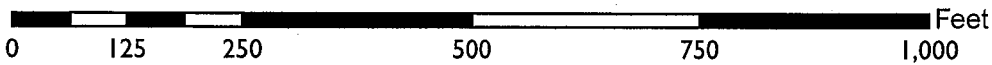
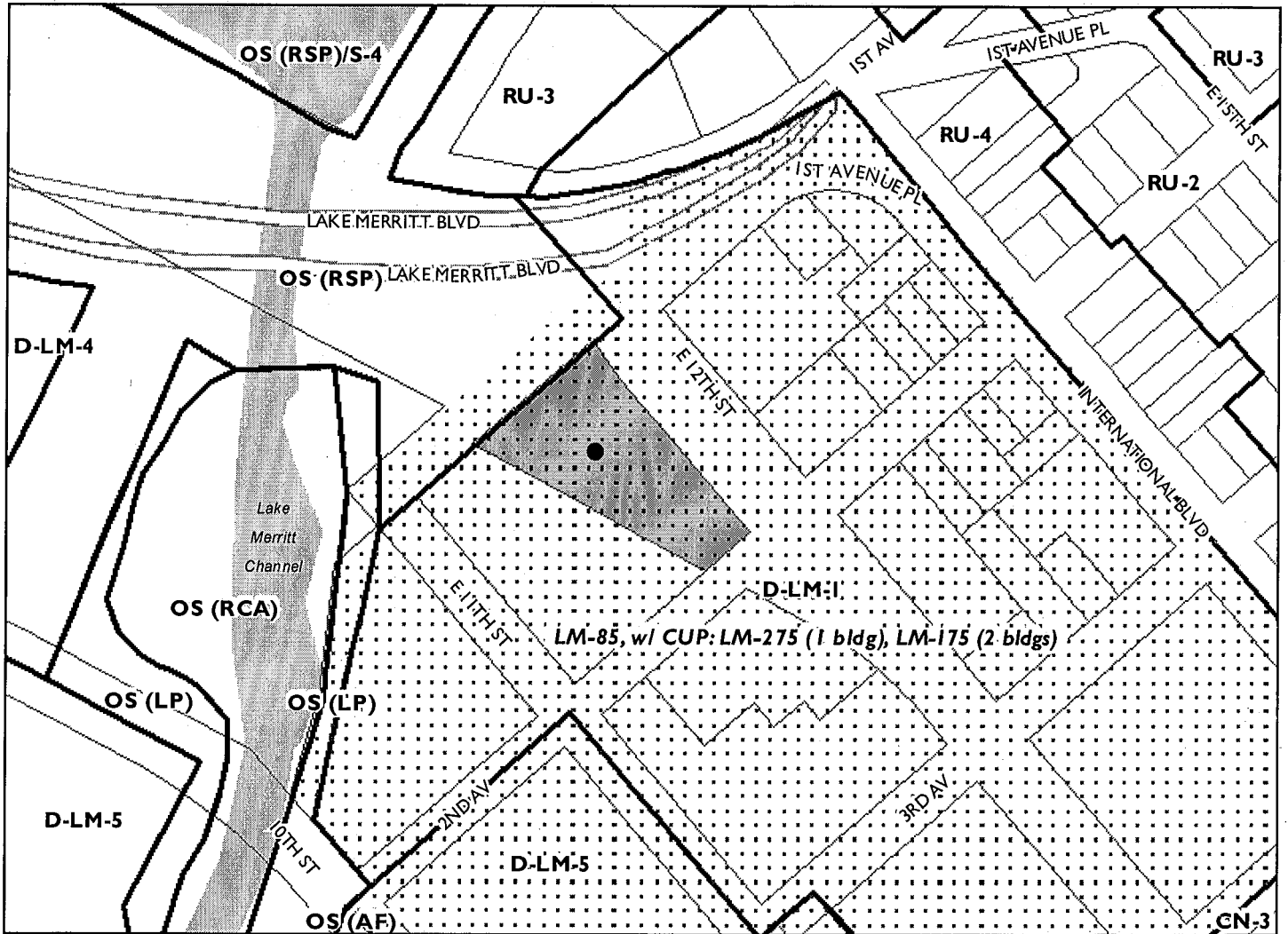


Location:	101 E. 12 th Street (APN:019-0027-014). (See map on reverse)
Proposal:	Construction of two buildings over a two-story podium. One building is a 26-story residential tower, including the two-story podium, which contains 252 market rate units and 18 “work-force” units. The other building includes eight stories and 90 affordable housing units. The project also includes a 2,567-square foot commercial space. Off-site improvements are also proposed to the existing stormwater treatment basin/park located adjacent to the site.
Applicant:	Ronnie Turner, UrbanCore
Owner:	City of Oakland
Planning Permits Required:	The project previously received the following permits: Design Review for new construction; Conditional Use Permits to be subject to the requirements of Height Area LM-275 instead of Height Area LM-85; for increased building base height; for reduced loading berth dimensions; for construction over 100,000 square feet, and for improvements to a stormwater treatment facility. Variance for a storefront depth of 28 feet instead of the required 50 feet; All permits are Major because the proposed construction is greater than 100,000 square feet in a D-LM zone and the nonresidential portion is greater than 25,000 square feet.
General Plan:	Urban Residential
Zoning:	D-LM-1 Lake Merritt Station Area District Mixed Residential Zone – 1
Environmental Determination:	The anticipated environmental effects of the project have been evaluated by the Lake Merritt Station Area Plan Final Environmental Impact Report (Final EIR) (certified November 2014). The project is also Categorically Exempt under Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning; and 15183.3 (Streamlining for Infill Projects). These analyses and exemptions satisfy CEQA requirements on a separate and independent basis.
Historic Status:	Empty lot; No historic buildings.
City Council District:	2
Status:	Previously approved
Action to be Taken:	Review and provide input regarding refinements in the design of the approved project
For Further Information:	Contact case planner Neil Gray at 510-238-3878 or ngray@oaklandnet.com

SUMMARY

The project consists of the construction of two buildings over a two-story podium on land that was previously City right-of-way after the 12th Street Bridge was constructed. The northern building is a 26-story, 272-foot-tall residential tower that contains 252 market-rate and 18 “work-force” housing units. The project also includes the improvement of a passive open space area on an adjacent parcel. The southern building is eight stories and 85 feet tall and contains 91 affordable housing units. Staff requests that the Design Review Committee provide input to staff and the applicant regarding the proposed revisions to the design of the buildings.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16128
 Applicant: Ronnie Turner – Urban Core
 Address: 101 E. 12th Street
 Zone: D-LM-1
 Height Area: LM-85, w/ CUP: LM-275 (1 bldg), LM-175 (2 bldgs)

BACKGROUND

The project consists of the construction of two buildings over a two-story podium. The northern building is a 26-story, 272-foot-tall residential tower that contains 252 market rate and 18 “work force” housing units. The southern building is eight stories and 85 feet tall and contains 91 affordable housing units. The project also contains a commercial space and improvement of a passive open space area on an adjacent parcel.

The project was approved at the June 15, 2016 Planning Commission meeting. Part of the motion to approve directed the project to return to the Design Review Committee (DRC) for input regarding the design details of the proposal. The project was brought to the DRC on October 25, 2017. The staff report for that meeting, which includes a full description of the project, site and neighborhood context, is contained in Attachment C.

At the October 25th, 2017 meeting, the DRC directed the project to return for another hearing to allow the applicant an opportunity to describe how design issues identified at the June 15, 2016, Planning Commission meeting have been addressed. The current item is a response to that direction. The updated plans are contained in Attachment A, and a description from the applicant containing their intentions regarding urban design, landscape along public edges, architecture, and outdoor space is contained in Attachment B.

CHANGES IN THE DESIGN

The following describes changes from the original, June 15, 2016, entitled design to the currently proposed project.

Midrise Building:

- The frequent vertical bays on the E. 12th Street elevation are replaced by three large horizontal bays with windows that match the tower.
- The horizontal projecting cornice at the roof is reduced from eight to four feet to allow for window washing platforms to be lowered from the roof.
- The panel colors, window types, and glazing are the same as the tower.

Tower:

- Horizontal projections at each floor are eliminated from the elevations.
- Vertical projecting and recessed elements are added to the tower to emphasize the building’s verticality.
- The angled canopy projecting from the roof is replaced with varied parapet heights to create a definitive roof edge.
- A large horizontal terrace projects from the curved façade at the twentieth floor to allow views overlooking the park and lake and create a visual break in the façade.
- The central commons has been replaced by a shared vehicle drop-off and entry space that provides convenient access to both buildings, package lockers, bicycle storage, the parking garage, a dog wash and bike repair facilities.
- The podium is one story shorter while the tower is two floors taller. The overall height is generally unchanged.

The major change from the October 25th version of the plans is the replacement of a large patio overlooking the open space by an indoor space that contains a kitchen/dining area, exercise equipment, and a community meeting room. These facilities would be accessible by all residents of the building.

APPLICANT RESPONSE TO DRC INPUT

The following outlines the issues described and items requested by the DRC at their October 25th meeting and the applicant's response. These changes are from the originally entitled to the current design.

1. The DRC would like to see a comparison between the entitlement design and current design.

Response: Images comparing the design at three stages of design development are provided in Attachment D. These include the entitlement design on June 15, 2016, the design considered at the DRC hearing on October 25, 2017, and the current (2018) design.

2. The DRC would like to see a view with the Oakland Civic Auditorium to show the relationship of the north side to the Lake, the Kaiser Center, and Brooklyn Basin.

Response: A dynamic, three-dimensional digital model showing all neighboring properties, including the Kaiser Center, Brooklyn Basin, and the Lake, will be available for viewing at the DRC meeting.

3. The tower lacks verticality.

Response: The tower envelope design has been refined to express vertical elements. Continuous vertical elements from the ground floor to the roof and the second story podium to the roof are expressed on the west and east elevations, respectively. The exterior color palette of the tower further reinforces the verticality in each of the four elevations. See Attachment D for a comparison of the three versions of the design.

4. Provide a closer relationship between the two buildings.

Response: The Central Commons and porte cochere with an artistic metal canopy links the two buildings at the ground and podium levels. At the upper levels, the tower elevation facing the mid-rise building incorporates a metal cladding that is found on the mid-rise. A similar color palette is shared between the two buildings that further reinforces the link between the two parts. The same window walls that are used on the tower are also used in strategic places on the mid-rise, such as the angled bay elements and at the corners of the building.

5. Clarity of glass, no dark glass.

Response: Glass will be mostly clear glass with a light green tint. No dark glass is used. A sample will be brought to the meeting. A digital material board is contained in Attachment A

6. Avoid dark metal panels.

Response: Majority of metal panels are light gray.

7. Status of inclusion of Public Art.

Response: The applicant is currently in the process of selecting an art consultant. There are four possible public art locations:

1. At the center of the circular plaza at the corner of Lakeshore Boulevard and East 12th Street;
2. An entry porte-cochere sculptural tree canopy;
3. Inside the lobby of the tower, which would be visible 24 hours per day through clear glazing; and
4. Inside the main entry, which would also be visible 24 hours per day through clear glazing.

8. Provide a Color and Materials Board.

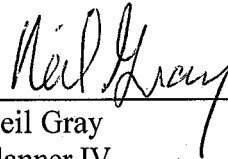
Response: A physical display of the color and materials for the exterior of the building will be shown at the meeting.

KEY ISSUES AND IMPACTS

Staff requests that the Design Review Committee review the proposed plans and provide design direction to staff and the applicant. Staff believes that the applicant has responded to the concerns of the Planning Commission, particularly regarding adding verticality to the tower. Staff also believes that the changes from the October 25th, 2016, design to the current design provide a strong visual relationship between the mid-rise and the high-rise buildings. These changes include matching window details, the use of a common entrance between the buildings, and matching materials and colors.

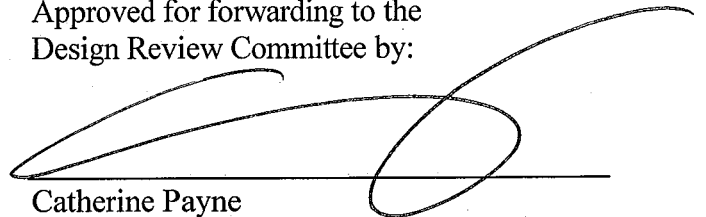
RECOMMENDATION: Review and evaluate the proposed changes.

Prepared by:



Neil Gray
Planner IV

Approved for forwarding to the
Design Review Committee by:



Catherine Payne
Acting Development Planning Manager

ATTACHMENTS:

- A. Proposed plans
- B. Description from the applicant of design intentions
- C. October 25, 2017 DRC Staff Report
- D. Images comparing the design at three stages of design development

ZONING CODE SUMMARY

CASE NUMBER
PROJECT SITE AREA 44-40,276 SF (0.32 ACRES)
PROJECT TYPE PERMANENT RESIDENTIAL ACTIVITY, MULTI-FAMILY DWELLING
COMMERCIAL ACTIVITY
ACCESSORY OFF-STREET PARKING
ZONING
PARCEL NO. APM 19-37-44
BOUND BY EAST 12TH STREET, SECOND AVENUE AND LAKE MERRITT BOULEVARD
(ADDRESS TO BE DETERMINED) - OAKLAND, CA 94612
ZONE D4M-1 (MIXED RESIDENTIAL)
LAKE MERRITT STATION AREA PLAN
HEIGHT LIMIT PER TABLE 17.101C.04
85 FT. (MID-RISE) / 275 FT. (TOWER) CLIP
45 FT. BASE
PROPOSED CONSTRUCTION PODIUM BUILDING - TYPE I-A CONSTRUCTION (3 STORIES - 2 BELOW GRADE & ONE ABOVE)
NORTH (TOWER) - TYPE I-A CONSTRUCTION (25 STORIES ABOVE PODIUM)
SOUTH (MID-RISE) - TYPE I-A CONSTRUCTION (6 STORIES ABOVE PODIUM)

ZONING

This project has been designed to conform with the recommendations of the Lake Merritt Station Area Plan:
Land Use Character according to the Plan, the site is in an area called Urban Residential Zone, "appropriate... for high-rise residential structures" and allows a variety of ground floor uses compatible with a residential area. The project fits this definition.
Active Ground Floor Uses: The Plan calls for activating the park side and East 12th St frontage. This development activates East 12th St with retail (1,269 SF), residential lobbies with lounges (4,469 SF), and a Central Commons that serves all residents with access and convenient services (2,481 SF). The park side is activated by the cafe and a public terrace overlooking Lake Merritt Boulevard and the lake.
Height and Massing Concepts: the site is located in an area designated by the Lake Merritt Specific Plan to have a Base Height at 45' and a Tower Height of 275' total with the base. This development proposes a Base Height along East 12th Street that varies between 15' - 25' above grade, varying with the slope of the street. The South mid-rise building will be 85' above the podium, or about 62' above grade. The North tower building extends 25 floors (255') above the podium plaza, which is 19' above average grade and results in the Tower plus Base Height of 275' allowed in the Plan.

PROJECT DESCRIPTION AND DATA

The project sponsors, UrbanCore and EBALDC, propose to construct two buildings sitting on a concrete podium garage. The podium includes 1 level above grade and 2 levels below grade, containing parking at all levels and community and retail functions at grade facing East 12th St and Lake Merritt Boulevard. One building is a 25-story residential tower that is approximately 275' to the roof above the average grade of the site which is 21' above sea level; the other building is a 7 story mid-rise that is approximately 80' to its roof above grade.

The site (92 acres) is on the west side of East 12th Street, between Second Avenue and Lake Merritt Boulevard (address to be determined).

The proposed project will include:

- 361 dwelling units, including 270 units in the market rate Lakehouse North tower (52 market rate units and 18 workforce units) and 91 flats in the affordable Lakehouse South mid-rise, Lakehouse North comprises 260 flats and 6 penthouses at the top floor.
- There is a 3-level parking garage (two below grade) totaling 96,414 SF with 200 car parking stalls and bicycle storage.
- Off-site improvements include enhancement of a City park fronting Lakehouse North and streetscape improvements per the LMAP.

The proposed project will also include the following uses as tabulated with their proposed floor areas:

AMENITIES	
CAFE & KITCHEN - NORTH	2,557 SF
CENTRAL COMMONS	
INCLUDING BIKE ROOMS	2,481 SF
RETAIL - SOUTH	1,344 SF
LOBBY - NORTH	4,824 SF
LOBBY - SOUTH	2,536 SF
PODIUM LEVEL COMMUNITY ROOMS	
NORTH INCLUDING FITNESS CENTER	7,059 SF
SOUTH	1,358 SF
CIRCULATION & BUILDING SERVICES	
NORTH	51,740 SF
SOUTH	14,724 SF
COURTYARDS	
CENTRAL COURTYARD	5,324 SF
NORTH COURTYARD	5,469 SF
SOUTH COURTYARD	1,833 SF
GARAGE	
PARKING GARAGE	96,414 SF
PROPERTY MANAGEMENT	
ADMINISTRATION - NORTH	1,155 SF
ADMINISTRATION - SOUTH	304 SF
RESIDENTIAL	
RESIDENTIAL - NORTH	241,346 SF
RESIDENTIAL - SOUTH	67,249 SF
LEVEL 20 CLUB	2,453 SF
PRIVATE BALCONIES	
RESIDENTIAL - NORTH	10,120 SF
ROOF DECKS	
LEVEL 20 CLUB TERRACE	952 SF
ROOF DECK - SOUTH	1,119 SF
TOTAL GROSS SQUARE FEET	497,544 SF

SHEET INDEX

SHEET No.	NAME
T001	COVER SHEET
T002	SITE CONTEXT
T003	RENDERINGS
T005	PERSPECTIVE VIEWS
T010	GREENPOINT CHECKLIST - NORTH (TOWER)
T011	GREENPOINT CHECKLIST - SOUTH (MID-RISE)
C100	TOPOGRAPHIC AND BOUNDARY SURVEY
C100	STORM WATER CONTROL PLAN
LS1.00	GROUND LEVEL LANDSCAPE PLAN
LS1.1	GROUND LEVEL LANDSCAPE MATERIALS
LS1.2	GROUND LEVEL LANDSCAPE RENDERINGS
LS1.3	GROUND LEVEL LANDSCAPE RENDERINGS
L1.01	GROUND LEVEL LANDSCAPE CONSTRUCTION PLAN
L6.0	GROUND LEVEL PLANTING NOTES & SCHEDULE
LPA.01	PODIUM LANDSCAPE PLAN
LPA.02	PODIUM PLANTING & MATERIALS PALETTE
A2.00	BUILDING PLAN - LEVEL B2
A2.01	BUILDING PLAN - LEVEL B1
A2.02	BUILDING PLAN - LEVEL 1
A2.03	BUILDING PLAN - LEVEL 2
A3.10A	ENLARGED BUILDING PLAN - LEVEL 2 - NORTH
A3.11A	ENLARGED BUILDING PLAN - LEVELS 3-8 - NORTH
A3.12A	ENLARGED BUILDING PLAN - LEVEL 19 - NORTH
A3.13A	ENLARGED BUILDING PLAN - LEVEL 20 - NORTH
A3.14A	ENLARGED BUILDING PLAN - LEVEL 21-25 - NORTH
A3.15A	ENLARGED BUILDING PLAN - LEVEL 26 - NORTH
A3.20S	ENLARGED BUILDING PLAN - LEVEL 2 - SOUTH
A3.21S	ENLARGED BUILDING PLAN - LEVEL 3 - SOUTH
A3.22S	ENLARGED BUILDING PLAN - LEVEL 4 - SOUTH
A3.23S	ENLARGED BUILDING PLAN - LEVEL 5 - SOUTH
A3.24S	ENLARGED BUILDING PLAN - LEVEL 6 - SOUTH
A3.25S	ENLARGED BUILDING PLAN - LEVEL 7 - SOUTH
A6.01	BUILDING ELEVATIONS
A6.02	BUILDING ELEVATIONS
A6.03	BUILDING ELEVATIONS
A7.01	BUILDING SECTION
A7.05	WALL SECTIONS
A7.06	WALL SECTIONS

PROPOSED EXCAVATION

The project includes the proposed excavation of 25' below current grade. Resulting in the excavation of approximately 1,008,900 SF of earth from the 40,276 SF site

CAR AND BICYCLE PARKING REQUIREMENTS

RESIDENTIAL PARKING (17.101C.080.A / CHAPTER 17.116)			
REQUIRED: 270 UNITS * 0.75 (SPACES PER UNIT)	203 SPACES	PROVIDED: 197 SPACES	3 TANDEN
91 AFFORDABLE UNITS * 0.90 (SPACES PER UNIT)	82 SPACES		
TOTAL REQUIRED	285 SPACES	TOTAL PROVIDED	197 SPACES
			200 TOTAL (0.55 SPACES PER UNIT)
RETAIL PARKING (17.116.080): DL			
NO SPACES REQUIRED FOR RESTAURANTS / GENERAL FOOD SALES, GENERAL RETAIL SALES, CONSUMER SERVICE		NO RETAIL PARKING PROVIDED	
LOADING BERTHS:			
2 OFF-STREET LOADING BERTHS REQUIRED FOR RESIDENTIAL USES		PROVIDED:	2 OFF-STREET LOADING BERTHS PROVIDED FOR RESIDENTIAL USES

PARKING SPACE TYPE	COUNT	BIKE PARKING - RESIDENTIAL	
ADA STANDARD (9' x 18')	8	REQUIRED:	
TANDEN STANDARD (9' x 18')	3	LAKEHOUSE NORTH (LONG TERM)	
INTERMEDIATE & COMPACT (9' x 18')	91	PER 17.101C.080.B / CHAPTER 17.117):	68 (1 PER 4 UNITS)
STANDARD (9' x 18')	98	LAKEHOUSE SOUTH (LONG TERM)	
Grand total:	200	COMBINED (SHORT TERM)	18 (1 PER 20 UNITS)
		TOTAL REQUIRED	133
		TOTAL PROVIDED	133 BIKE SPACES

The parking design includes the option of mechanical "puzzle" stacks at Levels 1 and B2 which increases total parking count to 238 spaces and a combined parking ratio of 0.58 spaces per unit.

OPEN SPACE REQUIREMENTS

USABLE OPEN SPACE (TABLE 17.101C.09)

REQUIRED:

- 252 MARKET RATE UNITS * MIN. 75 SF PER RESIDENTIAL DWELLING UNIT = 18,900 SF
- 18 WORK FORCE UNITS * MIN. 60 SF PER RESIDENTIAL DWELLING UNIT = 1,080 SF
- 91 AFFORDABLE UNITS * MIN. 60 SF PER RESIDENTIAL DWELLING UNIT = 5,460 SF

TOTAL = 25,440 SF

MIN. DIMENSIONS OF OPEN SPACE AREAS:

- PUBLIC PLAZA - 10 FT. ROOFTOP - 15 FT. COURTYARD - 15 FT. COMMUNITY ROOM - 250 SF

PROPOSED: OPEN SPACE CALCULATIONS

AREA TYPE	AREA
BALCONIES - NORTH	7,850 SF
COMMUNITY ROOMS - NORTH	7,059 SF
COMMUNITY ROOM - SOUTH	1,358 SF
COURTYARDS	12,480 SF
TOTAL PROVIDED	28,727 SF

COMMUNITY ROOMS
8,417 SF COMMON
RESIDENTIAL OPEN SPACE

PRIVATE BALCONIES
7,850 SF PRIVATE
RESIDENTIAL
OPEN SPACE

COURTYARD AT PODIUM
12,480 SF COMMON
RESIDENTIAL OPEN SPACE

UNIT MIX

UNIT SUMMARY - SOUTH

UNIT TYPE	COUNT	UNIT NET AREA SQ FT	TOTAL UNIT TYPE NET AREA SQ FT
S1	STUDIO	6	382
S2	STUDIO	6	424
S3	STUDIO	6	418
S3.1	STUDIO	6	426
S4	STUDIO	1	460
TOTAL STUDIO UNITS:	25		10,360
A1	1-BR	3	550
A2	1-BR	1	562
A2.1	1-BR	1	558
A3	1-BR	5	621
A4	1-BR	3	571
A4.1	1-BR	3	654
A4.3	1-BR	6	511
A5	1-BR	6	599
A5.1	1-BR	6	583
TOTAL 1-BR UNITS:	34		19,708
B1	2-BR	3	819
B1.1	2-BR	3	812
B2	2-BR	6	818
B3	2-BR	3	892
B4	2-BR	3	881
B4.1	2-BR	3	1,050
B5	2-BR	1	886
TOTAL 2-BR UNITS:	22		18,156
C1	3-BR	6	1,109
C2	3-BR	1	1,093
C3	3-BR	3	1,179
TOTAL 3-BR UNITS:	10		11,284
GRAND TOTAL:	91		67,249

UNIT SUMMARY - NORTH

UNIT TYPE	COUNT	UNIT NET AREA SQ FT	TOTAL UNIT TYPE NET AREA SQ FT
B1	STUDIO	36	522
B2	STUDIO	34	526
TOTAL STUDIO UNITS:	70		36,676
D	1-BR	23	705
H1	1-BR	22	768
H2	1-BR	22	747
J (OPTION 1)	1-BR + DEN	12	1,044
TOTAL 1-BR UNITS:	79		62,073
C	2-BR	23	1,026
E	2-BR	23	1,039
F	2-BR	22	1,124
G	2-BR	22	1,225
TOTAL 2-BR UNITS:	91		100,257
A	3-BR	24	1,372
TOTAL 3-BR UNITS:	24		32,928
PH-A	3-BR	1	1,927
PH-B	2-BR	1	1,405
PH-C	3-BR	1	1,485
PH-D	2-BR	1	1,465
PH-E	3-BR	1	1,648
PH-F	2-BR	1	1,442
TOTAL PENTHOUSE UNITS:	6		9,372
GRAND TOTAL:	270		241,346

LAKEHOUSE
UPDATED DD PACKAGE - 02.12.2018 DRC SUBMITTAL



PROJECT TEAM

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PATAK
Architecture + urban design

COND. PLAN:
PROJECT NAME:
PROJECT NUMBER:
PROJECT ADDRESS:
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94608

2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE

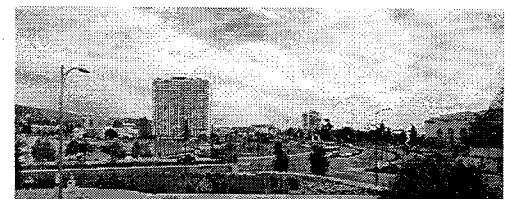
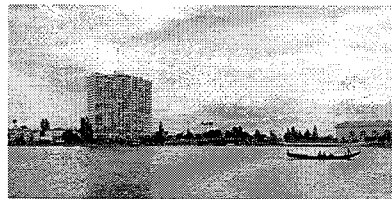
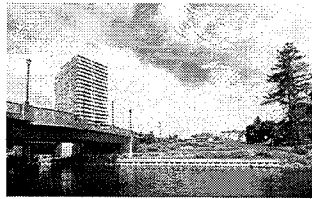
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DATE: 9/15/2017

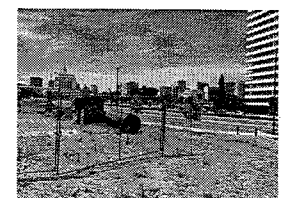
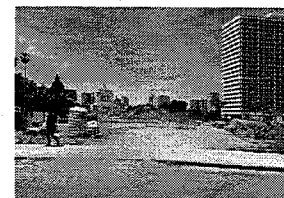
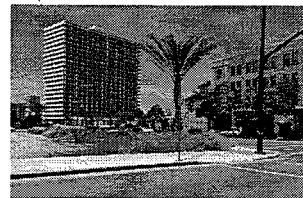
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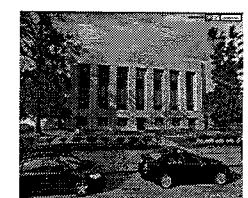
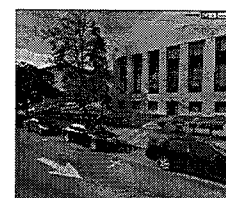
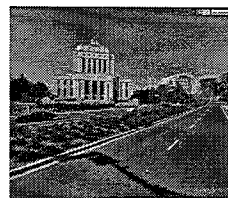
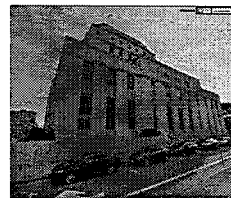
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ADJACENT SITES / CONTEXT



EXISTING SITE



HISTORICAL REFERENCE

STAMP:

CONSULTANT:

PROJECT NAME:

2018-02-12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94606

ISSUE DATES:
DESCRIPTION DATE

PROJECT NUMBER: 1904
AVRP STUDIO: 02
DRAWN BY: JX
CHECKED BY: JX
SHEET TITLE:

SITE
CONTEXT

SHEET NUMBER:

T0.02

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STAMP

CONSULTANT

PROJECT NAME

2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94608

ISSUE DATE: _____ DATE: _____
 DESCRIPTION: _____

PROJECT NUMBER: _____
 AVRP STUDIO: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET TITLE: _____

RENDERING

SHEET NUMBER: _____



Lake Merritt Blvd Perspective

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12th Street Perspective

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San Diego
California 92101
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F 619.304.2999
www.avrpstudios.com

PYATOK
ARCHITECTS + URBAN DESIGN
STAMP

CONSULTANT:

PROJECT NAME:

2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
E 12th STREET & LAKE HERRITT BLVD.
OAKLAND, CA 94608

ISSUE DATE: DATE:

PROJECT TRACKING:
AVRP STUDIO: ARCHITECT
CONSULTANT: ARCHITECT
CHECKED BY: CHECKER
SHEET TITLE: RENDERING

SHEET NUMBER:

T0.04

STAMP:

CONSULTANT:

PROJECT NAME:



Entrance Perspective View

2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
 LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

DATE: _____
 DESCRIPTION: _____
 DATE: _____

PROJECT NUMBER: _____
 AVRP STUDIO: 1004
 ARCHITECT: 10000000
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET TITLE: PERSEPECTIVE VIEWS

SHEET NUMBER:

VERTICAL SCALE: 1" = 10' HORIZONTAL SCALE: 1" = 10' DATE: 02/12/18

NEW PLANS BY ADDITIONAL NUMBER 2.0

Lakehouse Commons Affordable table with columns for Unit No., Unit Type, Area, and other details.

Lakehouse Commons Affordable table with columns for Unit No., Unit Type, Area, and other details.

Lakehouse Commons Affordable table with columns for Unit No., Unit Type, Area, and other details.

Lakehouse Commons Affordable table with columns for Unit No., Unit Type, Area, and other details.

Lakehouse Commons Affordable table with columns for Unit No., Unit Type, Area, and other details.

avrp STUDIOS SKYPORT California 95013 P 916.724.2700 www.avrpstudios.com

STAMP:

CONSULTANT:

PROJECT NAME:

2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE LAKEHOUSE E 12th STREET & LAKE MERRITT BLVD. OAKLAND, CA 94606

DATE: DESCRIPTION: DATE:

PROJECT NUMBER: 18074 SHEET NUMBER: 000000 SHEET TITLE: Tower

GREENPOINT CHECKLIST - TOWER

DRAWING NUMBER:

CONTRACT:

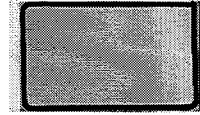
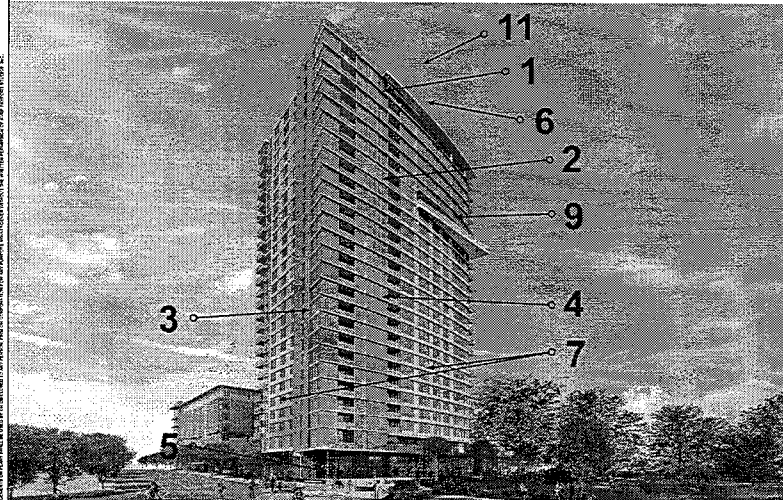
PROJECT NAME:

2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

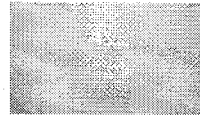
DATE: _____ DATE: _____

PROJECT SOURCES:
 AVRP STUDIOS: 100%
 PYATOK: 00%
 DISCLOSE BY: architect
 SHEET TITLE: MATERIALS BOARD

SHEET NUMBER:



1. Insulated Glazing - Light Green Tint



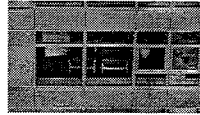
2. Pre-Finished Aluminum Panel - Silver Gray



3. Pre-Finished Aluminum Panel - Dark Gray



4. Pre-Finished Aluminum Mullion - Silver Gray



5. Pre-Finished Aluminum Mullion - Dark Gray



6. Concrete PT Slab



7. Window Wall System with Integrated Pre-Finished Aluminum Panels



8. Pre-Finished Fiber Cement Panel - Light Gray



9. Aluminum Balcony Railing with Clear Glazing and Ceramic Frit

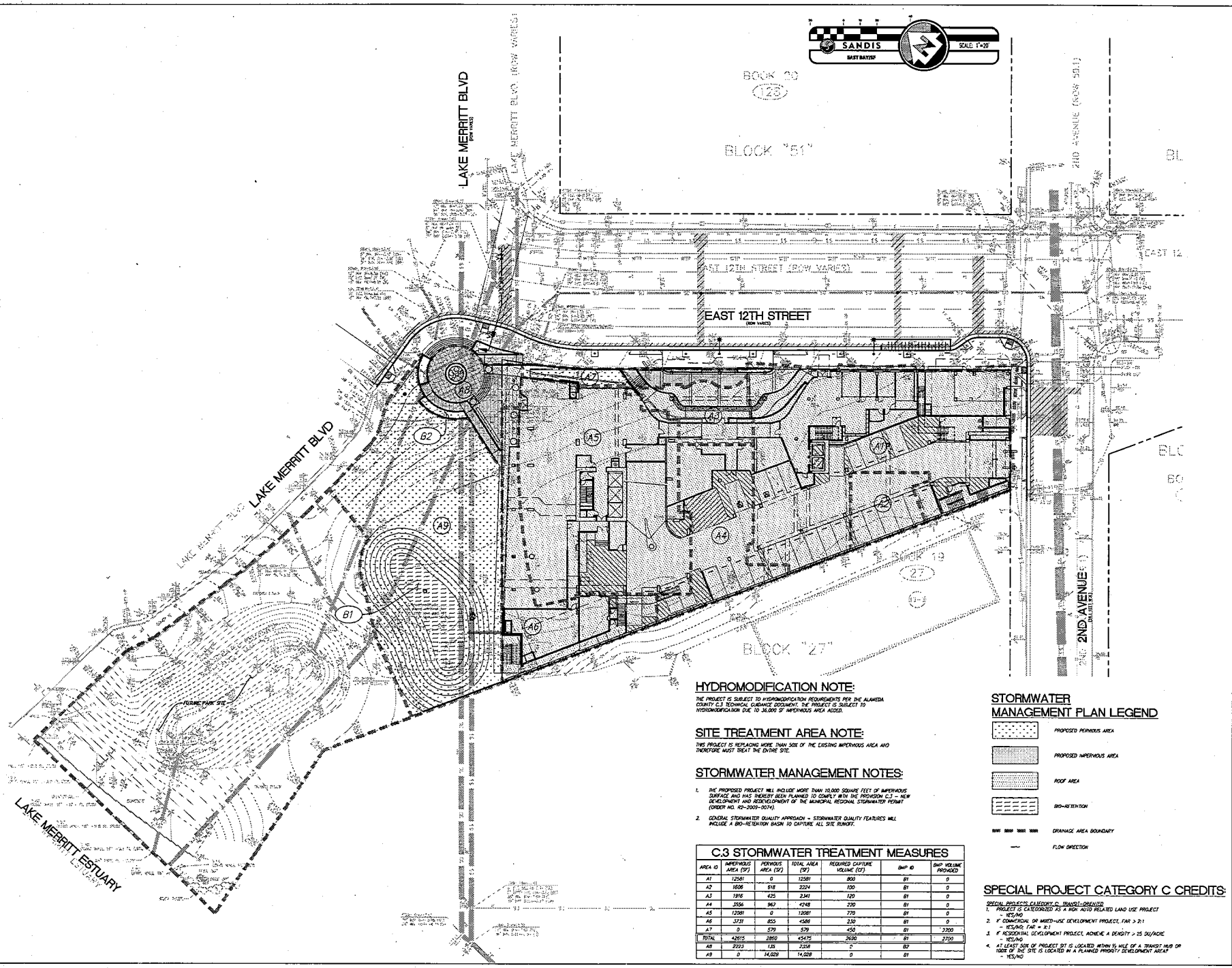


10. Scultural Metal Canopy



11. Perforated Aluminum Screen

12. Porcelain Tile



HYDROMODIFICATION NOTE:

THE PROJECT IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.I. TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS SUBJECT TO HYDROMODIFICATION DUE TO 30,000 SF IMPERVIOUS AREA ADDED.

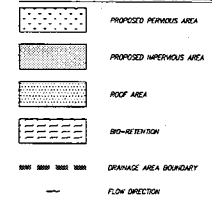
SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ON-SITE SITE.

STORMWATER MANAGEMENT NOTES:

1. THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 OF THE DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. RP-2009-0074).
2. GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE A BIO-RETENTION BASIN TO CAPTURE ALL SITE RUNOFF.

STORMWATER MANAGEMENT PLAN LEGEND



C.3 STORMWATER TREATMENT MEASURES

AREA ID	IMPERVIOUS AREA (SQ)	PERVIOUS AREA (SQ)	TOTAL AREA (SQ)	REQUIRED CAPTURE VOLUME (CU)	SWP ID	SWP VOLUME PROVIDED
A1	1250	0	1250	800	B1	0
A2	1808	0	2224	100	B1	0
A3	1916	425	2341	120	B1	0
A4	3558	560	4118	200	B1	0
A5	1280	0	1280	770	B1	0
A6	3731	855	4586	230	B1	0
A7	0	579	579	450	B1	3700
TOTAL	24913	2890	27803	2630	B1	3700
A8	2223	129	2352	0	B2	0
A9	0	14,029	14,029	0	B1	0

SPECIAL PROJECT CATEGORY C CREDITS:

- SPECIAL PROJECTS CATEGORY C, TRANSFORMER
1. PROJECT IS CATEGORIZED AS A NON-AUTO RELATED LAND USE PROJECT (RES)
 2. IF DEVELOPMENT OR MIXED-USE DEVELOPMENT PROJECT, FAR > 2:1 = RESING (FAR = F2)
 3. IF REDEVELOPMENT DEVELOPMENT PROJECT, ACHIEVE A DENSITY > 25 UNITS/AC = RESING
 4. AT LEAST ONE OF PROJECT SITE IS LOCATED WITHIN 1/4 MILE OF A TRANSIT HUB OR 100% OF THE SITE IS LOCATED IN A PLANNED PRIORITY DEVELOPMENT AREA = RESING

CONDUCTOR:
 SANDIS
 PROJECT NAME:
 2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE

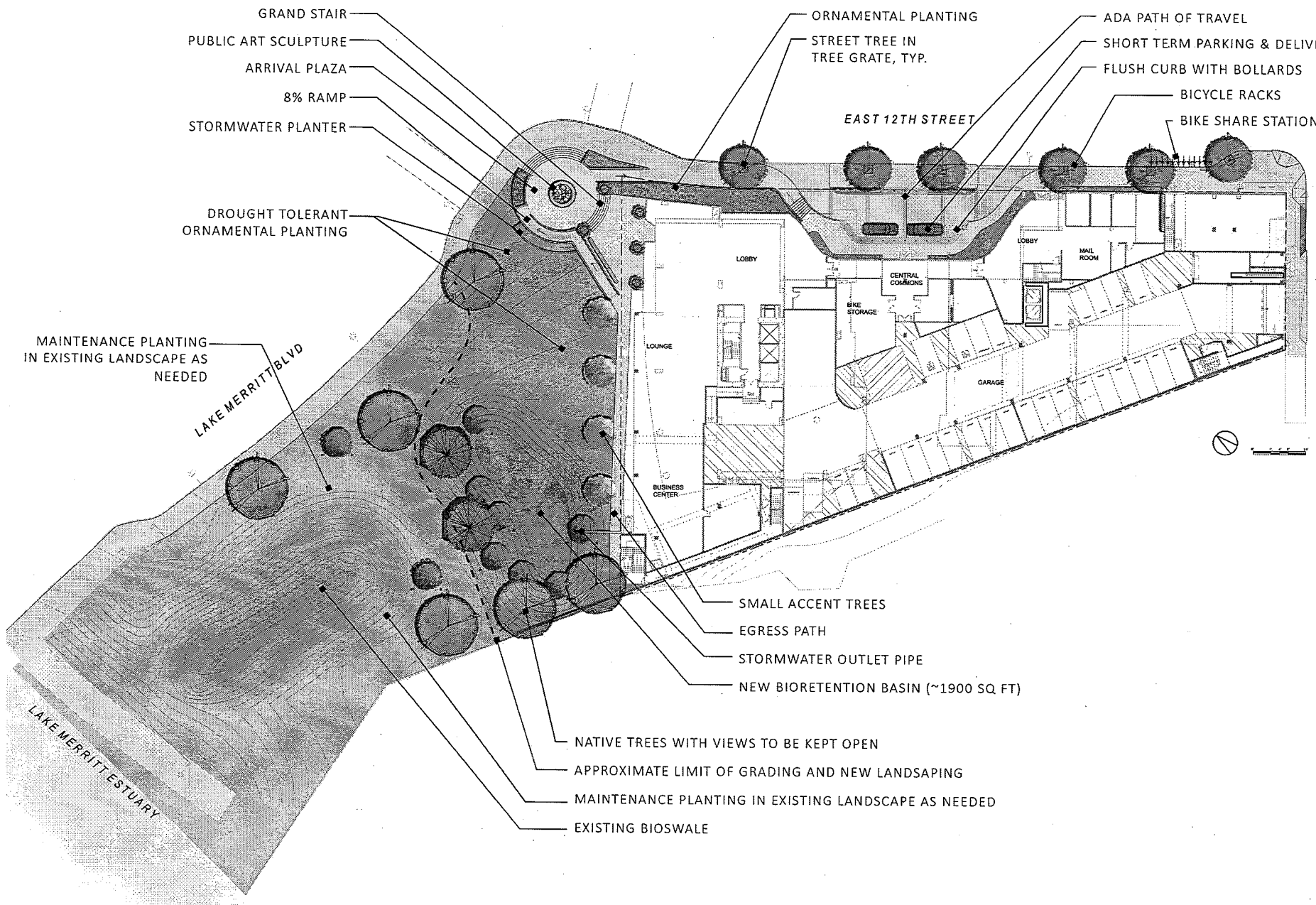
2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
 LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94608

ISSUE DATES:
 DESCRIPTION: DATE

PROJECT NUMBER: 18014
 APPROVED BY: JHE
 CHECKED BY: MAX
 SHEET TITLE: STORMWATER CONTROL PLAN

SHEET NUMBER:

C6.00



- GRAND STAIR
- PUBLIC ART SCULPTURE
- ARRIVAL PLAZA
- 8% RAMP
- STORMWATER PLANTER
- DROUGHT TOLERANT ORNAMENTAL PLANTING

- ORNAMENTAL PLANTING
- STREET TREE IN TREE GRATE, TYP.
- ADA PATH OF TRAVEL
- SHORT TERM PARKING & DELIVERY
- FLUSH CURB WITH BOLLARDS
- BICYCLE RACKS
- BIKE SHARE STATION

- MAINTENANCE PLANTING IN EXISTING LANDSCAPE AS NEEDED
- LAKE MERRITT BLVD

- SMALL ACCENT TREES
- EGRESS PATH
- STORMWATER OUTLET PIPE
- NEW BIORETENTION BASIN (~1900 SQ FT)
- NATIVE TREES WITH VIEWS TO BE KEPT OPEN
- APPROXIMATE LIMIT OF GRADING AND NEW LANDSCAPING
- MAINTENANCE PLANTING IN EXISTING LANDSCAPE AS NEEDED
- EXISTING BIOSWALE

avrp STUDIOS
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 Fax: 415.763.1234
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PVATOK
 ARCHITECTS + URBAN DESIGN

CONSULTANT:
TEIT
 LANDSCAPE ARCHITECTURE + DESIGN
 2141 12th Street, Oakland, CA 94612
 415.763.1234

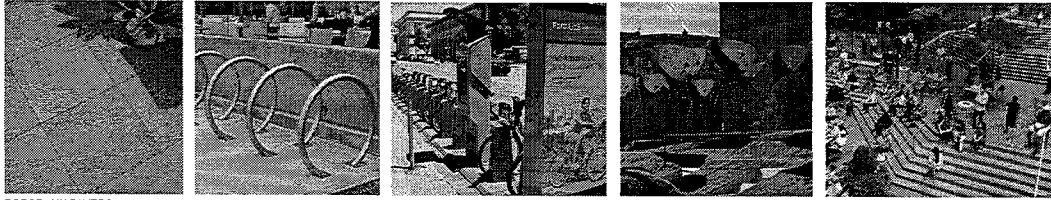
2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

DATE: 2.12.2018
 DESIGN DEVELOPMENT

PROJECT NUMBER: 19014
 SHEET NUMBER: 28
 Schematic Ground Level
 Landscape Plan

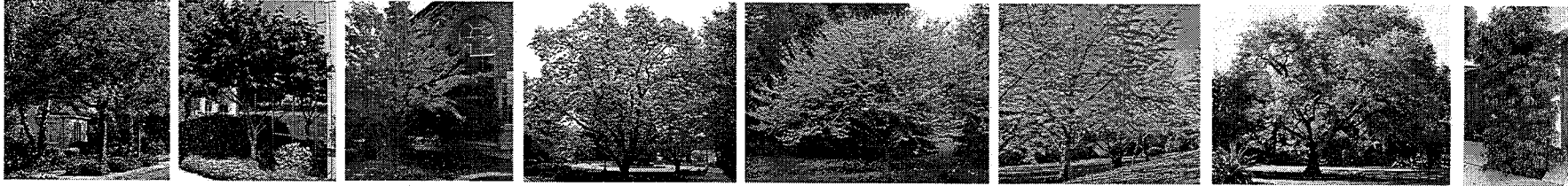
SHEET NUMBER:
LS - 1.00

MATERIALS, SITE FURNISHINGS, & PRECEDENT IMAGERY



PORCELAIN PAVERS (TO MATCH INTERIOR) BICYCLE RACKS (10 RACKS TOTAL) BICYCLE SHARE (10-BIKES) ART SCULPTURE GRAND STAIRS

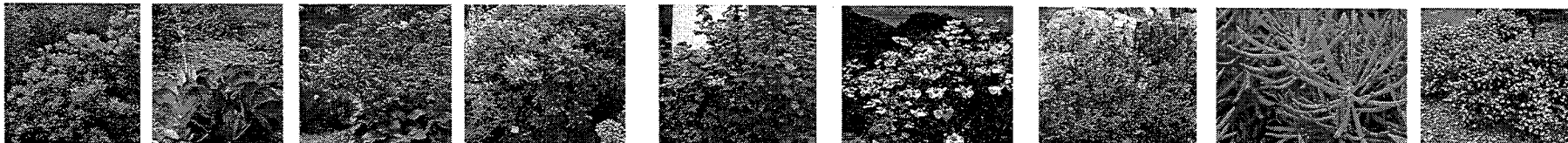
PRELIMINARY PLANT MATERIAL - PHASE 1 AND 2



ACER BUERGERIANUM / TRIDENT MAPLE CERCIS CANADENSIS / FOREST PANSY REDBUD LAGERSTROEMIA SP. / CRAPE MYRTLE MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA CERCIS OCCIDENTALIS / WESTERN REDBUD GINKGO BILOBA / MAIDENHAIR TREE QUERCUS AGRIFOLIA / COAST LIVE OAK PODOCARPUS HENKELII / LONG LEAFED YELLOWWOOD (IN POTS)



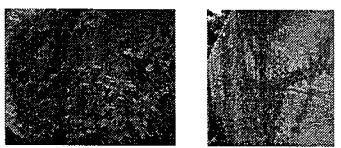
ACHILLEA MILLEFOLIUM / COMMON YARROW ALOE 'BLUE ELF' / BLUE ELF ALOE ANIGOZANTHOS 'BUSH TANGO' / KANGAROO PAW ARCTOSTAPHYLOS 'HOWARD MCMINN' / MANZANITA ARCTOSTAPHYLOS UVA-URSI / MANZANITA CEANOTHUS SP. / CALIFORNIA LILAC CISTUS X HYBRIDUS / WHITE ROCKROSE ECHINIUM FASTUOSUM / PRIDE OF MADEIRA HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA



HETEROMELES ARBUTIFOLIA / TOYON KALANCHOE LUCIAE / PADDLE PLANT LIMONIUM PEREZII / SEA LAVENDER RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY RIBES SANGUINEUM GLUTINOSUM / PINK FLOWERING CURRANT ROMNEYA COULTERI / MATILIA POPPY SALVIA GREGGII / AUTUMN SAGE SENECIO SERPENS / BLUE CHALKSTICKS WESTRINGIA FRUTICOSA / LOW HORIZON WESTRINGIA



AGROSTIS PALLENS / BENT GRASS CAREX TUMULICOLA / BERKELEY SEDGE CHONDROPETALUM TECTORUM / CAPE RUSH DIETS SP. / FORTNIGHT LILY ELYMUS GLAUCUS / BLUE WILDRYE FESTUCA RUBRA / RED FESCUE JUNCUS PATENS / CALIFORNIA GREY RUSH LEYMUS TRITICOIDES / CREEPING WILD RYE LIBERTIA PEREGRINANS / NEW ZEALAND IRIS LOMANDRA LONGIFOLIA / DWARF MAT RUSH MUHLENBERGIA LINDHEIMERI / AUTUMN GLOW MULHY



DISTICTIS BUCCINATORIA / RED TRUMPET VINE FICUS PUMILA / CREEPING FIG VINE

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San Diego, CA 92108
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PVATOK
Architecture + Urban Design
STAFF:

CONTRACTOR:
NEM
LANDSCAPE ARCHITECTURE + DESIGN
1244 15th Street #100 Oakland, CA 94612
925.534.1400 www.nem.com

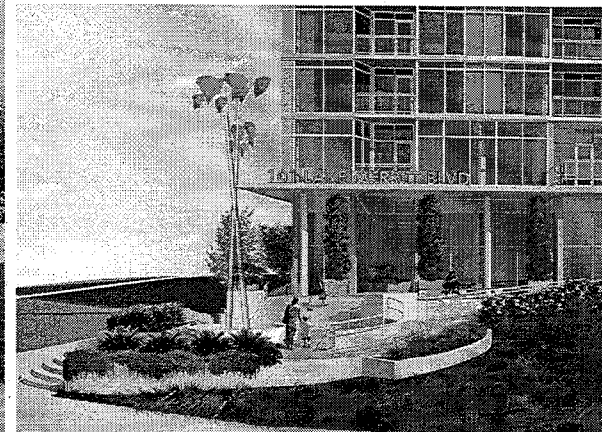
PROJECT NAME:

2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94608

ISSUE DATES: DATE:
REVISIONS: DATE:
Design Development 2/12/2018

PROJECT NUMBER: 18214
DRAWN BY: AG
CHECKED BY: JM
SHEET TITLE:
Schematic Ground Level
Landscape Materials

SHEET NUMBER:



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 Oakland, CA 94612
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 F 510.778.2678
 www.avtpstudios.com

PYATOK
 Architecture + Urban Design

CONSULTANTS:

ARCHITECT	AVTP STUDIOS
LANDSCAPE ARCHITECT	PYATOK
ENGINEER	SKIDMORE OWINGS & MERRILL LLP
PLANNING	URS & AECOM
TRANSPORTATION	URS & AECOM
TRAIL DESIGN	URS & AECOM

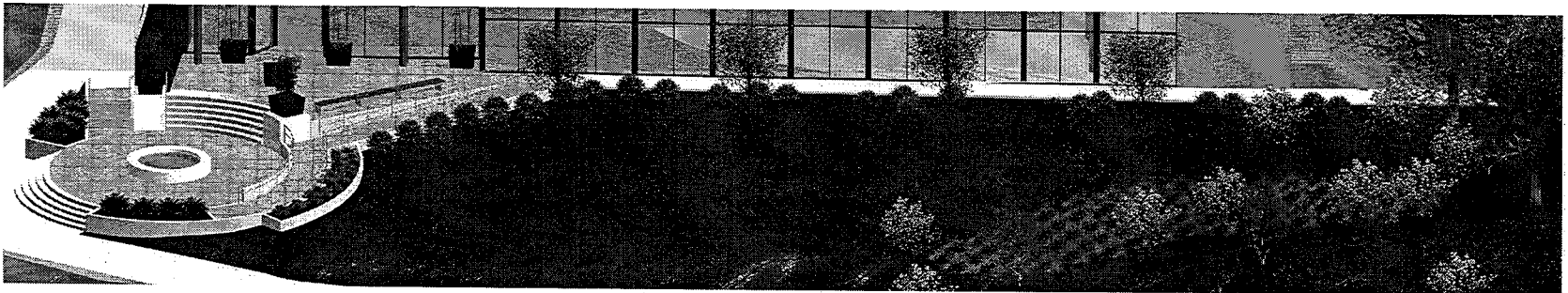
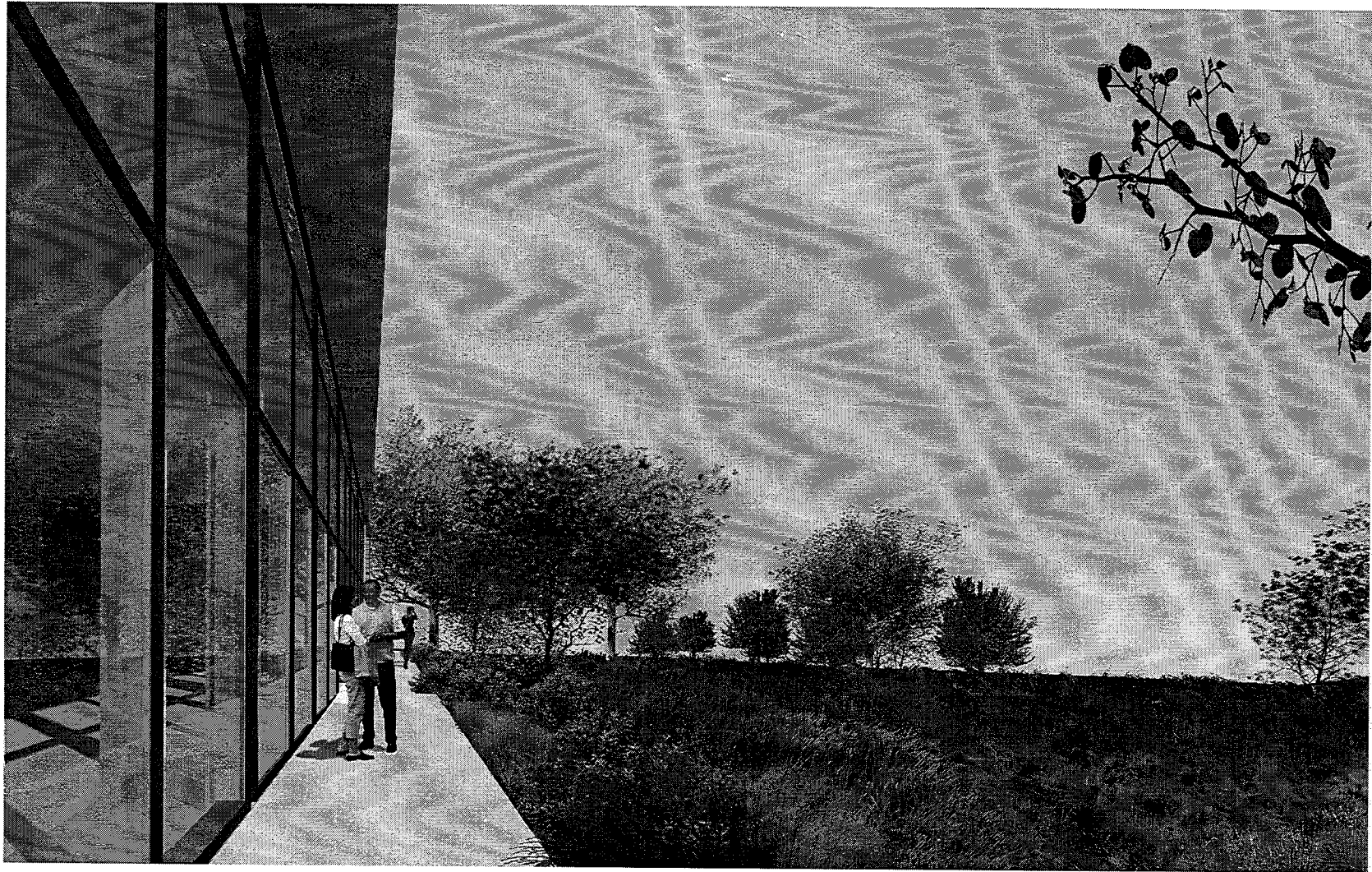
PROJECT NAME:

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

DATE: 02.2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT NUMBER: 2017-09-15
 SHEET NUMBER: LS-1.2
 Schematic Landscape
 Conceptual Renderings

LS - 1.2



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 California 92101
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 F 619.754.2222
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 architecture + urban design

STAMP

CONSULTANT:
 PROJECT NAME:
 SCALE: 1/8" = 1'-0"

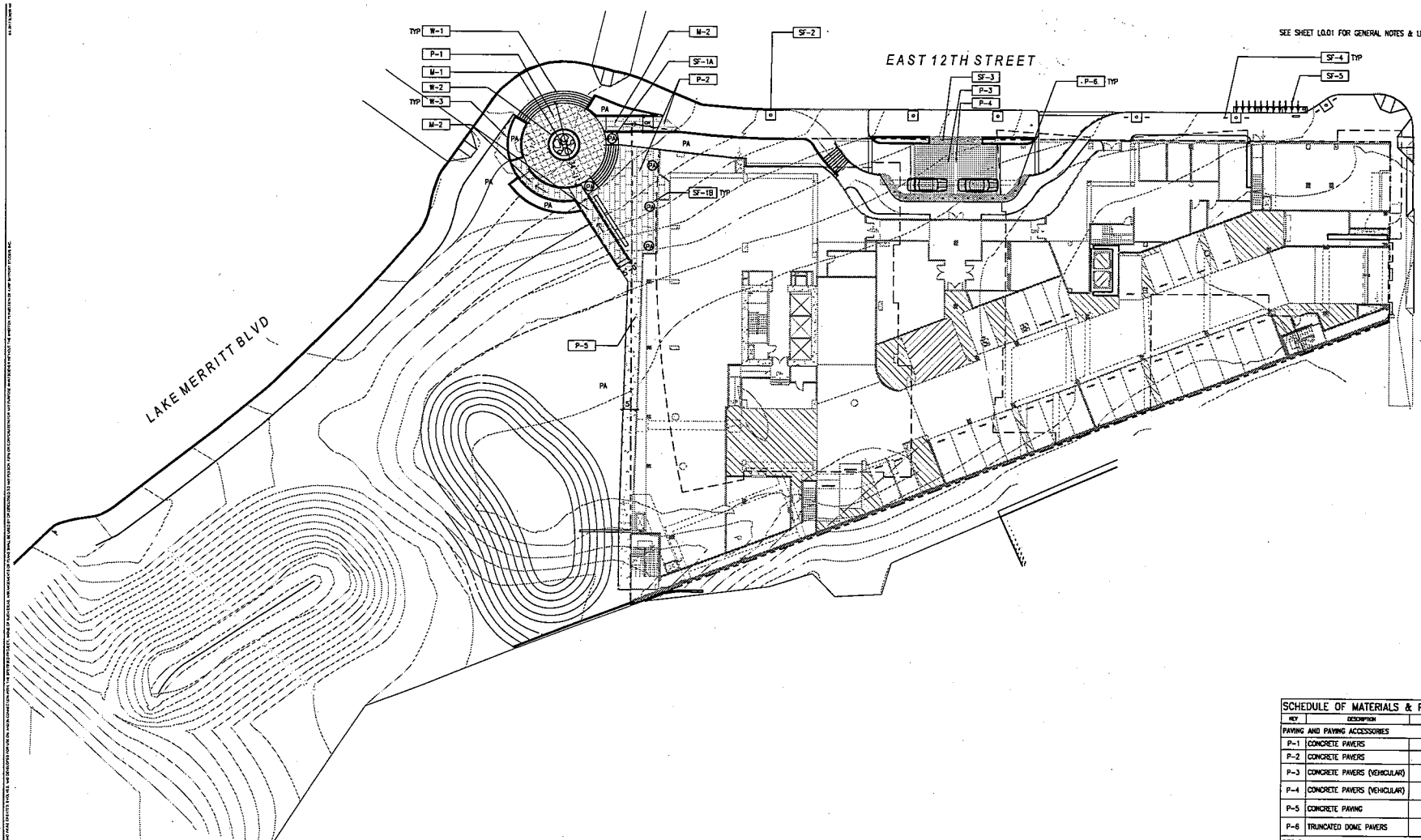
2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE HERRITT BLVD
 OAKLAND, CA 94606

DATE: 09/15/17
 BY: [Signature]
 CHECKED: [Signature]

PROJECT NUMBER: 2017-09-15
 SHEET NUMBER: 1-3
 SHEET TITLE: Schematic Landscape Conceptual Renderings

LS - 1.3

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SEE SHEET L001 FOR GENERAL NOTES & LEGEND

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 ARCHITECTURE + URBAN DESIGN
 STAMP:

CONSULTANT:
AVTOK
 LANDSCAPE ARCHITECTURE + DESIGN
 604 4th Street, Suite 200
 Berkeley, CA 94704
 PROJECT NAME:

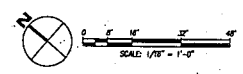
2017.11.22 - 40% DESIGN DEVELOPMENT SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

KEY	DESCRIPTION	QTY
PAVING AND PAVING ACCESSORIES		
P-1	CONCRETE PAVERS	
P-2	CONCRETE PAVERS	
P-3	CONCRETE PAVERS (VEHICULAR)	
P-4	CONCRETE PAVERS (VEHICULAR)	
P-5	CONCRETE PAVING	
P-6	TRUNCATED DOME PAVERS	
SITE FURNISHINGS		
SF-1A	PREFAB PLANTER	
SF-1B	PREFAB PLANTER	
SF-2	TREE GRATE	
SF-3	VEHICULAR BOLLARD	
SF-4	BIKE RACK	
SF-5	BIKE SHARE STATION	
MISCELLANEOUS		
M-1	ART SCULPTURE	
M-2	ACCESSIBLE RAMP	
M-3	ROOT BARRIER	
M-4	METAL PAVER EDGING RESTRAINT	
M-5	METAL EDGING	
M-6	DECORATIVE GRAVEL	

ISSUE DATE: _____ DATE: _____
 REVISION: _____

PROJECT NUMBER: 18014
 AVMP STUDIO: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET TITLE: _____
CONSTRUCTION PLAN

SHEET NUMBER: _____



NOTES:
 1. REFER TO SPECIFICATIONS FOR MANUFACTURER AND ADDITIONAL INFORMATION.
 2. ALL QUANTITIES NOTED ABOVE ARE ESTIMATED FOR THE CONFORMANCE OF THE CONTRACTOR. FINAL COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

L1:01

1. ALL PLANTING AND IRRIGATION SHALL BE IN FULL COMPLIANCE WITH CITY OF OAKLAND WATER EFFICIENT LANDSCAPING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES. 2. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.

PLANTING SCHEDULE									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	PROPAGATION	DETAIL	
TREES									
ACE BER	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	AS SHOWN		M	D		
CER CAN	CERIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	AS SHOWN		M	D		
CER OCC	CERIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	AS SHOWN		VL	D		
GIN BIL	GINKGO BILoba 'PRINCETON SENTRY'	MAIDENHAIR TREE	36" BOX	AS SHOWN		M	D		
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	AS SHOWN		L	D		
	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	24" BOX	AS SHOWN		M	D		
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	AS SHOWN		VL	E		
SHRUBS & GROUNDCOVERS									
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL				L		
	ALOE 'BLUE ELF'	BLUE ELF	1 GAL				L		
	ANIGOSANTHOS 'BUSH TANGO'	KANGAROO PAW	1 GAL				L		
	ARCTOSTAPHYLOS UVA-URSI	MANZANITA	5 GAL				L		
	BAILEYA MULTIRADATA	DESERT MARIGOLD	1 GAL				L		
	CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL				L		
	CISTUS X HYBRIDUS	WHITE ROCKROSE	5 GAL				L		
	DODONAEA VISCOSA 'PURPUREA'	PURPLE-LEAFED HOP BUSH	5 GAL				L		
	ECHINUM FASTUOSUM	PRIDE OF MADERA	5 GAL				L		
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	1 GAL				L		
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL				L		
	KALANCHOE LUCIAE	PADDLE PLANT	1 GAL				L		
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL				L		
	RHAMNUS CALIFORNICA 'EYE CASE'	COFFEEBERRY	5 GAL				L		
	RIBES SANGUINEUM GLUTINOSUM	PINK FLOWERED CURRANT	1 GAL				L		
	ROMNEYA COULTERI	MATELJA POPPY	1 GAL			VL	L		
	SALVIA GREGGII	AUTUMN SAGE	1 GAL				L		
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL				L		
	WESTRINGIA FRUTICOSA 'LOW HORIZON'	LOW HORIZON WESTRINGIA	1 GAL				L		
GRASSES & GRASS-LIKE									
	ACROSTIS PALLENS	BENT GRASS	1 GAL				L		
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL				L		
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL				L		
	DIETES SPP.	FORTNIGHT LILY	1 GAL				L		
	ELYMUS GLAUCUS	BLUE WILD RYE	SEED				L		
	FESTUCA RUPEA	RED FESCUE	SEED				L		
	JUNCUS PATENS	JUNCUS	1 GAL				L		
	LEYMUS TRITICOIDES	CREeping WILD RYE	SEED				L		
	LIBERTIA PEREGRINANS	NEW ZEALAND IRIS	1 GAL				L		
	LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL				L		
	MUHLENBERGIA LINDHEIMERI 'LEW'	AUTUMN GLOW MUHLY	1 GAL				L		
	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL			VL	L		

- NOTES:
- ALL PLANTING AND IRRIGATION WILL BE IN FULL COMPLIANCE WITH CITY OF OAKLAND WATER EFFICIENT LANDSCAPING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES.
 - ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.

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PVATOK
 architecture + urban design

CONSULTANT:

 LANDSCAPE ARCHITECTURE + DESIGN
 624 E 13th Street, Suite 400, San Diego, CA 92101
 619.542.4444

PROJECT NAME:

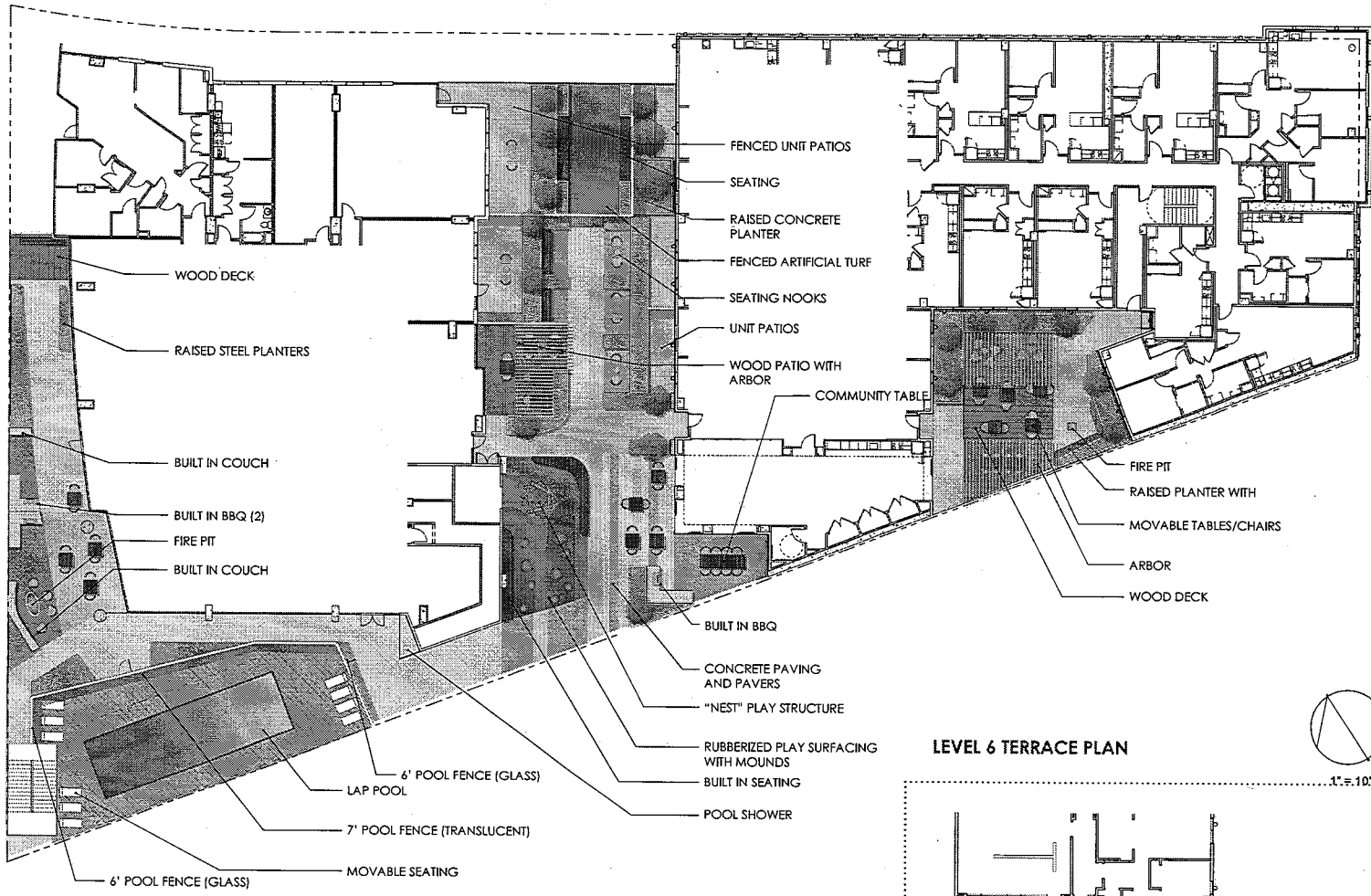
2017.11.22 - 40% DESIGN DEVELOPMENT SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

DATE: _____
 DESCRIPTION: _____

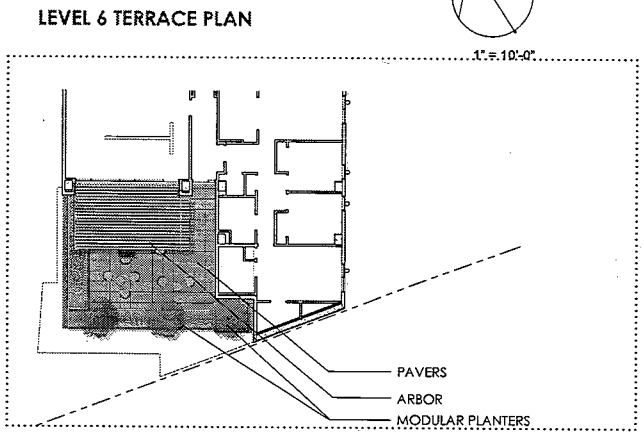
PROJECT NUMBER: 18014
 AVP STUDIO: _____
 DESIGNER: _____
 CHECKED BY: _____
 DATE: 2017.11.22

PLANTING NOTES & SCHEDULE
 SHEET NUMBER:

L6.0



LAKE MERRITT TOWERS / LEVEL 2 PODIUM PLAN



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PODIUM LANDSCAPE PLAN
 LP1.01

AMENITIES



SEATING WITH FIRE PIT LAP POOL BUILT IN BBQ "NEST" PLAY STRUCTURE RUBBERIZED PLAY SURFACING

SHADE TREES



PRIMROSE TREE
LAGUNARIA PATERSONII

SMALL FLOWERING TREES



OKLAHOMA REDBUD
CERCIS RENIFORMIS

SITE FURNISHINGS



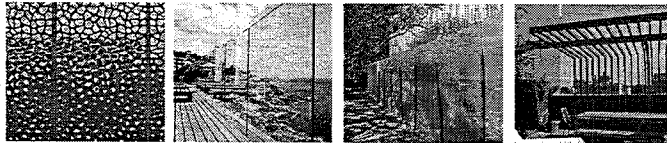
MOVABLE LOUNGE MOVABLE SEATING OUTDOOR DINING TABLE MOVABLE DINING SEATING WOOD SEATING

TALL PLANTING



ASTELIA SILVER SHADOW FOX TAIL AGAVE CHINESE FRINGE FLOWER LEUCADENDRON KANGAROO PAW
LOROPETALUM CHINENSE HAWAII MAGIC ANIGOZANTHOS

FENCING AND ARBOR



FENCE: PERFORATED POOL FENCE: GLASS POOL FENCE: TRANSLUCENT ARBOR: WOOD AND STEEL

GROUND COVER



IDAHO FESCUE NEW ZEALAND FLAX LOMANDRA BREEZE AUSTRALIAN FUCHSIA NARROW-LEAF CHALKSTICKS
FESTUCA IDAHOENSIS PHORMIUM JACK CORREA CARMINE BELLS SENECIO CYLINDRICUS

PAVING MATERIALS



WOOD DECKING 24"x 24" STEPSTONE

A CENTRAL CORRIDOR:
CENTRAL PATH WITH SMALL AND LARGE GROUP SEATING AREAS ALONG SIDE. PRIVACY PROVIDED BY RAISED PLANTER.

B DOG AREA:
ENCLOSED ARTIFICIAL TURF DOG RUN WITH BENCH SEATING.

C PLAY AREA:
RUBBERIZED PLAY SURFACING DE MARKS THE PLAY AREA. THIS INCLUDES THE PLAY MOUNDS AND PLAY STRUCTURE. BENCHES ARE LOCATED FOR GUARDIANS TO SIT NEAR THE EXIT LOCATIONS.

D SOUTH END AMENITIES:
COMMUNITY TABLE, BUILT IN BBQ AND MOVABLE DINING EXTENDS THE COMMUNITY ROOM USES TO OUTDOOR AMENITIES.

E SOUTH TOWER COURTYARD:
PERIMETER PLANTERS CREATE PRIVACY FOR RESIDENTS AND AN INTERIOR COURTYARD WITH FLEXIBLE PROGRAMMING. ARBORS PROVIDE SHADE AND PRIVACY FOR GROUPS AND EVENTS.

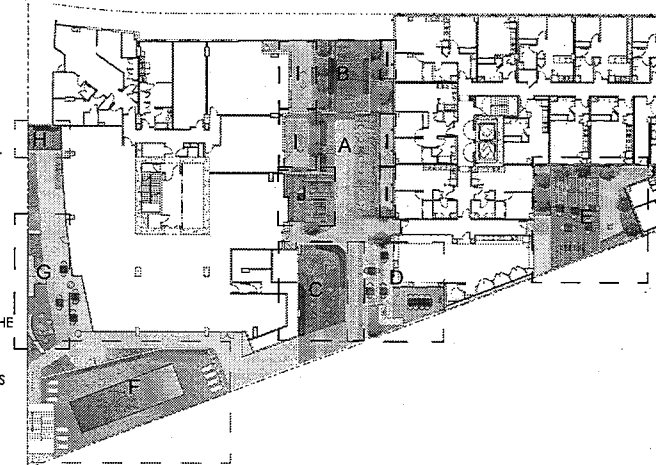
F POOL:
15'X45' LAP POOL ENCLOSED BY 6'-7.5' POOL FENCE. MOVABLE POOL SEATING ARE LOCATED WITHIN POOL AREA FOR LOUNGING.

G NORTH END AMENITIES:
BUILT IN BBQ AND TABLES ALLOW OUTDOOR DINING ADJACENT TO THE INDOOR DINING AMENITIES. MOVABLE AND BUILT IN SEATING ALONG WITH A FEATURE FIRE PIT CONNECTS WITH THE INTERIOR LOUNGE SEATING AND THE ENTRANCE TO THE POOL. CREATING SPACE FOR PARTIES OR INDIVIDUAL GROUPS.

H COOL DOWN DECK:
WOOD DECKING EXTENDS THE GYM PROGRAM TO THE EXTERIOR. OPEN PLAN ALLOWS THE SPACE TO BE USED FOR EVENTS WHEN NEEDED.

I UNIT PATIOS:
FLEXIBLE SPACE TO BE FURNISHED BY RESIDENTS.

J LOUNGE DECK:
OUTDOOR SEATING CONNECTED ONTO THE GAME ROOM. ARBOR AND DECORATIVE FENCING ENCOMPASS THE SPACE.



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DATE DETERMINED: _____
DESCRIPTION: _____
DATE: _____

DESIGNER: _____
DATE: _____
CHECKED BY: _____
DATE: _____
SHEET TITLE: _____
PODIUM MATERIALS & PLANTING PALETTE

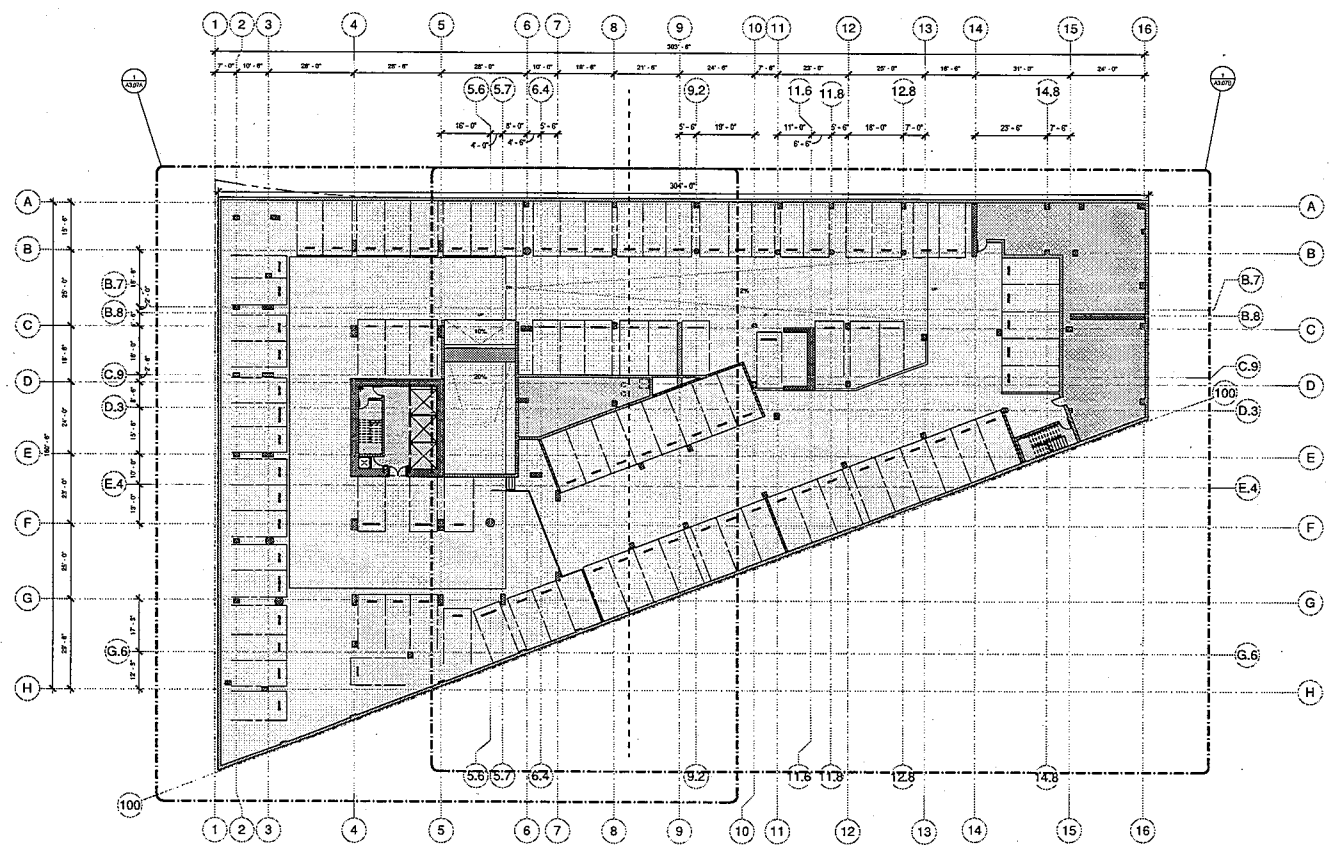
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LP1.02

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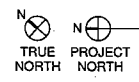
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LEVEL B2 PARKING	
STANDARD	56
INTERMEDIATE	9
COMPACT	26
TOTAL PARKING	91
ADDITIONAL STACKED SPACES	22
TOTAL	133



LEVEL B2
 1/8" = 1'-0"

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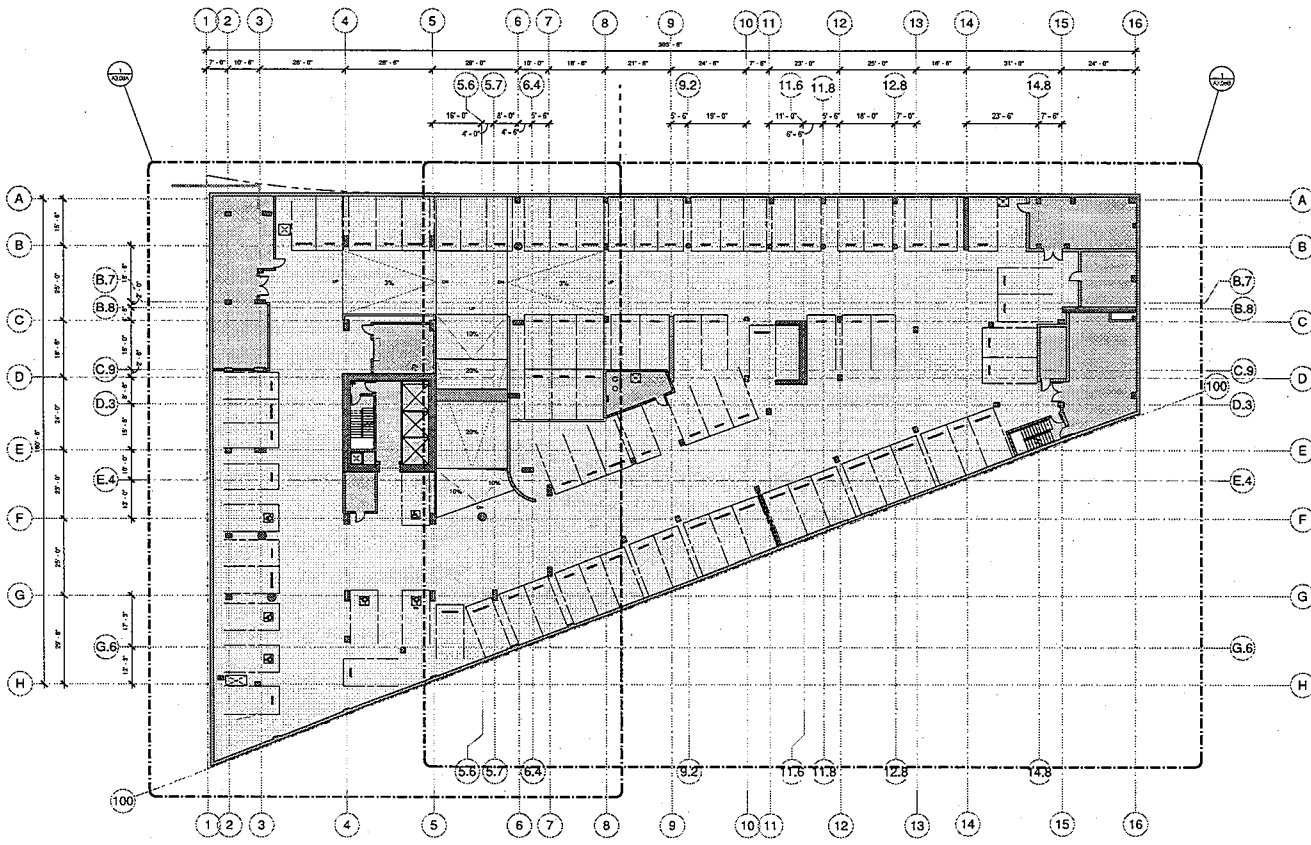
ISSUE DATE: _____ DATE: _____
 DISCUSSION: _____

PROJECT NUMBER: _____
 AVRP STUDIO: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET TITLE: _____
 BUILDING PLAN - LEVEL B2

SHEET NUMBER: _____

A2.00

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LEVEL B1 PARKING	
STANDARD	34
INTERMEDIATE	12
COMPACT	36
TOTAL PARKING	82



LEVEL B1
 1/16" = 1'-0"

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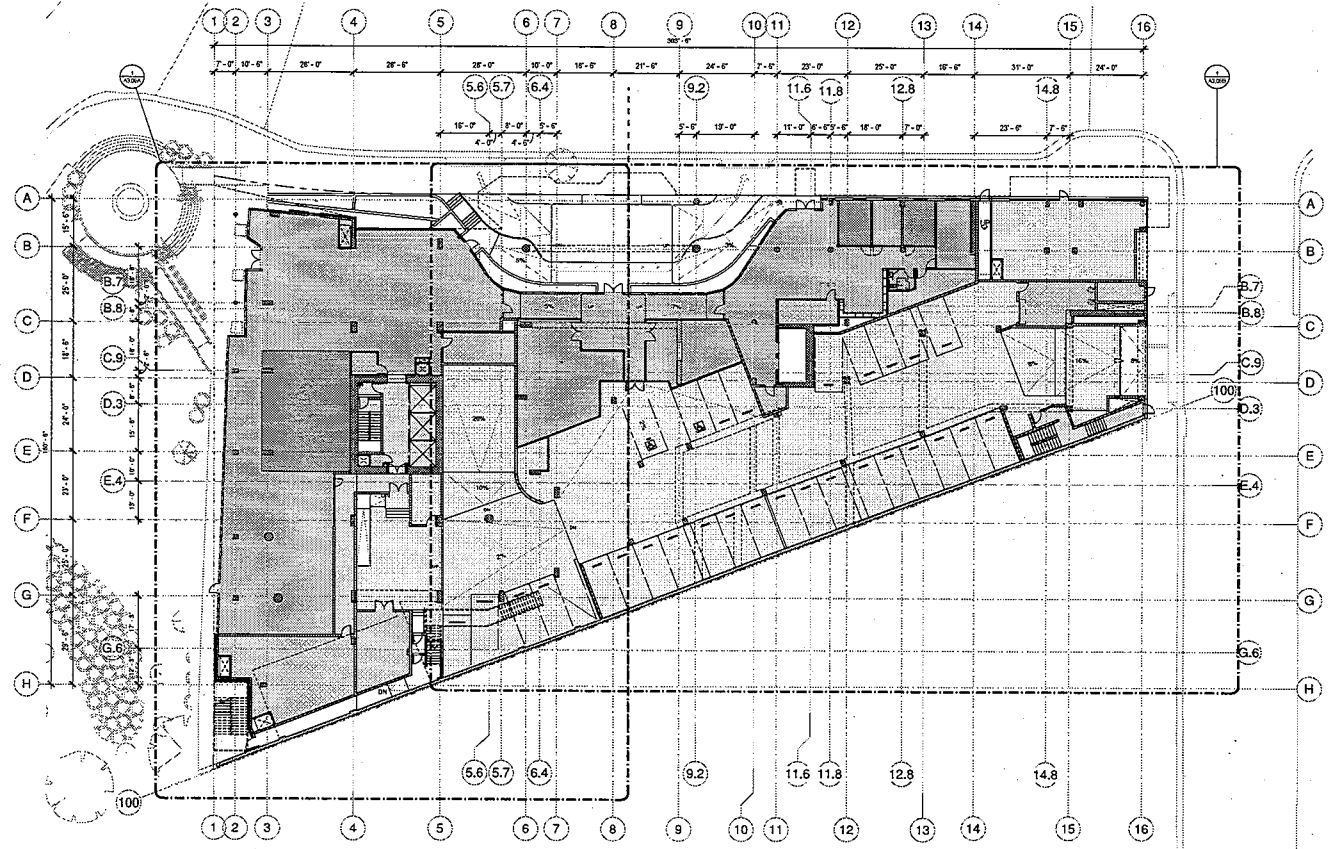
ISSUES:
 REVISIONS: DATE:

SHEET NUMBERS:
 AVRP STUDIOS: 1001
 PYATOK: 1002
 DATE: 02/12/18
 DESIGNED BY: [Name]
 CHECKED BY: [Name]
 BUILDING PLAN - LEVEL B1

SHEET NUMBER:

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LEVEL 1 PARKING

STANDARD	20
INTERMEDIATE	4
COMPACT	4
TOTAL PARKING	28
ADDITIONAL STACKED SPACES	14
TOTAL	42

N
 TRUE NORTH
 PROJECT NORTH

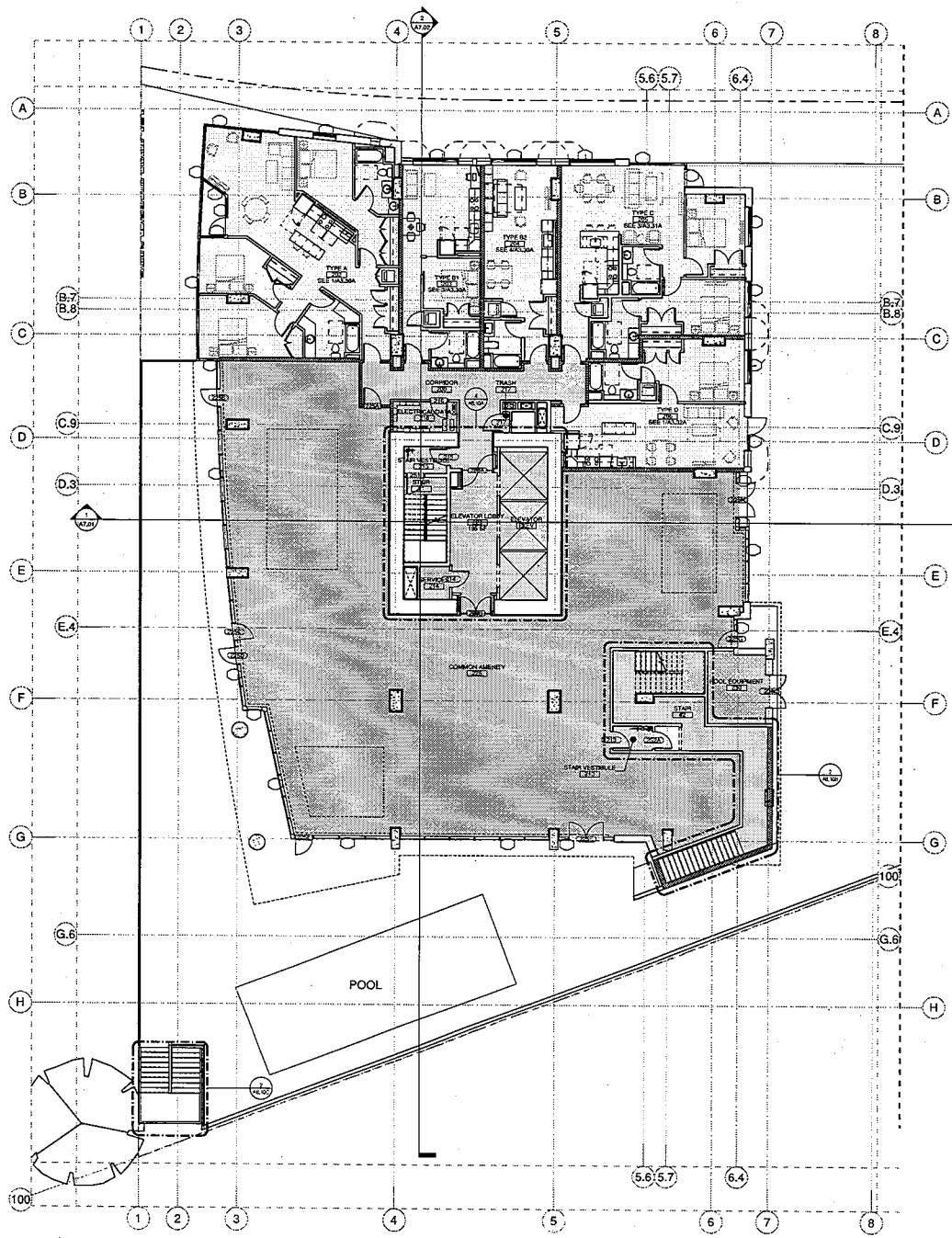
LEVEL 1
 1/8" = 1'-0" ①

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REVISIONS:
 NO. DESCRIPTION DATE

PROJECT NUMBER: 18024
 AVRP NUMBER: 000000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET TITLE: BUILDING PLAN - LEVEL 1

SHEET NUMBER:



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 CONSULTANT:
 PROJECT NAME:

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ISSUE DATES:

DESCRIPTION	DATE

PROJECT NUMBER: 1804
 DRAWN BY: JWG
 CHECKED BY: JWG
 SHEET TITLE: ENLARGED BUILDING PLAN - LEVEL 2 - NORTH

SHEET NUMBER:

LEVEL 2 NORTH
 1/8" = 1'-0" ①

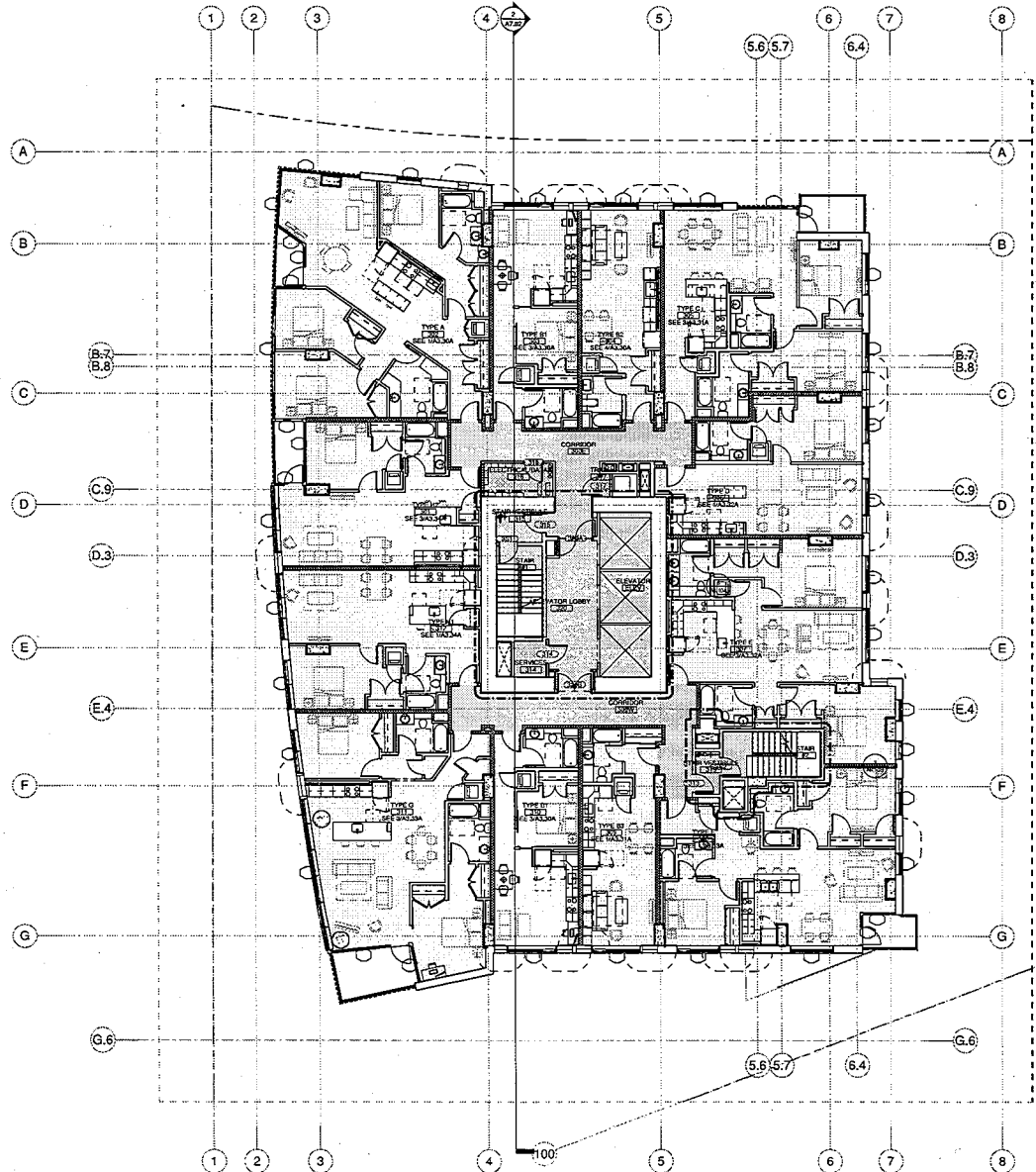
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LEVELS 3-18 NORTH ①
1/8" = 1'-0"

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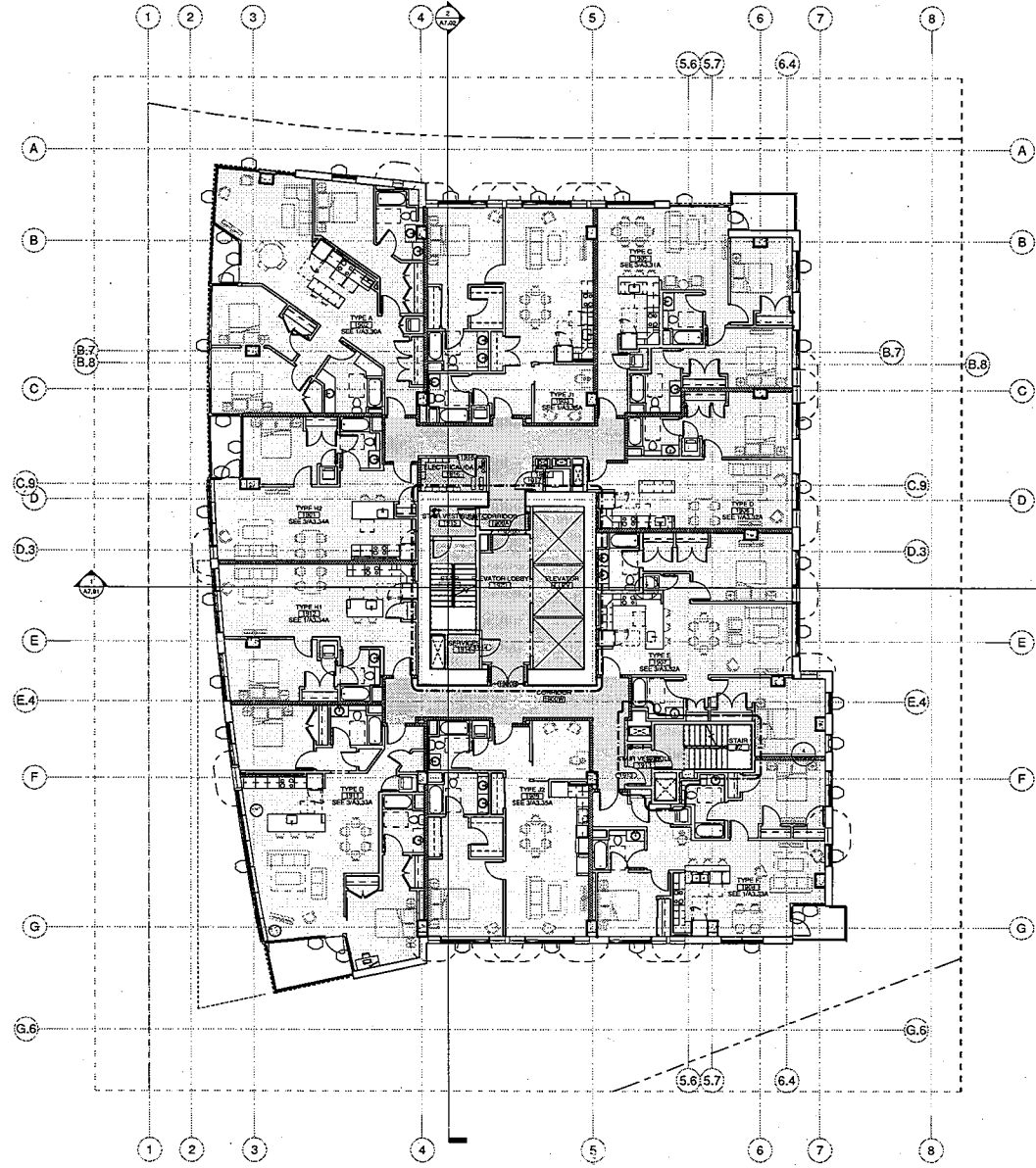
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ISSUE DATES: DISCUSSION DATE:

PROJECT NUMBER: 1807
 ARCHITECT: AVR PRACTICE, INC.
 COUNTY: OAKLAND
 SHEET NO.: 030101
 SHEET TITLE: ENLARGED BUILDING PLAN - LEVELS 3-18 - NORTH
 SHEET NUMBER:

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 REVISION: _____

PROJECT NUMBER: _____
 AVRP STUDIO: _____
 DESIGNER: _____
 CHECKED BY: _____
 SHEET TITLE: _____
 ENLARGED BUILDING
 PLAN - LEVEL 19 NORTH

SHEET NUMBER:

LEVEL 19 NORTH
 1/8" = 1'-0"

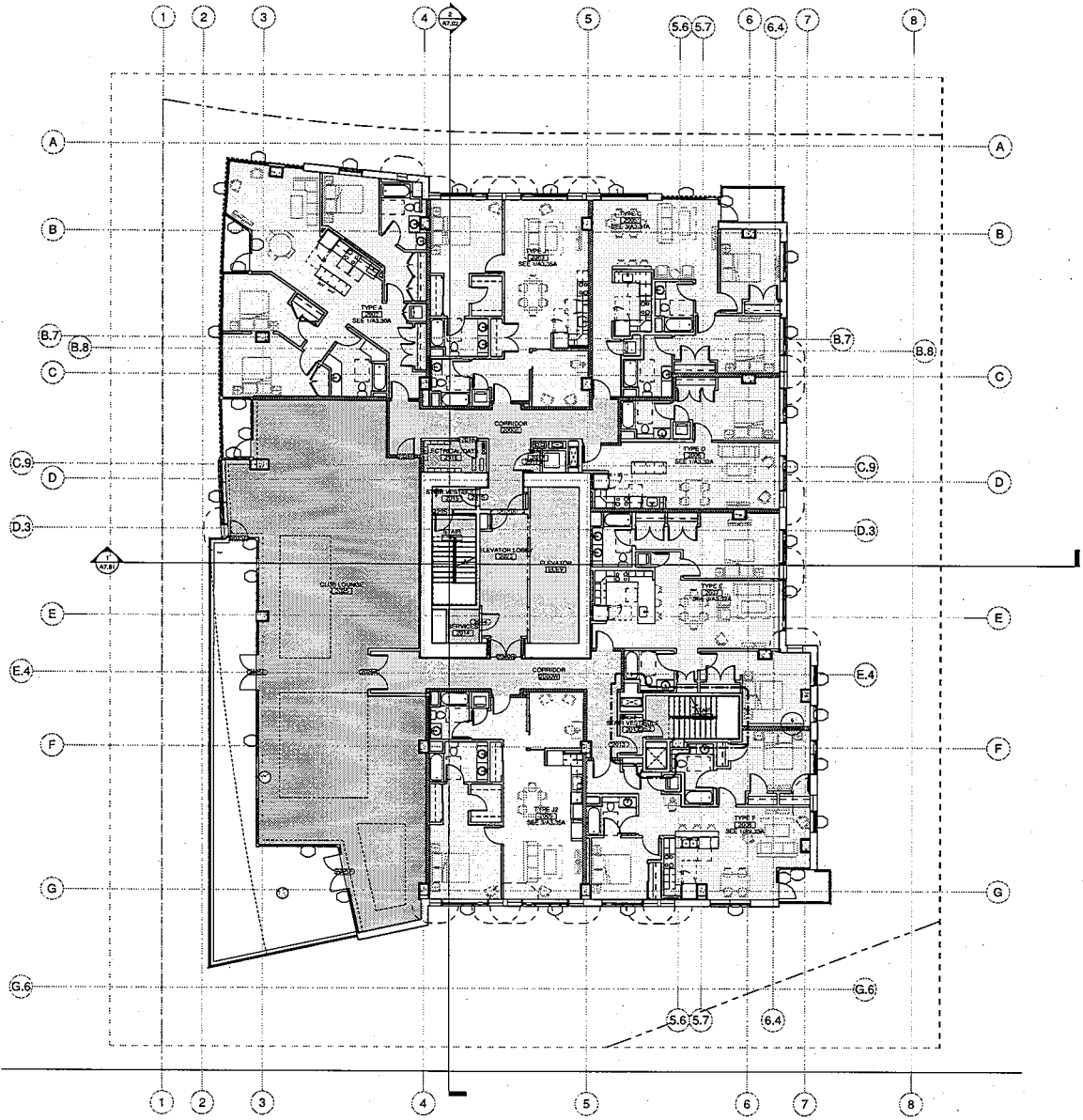
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LEVEL 20 NORTH
 1/8" = 1'-0"

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 DESCRIPTION: _____

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 CHECKED BY: _____
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SHEET NUMBER:

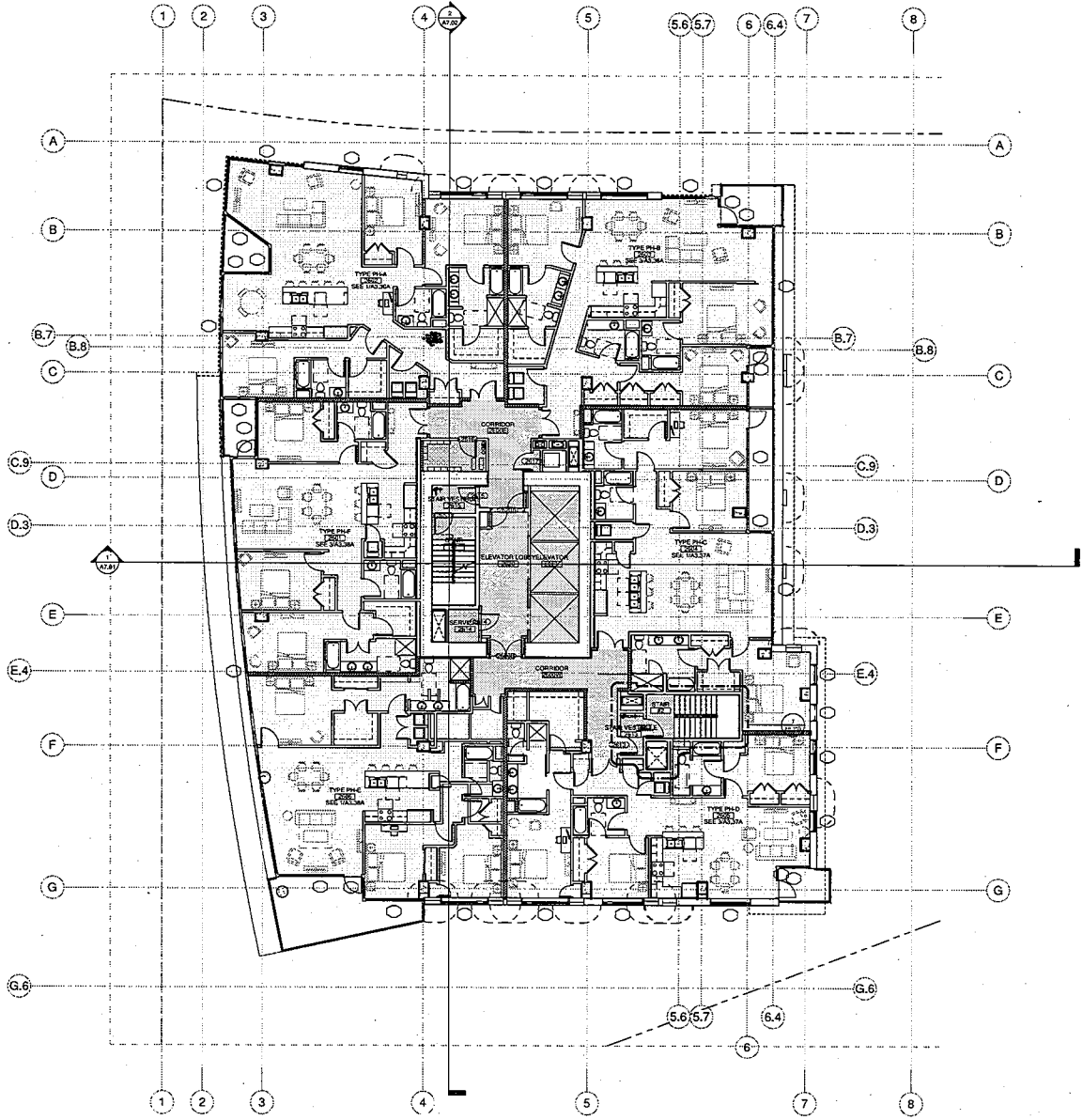
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LEVEL 26 NORTH
 1/8" = 1'-0"

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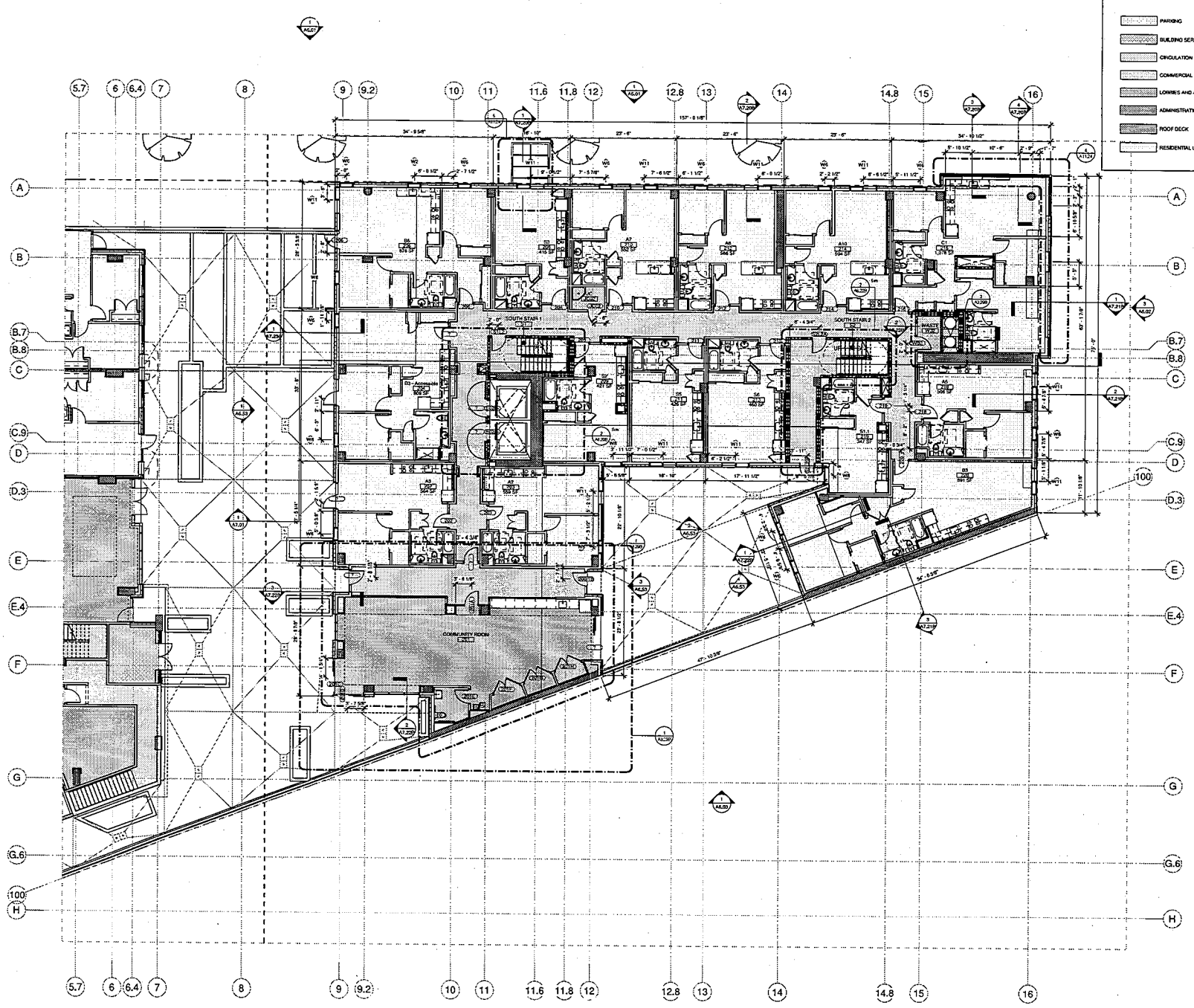
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PROJECT NUMBER: 1804
 AVRP STUDIO: 200014
 DRAWN BY: JLD
 CHECKED BY: CMC
 SHEET TITLE: ENLARGED BUILDING PLAN - LEVEL 26 - NORTH

SHEET NUMBER:

A3.15A



- PARKING
- BUILDING SERVICES
- CIRCULATION
- COMMERCIAL
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ISSUE DATES: _____
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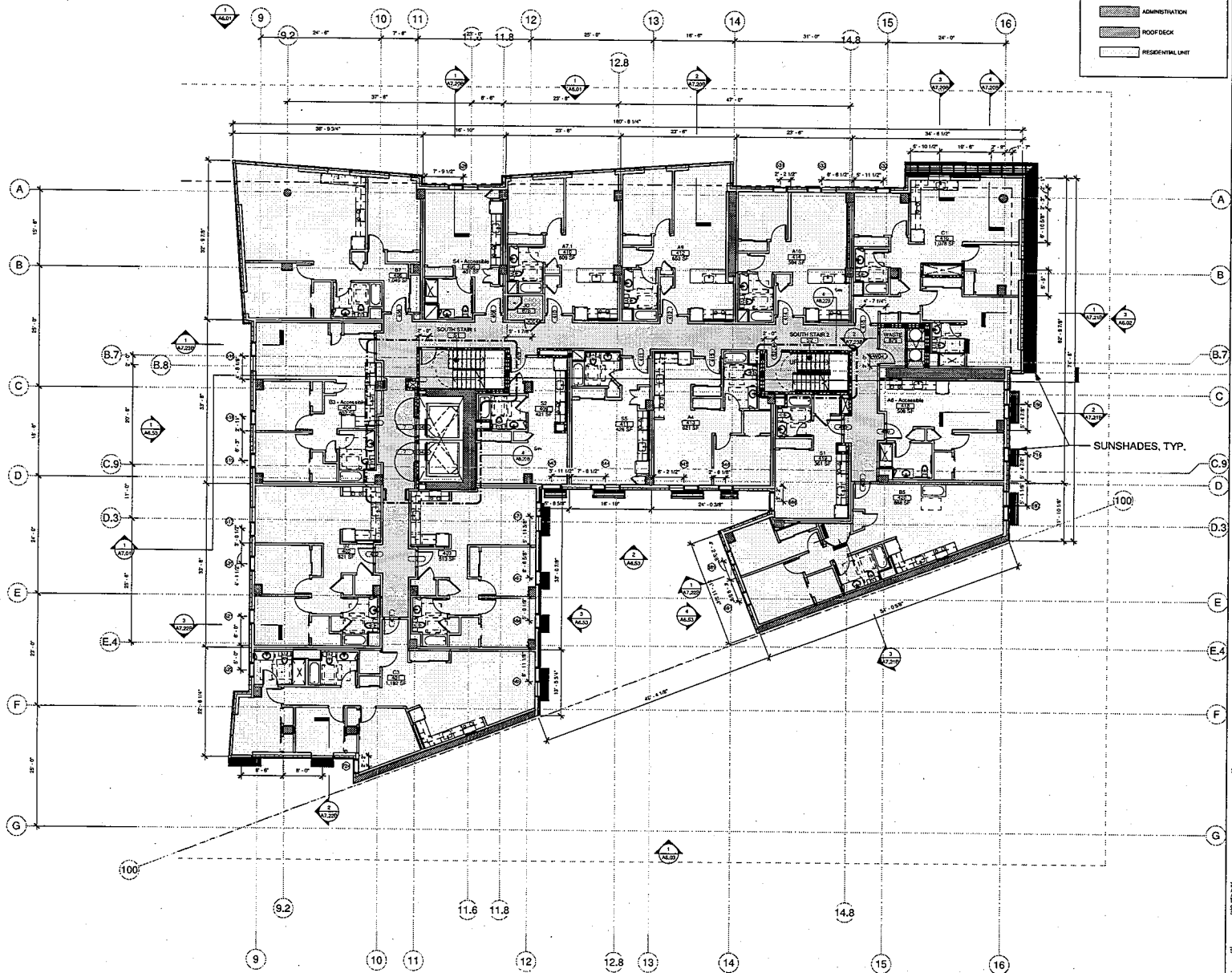
PROJECT NUMBER: _____
 AVRP STUDIO: _____
 DRAWING: _____
 DESIGNED BY: _____
 SHEET TITLE: _____

ENLARGED BUILDING PLAN - LEVEL 2 SOUTH
 SHEET NUMBER: _____

ENLARGED BUILDING PLAN LEVEL 2 SOUTH
 1/8" = 1'-0" ①

A3.20B

	PARKING
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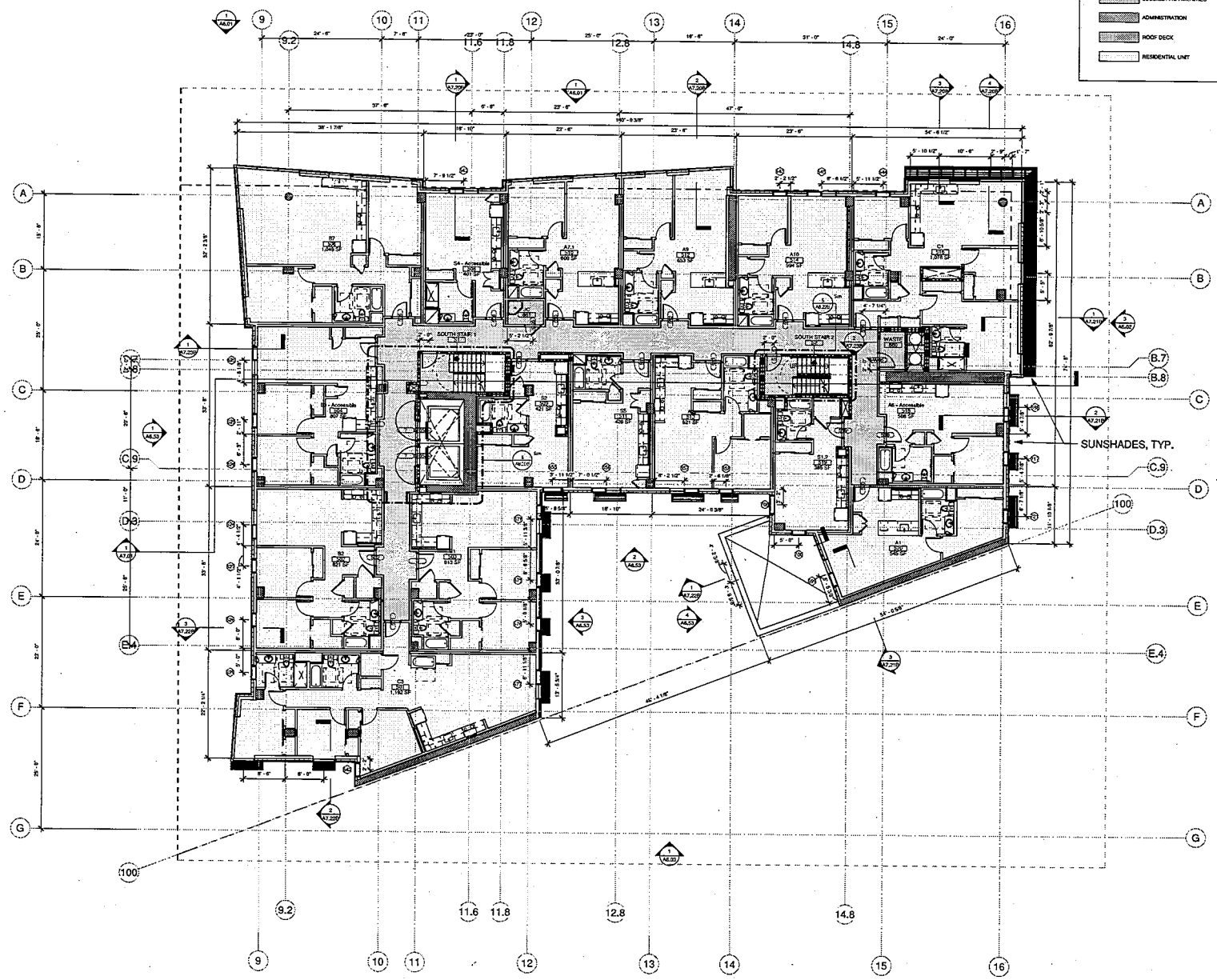
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 AVRP STUDIO: 000000
 ARCHITECT: PIATOK
 CHECKED BY: [Signature]
 SHEET TITLE: ENLARGED BUILDING PLAN - LEVEL 4 SOUTH

SHEET NUMBER:

ENLARGED BUILDING PLAN LEVEL 4 SOUTH
 1/8" = 1'-0" ①

A3.22B

- PARKING
- BUILDING SERVICES
- CIRCULATION
- COMMERCIAL
- LOBBIES AND AMENITIES
- ADMINISTRATION
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PROJECT NAME:

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ISSUE DATE: _____ DATE: _____

PROJECT NUMBER: 18074
 ARCHITECT: PIATOK
 CHECKED BY: _____
 ENLARGED BUILDING PLAN - LEVEL 5 SOUTH

SHEET NUMBER: _____

ENLARGED BUILDING PLAN LEVEL 5 SOUTH
 1/8" = 1'-0" ①

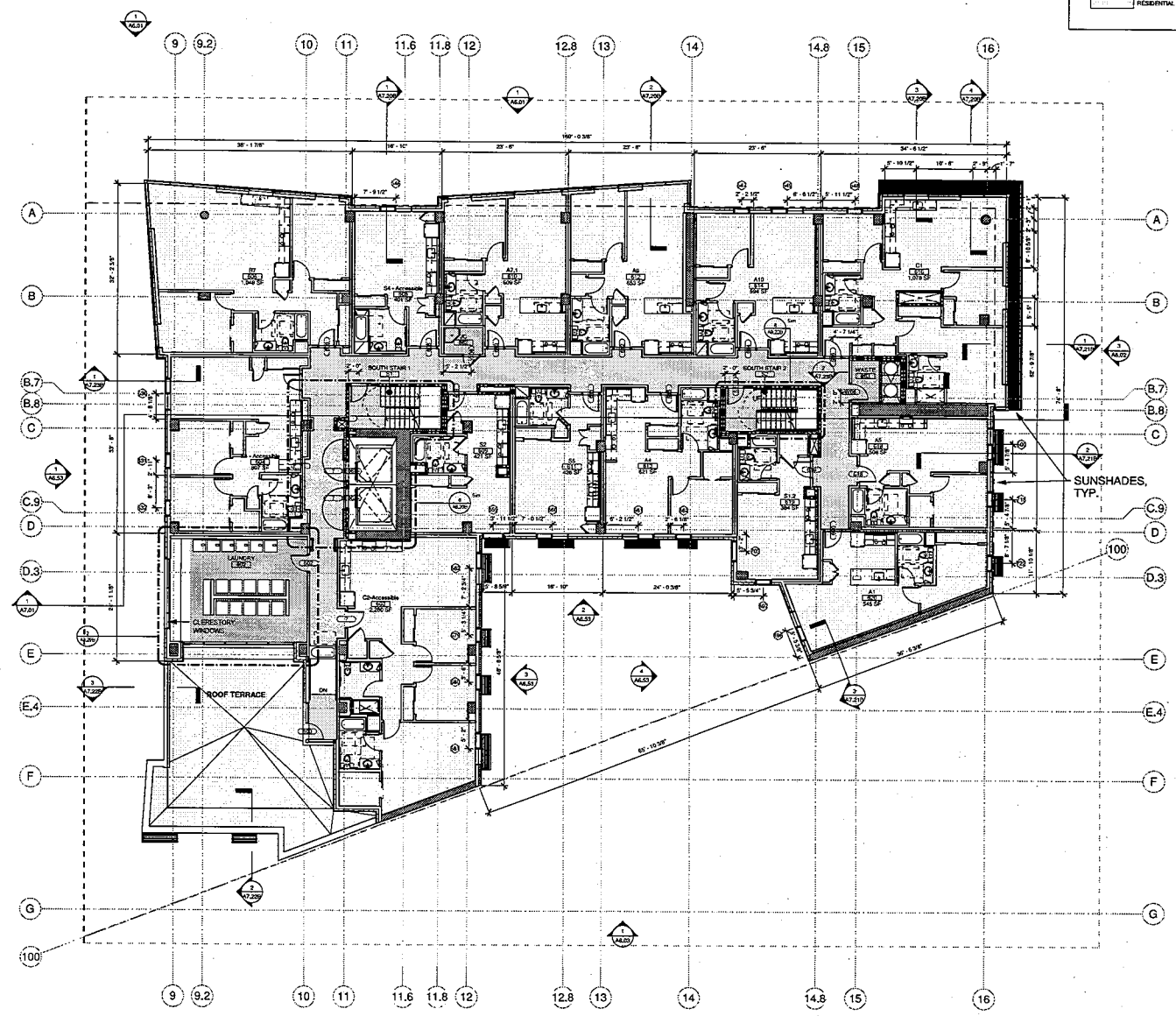
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PROJECT LEADER: _____
 ARCHITECT: _____
 DESIGNER: _____
 CHECKER: _____
 PLOT TITLE: _____

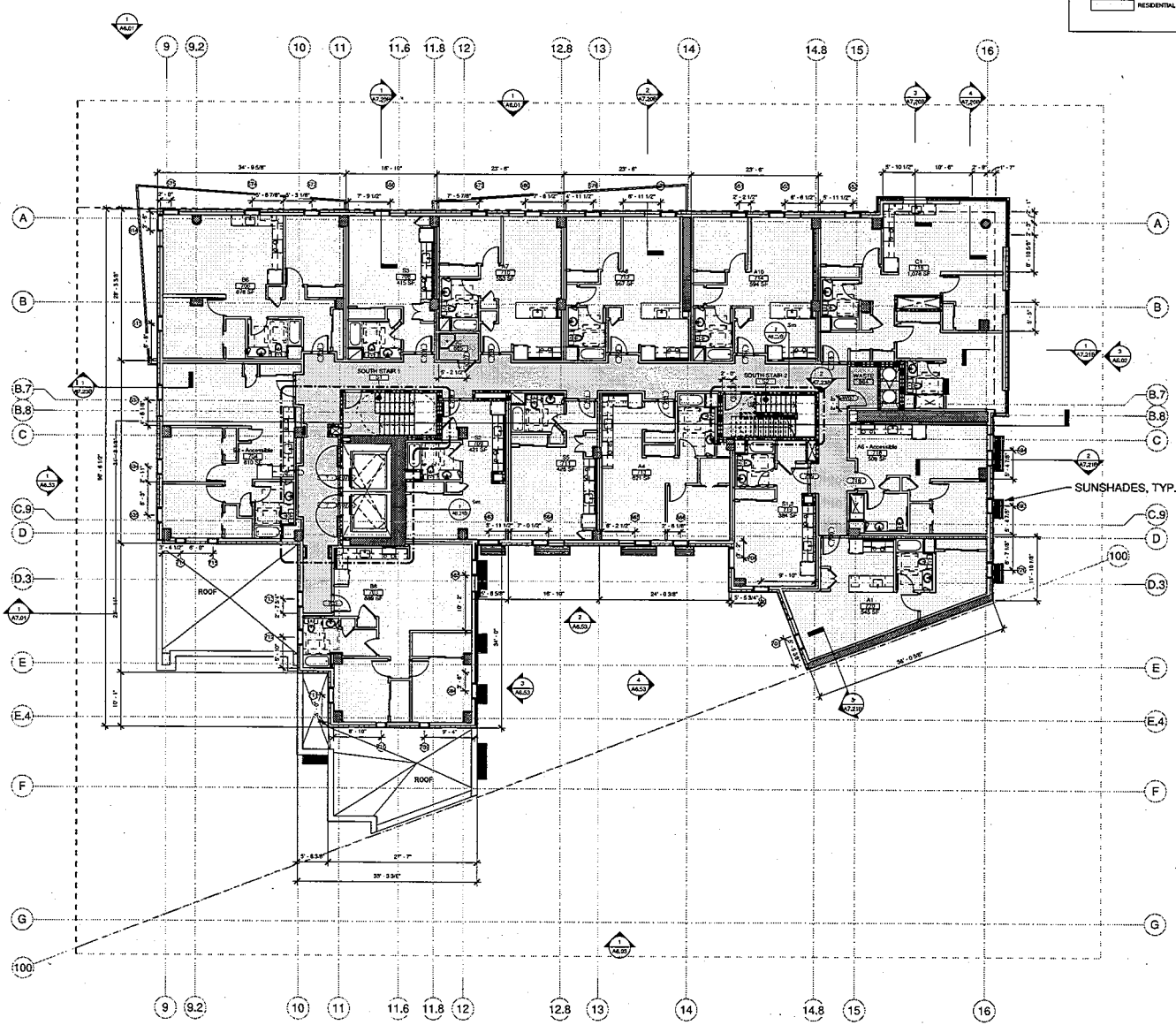
ENLARGED BUILDING PLAN - LEVEL 6 SOUTH

SHEET NUMBER:

ENLARGED BUILDING PLAN LEVEL 6 SOUTH
 1/8" = 1'-0" ①

A3.24B

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 DESCRIPTION: _____

PROJECT NUMBER: _____
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 DATE: _____

ENLARGED BUILDING PLAN - LEVEL 7 SOUTH

SHEET NUMBER:

ENLARGED BUILDING PLAN LEVEL 7 SOUTH
 1/8" = 1'-0" ①

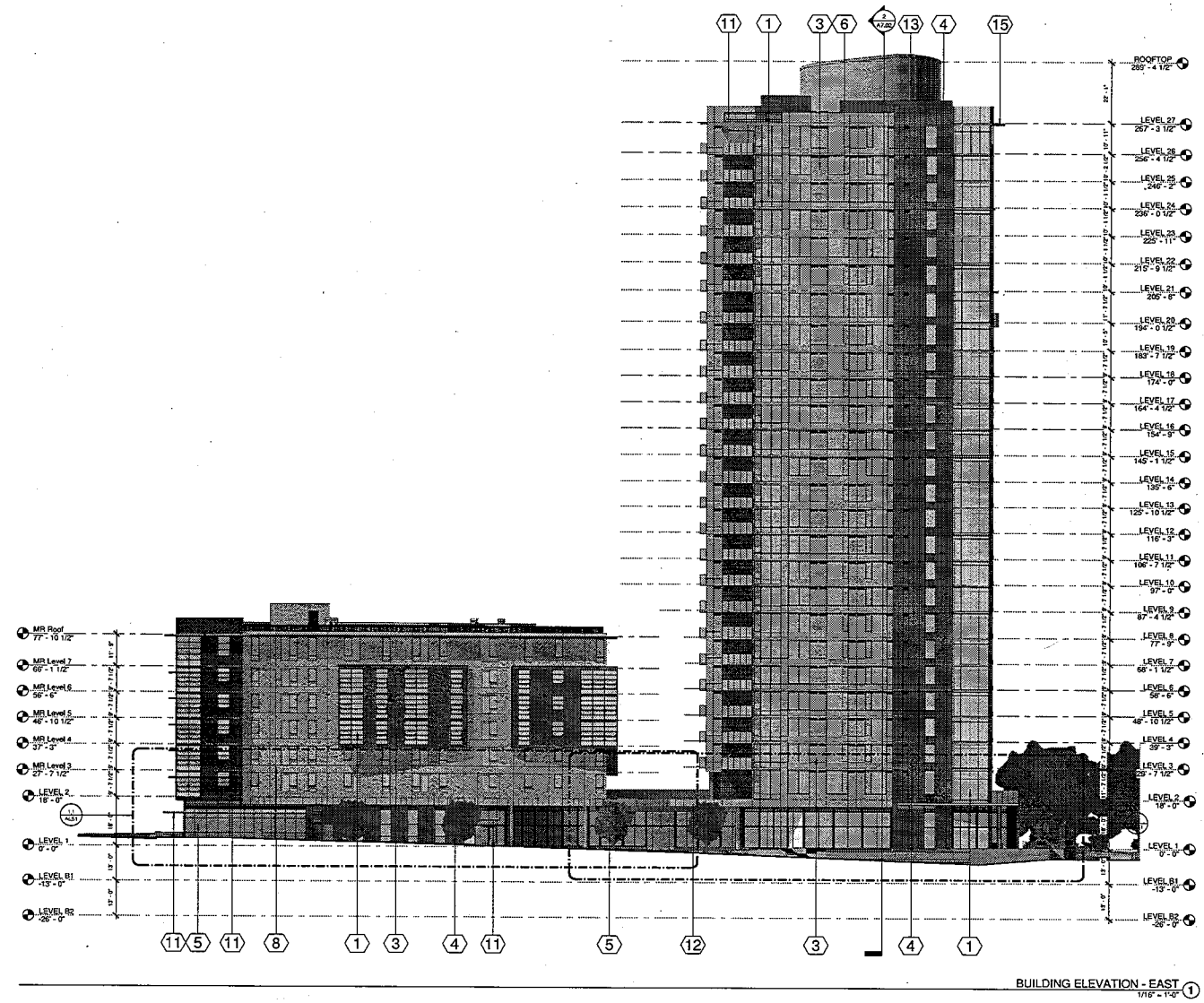
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 CONSULTANT: _____
 PROJECT NAME: _____

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ISSUE DATES
 Description: _____ DATE: _____

PROJECT NUMBER: _____
 ARCHITECT: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 BUILDING ELEVATIONS

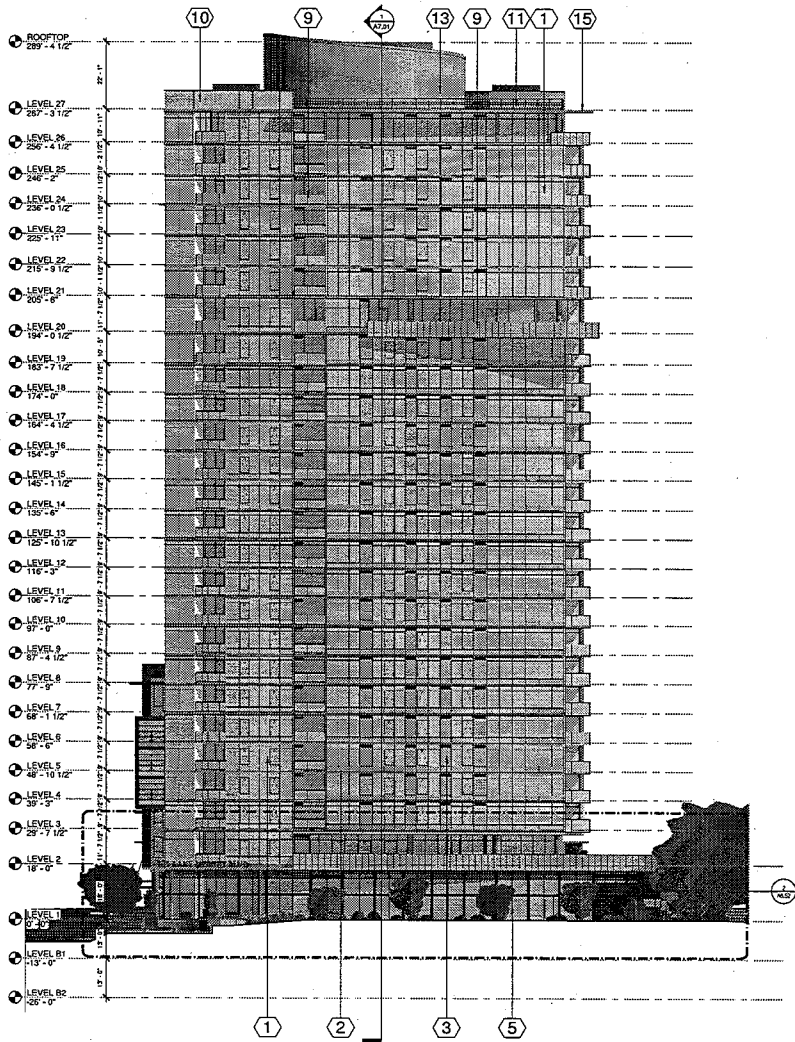
SHEET NUMBER: _____



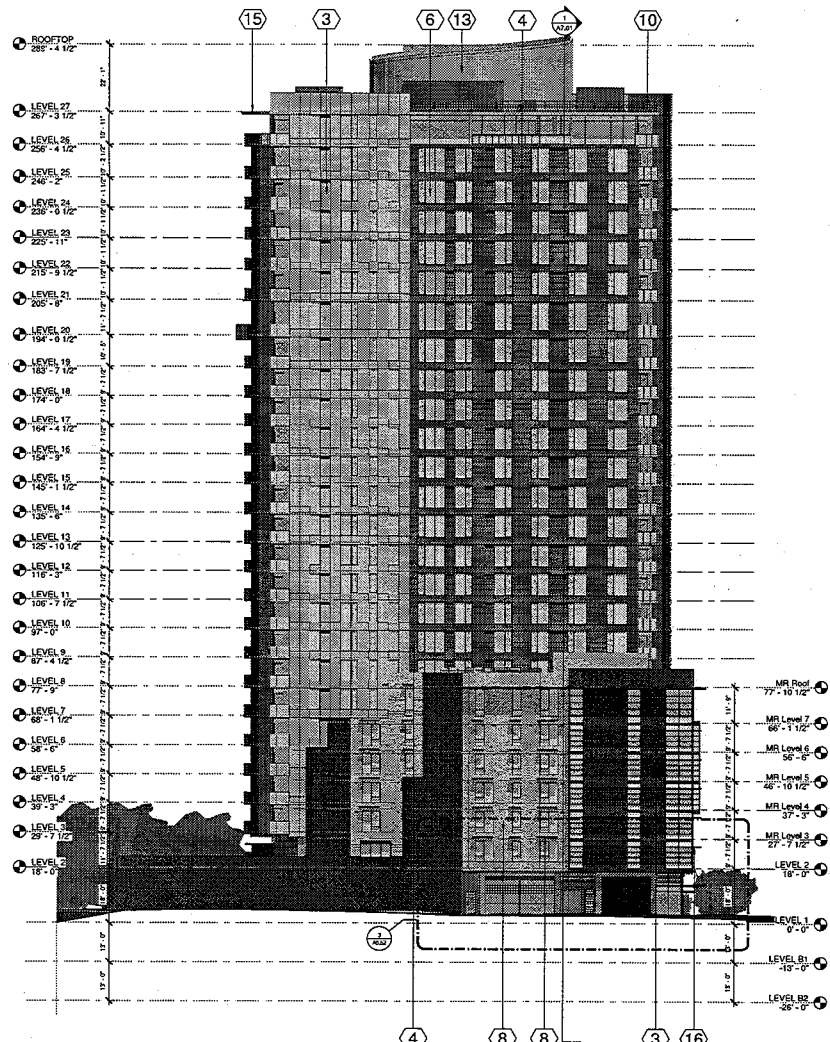
BUILDING ELEVATION - EAST ①
 176' - 17'-0"

- ELEVATION GENERAL NOTES**
- 1 PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM WITH GREEN TINTED GLAZING
 - 2 CURVING METAL PANELS WITH SILVER-GRAY PAINTED FINISH AT SLAB EDGE
 - 3 LIGHT GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
 - 4 DARK GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
 - 5 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM WITH GREEN TINTED GLAZING
 - 6 ALUMINUM SELF-RECESSED WINDOWS
 - 7 LIGHT GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM
 - 8 DARK GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM

- ELEVATION GENERAL NOTES**
- 9 ALUMINUM BALCONY RAILING IN SILVER-GRAY PAINTED FINISH WITH GREEN TINTED GLAZING
 - 10 ALUMINUM ROOF RAILING IN SILVER-GRAY PAINTED FINISH WITH GREEN TINTED GLAZING
 - 11 ALUMINUM ROOF FALL PROTECTION CABLE RAILING IN SILVER-GRAY PAINTED FINISH
 - 12 SCULPTURAL METAL CANOPY
 - 13 PERFORATED METAL MECHANICAL SCREENING
 - 14 DECORATIVE TREATMENT TO CONCRETE WALL
 - 15 CONCRETE PT SLAB
 - 16 CONTINUOUS METAL LOUVER SHADE PANELS



BUILDING ELEVATION - NORTH
1/16" = 1'-0" ②



BUILDING ELEVATION - SOUTH
1/16" = 1'-0" ③

ELEVATION GENERAL NOTES

- 1 PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM WITH GREEN TINTED GLAZING
- 2 CURVING METAL PANELS WITH SILVER-GRAY PAINTED FINISH AT SLAB EDGE
- 3 LIGHT GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
- 4 DARK GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
- 5 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM WITH GREEN TINTED GLAZING
- 6 ALUMINUM SELF-RECESSED WINDOWS
- 7 LIGHT GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM
- 8 DARK GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM

ELEVATION GENERAL NOTES

- 9 ALUMINUM BALCONY RAILING IN SILVER-GRAY PAINTED FINISH WITH GREEN TINTED GLAZING
- 10 ALUMINUM ROOF RAILING IN SILVER-GRAY PAINTED FINISH WITH GREEN TINTED GLAZING
- 11 ALUMINUM ROOF FALL PROTECTION CABLE RAILING IN SILVER-GRAY PAINTED FINISH
- 12 SCULPTURAL METAL CANOPY
- 13 PERFORATED METAL MECHANICAL SCREENING
- 14 DECORATIVE TREATMENT TO CONCRETE WALL
- 15 CONCRETE PT SLAB
- 16 CONTINUOUS METAL LOUVER SHADE PANELS

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PYATOK
 architecture + urban design

CONSULTANT:

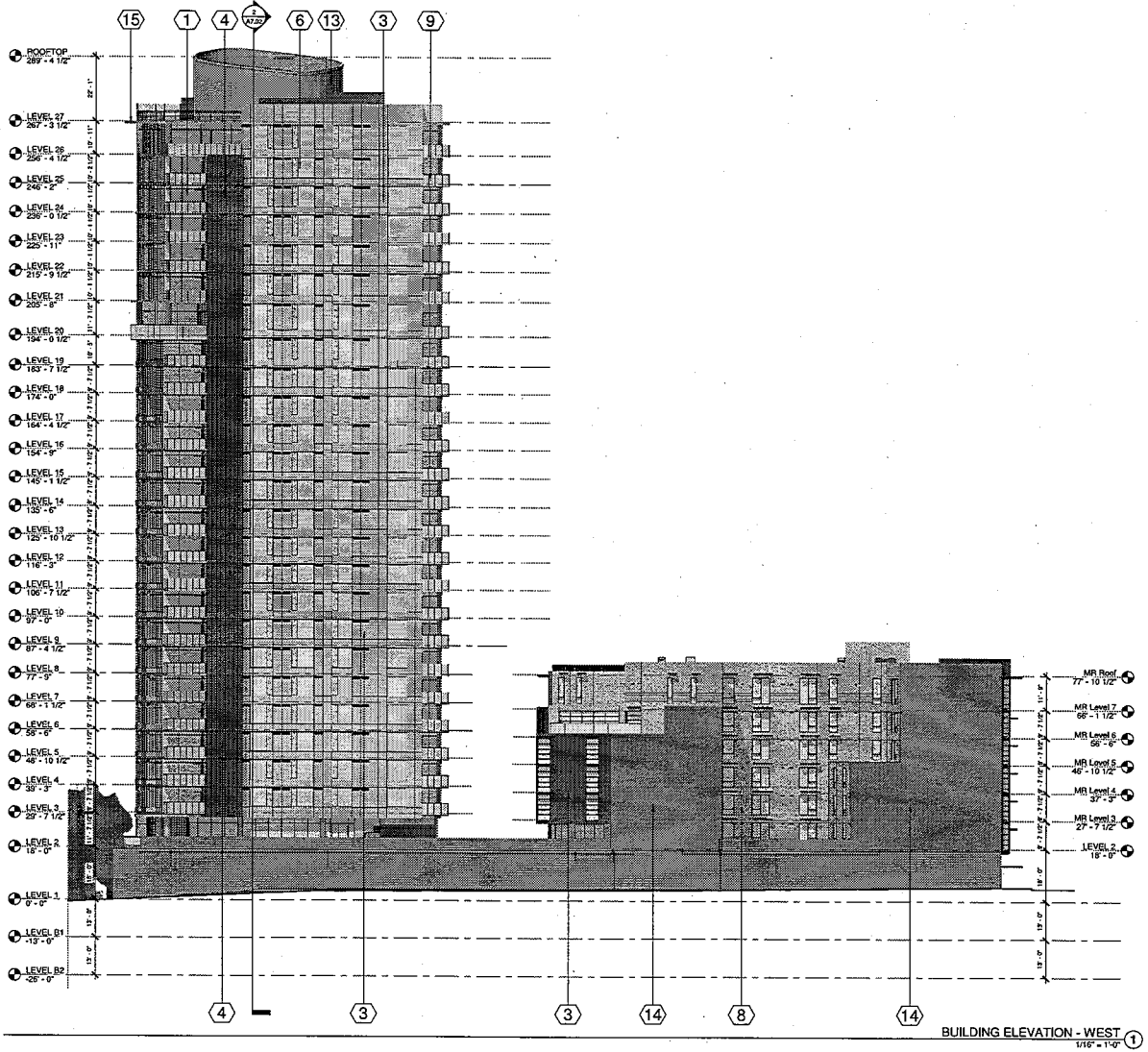
PROJECT NAME:

2018.02.12 - DESIGN DEVELOPMENT DRG PACKAGE
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94608

REVISIONS:
 NO. DESCRIPTION DATE

PROJECT NUMBERS:
 AVRP STUDIO: 2018-02
 SKYPORT: 2018-02
 DRAWING: 2018-02
 SHEET TITLE: BUILDING ELEVATIONS

SHEET NUMBER:



BUILDING ELEVATION - WEST 1
1/16" = 1'-0"

ELEVATION GENERAL NOTES

- 1 PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM WITH GREEN TINTED GLAZING
- 2 CURVING METAL PANELS WITH SILVER-GRAY PAINTED FINISH AT SLAB EDGE
- 3 LIGHT GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
- 4 DARK GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
- 5 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM WITH GREEN TINTED GLAZING
- 6 ALUMINUM SELF-RECESSED WINDOWS
- 7 LIGHT GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM
- 8 DARK GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM

ELEVATION GENERAL NOTES

- 9 ALUMINUM BALCONY RAILING IN SILVER-GRAY PAINTED FINISH WITH GREEN TINTED GLAZING
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- 15 CONCRETE PT SLAB
- 16 CONTINUOUS METAL LOUVER SHADE PANELS

STAMP:
 CONSULTANT:

PROJECT NAME:

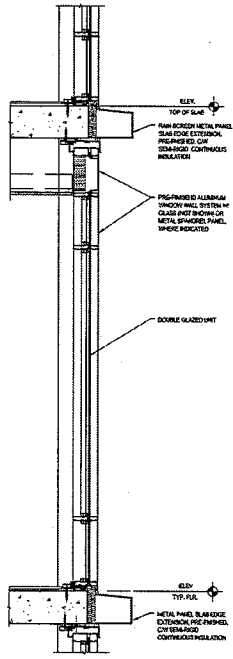
2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

ISSUE DATES:
 REVISIONS:

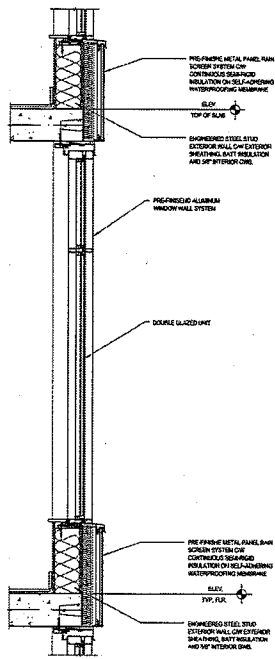
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 DATE: 02/12/18
 DESIGNER: JG
 SHEET TITLE:

WALL SECTIONS
 SHEET NUMBER:

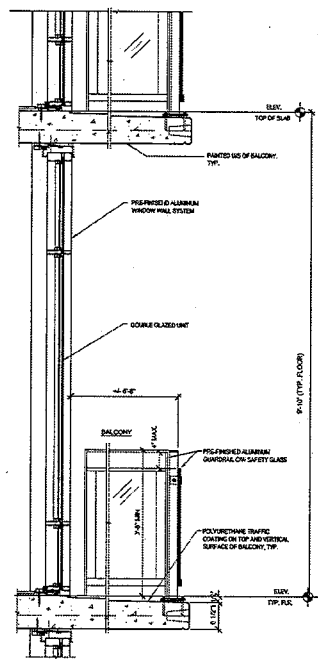
A7.05



1 TYPICAL WINDOW WALL SECTION
 ELEV. F-112



2 WINDOW WALL WITH METAL PANEL SECTION
 ELEV. F-112



3 WINDOW WALL AT BALCONY SECTION
 ELEV. F-112

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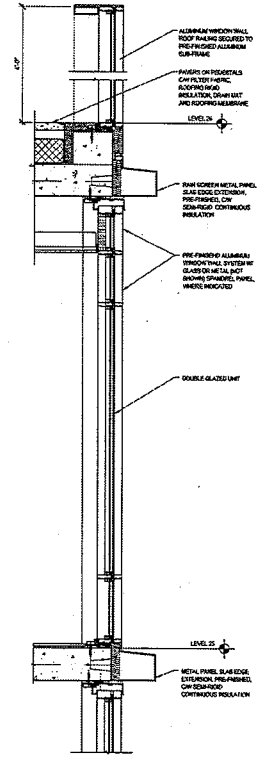
2018.02.12 - DESIGN DEVELOPMENT DRC PACKAGE
LAKEHOUSE
 E 12th STREET & LAKE HERRITT BLVD
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ISSUE DATE: DESCRIPTION: DATE:

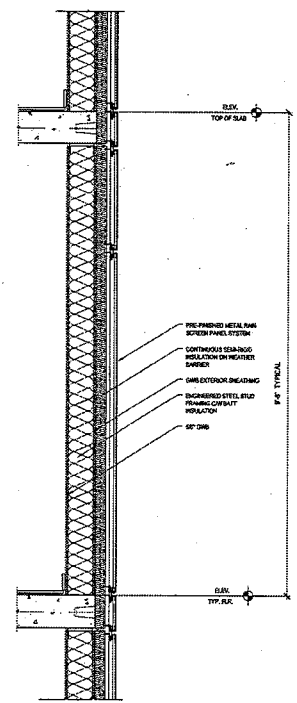
PROJECT NUMBER: 18044
 DRAWING NUMBER: 20
 DESIGNED BY: JZ
 CHECKED BY:

WALL SECTIONS
 SHEET NUMBER:

A7.06



2 WINDOW WALL AT LEVEL 25/26 SECTION
 1/16" = 1'-0"



3 METAL PANEL COLD WALL SECTION
 1/16" = 1'-0"



To: Neal Gray
Planner IV
City of Oakland Bureau of Planning
250 Frank H. Ogawa, Suite 2114
Oakland, CA 94612
510-238-4878

From: Marcial Chao
PYATOK
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612

Date: February 2, 2018

Re: LakeHouse Narrative for 2/28/18 DRC Hearing

Neal,

As requested for the upcoming DRC hearing on 2/28/18, below is design narrative describing the major design intentions behind the LakeHouse project, differences between the 6/15/16 Entitlement design and the current design, and a list of Commissioner comments from the 10/25/17 DRC hearing and our responses to those questions.

A. Urban Design Intentions

This site is a strategic gateway linking Oakland's downtown and East Oakland's many neighborhoods, while at the same time complementing the ensemble of important structures at the south end of Lake Merritt: the Kaiser Civic Auditorium, the Alameda Courthouse, and 1200 Lakeshore, all of which frame the relatively new park spaces at that end of the lake. The proposed development of 361 dwellings celebrates and reinforces that gateway location by organizing its program into 2 major pieces: a tower building (26 stories) that addresses the lake along Lake Merritt Boulevard at a size commensurate with the its grand scale and its nearby network of large open spaces, and a lower mid-rise building (7 stories) that addresses the smaller-scaled fabric of the existing neighborhood to the south and east along E. 12th Street.

Both buildings are united by a 2-story base of shared lobby spaces and amenities, transparent for the public to see into during both day and night. On the corner of Lake Merritt Boulevard and E. 12th Street there is an accessible mid-level, circular public plaza that will feature a prominent art sculpture to welcome residents, guests and visitors into the ground floor uses and to create an inviting transition to the neighborhood. On the other important corner of E. 12th Street and 2nd Avenue there will be located neighborhood-serving retail. Along the E. 12th Street frontage between those corners will be a *porte cochere* entry for all of the development's residents and guests, designed for pedestrian access and auto drop-off and pick-up, as well as deliveries and bicycle access. There is also an additional pedestrian entrance for the mid-rise building between the retail and the *porte cochere*. Major interior walls that face the surrounding public realm will be designed to accommodate art and other special features to enhance the sidewalk experience, for example at the *porte cochere* and behind the concierge's desk. Columns on the ground floor along the window edge are held within the interior, except at the *porte cochere* where they are external, round and support a specially designed canopy which will also be a public art piece.

Attachment B

Finally, the auto and truck access to the parking garage is located on 2nd Avenue to maintain the pedestrian-friendly character of the adjacent major streets –Lake Merritt Boulevard and E. 12th Street.

B. Landscape Intentions along Public Edges

Street trees (*Ginkgo biloba*) will line the E. 12th Street frontage. The mid-level circular plaza at Lake Merritt Boulevard and E. 12th Street will have edge planting to enhance the experience of the level changes and neighborhood transition. The larger City-owned parcel (.9 acres) on the north side of the tower will be treated as a natural wild-life setting, with native and native-like plants appropriate to its location along the tidal channel that connects Lake Merritt with the Estuary. Part of this area will be designed as a swale to treat storm water run-off from the new development. It is not designed to attract or serve any people-oriented uses, consistent with the direction originally proposed and approved by the Measure DD Committee.

C. Overall Architectural Intentions

Both buildings are designed to be parts of one mixed-income complex. They sit on a platform of shared open spaces and outdoor amenities: As recommended by the DRC, the tower, clad in metal and glass, has a combination of predominantly vertical proportions to stress its height facing the lake, while complemented by the presence of horizontal notes to relate to its lower companion; the lower midrise, while possessing similar vertical ingredients as the tower, tends to emphasize horizontal notes with a strong top cornice and bay-like projections that have horizontal proportions, all to help scale down its height in relation to the neighborhood. The horizontal floor lines under the projecting amenity terrace on the north face of the tower are now organized to form a vertical stack, terminated by the projecting terrace.

The tower is intentionally dynamic when facing the lake, with a gently curving north side tilted toward the west views. This activated configuration helps to distinguish it from its older, more traditional neighbors of the Auditorium and Courthouse. This intentional gesture to not mimic the past helps to emphasize the significance and dignity of these quieter, early 20th Century symmetrical forms.

The mid-rise possesses a lower scale geometric shape, paralleling the surrounding streets just like other buildings in the neighborhood to help structure the public realm. Its dynamic pieces are angular projections from its main body, recalling the subtle corner angles of its neighboring taller cousin.

Both buildings will have the same color palette, featuring a combination of white, light- and medium-grey metal panels; all windows will use a light green low-E glass.

D. Outdoor Space Intentions

There are four distinct outdoor spaces with amenities on the second level that are shared by the residents of both buildings.

- 1) There is a central court with play equipment for children at the sunnier west end, and a small dog park at its east end, dense wide planters screen and buffer this area from adjacent residential units. A recreation/game room opens onto an enclosed terrace with overhead trellis. This court provides a series of quiet seating areas that link the two buildings and allows the residents to visit each other and their shared amenities. Units in both buildings at this level have private patios screened from the larger court by planters.
- 2) The south court at the center of the midrise is quiet with an overhead shade structure, has a variety of sitting areas, and is protected from the prevailing northwest winds. A multi-purpose room with a kitchen opens onto this court and the central court.

- 3) To the west of the tower is an active recreation area with a swimming pool and surrounding sunning terrace that has views of the lake and downtown. An interior recreation lounge faces onto the pool area.
- 4) Finally to the north side of the tower, with a commanding view of the lake and downtown Oakland is another recreation area equipped with barbeques, sitting areas and a fire pit outside the interior lounge area. Outside the fitness room is a stretching and resting area

On the 5th floor of the mid-rise is a roof terrace, protected from winds by a glass wind screen, with views of the Estuary, the West Bay, and sunsets beyond. The shared laundry room is located here to take advantage of this public open space amenity. The 20th floor of the tower includes a club lounge and terrace, which are accessible to residents on a membership basis.

E. Parking and Loading

A total of 236 off-street parking spaces for residents are located in the podium garage, taking up part of the ground level and the two full floors below grade (B1 and B2 levels). The design includes the use of two-level automated "puzzle stackers" on levels 1 and B2.

The ground floor level accommodates 42 parking spaces for the residents in the mid-rise. About 70% of the parking on this ground floor level is provided utilizing automated "puzzle stackers" which is 30 spaces

The parking ratio for the 271 units within the Tower is 0.72 per unit, 194 spaces.
The parking ratio for the 91 units within the Mid-Rise is 0.46 per unit, 42 spaces.
Total combined parking ratio is 0.65 per unit.

A total of 133 bicycle parking spaces are provided within a secured bike room located at the ground floor.

Loading for Residents is provided within the ground level garage and is accessed thru the main garage entry from 2nd Avenue. There are dedicated loading zones for small trucks and vehicles adjacent to the Tower elevator core and the Central Commons entry.

F. Design changes between 6/15/16 Entitlement Design and Current Design

Mid-Rise:

- Frequent vertical bays on E 12th St were replaced by three larger bays rendered with a strong horizontal expression in the windows and panels to act as a complimentary low-rise companion to the strong verticals of the tower. This building relates more to the scale of the neighborhood, while the tower relates to the larger spaces of the park and lake to the north.
- The horizontal projecting cornice at the roof was reduced from 8' to 4' to allow for window washing platforms to be lowered from the roof.
- The panel colors, window types and glazing are the same as the tower.
- The mid-rise is a fundamentally different type of mass from the tower, so it is allied with the tower more as a cousin than a twin sibling. While the two have many similarities, the differences in their massing and subtle differences in their skins help to provide some diversity and to avoid an oppressive look of complete homogeneity across the block.

Tower:

- Slab edge projections have been eliminated and the tower envelope runs continuously from ground to roof, with added elements reinforcing the verticality of the tower: balcony recesses, banded tones of lighter and darker metal panels.
- The angled canopy at the roof has been replaced with varied parapet heights and a strong expression at the tower core, resulting in a more sculpted profile and skyline when viewed from a distance. When looking up from nearby, there is a definitive horizontal roof edge which caps the tower and connects the vertical parapet elements at the north-east and south-west corners.
- A large horizontal terrace projects from the curved façade at the twentieth floor, overlooking the park and lake, and adding a distinctive feature to the tower.
- The Central Commons has evolved into a shared drop-off and entry, providing convenient access to both buildings, package lockers, bicycle storage, parking garage, dog wash and bike repair facilities.
- To create a more efficient structure, the podium has lost one level and the tower gained two floors, while the overall height is much the same as before.

G. Comments from 10/25/17 DRC Hearing

1. Would like to see a comparison between the Entitlement Design and Current Design.

Response: Images comparing the design at three stages of development are provided. The Entitlement Design on 6/15/16, DRC hearing 10/25/17, Current 2/28/18.

2. Would like to see a view with the Kaiser Convention Center to show the relationship of the north side to the Lake and with the Kaiser Center and Brooklyn Basin.

Response: A Sketch Up model incorporating neighboring buildings will be available for viewing and will show the requested view.

3. Tower lacks verticality.

Response: Tower envelope design has been refined to express vertical elements. The East elevation incorporates continuous vertical element from ground plane to roof. Similarly, the West elevation from second floor podium to roof. The exterior color pallet of the Tower further reinforces the verticality via vertical elements of each of the four elevations.

4. Linking composition missing between the two buildings.

Response: The Central Commons and *porte cochere* with special canopy links the two buildings at the ground and podium levels. At the upper levels, the Tower elevation facing the mid-rise building incorporates a similar horizontal expression of metal cladding that is found on the mid-rise. A similar color pallet is shared between the two buildings which further reinforces the link between the two parts. The same window wall elements that are used on the Tower are also used in strategic places on the mid-rise, such as the angled bay elements and corner conditions.

5. Clarity of glass, no dark glass.

Response: Glass will be mostly clear glass with a light green tint. No dark glass is used.

6. Avoid dark metal panels.

Response: Majority of metal panels are light gray panels

7. Status of inclusion of Public Art.

Response: The project sponsor is currently in the process of selecting an Art Consultant who will guide the team in the selection and implementation of the public art. There are four possible public art locations:

1. At the center of the circular plaza at the corner of Lakeshore Boulevard and East 12th Street.
2. The entry porte-cochere sculptural tree canopy
3. Inside the lobby of the Tower, which would be visible 24hr a day thru the clear glazing of the lobby.
4. Artwork on the two walls inside the Central Commons entry, which face outwards so the art is visible 24hr thru clear glazing.

8. Provide a Color and Materials Board.

Response: A Color and Materials Board is provided showing the exterior building colors, glazing color, and the proposed materials for the exterior of the building.

Sincerely,



Marcial Chao, AIA
Principal

Cc: Michael Johnson, UrbanCore Development
Ener Chiu, EBALDC
Doug Austin, AVRP
Michael Pyatok, PYATOK

Oakland City Planning Commission

Design Review Committee

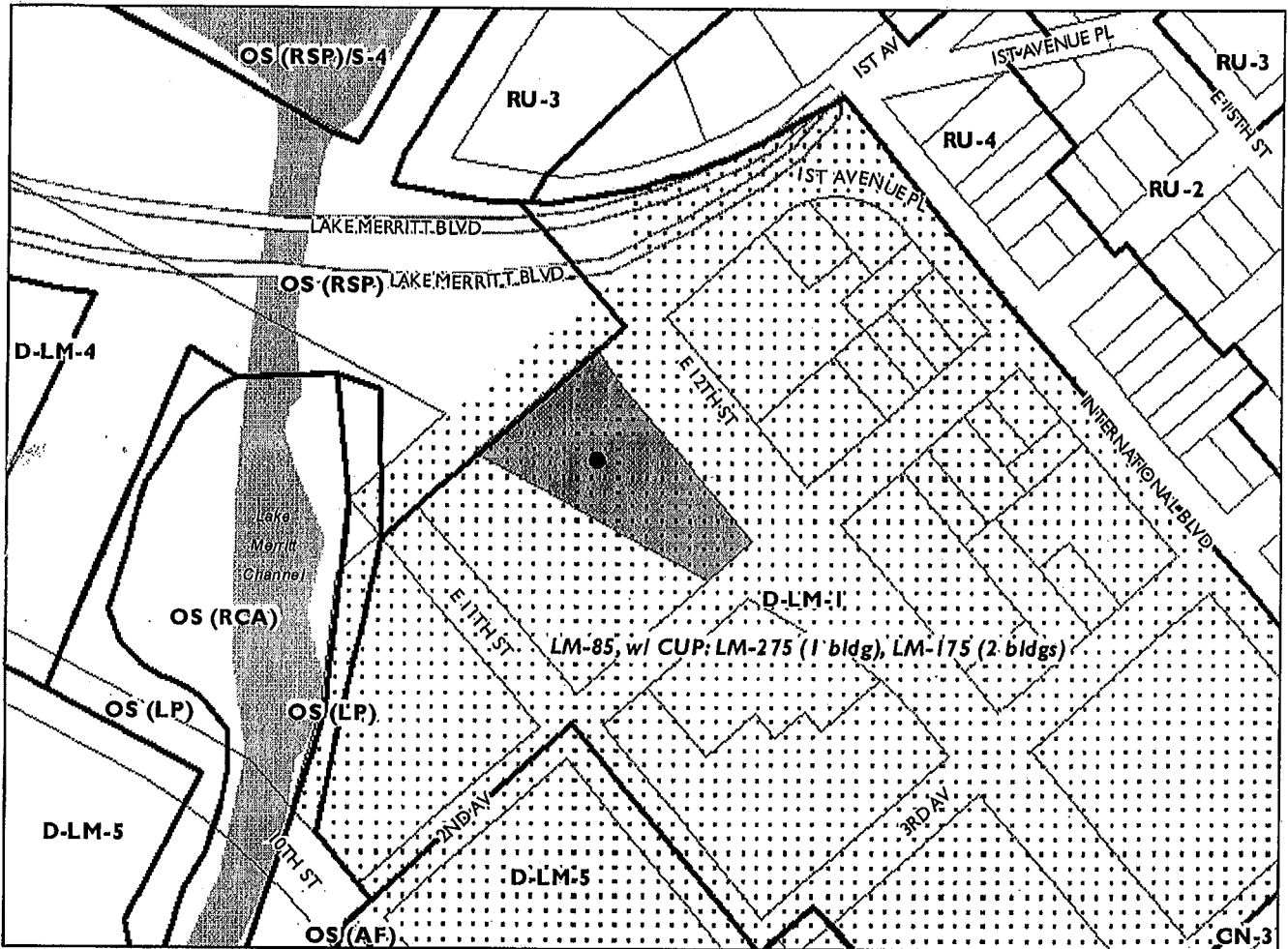
STAFF REPORT

Case File Number: PLN16-128, ER01

October 25, 2017

Location:	Parcel generally bounded by Lake Merritt Boulevard to the north, East 12 th Street to the east, 2 nd Avenue to the south, and a City park/water treatment basin and Lake Merritt Channel to the west. (see map on reverse)
Assessors Parcel Numbers:	019-0027-014
Proposal:	This project was approved at the June 15, 2016 Planning Commission meeting and is being presented to the Design Review Committee to receive input regarding design details. The project includes construction of two buildings over a two-story podium. The northern building is a 26-story residential tower, including the two-story podium, which contains 252 market rate units and 18 "work force" units. The southern building includes eight stories, including the 2-story podium, and 91 affordable housing units. The project also includes two commercial spaces and a 2,656 square-foot cultural center. Off-site improvements are also proposed to the existing stormwater treatment basin/park located adjacent to the site.
Applicant:	Ronnie Turner, UrbanCore
Owner:	City of Oakland
Planning Permits Approved:	Design Review for new construction; Conditional Use Permits to be subject to the requirements of Height Area LM-275 instead of Height Area LM-85; for increased building base height; for reduced loading birth dimensions; for construction over 100,000 square feet, and for improvements to a stormwater treatment facility. Variance for a storefront depth of 28 feet instead of the required 50 feet; All permits were Major because the proposed construction is greater than 100,000 square feet in a D-LM zone.
General Plan:	Urban Residential
Zoning:	D-LM-1 Lake Merritt Station Area District Mixed Residential Zone - 1
Environmental Determination:	The anticipated environmental effects of the project have been evaluated by the Lake Merritt Station Area Plan Final Environmental Impact Report (Final EIR) (certified November 2014). The project is also Categorically Exempt under Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning; and 15183.3 (Streamlining for Infill Projects). These analyses and exemptions satisfy CEQA requirements on a separate and independent basis.
Historic Status:	Empty lot; no historic properties.
Decision to be taken	Decision on proposal based on staff's recommendation
Status	Appealable to the City Council within ten days.
Service Delivery District:	4
City Council District:	2
For further information:	Contact case planner Neil Gray at 510-238-3878 or by email: ngray@oaklandnet.com

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: PLN16128
 Applicant: Ronnie Turner – Urban Core
 Address: 101 E 12th Street
 Zone: D-LM-1
 Height Area: LM-85, w/ CUP: LM-275 (1 bldg), LM-175 (2 bldgs)

SUMMARY

The project consists of the construction of two buildings over a two-story podium. The northern building is a 26-story, 272-foot-tall residential tower that contains 252 market rate and 18 “work force” housing units. The southern building is eight stories and 85 feet tall and contains 91 affordable housing units. The project also contains two commercial spaces, a 2,656 square-foot cultural and performance center (“central commons”), and improvement of a passive open space area on an adjacent parcel.

The project was approved at the June 15, 2016 Planning Commission meeting. Part of the motion to approve requested the project return to the Design Review Committee for direction regarding the design details of the proposal. This report is a response to that motion.

PROPERTY DESCRIPTION

The site consists of two adjacent parcels: the parcel proposed for new construction (“project site”) and a neighboring vegetated area with a bioswale (“passive open space area”). Both sites are currently owned by the City and are on the southeastern edge of the Lake Merritt Specific Plan Area.

The approximately 0.92-acre project site is triangular and generally bounded by Lake Merritt Boulevard to the north, 2nd Avenue, a parcel with an empty building formerly occupied by the Oakland Unified School District (OUSD) to the west, E. 12th Street to the east, and the passive open space to the north. Lake Merritt is located to the northeast of the project site across Lake Merritt Boulevard. Current uses on the site include soil stockpiling and staging for nearby construction projects.

The passive open space area is a recently re-vegetated 0.91-acre City stormwater basin installed as part of the East 12th Street Reconstruction Project. It is adjacent to Lake Merritt Boulevard to the northwest, the school site and Lake Merritt Channel to the west, and the project site to the east. This parcel is significantly sloped toward the Channel.

The entire site was uncovered after East 12th Street was realigned as part of the East 12th Street Reconstruction Project, which was funded by Measure DD.

NEIGHBORHOOD DESCRIPTION

The site vicinity consists of public, institutional, residential, and commercial uses. Public and institutional uses, including the Kaiser Center and the Alameda County Courthouse, are among the most visible downtown land uses in the area and are largely concentrated along the Lake Merritt Channel and 13th Street. The Dewey High School campus and the former OUSD administrative offices, which are also planned for redevelopment, are located at the southern border of the project site. This site is also near Laney College campus and sports fields, the Peralta Community College District Administration buildings, the Oakland Museum of California, the Kaiser Auditorium, the County Court and Offices, and the Main Oakland Public Library.

There are several multi-unit apartment buildings ranging from 2 to 23 stories in the adjacent East Lake neighborhood. These buildings have a variety of architectural styles: The 1200 Lakeshore Apartments, a 23-story residential building on the shore of Lake Merritt, has a post-modern style; the 18-story "Merritt on 3rd" residential building located southeast of the project site has a contemporary style; the five-story Lakemount Apartment Building across 2nd Avenue from the project site has a traditional architectural style.

PROJECT DESCRIPTION

The project consists of the construction on of two buildings over a two-story podium. The northern building is a 26-story (including the two-story podium), 272-foot-tall residential tower, which contains 252 market rate and 18 "work force" housing units. The southern building is eight stories (including the 2-story podium) and 85 feet tall and contains 91 affordable housing units. The project also contains two commercial spaces and a 2,481 square-foot cultural and performance center ("central commons"). The project site includes 31,103 square feet of open, cultural, recreational space, and other amenities and improvements, not including the passive open space area. The following table describes the unit mix for each building:

	Southern Building	Northern Building
Studios	25	86
One bedrooms	34	66
Two bedrooms	22	86
Three bedrooms	10	22
Penthouse	--	6
Townhouses	--	4
Total	91	270

The project is described in more detail below. Architectural plans are in Attachment A.

Site Plan

At approximately 123 feet long, and 100 feet wide, the northern building has a small footprint relative to the size of the site and other towers that have been approved in Downtown Oakland. The small footprint of this 275-foot tall tower will accommodate views of Lake Merritt and Downtown from southern portions of the City.

A group open space area, defined by the forty-foot space between the two towers on the podium, would contain landscaping, a play area for kids, and seating. Other open space amenities on the northern side of the side would surround the tower on the podium level and be located at rooftop terraces.

At approximately 8,800 square feet, the eight-story, 85-foot tall southern building would have a larger footprint than the northern tower. An open space area with an outdoor kitchen and lounge would be defined by the U-shape of the building.

The ground floor façade at E. 12th Street contains three "commons." The main entrance for all residents of the development leads into the 5,324 square-foot central commons. The north and

south commons would contain the residential lobbies and elevators for the north and south buildings.

A 1,990 square-foot café would be located at the northwest corner of the site adjacent to a terrace proposed to overlook the open space parcel; an approximately 1,400 square-foot retail space would be at the southeast corner of the site at the intersection of E. 12th Street and 2nd Avenue. Neither the café location nor the terrace overlooking passive open space were part of the original approval. The café and offices facing the terrace would replace the four townhouses that were previously approved for the location. A condition of approval in the original report required a café to be at the corner of Lake Merritt Boulevard and 2nd Street. Staff believes that the newly proposed location is appropriate to take full advantage of the open space and terrace and will be conveniently accessed by pedestrians walking around Lake Merritt.

A garage entrance would face 2nd Street and lead to parking behind the café and commons space. The application proposes two underground floors of car parking containing an automated puzzle car stacking system, bicycle parking, and utilities. The parking garage would include a total of 320 spaces for cars and 216 spaces for bikes. Two loading berths would be located near the 2nd Street entrance.

Elevations

Building Base. Double story windows on the bottom floor of the E. 12th Street façade allow views from the street into the commons, lobbies, and retail space, and create a prominent building base. The ground floor columns also relate to the historic civic buildings on Lake Merritt Boulevard and 14th Street, such as the Kaiser Convention Center, Alameda County Courthouse, and the Main Branch of the Oakland Public Library. The window system continues to the south elevation, which allows views into office space and the café.

Northern tower. As mentioned, the 26-story (including the podium) northern building would have a relatively small footprint for a tower of its height. Its northern façade, which faces the Lake, is rounded to allow better views of the East Bay Hills, Downtown Oakland, and Lake Merritt and to create a visually interesting tower shape. Each floor of this northern elevation would contain glazing with a blue-gray tint above curved, horizontal panels. These panels would be articulated to provide depth and visual interest to the façade.

Several elements of this façade have been added, such as balconies on each floor, an indoor lounge creating a wedge-shaped overhang on the 20th floor, and light grey colored panels on first 20 floors of the façade. Staff supports these changes because they provide a better composition and the balconies provide a more residential appearance to the building.

The elevations of the other sides of the building include patterns of light and dark gray panels, windows, and balconies. Like the northern façade, the balconies and panels are newly proposed visual treatments. The southern part of this façade contains dark gray louvres between each floor that wraps around to the 2nd Street elevation.

Southern building. The most visible elevation of this building would be the east (E. 12th Street)

side of the building because the rear of the building faces the OUSD future development site. The E. 12th Street elevation was originally articulated into five bays defined by windows and balconies. The revised elevation proposes alternating columns of light gray panels and darker aluminum windows and two large bays of windows and dark panels. The 2nd Street elevation contains patterns of windows and light gray panels.

Adjacent Open Space

Additional off-site landscaping improvements are proposed for the adjacent open space than was initially approved. The original approval only included the installation of low natural landscaping, such as native plantings, groundcover, shrubs and trees and would have functioned as a passive open space area.

The new proposal includes creating a terrace area extending from the western side of the building that would contain semi-permeable pavers, a seating area for the café, drought tolerant ornamental planting, and an “arrival plaza” at the intersection of East 12th Street and Lake Merritt Boulevard. The proposal also contains a curved walking path from Lake Merritt Boulevard to a planned path adjacent to the Lake Merritt Estuary.

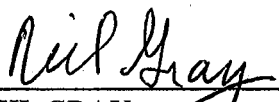
KEY ISSUES AND IMPACTS

For the reasons stated above, staff supports the proposed changes to the original proposal. Staff requests the Design Review Committee’s direction regarding design details of the buildings and the changes to the proposed façade described in the Project Description section of this report.

RECOMMENDATION

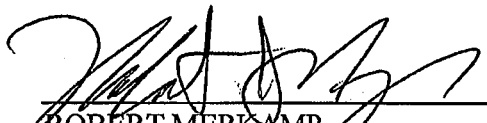
Review the design of the proposal and provide direction to staff and the applicant.

Prepared by:



NEIL GRAY
Planner IV

Reviewed by:



ROBERT MERKAMP
Major Projects Manager
Bureau of Planning

ATTACHMENT:
A. Project Plans

ZONING CODE SUMMARY

CASE NUMBER

PROJECT SITE AREA 44.0279 SF (0.92 ACRES)

PROJECT TYPE PERMANENT RESIDENTIAL ACTIVITY, MULTIFAMILY DWELLING COMMERCIAL STREET ACCESSORY OFF-STREET PARKING

ZONING PARCEL NO. APN 19-27-14

BOUND BY EAST 12TH STREET, SECOND AVENUE AND LAKE MERRITT BOULEVARD (ADDRESS TO BE DETERMINED) - OAKLAND, CA 94612

ZONE D-1M-1 (MIXED RESIDENTIAL)

LAKE MERRITT STATION AREA PLAN

HEIGHT LIMIT PER TABLE 17.109.024
45 FT. (MID-RISE) / 275 FT. (TOWER) CLIP
45 FT. BASE

PROPOSED CONSTRUCTION
PODIUM BUILDING - TYPE IIA CONSTRUCTION (3 STORES - 2 BELOW GRADE & ONE ABOVE)
NORTH (TOWER) - TYPE IIA CONSTRUCTION (25 STORES ABOVE PODIUM)
SOUTH (MID-RISE) - TYPE IIA CONSTRUCTION (8 STORES ABOVE PODIUM)

ZONING

This project has been designed to conform with the recommendations of the Lake Merritt Station Area Plan.

Land Use Character according to the Plan, the site is in an area called Urban Residential Zone. "Typically... for high-rise residential structures" and allows a variety of ground floor uses compatible with a residential area. The project fits this definition.

Active Ground Floor Use The Plan calls for activating the east side and East 12th St frontage. This development includes East 12th St with retail (1,263 SF), residential building with lofts (4,465 Total SF), and a Central Commons that serves all residents with access and convenient services (2,491 SF). The east side is activated by the cafe and a public terrace overlooking Lake Merritt Boulevard and the lake.

Height and Massing Concepts The site is located in an area designated by the Lake Merritt Specific Plan to have a Base Height of 45' and a Tower Height of 275' total with the base. This development proposes a Base Height along East 12th Street that varies between 15' - 25' above grade, rising with the slope of the street. The South side of the building will be 45' above the podium, or about 82' above grade. The North tower building extends 25 floors (25') above the podium plaza, which is 15' above average grade and results in the Tower plus Base Height of 275' allowed in the Plan.

CAR AND BICYCLE PARKING REQUIREMENTS

RESIDENTIAL PARKING (17.09C.02A / CHAPTER 17.116)
REQUIRED: 270 UNITS * 0.25 SPACES PER UNIT = 67.5 SPACES
91 AFFORDABLE UNITS * 0.20 SPACES PER UNIT = 18.2 SPACES
TOTAL REQUIRED = 85.7 SPACES

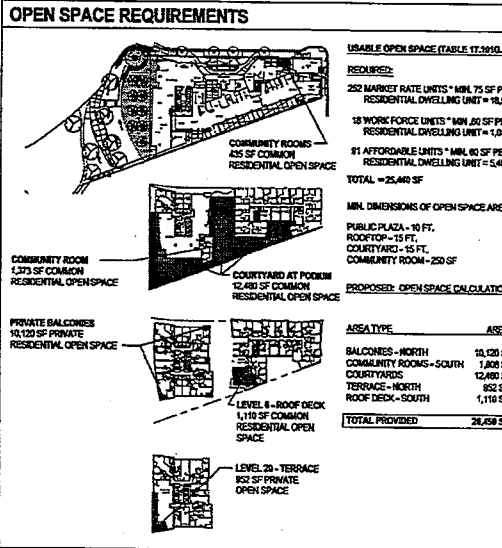
PROVIDED: 197 SPACES
3 TANDUM
TOTAL PROVIDED (0.25 SPACES PER UNIT) = 200 TOTAL (0.25 SPACES PER UNIT)

RETAIL PARKING (17.114.006) DL
NO SPACES REQUIRED FOR RESTAURANTS / GENERAL FOOD SALES, GENERAL RETAIL SALES, CONSUMER SERVICE
NO RETAIL PARKING PROVIDED

LOADING BERTHS
2 OFF-STREET LOADING BERTHS REQUIRED FOR RESIDENTIAL USES
PROVIDED: 2 OFF-STREET LOADING BERTHS PROVIDED FOR RESIDENTIAL USES

PARKING SPACE TYPE ADA STANDARD (8' x 18') 8
TANDUM STANDARD (8' x 18') 3
INTEGRATED 4 COMPACT STANDARD (8' x 18') 178
Grand total: 200

BIKE PARKING - RESIDENTIAL
REQUIRED: LAKEHOUSE NORTH (LONG TERM) PER 17.09C.02B / CHAPTER 17.117: 68 (1 PER 4 UNITS) LAKEHOUSE SOUTH (LONG TERM) PER 17.09C.02B: 45 (1 PER 2 UNITS) TOTAL REQUIRED: 113
TOTAL PROVIDED = 133 BIKE SPACES



PROJECT DESCRIPTION AND DATA

The project sponsors, UrbanCrew and EBALDCC, propose to construct two buildings with a concrete podium garage. The podium includes 1 level above grade and 2 levels below grade, containing parking at all levels and centrally and retail locations at grade level. East 12th St and Lake Merritt Boulevard. One building is a 35-story residential tower that is approximately 275' to the roof above the average grade of the site which is 21' above sea level. The other building is an 8-story mid-rise building approximately 82' to the roof above grade.

The site (2.2 acres) is on the west side of East 12th Street, between Second Avenue and Lake Merritt Boulevard (address to be determined).

The proposed project will include:

- 261 dwelling units, including 270 units in the market rate Lakehouse North tower (252 market rate units and 19 work force units) and 91 units in the affordable Lakehouse South mid-rise. Lakehouse North comprises 260 beds and 6 penthouses at the top floor.
- There is a 3-level parking garage (two below grade) totaling 95,114 SF with 200 car parking stalls and bicycle storage.
- On-site improvements include enhancement of a City park located between North and streetscape improvements per the LMAP.

The proposed project will also include the following uses as tabulated with their proposed floor areas:

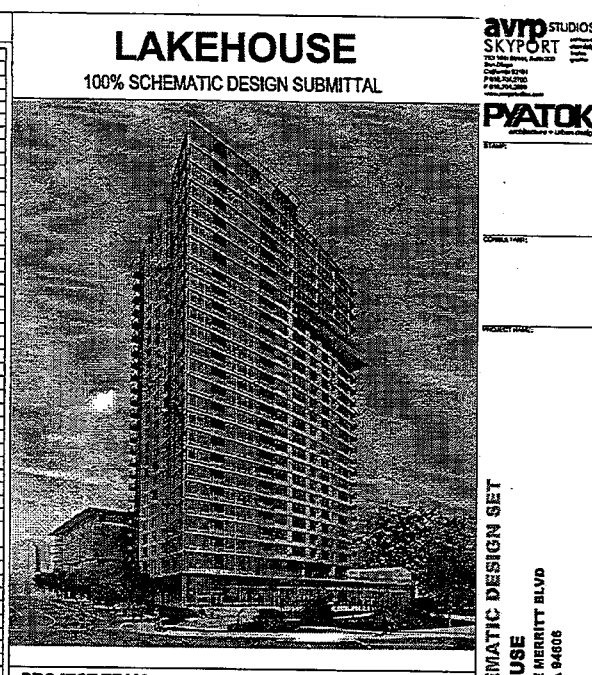
AMENITIES	2,557 SF
CAFE & KITCHEN - NORTH	2,557 SF
CENTRAL COMMONS	2,491 SF
RETAIL - SOUTH	1,944 SF
LOBBY - NORTH	4,624 SF
LOBBY - SOUTH	2,536 SF
PODIUM LEVEL COMMUNITY ROOMS	7,899 SF
NORTH BUILDING FITNESS CENTER	1,263 SF
CIRCULATION & BUILDING SERVICES	
NORTH	51,740 SF
SOUTH	14,724 SF
COURTYARDS	
CENTRAL COURTYARD	5,324 SF
NORTH COURTYARD	6,493 SF
SOUTH COURTYARD	1,623 SF
GARAGE	
PARKING GARAGE	95,114 SF
PROPERTY MANAGEMENT	
ADMINISTRATION - NORTH	1,163 SF
ADMINISTRATION - SOUTH	304 SF
RESIDENTIAL - NORTH	
RESIDENTIAL - NORTH	241,348 SF
RESIDENTIAL - SOUTH	67,249 SF
LEVEL 20 CLUB	2,453 SF
PRIVATE BALCONIES	
RESIDENTIAL - NORTH	16,038 SF
ROOF DECKS	
LEVEL 20 CLUB TERRACE	822 SF
ROOF DECK - SOUTH	1,110 SF
TOTAL GROSS SQUARE FEET	497,544 SF

PROPOSED EXCAVATION

The project includes the proposed excavation of 20' below current grade. Resulting in the excavation of approximately 1,005,000 SF of earth from the 40,279 SF site.

SHEET INDEX

SHEET NO.	NAME
T0.01	COVER SHEET
T0.02	SITE CONTEXT
T0.03	RENDERINGS
T0.04	PERSPECTIVE VIEWS
T0.05	PERSPECTIVE VIEWS
T0.10	GREENPOINT CHECKLIST - NORTH (TOWER)
T0.11	GREENPOINT CHECKLIST - SOUTH (MID-RISE)
CL.00	TOPOGRAPHIC AND BOUNDARY SURVEY
CL.00	STORM WATER CONTROL PLAN
LS1.01	GROUND LEVEL LANDSCAPE PLAN
LS2.01	GROUND LEVEL PLANTING PLAN
LS3.00	GROUND LEVEL LANDSCAPE MATERIALS & IMAGES
LPL.01	PODIUM LANDSCAPE PLAN
LPL.02	PODIUM PLANTING & MATERIALS PALETTE
AL.00	SITE PLAN
AL.01	BUILDING PLAN - LEVEL 02
AL.02	BUILDING PLAN - LEVEL 01
AL.03	BUILDING PLAN - LEVEL 1
AL.04	BUILDING PLAN - LEVEL 2
AL.05	BUILDING PLAN - LEVEL 3
AL.06	BUILDING PLAN - LEVEL 4
AL.07	BUILDING PLAN - LEVEL 5
AL.08	BUILDING PLAN - LEVEL 6
AL.09	BUILDING PLAN - LEVEL 7
AL.10	BUILDING PLAN - LEVELS 8 - 19
AL.11	BUILDING PLAN - LEVEL 20
AL.12	BUILDING PLAN - LEVELS 21 - 25
AL.13	BUILDING PLAN - LEVEL 26
AL.14	BUILDING PLAN - ROOF LEVEL
AL.20A	ENLARGED BUILDING PLAN - LEVEL 2 - NORTH
AL.20B	ENLARGED BUILDING PLAN - LEVEL 2 - SOUTH
AL.20C	ENLARGED BUILDING PLAN - LEVEL 3 - NORTH
AL.20D	ENLARGED BUILDING PLAN - LEVEL 3 - SOUTH
AL.20E	ENLARGED BUILDING PLAN - LEVEL 4 - NORTH
AL.20F	ENLARGED BUILDING PLAN - LEVEL 4 - SOUTH
AL.20G	ENLARGED BUILDING PLAN - LEVEL 5 - NORTH
AL.20H	ENLARGED BUILDING PLAN - LEVEL 5 - SOUTH
AL.20I	ENLARGED BUILDING PLAN - LEVEL 6 - NORTH
AL.20J	ENLARGED BUILDING PLAN - LEVEL 6 - SOUTH
AL.20K	ENLARGED BUILDING PLAN - LEVEL 7 - NORTH
AL.20L	ENLARGED BUILDING PLAN - LEVEL 7 - SOUTH
AL.20M	ENLARGED BUILDING PLAN - LEVEL 20 - NORTH
AL.20N	ENLARGED BUILDING PLAN - LEVEL 20 - SOUTH
AL.20O	ENLARGED BUILDING PLAN - LEVEL 26 - NORTH
AL.20P	ENLARGED BUILDING PLAN - LEVEL 26 - SOUTH
AL.21	BUILDING ELEVATIONS
AL.22	BUILDING ELEVATIONS
AL.23	ENLARGED STREET LEVEL ELEVATION
AL.24	BUILDING SECTION
AL.25	WALL SECTIONS
AL.26	WALL SECTIONS



PROJECT TEAM

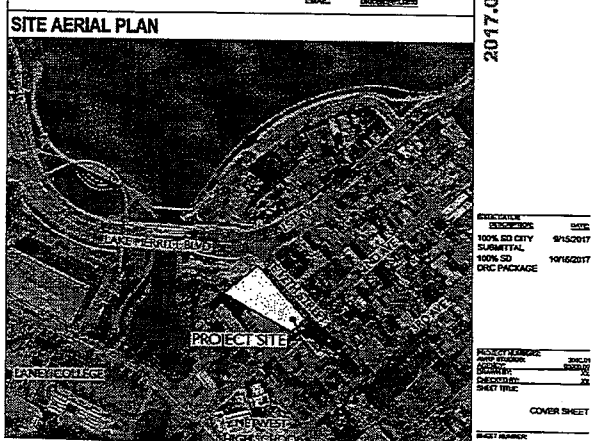
PROJECT SPONSOR
URBAN CREW DEVELOPMENT, LLC
4000 Piedmont Avenue, Suite 313
Oakland, CA 94612
CONTACT: Michael Adams, President, CEO
PHONE: (415) 748-2200
EMAIL: michael@urbancrew.com

ARCHITECT
PYATOK ARCHITECTS, INC.
911 TELEGRAPH AVENUE, SUITE 200
OAKLAND, CA 94612
CONTACT: Michael Pyatok, Principal
PHONE: (415) 485-7070
EMAIL: michael@pyatok.com

LANDSCAPE ARCHITECTS
PCL LANDSCAPE ARCHITECTS
444 17TH STREET
OAKLAND, CA 94612
CONTACT: Chris Kent
PHONE: (415) 533-8951
EMAIL: kent@pclarchitect.com

AVP ARCHITECT STUDIOS
221 16TH STREET, SUITE 300
SAN DIEGO, CA 92101
CONTACT: Douglas Smith
PHONE: (619) 794-2700
EMAIL: douglas@avpstudio.com

JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORLANDO, FL 32837
CONTACT: Brown Inc
PHONE: (321) 254-4422
EMAIL: jett@jettarch.com



UNIT MIX

UNIT SUMMARY - SOUTH				
UNIT TYPE	COUNT	UNIT NET AREA SQ.FT.	TOTAL UNIT TYPE NET AREA SQ.FT.	
S1	STUDIO	6	382	2,292
S2	STUDIO	6	424	2,544
S3	STUDIO	6	418	2,508
S4	STUDIO	6	416	2,556
S5	STUDIO	1	460	460
TOTAL STUDIO UNITS: 25				10,360
A1	1-BR	3	550	1,650
A2	1-BR	1	562	562
A2.1	1-BR	1	836	836
A3	1-BR	5	621	3,105
A4	1-BR	3	571	1,713
A4.1	1-BR	3	654	1,962
A4.3	1-BR	6	511	3,066
A5	1-BR	6	599	3,594
A5.1	1-BR	5	583	2,915
TOTAL 1-BR UNITS: 34				19,708
B1	2-BR	3	819	2,457
B1.1	2-BR	3	512	2,436
B2	2-BR	6	818	4,908
B3	2-BR	3	652	2,676
B4	2-BR	3	881	2,643
B4.1	2-BR	3	1,050	3,150
B5	2-BR	1	886	886
TOTAL 2-BR UNITS: 22				15,156
CL	3-BR	6	1,109	6,654
C1	3-BR	1	1,059	1,059
C3	3-BR	2	1,175	2,357
TOTAL 3-BR UNITS: 10				11,284
GRAND TOTAL: 91				67,249

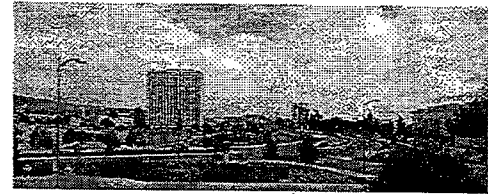
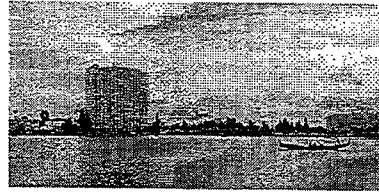
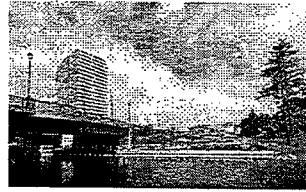
UNIT SUMMARY - NORTH				
UNIT TYPE	COUNT	UNIT NET AREA SQ.FT.	TOTAL UNIT TYPE NET AREA SQ.FT.	
B1	STUDIO	36	522	18,792
B2	STUDIO	34	525	17,854
TOTAL STUDIO UNITS: 70				36,676
D	1-BR	23	705	16,215
H1	1-BR	22	758	16,896
H2	1-BR	22	717	16,434
I (OPTION 2)	1-BR - DEN	12	1,044	12,528
TOTAL 1-BR UNITS: 79				62,073
E	2-BR	23	1,406	23,998
F	2-BR	23	1,039	23,897
G	2-BR	23	1,124	25,852
F	2-BR	22	1,275	26,550
TOTAL 2-BR UNITS: 91				100,297
A	3-BR	24	1,372	29,928
TOTAL 3-BR UNITS: 24				29,928
PH-A	3-BR	1	1,927	1,927
PH-B	3-BR	1	1,405	1,405
PH-C	3-BR	3	1,485	4,455
PH-D	3-BR	1	1,405	1,405
PH-E	3-BR	1	1,648	1,648
PH-F	3-BR	1	1,442	1,442
TOTAL PENTHOUSE UNITS: 6				9,372
GRAND TOTAL: 220				241,946

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94608

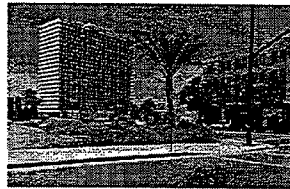
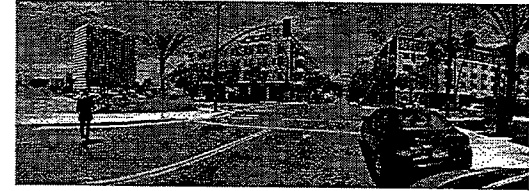
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SUBMITTAL: SCHEMATIC
PROJECT: LAKEHOUSE
SHEET NO: T0.01
SHEET TITLE: COVER SHEET

T0.01

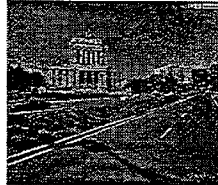
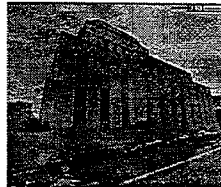
Attachment A



ADJACENT SITES / CONTEXT



EXISTING SITE



HISTORICAL REFERENCE

avrp STUDIOS
SKYPORT

Pyatok
ARCHITECTURE

DATE:

PROJECT NAME:

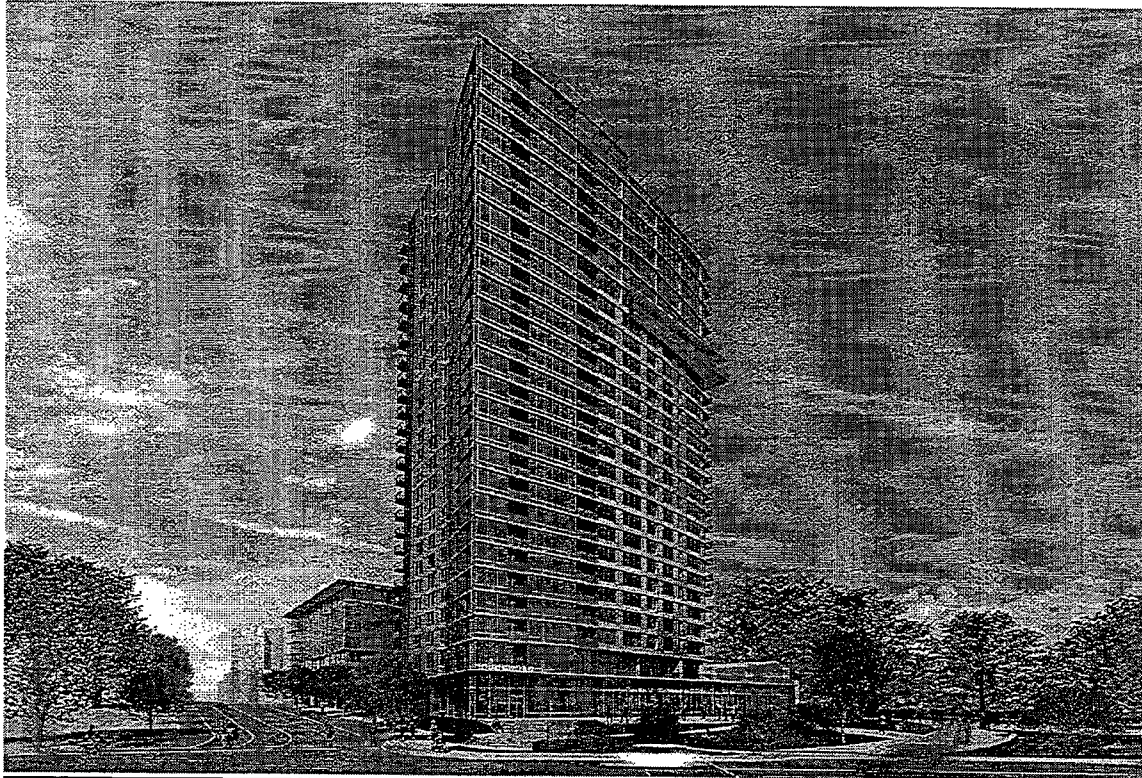
2017.09.15 - 100% SCHEMATIC DESIGN SET

LAKEHOUSE
E 12th STREET & LAKE MERRITT BLVD.
OAKLAND, CA 94608

REVISIONS

PROJECT NUMBER: 1001
DATE: 09/15/17
SCALE: 1/8" = 1'-0"
DRAWN BY: JACOB
CHECKED BY: JACOB
SITE CONTEXT

T0.02



LAKE MERRITT BLVD PERSPECTIVE 1
NTS



12TH STREET PERSPECTIVE 2
NTS

avrp STUDIOS
SKYPORT
ARCHITECTURE
P/ATOK
ARCHITECTURE

DATE: _____

PROJECT: _____

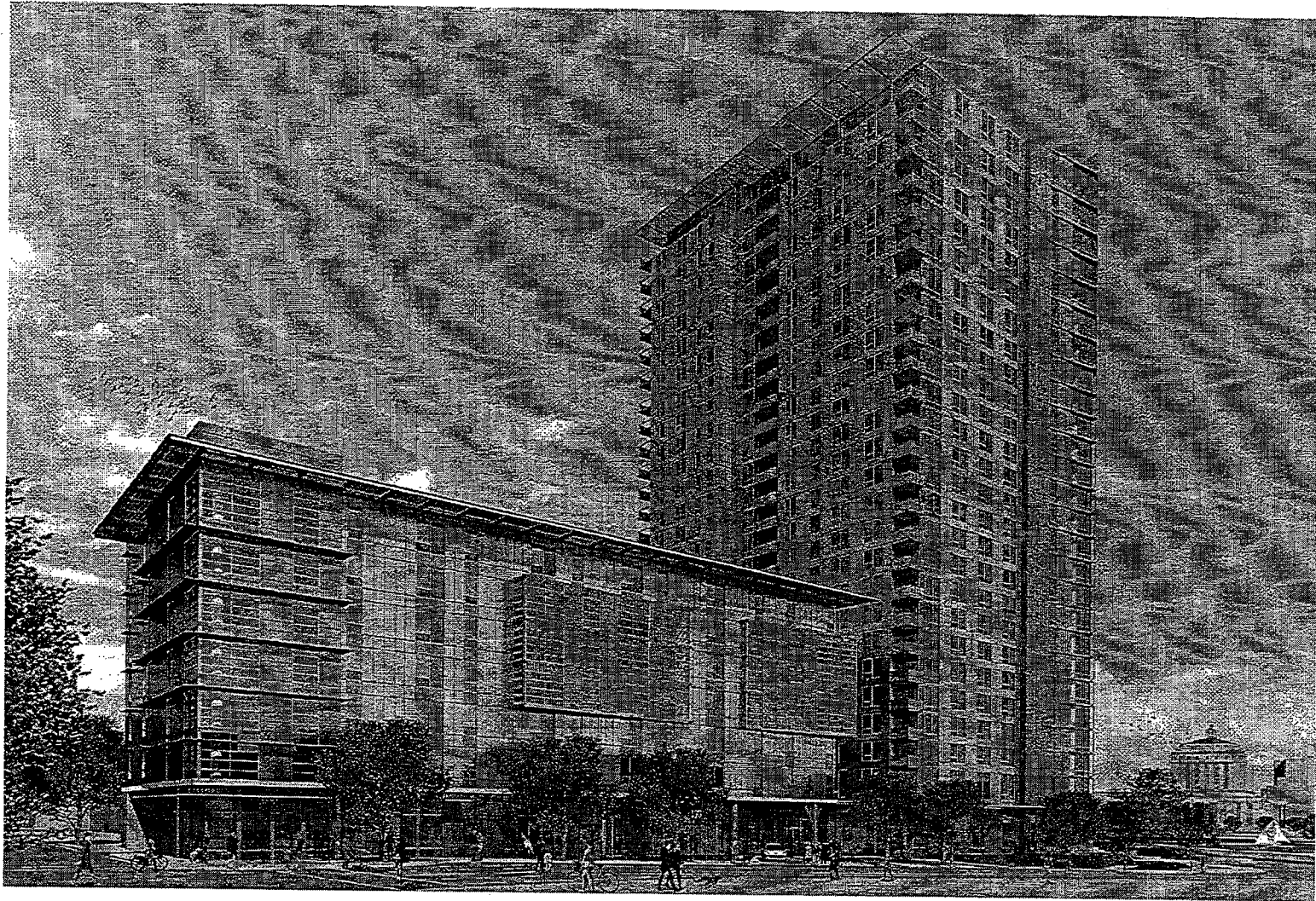
2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94608

ARCHITECT: _____ DATE: _____

PROJECT ADDRESS: _____ SHEET: _____
DATE: _____ DRAWN BY: _____
CHECKED BY: _____ SCALE: _____
SHEET TITLE: _____

RENDERINGS
SHEET NUMBER: _____

T0.03



12TH STREET PERSPECTIVE
NTS 1

avrp STUDIOS
SKYPORT
 ARCHITECTURE + INTERIOR DESIGN

PYATOK
 ARCHITECTURE + INTERIOR DESIGN

DATE:
 CONSULTANT:
 PROJECT NAME:

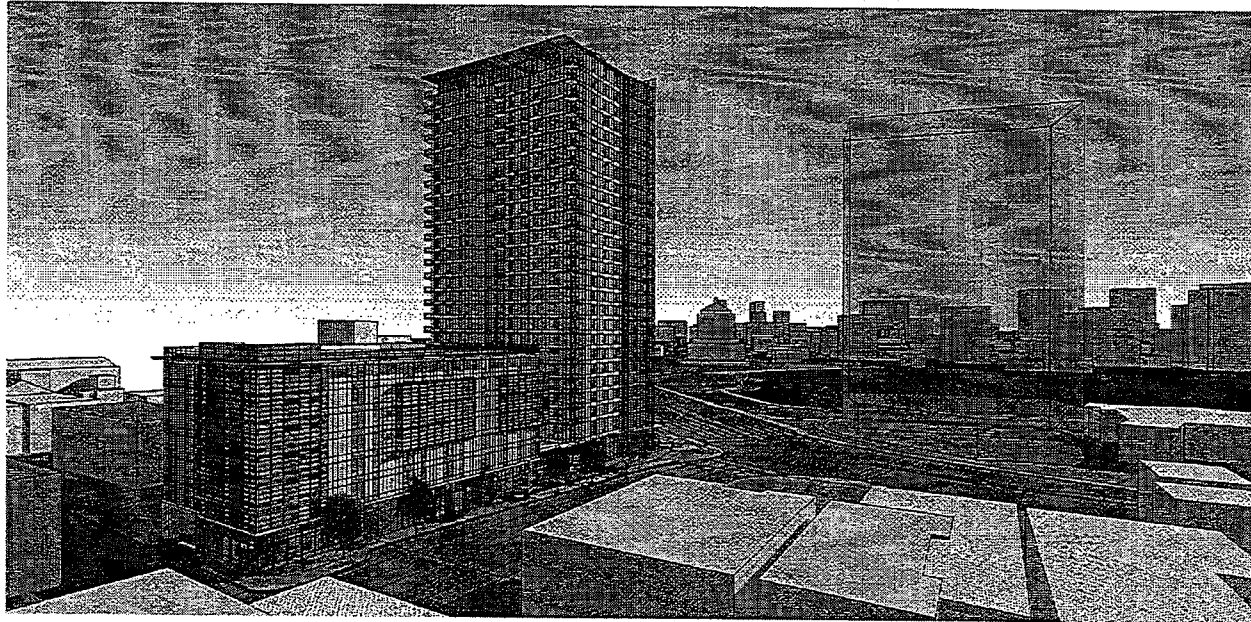
2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

REVISIONS
 NO. DESCRIPTION DATE

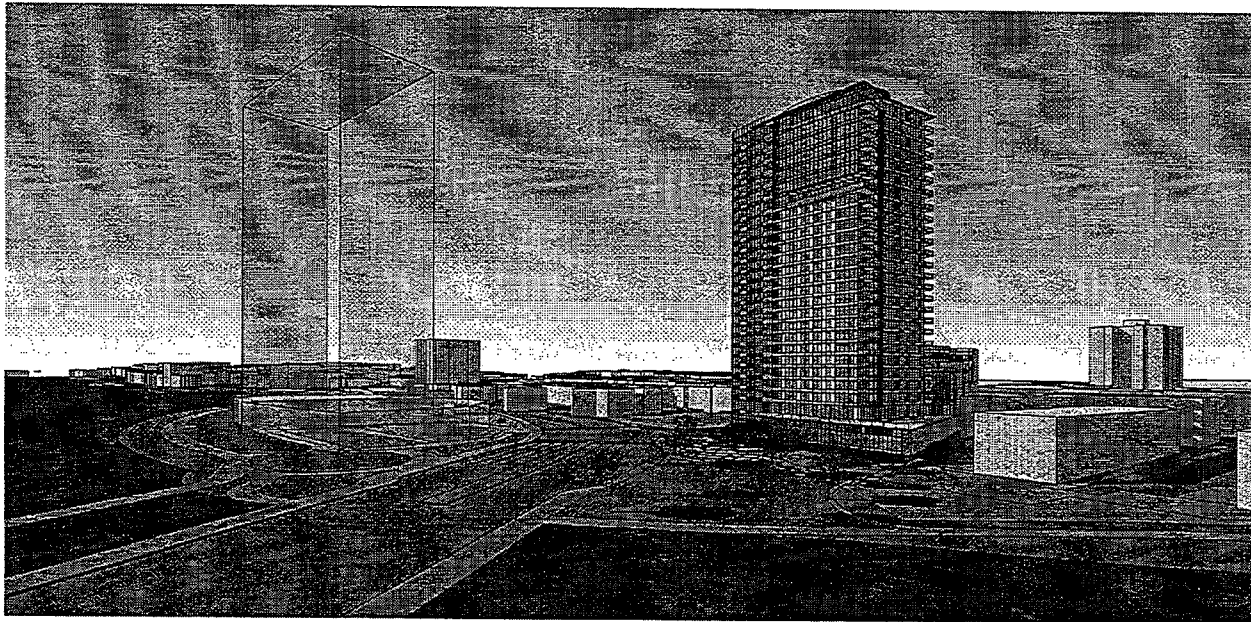
PROJECT LEADER
 ARCHITECT
 DESIGNER
 SCHEMATIC DESIGNER
 RENDERING

RENDERINGS
 DATE RENDERED

T0.04



PERSPECTIVE VIEW WITH LAKE MERRITT
NTS ①



LAKE MERRITT BLVD PERSPECTIVE
NTS ②

avro STUDIOS
SKYPORT
 ARCHITECTURE
 1000 BROADWAY
 SUITE 1000
 NEW YORK, NY 10018
 TEL: 212 675 1000
 WWW.AVROSTUDIOS.COM

PYATOK
 ARCHITECTURE & INTERIOR DESIGN
 1000 BROADWAY
 SUITE 1000
 NEW YORK, NY 10018
 TEL: 212 675 1000
 WWW.PYATOK.COM

CONCEPT DATE: _____

PROJECT NAME: _____

2017.09.15 - 100% SCHEMATIC DESIGN SET

LAKEHOUSE

E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94608

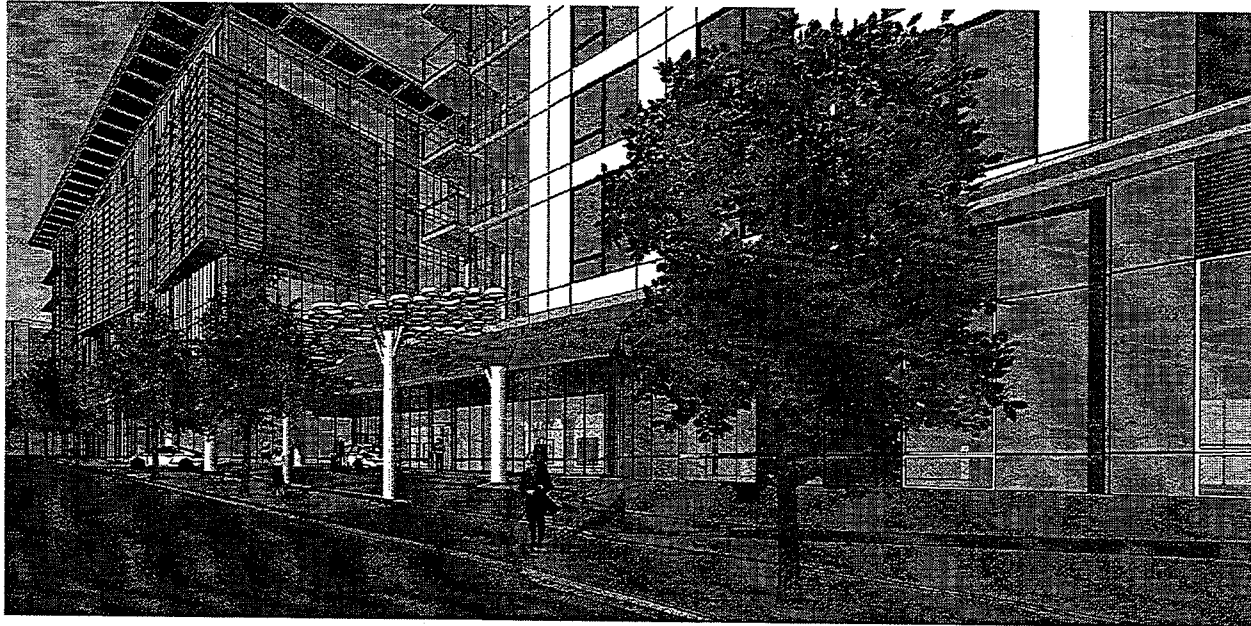
DATE: _____

PROJECT NUMBER: _____

PERSPECTIVE VIEWS

DATE: _____

T0.05



ENTRANCE PERSPECTIVE VIEW
NTS 1



ENTRANCE PERSPECTIVE VIEW
NTS 2

avrp STUDIOS
SKYPORT
ARCHITECTURE + URBAN DESIGN

PIATOK
ARCHITECTURE + URBAN DESIGN

DATE: _____

PROJECT NAME: _____

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94606

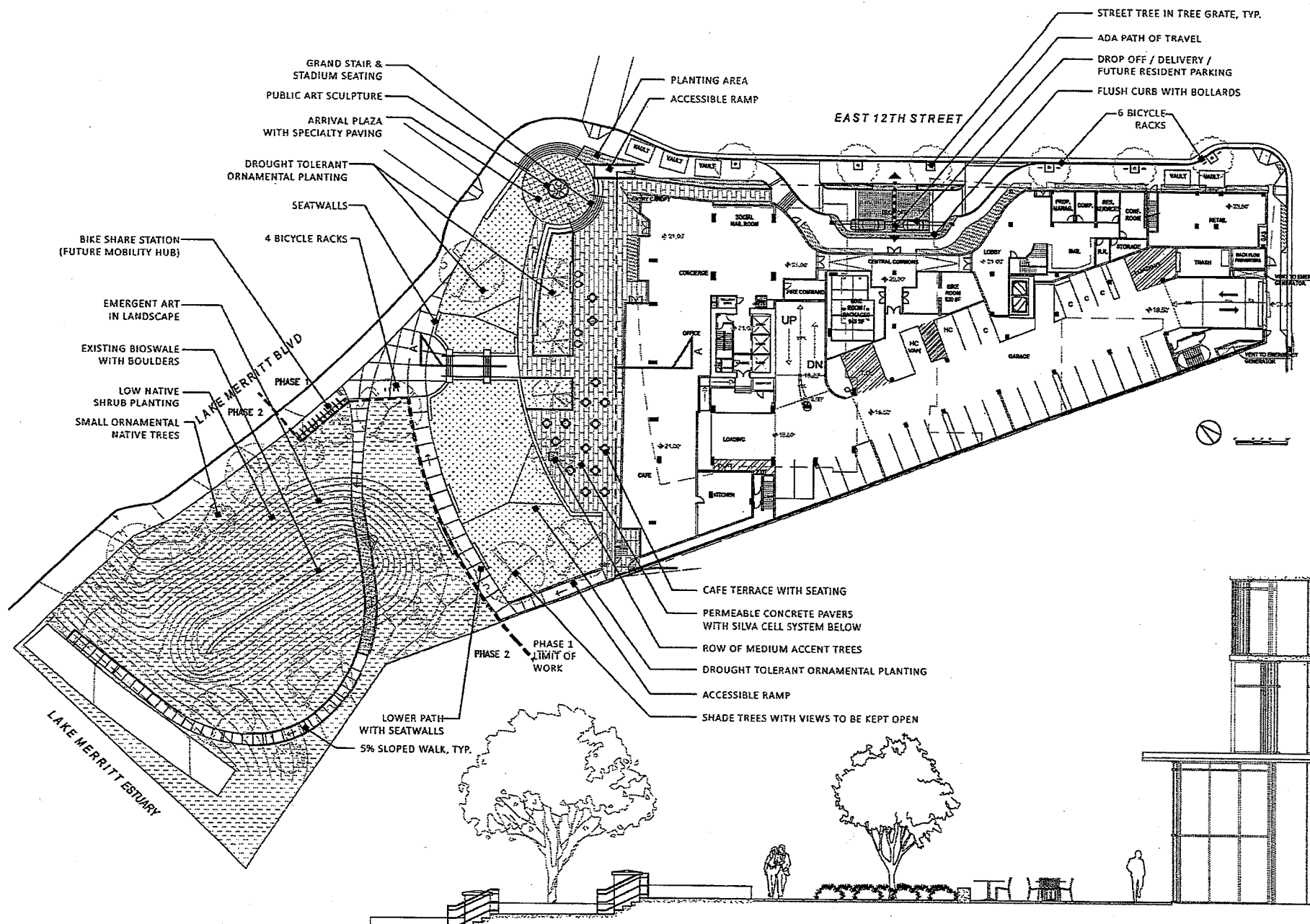
SCALE: _____

PROJECT NUMBER: _____
DATE: _____

PERSPECTIVE
VIEWS

DATE: _____

T0.06



- GRAND STAIR & STADIUM SEATING
- PUBLIC ART SCULPTURE
- ARRIVAL PLAZA WITH SPECIALTY PAVING
- DROUGHT TOLERANT ORNAMENTAL PLANTING
- SEATWALLS
- BIKE SHARE STATION (FUTURE MOBILITY HUB)
- EMERGENT ART IN LANDSCAPE
- EXISTING BIOSWALE WITH BOULDERS
- LOW NATIVE SHRUB PLANTING
- SMALL ORNAMENTAL NATIVE TREES

- PLANTING AREA
- ACCESSIBLE RAMP

- STREET TREE IN TREE GRATE, TYP.
- ADA PATH OF TRAVEL
- DROP OFF / DELIVERY / FUTURE RESIDENT PARKING
- FLUSH CURB WITH BOLLARDS
- 6 BICYCLE RACKS

- CAFE TERRACE WITH SEATING
- PERMEABLE CONCRETE PAVERS WITH SILVA CELL SYSTEM BELOW
- ROW OF MEDIUM ACCENT TREES
- DROUGHT TOLERANT ORNAMENTAL PLANTING
- ACCESSIBLE RAMP
- SHADE TREES WITH VIEWS TO BE KEPT OPEN

A SOUTH PLAZA SECTION
 SCALE: 1/4" = 1'-0"

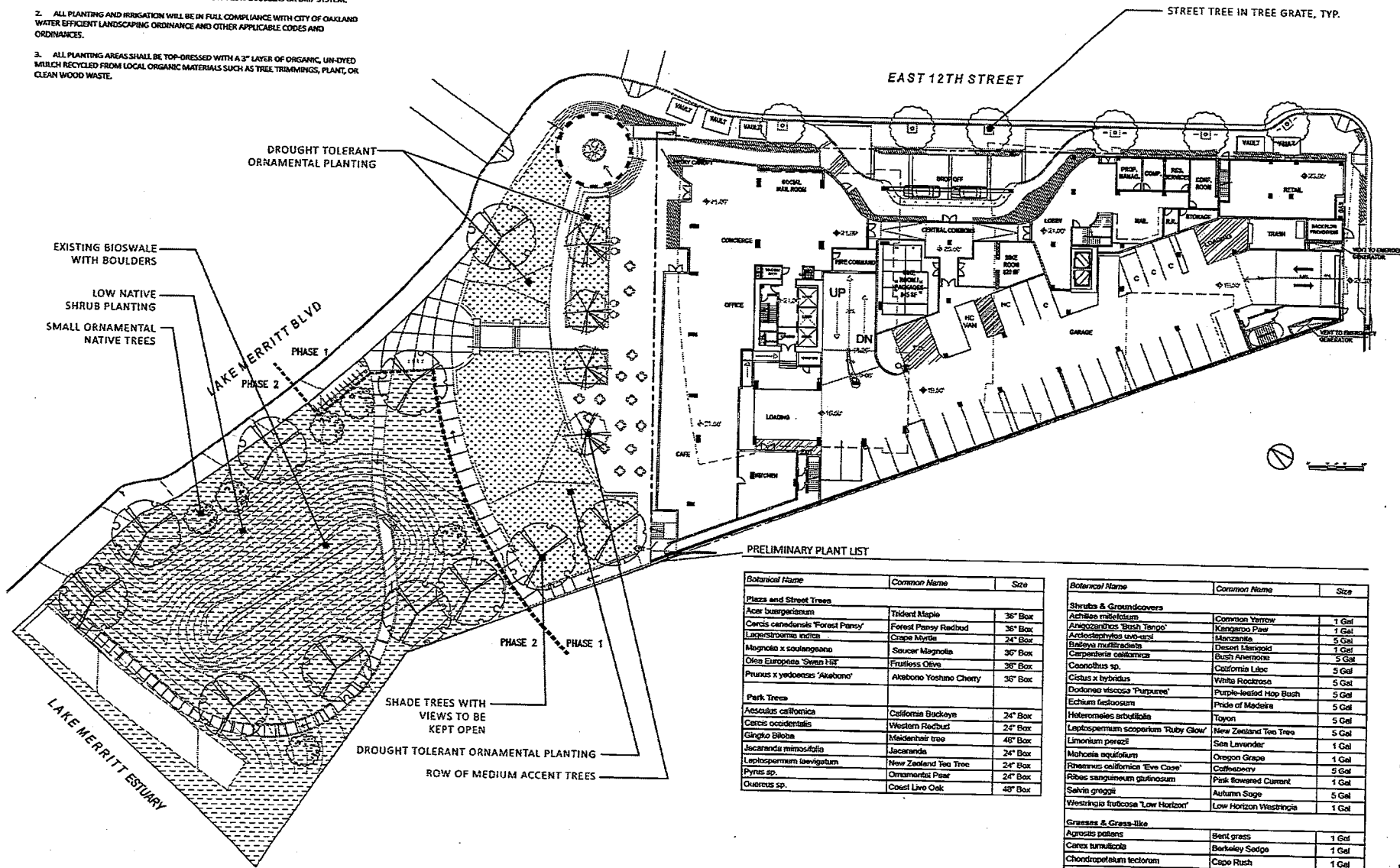
DESIGN CONSULTANT	DATE
AVP STUDIOS	09/15/17
ARCHITECT	DATE
JATOK	09/15/17
SCHEMATIC	DATE
100% SCHEMATIC DESIGN SET	09/15/17
SCHEMATIC GROUND LEVEL LANDSCAPE PLAN	
PROJECT NUMBER	

NOTES:

1. ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW BUBBLERS OR DRIP SYSTEM.
2. ALL PLANTING AND IRRIGATION WILL BE IN FULL COMPLIANCE WITH CITY OF OAKLAND WATER EFFICIENT LANDSCAPING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.



2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94608



PRELIMINARY PLANT LIST

Botanical Name	Common Name	Size
Piazza and Street Trees		
<i>Acer buergerianum</i>	Thicket Maple	36" Box
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	36" Box
<i>Lagerstroemia indica</i>	Crape Myrtle	24" Box
<i>Magnolia x soulangeana</i>	Saucer Magnolia	30" Box
<i>Olea europaea</i> 'Svan Hill'	Fruitless Olive	30" Box
<i>Prunus x yedoensis</i> 'Akebono'	Akebono Yoshino Cherry	30" Box
Park Trees		
<i>Aesculus californica</i>	California Buckeyes	24" Box
<i>Cercis occidentalis</i>	Western Redbud	24" Box
<i>Ginkgo biloba</i>	Maidenhair tree	48" Box
<i>Jacaranda mimosifolia</i>	Jacaranda	24" Box
<i>Leptospermum laevis</i>	New Zealand Tea Tree	24" Box
<i>Pyrus sp.</i>	Ornamental Pear	24" Box
<i>Quercus sp.</i>	Coast Live Oak	48" Box

Botanical Name	Common Name	Size
Shrubs & Groundcovers		
<i>Achillea millefolium</i>	Common Yarrow	1 Gal
<i>Anagallis</i> 'Brush Tango'	Kangaroo Paw	1 Gal
<i>Arctostaphylos uva-ursi</i>	Manzanita	5 Gal
<i>Bidens multifida</i>	Dwarf Bidens	1 Gal
<i>Carpenteria californica</i>	Bush Anemone	5 Gal
<i>Ceanothus sp.</i>	California Lilac	5 Gal
<i>Cistus x hybridus</i>	White Rockrose	5 Gal
<i>Dodonea viscosa</i> 'Purplea'	Purple-leaved Hop Bush	5 Gal
<i>Echium fastuosum</i>	Pride of Madeira	5 Gal
<i>Heteromeles arbutifolia</i>	Togon	5 Gal
<i>Leptospermum scoparium</i> 'Ruby Glow'	New Zealand Tea Tree	5 Gal
<i>Limonium perazii</i>	Sea Lavender	1 Gal
<i>Muhlenbergia aquifolium</i>	Oregon Grape	1 Gal
<i>Rhamnus californica</i> 'Eve Case'	Coffeeberry	5 Gal
<i>Ribes sanguineum</i> glaberrimum	Pink Flowered Currant	1 Gal
<i>Salvia greggii</i>	Autumn Sage	5 Gal
<i>Westringia fruticosa</i> 'Low Horizon'	Low Horizon Westringia	1 Gal
Grasses & Grass-like		
<i>Agrostis patens</i>	Bent grass	1 Gal
<i>Carex tumulicola</i>	Berkeley Sedge	1 Gal
<i>Chondropetalum tectorum</i>	Cape Rush	1 Gal
<i>Dioles spp.</i>	Fortnight lily	1 Gal
<i>Elymus glaucus</i>	Blue wild rye	Seeded
<i>Festuca rubra</i>	Red fescue	Seeded
<i>Juncus patens</i>	Juncus	1 Gal
<i>Leymus trichoides</i>	Creeping wild rye	Seeded
<i>Libertia pergrinans</i>	New Zealand Iris	1 Gal
<i>Lomandra longicollis</i>	Dwarf Mat Rush	1 Gal
<i>Muhlenbergia tricholoma</i> 'Luz'	Autumn Glow Muttly	1 Gal
<i>Silene pulchra</i>	Purple needle grass	1 Gal

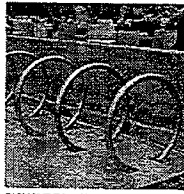
MATERIALS, SITE FURNISHINGS, & PRECEDENT IMAGERY



CAFE TABLES AND CHAIRS



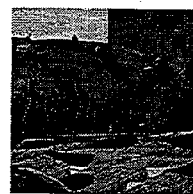
PERMEABLE CONCRETE PAVERS



BICYCLE RACKS (10 RACKS TOTAL)



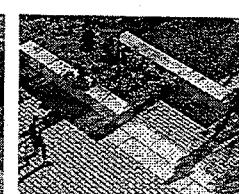
BICYCLE SHARE (10-BIKES)



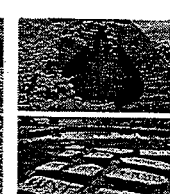
ART SCULPTURE



MEDIUM-SIZED PLAZA TREES IN PAVING AND PLANTING



SEATWALLS



EMERGENT ART IN PARK LANDSCAPE

PRELIMINARY PLANT MATERIAL - PHASE 1 AND 2



ACER BUERGERIANUM / TRIDENT MAPLE



CERCIS CANADENSIS / FOREST PANSY REDBUD



LAGERSTROEMIA SP. / CRAPE MYRTLE



MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA



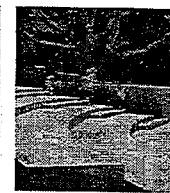
OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE



PRUNUS X YEDOENSIS 'AKEBONO' / AKEBONO YOSHINO CHERRY



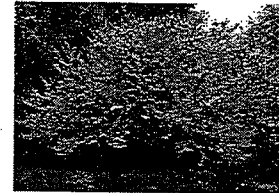
GRAND STAIRS



STAIRS WITH STADIUM SEATING



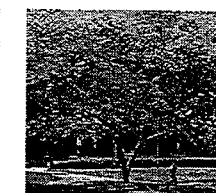
AESCULUS CALIFORNICA / CALIFORNIA BUCKEYE



CERCIS OCCIDENTALIS / WESTERN REDBUD



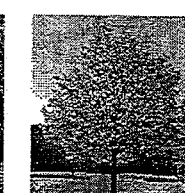
GINKGO BILOBA / MAIDENHAIR TREE



JACARANDA MIMOSIFOLIA / JACARANDA



LEPTOSPERMUM LAEVIGATUM / NEW ZEALAND TEA TREE



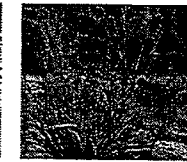
PYRUS SP. / ORNAMENTAL PEAR



QUERCUS AGRIFOLIA / COAST LIVE OAK



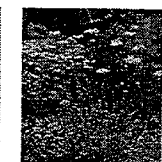
ACHILLEA MILLEFOLIUM / COMMON YARROW



ANIGOZANTHOS 'BUSH TANGO' / KANGAROO PAW



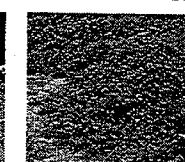
ARCOSTAPHYLOS UVA-URSI / MANZANITA



BAILEYA MULTIRADIATA / DESERT MARIGOLD



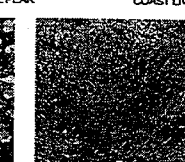
CARPENTERIA CALIFORNICA / BUSH ANEMONE



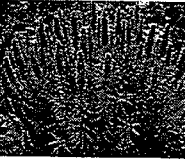
CEANOTHUS SP. / CALIFORNIA LILAC



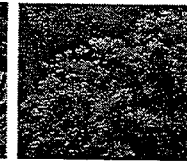
CISTUS X HYBRIDUS / WHITE ROCKROSE



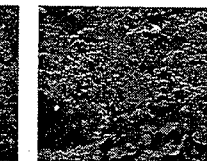
ODOONEA VISCOSA 'PURPUREA' / PURPLE-LEAVED HOP BUSH



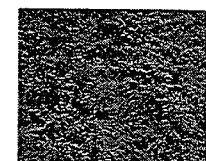
ECHIUM FASTUOSUM / PRIDE OF MADEIRA



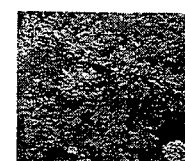
HETEROMELES ARBUTIFOLIA / TOYON



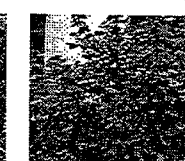
LIMONIUM PEREZII / SEA LAVENDER



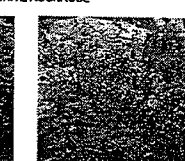
MAHONIA AQUIFOLIUM / OREGON GRAPE



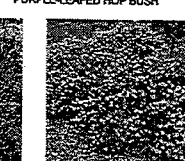
RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY



RISES SANGUINEUM GLUTINOSUM / PINK FLOWERING CURRANT



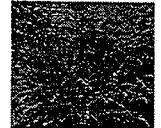
SALVIA GREGGII / AUTUMN SAGE



WESTRINGIA FRUTICOSA / LOW HORIZON WESTRINGIA



AGROSTIS PALLENS / BENT GRASS



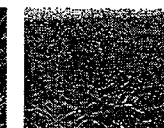
CAREX TUMULICOLA / BERKELEY SEDGE



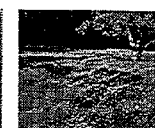
CHONDROPETALUM TECTORUM / CAPE RUSH



DIETES SP. / FORTNIGHT LILY



ELYMUS GLAUCUS / BLUE WILDRYE



FESTUCA RUBRA / RED FESCUE



JUNCUS PATENS / CALIFORNIA GREY RUSH



LEYMUS TRITICOIDES / CREEPING WILD RYE



LOBELIA PERIGRINANS / NEW ZEALAND IRIS



LUZANDRA LONGIFOLIA / DWARF MAT RUSH



MUHLENBERGIA LINDHEIMERI / AUTUMN GLOW MUHLY

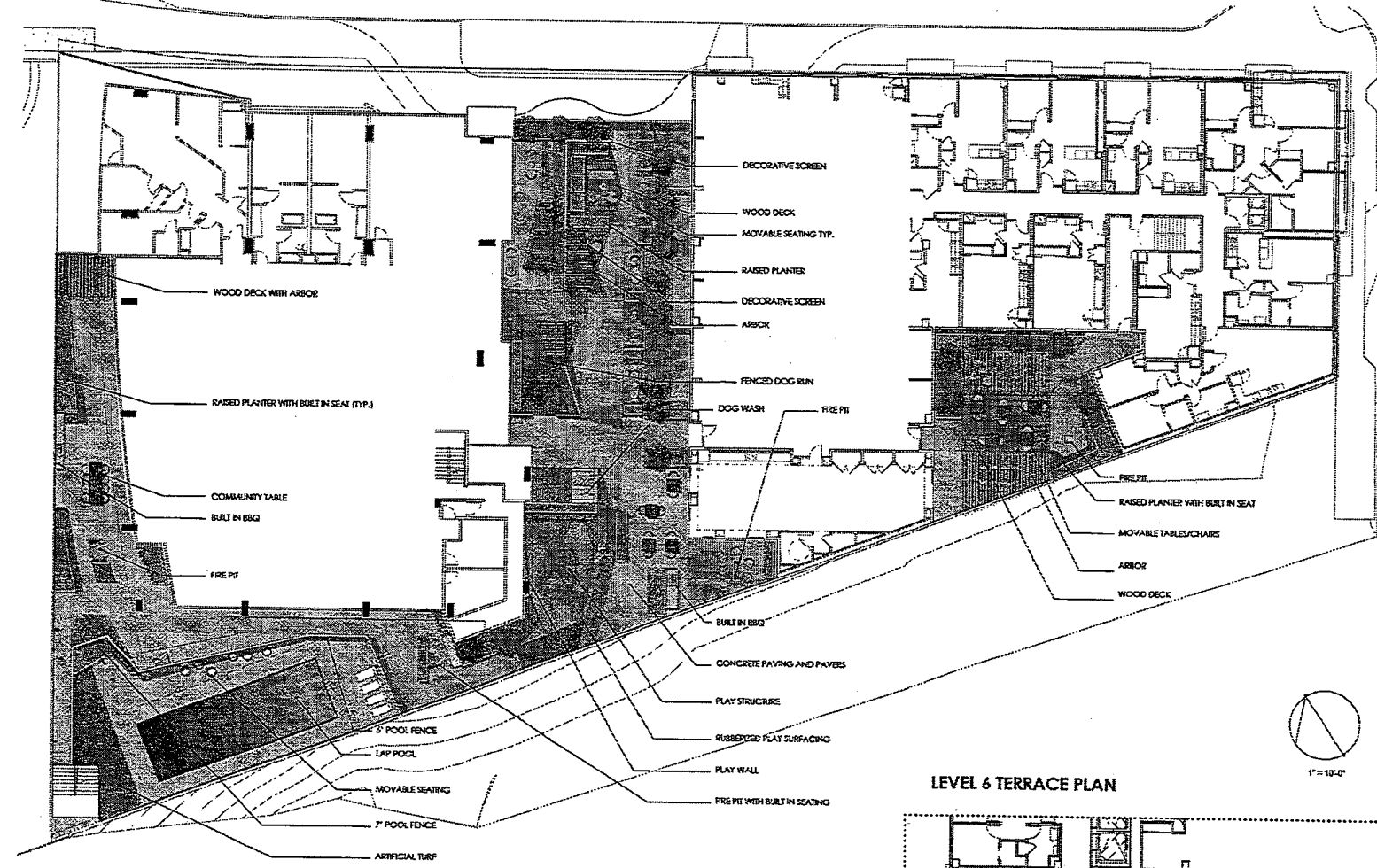
avrp STUDIOS
SKYPORT
ARCHITECTURE + DESIGN
PROJECTS
1998-2017
PYATOK
ARCHITECTURE + DESIGN
PROJECTS

CONTRACT
LETT
LANDSCAPE ARCHITECTURE + DESIGN
2400 Lakeside Drive, Suite 200
Oakland, CA 94612
PROJECT NAME

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94608

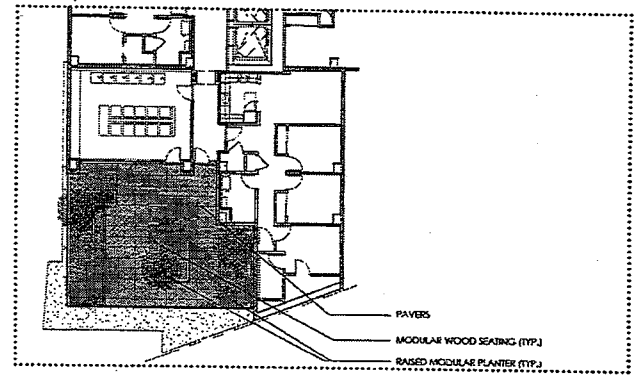
DATE: 09.15.17
SCALE: AS SHOWN

PROJECT NUMBER
LS - 3.00



LAKE MERRITT TOWERS / LEVEL 2 PODIUM PLAN

LEVEL 6 TERRACE PLAN



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PODIUM PALETTE

AMENITIES



SEATING WITH FIRE PIT



LAP POOL



BUILT-IN BBQ



PLAY STRUCTURE



PLAY WALL

SITE FURNISHINGS



MOVABLE LOUNGE CHAIR



MOVABLE SEATING



OUTDOOR DINING TABLE

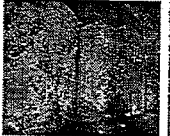


MOVABLE DINING SEATING



SEATING ALONG PLANTER

FENCING AND ARBOR



DECORATIVE SCREEN



POOL FENCE GLASS



ARBOR



ARBOR

PAVING MATERIALS



WOOD DECKING



24"x24" STEPSTONE PAVERS

PODIUM PALETTE

SHADE TREES



RED MAPLE
ACER RUBRUM

SMALL FLOWERING TREES



WESTERN REDBUD
CECROX OCCIDENTALIS



STRAWBERRY TREE
ARISTOLIA LAURINA



PINEAPPLE GUAVA
FEJOA SELCHOWIANA

TALL PLANTING



NEW ZEALAND FLAX
PHOENIX TITILLIA



FOX TAIL AGAVE
AGAVE ATTENUATA



BLUE FENCER
SERRAVALLEA MANICATA

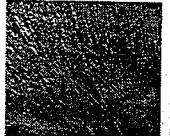


MEDITERRANEAN SPURGE
EUPHORBIA CHARACAS



EUCALYPTUS
EUCALYPTUS GLOBOIDES

GROUND COVER



CAPE RUSH
CYCHLODOPETALUM VECTURUM



DUNE SEDGE
CAREX PAMPA



CROCOSMIA 'LUCIFER'

A
CENTRAL COURTYARD:
CENTRAL PATH WITH SMALL AND LARGE GROUP SEATING AREAS ALONG SIDE. PRIVACY PROVIDED BY RAISED PLANTERS AND OVERHEAD ARBORS.

B
DOG AREA:
ENCLOSED ARTIFICIAL TURF DOG RUN WITH BENCH SEATING, ADJACENT TO THE DOG RUN ARE TWO OUTDOOR DOG WASH STALLS.

C
PLAY AREA:
RUBBERIZED PLAY SURFACING DEMARCS THE PLAY AREA. THIS INCLUDES THE PLAY WALL AND PLAY STRUCTURE. PLANTERS CONFINE THE SPACE AND BENCHES ARE LOCATED FOR GUARDIANS TO SIT NEAR THE EXIT LOCATIONS.

D
SOUTH END AMENITIES:
FIRE PIT, BUILT-IN BBQ AND MOVABLE DINING EXTENDS THE COMMUNITY ROOM USES TO OUTDOOR AMENITIES.

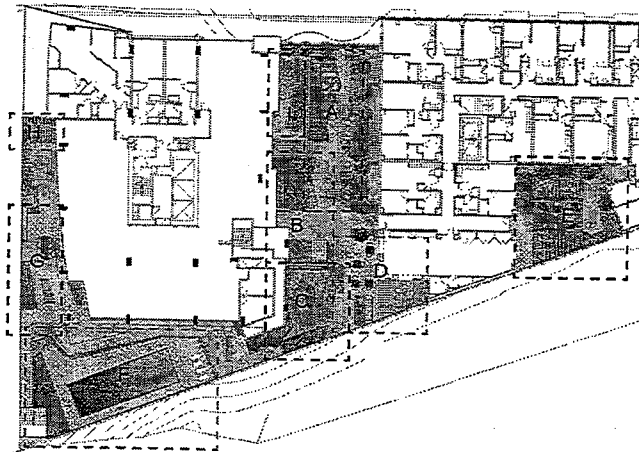
E
SOUTH END COURTYARD:
PERIMETER PLANTERS CREATE PRIVACY FOR RESIDENTS AND AN INTERIOR COURTYARD WITH FLEXIBLE PROGRAMMING. ARBORS PROVIDE SHADE AND PRIVACY FOR SMALL GROUPS AND ALLOW FOR A BACKDROP FOR CEREMONIES OR EVENTS.

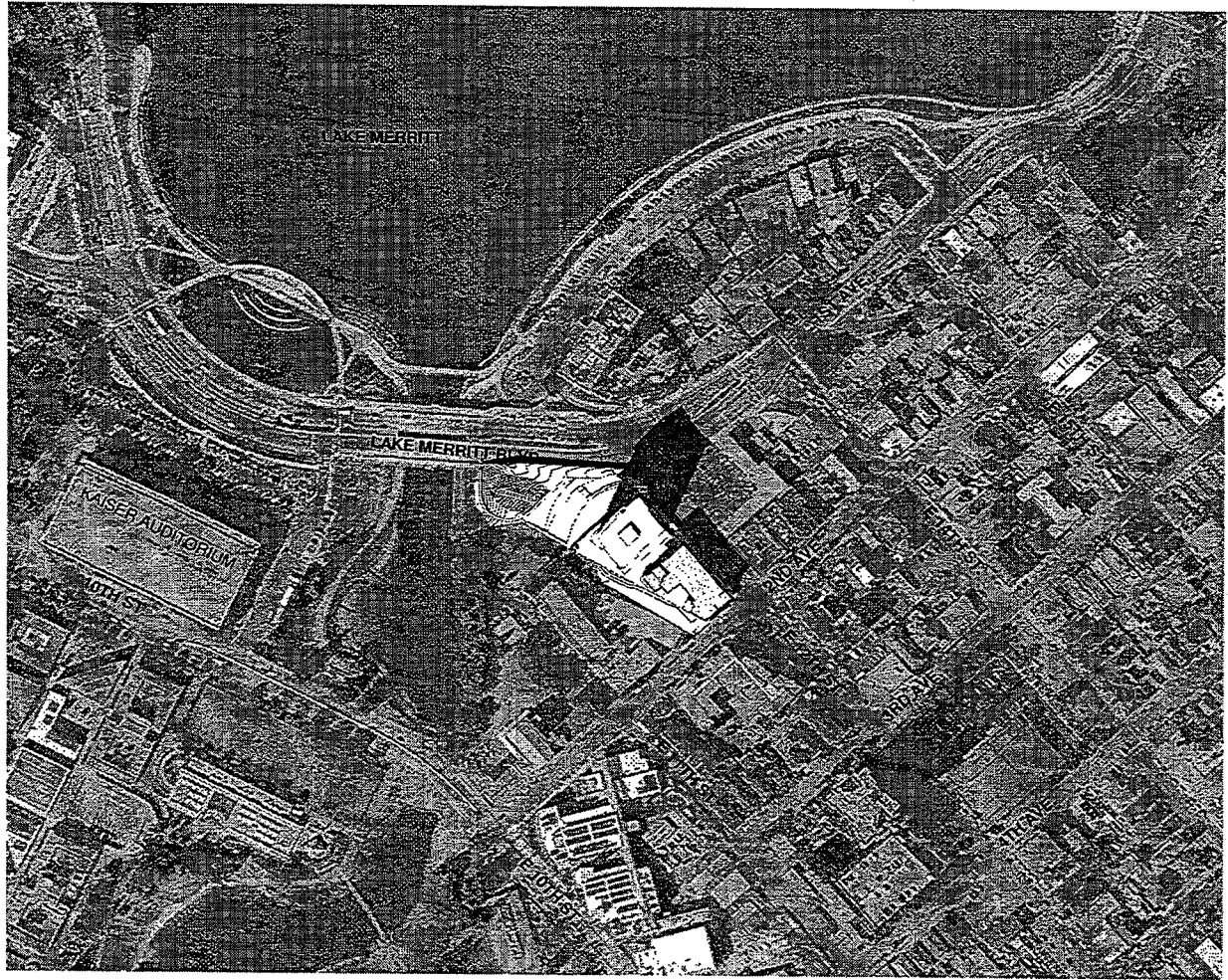
F
POOL:
15'x24' LAP POOL ENCLOSED BY 6'-7.5' POOL FENCE, ARTIFICIAL TURF AND MOVABLE POOL SEATING ARE LOCATED WITHIN POOL AREA FOR LOUNGING.

G
NORTH END AMENITIES:
BUILT-IN BBQ AND COMMUNITY TABLE ALLOW OUTDOOR DINING ADJACENT TO THE INTERIOR DINING AMENITIES.
MOVABLE AND BUILT-IN SEATING ALONG WITH A FEATURE FIRE PIT CONNECTS WITH THE INTERIOR LOUNGE SEATING, CREATING SPACE FOR COCKTAIL PARTIES OR INDIVIDUAL GROUPS.

H
YOGA DECK:
WOOD DECKING EXTENDS THE YOGA ROOM PROGRAM TO THE EXTERIOR. OVERHEAD ARBOR CREATES PRIVACY. OPEN PLAN ALLOWS THE SPACE TO BE USED FOR EVENTS WHEN NEEDED.

I
STUDY COURTYARD:
INDIVIDUAL SEATING WITH OUTDOOR OUTLETS FOR LAPTOP USE. TO BE USED AS OUTDOOR WORK SPACE.





N ⊗ N ⊕
 TRUE PROJEC
 NORTH T NORTH

Site ①
 1" = 100'

DATE:

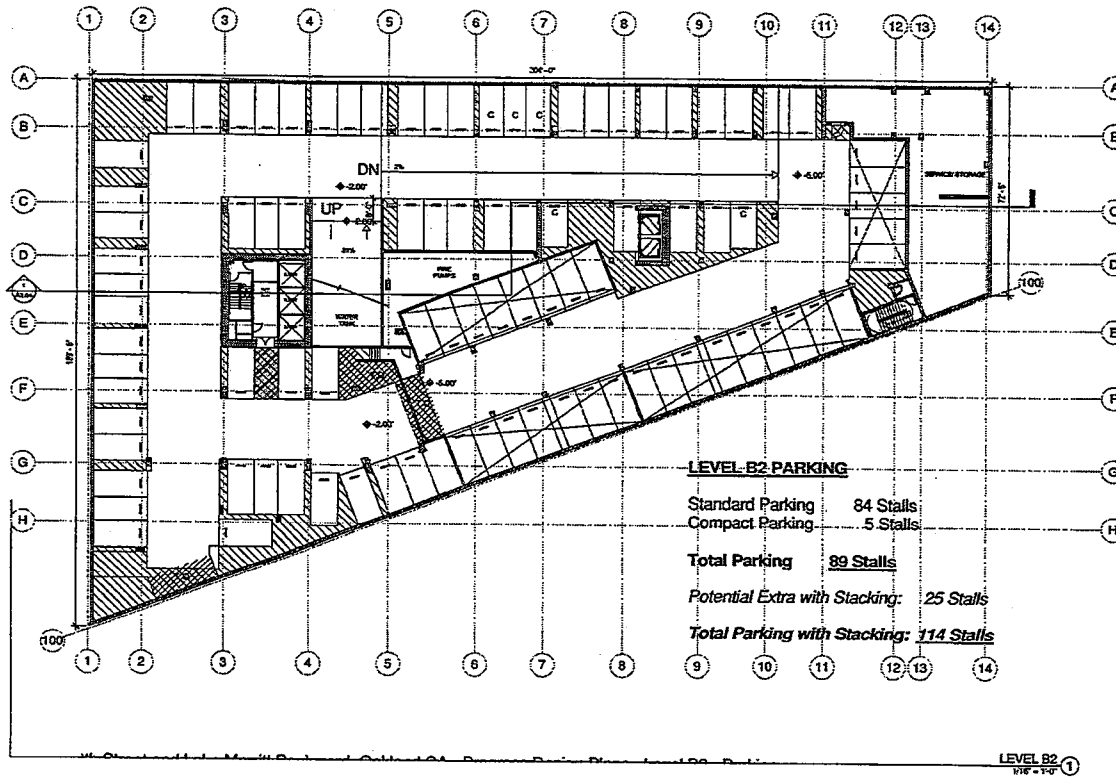
PROJECT NAME:

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

SCALE:
 ARCHITECTURAL EST.

PROJECT NUMBER:
 SHEET NUMBER:
 DATE:
 DRAWN BY:
 CHECKED BY:
 PROJECT NAME:
 SITE PLAN

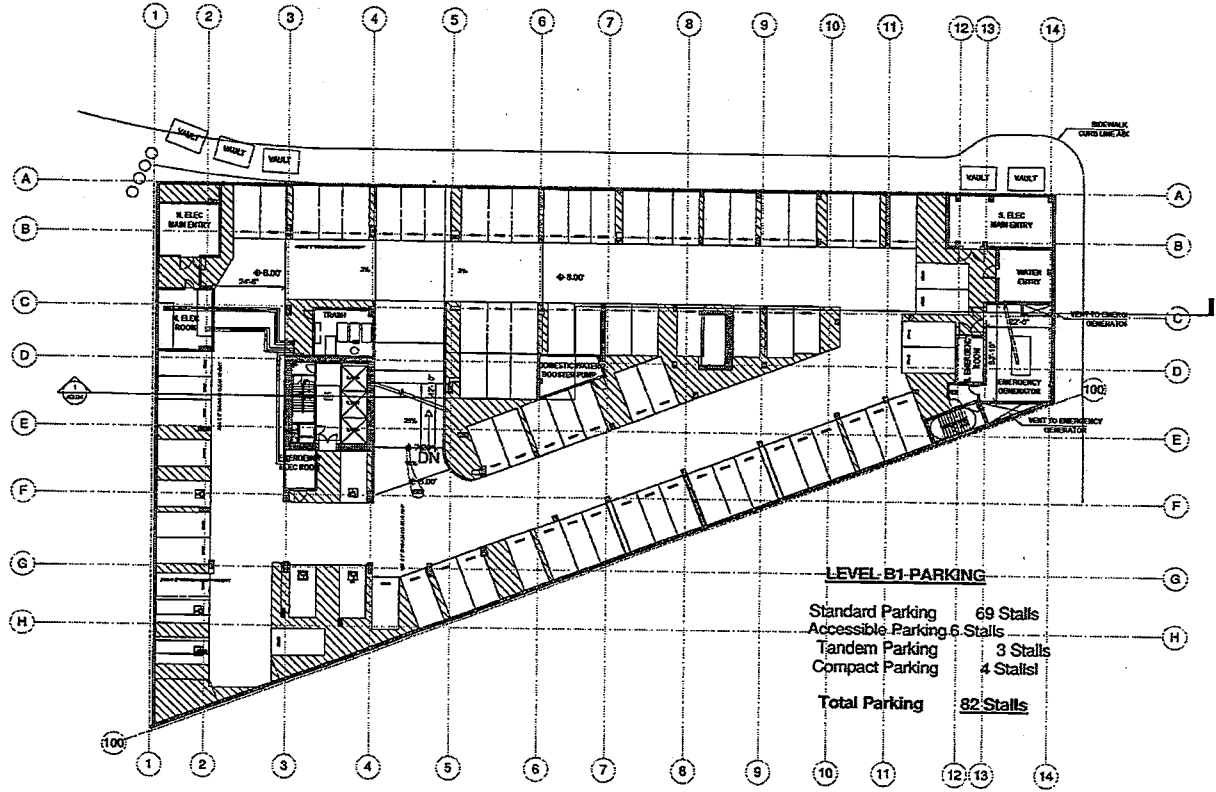
A1.00



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 LAKEHOUSE
 E 12th STREET & LAKE HERRITT BLVD.
 OAKLAND, CA 94606

DATE: 09/15/17
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT NO: [REDACTED]
 SHEET NO: [REDACTED]
 BUILDING PLAN - LEVEL B2

A1.01



LEVEL B1-PARKING
 Standard Parking 69 Stalls
 Accessible Parking 6 Stalls
 Tandem Parking 3 Stalls
 Compact Parking 4 Stalls
Total Parking 82 Stalls

LEVEL B1
 1/8" = 1'-0"

2017.09.15 - 100% SCHEMATIC DESIGN SET

LAKEHOUSE
 E 120th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

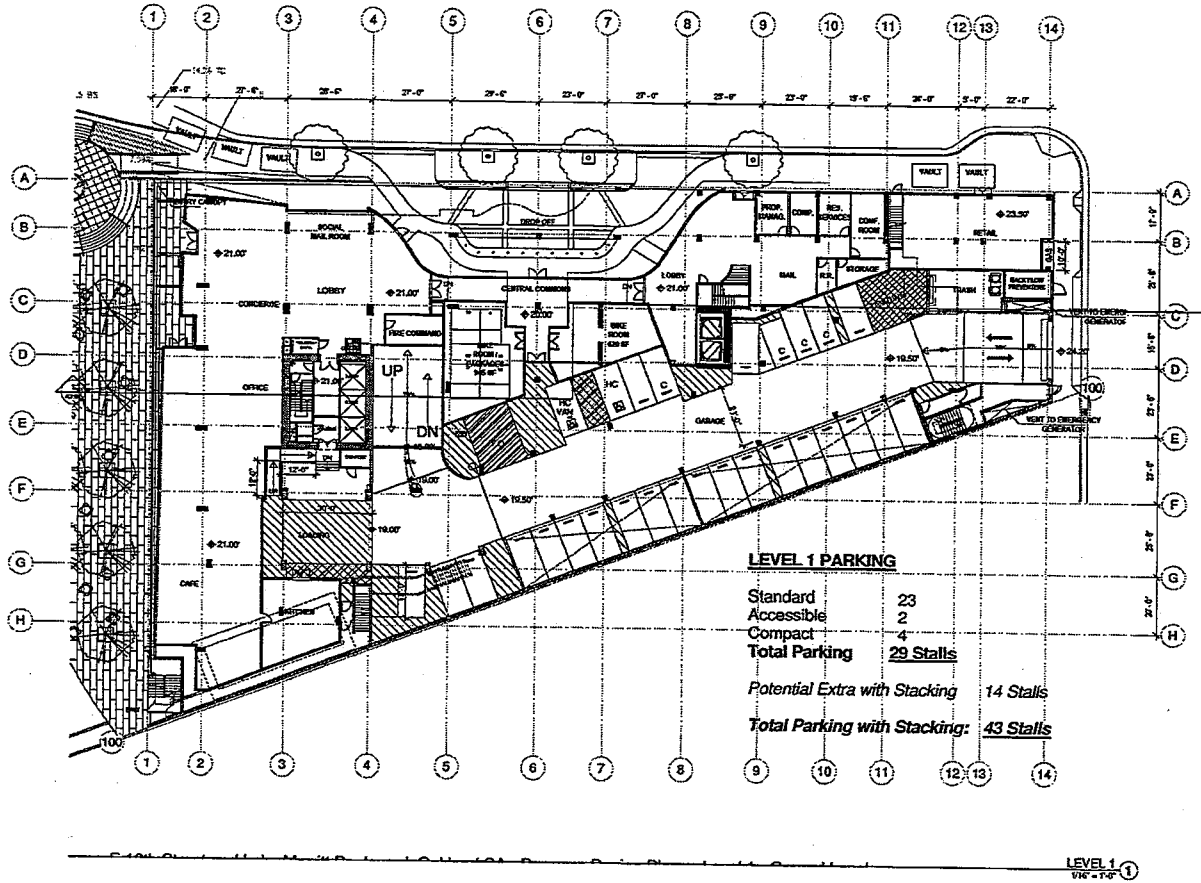
REVISIONS:

PROJECT ARCHITECT: AVP
 ARCHITECT: PATOK
 CHECKED BY: CHUCK
 DATE:

BUILDING PLAN - LEVEL B1

SHEET NUMBER:

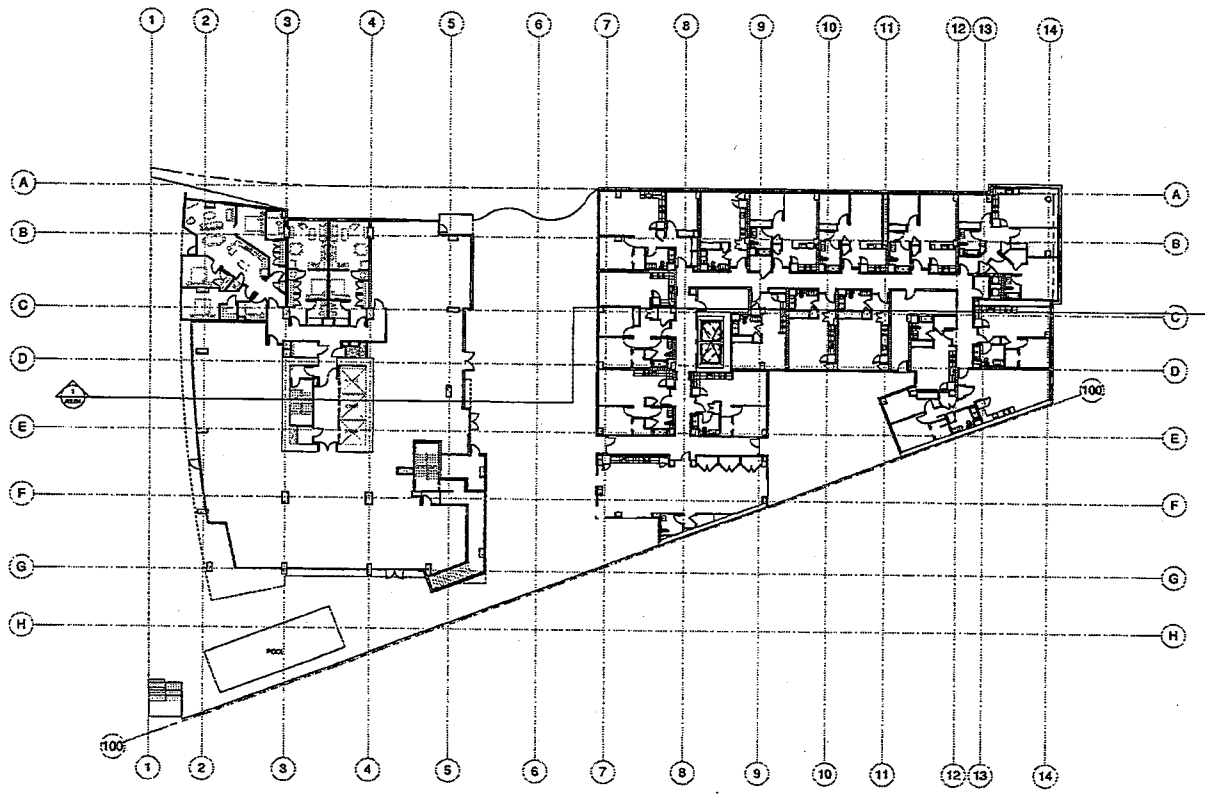
A1.02



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 LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94608

DATE: 2017.09.15
 SCALE: 1/8" = 1'-0"

PROJECT: LAKEHOUSE
 SHEET: A1.03
 BUILDING PLAN - LEVEL 1



LEVEL 2
 016 - 100 ①

2017.09.15 - 100% SCHEMATIC DESIGN SET

LAKEHOUSE

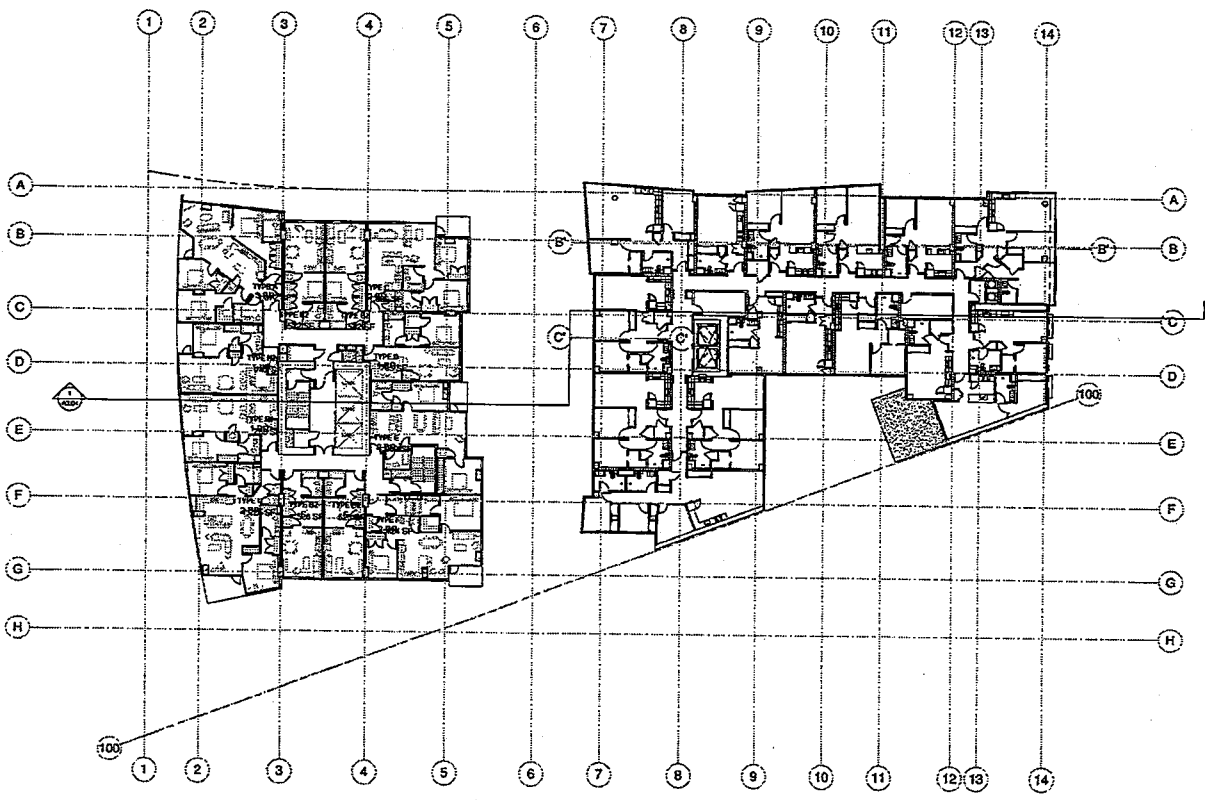
E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

REVISIONS
 NO. DESCRIPTION DATE

PROJECT NUMBER: 1000 BAY STREET
 ARCHITECT: AVRP STUDIOS
 DATE: 09/15/17
 SHEET TITLE: BUILDING PLAN-LEVEL 2

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

A1.04

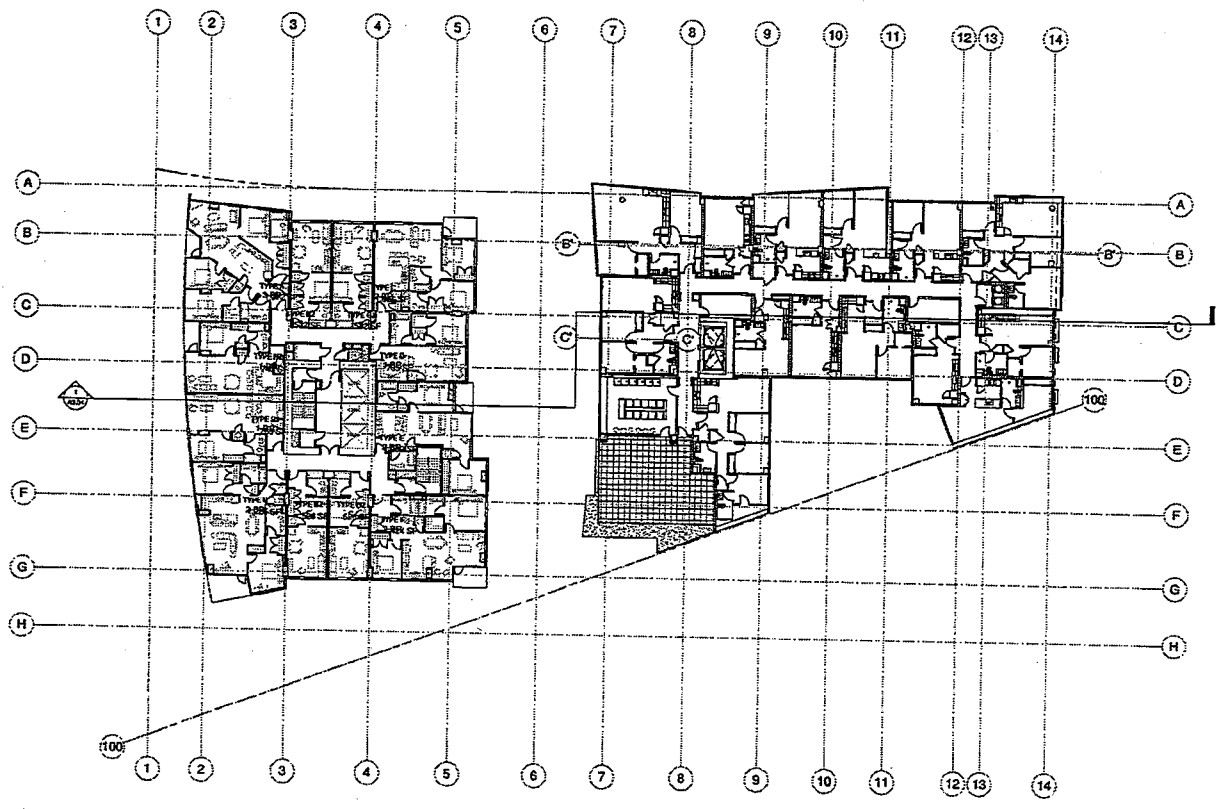


LEVEL S
 100 - 100 ①

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 LAKEHOUSE
 E 12th STREET & LAKE HERRITT BLVD.
 OAKLAND, CA 94606

DATE: 10/10/17
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT NO: [blank]
 SHEET NO: [blank]
 SHEET TITLE: BUILDING PLAN - LEVEL S

A1.07



LEVEL 6
 WC - PG 1

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 LAKEHOUSE

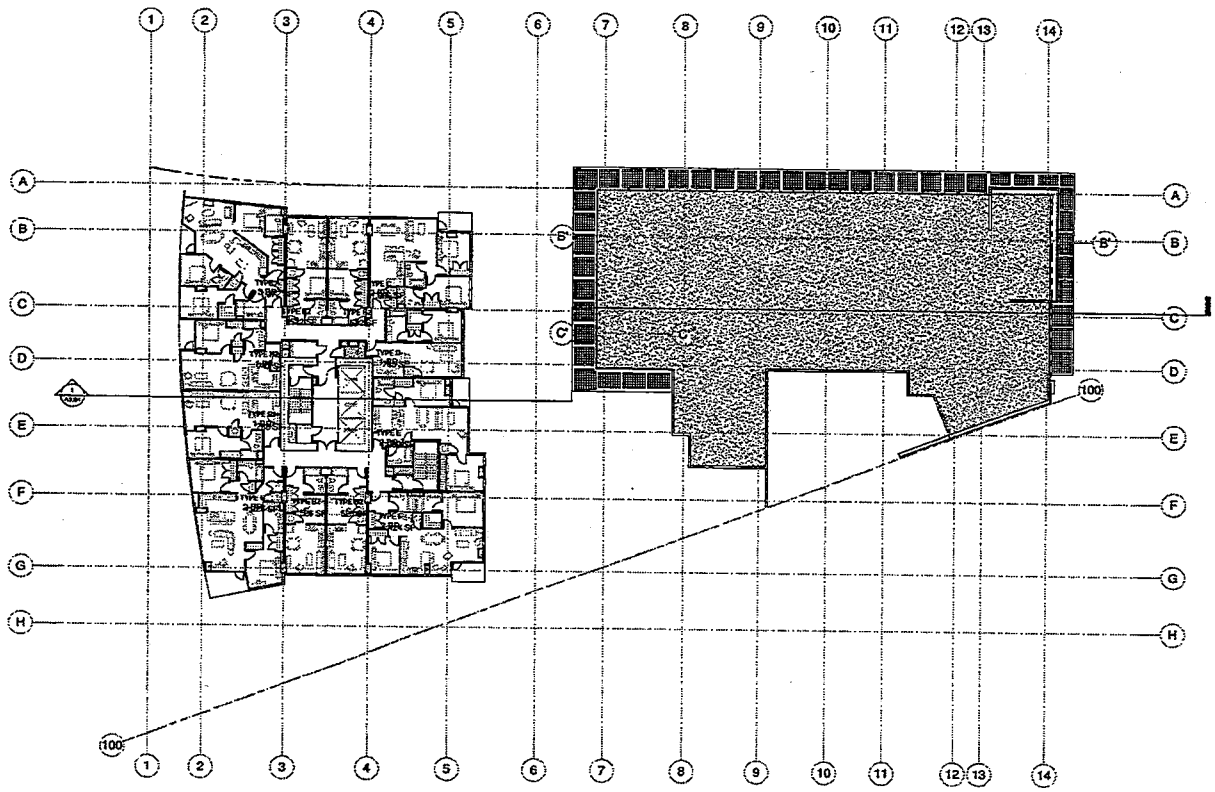
E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

REVISION	DESCRIPTION	DATE

BUILDING PLAN - LEVEL 6

SHEET NUMBER

A1.08



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

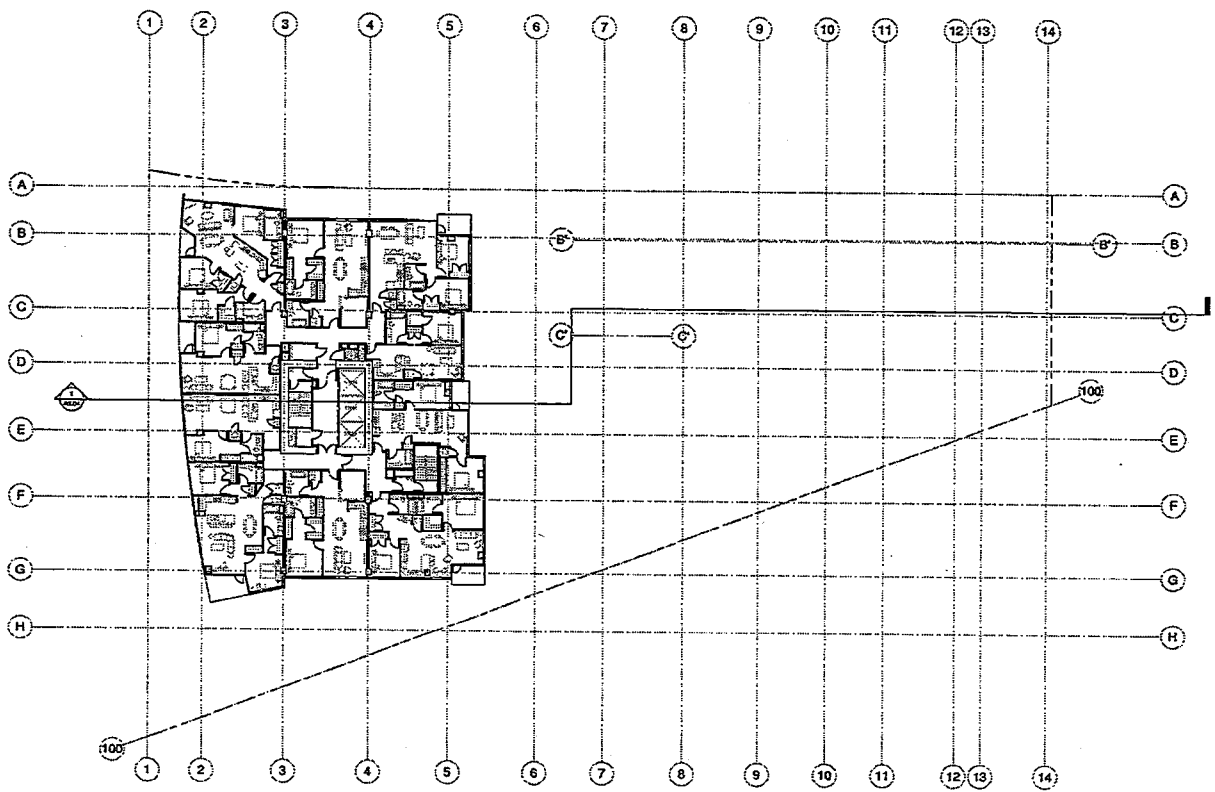
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 NO. DESCRIPTION DATE

PROJECT NUMBER: 1000
 ARCHITECT: AVRP STUDIOS
 DRAWING NO.: 2017-09-15
 CHECKED BY: CHAN
 DATE: 9/15/17
 BUILDING PLAN - LEVELS 8-13

A1.10



LEVEL 21
 1/16" = 1'-0"

DATE: _____
 CORRECTION: _____
 PROJECT NAME: _____

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 LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

DESIGNER: _____ DATE: _____
 ARCHITECT: _____ DATE: _____
 ENGINEER: _____ DATE: _____
 SPECIALIST: _____ DATE: _____
 BUILDING PLAN - LEVELS
 21-22

A1.12

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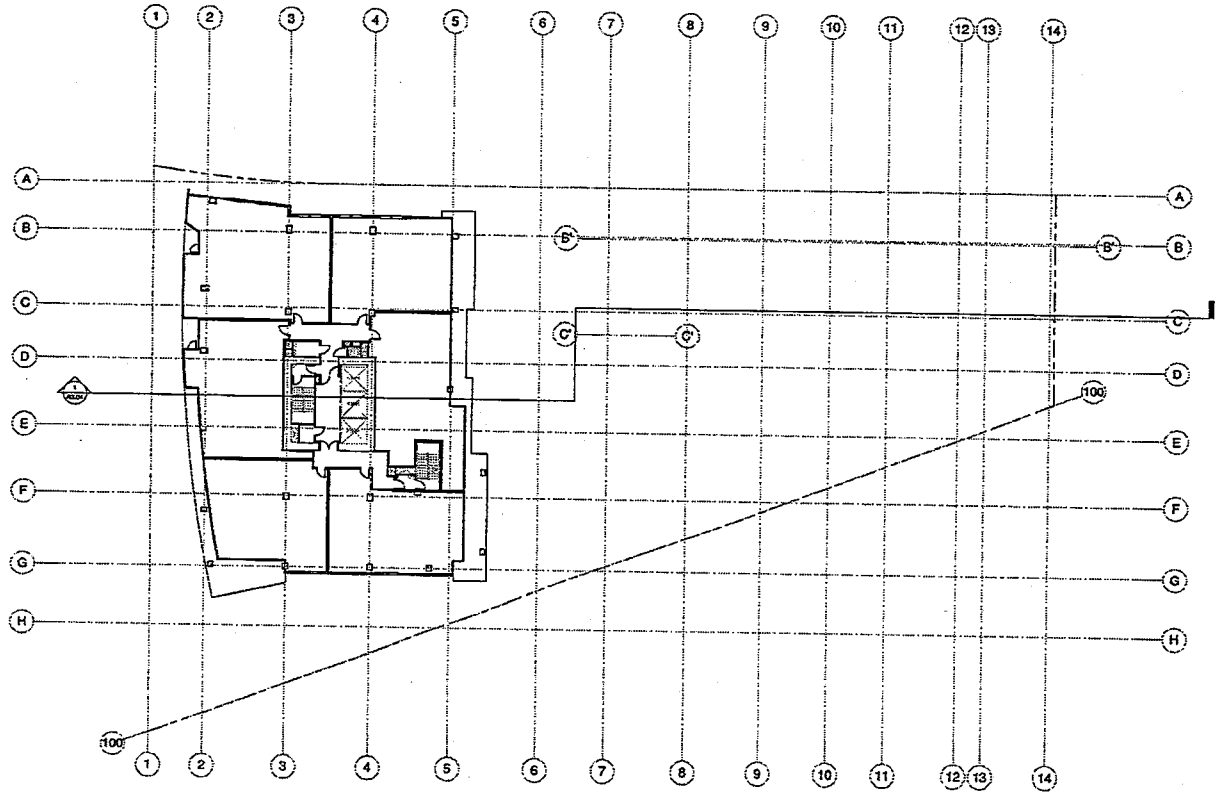
DATE: _____
 PROJECT NAME: _____

2017-09-15 - 100% SCHEMATIC DESIGN SET
 LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94608

DATE: _____
 SCALE: _____

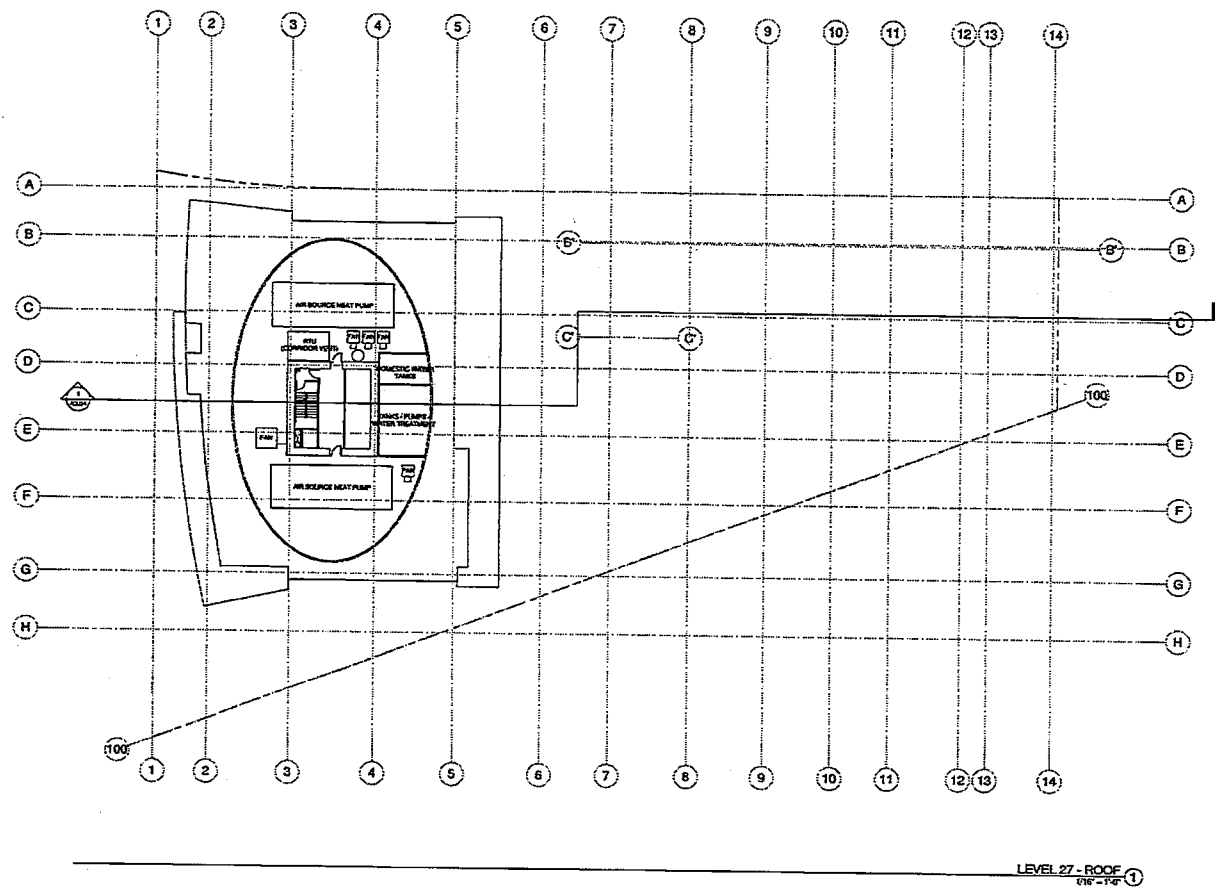
PROJECT NUMBER: _____
 SHEET NUMBER: _____
 BUILDING PLAN - LEVEL 26

A1.13

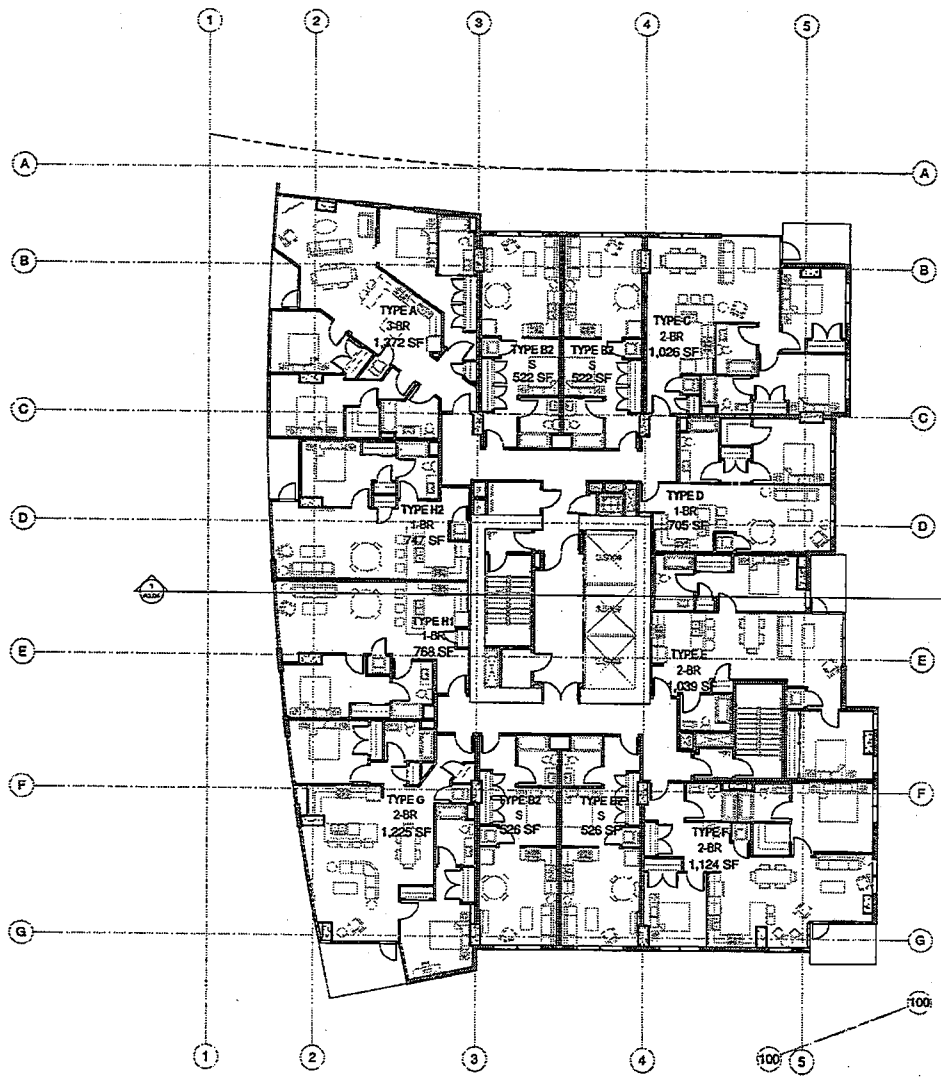


LEVEL 26
 1/8" = 1'-0" 1

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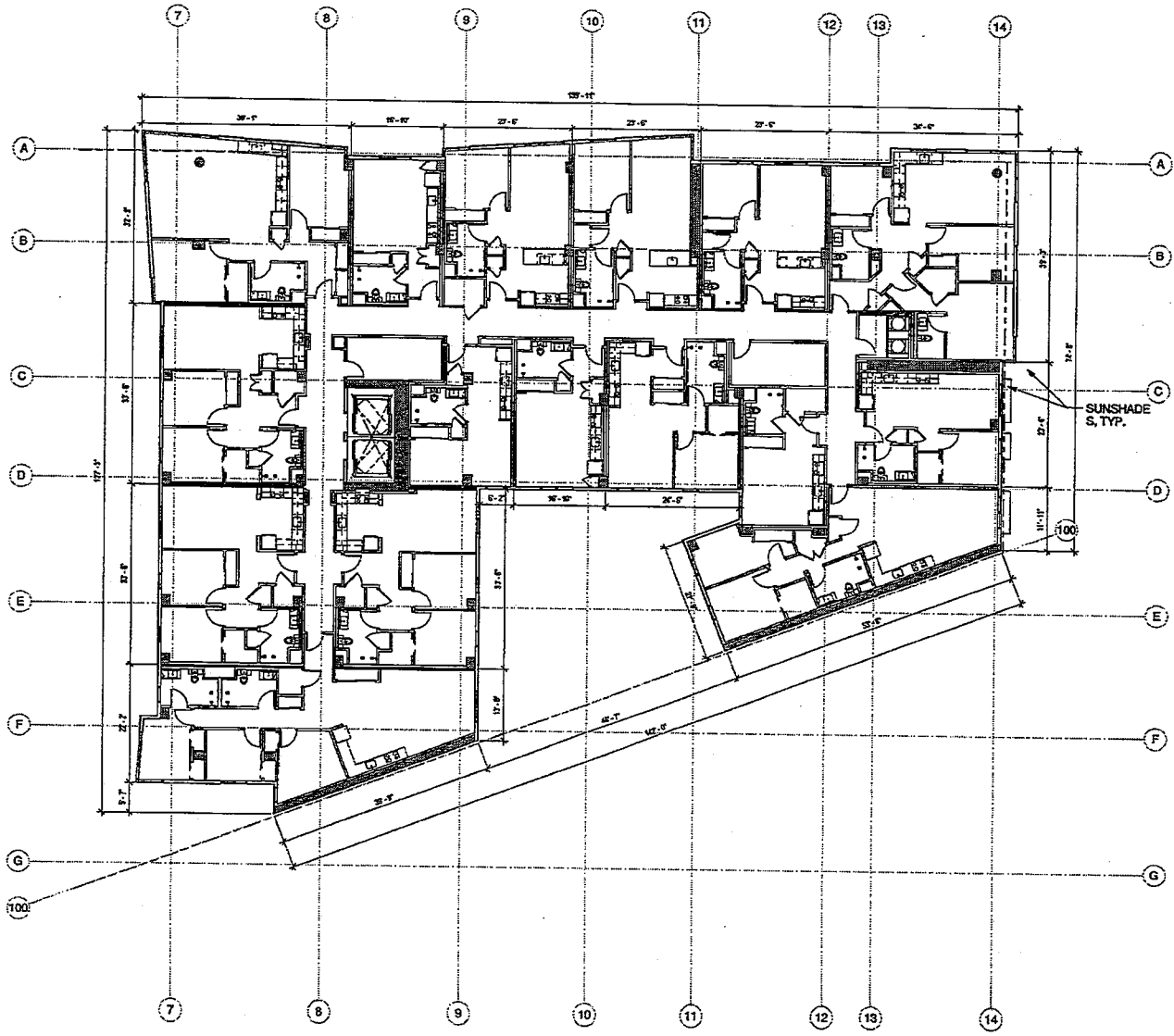
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TOWER LEVEL 3
 1/8" = 1'-0"

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 OAKLAND, CA 94606

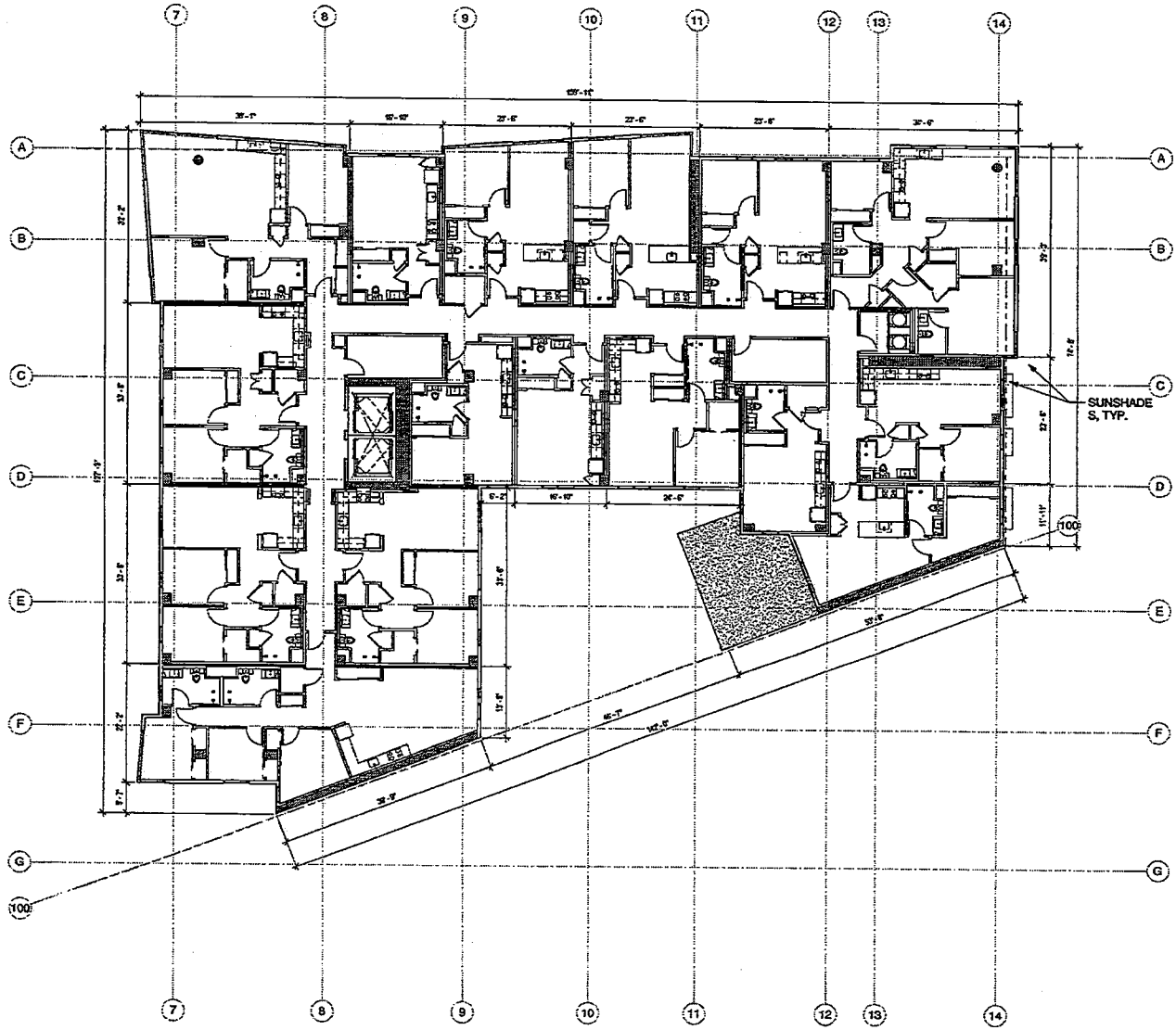
PROJECT NUMBER: 1000
 SHEET NUMBER: 1000
 DATE: 09/15/17
 ENLARGED BUILDING
 PLAN - LEVELS 3-15 -
 NORTH



ENLARGED BUILDING PLAN LEVEL 4 SOUTH ①

2017.09.15 - 100% SCHEMATIC DESIGN SET
 LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94608

NO.	DESCRIPTION	DATE
1	ENLARGED BUILDING PLAN LEVEL 4 SOUTH	10/10/17



ENLARGED BUILDING PLAN LEVEL 5 SOUTH 1
 1/8" = 1'-0"

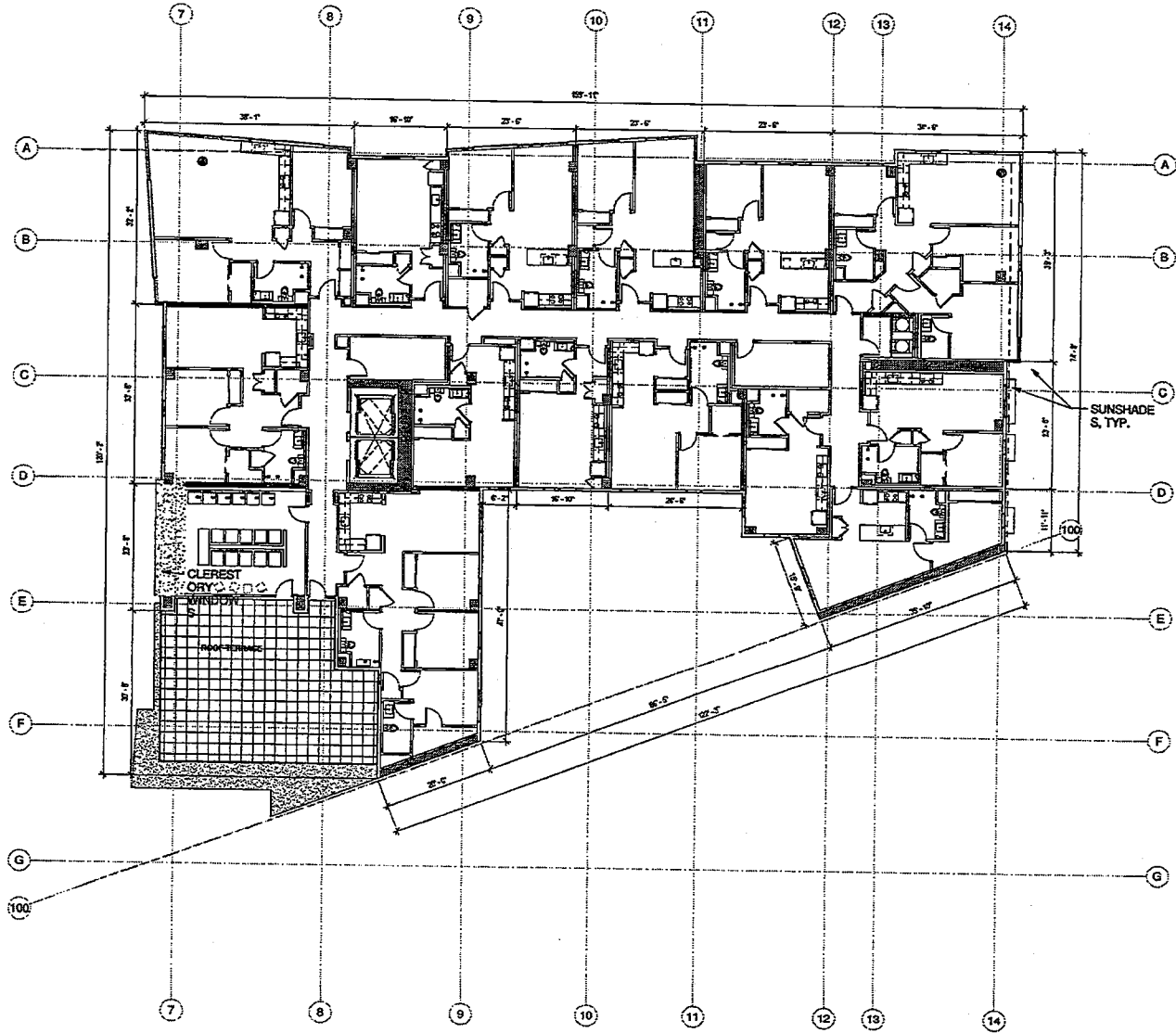
DATE:

PROJECT NAME:

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

SCALE: ARCHITECTURAL

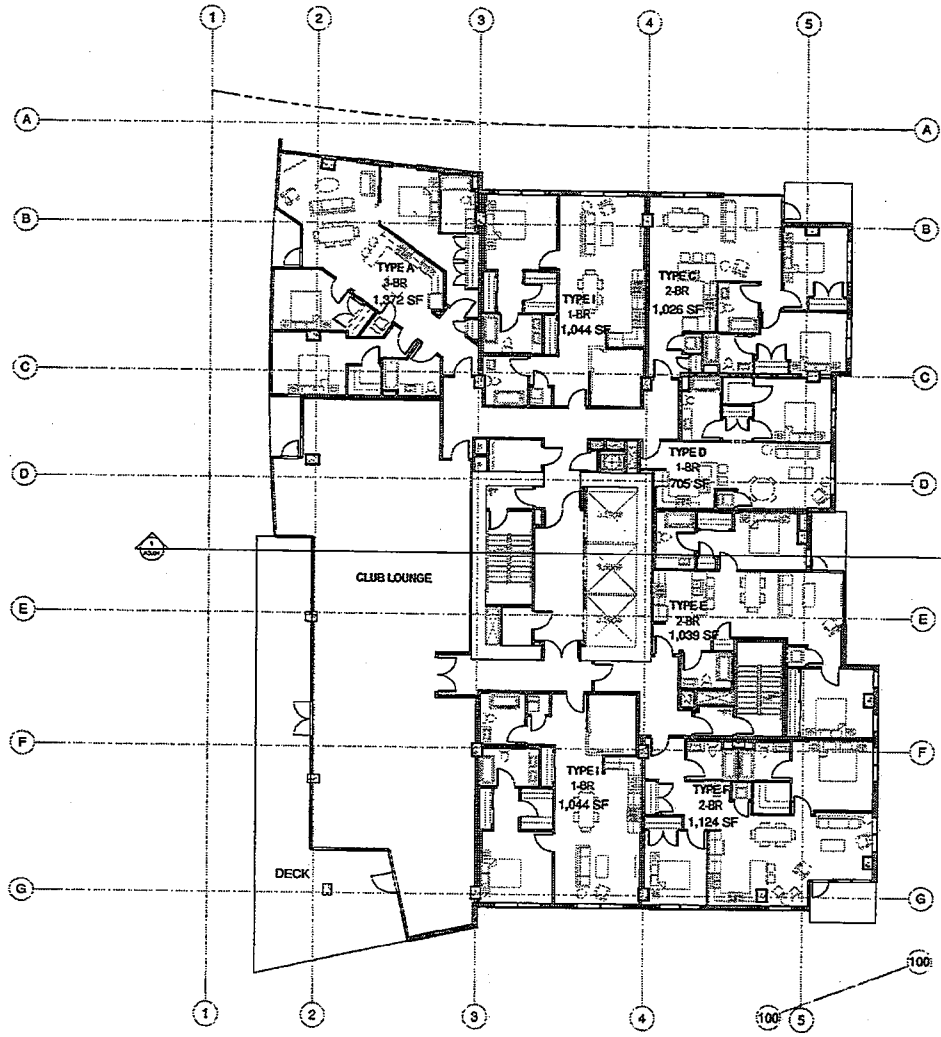
PROJECT NUMBER: 1004
 DATE: 09/15/17
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 ENLARGED BUILDING PLAN LEVEL 5 SOUTH



ENLARGED BUILDING PLAN LEVEL 6 SOUTH
1/8" = 1'-0"

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

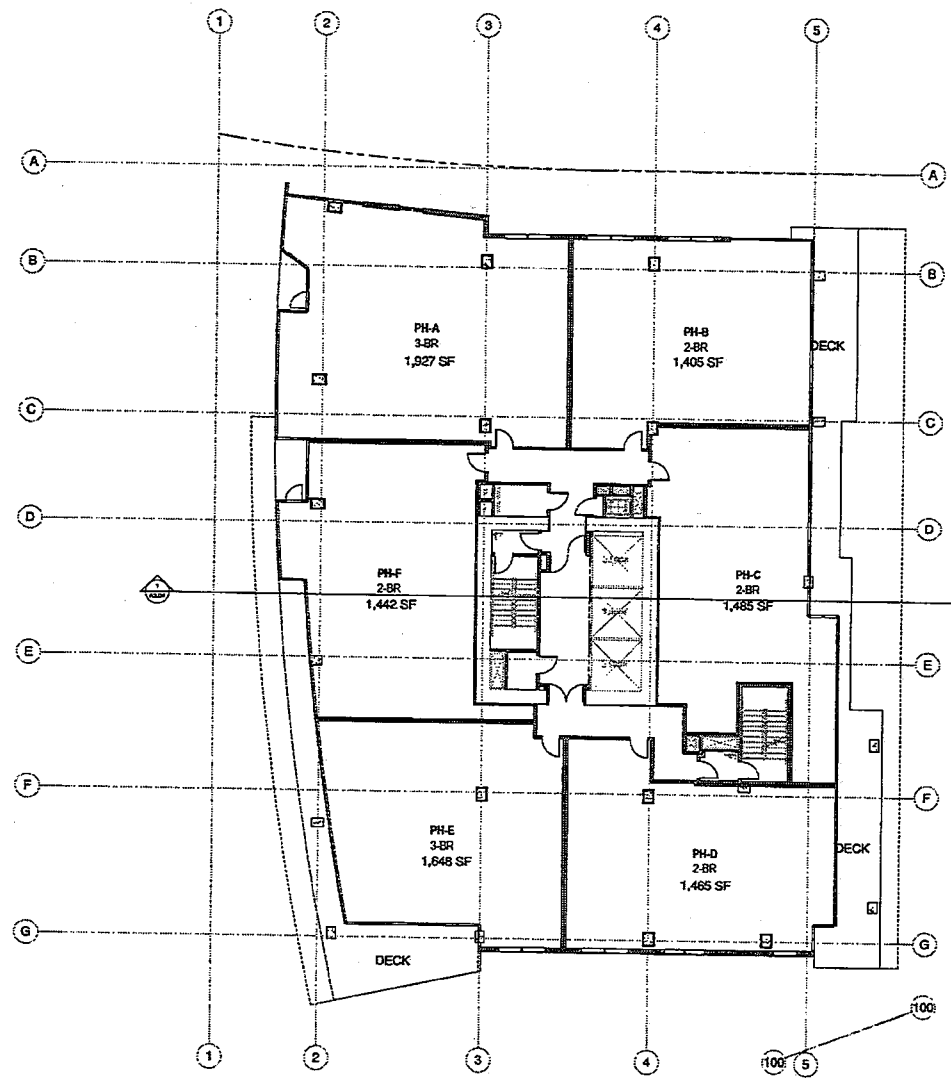
NO.	DESCRIPTION	DATE



TOWER LEVEL 20
 10'-1/4" = 1"

2017-09-15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09/15/17
2	ISSUED FOR CONSTRUCTION	09/15/17
3	ISSUED FOR CONSTRUCTION	09/15/17
4	ISSUED FOR CONSTRUCTION	09/15/17
5	ISSUED FOR CONSTRUCTION	09/15/17



TOWER LEVEL 26
 1/8" = 1'-0" ①

2017.09.15 - 100% SCHEMATIC DESIGN SET
 LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD.
 OAKLAND, CA 94606

NO.	DATE	DESCRIPTION	BY

ENLARGED BUILDING
 PLAN - LEVEL 26 - NORTH

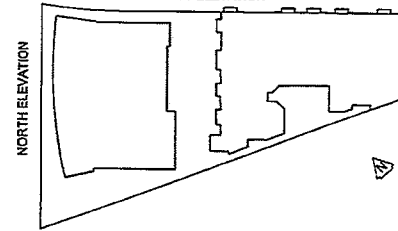
ELEVATION GENERAL NOTES

- 1 PRE-FINISHED ALUMINUM WINDOW WALL SYSTEM WITH BLUE-GREEN TINTED GLAZING
- 2 CURVING METAL PANELS WITH SILVER-GRAY PAINTED FINISH AT SLAB EDGE
- 3 LIGHT GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
- 4 DARK GREY PRE-FINISHED METAL RAIN SCREEN PANEL SYSTEM
- 5 TRANSLUCENT PHOTOVOLTAIC PANELS ABOVE ROOF TERRACE AREAS IN BLUE-GREEN TINT
- 6 ALUMINUM SELF-RECESSED WINDOWS
- 7 LIGHT GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM
- 8 DARK GREY PRE-FINISHED HARDIE PANEL RAIN SCREEN PANEL SYSTEM

ELEVATION GENERAL NOTES

- 9 ALUMINUM BALCONY RAILING IN SILVER-GRAY PAINTED FINISH WITH BLUE-GREEN TINTED GLAZING
- 10 ALUMINUM ROOF RAILING IN SILVER-GRAY PAINTED FINISH WITH BLUE-GREEN TINTED GLAZING
- 11 CONTINUOUS METAL LOUVER PANELS IN GRAY-BLACK PAINTED
- 12 SCULPTURAL METAL CANOPY
- 13 PERFORATED METAL MECHANICAL SCREENING
- 14 DECORATIVE TREATMENT TO CONCRETE WALL

EAST ELEVATION



DATE: 08/14/17

PROJECT NAME:

2017.09.15 - 100% SCHEMATIC DESIGN SET

LAKEHOUSE
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94608

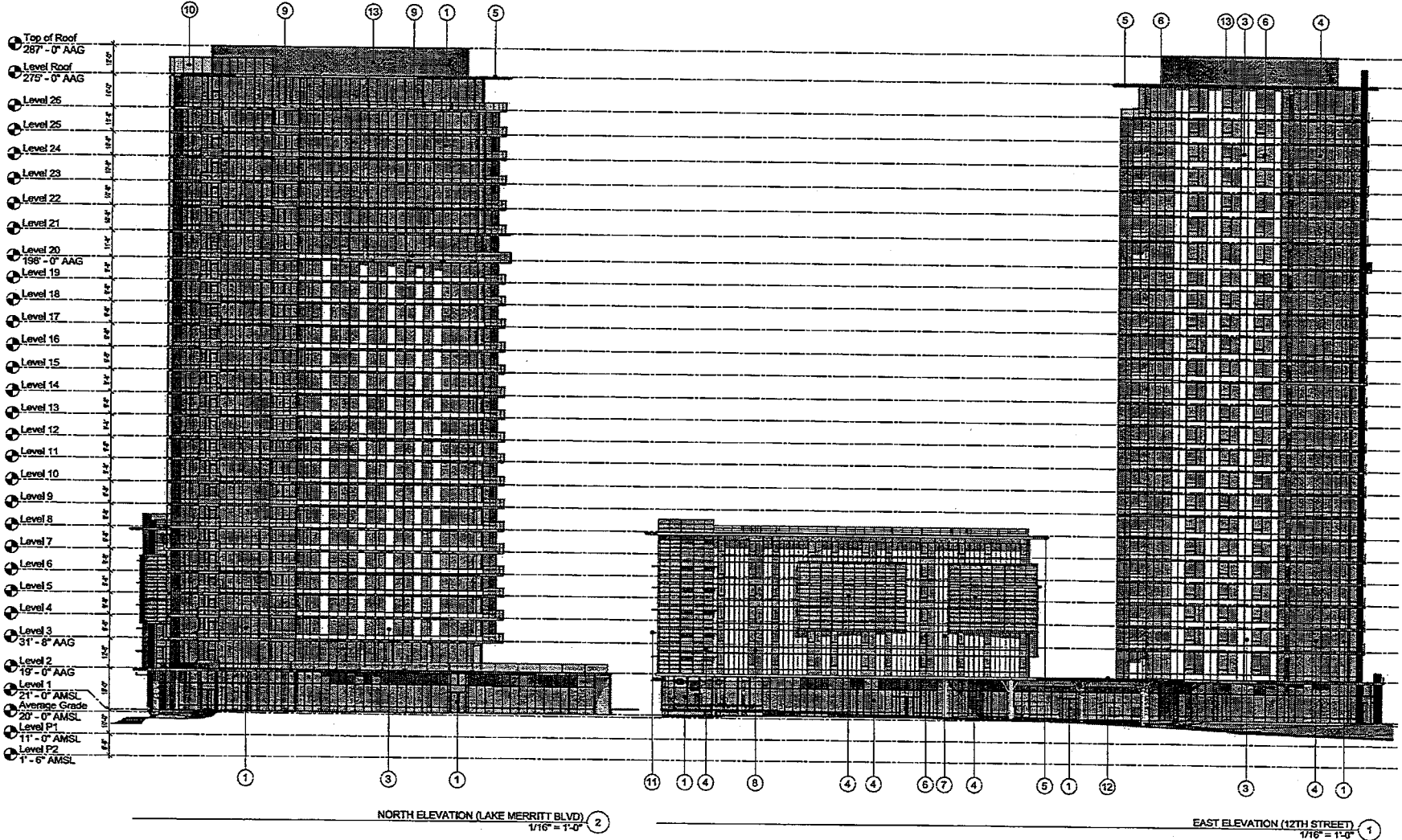
PROJECT NUMBER:

SCALE:

PROJECT FUNDING:
ARCHITECT:
ENGINEER:
DATE:
SHEET NO.:

BUILDING ELEVATIONS

SHEET NUMBER:

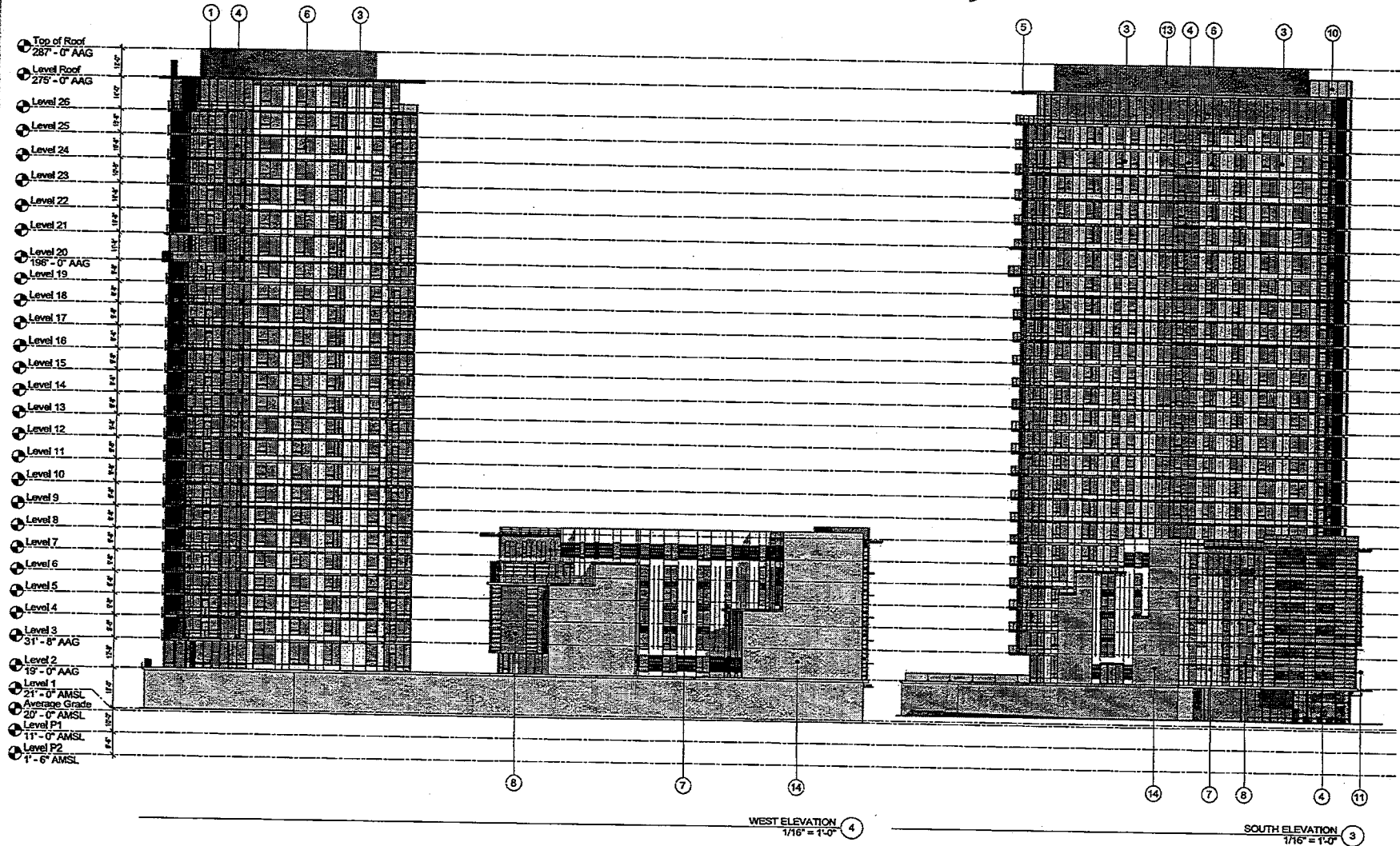
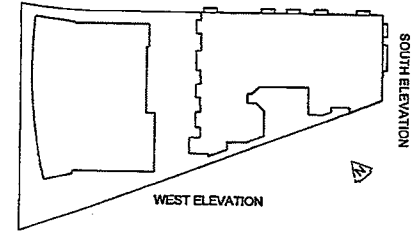


ELEVATION GENERAL NOTES

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avp STUDIOS
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1210 12th Street, Suite 200
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415.763.2222

PIATOK
architects + urban design

2017.03.15 - 100% SCHEMATIC DESIGN SET

LAKEHOUSE

E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94606

PROJECT MANUAL
ARCHITECTURE
GENERAL CONTRACTOR
MECHANICAL
ELECTRICAL
PLUMBING
PAINTING

BUILDING ELEVATIONS

WEST NUMBER

A3.02

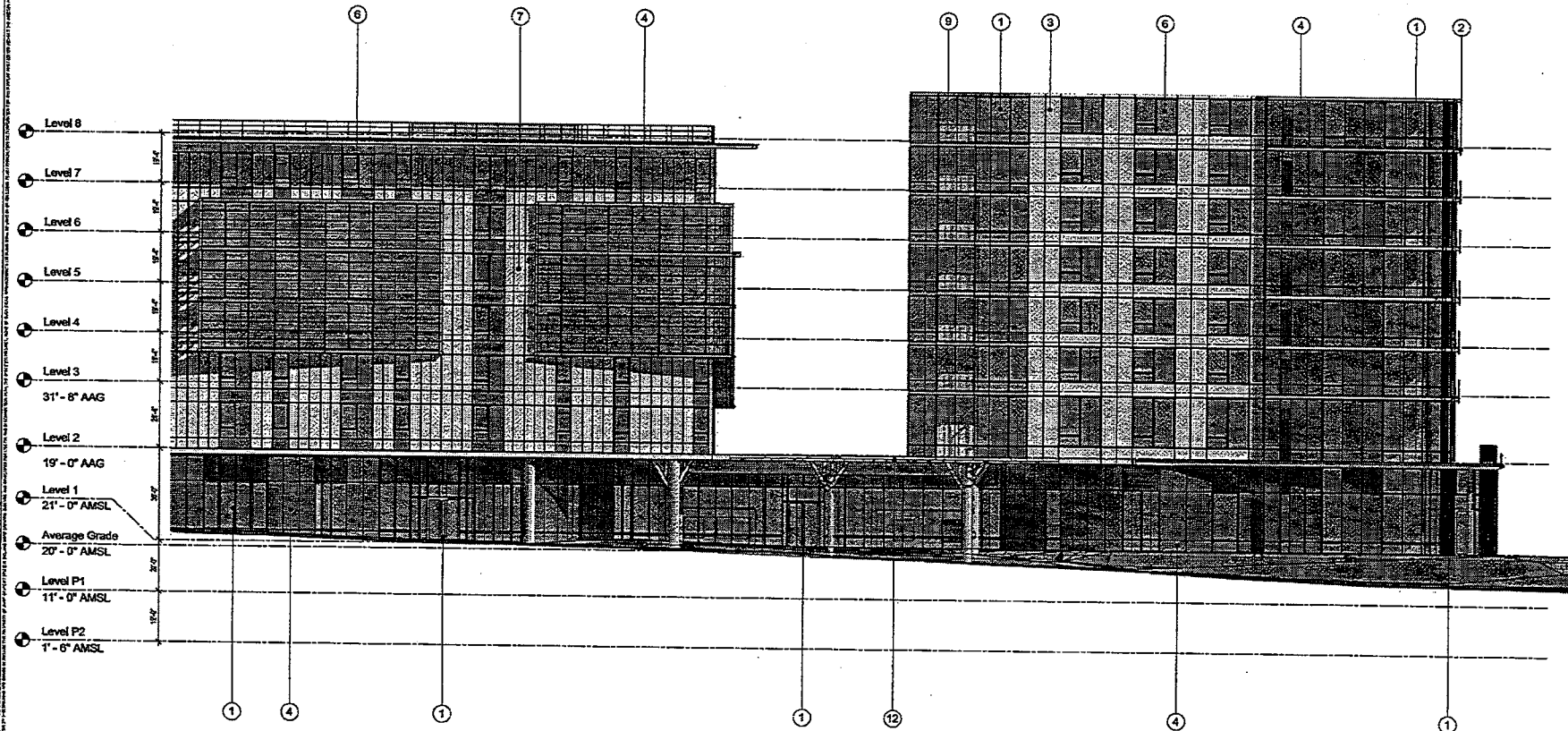
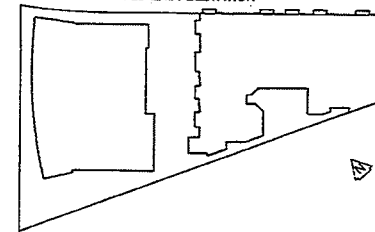
ELEVATION GENERAL NOTES

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ENLARGED EAST ELEVATION



2017.09.15 - 100% SCHEMATIC DESIGN SET

LAKEHOUSE

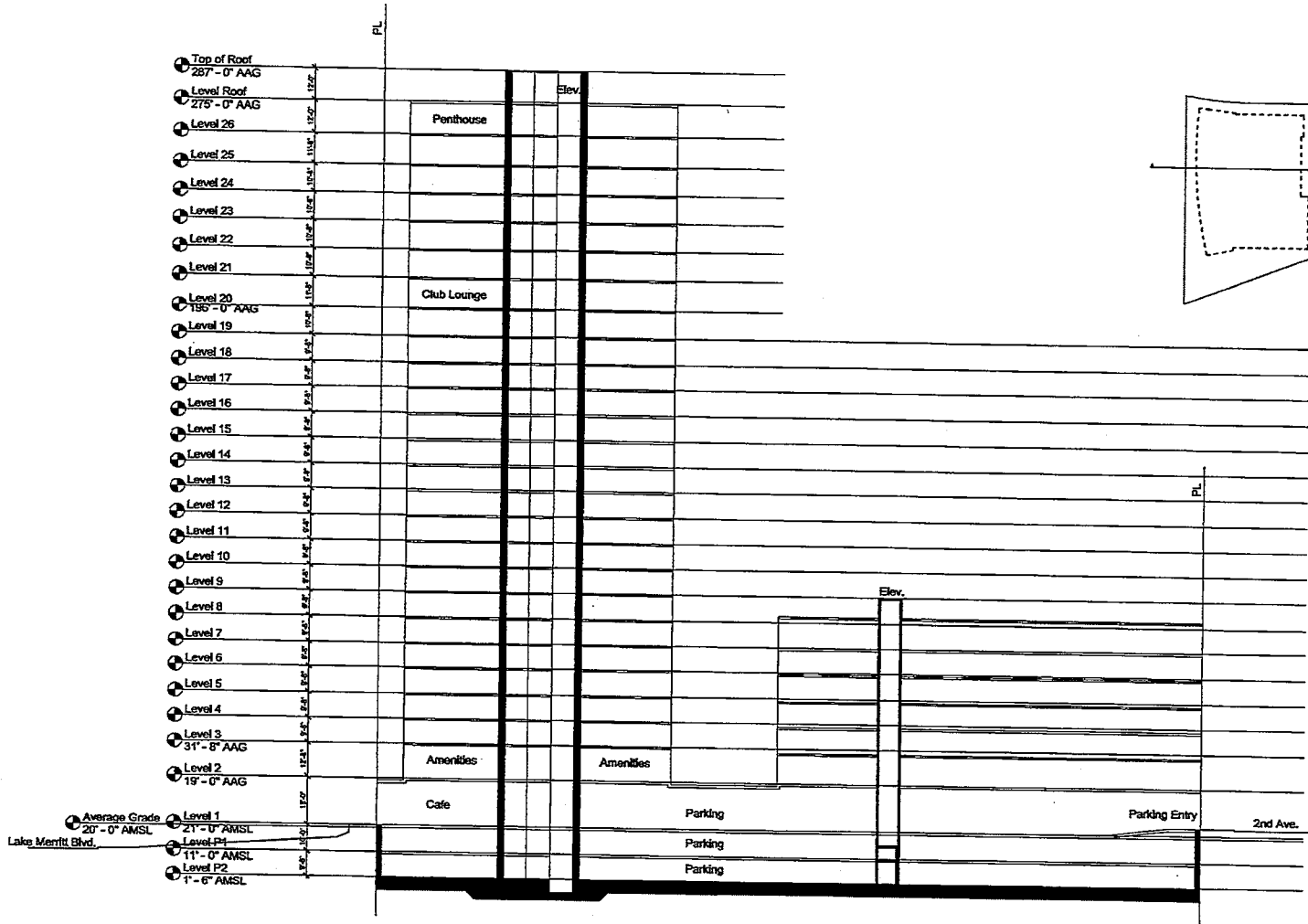
E 12th STREET & LAKE MERRITT BLVD
OAKLAND, CA 94608

NO.	REVISION	DATE

ENLARGED EAST ELEVATION (12TH STREET)
1/8" = 1'-0" 5

A3.03





BUILDING SECTION 1
 1/16" = 1'-0"

DATE: _____

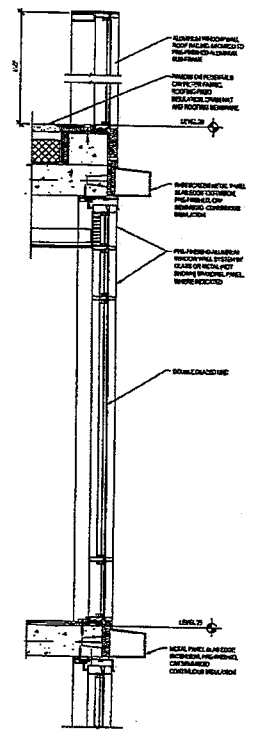
PROJECT NAME: _____

2017.09.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

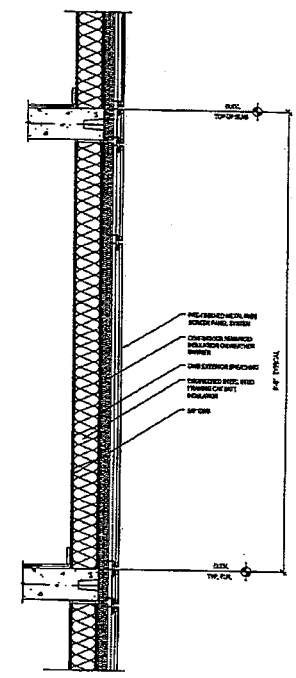
DATE: _____

PROJECT NUMBER: _____
 ARCHITECT: _____
 ENGINEER: _____
 DESIGNER: _____
 CHECKER: _____
 DATE: _____

BUILDING SECTION
 SHEET NUMBER: _____



1 WINDOW WALL AT LEVEL 2526 SECTION



2 METAL PANEL COLD WALL SECTION

CONCRETE FLOOR

WINDSTOPPER

2017.00.15 - 100% SCHEMATIC DESIGN SET
LAKEHOUSE
 E 12th STREET & LAKE MERRITT BLVD
 OAKLAND, CA 94606

DATE: 08/15/17

PROJECT NUMBER: 17-0015
 SHEET NUMBER: 10

WALL SECTIONS

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

A4.02

North View



Entitlement Presentation,
June 15, 2016



DRC Presentation,
October 25, 2017



DRC Presentation,
February 28, 2018