

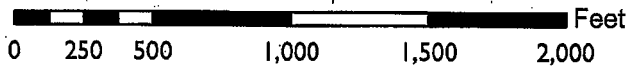
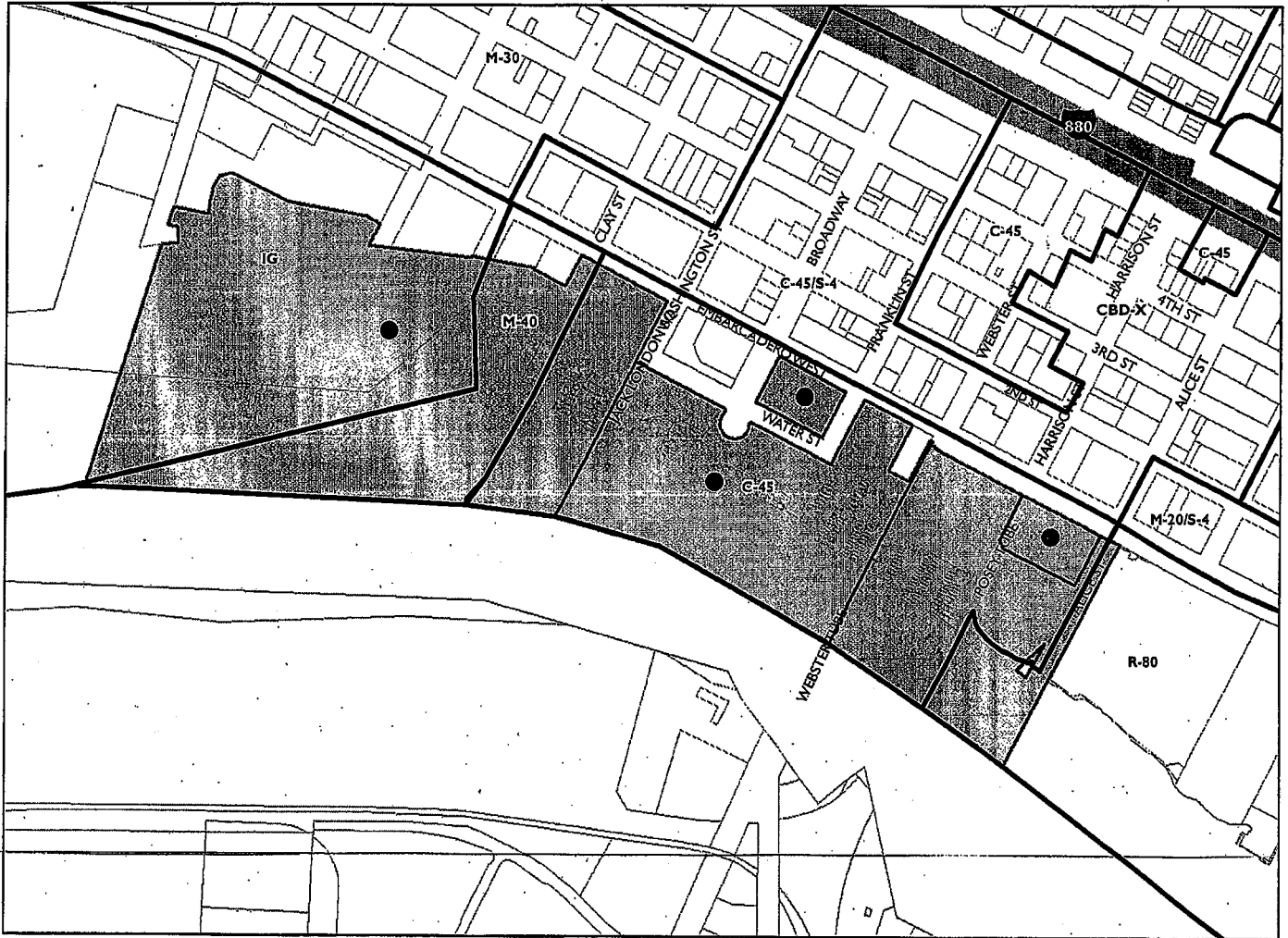
**Case File Number: ER030004, DA13171, PUD13170-PUDF-01 and -02      February 22, 2017**

<b>Location:</b>	<b>Jack London Square Development Project: Sites D at Broadway and F2 at Harrison Street (south of Embarcadero, APN 018 041500101).</b>
<b>Proposal:</b>	Final Development Permits for Sites D and F2.
<b>Applicant:</b>	CIM Group, Sean Buran: p: (323) 860-1811
<b>Owner:</b>	CIM Group
<b>Planning Permits Required:</b>	Final Development Permits.
<b>General Plan:</b>	Site D=Retail, Dining and Entertainment-1; and Site F2=Waterfront Commercial Recreation-1.
<b>Zoning:</b>	C-45 Community Shopping Commercial Zone
<b>Environmental Determination:</b>	Final EIR certified on March 17, 2004 by the Planning Commission; Addendum #1 approved on September 23, 2014.
<b>Historic Status:</b>	None for affected sites.
<b>Service Delivery District:</b>	I – Downtown/West Oakland/Harbor
<b>City Council District:</b>	3 – Lynette Gibson McElhaney
<b>Action to be Taken:</b>	Conduct design review of proposed FDPs
<b>Finality of Decision:</b>	NA (Design review, only; No action will be taken at this meeting)
<b>For further information:</b>	Contact case planner <b>Catherine Payne</b> at <b>510-238-6168</b> or by e-mail at <b>cpayne@oaklandnet.com</b>

**SUMMARY**

The purpose of this report is to solicit design review input regarding two proposed Final Development Permits (FDPs) related to the Jack London District Planned Unit Development (case files ER030004, DA13171 and PUD13170). The City of Oakland originally approved the nine-site, multi-phased development project known as “Jack London Square” in 2004. Three sites have been constructed, and the applicant is currently seeking FDPs for two of the three remaining development opportunity sites in Jack London Square. In summary, the applicant proposes mid-rise residential mixed-use development, within the PUD development allowances, for both sites D (case file PUD13170-PUDF-01) and F2 (case file PUD13170-PUDF-02).

# CITY OF OAKLAND PLANNING COMMISSION



Case File: ER030004, PUD13170 and DA13171  
Applicant: Ellis Partners, Matt Weber: (415) 391-9800  
Address: Jack London Square Development Project:  
Generally, south of Embarcadero between Clay and Alice Streets;  
Specifically proposed development sites: Sites D at Broadway  
and F2 at Harrison Street (South of Embarcadero)  
Zone: C-45

## PROJECT SITE AND SURROUNDING AREA

The Jack London Square project site is a nine-site area located along the Oakland Estuary (at the southern terminus of Broadway) between Clay and Alice Streets. More specifically, Jack London Square project "Site D" is located immediately south of Embarcadero (and the Union Pacific right-of-way) on the west side of Broadway. Surrounding land uses include entertainment, dining and destination retail uses and the Jack London Square Marina to the south. "Site F2" is located immediately south of Embarcadero between Harrison and Alice Streets. Adjacent uses include the "Site F1" commercial building to the west, the Union Pacific right-of-way and "Site G" garage and commercial building and Amtrak passenger train station to the north, residential uses to the east, and a vacant lot ("Site F3", a planned hotel site) to the south.

## PROJECT BACKGROUND

### *Project History*

The City of Oakland approved the nine-site, multi-phased development project known as "Jack London Square" in 2004. The project is located on sites located throughout the Jack London District of Oakland, south of Interstate 880, and owned by the Port of Oakland (with the exception of Sites D and F2, which are owned by JLSV Land, LLC). The project was subject to an Environmental Impact Report, Preliminary and Final Development Permits (and appeal), Major Conditional Use Permit (and appeal), Major Variance, Rezone, Development Agreement (and appeal), with final approvals for the land use entitlements granted by the Oakland City Council on June 15, 2004. The PUD was revised in 2014 to allow residential development options on Sites D and F2.

The adopted project is mixed-use development scheme that supports the retail, entertainment and dining uses in the project area, while providing needed complementary residential uses, as well. The project was subject to a high level of design scrutiny in both 2004 and 2014, with a concern for how buildings and land uses would relate to the waterfront, to the public spaces in Jack London Square (including the Bay Trail), and to nearby residential uses.

Since 2004, the project proponent has developed three sites: Sites "C", "G" and "F1". "Site C" is a commercial building that includes 16,000 square feet of above-ground floor office space and 16,000 square feet of vacant retail, dining and entertainment space on the ground floor. "Site G" includes 1,086 parking spaces (although the site was only required to have 743 spaces), 30,000 square feet of vacant retail space on the ground floor, and a pedestrian bridge connecting the building to Jack London Square over the railroad ROW along Embarcadero. "Site F1" is a six-story building with an approximately 33,000 square-foot footprint, and encompasses a total of 191,000 square feet; there is a restaurant located on the ground floor and mostly occupied office uses on the upper floors.

The uses for sites approved in 2014 for sites D and F2 allow for up to 666 dwelling units between both sites. Specifically, approvals for each parcels include:

- Site D: The approved use is for up to 167 dwelling units, and up to 190,000 square feet of retail and office uses, including a theatre. The approved maximum building height is 179 feet.
- Site F2: The approved use is for up to 370 dwelling units, up to 149,000 square feet of retail and office uses, and up to 550 parking spaces. The approved maximum building height is 293 feet.

## PROJECT DESCRIPTION

The proposed project is two Final Development Permits related to the Jack London District Planned Unit Development (JLD PUD). The proposed FDPs are for mixed-use residential development on Sites D and F2. In summary, the proposed development schemes are as follows:

Site D: Site D is located at the base of Broadway on the northwest corner of Broadway and Embarcadero. The proposed project includes the following features:

- 85-foot building height (eight stories);
- 121 dwelling units
- 2470 sf retail
- 64 on-site parking spaces (including three spaces for the commercial square footage)
- 1 on-site loading space
- Open space = amount not indicated

Site F2: Site F2 is located between Harrison and Alice Streets, and between Embarcadero and Water Street. The proposed project includes the following features:

- 85-foot building height (eight stories)
- 326 dwelling units
- 2,562 square-foot ground-floor retail space
- 86 on-site parking spaces (with the balance of 77 required spaces provided in the existing Site G garage, located on 2<sup>nd</sup> Street)
- 1 on-site loading space (consistent with approved variance)
- Open space = amount not indicated

## GENERAL PLAN ANALYSIS

### *Existing General Plan Land Use Classifications*

The Site D General Plan land use classification is Retail, Dining, Entertainment Phase 2 (RDE-2). The intent of this classification is to “enhance and intensify Lower Broadway as an active pedestrian-oriented entertainment district that can help to create stronger activity and pedestrian linkages with downtown Oakland, Old Oakland, and Chinatown.” (EPP, page 132) With regards to desired character, “Future development in this area should be primarily retail, restaurant, entertainment, hotel, upper level office, cultural, parks public open space, and any other use that is complementary to active public-oriented ground-level uses.” (EPP, p. 132) The maximum FAR is 7.0, and the district allows 125 dwelling units per gross acre. The RDE-2 designation allows residential uses and emphasizes pedestrian-oriented development with active public-oriented uses on the ground floor.

The Site F2 General Plan land use classification is Mixed Use District (MUD). The intent of his classification is to “Encourage the development of nontraditional higher density housing (work/live, lofts, artist studios) within a context of commercial and light industrial/manufacturing uses.” (EPP, p.133) With regards to desired character, “Future development in this area should be primarily light industrial, warehousing, wholesale, retail, restaurant, office, residential, work/live, loft units, parks, and public open spaces with manufacturing, assembly, and other uses that are compatible with adjacent uses.” (EPP, p. 133) The maximum FAR is 5.0, and the district allows up to 125 dwelling units per gross acre.

## ZONING ANALYSIS

### *Zoning District Analysis*

Both Sites D and F2 are zoned C-45 Community Shopping Commercial Zone (C-45 zone). The zoning regulations are consistent with the General Plan land use designations and would allow the proposed project. The intent of the C-45 zone is to “create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares.” (Oakland Planning Code Section 17.56.010) The outright permitted residential density is one dwelling unit per 300 square feet of lot area. The maximum FAR is 7.0 (and may be exceeded by 10 percent on any corner lot).

The following table compares the proposed project with the C-45 development standards:

Zoning Criteria	C-45 Development Standards	Site D Proposal	Site F2	Comments
Land Use	Includes permanent residential	Permanent Residential	Permanent Residential	Complies
Density	1 unit /300 s.f. lot area	NA	NA	Density does not apply in Estuary Plan area if GP FAR not exceeded
Front Yard	0'	0' and greater	0' and greater	Complies
Street Side Yard	0'	0' and greater	0' and greater	Complies
Interior Side Yard	0' unless if opposite living room window, then 8' plus 2' additional for each story above ground level	0' and greater	0' and greater	Complies
Courts	Required opposite legally required windows	Courts provided	Courts provided	Complies
Rear Yard	0'	0' and greater	0' and greater	Complies
Building Height	179' on D; 293' on F2	8 stories (85')	8 stories (85')	Complies
Open Space	150 s.f. group/unit (private space reduces requirement by 50%)	To Be Determined	To Be Determined	To Be Determined
Parking	0.5 space/residential unit	64 spaces (complies)	163 spaces (including Site G)	Complies with recently adopted parking regulations
Loading	<50 k sf = 0 >50k sf = 1 >200k sf = 2	1 provided	1 provided	Complies (minor variance approved in 2014 for location)
Bicycle Parking	Long-term: 1 per 4 units Short-term: 1 per 20 units			TBD
Recycling Space	2 cubic feet of space per unit			TBD

*PUD Analysis*

The proposed revisions to the PUD include the addition of residential options for Sites D and F2 and the removal of the cap on office uses for the same sites. The PUD allows permitted density and FAR to be applied in an additive manner throughout the PUD area. This means that the available FAR from one PUD site can be added to another site located within the same PUD. The proposed residential options rely on this calculation to maximize the allowable density and FAR for Sites D and F2, as shown below.

Site D

Site D PUD Requirement		Consistency of Site D Proposal	Requirements
Land Use	Up to 666 du/ 90k sf Retail/ 59k sf Office/41k sf theater	61 du/ up to 2,500 sf groundfloor retail	Complies
FAR	7.0 FAR (168,294 sf/886,723 sf sitewide*)	132,484 sf/3.5 FAR	Complies
Footprint	38k sf	Complies	Consistent with PUD
Height	179 feet	85'	Complies
Square footage	190k sf	132,484 sf	Complies
Parking	1:1	.5/du	Complies with underlying zoning regulations

Site F2

Site F2 PUD Requirement		Consistency of Site F2 Proposal	Requirements
Land Use	Up to 666 du/ 15k sf Retail/ 134k sf Office	326 du/ up to 2,600 sf groundfloor retail	Complies
FAR	5.0 FAR (73,847 sf/886,723 sf sitewide*)	341,702 sf/ 6.0 FAR	Complies
Footprint	57k sf	Complies	Complies
Height	293 feet	85'	Complies
Square footage	540,205 sf	341,702 sf	Complies
Parking	1:1	.5/du (provided throughout PUD site)	Complies with underlying zoning regulations and PUD regulations for location of parking

## ISSUES

### *Open Space*

In order to comply with the underlying zoning regulations, the project should provide 150 square feet of group open space per dwelling unit (or 75 square feet of private open space per unit). Although the project includes nicely designed open space for each site, the quantity does not meet the required minimum. The PUD regulations allow relaxation of development standards (such as the quantity or dimensions of required open space) for the purpose of designing an integrated development. Staff believes that an appropriate design solution is to include the public paseo between the F2 and F3 sites (essentially, Water Street) in the design and delivery of the open space requirement for the Sites D and F2 FDPs. As such, the paseo would be designed to provide a unique public access experience rich in furnishings, amenities and public art. The design should be included in the Planning Commission packet and should be constructed prior to issuance of the certificate of occupancy for the Site F2 development.

### *D Site Color*

The D site is well-designed with a dynamic roof line, dramatic soffit detailing and large expanses of glazing. However, the dark base color of the building is cool and recedes into the background. The D site is a gateway site in Oakland. The building at that site should have a signature, welcoming color scheme that reflects its location on the Oakland waterfront and near the Port of Oakland.

### *F2 Site Embarcadero Frontage*

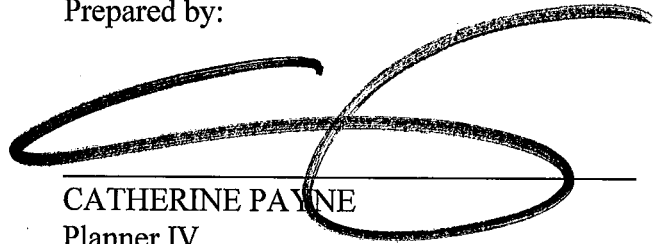
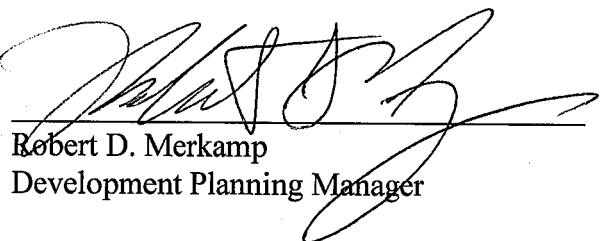
In general, the F2 building is well-articulated and responsive to the conditions on each side of the proposed building. The applicant has revised the façade facing Embarcadero to reduce mass and monotony. Staff recognizes that to address the noise condition adjacent to the very active railroad right-of-way adjacent to the Embarcadero building elevation is difficult without minimizing the articulation and openings on that side of the building. Staff believes that the current design iteration maximizes articulation and openness while ensuring compliance with building codes.



**RECOMMENDATION**

Staff finds both development proposals for Sites D and F2 to be well-designed, sensitive to their respective settings, and unique enough to work in synergy with the Jack London location to contribute to the regional destination quality of the area. This staff report identifies a few specific design comments Staff recommends that the Design Review Committee discuss these and any other design comments regarding the two proposed FDPs. In particular, staff recommends that the DRC discuss and direct the applicant regarding the Water Street paseo discussed in the *Issues* section of this report.

Prepared by:

  
\_\_\_\_\_  
CATHERINE PAYNE  
Planner IVApproved for forwarding to the  
Design Review Committee:  
\_\_\_\_\_  
Robert D. Merkamp  
Development Planning Manager

## Attachments:

- A. Proposed Project Plans



# JACK LONDON PARCEL D

FINAL DEVELOPMENT PLAN OAKLAND, CALIFORNIA

DEVELOPER

**CIM** CIM Group

4700 WILSHIRE BOULEVARD,  
LOS ANGELES, CA 90010  
T 323.860.4900

ARCHITECT

**SCB** SOLOMON CORDWELL BUENZ  
© 2015

255 CALIFORNIA STREET  
SAN FRANCISCO, CA 94111  
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# PROJECT DIRECTORY

## OWNER

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4700 WILSHIRE BOULEVARD,  
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T 323.860.4900

## ARCHITECT

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415.216.2450

## STRUCTURAL ENGINEER

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One Post Street, Suite 1050  
San Francisco, CA 94104  
415.781.1505

## MEP ENGINEER

MEYERS+  
150 Spear Street, Suite 700  
San Francisco, CA 94105  
415.328102

## CIVIL ENGINEER

SANDIS  
636 9th Street  
Oakland, CA 94607  
510.873.8866

## LANDSCAPE ARCHITECT

SURFACE DESIGN INC  
Pier 33, The Embarcadero #200  
San Francisco, CA 94111  
415.621.5522



Embarcadero (Facing North)



MLK Way

101 Jefferson

Jefferson St

101 Clay

Clay St

105 Washington

Washington St



Washington St

110 Washington

101 Broadway

Broadway

444 Embarcadero

Franklin St

384 Embarcadero

Embarcadero (Facing South)



65 Webster

Franklin St

98 Broadway

Broadway

PARCEL D

495 Embarcadero

Washington St

515-525 Embarcadero



Clay St

551-599 Embarcadero

Jefferson St

601-649 Embarcadero

MLK Way

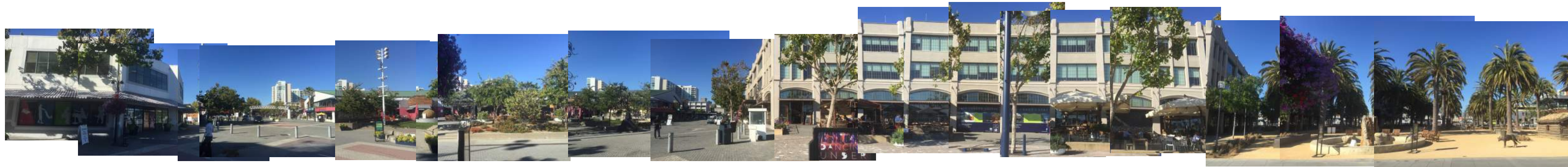
Water St & SF Bay Trail (Facing North)



Washington St

481 Water

PARCEL D



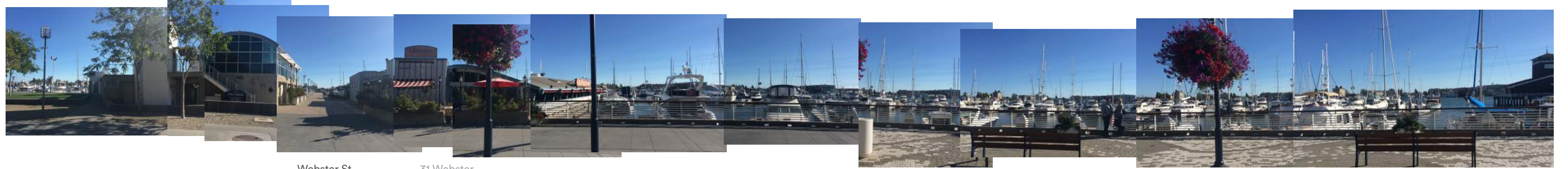
Broadway

98 Broadway

Franklin St

65 Webster

Water St & SF Bay Trail (Facing South)



Webster St

31 Webster



1 Franklin Franklin St

409 Water



Broadway

431-499 Water

431-499 Water

Washington St



Washington St (Facing West)



Waterfront

501-599 Water

Water St

505 Embarcadero

Embarcadero

101 Washington



2nd St

201 Washington

215 Washington

221 Washington

3rd St

510 3rd St

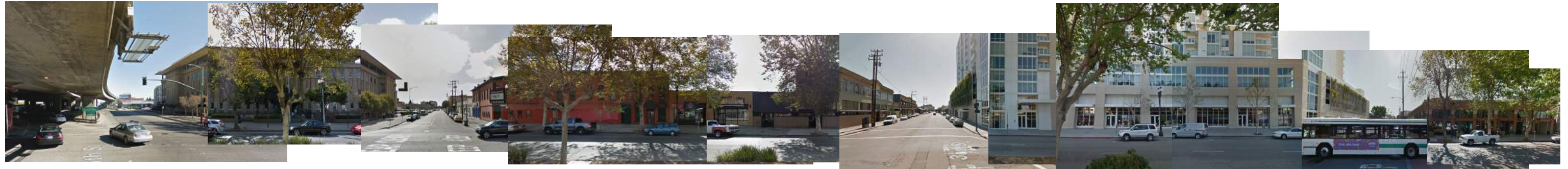
317 Washington

4th St

5th St

1880 Nimitz Fwy

Broadway (Facing East)



1880 Nimitz Fwy

5th St

430 Broadway

4th St

332 Broadway

314-300 Broadway

3rd St

222 Broadway

2nd St



126 Broadway

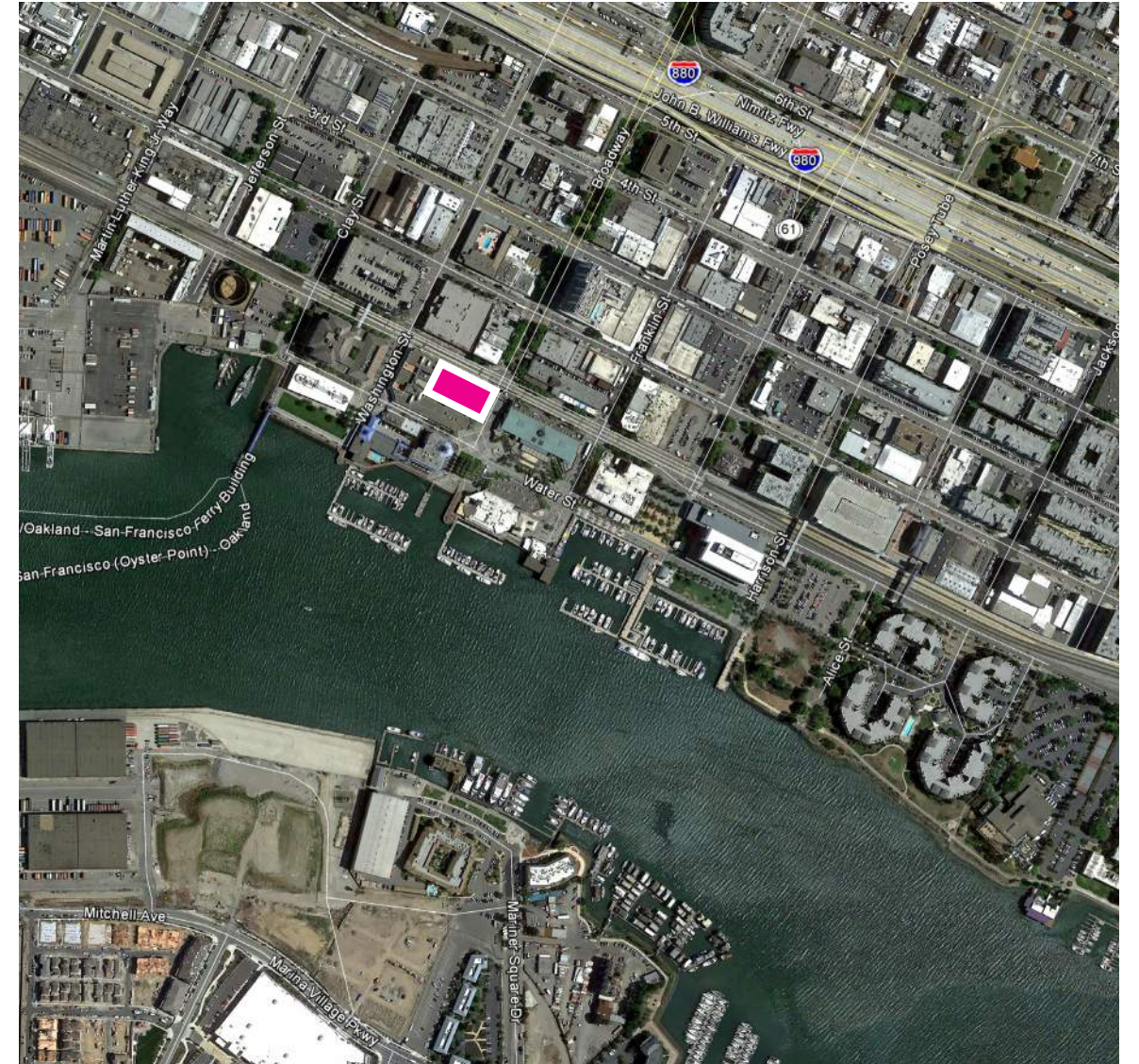
444 Embarcadero

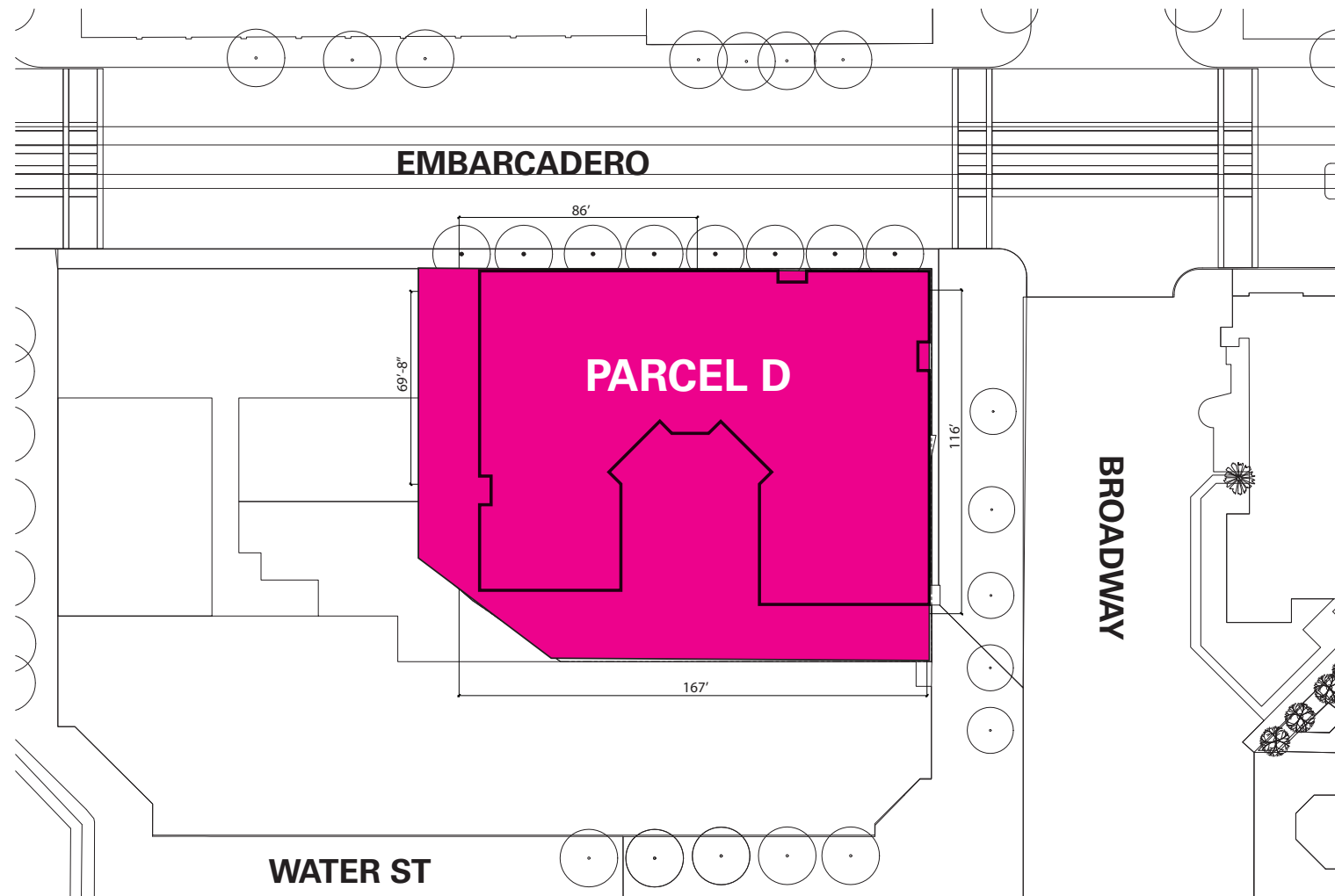
Embarcadero

98 Broadway

Water St

Waterfront





**SITE PLAN**

Item	Codes	FDP - Proposed
<b>Regulating Agency</b>	City of Oakland	
<b>Governing Regulations</b>	Approved Entitlements Case #ER03004, PUD13170, DA13171 (Most recently amended 9/23/14)	
	Oakland Planning Code (Revised through May 2015)	
<b>Zoning Classification</b>	C-45; PUD	
<b>General Plan Classification</b>	RDE-2	
<b>Land Use</b>	Mixed Use (PDP high-rise scheme- 250,775 sf)	132,484 sf
<b>Density (Unit Count)</b>	Up to 665 Units to be allocated between Sites D & F2 (PDP high-rise scheme- 167 units Mid-rise scheme- xxx units)	121 Units
<b>FAR</b>	7:1, set by PUD, can be applied in an additive manner w/ Parcel F2	103,952 gsf
<b>Building Height</b>	193', 17 stories Allowed (PDP high-rise scheme- 179', 17 stories)	85' (8 stories)
<b>Open Space</b>	150 sf group space/unit (private space reduces requirement by 50%)	Code required open space has been provided via public dedication of lands within the PUD (\$17.142.100.F)
<b>Parking</b>	1:1 parking on-site Up to 50% of spaces may be compact or intermediate. Regular Space = 18'x 8.5'(10.5' at wall) Intermediate Space = 16.5'x 8'(10' at wall) Compact Space = 15'x 7.5'(9.5' at wall) Maneuvering Aisle for 90 deg parking = 21' 1 space / 1ksf retail	.5:1 parking on site 61 spaces for resi. 2,500 / 1k = 3 retail 64 spaces total
<b>Loading</b>	No on-site loading required per approved loading variance	1 on-site space
<b>Bicycle Parking (Long Term)</b>	1 space / 4 units & 1 space / 12ksf retail	121 / 4 = 31 2,500 / 12k = 1 31+1 = 32 LT
<b>Bicycle Parking (Short Term)</b>	1 space/ 20 units & 1 space / 2ksf retail	121 / 20 = 7 2,500 / 2k = 2 7+2 = 9 ST
<b>Recycling Space</b>	2 CF space per unit Retail - 2 CF / 1ksf	121x2 = 242 CF 2,500/1k = 3CF 242 + 3 = 245 CF

ASSESSOR'S MAP 18

Code Area Nos. 17-001

415 Scale: 1"=100'

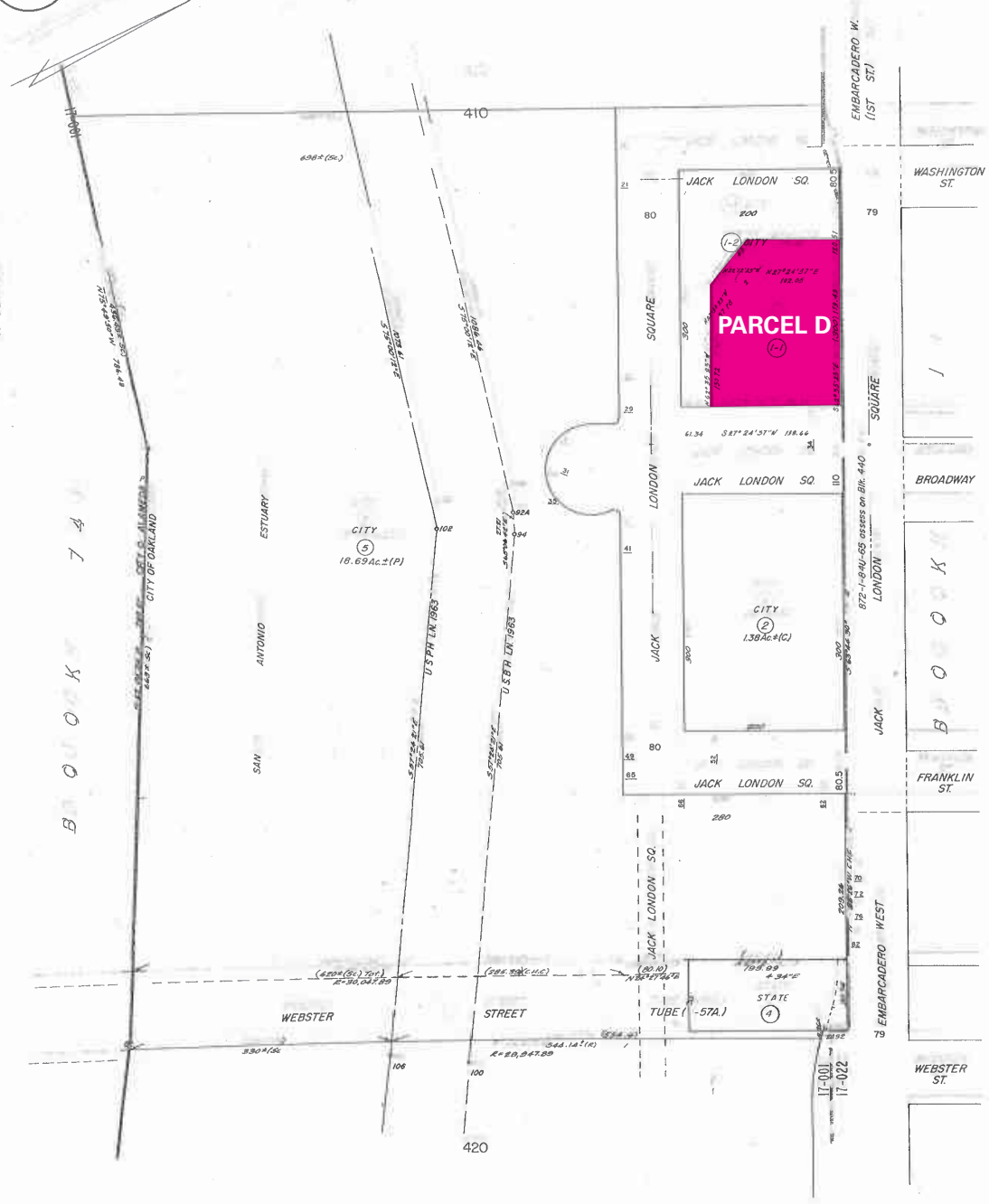
OAKLAND AND VICINITY (BOARDMAN) (BK. 17 Pg. 14)

Drawn: 2-66R.H.S. Revised: 4-2017, 7-8M, 6-24-2016, C.S.L., 8-10-2015, 1-10-2015

Formerly: Bills 204, 205, 8, 11n, Bills 96, 104, & 203, 0/415

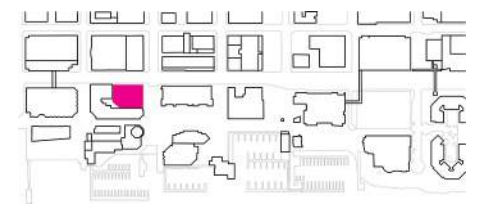
A.C.M.

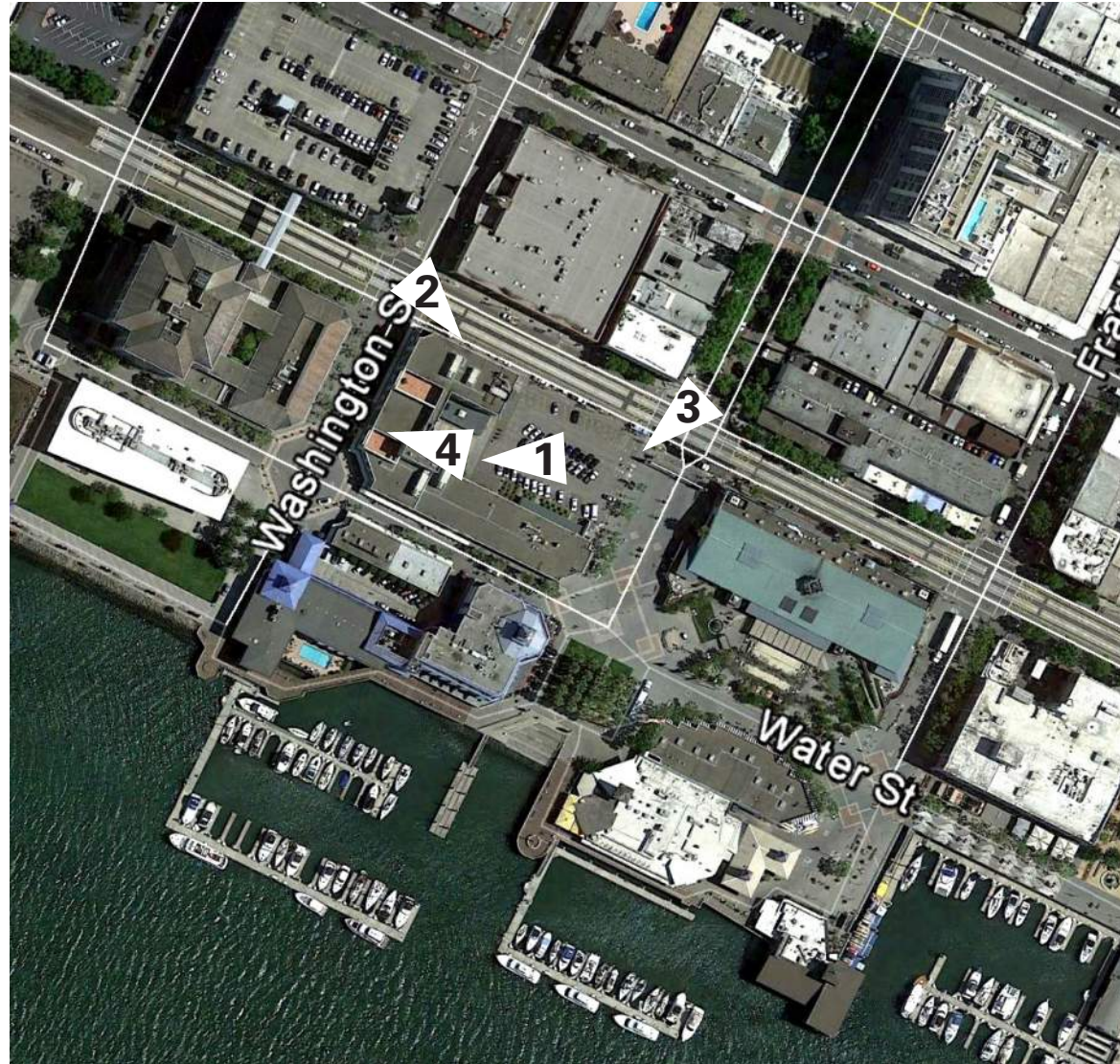
References: Case 7-1-2, Case 2-19-20, Case 2-3B-6



ASSESSOR'S MAP  
FINAL DEVELOPMENT PLAN  
Jack London Square - Parcel D  
CIM Group

10 - 19 - 2016  
2016041.000





1: View of Parcel D looking west



2: View of Parcel D looking east



3: View of Parcel D looking southwest



4: View of Parcel D looking west

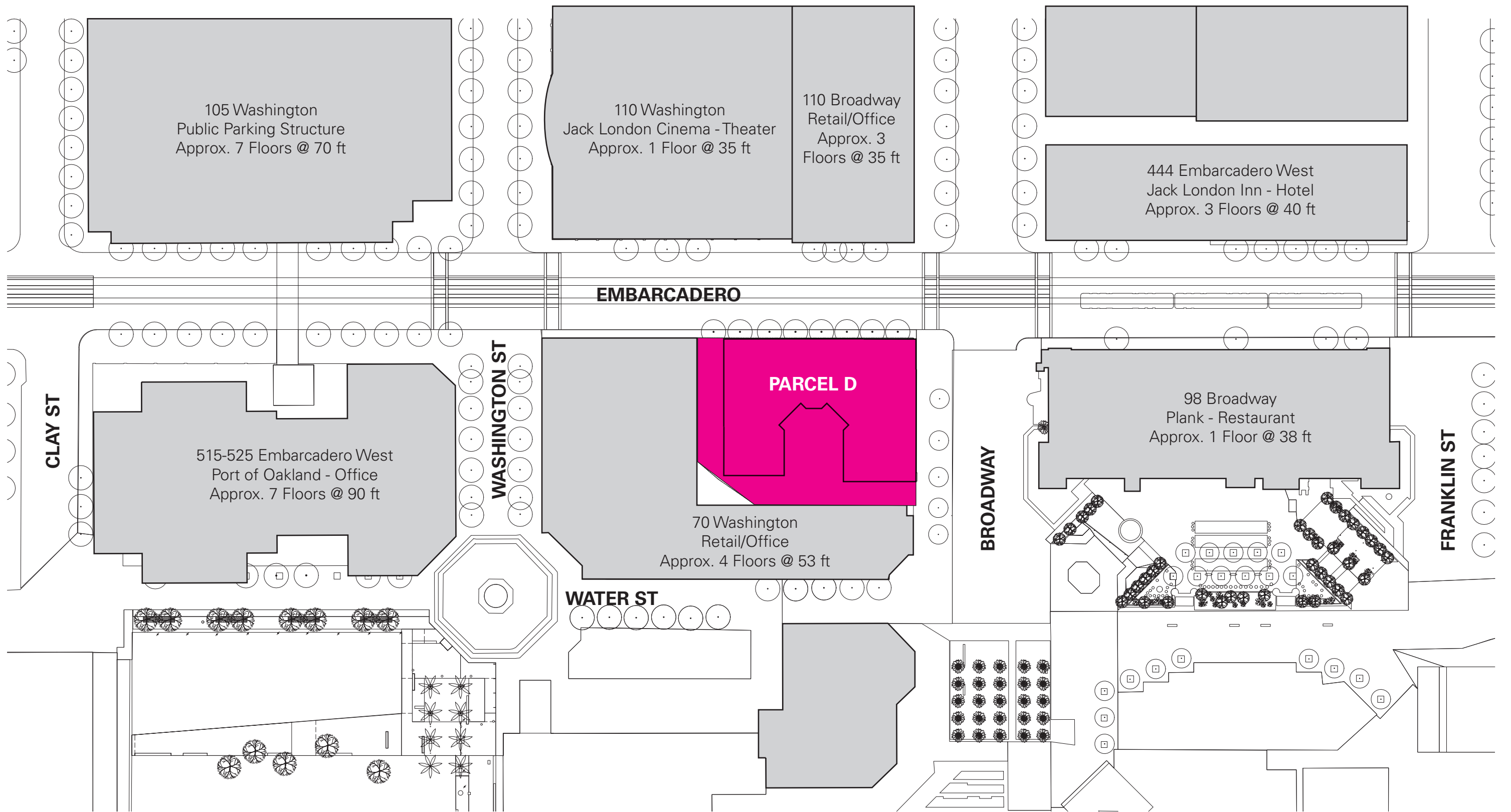
Checklist Certification Level: (Does not include ? credits)

Project Totals	Yes	?	No
	52	20	38

Silver

Category	Credit	Credit Name	Yes	?	No	Phase	Status	Comments	Responsibility
<b>Sustainable Sites</b>	Prereq 1	Construction Activity Pollution Prevention	Y			C	-	Create and implement an erosion and sedimentation control plan-code requirement	G.C.
	Credit 1	Site Selection	1			D	-	Prohibits hardscape on certain site conditions (Prime farmland, wetland, etc.)	SCB
	Credit 2	Development Density & Community Connectivity	5			D	-	Will easily qualify because of urban location	SCB
	Credit 3	Brownfield Redevelopment		1		-	-	Is there any remediation required of existing site?	G.C./Owner
	Credit 4.1	Alternative Transportation, Public Transportation Access	6			D	-	Meets through adjacency to bus lines (+1pt for Regional Priority) (+1pt for Exemplary Performance Likely)	SCB
	Credit 4.2	Alt. Transportation, Bicycle Storage & Changing Rooms	1			D	-	Current unit mix requires covered spaces. Retail requires spaces and access to shower	SCB
	Credit 4.3	Alt. Transportation, Low-Emitting & Fuel-Efficient Vehicles	3			D	-	Several options available - including charging stations, car share, preferred parking for Low-Emitting & Fuel Efficient Vehicles	SCB
	Credit 4.4	Alt. Transportation, Parking Capacity	2			D	-	Credit requires one of the following: a) car pool parking b) shared zipcar or similar service c) ride share program residents	SCB
	Credit 5.1	Site Development, Protect or Restore Habitat		1		D	-	Requires landscape areas or green roofs with native or adapted vegetation for 20% of the site area	Landscape
	Credit 5.2	Site Development, Maximize Open Space	1			D	-	Pedestrian hardscape, green roof or ground level plantings total 20% of site area (+1pt for Exemplary Performance Likely)	SCB
	Credit 6.1	Stormwater Design, Quantity Control		1		D	-	Might be possible with green roof, etc.	Civil
	Credit 6.2	Stormwater Design, Quality Control		1		D	-	Permeable areas and adequate landscaping best way to meet requirements	Civil
	Credit 7.1	Heat Island Effect, Non-Roof	1			D	-	100% parking under cover (+1pt for Exemplary Performance Likely)	SCB
	Credit 7.2	Heat Island Effect, Roof	1			D	-	White roofing membrane, green roof or some combination (+1pt for Regional Priority)	SCB
Credit 8	Light Pollution Reduction			1	n/a	-	Would require lighting to be reduced or windows shielded between 11 pm and 5 am public areas	Lighting	
<b>Water Efficiency</b>	Prereq 1	Water Use Reduction	Y			D	-	Requires 20% reduction from baseline case	Owner/SCB
	Credit 1	Water Efficient Landscaping	2	2		D	-	50% reduction of potable water use for irrigation	Landscape
	Credit 2	Innovative Wastewater Technologies			2	n/a	-	Low flow toilets and/or water re-use (+1pt for Regional Priority)	Owner/SCB
	Credit 3	Water Use Reduction, 30-40% Reduction	2	2		D	-	30% savings over baseline (+1pt for Regional Priority for 40%)	Owner/SCB
<b>Energy and Atmosphere</b>	Prereq 1	Fund. Commissioning of Building Energy Systems	Y			C	-	Basic Commissioning	Cx
	Prereq 2	Minimum Energy Performance	Y			D	-	18% energy improvement to baseline case per ASHRAE 90.1 2007	Energy
	Prereq 3	Fundamental Refrigerant Management	Y			D	-	No or low costs. Zero CFC use required	MEP
	Credit 1	Optimize Energy Performance	4		15	D	-	18% better than baseline for 3 points - is now the prerequisite but still get points	Energy
	Credit 2	On-Site Renewable Energy			7	n/a	-	1% on site renewable energy (+1pt for Regional Priority)	Owner
	Credit 3	Enhanced Commissioning	2			C	-	Additional consulting fees - recommended to get max. value from commissioning	Cx
	Credit 4	Enhanced Refrigerant Management		2		D	-	All mechanical units must comply	MEP
Credit 5	Measurement & Verification		1	2	C	-	1 pt for registering project with EnergyStar portfolio manager tool and share project file with USGBC master account	Owner	
Credit 6	Green Power		2		C	-	2 year contract to purchase green power - low cost and decision can be deferred	Owner/SCB	
<b>Materials and Resources</b>	Prereq 1	Storage & Collection of Recyclables	Y			D	-	Required to provide a strategy for the collection of recyclables with sufficient space dedicated for storage.	Owner/SCB
	Credit 1.1	Building Reuse, Maintain Existing Walls, Floors & Roof			3	n/a	-	Not applicable	-
	Credit 1.2	Building Reuse, Maintain Interior Non-Structural Elements			1	n/a	-	Not applicable	-
	Credit 2	Construction Waste Management	2			C	-	75% construction waste recycled - 95% feasible for Exemplary Performance	G.C.
	Credit 3	Materials Reuse			2	n/a	-	Typically too costly	-
	Credit 4	Recycled Content	2			C	-	Requires 20% recycled content (by cost)	G.C./SCB
	Credit 5	Regional Materials	2			C	-	Requires 20% regional content (by cost)	G.C./SCB
Credit 6	Rapidly Renewable Materials			1	n/a	-	If only option is for finish materials usually is expensive	-	
Credit 7	Certified Wood		1		n/a	-	50% wood by value is FSC certified	G.C.	
<b>Indoor Environmental Quality</b>	Prereq 1	Minimum IAQ Performance	Y			D	-	Meet ASHRAE 62.1-2007 sections 4-7 or applicable local code, kitchen exhaust will be major issue	MEP
	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Y			D	-	No smoking in public spaces and within 25' of building openings. • Requires signage to be posted at all building entrances (public, private / Ground, Amenity)	Owner
	Credit 1	Outdoor Air Delivery Monitoring			1	n/a	-	Outdoor airflow monitors required	MEP
	Credit 2	Increased Ventilation			1	n/a	-	Increase ventilation to at least 30% above ASHRAE 62.1-2007	MEP
	Credit 3.1	Construction IAQ Management Plan, During Construction	1			C	-	Protect/clean mechanical system during construction - Follow SMACNA 2007 IAQ Plan guidelines	G.C.
	Credit 3.2	Construction IAQ Management Plan, Before Occupancy			1	n/a	-	Conduct building flush-out prior to occupancy or conduct IAQ tests	G.C./Owner
	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1			C	-	Must meet VOC requirements for material type	G.C./SCB
	Credit 4.2	Low-Emitting Materials, Paints & Coatings	1			C	-	Must meet VOC requirements for material type	G.C./SCB
	Credit 4.3	Low-Emitting Materials, Flooring Systems	1			C	-	Must meet VOC requirements for material type	G.C./SCB
	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Prod.	1			C	-	Must meet VOC requirements for material type	G.C./SCB
	Credit 5	Indoor Chemical & Pollutant Source Control		1		D	-	Walkoff mats required at all entrances and MERV-13 filtration.	Owner/SCB
	Credit 6.1	Controllability of Systems, Lighting	1			D	-	Switches in each room of units and switches in common facilities	Lighting
	Credit 6.2	Controllability of Systems, Thermal Comfort	1			D	-	Need thermostats for common spaces and units.	MEP
	Credit 7.1	Thermal Comfort, Design	1			D	-	HVAC design must meet ASHRAE 55-2004 - usually standard practice	MEP
Credit 7.2	Thermal Comfort, Verification			1	n/a	-	Not applicable for residential projects	-	
Credit 8.1	Daylight & Views, Daylight		1		C	-	Daylight for 75% of regularly occupied areas of buildings - High glass percentage: likely too bright (+1pt for Regional Priority)	SCB	
Credit 8.2	Daylight & Views, Views	1			D	-	Direct outdoor line of sight view for 90% of all regularly occupied spaces.	SCB	
<b>Innovation in Design</b>	Credit 1.1	Innovation in Design: Exemplary Performance - TBD	1			D	-	SCB to review - SSc4.1	SCB
	Credit 1.2	Innovation in Design: Exemplary Performance - TBD	1			D	-	SCB to review - SSc5.2	SCB
	Credit 1.3	Innovation in Design: Exemplary Performance - TBD	1			D	-	SCB to review - SSc7.1	SCB
	Credit 1.4	Innovation in Design: TBD		1		C	-	Green Cleaning / Integrated Pest Management / Pilot Credit	Owner/SCB
	Credit 1.5	Innovation in Design: TBD		1		C	-	Green Cleaning / Integrated Pest Management / Pilot Credit	Owner/SCB
	Credit 2	LEED@ Accredited Professional	1			D	-		SCB
<b>Regional Credit Priorities</b>	Credit 1.1	Regional Priority Credit - SSc4.1	1			D	-	Meet requirements of SSc4.1	SCB
	Credit 1.2	Regional Priority Credit - SSc7.1	1			D	-	Meet requirements of SSc7.1	SCB
	Credit 1.3	Regional Priority Credit - WEc2 or WEc3		1		D	-	Meet requirements of WEc2 or Achieve 40% potable water reduction on WEc3	Owner/SCB
	Credit 1.4	Regional Priority Credit - EAc2 or EQc8.1		1		D	-	Meet requirements of EAc2 or IEQc8.1	Owner/SCB



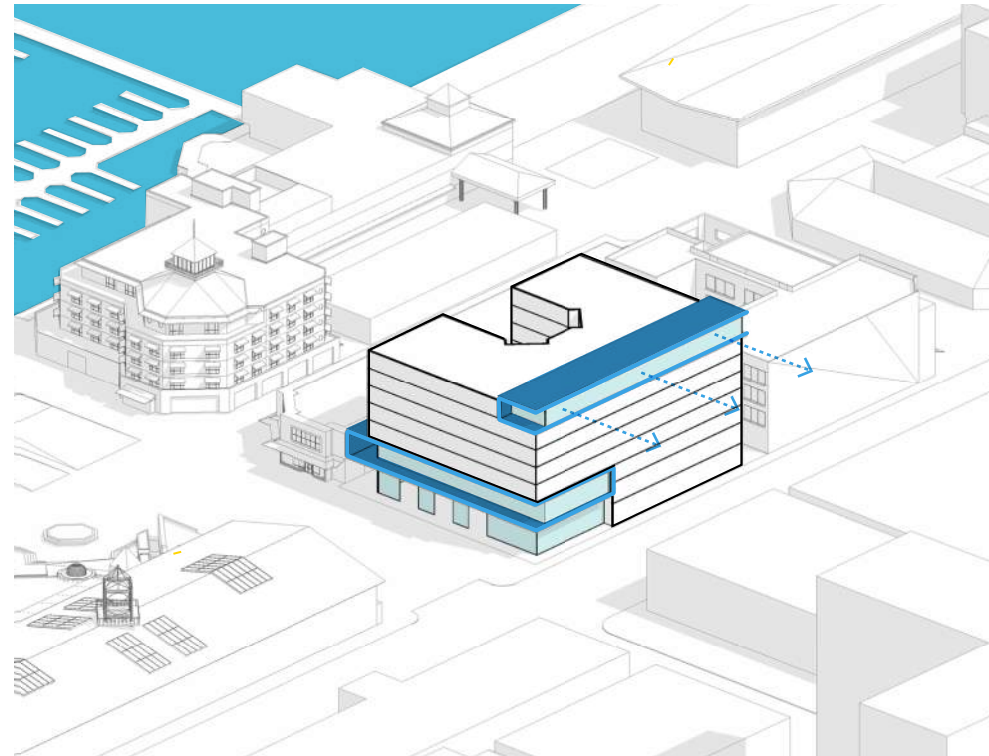
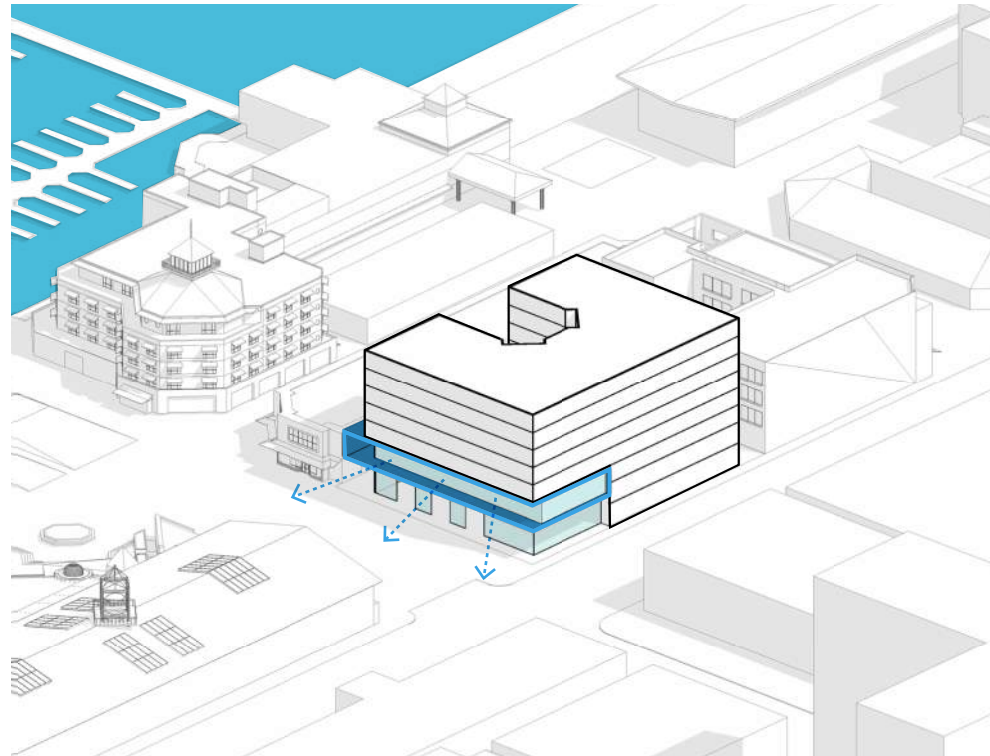
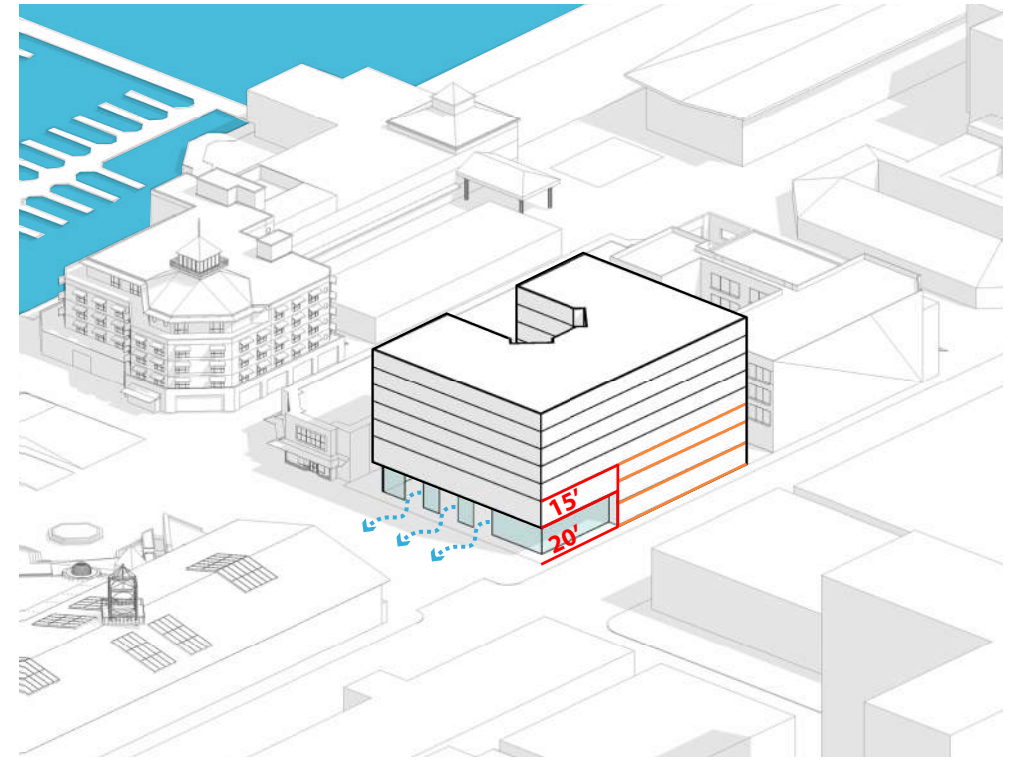
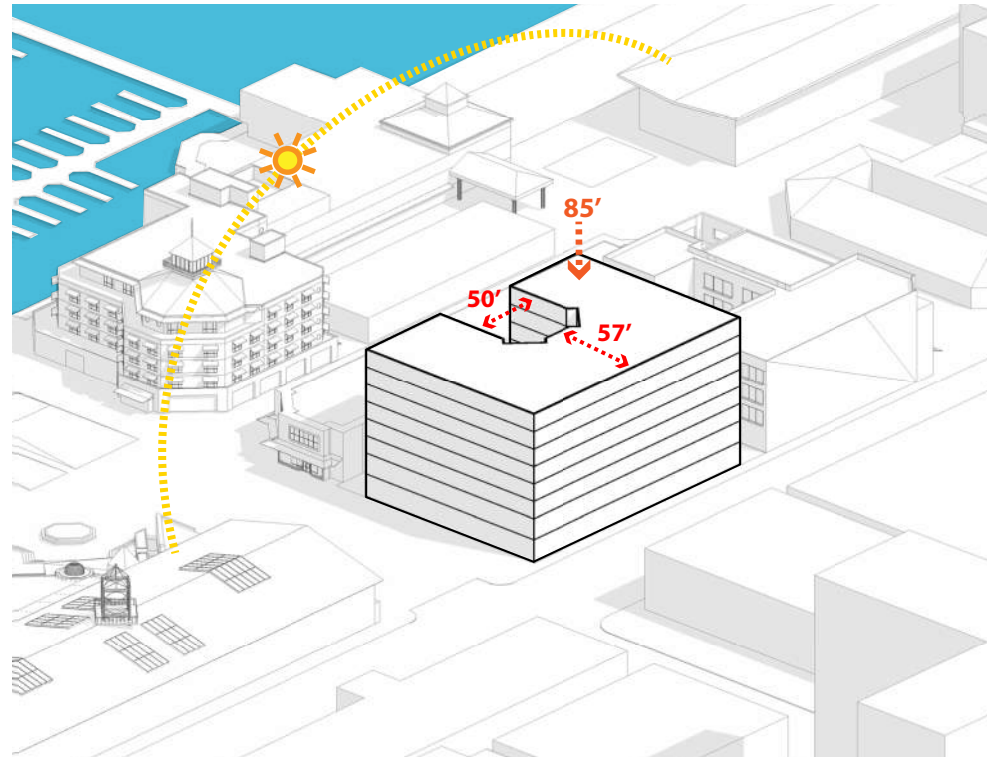
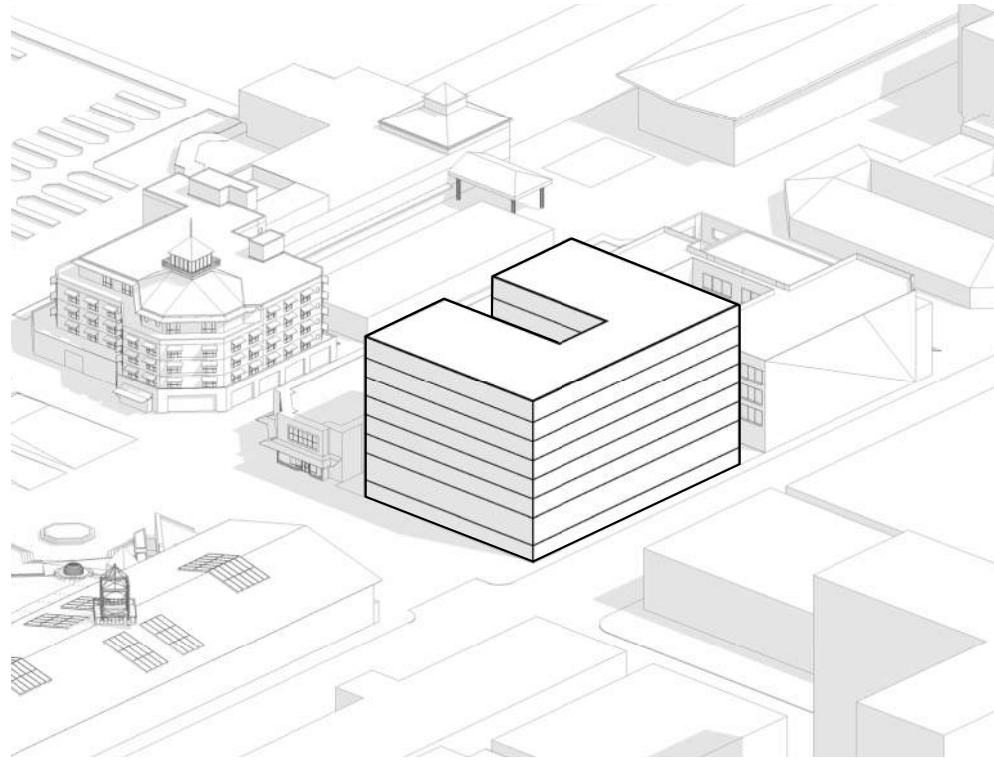


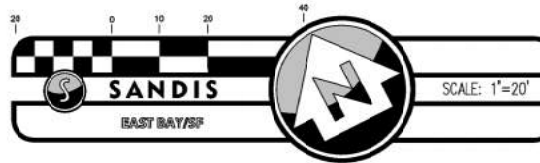
0 50' 100'



**SITE MAP**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel D  
 CIM Group

10 - 19 - 2016  
 2016041.000





### TREE NOTE

TREE SPECIES AND SIZE PER ARBORIST REPORT BY  
SBCA TREE CONSULTING DATED SEPTEMBER 11, 2015.

### SURVEY NOTE

SURVEY INFORMATION SHOWN INCLUDES POINTS FROM  
SURVEYS CONDUCTED IN 2011 AND 2006. SOME INFORMATION  
SHOWN MAY REPRESENT OBJECTS WHICH HAVE SINCE BEEN  
DEMOLISHED.

### BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE PORT OF OAKLAND  
MONUMENT No. H016, AN ALUMINUM DISK STAMPED "PORT OF  
OAKLAND SURVEY CONTROL" ON EMBARCADERO AT WEBSTER STREET.

ELEVATION = 11.838 FEET (PORT OF OAKLAND DATUM)

### SURVEY UTILITY NOTE

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

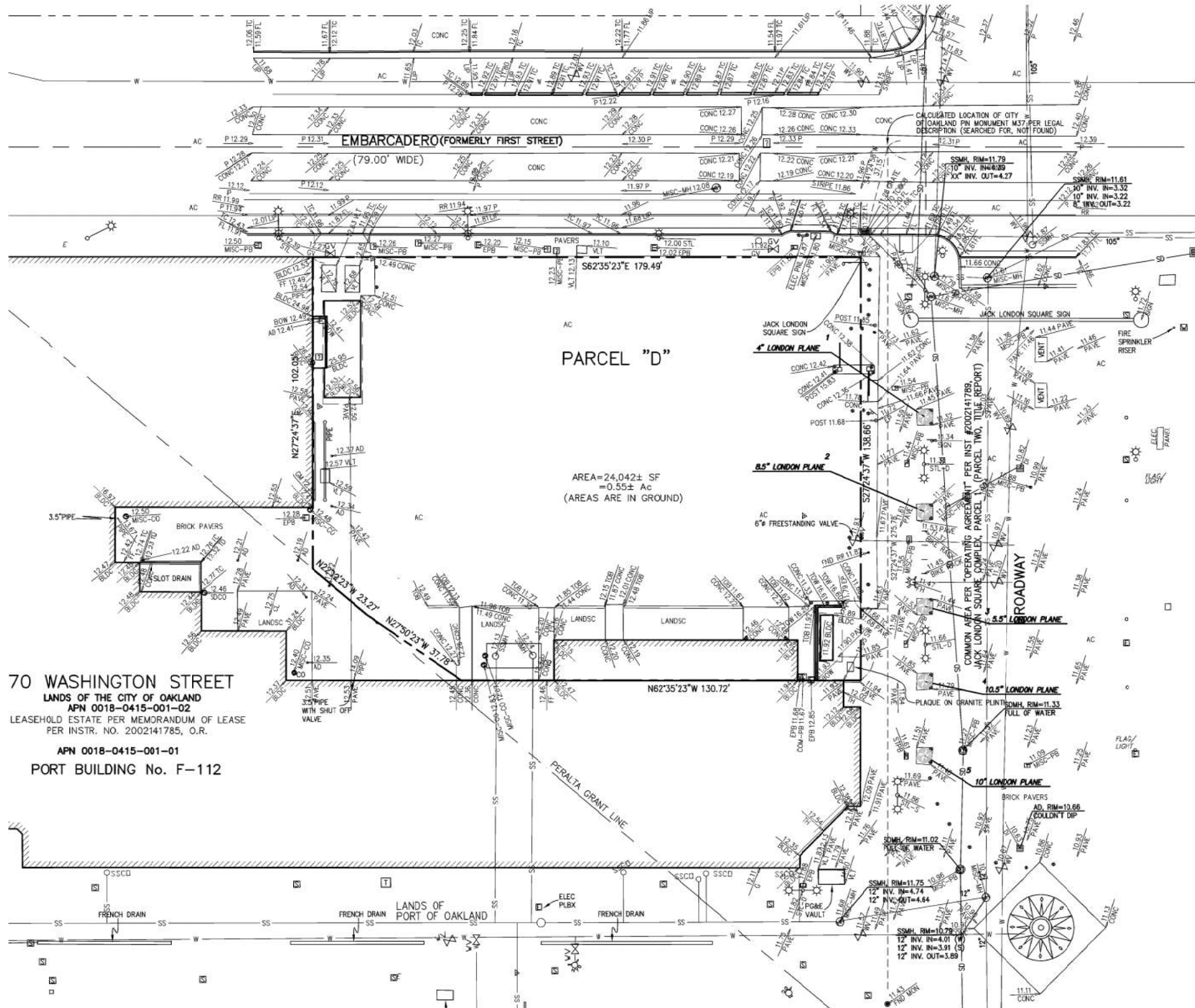
### ABBREVIATIONS

- AD - AREA DRAIN
- BLDC - BUILDING CORNER
- BLDL - BUILDING LINE
- BOLL - BOLLARD
- BOW - BOTTOM OF WALL
- CHKSH - SURVEY CHECK SHOT
- CL - CENTER LINE OR CLASS
- CNPT - SURVEY CONTROL POINT
- COM-PB - COMMUNICATIONS PULLBOX
- CONC - CONCRETE
- DI - DRAIN INLET
- ELEC-MH - ELECTRICAL MANHOLE
- ELEC-PNL - ELECTRICAL PANEL
- EP - EDGE OF PAVEMENT
- EPB - ELECTRICAL PULLBOX
- FDC - FIRE DEPARTMENT CONNECTION
- FF - FINISHED FLOOR
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND MON - FOUND SURVEY MONUMENT
- FND RR - FOUND RAILROAD SPIKE (SURVEY BENCHMARK)
- FND CNPT - FOUND SURVEY CONTROL POINT
- G - GROUND
- GM - GAS METER
- GRATE - DRAIN INLET GRATE
- GV - GAS VALVE
- LIP - LIP OF GUTTER
- MISC-CO - MISCELLANEOUS CLEANOUT
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- MISC-V - MISCELLANEOUS VALVE
- OH - BUILDING OVERHANG
- P - PAVEMENT ELEVATION
- PAVE - PAVEMENT ELEVATION
- RR - RAILROAD TRACK CENTERLINE
- SDCO - STORM DRAIN CLEANOUT
- SSMH - SANITARY SEWER MANHOLE
- STL - STREET LIGHT
- STL-D - DOUBLE-ARM STREET LIGHT
- STL - SINGLE-ARM STREET LIGHT
- STPB - STREET LIGHT PULLBOX
- SW - SIDEWALK
- TC - TOP OF CURB
- TC-CB - TOP OF CURB AT CATCH BASIN
- TD - TRENCH DRAIN
- TH - DOOR THRESHOLD
- TOB - TOP OF BANK
- TOW - TOP OF WALL
- TWP - SURVEY TEMPORARY WORK POINT
- VL - VALT
- VV - WATER VALVE

### LEGEND

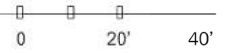
ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND  
DECIMALS THEREOF.

- BUILDING FACE
- EDGE OF PAVEMENT
- BUILDING OVERHANG
- CURB LINE
- SS - SANITARY SEWER
- SD - STORM DRAIN
- T - TELECOMMUNICATIONS LINE
- W - WATER LINE
- UGE - UNDERGROUND ELECTRIC LINE
- X - FENCE
- 101 - CONTOURS
- 100 - CONTOURS
- HWS - HOT WATER SUPPLY
- HWR - HOT WATER RETURN
- CWS - CHILLED WATER SUPPLY
- CWR - CHILLED WATER RETURN
- TVFA - TV / FIRE ALARM
- TELECOM - TELECOM
- 46OV - ELECTRIC (UNKNOWN UTILITY)
- FG - ELECTRIC (UNKNOWN UTILITY)
- A - (UNKNOWN UTILITY)
- - FOUND STANDARD CITY MONUMENT
- - STORM DRAIN MANHOLE
- - SANITARY SEWER MANHOLE
- - SANITARY SEWER CLEANOUT
- AD - AREA DRAIN
- - ELECTRIC UTILITY BOX
- - TELEPHONE PULL BOX
- - CABLE TELEVISION BOX
- - POWER POLE
- - WATER VALVE
- - GAS VALVE
- - WATER METER
- - ELECTROLIER
- - ELECTRIC VALVE
- - SIGN
- - GUY WIRE
- - FIRE HYDRANT
- - SPOT ELEVATION
- - TREE WITH DRIPLINE, TYPE AND DIAMETER AS INDICATED



70 WASHINGTON STREET  
LANDS OF THE CITY OF OAKLAND  
APN 0018-0415-001-02  
LEASEHOLD ESTATE PER MEMORANDUM OF LEASE  
PER INSTR. NO. 2002141785, O.R.  
APN 0018-0415-001-01  
PORT BUILDING No. F-112

PARCEL "D"  
AREA=24,042± SF  
=0.55± Ac  
(AREAS ARE IN GROUND)

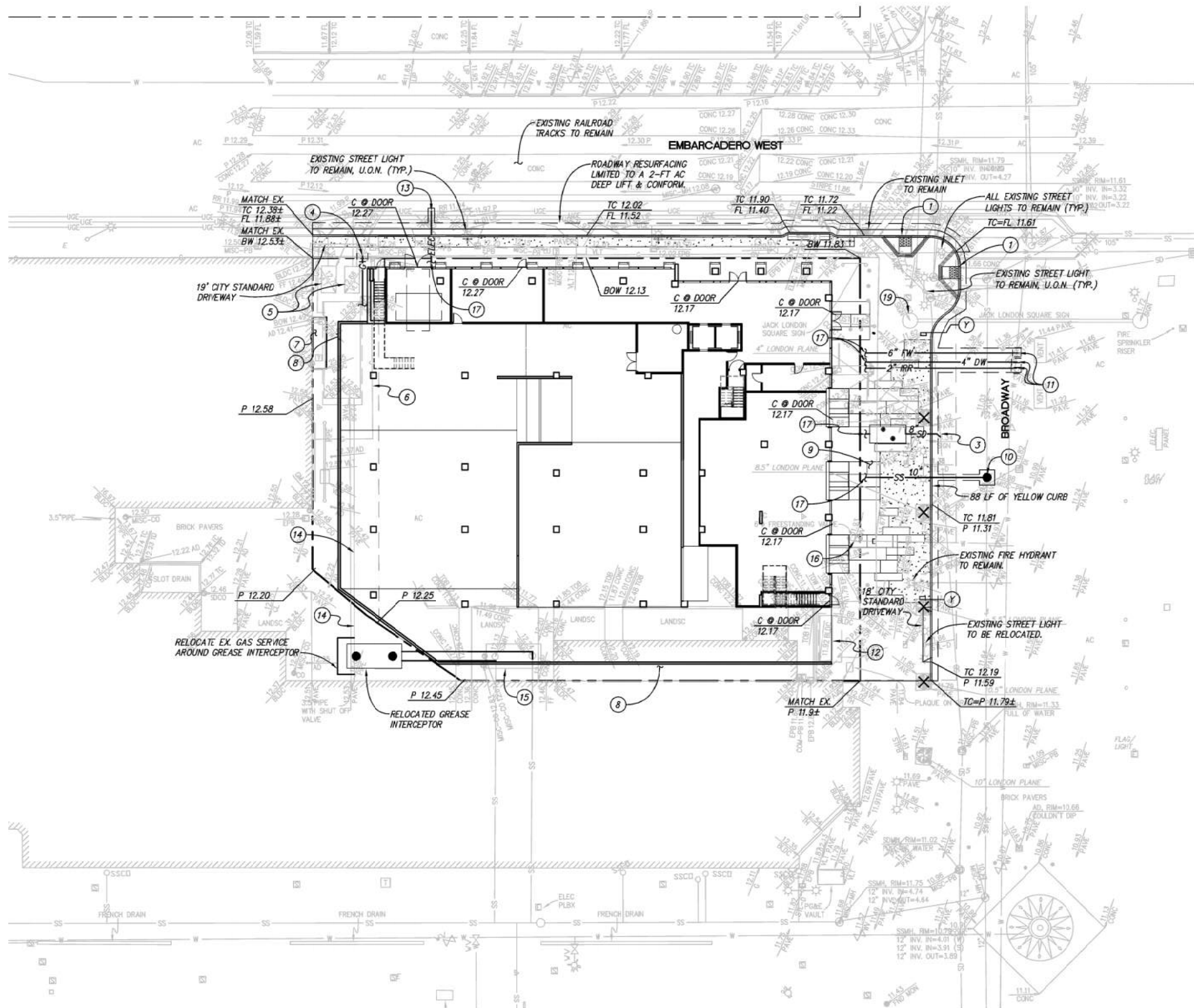


BOUNDARY AND TOPOGRAPHIC SURVEY  
FINAL DEVELOPMENT PLAN  
Jack London Square - Parcel D  
CIM Group



10 - 19 - 2016  
1" = 20'  
F2: 2016013.000  
D: 2016041.000

C0.1

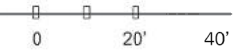


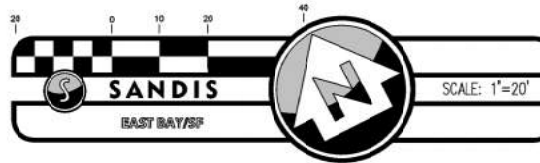
**SHEET NOTES**

- ① CURB RAMP.
- ② CONNECT TO EXISTING STORM DRAIN MANHOLE.
- ③ CONNECT TO EXISTING STORM DRAIN MAIN.
- ④ CONNECT TO EXISTING GAS LATERAL.
- ⑤ EXISTING ELECTRIC TRANSFORMER TO REMAIN. INSTALL TRAFFIC RATED COVER.
- ⑥ EXISTING GAS LATERAL TO BE RELOCATED.
- ⑦ EXISTING BUILDING TO BE REMOVED.
- ⑧ EXISTING ONE-STORY STRUCTURE TO BE REMOVED.
- ⑨ REPLACE EXISTING PAVERS WITH NEW SIDEWALK.
- ⑩ CONNECT TO EXISTING SANITARY SEWER.
- ⑪ CONNECT TO EXISTING WATER MAIN.
- ⑫ ATM TO BE RELOCATED.
- ⑬ CONNECT TO EXISTING ELECTRICAL.
- ⑭ EXISTING UTILITY TO REMAIN. PROTECT IN PLACE.
- ⑮ EXISTING GREASE INTERCEPTOR TO BE RELOCATED.
- ⑯ EXISTING VALVE TO BE REMOVED, CUT AND CAP 5-FT FROM RIGHT-OF-WAY.
- ⑰ SEE MEP PLAN FOR CONTINUATION.
- ⑱ GAS METER, SEE MEP PLAN FOR DETAIL AND CONTINUATION.
- ⑲ EXISTING SIGN POST TO REMAIN.

**LEGEND**

- PROPERTY LINE
- - - SAWCUT LINE AT ASPHALT OR APPROXIMATE LIMIT OF PAVEMENT REMOVAL
- ✕ EXISTING TREE TO BE REMOVED
- Ⓨ CURB PAINT CALLOUT. FLAG INDICATES DIRECTION OF CURB PAINT





# PRELIMINARY STORMWATER TREATMENT MEASURES

NEW IMPERVIOUS AREA (SF)			
AREA ID	ROOF	IMPERVIOUS	TOTAL
A1	21,588	0	21,588
A2	0	2,454	2,454

## STORMWATER MANAGEMENT PLAN NOTES

- THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 - NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2009-0074).
- GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE MINIMIZING IMPERVIOUS SURFACES AND FILTERING SITE STORMWATER RUNOFF BY DRAINING ALL IMPERVIOUS SURFACES TO MEDIA FILTERS PRIOR TO BEING CONVEYED OFFSITE.

## TRANSIT ORIENTED DEVELOPMENT NOTE

THIS PROJECT QUALIFIES AS A TRANSIT ORIENTED DEVELOPMENT PROJECT AND IS CONSIDERED A CATEGORY B SPECIAL PROJECT. BASED ON THE ALAMEDA COUNTY SPECIAL PROJECTS WORKSHEET, THIS PROJECT COULD BE ALLOWED TO USE NON-LID TREATMENT METHODS FOR UP TO 100% OF THE PROJECT'S REQUIRED STORMWATER TREATMENT.

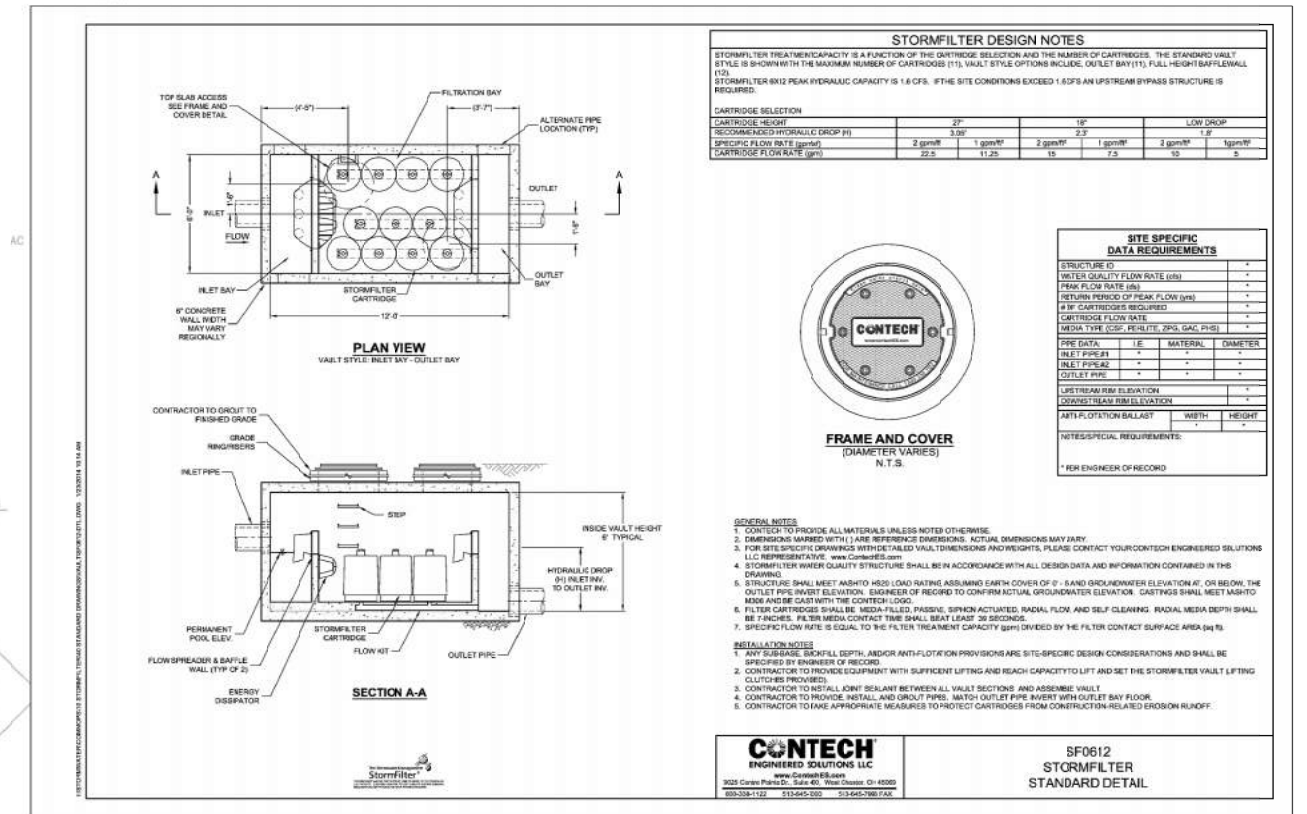
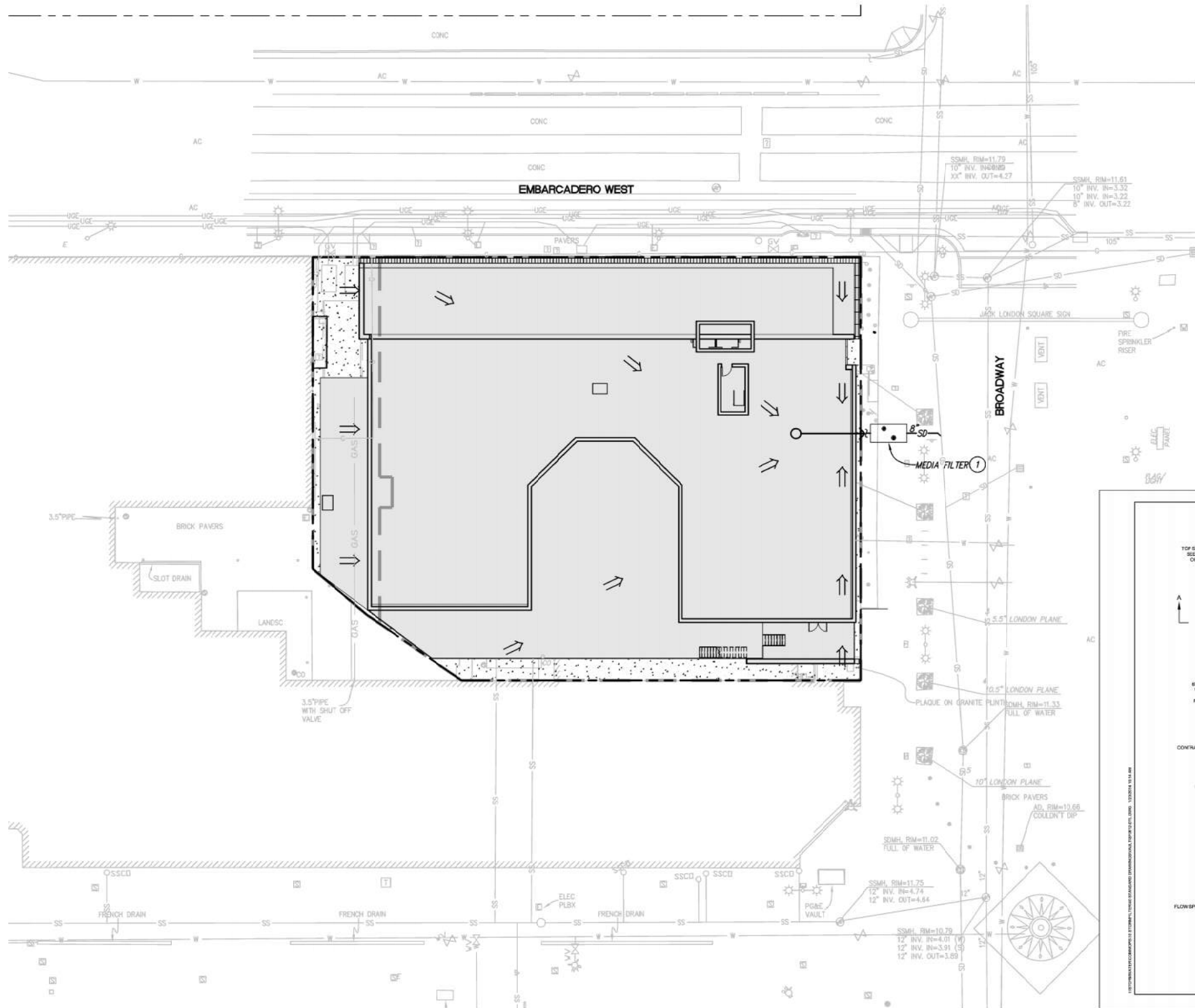
TOTAL PROJECT AREA: 24,042 S.F.  
 AREA ALLOWED TO BE TREATED BY NON-LID METHODS: 24,042 SF  
 AREA PROPOSED TO BE TREATED BY NON-LID METHODS: 24,042 SF  
 TRANSIT ORIENTED DEVELOPMENT: 100%

## SHEET NOTES

- MEDIA FILTER LOCATED UNDER 2ND FLOOR OVERHANG.

## LEGEND

- PROPERTY LINE
- WATERSHED BOUNDARY
- DIRECTION OF RUNOFF
- ROOF (IMPERVIOUS)
- PAVING (IMPERVIOUS)



COLUMN HEADING DESCRIPTIONS

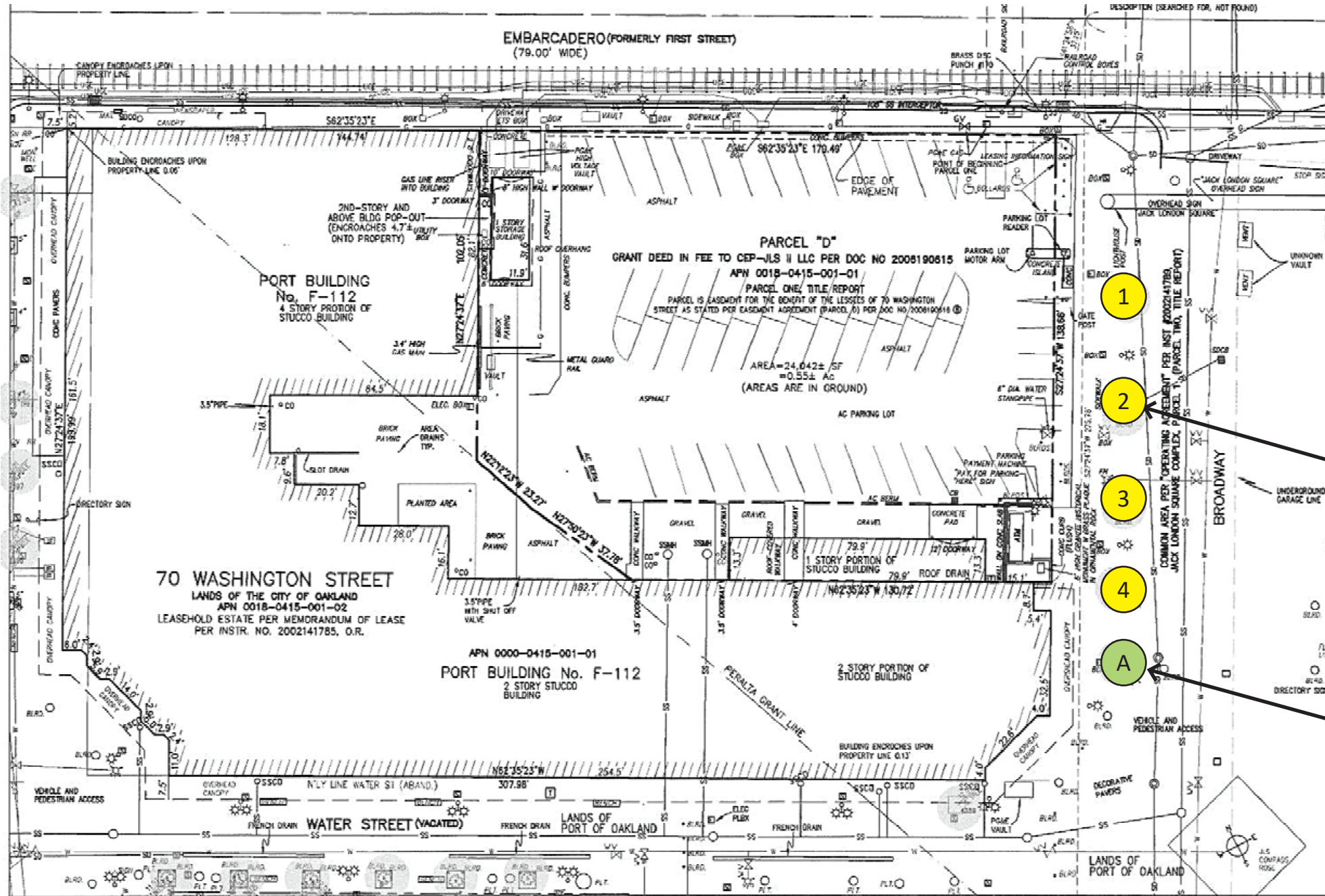
Tag# - Corresponds to Tree Location Map  
 Species - Scientific name  
 Common Name - Vernacular name  
 DBH - Diameter measured in inches at 4.5 feet above soil grade  
 Spread - In feet  
 Notes - Pertinent Arborist comments

Tree #	Species	Common Name	DBH	Spread	Notes
1	<i>Platanus x hispanica</i> "Yarwood"	Yarwood London Plane	4	10	
2	<i>Platanus x hispanica</i> "Yarwood"	Yarwood London Plane	8.5	25	Lean
3	<i>Platanus x hispanica</i> "Yarwood"	Yarwood London Plane	5.5	20	In contact with metal grate, Lean
4	<i>Platanus x hispanica</i> "Yarwood"	Yarwood London Plane	10.5	30	Lean
A	<i>Platanus x hispanica</i> "Yarwood"	Yarwood London Plane	10	25	In contact with metal grate, Lean

General Note: The City of Oakland defines Trees as Protected if they have a 9" or greater DBH and/or are located in the public right of way. All of the trees in this survey fall under this designation.

Trees to be Removed

Trees to be Remain

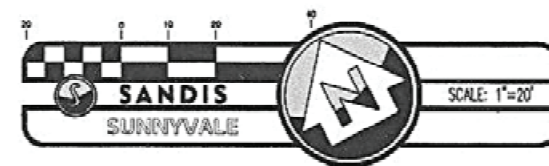


LEGEND AND NOTES

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- CENTER LINE
- - - - - DISTINCTIVE BOUNDARY LINE
- - - - - TRACT SUBDIVISION LINE
- - - - - ADJACENT PARCEL LINE
- - - - - EXISTING EASEMENT LINE
- - - - - EXISTING CHAIN LINK FENCE LINE
- - - - - EXISTING CURB LINE
- - - - - EXISTING UP LINE
- - - - - EXISTING FLOW LINE

- ⊖ EXISTING BACK FLOW PREVENTOR
- ⊖ EXISTING STORM DRAIN CLEAN-OUT
- ⊖ EXISTING WATER VAULT
- ⊖ EXISTING STANDARD CITY MONUMENT
- ⊖ CONTROL POINT
- ⊖ BOLLARD
- ⊖ FLAG POLE
- ⊖ STREET LIGHT PULL BOX
- ⊖ FIRE DEPARTMENT CONNECTION
- ⊖ GAS VALVE



SBCA Tree Consulting  
 1534 Rose St. Crockett, CA 94525  
[steve@sbcacatree.com](mailto:steve@sbcacatree.com)

Phone (510) 787-3075  
 Fax (510) 787-3065  
[www.sbcacatree.com](http://www.sbcacatree.com)

SURFACEDESIGN, INC.

SCB © 2016 Solomon Cordwell Buenz



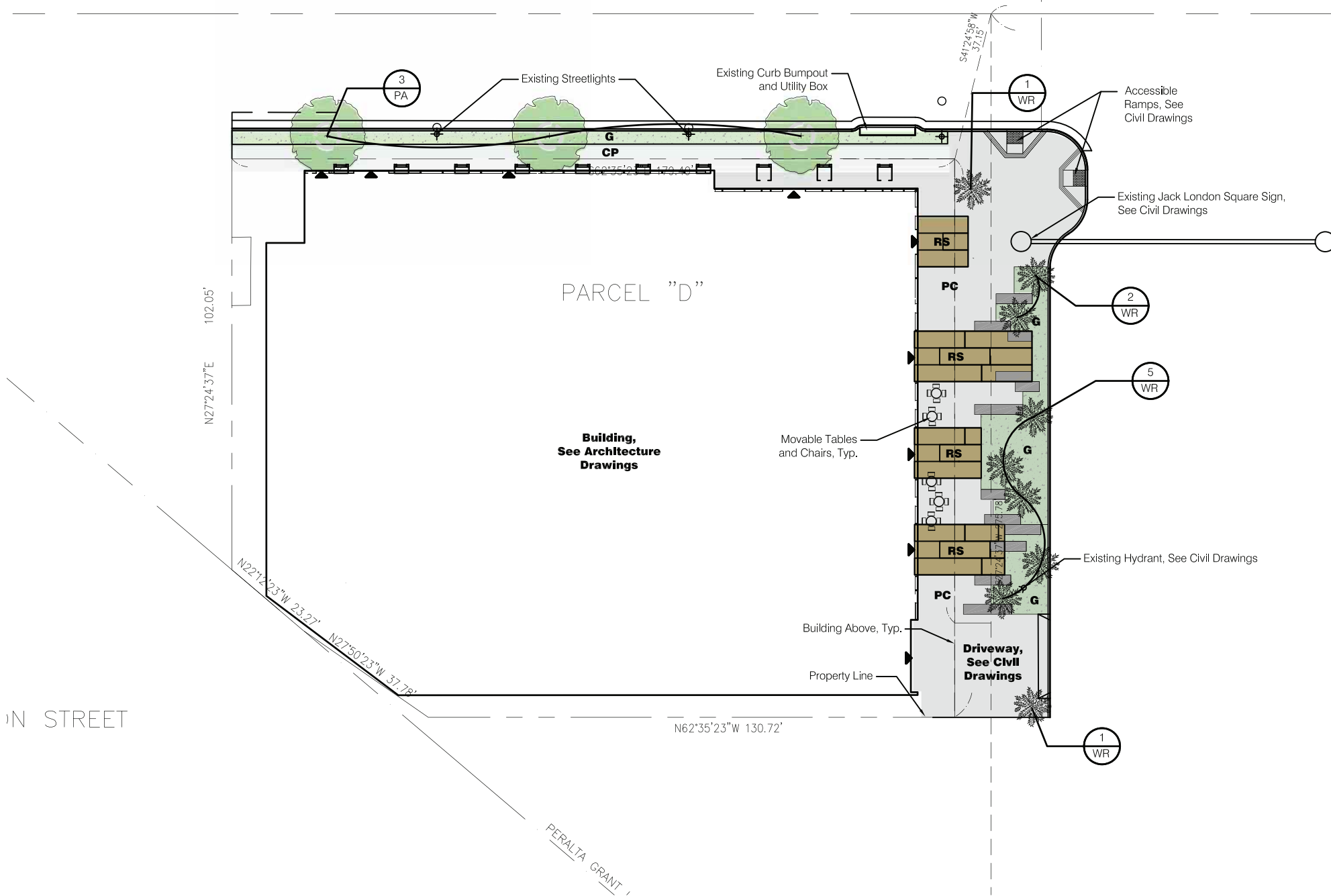
CIM

TREE SURVEY  
 FINAL DEVELOPMENT PLAN  
 Jack London Square - Parcel D  
 CIM Group



10 - 19 - 2016

F2: 2016013.000  
 D: 2016041.000



IN STREET

PERALTA GRANT

**Landscape Architectural Layout Notes**

1. Use dimensional information given. Do not scale drawings. Direct questions about dimensions to the Landscape Architect in writing.
2. All dimensions are parallel or perpendicular to the lines from which they are measured unless noted otherwise.
3. All dimensions shown are taken to the face or centerline of elements unless otherwise noted.

**Landscape Architectural Materials Notes**

1. The Contractor shall refer any questions on materials, finishes, labor and/or products not specified herein to the Landscape Architect, prior to ordering materials or starting work.
2. All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise shown.
3. Field Measurements: Take accurate field measurements before preparation of Shop Drawings and/or fabrication. Do not delay job progress.

**Landscape Architectural Irrigation Notes**

1. The irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings
2. The irrigation system shall be designed and installed in conformance with all applicable state and local codes and ordinances, By licensed contractors and experienced workmen.
3. The irrigation controller shall have an automatic timer with battery backup and rain shutoff
4. All valves shall have separate pressure regulators filters and shut off as necessary.
5. The system shall have a shut-off and reduced pressure backflow assembly.
6. The irrigation system shall be comprised of all drip or bubblers

**LEGEND**

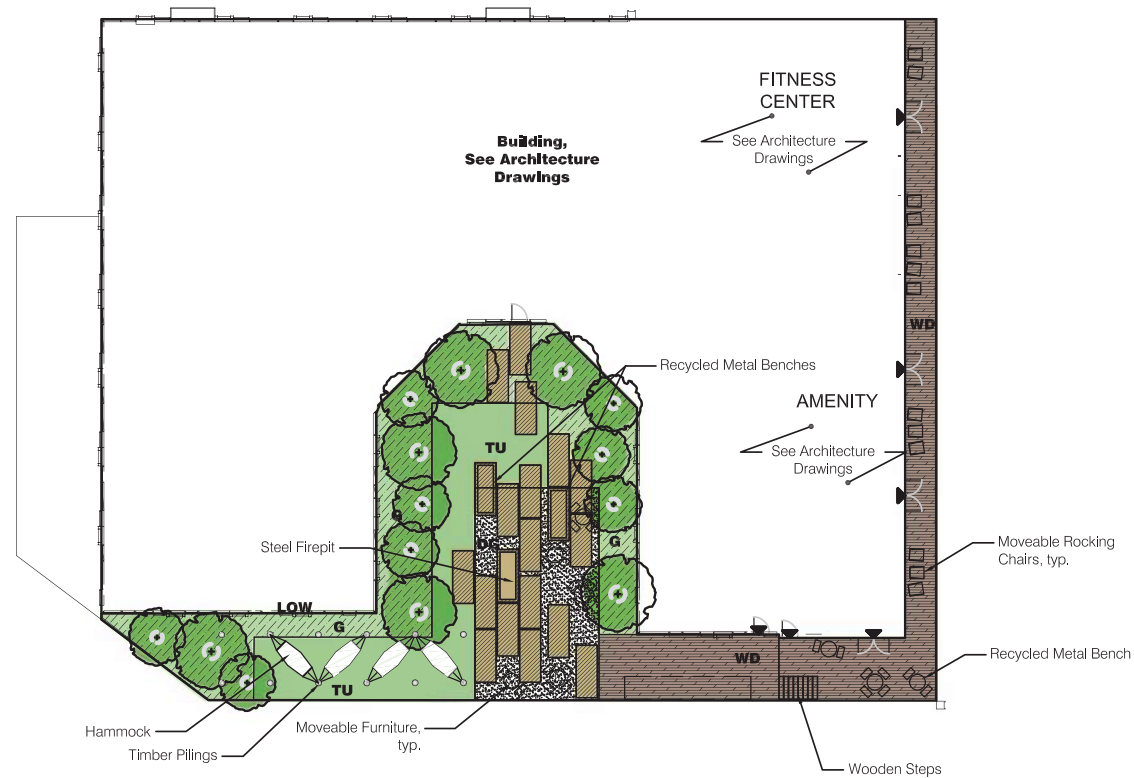
- LOW — Limit of Work
- - - - - Centerline
- - - - - Structure Above
- - - - - Property Line
- ▼ Egress
- PC Precast Concrete Pavers - Pedestrian
- CP Concrete Paving per City Standards
- RS Reclaimed Steel Plate Paving
- G Groundcover
- Custom Timber Bench
- Proposed Tree (Platanus acerifolia 'Columbia') See Schedule
- Proposed Tree (Washingtonia robusta) See Schedule
- Existing Trees
- Street Light, See Civil Drawings
- Fire Hydrant, See Civil Drawings

**Landscape Architectural Planting Notes**

1. The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Construction Manager.
2. Contractor shall receive approval from Landscape Architect of plant layout prior to installation.
3. The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
4. Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
5. Temporary irrigation shall be provided for plant establishment and maintenance period.
6. 1 year landscape maintenance and warranty period.

**Planting Schedule**

Key	Qty	Scientific Name	Common Name	Size	Rootball	Root	Notes:
<b>Trees</b>							
PA	3	<i>Platanus x acerifolia var. Columbia</i>	London Plane	3.5" Cal.	48"	Box	--
WR	9	<i>Washingtonia robusta</i>	Mexican Fan Palm	15-20' Tall	--	B&B	--
<b>Groundcover</b>							
CT	50%	<i>Carex testacea</i>	Orange Sedge	1 Gal.	--	Cont.	18" O.C.
CA	50%	<i>Carex tumulicola</i>	Foothill Sedge	1 Gal.	--	Cont.	18" O.C.



**Landscape Architectural Planting Notes**

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5. Temporary irrigation shall be provided for plant establishment and maintenance period.
6. 1 year landscape maintenance and warranty period.

**Planting Schedule**

Key	Qty	Scientific Name	Common Name	Size	Rootball	Root	Notes:
<b>Trees</b>							
CT	6	<i>Chitalpa tashkentensis</i>	Chitalpa	3.5" Cal.	48"	Box	--
CC	8	<i>Cotynus coggygria</i>	Smoketree	3.5" Cal.	48"	Box	--

**Groundcover Planting - 1921 sq. ft. Total**

CT	12%	<i>Carex testacea</i>	Orange Sedge	1 Gal.	--	Cont.	18" O.C.
CA	13%	<i>Carex tumulicola</i>	Foothill Sedge	1 Gal.	--	Cont.	18" O.C.
CH	7%	<i>Cistus x hybridus</i>	White rockrose	1 Gal.	--	Cont.	12" O.C.
HS	7%	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gal.	--	Cont.	18" O.C.
HO	12%	<i>Helleborus orientalis</i>	Lenten Rose	1 Gal.	--	Cont.	12" O.C.
HM	12%	<i>Heuchera maxima</i>	Island Coral Bells	1 Gal.	--	Cont.	12" O.C.
PE	25%	<i>Pennisetum alopecuroides 'Little Bunny'</i>	Dwarf Fountain Grass	1 Gal.	--	Cont.	18" O.C.
SC	12%	<i>Salvia clevelandii</i>	Blue Sage	1 Gal.	--	Cont.	12" O.C.

**Landscape Architectural Layout Notes**

1. Use dimensional information given. Do not scale drawings. Direct questions about dimensions to the Landscape Architect in writing.
2. All dimensions are parallel or perpendicular to the lines from which they are measured unless noted otherwise.
3. All dimensions shown are taken to the face or centerline of elements unless otherwise noted.

**Landscape Architectural Materials Notes**

1. The Contractor shall refer any questions on materials, finishes, labor and/or products not specified herein to the Landscape Architect, prior to ordering materials or starting work.
2. All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise shown.
3. Field Measurements: Take accurate field measurements before preparation of Shop Drawings and/or fabrication. Do not delay job progress.

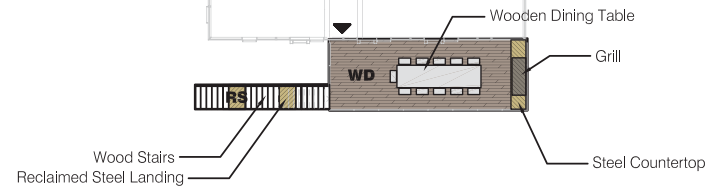
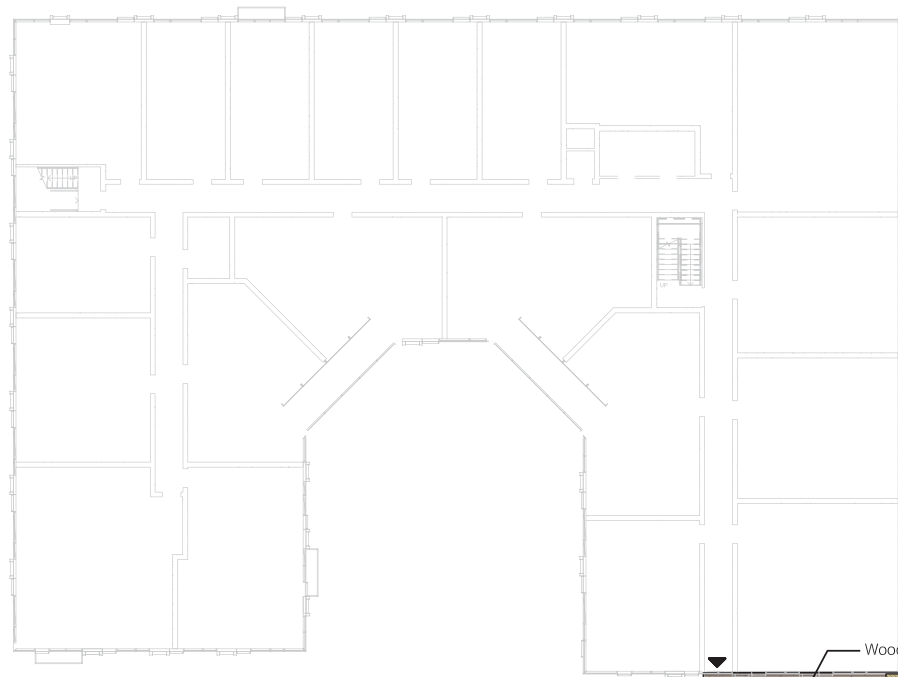
**Landscape Architectural Irrigation Notes**

1. The irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings.
2. The irrigation system shall be designed and installed in conformance with all applicable state and local codes and ordinances. By licensed contractors and experienced workmen.
3. The irrigation controller shall have an automatic timer with battery backup and rain shutoff.
4. All valves shall have separate pressure regulators, filters and shut off as necessary.
5. The system shall have a shut-off and reduced pressure backflow assembly.
6. The irrigation system shall be comprised of all drip or bubblers.

**LEGEND**

- LOW --- Limit of Work
- - - - - Property Line
- ▼ Egress
- WD Wood Deck
- TU Turf
- G Groundcover
- Decomposed Granite
- RS Reclaimed Steel Plate Paving
- Movable Rocking Chairs
- ⊕ Movable Patio Furniture
- Proposed Tree (Chitalpa tashkentensis) See Schedule
- Proposed Tree (Cotynus coggygria) See Schedule





**Landscape Architectural Layout Notes**

1. Use dimensional information given. Do not scale drawings. Direct questions about dimensions to the Landscape Architect in writing.
2. All dimensions are parallel or perpendicular to the lines from which they are measured unless noted otherwise.
3. All dimensions shown are taken to the face or centerline of elements unless otherwise noted.

**Landscape Architectural Materials Notes**

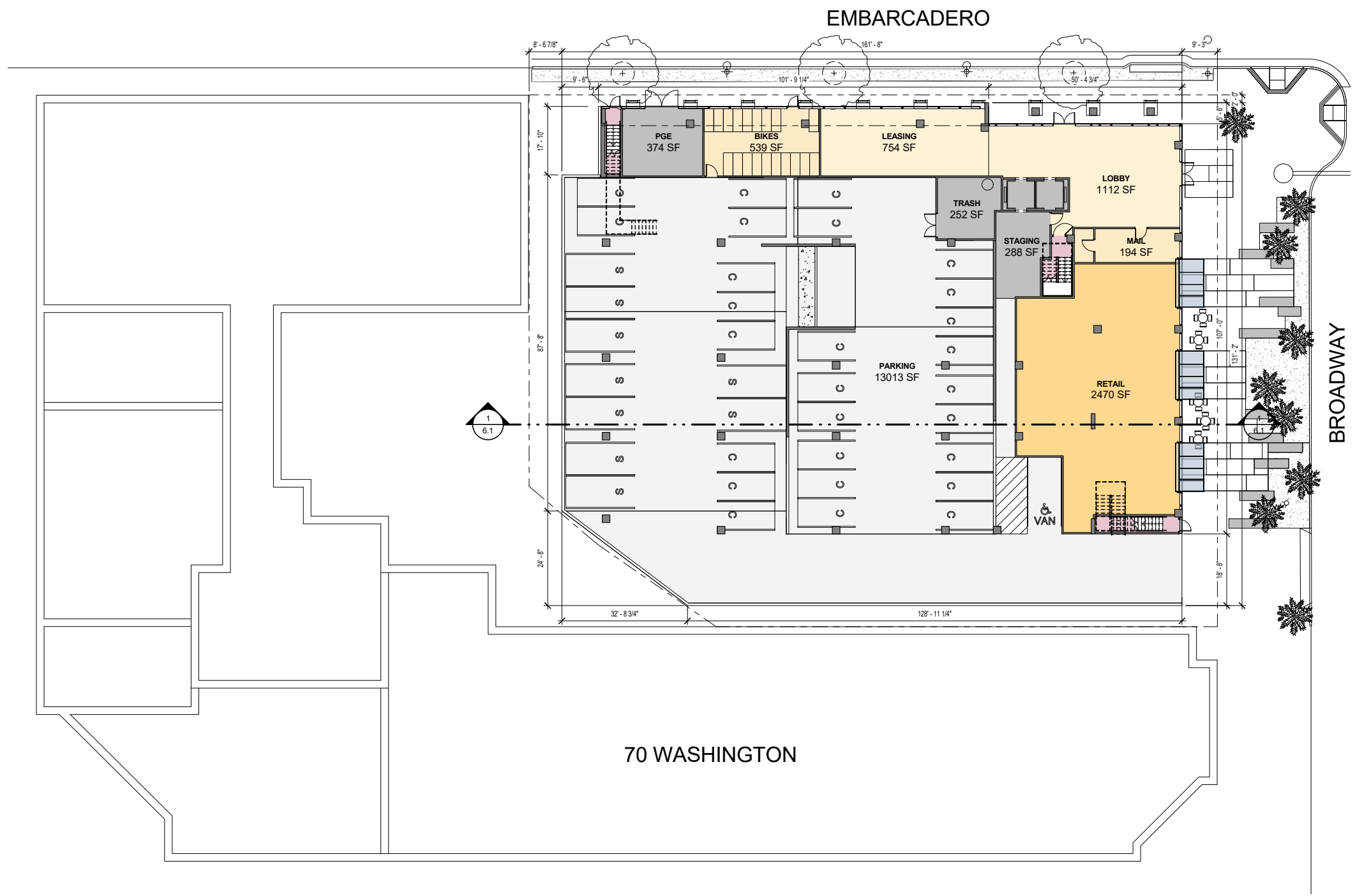
1. The Contractor shall refer any questions on materials, finishes, labor and/or products not specified herein to the Landscape Architect, prior to ordering materials or starting work.
2. All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise shown.
3. Field Measurements: Take accurate field measurements before preparation of Shop Drawings and/or fabrication. Do not delay job progress.

**LEGEND**

- LOW** . . . . . Limit of Work
- ▼ . . . . . Egress
- WD** . . . . . Stone Paving
- RS** . . . . . Reclaimed Steel Plate Paving

flr. Elev.	f / f	Flr.	Podium	Studio	1 Bed	1 Bed	2 Bed	2 Bed	3 Bed	Amenity	RES	RES	Leasing	Retail	Residential Parking		Loading	FAR	Totals		
			units/ flr.									NSF	GSF	GSF	GSF	bike spaces	car spaces	GSF	GSF	GSF	GSF
+85.00	12	Roof	ROOF/MEP																	3,200	3,200
+75.00	10	08	20	6	6	5	3				13,580	15,396							15,396	15,396	
+65.00	10	07	20	6	6	5	3				13,580	15,396							15,396	15,396	
+55.00	10	06	20	6	6	5	3				13,580	15,396							15,396	15,396	
+45.00	10	05	20	6	6	5	3				13,580	15,396							15,396	15,396	
+35.00	10	04	20	6	6	5	3				13,442	15,396							15,396	15,396	
+25.00	10	03	15	6	9					3,242	9,343	14,739							14,739	14,739	
+13.00	12	02	6	5	1						2,854	6,850			27	10,465			6,850	17,315	
+0.00	13	01	0							1,368	0	2,821	828	2,562	36	37	14,039		5,383	20,250	
			121	41	40	25	15	0	0	4,610	79,959	104,590	828	2,562	36	64	24,504	0	103,952	132,484	
			total units	33.9%	33.1%	20.7%	12.4%	0.0%	0.0%	0		GSF	GSF	GSF	bike spaces	car spaces	GSF	GSF	GSF	GSF	
		Target		25		50		25	0		661 avg					53%					



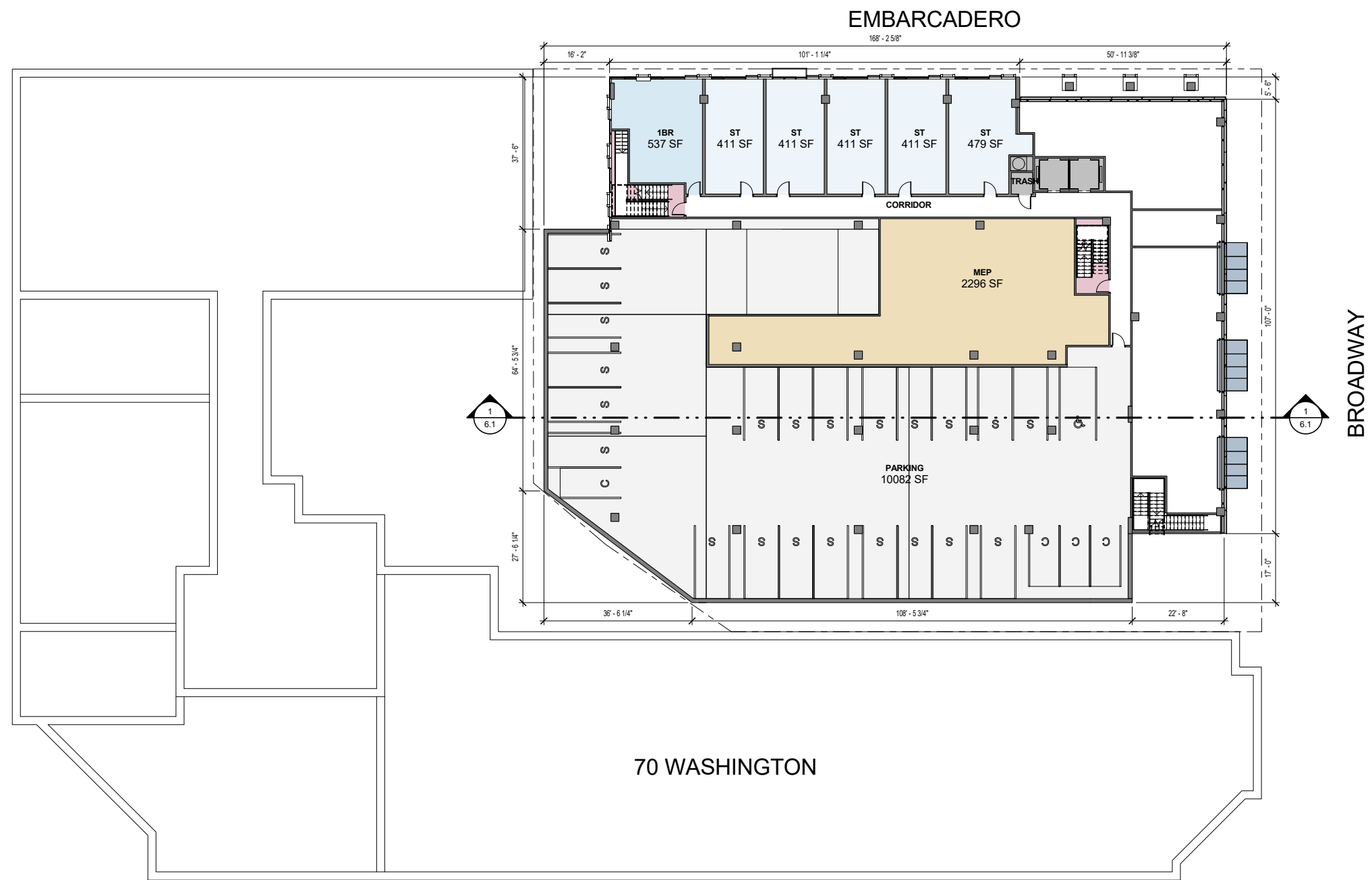


**GROUND FLOOR PLAN**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel D  
 CIM Group

0 16' 32'

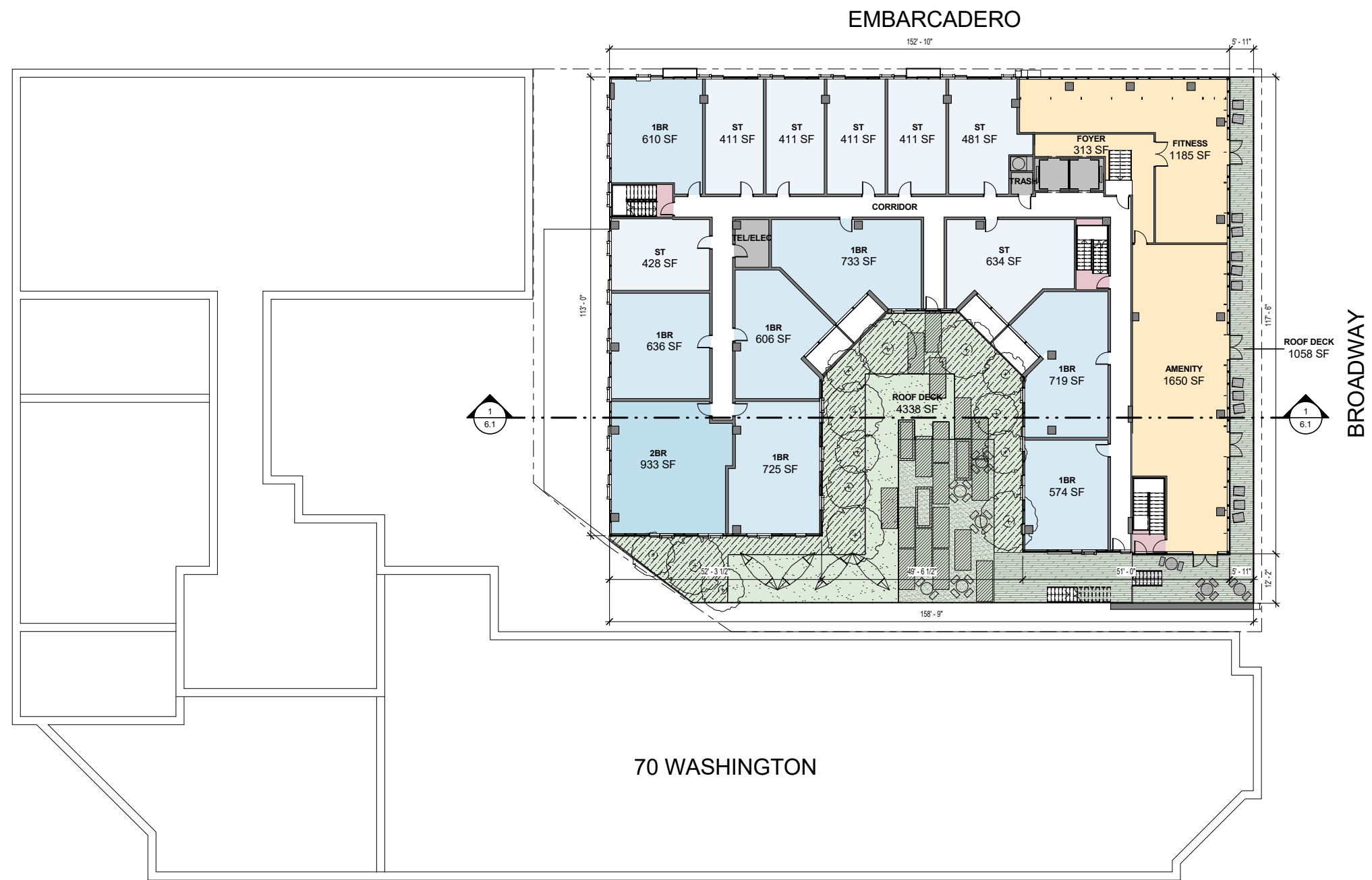
10 - 19 - 2016  
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D-4.1



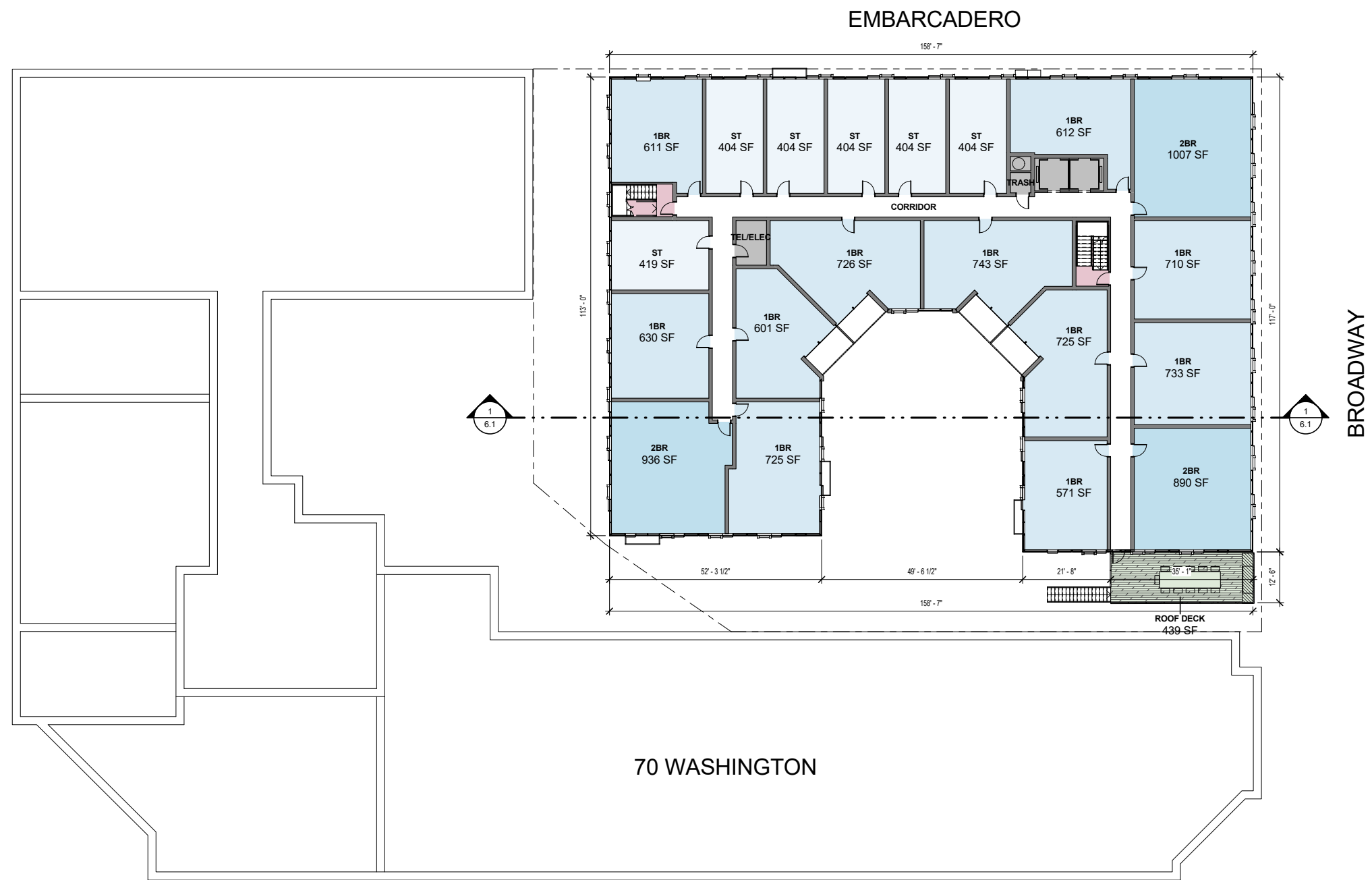
**LEVEL 2**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel D  
 CIM Group

10 - 19 - 2016  
 2016041.000



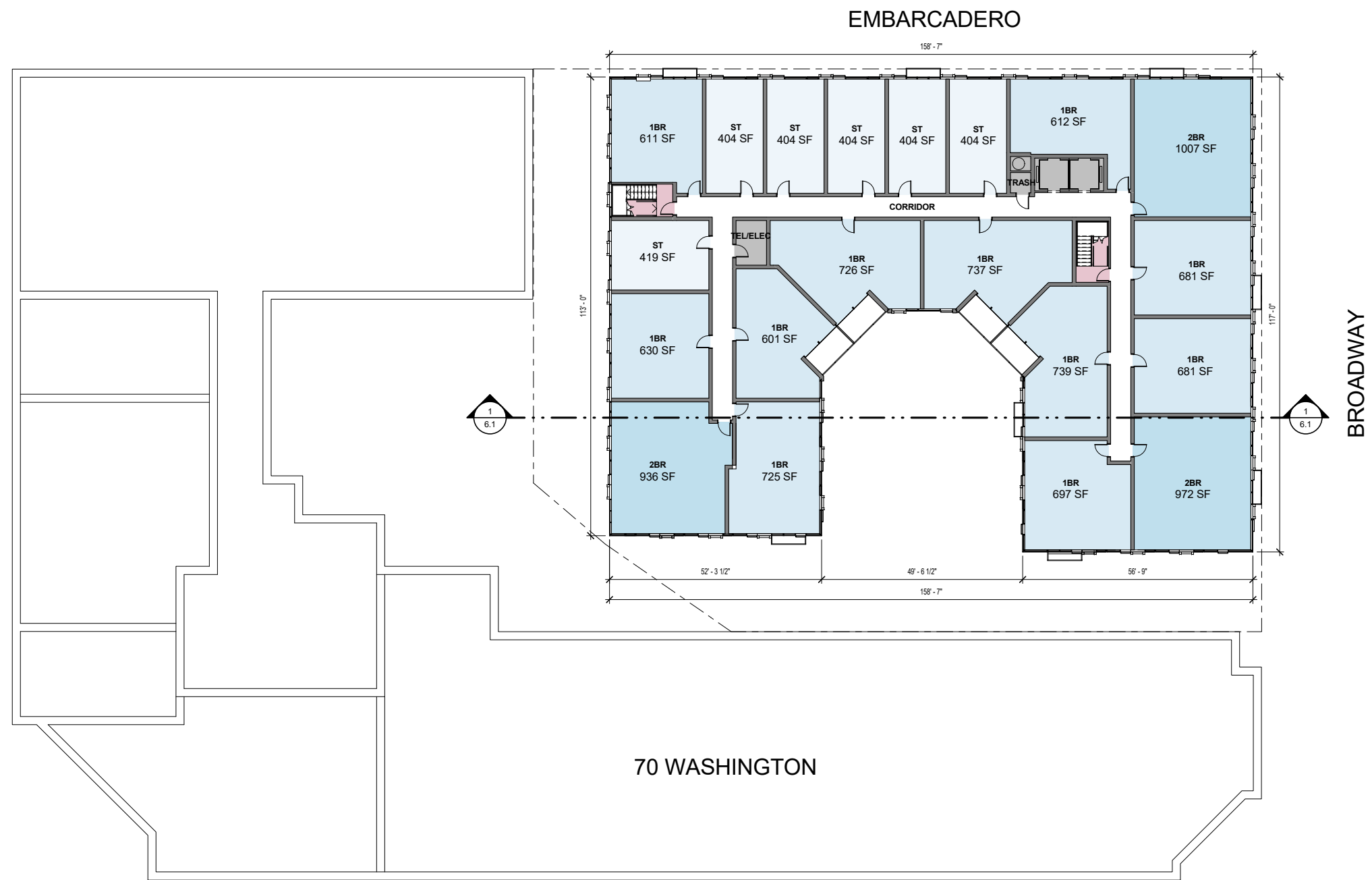
**LEVEL 3**  
**FINAL DEVELOPMENT PLAN**  
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 CIM Group

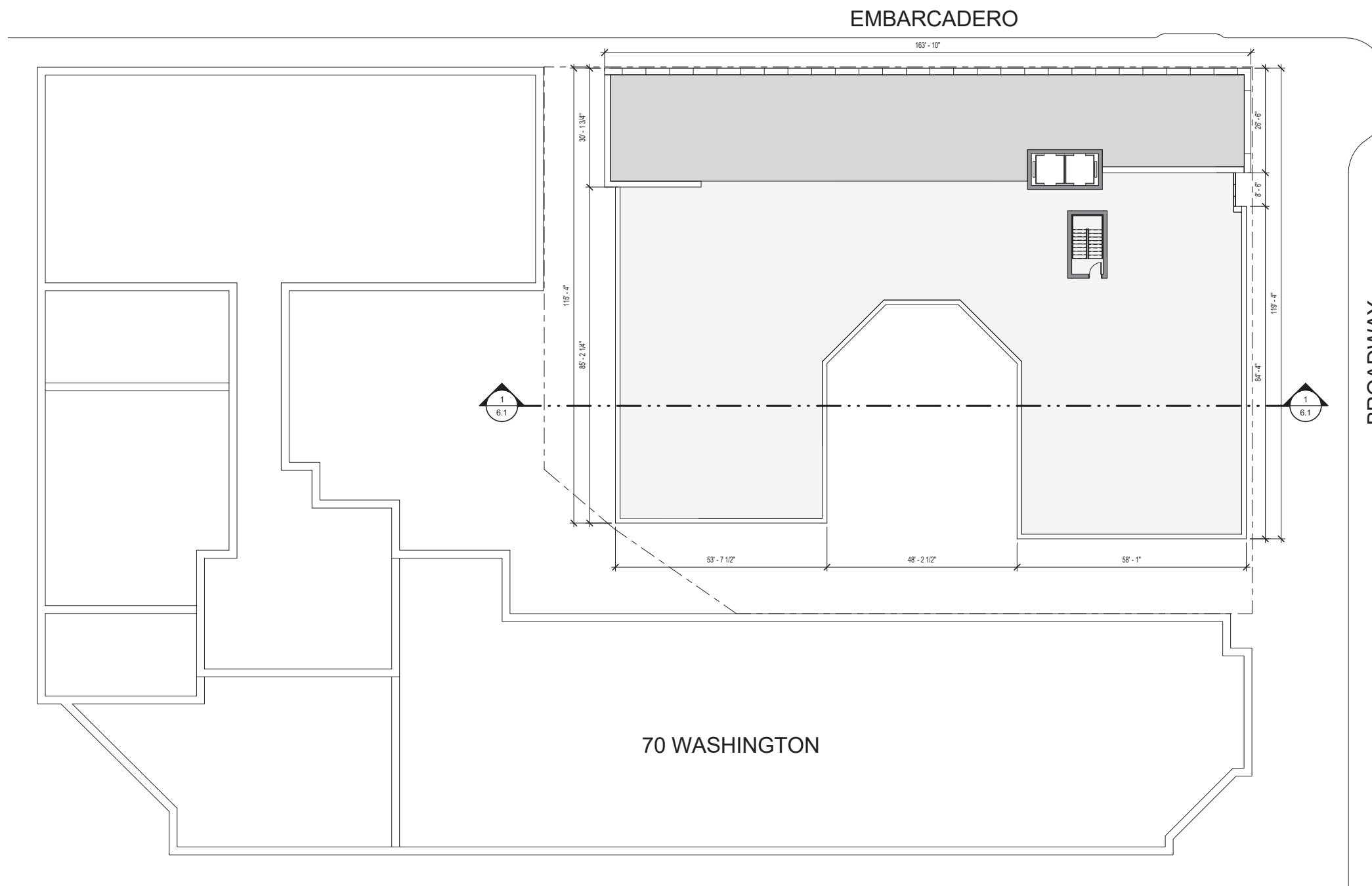
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**LEVEL 4**  
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 Jack London Square - Parcel D  
 CIM Group

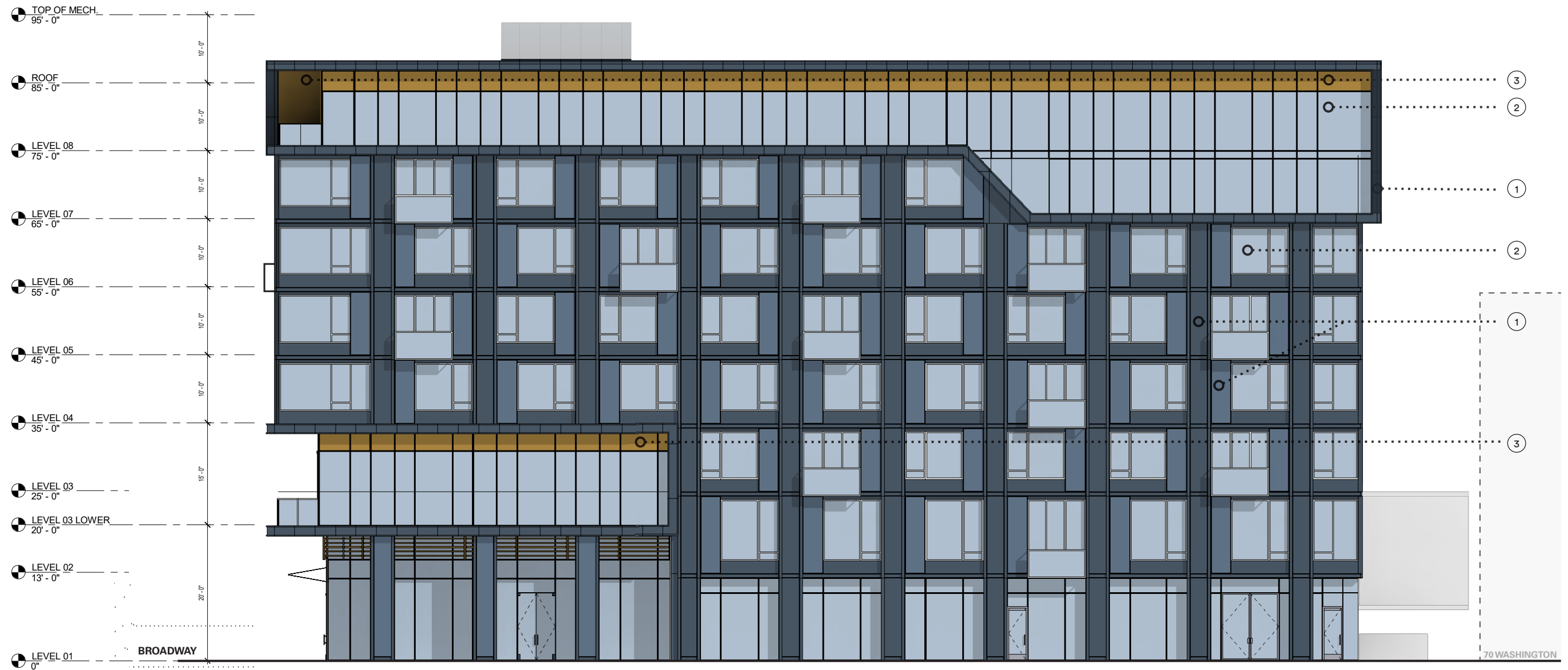
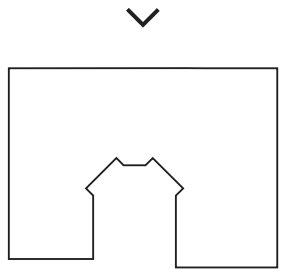
10 - 19 - 2016  
 2016041.000







- ① PRE-FINISHED ALUMINUM RAIN-SCREEN PANELS
- ② HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING
- ③ PREFINISHED ALUMINUM ACCENT PANEL

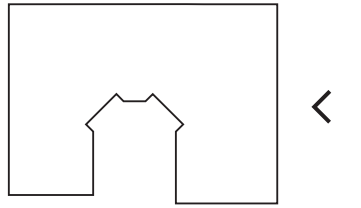


**NORTH (EMBARCADERO) ELEVATION**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel D  
 CIM Group

10 - 19 - 2016  
 2016041.000

0 8' 16'

- ① PRE-FINISHED ALUMINUM RAIN-SCREEN PANELS
- ② HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING
- ③ PREFINISHED ALUMINUM ACCENT PANEL

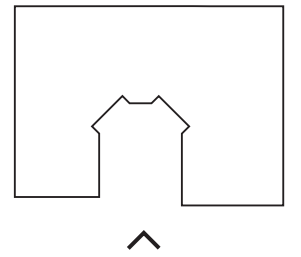


**EAST (BROADWAY) ELEVATION**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel D  
 CIM Group

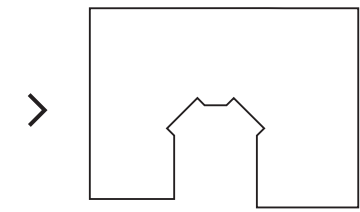
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0 8' 16'

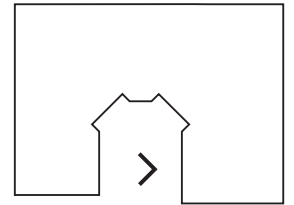
- ① PRE-FINISHED ALUMINUM RAIN-SCREEN PANELS
- ② HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING
- ③ PREFINISHED ALUMINUM ACCENT PANEL



- ① PRE-FINISHED ALUMINUM RAIN-SCREEN PANELS
- ② HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING
- ③ PREFINISHED ALUMINUM ACCENT PANEL



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- ② HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING
- ③ PREFINISHED ALUMINUM ACCENT PANEL

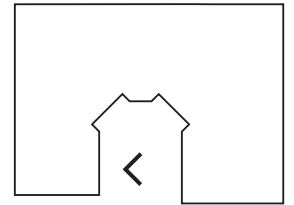


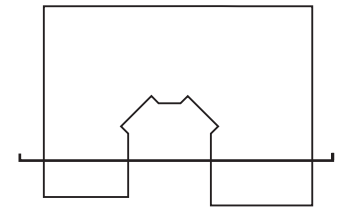
**COURTYARD WEST ELEVATION**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel D  
 CIM Group

10 - 19 - 2016  
 2016041.000

0 8' 16'

- ① PRE-FINISHED ALUMINUM RAIN-SCREEN PANELS
- ② HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING
- ③ PREFINISHED ALUMINUM ACCENT PANEL





**SECTION 1**  
**FINAL DEVELOPMENT PLAN**  
Jack London Square - Parcel D  
CIM Group

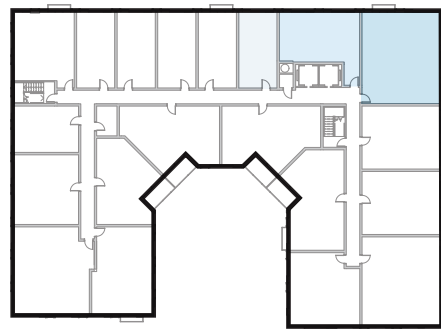
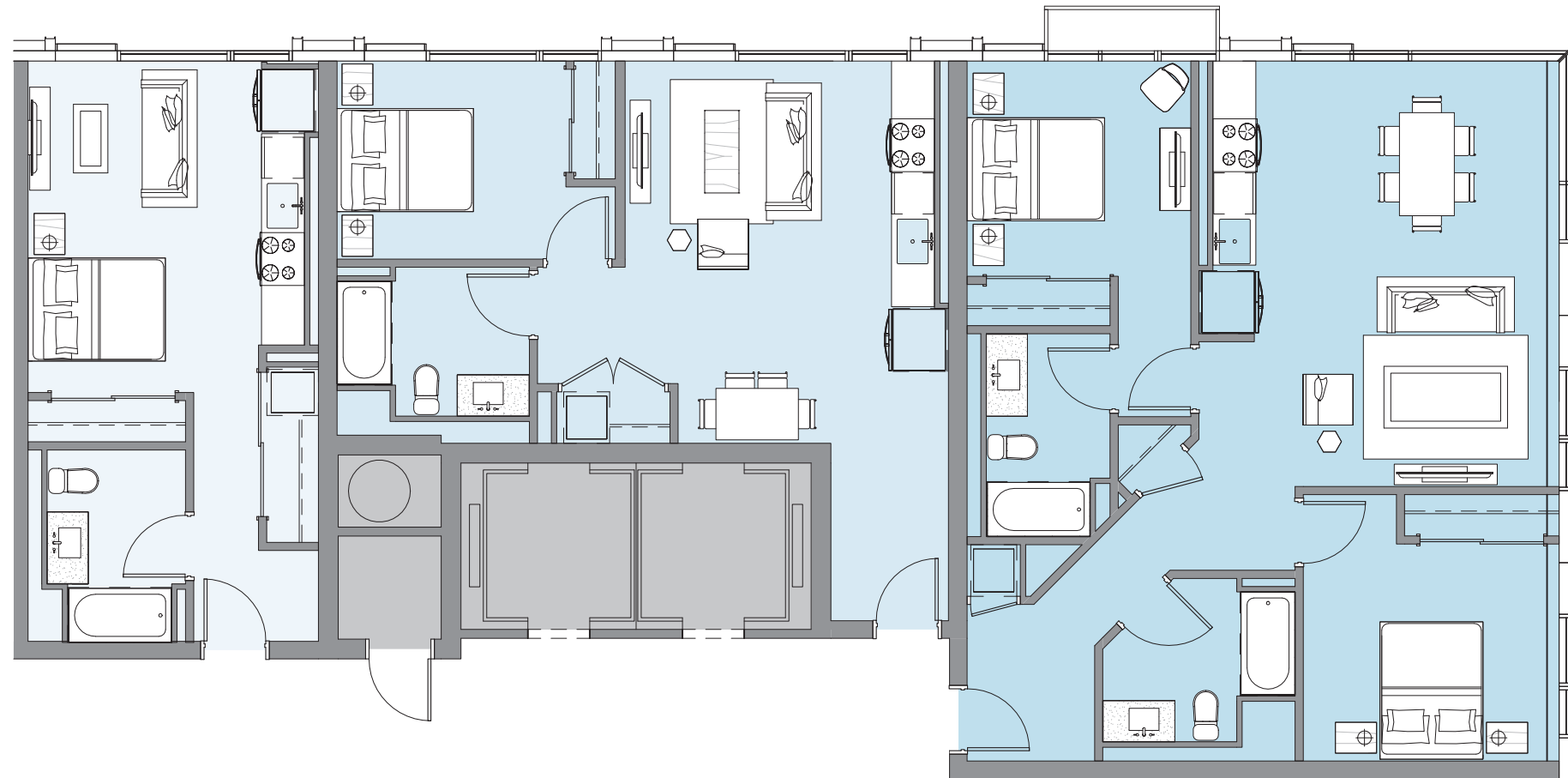
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2016041.000

0 16' 32'

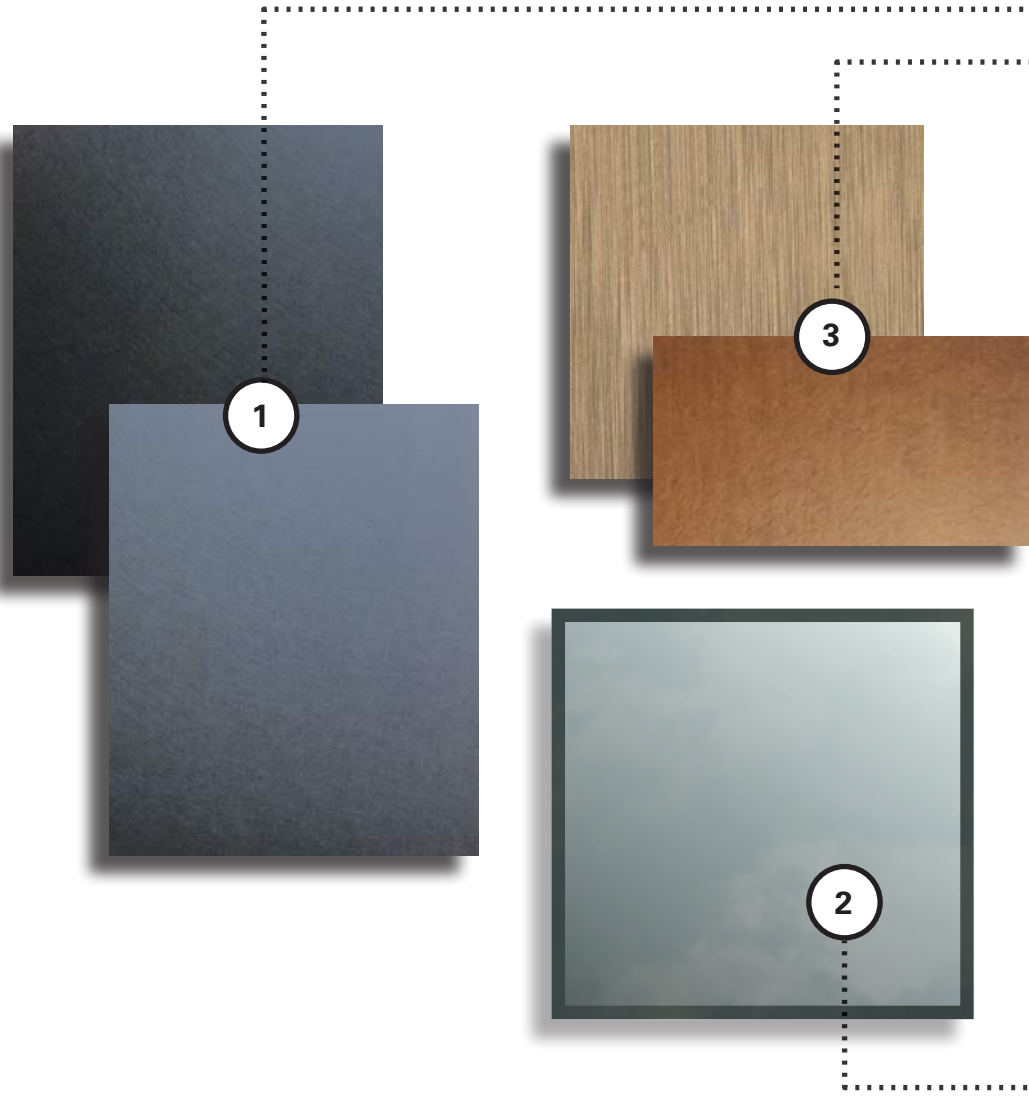
TYP STUDIO  
404 SF

TYP 1BR  
612 SF

TYP 2BR  
1007 SF







- ① PRE-FINISHED ALUMINUM RAIN-SCREEN PANELS
- ② HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING
- ③ PREFINISHED ALUMINUM ACCENT PANEL











# JACK LONDON SQUARE **F-2**

FINAL DEVELOPMENT PLAN OAKLAND, CALIFORNIA

DEVELOPER

**CIM** CIM Group

4700 WILSHIRE BOULEVARD,  
LOS ANGELES, CA 90010  
T 323.860.4900

ARCHITECT

**SCB** SOLOMON CORDWELL BUENZ  
© 2016

255 CALIFORNIA STREET  
SAN FRANCISCO, CA 94111  
T 415.216.2450

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# PROJECT DIRECTORY

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MEP ENGINEER  
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LANDSCAPE ARCHITECT  
 SURFACE DESIGN INC  
 Pier 33, The Embarcadero #200  
 San Francisco, CA 94111  
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Embarcadero (Facing North)



Washington St

110 Washington

101 Broadway

Broadway

444 Embarcadero

Franklin St

384 Embarcadero



Webster St

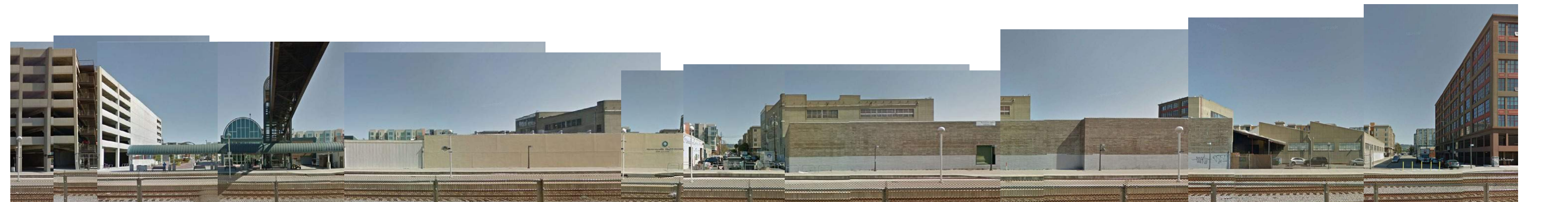
100 Webster

311 2nd St

Harrison St

255 2nd St

Alice St



Alice St

245 2nd St

225 2nd St

105 Jackson

Jackson St

175 2nd St

Madison St

Embarcadero (Facing South)



141 Embarcadero

Jackson St

101 Embarcadero

Alice St

PARCEL F2

Harrison St



55 Harrison

65 Webster

Franklin St

98 Broadway

Water St & SF Bay Trail (Facing North)



Broadway

98 Broadway

Franklin St

65 Webster



Webster St

55 Harrison



55 Harrison

Harrison St

PARCEL F2

Alice St

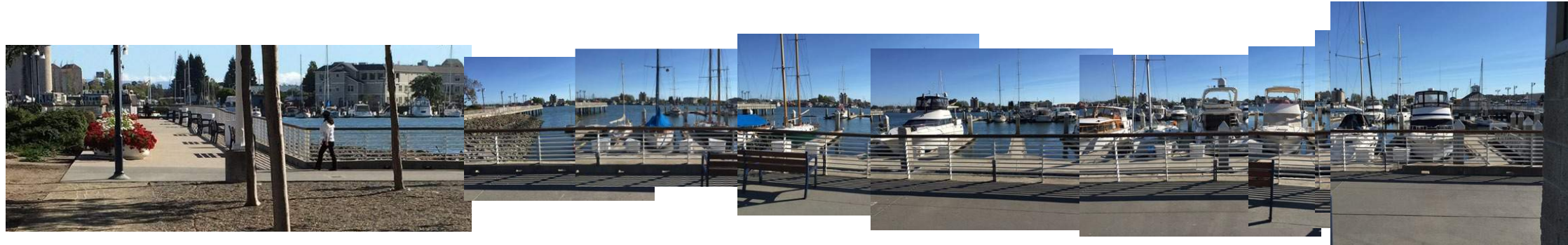
131 Embarcadero



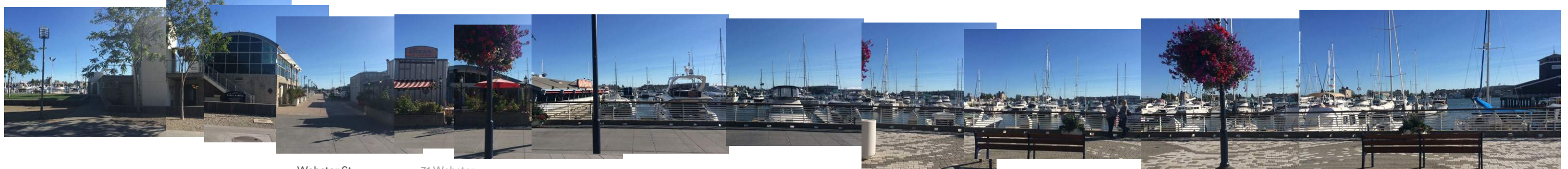
121 Embarcadero

Madison St

Water St & SF Bay Trail (Facing South)



PARCEL F2



Webster St

31 Webster



1 Franklin Franklin St

409 Water

Broadway

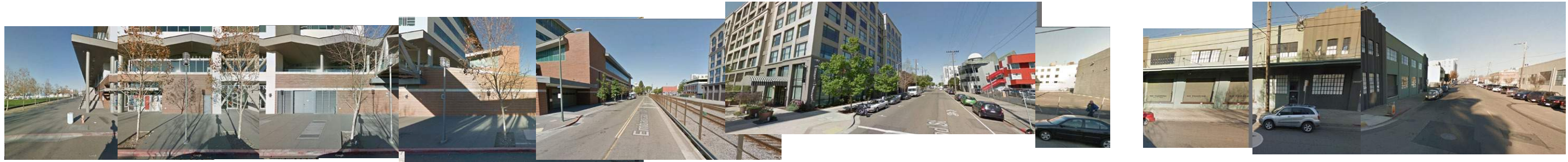


**WATER ST FACING SOUTH  
FINAL DEVELOPMENT PLAN**  
Jack London Square - Parcel F2  
CIM Group

10 - 21 - 2016

F2: 2016013.000

Harrison St (Facing West)



55 Harrison

Embarcadero

311 2nd St

2nd St

229 Harrison

3rd St



311 4th St

4th St

300 4th St

417 Harrison

425 Harrison

5th St

Alice St (Facing East)



5th St

428 Alice

4th St

247 4th St

248 3rd St

3rd St

220-200 Alice

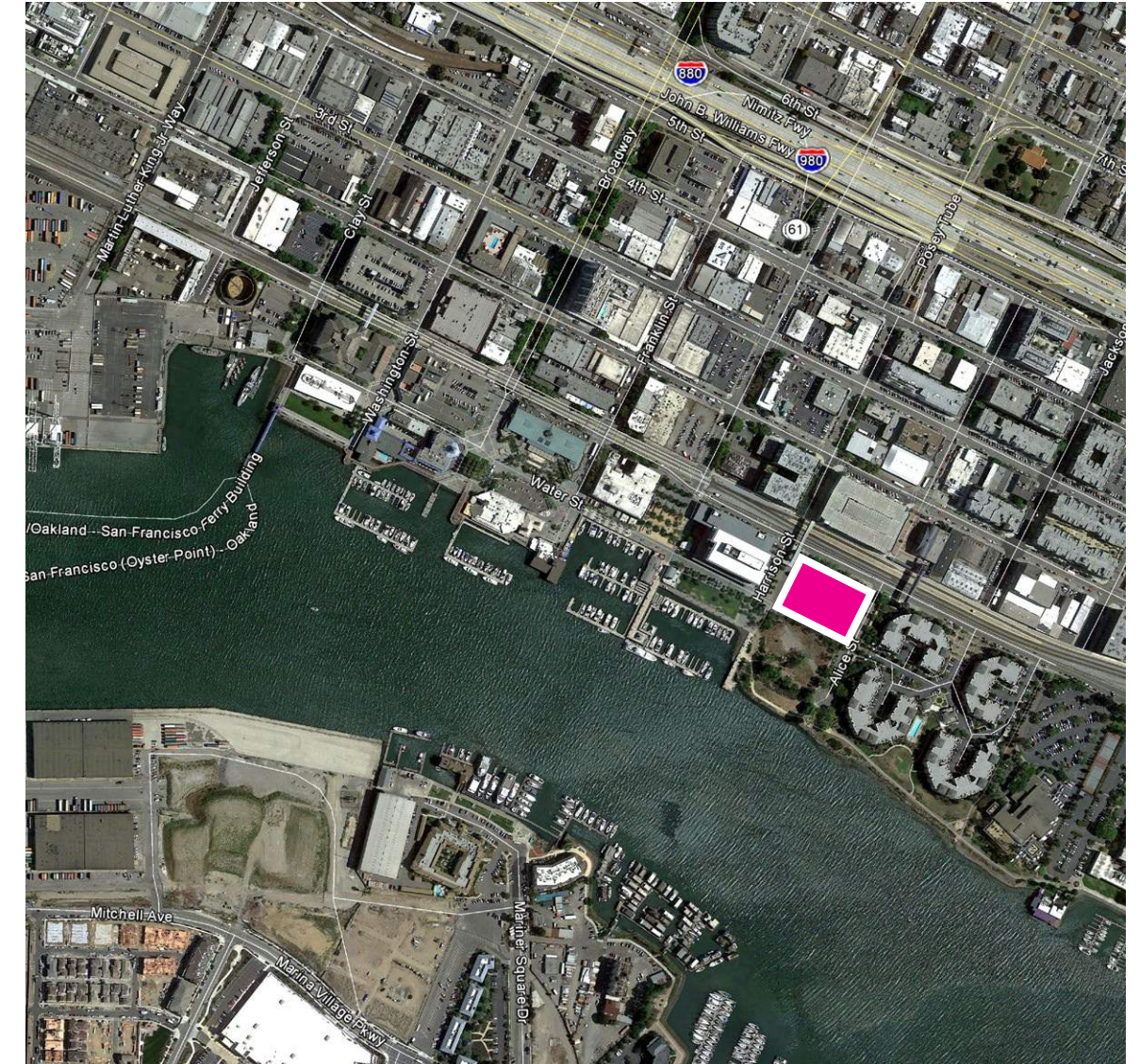
2nd St



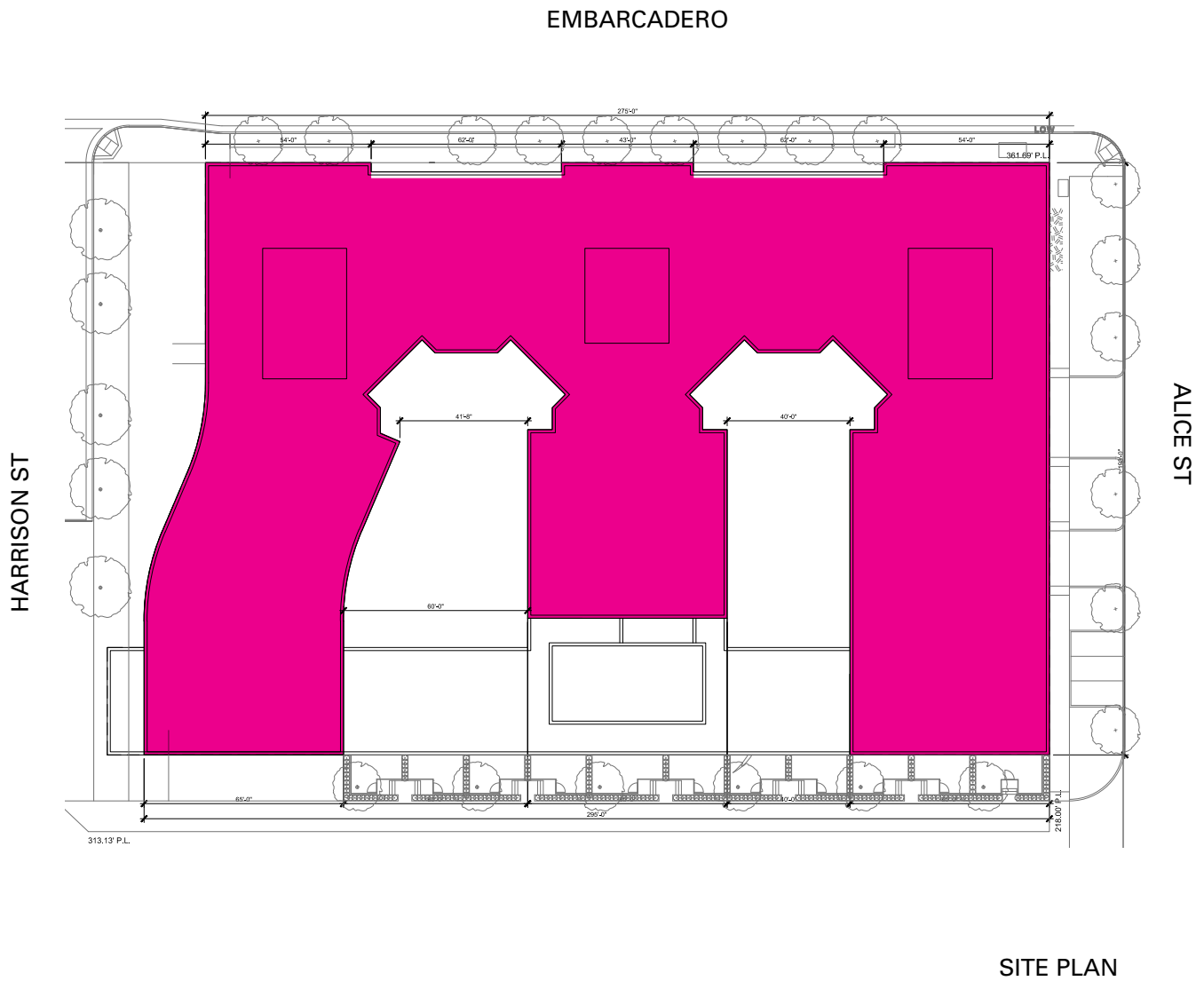
Embarcadero

101 Embarcadero

2-58 Alice



Item	Notes	FDP - Proposed
<b>Regulating Agency</b>	City of Oakland	
Governing Regulations	Approved Entitlements Case #ER03004, PUD13170, DA13171 (Most recently amended 9/23/14) Oakland Planning Code (Revised through May 2015)	
<b>Parcel Area</b>	73,847 sf	
<b>Zoning Classification</b>	C-45; PUD	
<b>General Plan Classification</b>	MUD	
<b>Land Use</b>	Mixed Use (Multi-Family Residential)	Mixed Use
<b>Density (Unit Count)</b>	Up to 665 Units to be allocated between Sites D & F2 370 per PDP high-rise and 282 per mid-rise scheme	326 Units 341,700 gsf
<b>FAR</b>	5:1, set by PUD, can be applied in an additive manner	303,100 sf
<b>Building Height</b>	293' (26 stories Max.) 92'-4" per PDP mid-rise scheme	85' (8 stories, 5 over 3)
<b>Open Space</b>	150 sf group space/unit (private space reduces requirement by 50%)	Code required open space has been provided via public dedication of lands within the PUD (§17.142.100.F)
<b>Parking</b>	1:1 Parking on-site Up to 50% of spaces may be compact or intermediate. Regular Space = 18'x 8.5'(10.5' at wall) Intermediate Space = 16.5'x 8'(10' at wall) Compact Space = 15'x 7.5'(9.5' at wall) Maneuvering Aisle for 90 deg parking = 21'	86 parking spaces on-site balance of code required parking to be provided within (200 feet) per PUD on Site G (§17.142.100.F)
<b>Loading</b>	1 on-site loading space required per approved loading variance	1 space provided
<b>Bicycle Parking (Long Term)</b>	1 space / 4 units & 1 space / 12ksf retail (§17.117)	326 / 4 = 82 2400 / 12k = 1 82+1 = 83 LT
<b>Bicycle Parking (Short Term)</b>	1 space/ 20 units & 1 space / 2ksf retail (§17.117)	326 / 20 = 17 2400 / 2k = 2 17+2 = 19 ST
<b>Recycling Space</b>	Residential: 2 CF per unit Retail: 2 CF / 1ksf	326x2 = 652 CF = 25 CY 2400 / 1k = 3 CF = 1 CY 25+1 = 26 CY



ASSESSOR'S MAP 18

Code Area Nos. 17-001

420

Scale: 1" = 100'

OAKLAND AND VICINITY (BOARDMAN) (Bk. 17 Pg. 14)

B O O K 1

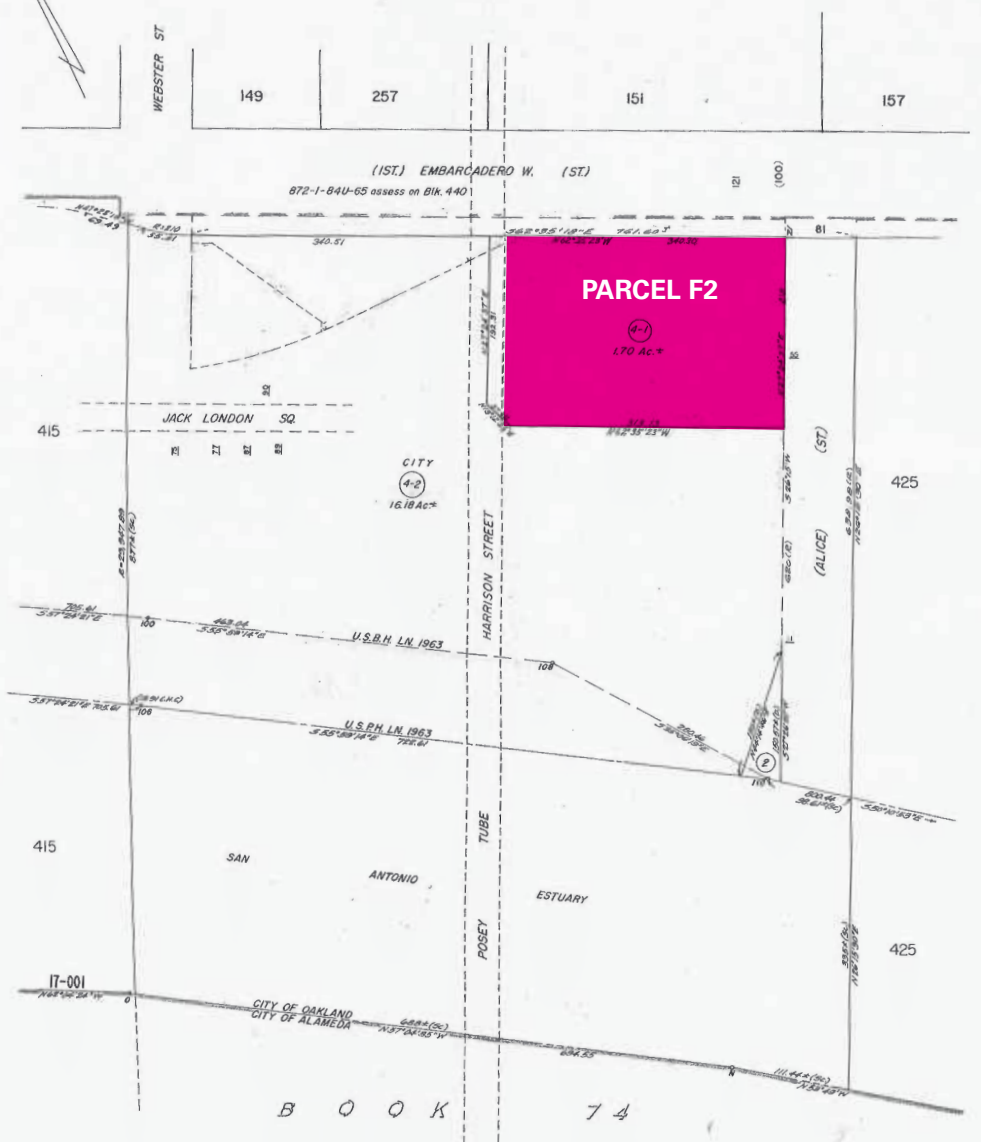
Drawn 2-66R H.S. Revised: 4-20-77 RW  
1-31-80 LL  
5-31-80 LL  
11-08-10 ZC  
9-13-15 LL

Formerly: Ptn. Bk. 104  
0/430

A.C.M.

Reference: Case 7-1-2, Case 2-19-20, Case 2-38-6

APR 4  
1966



PARCEL F2  
1.70 Ac.\*

CITY  
16.18 Ac.\*

B O O K 7 4

0 50' 100'



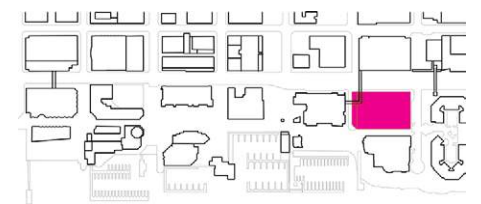
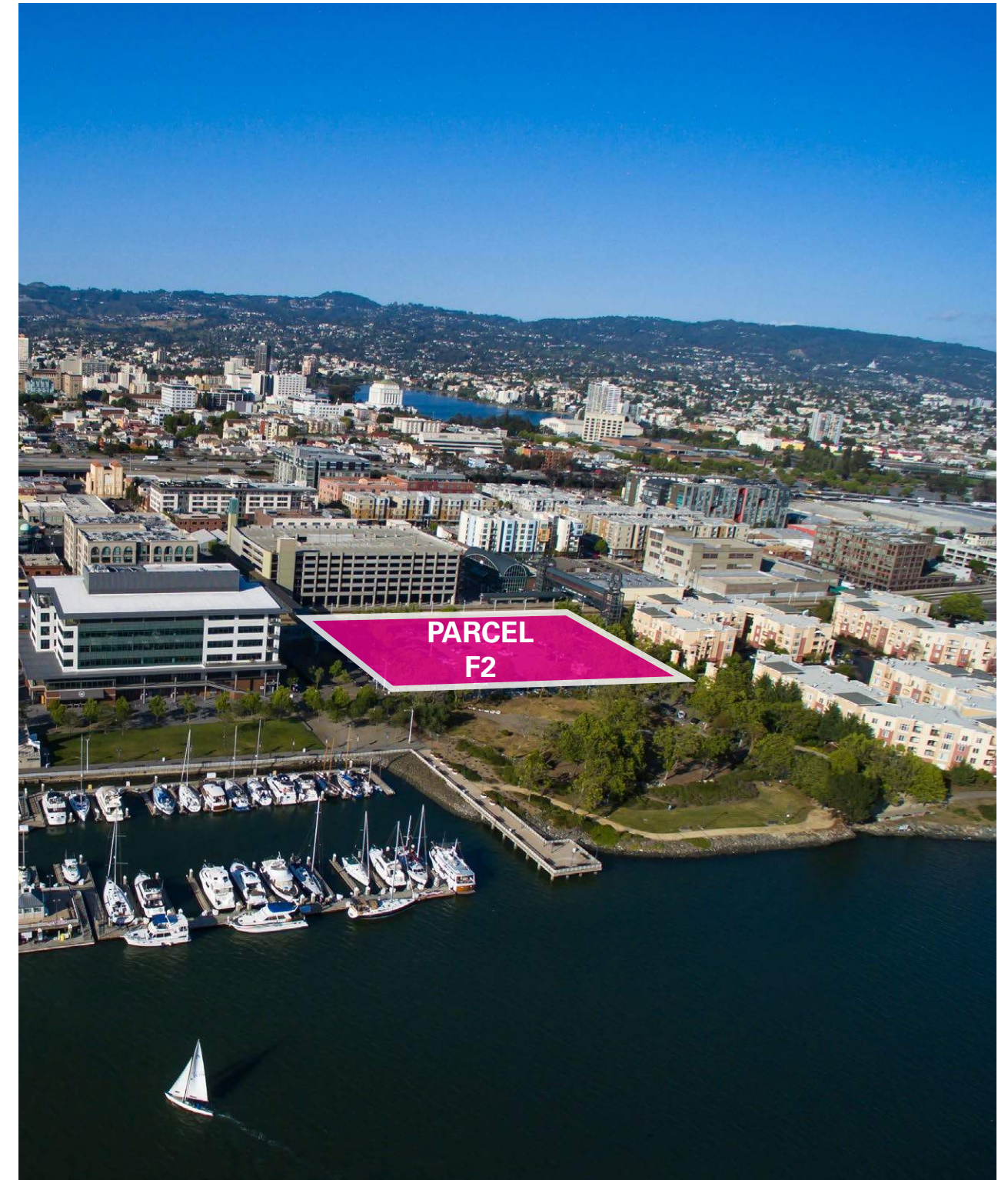
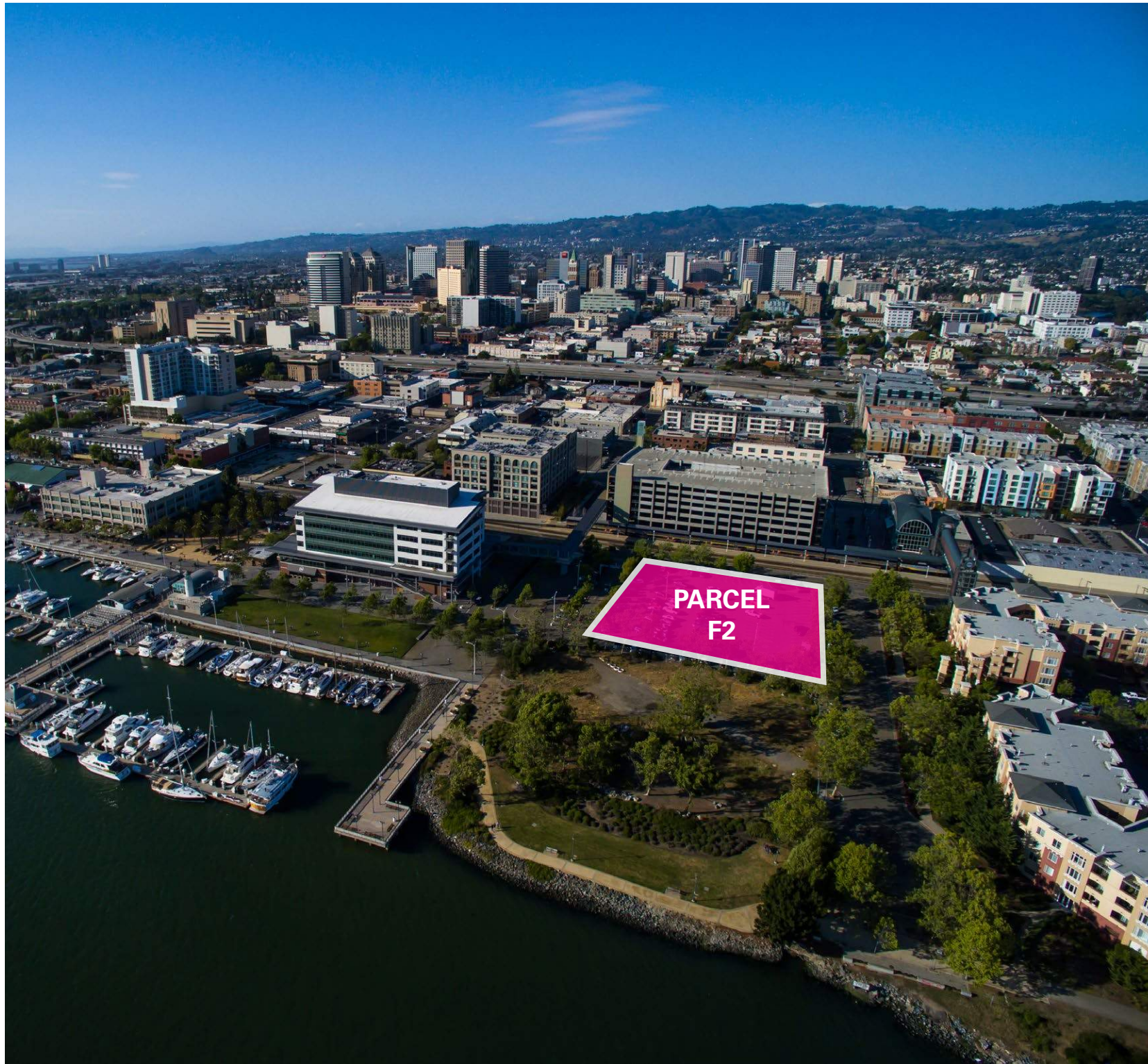
ASSESSOR'S MAP  
FINAL DEVELOPMENT PLAN  
Jack London Square - Parcel F2  
CIM Group

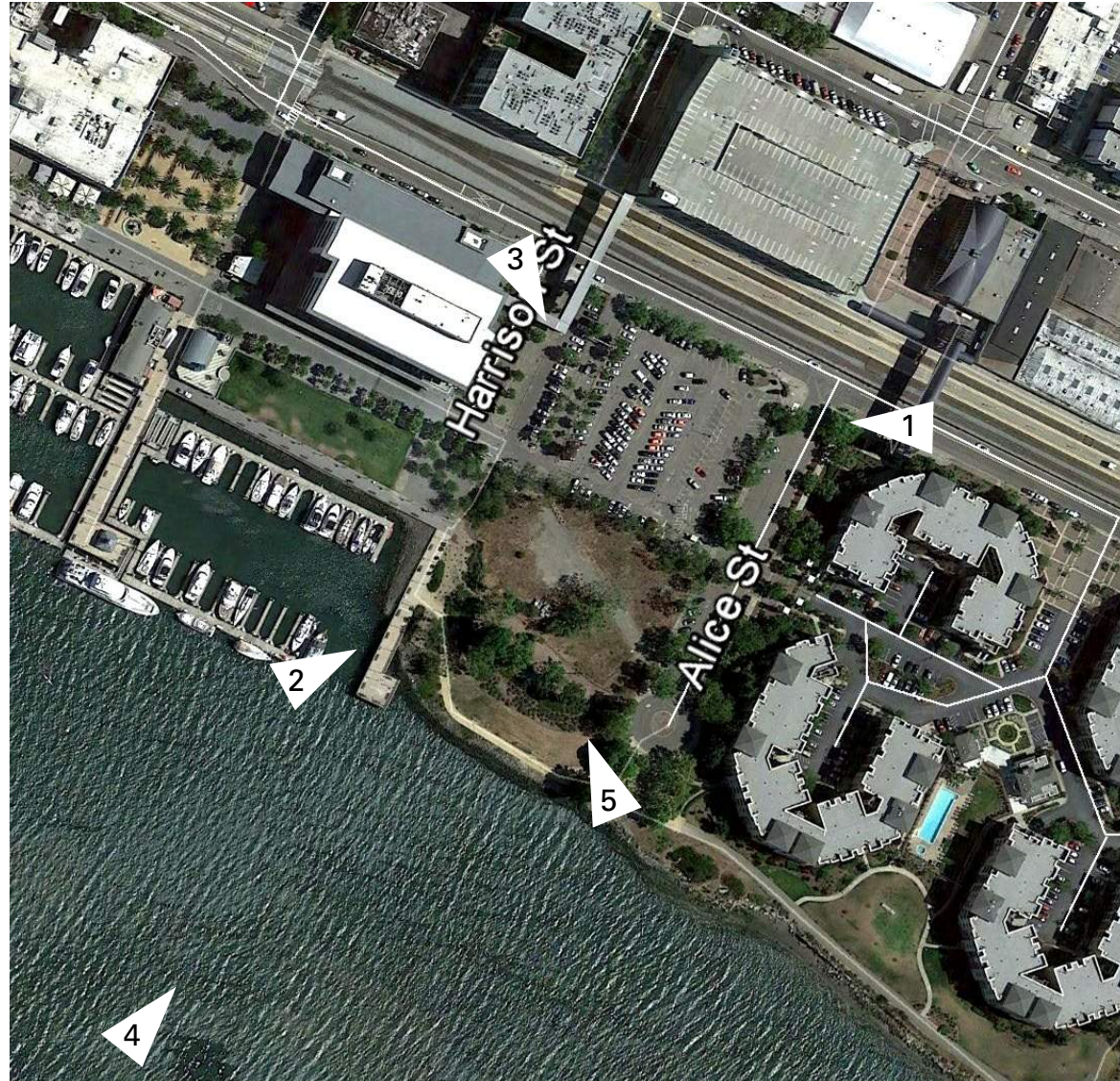
10 - 21 - 2016

F2: 2016013.000

F2 - 3.2







1: View of Parcel F2 from the Amtrak Station



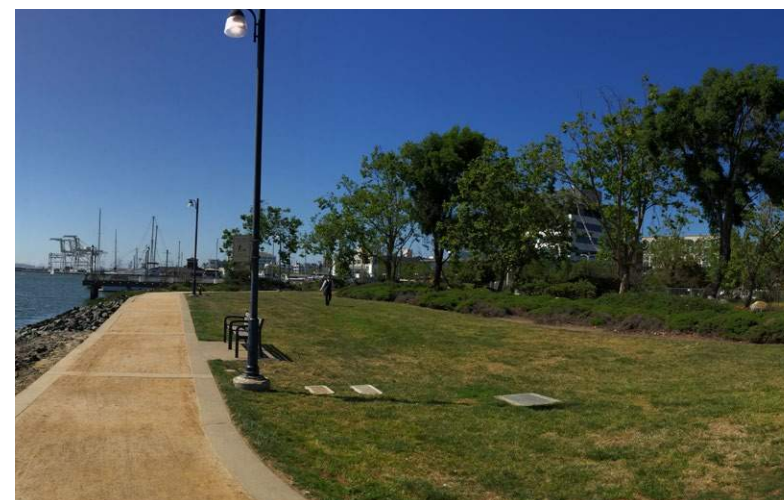
2: View of Parcel F2 from Waterfront



3: View on Harrison Street looking South



4: View of Parcel F2 from Alameda Island



5: View from SF Bay Trail of Parcel F2



# LEED 2009 for New Construction and Major Renovations

Project Scorecard Jack London Square Parcel F2

Date: 9/9/2015



20 3 3

## Sustainable Sites Possible Points: 26

Y ? N

Y	?	N			
Y			c Prereq 1	Construction Activity Pollution Prevention	
1			d Credit 1	Site Selection	1
5			d Credit 2	Development Density and Community Connectivity	5
	1		d Credit 3	Brownfield Redevelopment	1
6			d Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			d Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			d Credit 4.3	Alternative Transportation—Low-Emitting, Fuel-Efficient Vehicles	3
2			d Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	c Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		d Credit 5.2	Site Development—Maximize Open Space	1
		1	d Credit 6.1	Stormwater Design—Quantity Control	1
		1	d Credit 6.2	Stormwater Design—Quality Control	1
1			c Credit 7.1	Heat Island Effect—Non-roof	1
1			d Credit 7.2	Heat Island Effect—Roof	1
	1		d Credit 8	Light Pollution Reduction	1

4 3 3

## Water Efficiency Possible Points: 10

Y	?	N			
			d Prereq 1	Water Use Reduction—20% Reduction	
2	2		d Credit 1	Water Efficient Landscaping	2 to 4
		2	d Credit 2	Innovative Wastewater Technologies	2
2	1	1	d Credit 3	Water Use Reduction	2 to 4

4 17 14

## Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			c Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			d Prereq 2	Minimum Energy Performance	
Y			d Prereq 3	Fundamental Refrigerant Management	
2	10	7	d Credit 1	Optimize Energy Performance	1 to 19
	3	4	d Credit 2	On-Site Renewable Energy	1 to 7
2			c Credit 3	Enhanced Commissioning	2
	2		d Credit 4	Enhanced Refrigerant Management	2
		3	c Credit 5	Measurement and Verification	3
	2		c Credit 6	Green Power	2

6 1 7

## Materials and Resources Possible Points: 14

Y	?	N			
		3	d Prereq 1	Storage and Collection of Recyclables	
		1	c Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
2			c Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
			c Credit 2	Construction Waste Management	1 to 2
		2	c Credit 3	Materials Reuse	1 to 2

2 2 1

## Materials and Resources, Continued Possible Points: 15

Y ? N

Y	?	N			
2			c Credit 4	Recycled Content	1 to 2
2			c Credit 5	Regional Materials	1 to 2
		1	c Credit 6	Rapidly Renewable Materials	1
	1		c Credit 7	Certified Wood	1

11 3 1

## Indoor Environmental Quality Possible Points: 15

Y ? N

Y	?	N			
Y			d Prereq 1	Minimum Indoor Air Quality Performance	
Y			d Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			d Credit 1	Outdoor Air Delivery Monitoring	1
	1		d Credit 2	Increased Ventilation	1
1			c Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	c Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			c Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			c Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			c Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			c Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		d Credit 5	Indoor Chemical and Pollutant Source Control	1
1			d Credit 6.1	Controllability of Systems—Lighting	1
1			d Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			d Credit 7.1	Thermal Comfort—Design	1
	1		d Credit 7.2	Thermal Comfort—Verification	1
1			d Credit 8.1	Daylight and Views—Daylight	1
1			d Credit 8.2	Daylight and Views—Views	1

6 1 1

## Innovation and Design Process Possible Points: 6

Y	?	N			
1			d/c Credit 1.1	Innovation in Design/ Exemplary Performance	1
1			d/c Credit 1.2	Innovation in Design/ Exemplary Performance	1
1			d/c Credit 1.3	Innovation in Design/ Exemplary Performance	1
1			d/c Credit 1.4	Innovation in Design	1
1			d/c Credit 1.5	Innovation in Design	1
1			d Credit 2	LEED Accredited Professional	1

3 1 1

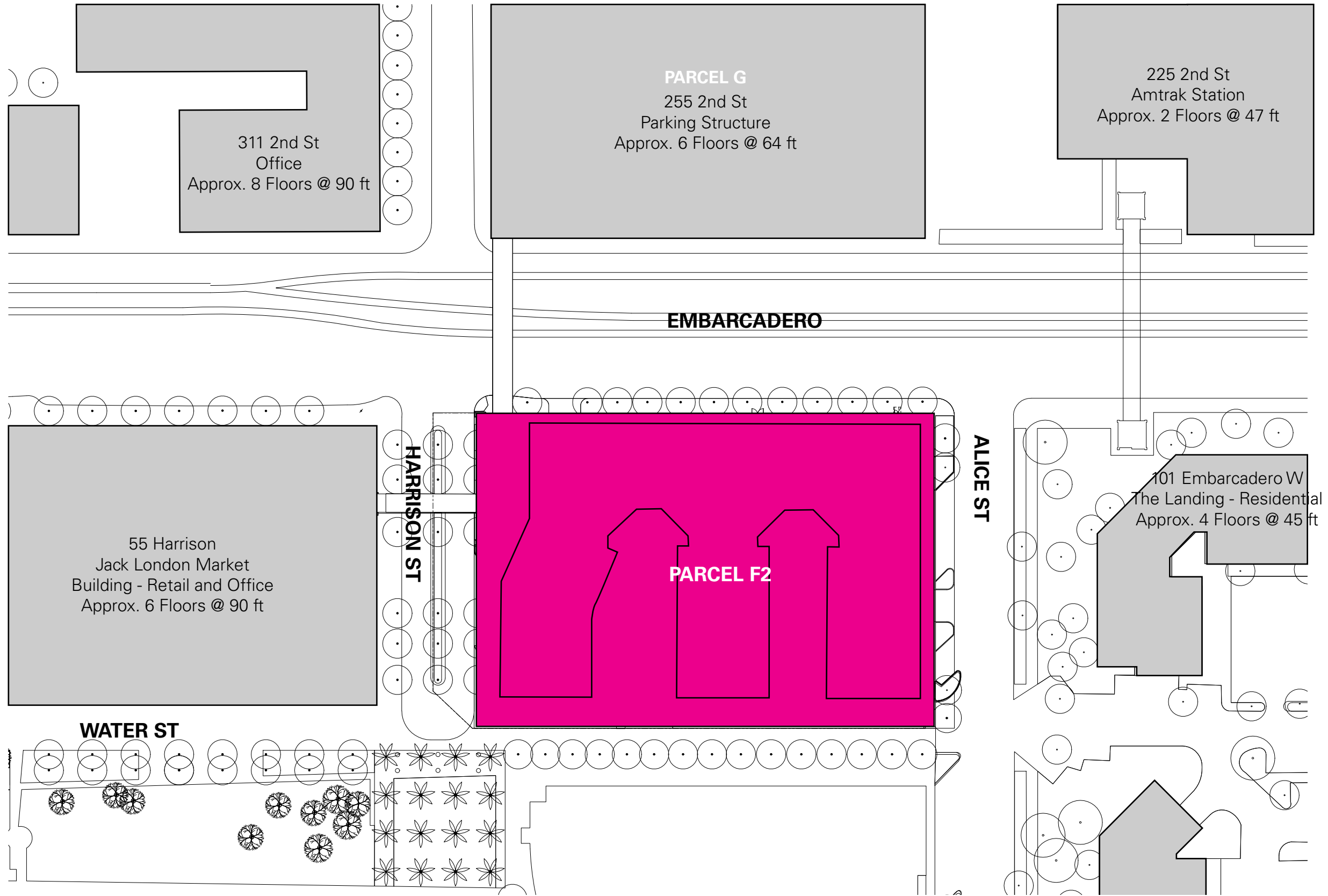
## Regional Priority Credits Possible Points: 4

Y	?	N			
1			EAc2 (1%), EQc81, SSc4.1, SSc7.1, WEc2, WEc3 (40%)		
1			Credit 1.1	Regional Priority: EQc8.1	1
1			Credit 1.2	Regional Priority: SSc4.1	1
1			Credit 1.3	Regional Priority: SSc7.1	1
	1		Credit 1.4	Regional Priority: EAc2, WEc2, WEc3	1

54 28 28

## Project Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



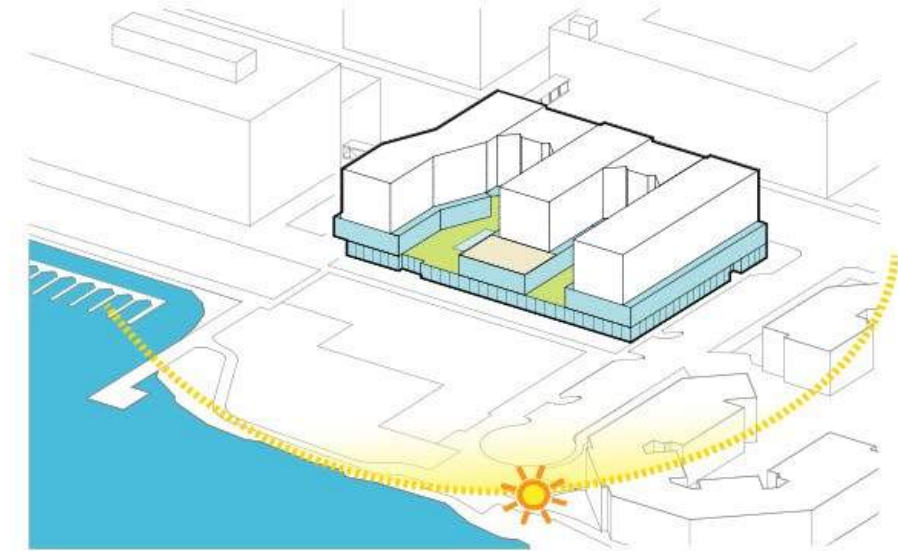
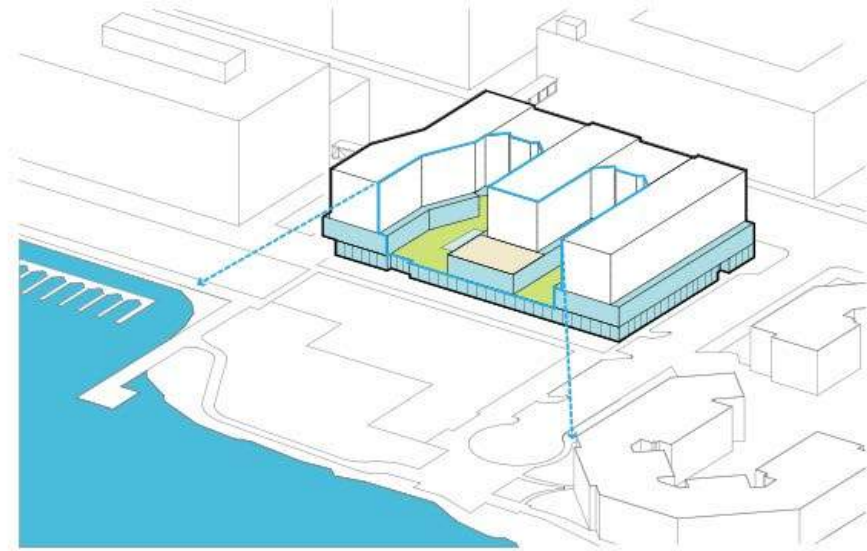
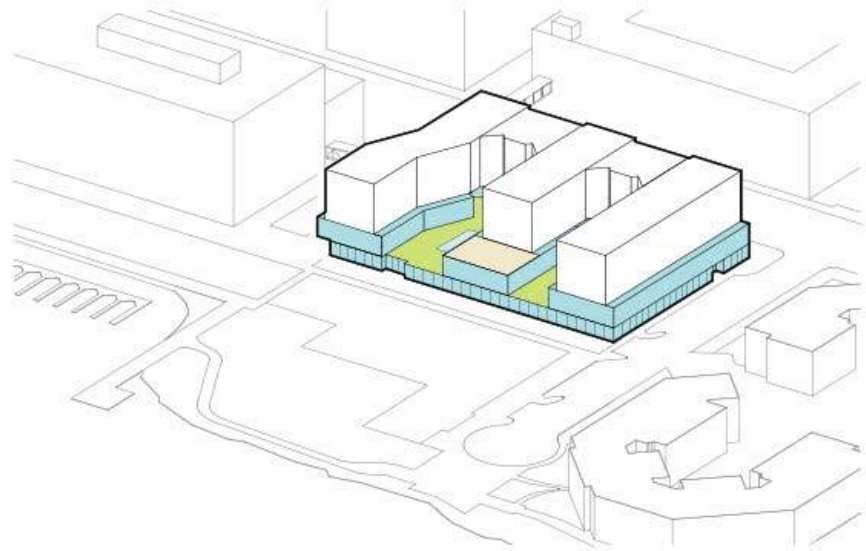
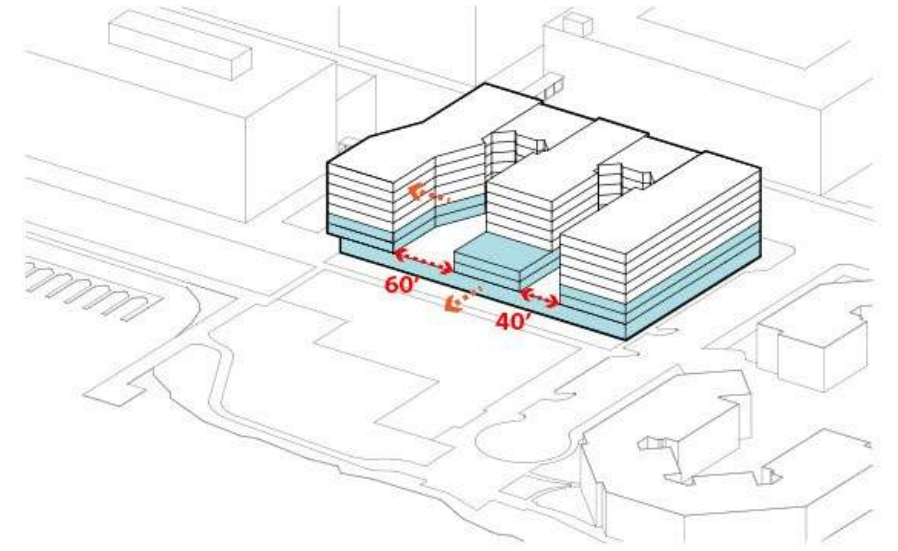
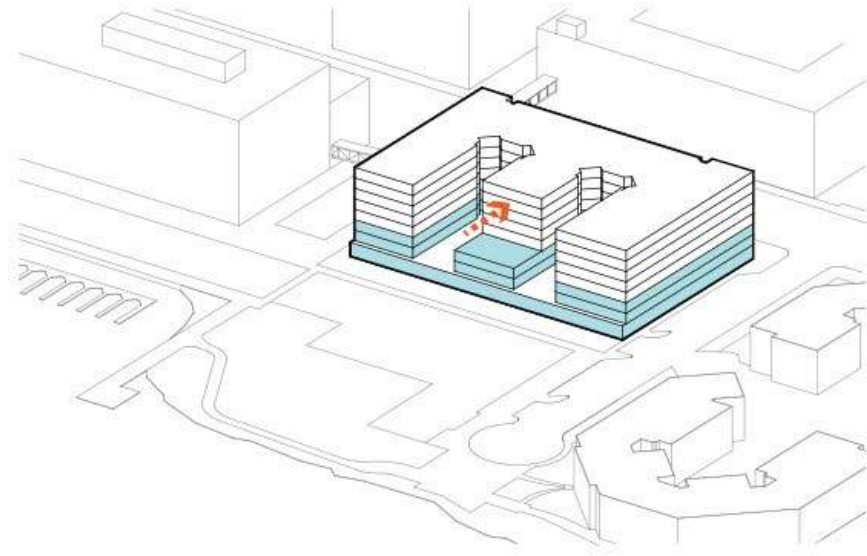
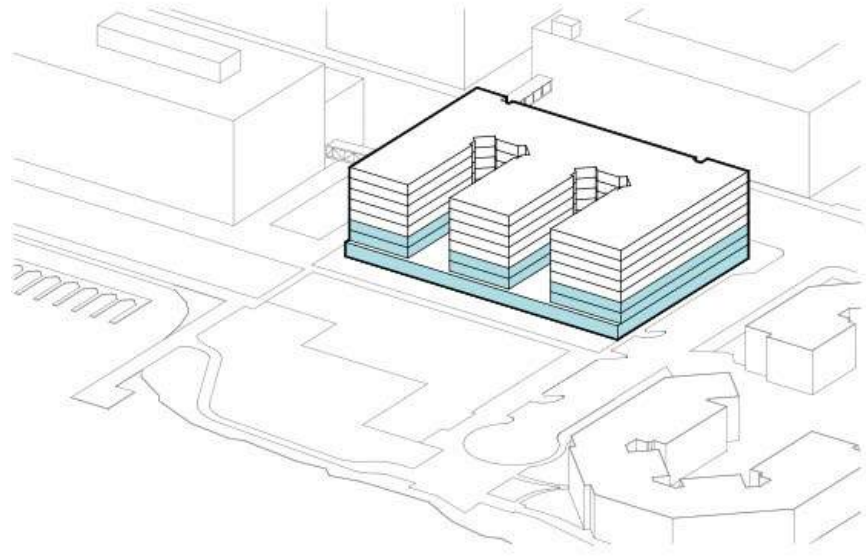
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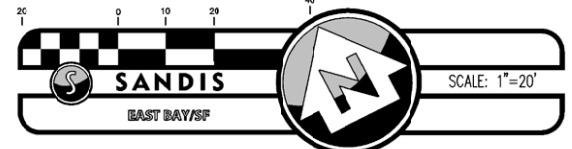
**SITE MAP**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel F2  
 CIM Group

10 - 21 - 2016

F2: 2016013.000







**TREE NOTE**

TREE SPECIES AND SIZE PER ARBORIST REPORT BY SBCA TREE CONSULTING DATED SEPTEMBER 11, 2015.

**SURVEY NOTE**

SURVEY INFORMATION SHOWN INCLUDES POINTS FROM SURVEYS CONDUCTED IN 2011 AND 2006. SOME INFORMATION SHOWN MAY REPRESENT OBJECTS WHICH HAVE SINCE BEEN DEMOLISHED.

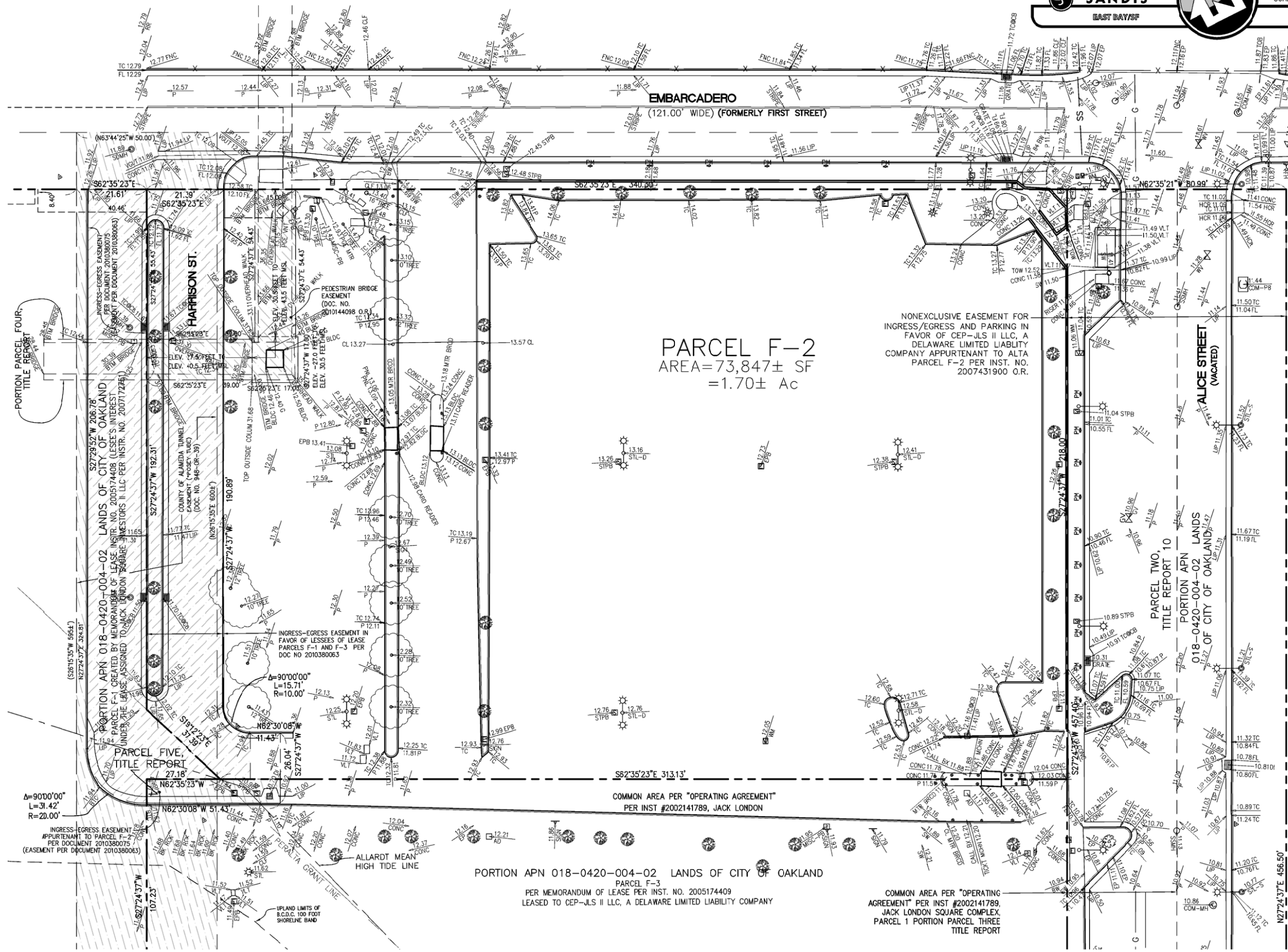
**BENCHMARK**

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE PORT OF OAKLAND MONUMENT No. H016, AN ALUMINUM DISK STAMPED "PORT OF OAKLAND SURVEY CONTROL" ON EMBARCADERO AT WEBSTER STREET.

ELEVATION = 11.838 FEET (PORT OF OAKLAND DATUM)

**SURVEY UTILITY NOTE**

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



PARCEL F-2  
AREA=73,847± SF  
=1.70± Ac

NONEXCLUSIVE EASEMENT FOR INGRESS/EGRESS AND PARKING IN FAVOR OF CEP-JLS II LLC, A DELAWARE LIMITED LIABILITY COMPANY APPURTENANT TO ALTA PARCEL F-2 PER INST. NO. 2007431900 O.R.

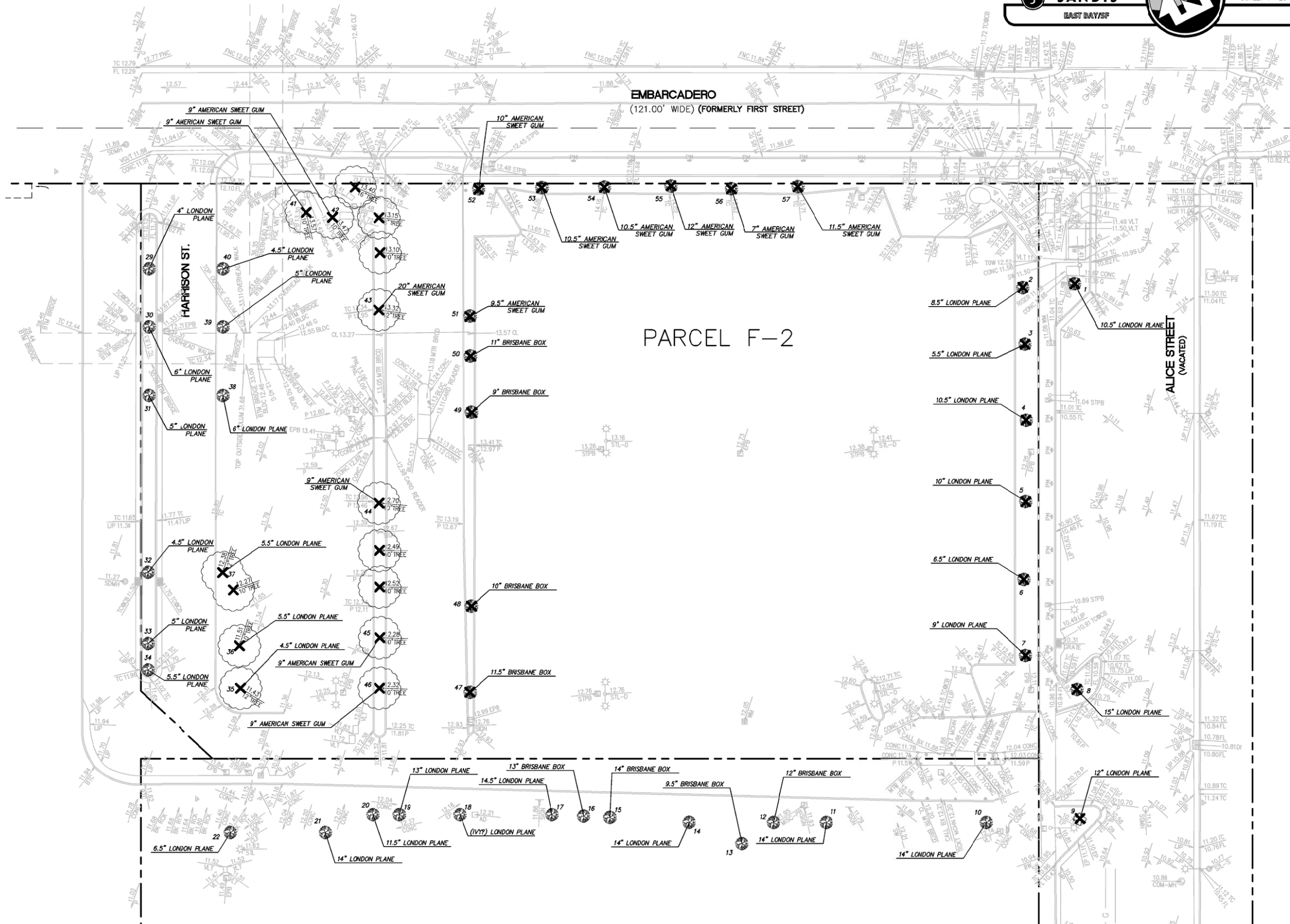
**ABBREVIATIONS**

- AD - AREA DRAIN
- BLDC - BUILDING CORNER
- BLDL - BUILDING LINE
- BOLL - BOLLARD
- BOW - BOTTOM OF WALL
- CHKSH - SURVEY CHECK SHOT
- CL - CENTER LINE OR CLASS
- CONPT - SURVEY CONTROL POINT
- COM-PB - COMMUNICATIONS PULLBOX
- CONC - CONCRETE
- DI - DRAIN INLET
- ELEC-MH - ELECTRICAL MANHOLE
- ELEC-PNL - ELECTRICAL PANEL
- EP - EDGE OF PAVEMENT
- EPB - ELECTRICAL PULLBOX
- FDC - FIRE DEPARTMENT CONNECTION
- FF - FINISHED FLOOR
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND MON - FOUND SURVEY MONUMENT
- FND RR - FOUND RAILROAD SPIKE (SURVEY BENCHMARK)
- FND CPT - FOUND SURVEY CONTROL POINT
- G - GROUND
- GM - GAS METER
- GRATE - DRAIN INLET GRATE
- GV - GAS VALVE
- LIP - LIP OF GUTTER
- MISC-CO - MISCELLANEOUS CLEANOUT
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- MISC-V - MISCELLANEOUS VALVE
- OH - BUILDING OVERHANG
- P - PAVEMENT ELEVATION
- PAVE - PAVEMENT ELEVATION
- RR - RAILROAD TRACK CENTERLINE
- SDCO - STORM DRAIN CLEANOUT
- SSMH - SANITARY SEWER MANHOLE
- STL - STREET LIGHT
- STL-D - DOUBLE-ARM STREET LIGHT
- STL - SINGLE-ARM STREET LIGHT
- STPB - STREET LIGHT PULLBOX
- SW - SIDEWALK
- TC - TOP OF CURB
- TC@CB - TOP OF CURB AT CATCH BASIN
- TD - TRENCH DRAIN
- TH - DOOR THRESHOLD
- TOB - TOP OF BANK
- TOW - TOP OF WALL
- TWP - SURVEY TEMPORARY WORK POINT
- VT - VAULT
- WV - WATER VALVE

**LEGEND**

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BUILDING FACE
  - EDGE OF PAVEMENT
  - BUILDING OVERHANG
  - CURB LINE
  - SS ——— SANITARY SEWER
  - SD ——— STORM DRAIN
  - TELECOMMUNICATIONS LINE
  - W ——— WATER LINE
  - U ——— UNDERGROUND
  - X ——— ELECTRIC LINE
  - FENCE
  - 100' ——— CONTOURS
  - HWS ——— HOT WATER SUPPLY
  - HOT WATER RETURN
  - CWS ——— CHILLED WATER SUPPLY
  - CHILLED WATER SUPPLY
  - CWR ——— SANITARY SEWER
  - TV/FA ——— TV / FIRE ALARM
  - TEL ——— TELECOM
  - 460V ——— ELECTRIC
  - FG ——— (UNKNOWN UTILITY)
  - A ——— (UNKNOWN UTILITY)
  - ——— FOUND STANDARD CITY MONUMENT
  - ——— SDMH
  - ——— SSMH
  - ——— SSCO
  - AD ● ——— AREA DRAIN
  - ——— ELECTRIC UTILITY BOX
  - ——— TELEPHONE PULL BOX
  - ——— CABLE TELEVISION BOX
  - ——— POWER POLE
  - ——— WATER VALVE
  - ——— GAS VALVE
  - ——— WATER METER
  - ——— ELECTRIC VALVE
  - ——— SIGN
  - ——— GUY WIRE
  - ——— FIRE HYDRANT
  - ——— SPOT ELEVATION
  - ——— TREE WITH DRIPLINE, TYPE AND DIAMETER AS INDICATED





**SURVEY NOTE**

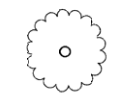


SURVEY INFORMATION SHOWN INCLUDES POINTS FROM SURVEYS CONDUCTED IN 2011 AND 2008. SOME INFORMATION SHOWN MAY REPRESENT OBJECTS WHICH HAVE SINCE BEEN DEMOLISHED.

**BENCHMARK**

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE PORT OF OAKLAND MONUMENT No. H016, AN ALUMINUM DISK STAMPED "PORT OF OAKLAND SURVEY CONTROL" ON EMBARCADERO AT WEBSTER STREET.

ELEVATION = 11.838 FEET (PORT OF OAKLAND DATUM)

**LEGEND**

-  TREE WITH DRPLINE, TYPE AND DIAMETER AS INDICATED
-  TREE WITH DIAMETER AS INDICATED
-  DEMO AND REMOVE EX. TREE

0 10' 20'



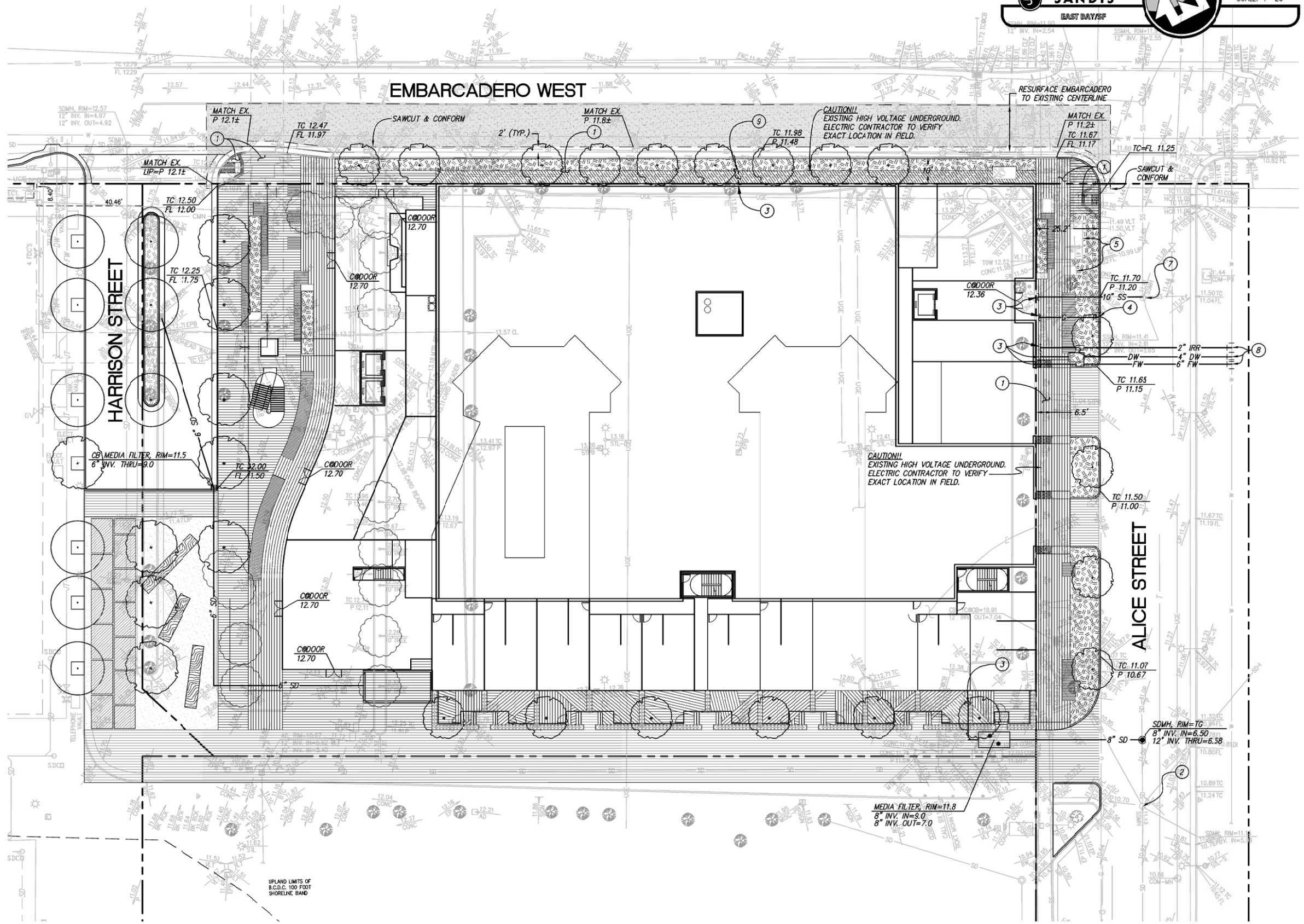
**TREE PLAN**  
FINAL DEVELOPMENT PLAN  
Jack London Square - Parcel F2  
CIM Group

*David W. Betham*  
PROFESSIONAL LAND SURVEYOR  
No. 7047  
Exp. 12/31/16  
STATE OF CALIFORNIA

10 - 19 - 2016  
1" = 20'  
F2: 2016013.000  
D: 2016041.000

C1.1





**GENERAL NOTES**

1. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND 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 EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CIVIL DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AFFECTING SAID LINES.

**SHEET NOTES**

- ① REPLACE EXISTING SIDEWALK AND CURB RAMP IN-KIND.
- ② CONNECT TO EXISTING STORM DRAIN MANHOLE.
- ③ CONNECT TO EXISTING STORM DRAIN MAIN.
- ④ CONNECT TO EXISTING GAS MAIN.
- ⑤ EXISTING ELECTRIC VAULT/STRUCTURE TO REMAIN.
- ⑥ CONNECT TO EXISTING SANITARY SEWER MAIN.
- ⑦ CONNECT TO EXISTING SSMH.
- ⑧ CONNECT TO WATER MAIN.
- ⑨ CONNECT TO EXISTING ELECTRIC SERVICE.
- ⑩ UTILITY SERVICE POINT OF CONNECTION. SEE MEP PLANS FOR CONTINUATION.

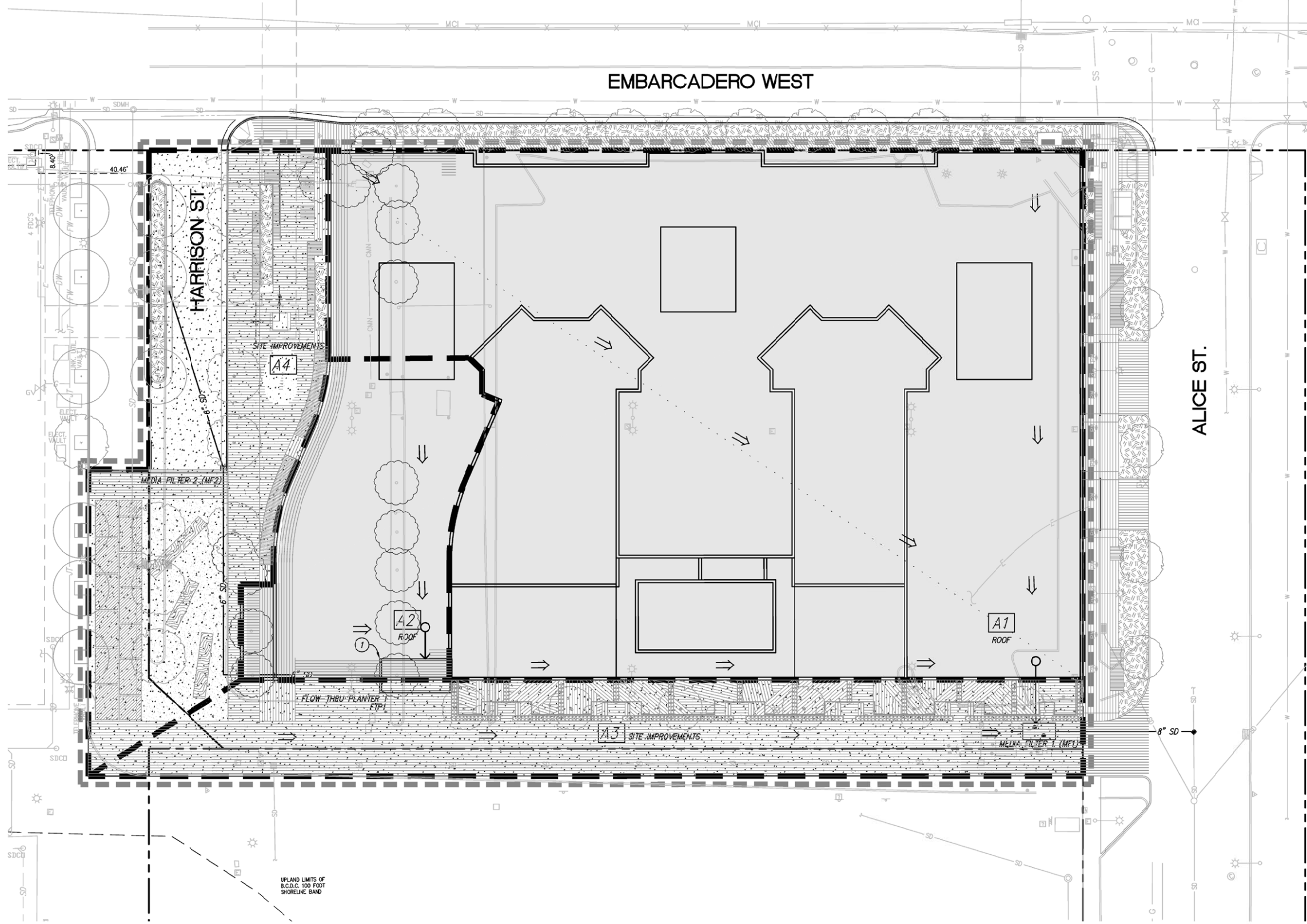
**LEGEND**

	PROPERTY LINE
	SAWCUT LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	FIRE WATER LINE
	WATER LINE

**EARTHWORK QUANTITIES:**

FILL = 923 CY  
 CUT = 9227 CY  
 (IF ZERO, INDICATE 0)

**NOTE:**  
 THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.



**PRELIMINARY STORMWATER TREATMENT MEASURES**

AREA ID	NEW IMPERVIOUS AREA (SF)			TREATED VIA
	ROOF	IMPERVIOUS	TOTAL	
A1	47,536	0	47,536	MF1
A2	7,649	0	7,649	FTP1
A3	0	11,293	11,293	MF1
A4	0	10,013	10,013	MF2

**SHEET NOTES**  
 ① FLOW-THRU PLANTER (306 SF). LOCATIONS AND NUMBER OF PLANTERS TO BE DETERMINED

**STORMWATER MANAGEMENT PLAN NOTES**

1. THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 - NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2009-0074).
2. GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE MINIMIZING IMPERVIOUS SURFACES AND FILTERING STORMWATER RUNOFF BY DRAINING IMPERVIOUS SURFACES TO MEDIA FILTERS PRIOR TO BEING CONVEYED OFFSITE.

**TRANSIT ORIENTED DEVELOPMENT NOTE**

THIS PROJECT QUALIFIES AS A TRANSIT ORIENTED DEVELOPMENT PROJECT AND IS CONSIDERED A CATEGORY C SPECIAL PROJECT. BASED ON THE ALAMEDA COUNTY SPECIAL PROJECTS WORKSHEET, THIS PROJECT COULD BE ALLOWED TO USE NON-LID TREATMENT METHODS FOR UP TO 100% OF THE PROJECT'S REQUIRED STORMWATER TREATMENT.

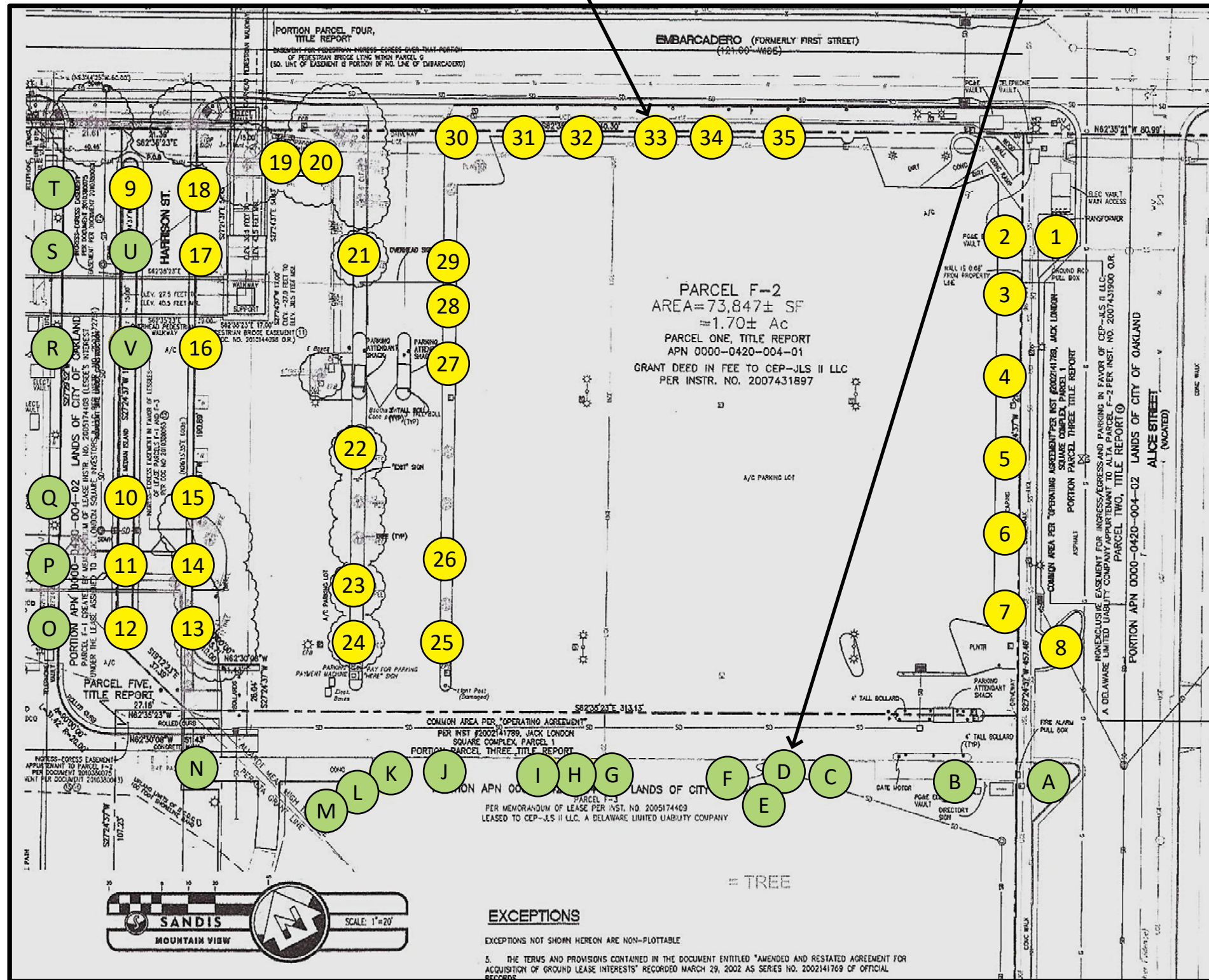
TOTAL PROJECT IMPERVIOUS AREA: 76,491 S.F.  
 AREA ALLOWED TO BE TREATED BY NON-LID METHODS: 68,842 SF  
 AREA PROPOSED TO BE TREATED BY NON-LID METHODS: 7,649 SF  
 TRANSIT ORIENTED DEVELOPMENT: 90%

**LEGEND**

- PROPERTY LINE
- LIMIT OF SITE WORK
- WATERSHED BOUNDARY
- ⇒ DIRECTION OF RUNOFF
- ROOF (IMPERVIOUS)
- PAVING (IMPERVIOUS)

Trees to be Removed

Trees to be Remain



COLUMN HEADING DESCRIPTIONS  
 Tag# - Corresponds to Tree Location Map  
 Species - Scientific name  
 Common Name - Vernacular name  
 DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated  
 Spread - In feet  
 Tree Location - Designated location  
 Notes - Pertinent Arborist comments

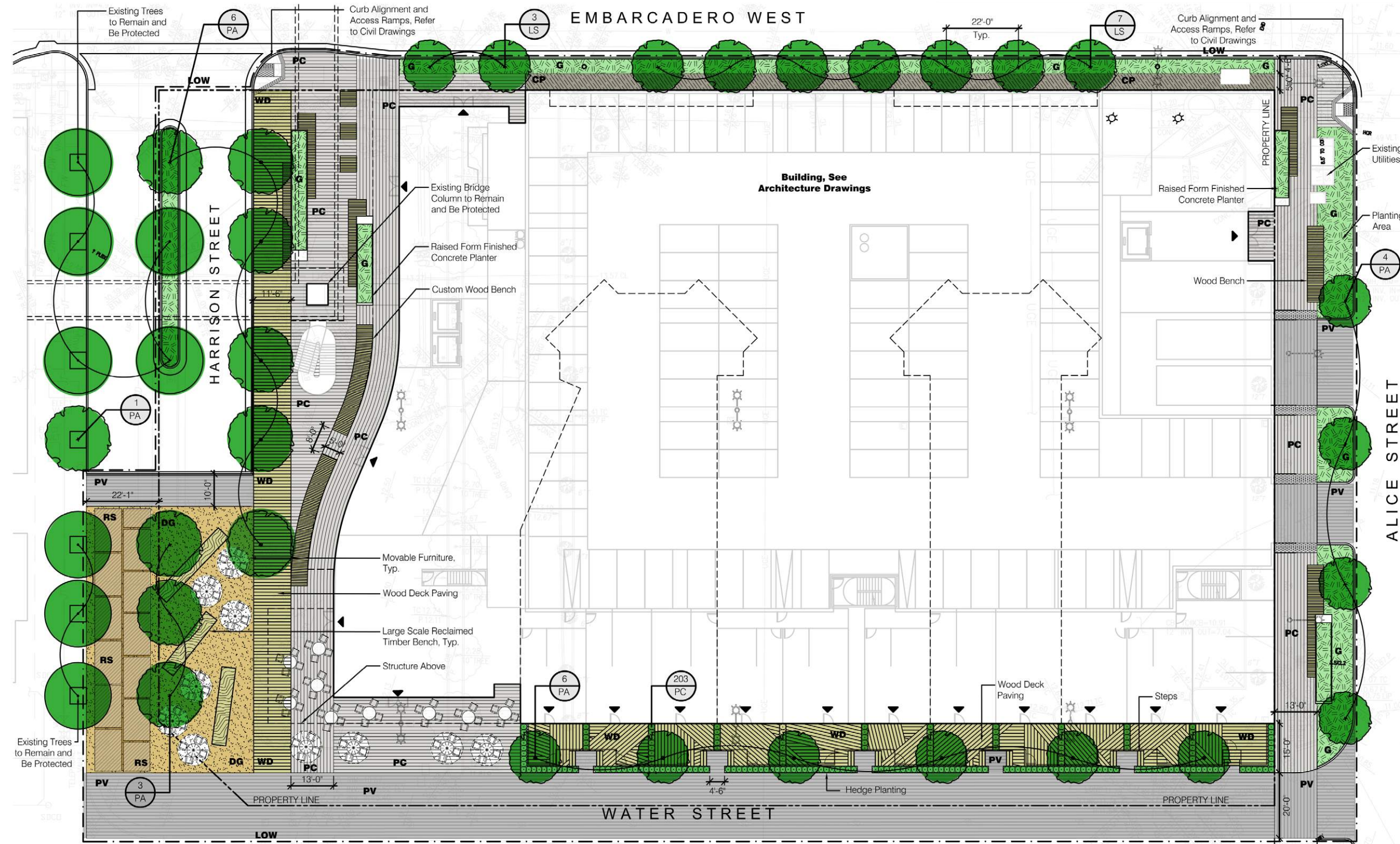
Tree #	Species	Common name	DBH	Spread	Tree Location	Notes
1	Platanus x hispanica	London Plane	10.5	35	Public Right-Of-Way	Anthraxnose
2	Platanus x hispanica	London Plane	8.5	20	Public Right-Of-Way	Lean, Anthracnose
3	Platanus x hispanica	London Plane	5.5	-	Public Right-Of-Way	Dead
4	Platanus x hispanica	London Plane	10.5	35	Public Right-Of-Way	Anthraxnose
5	Platanus x hispanica	London Plane	10	30	Public Right-Of-Way	Anthraxnose
6	Platanus x hispanica	London Plane	6.5	25	Public Right-Of-Way	Anthraxnose
7	Platanus x hispanica	London Plane	9	30	Public Right-Of-Way	Anthraxnose
8	Platanus x hispanica	London Plane	15	45	Public Right-Of-Way	Anthraxnose
9	Platanus x hispanica	London Plane	4	-	Public Right-Of-Way	Dead
10	Platanus x hispanica	London Plane	4.5	10	Public Right-Of-Way	Powdery mildew, Anthracnose
11	Platanus x hispanica	London Plane	5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
12	Platanus x hispanica	London Plane	5.5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
13	Platanus x hispanica	London Plane	4.5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
14	Platanus x hispanica	London Plane	5.5	20	Public Right-Of-Way	Powdery mildew, Anthracnose
15	Platanus x hispanica	London Plane	5.5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
16	Platanus x hispanica	London Plane	6	20	Public Right-Of-Way	Powdery mildew, Anthracnose
17	Platanus x hispanica	London Plane	5	20	Public Right-Of-Way	Powdery mildew, Anthracnose
18	Platanus x hispanica	London Plane	4.5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
19	Liquidambar styraciflua	American Sweet Gum	9	20	Public Right-Of-Way	Trunk wounds, changing roots, various branches in contact with pedestrian
20	Liquidambar styraciflua	American Sweet Gum	9	20	Public Right-Of-Way	Circling roots
21	Liquidambar styraciflua	American Sweet Gum	20	25	Parcel F-2	Surface roots
22	Liquidambar styraciflua	American Sweet Gum	9	15	Parcel F-2	Internal decay, Structurally compromised
23	Liquidambar styraciflua	American Sweet Gum	9	20	Parcel F-2	Circling roots, Surface roots
24	Liquidambar styraciflua	American Sweet Gum	9	20	Parcel F-2	Circling roots, Surface roots
25	Lophostemon confertus	Brisbane Box	11.5	20	Parcel F-2	Curb displacement, Surface roots
26	Lophostemon confertus	Brisbane Box	10	15	Parcel F-2	Surface roots
27	Lophostemon confertus	Brisbane Box	9	15	Parcel F-2	Lean
28	Lophostemon confertus	Brisbane Box	11	15	Parcel F-2	Lean
29	Liquidambar styraciflua	American Sweet Gum	9.5	15	Parcel F-2	Circling roots, Surface roots
30	Liquidambar styraciflua	American Sweet Gum	10	25	Public Right-Of-Way	Surface roots
31	Liquidambar styraciflua	American Sweet Gum	10.5	30	Public Right-Of-Way	Circling roots, Curb displacement
32	Liquidambar styraciflua	American Sweet Gum	10.5	30	Public Right-Of-Way	Surface roots, Girdling roots, Curb displacement
33	Liquidambar styraciflua	American Sweet Gum	12	30	Public Right-Of-Way	Surface roots, Curb displacement
34	Liquidambar styraciflua	American Sweet Gum	7	20	Public Right-Of-Way	Surface roots, Curb displacement
35	Liquidambar styraciflua	American Sweet Gum	11.5	25	Public Right-Of-Way	Curb displacement
A	Platanus x hispanica	London Plane	12	15	Public Right-Of-Way	Anthraxnose
B	Platanus x hispanica	London Plane	14	35	Adjacent Parcel F-3	Anthraxnose
C	Platanus x hispanica	London Plane	14	30	Adjacent Parcel F-3	Almost dead
D	Lophostemon confertus	Brisbane Box	12	25	Adjacent Parcel F-3	Wire girdling trunk
E	Lophostemon confertus	Brisbane Box	9.5	15	Adjacent Parcel F-3	Almost dead
F	Platanus x hispanica	London Plane	12.5	30	Adjacent Parcel F-3	Anthraxnose
G	Lophostemon confertus	Brisbane Box	14	30	Adjacent Parcel F-3	Dieback
H	Lophostemon confertus	Brisbane Box	13	20	Adjacent Parcel F-3	Dieback
I	Platanus x hispanica	London Plane	14.5	35	Adjacent Parcel F-3	Severely stressed
J	Platanus x hispanica	London Plane	7 (ivy)	30	Adjacent Parcel F-3	Severely stressed
K	Platanus x hispanica	London Plane	13	35	Adjacent Parcel F-3	Severely stressed
L	Platanus x hispanica	London Plane	11.5	-	Adjacent Parcel F-3	Dead
M	Platanus x hispanica	London Plane	14	35	Adjacent Parcel F-3	Almost dead
N	Platanus x hispanica	London Plane	6.5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
O	Platanus x hispanica	London Plane	5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
P	Platanus x hispanica	London Plane	5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
Q	Platanus x hispanica	London Plane	5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
R	Platanus x hispanica	London Plane	5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
S	Platanus x hispanica	London Plane	4.5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
T	Platanus x hispanica	London Plane	5.5	15	Public Right-Of-Way	Powdery mildew, Anthracnose
U	Platanus x hispanica	London Plane	6	15	Public Right-Of-Way	Powdery mildew, Anthracnose
V	Platanus x hispanica	London Plane	5	15	Public Right-Of-Way	Powdery mildew, Anthracnose

SBCA Tree Consulting  
 1534 Rose St. Crockett, CA 94525  
[steve@sbcacatree.com](mailto:steve@sbcacatree.com)



Phone (510) 787-3075  
 Fax (510) 787-3065  
[www.sbcacatree.com](http://www.sbcacatree.com)

General Note: The City of Oakland defines Trees as Protected if they have a 9" or greater DBH or are located in the public right of way. All of the trees in this survey fall under this designation.



**Landscape Architectural Layout Notes**

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2. All dimensions are parallel or perpendicular to the lines from which they are measured unless noted otherwise.
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**Landscape Architectural Materials Notes**

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**Landscape Architectural Irrigation Notes**

1. The irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings.
2. The irrigation system shall be designed and installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workmen.
3. The irrigation controller shall have an automatic timer with battery backup and rain shutoff.
4. All valves shall have separate pressure regulators, filters and shut off as necessary.
5. The system shall have a shut-off and reduced pressure backflow assembly.
6. The irrigation system shall be comprised of all drip or bubblers.

**LEGEND**

- LOW --- Limit of Work
- Structure Above
- Property Line
- ▼ Egress
- PC Precast Concrete Pavers - Pedestrian
- PV Precast Concrete Pavers - Vehicular
- DG Decomposed Granite Paving
- CP Concrete Paving per City Standards
- WD Wood Deck Paving
- RS Reclaimed Steel Plate Paving
- G Groundcover
- Custom Wood Bench
- Hedge Planting
- Movable Furniture
- Existing Trees
- Proposed Tree

**Landscape Architectural Planting Notes**

1. The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Construction Manager.
2. Contractor shall receive approval from Landscape Architect of plant layout prior to installation.
3. The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
4. Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
5. Temporary irrigation shall be provided for plant establishment and maintenance period.
6. 1 year landscape maintenance and warranty period.

**Planting Schedule**

Key	Qty	Scientific Name	Common Name	Size	Rootball	Root	Notes:
<b>Trees</b>							
LS	9	<i>Liquidambar stratisfolia</i> 'Festival'	Sweetgum	3.5" Cal.	48"	Box	--
PA	20	<i>Platanus x acerifolia</i> 'Columbia'	London Plane	3.5" Cal.	48"	Box	--
<b>Shrubs</b>							
PC	203	<i>Prunus caroliniana</i>	Carolina Laurelcherry	3" Cal.	15Gal	Cont.	24" O.C.
<b>Groundcover Planting - 3,315 sq. ft. Total</b>							
CT	33%	<i>Carex testacea</i>	Orange Sedge	1 Gal.	--	Cont.	18" O.C.
CA	33%	<i>Carex tumulicola</i>	Foothill Sedge	1 Gal.	--	Cont.	18" O.C.
PE	33%	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Dwarf Fountain Grass	1 Gal.	--	Cont.	18" O.C.

0 10' 20'



**Landscape Architectural Layout Notes**

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**LEGEND**

- LOW** Limit of Work
- Proposed 1' Contour
- Property Line
- Egress
- Stone Paving
- Groundcover
- Reclaimed Buoy Planter
- Reclaimed Buoy Fire Pit
- Movable Furniture
- Proposed Tree (Acer Spp.) See Schedule
- Proposed Tree (Cercis occidentalis) See Schedule
- Proposed Shrub (Ceanothus 'Julia Phelps') See Schedule

**Landscape Architectural Planting Notes**

1. The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Construction Manager.
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5. Temporary irrigation shall be provided for plant establishment and maintenance period.
6. 1 year landscape maintenance and warranty period.

**Planting Schedule**

Key	Qty	Scientific Name	Common Name	Size	Rootball	Root	Spacing
<b>Trees</b>							
AS	27	<i>Acer spp.</i>	Maple sp.	3" Cal.	36"	Box	Per Plan
CO	20	<i>Cercis occidentalis</i>	Western Redbud	3" Cal.	36"	Box	Per Plan
<b>Shrubs</b>							
CJP	10	<i>Ceanothus 'Julia Phelps'</i>	Small leaf mountain Lilac	3" Cal.	15Gal	Cont.	Per Plan
<b>Groundcover Planting - 4,990.5 sq. ft. Total</b>							
CT	12%	<i>Carex testacea</i>	Orange Sedge	1 Gal.	--	Cont.	18" O.C.
CA	13%	<i>Carex tumulicola</i>	Foothill Sedge	1 Gal.	--	Cont.	18" O.C.
CH	7%	<i>Cistus x hybridus</i>	White rockrose	1 Gal.	--	Cont.	12" O.C.
HS	7%	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gal.	--	Cont.	18" O.C.
HO	12%	<i>Helleborus orientalis</i>	Lenten Rose	1 Gal.	--	Cont.	12" O.C.
HM	12%	<i>Heuchera maxima</i>	Island Coral Bells	1 Gal.	--	Cont.	12" O.C.
PE	25%	<i>Pennisetum alopecuroides 'Little Bunny'</i>	Dwarf Fountain Grass	1 Gal.	--	Cont.	18" O.C.
SC	12%	<i>Salvia clevelandii</i>	Blue Sage	1 Gal.	--	Cont.	12" O.C.



**Landscape Architectural Layout Notes**

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**LEGEND**

- LOW --- Limit of Work
- - - - - Proposed 1' Contour
- Property Line
- ▼ Egress
- SP Stone Paving
- WD Wood Decking
- G Groundcover
- ⊙ Reclaimed Buoy Planter
- ⊙ Reclaimed Buoy Fire Pit
- ⊙ Movable Furniture
- ⊙ Proposed Tree (Acer Spp.) See Schedule
- ⊙ Proposed Tree (Cercis occidentalis) See Schedule

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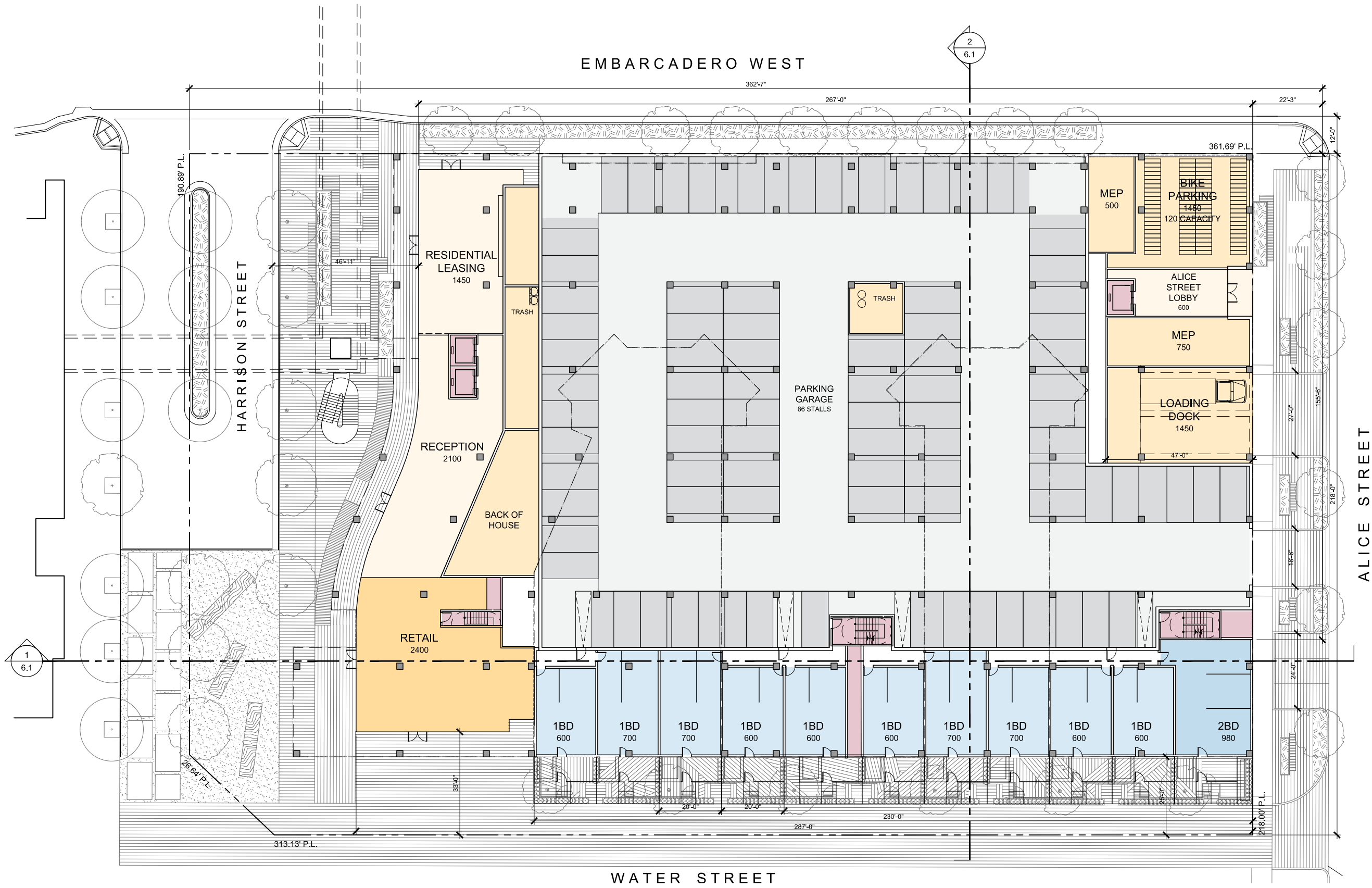
**Planting Schedule**

Key	Qty	Scientific Name	Common Name	Size	Rootball	Root	Spacing
<b>Trees</b>							
AS	3	<i>Acer spp.</i>	Maple sp.	3" Cal.	36"	Box	Per Plan
CO	12	<i>Cercis occidentalis</i>	Western Redbud	3" Cal.	36"	Box	Per Plan
<b>Shrubs</b>							
CJP	10	<i>Ceanothus 'Julia Phelps'</i>	Small leaf mountain Lilac	3" Cal.	15Gal	Cont.	--
<b>Groundcover Planting - 787 sq. ft. Total</b>							
CT	12%	<i>Carex testacea</i>	Orange Sedge	1 Gal.	--	Cont.	18" O.C.
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SC	12%	<i>Salvia clevelandii</i>	Blue Sage	1 Gal.	--	Cont.	12" O.C.

flr. Elev.	f/f Flr.	Podium	Studio	1 Bed	1 Bed	2 Bed	2 Bed	3 Bed	Amenity	RES	RES	Retail	Residential Parking	Bicycle Parking	FAR	Totals	
		units/ flr.	450	650	730	900	1,050	1,250		NSF	GSF	GSF	spaces	GSF	spaces	GSF	GSF
+85.00	12   Roof	ROOF/MEP									7,000						7,000
+75.00	10   08	44	9	11	12	2	7	3		32,860	38,300						38,300
+65.00	10   07	44	9	11	12	2	7	3		32,860	38,300						38,300
+55.00	10   06	44	9	11	12	2	7	3		32,860	38,300						38,300
+45.00	10   05	42	9	11	13	2	6	1		32,860	38,800						38,800
+35.00	10   04	42	9	11	13	2	6	1	2,800	30,040	38,800						38,800
+25.00	10   03	50	8	10	18	5	7	2		37,590	45,025						45,025
+15.00	10   02	49	8	9	18	5	7	2		36,940	45,025						45,025
+0.00	15   01	11		6	4	1				7,720	18,152	2,400	86	30,100	120	1,500	20,552
		326	61	80	102	21	47	15	2,800	243,730	307,702	2,400	86	30,100	120	1,500	303,102
		total units	18.7%	24.5%	31.3%	6.4%	14.4%	4.6%	0		GSF	GSF	spaces	GSF	spaces	GSF	GSF
	Target		15		45		35	5		748 avg			26%		118%		

Parcel Area: 73,847 SF





EMBARCADERO WEST

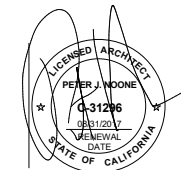
WATER STREET

HARRISON STREET

ALICE STREET



**GROUND FLOOR PLAN**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel F2  
 CIM Group



10 - 21 - 2016  
 F2: 2016013.000

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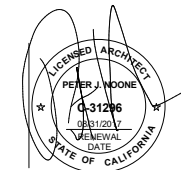
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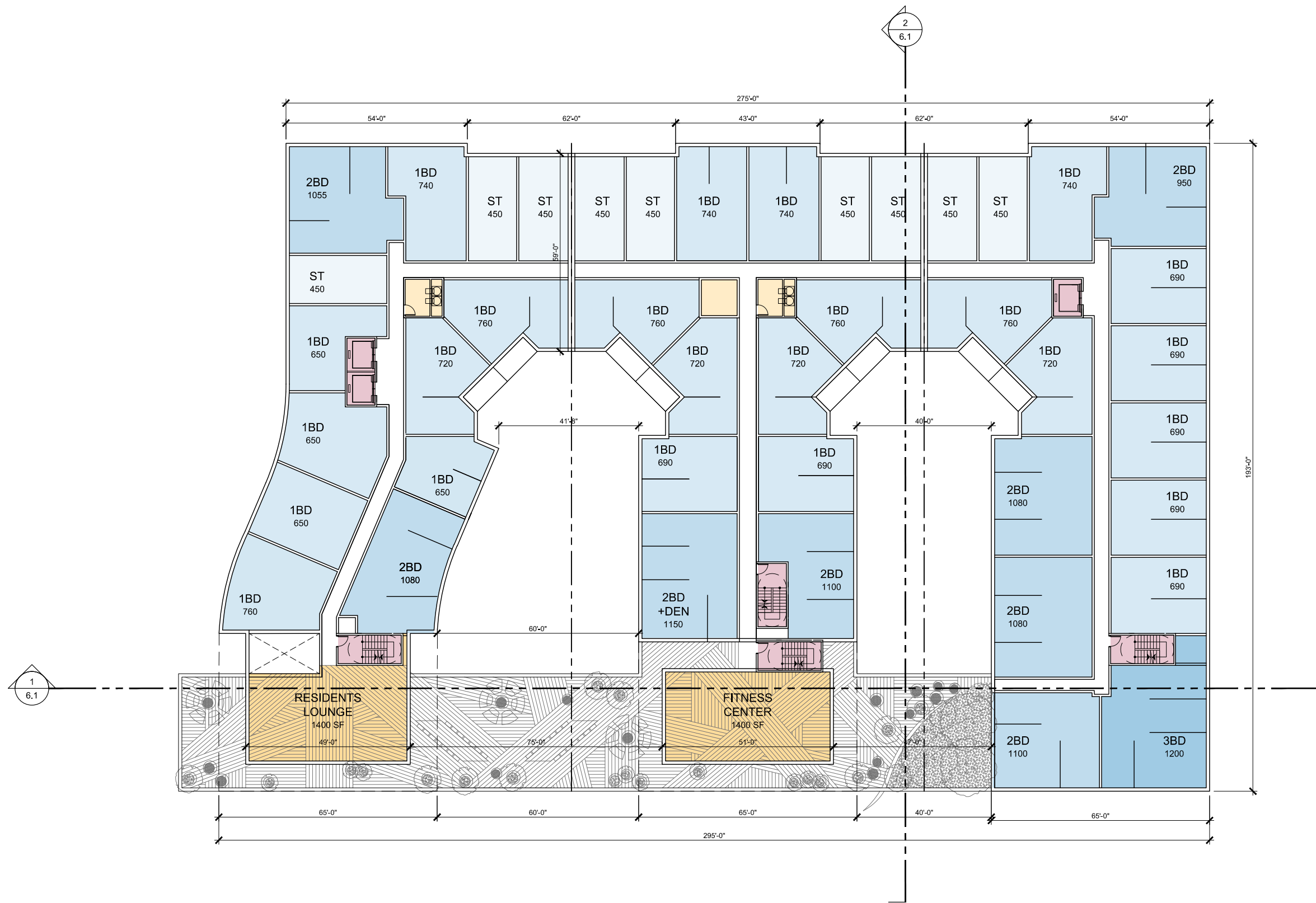
**LEVEL 3 FLOOR PLAN**  
**FINAL DEVELOPMENT PLAN**  
 Jack London Square - Parcel F2  
 CIM Group



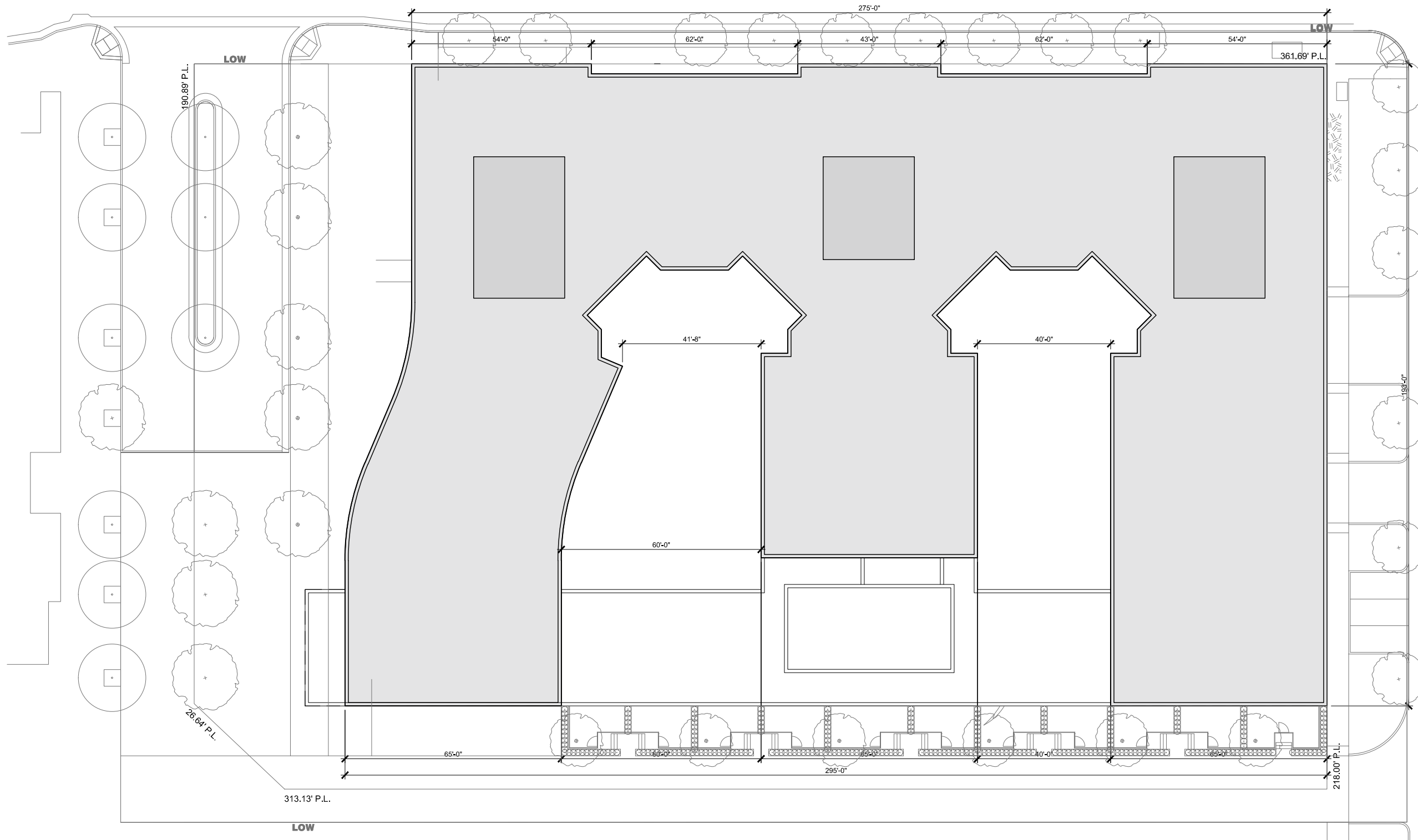
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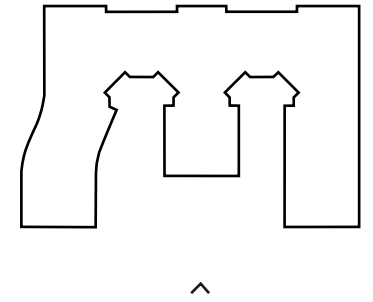
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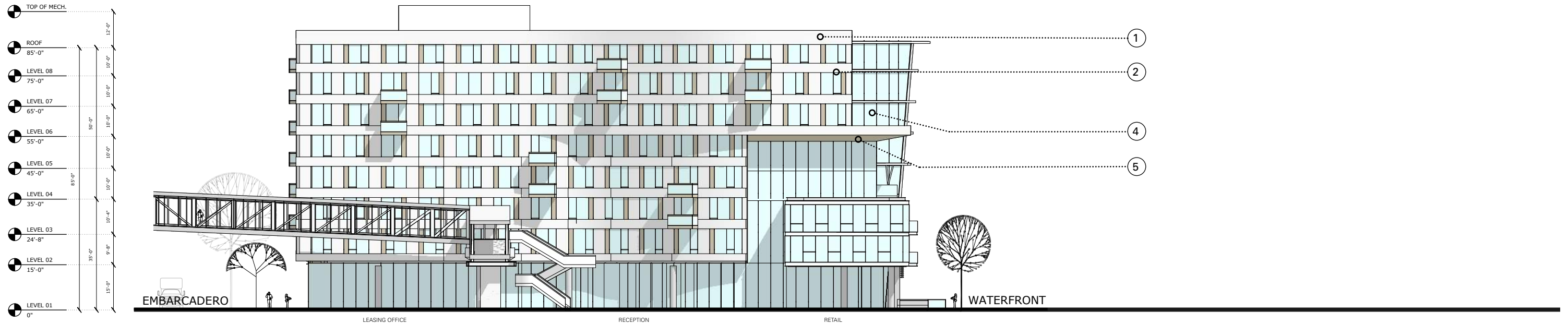
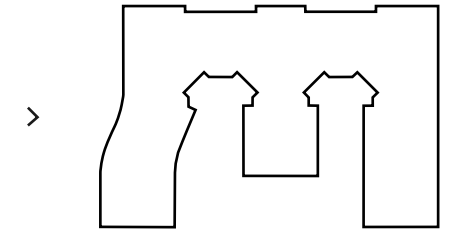




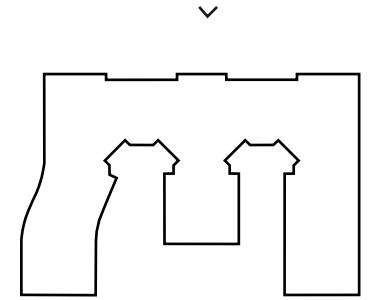
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- ② PREFINISHED ALUMINUM WINDOW FRAME (DARK)
- ③ MASONRY CLADDING
- ④ HIGH PERFORMANCE INSULATED GLAZING (LOW-E COATING)
- ⑤ WOOD PANEL / SOFFIT DETAIL
- ⑥ PERFORATED METAL PANEL



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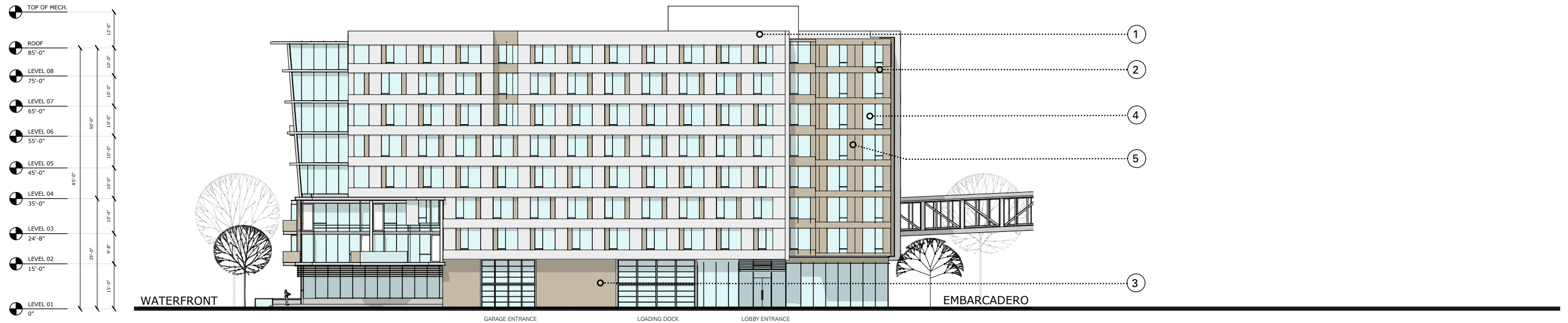
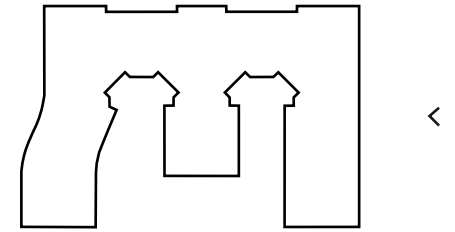


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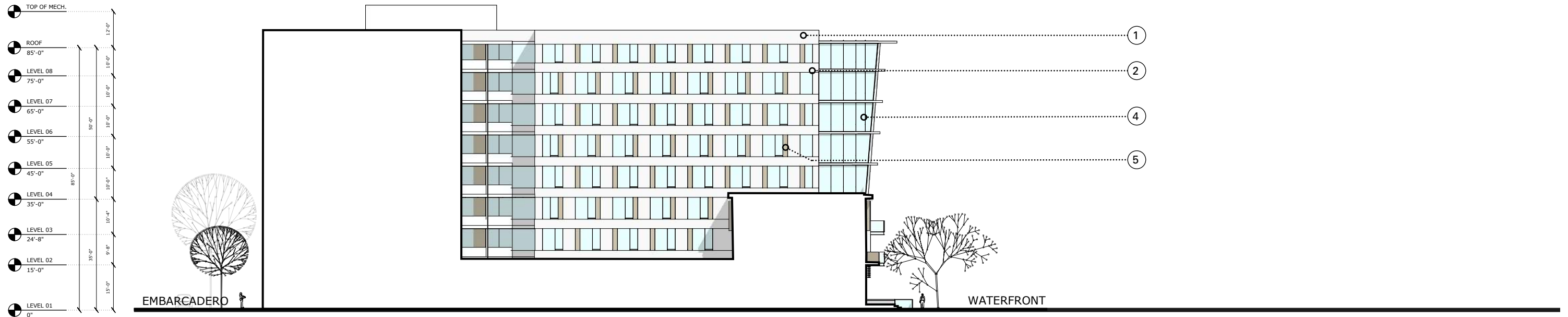
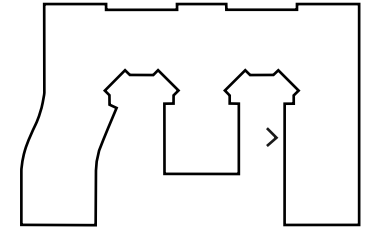




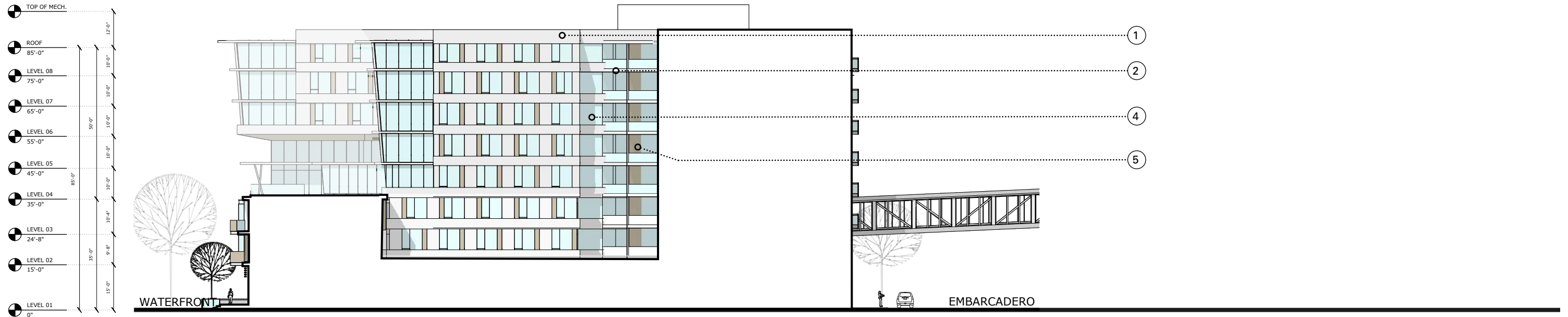
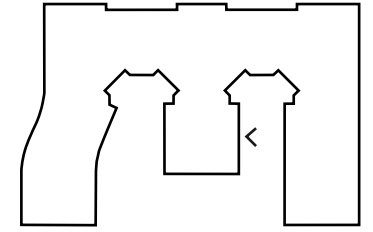
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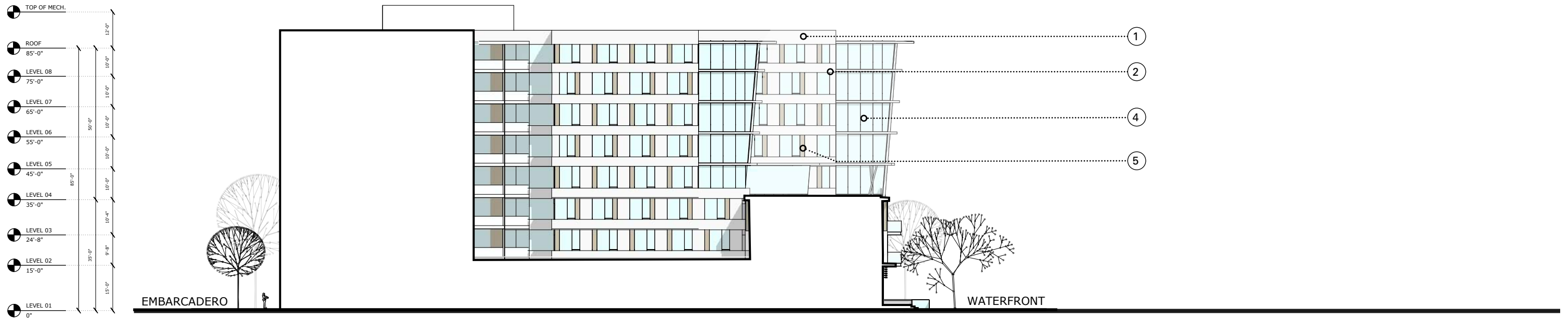
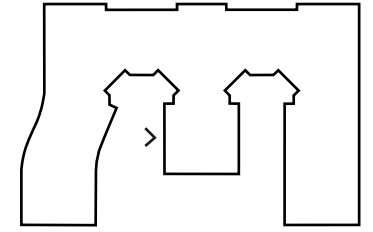
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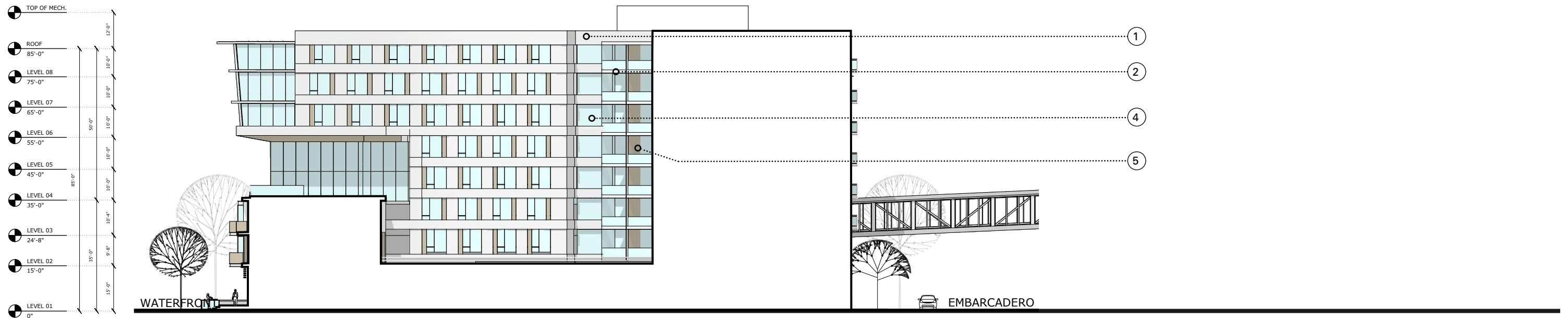
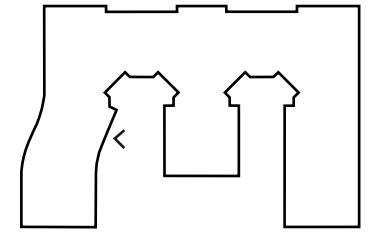
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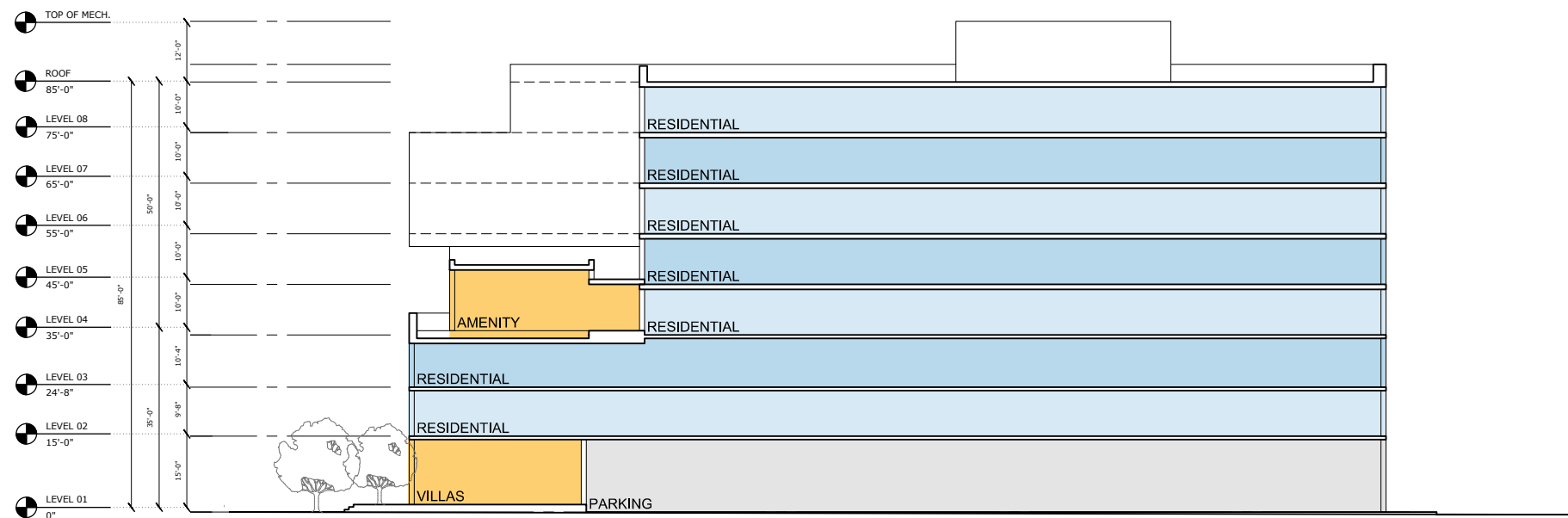
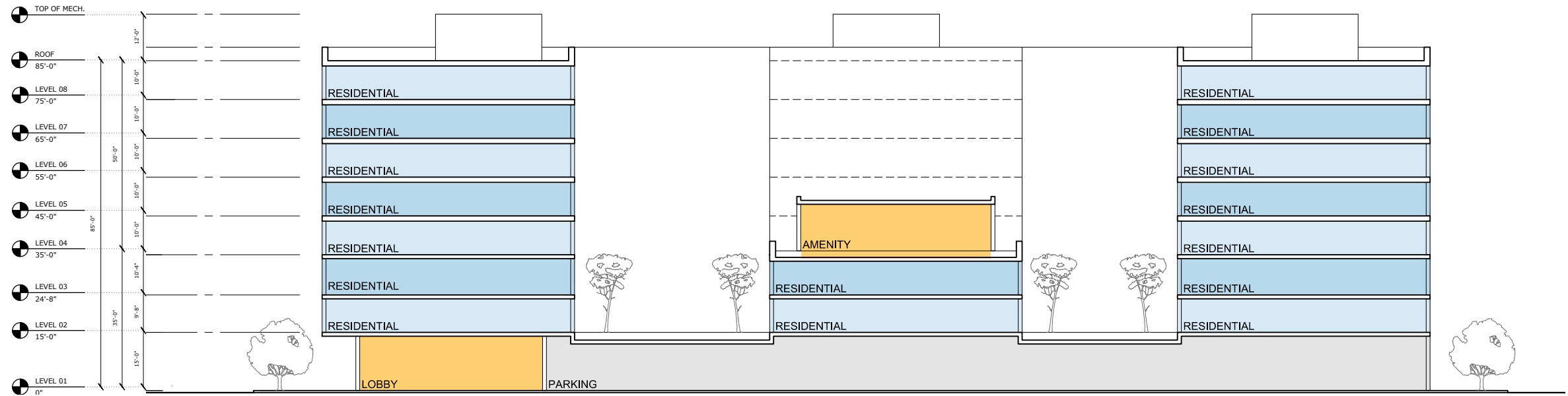


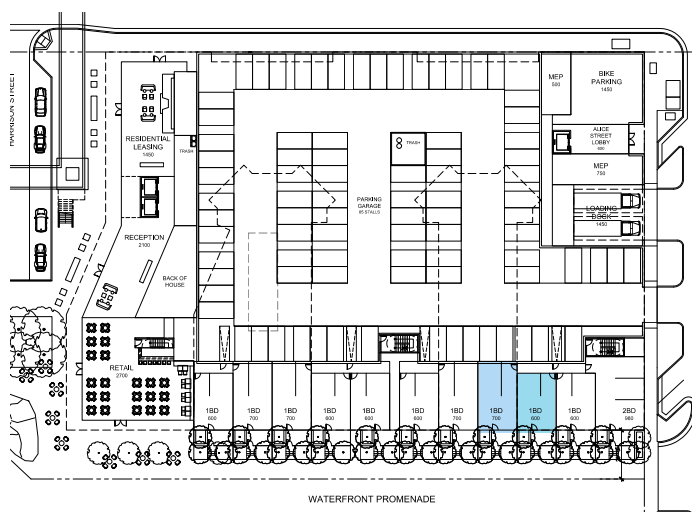
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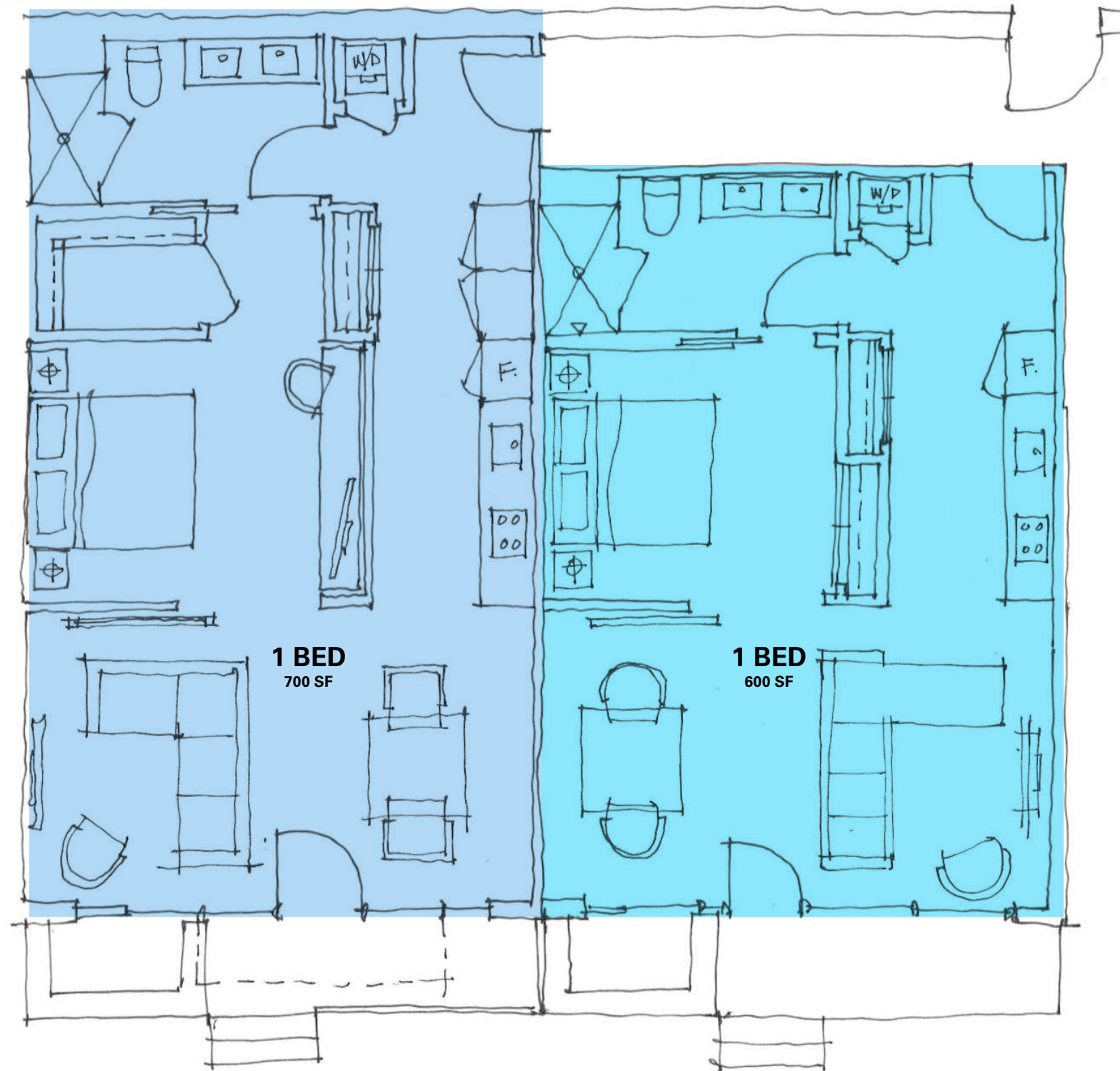
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GROUND FLOOR



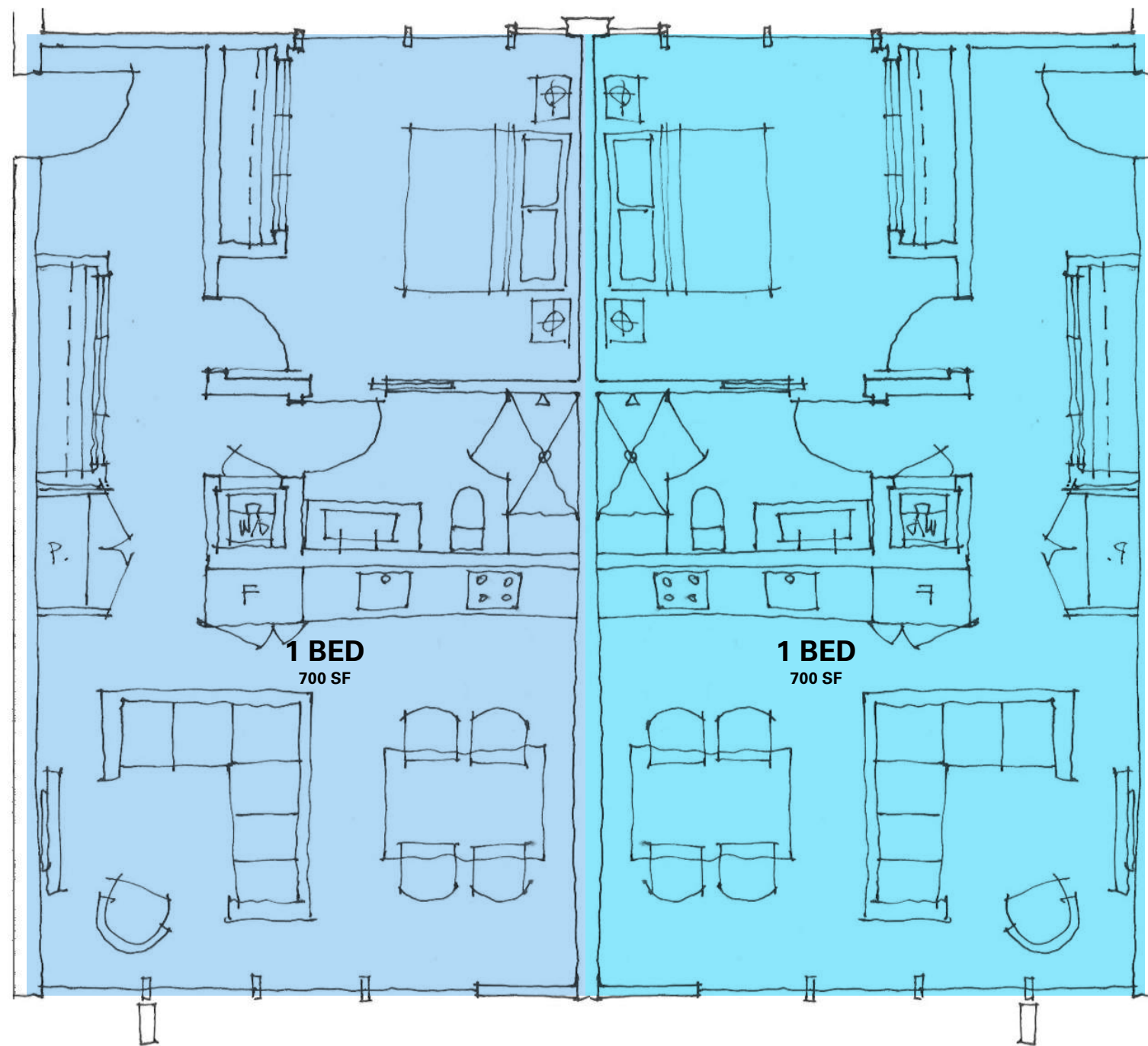
CIM

UNIT PLANS  
FINAL DEVELOPMENT PLAN  
Jack London Square - Parcel F2  
CIM Group

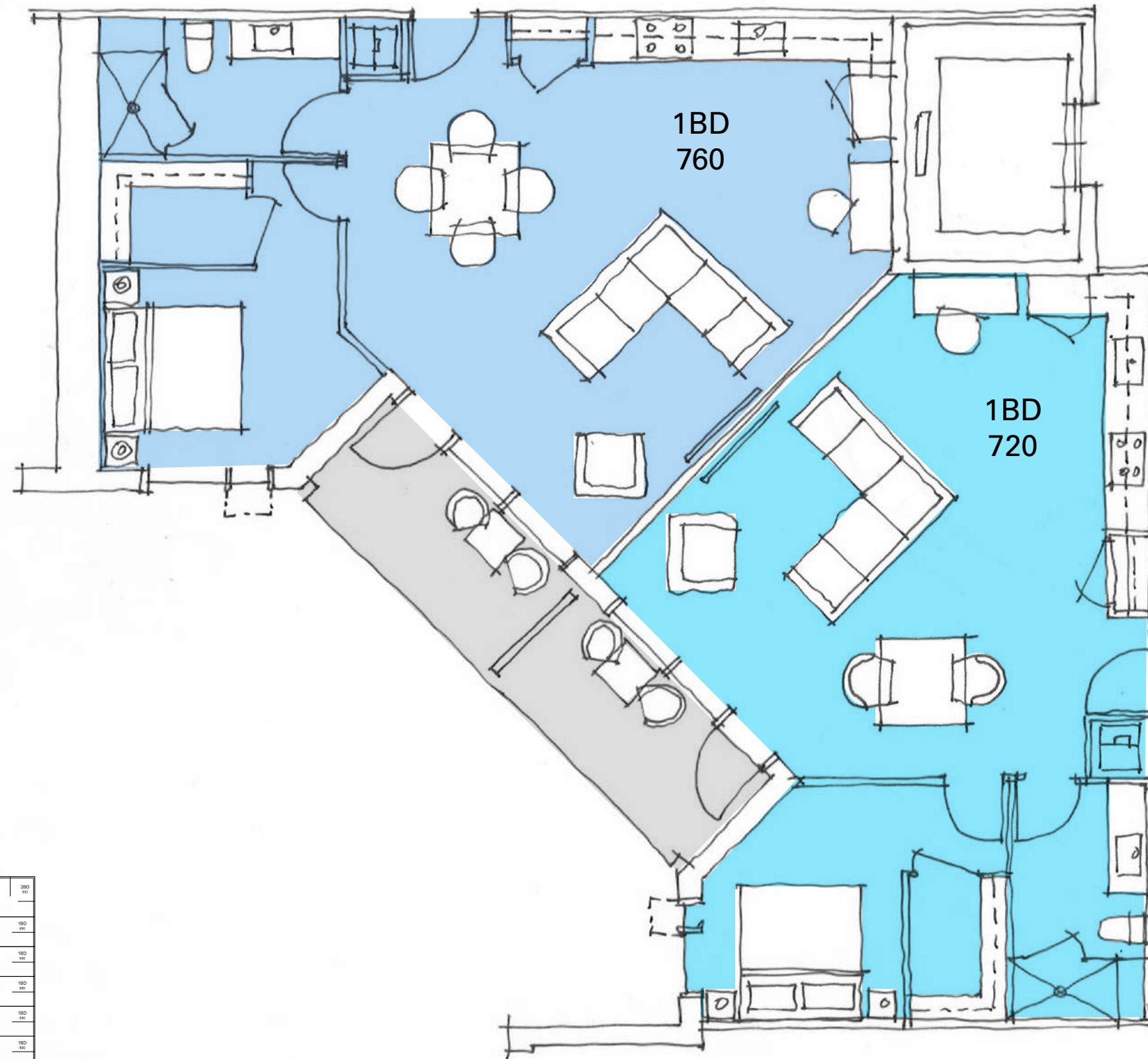
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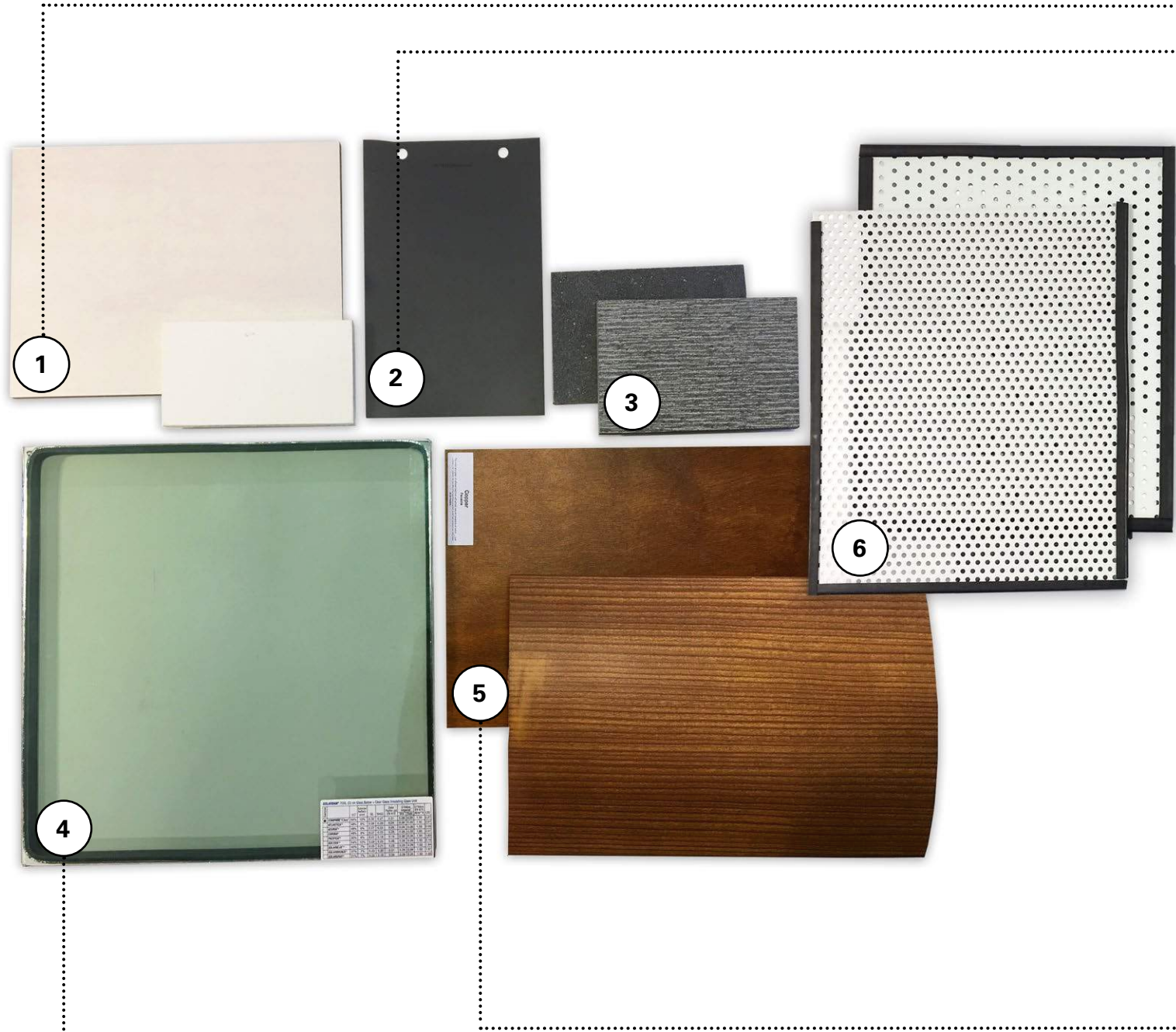


LEVELS 2 AND 3









1 INTEGRAL COLOR RAINSCREEN PANEL

2 PREFINISHED ALUMINUM WINDOW FRAME (DARK)

3 MASONRY CLADDING

4 HIGH PERFORMANCE INSULATED GLAZING (LOW-E)

5 WOOD PANEL / SOFFIT DETAIL

6 PERFORATED METAL PANEL



**RENDERING - SOUTHWEST AERIAL VIEW**  
**FINAL DEVELOPMENT PLAN**  
Jack London Square - Parcel F2  
CIM Group

10 - 21 - 2016

F2: 2016013.000



JACK LONDON SQUARE\_F2













