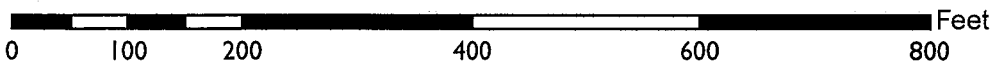


<b>Location:</b>	1261 Harrison Street (See map on reverse)
<b>Assessors Parcel Number:</b>	002-0063-002-00
<b>Proposal:</b>	Proposal to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 130,000 square feet of office, and 185 dwelling units. The proposal would include the inclusion of affordable units to take advantage of the affordable housing density bonus and concessions.
<b>Applicant:</b>	Ronnie Turner – (510)395-2766
<b>Owner:</b>	Pinnacle RED Group, Inc.
<b>Planning Permits Required:</b>	Regular Design Review for new construction and Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow the D-LM 275 Height Zone regulations, Minor Conditional use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (3 Required; 0 Proposed).
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	D-LM-4 Height Area – 85'
<b>Environmental Determination:</b>	Determination Pending, Demolition of the existing building would require the preparation of an Environmental Impact report since the structure is a Historic Resource under CEQA.
<b>Historic Status:</b>	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
<b>City Council District:</b>	3
<b>Status:</b>	Pending
<b>Action to be Taken:</b>	Review development proposal and direct staff to return with findings for a denial of the application or direct the applicant to proceed with preparation of an Environmental Impact Report
<b>Finality of Decision:</b>	Item to return to Commission for a decision which is appealable to City Council
<b>For Further Information:</b>	Contact case planner Peterson Z. Vollmann at 510-238-6167 or by e-mail at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .

**SUMMARY**

The applicant is proposing a downtown mixed-use high-rise development. The proposed development would be approximately 440 feet tall at 36 stories and include a mix of ground floor retail, above ground level office and residential units within the upper levels of the tower. The project is located within the Lake Merritt Station Area Plan (LMSAP) within a block that was designated as an area with an 85-foot height limit. The block was limited in height because it consists of the King Building Group historic district which is an Area of Primary Importance (API). However, the resulting LMSAP zoning regulations allow for waivers of height areas to allow a limited number of towers that would be allowed to exceed the base zone height to a higher level up to 275 feet upon the granting of a Major

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17438  
Applicant: Ronnie Turner  
Address: 1261 Harrison Street  
Zone: D-LM-4  
Height Area: 85 ft

Conditional Use Permit. Three such towers could be permitted within the 85-foot height area and three within the 175-foot height areas. At present, one has been granted in the 85-foot height area and one has been granted in the 175-foot height area, leaving two within the 85-foot height area applicable to the subject property. If approved, only one more exception within the 85-foot height area would be allowed. The development proposal would be required to meet the Conditional Use Permit Criteria for the height district waiver to go up to 275 feet, the Category II Demolition Findings as well as the Design Review Findings for properties located within APIs.

During the pre-application submittal staff informed the applicant the project may not comply with the Design Review Findings and that it may not be supportable to grant one of the few available Major Conditional Use Permits to allow a height exception for this subject site since it would result in the loss of a historic building (CEQA historic resource) as well as potentially compromise the King Building Group API.

Staff wanted to bring the proposal to the Planning Commission for an initial review before advising the applicant to proceed with the preparation of an Environmental Impact Report (EIR), which would be required due to the loss of the subject building which is a historic resource under CEQA. If the Planning Commission agrees with staff that the project does not meet the requirements for approval then staff will return with findings for denial of the project; if the Planning Commission believes the project may meet the requirements for approval, then staff will begin the process of preparing the required EIR. This item also appeared before the Landmarks Preservation Advisory Board (LPAB) on March 12, 2018 and their recommendation will be summarized at the Planning Commission hearing.

## PROPERTY DESCRIPTION

The subject property consists of an approximately 15,100 square foot site located at the southwest corner of Harrison and 13<sup>th</sup> Streets and is completely occupied by a one story commercial building. The property is one of five buildings on the city block that make up the King Building Group API or the "King Block". The subject building itself is listed as a City of Oakland Designated Historic Property and contains an Oakland Cultural Heritage Survey (OCHS) rating of C1+ meaning that it is a contributor to the API.

### *King Building Group, aka King Block*

The five buildings and alley that comprise the King Building Group were developed between 1904 and 1922 by the Charles H. King family and constitute the principal surviving Oakland structures associated with the wheat and lumber baron Charles H. King and his locally prominent descendants. In addition, the group provides a good and somewhat unusual example of an early 20<sup>th</sup> century downtown development project that was carried out in phases. The buildings together fully occupy the block bounded by Webster, 12<sup>th</sup>, Harrison and 13<sup>th</sup> Streets. The buildings are visually related by zero setbacks, similar widths, pressed brick surfaces, black glazed tile store bases, skeletal articulation, Renaissance/ Baroque ornamentation and the lack of any vacant lots or intrusions. In its very mixed setting, the block is a strong unified presence. Horizontality dominates, as each building occupies long street frontages and rises only one to two stories, except for one four story focal building. The prominent use of arcades on three of the corner buildings is another unifying element. The alley entrances are masked within the facades of two of the buildings.

*1261 Harrison, subject building*

The OCHS records describe the subject building as an attached one-story brick masonry store building on a corner lot in an enframed semicircular arcade window-wall composition with ten bays along the 13<sup>th</sup> Street side and five bays along Harrison Street. The restrained ornamentation is Renaissance/ Baroque. Surfaces are glazed white pressed brick with glazed lightly polychromed white terra cotta details. The second bay from the end on Harrison Street projects slightly outward and the opening is rectangular instead of arched and forms the Harrison Street entry to the alley which passes through the middle of the block to Webster Street. The buildings arches are compound with brick headers, deep reveals and console keystones. They are supported by brick piers with elaborated terra cotta Tuscan caps. Small rectangular decorated terra cotta panels are in the spandrels. Projecting brick courses along the top form a shallow denticulated cornice above a frieze and architrave. A parapet extends above the cornice. The original storefront doors have been replaced with aluminum, but most of the storefronts retain their glazed white-banded black tile back splash panels and multiple-light clerestories set within the arches. Some of the clerestories have been painted over. The building otherwise appears unaltered.

**PROJECT DESCRIPTION**

The proposed project would demolish the existing commercial building to construct a new mixed use development with 36 stories reaching up to approximately 440 feet in height. The ground level of the building would contain retail activities, one of which is currently called out as a market that would have frontage onto 13<sup>th</sup> Street as well as into the midblock alley. The ground level would also include residential and office lobbies as well as an entry to an automated parking system along 13<sup>th</sup> Street. There would be one driveway each for incoming and outgoing traffic where cars would drive into a car lobby for people to get into and out of vehicles before and after the car is taken to one of the below grade levels where the vehicles are stored. Above the ground floor up to level 12 would consist of office uses totaling approximately 121,000 square feet, and above that up to the 36<sup>th</sup> floor would consist of residential uses totaling 185 dwelling units.

The proposed development would include 11% of the dwelling units as very-low income which would allow for a density bonus of up to 35%. The applicant is also requesting an affordable housing density bonus concession that would waive the requirements for tower setbacks as well as allowing the height to exceed the Conditionally Permitted maximum of 275 feet up to the proposed height of 440 feet.

**GENERAL PLAN ANALYSIS**

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:



- Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.
- Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12<sup>th</sup> Street, 19<sup>th</sup> Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.
- Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.
- Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

The proposed Project is consistent with the referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density mixed use building containing 185 dwelling units and 121,000 square feet of office within close walking distance to the 12<sup>th</sup> Street and Lake Merritt BART stations.

#### **Lake Merritt Station Area Plan**

The Lake Merritt Station Area Plan (LMSAP) provides planning framework for future growth and development in the area surrounding the Lake Merritt BART Station. The Planning Area encompasses 315 acres in the heart of Oakland, a major urban center within the San Francisco Bay Area. Adjacent neighborhoods and destinations include Downtown Oakland, Lake Merritt, the Jack London District, Old Oakland, and Uptown.

Among the Specific Plan goals and policies applicable to the proposed Project, are as follows:

- **LMSAP Policy LU-2** - High intensity development potential. Support transit-oriented development and accommodate regional growth projections by promoting high intensity and high density development in the Planning Area.
- **LMSAP Policy LU-4** - Active ground floor uses. Encourage active uses in new buildings on key streets in neighborhood hubs in order to transform key streets into activated pedestrian connections over time and expand the vibrancy and activity that already exists in some areas, as shown in Figure 4.2. These active ground floor uses should be located at the street edge, or at the edge of parks, plazas, or other public spaces. Activated neighborhood hubs include the 14th Street Corridor.
- **LMSAP Policy LU-19** – King Block Alley. Encourage redevelopment of the King Block alley as an active use space that creates a unique destination.
- **LMSAP Policy OS-25** – King Block Alley. Work with owners and adjoining properties of the King Block alley to develop a unique, active use for the space that highlights the historic nature of the space. The City can provide technical assistance and waive certain standards and permits in order to promote revitalization of this alley. Potential uses include a café row, bocce ball courts or other games, and a sculpture garden.

The project site is located within the Upper Chinatown Area sub district of the LMSAP. This sub district contains six identified opportunity sites for future development, of which the project site is not one of. The site sits within the historic King Block, which is referenced specifically several times throughout the LMSAP. The vision for the King Block is for revitalization of the historic buildings and activation of the King Block Alley as a destination that is able to take advantage of the unique historic nature of the site (policies LU-19 & OS-25). The LMSAP also references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

While the proposed development would be consistent with a number of broadly stated development related goals to housing and economic development with the office proposal, it appears to fall short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation.

### **ZONING ANALYSIS**

The subject property is located within the D-LM-4 Zone. The site is also located within the D-LM Height Area 85. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities. The Height Area 85 allows for a maximum residential density of one dwelling unit per 225 square feet of lot area and a maximum commercial FAR of 5.0.

### **Parking and Loading**

The proposed development project is located within the D-LM Zoning and as such no off-street parking is required. However, the development will include 185 off street parking stalls at a 1:1 ratio for the dwelling units located within a fully automated subterranean garage. The proposal also requires bike parking in the amount of 55 Long Term Stalls within the development and an additional 20 short term stalls that can be provided in bike racks around the exterior in the public right of way.

The proposal requires three off-street loading berths, one for the residential and two for the office use. The applicant has requested a variance to not provide any off-street loading.

### **Conditional Use Permit for Density/ Intensity**

The D-LM Zones requires that any development that exceeds 200,000 square feet be required to obtain approval of a Major Conditional Use Permit.

The D-LM Zones also dictate allowed height and density based upon the height area in which the property is located. The subject property is located within a D-LM height area 85, in which for the 15,101-square foot site the maximum development allowed would be 67 dwelling units and 75,505 square feet of commercial floor area. The D-LM Zone allows for two exceptions west of the Lake Merritt Channel to jump to the D-LM height area 275 by the granting of a Major Conditional Use Permit, which for this site would allow the height to increase from a maximum of 85 feet to 275 feet.

The D-LM Zone also requires a Conditional Use permit to allow for an increase in the base height from 45 feet to 85 feet, which the applicant is also requesting as part of the application.

The proposed development site would allow the following density based upon the Height Areas that it is located within as compared to the allowances under the granting of the Major Conditional Use Permit to move the site into a 275 height area described in the table below:

<b>Height Zone</b>	<b>Lot Area</b>	<b>Residential Density</b>	<b>Commercial FAR</b>	<b>Max Units/ Floor Area</b>
85' Height Zone	15,101	1:225	5.0	67 dwellings / 75,505 sq.ft.
275' Height Zone w/ CUP	15,101	1:110	12.0	137 dwellings/ 181,212 sq.ft.

The Conditional Use Permit for the D-LM height exemption requires meeting the following criteria:

**SECTION 17.101.G.050.B.2 – D-LM HEIGHT EXCEPTION CRITERIA:**

- a. The proposal is consistent with the intent and desired land use character identified in the Lake Merritt Station Area Plan and its associated policies;
- b. The proposal will promote implementation of the Lake Merritt Station Area Plan;
- c. The proposal is consistent with the desired visual character described in the Lake Merritt Station Area Plan and Lake Merritt Station Area Design Guidelines, with consideration given to the existing character of the site and surrounding area.

**Density Bonus for Affordable Housing**

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107. The applicant proposes to include 11% of the 137 conditionally permitted dwelling units at Very Low Income (less than 50% of Median Income) resulting in 15 affordable units. This allows for a Density Bonus of 35% above the baseline number of 137 units resulting in a maximum density of 185 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of two density bonus concessions/incentives, pursuant to Section 17.107.080, that would relax other Zoning Regulations. The applicant has requested that to waive the required tower bulk regulations above the base height and the conditionally permitted height limit of 275 feet.

**Design Review**

The proposed development is required to undergo Design Review pursuant to Planning Code chapter 17.136 and is subject to several Design Review Criteria. Staff is requesting the Planning Commission to provide comments on the proposed development within the context of the listed design review criteria below in this section.

To date, staff has not performed a thorough review of the actual physical design of the building exterior due to the need to receive direction from the Landmarks Board and Planning Commission on fundamental issues related to the project. Staff requests that comments be focused on the site planning, building massing and overall development concept including the demolition of the historic building, all within the context of the proposal being located within the King Building Group API. Staff has not provided comments to the applicant on the exterior design of the tower due to concerns that the overall concept of the development that includes the demolition of a historic building and a high-rise development within an API, and any such efforts at this point in time would be moot given that staff may end up recommending denial of the project given those issues. In the event that the Planning Commission directs staff to proceed with review of the application regardless of these staff concerns then a thorough review of the exterior design of the building will commence along with the necessary environmental review of the development proposal.

The proposal must meet the following three sets of Design Review criteria. Each specific criterion that is not applicable to the project is shown in ~~strike through~~:

**SECTION 17.136.050. A – REGULAR DESIGN REVIEW CRITERIA (Residential Facilities)**

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

**SECTION 17.136.055.B.2 - HISTORIC PROPERTIES IN THE D-LM & CBD**

- a) Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
- b) New street frontage has forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;
- c) The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.
- d) The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form,

direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results;

- e) ~~Where height is a character defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character defining height and their character defining height level are designated on the zoning maps; and~~
- f) ~~For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.~~
- g) For construction of new principal buildings:
- i. The project will not cause the API to lose its status as an API;
  - ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
  - iii. ~~The proposal contains elements that relate to the character defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character defining height and their character defining height level are designated on the zoning maps.~~

**SECTION 17.136.075.C – CATEGORY II DEMOLITION FINDINGS:**

1. For the demolition of structures in the CIX-1A Zone; or contributors to an S-7 Zone, S-20 Zone, or API:
  - a. The applicant demonstrates that: i) the existing property has no reasonable use or cannot generate a reasonable economic return and that the development replacing it will provide such use or generates such return, or ii) the applicant demonstrates that the structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this criterion, a hazard constitutes a threat to health and safety that is not immediate; and
  - b. It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic structure, or existing structure in the CIX-1A Zone, into the proposed development.
2. ~~For the demolition of noncontributors to an S-7 Zone, S-20 Zone, or API: The existing structure is either: i) seriously deteriorated or a hazard; or ii) the existing design is undistinguished and does not warrant retention. For this finding, a hazard constitutes a threat to health and safety that is not immediate;~~
3. For the demolition of any structure in an S-7 Zone, S-20 Zone, or API:
  - a. The design quality of the replacement structure is equal/superior to that of the existing structure; and

- b. The design of the replacement project is compatible with the character of the district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:
  - i. The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
  - ii. New street frontage includes forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;
  - iii. The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district;
  - iv. If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district;
  - v. The replacement project is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When a combination of some of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results; and
  - vi. The replacement project will not cause the district to lose its current historic status.

## **KEY ISSUES**

### **Consistency with D-LM Conditional Use Permit Criteria**

As discussed above under the General Plan Analysis section of this report, the proposed development would be consistent with a number of broadly stated development related goals to housing and economic development with the office proposal, but it appears to fall short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Many of the criteria for support of the D-LM Zone height exception is based upon specifically implementing the vision of the Specific Plan, which based upon plan inconsistencies as mentioned above, the project appears to not meet the required criteria.

### **Design Consistency with the API Criteria**

As required by the API Design Review criteria in the D-LM Zone projects are required to relate to the massing of other building within the API. Given scale and mass of the proposed tower at 440 feet in height is seems difficult to make the consistency finding given no other building in the King Building

Group API exceeds 70 feet in height. While the King Building Group API is not one of the downtown APIs that is considered to have a height context limitation, that provision was set forth to further limit heights in those areas below the maximum height within the zone. For example, the Cathedral District API is in a zone that allows buildings up to 55 feet in height, but the context is set at 45 feet further reducing allowances for height without special design considerations. For the purposes of the King Block the API wasn't designated one of these areas because most of the buildings are only one to two stories with the exception of the King Building which is four stories and approximately 65 feet in height.

### **Consistency with the Demolition Findings**

The applicant prepared proposed demolition findings for review by staff, and staff has concerns that the findings are not able to be met with the proposed development. The first issue is with the soundness report (Appendix F of the Demo Findings Submittal) in which a number of items are included in the primary and secondary costs that appear unnecessary such as all new windows and doors throughout, all new bathrooms and HVAC systems throughout, all new utilities to the main point of service. While a number of these upgrades may be preferable it seems that their inclusion in some instances is unnecessary in order to have a functioning commercial space as many of these items were permitted at the time the building was constructed and some of the costs seem high given the scope of the proposed work as well as the fact that most of the building is currently leased and occupied by tenants.

The second issue is even with considering the full scope of improvements and associated costs proposed in the soundness report it appears that the applicant's economic analysis (Appendix A of the Demo Findings Submittal) actually demonstrates that the building can generate a reasonable economic return contrary to the conclusion in the report. In the submitted economic analysis the costs for improvements are shown as being \$8,817,998 whereas the actual number for upgrades from the soundness report is \$3,077,669 for both primary and secondary upgrades. The cost differential is from the economic analysis including costs for seismic upgrades to current code which are prohibited in being included in upgrade costs under the Demolition Findings Ordinance. The economic analysis argues that the rate of return (which appears to be 7%) falls short by \$4,725,837 of the total investment of the building value of \$3,600,000 plus the \$8,817,998 improvements costs (page 39). However, when the actual improvement costs from the soundness report of \$3,077,669 are substituted, it appears that their economic return target is exceeded by over one million dollars.

### **LMSAP Design Guidelines**

Another issue with concern for the project is consistency with the LMSAP Design Guidelines that were developed as part of the specific plan process. The issue is that the project appears to have consistency issues with the Historic Resources section of the Design Guidelines. The two guidelines at issue are:

- **DG-67 – Adaptive Reuse.** Retain and integrate historic and architecturally significant structures into larger projects with adaptive reuse.
- **DG-68 – Preservation.** Avoid Removal of and rehabilitate historic resources.

Based upon the two above mentioned guidelines it would seem that the proposed development should at the least attempt to incorporate the exterior components of the building as part of a redevelopment project at the site and restore exterior components. As presently submitted the proposal appears inconsistent with these two Design Guidelines since the development proposal would completely remove the historic building.

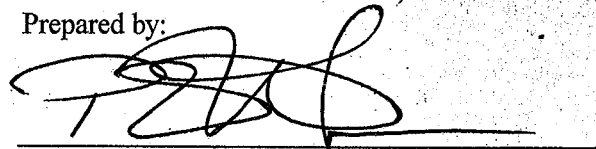
## ENVIRONMENTAL DETERMINATION

Review of the project's compliance with CEQA has not been completed at this time. However, if the project does proceed, the development proposal would require the preparation of an Environmental Impact Report given that the proposal includes the demolition of a CEQA historic resource. Any future EIR that is prepared would appear before the LPAB for meetings for scoping, comments on the DEIR and any resulting Final EIR prior to certification.

## RECOMMENDATIONS:

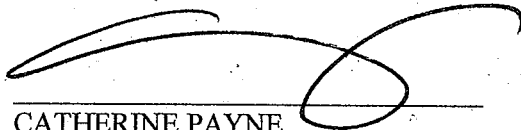
1. Direct staff, upon completion of the CEQA review, to return to the full Planning Commission with findings for approval of the project; or alternatively,
2. Direct staff to return to the full Planning Commission with findings for denial of the project.

Prepared by:



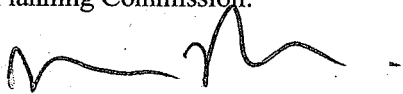
PETERSON Z. VOLLMANN  
Planner IV

Reviewed by:



CATHERINE PAYNE  
Acting Development Projects Manager  
Bureau of Planning

Approved for Forwarding to the  
City Planning Commission:



DARIN RANELETTI  
Deputy Director  
Bureau of Planning

## ATTACHMENTS:

- A. Project Plans

**NOTE: The Demo Findings Submittal was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Bureau of Planning office at 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 and on the City's website at:**

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak069439.pdf>



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Redwood City, CA 94065  
Phone: 650.482.6300

LANDSCAPE ARCHITECT  
PGAdesign  
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Oakland, CA 94612  
Phone: 510.465.1284

#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT  
DESIGN

COVER SHEET

PROJECT NUMBER:  
16-051

SHEET NUMBER  
**G0.0**

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CONSENT OF THE ARCHITECT



1261 HARRISON STREET

OAKLAND, CA



# 1261 HARRISON OAKLAND, CA 94612

**lowney**  
arch

1261 HARRISON  
STREET

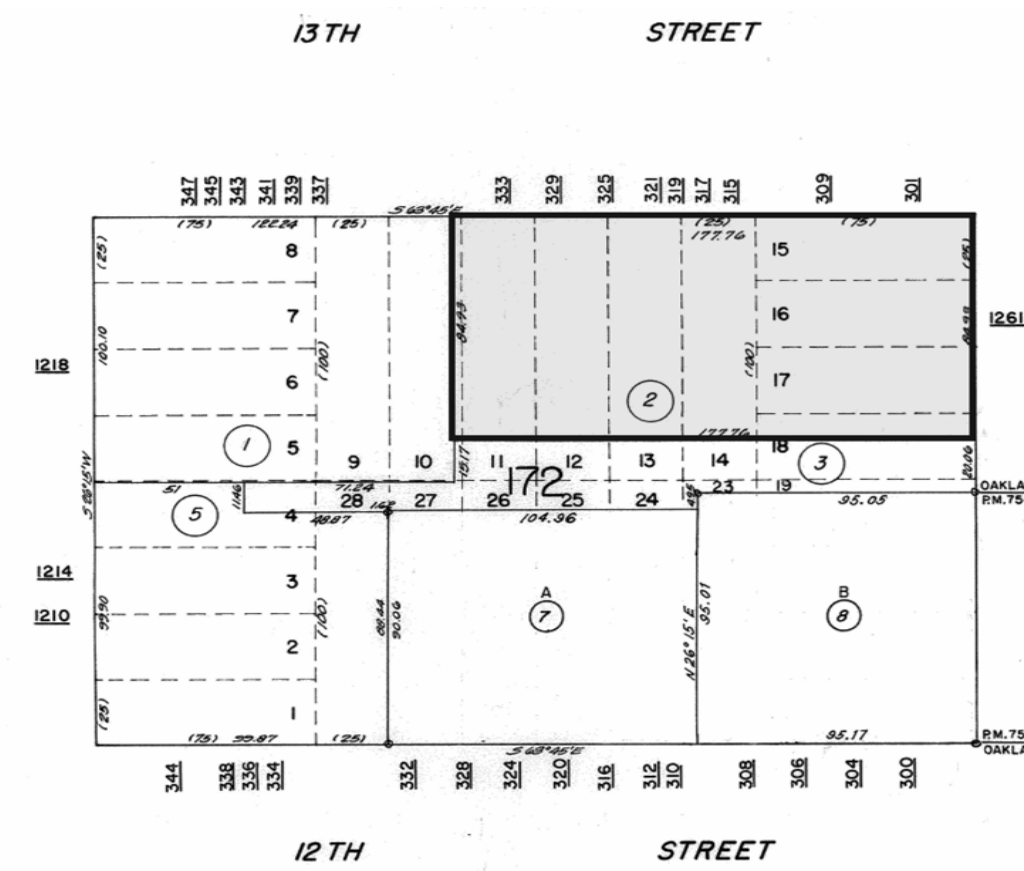
**PINNACLE**  
RED Group Inc

1261 HARRISON STREET  
OAKLAND CA 94612

## ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	ORIG	ORIGINAL
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
CAB	CABINET	PL	PLATE
CBC	CALIFORNIA BUILDING CODE	PN	PLATE NAILING
CI	CAST IRON	PLYWD	PLYWOOD
CIP	CAST IN PLACE	PT	POINT
COL	COLUMN	LB	POUND
CTR	CENTER	PRES	PRESSURE
CL	CENTER LINE		
CTC	CENTER TO CENTER	QUAL	QUALITY
CER	CERAMIC	QUAN	QUANTITY
CJ	CONSTRUCTION JOINT		
CL	CLEAR	PT	PRESSURE/ PRESERVATIVE TREATED
CMU	CONCRETE MASONRY UNIT		
CON	CONNECTION	PS	PRESTRESSED
CONT	CONTINUOUS	PART	PARTITION
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	RAD	RADIUS
CW	COLD WATER	RWL	RAIN WATER LEADER
		RECPT	RECEPTACLE
DET	DETAIL	REF	REFERENCE
DEPT	DEPARTMENT	REF	REFERENCE
DIA	DIAMETER	REIN	REINFORCEMENT, REINFORCED
DIV	DIVISION	REQ	REQUIRED
DR	DOOR	RDWD	REDWOOD
DBL	DOUBLE	RH	RIGHT HAND
DF	DOUGLAS FIR	RHR	RIGHT HAND REVERSE
DN	DOWN	RM	ROOM
DS	DIAGONAL SHEATHING	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
DRWR	DRAWER	REV	REVISION
(E)	EXISTING	SS	SANITARY SEWER
EA	EACH	SAD	SEE ARCHITECTURAL DRAWINGS
EF	EACH FACE	SCD	SEE CONSULTANT DRAWINGS
EW	EACH WAY	SED	SEE ELECTRICAL DRAWINGS
EN	EDGE NAILING	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EL	ELEVATION	SSD	SEE STRUCTURAL DRAWINGS
ELEV	ELEVATOR	SLD	SEE LANDSCAPE DRAWINGS
ELEC	ELECTRICAL	SMD	SEE MECHANICAL DRAWINGS
ENG	ENGINEER	SFMD	SEE FINISH CARPENTRY DRAWINGS
EQ	EQUAL	SPD	SEE PLUMBING DRAWINGS
EQUIP	EQUIPMENT	SJ	SEISMIC JOINT
EX	EXHAUST	SCHED	SCHEDULE, SCHEDULE
EXP	EXPEDITE	SECT	SECTION
EXT	EXTERIOR	SHT	SHEET
		SM	SHEET METAL
FAB	FABRICATE	SIM	SIMILAR
FOC	FACE OF CONCRETE	SP	SPACE
FOF	FACE OF FINISH	SPEC	SPECIFICATION
FOS	FACE OF STUD	SQ	SQUARE
FOW	FACE OF WALL	SQFT	SQUARE FOOT
FIN	FINISH	ST	STRAP
FF	FINISHED FLOOR	STAG	STAGGERED
FE	FIRE EXTINGUISHER	SSTL	STAINLESS STEEL
FA	FIRE ALARM	STL	STANDARD
FLR	FLOOR	STEE	STEEL
FLUOR	FLUORESCENT	STOR	STORAGE
FL	FLUSH	STRUCT	STRUCTURAL
FOUND	FOUNDATION	SUS	SUSPENDED
FTNG	FOOTING	SYM	SYMMETRICAL
FR	FRAMING	SYS	SYSTEM
FUR	FURRING		
		TEMP	TEMPERED
GA	GAUGE	TH	THICKNESS
GALV	GALVANIZED, GALVANIZING	THR	THREADED
GL	GLASS, GLAZING	TD	TIE DOWN
GLULAM	GLUE LAMINATED BEAM	T&B	TOP AND BOTTOM
GYP BD	GYPSUM BOARD	T&G	TONGUE AND GROOVE
		TOC	TOP OF CONCRETE
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOF	TOP OF FINISH
HSR	HIGH STRENGTH RODS	TOP	TOP OF PLATE
HSB	HIGH STRENGTH BOLT	TOS	TOP OF STEEL
HT	HEIGHT	TOW	TOP OF WALL
HD	HOLD DOWN	TN	TRUE NORTH
HORIZ	HORIZONTAL	TYP	TYPICAL
HW	HOT WATER		
		UL	UNDER WRITERS LABORATORY
INC	INCLUDING, INCLUDED	UN	UNLESS OTHERWISE NOTED
INFO	INFORMATION	UTIL	UTILITY, UTILITIES
INT	INTERIOR	VERT	VERTICAL
		VIF	VERIFY IN FIELD
JH	JOIST HANGER	VER	VERIFY
JT	JOINT	VEST	VESTIBULE
LAM	LAMINATE	WC	WATER CLOSET
LH	LEFT HAND	WH	WATER HEATER
LHR	LEFT HAND REVERSE	W/	WITH
LT	LIGHT	W/O	WITH OUT
LTW	LIGHT WEIGHT	WD	WOOD
L	LONG, LENGTH		
		###	###
		#	#
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

## PARCEL MAP



## PROJECT DIRECTORY

<b>OWNER:</b>	Pinnacle RED Group, Inc. 12 South 1st Street, Suite 1108 San Jose, CA 95113 Phone: 408.300.2425
<b>ARCHITECT:</b>	Lowney Architecture 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454
<b>CIVIL ENGINEER:</b>	BKF Engineers 255 Shoreline Drive, Suite 200 Redwood City, CA 94065 Phone: 650.482.6300
<b>LANDSCAPE ARCHITECT:</b>	PGAdesign 444 17th Street Oakland, CA 94612 Phone: 510.465.1284

## DRAWING LIST

SHEET NUMBER	SHEET NAME
G0.1	INDEX
G0.2	PROJECT DATA
G0.3	GREEN POINT RATING CHECKLIST 1
G0.4	GREEN POINT RATING CHECKLIST 2
A0.1	3D VIEWS
A0.2	3D VIEWS
A0.3	EXISTING SITE PHOTOS
A0.4	SIGNAGE PLAN & DETAILS
A0.5	LIGHTING PLAN
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.0P1	PARKING - TYPICAL
A2.0B1	BASEMENT 1
A2.0BM	BASEMENT MEZZANINE
A2.1	GROUND LEVEL
A2.1M	GROUND LEVEL MEZZANINE
A2.2	LEVEL 2
A2.12	LEVEL 12
A2.13	LEVEL 13 - AMENITY
A2.14	LEVEL 14
A2.18	LEVEL 18
A2.20	LEVEL 20
A2.23	LEVEL 23
A2.28	LEVEL 28
A2.30	LEVEL 30
A2.33	LEVEL 33 - AMENITY
A2.34	LEVEL 34
A2.35	LEVEL 35
A2.36	LEVEL 36
A2.37	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	SECTIONS
A8.0	ENLARGED UNIT PLANS
A8.1	ENLARGED UNIT PLANS
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C2.1	PROPOSED PARCELIZATION PLAN
C3.0	SITE PLAN
C4.0	PROPOSED GRADING & DRAINAGE PLAN
C5.0	PROPOSED UTILITY PLAN
C6.0	DETAILS
L1.2	LANDSCAPE GROUND LEVEL MATERIALS
L2.1	LANDSCAPE 13TH AMENITY LEVEL
L2.2	LANDSCAPE 32 EMENTY LEVEL

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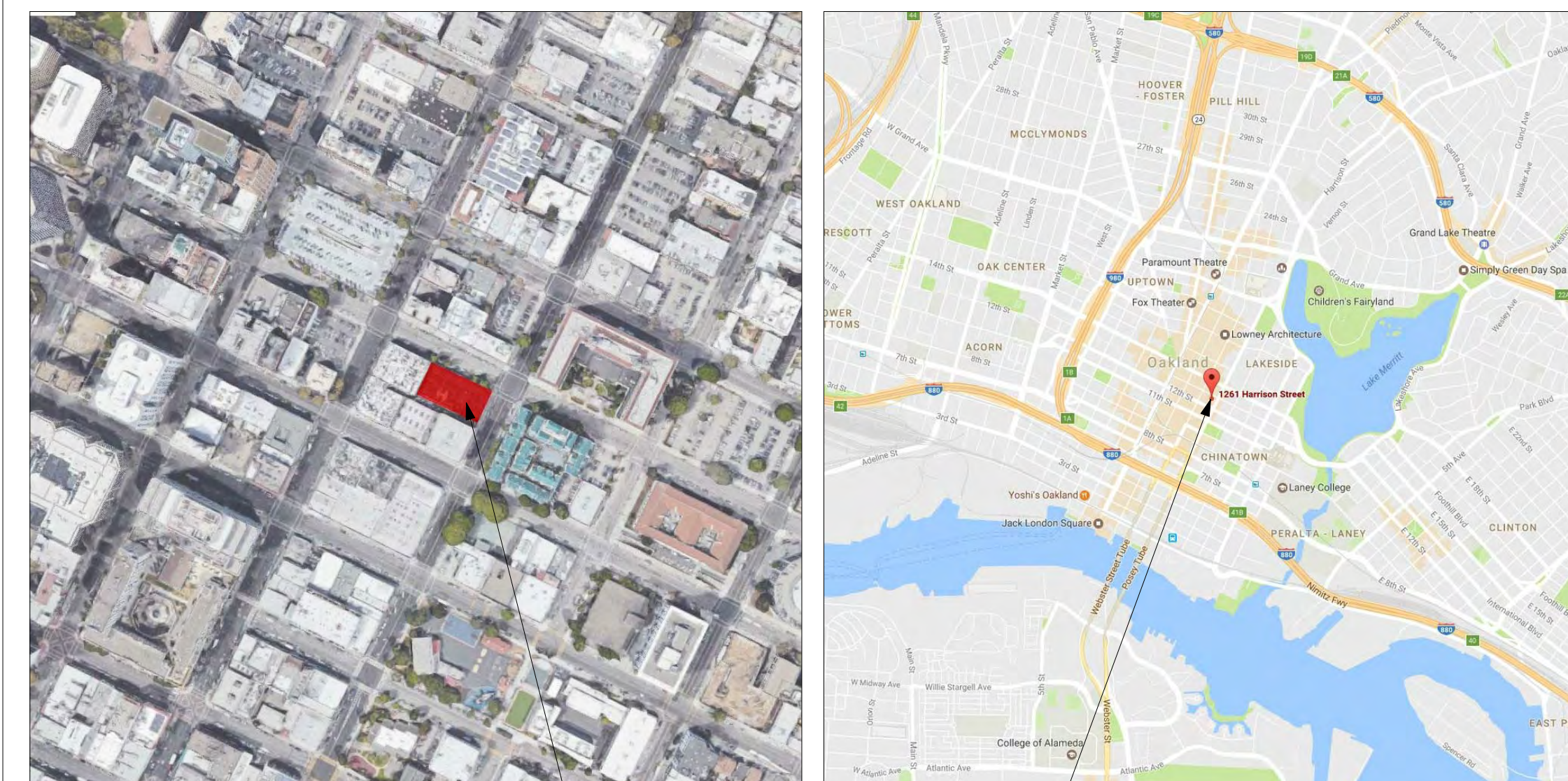
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## GRAPHIC SYMBOLS

<b>DETAIL REFERENCE</b>	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
<b>DETAIL SECTION REFERENCE</b>	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
<b>BUILDING SECTION REFERENCE</b>	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
<b>WALL SECTION REFERENCE</b>	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
<b>EXTERIOR ELEVATION REFERENCE</b>	DRAWING NUMBER	---	1	#
	SHEET NUMBER	---	1	#
<b>INTERIOR ELEVATION REFERENCE</b>	DRAWING NUMBER	---	4	#
	SHEET NUMBER	---	4	#
<b>REVISION REFERENCE</b>		---	#	
<b>DOOR REFERENCE</b>		---	##	
<b>WINDOW REFERENCE</b>		---	#	
<b>ELEVATION DATUM</b>		---	⊙	
<b>ROOM NUMBER</b>		---	###	
<b>PARTITION TYPE</b>		---	#	
<b>FINISH CEILING HEIGHT</b>		---	X'-X"	

## PROJECT LOCATION



## DEFERRED SUBMITTALS

## PROJECT DESCRIPTION

Construction of a new mixed-use building including 185 residential units above 11 floors of office, ground floor rental and 6 underground parking levels.

ENTITLEMENT  
DESIGN

INDEX

PROJECT NUMBER: 16-051 SHEET NUMBER: G0.1

**G0.1**

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**OPEN SPACE CALCULATIONS**

	# OF UNITS		COMPLIANT	NOTES
<b>OPEN SPACE REQUIRED TOTAL</b>	75 SF/UNIT	185	<b>13,875 SF</b>	Y
<b>PRIVATE AREAS:</b>				
LEVEL 13 FITNESS ROOMS		<b>3,158 SF</b>		
1,330 SF				
532 SF				
83 SF				
83 SF				
LEVEL 13 GALLERY LOUNGE		<b>2,028 SF</b>		
1,057 SF				
LEVEL 33 COMMUNITY ROOMS		<b>1,057 SF</b>		
1,764 SF				
409 SF				
LEVEL 13 DECK AREAS		<b>2,173 SF</b>		
2,398 SF				
2,679 SF				
LEVEL 33 DECK AREAS		<b>5,077 SF</b>		
4,579 SF				
505 SF				
217 SF				
<b>OPEN SPACE PROVIDED TOTAL</b>		<b>18,794 SF</b>		

**BUILDING AREA & UNIT CALCULATIONS**

	ST	1BR	1BR+	2BR	2BR+	3BR	3BR+	TH	PH+	LEASABLE	ENCLOSED SPACE	UNITS/FLOOR	
RESIDENTIAL	Level 36 Residential							0	1	3,856 sf	4,582 gsf	1 units	
	Level 35 Residential							0	0	3,710 sf	4,736 gsf	0 units	
	Level 34 Residential							3	0	2,729 sf	4,610 gsf	3 units	
	Level 33 Amenity									AMENITY	5,298 gsf	0 units	
	Level 32 Residential	0	4	0	2	0	2	0		7,935 sf	10,431 gsf	8 units	
	Level 31 Residential	0	4	0	1	0	3	0		7,935 sf	10,431 gsf	8 units	
	Level 30 Residential	0	3	1	1	0	2	1		7,983 sf	10,479 gsf	8 units	
	Level 29 Residential	0	3	1	1	1	1	1		7,953 sf	10,449 gsf	8 units	
	Level 28 Residential	1	3	1	2	2	0	0		8,017 sf	10,513 gsf	9 units	
	Level 27 Residential	2	4	1	1	2	0	0		7,855 sf	10,361 gsf	10 units	
	Level 26 Residential	2	4	1	1	2	0	0		7,754 sf	10,260 gsf	10 units	
	Level 25 Residential	2	5	0	1	2	0	0		7,706 sf	10,207 gsf	10 units	
	Level 24 Residential	2	4	1	2	1	0	0		7,685 sf	10,191 gsf	10 units	
Level 23 Residential	2	5	0	3	0	0	0		7,632 sf	10,133 gsf	10 units		
Level 22 Residential	3	3	1	3	0	0	0		7,796 sf	10,302 gsf	10 units		
Level 21 Residential	3	2	2	3	0	0	0		7,660 sf	10,166 gsf	10 units		
Level 20 Residential	3	2	2	3	0	0	0		7,660 sf	10,166 gsf	10 units		
Level 19 Residential	3	2	1	4	0	0	0		7,721 sf	10,227 gsf	10 units		
Level 18 Residential	3	2	1	4	0	0	0		7,617 sf	10,123 gsf	10 units		
Level 17 Residential	3	2	1	4	0	0	0		7,596 sf	10,102 gsf	10 units		
Level 16 Residential	3	2	2	3	0	0	0		7,695 sf	10,201 gsf	10 units		
Level 15 Residential	3	2	1	4	0	0	0		7,659 sf	10,165 gsf	10 units		
Level 14 Residential	3	2	1	4	0	0	0		7,648 sf	10,191 gsf	10 units		
Level 13 Amenity	<b>38</b>	<b>58</b>	<b>18</b>	<b>47</b>	<b>10</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>1</b>	AMENITY	2,281 gsf	0 units	
<b>RESIDENTIAL LEASABLE</b>											<b>157,801 SF</b>	<b>216,604 gsf</b>	<b>185 units</b>
OFFICE	Level 12 Office										9,213 sf		
	Level 11 Office										9,379 sf		
	Level 10 Office										9,641 sf		
	Level 9 Office										9,993 sf		
	Level 8 Office										10,452 sf		
	Level 7 Office										10,955 sf		
	Level 6 Office										11,466 sf		
	Level 5 Office										11,911 sf		
	Level 4 Office										12,282 sf		
	Level 3 Office										12,567 sf		
Level 2 Office										12,654 sf			
Level 1M Mezzanine	1,720 sf											136,835 sf	
Level 1 Retail	7,201 sf			1,142 sf									
Basement B1M Mezzanine				622									
Basement B1 Mech/Office				1,699 sf									
Basement P1 Parking	8,921 sf			2,841 sf									
Basement P2 Parking													
Basement P3 Parking													
Basement P4 Parking													
Basement P5 Parking													
Basement P6 Parking													
Basement P7 Parking													
<b>TOTAL RETAIL</b>											<b>11,762 sf</b>		
<b>OFFICE BOMA SF</b>											<b>120,508 sf</b>		
<b>MARKET HALL</b>											<b>8,921 sf</b>		
<b>FLEX RETAIL</b>											<b>2,841 sf</b>		
<b>BUILDING gsf</b>											<b>399,692 gsf</b>		

**PROJECT DATA**

**BUILDING INFORMATION**

BUILDING ADDRESS:	1261 HARRISON
NUMBER OF STORIES:	36 STORIES
ALLOWABLE HEIGHT:	LM-85, w/ CUP: LM-275
PROPOSED HEIGHT:	456'-4" (TOP OF PARAPETS)
CONSTRUCTION TYPE:	TYPE I-A (36 STORIES)
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	A2 (COMMUNITY SPACE) A3 (FITNESS) B (OFFICE) R2 M (MERCANTILE) S2 (PARKING)

**DENSITY**

	ALLOWED DENSITY	LOT AREA	ALLOWED UNITS	PROPOSED UNITS
D-LM-2 /-4	110 SF/UNIT	15,101 SF	137	185

**LOT AREA**

TOTAL 15,101 SF (.34 ACRES)

**SETBACKS**

0' FOR BUILDINGS NOT EXCEEDING 85' IN HEIGHT  
10' ALONG AT LEAST 50% OD THE PERIMETER LENGTH OF BASE FOR BUILDINGS EXCEEDING 85' IN HEIGHT

**ZONING INFORMATION**

ASSESSOR'S PARCEL #:	002 006300200
ZONING DISTRICT:	D-LM-4
HEIGHT AREA:	85'

**PARKING INFORMATION**

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	NO SPACES REQUIRED IN D-LM ZONES FOR MULTI-FAMILY	185 STALLS	UNDERGROUND AUTOMATED PARKING SYSTEM
COMMERCIAL	NO SPACES REQUIRED IN D-LM ZONES FOR RETAIL/ASSEMBLY	0 STALLS	

**BICYCLE PARKING INFORMATION**

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	10 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	10 SPACES	44 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	60 SPACES	Y
COMMERCIAL	MIN. 2 SPACES	2 SPACES	MIN. 2 SPACES	2 SPACES	Y

**RECYCLING & GARBAGE SPACE ALLOCATION**

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	2,768 GALLONS (2 CF X 185 UNITS = 370 CF = 13.7 CY)	14 CY (1@6 YD + 2@4YD BIN)	
GARBAGE	28 CY (4.3 CF X 185 UNITS = 795.5 CF = 29.5 CY)	30 CY (5@6 YD BIN)	

	REQUIRED	PROVIDED	NOTES
COMMERCIAL	81.61 GALLONS (2 CF/1,000 SF X 5,455 SF = 10.91 CF = 81.61 GAL)	96 GALLONS (1 x 96 GALLON TOTER CARTS)	
GARBAGE	DEPENDS ON RETAIL TENANT TBD / ASSUMED GENERAL RETAIL USE	192 GALLONS (2 x 96 GALLON TOTER CARTS)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED

	REQUIRED	PROVIDED	NOTES
OFFICE	DEPENDS ON OFFICE TENANT TBD	12 CY (2@6YD BIN)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED
GARBAGE	DEPENDS ON OFFICE TENANT TBD	12 CY (2@6YD BIN)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED



1261 HARRISON STREET



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#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

PROJECT DATA

PROJECT NUMBER: 16-051 SHEET NUMBER

G0.2

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# NEW HOME RATING SYSTEM, VERSION 7.0

## MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points. Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6). and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J6.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated)

Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 7

Project Name: 1261 Harrison Street  
Project Street: 1261 Harrison Street  
Project City: Oakland  
Project Zip: 94612

Total Points Targeted: 145

Certification Level:

POINTS REQUIRED



Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
<b>CALGreen</b>							
Yes CALGreen Res (REQUIRED)	4	1	1	1	1	1	
<b>A. SITE</b>							
TBD A1. Construction Footprint					1		
<b>A2. Job Site Construction Waste Diversion</b>							
No A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0				2		
Yes A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2		
Yes A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
TBD A3. Recycled Content Base Material					1		
Yes A4. Heat Island Effect Reduction (Non-Roof)	1	1					
Yes A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1			
<b>A6. Stormwater Control: Prescriptive Path</b>							
No A6.1 Permeable Paving Material	0					1	
Yes A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes A6.3 Non-Leaching Roofing Materials	1					1	
Yes A6.4 Smart Stormwater Street Design	1	1					
No A7. Stormwater Control: Performance Path	0					3	
<b>B. FOUNDATION</b>							
Yes B1. Fly Ash and/or Slag in Concrete	1				1		
Yes B2. Radon-Resistant Construction	2			2			
Yes B3. Foundation Drainage System	2				2		
N/A B4. Moisture Controlled Crawlspace	0			1			
<b>B5. Structural Pest Controls</b>							
No B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
<b>C. LANDSCAPE</b>							
5.00% Enter the landscape area percentage							
No C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
Yes C2. Three Inches of Mulch in Planting Beds	1					1	
<b>C3. Resource Efficient Landscapes</b>							
Yes C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes C3.3 Urought, I oierant, California Native, Mediterranean Species, or Other Appropriate Species	0					3	
<b>C4. Minimal Turf in Landscape</b>							
No C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
Yes C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No C5. Trees to Moderate Building Temperature	0	1	1		1		
Yes C6. High-Efficiency Irrigation System	0				2		
No C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0				2		
Yes C8. Rainwater Harvesting System	3				3		
No C9. Recycled Wastewater Irrigation System	0				1		
Yes C10. Submeter or Dedicated Meter for Landscape Irrigation	0				2		
0.5 E To C11. Landscape Meets Water Budget	0					1	
<b>C12. Environmentally Preferable Materials for Site</b>							
No C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
Yes C12.2 Play Structures and Surfaces Have an Average Recycled Content >20%	1				1		
No C13. Reduced Light Pollution	0	1					
Yes C14. Large Stature Tree(s)	1	1					
TBD C15. Third Party Landscape Program Certification						1	
TBD C16. Maintenance Contract with Certified Professional						1	
No C17. Community Garden	0	2					
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>							
<b>D1. Optimal Value Engineering</b>							
No D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0	1			2		
No D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No D1.3 Advanced Framing Measures	0				2		
TBD D2. Construction Material Efficiencies					1		
<b>D3. Engineered Lumber</b>							
No D3.1 Engineered Beams and Headers	0				1		
No D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No D3.3 Engineered Lumber for Roof Rafters	0				1		
No D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No D3.5 OSB for Subfloor	0				0.5		
No D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No D4. Insulated Headers	0	1					
D5. FSC-Certified Wood							

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No D5.1 Dimensional Lumber, Studs, and Timber	0				6	
D5.2 Panel Products	1				3	
<b>D6. Solid Wall Systems</b>						
No D6.1 At Least 90% of Floors	0				1	
No D6.2 At Least 90% of Exterior Walls	0	1			1	
No D6.3 At Least 90% of Roofs	0	1			1	
No D7. Energy Heels on Roof Trusses	0	1				
No D8. Overhangs and Gutters	0	1			1	
<b>D9. Reduced Pollution Entering the Home from the Garage</b>						
No D9.1 Detached Garage	0			2		
Yes D9.2 Mitigation Strategies for Attached Garage	1			1		
<b>D10. Structural Pest and Rot Controls</b>						
Yes D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
No D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1	
<b>E. EXTERIOR</b>						
Yes E1. Environmentally Preferable Decking	1				1	
No E2. Flashing Installation Third-Party Verified	0				2	
No E3. Rain Screen Wall System	0				2	
Yes E4. Durable and Non-Combustible Cladding Materials	1				1	
<b>E5. Durable Roofing Materials</b>						
Yes E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
No E5.2 Roofing Warranty for Shingle Roofing	N	R	R	R	R	R
No E6. Vegetated Roof	0	2	2			
<b>F. INSULATION</b>						
<b>F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content</b>						
TBD F1.1 Walls and Floors					1	
TBD F1.2 Ceilings					1	
<b>F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions</b>						
Yes F2.1 Walls and Floors	1				1	
Yes F2.2 Ceilings	1				1	
<b>F3. Insulation That Does Not Contain Fire Retardants</b>						
TBD F3.1 Cavity Walls and Floors					1	
TBD F3.2 Ceilings					1	
TBD F3.3 Interior and Exterior Insulation					1	
<b>G. PLUMBING</b>						
<b>G1. Efficient Distribution of Domestic Hot Water</b>						
Yes G1.1 Insulated Hot Water Pipes	1		1			
Yes G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1
No G1.3 Increased Efficiency in Hot Water Distribution	0					2
<b>G2. Install Water-Efficient Fixtures</b>						
Yes G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
Yes G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1
G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No. Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2
No G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1
No G3. Pre-Plumbing for Graywater System	0					1
No G4. Operational Graywater System	0					3
No G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	0					1
Yes G6. Submeter Water for Tenants	2					2
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>						
<b>H1. Sealed Combustion Units</b>						
Yes H1.1 Sealed Combustion Furnace	1				1	
Yes H1.2 Sealed Combustion Water Heater	2				2	
No H2. High Performing Zoned Hydronic Radiant Heating System	0			1	1	
<b>H3. Effective Ductwork</b>						
Yes H3.1 Duct Mastic on Duct Joints and Seams	1			1		
Yes H3.2 Pressure Balance the Ductwork System	1			1		
Yes H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1				1	
<b>H5. Advanced Practices for Cooling</b>						
No H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0			1		
No H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0			1		
<b>H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality</b>						
Yes H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
Yes H6.2 Advanced Ventilation Standards	2				2	
No H6.3 Outdoor Air is Filtered and Tempered	0				1	
<b>H7. Effective Range Design and Installation</b>						
Yes H7.1 Effective Range Hood Ducting and Design	1				1	
No H7.2 Automatic Range Hood Control	0				1	
Yes H8. High Efficiency HVAC Filter (MERV 13+)	1				1	
No H9. Advanced Refrigerants	0				1	
<b>I. RENEWABLE ENERGY</b>						
No I1. Pre-Plumbing for Solar Water Heating	0			1		
No I2. Preparation for Future Photovoltaic Installation	0			1		
20.00% I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	5			25		
<b>I4. Net Zero Energy Home</b>						
No I4.1 Near Zero Energy Home	0			2		
No I4.2 Net Zero Electric	0			4		
No I5. Energy Storage System	0			1		
No I6. Solar Hot Water Systems to Preheat Domestic Hot Water	0			4		



1261 HARRISON STREET



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OAKLAND CA 94696

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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

GREEN POINT RATING CHECKLIST 1

PROJECT NUMBER: 16-051

SHEET NUMBER

G0.3

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Project Name: 1261 Harrison Street Project Street: 1261 Harrison Street Project City: Oakland Project Zip: 94612		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	<b>I7. Photovoltaic System for Multifamily Projects</b>	0		8			
<b>J. BUILDING PERFORMANCE AND TESTING</b>							
TBD	<b>J1. Third-Party Verification of Quality of Insulation Installation</b>				1		
TBD	<b>J2. Supply and Return Air Flow Testing</b>			1	1		
TBD	<b>J3. Mechanical Ventilation Testing</b>				1		
TBD	<b>J4. Combustion Appliance Safety Testing</b>				1		
<b>J5. Building Energy Performance</b>							
10.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	25		30			
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1		15			
No	<b>J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst</b>	0		1			
TBD	<b>J7. Participation in Utility Program with Third-Party Plan Review</b>			1			
TBD	<b>J8. ENERGY STAR for Homes</b>			1			
No	<b>J9. EPA Indoor airPlus Certification</b>				1		
TBD	<b>J10. Blower Door Testing</b>				3		
Yes	<b>J11. Compartmentalization of Units</b>	2		1	1		
<b>K. FINISHES</b>							
<b>K1. Entryways Designed to Reduce Tracked-In Contaminants</b>							
Yes	K1.1 Entryways to Individual Units	1			1		
Yes	K1.2 Entryways to Buildings	1			1		
Yes	<b>K2. Zero-VOC Interior Wall and Ceiling Paints</b>	2			2		
Yes	<b>K3. Low-VOC Caulks and Adhesives</b>	1			1		
<b>K4. Environmentally Preferable Materials for Interior Finish</b>							
≥50%	K4.1 Cabinets	1				2	
≥50%	K4.2 Interior Trim	1				2	
≥50%	K4.3 Shelving	1				2	
≥50%	K4.4 Doors	1				2	
Yes	K4.5 Countertops	1				1	
<b>K5. Formaldehyde Emissions in Interior Finish Exceed CARB</b>							
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			2		
Yes	<b>K6. Products That Comply With the Health Product Declaration Open Standard</b>	2			2		
Yes	<b>K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion</b>	2			2		
No	<b>K8. Comprehensive Inclusion of Low Emitting Finishes</b>				1		
Yes	<b>K9. Durable Cabinets</b>	2				2	
No	<b>K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes</b>	0				1	
<b>L. FLOORING</b>							
≥25%	<b>L1. Environmentally Preferable Flooring</b>	1				3	
≥25%	<b>L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential</b>	1			3		
Yes	<b>L3. Durable Flooring</b>	1				1	
No	<b>L4. Thermal Mass Flooring</b>	0		1			
<b>M. APPLIANCES AND LIGHTING</b>							
Yes	<b>M1. ENERGY STAR® Dishwasher</b>	1				1	
<b>M2. Efficient Clothes Washing and Drying</b>							
TBD	M2.1 CEE-Rated Clothes Washer			1		2	
TBD	M2.2 Energy Star Dryer			1			
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5			
<25 cubic feet	<b>M3. Size-Efficient ENERGY STAR Refrigerator</b>	1		2			
<b>M4. Permanent Centers for Waste Reduction Strategies</b>							
Yes	M4.1 Built-In Recycling Center	1				1	
No	M4.2 Built-In Composting Center	0				1	
<b>M5. Lighting Efficiency</b>							
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2			
TBD	<b>M6. Electric Vehicle Charging Stations and Infrastructure</b>				2		
No	<b>M7. Central Laundry</b>	0				1	
No	<b>M8. Gearless Elevator</b>	0		1			
<b>N. COMMUNITY</b>							
<b>N1. Smart Development</b>							
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>20	N1.3 Conserve Resources by Increasing Density	1		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
<b>N2. Home(s)/Development Located Near Major Transit Stop</b>							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
<b>N3. Pedestrian and Bicycle Access</b>							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
20	Enter the number of Tier 1 services						
20	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
Yes	N3.3 Traffic Calming Strategies	2	2				
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
<b>N4. Outdoor Gathering Places</b>							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				

Project Name: 1261 Harrison Street Project Street: 1261 Harrison Street Project City: Oakland Project Zip: 94612		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				
<b>N5. Social Interaction</b>							
No	N5.1 Residence Entries with Views to Callers	0	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
<b>N6. Passive Solar Design</b>							
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
<b>N7. Adaptable Building</b>							
Yes	N7.1 Universal Design Principles in Units	2	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
<b>N8. Affordability</b>							
≤25%	N8.1 Dedicated Units for Households Making 80% of AMI or Less	1	2				
Yes	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1				
No	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
<b>N9. Mixed-Use Developments</b>							
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
<b>N8. Resiliency</b>							
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
<b>N9. Social Equity</b>							
TBD	N9.1 Diverse Workforce		1			1	
Yes	N9.2 Community Location	2	1		1		
<b>O. OTHER</b>							
Yes	<b>O1. GreenPoint Rated Checklist in Blueprints</b>	Y	R	R	R	R	R
TBD	<b>O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors</b>			0.5		1	0.5
TBD	<b>O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs</b>			0.5	0.5	0.5	0.5
TBD	<b>O4. Builder's or Developer's Management Staff are Certified Green Building Professionals</b>			0.5	0.5	0.5	0.5
<b>O5. Home System Monitors</b>							
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2 Water Home System Monitors					1	
<b>O6. Green Building Education</b>							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	<b>O7. Green Appraisal Addendum</b>			R	R	R	R
TBD	<b>O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation</b>					1	
TBD	<b>O9. Residents Are Offered Free or Discounted Transit Passes</b>		2				
TBD	<b>O10. Vandalism Deterrence Practices and Vandalism Management Plan</b>					1	
TBD	<b>O11. Smokefree Buildings</b>				2		
TBD	<b>O12. Integrated Pest Management Plan</b>					1	
<b>P. DESIGN CONSIDERATIONS</b>							
<b>P1. Acoustics: Noise and Vibration Control</b>							
2	Enter the number of Tier 1 practices						
2	Enter the number of Tier 2 practices						
<b>P2. Mixed-Use Design Strategies</b>							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
<b>P3. Commissioning</b>							
No	P3.1 Design Phase	0		1	1		
No	P3.2 Construction Phase	0		2	1		
Yes	P3.3 Post-Construction Phase	3		2	1		
TBD	<b>P4. Building Enclosure Testing</b>			1	1	1	

Summary							
Total Available Points in Specific Categories		404	46	141	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
<b>Total Points Achieved</b>		<b>145.0</b>	<b>20.0</b>	<b>44.5</b>	<b>37.0</b>	<b>27.5</b>	<b>16.0</b>



1261 HARRISON STREET



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#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

GREEN POINT RATING CHECKLIST 2

PROJECT NUMBER: 16-051 SHEET NUMBER

G0.4

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VIEW FROM HIGHWAY 880



CORNER VIEW AT HARRISON AND 13TH STREET



PROPOSED ALLEY VIEW

**lowney arch**

**1261 HARRISON STREET**

**PINNACLE**  
RED Group Inc

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ENTITLEMENT  
DESIGN

3D VIEWS

PROJECT NUMBER:  
16-051

SHEET NUMBER

**A0.1**

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VIEW OF 13TH STREET PLANNED MARKET ENTRANCE



VIEW FROM EAST 18TH STREET AT LAKE MERRITT



VIEW LOOKING WEST ALONG 13TH STREET

**lowney**  
arch

1261 HARRISON STREET

**PINNACLE**  
RED Group Inc

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ENTITLEMENT  
DESIGN

3D VIEWS

PROJECT NUMBER:  
16-051

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**A0.2**

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WEBSTER STREET



HARRISON STREET



13TH STREET

#	DATE	ISSUES & REVISIONS	BY
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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT  
DESIGN

EXISTING SITE  
PHOTOS

PROJECT NUMBER:  
16-051

SHEET NUMBER

**A0.3**

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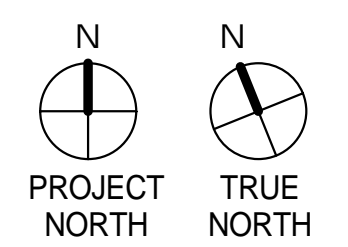


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ENTITLEMENT  
DESIGN

SIGNAGE PLAN &  
DETAILS

PROJECT NUMBER:  
16-051

SHEET NUMBER

**A0.4**

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1 FLEX RETAIL SIGNAGE



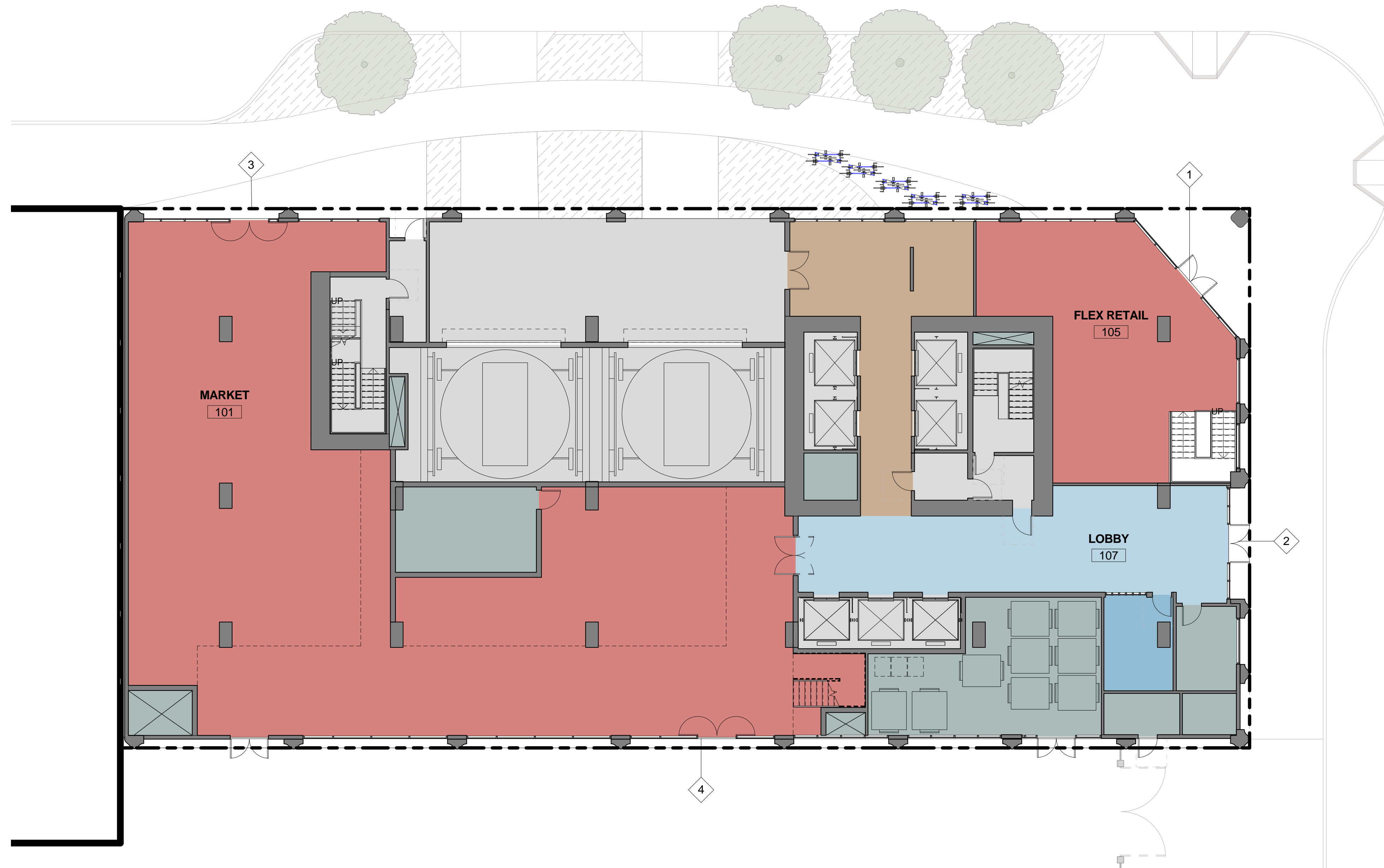
2 MAIN LOBBY SIGNAGE



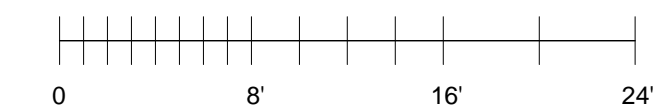
3 MARKET HALL 13TH STREET SIGNAGE



4 ALLEY RETAIL SIGNAGE



2 LEVEL 1 Copy 1 Copy 1  
3/32" = 1'-0"





## A - WALL MOUNTED SCONCE LIGHT

WALL MOUNTED FIXTURE AT RESIDENTIAL BALCONIES



22 215 Wall Luminaire  
By BEGA lighting

SYMBOL:

**BEGA** 22215  
Wall Luminaire

Product data sheet

**Application:** LED wall luminaire for secondary lighting tasks. The used LED technology offers a variety of lighting options with the same appearance as the same line.

**Product description:** Luminaire made of aluminum alloy, anodized and powder coated. Max. cable length: 20m. Max. cable weight: 20kg. Max. cable diameter: 12mm. Max. cable weight: 20kg. Max. cable diameter: 12mm. Max. cable weight: 20kg. Max. cable diameter: 12mm.

**Technical data:** Max. cable length: 20m. Max. cable weight: 20kg. Max. cable diameter: 12mm.

**Accessories:** BEGA LED secondary lighting. BEGA LED secondary lighting. BEGA LED secondary lighting.

**Article No. 22215:** LED 10000, temperature stability 10000, 3000K, 3000K, 3000K.

**Article No. 22215:** LED 10000, temperature stability 10000, 3000K, 3000K, 3000K.

**Article No. 22215:** LED 10000, temperature stability 10000, 3000K, 3000K, 3000K.

## B - IN-GROUND LED

FLOOR RECESSED FIXTURE AT STREET LEVEL



77 050 In-ground Luminaire  
By BEGA lighting

SYMBOL:

**BEGA** 77 050  
In-ground luminaire

Product data sheet

**Application:** Recessed LED luminaire for recessed mounting in compact surfaces, paths and open areas. Area user: luminaire for outdoor use.

**Product description:** Luminaire made of aluminum alloy, anodized and powder coated. Max. cable length: 20m. Max. cable weight: 20kg. Max. cable diameter: 12mm.

**Technical data:** Max. cable length: 20m. Max. cable weight: 20kg. Max. cable diameter: 12mm.

**Accessories:** BEGA LED secondary lighting. BEGA LED secondary lighting. BEGA LED secondary lighting.

**Article No. 77050:** LED 10000, temperature stability 10000, 3000K, 3000K, 3000K.

**Article No. 77050:** LED 10000, temperature stability 10000, 3000K, 3000K, 3000K.

**Article No. 77050:** LED 10000, temperature stability 10000, 3000K, 3000K, 3000K.

## C - RECESSED STRIP LIGHTING

CONTINUOUS ACCENT STRIP LIGHTING; RECESSED MOUNTED AT AMENITY LEVEL GUARDRAILS



N-Series (Narrow) Flexible LED Strip Light - Ultra Bright  
By Aspect LED

SYMBOL:

**WATERPROOF**

Part # AL5LMS10

Dimensions: 1/2" (12.7mm) wide, 1/2" (12.7mm) high

Distance Between LEDs: 1/2" (12.7mm)

Cut Length: 10' (3.05m) or 20' (6.1m)

IP Rating: IP68 Submersible

Adhesive Backing: No

Mounting Method: Mounting Straps or Adhesive Caulk

Light Output: 12000 lumens per foot

Beam Angle: 120 Degrees

Dimmable: Yes

Power Consumption: 2.0 Watts per foot (20 Watts per meter)

Max. Luminaire Flux: 232 Lumens per foot

LED Type: SMD 3535 LED Chips

LED Color: Warm White, 3000K; Cool White, 4000K; Blue, 4500K; Green, 5000K; Yellow, 5500K

LED Quantity: 30 LEDs per foot (90 LEDs per meter)

Max. Run: 10' (3.05m) or 20' (6.1m)

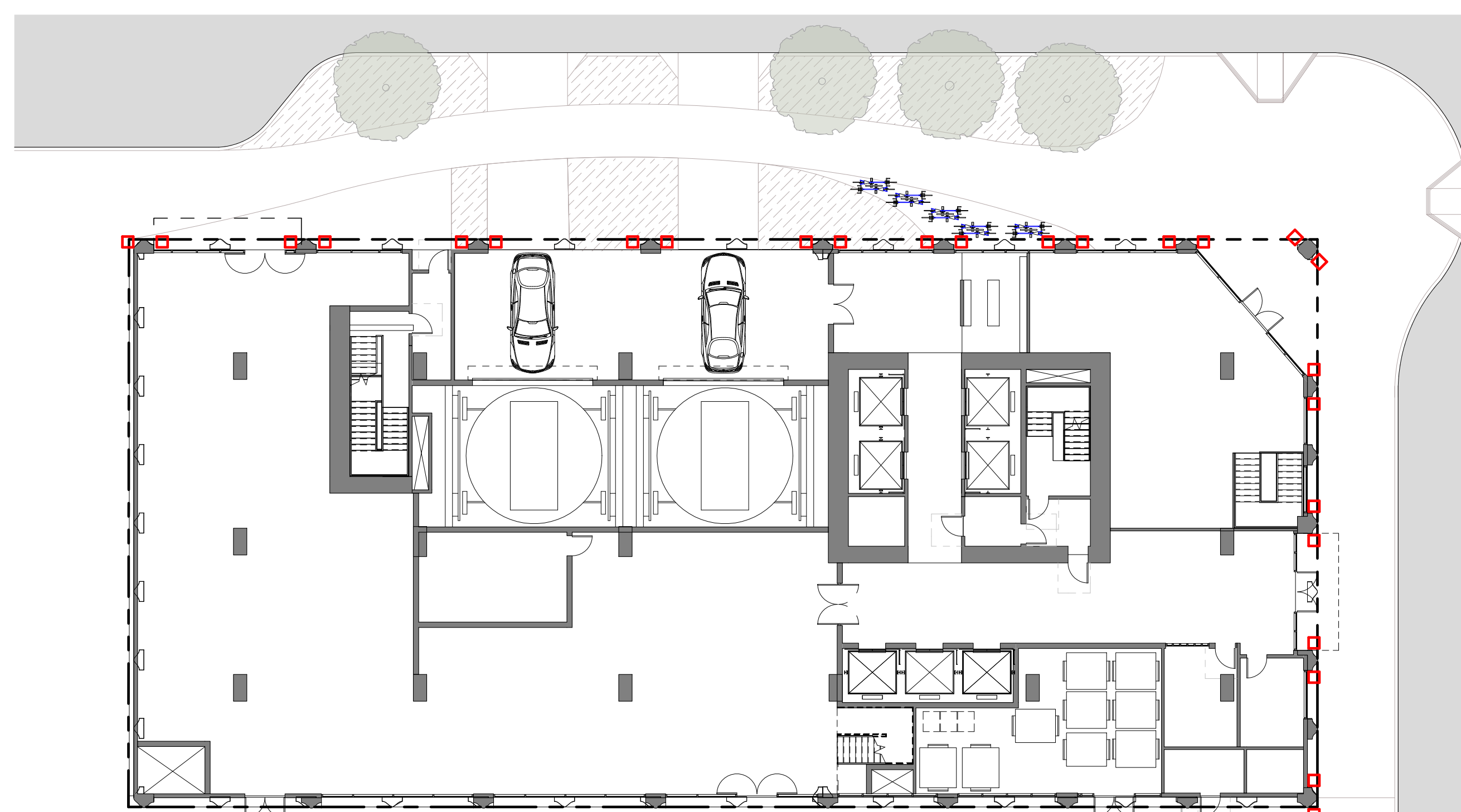
Weight: 1.8 lbs per foot (0.8 kg per meter)

Average Lifespan: 50,000 hours

Warranty: 1 Year

Substrate Uses: PVC, Epoxy or Wet Locations; 100% UV Stable; 100% Water Resistant

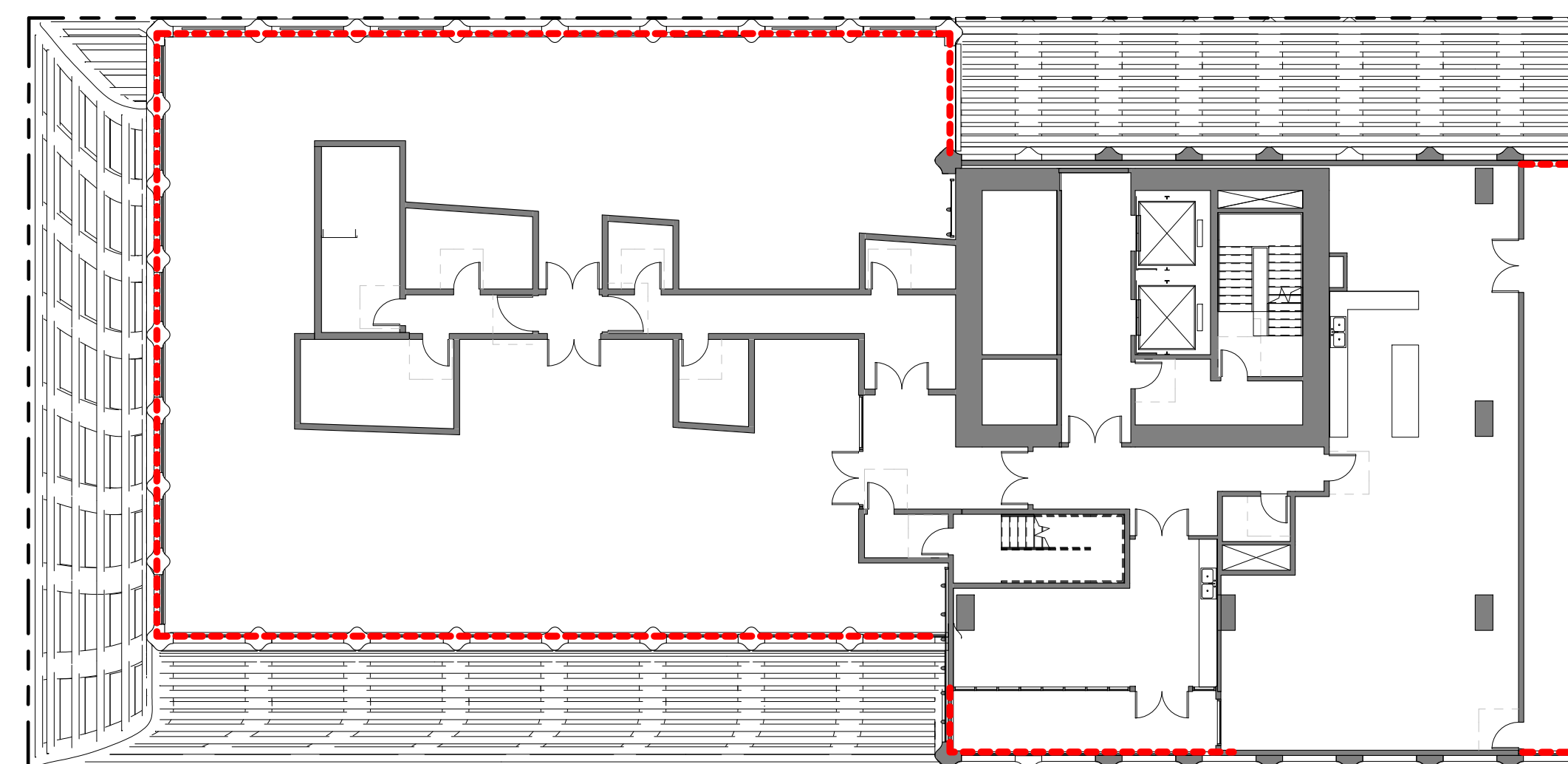
Standards / Certifications: UL Listed, ETL Listed, CE, RoHS



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



3 LIGHTING - LEVEL 14 - RESIDENTIAL  
1/16" = 1'-0"



4 LIGHTING - LEVEL 33 - AMENITY  
1/16" = 1'-0"

**lowney arch**

1261 HARRISON STREET

**PINNACLE**  
RED Group Inc

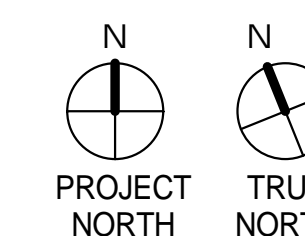
1261 HARRISON STREET  
OAKLAND CA 94612

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Oakland, CA 94612  
Phone: 510.465.1284



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ENTITLEMENT  
DESIGN

LIGHTING PLAN

PROJECT NUMBER:  
16-051

SHEET NUMBER

**A0.5**

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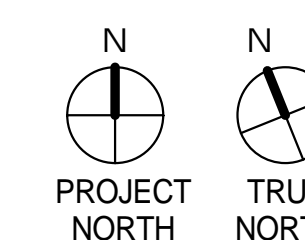
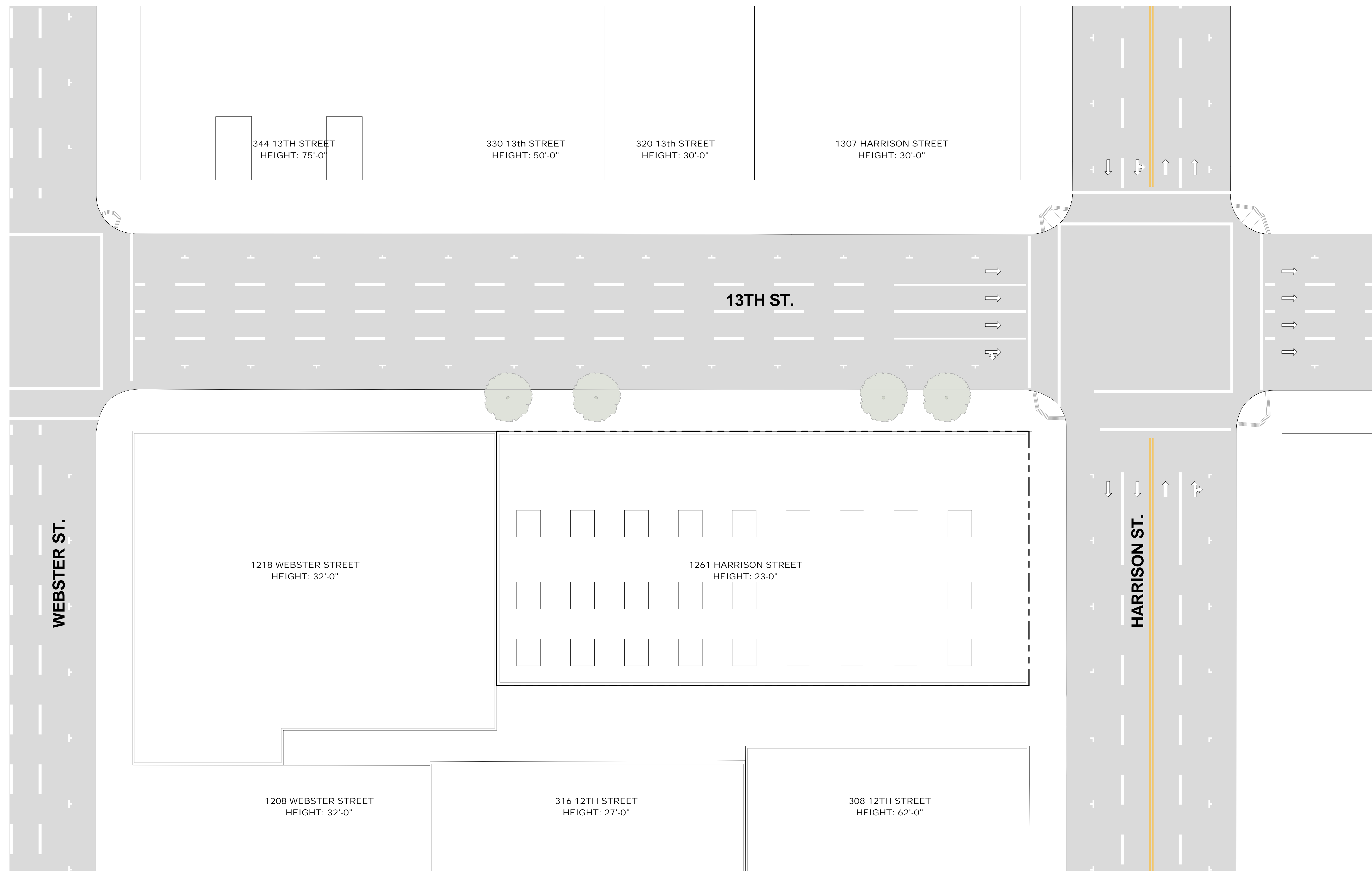


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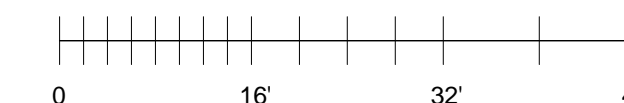
**ENTITLEMENT DESIGN**

**EXISTING SITE PLAN**

PROJECT NUMBER: 16-051 | SHEET NUMBER: A1.1

**A1.1**

① SITE EXISTING  
1/16" = 1'-0"



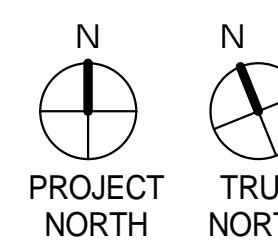
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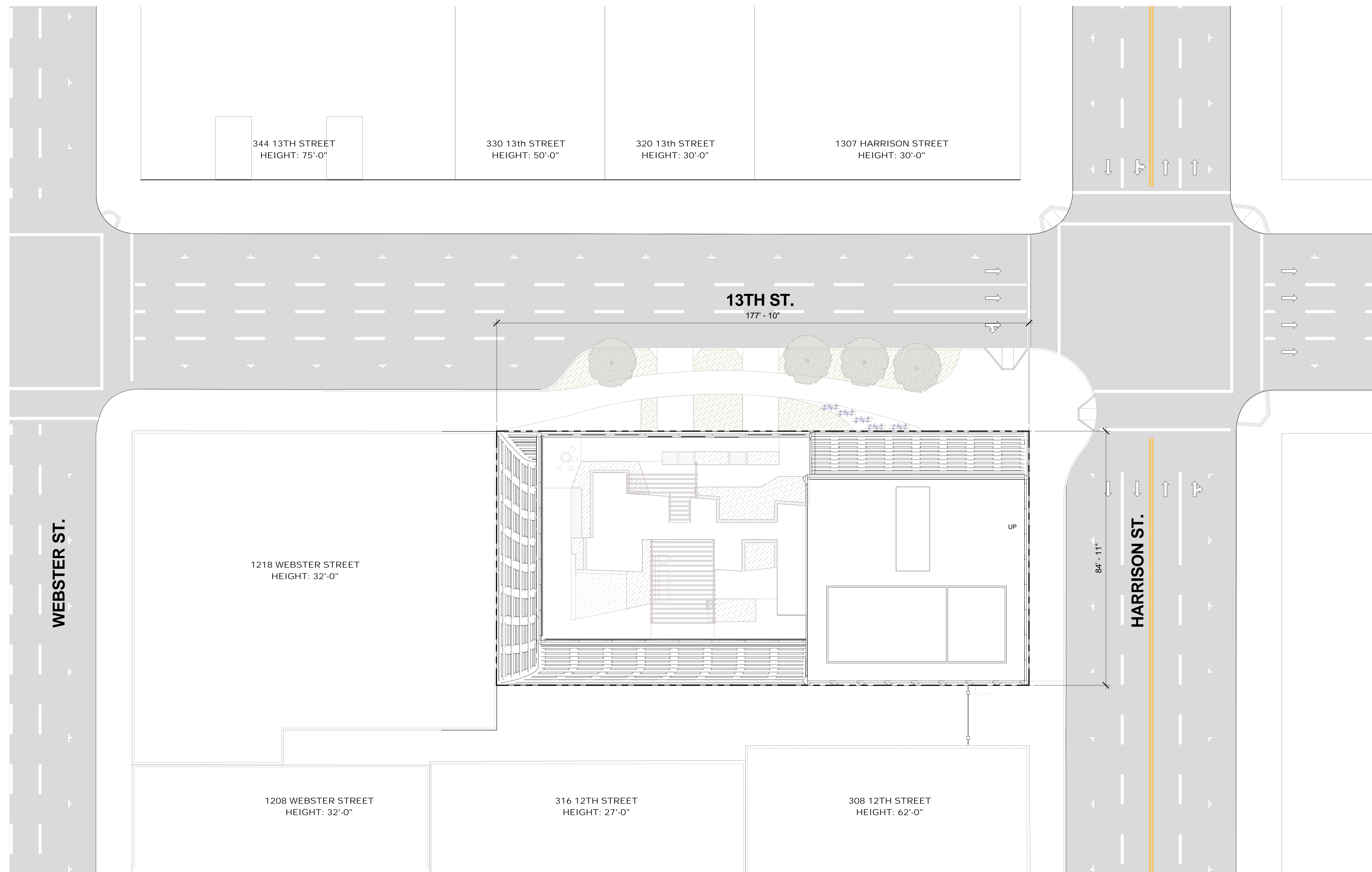
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DESIGN

PROPOSED SITE  
PLAN

PROJECT NUMBER: 16-051 | SHEET NUMBER: A1.2

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1 SITE PROPOSED  
1/16" = 1'-0"

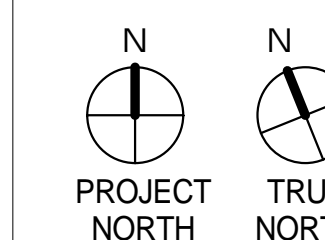


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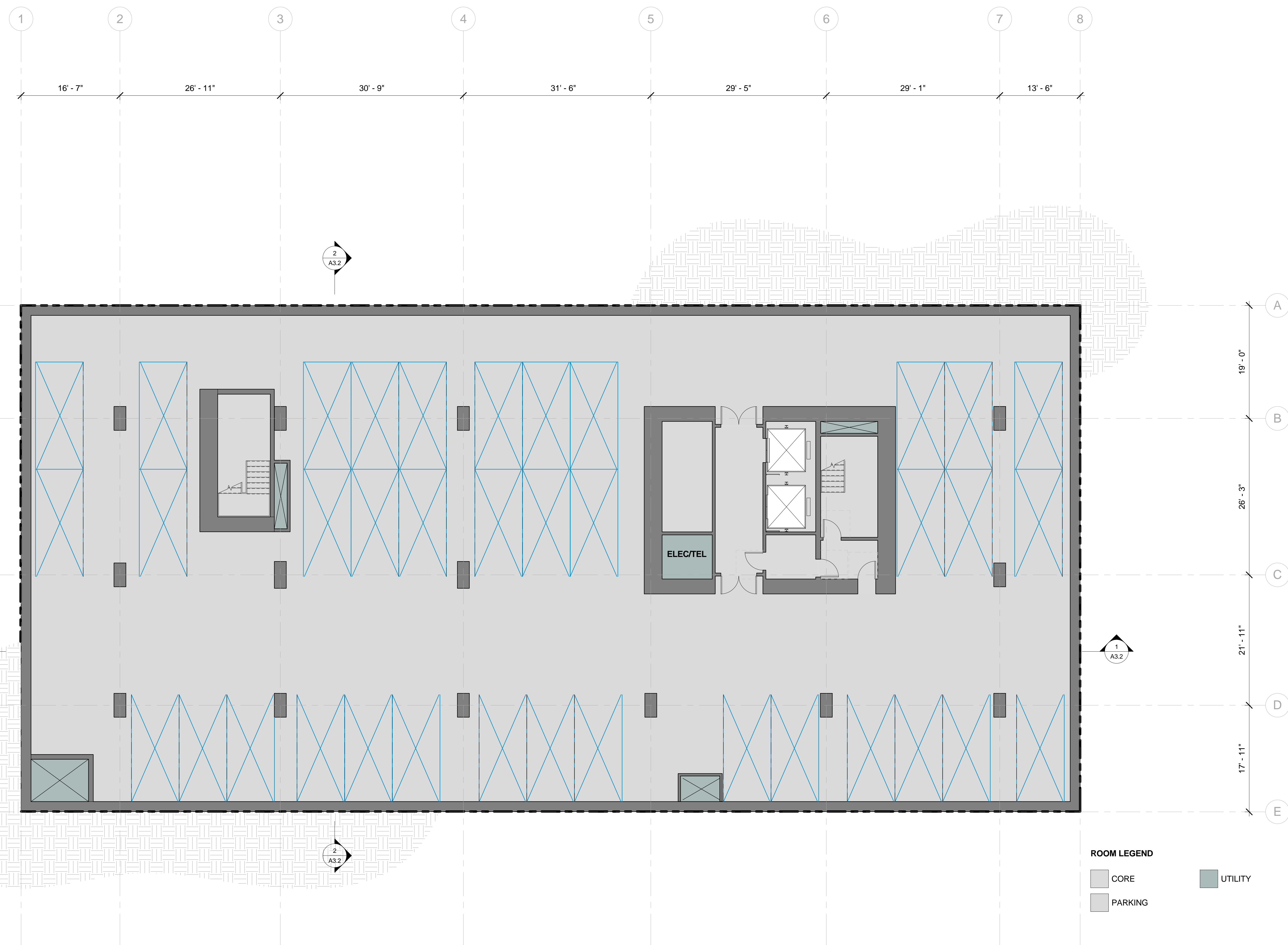
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**ENTITLEMENT DESIGN**

**PARKING - TYPICAL**

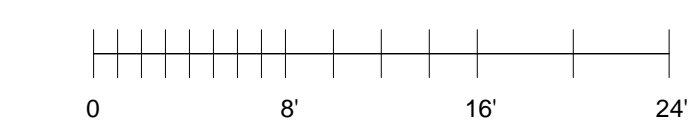
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**ROOM LEGEND**

- CORE
- PARKING
- UTILITY



10/23/2017 1:14:34 PM

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1/8" = 1'-0"

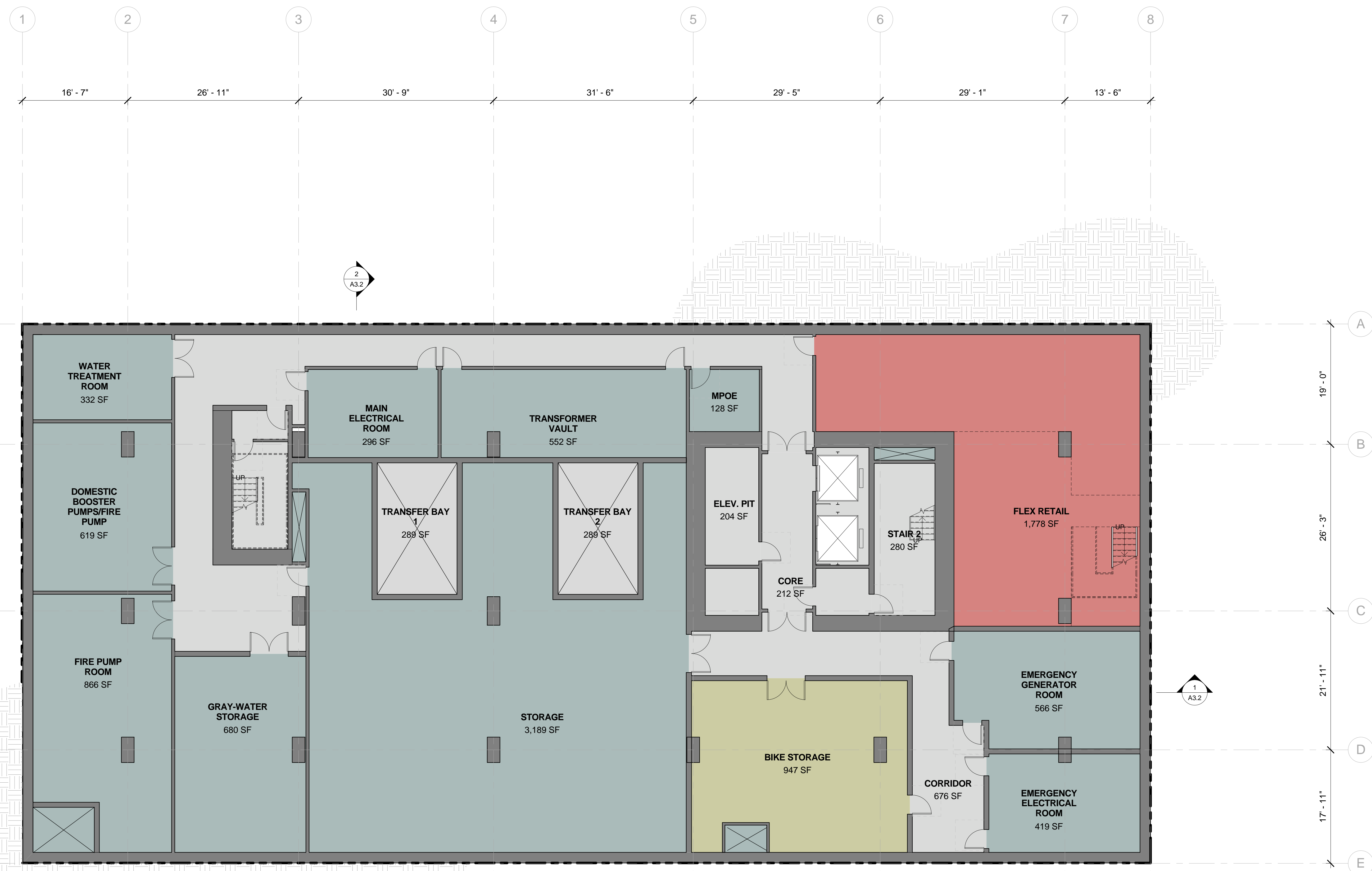


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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> BIKE	<span style="display:inline-block; width:15px; height:15px; background-color:#e91e63; border:1px solid black;"></span> RETAIL
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<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0; border:1px solid black;"></span> CORE	<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> UTILITY
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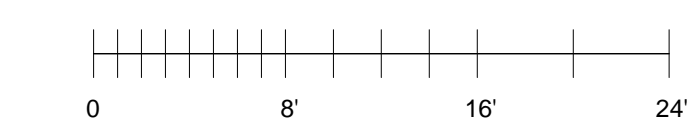
**ENTITLEMENT DESIGN**  
**BASEMENT 1**

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SHEET NUMBER: **A2.0B1**

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1 BASEMENT 1 - PARKING LEVEL Copy 1  
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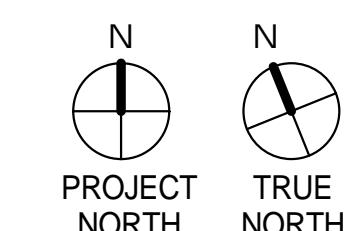
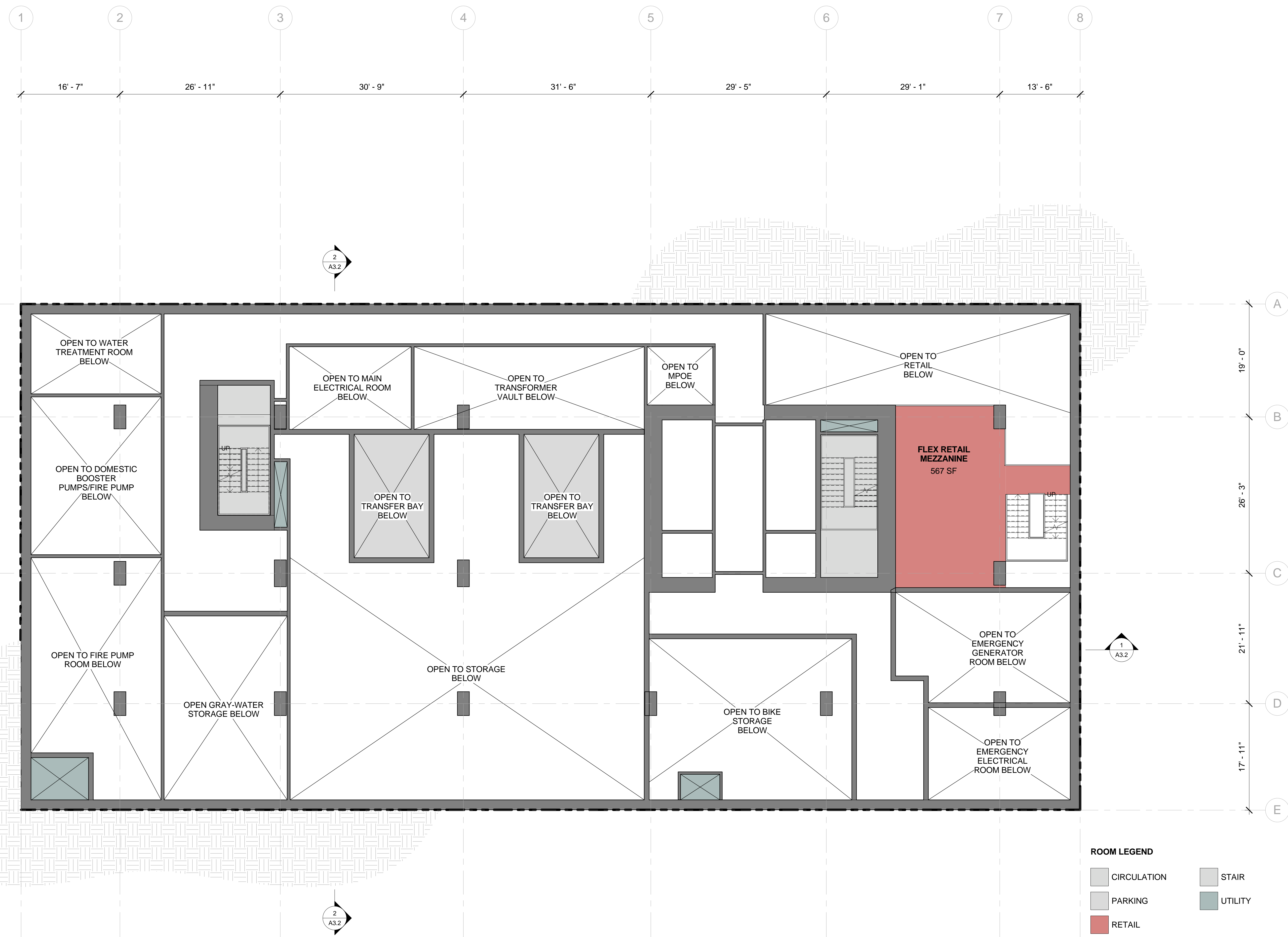


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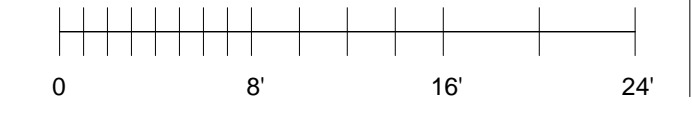
BASEMENT MEZZANINE

PROJECT NUMBER: 16-051 SHEET NUMBER: A2.0BM

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1 BASEMENT 1M  
1/8" = 1'-0"





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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> RESIDENTIAL LOBBY
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<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> LOBBY	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> OFFICE	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> UTILITY
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N  
PROJECT NORTH

N  
TRUE NORTH

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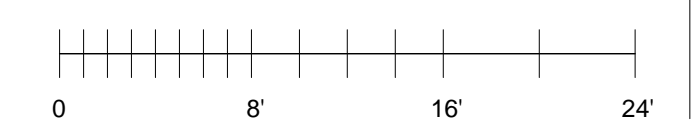
**ENTITLEMENT DESIGN**  
**GROUND LEVEL**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A2.1**

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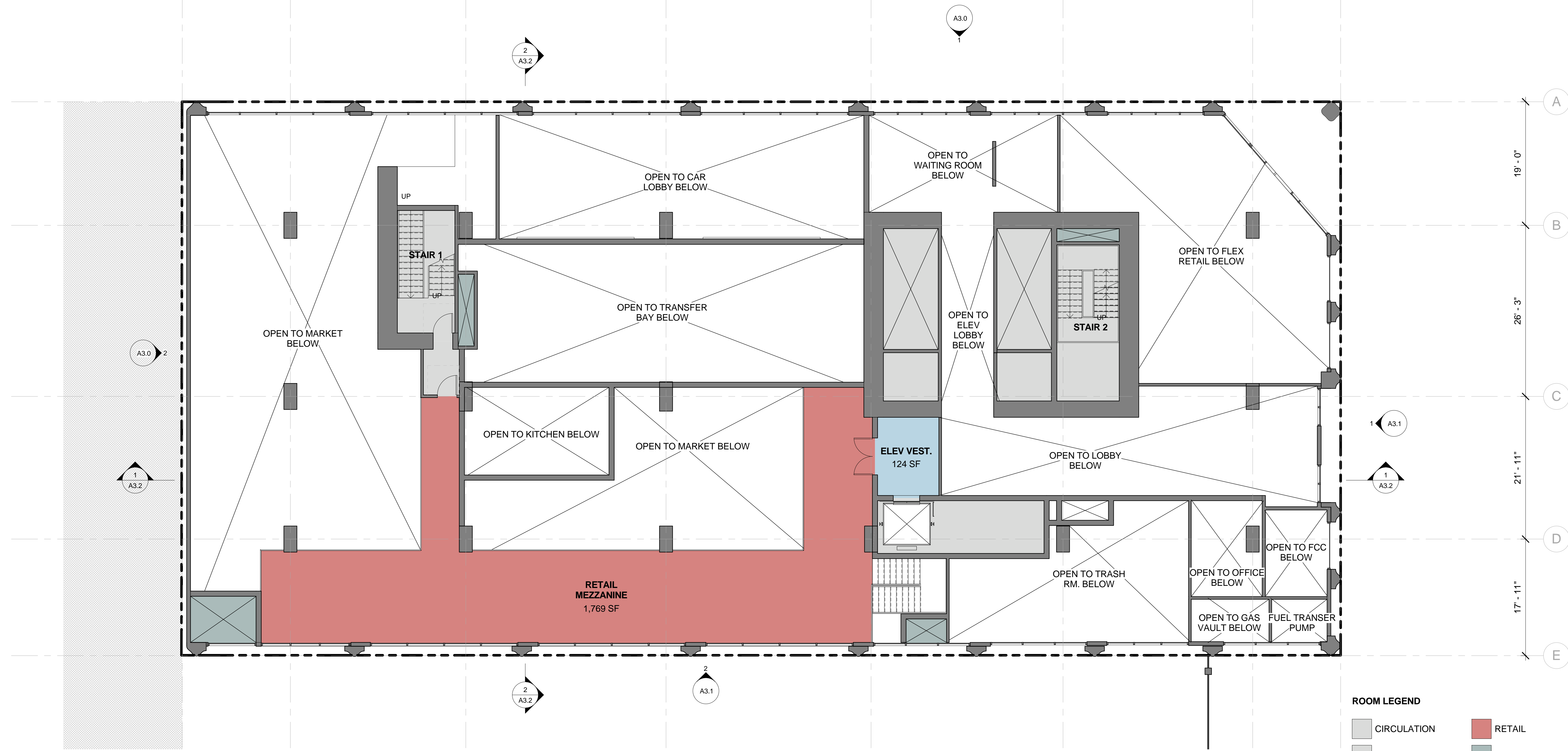
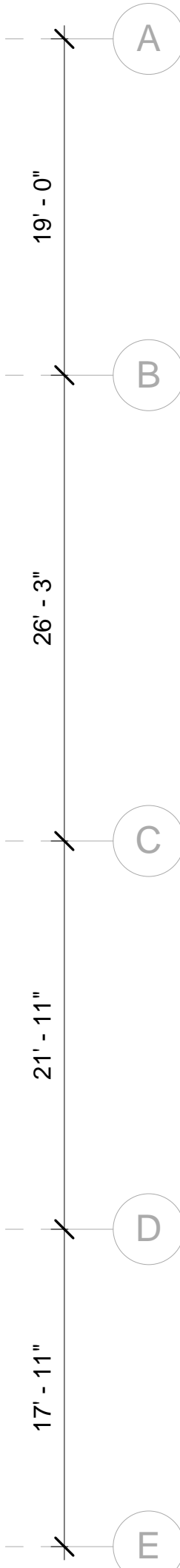
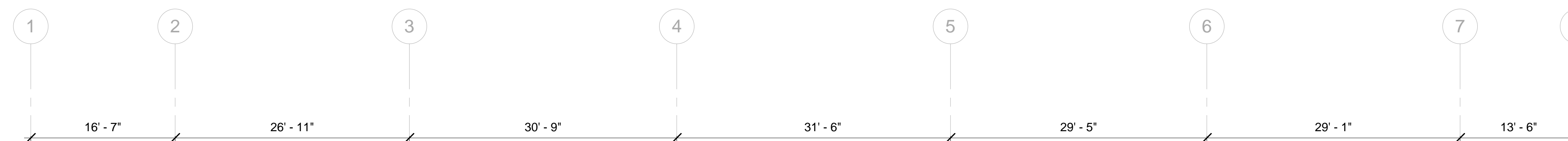


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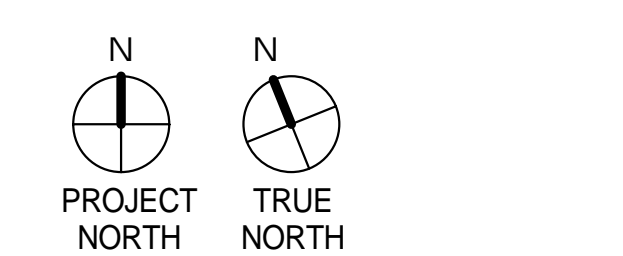
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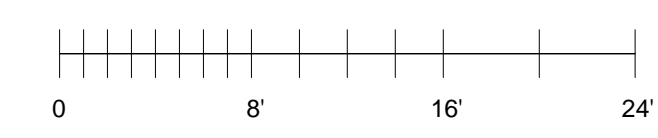
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GROUND LEVEL MEZZANINE

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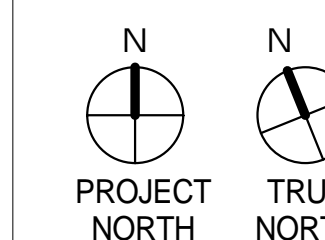
1 LEVEL 1M Copy 1  
1/8" = 1'-0"

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**ENTITLEMENT DESIGN**

**LEVEL 2**

PROJECT NUMBER:  
16-051

SHEET NUMBER

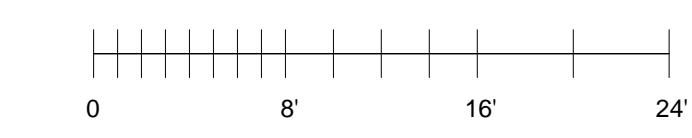
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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey;"></span> RESTROOMS
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<span style="display:inline-block; width:15px; height:15px; background-color:mediumblue;"></span> LOBBY	<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey;"></span> UTILITY
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> OFFICE	



10/23/2017 1:14:45 PM

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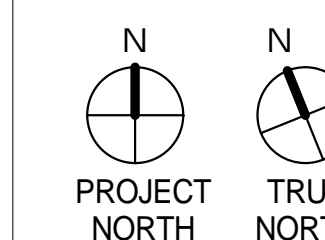


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**ENTITLEMENT DESIGN**

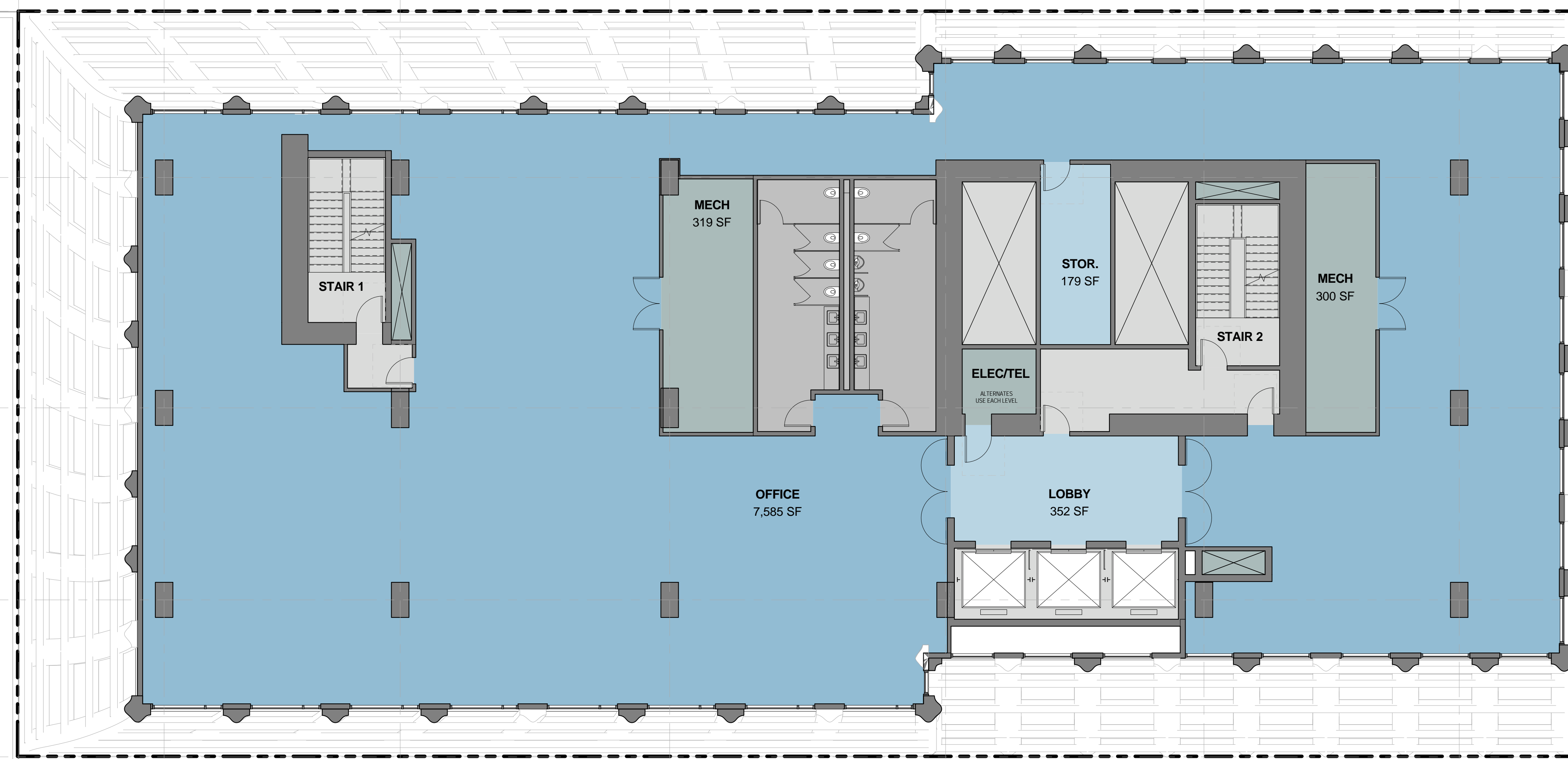
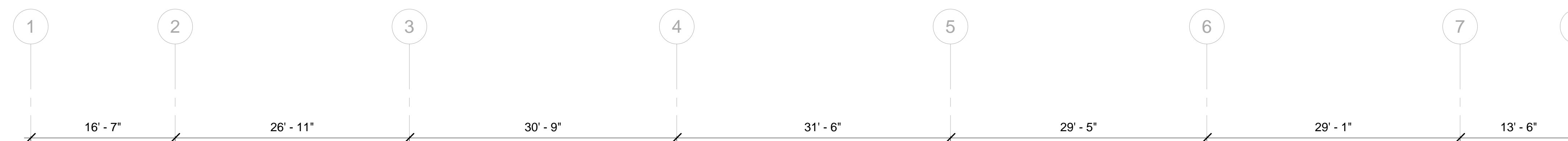
**LEVEL 12**

PROJECT NUMBER:  
16-051

SHEET NUMBER

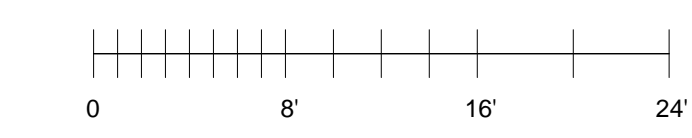
**A2.12**

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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> RESTROOMS
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> CORE	<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> LOBBY	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> UTILITY
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> OFFICE	



1 LEVEL 12 - OFFICE Copy 1  
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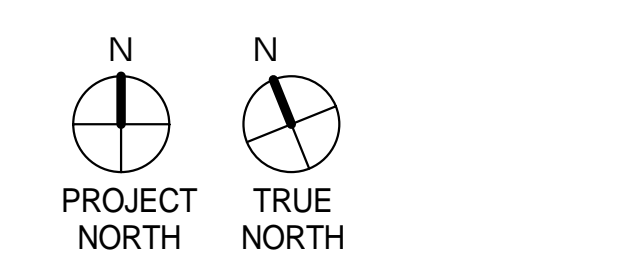
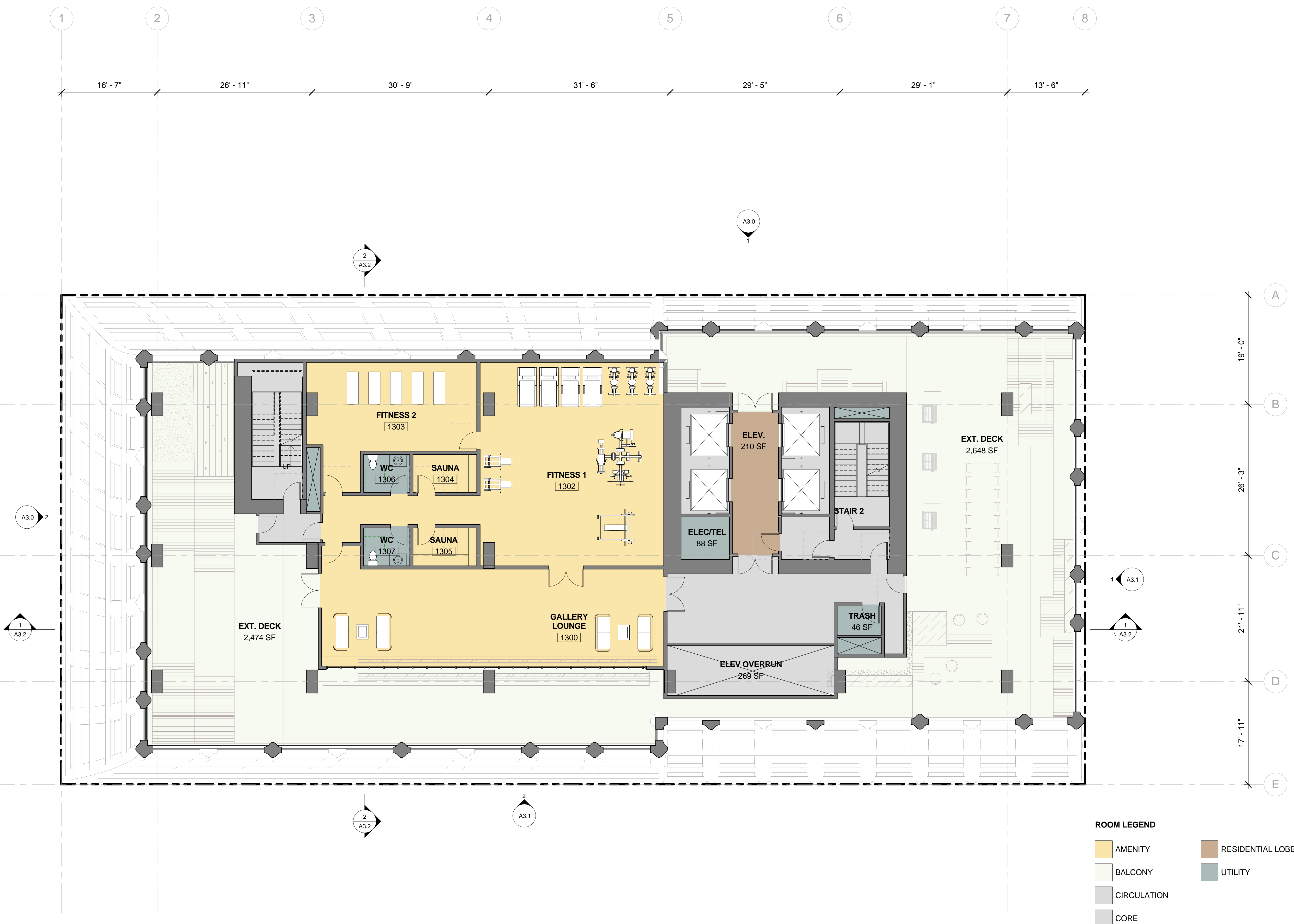
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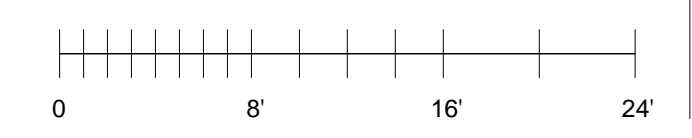
**LEVEL 13 - AMENITY**

PROJECT NUMBER: 16-051 | SHEET NUMBER: A2.13

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1 LEVEL 13 - AMENITY Copy 1  
1/8" = 1'-0"





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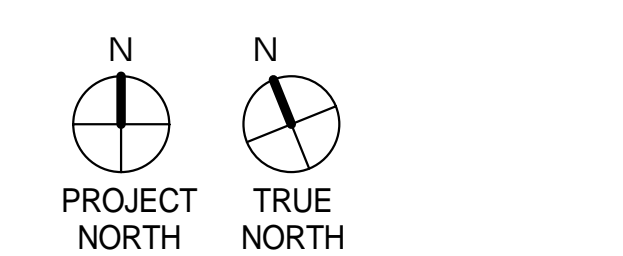
**CIVIL ENGINEER**  
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Oakland, CA 94612  
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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> 1BR	<span style="display:inline-block; width:15px; height:15px; background-color:#D2B48C; border:1px solid black;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#4682B4; border:1px solid black;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9; border:1px solid black;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:#E0E0E0; border:1px solid black;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> STUDIO
<span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9; border:1px solid black;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:#4682B4; border:1px solid black;"></span> UTILITY



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**ENTITLEMENT DESIGN**

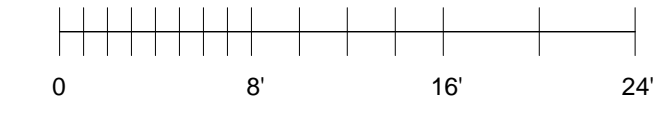
**LEVEL 14**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A2.14**

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1 LEVEL 14 - RESIDENTIAL Copy 1  
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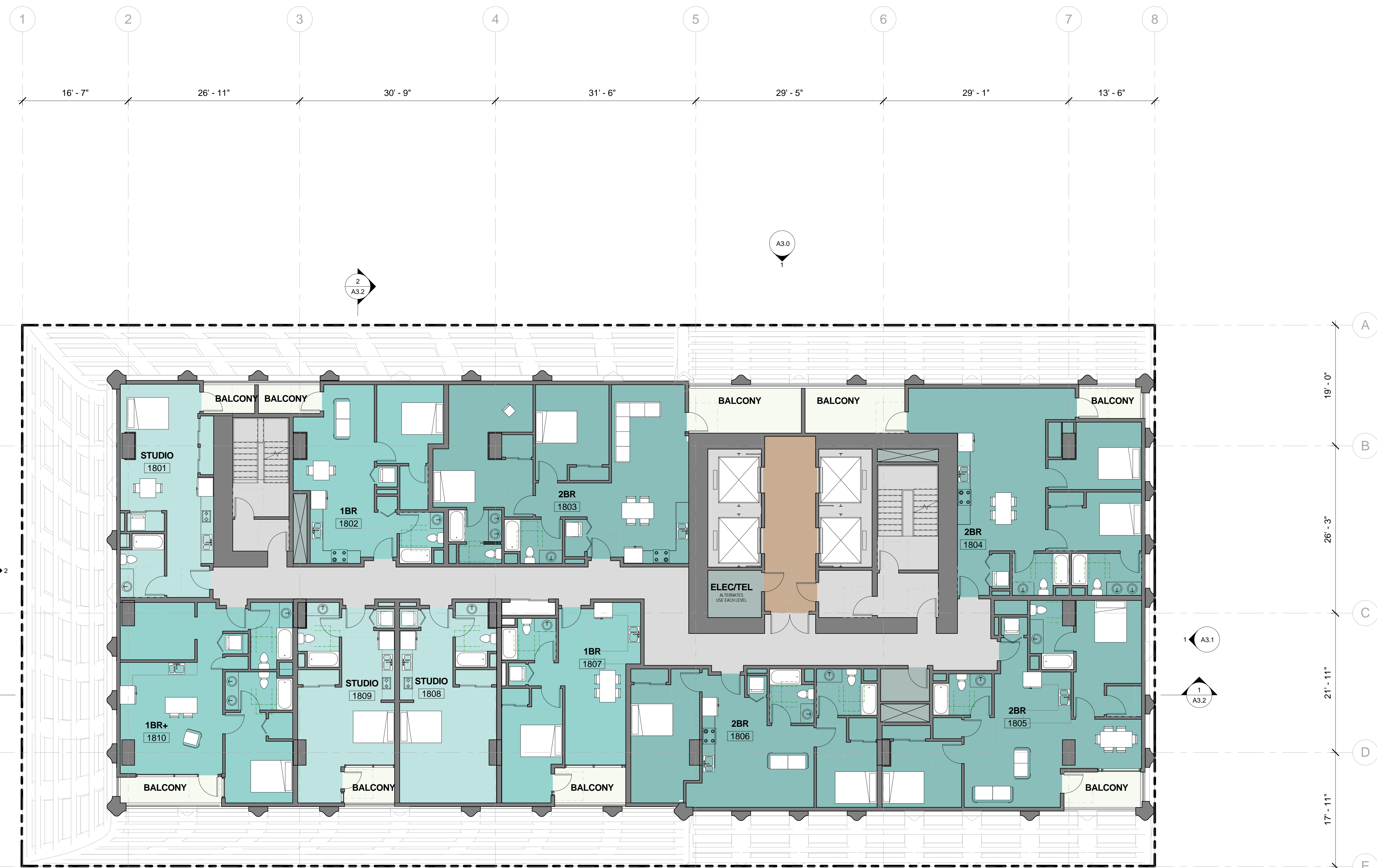


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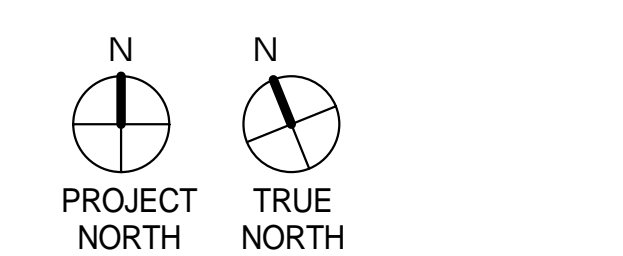
CIVIL ENGINEER  
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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 1BR	<span style="display:inline-block; width:15px; height:15px; background-color:#c5e1a5;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> STUDIO
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> UTILITY

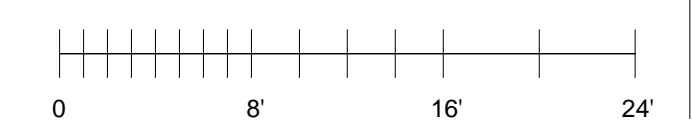


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**LEVEL 18**

PROJECT NUMBER: 16-051      SHEET NUMBER: A2.18



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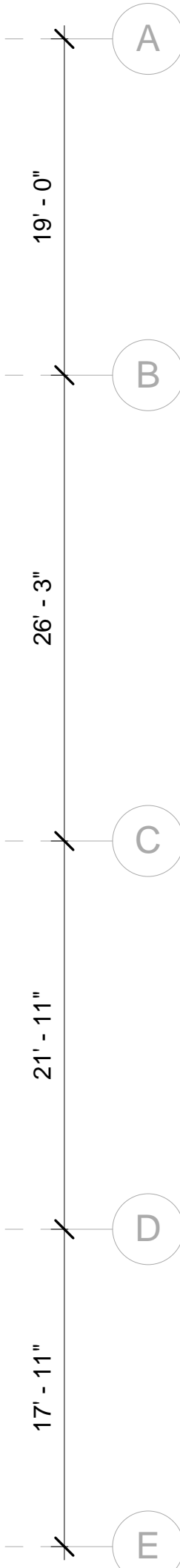
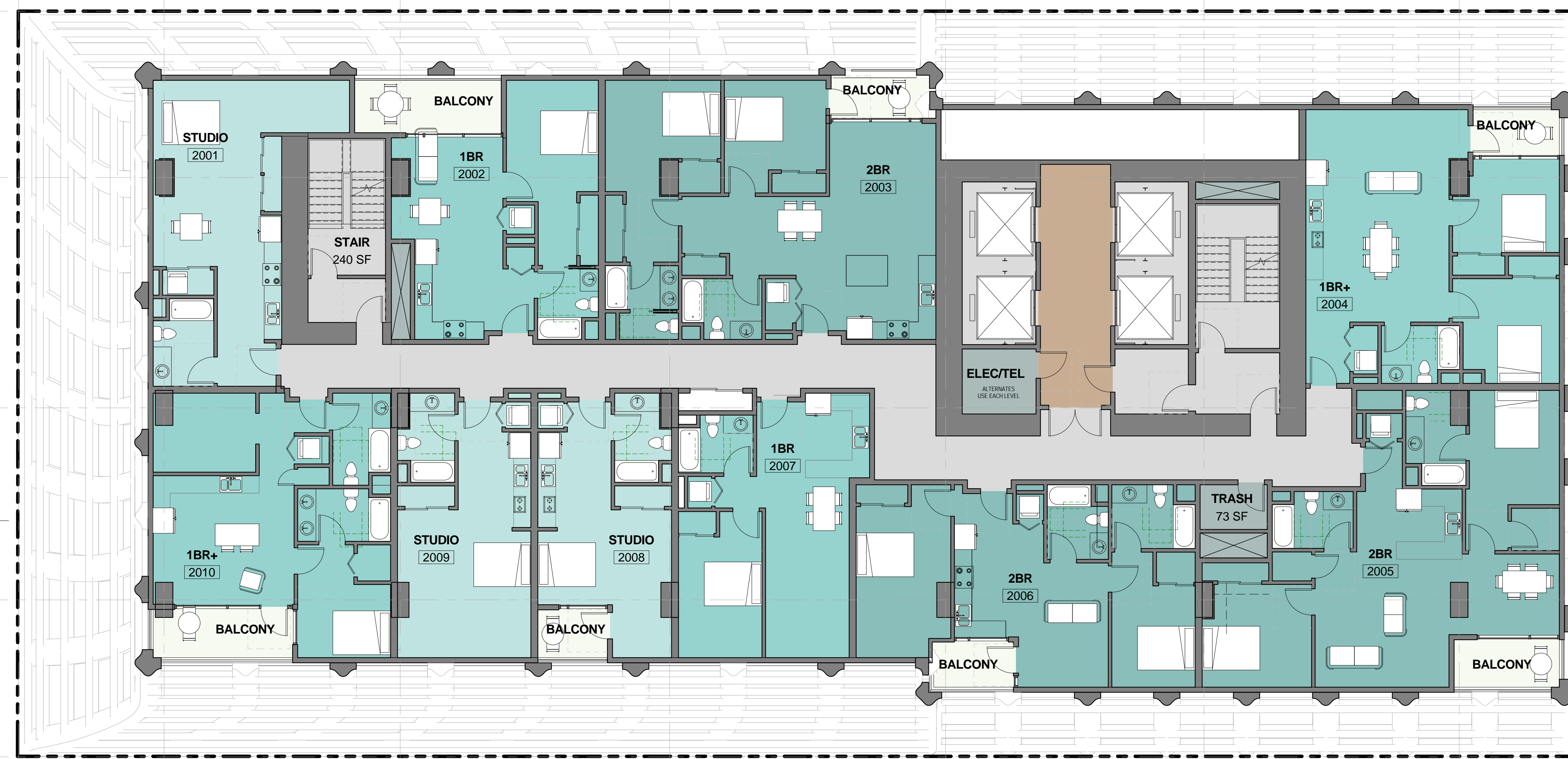
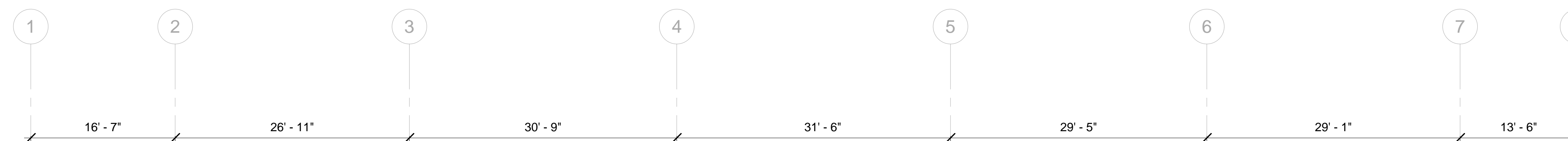


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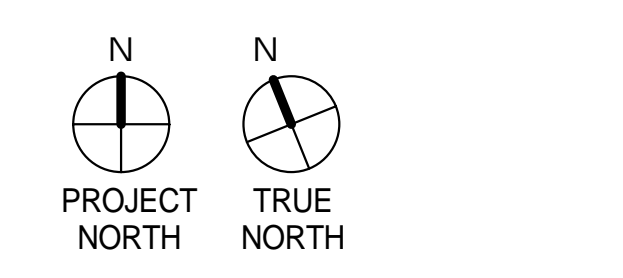
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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 1BR	<span style="display:inline-block; width:15px; height:15px; background-color:#c5e1a5;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> STUDIO
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> UTILITY

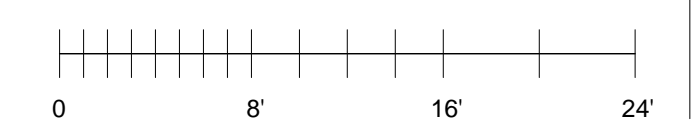


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**LEVEL 20**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A2.20**



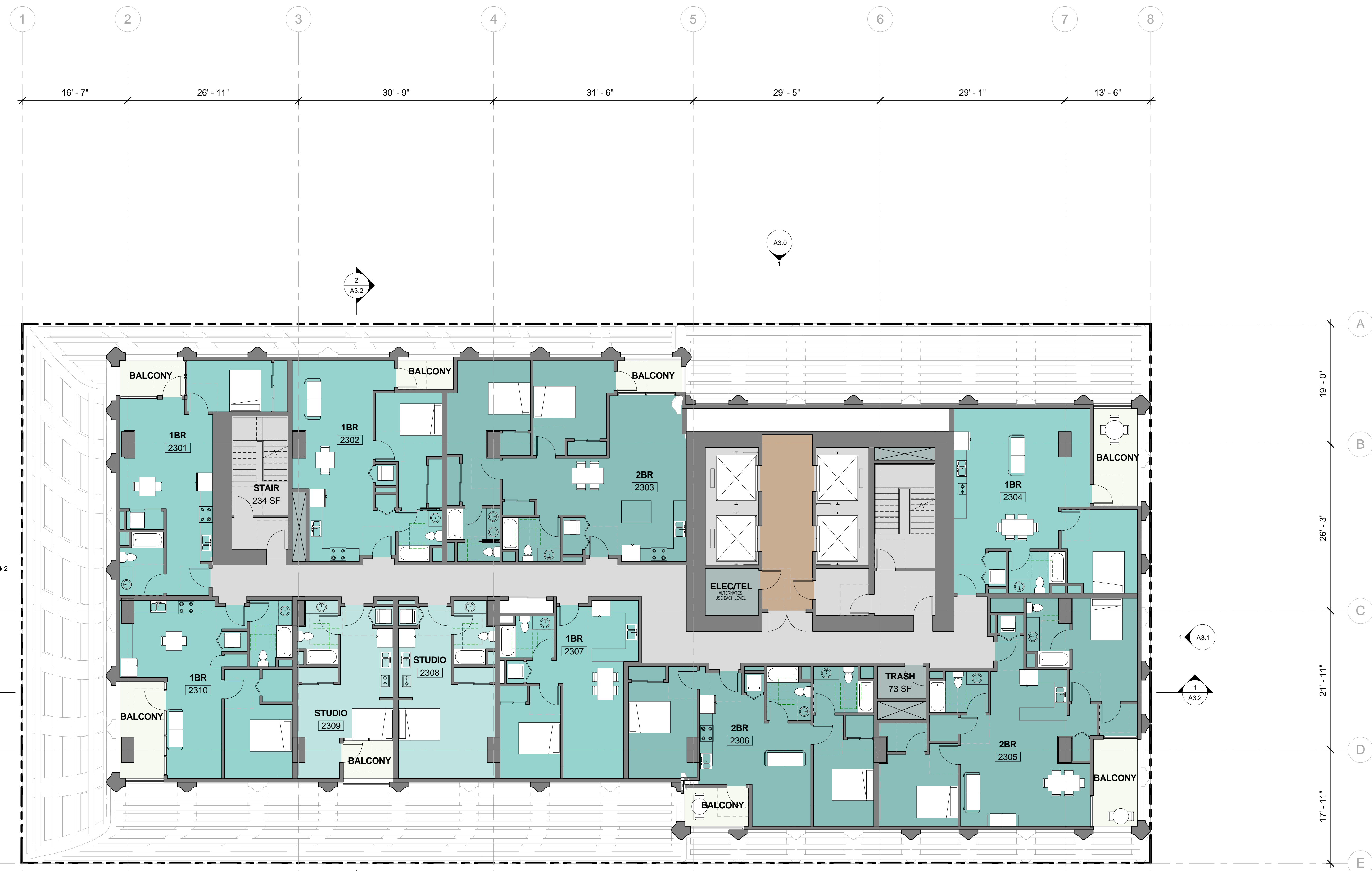
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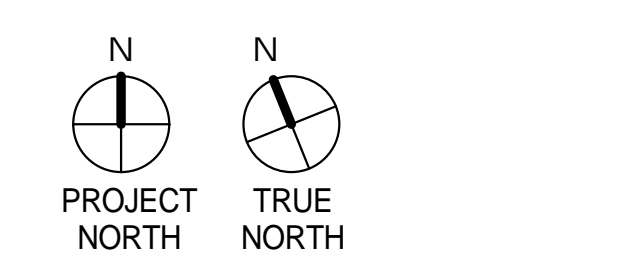
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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 1BR	<span style="display:inline-block; width:15px; height:15px; background-color:#c5e1a5;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> STUDIO
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> UTILITY



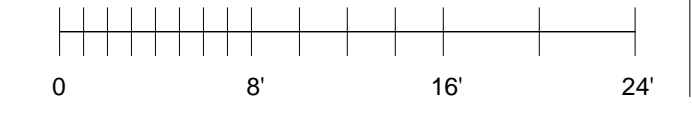
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ENTITLEMENT DESIGN

LEVEL 23

PROJECT NUMBER: 16-051 | SHEET NUMBER: **A2.23**

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1 LEVEL 23 - RESIDENTIAL Copy 1  
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Phone: 510.836.5400  
Fax: 510.836.5454

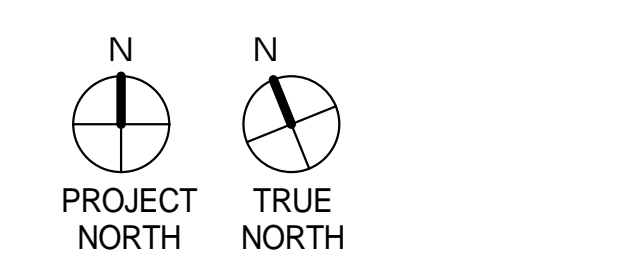
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Oakland, CA 94612  
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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 1BR	<span style="display:inline-block; width:15px; height:15px; background-color:#c5e1a5;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> STUDIO
<span style="display:inline-block; width:15px; height:15px; background-color:#c5e1a5;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> UTILITY
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> CIRCULATION	

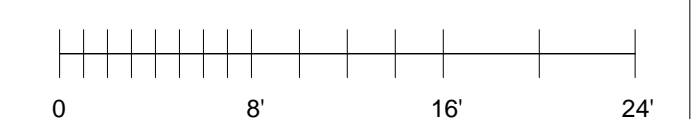


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**LEVEL 28**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A2.28**



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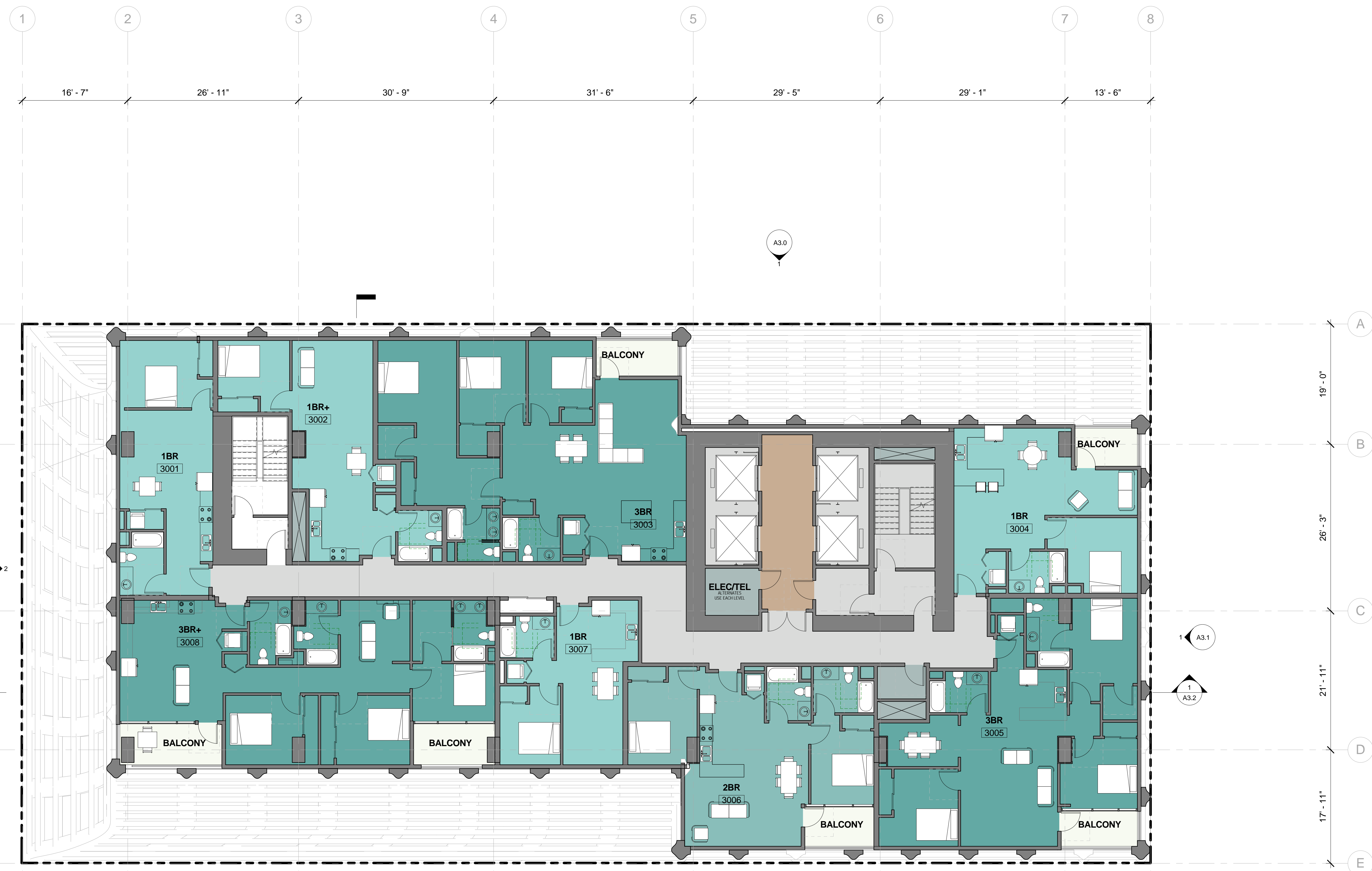
1 LEVEL 28 - RESIDENTIAL Copy 1  
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Fax: 510.836.5454

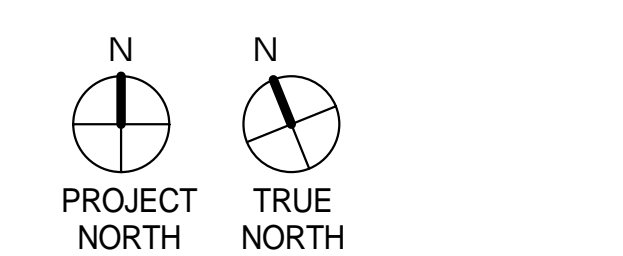
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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 1BR	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#c08040;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 3BR	<span style="display:inline-block; width:15px; height:15px; background-color:#607d8b;"></span> UTILITY
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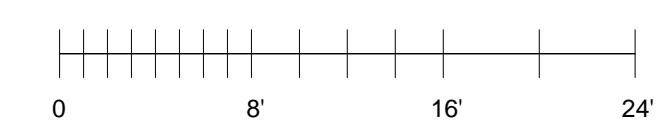


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**LEVEL 30**

PROJECT NUMBER: 16-051 SHEET NUMBER: A2.30



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1 LEVEL 30 - RESIDENTIAL Copy 1  
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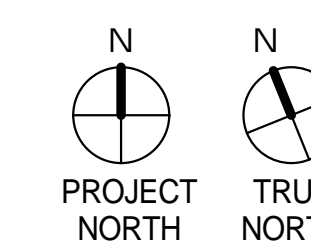


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Oakland, CA 94612  
Phone: 510.465.1284



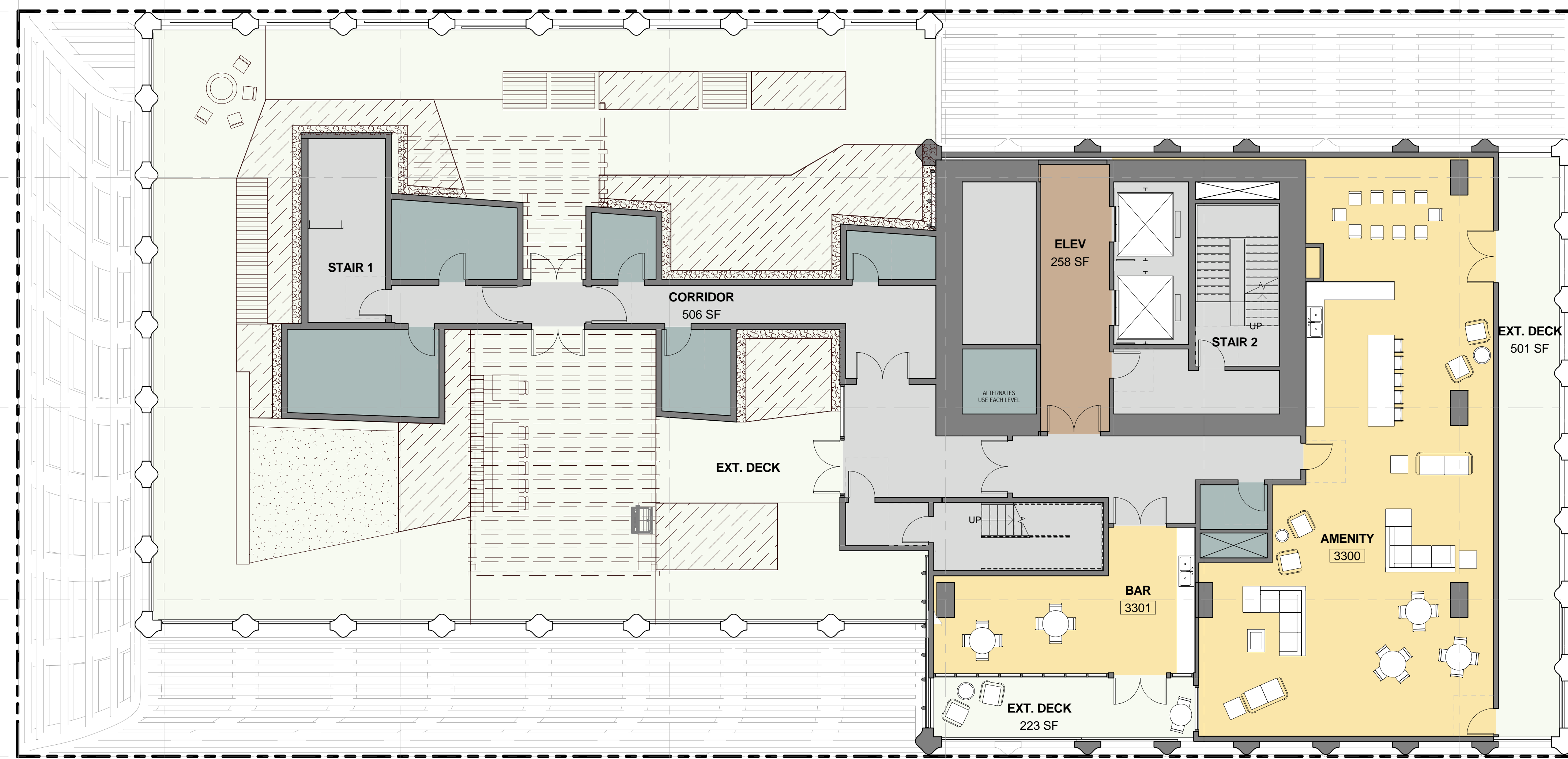
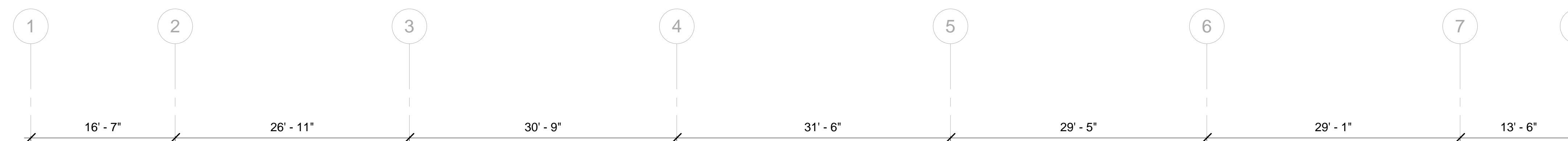
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LEVEL 33 - AMENITY

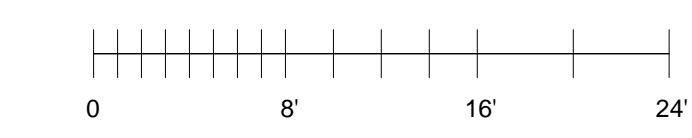
PROJECT NUMBER: 16-051 SHEET NUMBER: A2.33

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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> AMENITY	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:lightbrown; border:1px solid black;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey; border:1px solid black;"></span> CORE	<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> UTILITY



10/23/2017 1:59:33 PM

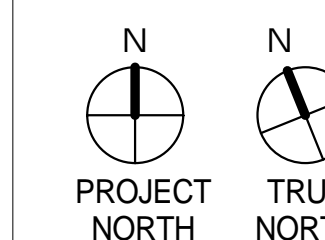
1 LEVEL 33 - AMENITY Copy 1  
1/8" = 1'-0"

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Oakland, CA 94612  
Phone: 510.465.1284



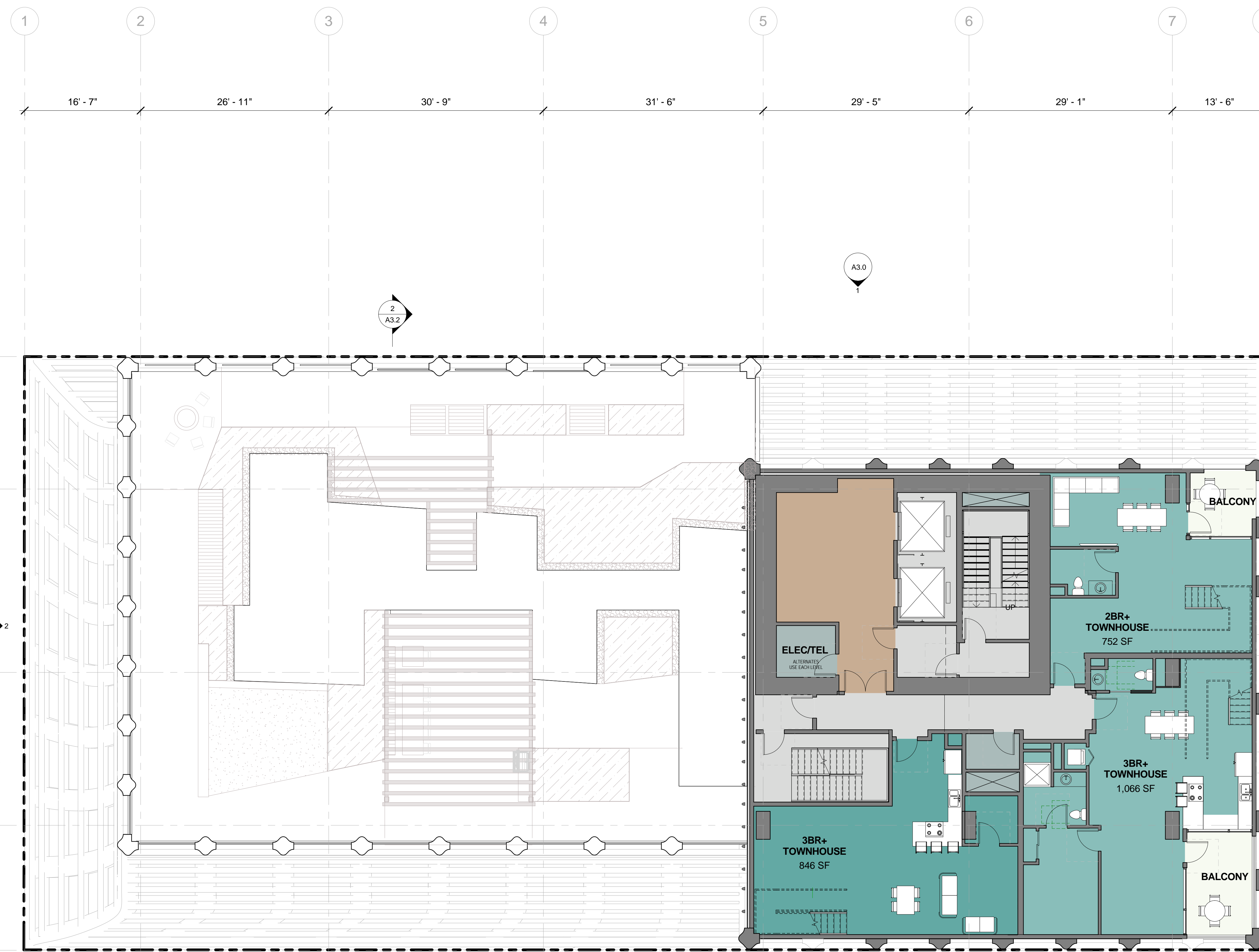
#	DATE	ISSUES & REVISIONS	BY
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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT  
DESIGN

LEVEL 34

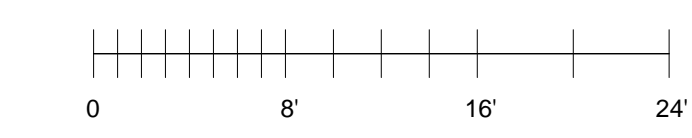
PROJECT NUMBER: 16-051 SHEET NUMBER: A2.34

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**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#c5e1a5;"></span> RESIDENTIAL LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 3BR	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> UTILITY
<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> CIRCULATION	



1 LEVEL 34 - TOWNHOUSES Copy 1  
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10/23/2017 2:02:44 PM

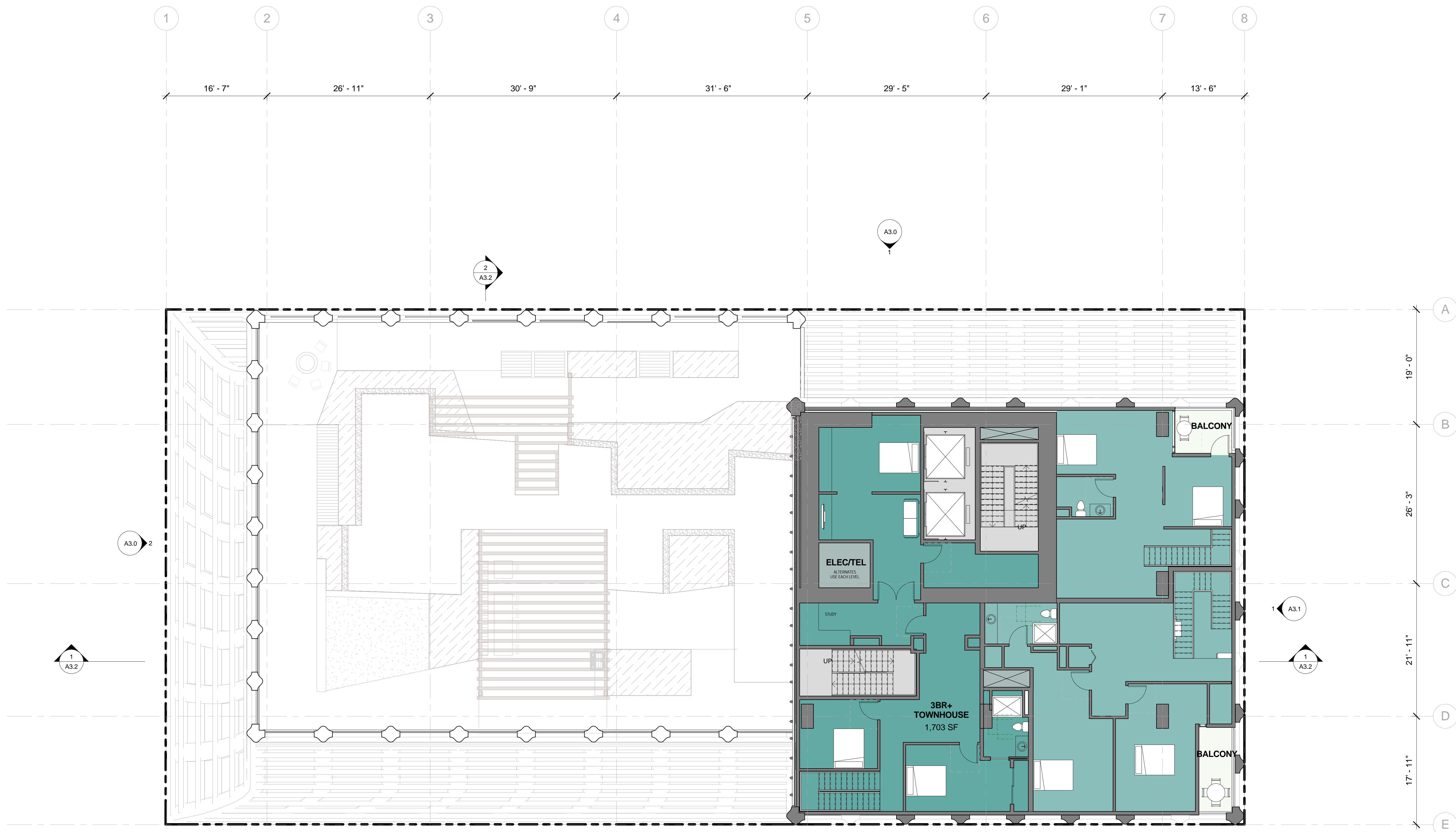


OWNER  
Pinnacle RED Group, Inc.  
12 South 1st Street, Suite 1108  
San Jose, CA 95113  
Phone: 408.300.2425

ARCHITECT  
Lowney Architecture  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

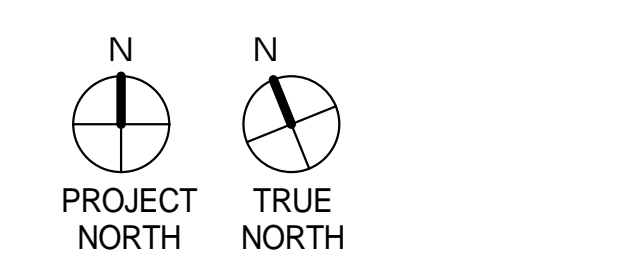
CIVIL ENGINEER  
BKF Engineers  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
Phone: 650.482.6300

LANDSCAPE ARCHITECT  
PGAdesign  
444 17th Street  
Oakland, CA 94612  
Phone: 510.465.1284



**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#4db6ac;"></span> 2BR	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0;"></span> CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:#26a69a;"></span> 3BR	<span style="display:inline-block; width:15px; height:15px; background-color:#546e7a;"></span> UTILITY
<span style="display:inline-block; width:15px; height:15px; background-color:#e8f5e9;"></span> BALCONY	



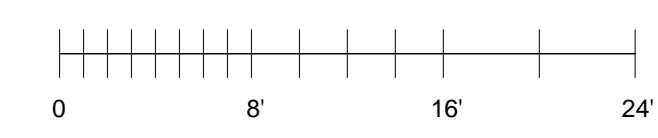
#	DATE	ISSUES & REVISIONS	BY
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**ENTITLEMENT DESIGN**

**LEVEL 35**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A2.35**

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10/23/2017 2:06:00 PM

1 LEVEL 35 - TOWNHOUSES Copy 1  
1/8" = 1'-0"

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ARCHITECT  
Lowney Architecture  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

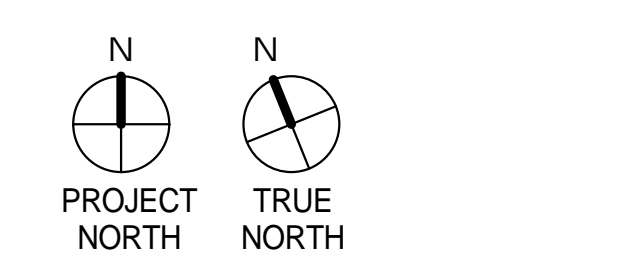
CIVIL ENGINEER  
BKF Engineers  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
Phone: 650.482.6300

LANDSCAPE ARCHITECT  
PGAdesign  
444 17th Street  
Oakland, CA 94612  
Phone: 510.465.1284



**ROOM LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#e0f0e0; border:1px solid black;"></span> BALCONY	<span style="display:inline-block; width:15px; height:15px; background-color:#cccccc; border:1px solid black;"></span> STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:#008080; border:1px solid black;"></span> PENTHOUSE	<span style="display:inline-block; width:15px; height:15px; background-color:#808080; border:1px solid black;"></span> UTILITY
<span style="display:inline-block; width:15px; height:15px; background-color:#c08040; border:1px solid black;"></span> RESIDENTIAL LOBBY	



#	DATE	ISSUES & REVISIONS	BY
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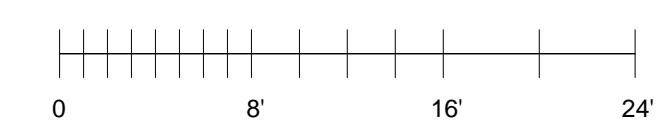
**ENTITLEMENT DESIGN**

**LEVEL 36**

PROJECT NUMBER: 16-051

SHEET NUMBER: **A2.36**

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10/23/2017 2:09:23 PM

1 LEVEL 36 - GRAND PENTHOUSE Copy 1  
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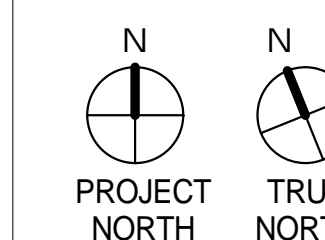


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ARCHITECT  
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PGAdesign  
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Oakland, CA 94612  
Phone: 510.465.1284



#	DATE	ISSUES & REVISIONS	BY
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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT  
DESIGN

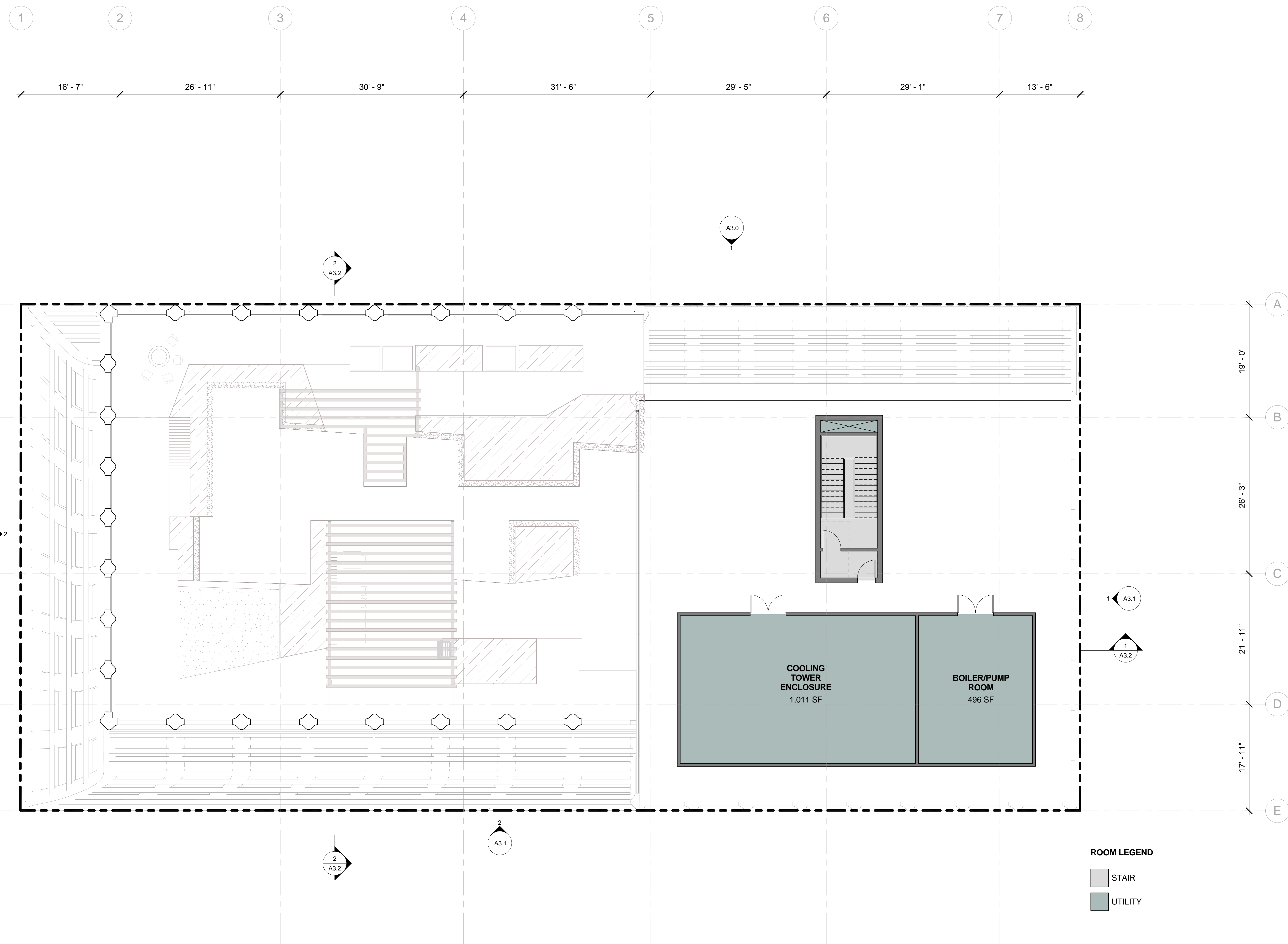
ROOF PLAN

PROJECT NUMBER:  
16-051

SHEET NUMBER

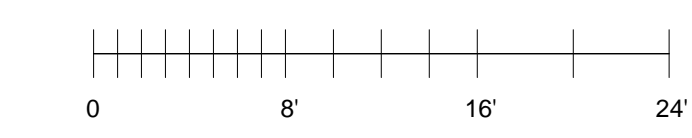
**A2.37**

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**ROOM LEGEND**

- STAIR
- UTILITY



10/23/2017 2:12:32 PM

1 ROOF Copy 1  
1/8" = 1'-0"



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PGAdesign  
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Oakland, CA 94612  
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#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

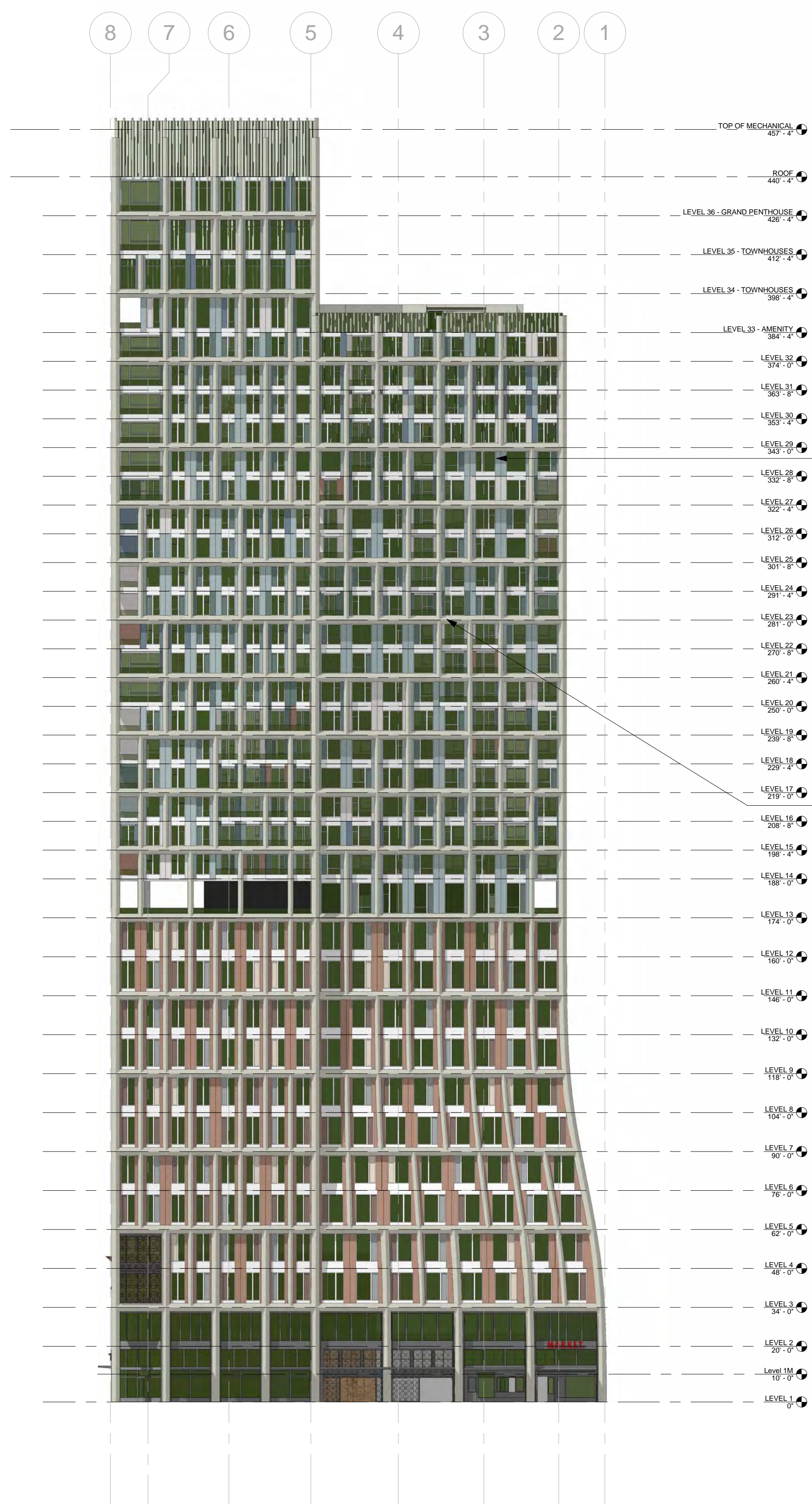
ENTITLEMENT  
DESIGN

EXTERIOR  
ELEVATIONS

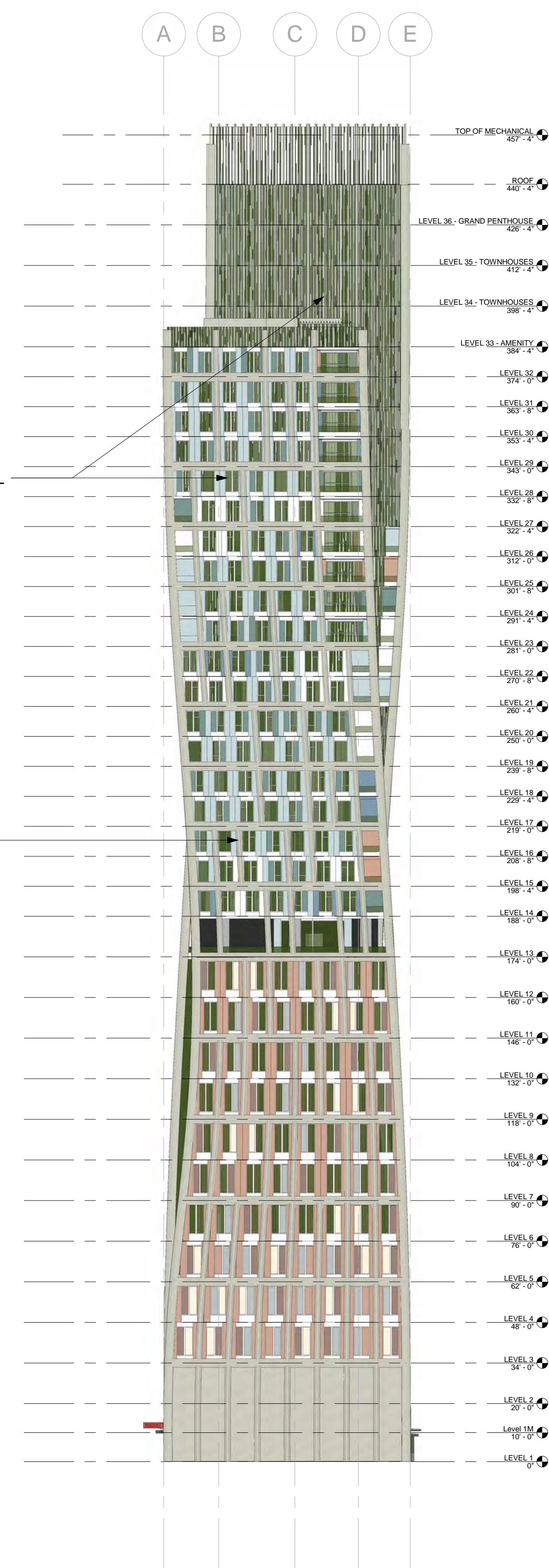
PROJECT NUMBER: 16-051 SHEET NUMBER

A3.0

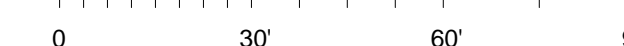
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1 NORTH ELEVATION Copy 1  
1" = 30'-0"



2 WEST ELEVATION Copy 1  
1" = 30'-0"



10/23/2017 2:12:51 PM

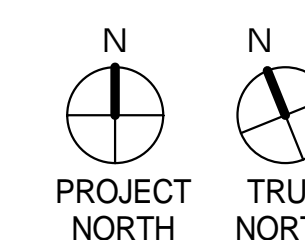


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ARCHITECT  
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CIVIL ENGINEER  
BKF Engineers  
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Redwood City, CA 94065  
Phone: 650.482.6300

LANDSCAPE ARCHITECT  
PGAdesign  
444 17th Street  
Oakland, CA 94612  
Phone: 510.465.1284



#	DATE	ISSUES & REVISIONS	BY
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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT  
DESIGN

EXTERIOR  
ELEVATIONS

PROJECT NUMBER: 16-051 SHEET NUMBER

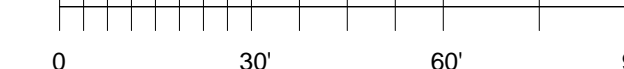
**A3.1**

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① EAST ELEVATION Copy 1  
1" = 30'-0"

② SOUTH ELEVATION Copy 1  
1" = 30'-0"





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Phone: 510.836.5400  
Fax: 510.836.5454

CIVIL ENGINEER  
BKF Engineers  
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Redwood City, CA 94065  
Phone: 650.482.6300

LANDSCAPE ARCHITECT  
PGAdesign  
444 17th Street  
Oakland, CA 94612  
Phone: 510.465.1284

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2	10/19/2017	ENTITLEMENT	EM

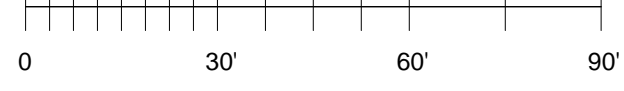
ENTITLEMENT  
DESIGN

SECTIONS

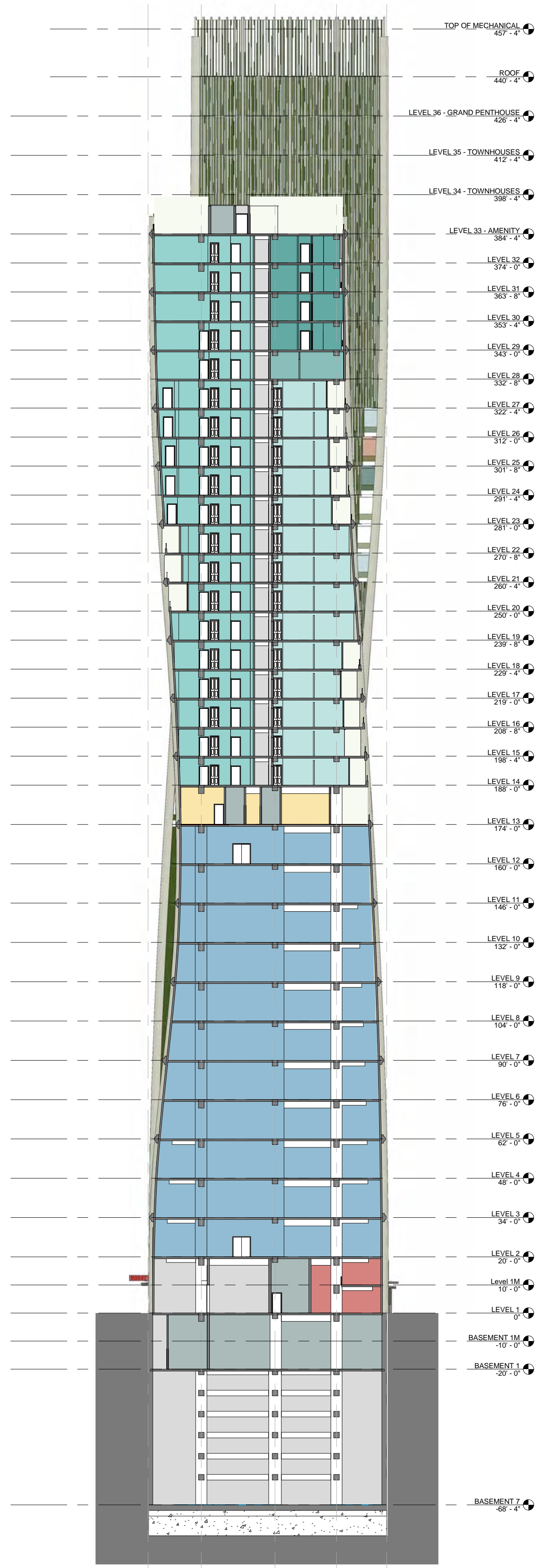
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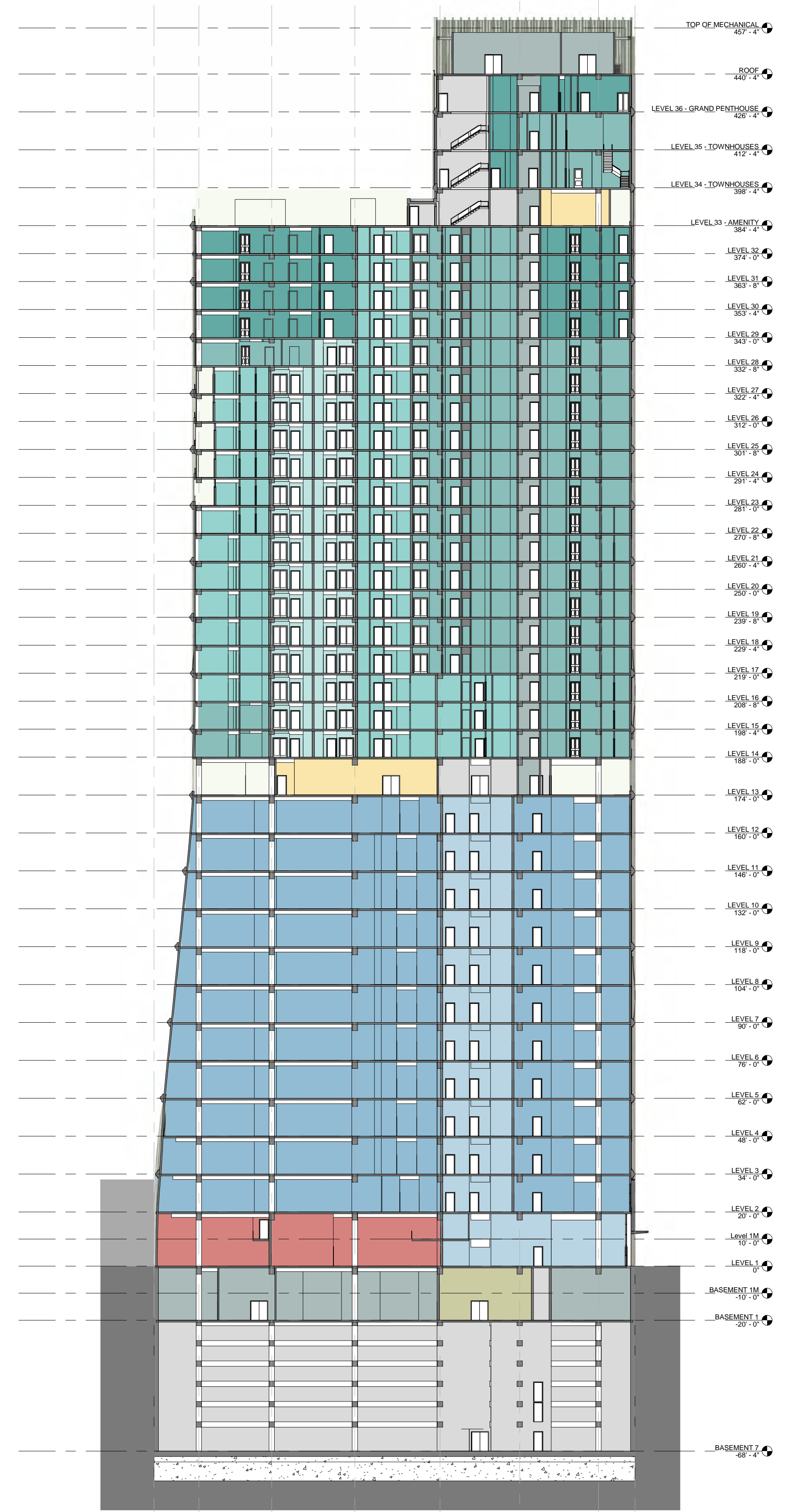


A B C D E



2 NORTH-SOUTH SHORT SECTION Copy 1  
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1 2 3 4 5 6 7 8



1 WEST-EAST LONG SECTION Copy 1  
1" = 30'-0"

10/23/2017 2:13:49 PM

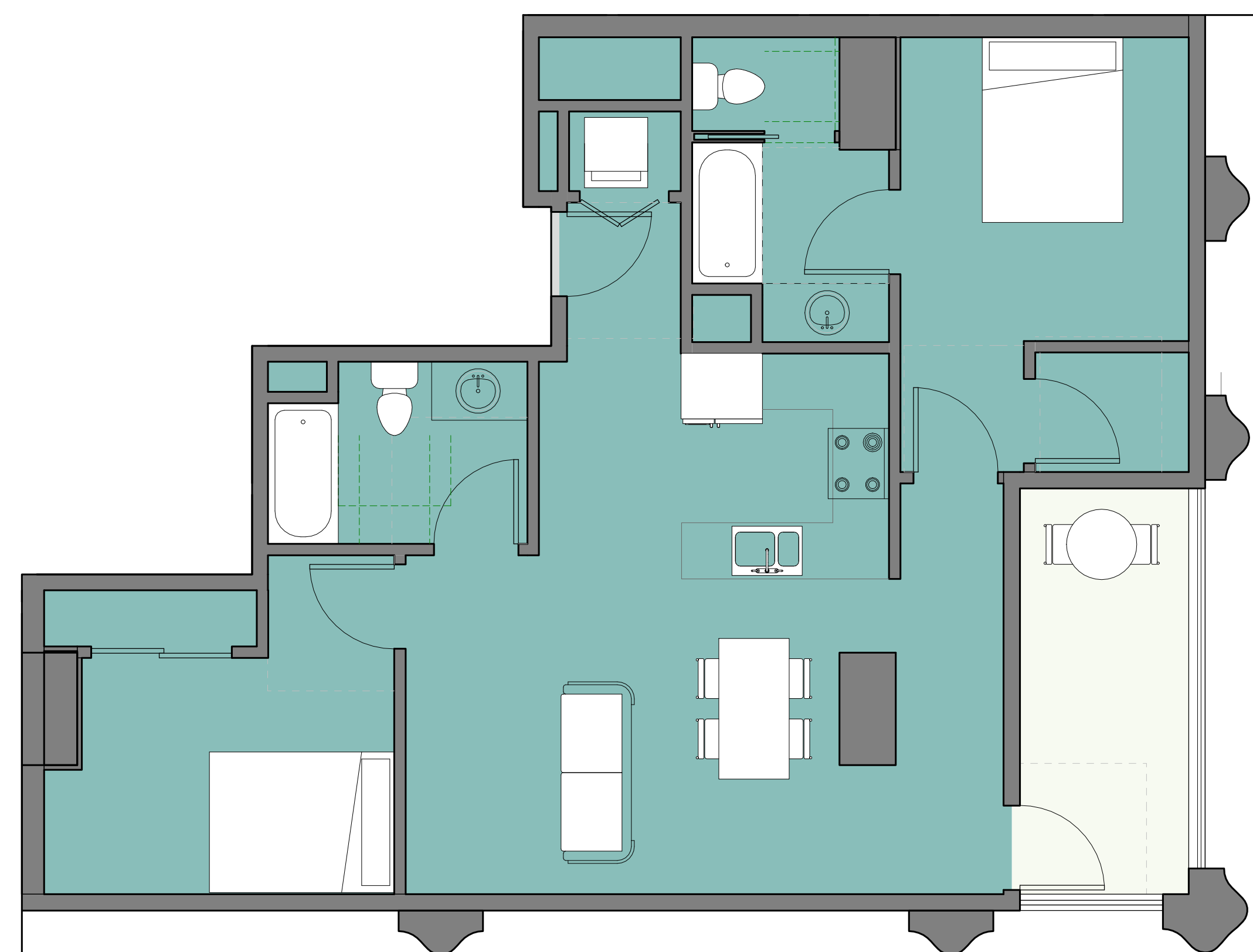


OWNER  
Pinnacle RED Group, Inc.  
12 South 1st Street, Suite 1108  
San Jose, CA 95113  
Phone: 408.300.2425

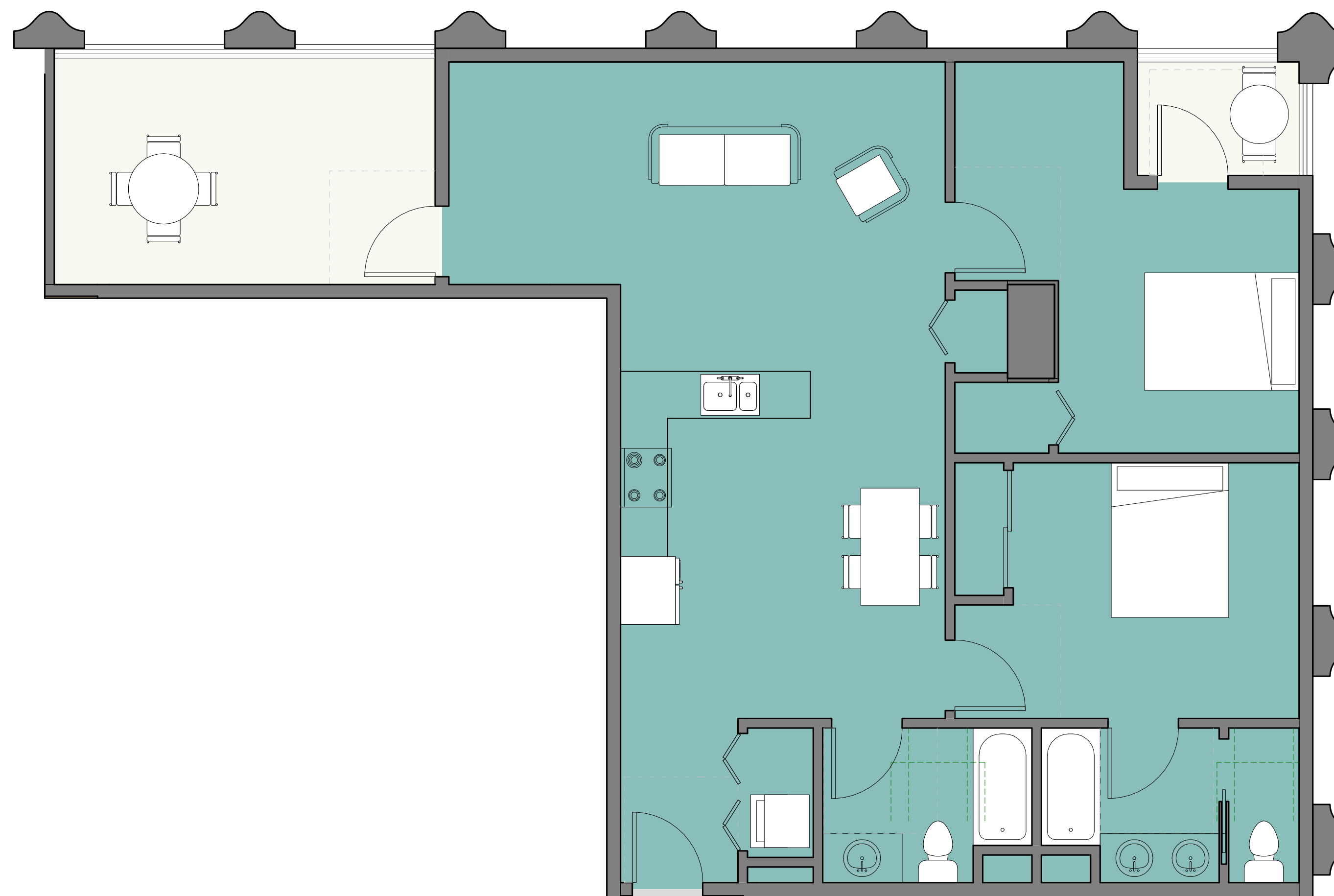
ARCHITECT  
Lowney Architecture  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

CIVIL ENGINEER  
BKF Engineers  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
Phone: 650.482.6300

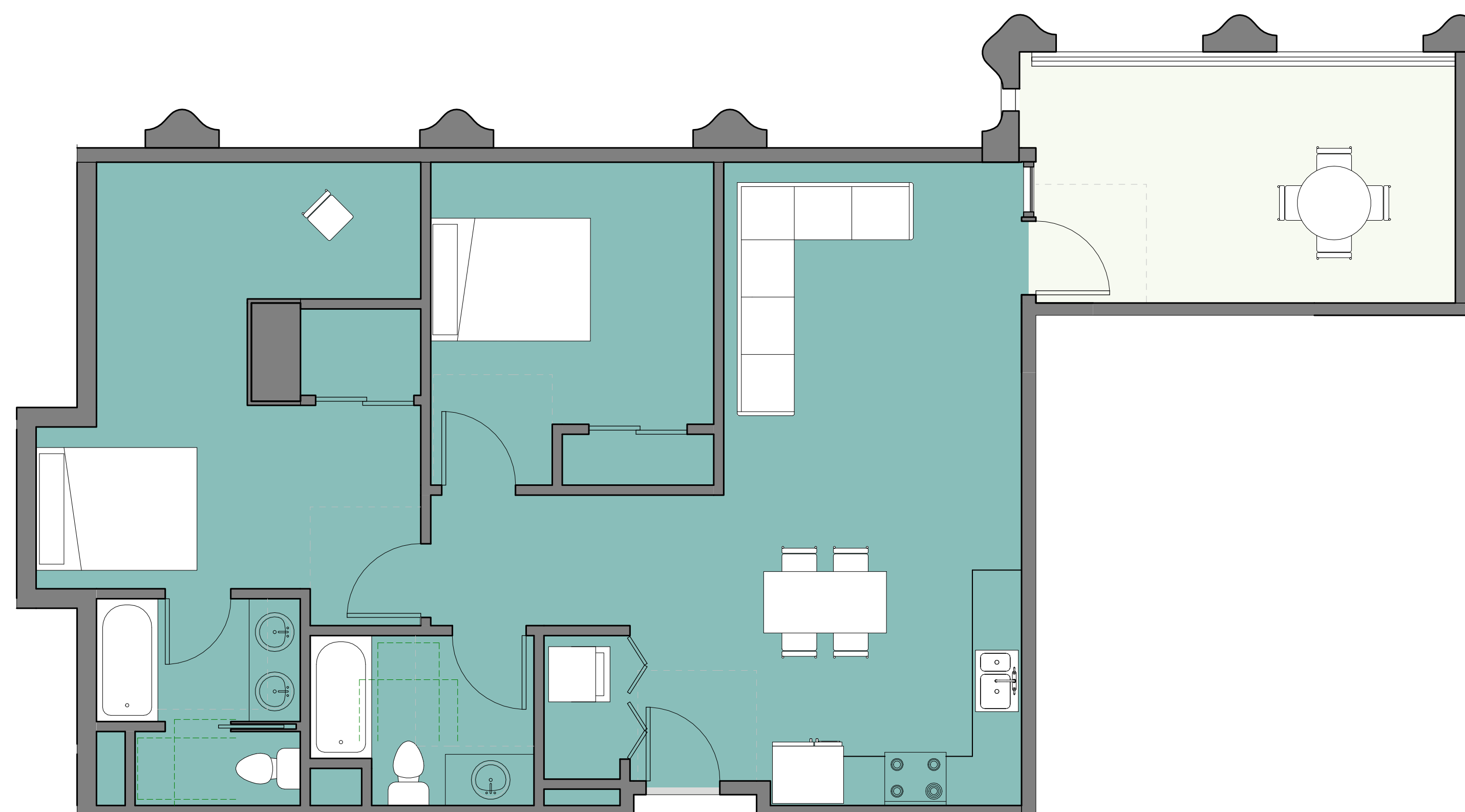
LANDSCAPE ARCHITECT  
PGAdesign  
444 17th Street  
Oakland, CA 94612  
Phone: 510.465.1284



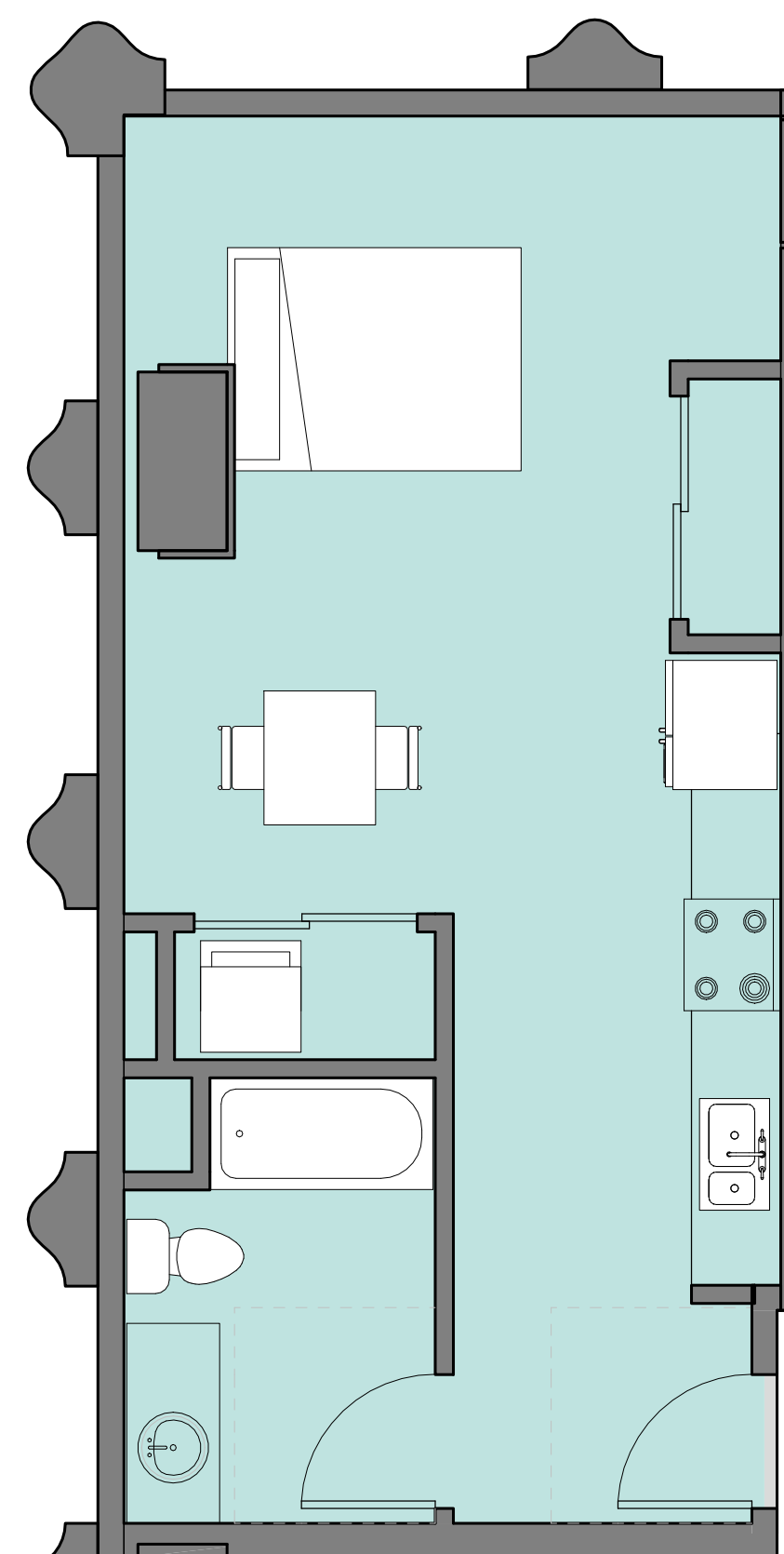
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1/4" = 1'-0"



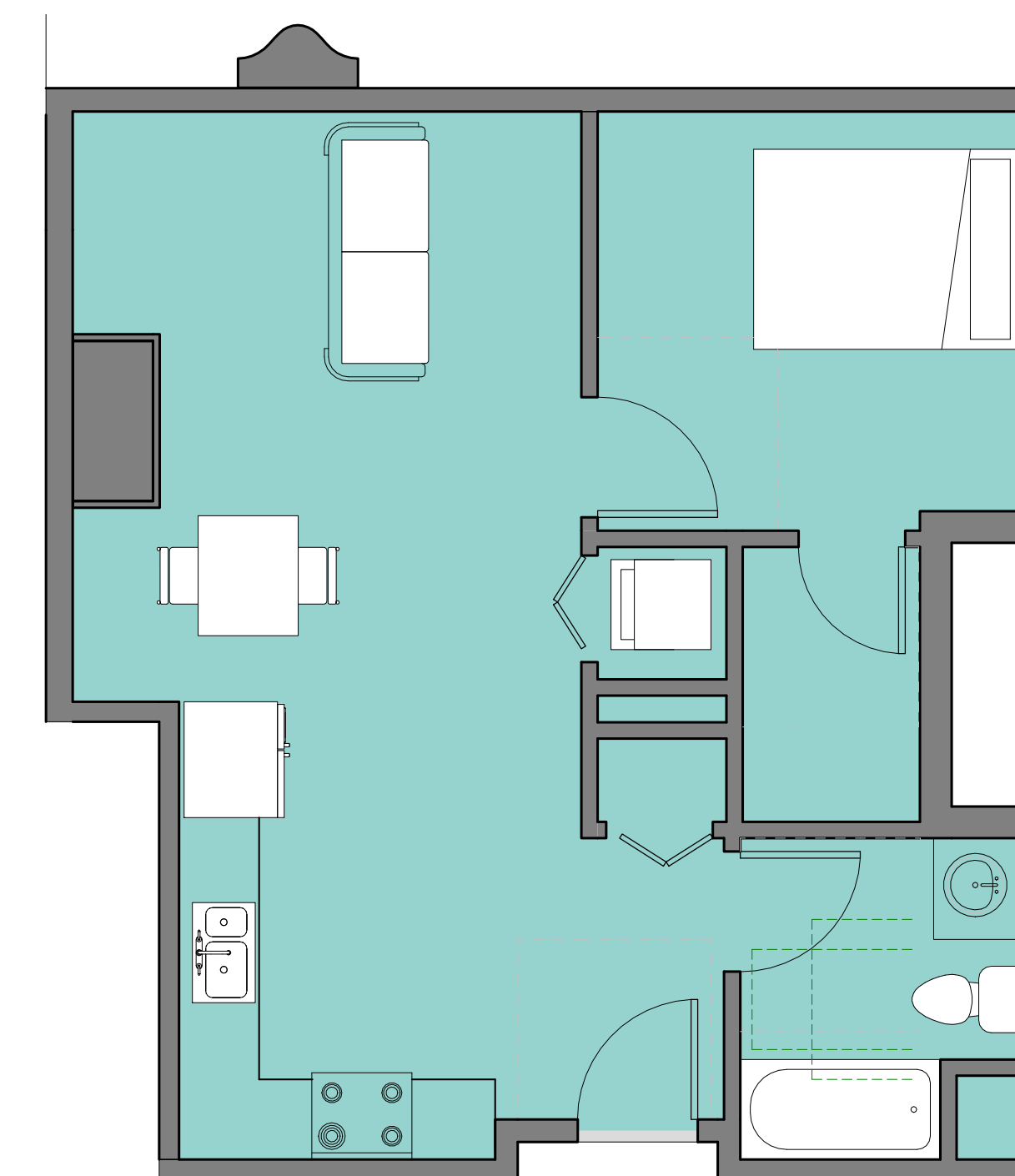
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1/4" = 1'-0"



2 LEVEL 14 - RESIDENTIAL - UNIT 03  
1/4" = 1'-0"



3 LEVEL 14 - RESIDENTIAL - UNIT 01  
1/4" = 1'-0"



4 LEVEL 14 - RESIDENTIAL - UNIT 02  
1/4" = 1'-0"

#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

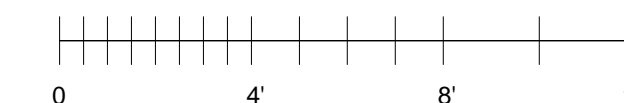
ENTITLEMENT  
DESIGN

ENLARGED UNIT  
PLANS

PROJECT NUMBER: 16-051 SHEET NUMBER

**A8.0**

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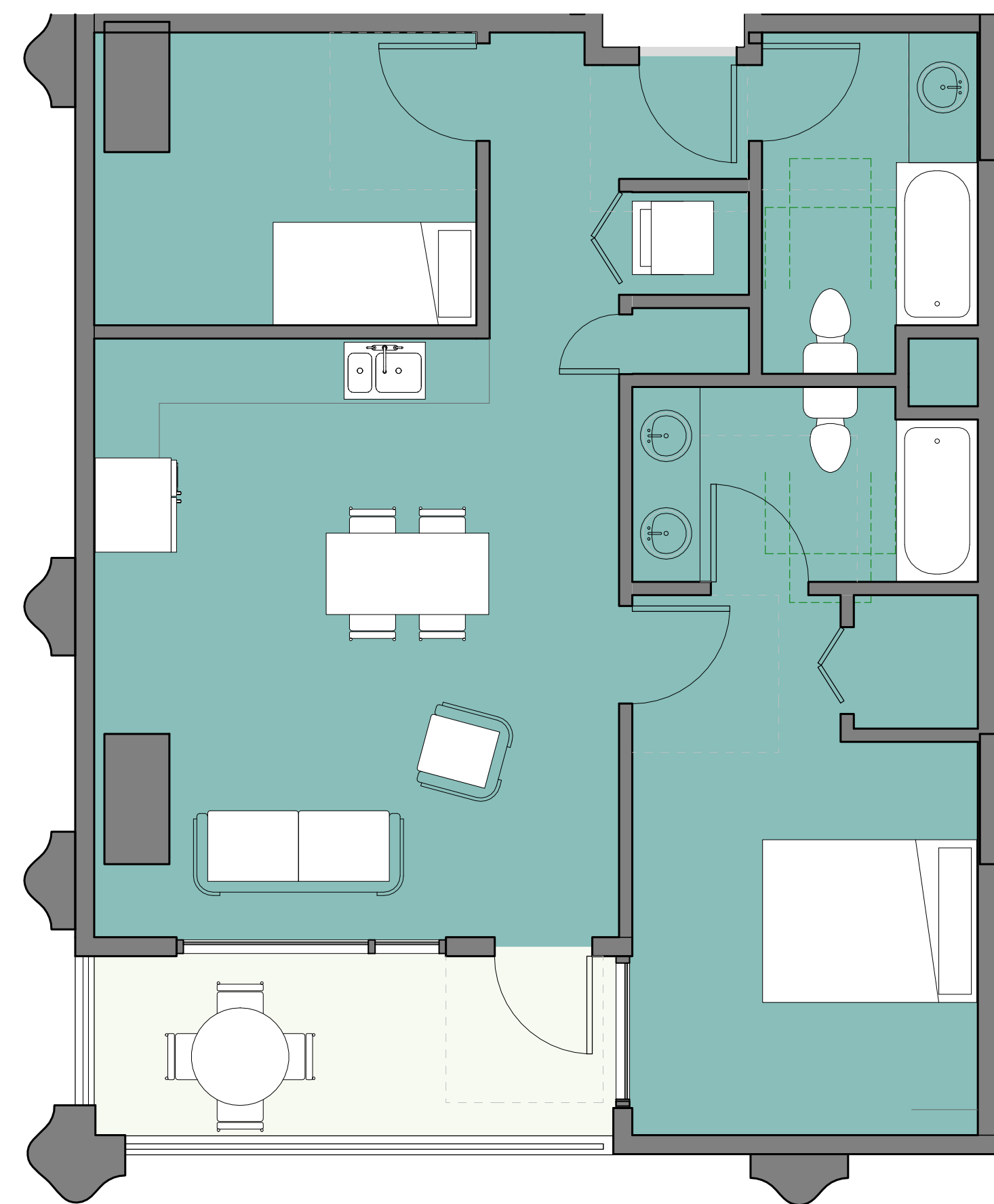


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12 South 1st Street, Suite 1108  
San Jose, CA 95113  
Phone: 408.300.2425

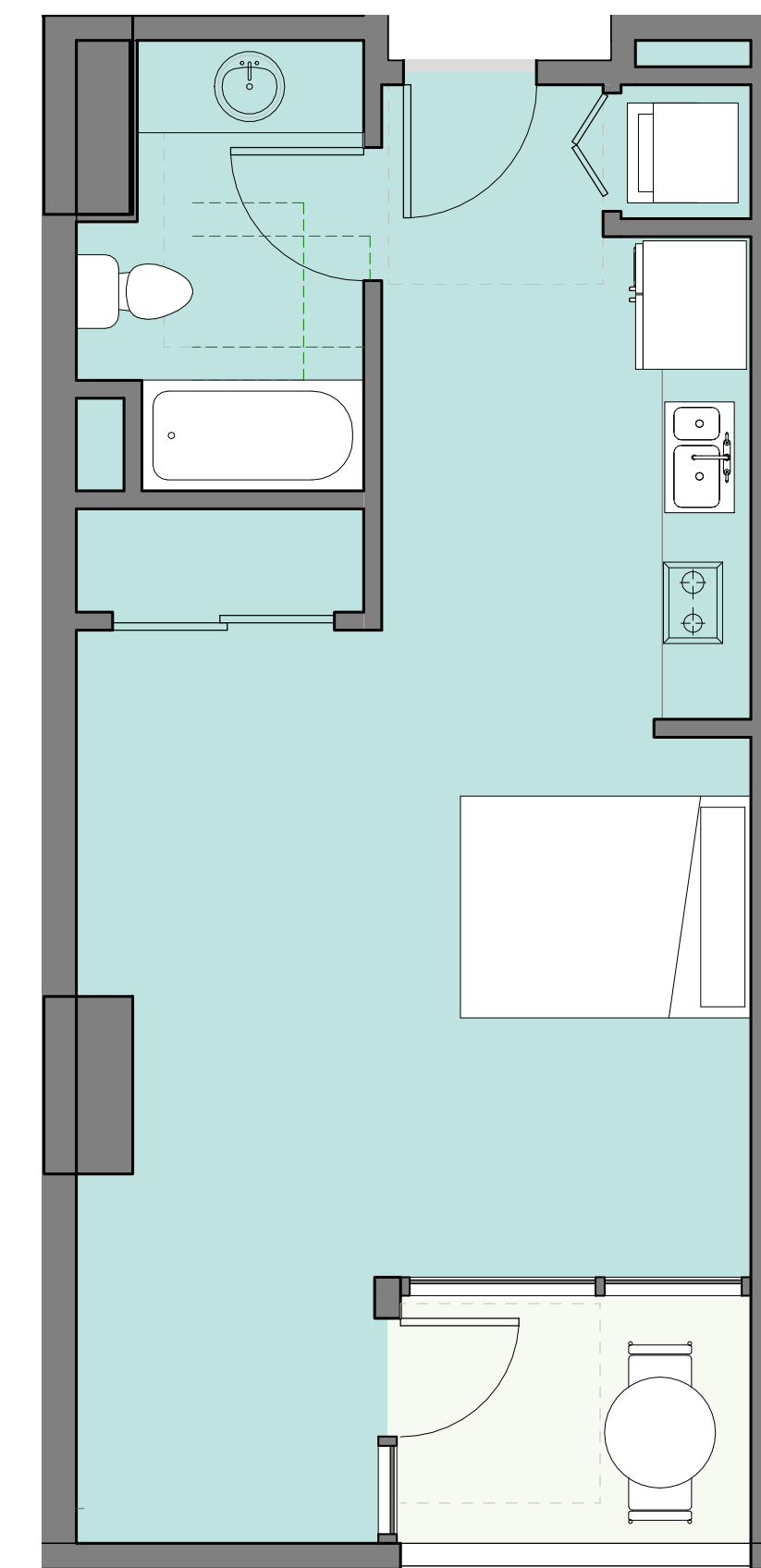
ARCHITECT  
Lowney Architecture  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

CIVIL ENGINEER  
BKF Engineers  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
Phone: 650.482.6300

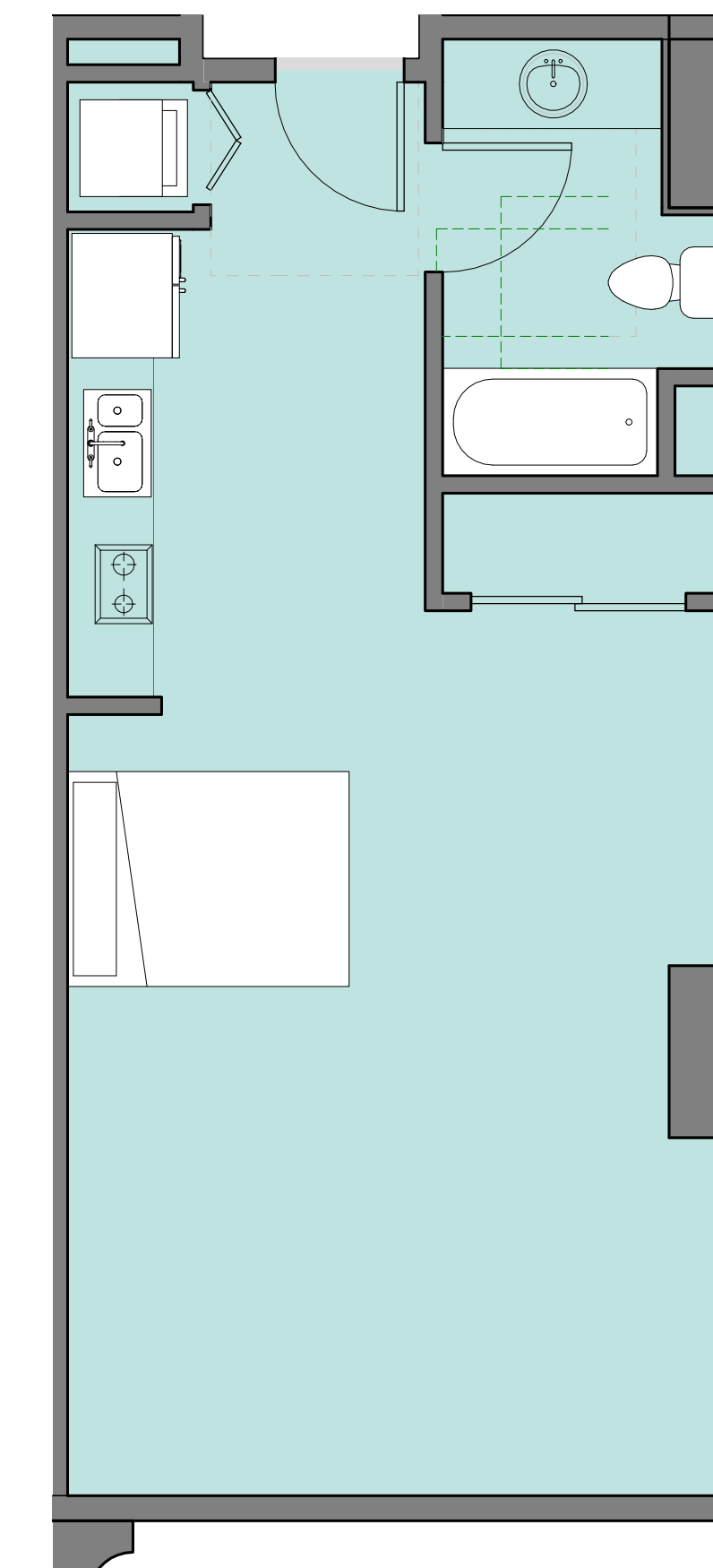
LANDSCAPE ARCHITECT  
PGAdesign  
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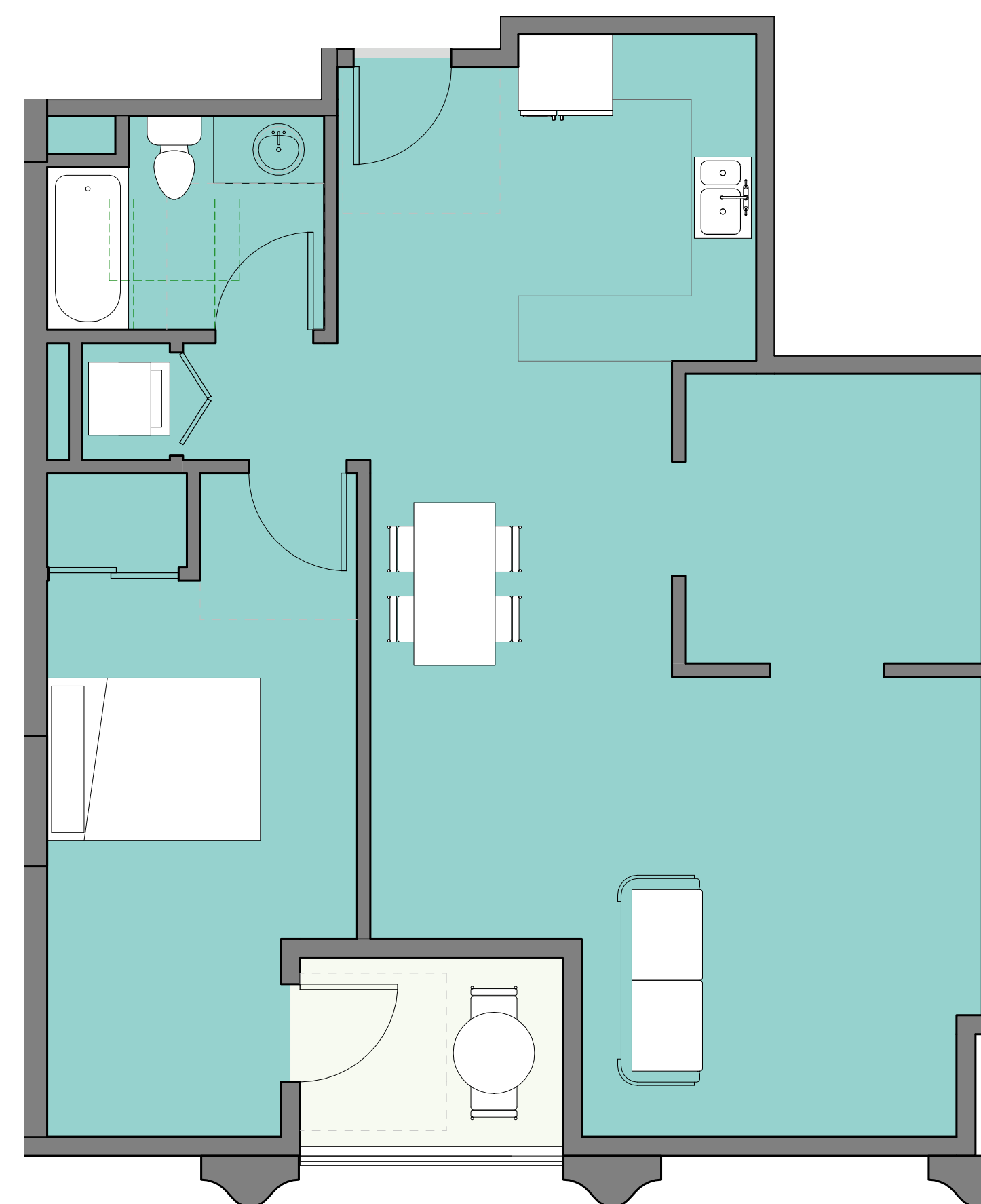
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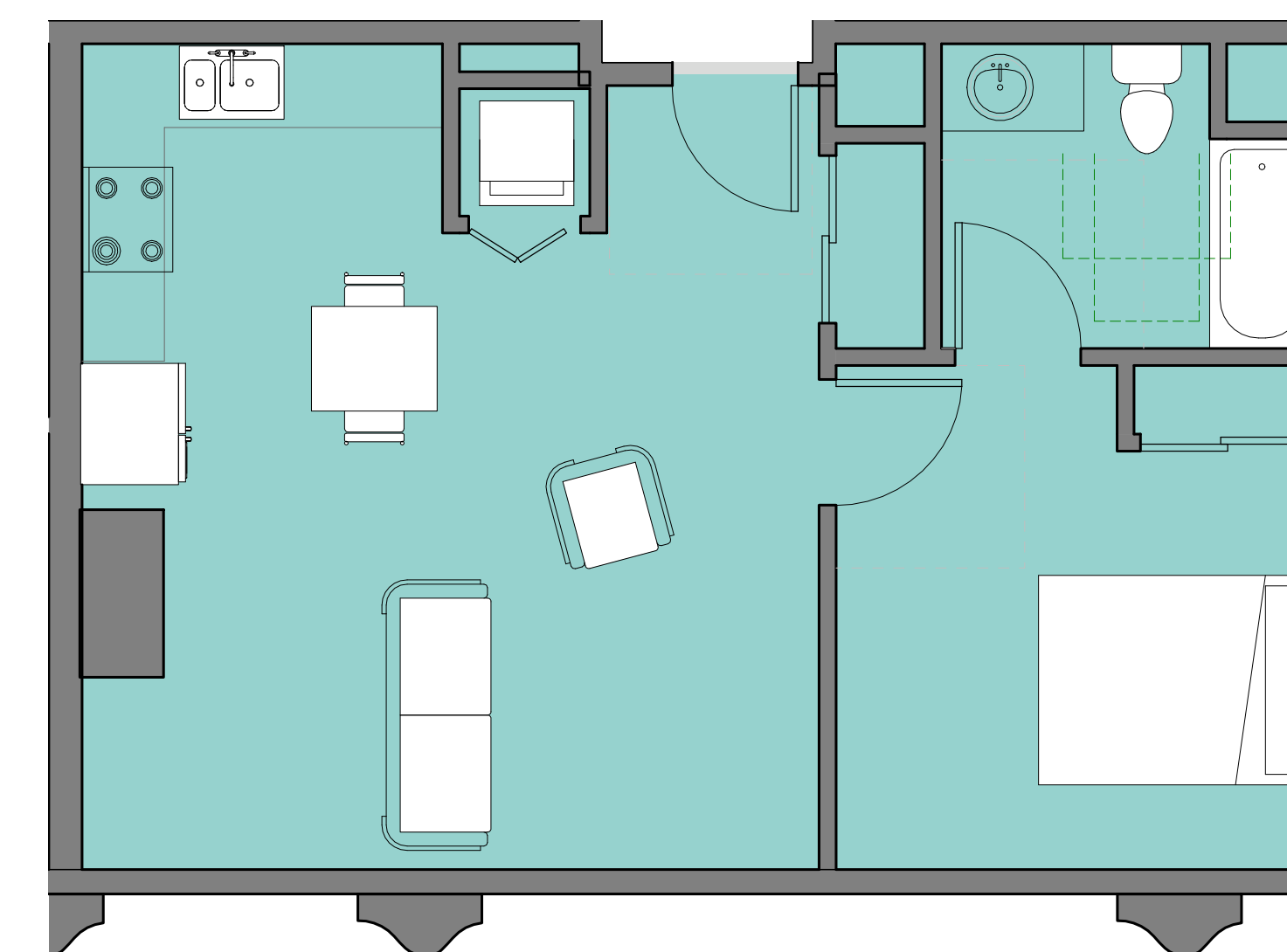
④ LEVEL 14 - RESIDENTIAL - UNIT 09  
1/4" = 1'-0"



③ LEVEL 14 - RESIDENTIAL - UNIT 08  
1/4" = 1'-0"



② LEVEL 14 - RESIDENTIAL - UNIT 07  
1/4" = 1'-0"



① LEVEL 14 - RESIDENTIAL - UNIT 06  
1/4" = 1'-0"

#	DATE	ISSUES & REVISIONS	BY
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ENTITLEMENT  
DESIGN

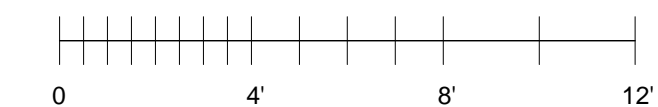
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PLANS

PROJECT NUMBER:  
16-051

SHEET NUMBER

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# 1261 HARRISON STREET

## VESTING TENTATIVE PARCEL MAP NO. 10763

### FOR CONDOMINIUM PURPOSES (185 RESIDENTIAL UNITS/1 COMMERCIAL UNIT)

CITY OF OAKLAND

ALAMEDA COUNTY

STATE OF CALIFORNIA

**PROJECT DESCRIPTION**

THE PROJECT IS PROPOSING TO DEMOLISH THE FRONTING EXISTING PAVEMENT AND STRUCTURE LOCATED AT SOUTHWEST CORNER OF 13TH STREET AND HARRISON STREET. NEW TOWER WITH GROUND FLOOR RETAIL, OFFICE, AND RESIDENTIAL SPACE WILL BE CONSTRUCTED AT THE SITE.

**PROJECT DATA**

**OWNER:** PINNACLE RED GROUP, INC.  
12 SOUTH FIRST STREET, SUITE 1108  
SAN JOSE, CA 95113

**ARCHITECT:** LONEY ARCHITECTURE  
360 17TH STREET, SUITE 200  
OAKLAND, CA 94612  
PHONE: (510) 836-5400  
CONTACT: MARK DONAHUE

**CIVIL ENGINEER:** BKF ENGINEERS  
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
PHONE: (650) 482-6377  
CONTACT: SIMON NORTH

**LANDSCAPE ARCHITECT:** PGA DESIGN  
444 17TH STREET  
OAKLAND, CA 94612  
PHONE: (510) 550-8857  
CONTACT: BETH BOKULICH

**ASSESSOR'S PARCEL NO.:** 002-0063-200

**ZONING:** D-LM-4

**EXISTING LAND USE:** COMMERCIAL

**PROPOSED LAND USE:** MIXED USE

**LAND AREA:** 15,101 SQ.FT (0.35 ACRES) TOTAL

**UTILITY INFORMATION:**

**WATER SUPPLY:** EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)

**FIRE PROTECTION:** CITY OF OAKLAND / EBMUD

**SEWAGE DISPOSAL:** CITY OF OAKLAND

**STORM DRAIN:** CITY OF OAKLAND

**GAS:** PACIFIC GAS & ELECTRIC (PG&E)

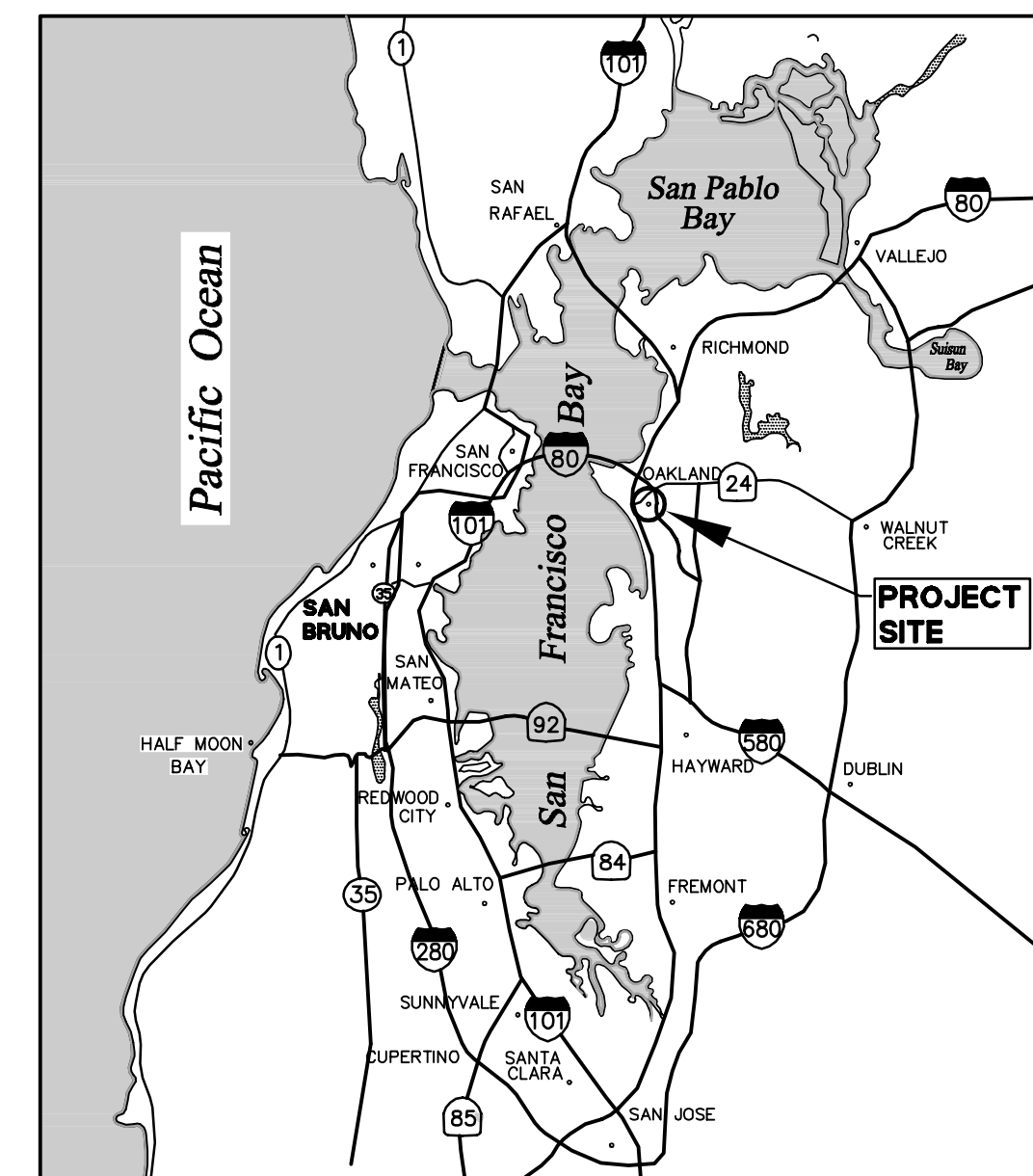
**ELECTRIC:** PACIFIC GAS & ELECTRIC (PG&E)

**TELEPHONE:** AT&T

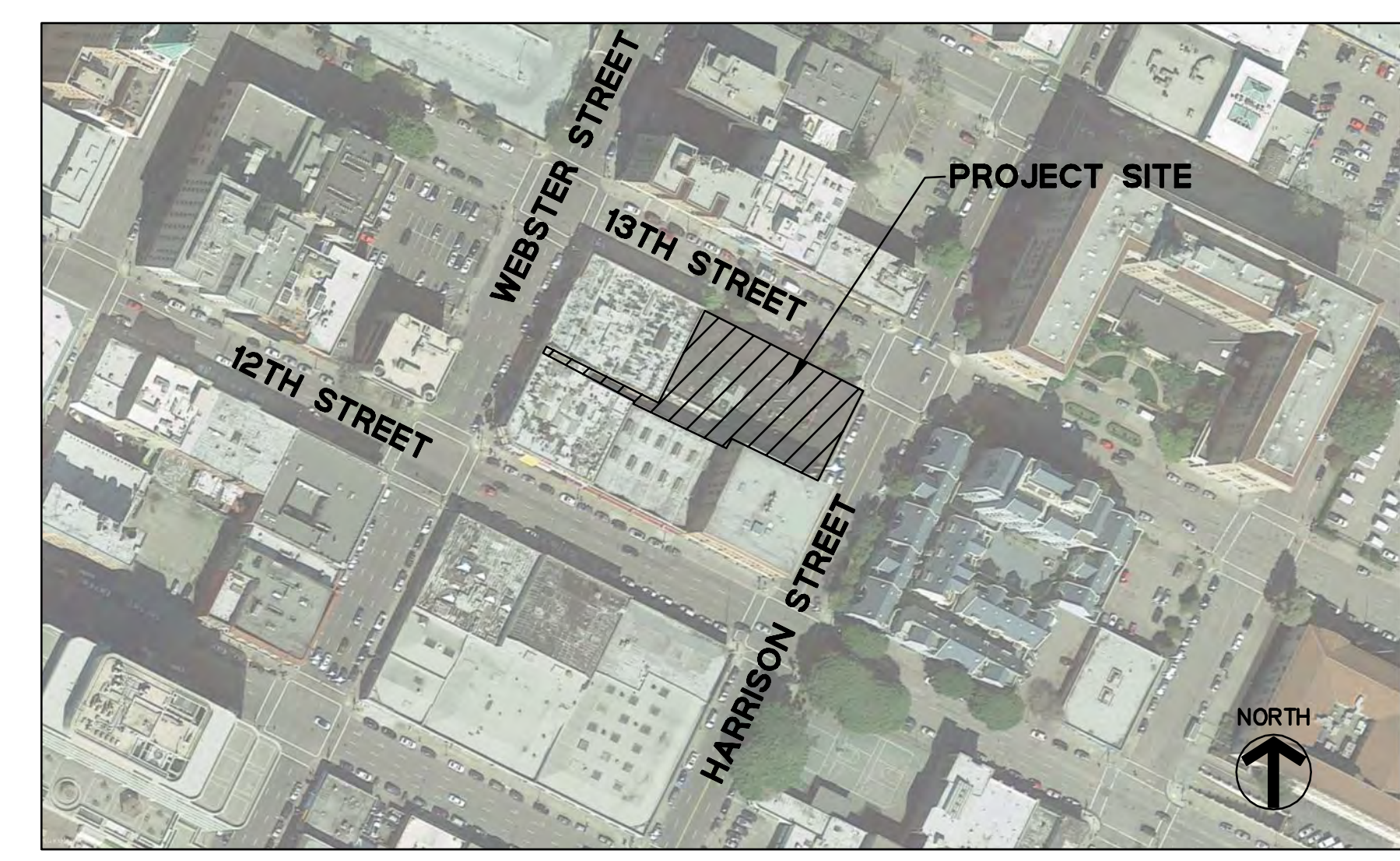
**CABLE TELEVISION:** COMCAST

**SHEET INDEX**

SHEET NO	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C2.1	PROPOSED PARCELIZATION PLAN
C3.0	SITE PLAN
C4.0	PROPOSED GRADING & DRAINAGE PLAN
C5.0	PROPOSED UTILITY PLAN
C6.0	DETAILS



**LOCATION MAP**  
NTS



**VICINITY MAP**  
NTS

**LEGEND**

	EXISTING	PROPOSED
CLEAN OUT (AS NOTED)	o	o CO
COMMUNICATIONS MANHOLE	o	
DOOR	D	
ELECTRICAL MANHOLE	o	
FOUND PIN IN CONCRETE IN WELL CASING	o	
MANHOLE (AS NOTED)	o	
SANITARY SEWER MANHOLE	o	
SIGN	S	
STREETLIGHT	SL	
TELEPHONE MAHMHOLE	o	
TRAFFIC SIGNAL	TS	
TREE (AS NOTED)	o	
VALVE	v	v WV
BUILDING LINE	////	
CURB LINE	---	
GRADE BREAK	---	
MONUMENT LINE	---	
ROAD STRIPING (WHITE)	---	
ROAD STRIPING (YELLOW)	---	
NATURAL GAS LINE	— G —	
SANITARY SEWER LINE	— SS —	
STORM DRAIN LINE	— SD —	
TELEPHONE LINE	— T —	
T/V/CABLE LINE	— TV —	
WATER LINE	— W —	

**ABBREVIATIONS**

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

**GENERAL NOTES**

- TENTATIVE PARCEL MAP:** THIS TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- CONDOMINIUM UNITS:** THE FINAL MAP FOR THIS PROJECT WILL INCLUDE CONDOMINIUM UNITS.
- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SURVEY COMPLETED 09/06/2016 UNDER THE SUPERVISION OF KEVIN STEIN, PLS #9028.
- BENCHMARK STATEMENT:** THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE CITY OF OAKLAND BENCHMARK 26AC, A STANDARD DISC IN A MONUMENT CASTING WITH AN ELEVATION OF 32.697' AND IS OF FIRST ORDER ACCURACY. BENCH MARK INFORMATION AND FIELD NOTES ARE ON FILE AT THE CITY ENGINEERS OFFICE IN OAKLAND CALIFORNIA.
- BASIS OF BEARINGS:** THE BASIS OF BEARINGS IS S63°45'00"E BETWEEN FOUND MONUMENTS ON 12TH STREET AT THE INTERSECTIONS OF HARRISON STREET AND WEBSTER STREET, SHOWN HEREON, AND SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP 7540", FILED IN BOOK 256 OF MAPS, AT PAGES 28 AND 29, ALAMEDA COUNTY RECORDS.
- UTILITY NOTE:** THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.
- LIMITS OF WORK:** PROPOSED WORK WILL INCLUDE CONSTRUCTION OF A MIXED-USE BUILDING AND STREET IMPROVEMENTS AROUND PROPERTY.
- FEMA DESIGNATED FLOOD ZONE:** FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS) COMMUNITY NO. 065048, PANELS 0067G, DATED AUGUST 3, 2009.
- MULTIPLE PARCEL MAPS:** PERSUANT TO CHAPTER 3, ARTICLE 5, SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE PARCEL MAPS.

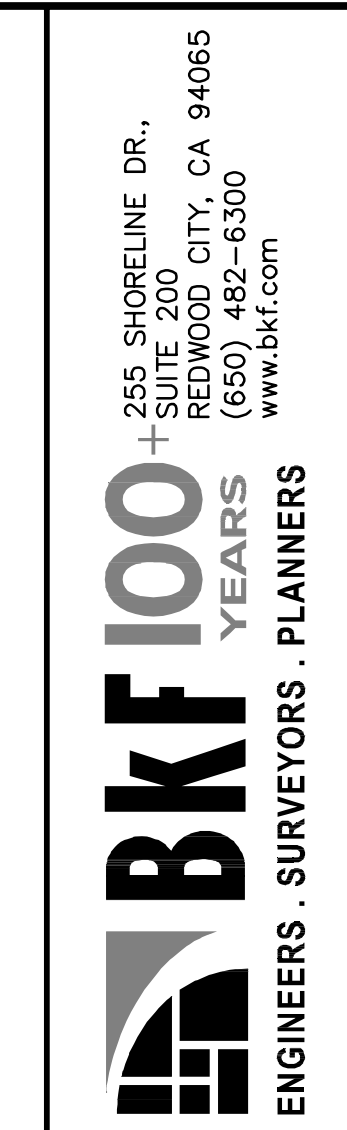
**SURVEYORS'S STATEMENT**

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND OAKLAND MUNICIPAL CODE.

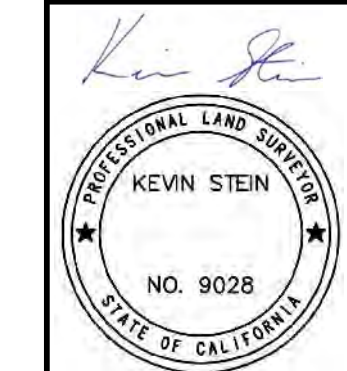
*Kevin Stein*  
KEVIN STEIN  
PROJECT MANAGER/BKF ENGINEERS  
P.L.S. NO. 9028



10/26/17  
DATE



1261 HARRISON STREET  
VESTING TENTATIVE PARCEL MAP NO. 10763  
TITLE SHEET  
ALAMEDA COUNTY  
CITY OF OAKLAND



No.	Revisions

Date: 10/26/17  
Scale: NONE  
Design: MFC  
Drawn: DFS  
Approved: SRN  
Job No: 20160218  
Sheet Number:

DRAWING NAME: C:\Users\svu\Documents\Local\Temp\AcPub\1261\_5648\C1.0 Title Sheet.dwg  
PLOT DATE: 10-27-17  
PLOTTED BY: sulid



**BENCHMARK STATEMENT:**

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE CITY OF OAKLAND BENCHMARK 26AC, A STANDARD DISC IN A MONUMENT CASTING WITH AN ELEVATION OF 32.697' AND IS OF FIRST ORDER ACCURACY. BENCH MARK INFORMATION AND FIELD NOTES ARE ON FILE AT THE CITY ENGINEERS OFFICE IN OAKLAND CALIFORNIA.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS IS S63°45'00"E BETWEEN FOUND MONUMENTS ON 12TH STREET AT THE INTERSECTIONS OF HARRISON STREET AND WEBSTER STREET, SHOWN HEREON, AND SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP 7540", FILED IN BOOK 256 OF MAPS, AT PAGES 28 AND 29, ALAMEDA COUNTY RECORDS.

**UTILITY NOTE:**

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

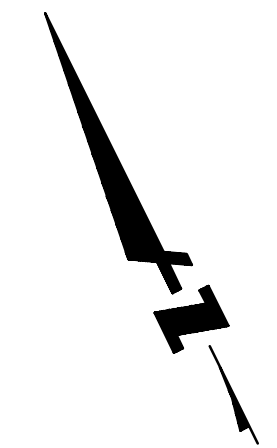
**SURVEYOR'S STATEMENT:**

THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

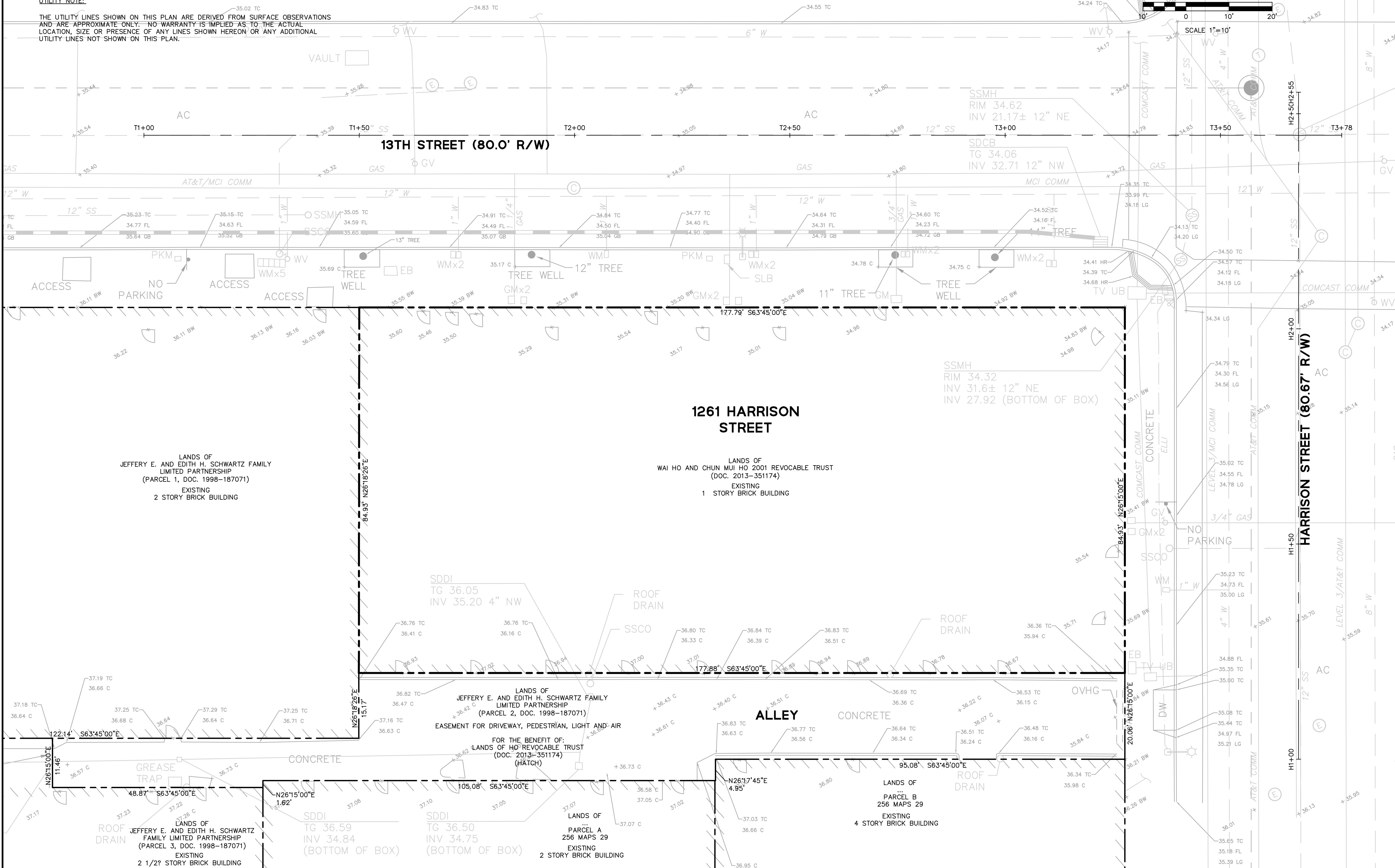
KEVIN STEIN  
P.L.S. 9028

09-06-2016  
DATE

SEE SHEET C1.0 FOR  
ADDITIONAL NOTES  
AND LEGENDS



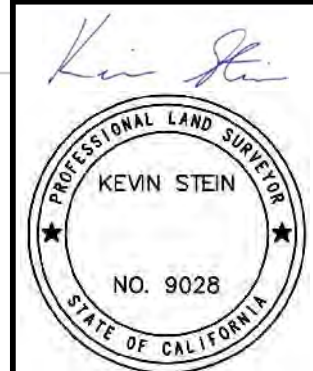
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PLOT DATE: 10-27-17  
PLOTTED BY: suid

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**1261 HARRISON STREET**  
**VESTING TENTATIVE PARCEL MAP NO. 10763**  
**EXISTING CONDITIONS PLAN**  
CITY OF OAKLAND  
ALAMEDA COUNTY  
CALIFORNIA



No.	Revisions

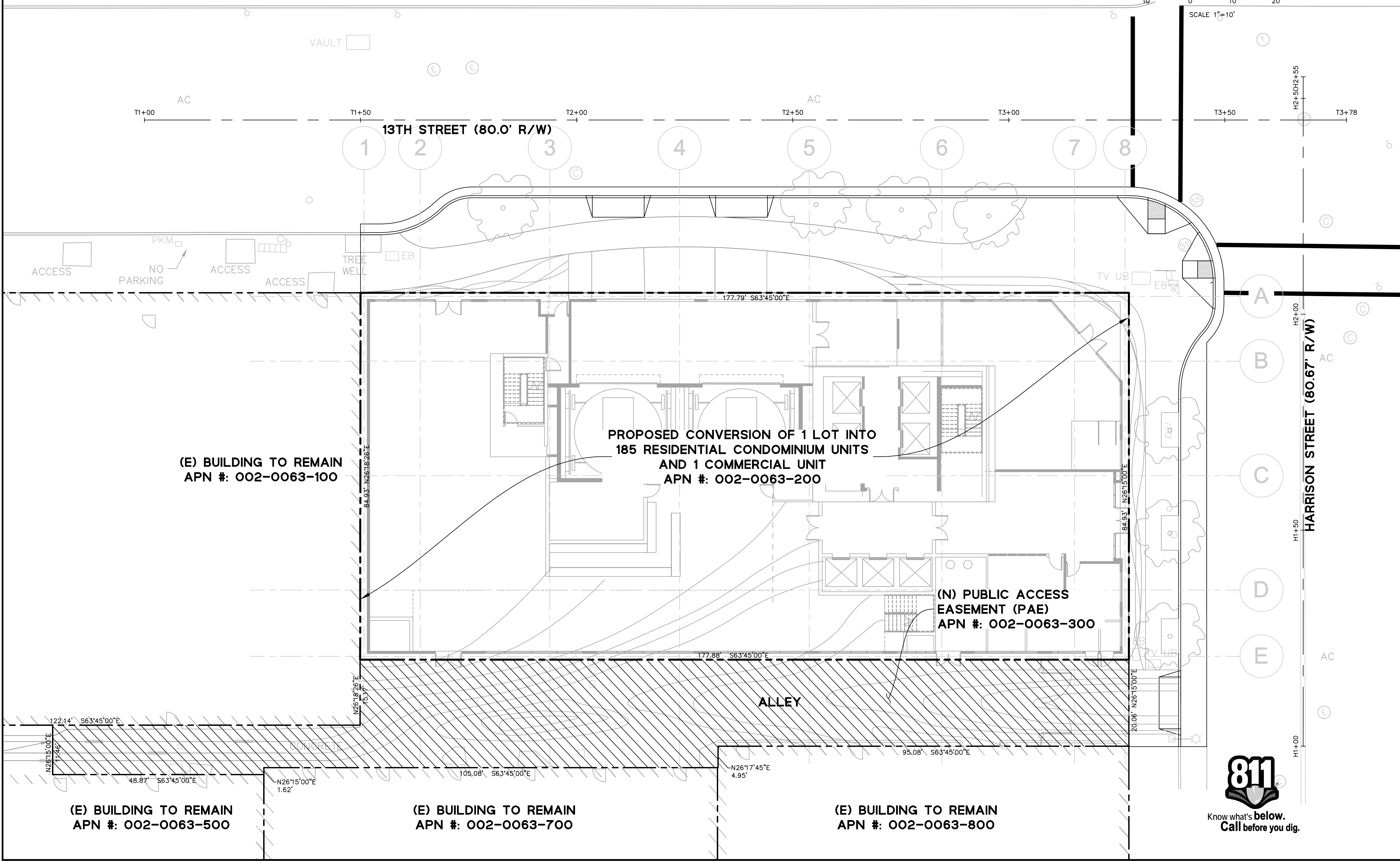
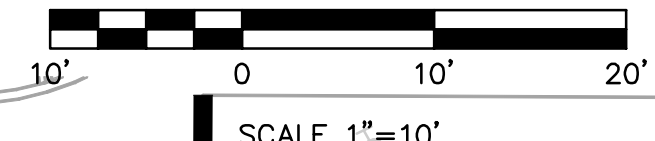
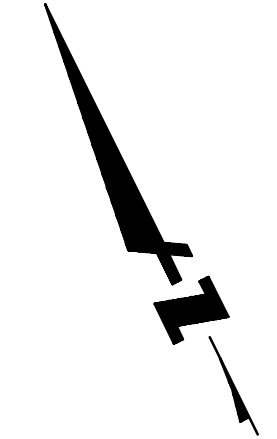
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Scale: 1"=10'  
Design: MFC  
Drawn: DFS  
Approved: SRN  
Job No: 20160218  
Sheet Number:  
**C2.0**  
2 OF 7



**PROPOSED PARCELIZATION NOTES**

- 1. THE PROJECT IS PROPOSING TO CONVERT LOT 002-0063-200 INTO 185 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.
- 2. THE PROJECT IS PROPOSING TO USE LOT 002-0063-300 AS A PUBLIC ACCESS EASEMENT.
- 3. ALL STATION LINES ARE ESTABLISHED AS THE CENTERLINE OF THE STREET.

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



DRAWING NAME: \\BKF-c\c\dat\2016\160218\_301\_13th\_Street\_Oak\and\ENG\01\_TPM\C2.1\_Parcelization\_Plan.dwg  
PLOT DATE: 10-27-17  
PLOTTED BY: suld

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**VESTING TENTATIVE PARCEL MAP NO. 10763**  
**PROPOSED PARCELIZATION PLAN**  
 ALAMEDA COUNTY  
 CALIFORNIA  
 CITY OF OAKLAND



Revisions	
No.	Date
	10/26/17
	1"=10'
	Design MFC
	Drawn DFS
	Approved SRN
	Job No 20160218

Sheet Number: **C2.1**  
3 OF 7





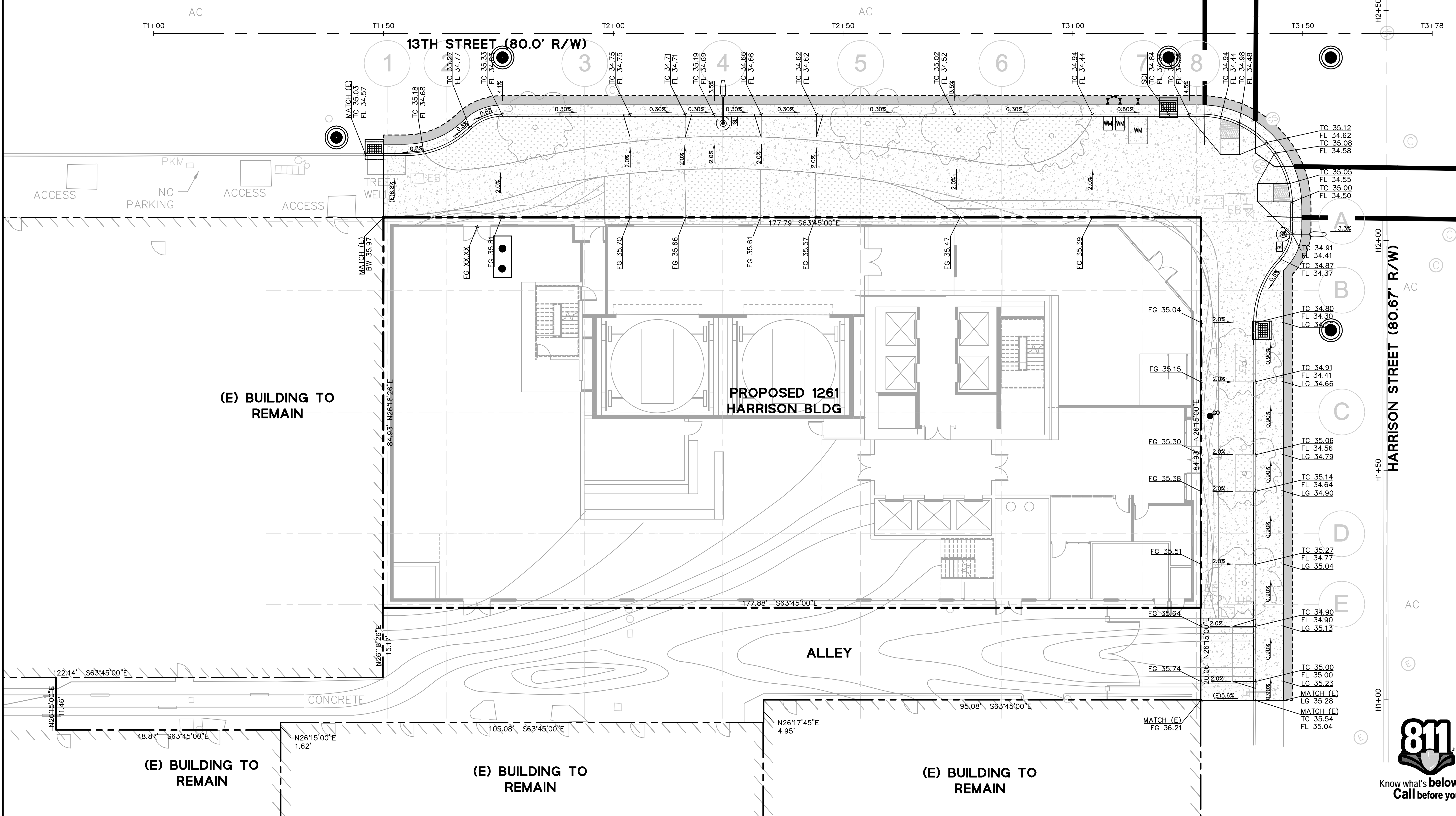
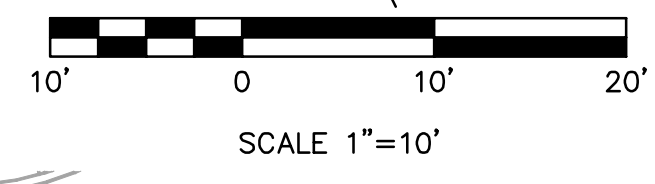




**GRADING NOTES**

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
8. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
11. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



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**1261 HARRISON STREET**  
**VESTING TENTATIVE PARCEL MAP NO. 10763**  
**PROPOSED GRADING & DRAINAGE PLAN**  
 CALIFORNIA  
 ALAMEDA COUNTY  
 CITY OF OAKLAND



Revisions	
No.	Date
	10/26/17
	1"=10'
	MFC Design
	DFS Drawn
	Approved SRN
	Job No 20160218

**811**  
 Know what's below.  
 Call before you dig.

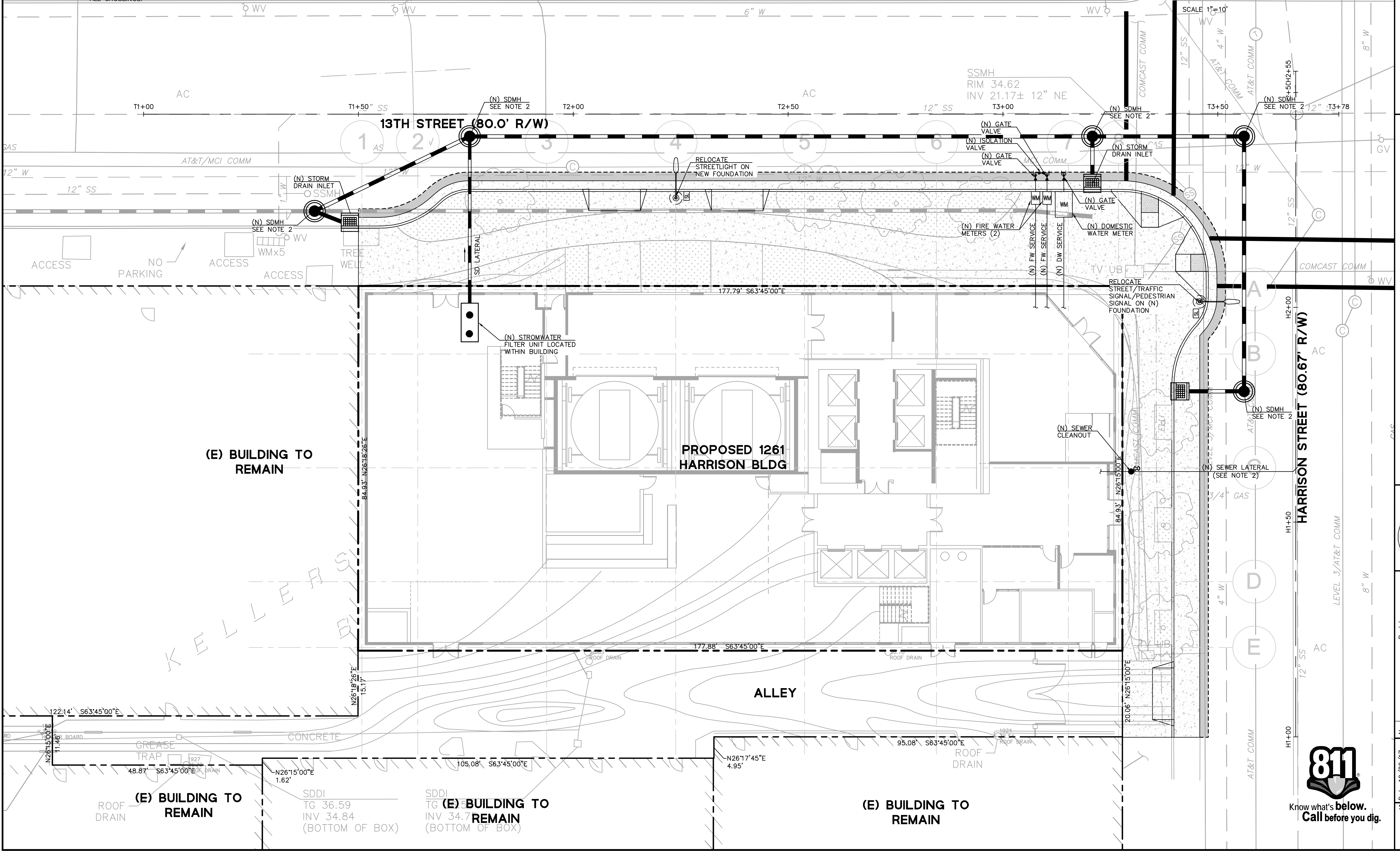
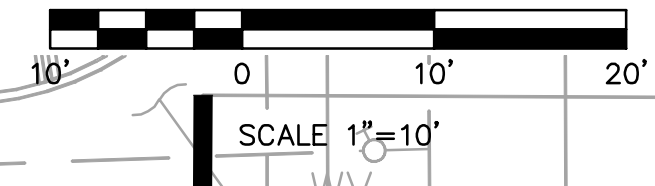
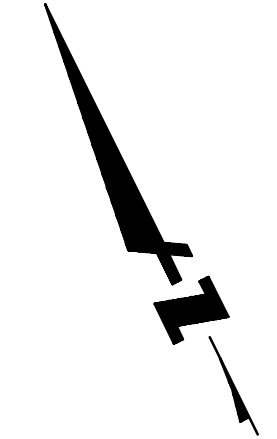
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 PLOT DATE: 10-27-17  
 PLOTTED BY: sulid



**UTILITY NOTES**

- VERIFY ALL CONNECTION POINTS TO EXISTING SYSTEMS AS FIRST ORDER OF BUSINESS PRIOR TO CONSTRUCTION. POTHOLE ALL UTILITY CROSSINGS. REPORT ANY DISCREPANCIES AND CONFLICTS TO ENGINEER FOR REVIEW.
- DOMESTIC WATER, FIRE WATER, AND SANITARY SEWER LATERAL SIZES TO BE CONFIRMED DURING DETAILED DESIGN PHASE.
- CONTRACTOR SHALL COORDINATE GRAVITY UTILITY WORK WITH ALL JOINT TRENCH/RULE 20 UNDERGROUNDING WORK. IF JOINT TRENCH SCOPE OF WORK IS TO BE PERFORMED FIRST, CONTRACTOR SHALL STAKE LOCATIONS AND ELEVATIONS OF ALL PROPOSED GRAVITY UTILITY CROSSINGS. JOINT TRENCH TO BE INSTALLED WITH MINIMUM 12" VERTICAL CLEARANCE TO PROPOSED GRAVITY UTILITY AT ALL CROSSINGS.
- ALL GRAVITY UTILITY INSTALLATION SHALL BEGIN AT THE FURTHEST DOWNSTREAM POINT OF THE SYSTEM AND PROCEED UPSTREAM.
- INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA. IT IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
- ALL AREA DRAIN AND LANDSCAPE DRAIN GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.

**SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS**



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PLOT DATE: 10-27-17  
PLOTTED BY: suid

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**1261 HARRISON STREET**  
**VESTING TENTATIVE PARCEL MAP NO. 10763**  
**PROPOSED UTILITY PLAN**

CITY OF OAKLAND  
ALAMEDA COUNTY  
CALIFORNIA



Revisions	
No.	Description

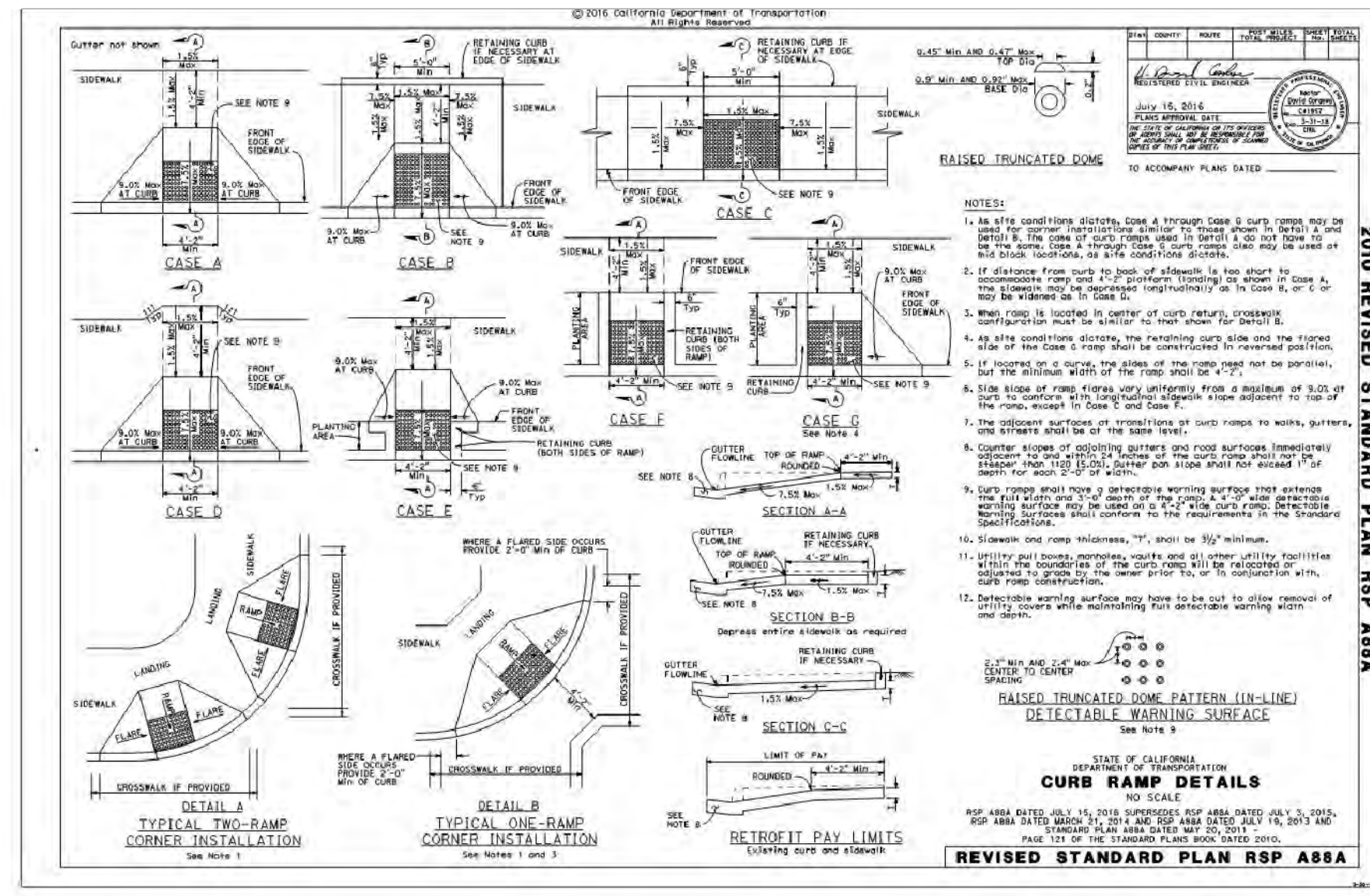
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Drawn: DFS  
Approved: SRN  
Job No: 20160218

Sheet Number: **C5.0**  
6 OF 7

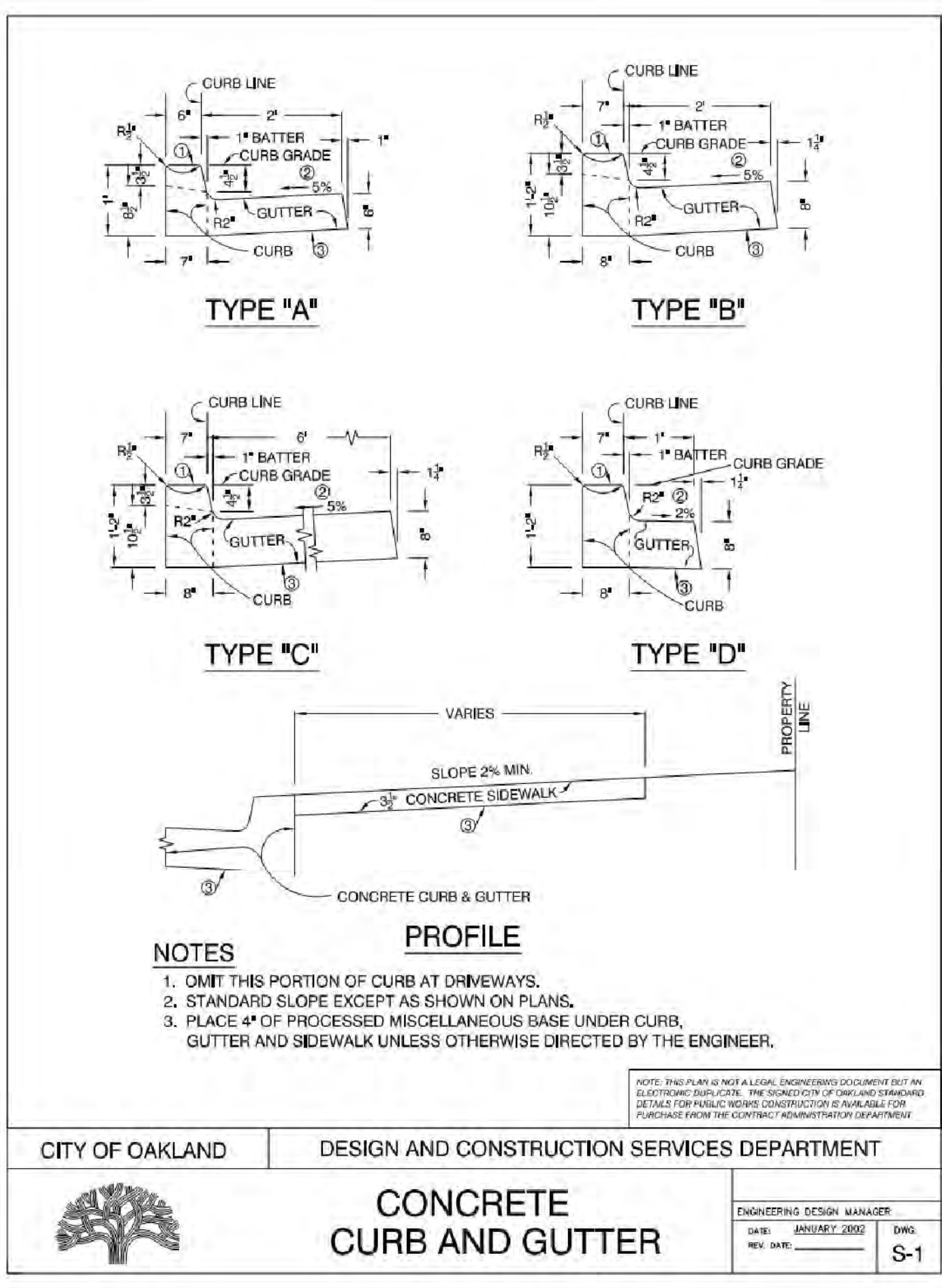




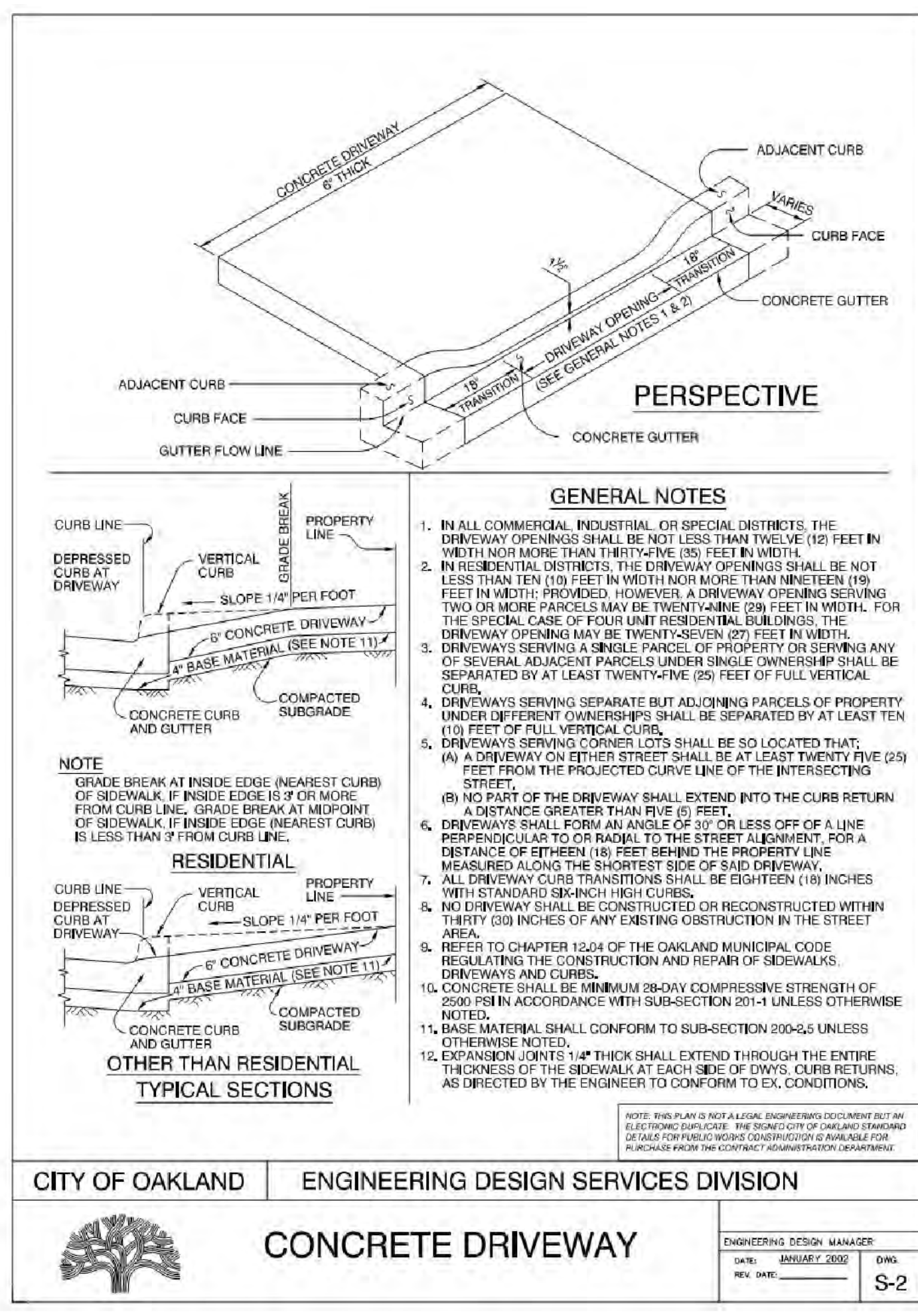
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Drawn	DFS
Approved	SRN
Job No	20160218
Sheet Number:	<b>C6.0</b> 7 OF 7



**3**  
 ADA RAMP  
 NTS



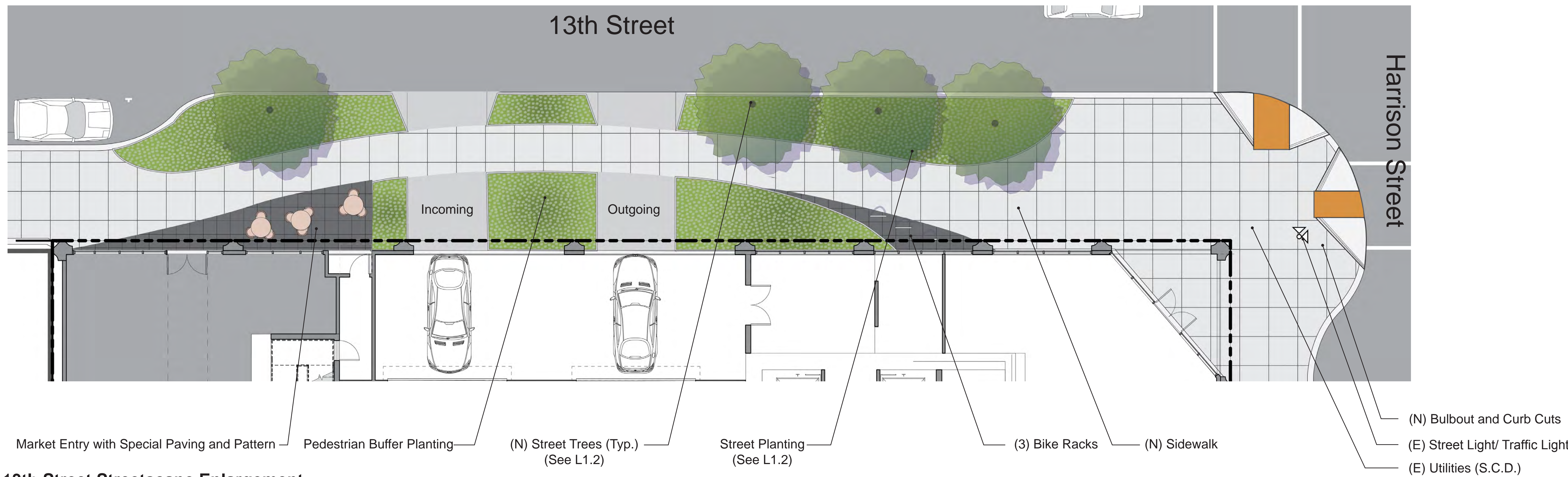
**2**  
 CITY STD CURB & GUTTER  
 NTS



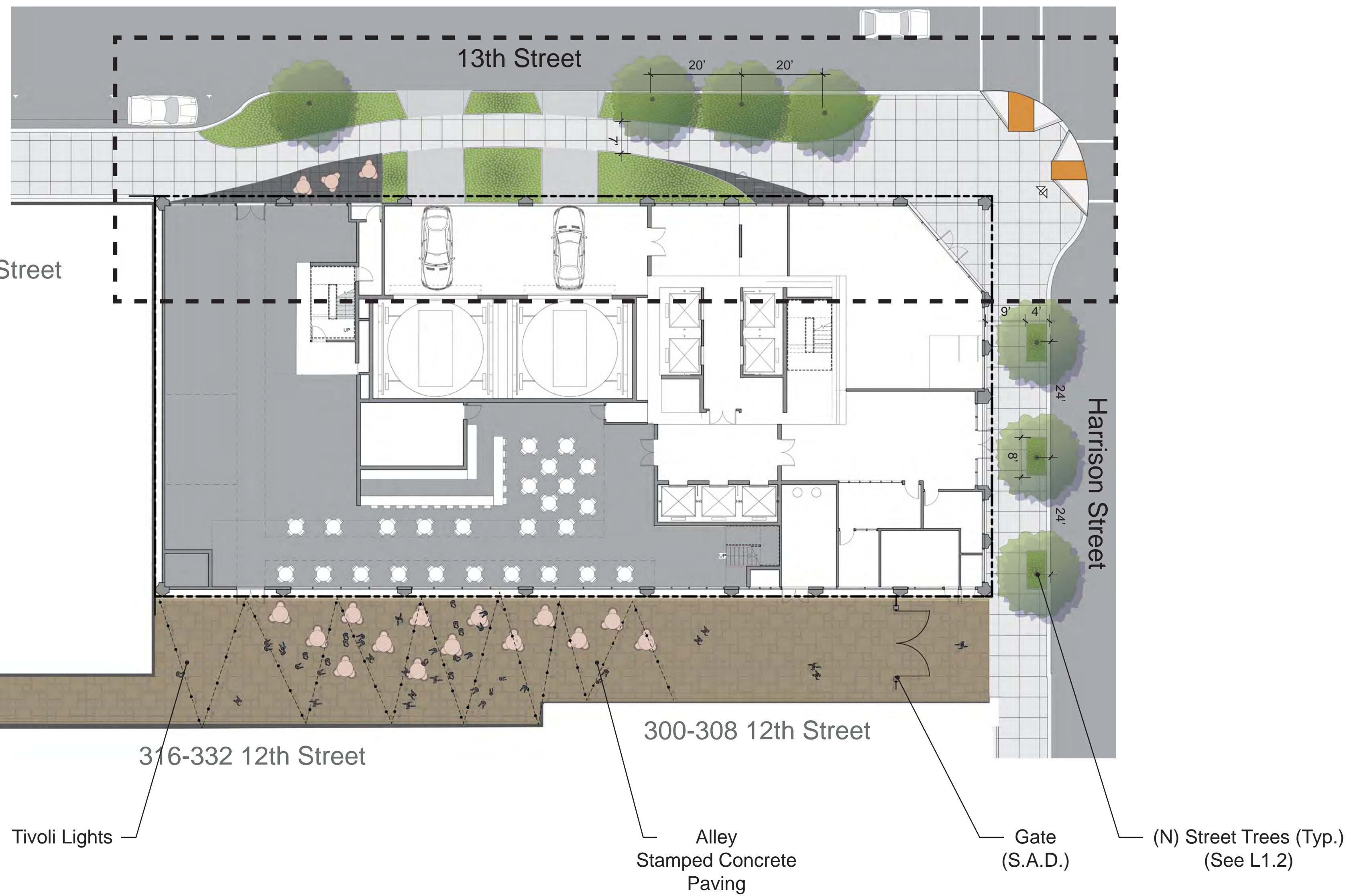
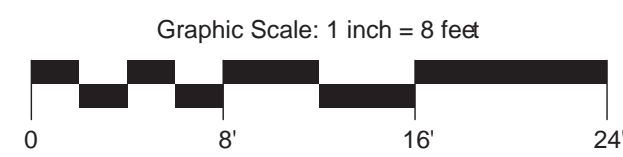
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 CITY STANDARD DRIVEWAY  
 NTS

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 PLOT DATE: 10-27-17  
 PLOTTED BY: suld

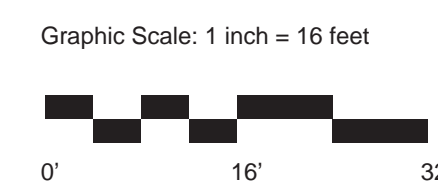




**13th Street Streetscape Enlargement**



**Ground Level Alley & Streetscape**



#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

**ENTITLEMENT DESIGN**

**LANDSCAPE GROUND LEVEL**



**Streetscape Materials**



Special Paving  
Stepstone pavers  
Color: Fench Gray



Pattern in special paving  
Stainless Steel Inlay



Bike Racks

**Alley Materials**



Stamped Concrete



Tivoli Lights

**Streetscape Planting**



Correa 'Dusky Bells'



Ceanothus x pallidus



Lomandra longifolia Breeze



Phormium Tom Thumb



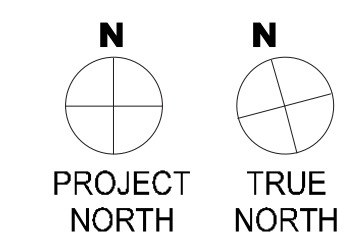
Street Tree  
Ginkgo biloba 'Princeton Sentry'  
H: 40'  
W: 20'

**OWNER**  
Pinnacle RED Group, Inc.  
12 South 1st Street, Suite 1108  
San Jose, CA 95113  
Phone: 408.300.2425

**ARCHITECT**  
Lowney Architecture  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**  
BKF Engineers  
300 Frank H Ogawa Plaza, #380  
Oakland, CA 94612  
Phone:

**LANDSCAPE ARCHITECT**  
PGAdesign  
444 17th Street  
Oakland, CA 94612  
Phone:



#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

**ENTITLEMENT DESIGN**

**LANDSCAPE GROUND LEVEL MATERIALS**

PROJECT NUMBER: 16-051 | SHEET NUMBER: **L1.2**

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**ENTITLEMENT DESIGN**

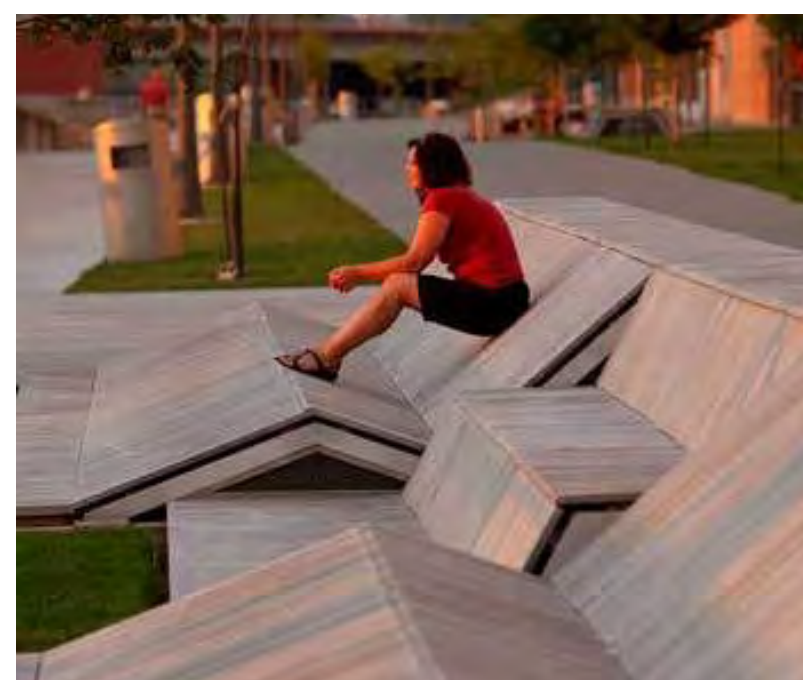
**LANDSCAPE 13TH AMENITY LEVEL**

PROJECT NUMBER: 16-051 SHEET NUMBER: **L2.1**

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**13th Amenity Level Materials**



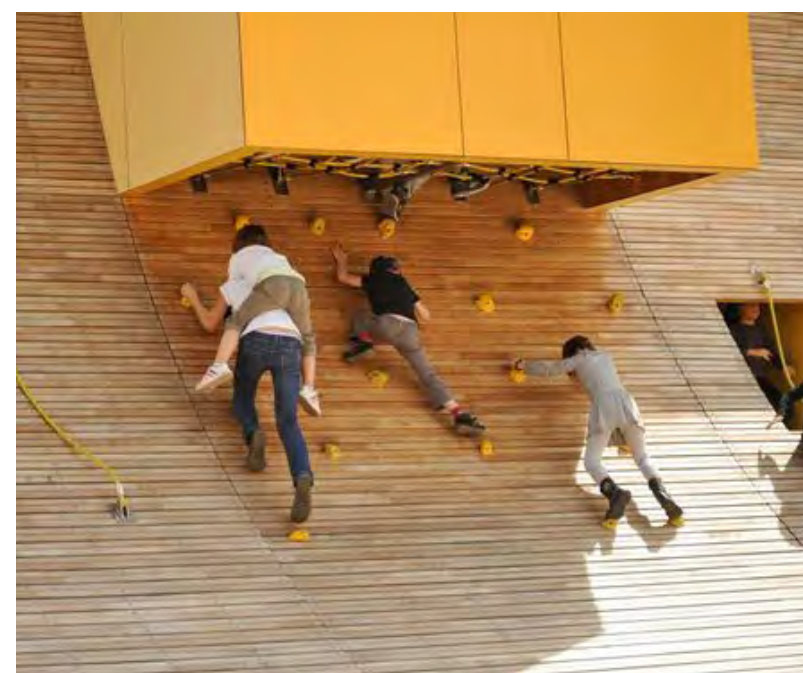
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Play Water Feature



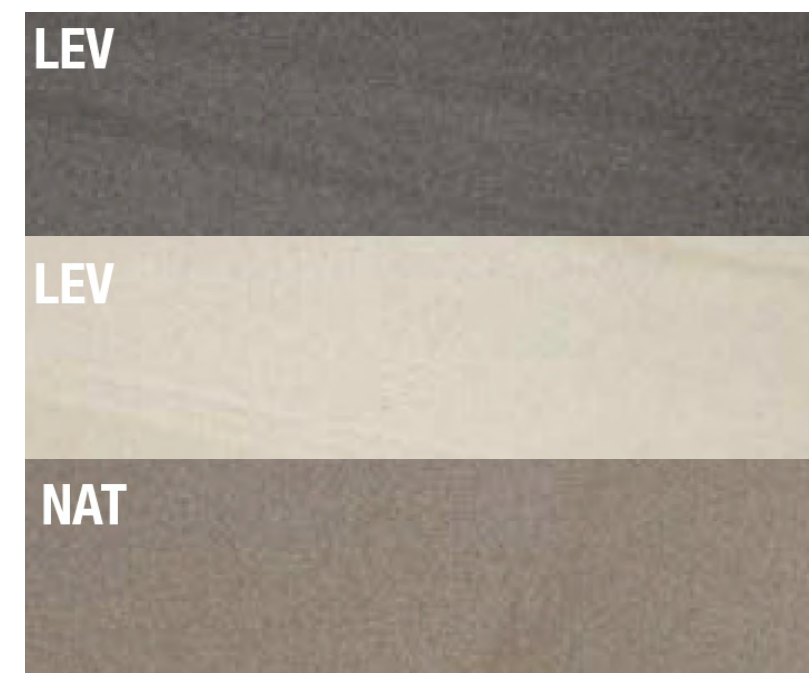
Modular Seating and Planting



Climbing Wall



BBQ and Community Table



Paving: Esprit Porcelain Pavers

**13th Amenity Level Planting**



Asparagus densiflorus Meyers



Pelargonium tomentosum



Polystichum polyblepharum



**OWNER**

Pinnacle RED Group, Inc.  
12 South 1st Street, Suite 1108  
San Jose, CA 95113  
Phone: 408.300.2425

**ARCHITECT**

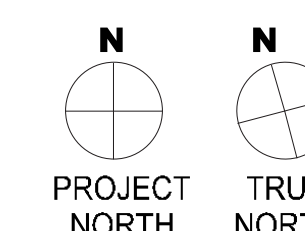
Lowney Architecture  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**

BKF Engineers  
300 Frank H Ogawa Plaza, #380  
Oakland, CA 94612  
Phone:

**LANDSCAPE ARCHITECT**

PGAdesign  
444 17th Street  
Oakland, CA 94612  
Phone:



#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

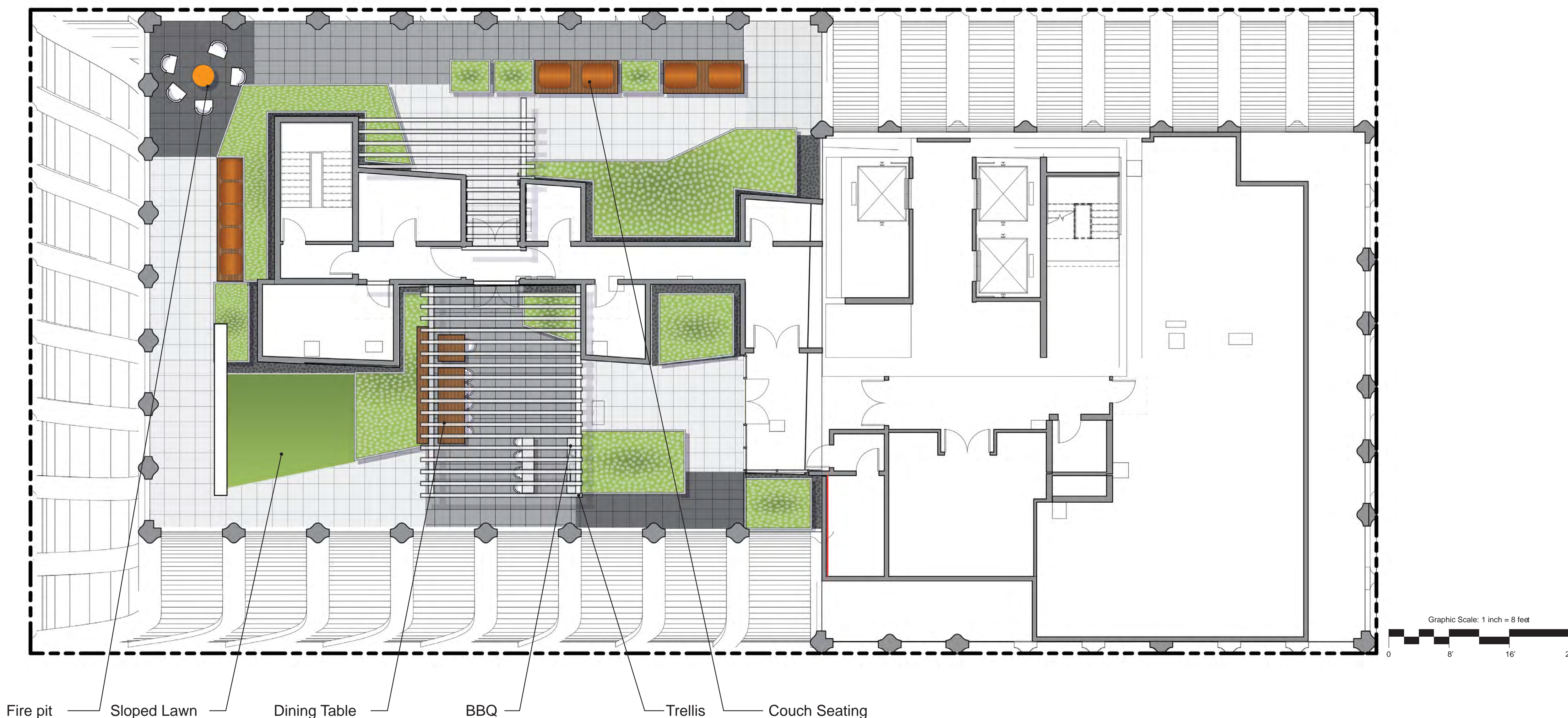
**ENTITLEMENT DESIGN**

**LANDSCAPE 32ND AMENITY LEVEL**

PROJECT NUMBER:  
16-051

SHEET NUMBER  
**L3.1**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



**32nd Amenity Level Materials**



Fire pit



Dining Table



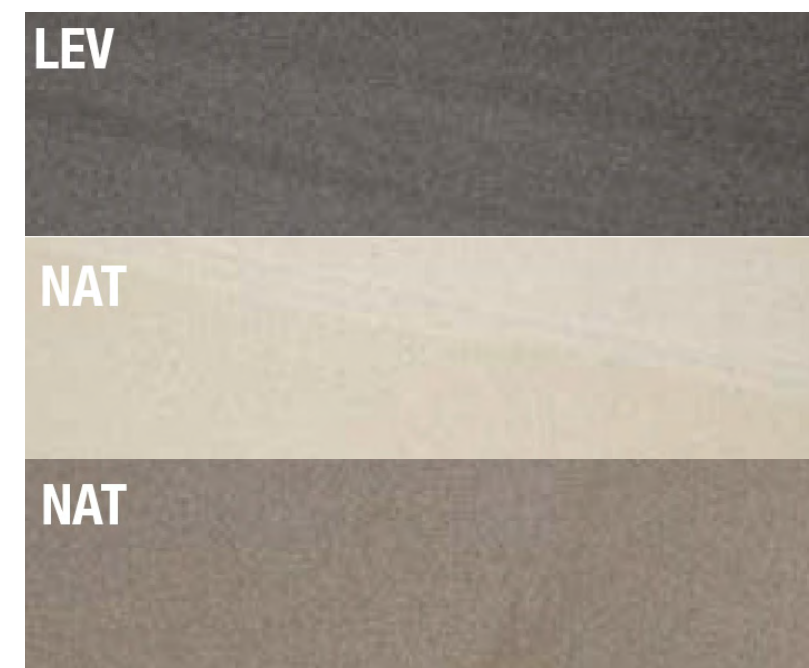
Trellis



Sloped Lawn



Couch Seating

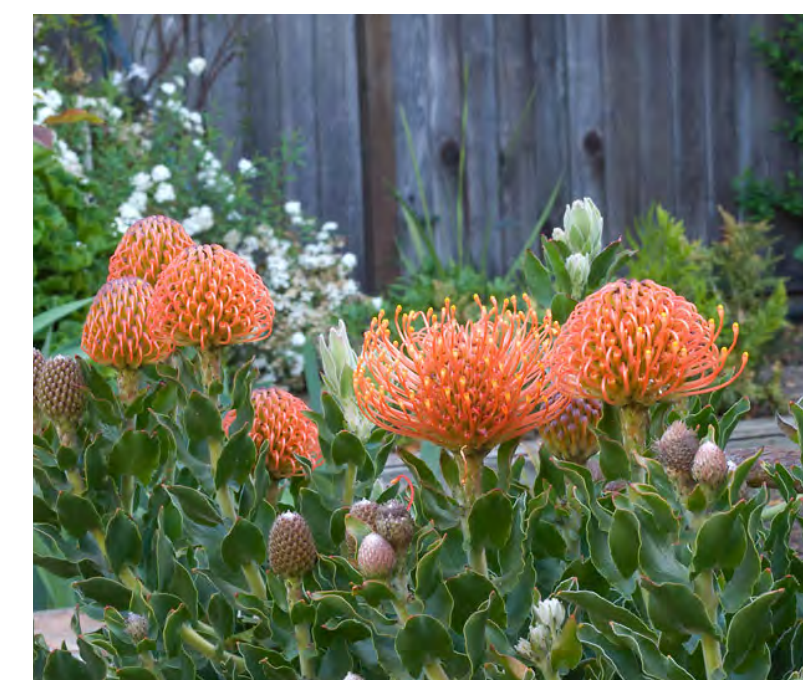


Paving: Esprit Porcelain Pavers

**32nd Amenity Level Planting**



Correa Dusky Bells



Leucospermum Sunrise



Grevillea



Dianella Cassa Blue



Lomandra nyalla



Myrica communis