


CITY OF OAKLAND


Memorandum

Planning Commission Design Review Committee

Date: August 1, 2017

To: Planning Commission – Design Review Committee Members
Attn: Chair Adhi Nagraj

From: Peterson Z. Vollmann, Planner IV


Through: Robert Merkamp, Development Projects Manager


Subject: Proposal at 1433 Webster Street – Continued from July 26, 2017 Design Review Committee Meeting;

At the July 26, 2017 Design Review Committee Meeting, the Committee had recommended that the proposed project at 1433 Webster Street return to the Design Review Committee on August 9, 2017 to provide additional information on lower level base exterior materials and provide a brief presentation on building siting options and related view impacts.

Attachment: July 26, 2017 DRC Staff Report

Location:	1433 Webster Street (See map on reverse)
Assessor's Parcel Numbers:	008-0624-035-00; & -036-00
Proposal:	Proposal to construct a new 29 story mixed use building containing 176 residential units, approximately 60,000 square feet of office and ground floor retail.
Applicant:	Lih-Chuin Loh
Owners:	Village Glenn Oakland 1, LLC
Planning Permits Required:	Regular Design Review for new construction; Major Conditional Use Permit for development exceeding 200,000 square feet and 250 feet in height.
General Plan:	Central Business District
Zoning:	CBD-P ;Height Area 2 (85') CBD-C ;Height Area 7(no limit)
Environmental Determination:	Determination Pending
Historic Status:	Potentially Designated Historic Property (PDHP); Ratings: 359 15 th Street - Ed2* & 363 15 th Street – Dc2+ (15 th & Webster ASI)
City Council District:	3
For further information:	Contact case planner Pete Vollmann at 510-238-6167 or by email: pvollmann@oaklandnet.com

SUMMARY

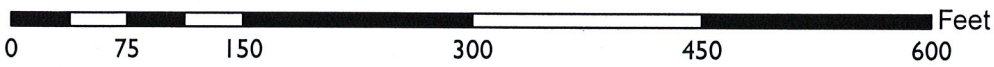
The Nautilus Group has filed an application with the Bureau of Planning to develop a mixed use 29 story building that would include 176 dwelling units, approximately 60,000 square feet of office and ground floor retail.

This item had previously appeared before the Design Review Committee in October of 2016. A number of comments were provided by the Committee and the public and the applicant has redesigned the proposal as a result. Staff requests that the Design Review Committee receive public testimony and provide comments on the revised design.

PROPERTY DESCRIPTION

The subject property consists of two lots on the southwest corner of Webster and 15th Streets, 1433 Webster Street and 359 15th Street, each of which contains an existing two story commercial building. The proposal also includes the western adjacent property at 363 15th Street, which will not be redeveloped as part of this proposal but will be retained while providing the air space merger into the adjacent development site as well as using allowable density from the lot. 363 15th Street and the corner property at 359 15th Street are located within the 15th & Webster

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16117
Applicant: Thor Hoskins
Address: 1433 Webster Street
Zone: CBD-P, CBD-C

Historic District, which is an Area of Secondary Importance (ASI). The property at 363 15th Street has a rating of Dc2+ and is a contributor to the district while the building at 359 15th Street is itself a contingency contributor to the district, meaning it may contribute if it were restored. The district consists of a mix of one to five story buildings, but with a very prominent tall one to two story height context along the south side of 15th Street. The tallest building in the district is the five story YWCA Building on the northwest corner of 15th & Webster Streets which is an A2+ rated building designed by Julia Morgan.

PROJECT DESCRIPTION

The proposed project would demolish the two existing buildings and to construct a new mixed use development with 29 stories reaching up to approximately 360 feet in height. The ground floor of the proposal would contain corner retail and the residential entrance lobby on 15th Street with the office lobby located on Webster Street. The Webster Street frontage at the ground floor would also contain the garage entry and one loading berth. The parking entry leads to a mechanical parking system tucked to the back of the ground floor as well as a ramp to a subterranean level where additional mechanical parking systems would be provided. The mechanical parking systems at the ground and basement level would provide parking for 86 cars. The basement level would also have a bike storage room directly adjacent to the elevator lobby for access to the ground floor. Levels two through five in the building would be designated as office space totaling approximately 60,000 square feet, with the fifth floor having terraces open to the streets. The sixth floor would contain amenity spaces for the residents of the building with access out to a roof top outdoor open space. Levels seven through 29 would be the residential floors in the building with eight units per floor plus three large penthouse units on the top 29th floor for a total of 179 apartments, 44 of which would be one bedroom units, 132 as two bedroom units, and 3 three bedroom units.

ZONING ANALYSIS

The subject property is located within both the CBD-C and CBD-P Zones within Height Areas 7 and 2. The portion of the site on Webster Street (1433 Webster) is within the CBD-C Zone and Height Area 7. The portion of the site on 15th Street (359 & 363 15th Street) is within the CBD-P Zone and Height Area 2. The intent of the CBD-C Zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The Height Area 7 does not set any restriction on building height above the 120 building base height and allows a density of one dwelling unit per 90 square feet of lot area and a Commercial FAR of 20.0. The Height Area 2 allows a maximum height of

85 feet above a 55 foot tall building base and allows one dwelling unit per 200 square feet of lot area with a commercial FAR of 6.0.

Density

The proposed development site would allow the following density based upon the Height Areas that it is located within as described in the table below:

Site	Area	Residential Density	Commercial FAR	Max Units/ Floor Area
1433 Webster Street	9,750	1:90	20.0	108.3 / 195,000
359 15 th Street	6,146	1:200	6.0	30.7 / 36,876
363 15 th Street *	2,108	1:200	6.0	10.5 / 8,432
TOTAL				<u>149 units</u> <u>240,308 sq.ft.</u>

*363 15th Street is only calculated at 4.0 FAR since two existing stories of commercial are proposed to be retained.

Height

As mentioned above the subject development site is split by two different Height Areas. The portion of the site fronting onto 15th Street is within a Height Area 2 which allows a maximum building height of 85 feet, while the portion on Webster Street is within the Height Area 7 and does not set a maximum height above the 120 foot base height. Height Area 7 also requires that tower above the base height not exceed 85% of the site area to allow for a more slender tower. The proposed project complies with the Height Area 7 regulations with regard to height and tower coverage, but exceeds the height allowances of Height Area 2 by extending the full 353 foot tall tower above the 85 feet within Area 2. The applicant has requested a Density Bonus Concession pursuant to Planning Code Section 17.107.080 to allow a waiver of this height restriction as part of providing affordable housing within the development project. The Planning Code also allows for a 30 foot encroachment of the adjacent Height Area into the Height Area 2 by 30 feet pursuant to Section 17.154.060.C as part of the Design Review process, so the height waiver through the density bonus process would be for the additional approximately 35 feet into the Height Area 2 out to 15th Street.

DENSITY BONUS FOR AFFORDABLE HOUSING

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107. The applicant proposes to include 5% of the 149 baseline allowed dwelling units at Very Low Income (less than 50% of Median Income) resulting in 8 affordable units. This allows for a Density Bonus of 20% above the baseline number of 149 units resulting in a maximum density of 179 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of one density bonus concession/incentive that would relax other Zoning Regulations. The applicant has requested that the Bureau of Planning waive the height regulations within the Height Area 2 of a maximum height of 85 feet to allow the full extent of the tower to extend up to 360 feet in height.

DESIGN REVIEW

Staff requests that the Design Review Committee review the redesigned development project and provide comments and/or design recommendations to the applicant and staff prior to the proposal moving forward to the full Planning Commission.

15th Street Setback

The previous design had raised concerns over the lack of a step back along 15th Street to be consistent with the lower height context of the buildings within the 15th & Webster Historic District. The site is directly adjacent to a two-story commercial building and the five story YMCA building designed by Julia Morgan is across the street on the northwest corner of 15th & Webster Streets. The applicant has redesigned the building to take the base level massing from the YMCA building across the street. The base contains a similar height with punched recessed openings into the façade that is made up of pre-cast panels that will be similar to the older masonry buildings of the district. At the top of the base there is a strong recess band around the building to mimic the airspace above the neighboring building and then extending the portion of the tower above with a largely glass façade. A portion of the glass tower façade drops below the base level to the street along the 15th Street façade adjacent to the two-story building. Staff recommends that the base design element be wrapped to encompass the entire base of the building including the portion adjacent to the two-story building to the west of the site. Otherwise, staff feels that the applicant has done a good job of visually tying the building into the area as much as possible for a tower of this size.

Tower Façade

Some of the issues raised on the prior design were related to largely blank walls of the tower on two building elevations, the dark color of the building, and the over use of boxy forms from the base level up to the rooftop feature. The revised design has addressed one of the biggest issues with building design by providing more glazing on the north and south elevations where the previous design contained mostly blank walls. Even the southern facing wall which is located on the property line is at least incorporating spandrel glass on the exterior of the firewalls to improve the appearance in locations where windows would not be permitted by the building code.

The prior design concept that was raising concerns about the over use of boxy forms has been re-used as a design concept for a different site at 2044 Franklin Street, which is also still undergoing review by staff and the Planning Commission. The new design concept subject project creates a more uniform tower façade that is simplistic in its form with minimal accents to articulate the tower while providing a vast façade of glazing and framing patterns similar to an International Style high rise. The building top has also been simplified by adding an opaque glass level that follows the building form but is visibly different from the rest of the building to create an interesting building terminus, which will also stand out in the evening through internal lighting.

View Corridor from E. 18th Street Pier

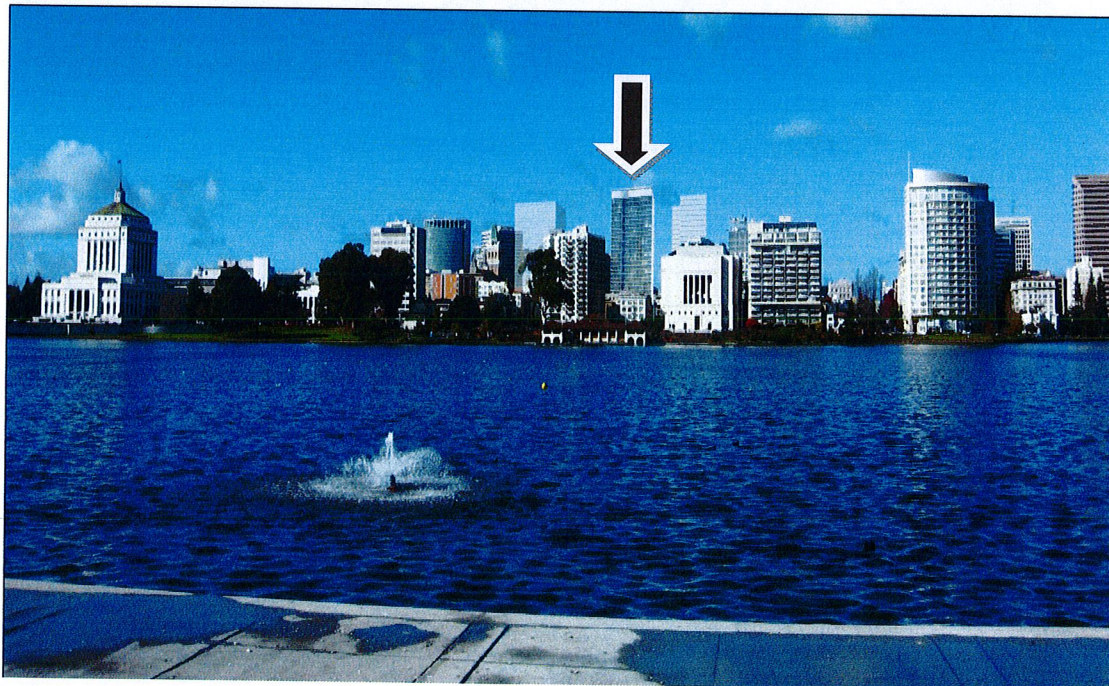
One of the issues previously raised was concerning the prominent view of City Hall in the skyline from the E. 18th Street Pier, and at the last DRC Meeting there were questions about whether the proposed building would block the view. As it turns out the proposed building would in fact completely block any view of City Hall from the E. 18th Street Pier. It would appear that for a development at this site not to obstruct views of City Hall from the E. 18th Street Pier the maximum height would need to be no more than approximately 115 feet.

When the CBD Zoning Regulations were adopted the issue of view corridors was considered. Staff was directed by the City Council to put together a view corridor study for downtown from across Lake Merritt. Several views were studied in this process and the resulting study identified the view of City Hall from the E. 18th Street Pier to be the primary view from across the lake, with the second being of the Tribune Tower from across the lake from the same pier site. Before returning to the City Council the item had to go before the Planning Commission for a recommendation. Staff's recommendation to the Planning Commission at the time was that these two views from the E. 18th Street Pier were the only views that should be considered as protected views. The Planning Commission considered the study and ended up voting to send a recommendation to the City Council that no views be considered protected, however this recommendation was not forwarded to the Council and therefore no view protection regulations were ever considered or established.

Figure 1 – View of City Hall from E. 18th Street Pier (Existing)



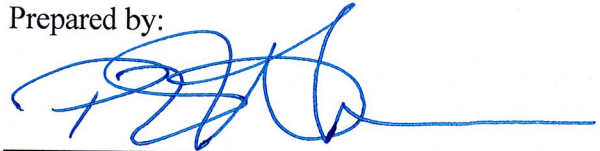
Figure 2 – View of City Hall from E. 18th Street Pier (Proposed)



RECOMMENDATION

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant prior to full consideration by the City Planning Commission.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved:



ROBERT MERKAMP
Development Projects Manager

Attachments:

- A. Project Plans

1433 WEBSTER STREET

BASIC APPLICATION FOR DEVELOPMENT REVIEW



RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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SANTA MONICA, CA 90404
T. 310.828.9554

AGENCY APPROVALS



PLAN CHECK

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017

1433 Webster Ave.

Oakland, CA 94609

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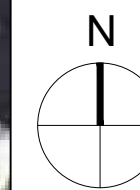
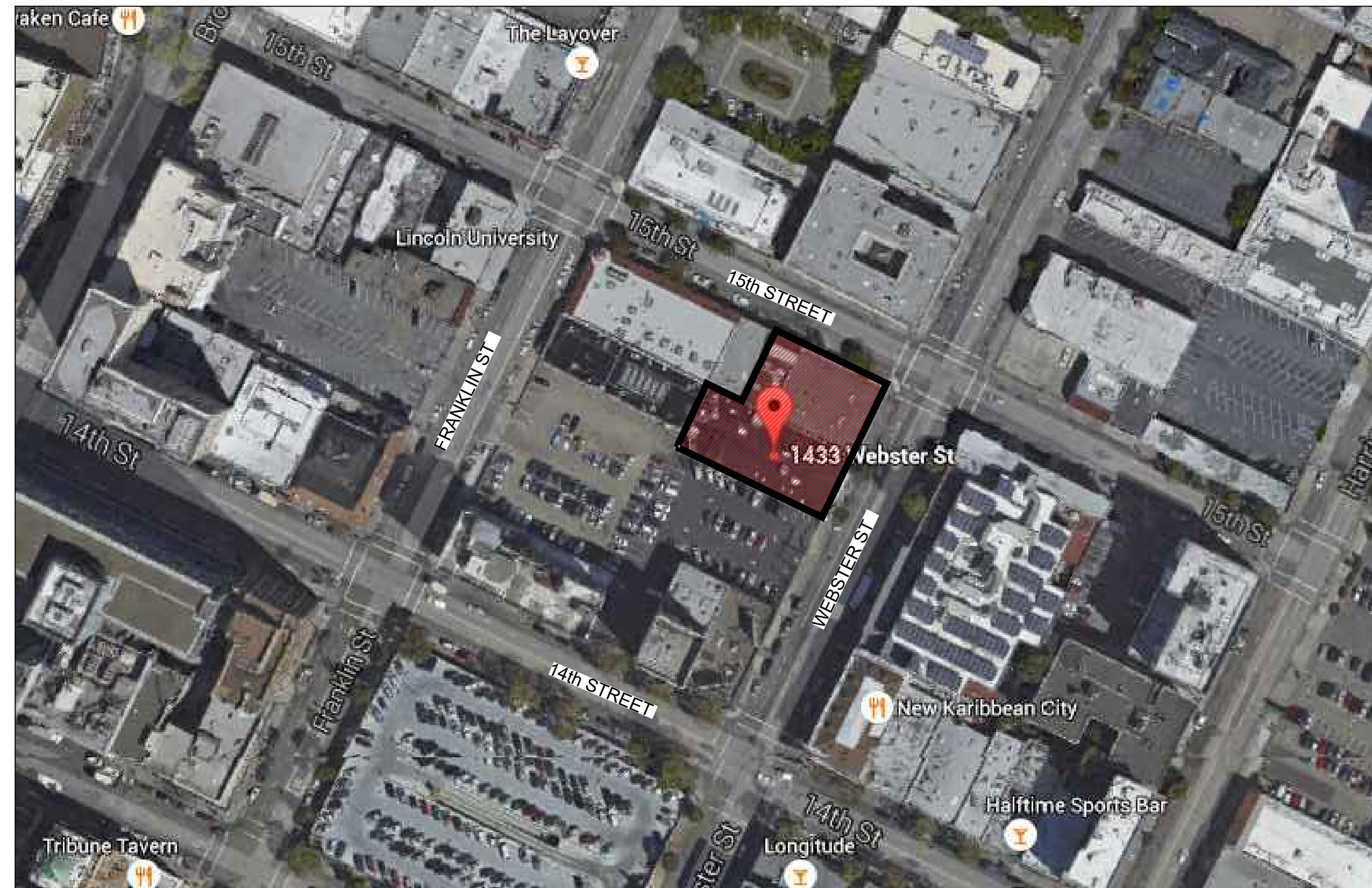
TITLE SHEET

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A0.1

Scale

PROJECT LOCATION



SHEET INDEX

Sheet	Drawing	Scale	Submittal 1
PROJECT INFORMATION & SITE PLAN			
A0.1	Title Sheet	NTS	X
A0.2	Project Data	NTS	X
A0.3	Density Bonus	NTS	X
A0.4	Existing Condition Photos	NTS	X
A0.5	Existing Condition Photos	NTS	X
A0.6	Demolition Plan	3/32"=1'-0"	X
A0.7	Greenpoint	NTS	X
A0.8	Site Plan	1/16"=1'-0"	X
CIVIL			
C0.0	Topographic Survey	1"=20'-0"	X
C1.0	Stormwater Management	1"=10'-0"	X
C2.0	Tree Exhibit	N.T.S.	X
LANDSCAPE DESIGN			
L1.1	Level 1 Plan	3/32"=1'-0"	X
L1.2	Level 6 Plan	3/32"=1'-0"	X
L1.4	Trees	NTS	X
L1.5	Shrubs	NTS	X

ARCHITECTURAL			
A1.3	Level P1	3/32"=1'-0"	X
A1.4	Level 1	3/32"=1'-0"	X
A1.5	Level 2-4	3/32"=1'-0"	X
A1.6	Level 5	3/32"=1'-0"	X
A1.7	Level 6	3/32"=1'-0"	X
A1.8	Level 7-28	3/32"=1'-0"	X
A1.9	level 29	3/32"=1'-0"	X
A1.10	Mechanical Plan	3/32"=1'-0"	X
A1.11	Roof Plan	1/4"=1'-0"	X

A2.0	Building Elevation	1/16"=1'-0"	X
A2.1	Building Elevation	1/16"=1'-0"	X
A2.2	Building Signage	NTS	X

A3.0	Building Section	1/16"=1'-0"	X
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BUILDING MASSING AND RENDERINGS			
A4.1	Perspective Rendering	N.T.S.	X
A4.2	Perspective Rendering	N.T.S.	X
A4.3	Perspective Rendering	N.T.S.	X
A4.4	Perspective Rendering	N.T.S.	X
A4.5	Perspective Rendering	N.T.S.	X
A4.6	Perspective Rendering	N.T.S.	X
A4.7	Future Development	N.T.S.	X

A5.0	Materials	N.T.S.	X
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PROJECT INFORMATION: PLANNING

ADDRESS:	1433 Webster Street, Oakland, CA (Cross Street: 15th)																																																				
ZONING SUMMARY:	1433 Webster St: Parcel Number 008 062403600 Lot Area = 9,750 sf Lot Dimensions 150' x 65' Zoning District CBD-C (Commercial Zone) Height Limit No Limit (CBD- Height Area 7) Max Height Base 120' Max FAR 20.0 Residential Density 90 sf of lot area required per unit	359 15th St: Parcel Number: 008 062403500 Lot Area 6,147 sf Lot Dimensions 87.5' x 70.25' Zoning District CBD-P(Commercial Zone) Height Limit 85' (CBD Height Area 2) Max FAR 6.0 (non-residential FAR) Residential Density 200 sf of lot area required	363 15th St: Parcel Number: 008 0624034 Lot Area 2,108 sf Lot Dimensions 30' x 70.25' Zoning District CBD-P(Commercial Zone) Height Limit 85' (CBD Height Area 2) Max FAR 6.0 (non-residential FAR) Residential Density 200 sf of lot area required																																																		
EXISTING SITE CONDITION:	LOT 1433 Webster Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished.	LOT 359 15th Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished.	LOT 363 15th Street contains an existing 2 story Business building with 100% lot coverage. This building is to REMAIN																																																		
PROJECT DESCRIPTION:	New 179-Unit- 29 STORY High Rise Residential/Mixed-use building with one level subterranean parking, 1,132 SF of ground floor retail and an above grade podium containing 60,000 SF office use. This is a Covered Apartment Residential Building per 1102A.1,2 (Flat- Level, Multi-Family), Fully Automatic Sprinkled. The airspace rights of lot 363 15th street are included in the project property.																																																				
HEIGHT:	The project contains a residential tower with a height of 360'-8" feet facing the street frontage of Webster St. The project steps down to a 77 foot podium with office use and residential garden at the projects rear.																																																				
OCCUPANCY:	R-2 Multi-Residential, S-2 Garage, M-Mercantile, B-Business, A3-Assembly, A-2 Restaurant																																																				
CONSTRUCTION:	Type IA																																																				
BULK:	A podium is proposed at 100% lot coverage for a height of 77 feet. The tower rises to a height of 360'-8" feet with a lot coverage of 74% (85% allowed in Height Zone 7)																																																				
ALLOWABLE DENSITY:	<table border="1"> <thead> <tr> <th colspan="4">MAXIMUM DWELLING UNIT DENSITY</th> </tr> <tr> <th>LOT</th> <th>LOT AREA</th> <th>RESIDENTIAL DENSITY</th> <th>ALLOWABLE UNITS</th> </tr> </thead> <tbody> <tr> <td>1433 WEBSTER</td> <td>9,750</td> <td>90</td> <td>108</td> </tr> <tr> <td>359 15th ST</td> <td>6,146</td> <td>200</td> <td>30</td> </tr> <tr> <td>363 15th St (Air Parcel)</td> <td>2,108</td> <td>200</td> <td>11</td> </tr> <tr> <td>TOTAL</td> <td>18,004</td> <td></td> <td>149</td> </tr> <tr> <td colspan="4">Density Bonus for Providing 5% very Low Income Units = 20%</td> </tr> <tr> <td></td> <td></td> <td>1.20</td> <td>179***</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="3">MAXIMUM FAR</th> </tr> <tr> <th>LOT AREA</th> <th>FAR</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>9,750</td> <td>20</td> <td>195,000</td> </tr> <tr> <td>6,146</td> <td>6</td> <td>36,876</td> </tr> <tr> <td>2,108</td> <td>6</td> <td>12,648</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>244,524</td> </tr> </tbody> </table> <p>***PER OMC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP***</p>			MAXIMUM DWELLING UNIT DENSITY				LOT	LOT AREA	RESIDENTIAL DENSITY	ALLOWABLE UNITS	1433 WEBSTER	9,750	90	108	359 15th ST	6,146	200	30	363 15th St (Air Parcel)	2,108	200	11	TOTAL	18,004		149	Density Bonus for Providing 5% very Low Income Units = 20%						1.20	179***	MAXIMUM FAR			LOT AREA	FAR	TOTAL	9,750	20	195,000	6,146	6	36,876	2,108	6	12,648	TOTAL		244,524
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PROPOSED UNIT COUNT AND GROSS BUILDING AREA

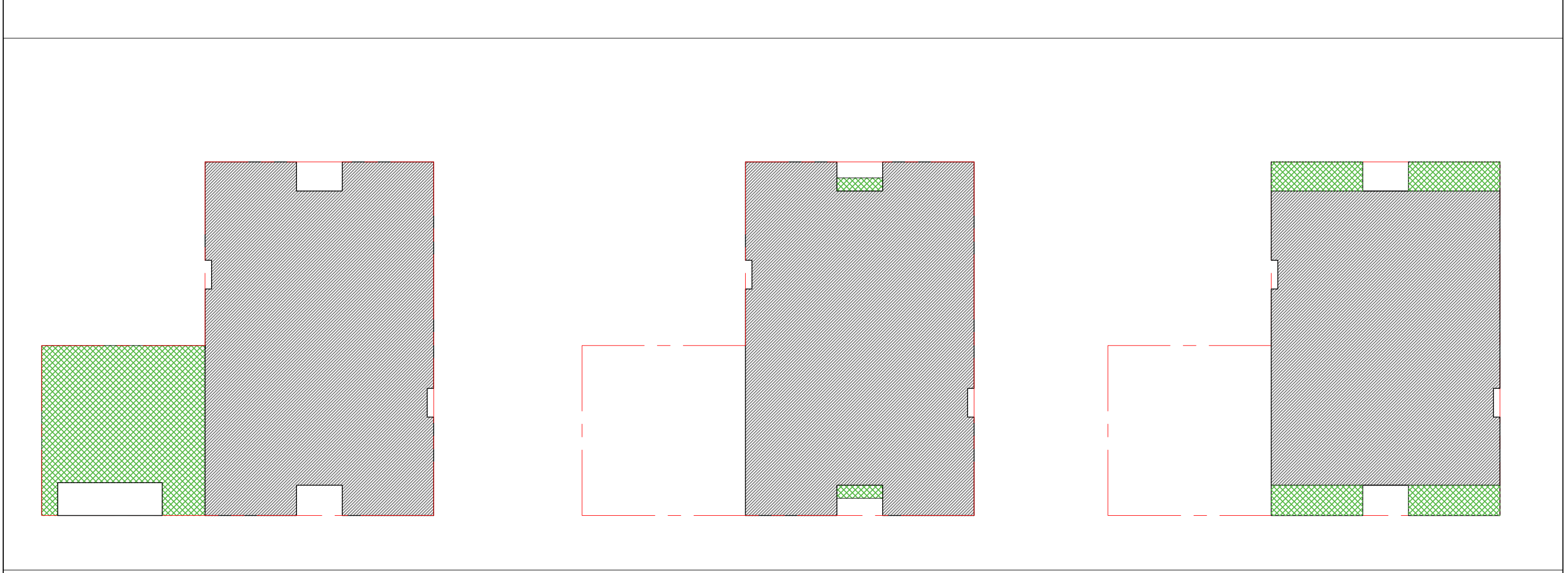
HEIGHT	FLOOR TO FLOOR	LEVEL	1 BED	2 BED	PH	TOTAL UNITS	FAR	GROUP OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
360.7	0	ROOF									
347.0	13.666	MECH					347				
324.0	23	29			3	3	8,050				
310.5	13.50	28	2	6		8	10,535	200	200		
300.2	10.33	27	2	6		8	10,535	0	0		
289.8	10.33	26	2	6		8	10,535	200	200		
279.5	10.33	25	2	6		8	10,535	0	0		
269.2	10.33	24	2	6		8	10,535	200	200		
258.8	10.33	23	2	6		8	10,535	0	0		
248.5	10.33	22	2	6		8	10,535	200	200		
238.2	10.33	21	2	6		8	10,535	0	0		
227.8	10.33	20	2	6		8	10,535	200	200		
217.5	10.33	19	2	6		8	10,535	0	0		
207.2	10.33	18	2	6		8	10,535	200	200		
196.8	10.33	17	2	6		8	10,535	0	0		
186.5	10.33	16	2	6		8	10,535	200	200		
176.2	10.33	15	2	6		8	10,535	0	0		
165.8	10.33	14	2	6		8	10,535	200	200		
155.5	10.33	13	2	6		8	10,535	0	0		
145.2	10.33	12	2	6		8	10,535	200	200		
134.8	10.33	11	2	6		8	10,535	0	0		
124.5	10.33	10	2	6		8	10,535	200	200		
114.2	10.33	9	2	6		8	10,535	0	0		
103.8	10.33	8	2	6		8	10,535	200	200		
93.5	10.33	7	2	6		8	10,535	0	0		
77.0	16.50	6	0	0		0	10,566	2,997	2997		
63.0	14.00	5	0	0		0	13,202				
49.0	14.00	4	0	0		0	14,617				
35.0	14.00	3	0	0		0	14,617				
21.0	14.00	2	0	0		0	14,617				
11.0	10.00	Mez	0	0		0	336				
0.0	11.00	1	0	0		0	5,739				38
-14.5	-14.50	P1	0	0		0	1,448				48
TOTAL			44	132	3	179	315,309	2,997	3,790	6,787	86

VEHICLE PARKING:		REQUIRED	PROPOSED					
			Type	Compact 7'-6" x 15'	Intermediate 8' x 16'-6"	Standard 8'-6" x 18'	HC 9' x 18'	Total
Residential (17.116.060(A))	none							
Commercial (17.116.080(B))	none							
			0	0	84	2	86	
			0%	0%	98%	2.3%		

BICYCLE PARKING:		REQUIRED		PROPOSED	
		Long Term	Short Term	Long Term	Short Term
Residential (17.117.110(9))	44 Spaces (1 per 4 Units)		9 Spaces (1 per 20 Units)	45	9
Commercial (OFFICE) (17.117.090(4.B))	6 Spaces		3 Spaces	6	3
Commercial (RETAIL) (17.117.090(4.B))	2 Spaces		2 Spaces	2	2
Total		52	14	53	14

RESIDENTIAL RECYCLE AND TRASH		REQUIRED RATIO	REQUIRED LOOSE	PROPOSED COMPACTED
		Residential Recycle (Ordinance No. 11807)	2 Cubic ft per Unit (2x176=352 C.F)	13 cubic yards
Commercial Recycle (Ordinance No. 11807)	2 Cubic ft per 1,000 sf	0.148 cubic yards		
Residential Trash (Section 8.28.140,)	4.3 Cubic ft per Unit (4.3x176=757 C.F)	28 cubic yards	20% compaction ratio = 6 cubic yards (3-2.3 yd bins)	
Commercial (American Trash Manag.)	.0010 Cubic yard per Unit	1.875 cubic yards		
Office Recycle (Ordinance No. 11807)		3- 1 cu. yrd bins		
Office Trash (Ordinance No. 11807)	.0272 lbs. sf, wk	3- 1 cu. yrd bins	4 to 1 ratio (2- 1 cu. yrd. bins)	

OPEN SPACE:	REQUIRED	PROPOSED
	75 SF per unit (179 x 75 = 13,425 sf)	Private Proposed: 22 private decks (100 sf x 2=200) x 22 =2,200 SF 4 private skydecks: 1,590 SF Group Proposed: 2,997 SF (no dimension less than 15 feet) at Level 6 Total Provided: 6,787 sf



LEVEL 6: COMMON OUTDOOR DECK: 2,997 SF	TYPICAL RESIDENTIAL FLOOR BALCONY: 100 SF X 2 =200 (X22) 2,200 SF	LEVEL 29 MEZZ: SKYDECK: 1,590 SF
---	--	-------------------------------------



RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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CIVIL
SANDIS CIVIL ENGINEERS SURVEYORS, INC.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

LANDSCAPE
PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.828.9554

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD		
No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017

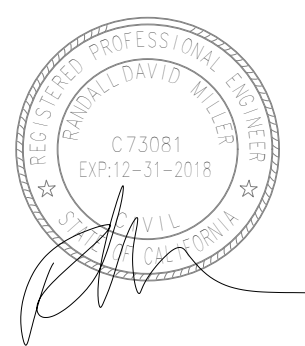
1433 Webster Ave.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

PROJECT DATA

RAD Project Number	16501
Date	07, JULY 2017
Drawn by	SDG
<h1>A0.2</h1>	
Scale	

AGENCY APPROVALS



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Oakland, CA 94609

RAD BUILD
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Tel: 510.343.5593

EXISTING CONDITION

RAD Project Number	16501
Date	07, JULY 2017
Drawn by	SDG

A0.4

Scale NTS

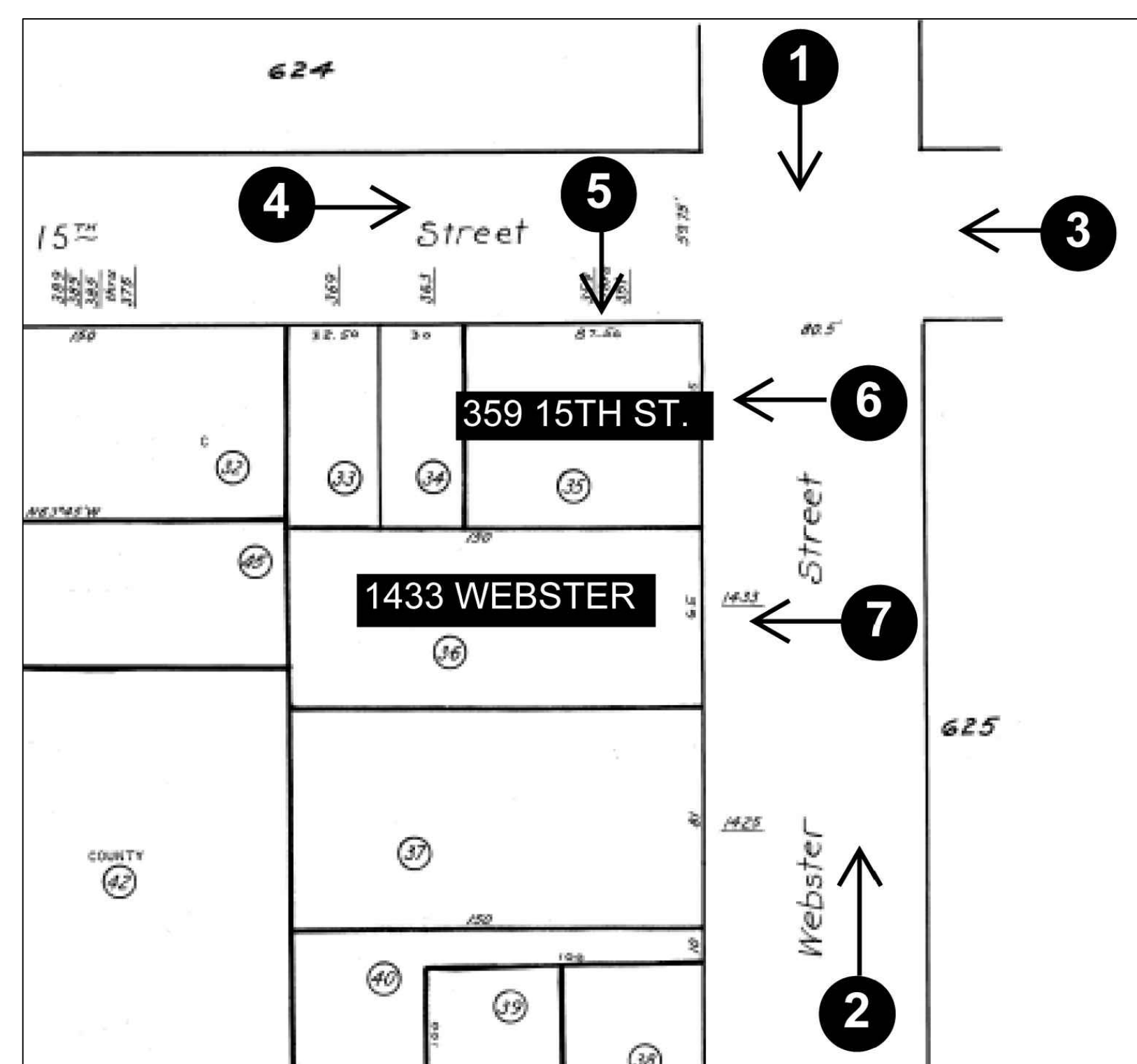
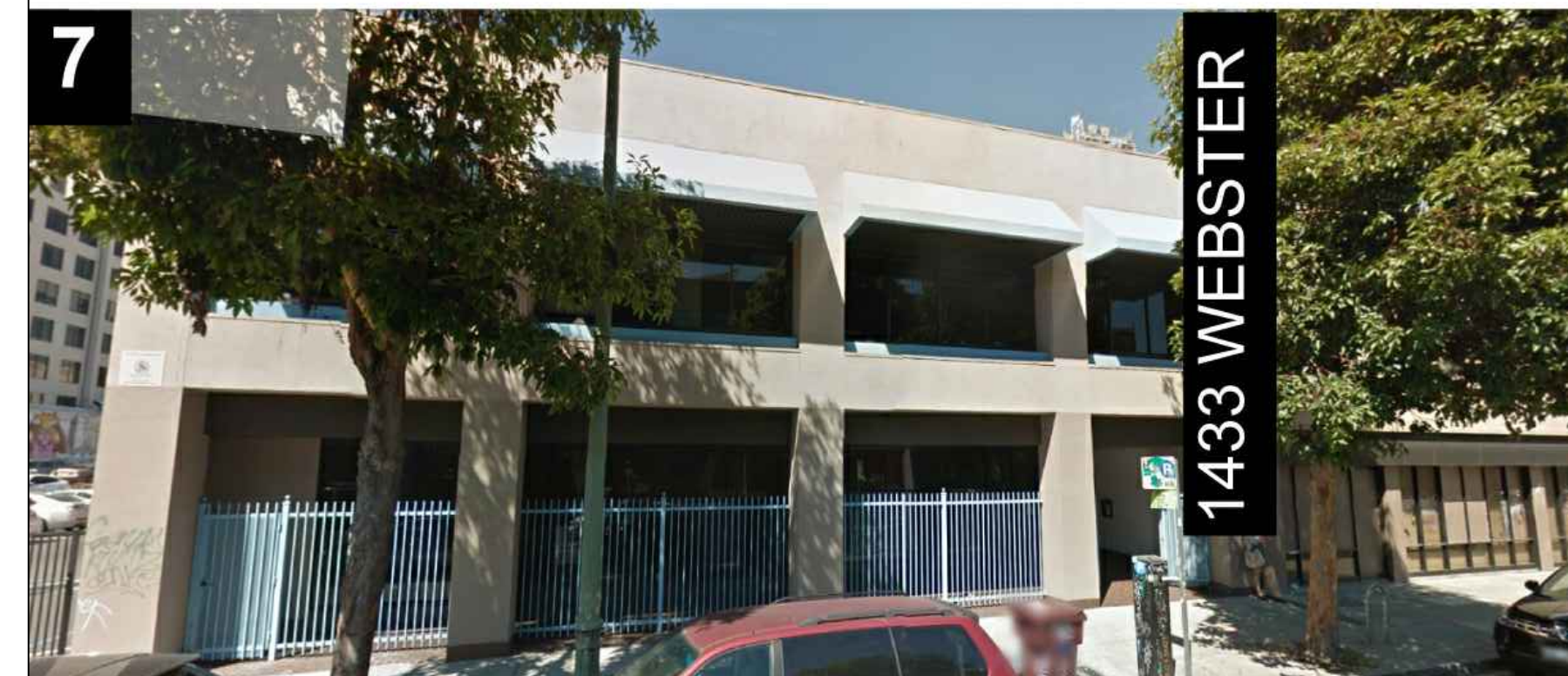
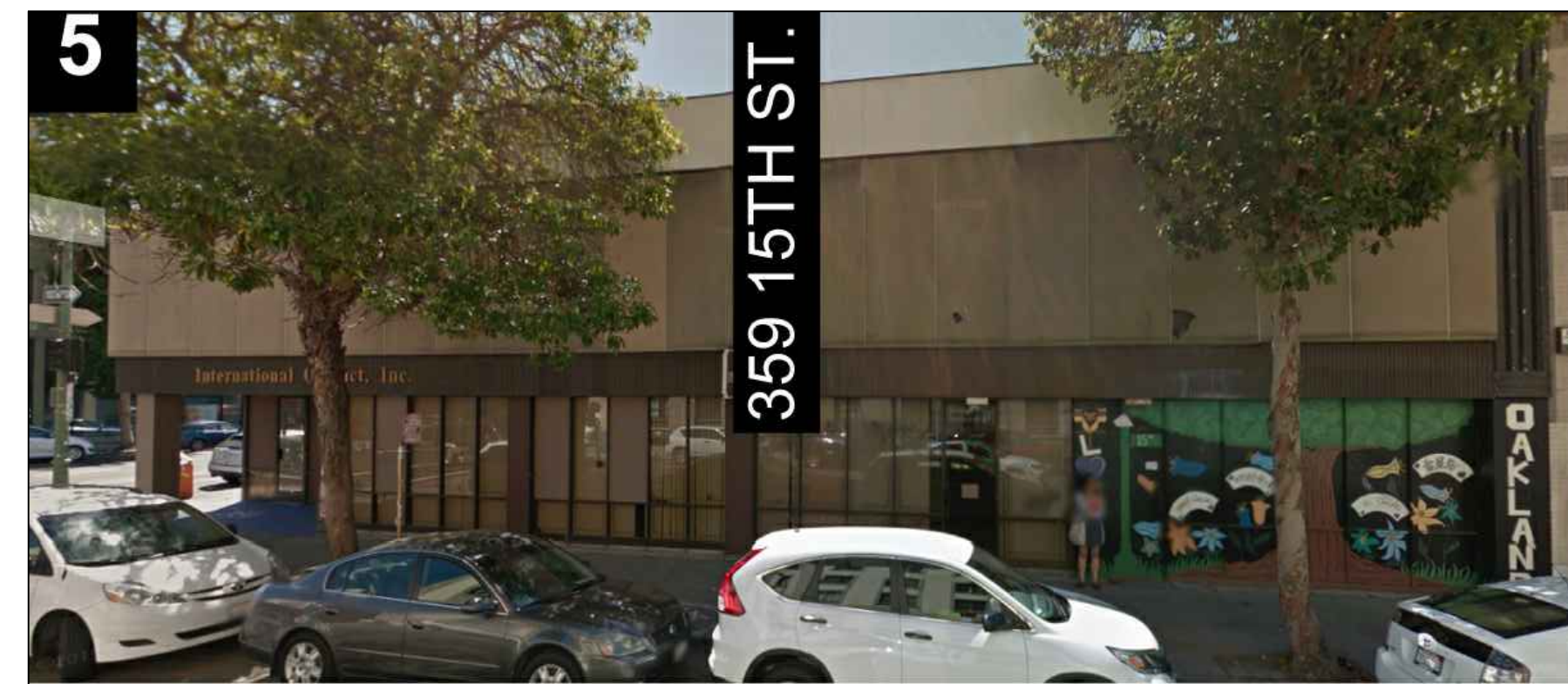
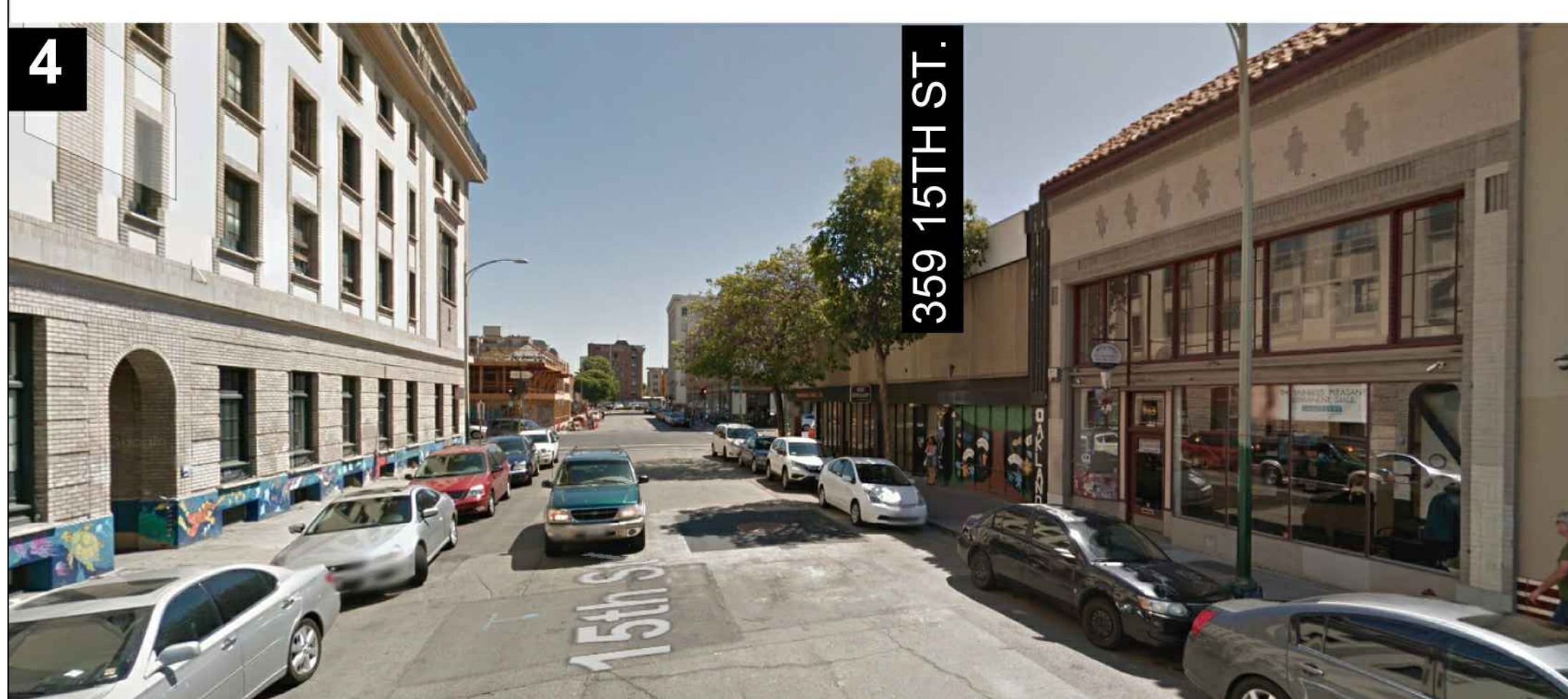


PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE 1

SIDE

FRONT

FRONT

SAME SIDE OF PROJECT SITE: 15TH STREET



359-349 15TH STREET



359 15TH STREET
(PROJECT SITE)



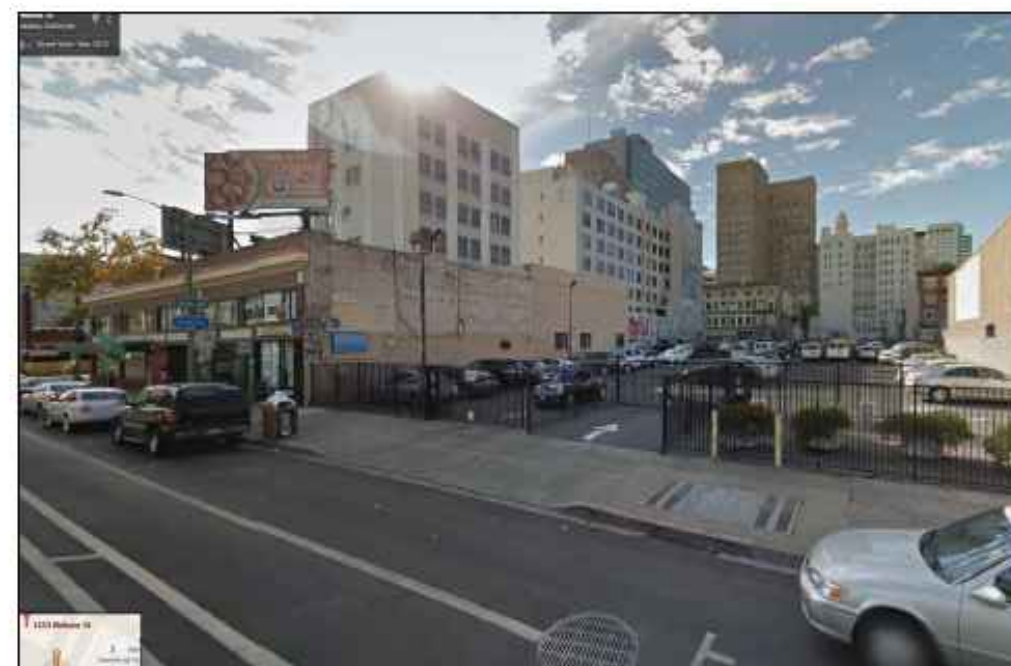
363 15TH STREET
369 15TH STREET



377-389 15TH STREET

WEBSTER STREET

SAME SIDE OF PROJECT SITE: WEBSTER STREET



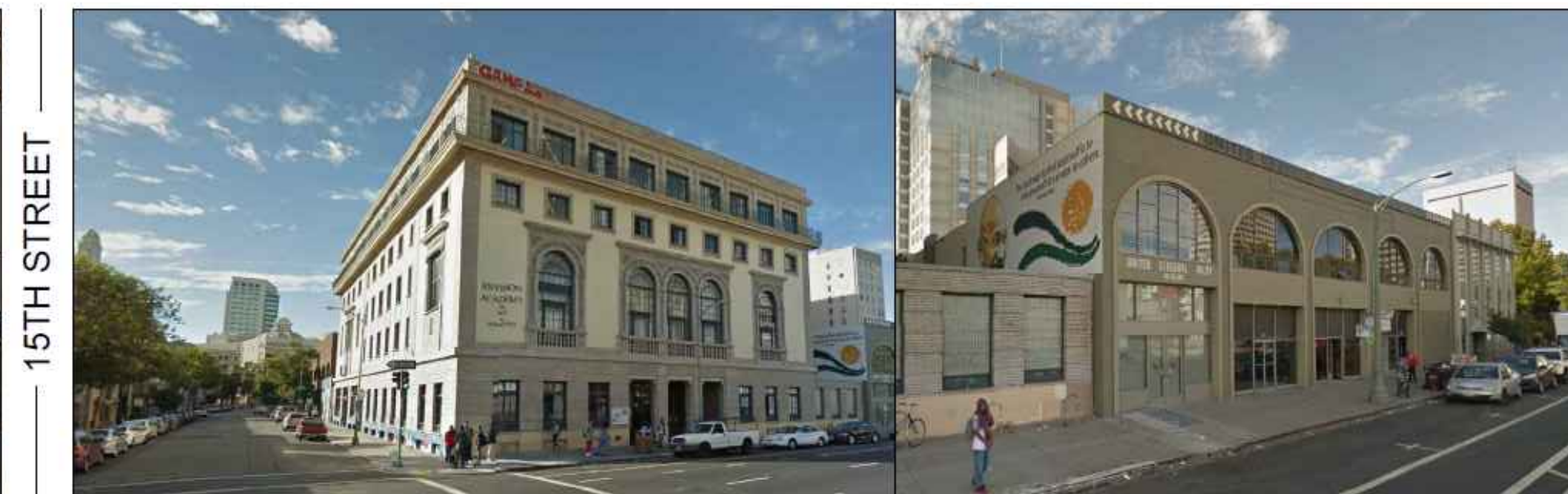
PARKING LOT



1433 WEBSTER STREET
(PROJECT SITE)



359 15TH STREET
(PROJECT SITE)



YWCA

1523 WEBSTER

15TH STREET

ACROSS FROM PROJECT SITE: 15TH STREET



395-376 15TH STREET



YWCA



330 15TH STREET



336 15TH STREET

WEBSTER STREET

ACROSS FROM PROJECT SITE: WEBSTER STREET



1510 WEBSTER



330 15TH STREET



1438 15TH STREET



1410 WEBSTER



340 14TH STREET

15TH STREET



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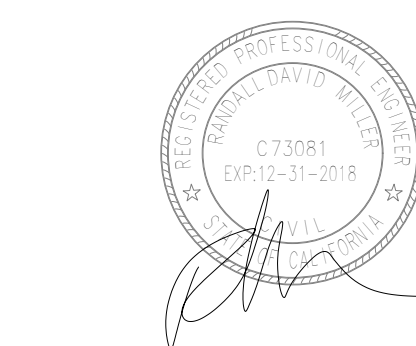
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AGENCY APPROVALS



PLAN CHECK #

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1433 Webster Ave.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

EXISTING CONDITION

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

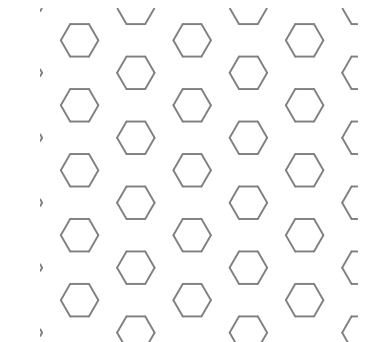
A0.5

Scale NTS

EARTHWORK VOLUMES		
	EXCAVATION	IMPORTED FILL
AREA 1 (EXISTING 1433 WEBSTER PARCEL)	4,333 CU.YD.	0 CU.YD.
AREA 2 (EXISTING 359 15TH STREET PARCEL)	2,732 CU.YD.	0 CU.YD.
AREA 3 (EXISTING 363 15TH STREET AIR PARCEL)	NO WORK	0 CU.YD.
TOTAL	7,065 CU.YD.	0 CU.YD.



STRAW WATTLE AROUND OPEN BORDERS OF SITE FOR DURATION OF DEMOLITION AND GRADING ACTIVITIES



BUILDING DEMO

BUILDINGS SHOWN FOR DEMOLITION ARE NON-HISTORIC RESOURCES IN ACCORDANCE WITH THE LOCAL AND NATIONAL REGISTRIES.

RAD BUILD

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AGENCY APPROVALS



PLAN CHECK

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Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

DEMO PLAN

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A0.6

Scale 3/32" = 1'-0"

NEW HOME RATING SYSTEM, VERSION 7.0		Total Points Targeted:	94	
MULTIFAMILY CHECKLIST		Certification Level:	3	
The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy efficient building practices.				
The minimum requirements of GreenPoint Rated are verification of 60 or more points. Earn the following minimum points per category. Category (D) Energy (60) is the only category that has a minimum of 10 points. The maximum number of points per category is 10 points. Category (D) Energy (60) is the only category that has a minimum of 10 points. The maximum number of points per category is 10 points.		POINTS REQUIRED	Minimum Points Target Points	
Checklist for Use: Category A is a step-by-step checklist with a series of "Yes", "No", or "TBD" or a range of percentages to indicate points. Select the appropriate option and the appropriate points will appear in the "Yes/No/Target" columns.				
The number of green building points earned are described in the GreenPoint Rated New Home Rating Manual. For more information, please visit www.builditgreen.com/greenpoint-rated . Build It Green is not a lead-referral agency.				
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.				
New Home Multifamily Version 7.0				
Project Name: 1433 Webster Street Project Street: 1433 Webster Street Project City: Oakland Project Zip: 94612				
Measures		Number	Points	Notes
Children				
Yes	CAL Green Res (REQUIRED)	4	1	1
A/SITE				
No	A1. Construction Footprint	0		
No	A2. Job Site Construction Waste Diversion	0		
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2		2
Yes	A2.2 95% C&D Waste Diversion (Including Alternative Daily Cover)	2		2
Yes	A2.3 Recycling Rates from Tier-3 Party-Verified Mixed-Use Waste Facility	1		1
No	A3. Recycled Content Base Material	0		
Yes	A4. Heat Island Effect Reduction (Non-Roof)	1		1
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0		
No	A6. Stormwater Control: Prescriptive Path	0		
Yes	A6.1 Permeable Paving Material	0		
TBD	A6.2 Filteration and/or Bio-Retention Features	0		media filtration?
No	A6.3 Non-Leaking Roofing Materials	0		
No	A6.4 Smart Stormwater Street Design	0		
TBD	A7. Stormwater Control: Performance Path	0		
Yes	A7.1 Stormwater Control: Performance Path	3		media filtration?
FOUNDATION				
No	B1. Fly Ash and/or Slag in Concrete	0		
No	B2. Radon-Resistant Construction	0		
TBD	B3. Foundation Drainage System	0		
Yes	B4. Moisture Controlled Crawlspace	0		
No	B5. Structural Footing	0		
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1		non combustible construction
No	B5.2 Preat Trunks, Bases, or Stems at Least 36 inches from the Foundation	0		
LANDSCAPE				
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1		1
Yes	C2. Three Inches of Mulch in Planting Beds	1		1
C3. Reduce Efficient Landscaping				
Yes	C3.1 No Invasive Species Listed by CalPCC	1		1
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	0		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0		
C4. Minimal Turf in Landscape				
Yes	C4.1 No Turf or Grass Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0		2
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	0		2
No	C5. Trees to Moderate Building Temperature	0		
Yes	C6. High-Efficiency Irrigation System	0		2
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0		2
No	C8. Rainwater Harvesting System	0		
No	C9. Recycled Wastewater Irrigation System	0		
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0		2
TBD	C11. Landscape Moisture Water Budget	0		
C12. Environmentally Preferable Materials for Site				
Yes	C12.1 Environmentally Preferable Materials for 75% of Non-Plant Landscape Materials and Finishes	1		1
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content 100%	0		
No	C13. Reduced Light Pollution	0		
No	C14. Large Stature Trees	0		
No	C15. Third Party Landscape Program Certification	0		1 not enough landscape area
No	C16. Maintenance Contract with Certified Professional	0		
No	C17. Community Garden	0		

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GreenPoint Rated Multifamily Checklist Version 7.0		Total Points Targeted:	94	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE				
D1. Optimal Value Engineering				
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	3	1	2
Yes	D1.2 Insulated Ceiling Downward and Window Headers Sized for Load	1	1	1
No	D1.3 Advanced Framing Measures	0		
D2. Construction Material Efficiencies				
No	D2.1 Engineered Beams and Headers	0		
No	D2.2 Wood Joists or V-Max Trusses for Floors	0		
No	D2.3 Engineered Lumber for Roof Rafters	0		
No	D2.4 Engineered or Finger-Jointed Studs for Vertical Applications	0		
No	D2.5 OSB for Subfloor	0		0.5
No	D2.6 OSB for Wall and Roof Sheathing	0		0.5
D3. Insulated Headers				
No	D3.1 Insulated Headers	0		
D4. FSC-Certified Wood				
No	D4.1 Dimensional Lumber, Studs, and Timber	0		0
Yes	D4.2 Panel Products	1		3
D5. Solid Wall Systems				
No	D5.1 At Least 90% of Floors	0		
No	D5.2 At Least 90% of Exterior Walls	0		
No	D5.3 At Least 90% of Roofs	0		
D6. Energy Heels on Roof Trusses				
No	D6.1 Energy Heels on Roof Trusses	0		
D7. Overhangs and Gutters				
No	D7.1 Overhangs and Gutters	0		
D8. Reduced Pollution Entering the Home from the Garage				
Yes	D8.1 Detached Garage	2		2
No	D8.2 Mitigation Strategies for Attached Garage	0		
D9. Structural Pest and Rot Controls				
Yes	D9.1 140 Mil Lead or Lead 12 Inches Above the Soil	1		1
Yes	D9.2 Wood Framing Treated With Borate or Factory-Impregnated, or Wall Materials Free of Wood	1		1
Yes	D9.3 Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2		1
E. EXTERIOR				
No	E1. Environmentally Preferable Decking	0		
No	E2. Flashing Installation Third-Party Verified	0		
Yes	E3. Rain Screen Wall System	1		1
Yes	E4. Durable and Non-Combustible Cladding Materials	1		1
E5. Durable Roofing Materials				
Yes	E5.1 Durable Roofing Material	1		1
No	E5.2 Roofing Material Assembly	0		
No	E5.3 Roofing Material for Single Roof	0		
No	E5.4 Roofing Material for Gable Roof	0		
No	E5.5 Vegetated Roof	0		
F. INSULATION				
No	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content	0		
No	F1.1 Walls and Floors	0		
No	F1.2 Ceilings	0		
F2. Insulation that Meets the COPH Standard Method—Residential for Low Emissions				
No	F2.1 Walls and Floors	0		
No	F2.2 Ceilings	0		
F3. Insulation That Does Not Contain Fire Retardants				
No	F3.1 Cavity Walls and Floors	0		
No	F3.2 Ceilings	0		
No	F3.3 Interior and Exterior Insulation	0		
G. PLUMBING				
G1. Efficient Distribution of Domestic Hot Water				
Yes	G1.1 Insulated Hot Water Pipes	1		1
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1		1
TBD	G1.3 Increased Efficiency in Hot Water Distribution	0		
Yes	G2. Install Water-Efficient Fixtures	2		2
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2		2
Yes	G2.2 WaterSense Bathroom Faucets with 1.0 gpm or less	1		1
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1		2
No	G2.4 Urinals with Flush Rate of 0.1 Gallon/Flush	0		
G3. Pre-Plumbing for Graywater System				
Yes	G3.1 Pre-Plumbing for Graywater System	2		3
G4. Operational Graywater System				
No	G4.1 Operational Graywater System	1		1
Yes	G4.2 Thermostatic Shower Valve or Auto-Diversion Tub Spout	1		1
G5. Submeter Water for Tenants				
No	G5.1 Submeter Water for Tenants	0		
No	G5.2 Submeter Water for Tenants	0		
H. HEATING, VENTILATION AND AIR CONDITIONING				
Yes	H1. Sealed Combustion Units	2		2018 required by water
TBD	H1.1 Sealed Combustion Furnace	1		
No	H1.2 Sealed Combustion Furnace	0		
No	H1.3 Sealed Combustion Furnace	0		

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GreenPoint Rated Multifamily Checklist Version 7.0		Total Points Targeted:	94	
H2. High Performing Zoned Hydronic Radiant Heating System				
Yes	H2.1 Sealed Combustion Water Heater	0		
No	H2.2 High Performing Zoned Hydronic Radiant Heating System	0		
H3. Effective Ductwork				
No	H3.1 Duct Made on Duct Joists and Beams	0		
No	H3.2 Pressure Balance the Ductwork System	0		
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1		1
H5. Advanced Practices for Cooling				
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		
No	H5.2 Operable Windows and Skylights Located to Induce Cross-Ventilation in At Least One Room in 20% of Units	0		
H6. Whole Home Mechanical Ventilation Practices to Improve Indoor Air Quality				
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	1		1
Yes	H6.2 Advanced Ventilation Standards	1		1
TBD	H6.3 Outdoor Air is Filtered and Tempered	0		
H7. Effective Range Design and Installation				
Yes	H7.1 Effective Range Hood Dutty and Design	1		1
No	H7.2 Automatic Range Hood Control	0		
TBD	H7.3 High Efficiency HVAC Filter (MERV 13+)	0		
No	H7.4 Advanced Refrigerators	0		
I. ELECTRICAL				
No	I1. Pre-Plumbing for Solar Water Heating	0		
Yes	I2. Preparation for Future Photovoltaic Installation	1		1
Good	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		
Yes	I4. Net Zero Energy Home	0		26
No	I4.1 Near Zero Energy Home	0		
No	I4.2 Net Zero Electric	0		
No	I5. Energy Storage System	0		
Yes	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4
Yes	I7. Photovoltaic System for Multifamily Projects	0		0
J. BUILDING PERFORMANCE				
No	J1. Third-Party Verification of Quality of Insulation Installation	0		
No	J2. Supply and Return Air Flow Testing	0		
No	J3. Mechanical Ventilation Testing	0		
TBD	J4. Combustion Appliance Safety Testing	0		
Yes	J5. Building Energy Performance	3.00%		36
Yes	J6. Title 24 Prepared and Signed by a CABC Certified Energy Analyst	0		
Yes	J7. Participation in Utility Program with Third-Party Plan Review	0		
No	J8. ENERGY STAR for Homes	0		
No	J9. EPA Indoor AirPlus Certification	0		
No	J10. Blower Door Testing	0		
No	J11. Comparison of Design to Units	0		
K. FINISHES				
K1. Entrypoints Designed to Reduce Tracked-in Contaminants				
Yes	K1.1 Entrypoints to Individual Units	0		1
No	K1.2 Entrypoints to Buildings	0		
No	K2. Zero-VOC Interior Wall and Ceiling Paints	0		2
No	K3. Low-VOC Caulks and Adhesives	0		1
K4. Environmentally Preferable Materials for Interior Finish				
No	K4.1 Cabinets	0		2
No	K4.2 Interior Trim	0		2
No	K4.3 Doors	0		2
No	K4.4 Doors	0		1
No	K4.5 Countertops	0		1
K5. Formaldehyde Emissions in Interior Finish Exceed CARB				
No	K5.1 Doors	0		1
No	K5.2 Cabinets and Countertops	0		2
No	K5.3 Interior Trim and Sheetrock	0		2
No	K6. Products That Comply With the Health Product Declaration Open Standard	0		2
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0		2
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0		2
Yes	K9. Durable Building Materials	2		2
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0		1
L. FLOORING				
No	L1. Environmentally Preferable Flooring	0		
No	L2. Low-Emitting Flooring Meets COPH 2010 Standard Method—Residential	0		
Yes	L3. Durable Flooring	1		3
No	L4. Thermal Mass Flooring	0		

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GreenPoint Rated Multifamily Checklist Version 7.0		Total Points Targeted:	94	
M. APPLIANCE AND LAUNDRY				
Yes	M1. ENERGY STAR® Dishwasher	1		1
Yes	M2. Efficient Clothes Washing and Drying	0		2
No	M2.1 ECOE Rated Clothes Washer	0		1
Yes	M2.2 Energy Star Dryer	1		1
No	M2.3 Solar Dryer Laundry Lines	0		0.5
M3. Size-Efficient ENERGY STAR Refrigerator				
No	M3.1 Permanent Centers for Waste Reduction Strategies	1		2
No	M4.1 Bulk Recycling Center	0		1
No	M4.2 Bulk Composting Center	0		1
M5. Lighting Efficiency				
Yes	M5.1 High-Efficiency Lighting	2		2
Yes	M5.2 Lighting System Designed to ESHA Footcandle Standards or Designed	2		2
M6. Electric Vehicle Charging Stations and Infrastructure				
Yes	M6.1 Central Laundry	1		2
No	M6.2 Central Laundry	0		1
No	M6.3 Geared Elevator	0		1
N. COMMUNITY				
N1. Smart Development				
Yes	N1.1 HSB Site	2		1
No	N1.2 Designated Brownfield Site	0		
>20	N1.3 Conserve Resources by Increasing Density	1		2
No	N1.4 Cluster Homes for Land Preservation	0		1
No	N1.5 Home-Based Industry	0		1
Yes	N2. Enter the area of the home, in square feet	1		1
Yes	N2.1 Enter the number of bedrooms	1		1
Yes	N2.2 Enter the number of bedrooms	1		1
Yes	N2.3 Enter the number of bedrooms	1		1
Yes	N2.4 Enter the number of bedrooms	1		1
Yes	N2.5 Enter the number of bedrooms	1		1
Yes	N2.6 Enter the number of bedrooms	1		1
Yes	N2.7 Enter the number of bedrooms	1		1
Yes	N2.8 Enter the number of bedrooms	1		1
Yes	N2.9 Enter the number of bedrooms	1		1
Yes	N2.10 Enter the number of bedrooms	1		1
Yes	N2.11 Enter the number of bedrooms	1		1
Yes	N2.12 Enter the number of bedrooms	1		1
Yes	N2.13 Enter the number of bedrooms	1		1
Yes	N2.14 Enter the number of bedrooms	1		1
Yes	N2.15 Enter the number of bedrooms	1		1
Yes	N2.16 Enter the number of bedrooms	1		1
Yes	N2.17 Enter the number of bedrooms	1		1
Yes	N2.18 Enter the number of bedrooms	1		1
Yes	N2.19 Enter the number of bedrooms	1		1
Yes	N2.20 Enter the number of bedrooms	1		1
Yes	N2.21 Enter the number of bedrooms	1		1
Yes	N2.22 Enter the number of bedrooms	1		1
Yes	N2.23 Enter the number of bedrooms	1		1
Yes	N2.24 Enter the number of bedrooms	1		1
Yes	N2.25 Enter the number of bedrooms	1		1
Yes	N2.26 Enter the number of bedrooms	1		1
Yes	N2.27 Enter the number of bedrooms			



NOTATION KEY

- 1 STREET TREE TO BE REMOVED
- 2 NEW STREET TREE
- 3 GROUP OPEN SPACE
- 4 CONCEALED MECHANICAL EQUIPMENT
- 5 ELEVATOR PENTHOUSE
- 6 30 FOOT CITY STANDARD CURB CUT
- 7 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
- 8 SHORT TERM BIKE PARKING

SPECIAL NOTES

N
↑



RAD BUILD
P.O. Box 70975, Oakland, CA 94612
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LANDSCAPE
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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017

1433 Webster Ave.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SITE PLAN

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A0.8

Scale 1/16" = 1'-0"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERN LINE OF WEBSTER STREET, DISTANT THEREON NORTHERLY FROM THE NORTHERLY LINE OF FOURTEENTH STREET, ONE HUNDRED AND NINETY-ONE (191) FEET; THENCE RUNNING NORTHERLY ALONG SAID WESTERN LINE OF WEBSTER STREET, SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES WESTERLY ONE HUNDRED AND FIFTY (150) FEET; THENCE AT RIGHT ANGLES SOUTHERLY SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES EASTERLY ONE HUNDRED AND FIFTY (150) FEET TO THE WESTERLY LINE OF WEBSTER STREET AND POINT OF COMMENCEMENT.

APN: 008-0624-036-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERN LINE OF WEBSTER STREET WITH THE SOUTHERN LINE OF 15TH STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 47.50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT RIGHT ANGLES EASTERLY, 47.50 FEET TO THE WESTERN LINE OF WEBSTER STREET; AND THENCE NORTHERLY ALONG SAID LINE OF WEBSTER STREET, 70.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF 15TH STREET, DISTANT THEREON 47.50 FEET WESTERLY FROM THE WESTERN LINE OF WEBSTER STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 40 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT RIGHT ANGLES EASTERLY, 40 FEET; AND THENCE AT RIGHT ANGLES NORTHERLY, 70.25 FEET TO THE POINT OF BEGINNING.

APN: 008-0624-035-00

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED AS OF AUGUST 4, 2015, ORDER NUMBER 991-23068599-SLO, FURNISHED TO SANDIS ENGINEERS, FOR USE WITH THIS TRANSACTION ONLY. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEBSTER STREET WHICH IS A DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
- BUILDING AREAS SHOWN HEREON ARE BASED UPON FIELD LOCATIONS AND MEASUREMENTS (ROUNDED TO THE NEAREST TENTH OF A FOOT (0.1)) FOR THE SUBJECT BUILDINGS TAKEN AT THE OUTSIDE BUILDING ENVELOPE AT GROUND LEVEL AS DIMENSIONED HEREON AND DOES NOT REPRESENT "DRIP LINE" OR THE ENTIRE BUILDING AREA AT ALL LEVELS OR REPRESENT THE EXISTENCE OF OR NON-EXISTENCE OF ANY MEZZANINES.

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06001C0067G DATED AUGUST 3, 2009.

BASIS OF BEARINGS

THE BEARING OF N 27°24'57" E FOR THE MONUMENT LINE OF WEBSTER STREET AS SHOWN ON THAT CERTAIN PARCEL MAP FILED ON MAY 11, 2000, IN BOOK 252 OF MAPS AT PAGE 1-2, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS OF THE BEARINGS SHOWN ON THIS SURVEY.

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: FEBRUARY 2016

UNDERGROUND UTILITY NOTE

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

TOPOGRAPHIC SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF NAUTILUS GROUP ON MARCH 21, 2016.

Christian Cinteán
DATE: MARCH 21, 2016
CHRISTIAN CINTEAN, L.S. 8941



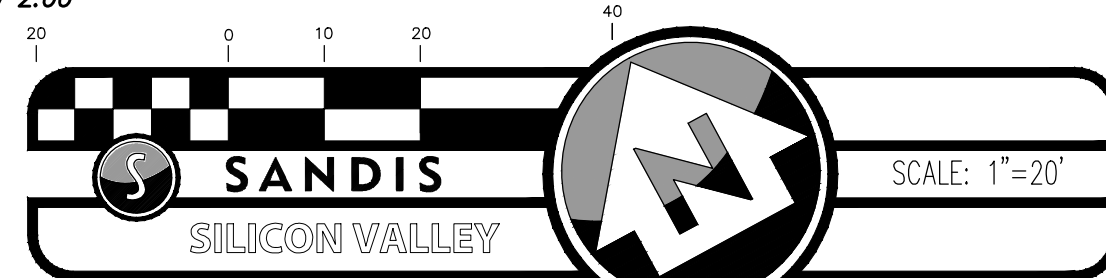
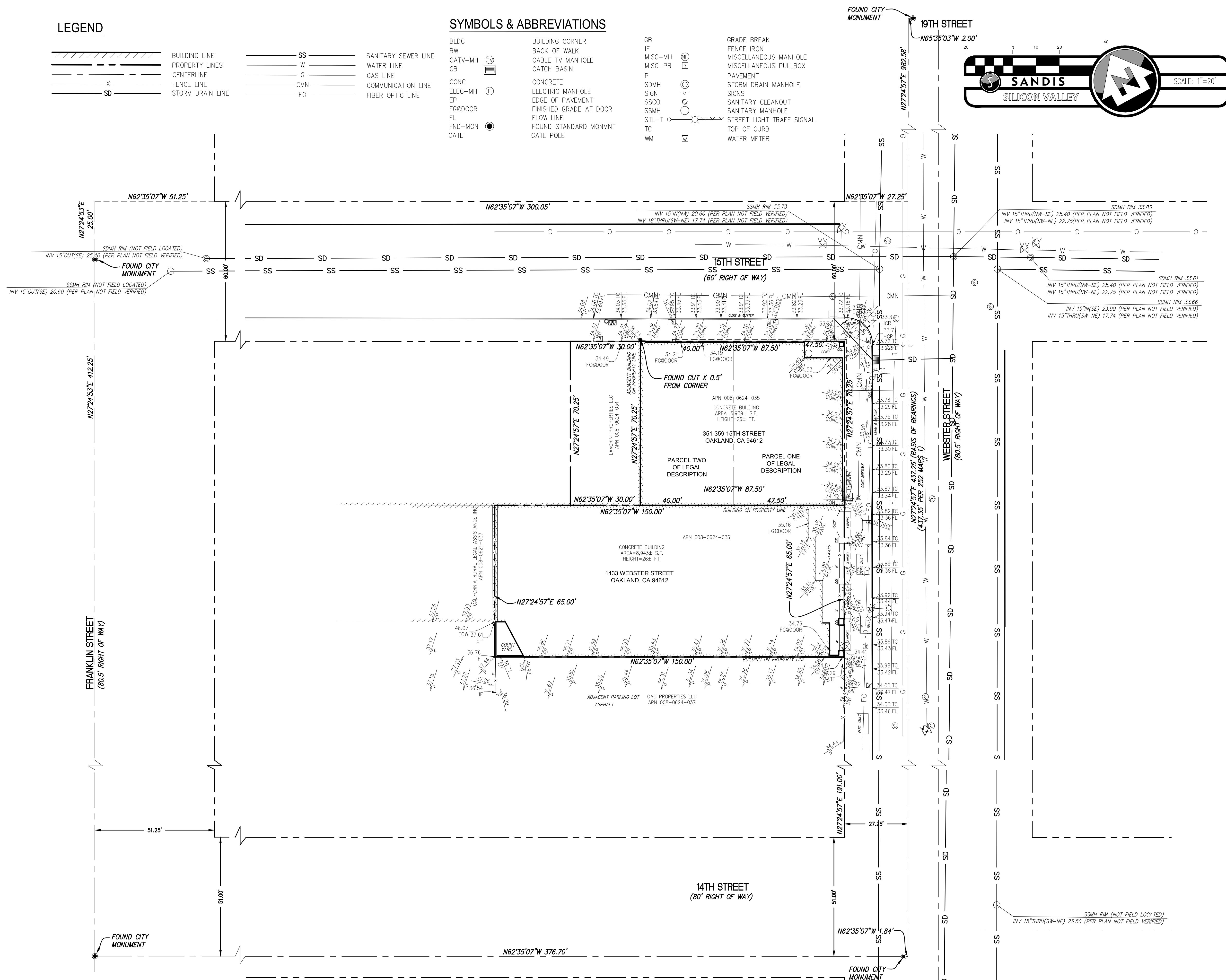
LEGEND

- BUILDING LINE
- PROPERTY LINES
- CENTERLINE
- FENCE LINE
- STORM DRAIN LINE

- SS - SANITARY SEWER LINE
- W - WATER LINE
- G - GAS LINE
- CMN - COMMUNICATION LINE
- FO - FIBER OPTIC LINE

SYMBOLS & ABBREVIATIONS

- BLDC - BUILDING CORNER
- BW - BACK OF WALK
- CATV-MH - CABLE TV MANHOLE
- CB - CATCH BASIN
- CONC - CONCRETE
- ELEC-MH - ELECTRIC MANHOLE
- EP - EDGE OF PAVEMENT
- FGØØØØR - FINISHED GRADE AT DOOR
- FL - FLOW LINE
- FND-MØN - FOUND STANDARD MONMNT
- GATE - GATE POLE
- GB - GRADE BREAK
- IF - FENCE IRON
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- P - PAVEMENT
- SDMH - STORM DRAIN MANHOLE
- SGN - SIGNS
- SSCO - SANITARY CLEANOUT
- SSMH - SANITARY MANHOLE
- STL-T - STREET LIGHT TRAFF SIGNAL
- TC - TOP OF CURB
- WM - WATER METER



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

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

DATE:	02/29/16
SCALE:	1"=20'
DRAWN BY:	DS
APPROVED BY:	CC
DRAWING NO.:	616011

No.	REVISION/ISSUE	DATE	BY

TOPOGRAPHIC SURVEY
1433 WEBSTER STREET/351-359 15TH STREET
OAKLAND CALIFORNIA

SHEET
C0.0
OF 1 SHEETS

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	7-22-2016

1433 Webster Ave.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593
NEMO Building Systems, LLC
18231 Muprhy Pkwy
Lathrop, CA 95330

STORMWATER MANAGEMENT

RAD Project Number 0001
Date 22, JULY 2016
Drawn by EA

C1.0

Scale NTS

AREA SUMMARY

TOTAL ⁶ SITE AREA	TOTAL ¹ AREA DISTURBED	TOTAL EXISTING/PRE-PROJECT ² IMPERVIOUS SURFACE	REPLACED ³ IMPERVIOUS SURFACE	NEW ⁴ IMPERVIOUS SURFACE	TOTAL POST PROJECT ⁵ IMPERVIOUS SURFACE	TOTAL POST PROJECT ⁵ PERVIOUS SURFACE
15,896 SF	15,896 SF	15,896 SF	9,248 SF	0 SF	9,248 SF	6,648 SF

- LAND AREA DISTURBED = SURFACE AREA OF CONSTRUCTION ACTIVITIES, INCLUDING GRADING, CONSTRUCTION, STAGING, AND STORAGE AREAS.
- EXISTING/PRE-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE PRIOR TO THE PROJECT.
- REPLACED IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT IMPERVIOUS SURFACE.
- NEW IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT PERMEABLE SURFACE.
- POST-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE AFTER COMPLETION OF THE PROJECT.
- SITE AREA IS ASSUMED TO BE AREA WITHIN PROPERTY LINES AND DOES NOT INCLUDE AREA IN PUBLIC RIGHT OF WAY.

LEGEND

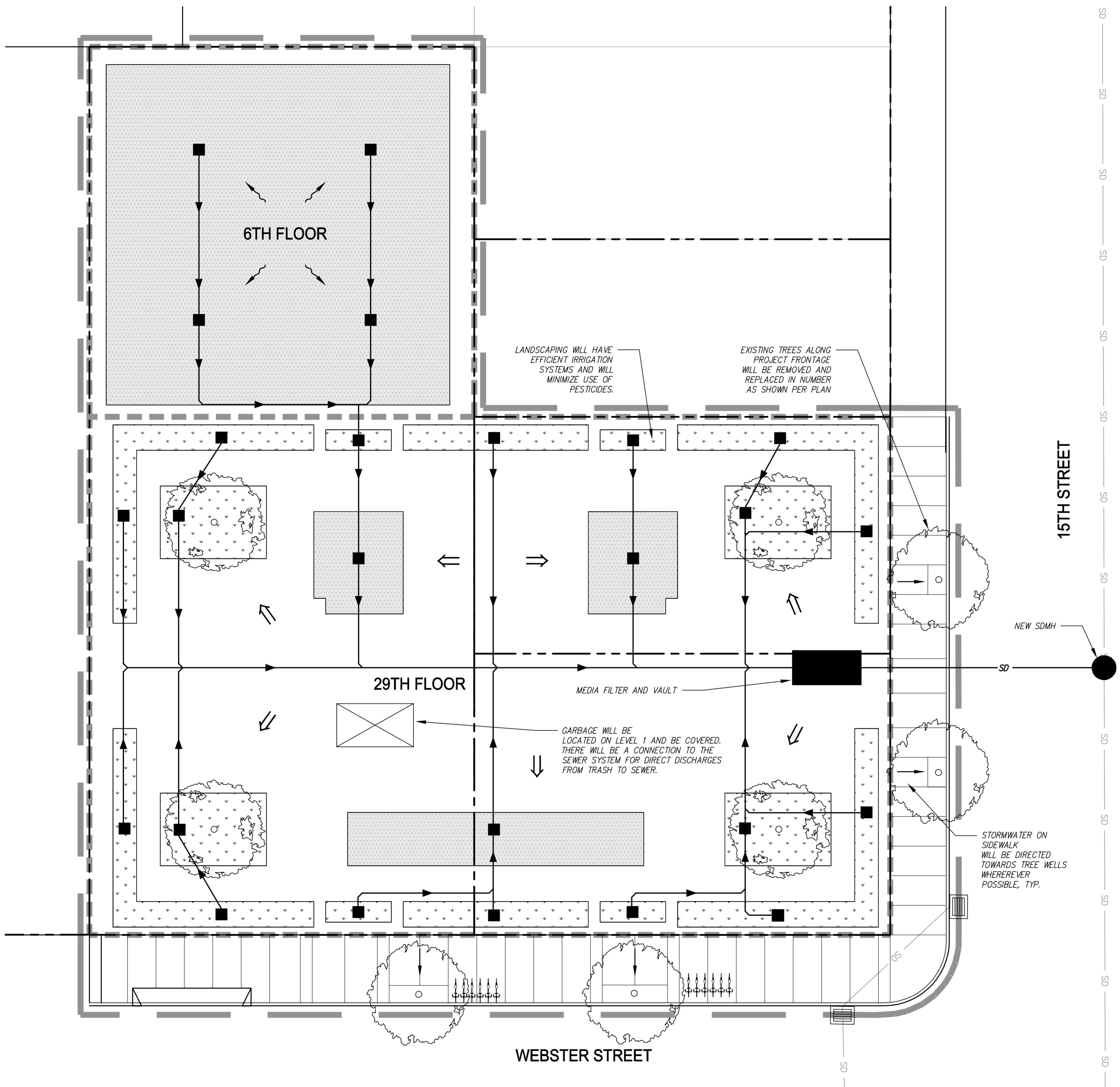
- PROPERTY LINE
- DRAINAGE AREA
- LIMIT OF WORK
- DIRECTION OF ROOF RUNOFF
- DIRECTION OF RUNOFF (PAVING)
- DIRECTION OF RUNOFF (LANDSCAPE)
- DRAIN
- VEGETATIVE ROOF
- PROPOSED TREE
- PLANTER
- IMPERVIOUS ROOF
- TRASH ROOM
- SD EXISTING STORM DRAIN MAIN
- SD PROPOSED STORM DRAIN LINE
- PROPOSED ROOF DRAIN
- MEDIA FILTER AND VAULT DESIGNED IN ACCORDANCE WITH ALAMEDA COUNTY C3 STORM MANUAL.

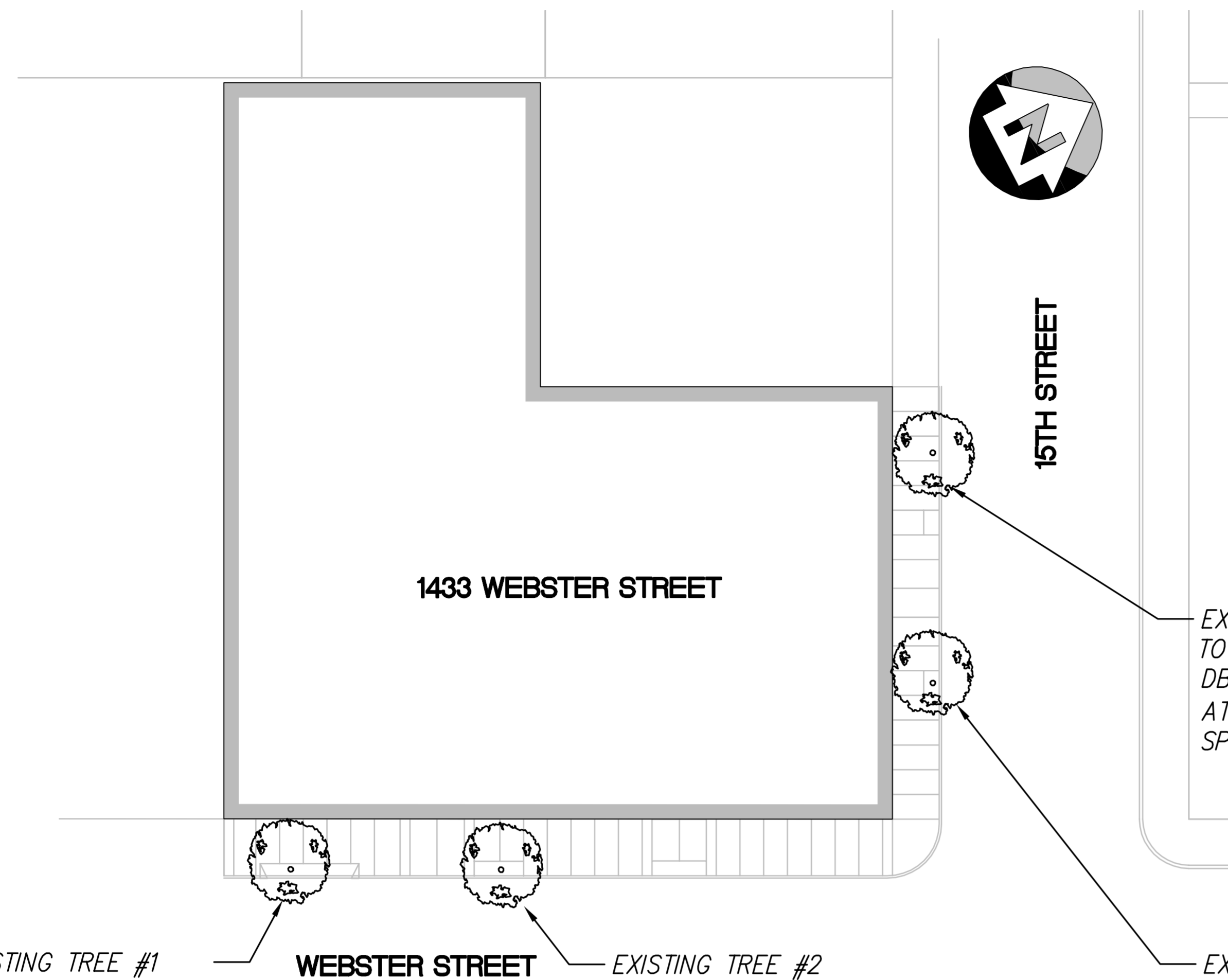
STORMWATER MANAGEMENT PLAN NOTES

- 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).
- 50% RULE CHECK - WHERE A REDEVELOPMENT PROJECT RESULTS IN AN ALTERATION OF MORE THAN 50 PERCENT OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, THE ENTIRE PROJECT, CONSISTING OF ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES, MUST BE INCLUDED IN THE TREATMENT SYSTEM DESIGN.

AREA OF EXISTING IMPERVIOUS SURFACES WITHIN PROJECT SITE = 15,896 SF
AREA OF REPLACED IMPERVIOUS SURFACES WITHIN PROJECT SITE = 15,896 SF
TOTAL PERCENT OF ALTERED OR REPLACED IMPERVIOUS SURFACE = 100%

THEREFORE THE PROJECT IS REQUIRED TO PROVIDE TREATMENT FOR ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES.
- GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE MINIMIZING IMPERVIOUS SURFACES, PLANTER BOXES, VEGETATIVE ROOF, AND DIRECTING STORMWATER TO A MEDIA FILTER LOCATED IN THE BASEMENT WHICH WILL REMOVE SUSPENDED SOLIDS AND SEDIMENT FROM THE STORMWATER BEFORE IT LEAVES THE SITE.
- SIZING CRITERIA - STORMWATER QUALITY FEATURES WILL BE SIZED TO COMPLY WITH THE NPDES PERMIT PROVISION C.3 AND THE LATEST EDITION (2013) OF THE ALAMEDA COUNTY STORMWATER MANUAL. THE BIORETENTION AREAS SHOWN HAVE BEEN SIZED USING THE 4% RULE (BIORETENTION AREAS SIZED TO 4% OF THE CONTRIBUTING IMPERVIOUS AREAS) AND UNIFORM FLOW METHOD, ASSUMING A 0.2 IN/HR INTENSITY RATE AND A 5 IN/HR PERCOLATION RATE.
- MANAGING PEAK FLOWS - THE POST-DEVELOPMENT STORMWATER PEAK FLOWS FOR THE 10-YR, 10-MINUTE STORM (PER CITY OF OAKLAND STORMWATER MANUAL) WILL BE MITIGATED ON-SITE BY USING BIORETENTION FACILITIES, VEGETATION ROOFS, TREE PLANTER BOXES, AND MEDIA FILTER. THIS WILL PROVIDE A COMBINATION OF ON-SITE RETENTION AND DETENTION BY SIZING THEIR OUTLETS TO LIMIT PEAK FLOW TO BE EQUAL TO OR LESS THAN THE CURRENT, PRE-DEVELOPMENT CONDITION. THERE WILL BE NO INCREASE IN FLOW RATE FOR THE DESIGN STORM FROM THIS DEVELOPMENT.
- HYDROMODIFICATION - THE PROJECT IS NOT LOCATED IN AN AREA THAT IS REQUIRED TO DESIGN STORMWATER CONVEYANCES TO ACCOUNT FOR HYDROMODIFICATION.
- THIS PROJECT IS CONSIDERED SPECIAL CATEGORY TYPE A. THEREFORE THE SITE CAN USE LID OR NON-LID STORMWATER TREATMENT PER THE ALAMEDA COUNTY C.3 TECHNICAL MANUAL (2015).





EXISTING TREE #1
TO BE REMOVED
DBH = DIAMETER OF TREE
AT 4.5' ABOVE BASE = 12.5"
SPECIES: LOPHOSTEMON CONFERTUS

EXISTING TREE #2
TO BE REMOVED
DBH = DIAMETER OF TREE
AT 4.5' ABOVE BASE = 14.5"
SPECIES: LOPHOSTEMON CONFERTUS

EXISTING TREE #3
TO BE REMOVED
DBH = DIAMETER OF TREE
AT 4.5' ABOVE BASE = 14"
SPECIES: LOPHOSTEMON CONFERTUS

EXISTING TREE #4
TO BE REMOVED
DBH = DIAMETER OF TREE
AT 4.5' ABOVE BASE = 11"
SPECIES: LOPHOSTEMON CONFERTUS



TREE #1



TREE #2



TREE #3



TREE #4

RAD BUILD

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636 Ninth Street | Oakland, CA 94607 | P: 510.873.8866 | www.sandis.net

EAST BAY/SF

PLAN CHECK #

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1433 Webster Ave.

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NEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

TREE EXHIBIT

RAD Project Number 0001

Date 22, JULY 2016

Drawn by EA

C2.0

Scale NTS

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AGENCY APPROVALS

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LANDSCAPE PLAN


RAD Project Number 16501
Date 07, JULY 2017
Drawn by CR / DC

L1.1

Scale 1/8" = 1'-0"

← 15TH STREET

BIKE RACKS

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	4

STREETSCAPE PLANTER SHRUB MIX:

PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
Olea europaea 'Little Ollie' / Little Ollie Olive	15 GAL	30" o.c.	50%
Trachelospermum jasminoides / Star jasmine	5 GAL	18" o.c.	50%

⇄ WEBSTER STREET

ACCENT PAVING BAND

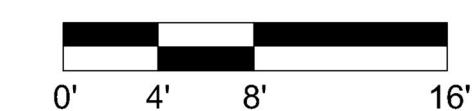
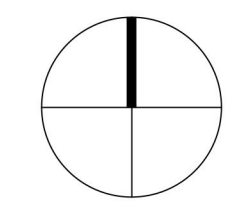
NATURAL GREY CONCRETE SIDEWALK WITH SAW CUT JOINTS

24" BOX TRISTANIA CONFERTA STREET TREES PLANTED IN 4'x8' SIDEWALK PLANTER

IRRIGATION NOTE:
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



NORTH



21'

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LANDSCAPE PLAN

RAD Project Number 16501
Date 07, JULY 2017
Drawn by CR / DC

L1.2

Scale 1/8" = 1'-0"

PLANT SCHEDULE LEVEL 6 TERRACE

TREES BOTANICAL NAME COMMON NAME CONT QTY

	ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	60L	7
---	--------------------	---------------------	-----	---

SHRUB MIX

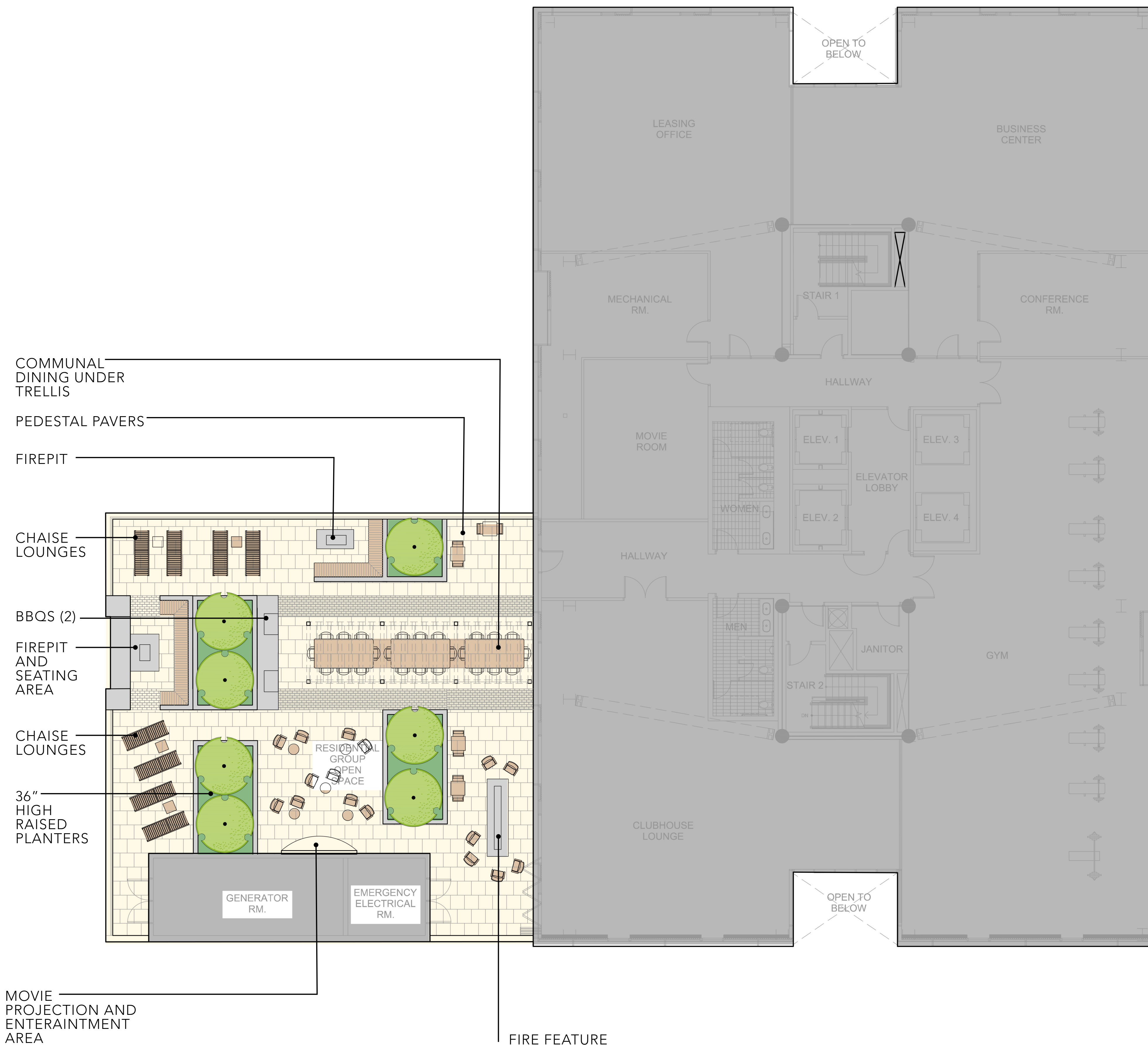


PLANT NAME (BOTANICAL/COMMON) CONT. SPACING % AREA

6TH FLOOR ROOF MIX

Agave x 'Blue Flame'	5 GAL	18" o.c.	20%
Asparagus meyeri / Foxtail Fern	1 GAL	24" o.c.	20%
Olea europaea 'Little Ollie' / Little Olive Olive	15 GAL	30" o.c.	20%
Rosmarinus officinalis 'Prostratus' / Rosemary	5 GAL	18" o.c.	20%
Westringia fruticosa 'Mundi'	5 GAL	18" o.c.	20%

NOTE: PROVIDE LIGHTWEIGHT PLANTING SOIL FOR LEVEL 6 PLANTING AREAS



IRRIGATION NOTE:
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



PLANT PALETTE - TREES



Arbutus marina
Strawberry Tree



Olea europaea 'Swan Hill'
Fruitless Olive

PLANT PALETTE - STREET TREES



Tristania conferta
Brisbane Box



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RAD BUILD
P.O. Box 70975, Oakland, CA 94612
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LANDSCAPE
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AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
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1433 Webster Ave.
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PROPOSED TREES

RAD Project Number 16501
Date 07, JULY 2017
Drawn by CR / DC

L1.4

Scale 1/8" = 1'-0"

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PROPOSED SHRUBS

RAD Project Number 16501
Date 07, JULY 2017
Drawn by CR / DC

L1.5

Scale 1/8" = 1'-0"

PLANT PALETTE - SHRUBS



Rosmarinus 'Blue Spires'
Blue Spires Upright Rosemary



Rosmarinus officinalis 'Prostratus'
Trailing Rosemary



Olea europaea 'Little Ollie'
Little Ollie Olive



Ribes viburnifolium
Evergreen Currant



Agave 'Blue Flame' and 'Blue Glow'



Olea eurpoeaa 'Little Ollie'
Little Ollie Olive



Asparagus meyeri
Foxtail Fern

AGENCY APPROVALS



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PLAN

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A1.3

Scale 3/32" = 1'-0"

NOTATION KEY

SPECIAL NOTES

STANDARD PARKING: 46

HC PARKING: 2

P1-TOTAL PARKING: 48

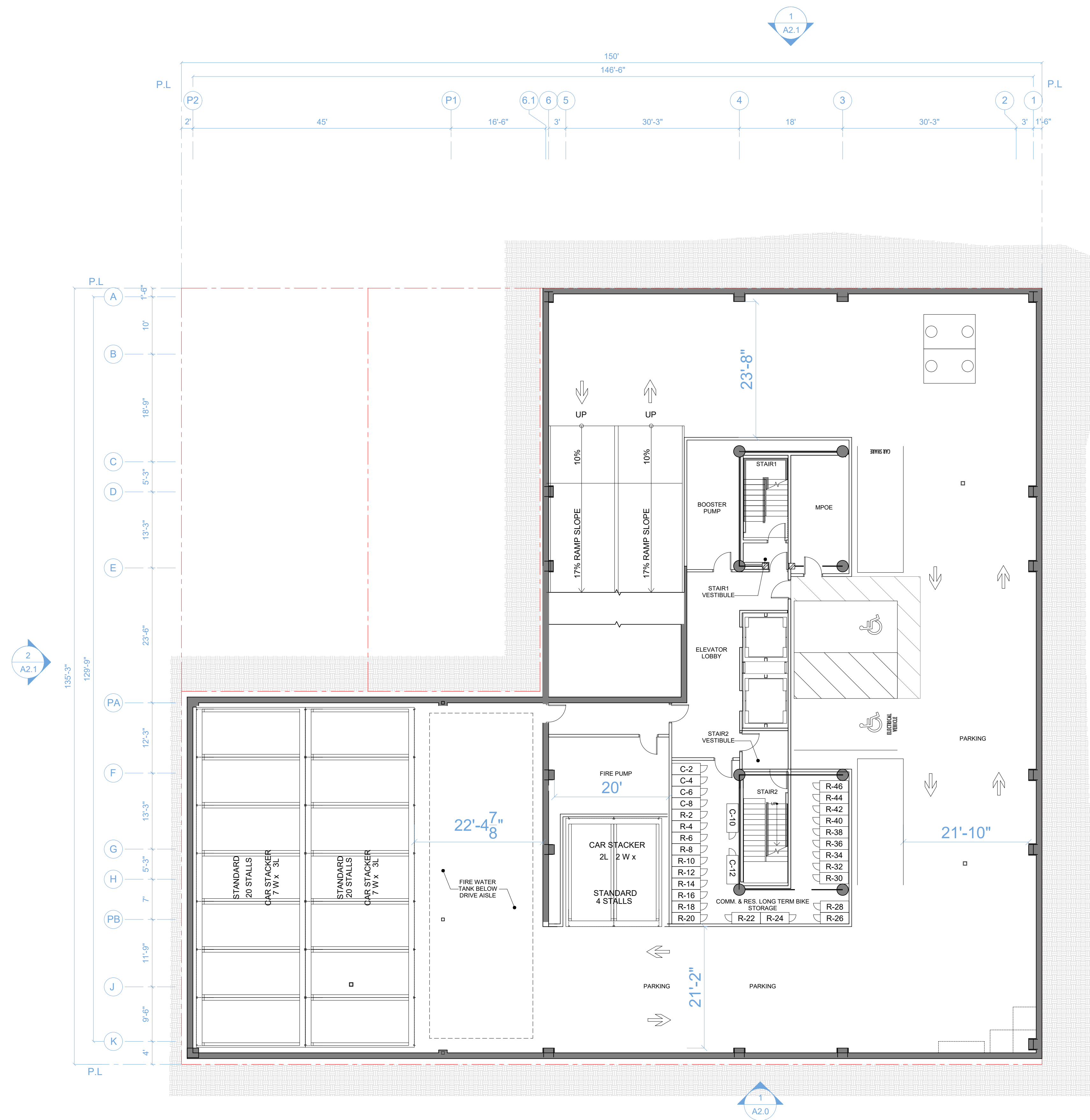
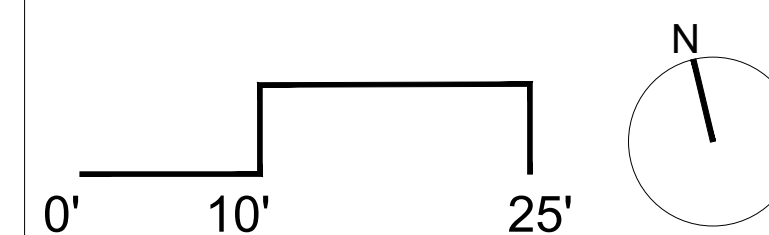
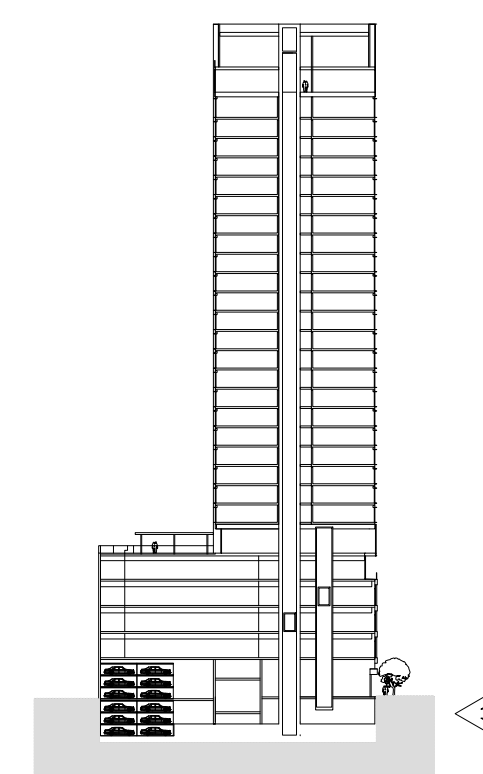
RESIDENTIAL BIKE PARKING

LONG TERM BIKE: 42

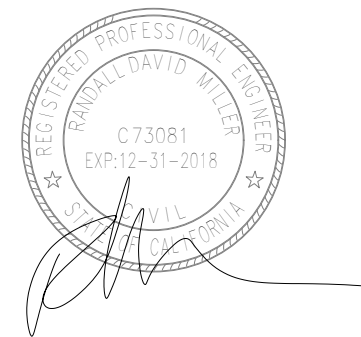
COMMERCIAL BIKE PARKING

LONG TERM BIKE: 8

PLAN LOCATION KEY



AGENCY APPROVALS



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Drawn by SDG

A1.4

Scale 3/32" = 1'-0"

NOTATION KEY

- 1 NEW STREET TREES
- 2 UNDERGROUND VAULT
- 3 STOREFRONT GLAZING
- 4 CITY STANDARD CURB CUT
- 5 RESIDENTIAL VEHICLE ENTRY
- 6 SHORT TERM BIKE PARKING
- 7 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
- 8 PRE-CAST CONCRETE PANEL

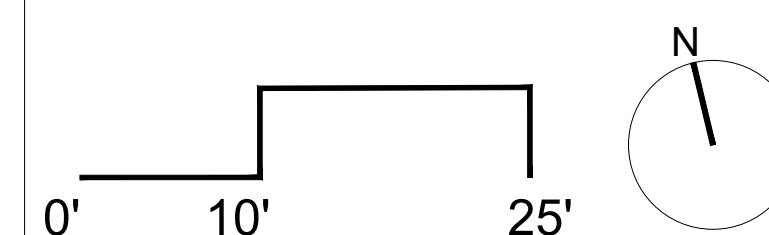
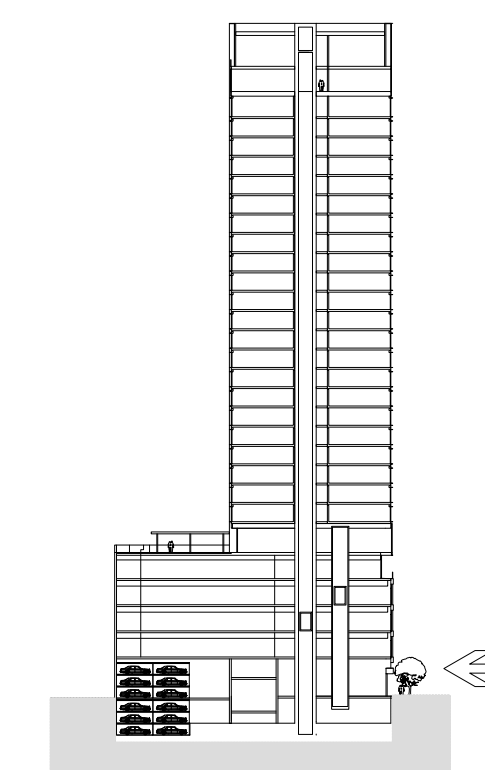
SPECIAL NOTES

STANDARD PARKING: 38

HC PARKING: 0

L1-TOTAL PARKING: 38

PLAN LOCATION KEY



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A1.5

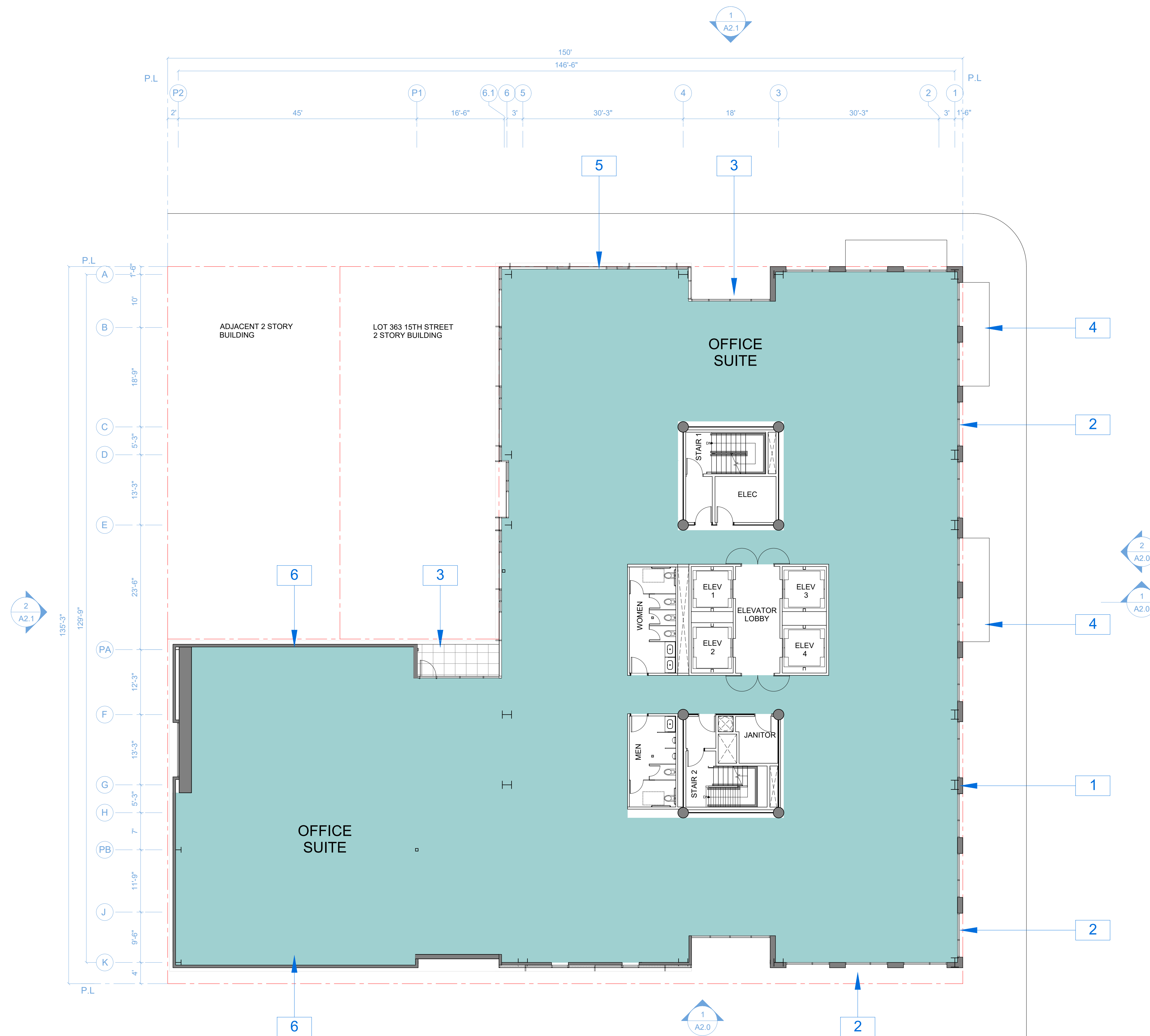
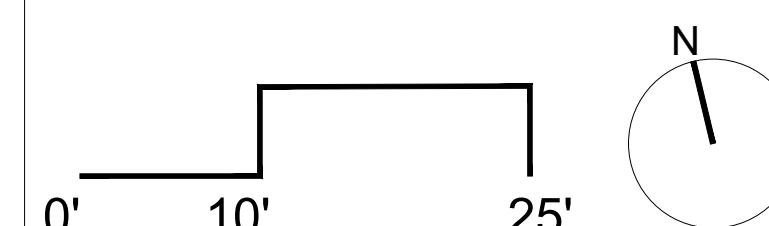
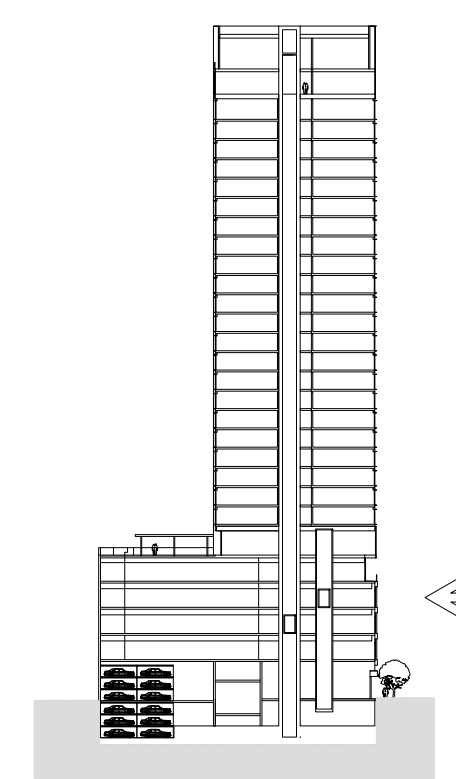
Scale 3/32" = 1'-0"

NOTATION KEY

- 1 PRE-CAST CONCRETE PANEL
- 2 METAL WINDOWS
- 3 CURTAINWALL GLAZING
- 4 LVL 1 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
- 5 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 6 HORIZONTAL MULLION CAP WITH METAL PANEL INFILL

SPECIAL NOTES

PLAN LOCATION KEY



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A1.6

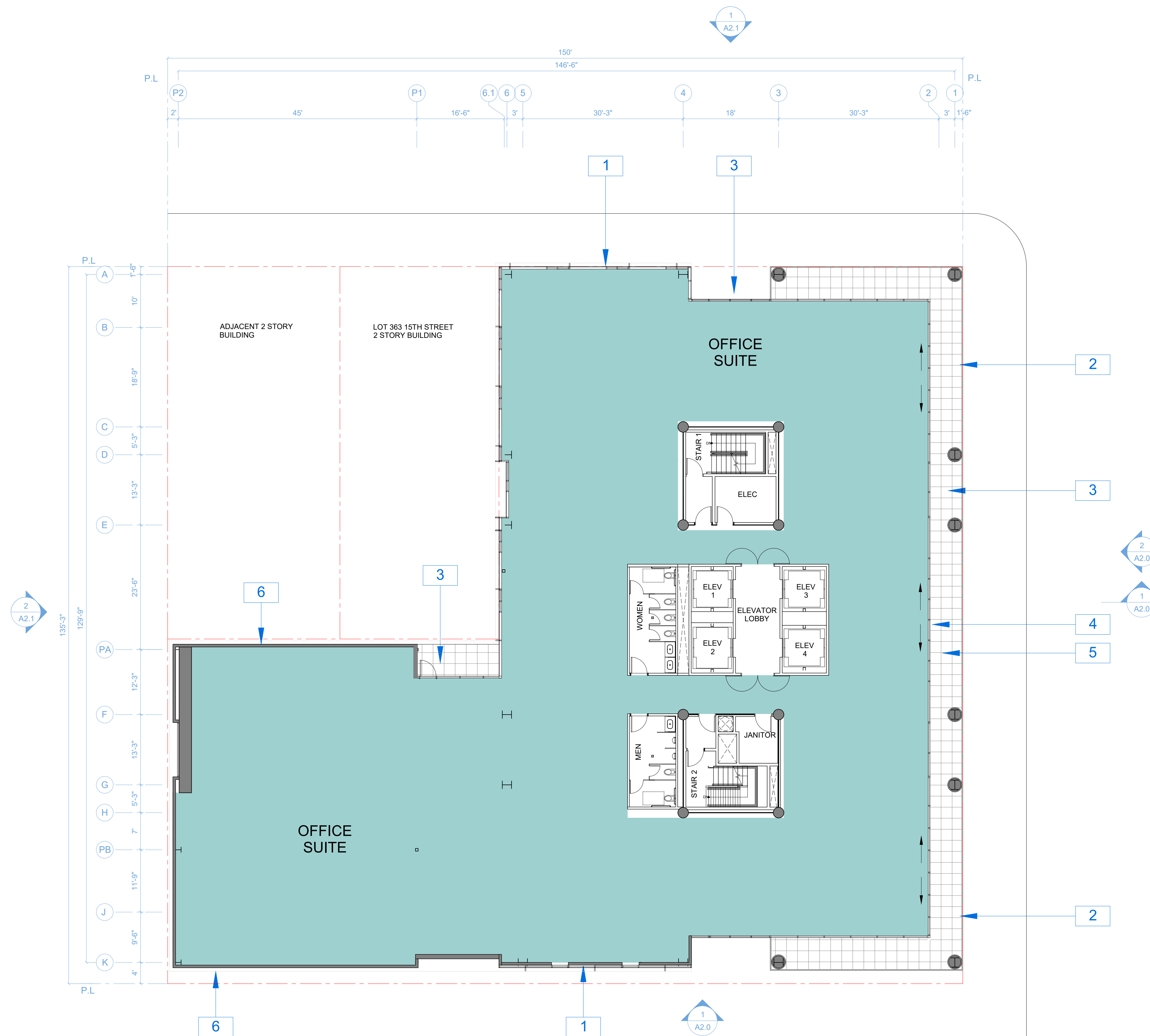
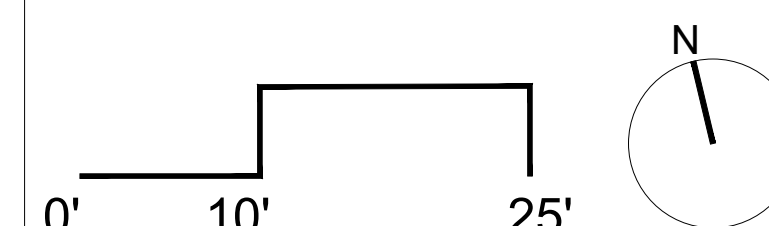
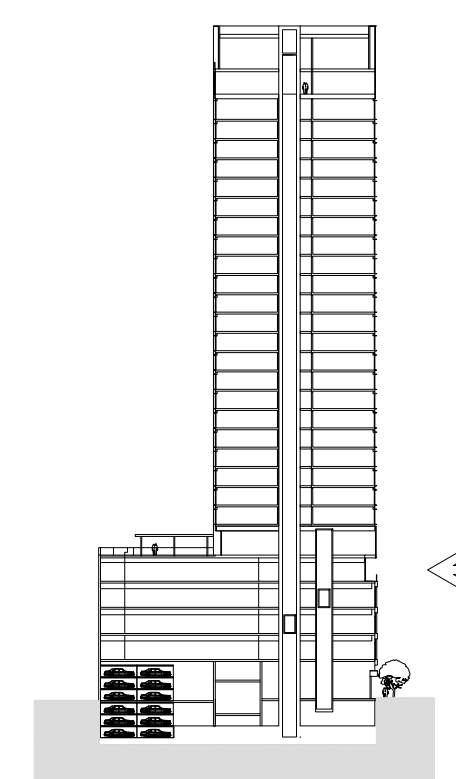
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NOTATION KEY

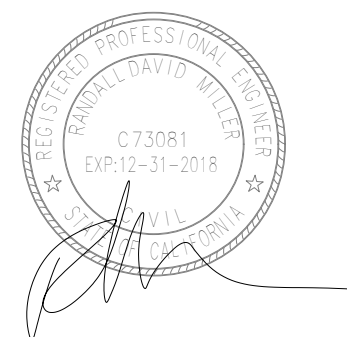
- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 GLASS GUARDRAIL
- 3 CURTAINWALL GLAZING
- 4 SLIDING GLASS DOORS
- 5 BALCONY
- 6 HORIZONTAL MULLION CAP WITH METAL PANEL INFILL

SPECIAL NOTES

PLAN LOCATION KEY



AGENCY APPROVALS



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A1.7

Scale 3/32" = 1'-0"

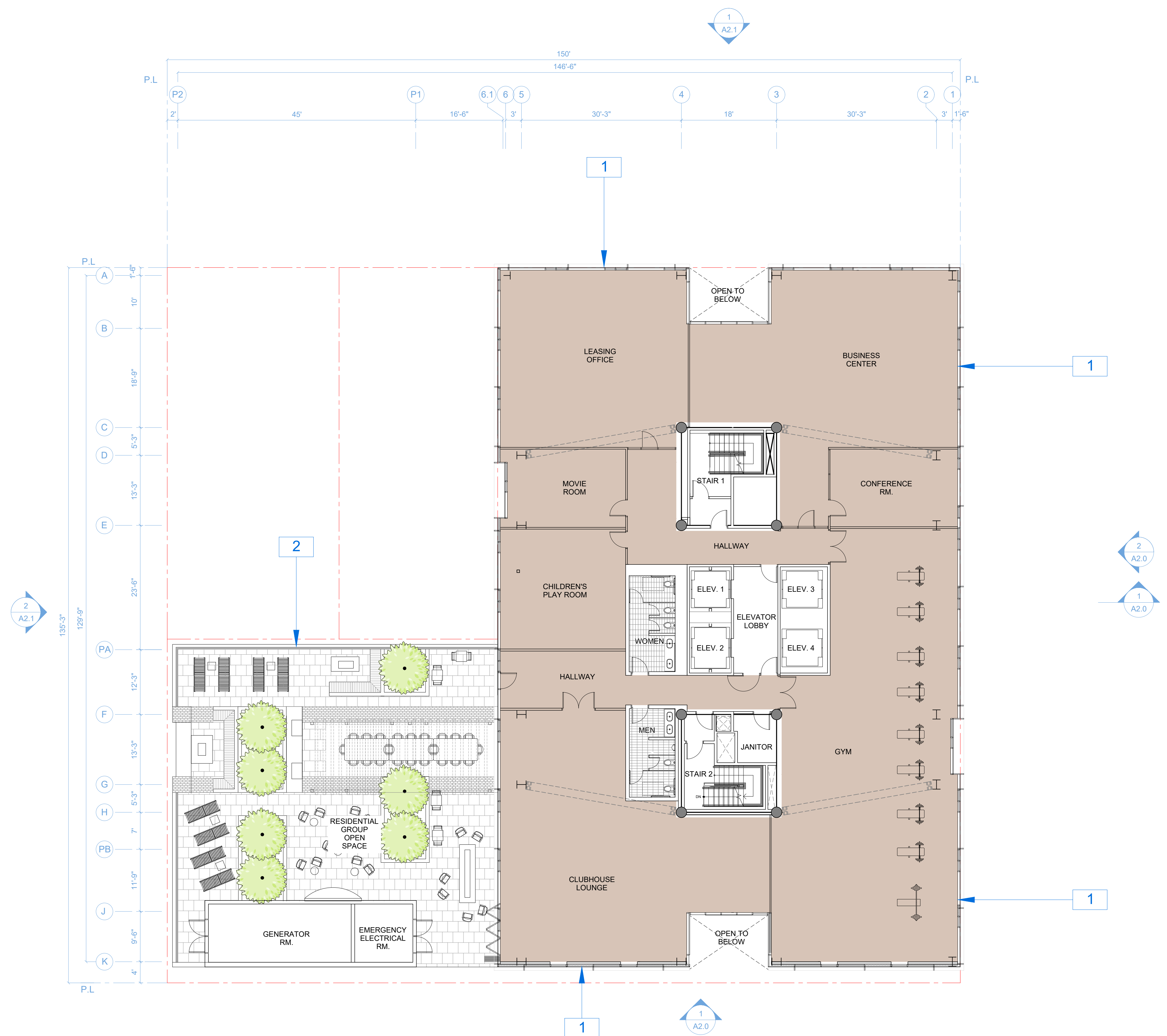
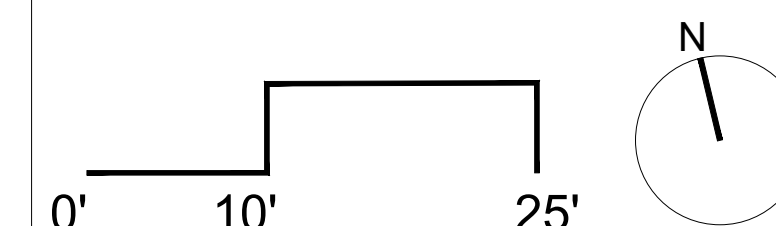
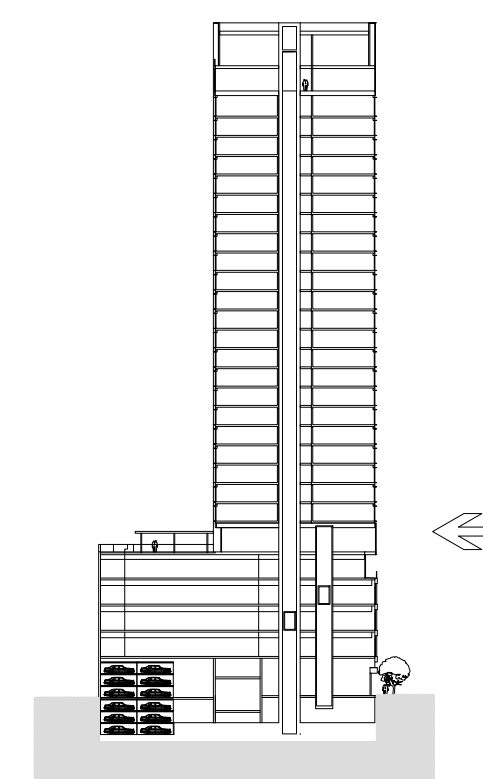
NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 GLASS GUARDRAIL

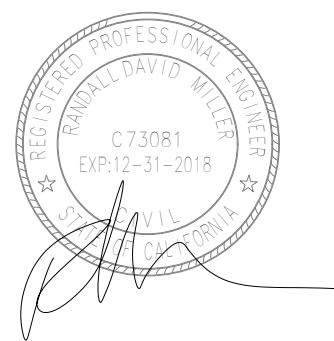
SPECIAL NOTES

GROUP OPEN SPACE: 3,090 SF

PLAN LOCATION KEY



AGENCY APPROVALS



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A1.8

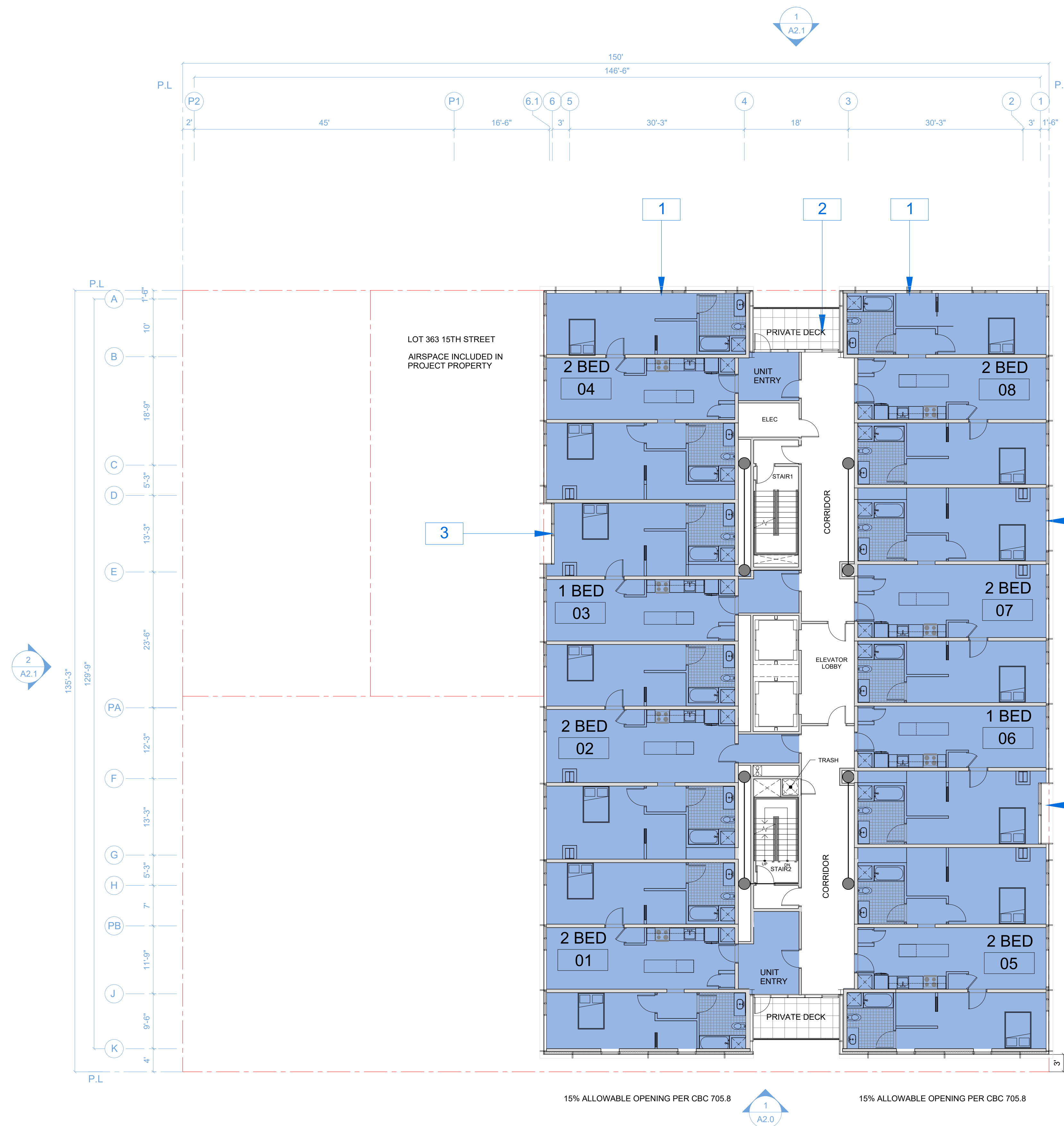
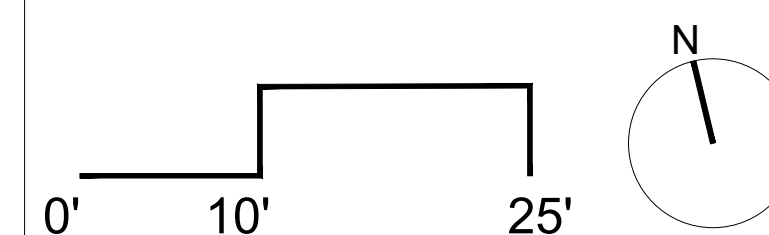
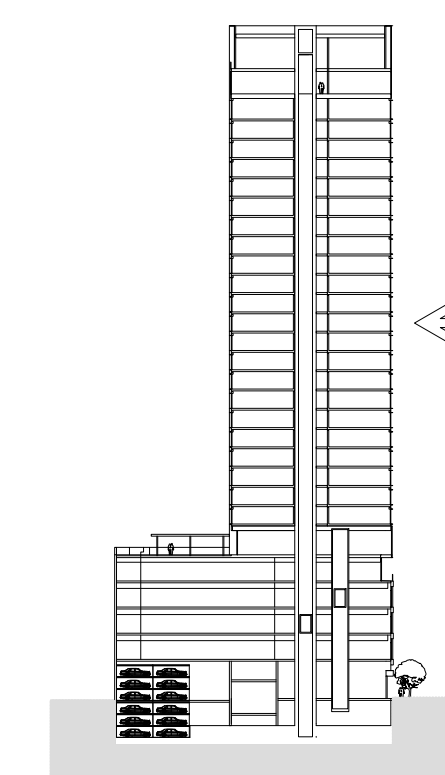
Scale 3/32" = 1'-0"

NOTATION KEY

- 1** CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2** PRIVATE BALCONY WITH GLASS GUARDRAIL
- 3** CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2

SPECIAL NOTES

PLAN LOCATION KEY



AGENCY APPROVALS



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A1.9

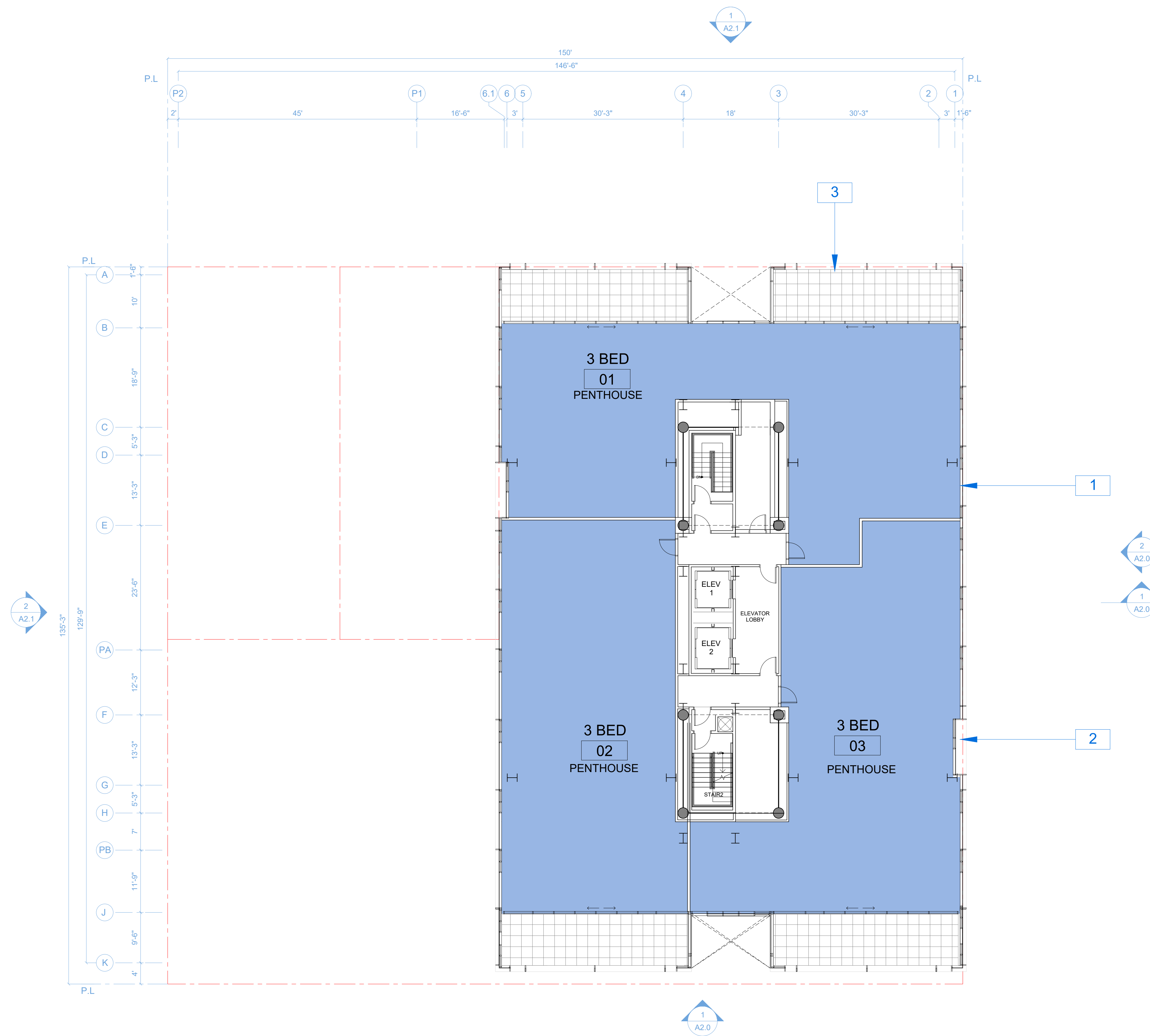
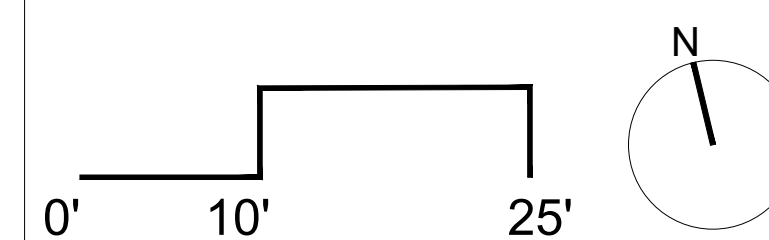
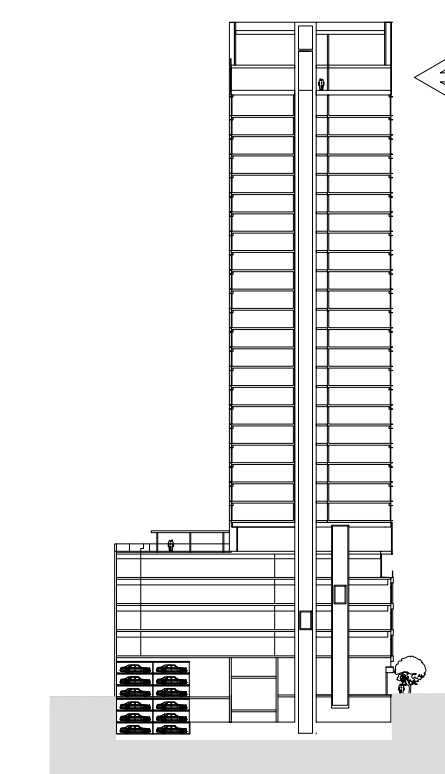
Scale 3/32" = 1'-0"

NOTATION KEY

- 1** CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2** CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2
- 3** PRIVATE DECK

SPECIAL NOTES

PLAN LOCATION KEY



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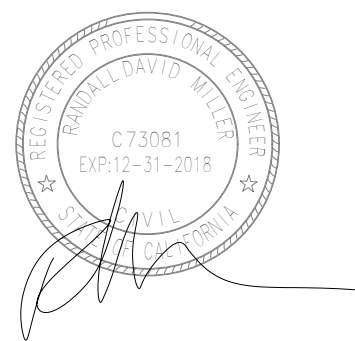
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Drawn by SDG

A1.10

Scale 3/32" = 1'-0"

NOTATION KEY

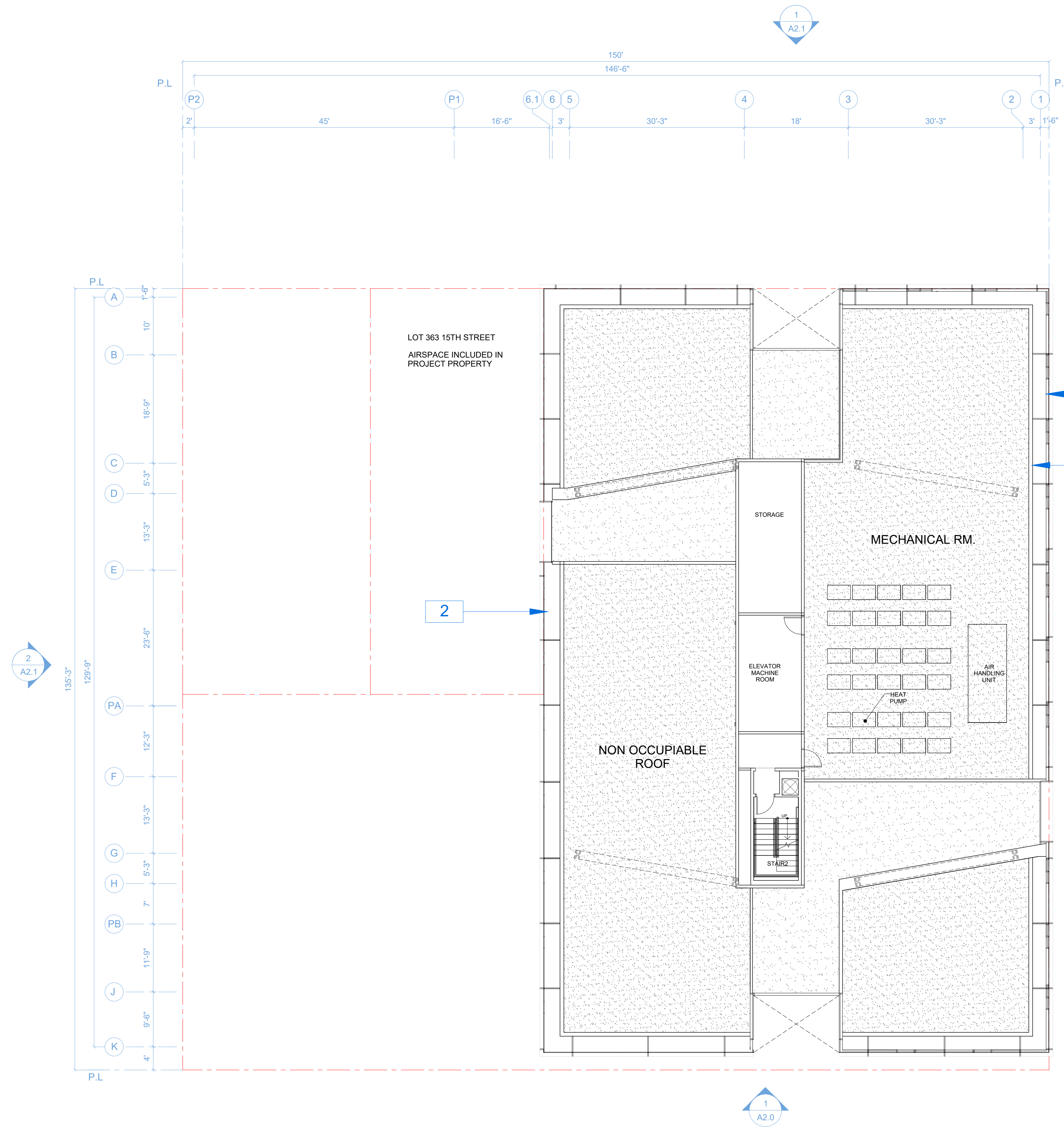
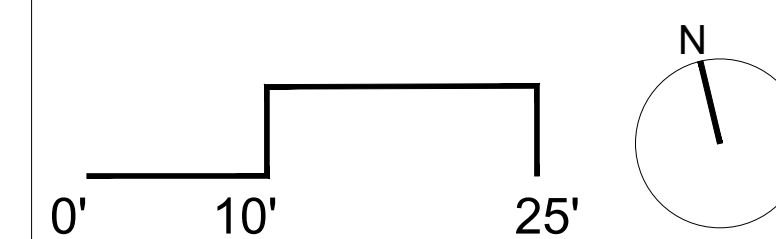
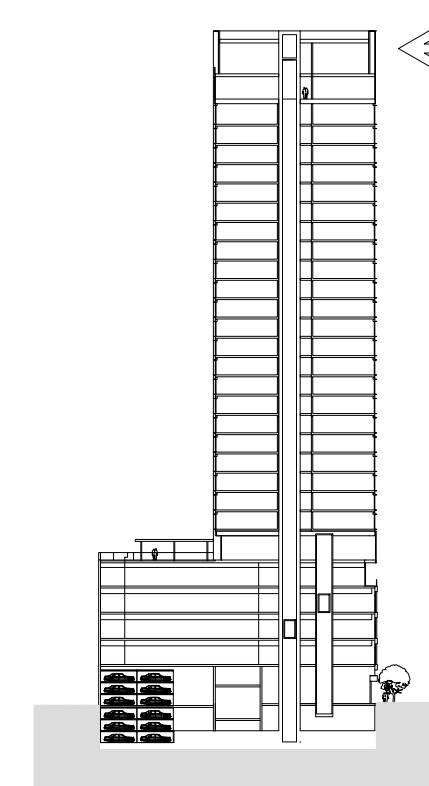
1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID

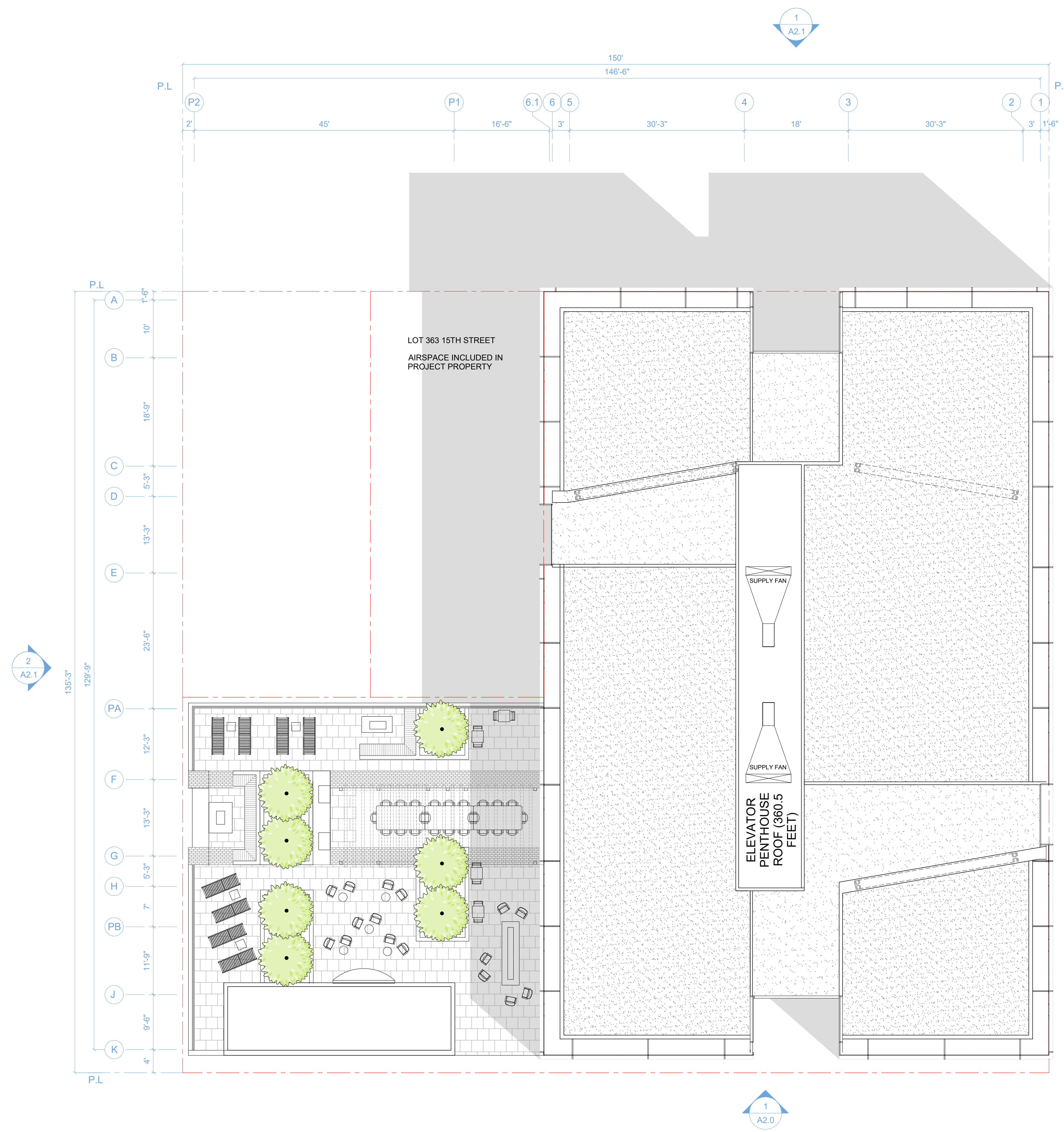
2 LIGHT FEATURE

SPECIAL NOTES

ALL MECHANICAL SPACES SHOWN IS SCHEMATIC AND NOT THE FINAL EQUIPMENT LOCATION OR SIZE. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

PLAN LOCATION KEY



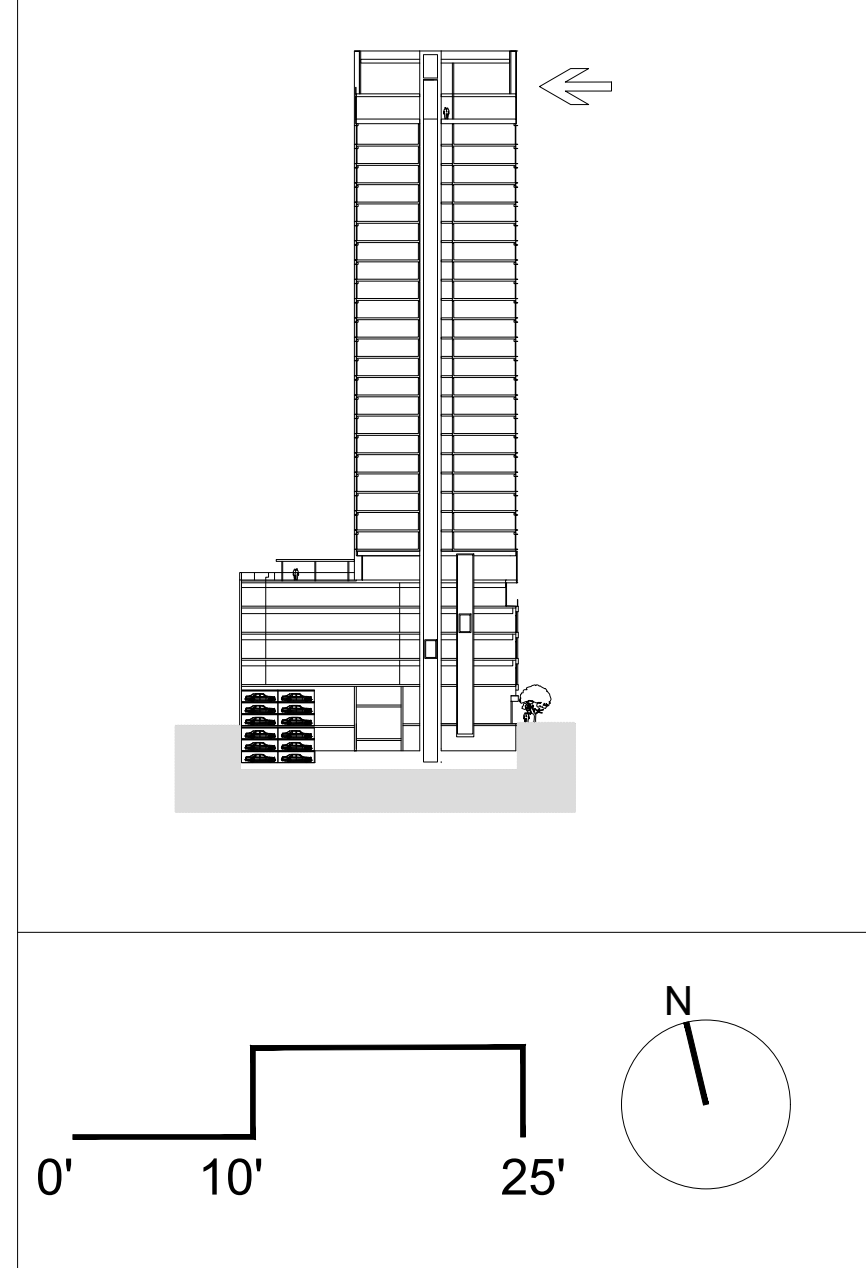


NOTATION KEY

SPECIAL NOTES

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PLAN LOCATION KEY



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A1.11

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LANDSCAPE

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1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.828.9054

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017

1433 Webster Ave.

Oakland, CA 94609

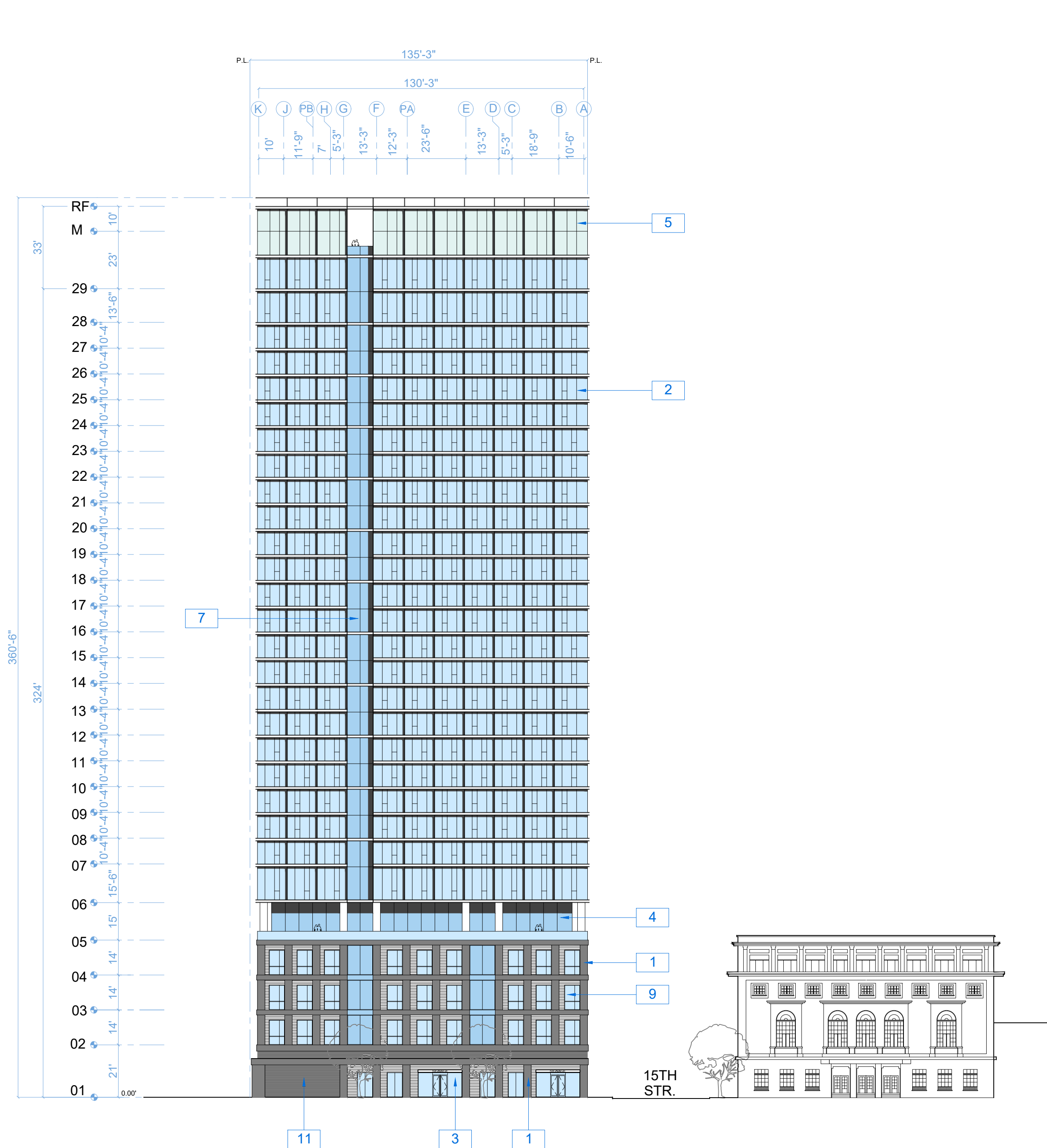
RAD BUILD
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ELEVATION

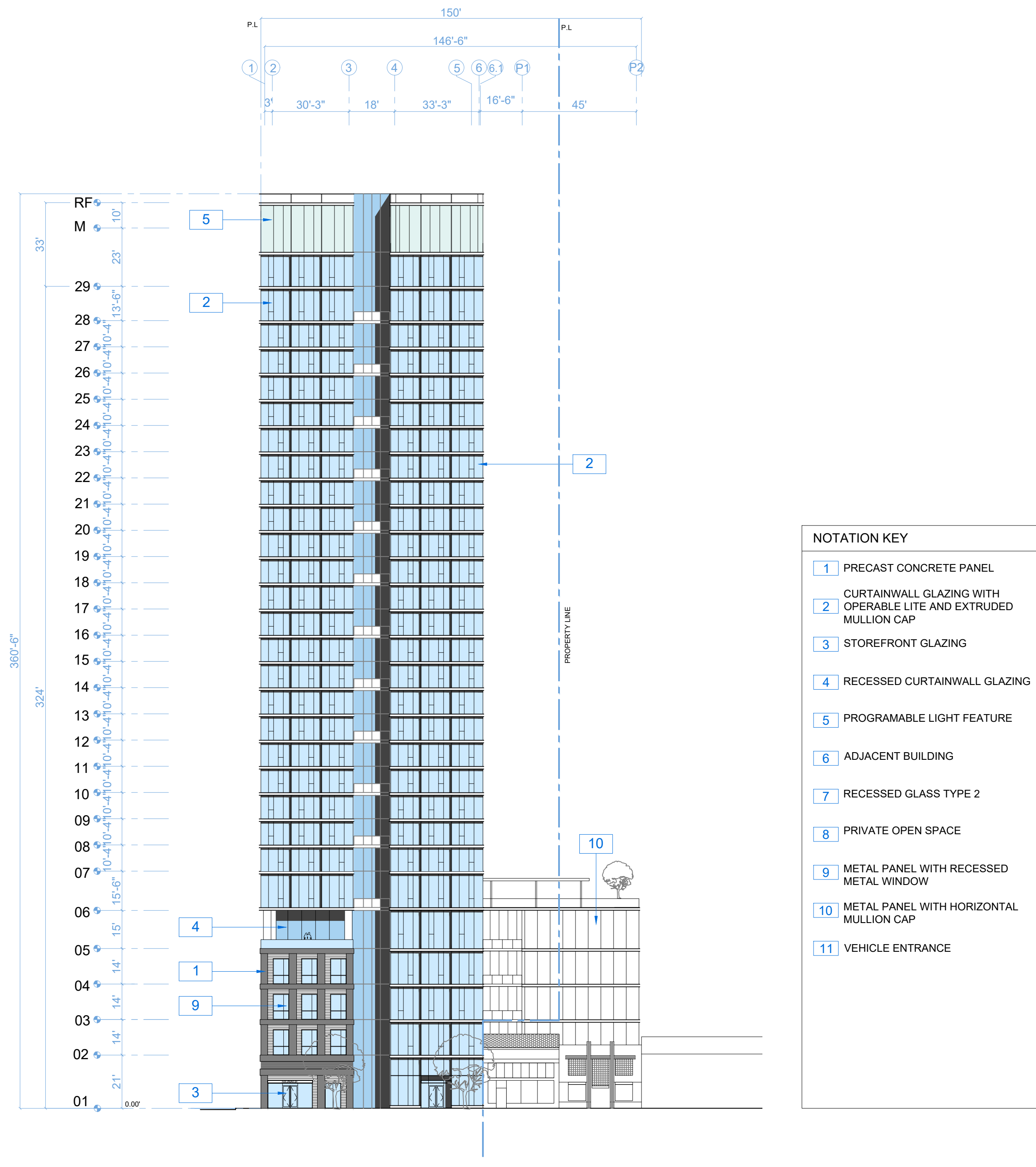
RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A2.0

Scale 1/16" = 1'-0"



FRONT ELEVATION (WEBSTER STREET) 1



SIDE ELEVATION (15TH STREET) 2

NOTATION KEY

- 1 PRECAST CONCRETE PANEL
- 2 CURTAINWALL GLAZING WITH OPERABLE LITE AND EXTRUDED MULLION CAP
- 3 STOREFRONT GLAZING
- 4 RECESSED CURTAINWALL GLAZING
- 5 PROGRAMABLE LIGHT FEATURE
- 6 ADJACENT BUILDING
- 7 RECESSED GLASS TYPE 2
- 8 PRIVATE OPEN SPACE
- 9 METAL PANEL WITH RECESSED METAL WINDOW
- 10 METAL PANEL WITH HORIZONTAL MULLION CAP
- 11 VEHICLE ENTRANCE

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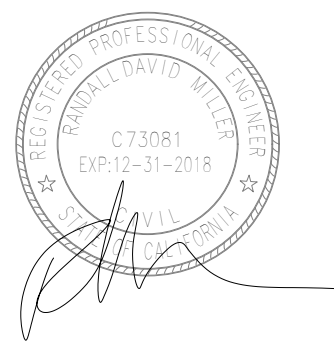
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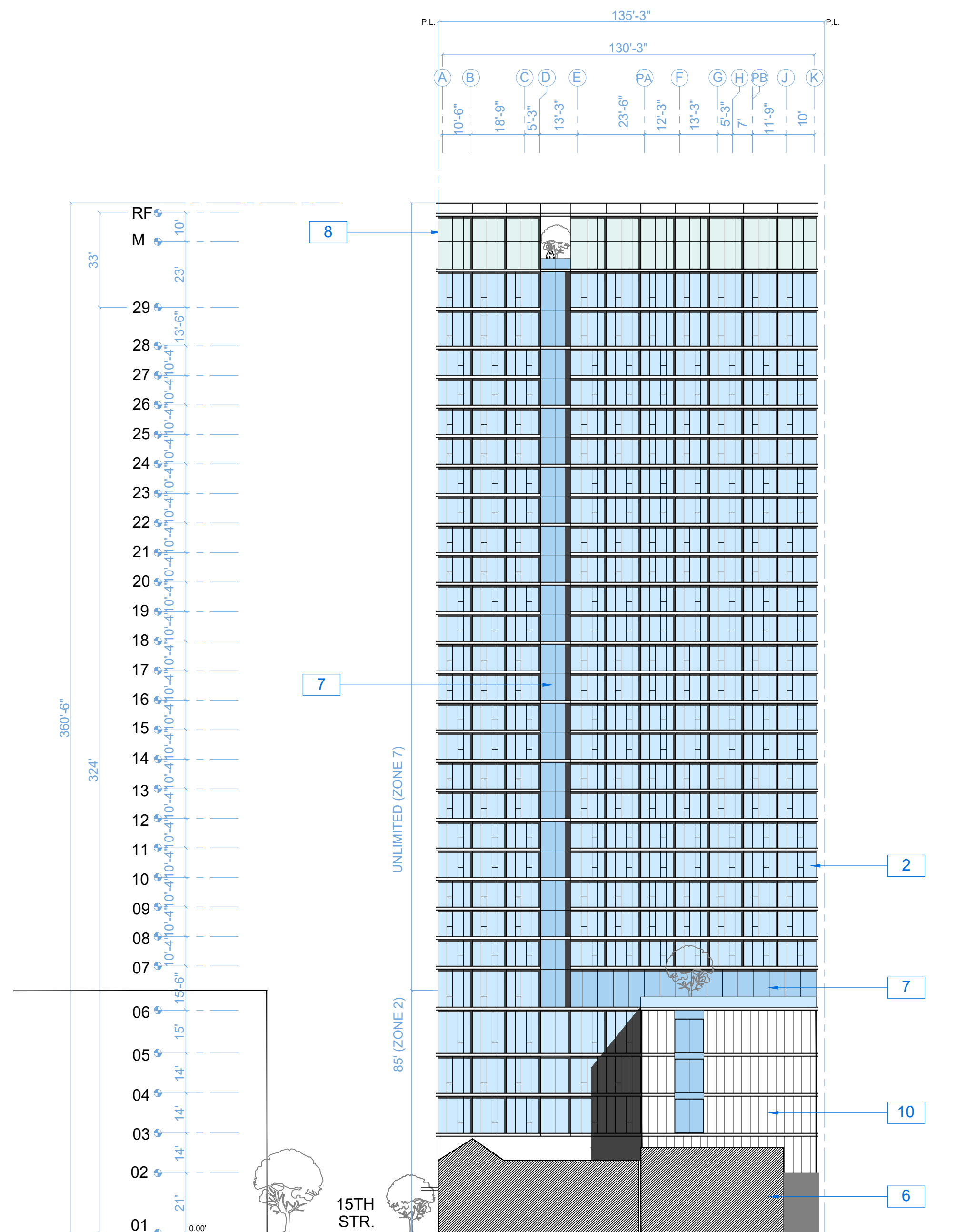
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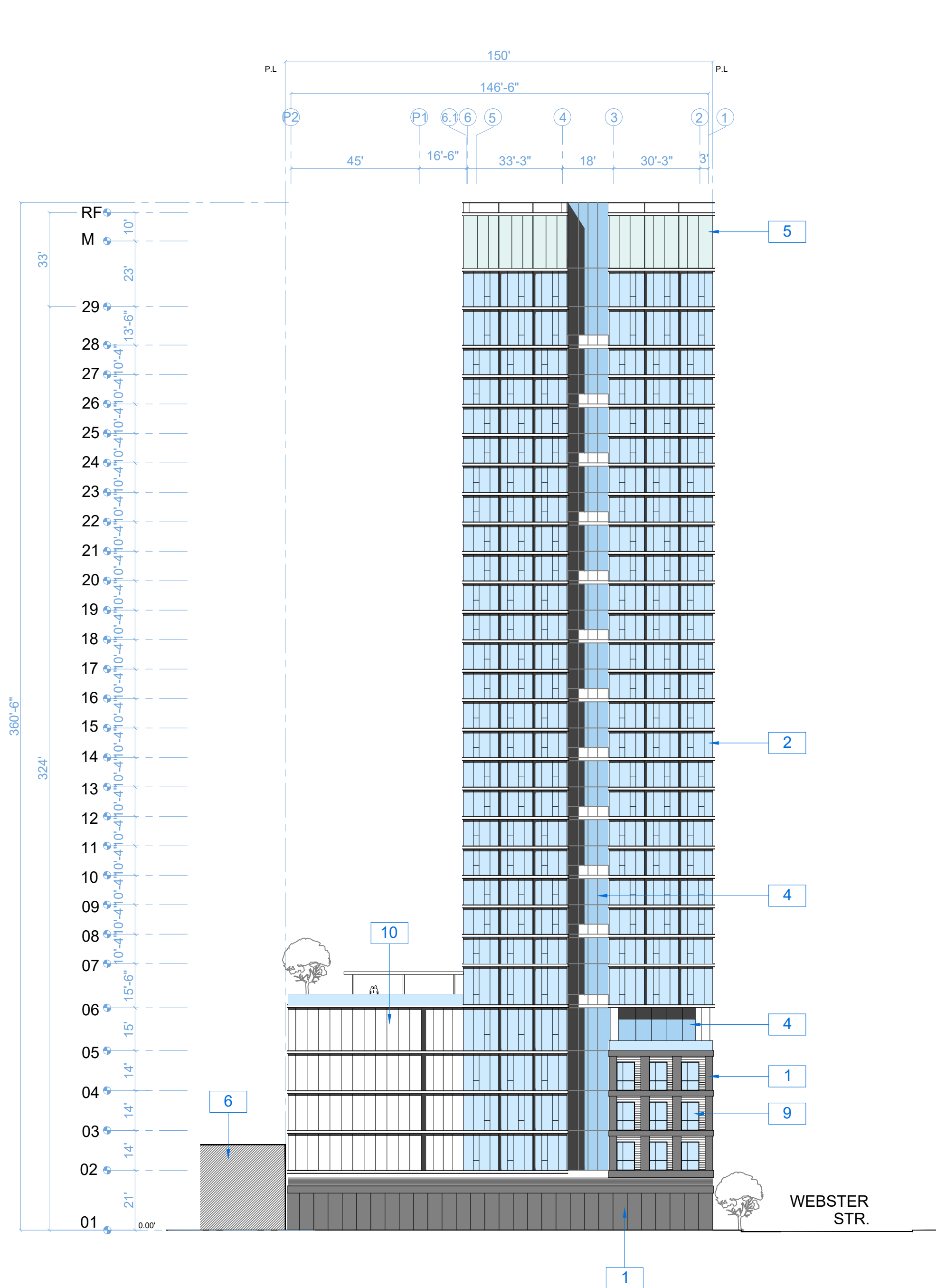
RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A2.1

Scale 1/16" = 1'-0"



BACK ELEVATION (WEST) 1



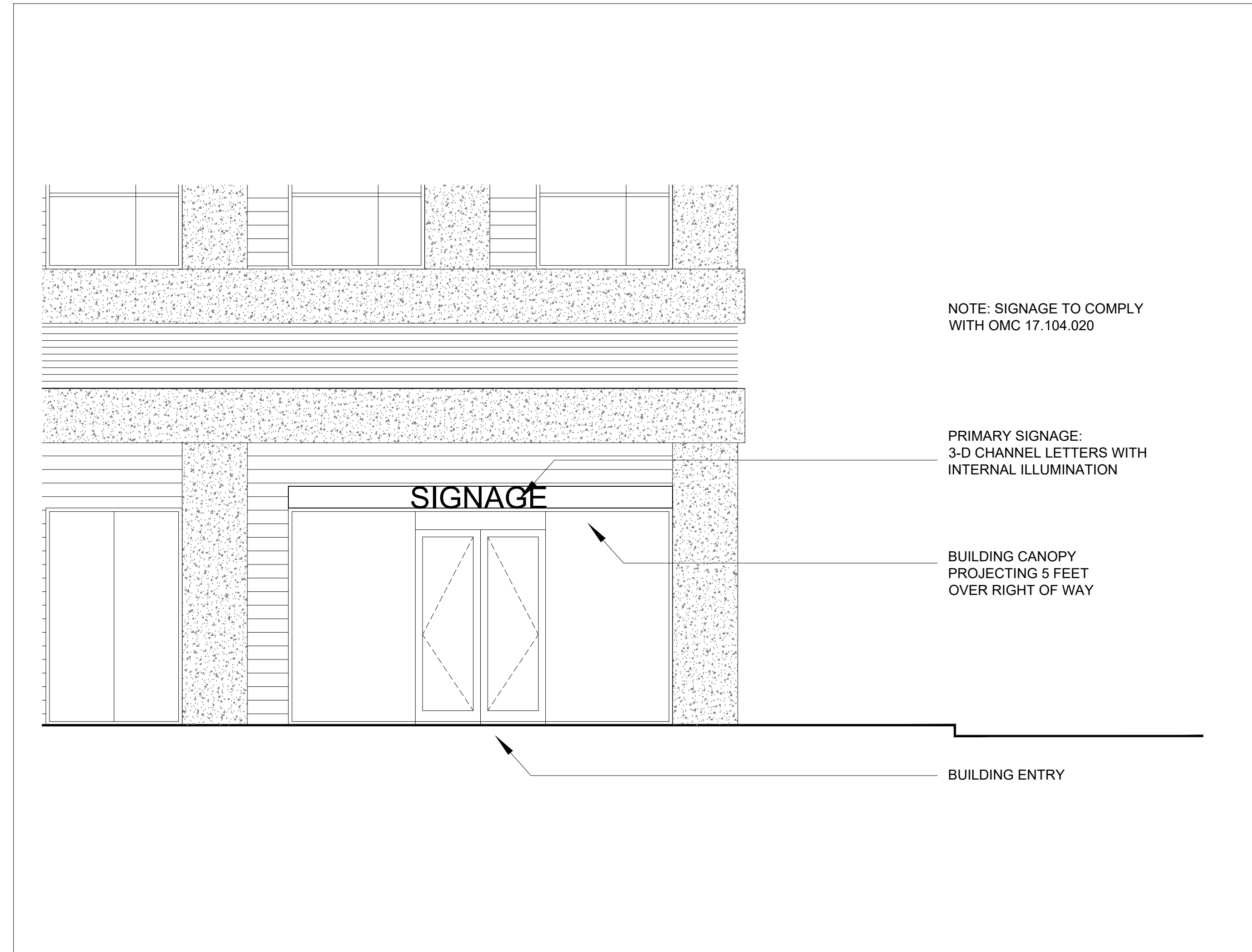
SIDE ELEVATION (SOUTH LOT LINE) 2

NOTATION KEY

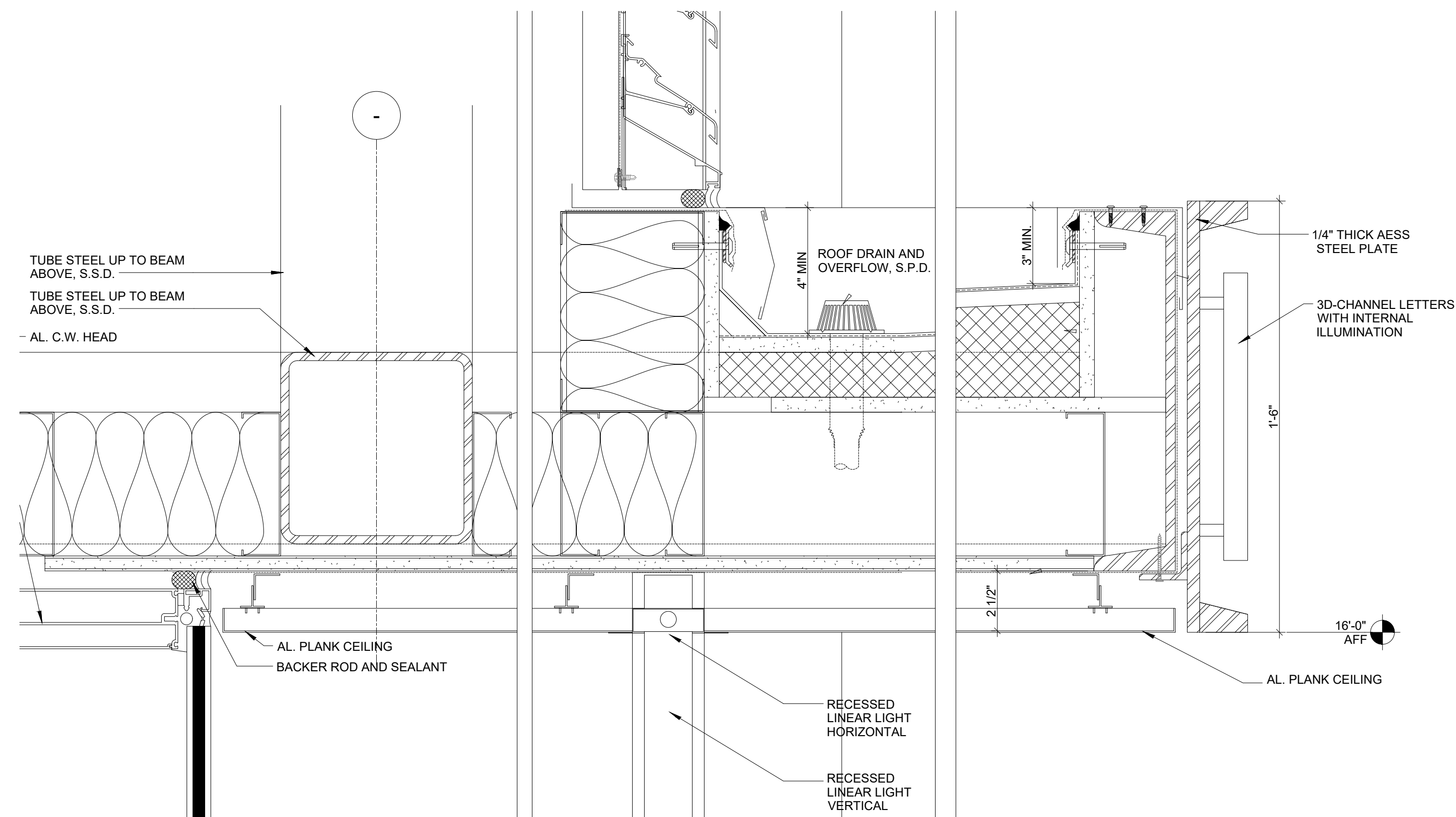
- 1 PRECAST CONCRETE PANEL
- 2 CURTAINWALL GLAZING WITH OPERABLE LITE AND EXTRUDED MULLION CAP
- 3 STOREFRONT GLAZING
- 4 RECESSED CURTAINWALL GLAZING
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- 6 ADJACENT BUILDING
- 7 RECESSED GLASS TYPE 2
- 8 PRIVATE OPEN SPACE
- 9 METAL PANEL WITH RECESSED METAL WINDOW
- 10 METAL PANEL WITH HORIZONTAL MULLION CAP



LEVEL 1 SIGNAGE LOCATION PLAN



LEVEL 1 SIGNAGE ELEVATION



CANOPY DETAIL 3" = 1'-0"

BUILDING CANOPY DETAIL AND SIGNAGE



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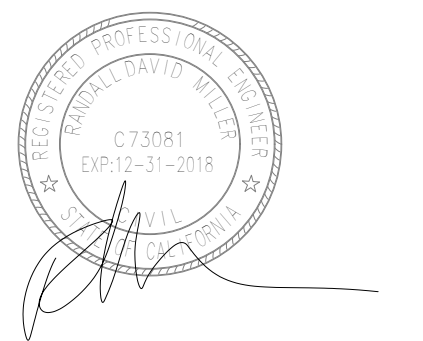
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BUILDING SIGNAGE

RAD Project Number 16501

Date 07, JULY 2017

Drawn by SDG

A2.2

Scale NTS

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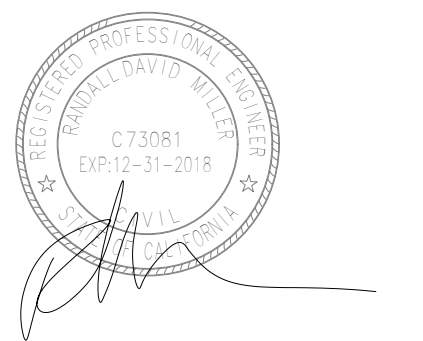
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AGENCY APPROVALS



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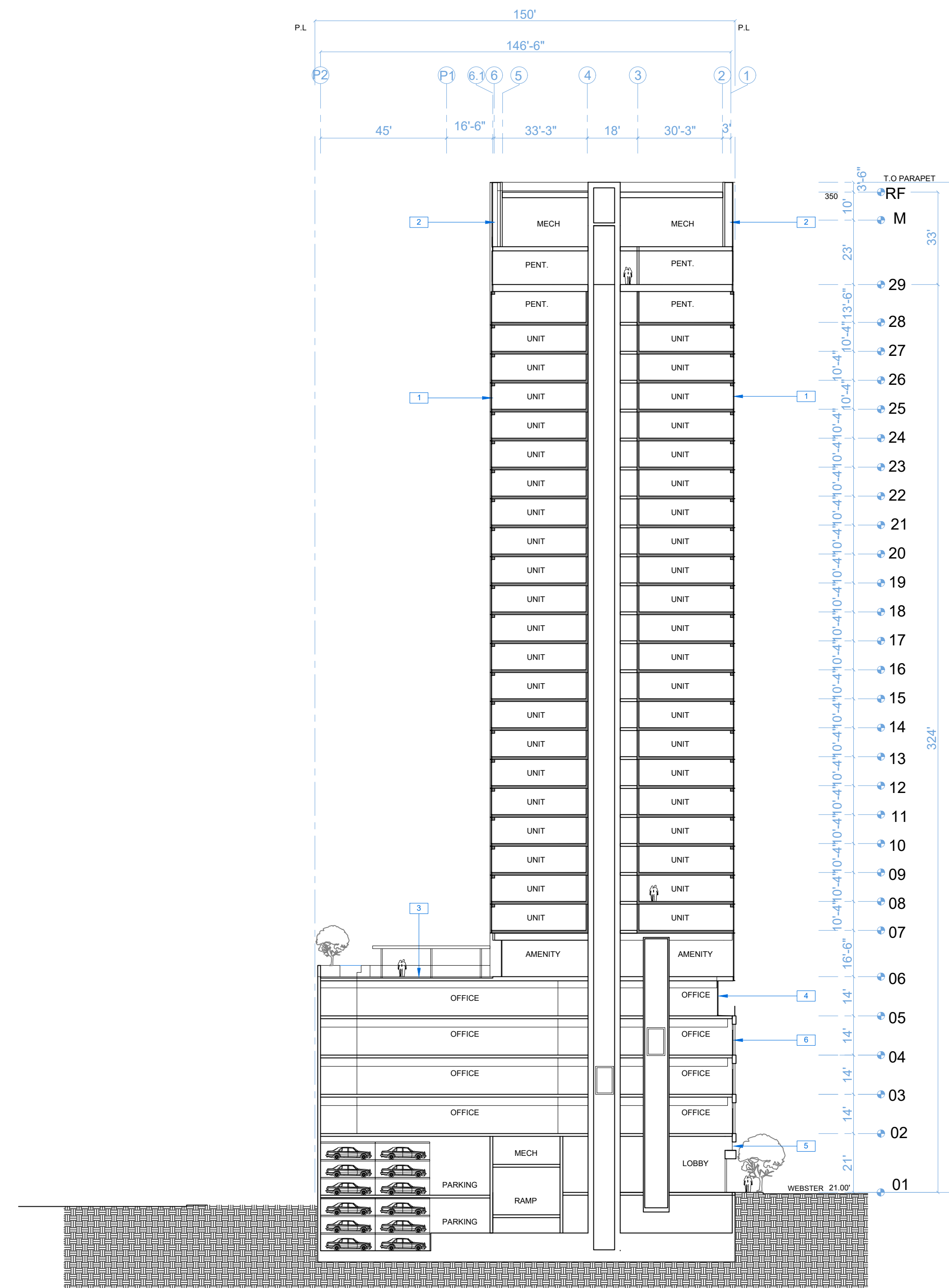
RAD BUILD
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Tel: 510.343.5593

SECTION

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A3.0

Scale 1/16" = 1'-0"



NOTATION KEY

1	CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP
2	LIGHT FEATURE
3	GROUP OPEN SPACE
4	CURTAINWALL GLAZING
5	ALUMINUM MECHANICAL LOUVER
6	PRECAST CONCRETE PANEL WITH METAL WINDOWS



RAD
B U I L D

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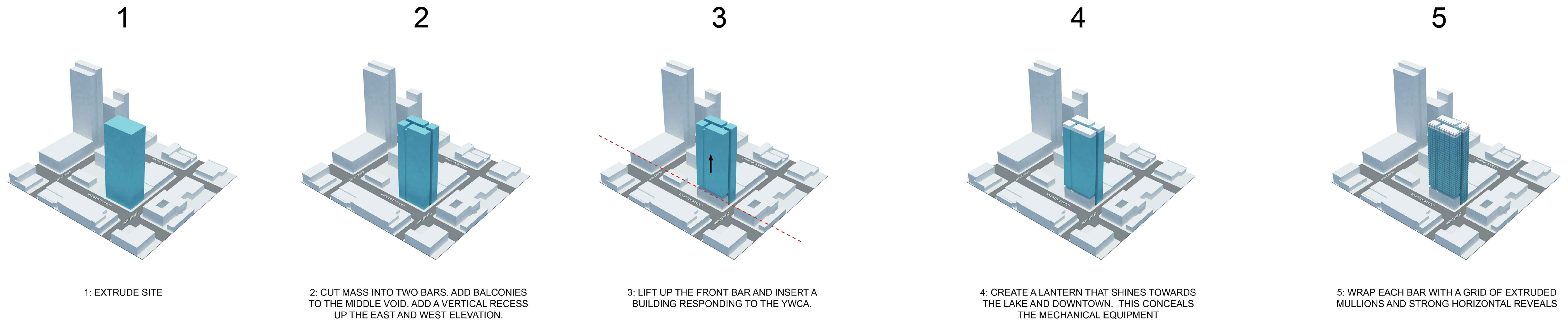
RENDERING

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A4.0

Scale NTS

VIEW FROM WEBSTER AND 15TH STREET 1



PROGRAMMABLE LIGHT FEATURE: CONCEALS MECHANICAL EQUIPMENT

CURTAINWALL WITH A STAGGERED PATTERN OF OPERABLE WINDOWS, HORIZONTAL REVEALS AT EACH FLOOR AND VERTICAL EXTRUDED MULLION CAPS. SHADOWBOX PROVIDES A SECOND LEVEL OF DEPTH.

LARGE RESIDENTIAL BALCONIES

CONTEXTUAL BASE CLAD IN PRE-CAST PANELS AND LAYERED WITH A SECONDARY METAL CLADDING AND WINDOWS

LIFTED MASS

GROUNDING MASS

VERTICAL RECESS WITH JULIETTE BALCONY

OUTDOOR SPACE FOR OFFICE PROGRAM

VEHICLE ENTRANCE



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RENDERING

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A4.1

Scale NTS

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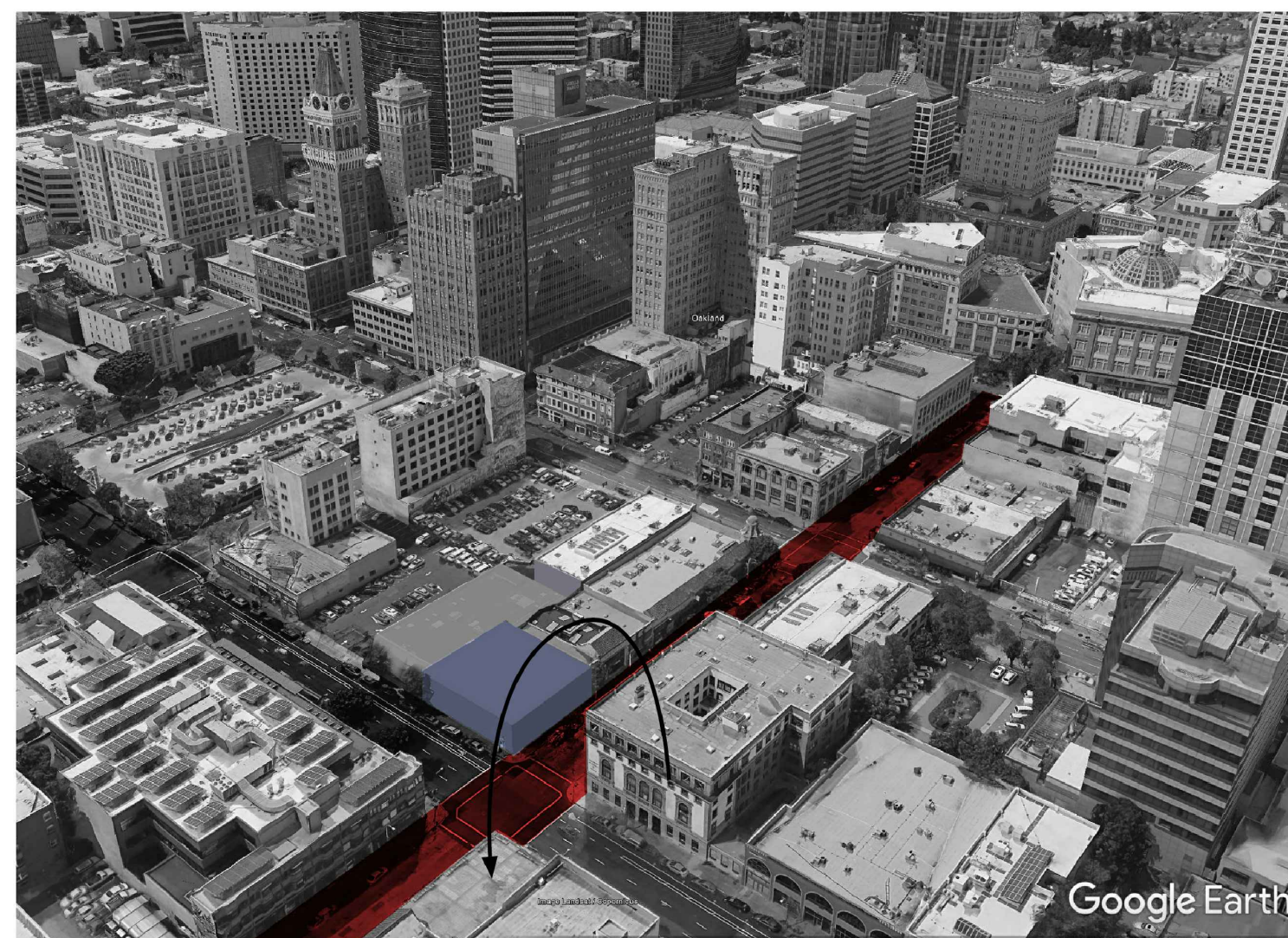
RENDERING

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Scale NTS

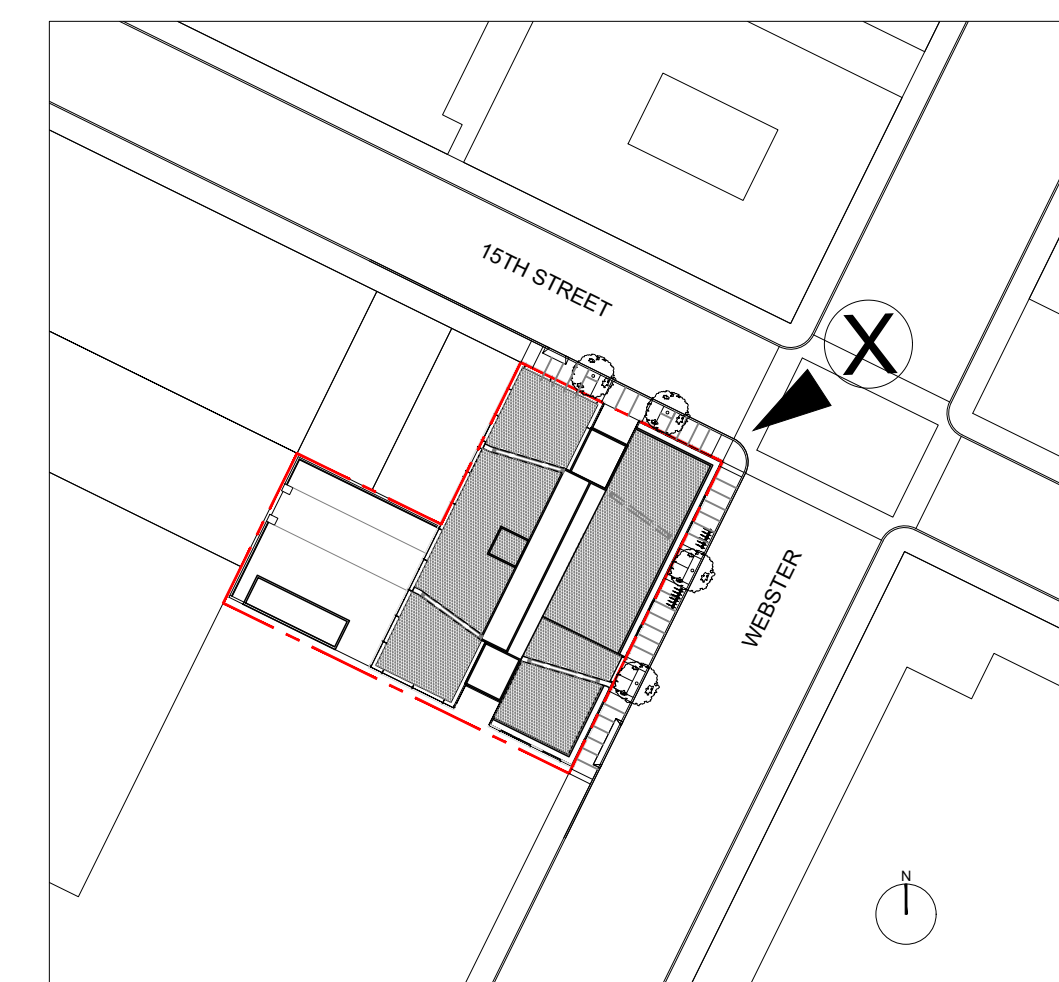
PEDESTRIAN SCALE



CONTINUE THE SCALE OF THE RETAIL ON 15TH STREET



VIEW LOCATION PLAN



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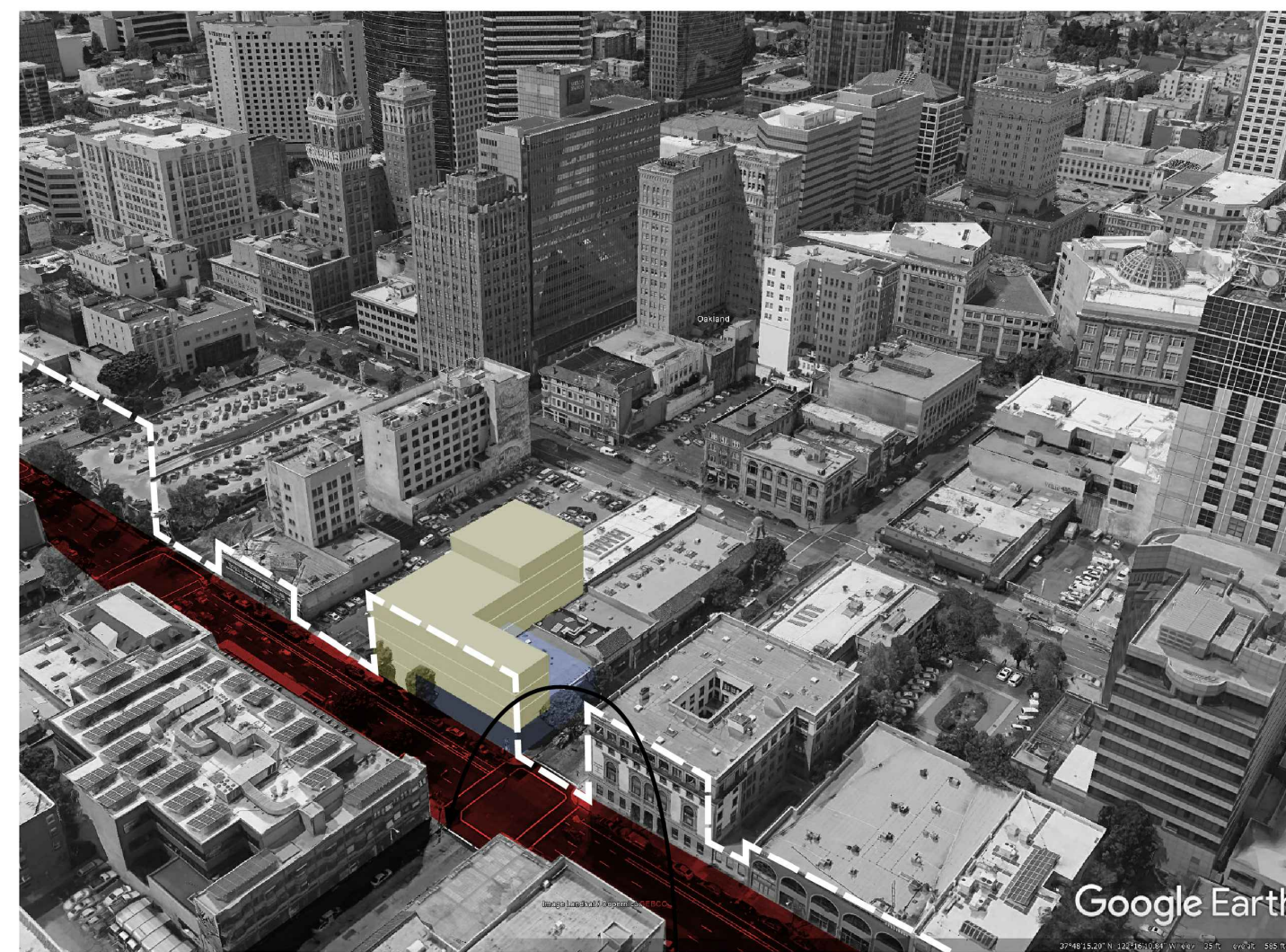
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Scale NTS

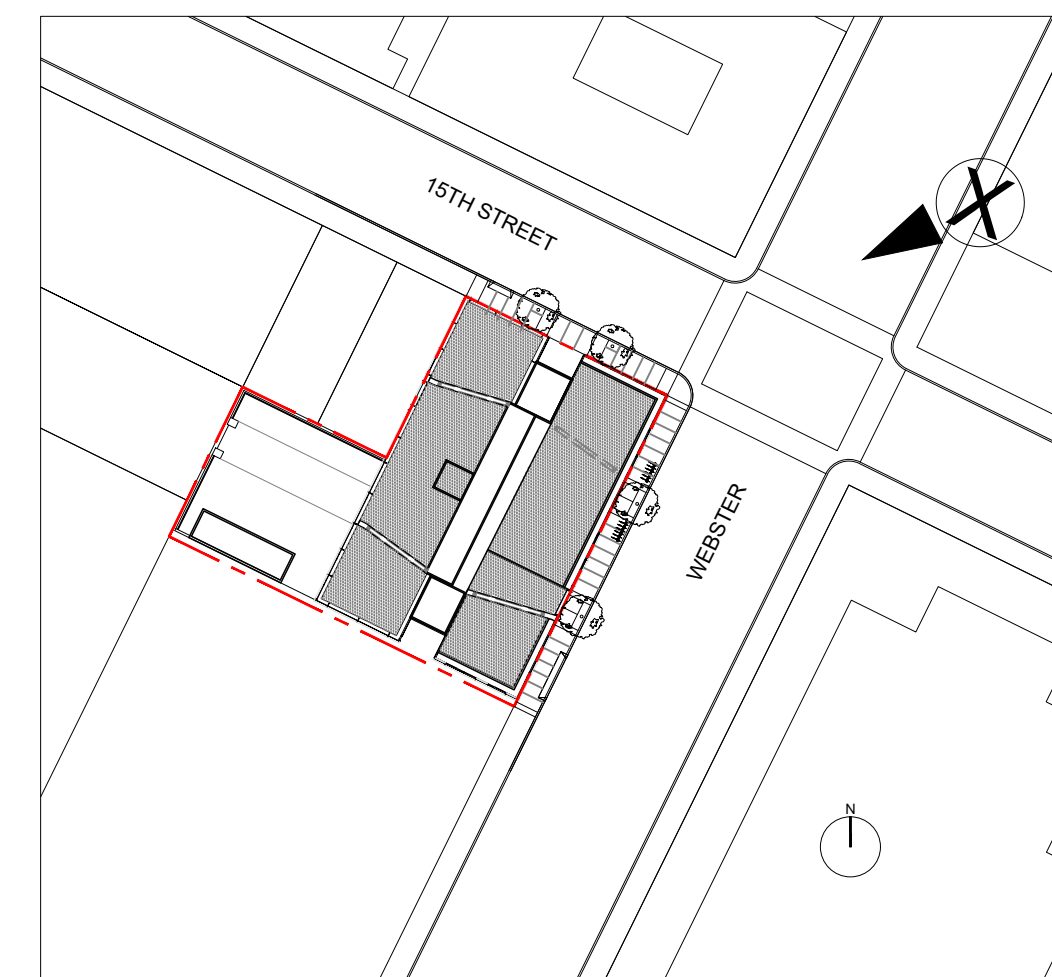
HISTORICAL CONTEXT SCALE



CONTINUE THE SCALE OF THE YWCA BUILDING ON WEBSTER STREET



VIEW LOCATION PLAN



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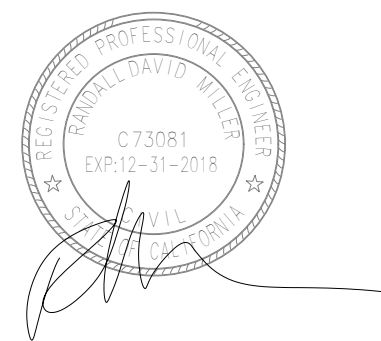
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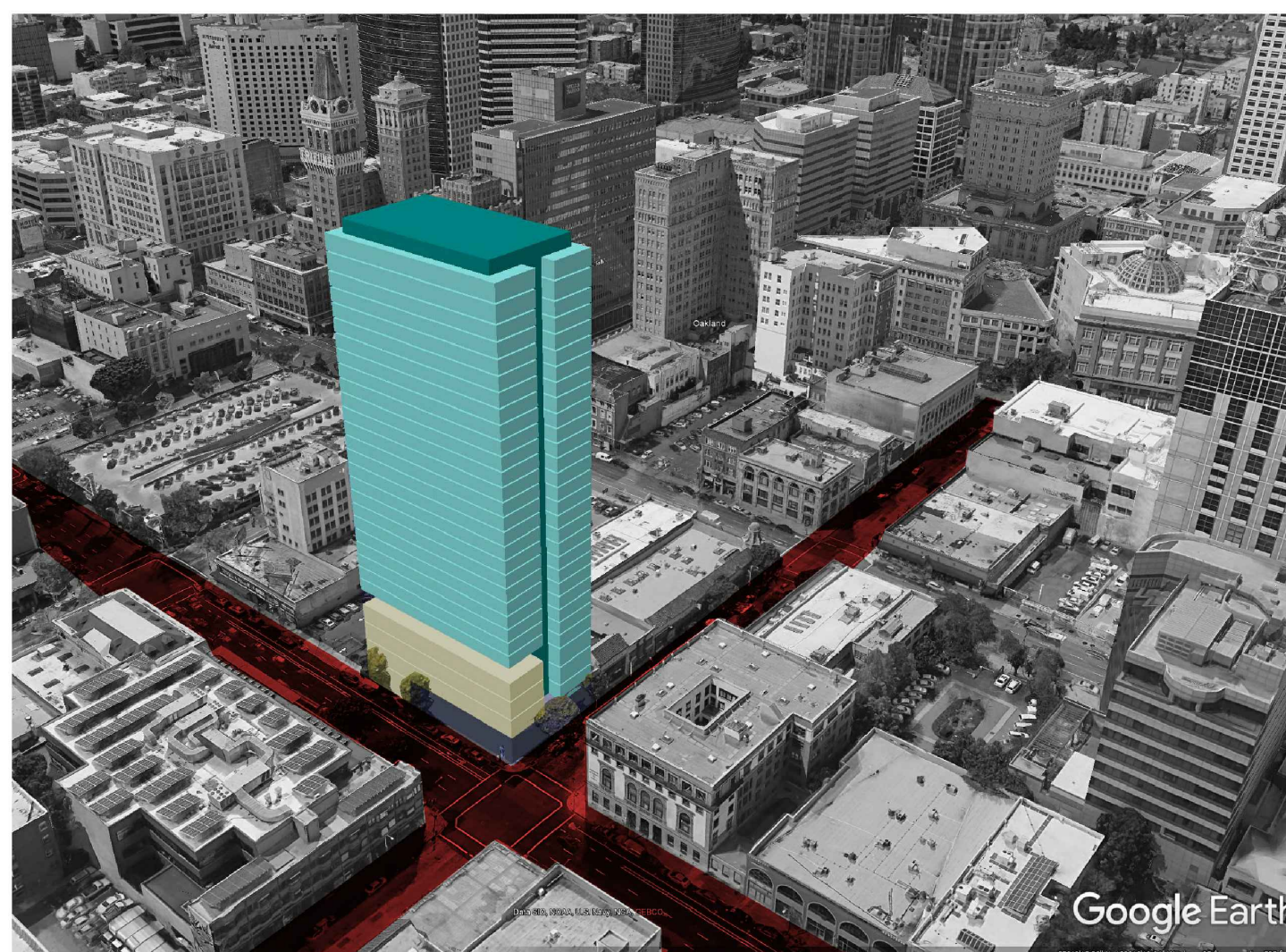
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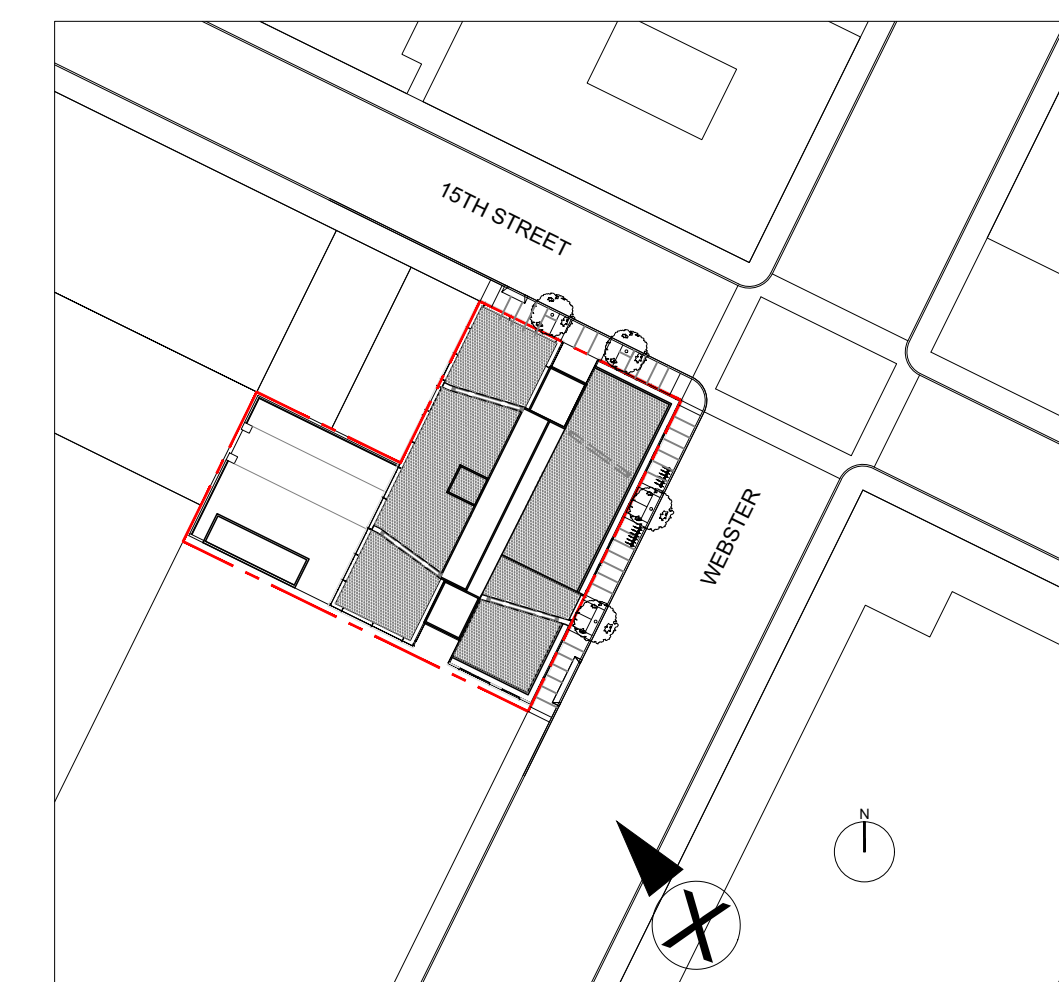
A4.4

Scale NTS

URBAN CONTEXT SCALE



CONTINUE THE PATTERN OF NEW HIGH RISE DEVELOPMENT IN THE NEIGHBORHOOD ESTABLISHED BY 1314 FRANKLIN AND 1510 WEBSTER

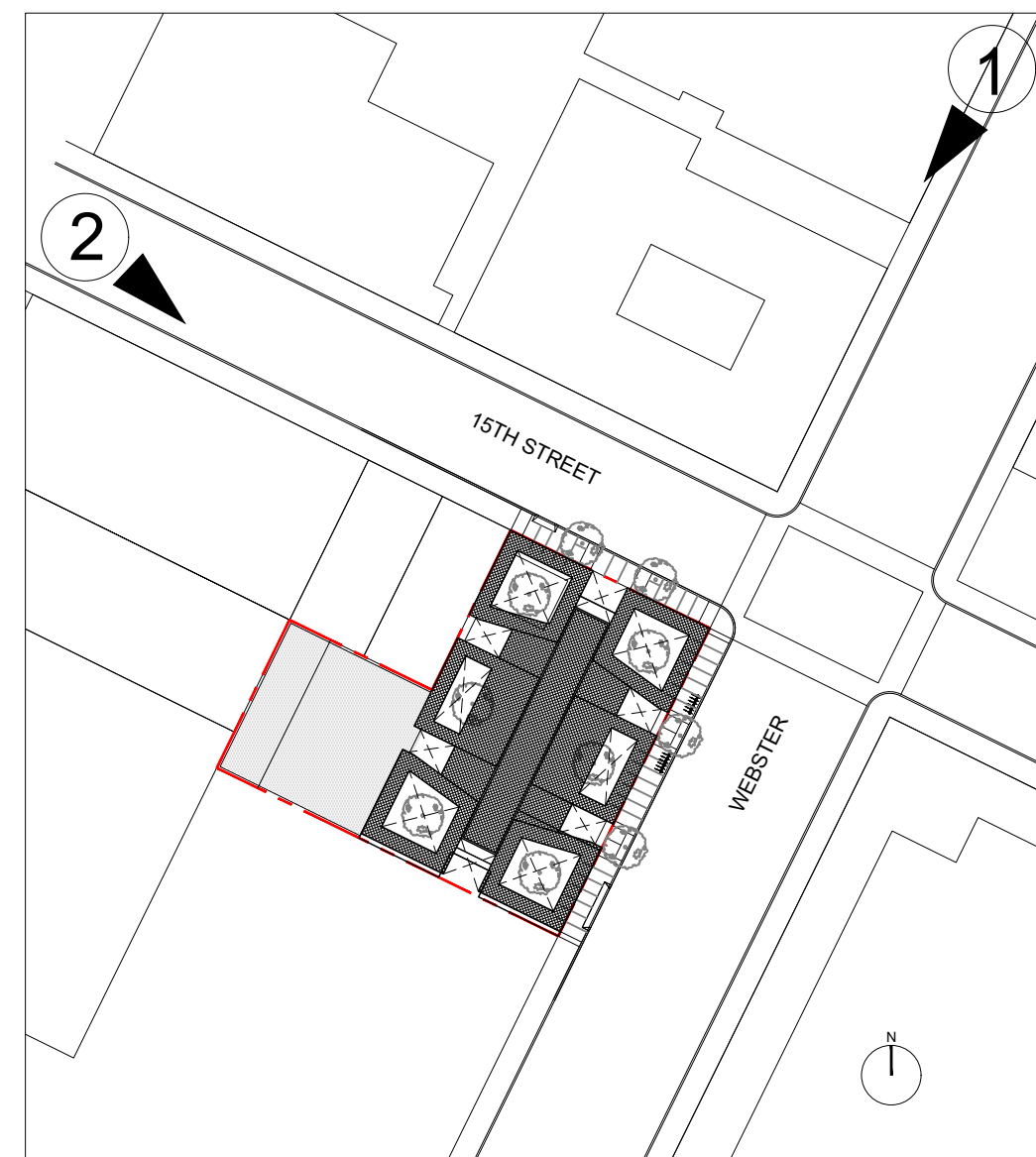


AERIAL VIEW LOOKING NORTH 1



NORTH ELEVATION 2

VIEW LOCATION PLAN



15TH STREET LOOKING EAST 1



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T. 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.828.9254

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017

1433 Webster Ave.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A4.6

Scale NTS



VIEW FROM 18TH STREET PIER

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017

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Oakland, CA 94609
RAD BUILD
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Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number 16501
Date 07, JULY 2017
Drawn by SDG

A4.7

Scale NTS

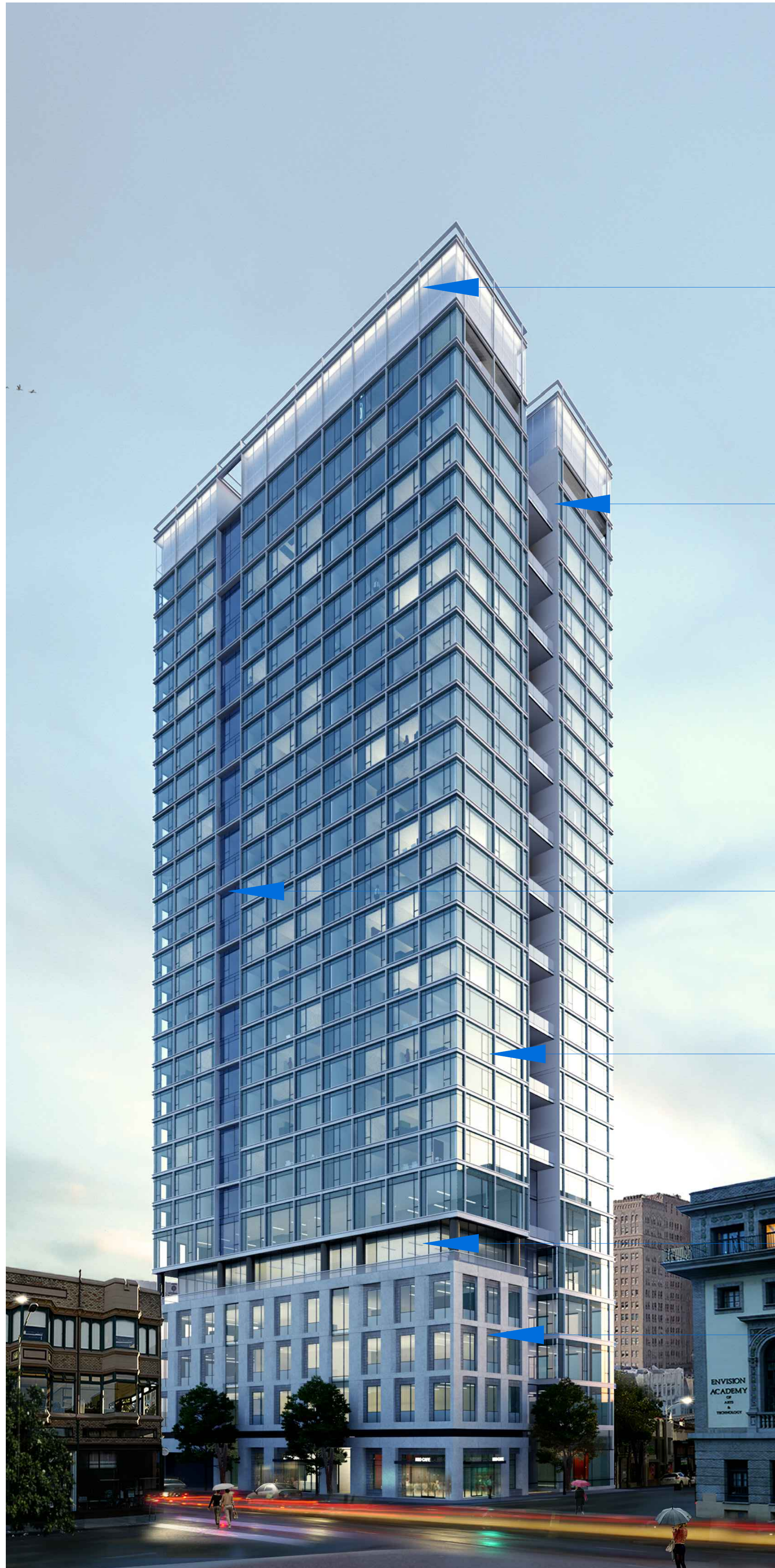
- APPLICATION APPROVED
- APPLICATION UNDER REVIEW
- 1433 WEBSTER STREET
- BUILDINGS UNDER CONSTRUCTION

* Future project locations and statistics obtained through the following sources:

- "www.arcgis.com" under "Major Projects - September 2016"
- City of Oakland Bureau of Planning "List of Active Major Development Projects / Fall 2016"



VIEW LOOKING EAST



5

1

4

3

5

2



1 PAINTED ALUMINUM PANEL + MULLION



2 PRECAST CONCRETE PANEL



3 GLASS TYPE 1



4 GLASS TYPE 2



5 GLASS TYPE 3

RAD BUILD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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OWNER

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GENERAL CONTRACTOR

RAD BUILD
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ARCHITECT OF RECORD

RAD BUILD
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PROJECT DESIGN

RAD DESIGN/SDG
230 E. OHIO ST., SUITE 410
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T. 510.459.3795

CIVIL

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LANDSCAPE

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MATERIALS

RAD Project Number	16501
Date	07, JULY 2017
Drawn by	SDG

A5.0

Scale NTS