

Project Location:	0 Mandela Parkway (the vacant lot is located approximately across from 3650 Mandela Parkway and adjacent to the Target retail store).
Assessor's Parcel Number:	007 061701405
Proposal:	To construct a six-story hotel "Mandela Hotel" consisting of 220 rooms and two-levels of underground parking garage, measuring approximately 143,212 square feet in floor area.
Project Applicant/ Phone Number:	Joanne Park / Architectural Dimensions (510) 463-8300
Property Owner:	State of California
Case File Number:	PLN16394
Planning Permits Required:	Major Conditional Use Permit for development over 100,000 square feet of new building floor area in the CR-1 Zone; and Regular Design Review for new commercial construction.
General Plan:	Regional Commercial
Zoning:	CR-1, Regional Commercial Zone
Environmental Determination:	Determination Pending
Property Historic Status:	Non-Historic Property
City Council District:	III
Action to be Taken:	Conduct design review, make recommendations to applicant and staff.
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mrivera@oaklandnet.com

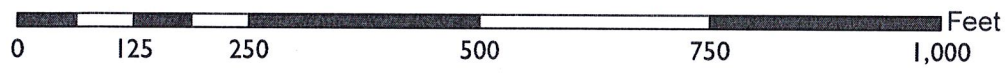
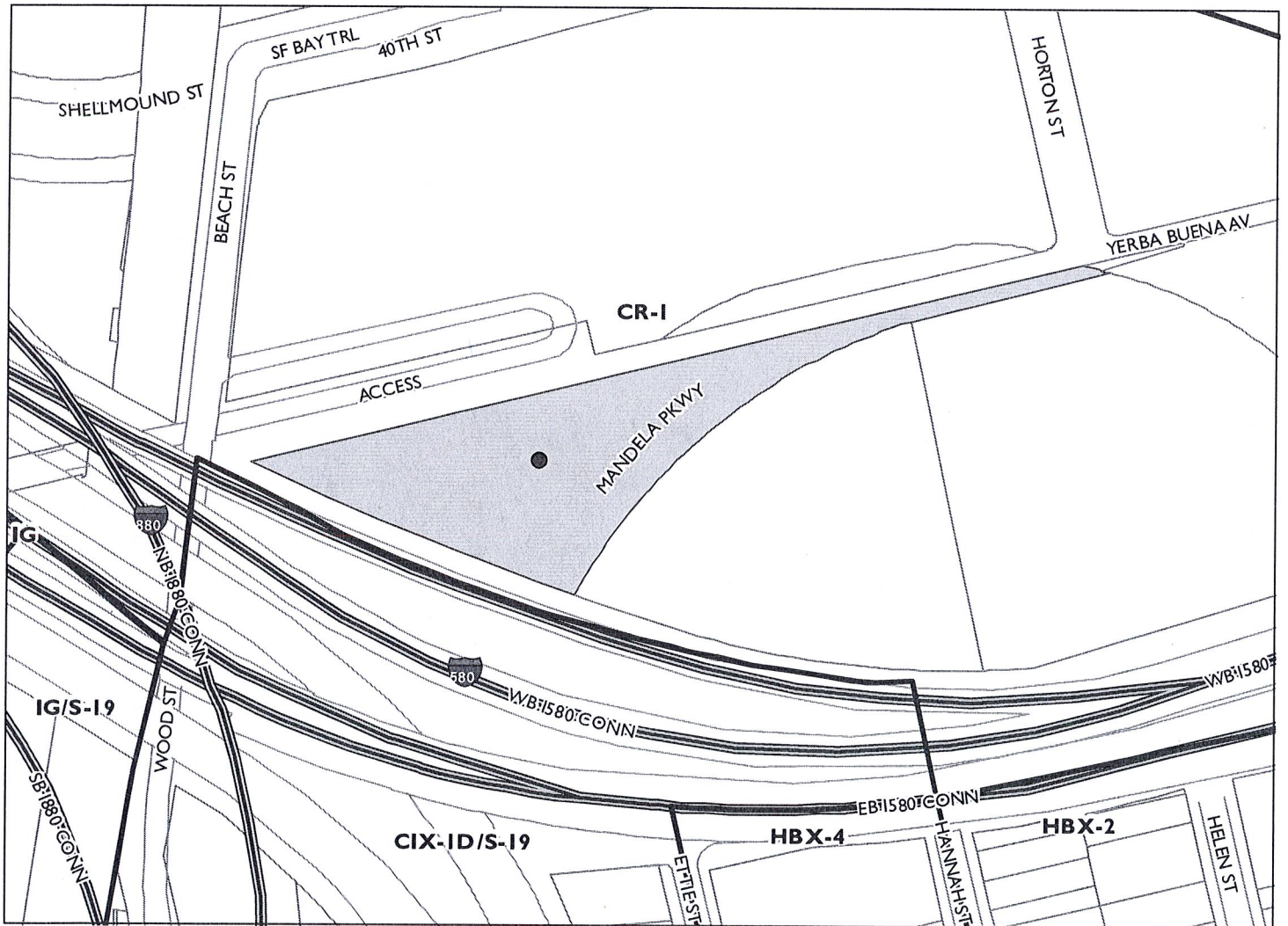
PROJECT SUMMARY

The proposal is for the construction of a new hotel on a vacant Caltrans property, located off Mandela Parkway between 34th Street and Horton Street. The proposed development would be operated by Ram Hotels and is nearby other regional business destinations such as the Extended Stay America hotel, Target, Best Buy, Home Depot, Ikea and Granite Expo.

The proposal is presented to the Design Review Committee for feedback and direction to the applicant and staff. The proposal, eventually, will require final determination by the Planning Commission at a future public meeting date. The proposal is also within the West Oakland Specific Plan (WOSP).

To guide the Design Review Committee with the review of this proposal, staff has listed in this staff report the applicable Design Guidelines for Development under the Mandela / West Grand Opportunity Area 1 of the West Oakland Specific Plan. The staff report also contains the applicable City's General Plan Polices for the Regional Commercial Classification. These design guidelines and criteria will be applied to the

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16394

Applicant: Joanne Park / Architectural Dimensions

Address: 0 Mandela Parkway (South of the Target retail store)

Zone: CR-1

project when the Planning Commission makes a final determination on the proposal at a future public meeting.

PROJECT SITE

The proposal is located in West Oakland on a 1.066-acres vacant property bounded by Mandela Parkway to the southeast, by Beach Street / Mac Arthur Maze (I-80) to the southwest and by Target store to the north. The unpaved property has no landscaping and is enclosed by a 6 foot high chain-link fence. The property has an existing paved driveway off Mandela Parkway that provides an access easement to the neighboring Target property.

The majority of the surrounding properties contain large detached commercial-retail and hotel facilities with large surface parking lots. Some of the other neighboring properties to the south and along Mandela Parkway contain warehouse facilities that provide the sales of home improvement products (Granite Expo), and others facilities are used as storage of construction materials operated by Caltrans.

The following table summarizes the applicable CR-1 zoning standards and the project’s proposal:

Development Standards	Requirements	Proposed	Comments
Minimum Lot Area	7,500 square feet	1.066 acres	Meets Code
Minimum Lot Width and Frontage	50-foot	300 feet (+)	Meets Code
Minimum Front Setback	20-foot	20-foot	Meets Code
Maximum Height	90 feet	83.5 feet	Meets Code
Off-Street Parking	154 parking spaces	172 spaces	Meets Code
Commercial Loading berth	2 spaces	2 spaces	Meets Code, however, staff recommends revisions to meet the minimum required size dimensions.

PROJECT PROPOSAL

The proposal is for the development of a six-story, 220 room hotel “Mandela Hotel” that includes a two-level underground parking garage. The triangle-shaped parcel is level and has an existing shared-driveway, located on the northeast corner of the property that is used as a vehicular access by the retail store Target. The project also proposes a second new driveway on the southeast corner of the property to provide in-and-out access to the hotel. The proposal includes a new pedestrian access pathway, located off Mandela Parkway that leads to the hotel’s main lobby. The proposal places the building envelope near the rear property line to meet setback standards, provide short-time guest parking area and create a landscaping buffer zone along the four-lane Mandela Parkway.

The main entry to the hotel is located to the east of the building and through a small lobby. The building ground-floor area contains guest amenities from lounges, breakfast and meeting rooms to fitness and pool areas. Between the 2nd and 6th floors, the hotel provides a total of 220 rooms that includes a mix of one-bedroom and two-bedrooms. The plan also includes conceptual business commercial signage, mounted on the top façade of the building. The two conceptual wall signs are located on the exterior of the building stairway, each measuring approximately 100 square feet in area. Eventually, more developed and detailed plans will be required for new proposed hotel business signage with a separate design review permit by the City.

Access to the underground two-level parking garage will be through a foldable automatic gate and a downslope ramp, located to the southeast of the property. The parking garage will provide 163 parking spaces and some of the stalls will be placed on a parking lift system “stackers”, except for ADA parking. The proposal also includes a separate parking area for two commercial loading berths, located near the northeast main entry driveway.

The project provides a landscaping plan that includes a combination of 24-inch box trees, 5-gallon shrubs and 1-gallon groundcovers around the building. The mix of plants are mostly concentrated along the east side of the property facing Mandela Parkway, and along the rear of the property. The landscaping plan also includes a stormwater control system and bio-retention areas around the property to manage excess of stormwater from the site. The proposal also requires a tree permit to remove one street tree for the construction of a new driveway.

BUILDING DESIGN

The building envelope follows the configuration of the triangle-shaped lot that results with the building wings stretching east to west and the center portion of the building projecting towards the front of the property. The design of the six-story building manages building mass and provides visual relief by using various roof and wall planes, large and medium size window patterns, bay windows, perforated window metal awnings, siding materials such as metal panels, cement plaster with reveal joints, spandrel panels and aluminum storefront system. The proposed building also includes a large oval-shaped screen-wall for rooftop equipment that is composed of a perforated and corrugated metal panel system that provides a contemporary urban expression, thus fitting with the context of the immediate commercial properties.

DESIGN GUIDELINES APPLICABLE TO ALL INDUSTRIAL/BUSINESS/COMMERCIAL OPPORTUNITY AREAS

Below are the design guidelines applicable throughout the West Oakland Specific Plan’s industrial/ business/ commercial Opportunity Areas. The proposed project is located in the Opportunity Area 1 of the Mandela/ West Grand area.

The Intent: In the four identified Opportunity Areas, new building construction and renovation should be designed to maintain continuity with West Oakland’s unique history and character.

SITE PLANNING

Site Planning 1: Pedestrian Circulation. Active street edges with entrances from city sidewalks should directly face streets, maximizing the utilization of city sidewalks by users of the buildings.

Site Planning 2: Vehicular Circulation. Vehicular entrances and garages should be less prominent than pedestrian entrances.

Site Planning 3: Service Circulation. Service areas should be hidden from view from sidewalks whenever possible.

Site Planning 4: Building Footprint. New construction should be built to the edge of sidewalks to maintain the continuity of the area’s street walls. Small ground-level inset bays for entrances, outdoor seating, and special corner features are appropriate variations within the street wall. In addition, an occasional plaza may be also appropriate.

- Relate to existing buildings and utilitarian structures, which need to be rehabilitated and reused.

- Expansion of existing buildings is encouraged, with unique aspects of existing buildings respected, featured, and protected.
- Surface parking is strongly discouraged along frontages facing public streets.

Site Planning 5: *Open Space*. West Oakland's public streetscapes along with its parks need to be embraced, improved, and enriched as public open space elements. Any new open space located in public view should not be walled from the street by dense planting or a tall fence.

BUILDING DESIGN

Building Design 1: *Massing*. New buildings should be designed with major massing elements that are consistent with those found in existing desirable buildings located in the immediate vicinity.

Building Design 2: *Fenestration and Materials*. Fenestration elements, such as windows, doors, louvers, vents, wall panels, skylights, storefronts, curtain walls, and other glazed systems, can be either more historic or more contemporary depending on the context, and should be articulated to maintain the sense of scale found in the immediate context.

DESIGN GUIDELINES SPECIFIC TO THE MANDELA/WEST GRAND & 3RD STREET OPPORTUNITY AREAS

The proposed project is located in the Opportunity Area 1 of the West Oakland Specific Plan. This section of the design guidelines addresses the urban design strategies and guidelines that are particular to the Mandela/Grand and 3rd Street Opportunity Areas, industrial and commercial areas without housing or neighborhood commercial corridors.

MANDELA PARKWAY

The Intent: Buildings facing Mandela Parkway should respect its civic prominence, quality of public landscaped areas, and unique history. The following design guidelines apply particularly to properties and buildings facing onto Mandela Parkway:

Mandela 1: *Site Planning*. The most distinguished public features of a building should be oriented towards and visible from Mandela Parkway.

Mandela 2: *Massing*. Projects are encouraged to have dramatic architectural features visible along the Parkway.

Mandela 3: *Height*. Taller buildings are encouraged along the Parkway.

Mandela 4: *Fenestration and Materials*. Incorporate large openings that create visual connections to Mandela Parkway.

Mandela 5: *Landscape*. Landscaping should be coordinated with that of the public landscaped areas along Mandela Parkway, and the new planting and paving should be of a similarly high quality.

GENERAL PLAN POLICIES

The proposal is located in the Regional Commercial Classification of the Oakland General Plan Land Use and Transportation Element (LUTE). The intent of the Regional Commercial is to maintain, support and create areas of the City that serve as region-drawing centers of activity. The desired character and uses in the regional commercial area are a mix of commercial, office, entertainment, arts, recreation, sports and

visitor serving activities, residential, mixed use development and other uses of similar character or supportive of regional drawing power. Below are the applicable policies that would be applied to the proposed development.

Policy I/C 1.1 Attracting New Business: Attract new businesses to Oakland which have potential economic benefits in terms of jobs and/or revenue generation.

Policy I/C 2.3 Providing Vacant or Buildable Site: Development in older industrial areas should be encouraged through the provision of an adequate number of vacant or buildable sites designated for future development.

STAFF COMMENTS

Overall, staff believes that the building design contains elements of an urban expression that relate to the character of the large scale commercial-retail and hotel building, located in the immediate area. To make the building fit with the urban design strategies of the West Oakland Specific Plan guidelines, staff recommends the following:

- Develop a separate new entry driveway that leads to a new main entry to the hotel. Staff feels that the existing shared-driveway is primarily used by commercial delivery trucks and regular vehicles that patronize Target. The new hotel use should contain its own access that provides a distinctive entry and personal experience.
- Develop in the center of the building a more prominent entry to the hotel, one that feels more welcoming such as a portico-like structure. Staff feels that the proposed hotel driveway entry is cumbersome because it is shared with entrance to Target and the hotel commercial loading area, thus feeling uninviting and confusing.
- Show a more detailed lighting specification plan, specifically for exterior fixtures along the frontage of the hotel. Staff feels that detailed lighting plan should be more developed that provides emphasis to the hotel design.
- Include a decorative and transparent low-high fence within the property and along Mandela Parkway. Staff feels that a new fence would serve as a separation barrier that prevents people from walking through the landscaping area and into the parking area. The new fence should be distinctive, visually appealing and one that relates to the building design.
- Provide a more prominent and in scale pedestrian entry pathway from the street to the main entry. Staff feels that pedestrian entries from the street to the main hotel lobbies should be distinct and contain attractive architectural features such as awnings and be consistent with the building design.

RECOMMENDATION

Staff recommends that the Design Review Committee consider the applicant's new design approach, staff comments and provide further comments and direction to the applicant before the proposal is considered by the Planning Commission on a future public meeting.

Prepared by:



Mike Rivera
Planner II, Major Development Projects
Bureau of Planning

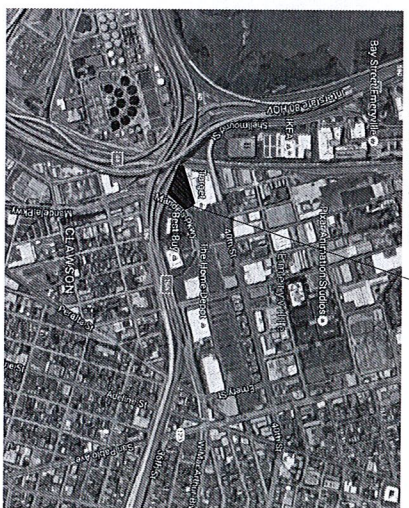
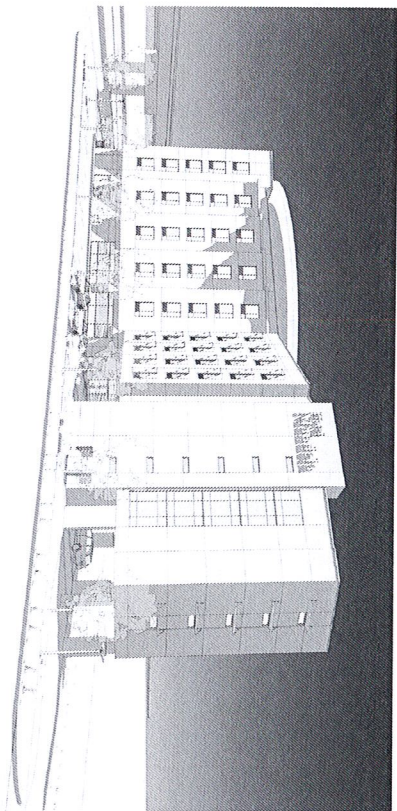
Approved for forwarding to the
Design Review Committee:



Robert D. Merkamp
Development Planning Manager
Bureau of Planning

ATTACHMENT

- A. Design Concept Plans, submitted January 6, 2017



Project Site
MANDELA PARKWAY / OAKLAND

MANDELA HOTEL

MANDELA PARKWAY
OAKLAND, CA 94608

DESIGN REVIEW

CLIENT:
RAM HOTELS
P.O. BOX 52098
AMARILLO, TEXAS

ARCHITECT:
ARCHITECTURAL DIMENSIONS
300 FRANK H. OGAWA PLAZA, SUITE 375 OAKLAND, CA 94612
510.463.8300, FAX: 510.463.8395



ATTACHMENT A

ARCHITECTURAL DIMENSIONS
300 Frank H. Ogawa Plaza, Suite 375
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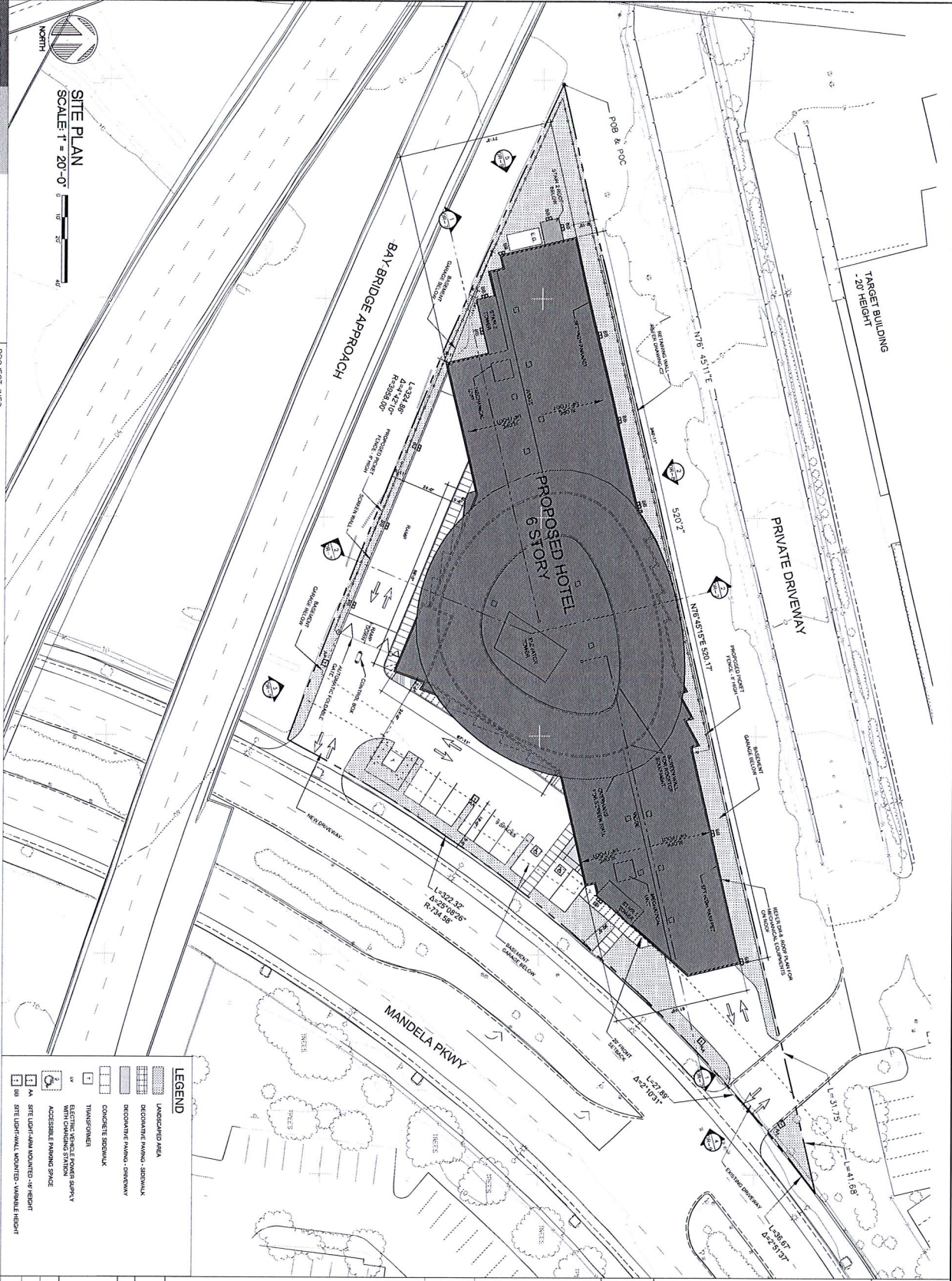
PROJECT INFO
MANDELA HOTEL
MANDELA PARKWAY
OAKLAND, CA 94608

DRAWING INDEX

- DR-1 COVER SHEET
- DR-2 SITE PLAN
- DR-3 GROUND FLOOR PLAN
- DR-4 2ND - 6TH FLOOR PLAN
- DR-5 GARAGE - LEVEL 1 PLAN
- DR-6 GARAGE - LEVEL 2 PLAN
- DR-7 BUILDING SECTION
- DR-8 ROOF PLAN & BUILDING ELEVATION-NORTH
- DR-9 BUILDING ELEVATIONS - SOUTH, EAST, WEST
- DR-10 PERSPECTIVES
- DR-11 MATERIAL FINISHES
- DR-12 CONTEXT STUDY PHOTOS
- C-1 TOPOGRAPHIC SURVEY
- C-2 GRADING/DRAINAGE PLAN
- C-3 STORM WATER CONTROL PLAN
- L-1 LANDSCAPE PLANTING PLAN
- L-2 LANDSCAPE HYDROZONE PLAN
- L-3 LANDSCAPE PLANT PHOTO ALBUM

- FLN16394 -

JOB NO. TUL04
DATE 11.16.16
DRAWING NO. DR-1



SITE PLAN
SCALE: 1" = 20'-0"

ARCHITECTURAL
DIMENSIONS

300 Frank H. Ogden Plaza, Suite 375
Oakland, CA 94612
TEL: 510.443.8300 FAX: 510.443.8395

PROJECT INFO

MANDELA HOTEL
MANDELA PKWY
OAKLAND, CA 94608

LEGEND

[Symbol]	LANDSCAPED AREA
[Symbol]	DECORATIVE PAVING - SIDEWALK
[Symbol]	CONCRETE SIDEWALK
[Symbol]	TRANSFORMER
[Symbol]	ELECTRIC SERVICE FROM SUPPLY
[Symbol]	ACCESSIBLE PARKING SPACE
[Symbol]	1. SITE LIGHT/FULL MOUNTED - VARIABLE HEIGHT
[Symbol]	2. SITE LIGHT/PARTIAL MOUNTED - VARIABLE HEIGHT

Room Count

ROOMS	HTL 1	HTL 2	TOTAL
01 Room	0	0	0
02 Room	0	0	0
03 Room	0	0	0
04 Room	13	13	26
05 Room	13	13	26
06 Room	13	13	26
07 Room	13	13	26
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09 Room	13	13	26
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100 Room	13	13	26

Parking
Required: 1 Space for 600sq.ft. floor area on ground and 1 space for 1000sq.ft. of floor area not on ground floor = 154 spaces (including 6 HC & 10 EV)
Provided: STANDARD STACK HC EV E/H/C TOTAL
Grand Floor 7 108 2 1 113
Garage 41 9 9 1 50
TOTAL 50 108 6 9 1 172

HC Accessible: 6 Spaces
EVC Station: 9 Spaces - 1 EVC ADA
Parking Ratio: (Spaces / Rooms) 0.8

Space Dimensions Provided: 9 FT X 19 FT
Required per City: 8.5 FT X 18 FT

Bike Parking
Required: 10 Long Term, 10 Short Term
Provided: 10 Long Term, 10 Short Term

F.A.R.
Permitted: Maximum of 4.0
Provided: = 3.08

LANDSCAPING
Required: 3.1 ft wide, 2.5 ft high landscape screening parking
Proposed: 5 ft wide, 2.5 ft high landscape screening parking

Building Height
Permitted: 60ft (8 Stories - not including underground)
Proposed: 83.5ft (6 Stories)

SETBACKS
Required: 20ft (front)
Proposed: 20ft (front)

Proposed Project Area:
BUILDING AREA:
Grand Floor: 17,697 S.F.
3rd floor: 25,103 S.F.
4th floor: 25,103 S.F.
5th floor: 25,103 S.F.
6th floor: 25,103 S.F.
Total Building Area: 143,212 S.F.

Garage 1 (including open ramp): 24,800 S.F.
Garage 2 (including closed ramp): 24,451 S.F.
TOTAL GARAGE AREA: 49,251 S.F.

SITE AREA: 17,697 S.F. (38%)
BUILDING FOOTPRINT: 9,291 S.F. (20%)
LANDSCAPE: 17,978 S.F. (39%)
PARKING: 46,444 S.F.

PROJECT SUMMARY
5 STORY HOTEL (20 rooms)
Total Area: 143,212 S.F. (3.08 FAR)
Zoning Classification: C-1 (Office)
General Plan Designation: Mandelita/General Opportunity Area
Type of Construction: 1-1 (Grand Floor), 3A (2-6 Floors)

Room Count

ROOMS	HTL 1	HTL 2	TOTAL
01 Room	0	0	0
02 Room	0	0	0
03 Room	0	0	0
04 Room	13	13	26
05 Room	13	13	26
06 Room	13	13	26
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100 Room	13	13	26

Job No.: TULO4
Drawing No.: DR-2
Date: 11.15.16



GROUND FLOOR PLAN

SCALE: 1" = 16'-0"

ARCHITECTURAL DIMENSIONS

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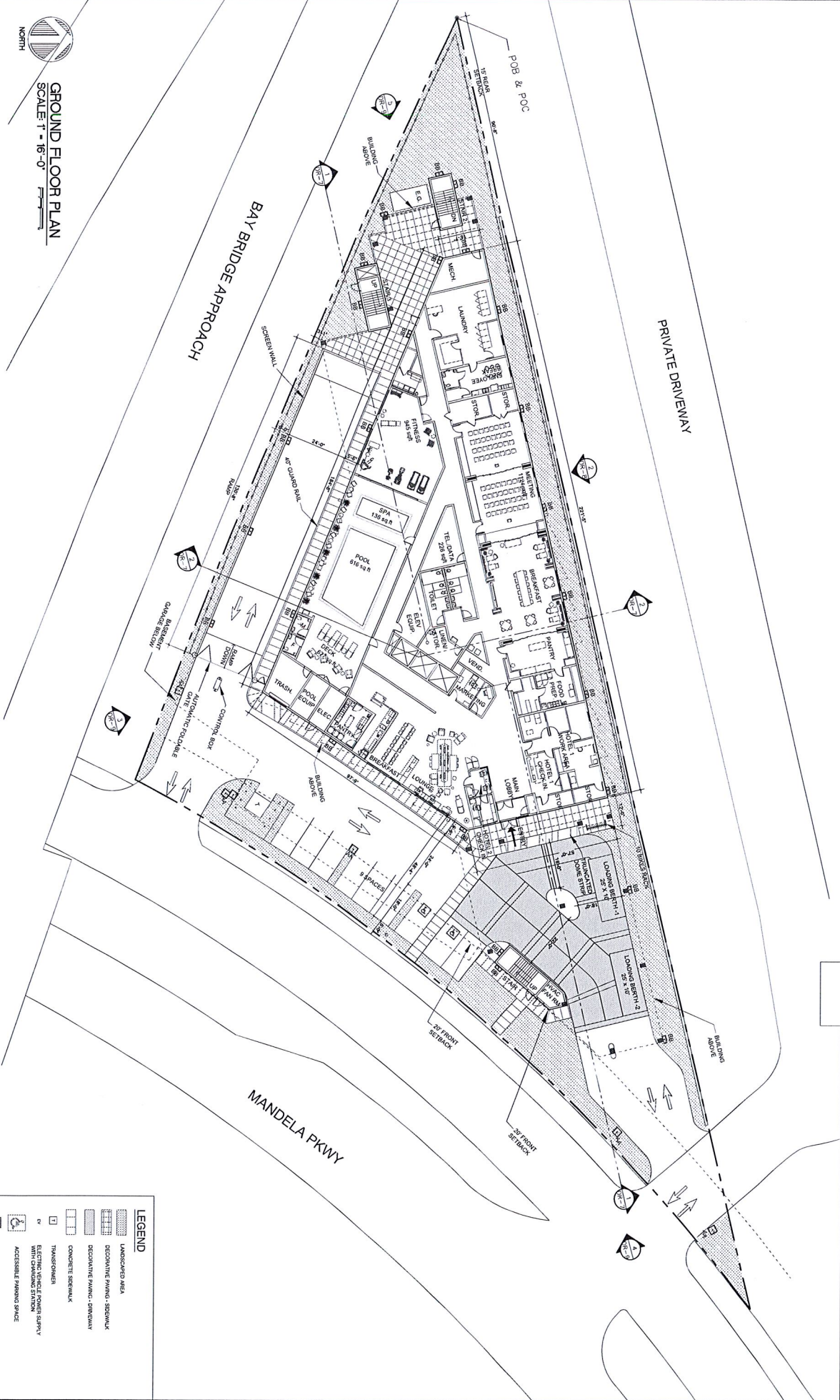
PROJECT INFO.

MANDELA HOTEL
MANDELA PARK
OAKLAND, CA 94608

JOB NO.
TUJ04
DATE
11.16.16

DRAWING NO.
DR-3

LEGEND	
	UNDEVELOPED AREA
	DECOMMITTEE PAVING - SIDEWALK
	DECOMMITTEE PAVING - DRIVEWAY
	CONCRETE SIDEWALK
	TRANSFORMER
	ELECTRIC VEHICLE POWER SUPPLY WITH CHARGING STATION
	ACCESSIBLE PAVING SPACE
	SITE LIGHT-FIXTURE MOUNTED - 10' HEIGHT
	SITE LIGHT-FIXTURE MOUNTED - 40' HEIGHT





2ND-6TH FLOOR PLAN
SCALE: 1" = 16'-0"

ARCHITECTURAL DIMENSIONS

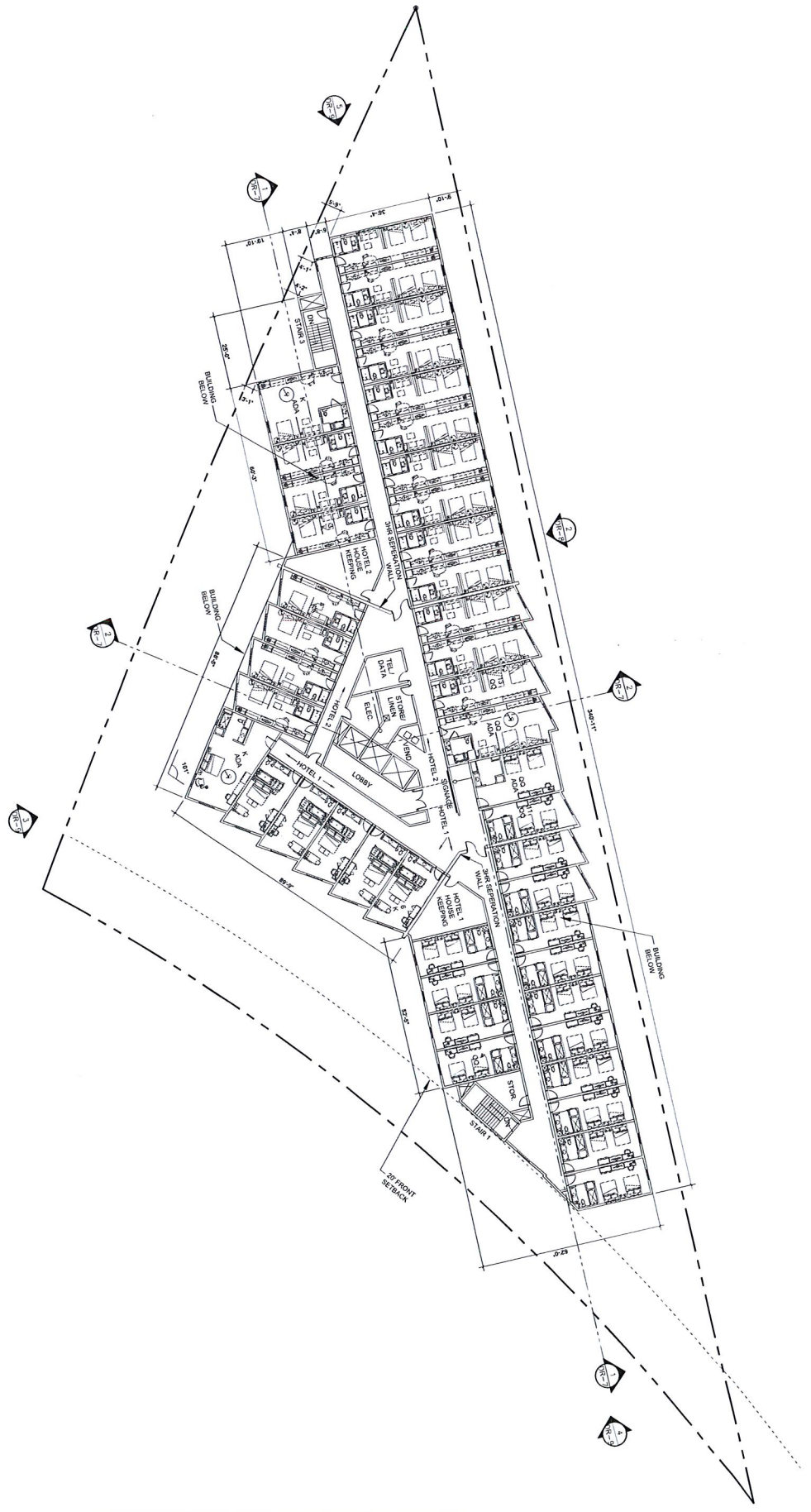
300 Frank H. Ogawa Plaza, Suite 375
Oakland, CA 94612
TEL: 510.443.8300 FAX: 510.443.8395

PROJECT INFO

MANDELA HOTEL
MANDELA PHOT
OAKLAND, CA 94608

JOB NO.
TUJ04
DATE
11.16.16

DRAWING NO.
DR-4





NORTH

GARAGE LEVEL-2 PLAN

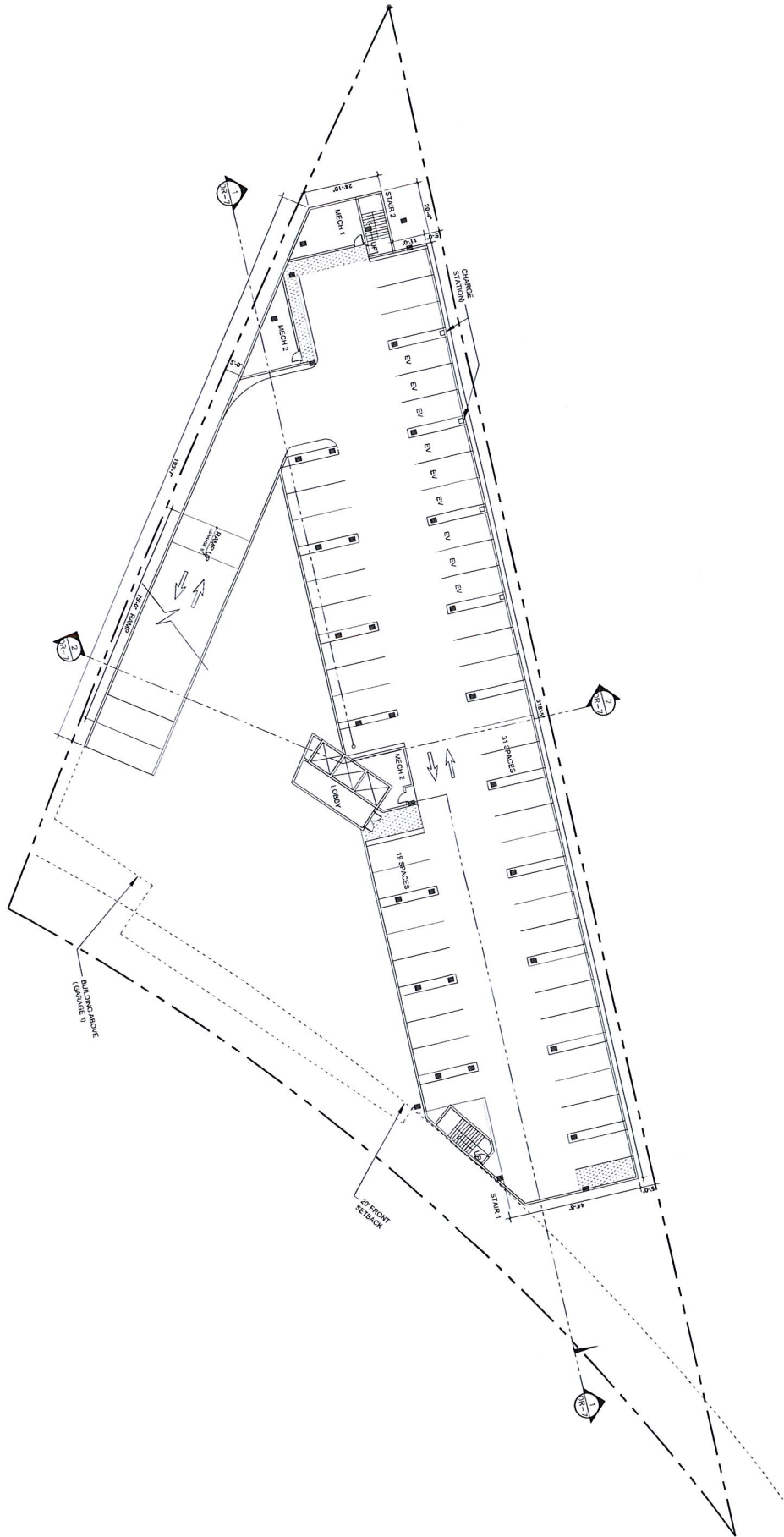
SCALE 1" = 16'-0"

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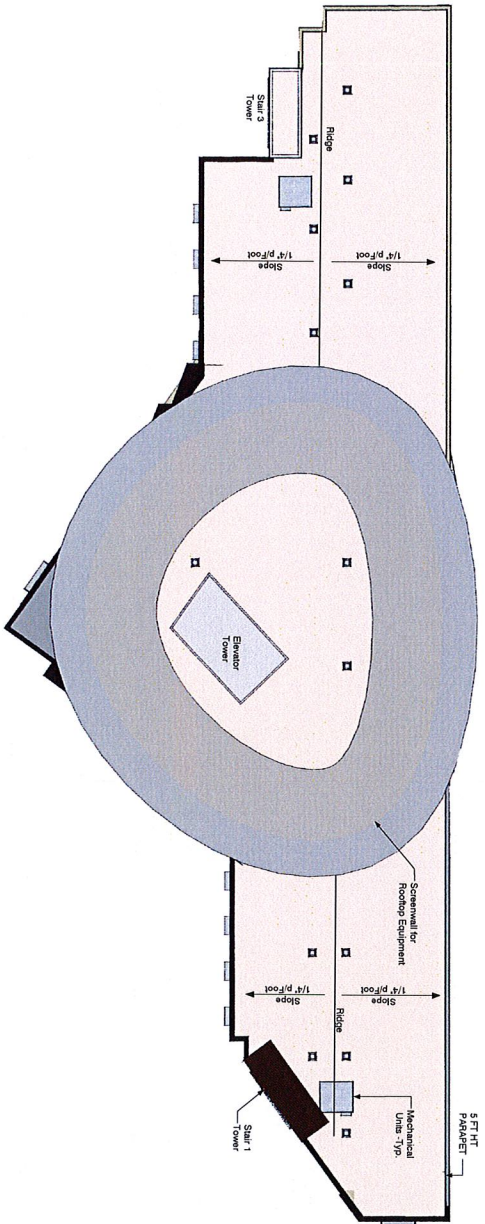
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MANDELA HOTEL
MANDELA PARK
OAKLAND, CA 94608

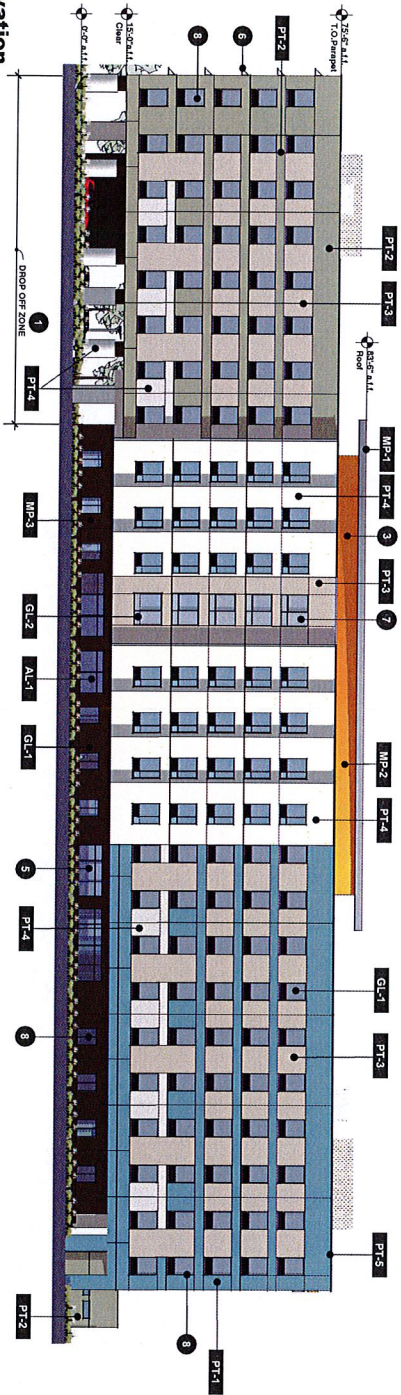


LEGEND	
	EV ELECTRIC VEHICLE POWER SUPPLY WITH CHARGING STATION
	CONCRETE SIDEWALK

JOB NO.	DR-6
TULO4	
DATE:	11.16.16



1 Roof Plan
 Scale: 1" = 20'-0"



2 North Elevation
 Scale: 1/16" = 1'-0"

General Exterior Elevation Notes

- Colors indicated on this drawing are approximate and will refer to Colors and Materials Boards for true representation of all proposed finishes.
- All hatching indicated on this drawing is diagrammatic and is not to be used for construction. Refer to actual landscape plan for all proposed landscaping.

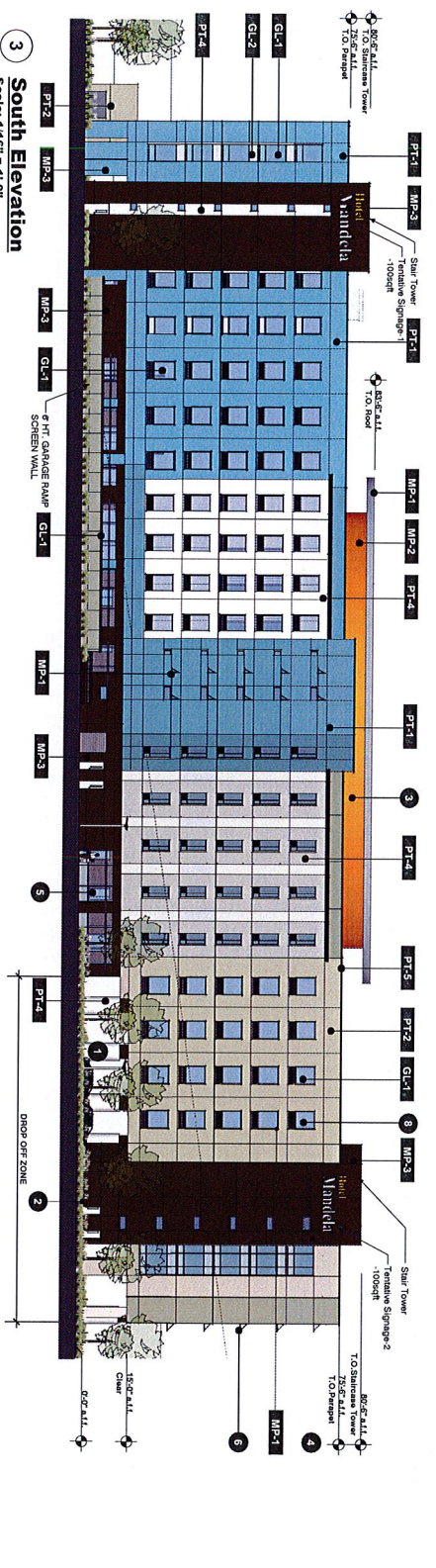
Material/Finish Legend

- Refer to Colors and Materials Boards for true representation of all proposed finishes.
- AL-1 Aluminum Sinterfront
 - GL-1 Vision Glass
 - GL-2 Spandrel Panel
 - MP-1 Metal Panel - Perforated
 - MP-2 Metal Panel - Perforated & Corrugated
 - MP-3 Metal Wall Panel
 - PT-1 Paint - on Cement Plaster
 - PT-2 Paint - on Cement Plaster
 - PT-3 Paint - on Cement Plaster
 - PT-4 Paint - on Cement Plaster
 - PT-5 Painted Metal Coping

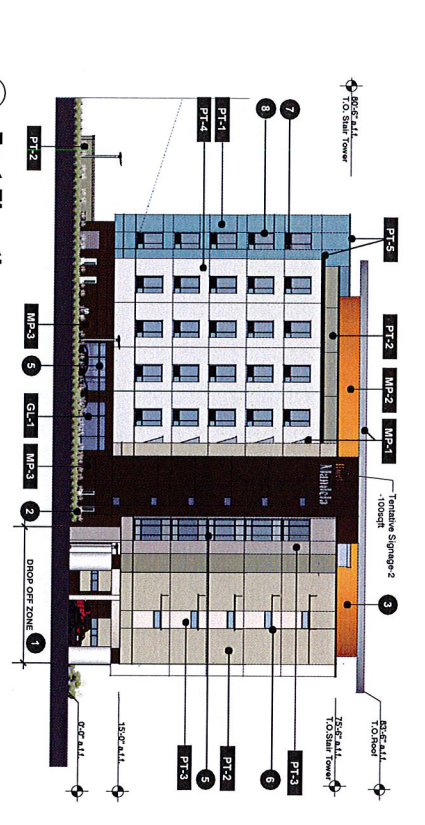
Keynotes

- Note: Not all keynotes listed apply to this particular sheet.
- Drop off Zone
 - Planter
 - Screenwall for Rooftop Equipment
 - Internally Illuminated Channel Letter Signage.
 - Aluminum Storefront System
 - Metal Awning
 - Spandrel Glass
 - Aluminum Window System (Packaged Terminal Air Conditioning - PTAC unit integral to window system. Color and finish to match aluminum windows)

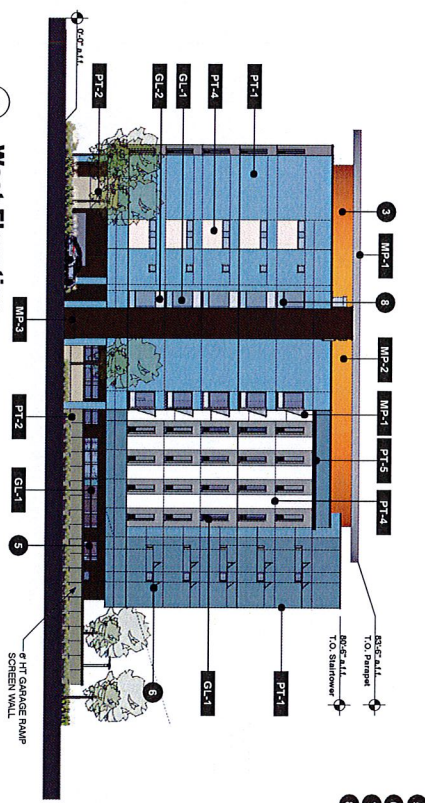
ARCHITECTURAL DIMENSIONS 300 Frank H. Ogawa Plaza, Suite 375 Oakland, CA 94612 TEL: 510.453.8300 FAX: 510.453.8395	MANDELA HOTEL MANDELA PKWY OAKLAND, CALIFORNIA 94608	JOB NO.	DR-8
		DATE	
		TUL 04	
		11.16.2016	



3 South Elevation
Scale: 1/16" = 1'-0"



4 East Elevation
Scale: 1/16" = 1'-0"



5 West Elevation
Scale: 1/16" = 1'-0"

General Exterior Elevation Notes

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

Material/Finish Legend

- Refer to Colors and Materials Boards for true representation of all proposed finishes.
- AL-3 Aluminum Storefront
 - GL-1 Vision Glass
 - GL-2 Spandrel Panel
 - MP-1 Metal Panel - Perforated
 - MP-2 Metal Panel - Perforated & Comrigated
 - MP-3 Metal Wall Panel
 - PT-1 Paint - on Cement Plaster
 - PT-2 Paint - on Cement Plaster
 - PT-3 Paint - on Cement Plaster
 - PT-4 Paint - on Cement Plaster
 - PT-5 Painted Metal Coping

Keynotes

- Note: Not all keynotes listed apply to this particular sheet.
- Drop off Zone
 - Painter
 - Screenwall for Rooftop Equipment
 - Intensely Illuminated Channel Letter Signage.
 - Aluminum Storefront System
 - Metal Awning
 - Spandrel Glass
 - Aluminum Window System (Package Terminal Air Conditioning - PTAC unit integral to window system. Color and finish to match aluminum windows)

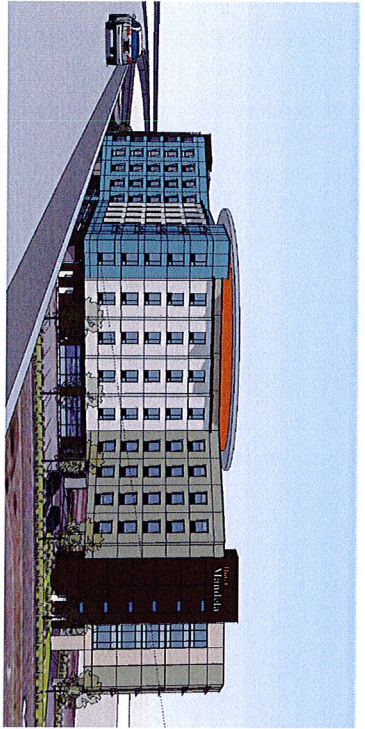
Allowable Aggregate Sign Area = 200 SqFt
Total Aggregate Tentative Sign Area = 200 SqFt
Signage under separate approval

ARCHITECTURAL DIMENSIONS

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Oakland, CA 94612
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**MANDELA HOTEL
MANDELA PKWY
OAKLAND, CALIFORNIA 94608**

JOB NO. DR-9
TUL 04
DATE 11.16.2016



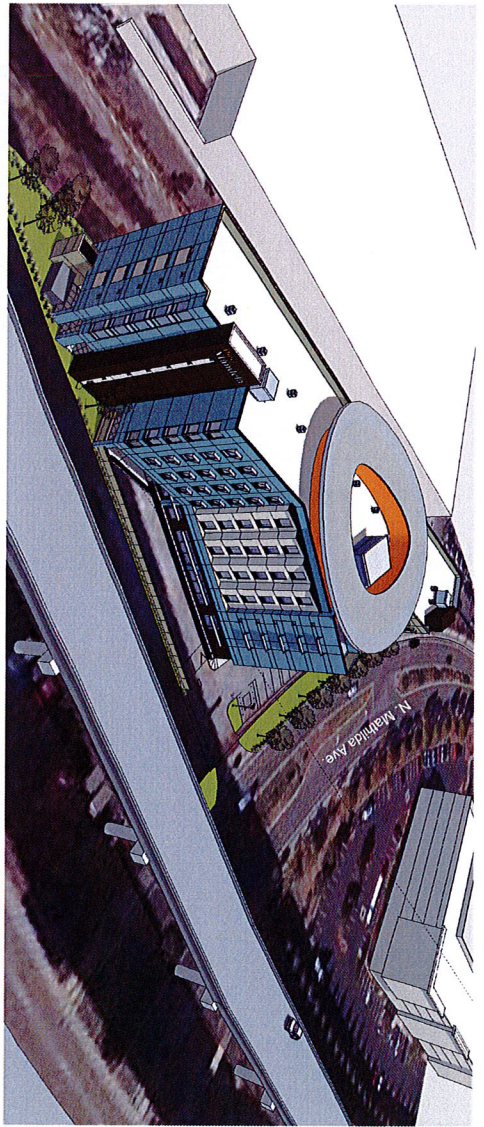
South East View - From Freeway Approach



North East View- Side



East View - Front



South-West Project Site Aerial View



North-West View - Rear

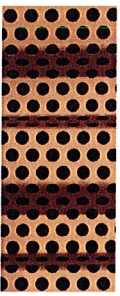
**ARCHITECTURAL
DIMENSIONS**

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 Oakland, CA 94612
 TEL: 510.463.8300 | FAX: 510.463.8395

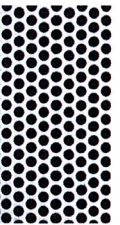
**MANDELA HOTEL
 MANDELA PKWY
 OAKLAND, CALIFORNIA 94608**

JOB NO.
 TITLE
 DATE
 11.16.2016

DR-10



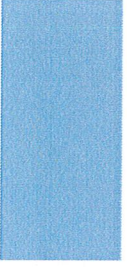
METAL PANEL - CORRUGATED & PERFORATED
CENTRALIA
Color: Sedona on Aluminum Substrate
(ECCO LMP 3147)
(Or Equivalent)



METAL PANEL - PERFORATED
MOZ DESIGN DECORATIVE METAL
Color: Clear - Clear - Polycast Glass
Cts (Or Equivalent)



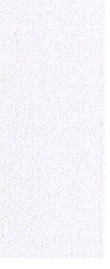
PAINT ON CEMENT PLASTER
Sherwin Williams
Color: SW 7811 - Tranquil Aqua
(Or Equivalent)



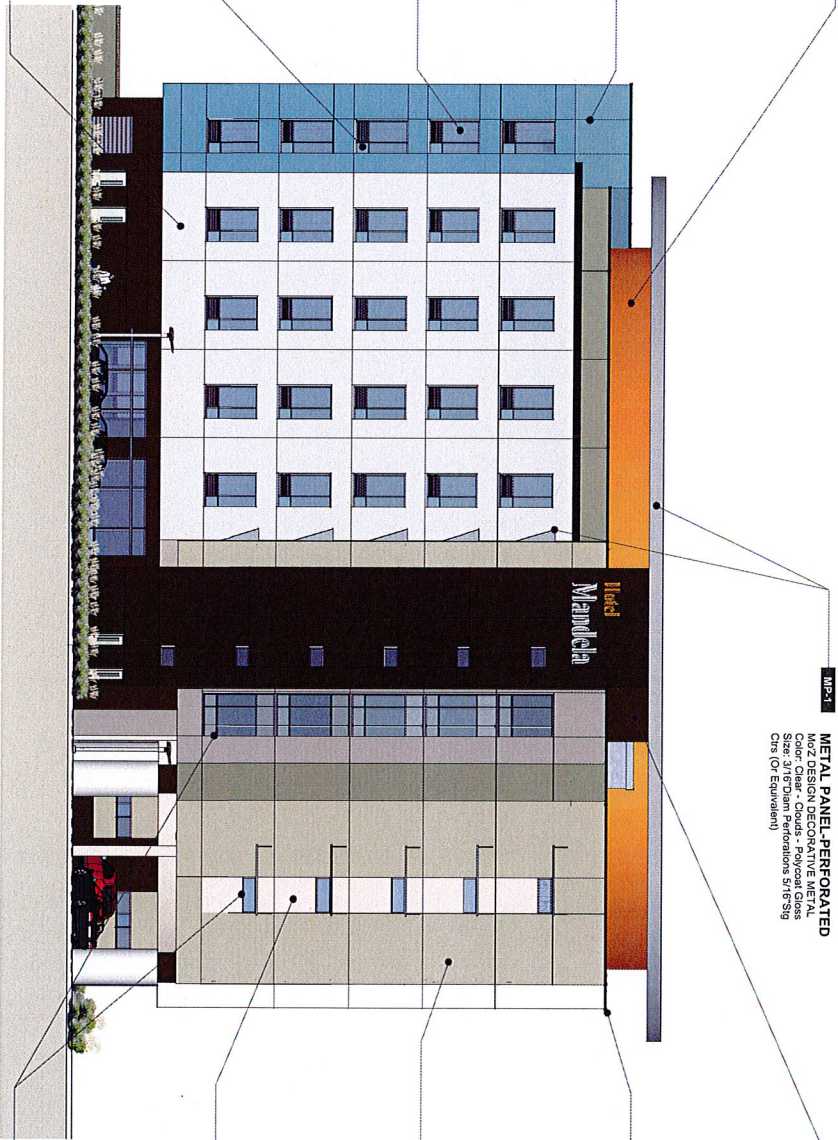
VISION GLASS
Proc. Solera
(Or Equivalent)



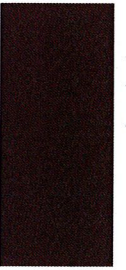
SPANDBREL PANEL
ICD - High Performance Clear
Opac Coat 300 (Or Equivalent)
Color: 0-1060 White



PAINT ON CEMENT PLASTER
Sherwin Williams
Color: SW7837 - Oyster White
(Or Equivalent)



METAL WALL PANEL
Alucobond
Bistro Bronze Mica
(Or Equivalent)



PAINTED METAL FASCIA
Sherwin Williams
Color: SW 7041 Van Dye Brown
(Or Equivalent)



PAINT ON CEMENT PLASTER
Sherwin Williams
Color: SW 7728 - Green Sprout
(Or Equivalent)



PAINT ON CEMENT PLASTER
Sherwin Williams
Color: SW 7547 - Sandbar
(Or Equivalent)



ALUMINUM WINDOWS
KAWNEER
Color: Clear
Finish: Anodized
(Or Equivalent)

ARCHITECTURAL DIMENSIONS

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MANDELA HOTEL
MANDELA PKWY
OAKLAND, CALIFORNIA 94608

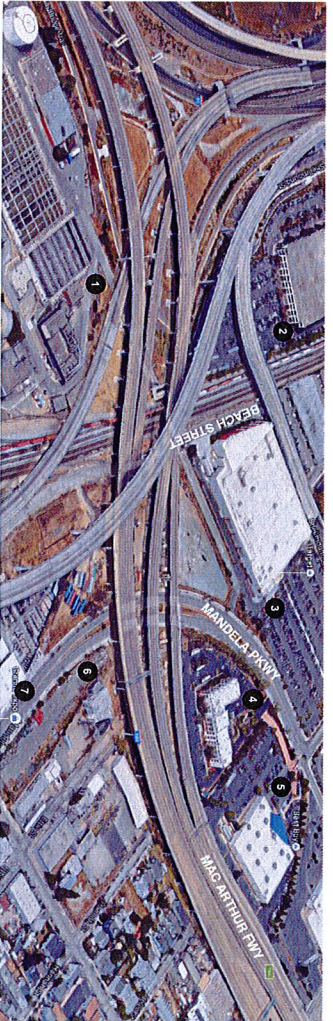
MATERIAL FINISHES

JOB NO.
TUL 04
DATE
11.18.2016

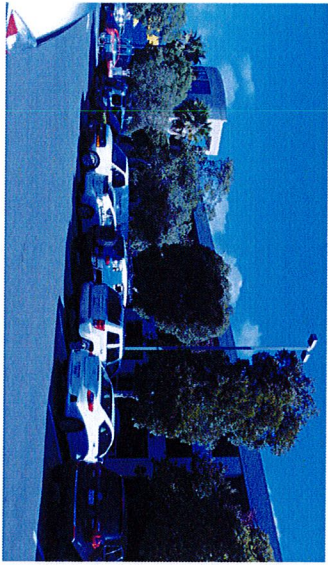
DR-11



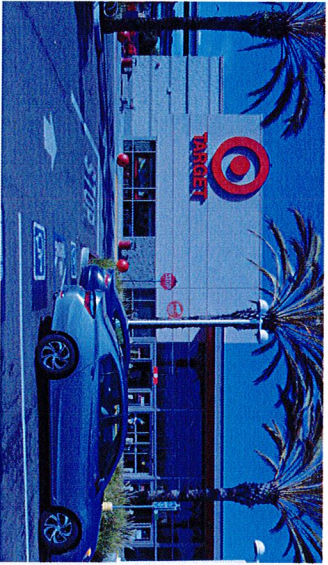
1 East Bay MUD



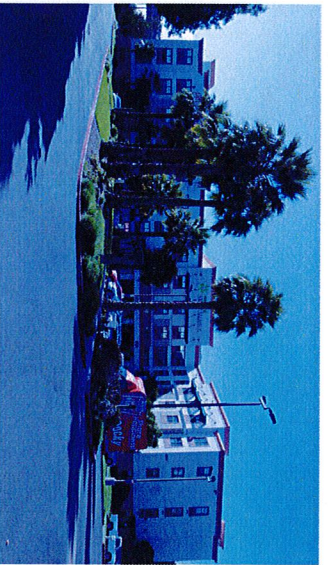
Key Plan (N.T.S.)



2 4400 Shelburne St.



3 1555 40th St.



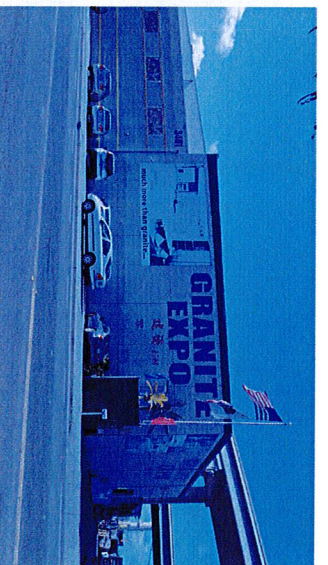
4 3650 Mandella Pkwy.



5 3700 Mandella Pkwy.

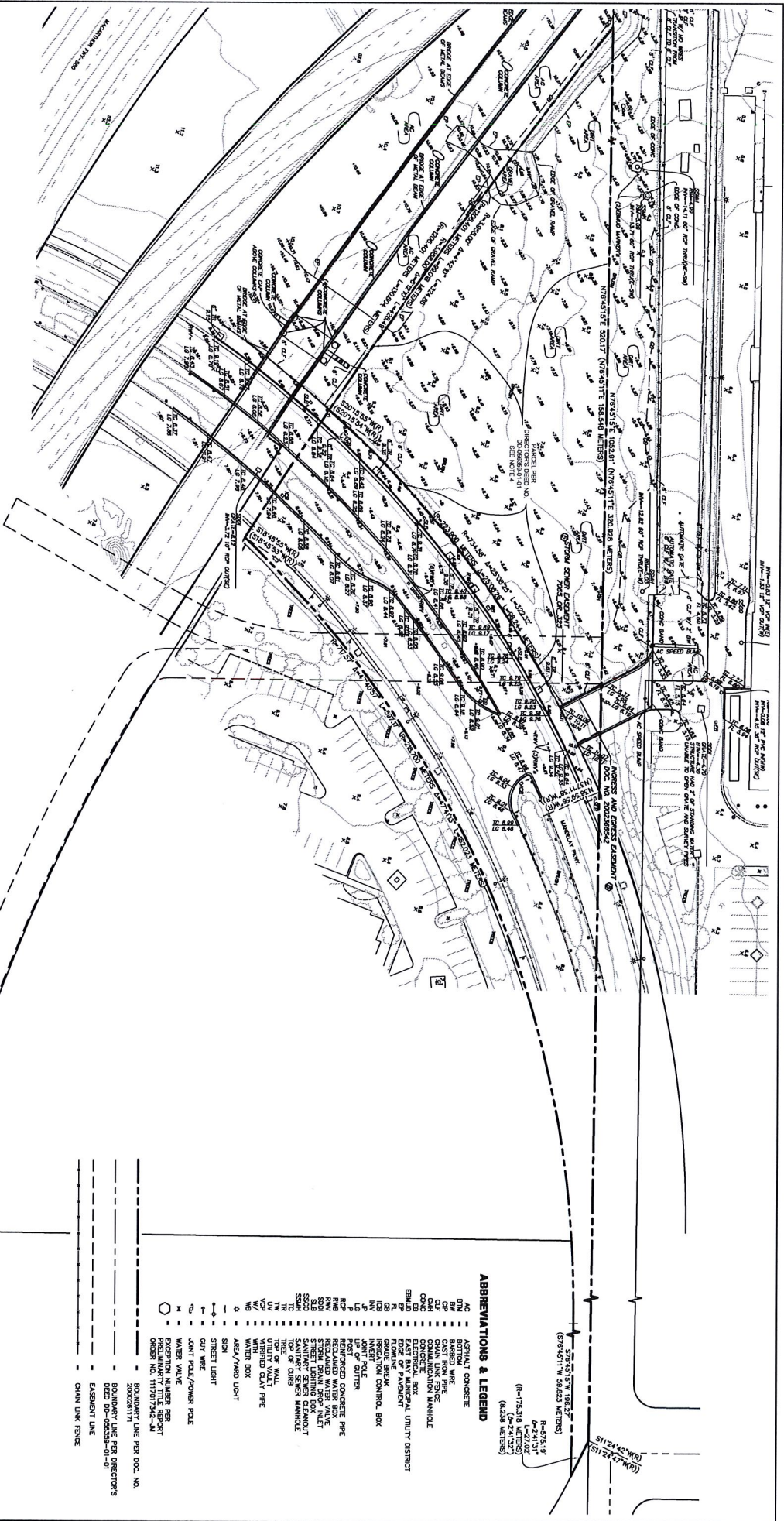


6 3465 Etite St.



7 3401 Mandella Pkwy.

<p>ARCHITECTURAL DIMENSIONS</p>	<p>300 Frank H. Ogawa Plaza, Suite 375 Oakland, CA 94612 TEL: 510.463.8300 FAX: 510.463.8395</p>	<p>MANDELA HOTEL MANDELA PKWY OAKLAND, CALIFORNIA 94608</p>	<p>CONTEXT STUDY PHOTOGRAPHS</p>	<p>JOB NO. TUL 04 DATE 11.16.2016</p> <p>DR-12</p>
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- SURVEY NOTES**
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 2. THE DATE OF THE FIELD SURVEY WAS OCTOBER AND NOVEMBER 2000.
 3. PROPERTY AND POINT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA. IT IS NOT THE INTENT OF THIS SURVEY TO VERIFY THE ACCURACY OF RECORD DATA. THE SURVEYOR'S RESPONSIBILITY IS TO REPORT ANY DISCREPANCIES TO THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS NOT TO CORRECT RECORD DATA UNLESS OTHERWISE SPECIFIED IN WRITING.
 4. DIRECTOR'S DEED NO. 00-064339-01-01 HAS BEEN RECORDED IN THE COUNTY OF ALAMEDA. THIS OCCURRENCE WILL BE RECORDED UPON THE SALE OF THE PARCEL.

BASIS OF BEARINGS

NORTH 78°40'17" EAST BETWEEN TWO FOUND MONUMENTS IN THE CITY OF OAKLAND, CALIFORNIA, ON THE CERTAIN DATE OF OCTOBER 31, 2000 IN BOOK 254 OF PUBLIC MAPS AT COUNTY CLERK'S OFFICE, COUNTY OF ALAMEDA.

BENCHMARK STATEMENT

ELEV. = 246' (CITY OF OAKLAND DATA)

FOUND 3" BRASS BOLT MONUMENT IN UNPAVED FIELD, STATED "CITY OF OAKLAND SEC. 23 ST. A" AT THE INTERSECTION OF WOOD STREET AND 32ND STREET.

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY AND BOUNDARY REPORT WAS PREPARED BY ME OR UNDER MY DIRECTION.

DAVIS THIBERT, P.L.S. NO. 6888

DATE _____



ABBREVIATIONS & LEGEND

AC	ASPHALT CONCRETE
AW	ASBESTOS
BM	BENCHMARK
BR	BRICK
CB	CONCRETE
CF	CHAIN LINK FENCE
CH	CHAIN LINK FENCE
CM	COMMUNICATION MANHOLE
EM	ELECTRICAL MANHOLE
EP	ELECTRICAL PANEL
ES	ELECTRICAL SERVICE UNIT
FB	FIRE BREAK
ICB	IRIGATION CONTROL BOX
IP	IRIGATION CONTROL BOX
JP	JOINT POLE
LP	LEAD PIPING
MP	METAL PIPE
NP	NON-REINFORCED CONCRETE PIPE
RP	REINFORCED CONCRETE PIPE
RV	RECYCLED WATER VALVE
SA	STREET LIGHTING
SS	SEWER SERVICE CLEANOUT
TC	TOP OF CURB
TM	TOP OF MANTLE
UV	UTILITY VALVE
VP	VERTICAL PIPING
WB	WATER BOX
WV	WATER VALVE
W	WATER VALVE
S	SEWER
SL	STREET LIGHT
CW	CITY WIRE
JP	JOINT POLE/POWER POLE
W	WATER VALVE
○	EXCEPTION NUMBER PER DEED NO. 00-064339-01-01 ORDER NO. 11707242-24
---	BOUNDARY LINE PER DEED NO. 00-064339-01-01
---	BOUNDARY LINE PER DIRECTOR'S DEED NO. 00-064339-01-01
---	EASEMENT LINE
---	CHAIN LINK FENCE

ARCHITECTURAL DIMENSIONS

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TEL. 510.463.8300 FAX. 510.463.8395

PROJECT INFO.

MANDELA HOTEL
MANDELA PARKWAY
OAKLAND, CA 94608

JOB NO. T1004
DATE 11.16.16
DRAWING NO. C-1



SITE SURVEY
SCALE: 1" = 30'



300 Frank H. Ogawa Plaza, Suite 375
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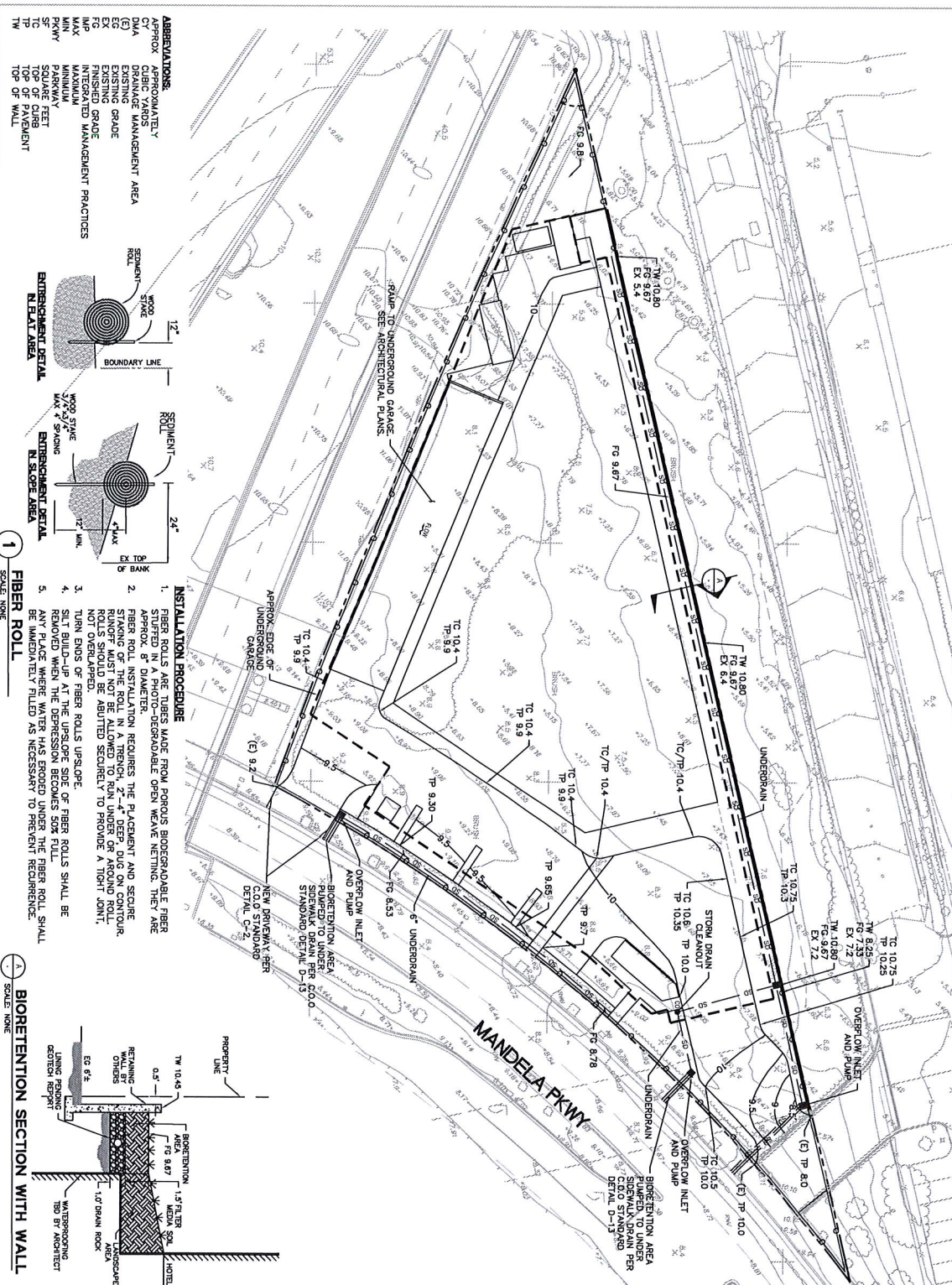
PROJECT INFO.

MANDELA HOTEL
MANDELA PARKWAY
OAKLAND, CA 94608

SCALE: 1" = 20'

JOB NO. TLU04
DATE 11.18.16

DRAWING NO. C-2



ABBREVIATIONS:
APPROX APPROXIMATELY
CY CUBIC YARDS
DMA DRAINAGE MANAGEMENT AREA
EG EXISTING GRADE
EX EXISTING
FG FINISHED GRADE
MG MANAGEMENT PRACTICES
MAX MAXIMUM
MIN MINIMUM
PARKWAY PARKWAY
SF SQUARE FEET
TC TOP OF CURB
TP TOP OF PAVEMENT
TW TOP OF WALL

INSTALLATION PROCEDURE

- FIBER ROLLS ARE TILES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DECOMPOSABLE OPEN WEAVE NETTING. THEY ARE APPROX. 8" DIAMETER.
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH 2'-4" DEEP DUG ON CONTOUR. ROLLS SHOULD BE ADJUSTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
- TURN ENDS OF FIBER ROLLS UPSLOPE.
- SILT BUILD-UP AT THE UPSLOPE SIDE OF FIBER ROLLS SHALL BE REMOVED WHEN THE DEPRESSION BECOMES SOAK FULL.
- BIODETENTION WHERE WATER HAS SEEPED UNDER THE FIBER ROLL SHALL BE MANICURED FILLED AS NECESSARY TO PREVENT REACCUMULATION.

LEGEND:

- FIBER ROLL PER DETAIL 1, THIS SHEET
- APPROXIMATE LIMIT OF UNDERGROUND GARAGE
- PROPOSED CONTOUR
- PROJECT BOUNDARY

BIORETENTION SECTION WITH WALL
SCALE: 1" = 20'

GRADING/DRAINAGE PLAN
SCALE: 1" = 20'

FIBER ROLL
SCALE: 1" = 20'

INSTALLATION PROCEDURE

BIORETENTION SECTION WITH WALL

GRADING/DRAINAGE PLAN

ABBREVIATIONS:

GRADING NOTES:

- THE EARTHWORK SUMMARY IS PROVIDED FOR THE PURPOSE OF EXAMINING THE EXCAVATION PERMITS. DUE TO VARIABLES SUCH AS VARIATIONS IN SOIL CONDITIONS, METHODS OF OPERATION, THE VOLUME OF DIRT WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED QUANTITY OF EARTH TO BE MOVED THAT WILL BE REQUIRED FOR THIS JOB. IT IS UNDERSTOOD THAT THE CONTRACTOR'S BID PRICE FOR EXCAVATION AND GRADING IS BASED ON THE ASSUMPTION THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY GRADE ADJUSTMENTS REQUIRED TO BRING THE JOB TO A FINISHED CONDITION.
- ALL EXISTING STORM DRAIN TO BE FIELD VERIFIED.

EARTHWORK SUMMARY:
CUT: 32,500 CY
EXCAVATION: 31,500 CY

BIORETENTION NOTES:

- SITE CONDITIONS WILL CHANGE BASED ON CONSTRUCTION SCHEDULE. CONTRACTOR SHALL MODIFY SITE MEASURES AS NECESSARY TO ENSURE PROTECTION OF CITY STORM DRAIN SYSTEM FROM EROSION/STORMWATER RUNOFF.

LEGEND:

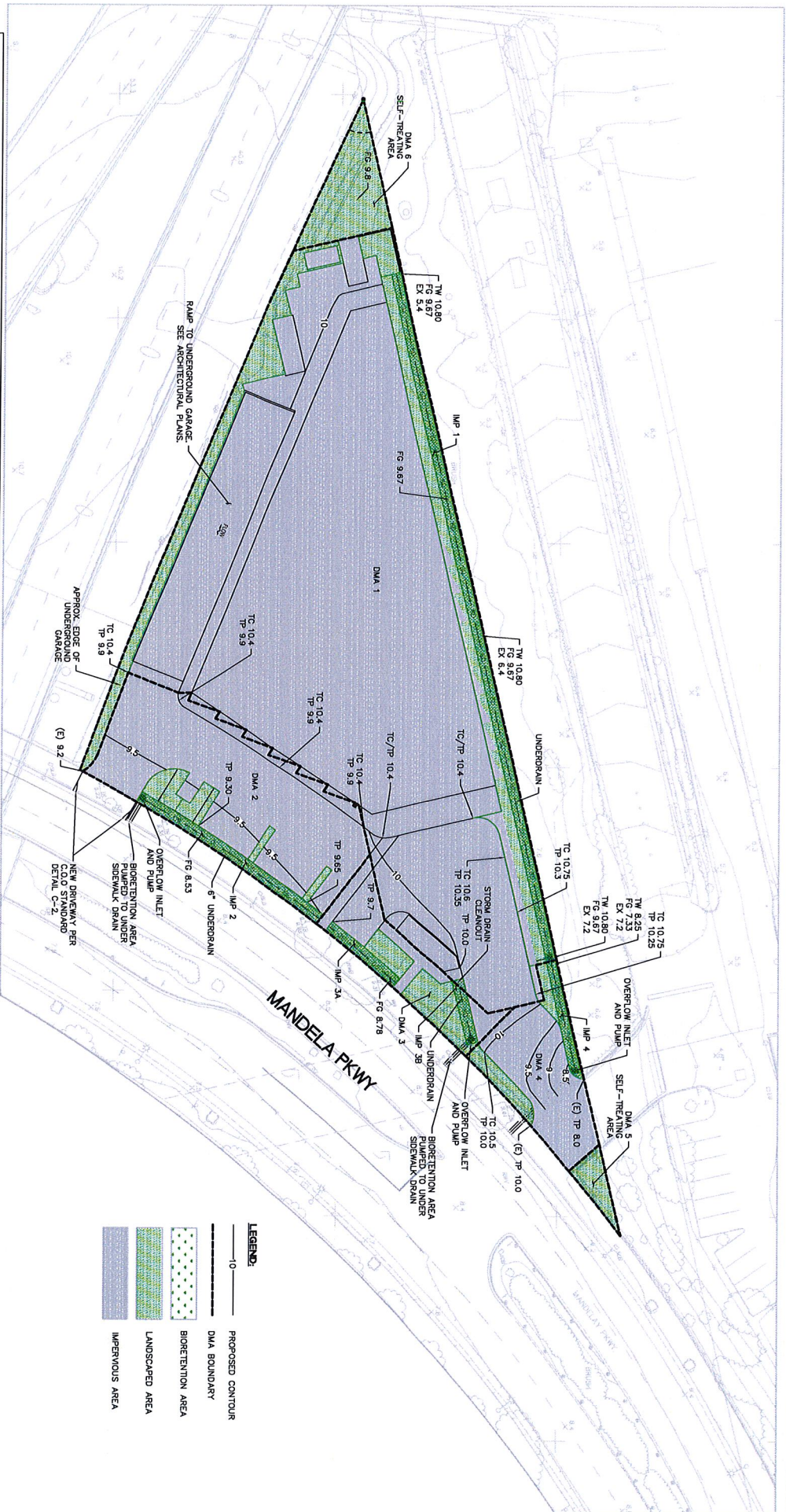
- FIBER ROLL PER DETAIL 1, THIS SHEET
- APPROXIMATE LIMIT OF UNDERGROUND GARAGE
- PROPOSED CONTOUR
- PROJECT BOUNDARY

BIORETENTION SECTION WITH WALL

GRADING/DRAINAGE PLAN

ABBREVIATIONS:

STORMWATER TREATMENT AREAS					
DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	I.M.P. REQUIRED (SF) 4% RULE	I.M.P. PROVIDED (SF)	NOTES
1	29,060	4,480	1,180	1,280	
2	5,330	1000	220	490	
3	1,030	1070	40	350	
4	2,020	620	80	270	
5	0	1330	0	0	SELF-TREATING AREA
6	0	320	0	0	SELF-TREATING AREA
TOTAL	37,640	8,800	1,500	2,370	



ARCHITECTURAL DIMENSIONS

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Oakland, CA 94612
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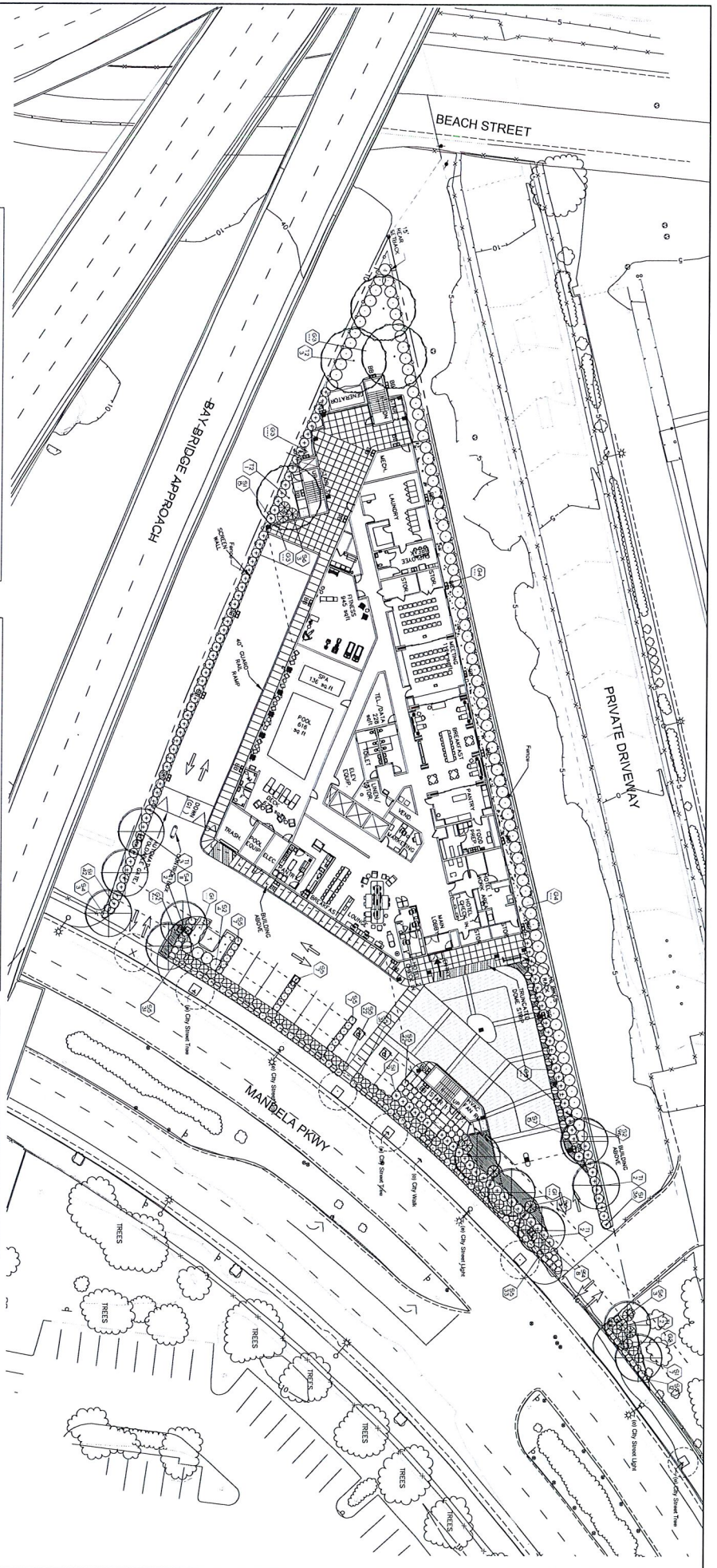
PROJECT INFO.

MANDELA HOTEL
MANDELA PARKWAY
OAKLAND, CA 94608

JOB NO. T1104
DATE 11.16.16

DRAWING NO. **C-3**

STORMWATER CONTROL PLAN
SCALE 1" = 20'



- PLANT NOTES:**
1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANNING PLAN QUANTITIES SHOWN IN THE LEGEND ONE FOR CORRECTION ONLY.
 2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANNING PLAN.
 3. PLANT QUANTITIES IN SHAD AREAS AS NOTED USE TRIANGULAR SYMBOLS.
 4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
 5. THERE SHALL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
 6. SPOKE FORMING ROUNDSHAW SHALL ROUND ALL BARKERS OF NEW PLANTING.
 7. ALL PLANTING SHALL BE NOTED AND MAINTAINED.
 8. SITE SHALL BE TO BE CONSIDERED BY THE GRADING CONTRACTOR TO MAINTAIN FOOT OF FRESH GRADE. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTING QUANTITIES IN THE PLANNING PLAN AND ACTUAL SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTING QUANTITIES IN THE PLANNING PLAN AND ACTUAL SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTING QUANTITIES IN THE PLANNING PLAN AND ACTUAL SITE CONDITIONS.
 9. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANNING PLAN.
 10. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS IS FOR CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL VERIFY ALL PLANTING QUANTITIES IN THE PLANNING PLAN AND ACTUAL SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTING QUANTITIES IN THE PLANNING PLAN AND ACTUAL SITE CONDITIONS.
 11. PROTECT EXISTING STORM DRAIN NETS WITH PAPER FACING. FOR THE LOCATION OF THE PROJECT.
 12. ALL NEW PLANTED AREAS TO RECEIVE 3" MULCH OR DARK MULCH. SEE PLANNING SPECIFICATIONS.

PLANT LIST:

SYMBOL	SECTION NAME	QTY	SIZE	REMARKS	UNITS
11	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
12	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
13	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
14	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
15	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
16	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
17	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
18	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
19	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
20	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
21	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
22	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
23	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
24	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
25	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
26	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
27	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
28	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
29	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
30	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
31	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
32	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
33	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
34	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
35	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
36	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
37	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
38	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
39	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
40	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
41	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
42	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
43	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
44	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
45	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
46	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
47	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
48	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
49	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
50	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
51	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
52	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
53	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
54	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
55	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
56	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
57	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
58	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
59	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
60	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
61	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
62	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
63	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
64	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
65	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
66	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
67	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
68	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
69	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
70	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
71	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
72	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
73	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
74	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
75	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
76	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
77	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
78	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
79	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
80	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
81	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
82	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
83	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
84	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
85	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
86	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
87	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
88	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
89	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
90	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
91	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
92	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
93	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
94	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
95	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
96	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
97	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
98	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
99	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000
100	MANDELA HOTEL	1	24" DIA	REPLACEMENT	1000

- PLANT SYMBOLS:**
- INDICATES PLANT KEY
 - INDICATES PLANT QUANTITY
 - EXISTING TREE TO REMAIN

ARCHITECTURAL DIMENSIONS

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

PROJECT INFO:

MANDELA HOTEL
MANDELA PKWY
OAKLAND, CA 94608

Landscape Planting Plan

Scale: 1" = 20'

DATE: 11.16.2016

JOB NO. TLU04

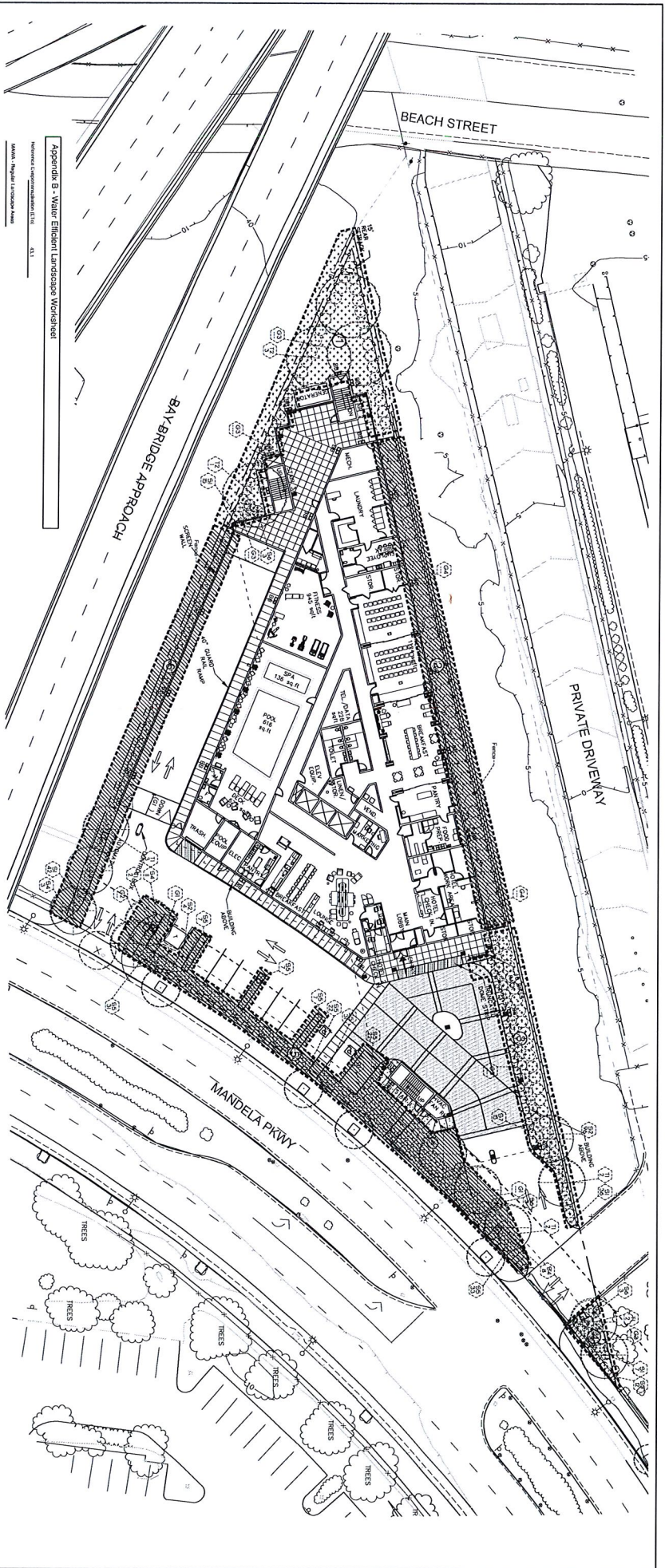
DRAWING NO. L1.0

811

Call before you dig.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT & PLANNING CONSULTANT

MANDELA HOTEL



Appendix B - Water Efficient Landscape Worksheet

Reference Landscape: E.L. 1
 Material: Regional Landscape Water
 Water = E.L. 1 (2.0) (2.0) (2.0) (2.0) (2.0) (2.0)
 Irrigation Area = 2,200 sq. ft.
 Irrigation System = 1.5 GPM
 Irrigation Time = 1.5 hours
 Irrigation Frequency = 1.5 times per week
 ET/Day = 0.15 inches
 ET/Week = 1.05 inches
 ET/Year = 54.75 inches

Plant	Plant Name	Plant Height (ft)	Plant Spacing (ft)	Plant Density (plants/sq ft)	Plant Water Requirement (inches/yr)	Plant Area (sq ft)	Plant Water Requirement (gallons/yr)
1	Grass	1.0	1.0	1.0	2.0	2,200	4,400
2	Shrub	3.0	3.0	0.33	2.0	730	1,460
3	Shrub	6.0	6.0	0.28	2.0	616	1,232
4	Shrub	12.0	12.0	0.08	2.0	176	352
5	Shrub	18.0	18.0	0.03	2.0	66	132
6	Shrub	24.0	24.0	0.02	2.0	44	88
7	Shrub	30.0	30.0	0.01	2.0	22	44
8	Shrub	36.0	36.0	0.01	2.0	11	22
9	Shrub	42.0	42.0	0.01	2.0	6	12
10	Shrub	48.0	48.0	0.01	2.0	3	6
11	Shrub	54.0	54.0	0.01	2.0	2	4
12	Shrub	60.0	60.0	0.01	2.0	1	2
13	Shrub	66.0	66.0	0.01	2.0	1	2
14	Shrub	72.0	72.0	0.01	2.0	1	2
15	Shrub	78.0	78.0	0.01	2.0	1	2
16	Shrub	84.0	84.0	0.01	2.0	1	2
17	Shrub	90.0	90.0	0.01	2.0	1	2
18	Shrub	96.0	96.0	0.01	2.0	1	2
19	Shrub	102.0	102.0	0.01	2.0	1	2
20	Shrub	108.0	108.0	0.01	2.0	1	2
21	Shrub	114.0	114.0	0.01	2.0	1	2
22	Shrub	120.0	120.0	0.01	2.0	1	2
23	Shrub	126.0	126.0	0.01	2.0	1	2
24	Shrub	132.0	132.0	0.01	2.0	1	2
25	Shrub	138.0	138.0	0.01	2.0	1	2
26	Shrub	144.0	144.0	0.01	2.0	1	2
27	Shrub	150.0	150.0	0.01	2.0	1	2
28	Shrub	156.0	156.0	0.01	2.0	1	2
29	Shrub	162.0	162.0	0.01	2.0	1	2
30	Shrub	168.0	168.0	0.01	2.0	1	2
31	Shrub	174.0	174.0	0.01	2.0	1	2
32	Shrub	180.0	180.0	0.01	2.0	1	2
33	Shrub	186.0	186.0	0.01	2.0	1	2
34	Shrub	192.0	192.0	0.01	2.0	1	2
35	Shrub	198.0	198.0	0.01	2.0	1	2
36	Shrub	204.0	204.0	0.01	2.0	1	2
37	Shrub	210.0	210.0	0.01	2.0	1	2
38	Shrub	216.0	216.0	0.01	2.0	1	2
39	Shrub	222.0	222.0	0.01	2.0	1	2
40	Shrub	228.0	228.0	0.01	2.0	1	2
41	Shrub	234.0	234.0	0.01	2.0	1	2
42	Shrub	240.0	240.0	0.01	2.0	1	2
43	Shrub	246.0	246.0	0.01	2.0	1	2
44	Shrub	252.0	252.0	0.01	2.0	1	2
45	Shrub	258.0	258.0	0.01	2.0	1	2
46	Shrub	264.0	264.0	0.01	2.0	1	2
47	Shrub	270.0	270.0	0.01	2.0	1	2
48	Shrub	276.0	276.0	0.01	2.0	1	2
49	Shrub	282.0	282.0	0.01	2.0	1	2
50	Shrub	288.0	288.0	0.01	2.0	1	2
51	Shrub	294.0	294.0	0.01	2.0	1	2
52	Shrub	300.0	300.0	0.01	2.0	1	2
53	Shrub	306.0	306.0	0.01	2.0	1	2
54	Shrub	312.0	312.0	0.01	2.0	1	2
55	Shrub	318.0	318.0	0.01	2.0	1	2
56	Shrub	324.0	324.0	0.01	2.0	1	2
57	Shrub	330.0	330.0	0.01	2.0	1	2
58	Shrub	336.0	336.0	0.01	2.0	1	2
59	Shrub	342.0	342.0	0.01	2.0	1	2
60	Shrub	348.0	348.0	0.01	2.0	1	2
61	Shrub	354.0	354.0	0.01	2.0	1	2
62	Shrub	360.0	360.0	0.01	2.0	1	2
63	Shrub	366.0	366.0	0.01	2.0	1	2
64	Shrub	372.0	372.0	0.01	2.0	1	2
65	Shrub	378.0	378.0	0.01	2.0	1	2
66	Shrub	384.0	384.0	0.01	2.0	1	2
67	Shrub	390.0	390.0	0.01	2.0	1	2
68	Shrub	396.0	396.0	0.01	2.0	1	2
69	Shrub	402.0	402.0	0.01	2.0	1	2
70	Shrub	408.0	408.0	0.01	2.0	1	2
71	Shrub	414.0	414.0	0.01	2.0	1	2
72	Shrub	420.0	420.0	0.01	2.0	1	2
73	Shrub	426.0	426.0	0.01	2.0	1	2
74	Shrub	432.0	432.0	0.01	2.0	1	2
75	Shrub	438.0	438.0	0.01	2.0	1	2
76	Shrub	444.0	444.0	0.01	2.0	1	2
77	Shrub	450.0	450.0	0.01	2.0	1	2
78	Shrub	456.0	456.0	0.01	2.0	1	2
79	Shrub	462.0	462.0	0.01	2.0	1	2
80	Shrub	468.0	468.0	0.01	2.0	1	2
81	Shrub	474.0	474.0	0.01	2.0	1	2
82	Shrub	480.0	480.0	0.01	2.0	1	2
83	Shrub	486.0	486.0	0.01	2.0	1	2
84	Shrub	492.0	492.0	0.01	2.0	1	2
85	Shrub	498.0	498.0	0.01	2.0	1	2
86	Shrub	504.0	504.0	0.01	2.0	1	2
87	Shrub	510.0	510.0	0.01	2.0	1	2
88	Shrub	516.0	516.0	0.01	2.0	1	2
89	Shrub	522.0	522.0	0.01	2.0	1	2
90	Shrub	528.0	528.0	0.01	2.0	1	2
91	Shrub	534.0	534.0	0.01	2.0	1	2
92	Shrub	540.0	540.0	0.01	2.0	1	2
93	Shrub	546.0	546.0	0.01	2.0	1	2
94	Shrub	552.0	552.0	0.01	2.0	1	2
95	Shrub	558.0	558.0	0.01	2.0	1	2
96	Shrub	564.0	564.0	0.01	2.0	1	2
97	Shrub	570.0	570.0	0.01	2.0	1	2
98	Shrub	576.0	576.0	0.01	2.0	1	2
99	Shrub	582.0	582.0	0.01	2.0	1	2
100	Shrub	588.0	588.0	0.01	2.0	1	2

IRRIGATION HYDRO-ZONE LEGEND
 PLANTS ARE GROUPED TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

HIGH WATER REQUIREMENT

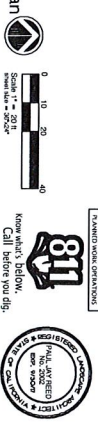
MEDIUM WATER REQUIREMENT

LOW WATER REQUIREMENT

ARCHITECTURAL DIMENSIONS
 300 Frank H. Ogawa Plaza, Suite 375
 Oakland, CA 94612
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PROJECT INFO
MANDELA HOTEL
 MANDELA PKWY
 OAKLAND, CA 94608

LANDSCAPE HYDROZONE PLAN
 Scale: 1" = 20'
 Job No. TLU04
 Date: 11.16.2016
 Drawing No. L2.0





T1. LAGERSTEMIA L. MUSKOGEE
MUSKOGEE GRAPE MIRTLE



T2. LOPHOSTEMON CONFERTUS
BRISBANE BOX



S1. RHAPHIOLEPSIS L. MINOR
YEDDA HAWTHORN



S2. PITTOSPORUM L. VARIEGATA
MOCK ORANGE



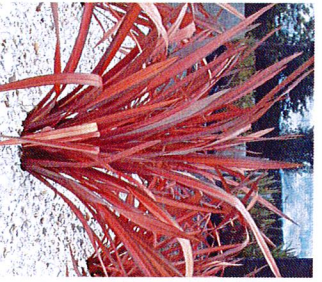
S3. CALISTEMON V. LITTLE JOHN
DYAK WEEPING BOTTLEBRUSH



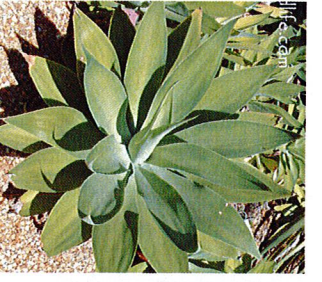
S4. LANTANA 'RADIANS'
LANTANA



S5. HEMEROCALLIS EVERGREEN YELLOW
DAISY LILY



S6. PHORIDIUM MARGARET JONES
NEW ZEALAND FLAX



S7. AGAVE ATTENUATA
N.C.W.



G1. BULBINE FRUTESCENS 'HALLMARK'
ORANGE STALKED BULBINE



G2. ROSMARINUS O. HUNTINGTON BLUE
PROSTRATE ROSEMARY



G3. EUDONIMUS F. 'RACTUS'
EUDONIMUS



G4. PEA GRAVEL



G5. OHIFOPOGON JAPONICUS
MONDO GRASS

Landscape Plant Photo Album

ARCHITECTURAL
DIMENSIONS

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PROJECT INFO.

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MANDELA PARK
OAKLAND, CA 94608

JOB NO.
TJL04
DRAWING NO.
L3.0

DATE
11.16.2016

