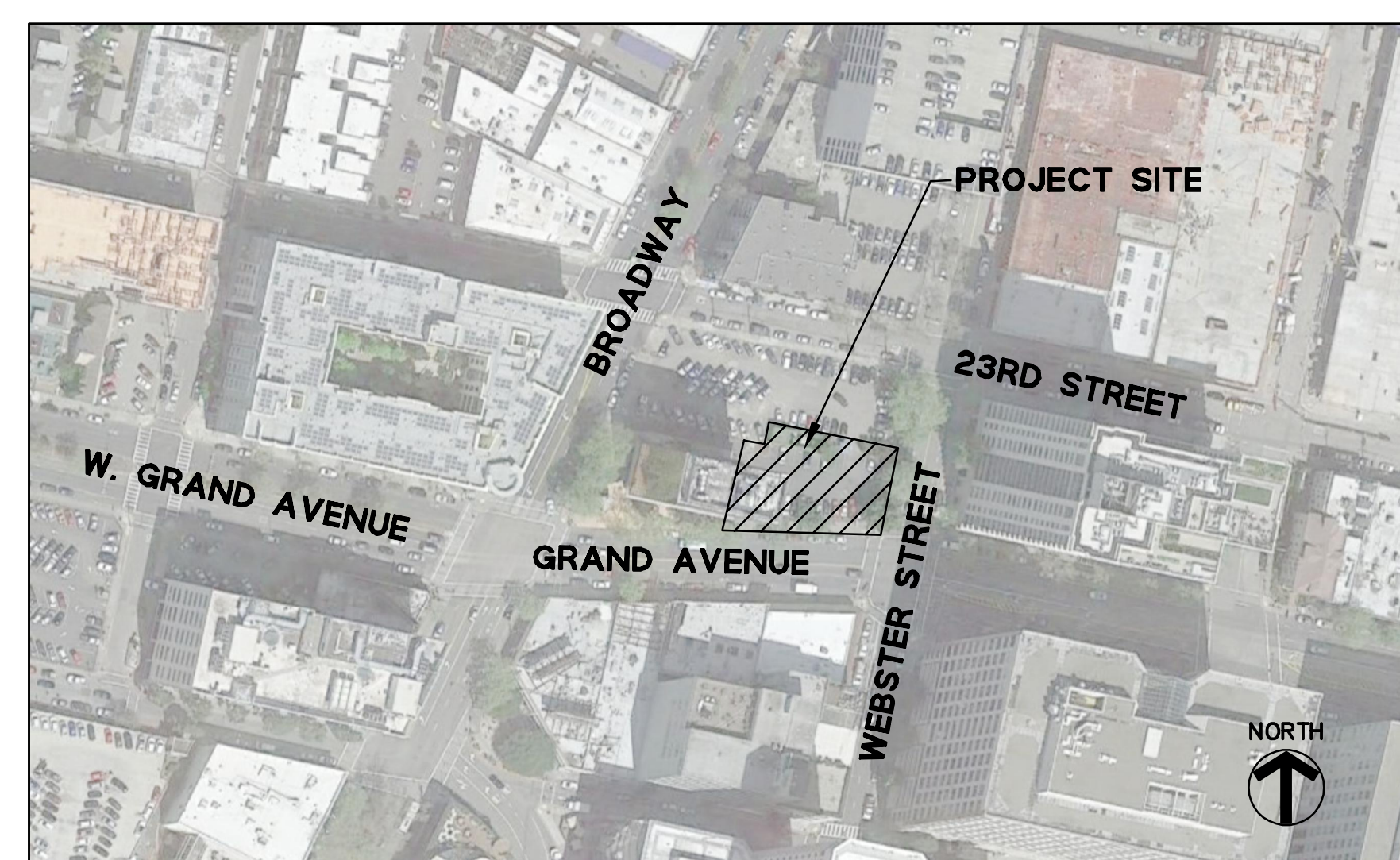
STATE OF CALIFORNIA

ABBREVIATIONS

AC	ASPHALT CONCRETE	NO	NUMBER
B/W	BACK OF WALK	OG	OPEN GRATE
BLDG	BUILDING	OH	OVERHEAD
BOW	BOTTOM OF WALL	OHE	OVERHEAD ELECTRIC
BTM	BOTTOM	OHE&T	OVERHEAD ELECTRIC & TELEPHONE
BW	BACK OF WALK	OHVG	OVERHANG
C	CENTER LINE	OR	OFFICIAL RECORDS OF ALAMEDA COUNTY
C&G	CURB AND GUTTER	OR, O.R.	OFFICIAL RECORD
CB	CATCH BASIN	OVR	OVER PROPERTY LINE
CL	CENTER LINE	P/L	PROPERTY LINE
CLDR	CENTERLINE DOOR	PAV	PAVEMENT
CLR	CLEAR OF PROPERTY LINE	PG&E	PACIFIC GAS & ELECTRIC
CN/CONC	CONCRETE	PKM	PARKING METER
CO	CLEANOUT	PL	PROPERTY LINE
CATV	CABLE TELEVISION	PR	PROPOSED
D	DEED DIMENSION	PSDE	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	R	RADIUS
DW	DOMESTIC WATER	R/W	RIGHT OF WAY
DWGS	DRAWINGS	RC	RELATIVE COMPACTION
DWY/DW	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
E	EAST, ELECTRIC	ROW	RIGHT OF WAY
EB	ELECTRIC BOX	S	SOUTH
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	S/W	SIDEWALK
EG	EXISTING GROUND	SD	STORM DRAIN
ELEC	ELECTRIC	SDAD	STORM DRAIN AREA DRAIN
ELEV	ELEVATION	SDCO	STORM DRAIN CLEANOUT
EP	EDGE OF PAVEMENT	SDDI	STORM DRAIN DROP INLET
ESMT	EASEMENT	SDJB	STORM DRAIN JUNCTION BOX
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SLB	SIGNAL LIGHT BOX
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SV	SIGNAL VAULT
FL	FLOW LINE	SW	SIDEWALK
FNC	FENCE	TBD	TO BE DETERMINED
FT	FEET	TB	TELEPHONE BOX
FW	FIRE WATER	TC	TOP OF CURB
G	GAS LINE	TEL/T	TELEPHONE
GB	GRADE BREAK	TG	TOP OF GRATE
GCB	GAS CONTROL BOX	TMH	TELEPHONE MANHOLE
GM	GAS METER	TOW	TOP OF WALL
GND	GROUND	TTC	THEORETICAL TOP OF CURB
GP	GUARD POST	TV	TELEVISION
GRAN	GRANITE	TW	TOP OF WALL
GV	GAS VALVE	TYP	TYPICAL
HDBD	HEADERBOARD	UB	UTILITY BOX
INV	INVERT	VC	VERTICAL CURVE
IRR	IRRIGATION	VERT	VERTICAL
JT	JOINT TRENCH	W	WEST, WATER LINE
L/C	LANDSCAPE	W/	WITH
LF	LINEAR FEET	WB	WATER NOX
LG	LIP OF GUTTER	WM	WATER METER
LT	LIGHT	WV	WATER VALVE
M	MEASURED DIMENSION		
MH	MANHOLE		
N	NORTH		
(N)	NEW, PROPOSED, FUTURE		



LOCATION MAP
NTS



VICINITY MAP
NTS

PROJECT DESCRIPTION

THE PROJECT IS PROPOSING TO DEMOLISH THE EXISTING PARKING LOT LOCATED AT THE NORTHWEST CORNER OF THE GRAND AVENUE AND WEBSTER STREET INTERSECTION. A NEW 32-STORY BUILDING WILL BE CONSTRUCTED FEATURING 275 RESIDENTIAL CONDOMINIUM UNITS AND 1 GROUND FLOOR RETAIL UNIT. THE EXISTING SIDEWALK FRONTAGE AROUND THE BUILDING WILL BE RECONSTRUCTED.

PROJECT DATA

OWNER:	SEAGATE PROPERTIES, INC. 980 5TH AVENUE SAN RAFAEL, CA 94901 PHONE: (415) 455-0300
ARCHITECT:	KTGY GROUP, INC. THE LEAMINGTON BUILDING 1814 FRANKLIN ST., SUITE 400 OAKLAND, CA 94607 PHONE: (510) 272-2910
LANDSCAPE ARCHITECT:	PGA DESIGN 444 17TH STREET OAKLAND, CA 94612 PHONE: (510) 465-1284
CIVIL ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 PHONE: (650) 482-6377
SURVEYOR:	SANDIS 1700 WINCHESTER BLVD CAMPBELL, CA 95008 PHONE: (408) 636-0900
STRUCTURAL ENGINEER:	MAGNUSSON KLEMENCIC ASSOCIATES (MKA) 1301 FIFTH AVENUE, SUITE 3200 SEATTLE, WA 98101 PHONE: (206) 292-1200
MEP:	PAE ENGINEERS 48 GOLDEN GATE AVENUE SAN FRANCISCO, CA 94102 PHONE: (415) 544-7500
ASSESSOR'S PARCEL NO.:	008-0656-004
ZONING:	D-BV-2
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	MIXED USE
LAND AREA:	10,477 SQ.FT (0.241 ACRES) TOTAL
UTILITY INFORMATION:	
WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
FIRE PROTECTION:	CITY OF OAKLAND / EBMUD
SEWAGE DISPOSAL:	CITY OF OAKLAND
STORM DRAIN:	CITY OF OAKLAND
GAS:	PACIFIC GAS & ELECTRIC (PG&E)
ELECTRIC:	PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

ENGINEER'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

Simon R. North
SIMON R. NORTH, P.E.
VICE PRESIDENT
P.E. #64657
BKF ENGINEERS

09/21/2018
DATE



GENERAL NOTES

- TENTATIVE MAP:** THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- CONDOMINIUM UNITS:** THE FINAL MAP FOR THIS PROJECT WILL INCLUDE CONDOMINIUM UNITS.
- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY COMPLETED BY SANDIS ON 06/18/2018.
- BENCHMARK STATEMENT:** STANDARD OAKLAND DISC UNDER STANDARD CASTING IN THE WALK AT THE NORTH-EAST CORNER OF GRAND AVENUE AND 12 FEET EAST OF THE CURB OF BROADWAY. ELEVATION = 16.54' (CITY OF OAKLAND)
- BASIS OF BEARINGS:** THE BEARINGS OF NORTH 26°15'00" EAST BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF BROADWAY AVENUE, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT NUMBER 2007336612, AS THE BEARING OF BROADWAY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.
- UTILITY NOTE:** THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.
- LIMITS OF WORK:** PROPOSED WORK WILL INCLUDE CONSTRUCTION OF A MIXED-USE BUILDING AND STREET IMPROVEMENTS AROUND PROPERTY.
- FEMA DESIGNATED FLOOD ZONE:** FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS) COMMUNITY NO. 065048, PANELS 0067G, DATED AUGUST 3, 2009.
- MULTIPLE FINAL MAPS:** PURSUANT TO CHAPTER 3, ARTICLE 5, SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

SHEET INDEX

SHEET NO	DESCRIPTION
TM1.0	TITLE SHEET
	TOPOGRAPHIC & BOUNDARY SURVEY
TM2.0	PROPOSED PARCELIZATION AND SITE PLAN
TM3.0	PROPOSED GRADING & DRAINAGE PLAN
TM4.0	PROPOSED UTILITY PLAN
TM5.0	PROPOSED STORMWATER MANAGEMENT PLAN
TM6.0	TYPICAL CROSS SECTIONS

DRAWING NAME: K:\2018\180909_60_West_Grand\ENG\01-TITLE.dwg
PLOT DATE: 09-26-18
PLOTTED BY: cej



88 GRAND AVENUE
TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TITLE SHEET
CITY OF OAKLAND
ALAMEDA COUNTY
CALIFORNIA

Revisions	No.	Date	Scale	Design	Drawn	Approved SRN	Job No
		09/24/18	NTS	PCC	NGO		20180909
Drawing Number:							TM1.0
							1 OF 7

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY NOTES:

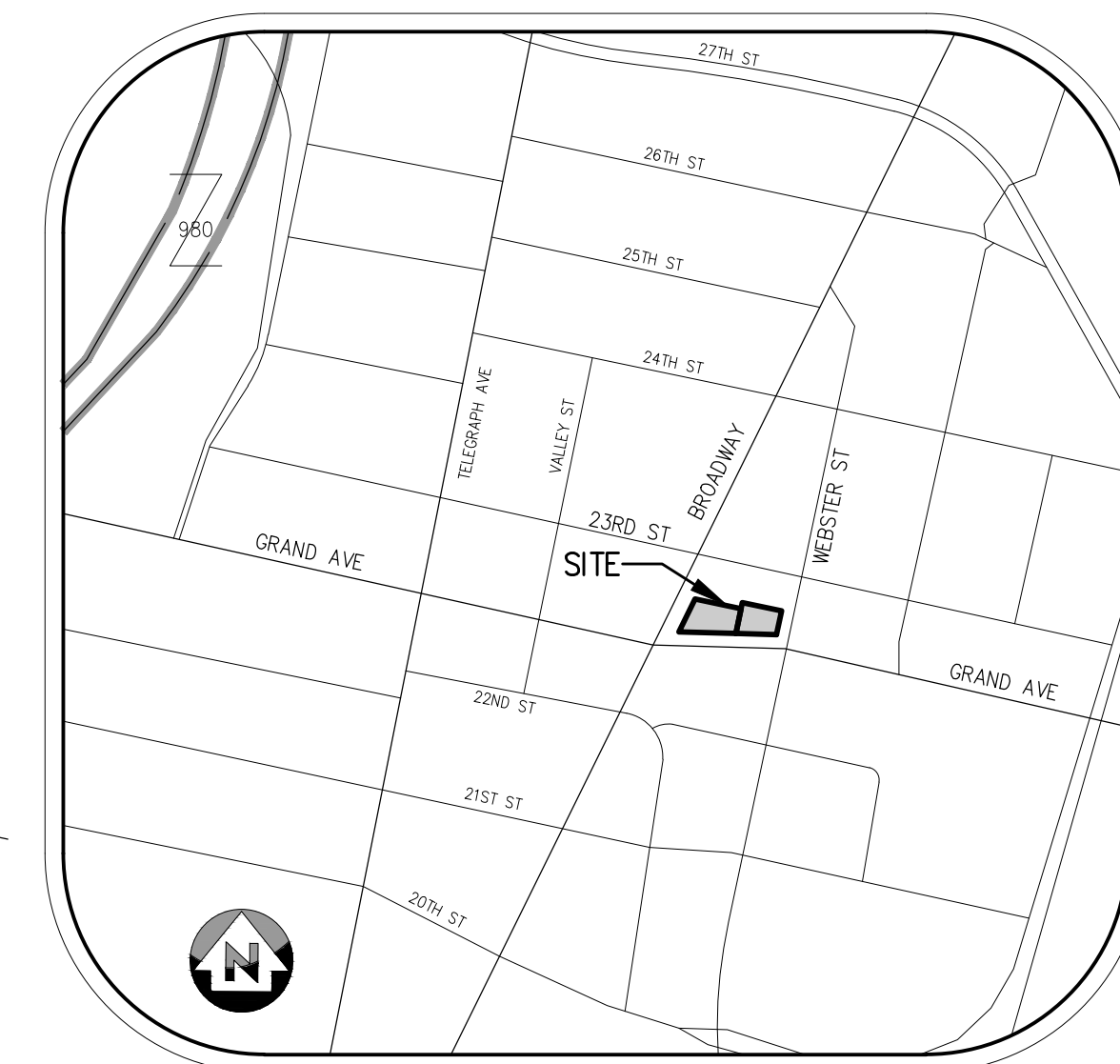
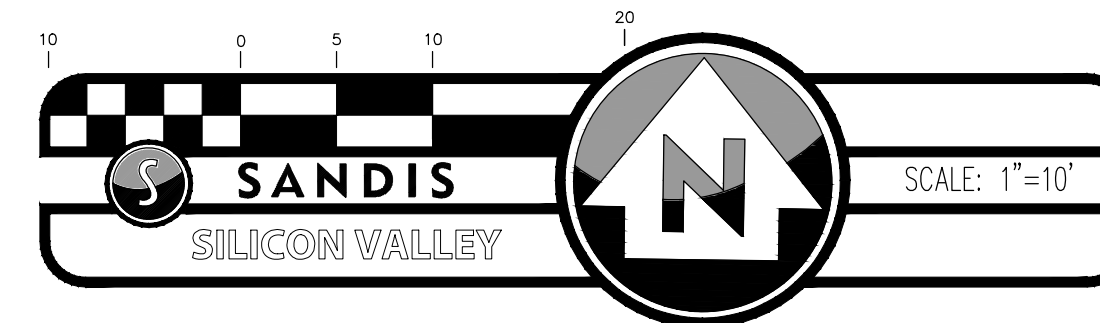
BASIS OF BEARINGS:
THE BEARING OF NORTH 26°15'00" EAST, BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF BROADWAY AVENUE, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT NUMBER 2007336612, AS THE BEARING OF BROADWAY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

BENCHMARK:
STANDARD OAKLAND DISK UNDER STANDARD CASTING IN THE WALK AT THE NORTH-EAST CORNER OF GRAND AVENUE AND BROADWAY, 7 FEET NORTH OF THE NORTH CURB OF GRAND AVENUE AND 12 FEET EAST OF THE EAST CURB OF BROADWAY.

ELEVATION = 16.54 FEET (CITY OF OAKLAND)

SURVEY REFERENCES:

1. CHICAGO TITLE PRELIMINARY TITLE REPORT, ORDER #35604151-356-AW-JM EFFECTIVE DATE: JULY 07, 2017
2. ASSESSOR PARCEL MAP NO. 8, PAGE 656
3. CITY OF OAKLAND MONUMENT MAP NO. 238
4. GRANT DEED DOCUMENT # 2007336612



VICINITY MAP
NO SCALE

- POINT, ELEVATION AND DESCRIPTION
- CONTOURS (1-FT INTERVALS)
- TREE (DIAMETER SIZE IN INCHES)

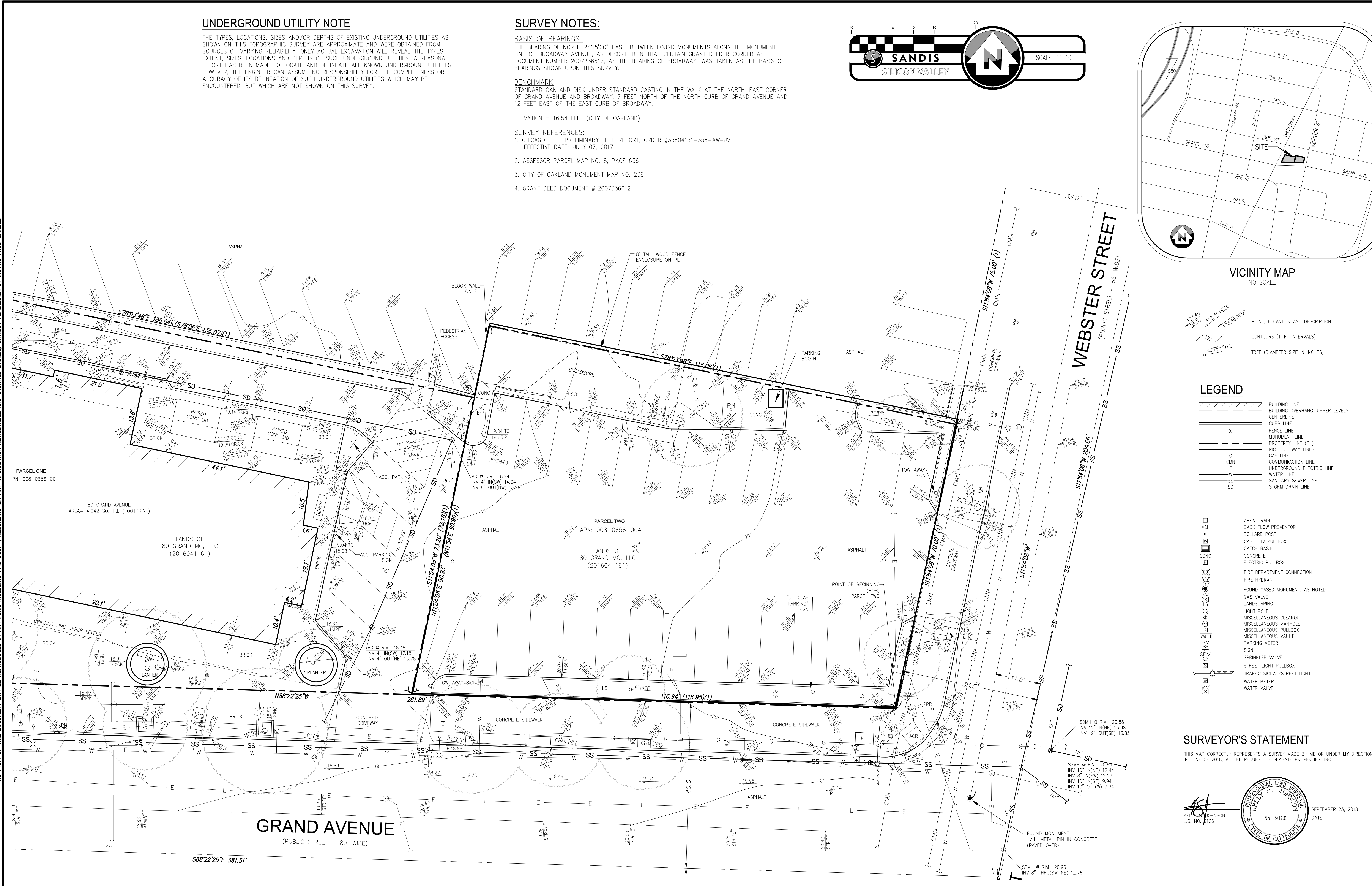
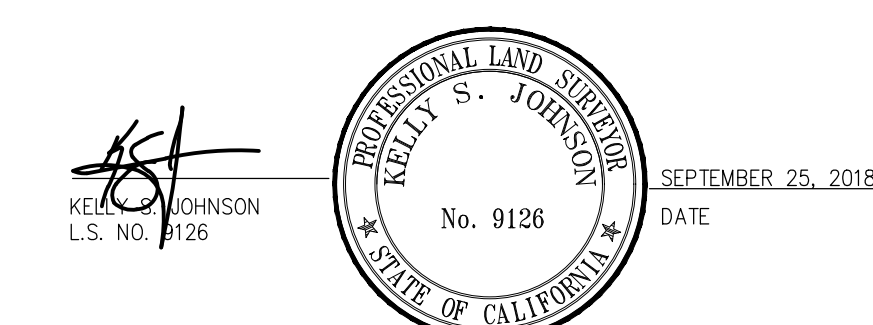
LEGEND

- BUILDING LINE
- BUILDING OVERHANG, UPPER LEVELS
- CURB LINE
- CENTERLINE
- FENCE LINE
- MONUMENT LINE
- PROPERTY LINE (PL)
- RIGHT OF WAY LINES
- GAS LINE
- COMMUNICATION LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE

- AREA DRAIN
- BACK FLOW PREVENTOR
- BOLLARD POST
- CABLE TV PULLBOX
- CATCH BASIN
- CONCRETE
- ELECTRIC PULLBOX
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FOUND CASED MONUMENT, AS NOTED
- GAS VALVE
- LANDSCAPING
- LIGHT POLE
- MISCELLANEOUS CLEANOUT
- MISCELLANEOUS MANHOLE
- MISCELLANEOUS PULLBOX
- MISCELLANEOUS VAULT
- PARKING METER
- SIGN
- SPRINKLER VALVE
- STREET LIGHT PULLBOX
- TRAFFIC SIGNAL/STREET LIGHT
- WATER METER
- WATER VALVE

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN JUNE OF 2018, AT THE REQUEST OF SEAGATE PROPERTIES, INC.



NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	6/18/2018
SCALE:	1" = 10'
DRAWN BY:	SC
APPROVED BY:	DB
DRAWING NO.:	618083

No.	REVISION/ISSUE	DATE	BY

OAKLAND CALIFORNIA
TOPOGRAPHIC SURVEY
60-80 GRAND AVE
SHEET 1 OF 1 SHEETS
Copyright © 2018 by Sandis

DRAWING NAME: K:\2018\180909_60_West_Grand_ENG\01-TM\SHEETS\03-GRPRSITE.dwg
PLOT DATE: 09-26-18 PLOTTED BY: ceis

LANDS OF 80 GRAND MC, LLC
2016041161
PARCEL ONE
APN: 008-0656-001
EXISTING AREA = 0.300 ACRES
PROPOSED AREA = 0.269 ACRES

LANDS OF 80 GRAND MC, LLC
2016041161
PARCEL TWO
APN: 008-0656-004
EXISTING AREA = 0.213 ACRES
PROPOSED AREA = 0.241 ACRES

DEVELOPMENT PARCEL
275 RESIDENTIAL CONDOMINIUMS PROPOSED
1 RETAIL CONDOMINIUM PROPOSED
276 TOTAL CONDOMINIUMS PROPOSED

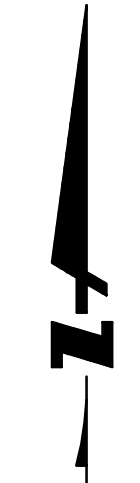
GRAND AVENUE
(PUBLIC STREET - 88' WIDE)

WEBSTER STREET
(PUBLIC STREET - 66' WIDE)

CITY STANDARD DRIVEWAY

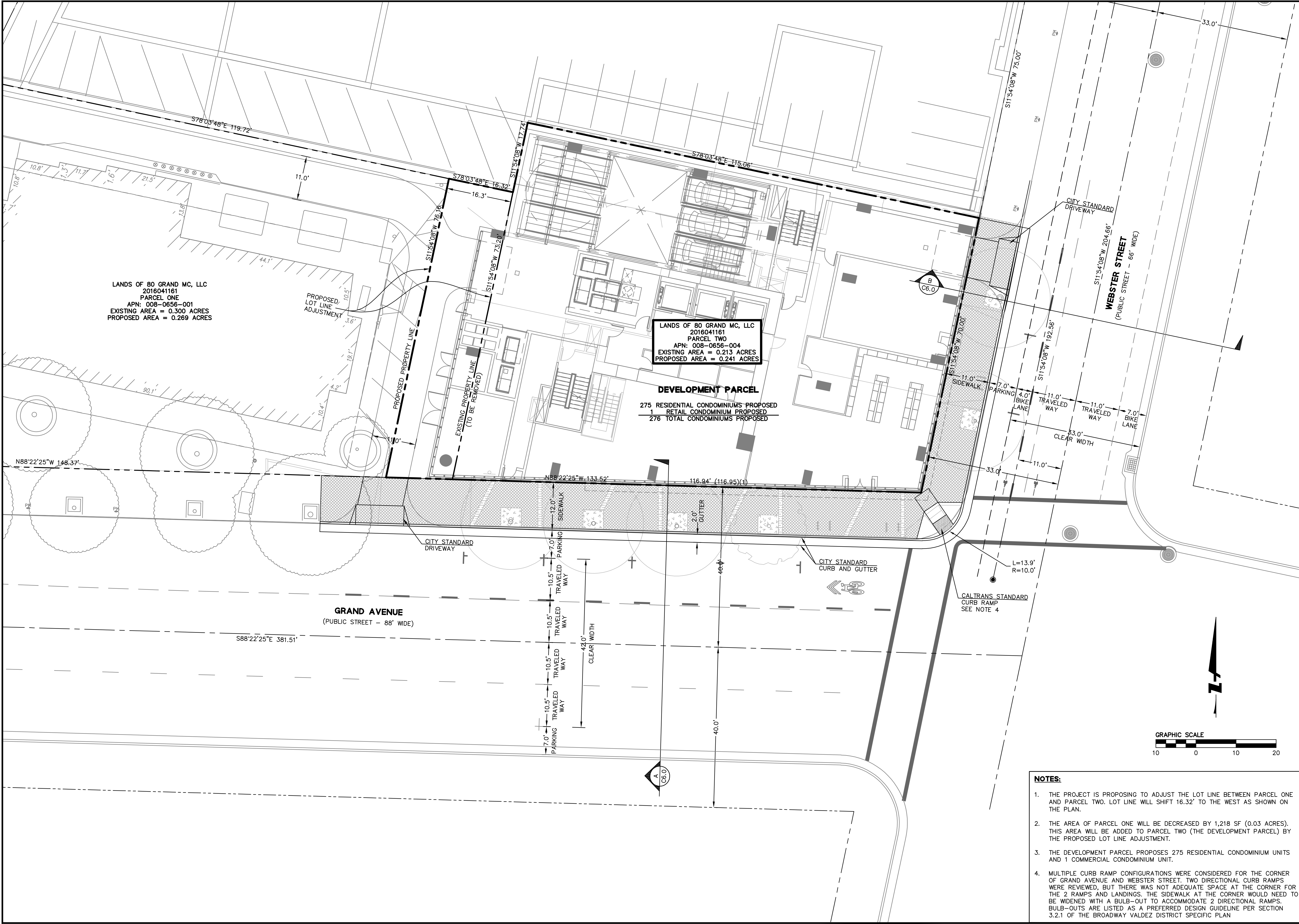
CITY STANDARD CURB AND GUTTER

CALTRANS STANDARD CURB RAMP
SEE NOTE 4



NOTES:

1. THE PROJECT IS PROPOSING TO ADJUST THE LOT LINE BETWEEN PARCEL ONE AND PARCEL TWO. LOT LINE WILL SHIFT 16.32' TO THE WEST AS SHOWN ON THE PLAN.
2. THE AREA OF PARCEL ONE WILL BE DECREASED BY 1,218 SF (0.03 ACRES). THIS AREA WILL BE ADDED TO PARCEL TWO (THE DEVELOPMENT PARCEL) BY THE PROPOSED LOT LINE ADJUSTMENT.
3. THE DEVELOPMENT PARCEL PROPOSES 275 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.
4. MULTIPLE CURB RAMP CONFIGURATIONS WERE CONSIDERED FOR THE CORNER OF GRAND AVENUE AND WEBSTER STREET. TWO DIRECTIONAL CURB RAMPS WERE REVIEWED, BUT THERE WAS NOT ADEQUATE SPACE AT THE CORNER FOR THE 2 RAMPS AND LANDINGS. THE SIDEWALK AT THE CORNER WOULD NEED TO BE WIDENED WITH A BULB-OUT TO ACCOMMODATE 2 DIRECTIONAL RAMPS. BULB-OUTS ARE LISTED AS A PREFERRED DESIGN GUIDELINE PER SECTION 3.2.1 OF THE BROADWAY VALDEZ DISTRICT SPECIFIC PLAN



88 GRAND AVENUE
TENTATIVE MAP FOR CONDOMINIUM PURPOSES
PROPOSED GRADING PLAN
ALAMEDA COUNTY
CITY OF OAKLAND CALIFORNIA

Date	09/24/18
Scale	1"=10'
Design	PCC
Drawn	NBO
Approved	SRN
Job No	20180909
Drawing Number:	
TM3.0	
4 OF 7	

DRAWING NAME: K:\2018\180909_60_West_Grand_ENG\01-TM\SHEETS\04-GRPRGD.dwg
PLOT DATE: 09-26-18 PLOTTED BY: cej

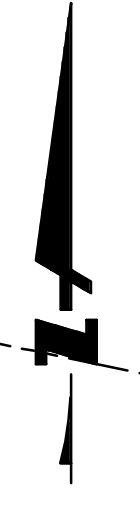


LANDS OF 80 GRAND MC, LLC
2016041161
PARCEL ONE
APN: 008-0656-001
PROPOSED AREA 0.269 ACRES

LANDS OF 80 GRAND MC, LLC
2016041161
PARCEL TWO
APN: 008-0656-004
PROPOSED AREA = 0.241 ACRES
PROPOSED BUILDING

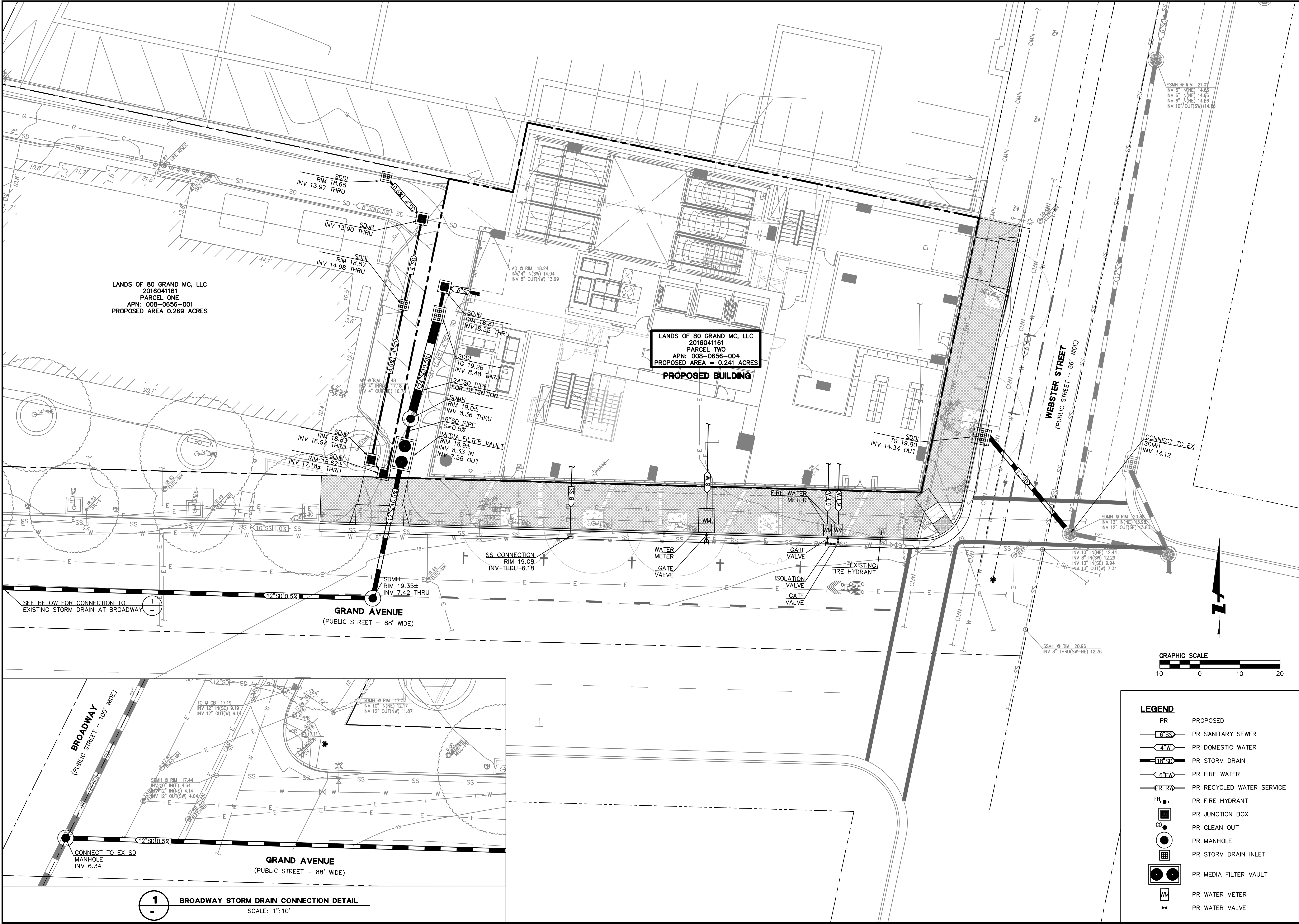
GRAND AVENUE
(PUBLIC STREET - 88' WIDE)

WEBSTER STREET
(PUBLIC STREET - 66' WIDE)

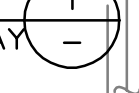


LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL ONE
 APN: 008-0656-001
 PROPOSED AREA 0.269 ACRES

LANDS OF 80 GRAND MC, LLC
 2016041161
 PARCEL TWO
 APN: 008-0656-004
 PROPOSED AREA = 0.241 ACRES



SEE BELOW FOR CONNECTION TO EXISTING STORM DRAIN AT BROADWAY

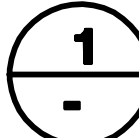


GRAND AVENUE
 (PUBLIC STREET - 88' WIDE)



LEGEND

- PR PROPOSED
- 6" SS PR SANITARY SEWER
- 4" W PR DOMESTIC WATER
- 18" SD PR STORM DRAIN
- 6" FW PR FIRE WATER
- 6" RW PR RECYCLED WATER SERVICE
- FH PR FIRE HYDRANT
- CB PR JUNCTION BOX
- CO PR CLEAN OUT
- PR MANHOLE
- PR STORM DRAIN INLET
- PR MEDIA FILTER VAULT
- WM PR WATER METER
- ⊕ PR WATER VALVE



1 BROADWAY STORM DRAIN CONNECTION DETAIL

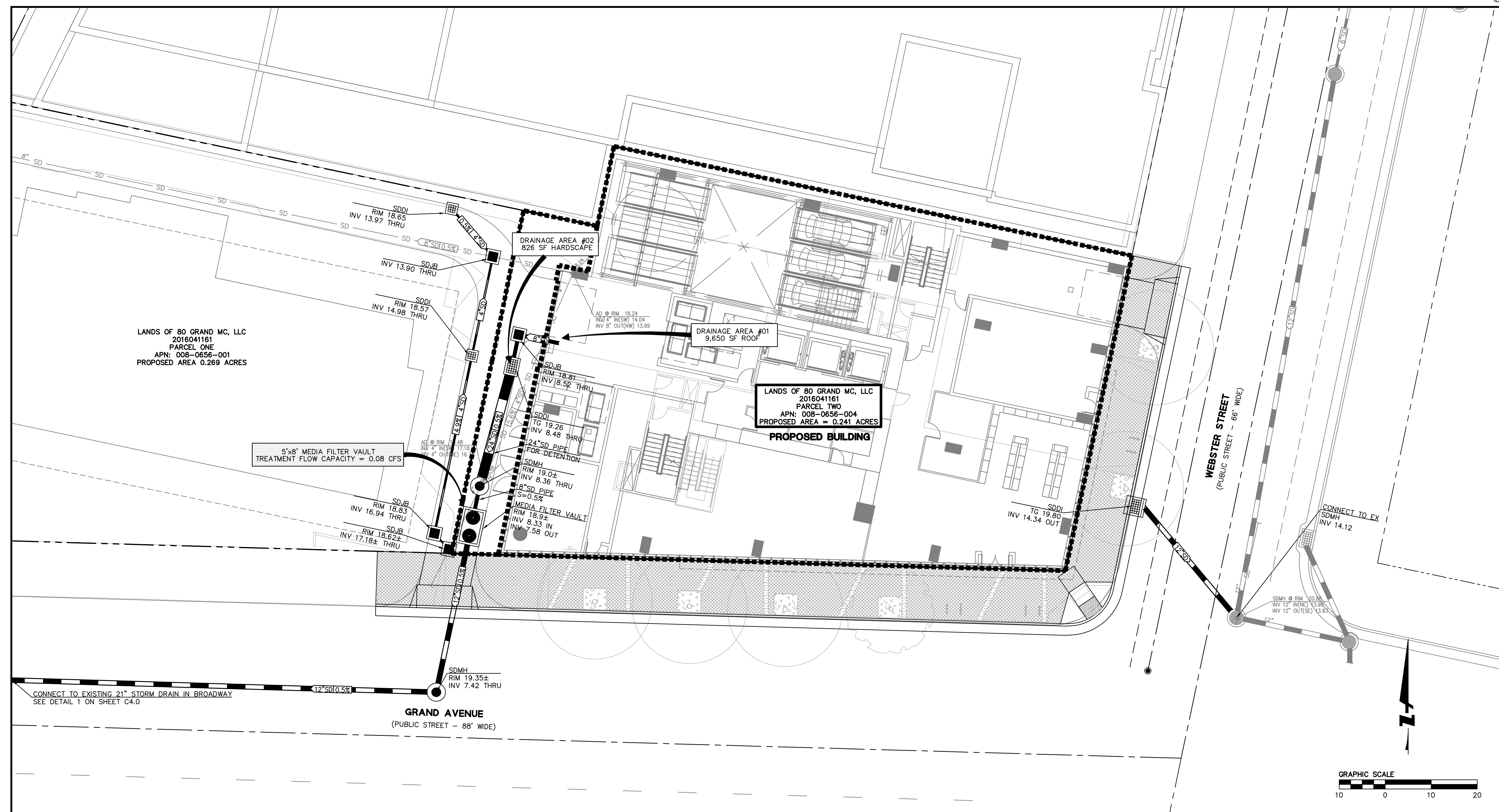
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 PLOT DATE: 09-26-18 PLOTTED BY: ceis

Revisions

No.	Date	By	Description
	09/24/18		

Drawing Number: **TM4.0**
 5 OF 7



DRAWING NAME: K:\2018\180909_60_West_Grand\ENG\01-TM\SHEETS\06-GRPRSMMP.dwg
 PLOT DATE: 09-26-18 PLOTTED BY: cejs

STORM DRAIN PEAK FLOW REDUCTION

THE CITY OF OAKLAND STORM DRAINAGE DESIGN GUIDELINES ESTABLISHES A 25% GOAL FOR PEAK FLOW REDUCTION COMPARED TO EXISTING CONDITIONS, TO THE EXTENT POSSIBLE. DUE TO THE FACT THAT 92% OF THE SITE IS COVERED BY PERMANENT STRUCTURE, THERE IS LIMITED SPACE FOR DETENTION MEASURES ON-SITE. AS A RESULT, A 10% PEAK FLOW REDUCTION HAS BEEN ESTABLISHED.

THIS 10 PERCENT REDUCTION IS MET BY AN OVERSIZED STORM DRAIN PIPE WITHIN THE ACCESS DRIVEWAY.

EXISTING IMPERVIOUS SURFACE	10,477 SF
EXISTING PERVIOUS SURFACE	0 SF
PROPOSED IMPERVIOUS SURFACE	10,477 SF
PROPOSED PERVIOUS SURFACE	0 SF

DETENTION VOLUME REQUIRED PER PEAK FLOW REDUCTION:

PEAK FLOW CALCULATED PER CITY OF OAKLAND STORM DRAINAGE DESIGN STANDARDS.

DESIGN STORM = 10-YEAR
 MEAN ANNUAL PRECIPITATION (MAP) = 21 INCHES
 TIME OF CONCENTRATION = 10 MINUTES

$$Q_{ex} = CIA$$

$$= (0.90)(3.77 \text{ IN/HR})(10,477 \text{ SF})$$

$$Q_{ex} = 0.816 \text{ CFS}$$

10.0% REDUCTION IN PEAK FLOW
 REDUCTION = 0.816 CFS * 0.1 = 0.082 CFS

$$Q_{pd} = Q_{ex} - (10\% \text{ REDUCTION})$$

$$= (0.816 \text{ CFS}) - (0.082 \text{ CFS})$$

$$Q_{pd} = 0.735 \text{ CFS}$$

$$\text{DETENTION VOLUME, } V_{DET} \text{ (CF)} = (Q_{pd} - Q_{ex})_{REQ'D} * \frac{1}{2} * T_c$$

$$= (0.816 - 0.735) * \frac{1}{2} * 10 \text{ MINUTES}$$

$$V_{DET} = 72.9 \text{ CF}$$

DETENTION VOLUME PROVIDED BY 24" SD PIPE

$$V = \pi * R^2 * \text{LENGTH} = (\pi * 1^2 * 27.0 \text{ LF})$$

$$V = 84.8 \text{ CF}$$

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, CERTAIN DEVELOPMENT PROJECTS THAT QUALIFY AS "SPECIAL PROJECTS" ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY A (SMALL INFILL) SPECIAL PROJECT AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "A" (REQUIREMENTS PER APPENDIX J.2 OF ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM C.3 TECHNICAL GUIDANCE HANDBOOK):

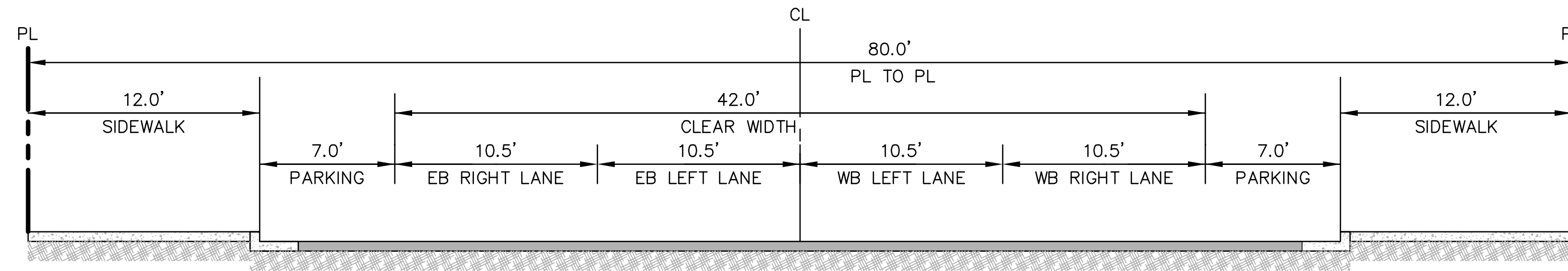
- a. IS THE PROJECT LOCATED IN A MUNICIPALITY'S DESIGNATED DOWNTOWN CORE AREA OR COMPARABLE PEDESTRIAN ORIENTED COMMERCIAL DISTRICT?
 YES, THE PROJECT IS WITHIN THE SOUTH END AREA OF THE BROADWAY VALDEZ DISTRICT SPECIFIC PLAN. (REFER TO SECTION 4 OF BROADWAY VALDEZ SPECIFIC PLAN).
- b. DOES THE PROJECT CREATE AND/OR REPLACE ONE HALF ACRE OR LESS OF IMPERVIOUS SURFACE AREA?
 YES, THE PROJECT REPLACES 0.27 ACRES.
- c. DOES THE PROJECT NOT INCLUDE SURFACE PARKING?
 YES, THE PROJECT DOES NOT INCLUDE PARKING OPEN TO THE SKY.
- d. IS AT LEAST 85% OF THE PROJECT SITE COVERED BY PERMANENT STRUCTURES?
 YES, AT LEAST 85% OF THE PROJECT IS COVERED BY A PERMANENT STRUCTURE.

STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT = 100%
 TOTAL IMPERVIOUS AREA OF 11,766 SF ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER UNITS)
 $Q_{c.3} = CIA = (0.9)(0.2 \text{ IN/HR})(10,477 \text{ SF})$
 $Q_{c.3} = 0.043 \text{ CFS}$
 A 5'x8' MEDIA FILTER VAULT TO BE PROVIDED. TREATMENT FLOW CAPACITY = 0.08 CFS.

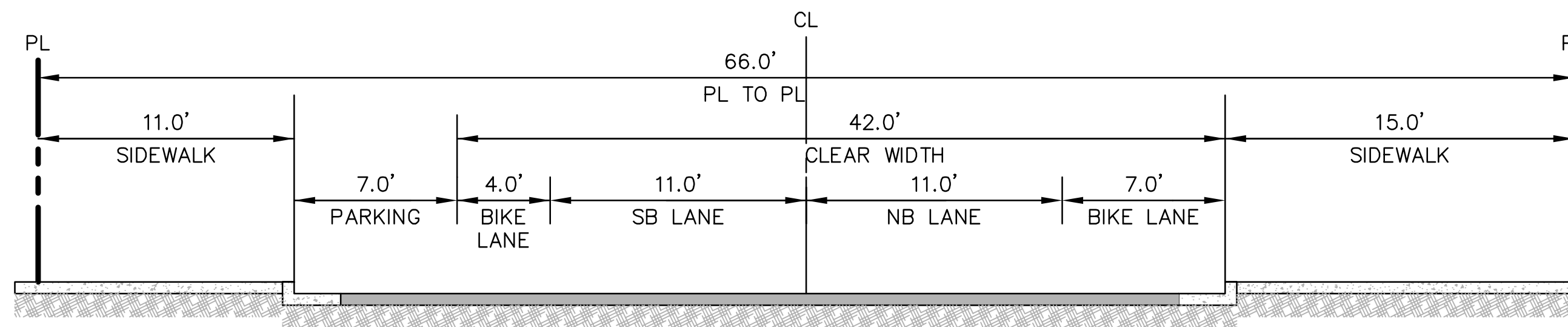
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Design	PCC		
Drawn	NBO		
Approved	SRN		
Job No	20180909		
Drawing Number:			
	TM5.0		
	6 OF 7		

DRAWING NAME: K:\2018\180909_60_West_Grand_ENG\01-TM\SHEETS\07-GRPRXSEC.dwg
PLOT DATE: 09-26-18 PLOTTED BY: cejs



PROPOSED SECTION

A
—
GRAND AVENUE
SCALE: 1"=10'



PROPOSED SECTION

B
—
WEBSTER STREET
SCALE: 1"=10'

88 GRAND AVENUE
TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TYPICAL CROSS SECTIONS
ALAMEDA COUNTY
CITY OF OAKLAND
CALIFORNIA

BKF100
YEARS
ENGINEERS · SURVEYORS · PLANNERS
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

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No.	Date
	09/24/18
	11:5'
	PCC
	NBO
	SRN
	20180909

Drawing Number: **TM6.0**
7 OF 7



AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
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 EMERYVILLE, CALIFORNIA 94608
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 F: 415.292.5410
 SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY ARCHITECTS

ARCHITECT

SEAGATE PROPERTIES

OWNER / DEVELOPER

- SHEET NOTES:**
- RESIDENTIAL TRASH COLLECTION ROOM: LEVEL 1**
1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
 2. FLOOR SHALL BE FINISHED WITH ELASTO-DECK 6001 AL-HT DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
 3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
 4. INSTALL WALL PROTECTION: 10"x6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
 5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FIT PER 2016 CBC.
 6. (1) 30"Ø GRAVITY CHUTE WITH BI-SORTER, A500-M COMPACTORS FOR WASTE AND RECYCLING. CHUTE TO TERMINATE AT 10'-9" AFF.
 7. PP. COMPACTOR POWER PACKS SHALL BE STACKED AND FLOOR MOUNTED. (2) 5HP 3-PHASE, 208/230/460V, 30A DISCONNECTS 60" AFF.
 8. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES.
 9. BCP: BI-SORTER CONTROL PANEL MOUNTED 60" AFF.
 10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE FLOOR-MOUNTED.
 11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
 12. HB: HOT AND COLD HOSE BIBS SHALL BE WALL-MOUNTED 60" AFF.
 13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5".
 14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED NARROW GUILLOTINE SLIDING-STEEL DOOR, HELD OPEN BY 165" F FUSIBLE LINK.
 15. 120V, 15A SERVICE OUTLET REQUIRED FOR ALL EQUIPMENT (I.O.N.).
- CHUTE INTAKE VESTIBULES: L2 - L32**
16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS.
 17. PROVIDE 15 x 18 BOTTOM HINGED, ICD RECYCLING DOORS, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE WASTE AND RECYCLING, (31) DOORS TOTAL.
 18. CHUTE SHAFT SHALL NOT BE ERRECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOUROUS AIR LEAKING INTO OCCUPIED SPACES.

- DESIGN ISSUES:**
- RESIDENTIAL COMPACTOR ROOM**
1. EXPAND SOUTH TRASH ROOM WALL (INSIDE CORE) TO ALLOW SPACE TO ACCESS COMPACTOR SIDE DOOR AND CONTAINER LATCH MECHANISM. THIS WILL REQUIRE REDUCING ELEVATOR LOBBY ACCESS DOOR TO 36".
 2. ADD 3'-0" ENTRY DOOR FOR ACCESS TO COMPACTORS AND EQUIPMENT.

- RETAIL & RESIDENTIAL STORAGE TRASH ROOM**
3. MODIFY INSIDE WALL LOCATIONS TO SUIT STORAGE OF CONTAINERS AND CARTS.

- GENERAL NOTES:**
1. THIS DRAWINGS IS NOT DRAWN TO SCALE.
 2. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
 3. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

NO.	DATE	ISSUE / REVISION	ISSUED BY

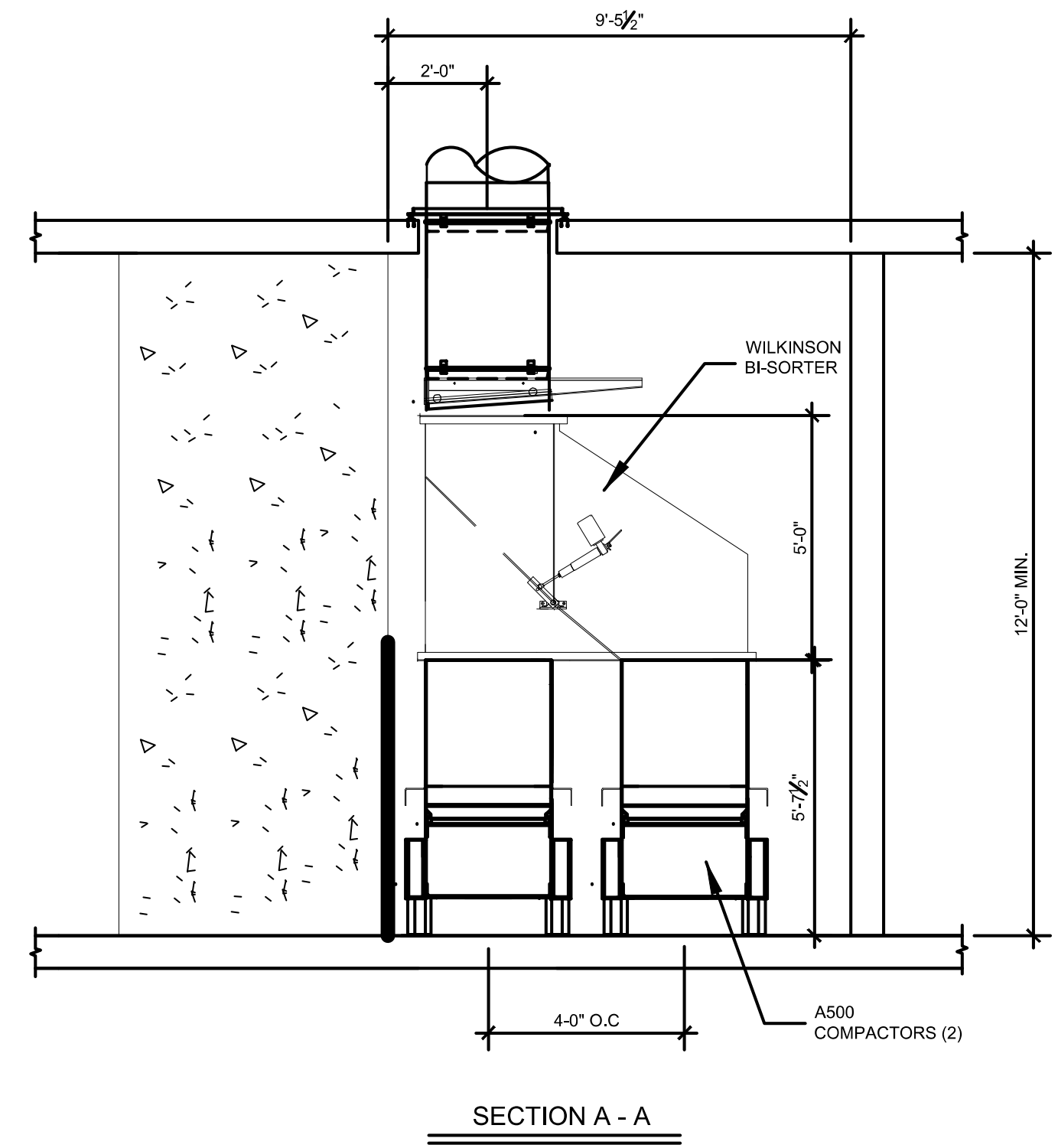
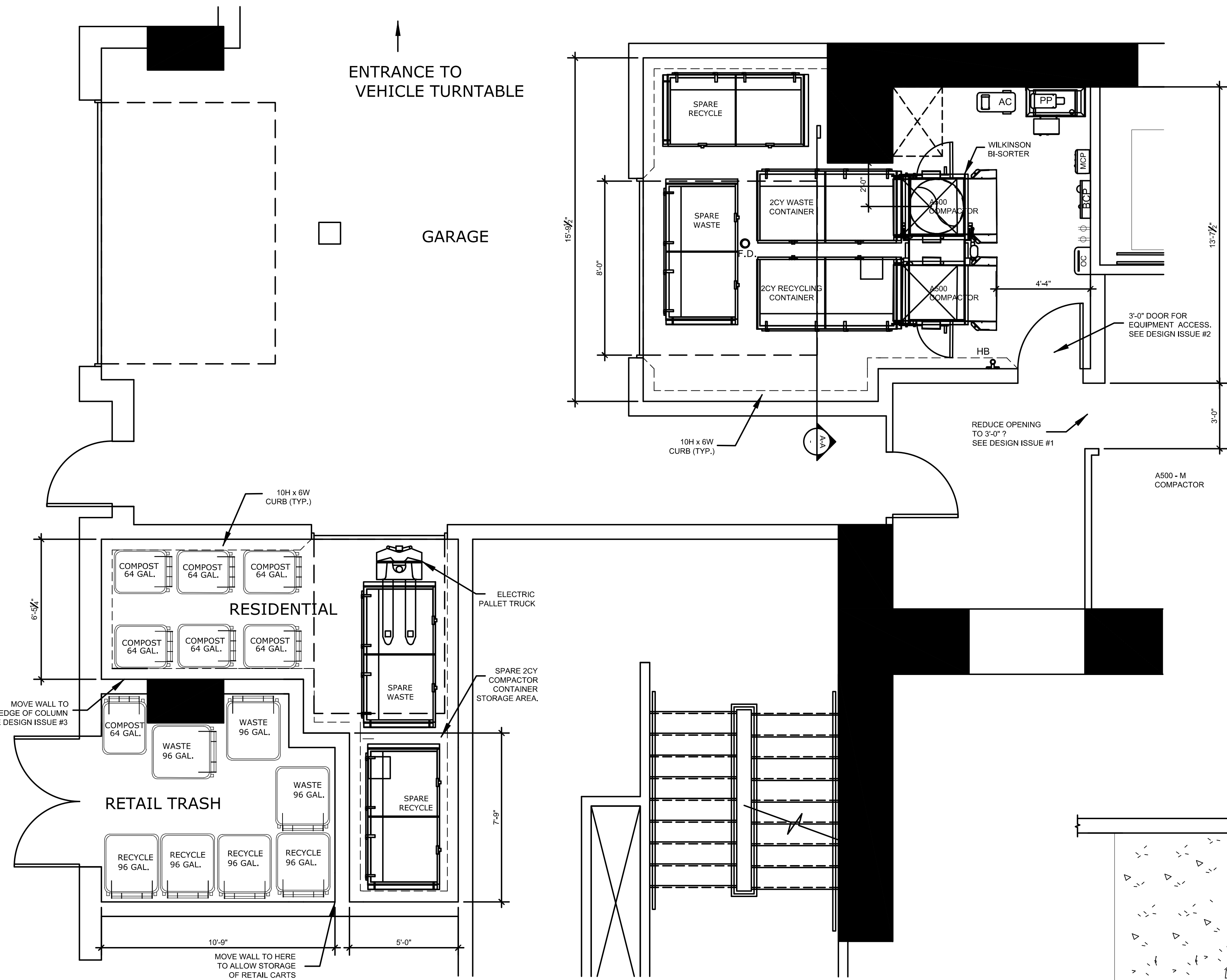
60 - 80 GRAND AVE
 OAKLAND, CA

PROJECT

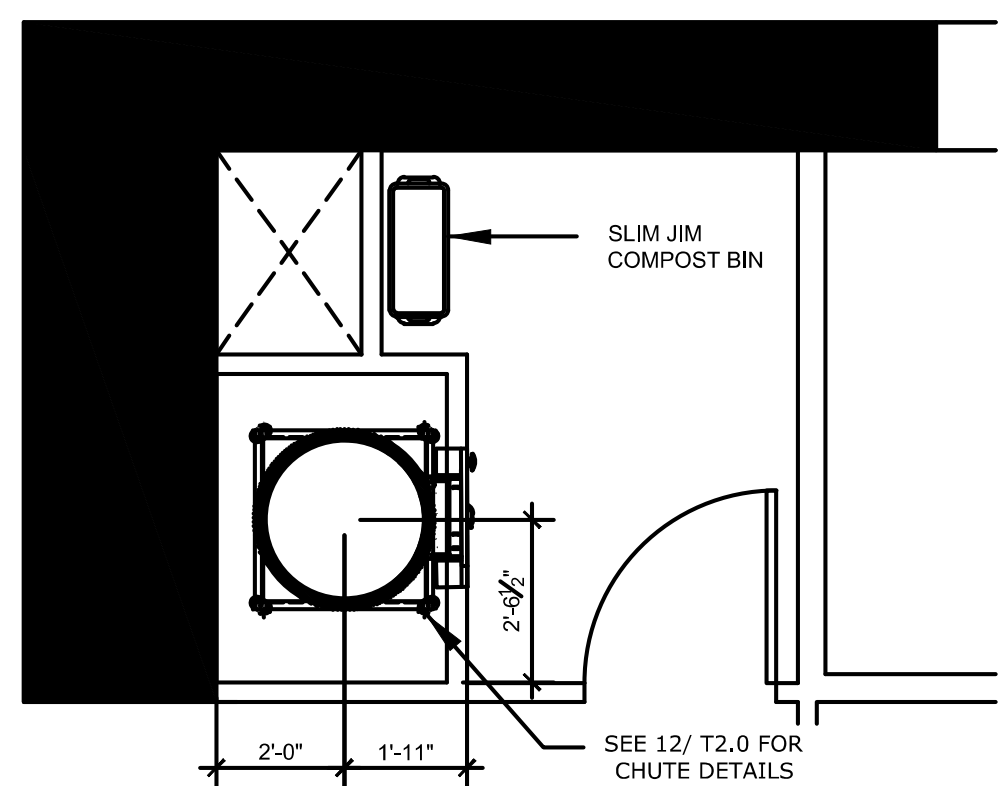
RESIDENTIAL AND RETAIL TRASH ROOMS
 LEVEL 1

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN MC	T.01
APPROVED SB	
DATE 07/03/18	
SCALE NTS	



RESIDENTIAL AND RETAIL TRASH ROOMS



PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

COMPACTED SERVICE	M	T	W	T	F	S	TOTAL
WASTE - 2CY	2	0	1	0	2	0	5
RECYCLING - 2CY	2	0	0	0	2	0	4
COMPOST - 64 GAL CARTS	0	0	6	0	0	0	6

PROJECTED RETAIL TRASH COLLECTION SCHEDULE / WK

LOOSE SERVICE	M	T	W	T	F	S	TOTAL
WASTE - 96 GAL CARTS	2	0	0	0	1	0	3
RECYCLING - 96 GAL CARTS	3	0	0	0	2	0	5
COMPOST - 64 GAL CARTS	0	0	1	0	0	0	1



AMERICAN TRASH MANAGEMENT

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KTGY ARCHITECTS
ARCHITECT

SEAGATE PROPERTIES
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

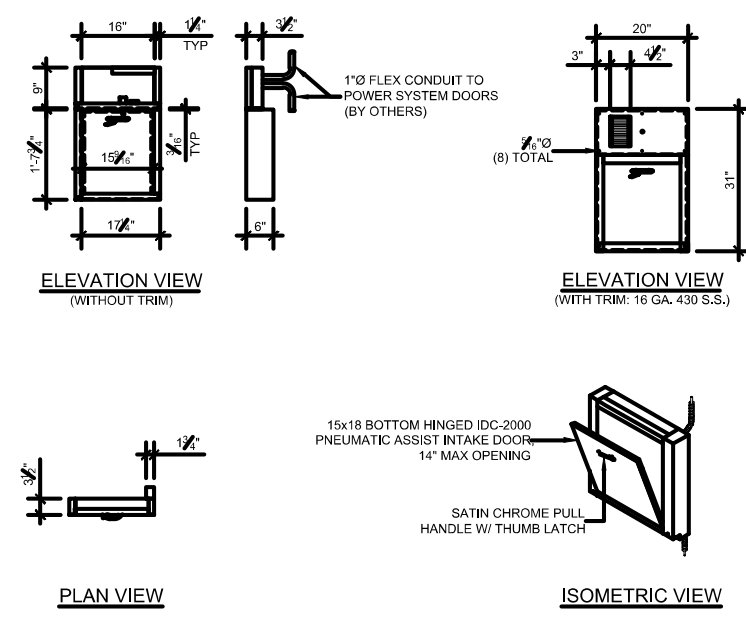
NO.	DATE	ISSUE / REVISION	ISSUED BY

60 - 80 GRAND AVE
OAKLAND, CA
PROJECT

TRASH CHUTE DETAILS

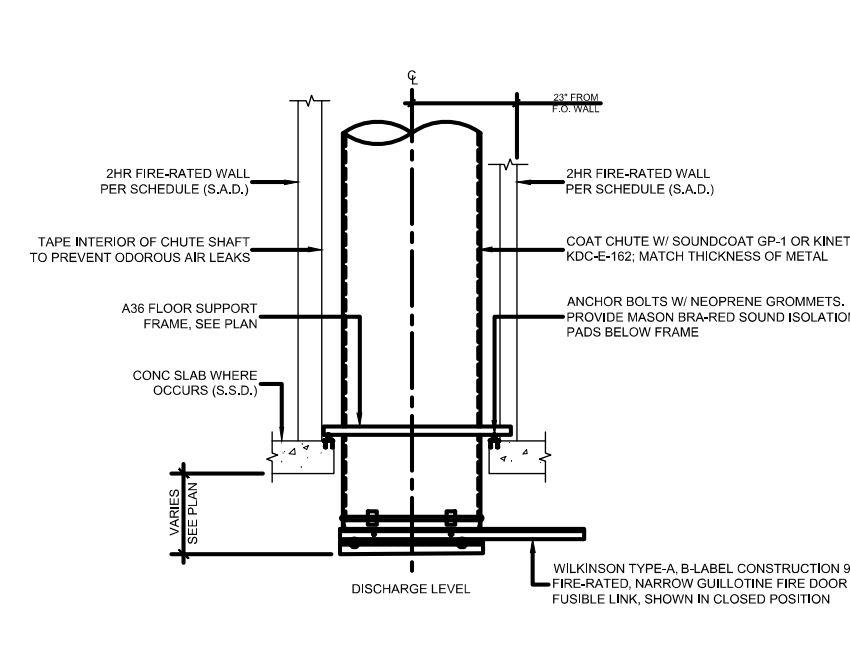
DRAWING TITLE	DRAWING NO.
PROJECT NO.	T2.0
DRAWN MC	
APPROVED SB	
DATE 07/03/18	
SCALE NTS	

- NOTES:
- INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
 - BOTTOM HINGED DOORS ARE BIFURCATED, NON-FLAME, AND BELL LATCHING, CLASSIFIED 90 MINUTE.
 - MAX OPENING FOR INTAKE DOORS IS 14" FROM FACE OF FINISHED WALL.
 - PREHANG DOOR AND FRAME ASSEMBLY IS A TYPICAL TYPE, OR 2007 MAX IN 30 MINUTES.
 - 2014 IBC - 108.4.3 HEIGHT CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 18 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE DOOR.
 - 2014 IBC - 108.4.4 OPERATION, CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRIPPING, BRACING, OR TWEEDING OF THE SHUTTLE. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

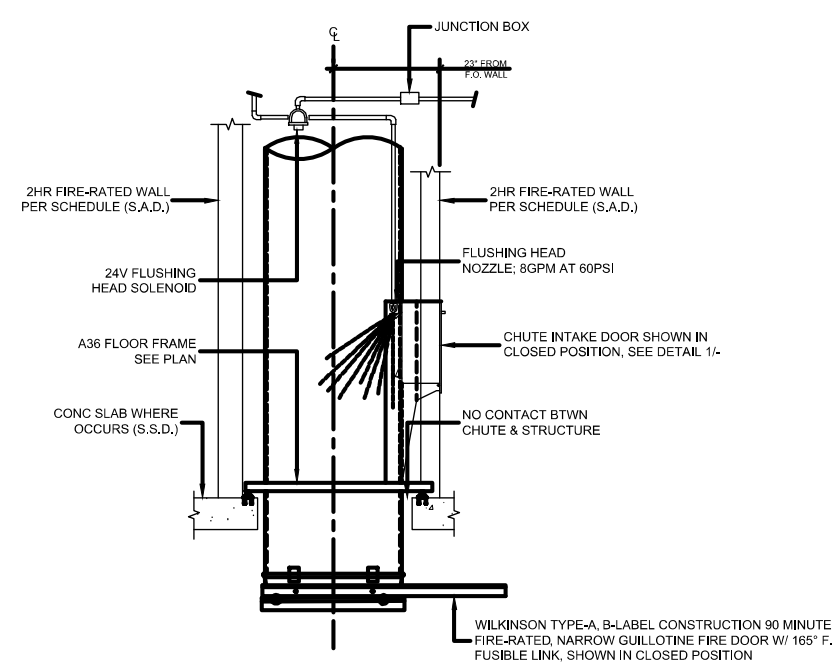


1 CHUTE INTAKE DOOR

- NOTES:
- CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TYPED TO PREVENT OCCURRING AIR LEAKAGE INTO OCCUPIED SPACES.
 - INTAKE DOOR NOT SHOWN FOR CLARITY.

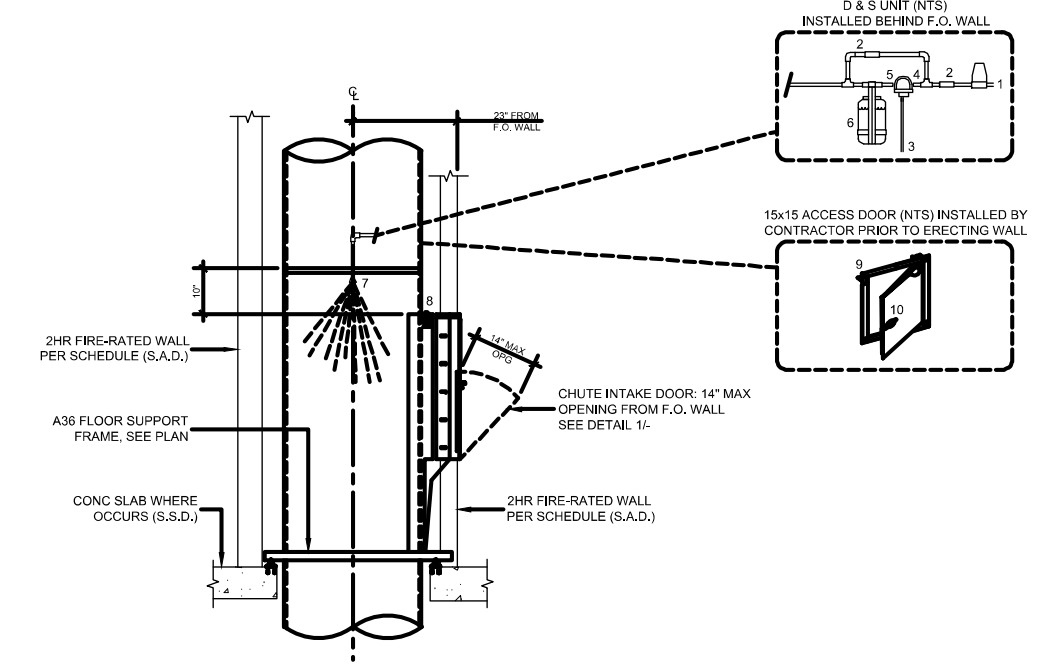


- NOTES:
- SEE DETAIL 7A FOR 6 & 5 UNIT ABOVE AT HIGHEST INTAKE.



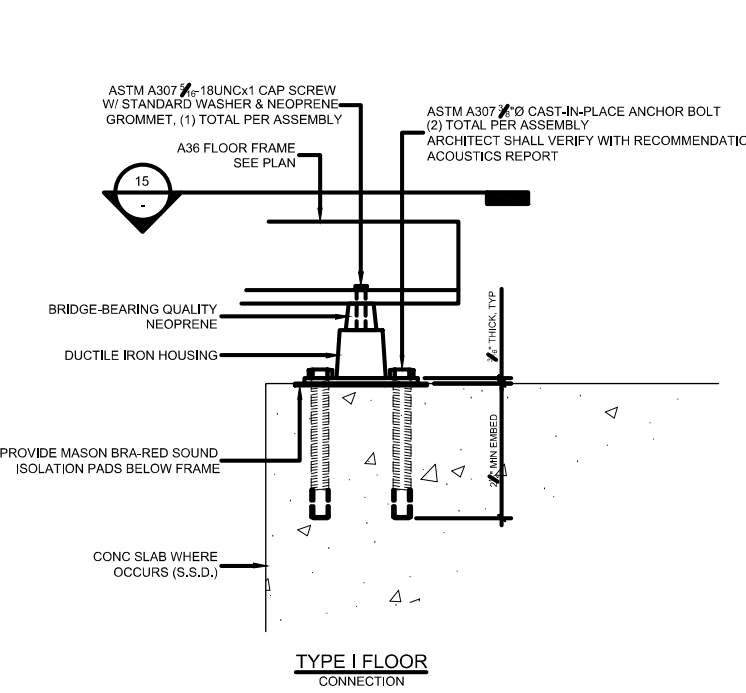
- NOTES:
- PROVIDE HIGH PRESSURE CHUTE WASH-DOWN NOZZLE.
 - PL SANITATION TANK WITH CONCENTRATED DEINFECTING SOLUTION. THE SPYRON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAN WATER, TURN HANDLE TO THE OPERATIONAL FACTORY SETTING OF THE PROPORTIONING VALVE FOR SOLGNOID PER CALLER OF REFERENCED SOLUTION.
 - NOTE THAT THE ACCESS DOOR AND 6 & 5 UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASH-DOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT ABOVE THE HIGHEST INTAKE (1) & 5 UNIT PER CHUTE.
 - SEE DETAIL 6A FOR CHUTE JANITOR CONNECTION BELOW, LOCATED ABOVE FIRST INTAKE.

- PLUMBING SCHEMATIC LEGEND:
- REFER TO 401 W/ W/SH/SH/SH WITH ALUMINUM BRANDED QUARTER TURN INTAKE VALVE (SHUT OFF AND BYPASS) (1) TOTAL
 - REFER TO 401 W/ W/SH/SH/SH WITH 1/2\"/>



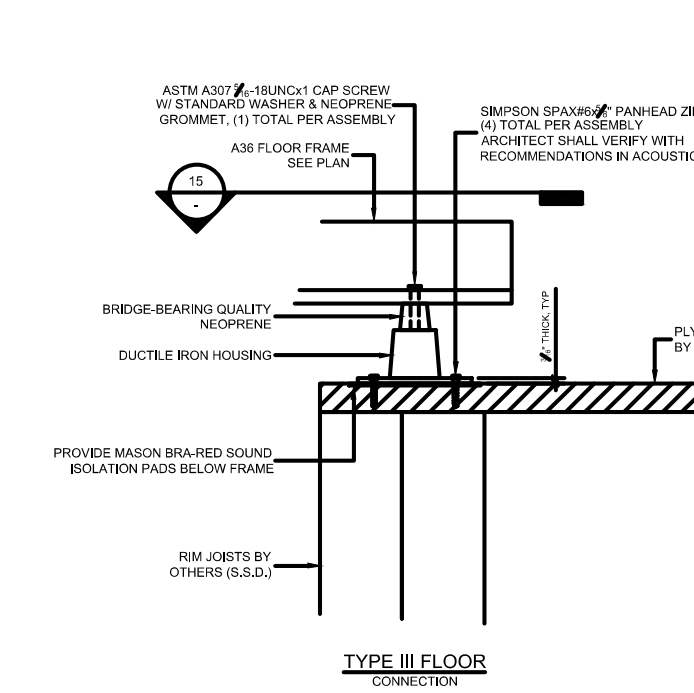
5 CHUTE AIR AND SOUND ISOLATION

- NOTES:
- REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.



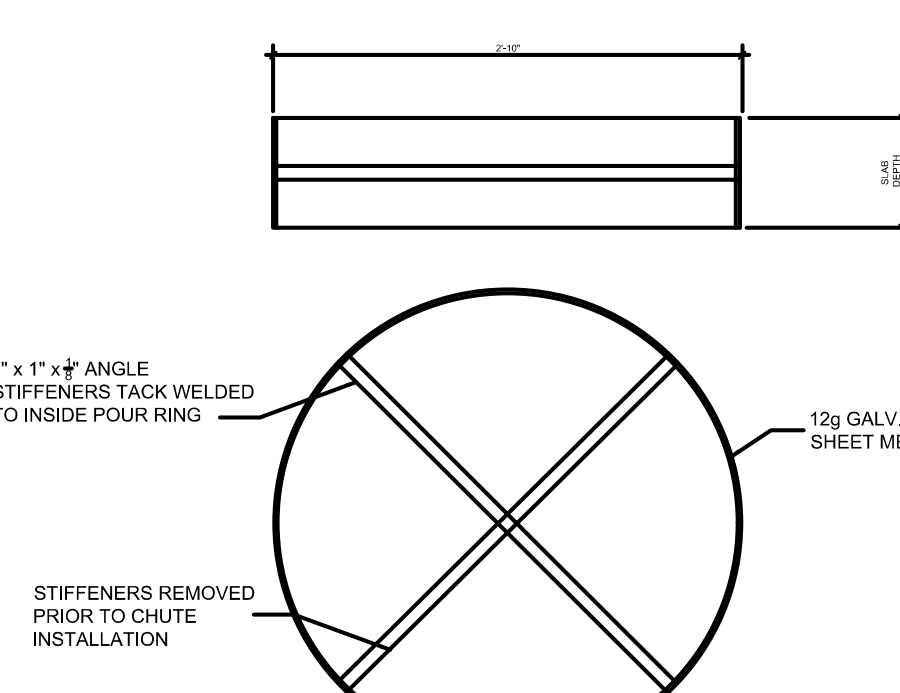
6 TRASH CHUTE JANITOR ABOVE FIRST INTAKE

- NOTES:
- SEE DETAIL 7A FOR 6 & 5 UNIT ABOVE AT HIGHEST INTAKE.



7 TRASH SANITATION UNIT AT HIGHEST INTAKE

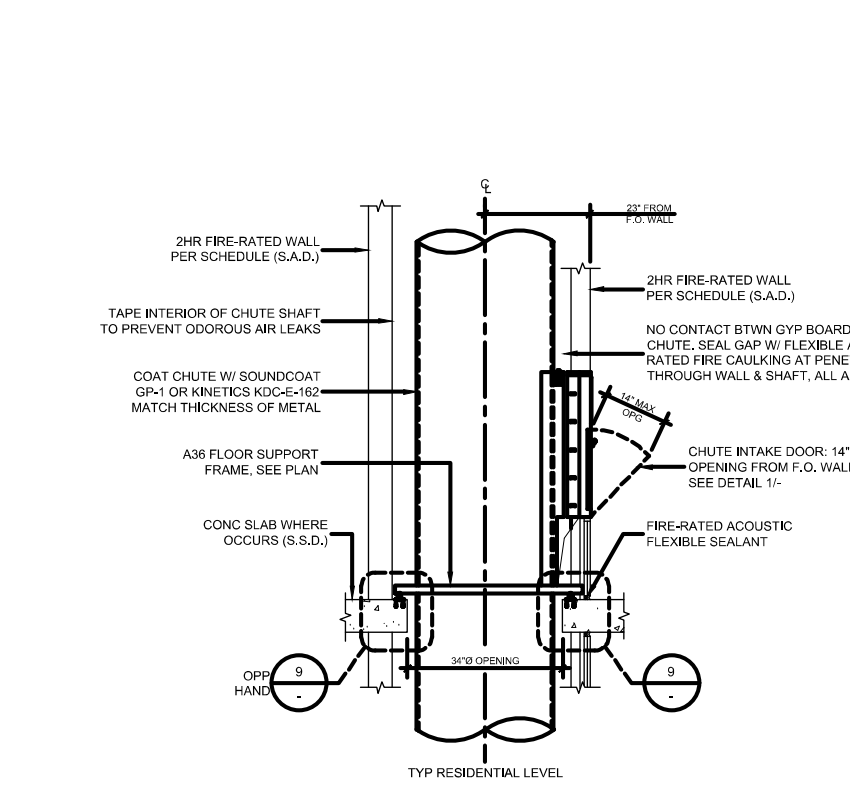
- NOTES:
- SEE DETAIL 1A FOR CHUTE INTAKE DOOR INFORMATION.
 - SEE DETAIL 1B FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
 - ANCHOR FLOOR SUPPORT FRAME AT ONE END IS SHOWN. OTHER SET OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.



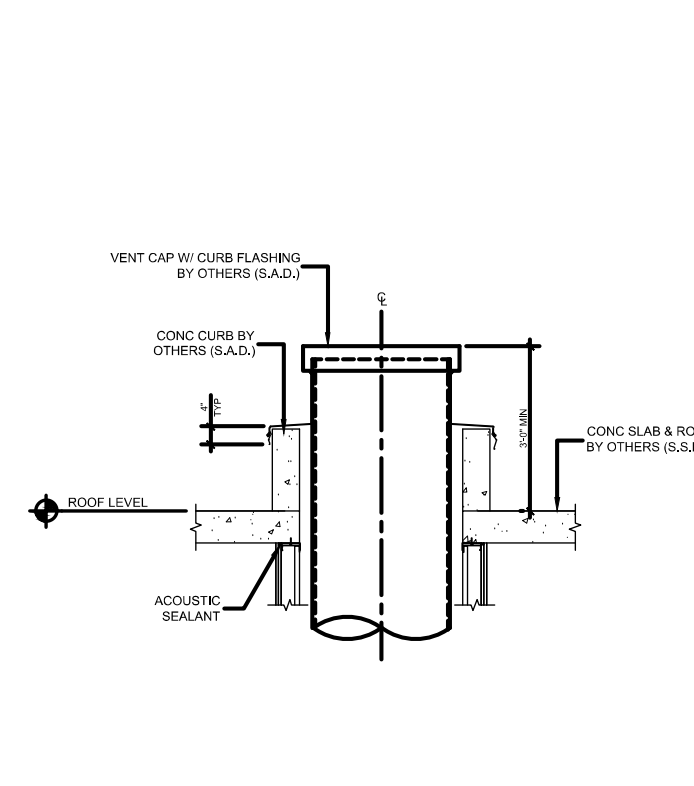
34\"/>

9 FLOOR SUPPORT FRAME ANCHORING SECTION VIEWS

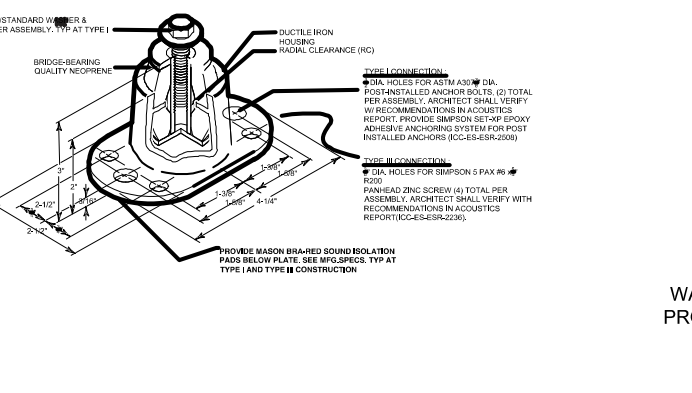
- NOTES:
- ATTACHMENT OF ALL BLOCKING CURBS AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
 - SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



- NOTES:
- ATTACHMENT OF ALL BLOCKING CURBS AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
 - SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



- NOTES:
- ALL HARDWARE PLATED
 - REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED.



MASON BRA-RED MOUNT

10 CHUTE SHAFT AT INTAKE

- NOTES:
- ATTACHMENT OF ALL BLOCKING CURBS AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
 - SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



11 CHUTE VENT AT ROOF LEVEL

- NOTES:
- ATTACHMENT OF ALL BLOCKING CURBS AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
 - SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



12 FLOOR SUPPORT FRAME ANCHORING PLAN VIEWS

- NOTES:
- ATTACHMENT OF ALL BLOCKING CURBS AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
 - SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.

