

|                                     |  |
|-------------------------------------|--|
| <b>Location:</b>                    | 1433 Webster Street<br>(See map on reverse)  |
| <b>Assessor's Parcel Numbers:</b>   | 008-0624-035-00; & -036-00   |
| <b>Proposal:</b>                    | Proposal to construct a new 28 story mixed use building containing 176 residential units, approximately 55,000 square feet of office and 2,000 square feet of commercial at the ground floor.              |
| <b>Applicant:</b>                   | Lih-Chuin Loh  |
| <b>Owners:</b>                      | Village Glenn Oakland 1, LLC   |
| <b>Planning Permits Required:</b>   | Regular Design Review for new construction; Major Conditional Use Permit for development exceeding 200,000 square feet; and Tentative Parcel Map to merge two lots and merge adjacent property air rights. |
| <b>General Plan:</b>                | Central Business District  |
| <b>Zoning:</b>                      | CBD-P ;Height Area 2 (85')<br>CBD-C ;Height Area 7(no limit)   |
| <b>Environmental Determination:</b> | Determination Pending  |
| <b>Historic Status:</b>             | Potentially Designated Historic Property (PDHP); Ratings: 359 15 <sup>th</sup> Street - Ed2* & 363 15 <sup>th</sup> Street – Dc2+ (15 <sup>th</sup> & Webster ASI)   |
| <b>Service Delivery District:</b>   | Metro  |
| <b>City Council District:</b>       | 3  |
| <b>For further information:</b>     | Contact case planner <b>Pete Vollmann</b> at 510-238-6167 or by email: pvollmann@oaklandnet.com  |

**SUMMARY**

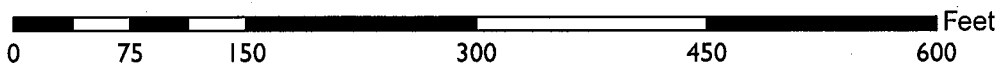
The Nautilus Group has filed an application with the Bureau of Planning to develop a mixed use 28 story building that would include 176 dwelling units, approximately 55,000 square feet of office and 2,000 square feet of ground floor commercial.

Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design.

**PROPERTY DESCRIPTION**

The subject property consists of two lots on the southwest corner of Webster and 15<sup>th</sup> Streets, 1433 Webster Street and 359 15<sup>th</sup> Street, each of which contains an existing two story commercial building. The proposal also includes the western adjacent property at 363 15<sup>th</sup> 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.

# CITY OF OAKLAND PLANNING COMMISSION



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

363 15<sup>th</sup> Street and the corner property at 359 15<sup>th</sup> Street are located within the 15<sup>th</sup> & Webster Historic District, which is an Area of Secondary Importance (ASI). The property at 363 15<sup>th</sup> Street has a rating of Dc2+ and is a contributor to the district while the building at 359 15<sup>th</sup> 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 15<sup>th</sup> Street. The tallest building in the district is the five story YWCA Building on the northwest corner of 15<sup>th</sup> & Webster Streets which is an A2+ rated building design by Julia Morgan.

## **PROJECT DESCRIPTION**

The proposed project would demolish the two existing buildings and to construct a new mixed use development with 28 stories reaching up to approximately 350 feet in height. The ground floor of the proposal would contain approximately 2,00 square feet of retail and the residential entrance lobby on 15<sup>th</sup> 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 91 cars. The ground floor would also have an internally oriented bike storage and room and workshop for tenants of the building. Levels two through five in the building would be designated as office space totaling approximately 55,000 square feet, with the fifth floor having terraces open to the streets. The sixth floor with contain amenity spaces for the residents of the building with access out to a roof top outdoor open space. Large portions of this floor facing the street would be reserved for mechanical rooms for the building and would not be occupied floor area. Levels seven through 28 would be the residential floors in the building with eight units per floor for a total of 176 apartments, 44 of which would be one bedroom units and the remaining 132 as two bedroom units. The 29<sup>th</sup> level/ tower rooftop would contain an additional outdoor open space and amenity space.

## **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 15<sup>th</sup> Street (359 & 363 15<sup>th</sup> 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/<br>Floor Area                  |
|-------------------------------|-------|---------------------|----------------|---|
| 1433 Webster Street           | 9,750 | 1:90                | 20.0           | 108.3 / 195,000                           |
| 359 15 <sup>th</sup> Street   | 6,146 | 1:200               | 6.0            | 30.7 / 36,876                             |
| 363 15 <sup>th</sup> Street * | 2,108 | 1:200               | 6.0            | 10.5 / 8,432                              |
| <b>TOTAL</b>                  |       |                     |                | <u>149 units</u><br><u>240,308 sq.ft.</u> |

\*363 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 353 feet in height.

## **DESIGN REVIEW**

Staff requests that the Design Review Committee review the proposed 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.

Staff has the following concerns, comments and/or recommendations on the proposed design:

### 15<sup>th</sup> Street Setback

The proposed development contains a zero setback along 15<sup>th</sup> Street, which while appropriate at the ground level, could provide an additional setback or other design treatment to soften the transition from the adjacent two story context. This also seems appropriate given that the site is located within the 15<sup>th</sup> & Webster Historic District and 15<sup>th</sup> Street contains a two story context. As noted above the applicant has requested a density bonus concession to relieve the project from the height limitations of Height Area 2 along 15<sup>th</sup> Street, but that doesn't preclude the City from requesting other design related elements to address the two story context, which wouldn't inherently need to disallow an increase over the height limit as requested.

### Tower Façade

The south and north elevations of the proposed tower contain large expanses of blank walls above the sixth floor of the building including only a central break for glazing and other vertical recesses in the aluminum paneling. Staff feels that these facades should incorporate more glazing and other treatments to provide visual interest to the tower, which would also help to articulate the boxy form of the building.

The other tower facades on the east and west elevations could also use more articulation to provide more visual interest since the tall vertical lines that are used to break up the mass of the façade seem to enhance the overall boxy form of the building. These facades could also use some inclusion of balcony recesses to better identify the building as a residential tower.

In addition, the rooftop feature includes six boxed in “enclosures”, which again reinforces this overall box feeling to the building, and the rooftop component could include something that provides more visual interest to the tower as seen from a distance as part of the skyline.

Exterior Materials


The tower would be clad in a black aluminum paneling system, which would provide a very dark appearance to the building. This would especially cause the building to stand out within the context of the skyline as this is a very different color than the other buildings within the skyline which are more of a lighter masonry or aluminum paneling or for more recent office buildings a more reflective glass. Staff requests feedback from the Committee as to the appropriateness of the exterior color of the building within the context of the skyline.

The sixth floor of the building also contains large louvers for the mechanical systems within the building. Staff recommends that these either be better concealed or that more creative design treatments are provided to better incorporate this element into the balcony recess break at this portion of the building.

**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



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

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**ARCHITECT OF RECORD**  
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**PROJECT DESIGN**  
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1.510.429.3755

**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
916 9TH STREET  
OAKLAND, CA 94607  
1.510.872.8856

## 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   | 7-22-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 9-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

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

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

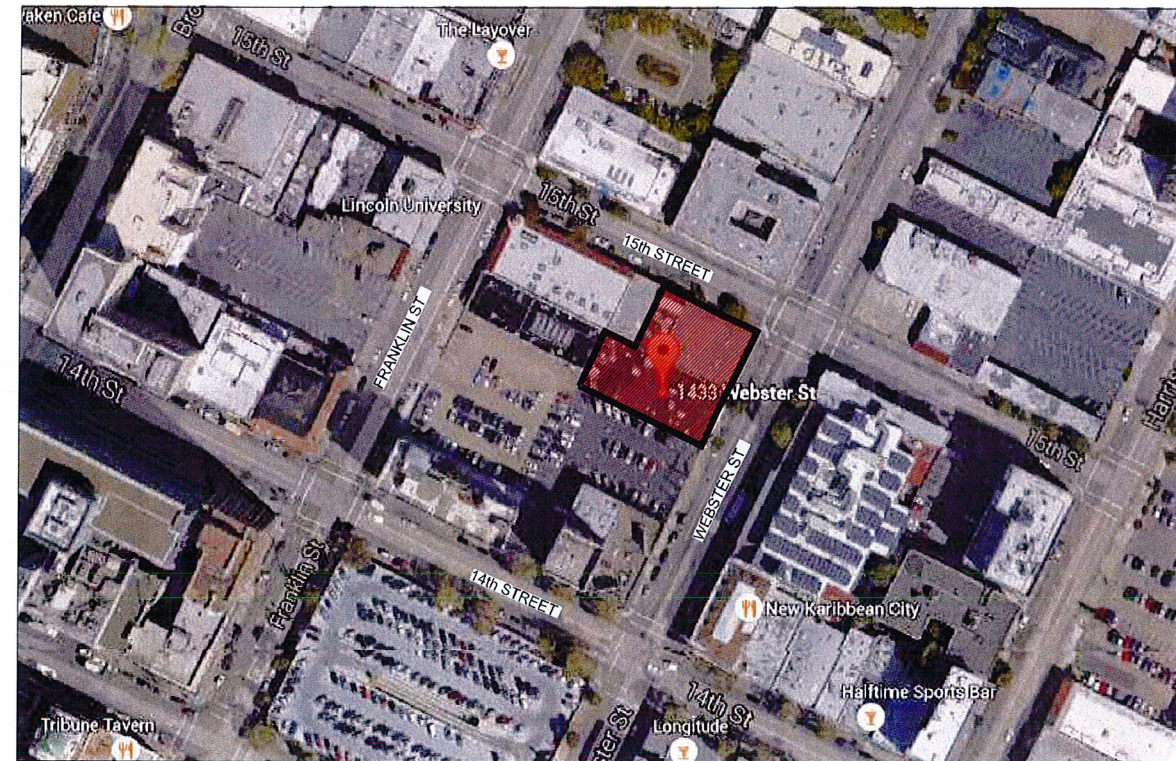
## TITLE SHEET

RAD Project Number 0001  
Date 12, OCT 2016  
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                            | 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 |              |             |   |
|------------------|--------------|-------------|---|
| L1.0             | Level 1 Plan | 3/32"=1'-0" | X |
| L1.1             | Level 2 Plan | 3/32"=1'-0" | X |
| L1.2             | Roof Plan    | 3/32"=1'-0" | X |

| Sheet | Drawing | Scale | Submittal 1 |
|-------|---------|-------|-------------|
|-------|---------|-------|-------------|

| 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         | Roof Plan  | 3/32"=1'-0" | X |
| A1.11         | Unit 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 | Sign & Light Plan  | NTS         | X |

|      |                  |             |   |
|------|------------------|-------------|---|
| A3.0 | Building Section | 1/16"=1'-0" | X |
|------|------------------|-------------|---|

| 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 |

|      |           |        |   |
|------|-----------|--------|---|
| A5.0 | Materials | N.T.S. | X |
|------|-----------|--------|---|



# 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

**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..

**PROJECT DESCRIPTION:**  
 New 176-Unit- 29 STORY High Rise Residential/Mixed-use building with one level subterranean parking, 1,300 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 353.5 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 353.5 feet with a lot coverage of 74% (85% allowed in Height Zone 7)

**ALLOWABLE DENSITY:**

| 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 (TDR)  | 2,108         | 200                 | 8               |
| <b>TOTAL</b>   | <b>18,004</b> |                     | <b>146</b>      |
| Density Bonus for Providing 5% very Low Income Units = 20% |               | 1.20                | 176***          |

| MAXIMUM FAR  |     |                |
|--------------|-----|----------------|
| LOT AREA     | FAR | TOTAL          |
| 9,750        | 20  | 195,000        |
| 6,146        | 6   | 36,876         |
| 2,108        | 6   | 12,648         |
| <b>TOTAL</b> |     | <b>244,524</b> |

\*\*\*PER OMC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP\*\*\*

**PROPOSED UNIT COUNT AND GROSS BUILDING AREA**

| 1433 WEBSTER STREET: Residential and Office Program |                |       |              |               |             |                                   |              |                     |                    |                  |                    |                  |                        |                |
|---|----------------|-------|--------------|---------------|-------------|-----------------------------------|--------------|---------------------|--------------------|------------------|--------------------|------------------|------------------------|----------------|
| Unit Count + Floor Area                             |                |       |              |               |             |                                   |              |                     |                    |                  |                    |                  |                        |                |
| HEIGHT  | FLOOR TO FLOOR | LEVEL | 1 BED 860 SF | 2 BED 1260 SF | TOTAL UNITS | INCLUDED IN FLOOR AREA (PLANNING) |              |                     |                    | GROUP OPEN SPACE | PRIVATE OPEN SPACE | TOTAL OPEN SPACE | PARKING (INCLUDE RAMP) | PARKING SPACES |
|   |                |       |              |               |             | LOBBY/ AMENITY/ MAIL              | RETAIL       | OFFICE NET RENTABLE | FLOOR AREA PER OMC |                  |                    |                  |                        |                |
| 353.5   | 0              | ROOF  |              |               |             |                                   |              |                     |                    |                  |                    |                  |                        |                |
| 340.0   | 13.5           | MECH  |              |               |             |                                   |              |                     |                    |                  |                    |                  |                        | 347            |
| 317.0   | 23             |       |              |               |             |                                   |              |                     |                    |                  |                    |                  | 2077                   | 2,077          |
| 303.5   | 13.50          | 28    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 293.5   | 10.00          | 27    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 283.5   | 10.00          | 26    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 273.5   | 10.00          | 25    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 263.5   | 10.00          | 24    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 253.5   | 10.00          | 23    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 243.5   | 10.00          | 22    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 233.5   | 10.00          | 21    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 223.5   | 10.00          | 20    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 213.5   | 10.00          | 19    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 203.5   | 10.00          | 18    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 193.5   | 10.00          | 17    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 183.5   | 10.00          | 16    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 173.5   | 10.00          | 15    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 163.5   | 10.00          | 14    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 153.5   | 10.00          | 13    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 143.5   | 10.00          | 12    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 133.5   | 10.00          | 11    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 123.5   | 10.00          | 10    | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 113.5   | 10.00          | 9     | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 103.5   | 10.00          | 8     | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 93.5  | 10.00          | 7     | 2            | 6             | 8           |                                   |              |                     |                    |                  |                    |                  |                        | 10,505         |
| 77.0  | 16.50          | 6     | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 10,649         |
| 63.0  | 14.00          | 5     | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 14,602         |
| 49.0  | 14.00          | 4     | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 14,602         |
| 35.0  | 14.00          | 3     | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 14,602         |
| 21.0  | 14.00          | 2     | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 14,602         |
| 11.0  | 10.00          | Mez   | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 482            |
| 0.0   | 11.00          | 1     | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 5,739          |
| -14.5   | -14.50         | P1    | 0            | 0             | 0           |                                   |              |                     |                    |                  |                    |                  |                        | 1,005          |
| <b>TOTAL</b>  |                |       | <b>44</b>    | <b>132</b>    | <b>176</b>  | <b>7,013</b>                      | <b>1,964</b> | <b>55,269</b>       | <b>309,817</b>     | <b>10,320</b>    | <b>3,200</b>       | <b>13,520</b>    | <b>23,253</b>          | <b>91</b>      |

| VEHICLE PARKING:            | REQUIRED                               | PROPOSED            |                          |                      |             |
|-----------------------------|--|---------------------|--------------------------|----------------------|-------------|
|                             |  | Compact 7'-6" x 15' | Intermediate 8' x 16'-6" | Standard 8'-6" x 18' | HC 9' x 18' |
| Residential (17.116.060(A)) | 1 space per unit<br>1 x 176 units- 176 |                     |                          |                      |             |
| Commercial (17.116.080(B))  | none                                   |                     |                          |                      |             |
|                             |  | 11                  | 0                        | 78                   | 2           |
|                             |  | 12%                 | 0%                       | 86%                  | 2.2%        |
|                             |  | 38                  | 0                        | 38                   | 53          |
|                             |  | 2                   |                          |                      | 91          |

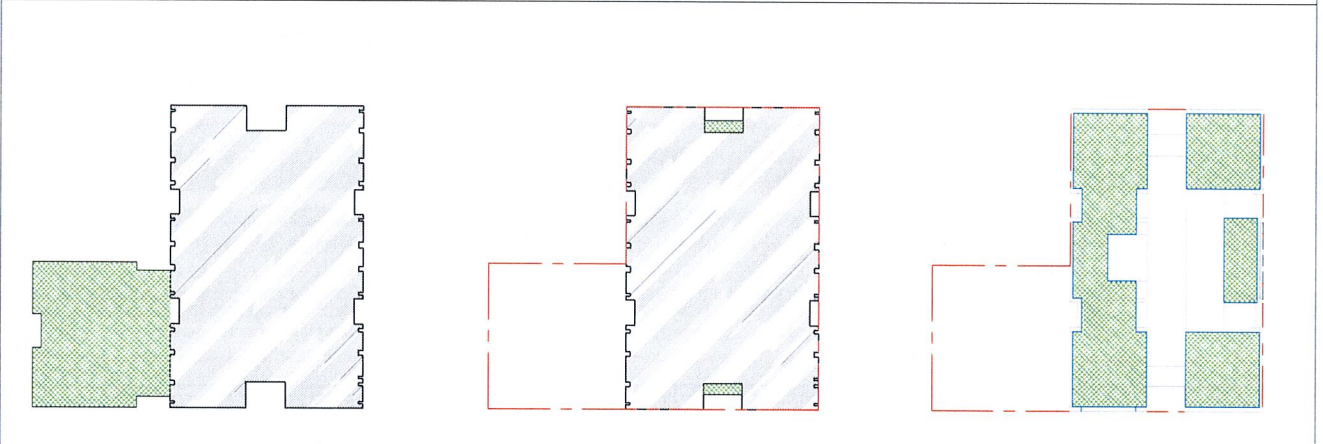
| BICYCLE PARKING:                      | REQUIRED                  | PROPOSED                  |            |
|---------------------------------------|---------------------------|---------------------------|------------|
|                                       |                           | Long Term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

| 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 | 20% compaction ratio = 2.62 cubic yards (2- 2.3 yd bins) |
| Residential Trash (Section 8.28.140.)     | 4.3 Cubic ft per Unit (4.3x176=757 C.F) | 28 cubic yards    |  |
| Commercial (American Trash Manag.)        | .0010 Cubic yard per Unit               | 1.875 cubic yards | 20% compaction ratio = 6 cubic yards (3-2.3 yd bins)     |
| 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)                        |

| OFFICE RECYCLE AND TRASH | REQUIRED                              | PROPOSED   |          |
|--------------------------|---------------------------------------|--|----------|
|                          |                                       | REQUIRED   | PROPOSED |
|                          | 75 SF per unit (176 x 75 = 13,200 sf) |  |          |
|                          |                                       | Total Private: 20 private decks (80 sf x 2=160) x 20 =3,200 sf   |          |
|                          |                                       | Total group proposed= 10,320 sf (no dimension less than 15 feet) |          |
|                          |                                       | Total Provided: 13,520 sf  |          |
|                          |                                       | All group open space to have 50% planted area                    |          |



**LEVEL 6:**  
COMMON OUTDOOR DECK: 3,720 SF

**TYPICAL RESIDENTIAL FLOOR:**  
BALCONY: 80 SF X 2 =160 (X2) 320 SF PER FLOOR

**LEVEL 29:**  
SKYDECK: 6,600 SF



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

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**OWNER**  
 VILLAGE GLENN OAKLAND 1, LLC  
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 1.510.343.5593

**GENERAL CONTRACTOR**  
 RAD BUILD  
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 1.510.343.5593

**ARCHITECT OF RECORD**  
 RAD BUILD  
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 1.510.343.5593

**PROJECT DESIGN**  
 RAD DESIGN SDG  
 220 E OHIO ST, SUITE 410  
 CHICAGO, IL 60611  
 1.510.459.3795

**CIVIL**  
 SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
 506 2TH STREET  
 OAKLAND, CA 94607  
 1.510.872.8886

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
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| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
 Oakland, CA 94609

**RAD BUILD**  
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**NEMO Building Systems, LLC**  
 18231 Murphy Pkwy  
 Lathrop, CA 95330

**PROJECT DATA**

RAD Project Number 0001  
 Date 12, OCT 2016  
 Drawn by SDG

**A0.2**

Scale

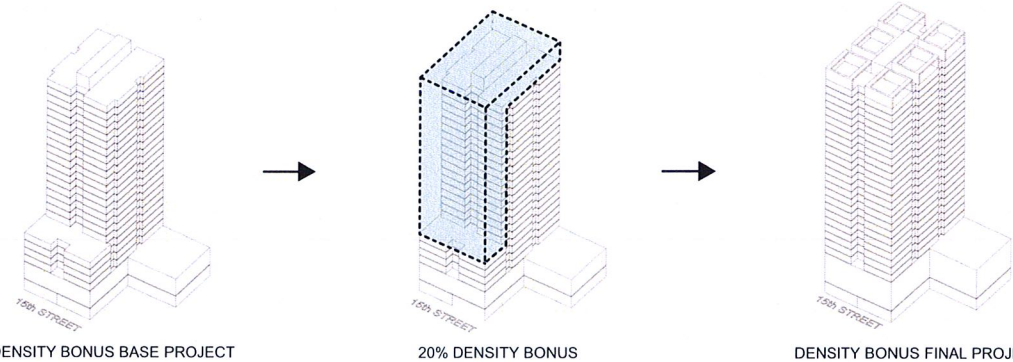


**DENSITY BONUS SUMMARY**  
(see project manual for full density bonus narrative)

City of Oakland municipal code chapter 17.107: table 17.107.02: density bonus for providing units for very low income households. This project proposes 5% very low income units which allows 20% density bonus.

**Concessions:**

This project requests an increase from the 85'-0" maximum building height limit applicable to the lot at 359 15th Street to a maximum building height of 360'-0" as its one concession provided by the California Density Bonus Law.



**DENSITY BONUS FINAL PROJECT**  
\*\*Note: To accommodate the 20% increase in units the project requests a concession from the city to increase the maximum height limit from 85 feet to 360 feet at lot 359 15th street.

**CONCESSIONS 1**

| 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 (TDR)  | 2,108         | 200                 | 8               |
| <b>TOTAL</b>   | <b>18,004</b> |                     | <b>146</b>      |
| Density Bonus for Providing 5% Very Low Income Units = 20% |               | 1.20                | 176***          |

| MAXIMUM FAR  |     |                |
|--------------|-----|----------------|
| LOT AREA     | FAR | TOTAL          |
| 9,750        | 20  | 195,000        |
| 6,146        | 6   | 36,876         |
| 2,108        | 6   | 12,648         |
| <b>TOTAL</b> |     | <b>244,524</b> |

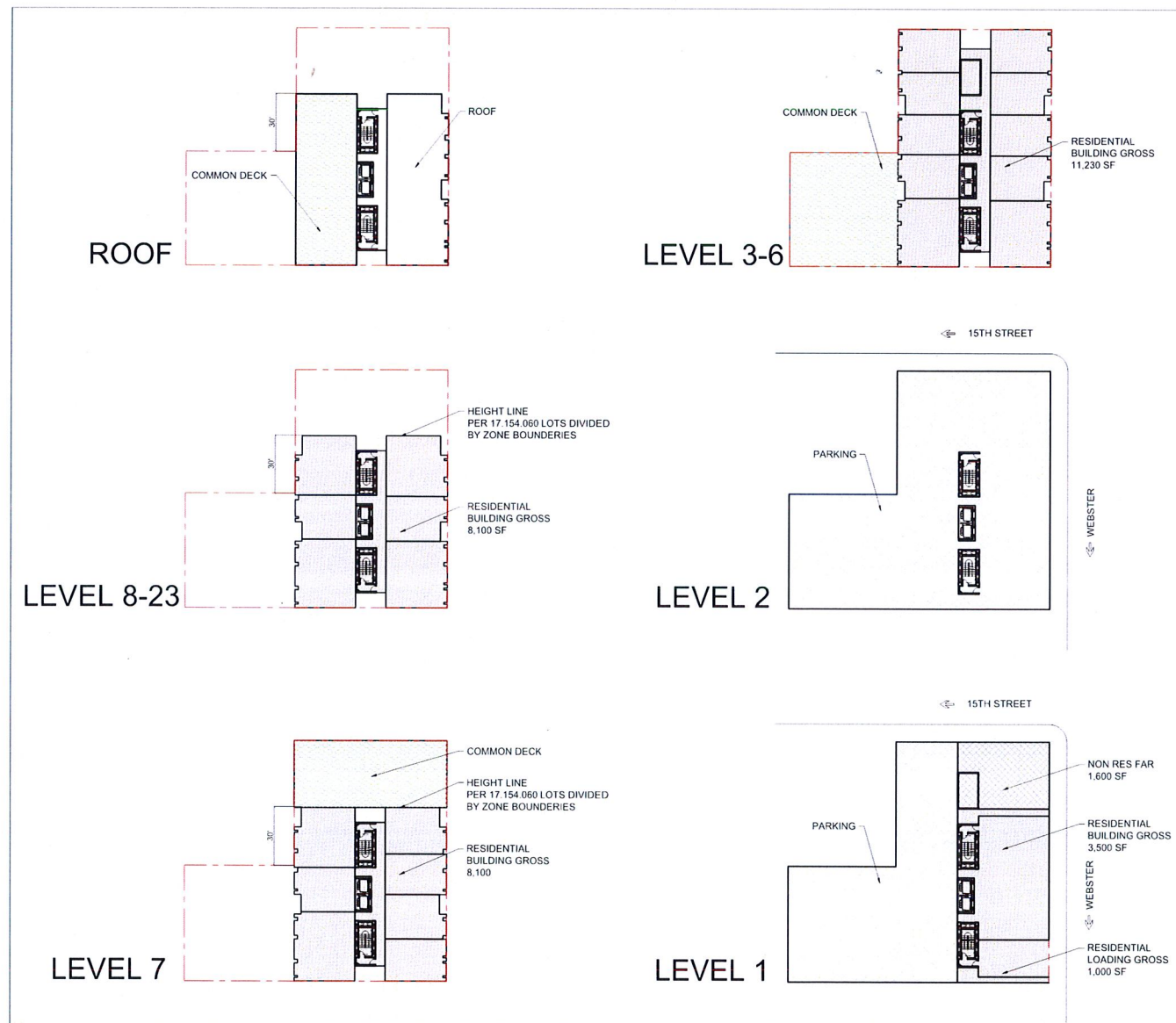
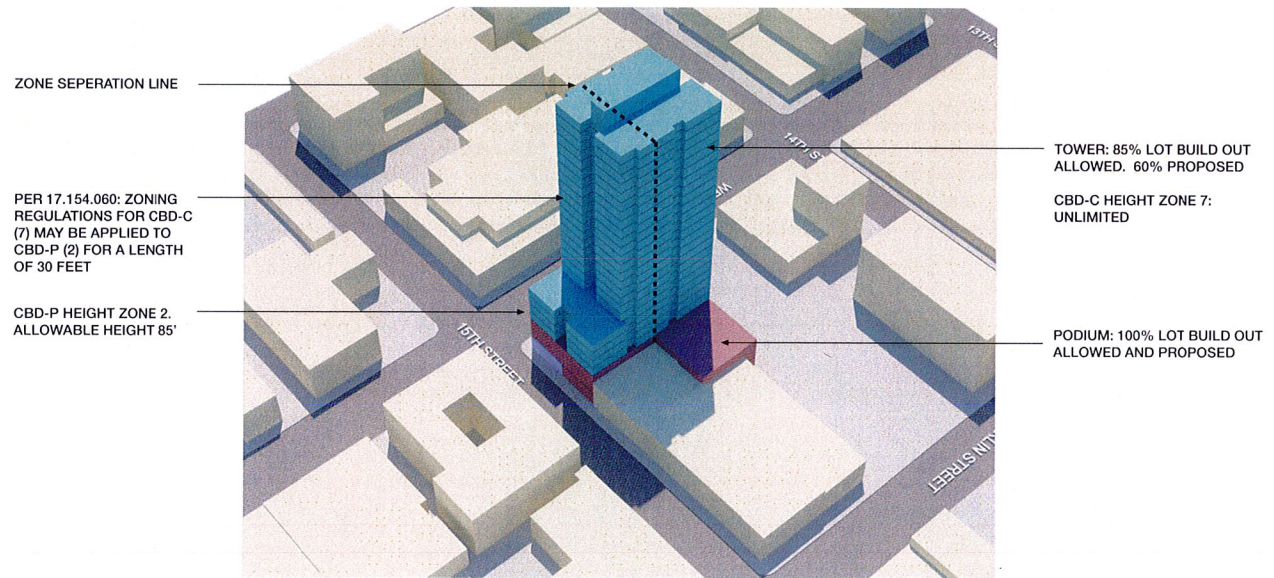
\*\*\*PER OMC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP\*\*\*

**1433 WEBSTER STREET: DENSITY BONUS BASE PROJECT**

\*\*Note: Base project assumes (1) 85' height limit at 359 15th street (2) total height under 250' (3) Gross Building SF is under 200,000sf (4) The total units is 146.\*\*

| HEIGHT       | FLOOR TO FLOOR | LEVEL | INCLUDED IN GROSS BUILDING AREA (PLANNING) |               |             | BUILDING EFFICIENCY |                      | EXCLUDED FROM GROSS BUILDING AREA (PLANNING) |              |                    |              |              |       |         |                    |                  |                  |                |          |    |
|--------------|----------------|-------|--|---------------|-------------|---------------------|----------------------|--|--------------|--------------------|--------------|--------------|-------|---------|--------------------|------------------|------------------|----------------|----------|----|
|              |                |       | 1 BLD 860 SF                               | 2 BLD 1260 SF | TOTAL UNITS | AMENITY             | LOBBY/ LEASING/ MAIL | LOADING/ TRASH/ MECH                         | RETAIL       | FLOOR AREA PER OMC | NON-RES. FAR | BUILDING NET | EFF.  | PARKING | PRIVATE OPEN SPACE | GROUP OPEN SPACE | TOTAL OPEN SPACE | PARKING SPACES |          |    |
| 249          | 10             | ROOF  |  |               |             |                     |                      |  |              |                    |              |              |       |         |                    |                  |                  |                |          |    |
| 239          | 10             | 23    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 229          | 10             | 22    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 219          | 10             | 21    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 209          | 10             | 20    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 199          | 10             | 19    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 189          | 10             | 18    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 179          | 10             | 17    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 169          | 10             | 16    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 159          | 10             | 15    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 149          | 10             | 14    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 139          | 10             | 13    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 129          | 10             | 12    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 119          | 10             | 11    | 2  | 4             | 6           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 109          | 10             | 10    | 5  | 2             | 7           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 99           | 10             | 9     | 5  | 2             | 7           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 89           | 10             | 8     | 5  | 2             | 7           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 79           | 10             | 7     | 5  | 2             | 7           |                     |                      |  | 8,100        |                    | 6,464        | 80%          |       |         |                    |                  |                  |                |          |    |
| 69           | 10             | 6     | 2  | 8             | 10          |                     |                      |  | 11,230       |                    | 9,100        | 81%          |       |         |                    |                  |                  |                |          |    |
| 59           | 10             | 5     | 2  | 8             | 10          |                     |                      |  | 11,230       |                    | 9,100        | 81%          |       |         |                    |                  |                  |                |          |    |
| 49           | 10             | 4     | 2  | 8             | 10          |                     |                      |  | 11,230       |                    | 9,100        | 81%          |       |         |                    |                  |                  |                |          |    |
| 39           | 10             | 3     | 2  | 8             | 10          |                     |                      |  | 11,230       |                    | 9,100        | 81%          |       |         |                    |                  |                  |                |          |    |
| 14           | 25             | 2     | 0  | 0             | 0           |                     |                      |  | 0            | 0                  | 0            |              |       |         |                    |                  |                  |                |          | 88 |
| 0            | 14             | 1     | 0  | 0             | 0           |                     |                      |  | 3,500        | 1,000              | 1,600        | 6,100        | 1,600 |         |                    |                  |                  |                |          | 58 |
| <b>TOTAL</b> |                |       | <b>54</b>                                  | <b>92</b>     | <b>146</b>  | <b>0</b>            | <b>3,500</b>         | <b>1,000</b>                                 | <b>1,600</b> | <b>188,720</b>     | <b>1,600</b> |              |       |         |                    |                  | <b>17,210</b>    | <b>2</b>       | <b>0</b> |    |

**BASE PROJECT DATA 1**



**BASE PROJECT PLAN 1**



**RAD BUILD**  
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**ARCHITECT OF RECORD**  
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**PROJECT DESIGN**  
RAD DESIGN/SDG  
236 E. OHIO ST. SUITE 410  
CHICAGO, IL 60611  
1.312.459.3795

**CIVIL**  
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606 9TH STREET  
OAKLAND, CA 94607  
1.510.873.8866

**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   | 7-22-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 9-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
Oakland, CA 94609

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Tel: 510.343.5593

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

**DENSITY BONUS BASE PROJECT**

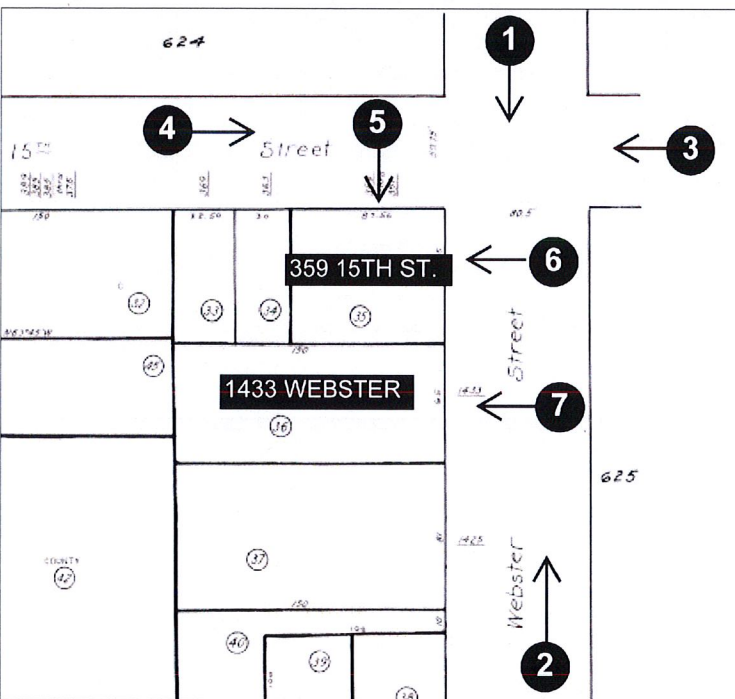
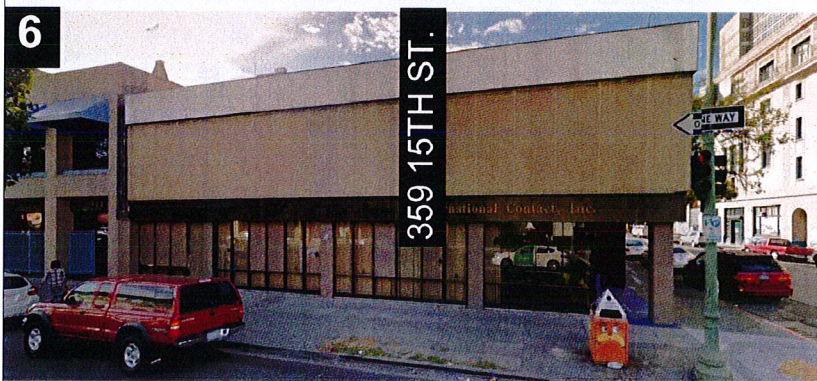
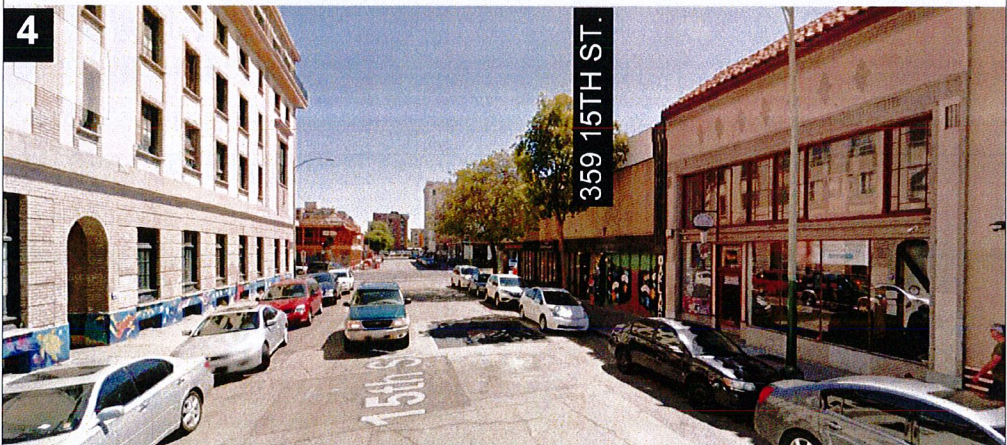
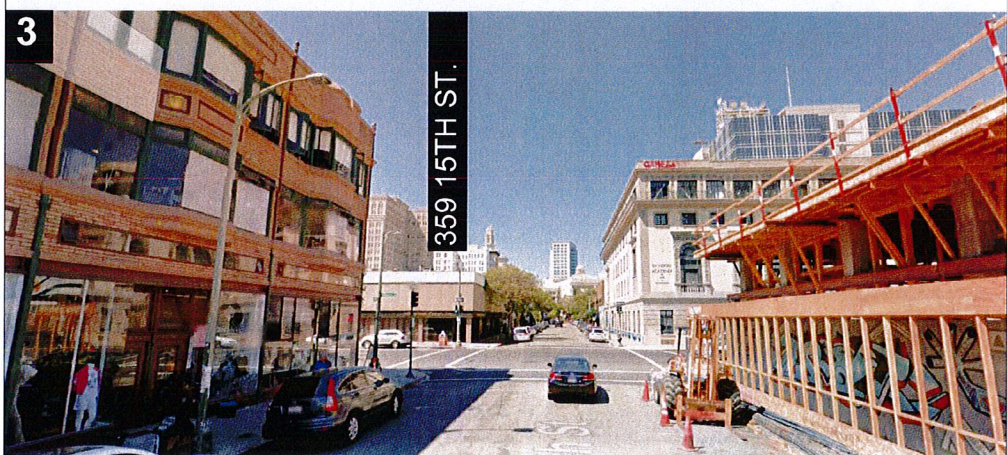
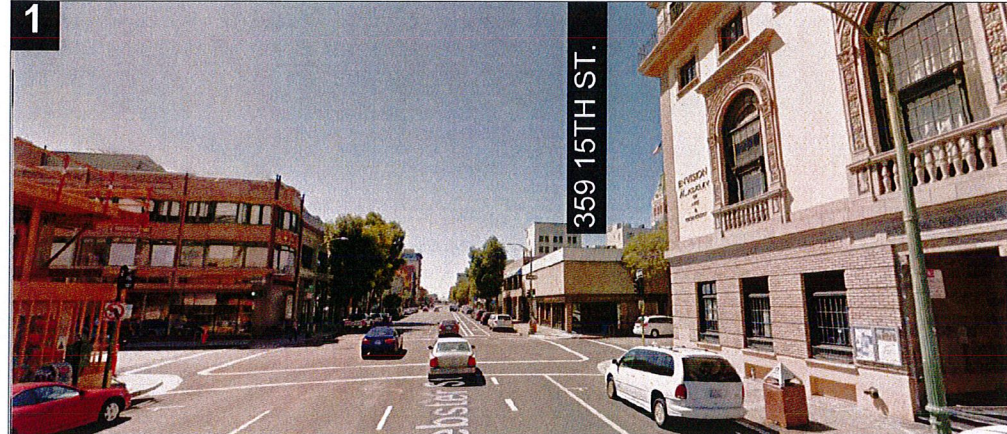
RAD Project Number 0001

Date 12, OCT 2016

Drawn by SDG

**A0.3**

Scale NTS



SIDE

FRONT

FRONT

PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE 1



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

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1.510.343.5593

ARCHITECT OF RECORD  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

PROJECT DESIGN  
RAD DESIGN SDG  
239 E. CHICAGO ST., SUITE 410  
CHICAGO, IL 60611  
1.919.409.3795

CIVIL  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
616 15TH STREET  
OAKLAND, CA 94607  
1.510.873.8896

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
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| 003 | BASIC APPLICATION FOR DEV. REVIEW   | 7-22-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

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

EXISTING CONDITION

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

A0.4

Scale NTS

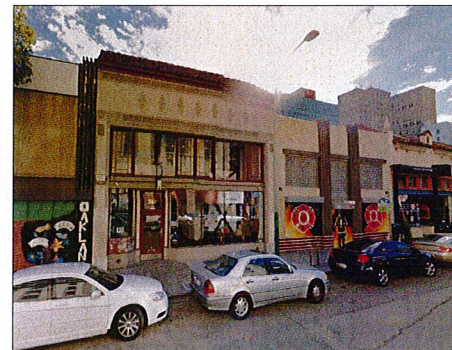
SAME SIDE OF PROJECT SITE: 15TH STREET



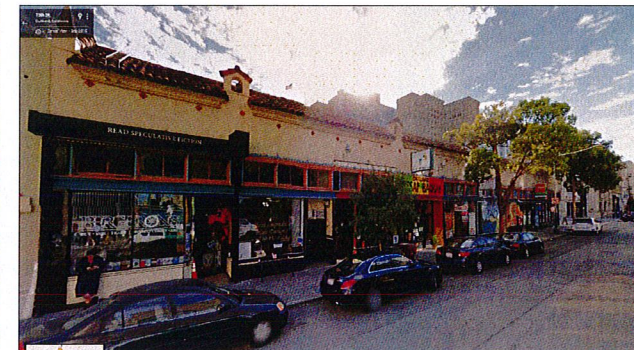
359-349 15TH STREET



359 15TH STREET  
(PROJECT SITE)



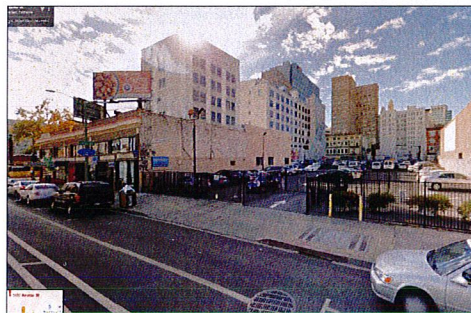
363 15TH STREET  
369 15TH STREET



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)



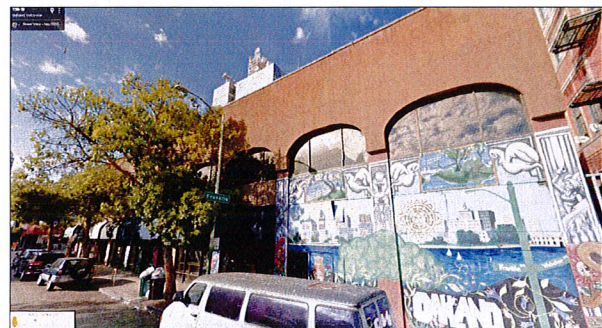
YWCA



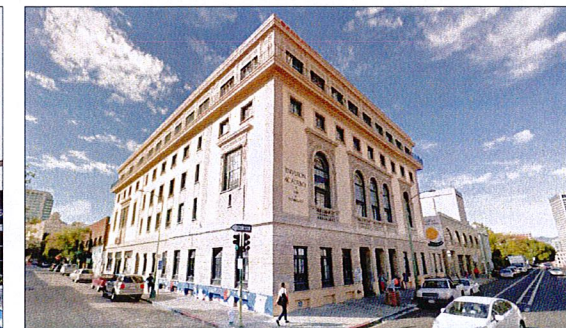
1523 WEBSTER

15TH STREET

ACROSS FROM PROJECT SITE: 15TH STREET



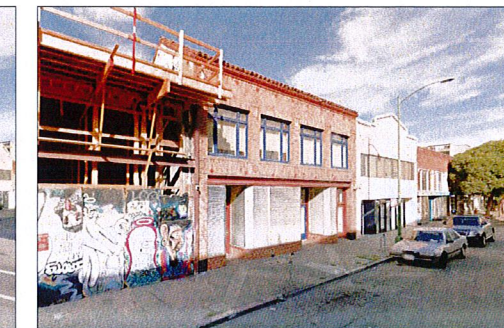
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YWCA



330 15TH STREET



336 15TH STREET

WEBSTER STREET

ACROSS FROM PROJECT SITE: WEBSTER STREET



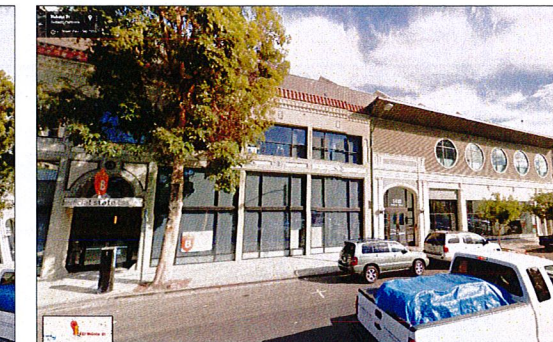
1510 WEBSTER



330 15TH STREET



1438 15TH STREET



1410 WEBSTER



340 14TH STREET

15TH STREET

**RAD**  
BUILD

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

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GENERAL CONTRACTOR

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ARCHITECT OF RECORD

RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
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PROJECT DESIGN

RAD DESIGN 800  
233 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
1-312-467-3755

CIVIL

SANDS CIVIL ENGINEERS SURVEYORS, INC.  
626 17th STREET  
OAKLAND, CA 94607  
1-510-873-2556

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

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| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

1433 Webster Ave.

Oakland, CA 94609

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Oakland, CA 94612  
Tel: 510.343.5593

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

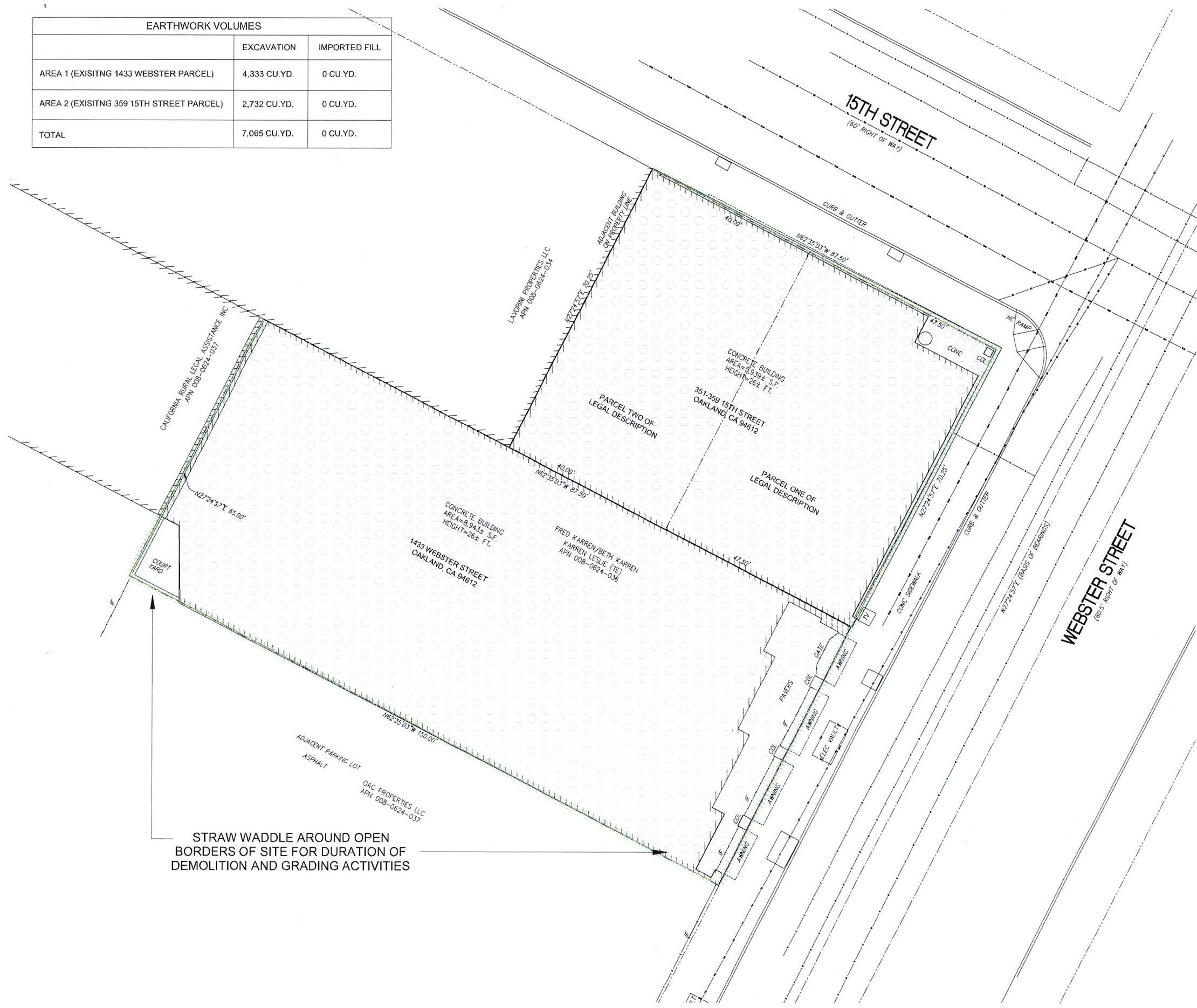
EXISTING  
CONDITION

|                    |              |
|--------------------|--------------|
| RAD Project Number | 0001         |
| Date               | 12, OCT 2016 |
| 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.      |
| TOTAL                                    | 7,065 CU.YD. | 0 CU.YD.      |



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



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|                            |  |
|----------------------------|--|
| <b>OWNER</b>               | VILLAGE GLENN OAKLAND 1, LLC<br>P.O. Box 70975, OAKLAND, CA 94612<br>1.510.343.5593            |
| <b>GENERAL CONTRACTOR</b>  | RAD BUILD<br>P.O. Box 70975, OAKLAND, CA 94612<br>1.510.343.5593                               |
| <b>ARCHITECT OF RECORD</b> | RAD BUILD<br>P.O. Box 70975, OAKLAND, CA 94612<br>1.510.343.5593                               |
| <b>PROJECT DESIGN</b>      | RAD DESIGN SDG<br>230 E. CHICAGO ST. SUITE 410<br>CHICAGO, IL 60611<br>1.510.459.3795          |
| <b>CIVIL</b>               | SANDS CIVIL ENGINEERS SURVEYORS, INC.<br>656 9TH STREET<br>OAKLAND, CA 94607<br>1.510.873.8856 |

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

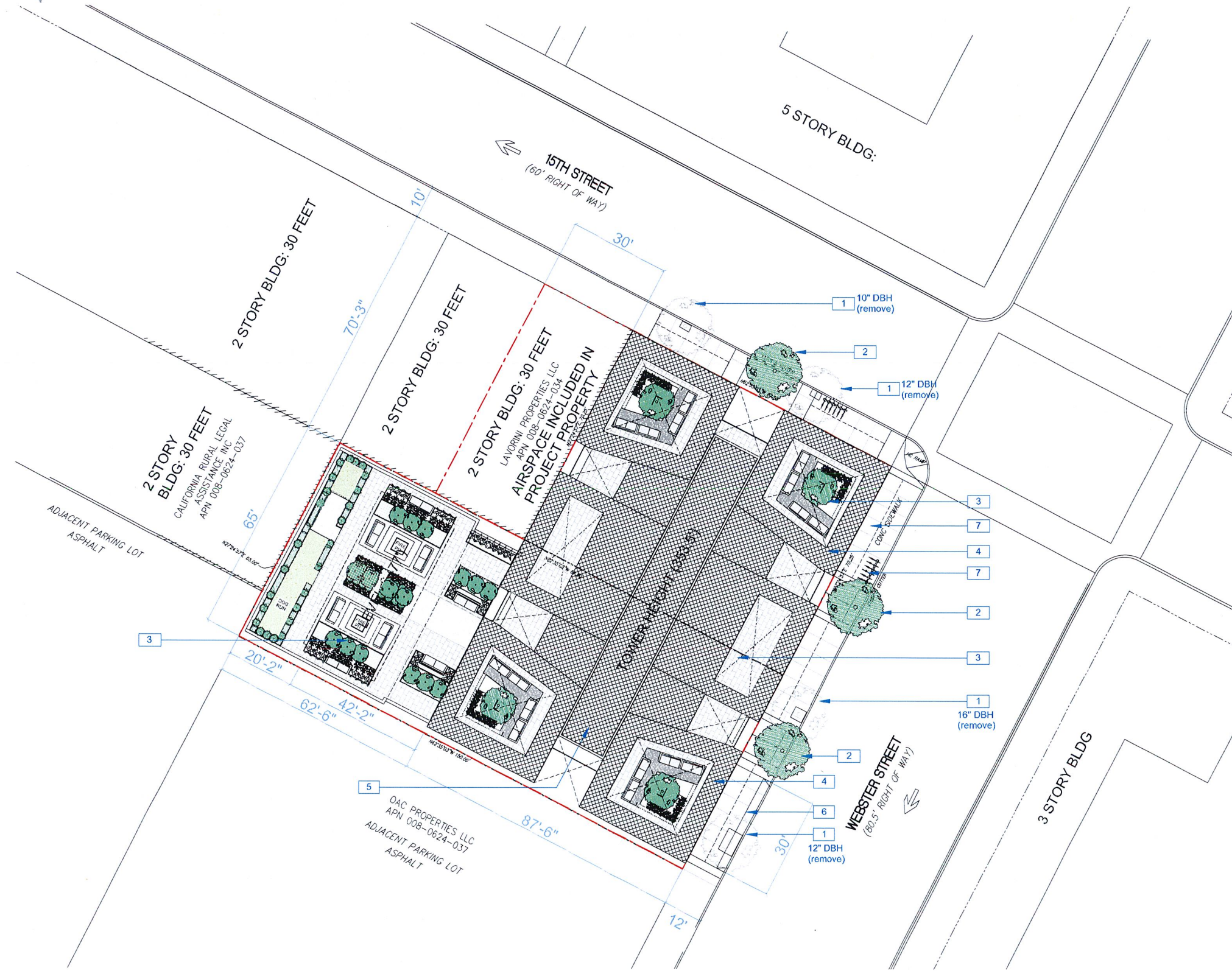
| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE APPLICATION              | 2-10-2016  |
| 002 | BASIC APPLICATION FOR DEV. REVIEW   | 4-22-2016  |
| 003 | BASIC APPLICATION FOR DEV. REVIEW   | 7-22-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

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

**DEMO PLAN**

|                    |              |
|--------------------|--------------|
| RAD Project Number | 0001         |
| Date               | 12, OCT 2016 |
| Drawn by           | SDG          |

**A0.6**  
 Scale 3/32" = 1'-0"



**NOTATION KEY**

- 1 STREET TREE TO BE REMOVED
- 2 NEW STREET TREE
- 3 GROUP OPEN SPACE
- 4 ROOF SUNSHADE: 15 FEET ABOVE ROOF
- 5 MECHANICAL PENTHOUSE
- 6 30 FOOT CITY STANDARD CURB CUT
- 7 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
- 7 SHORT TERM BIKE PARKING

**SPECIAL NOTES**

**GROUP OPEN SPACE**

LEVEL 6: 3,720 SF  
 ROOF: 6,600 SF

**PRIVATE OPEN SPACE**

20 BALCONIES: 80 SF X 2 X 20= 3,200

**TOTAL OPEN SPACE**

13,520 SF

N



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 1.510.455.2755

**CIVIL**  
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 634 9TH STREET  
 OAKLAND, CA 94607  
 1.510.873.8856

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 901 | ZONING PRE APPLICATION              | 2-10-2016  |
| 902 | BASIC APPLICATION FOR DEV. REVIEW   | 4-22-2016  |
| 903 | BASIC APPLICATION FOR DEV. REVIEW   | 7-22-2016  |
| 904 | BASIC APPLICATION FOR DEV. REVIEW   | 9-15-2016  |
| 905 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

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 Lathrop, CA 95330

**SITE PLAN**

RAD Project Number 0001  
 Date 12, OCT 2016  
 Drawn by SDG

**A0.7**

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 901-2306559-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 STREET.
- 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.

DATE: MARCH 21, 2016  
CHRISTIAN CHITTEAN, L.S. 8941

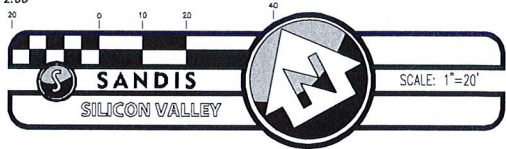
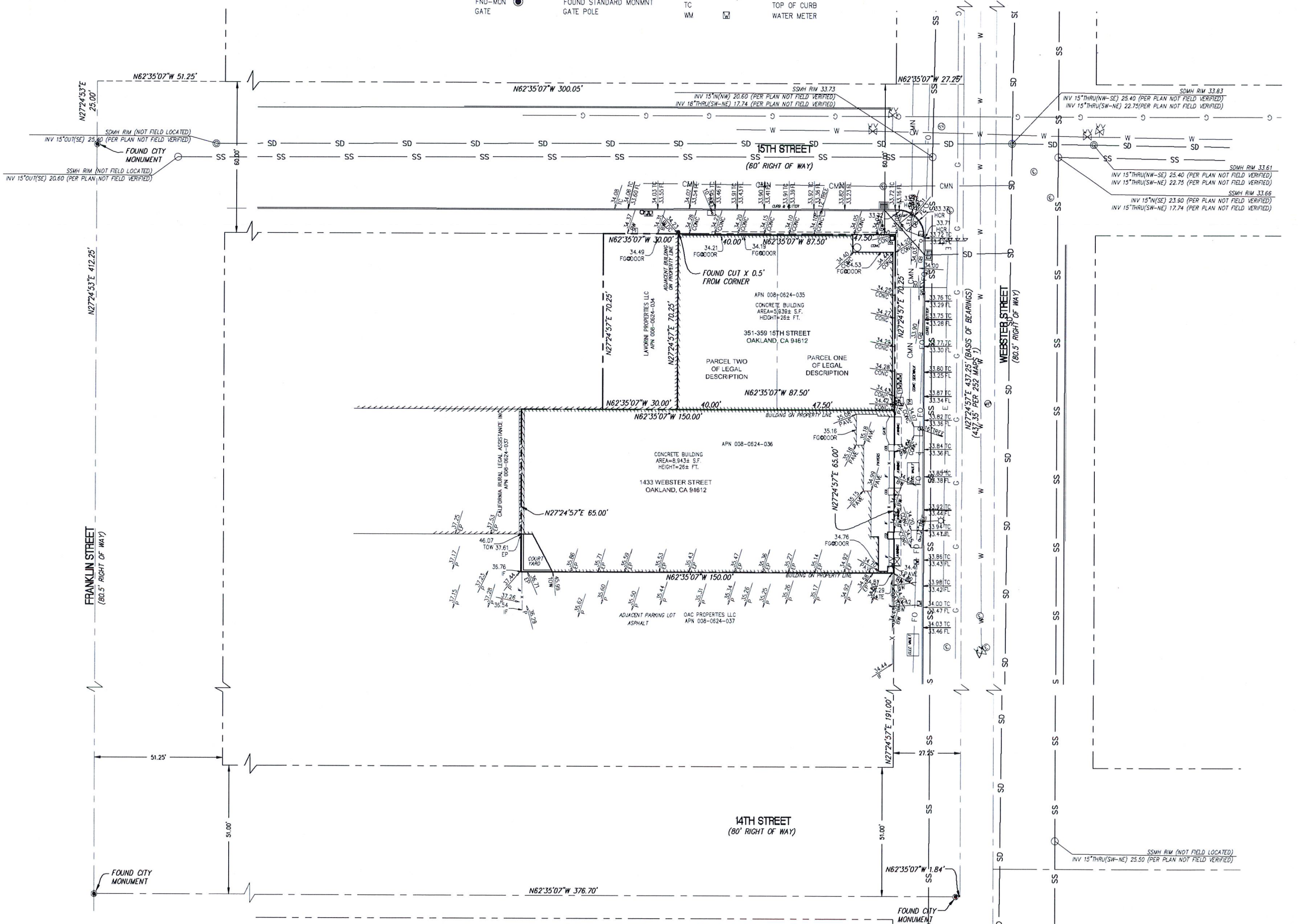


**LEGEND**

- 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

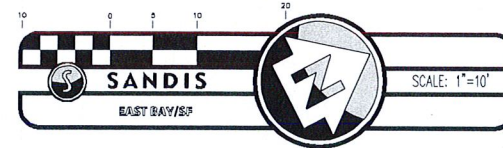
**SYMBOLS & ABBREVIATIONS**

- BLDC - Building Corner
- BW - Back of Walk
- CATV-MH - Cable TV Manhole
- GB - Catch Basin
- CONC - Concrete
- ELEC-MH - Electric Manhole
- EP - Edge of Pavement
- FG00DOOR - Finished Grade at Door
- FL - Flow Line
- FND-MON - Found Standard Monmmt
- GATE - Gate Pole
- GB - Grade Break
- IF - Fence Iron
- MISC-MH - Miscellaneous Manhole
- MISC-PB - Miscellaneous Pullbox
- P - Pavement
- SDMH - Storm Drain Manhole
- SIGN - Signs
- SSCO - Sanitary Cleanout
- SSMH - Sanitary Manhole
- STL-T - Street Light Traffic Signal
- TC - Top of Curb
- WM - Water Meter



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

| <p><b>SANDIS</b><br/>CIVIL ENGINEERS<br/>SURVEYORS<br/>PLANNERS</p> <p>1700 Winchester Boulevard, Campbell, CA 95008   P. 408.636.0900   F. 408.636.0999   www.sandis.net</p> <p>SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF</p> | <p>DATE: 02/29/16</p> <p>SCALE: 1"=20'</p> <p>DRAWN BY: DS</p> <p>APPROVED BY: CC</p> <p>DRAWING NO.: 616011</p> | <table border="1"> <thead> <tr> <th>No.</th> <th>REVISION/ISSUE</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No.  | REVISION/ISSUE | DATE | BY |  |  |  |  | <p>TOPOGRAPHIC SURVEY</p> <p>1433 WEBSTER STREET/351-359 15TH STREET</p> <p>OAKLAND CALIFORNIA</p> | <p>SHEET</p> <p><b>C0.0</b></p> <p>OF 1 SHEETS</p> |
|--|--|--|------|----------------|------|----|--|--|--|--|--|--|
|  | No.  | REVISION/ISSUE   | DATE | BY             |      |    |  |  |  |  |  |  |
|  |  |  |      |                |      |    |  |  |  |  |  |  |



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1 510.873.8866

**SANDIS CIVIL ENGINEERS PLANNERS**

436 North Street | Oakland, CA 94607 | 510.873.8866 | www.sandis.net

**EAST BAY/SF**

PLAN CHECK #

**ISSUE RECORD**

| No. | Description                         | Date       |
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**STORMWATER MANAGEMENT**

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

**C1.0**

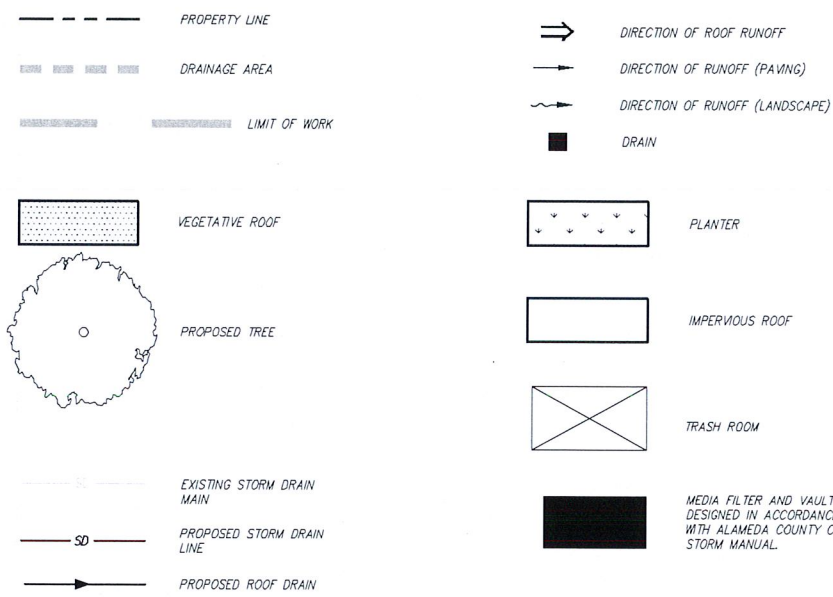
Scale NTS

AREA SUMMARY

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

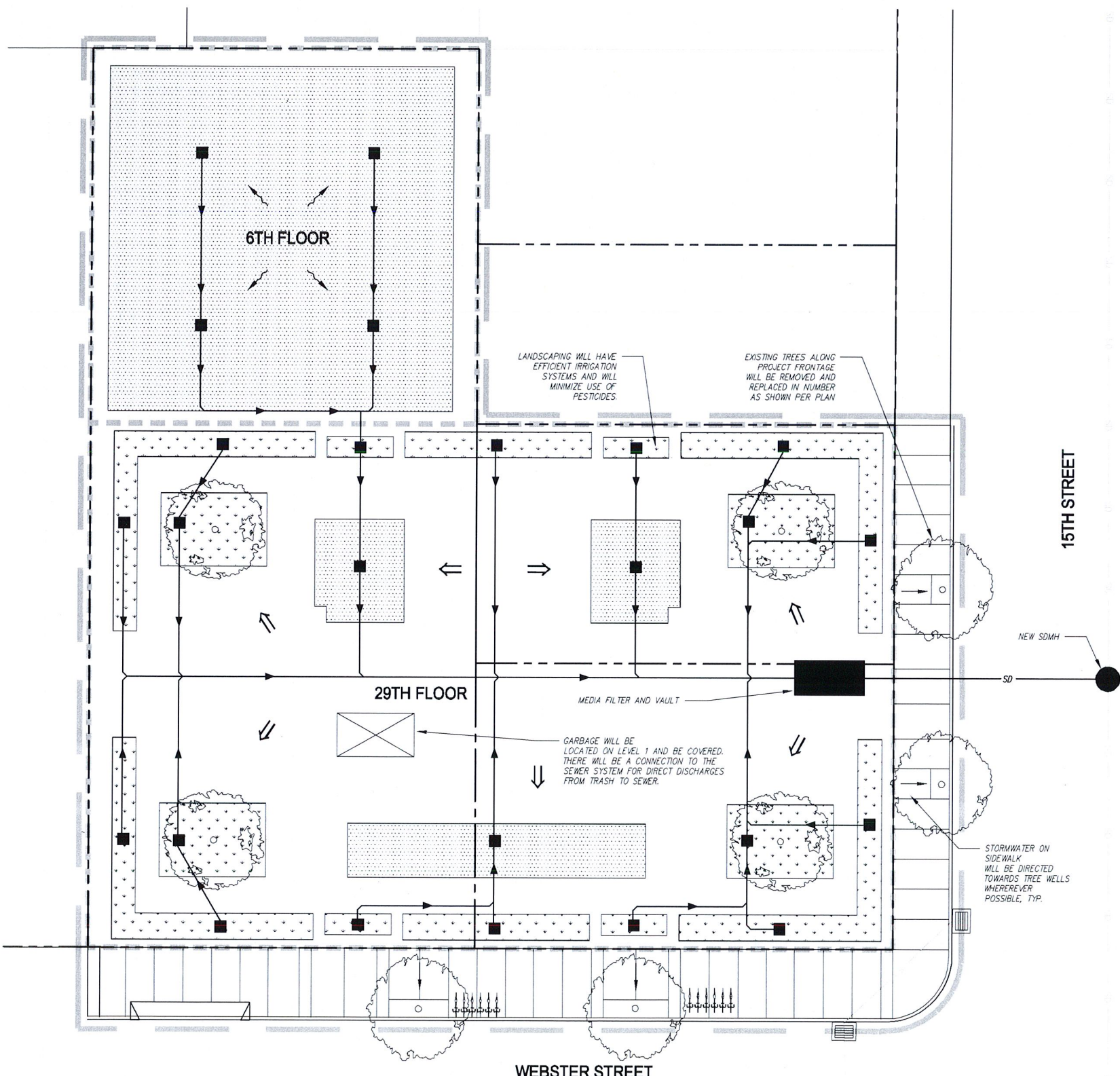
- LAND AREA DISTURBED = SURFACE AREA OF CONSTRUCTION ACTIVITIES, INCLUDING GRADING, CONSTRUCTION, STAGING, AND STORAGE AREAS.
- EXISTING/PRE-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE PRIOR TO THE PROJECT.
- REPLACED IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES 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**



**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).



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EAST BAY/SF

PLAN CHECK #

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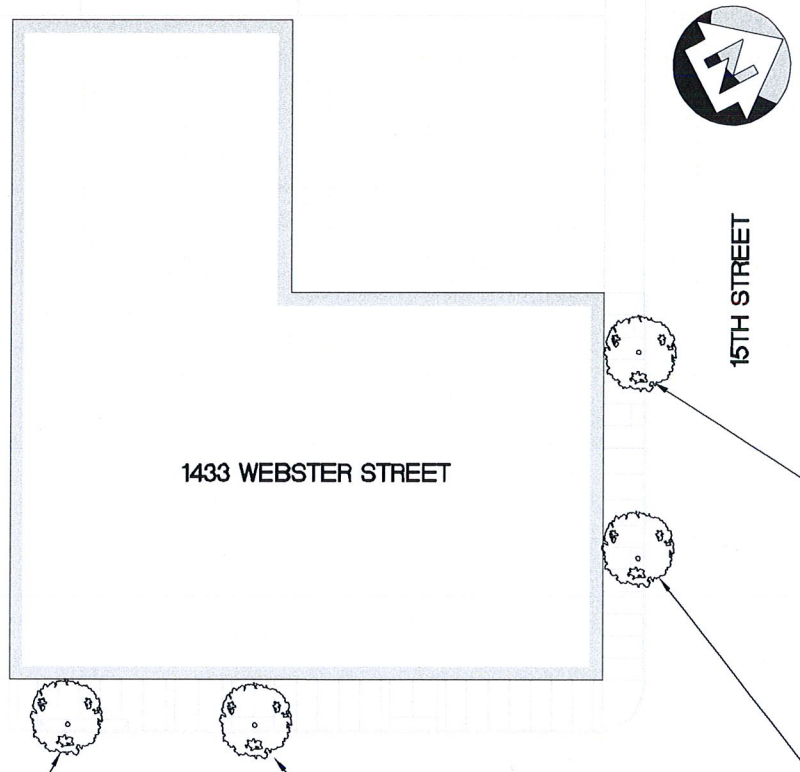
NEMO Building Systems, LLC  
18231 Murphy Pkwy  
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**TREE EXHIBIT**

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

# C2.0

Scale NTS



**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

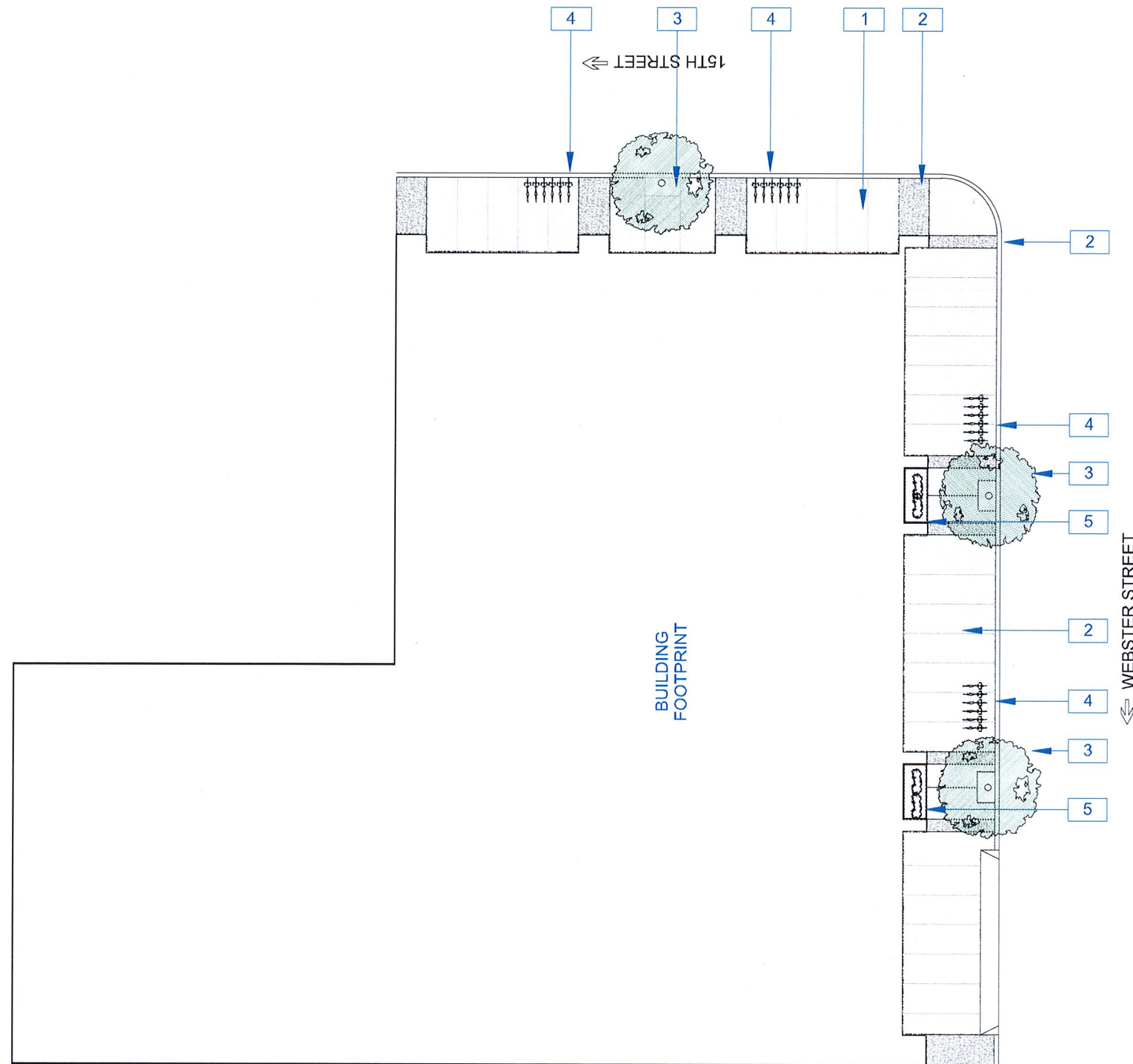


TREE #3



TREE #4





**NOTATION KEY**

 **1** CONCRETE SIDEWALK

 **2** CONCRETE SIDEWALK ACCENT COLOR

 **3** NEW STREET TREE 'ACER BUERGERIANUM'

 **4** SHORT TERM BIKE PARKING

 **5** METAL PLANTER BOX WITH 'CAREX MORROWII' AND 'SORGHASTROM NUTANS'



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**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

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**LANDSCAPE**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

**L1.0**

Scale 3/32" = 1'-0"

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1.510.343.5593

ARCHITECT OF RECORD  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

PROJECT DESIGN  
RAD DESIGN SDG  
229E GHO ST, SUITE 410  
CHICAGO, IL 60611  
1.510.450.3795

CIVIL  
SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
606 7TH STREET  
OAKLAND, CA 94607  
1.510.873.0806

### 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   | 7-22-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

### 1433 Webster Ave.

Oakland, CA 94609

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

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

### LANDSCAPE

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# L1.1

Scale 3/32" = 1'-0"

### NOTATION KEY



1 CERCIS OCCIDENTALIS IN RAISED PLANTER



2 ACER PALMATUM IN RAISED PLANTER



3 DANIELLA TASMANICA



4 SALVIA 'DARA'S CHOICE'



5 CHONDROPETALUM TECTORUM

### NOTATION KEY

6 TYPICAL GRASS GROUND COVER

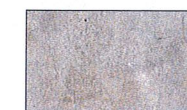
7 SEATING AREA WITH FIRE PIT

8 ARTIFICIAL TURF

9 SEATING AREA



10 CHINESE PISTACHE IN RAISED METAL PLANTER



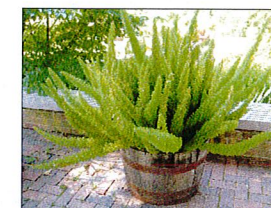
11 CONCRETE PAVER



12 CONCRETE PAVER ACCENT

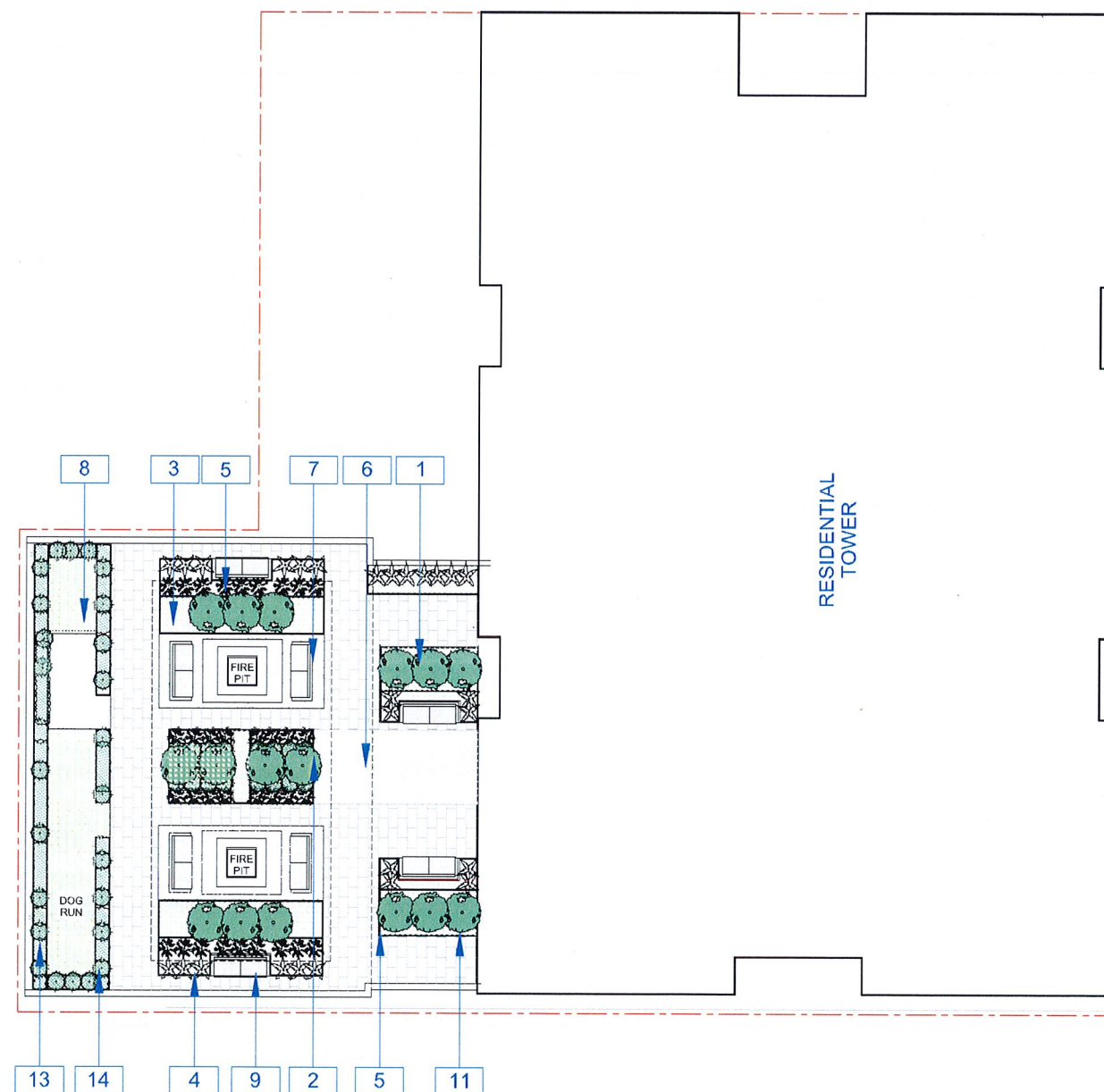


13 METAL PLANTER BOX WITH 'BENI KAZE'



14 PROTASPARAGUS DENSIFLORUS 'MEYERS'

15 6' GLASS WINDBREAK/ GUARDRAIL



### AGENCY APPROVALS

### PLAN CHECK #

### ISSUE RECORD

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 901 | ZONING PRE-APPLICATION              | 2-10-2016  |
| 902 | BASIC APPLICATION FOR DEV. REVIEW   | 4-22-2016  |
| 903 | BASIC APPLICATION FOR DEV. REVIEW   | 7-23-2016  |
| 904 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 905 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
Oakland, CA 94609

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

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

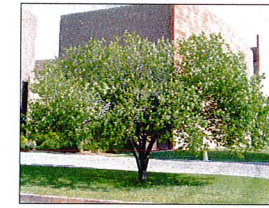
### LANDSCAPE

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# L1.2

Scale 3/32" = 1'-0"

### NOTATION KEY



1 CERCIS OCCIDENTALIS IN RAISED PLANTER



2 ACER PALMATUM IN RAISED PLANTER



3 DANIELLA TASMANICA



4 SALVIA 'DARA'S CHOICE'



5 CHONDROPETALUM TECTORUM

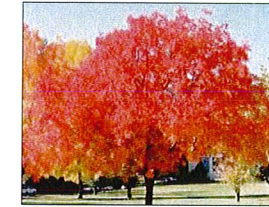
### NOTATION KEY

6 CONCRETE ACCENT PAVER

7 SEATING AREA WITH FIRE PIT

8 WATER STUB OUT

9 SEATING AREA



10 CHINESE PISTACHE IN RAISED METAL PLANTER



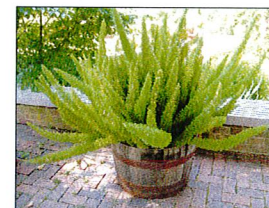
11 CONCRETE PAVER



12 CONCRETE PAVER ACCENT

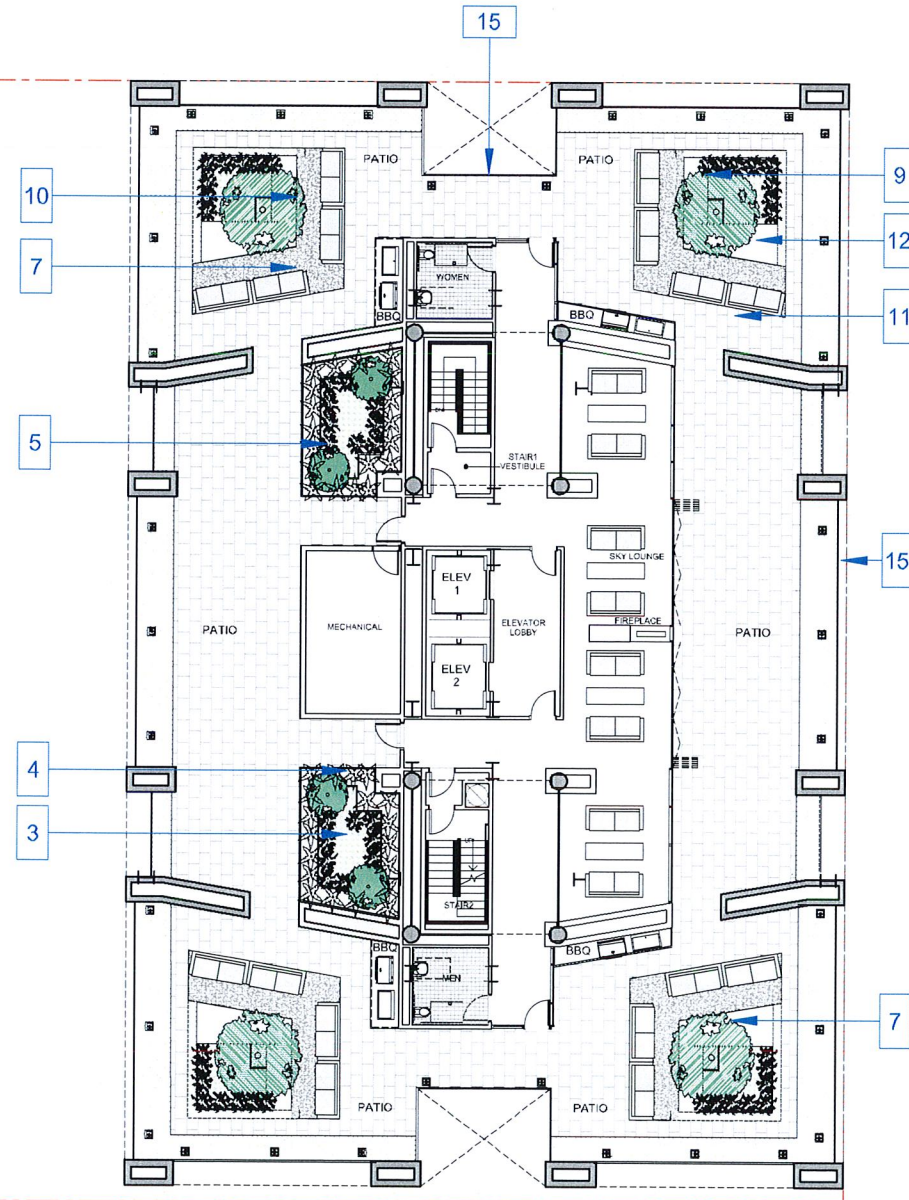


13 METAL PLANTER BOX WITH 'BENI KAZE'



14 PROTASPARAGUS DENSIFLORUS 'MEYERS'

15 6' GLASS WINDBREAK/ GUARDRAIL



RAD BUILD  
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Tel: 510.343.5593

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1.510.343.5593

**GENERAL CONTRACTOR**  
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1.510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
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**PROJECT DESIGN**  
RAD DESIGN SDG  
229 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
1.510.429.3755

**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
516 9TH STREET  
OAKLAND, CA 94607  
1.510.872.8856

### AGENCY APPROVALS

### PLAN CHECK #

### ISSUE RECORD

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
| 002 | BASIC APPLICATION FOR DEV. REVIEW   | 4-20-2016  |
| 003 | BASIC APPLICATION FOR DEV. REVIEW   | 7-29-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

### 1433 Webster Ave.

Oakland, CA 94609

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

### PLAN

RAD Project Number 0001

Date 12, OCT 2016

Drawn by SDG

# A1.3

Scale 3/32" = 1'-0"

### NOTATION KEY

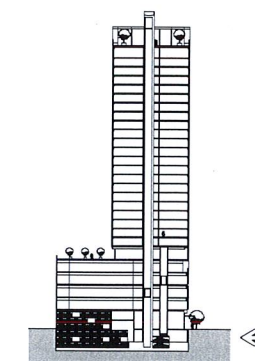
### SPECIAL NOTES

STANDARD PARKING: 35

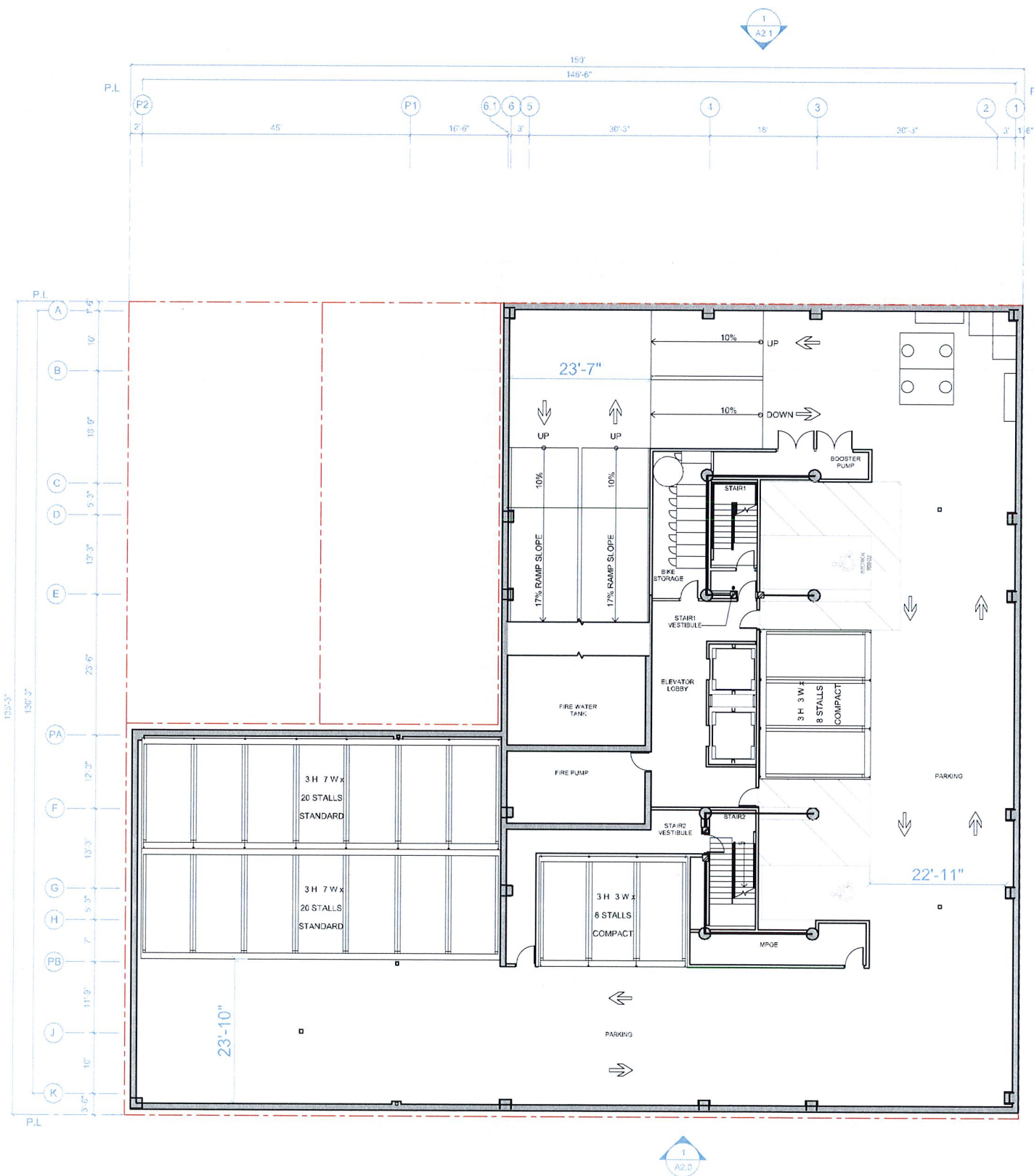
HC PARKING: 2

P1-TOTAL PARKING: 37

### PLAN LOCATION KEY

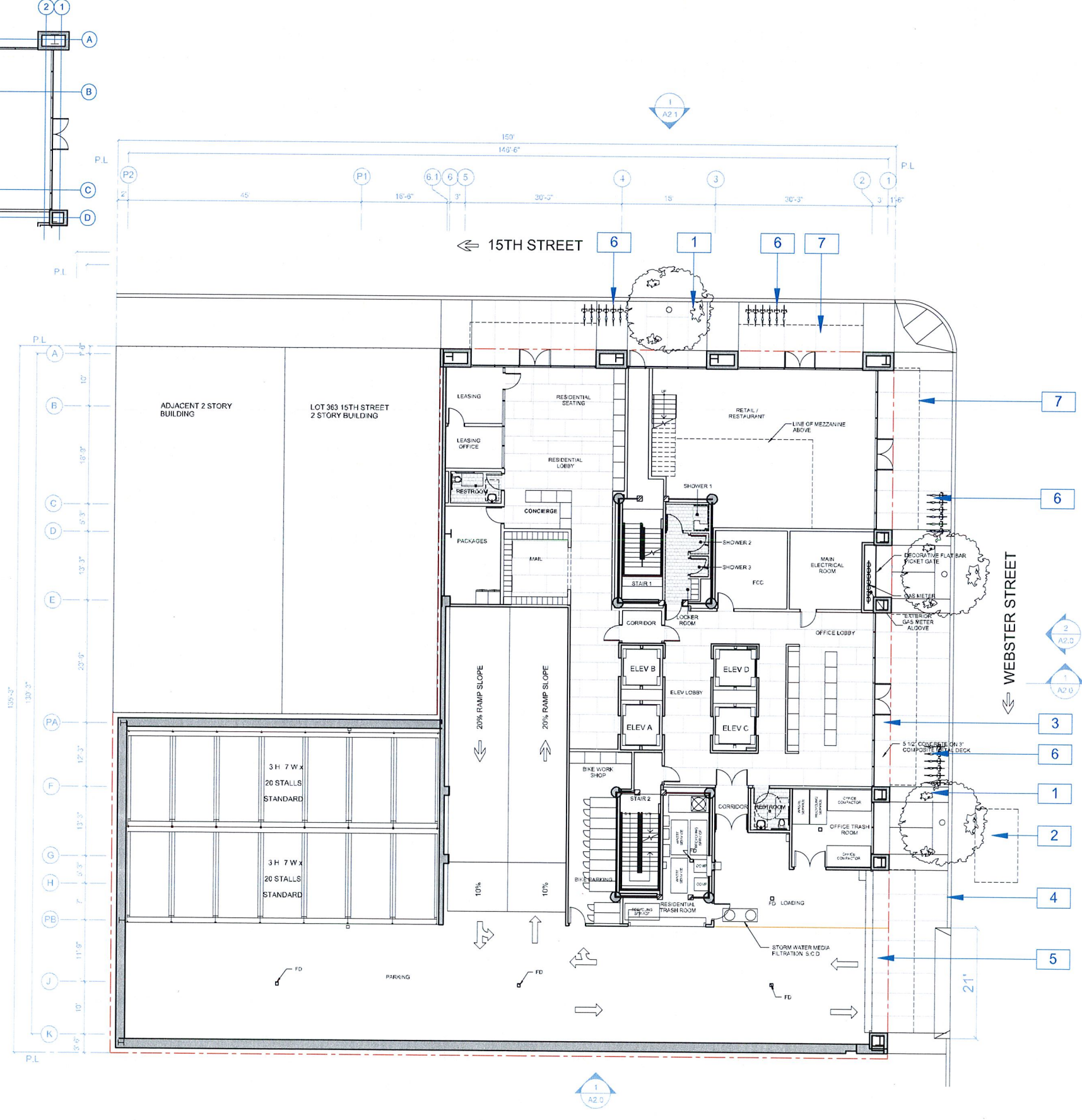
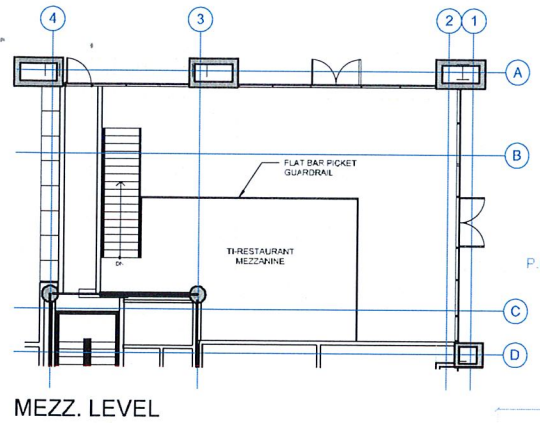


0' 10' 25'



## LEVEL P1 PLAN

1



**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

**SPECIAL NOTES**

STANDARD PARKING: 40  
 HC PARKING: 0  
 L1-TOTAL PARKING: 40

COMMERCIAL BIKE PARKING: 8 LONG TERM, 5 SHORT TERM

RESIDENTIAL TRASH  
 COMPACTED TRASH  
 3 BINS PROVIDED (2.3 cubic yard ea.)

COMPACTED RECYCLE  
 2 BINS PROVIDED (2.3 cubic yard ea.)

OFFICE RECYCLE  
 2 BINS PROVIDED (1 cubic yard ea.)

OFFICE TRASH  
 5 BINS PROVIDED (1 cubic yard ea, 2 compacted, 3 loose)

**PLAN LOCATION KEY**

0' 10' 25'

N



**RAD BUILD**  
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 Tel: 510.343.5593

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 1.510.343.5593

**ARCHITECT OF RECORD**  
 RAD BUILD  
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**PROJECT DESIGN**  
 RAD DESIGN SDG  
 230 E. CHICAGO ST. SUITE 410  
 CHICAGO, IL 60611  
 1.510.459.3195

**CIVIL**  
 SANDS CIVIL ENGINEERS SURVEYORS, INC.  
 636 3RD STREET  
 OAKLAND, CA 94607  
 1.510.373.8886

**AGENCY APPROVALS**

| 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  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

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 Oakland, CA 94609

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

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

**PLAN**

|                    |              |
|--------------------|--------------|
| RAD Project Number | 0001         |
| Date               | 12, OCT 2016 |
| Drawn by           | SDG          |

**A1.4**

Scale 3/32" = 1'-0"

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Tel: 510.343.5593

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**GENERAL CONTRACTOR**  
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1.510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**PROJECT DESIGN**  
RAD DESIGN SDG  
239 E. GRAND ST. SUITE 410  
CHICAGO, IL 60611  
1.848.459.3755

**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
656 15TH STREET  
OAKLAND, CA 94607  
1.510.873.8866

### 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   | 7-22-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 9-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

### 1433 Webster Ave.

Oakland, CA 94609

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

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

### PLAN

RAD Project Number 0001

Date 12, OCT 2016

Drawn by SDG

# A1.5

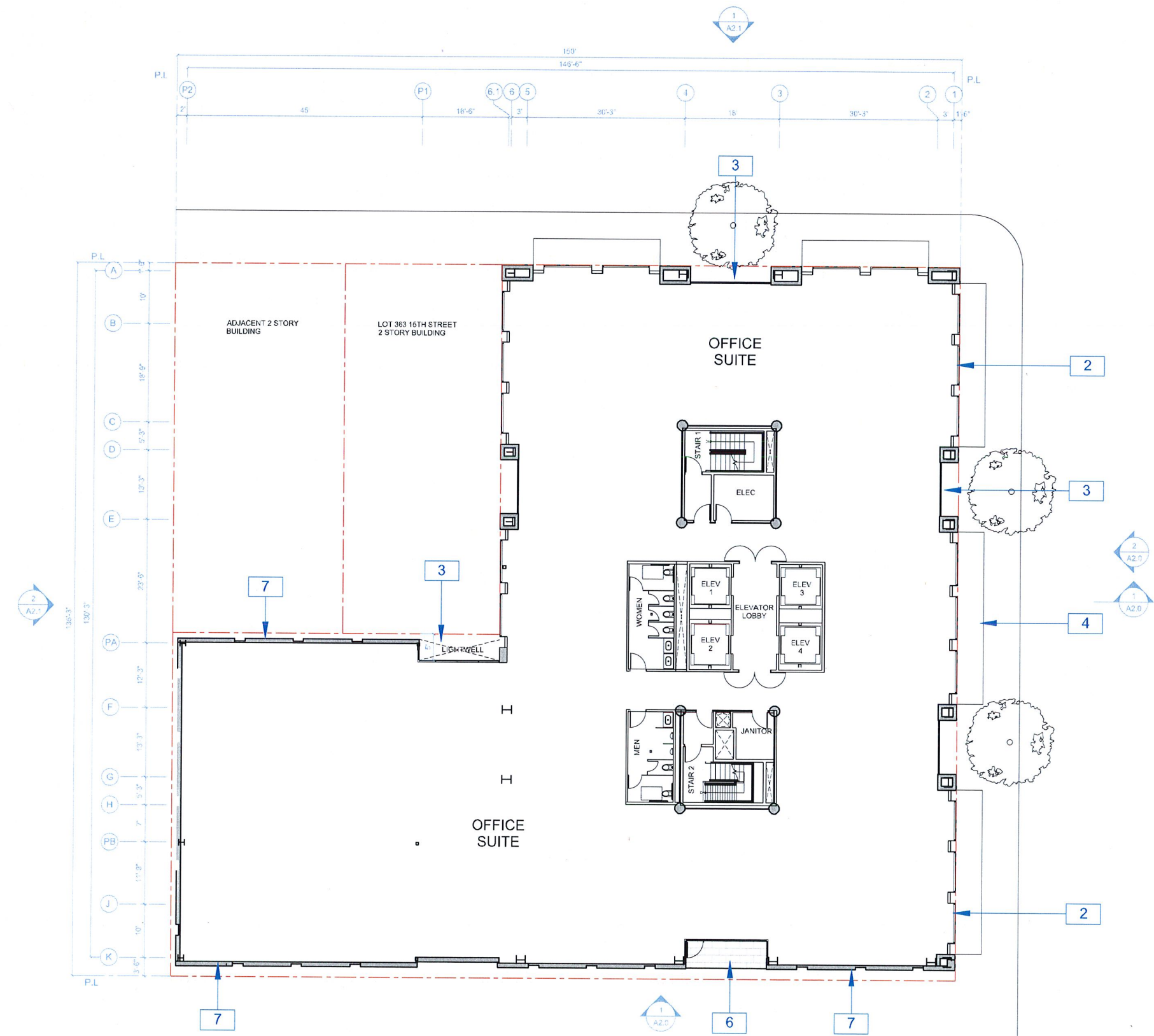
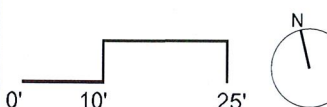
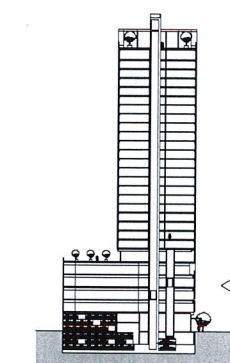
Scale 3/32" = 1'-0"

### NOTATION KEY

- 1 METAL PANEL RAINSCREEN SIDING
- 2 CURTAINWALL GLAZING WITH WINDOW BOX SURROUND
- 3 CURTAINWALL GLAZING
- 4 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE
- 5 FIRE RATED WINDOW
- 6 BALCONY
- 7 CEMENT PLASTER

### SPECIAL NOTES

### PLAN LOCATION KEY



**AGENCY APPROVALS**

PLAN CHECK #

| ISSUE RECORD |                                     |            |
|--------------|-------------------------------------|------------|
| No.          | Description                         | Date       |
| 001          | ZONING PRE-APPLICATION              | 2-16-2016  |
| 002          | BASIC APPLICATION FOR DEV. REVIEW   | 4-22-2016  |
| 003          | BASIC APPLICATION FOR DEV. REVIEW   | 7-22-2016  |
| 004          | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005          | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
Oakland, CA 94609

RAD BUILD  
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Oakland, CA 94612  
Tel: 510.343.5593

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

**PLAN**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A1.6

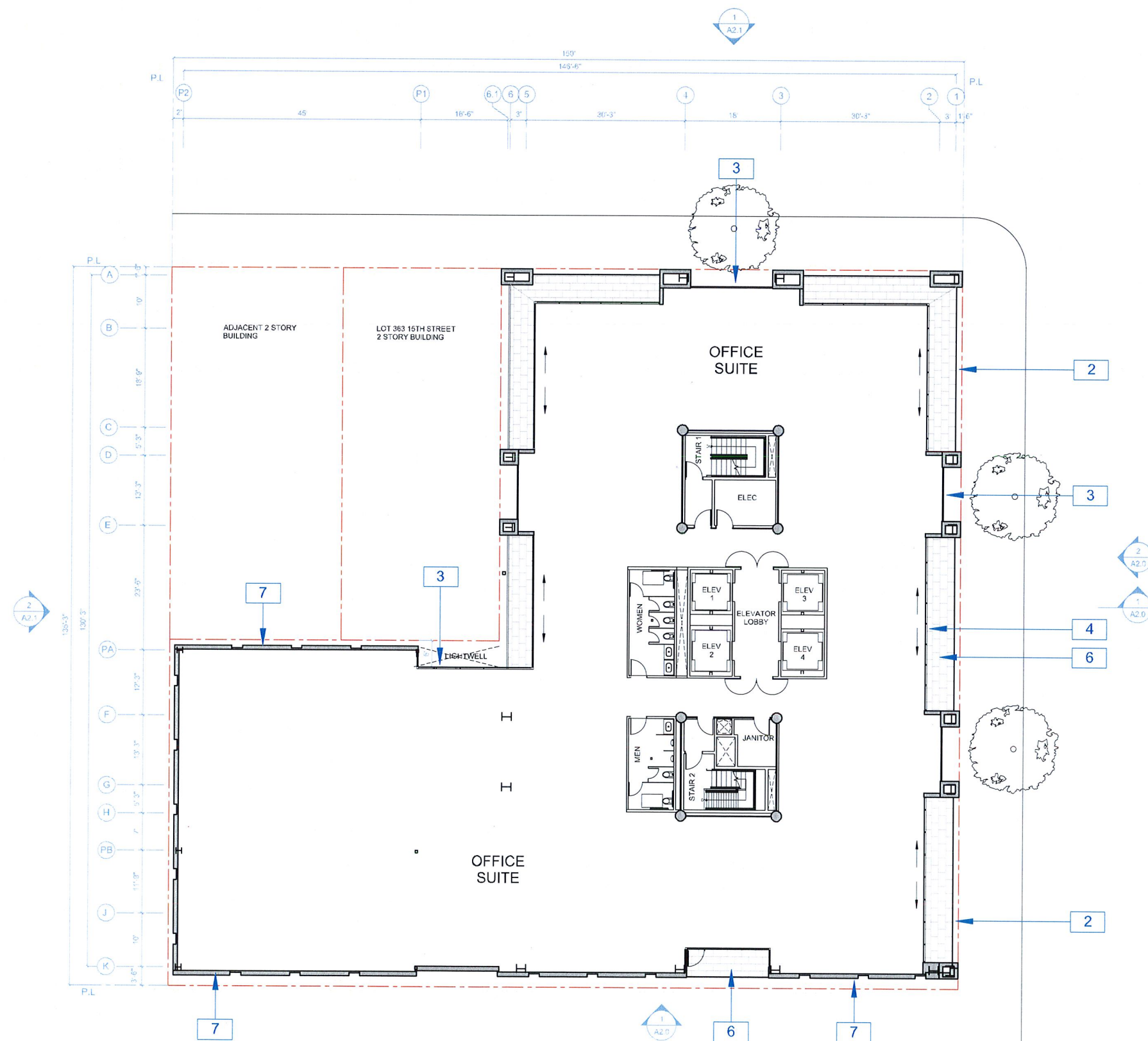
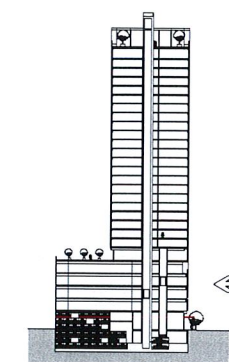
Scale 3/32" = 1'-0"

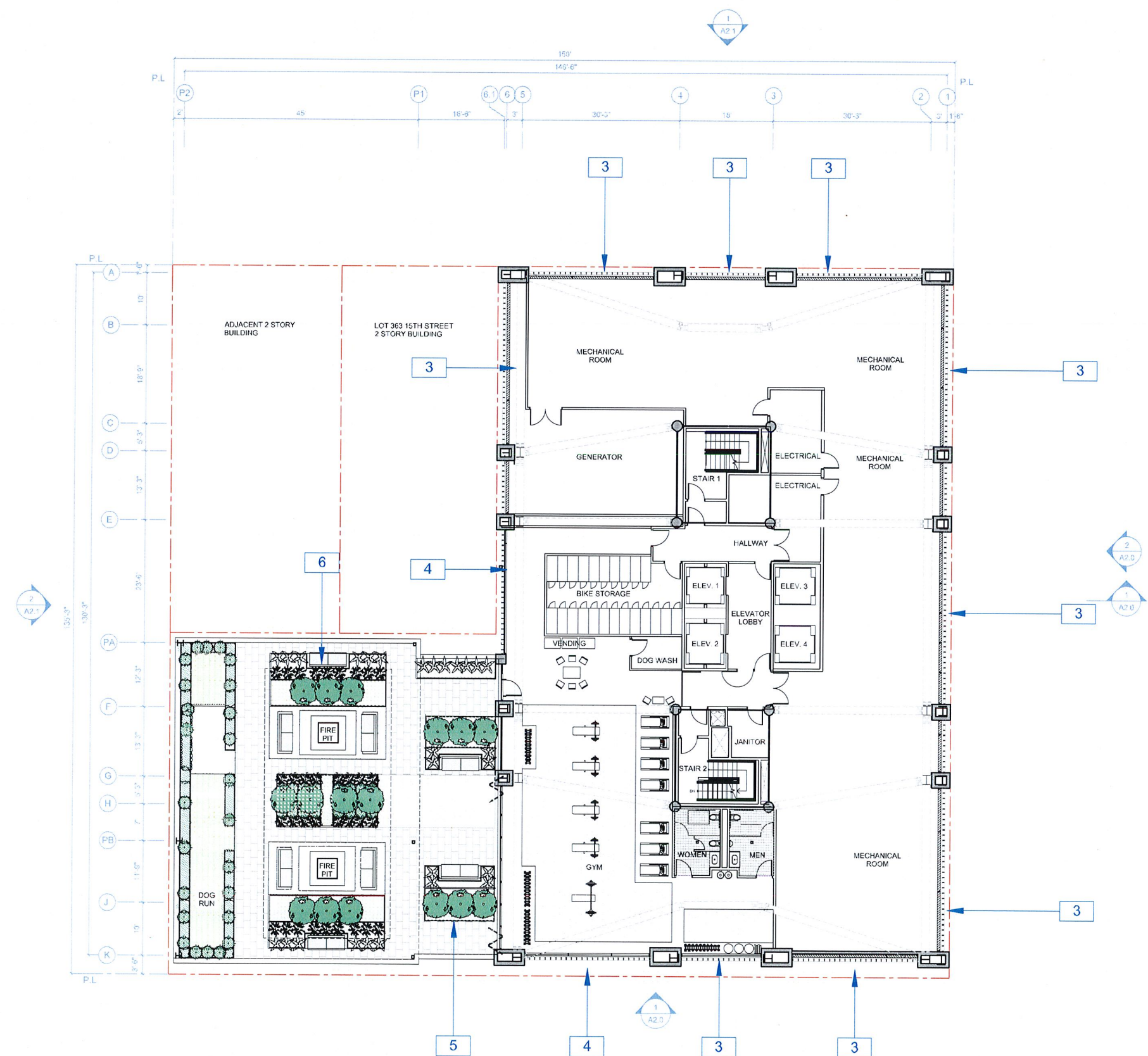
**NOTATION KEY**

- 1 METAL PANEL RAINSCREEN SIDING
- 2 GLASS GUARDRAIL
- 3 CURTAINWALL GLAZING
- 4 SLIDING GLASS PARTITION DOORS
- 5 FIRE RATED WINDOW
- 6 BALCONY
- 7 CEMENT PLASTER

**SPECIAL NOTES**

**PLAN LOCATION KEY**





**NOTATION KEY**

- 1 METAL PANEL RAINDRIP SIDING
- 2 CURTAINWALL GLAZING WITH WINDOW BOX SURROUND
- 3 PAINTED ALUMINUM FIN OVER MECHANICAL LOUVER
- 4 PAINTED ALUMINUM FIN OVER STORE FRONT GLAZING
- 5 CONCRETE PAVER
- 6 SEATING AREA

**SPECIAL NOTES**

GROUP OPEN SPACE: 3,720 SF

RESIDENTIAL BIKE PARKING  
LONG TERM BIKE: 42

**PLAN LOCATION KEY**

0' 10' 25'

**PLAN**

**RAD BUILD**

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

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P.O. Box 70975, OAKLAND, CA 94612  
1. 510.343.5593

**ARCHITECT OF RECORD**  
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P.O. Box 70975, OAKLAND, CA 94612  
1. 510.343.5593

**PROJECT DESIGN**  
RAD DESIGN SDG  
230 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
1. 510.459.3755

**CIVIL**  
SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
636 9TH STREET  
OAKLAND, CA 94607  
1. 510.873.8866

**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   | 7-23-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
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NEMO Building Systems, LLC  
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**PLAN**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

**A1.7**

Scale 3/32" = 1'-0"



**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   | 7-22-2016  |
| 004          | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005          | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
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NEMO Building Systems, LLC  
18231 Murphy Pkwy  
Lathrop, CA 95330

**PLAN**

|                    |              |
|--------------------|--------------|
| RAD Project Number | 0001         |
| Date               | 12, OCT 2016 |
| Drawn by           | SDG          |

# A1.8

Scale 3/32" = 1'-0"

**NOTATION KEY**

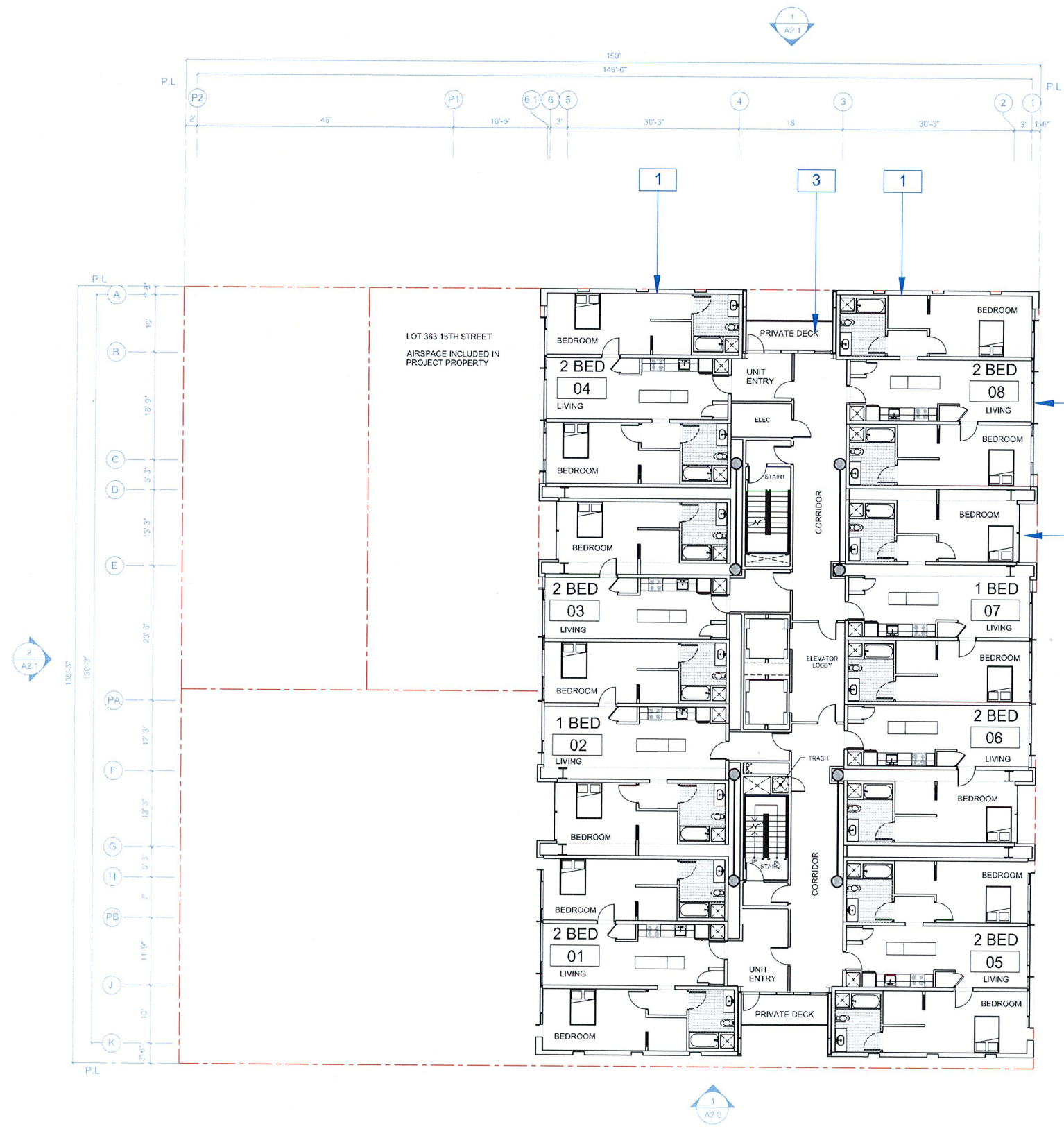
- 1 METAL PANEL RAINSCREEN SIDING
- 2 CURTAINWALL GLAZING WITH WINDOW BOX SURROUND
- 3 PRIVATE BALCONY WITH GLASS GUARDRAIL
- 4 CURTAINWALL GLAZING

**SPECIAL NOTES**

SEE SHEET A1.11 FOR ENLARGED UNIT PLANS

**PLAN LOCATION KEY**

0' 10' 25'



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**PROJECT DESIGN**  
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**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
616 9TH STREET  
OAKLAND, CA 94607  
t. 510.873.8856

**AGENCY APPROVALS**

**PLAN CHECK #**  
**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING FEE APPLICATION              | 2-10-2016  |
| 002 | BASIC APPLICATION FOR DEV. REVIEW   | 4-22-2016  |
| 003 | BASIC APPLICATION FOR DEV. REVIEW   | 7-29-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

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Lathrop, CA 95330

**PLAN**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A1.9

Scale 3/32" = 1'-0"

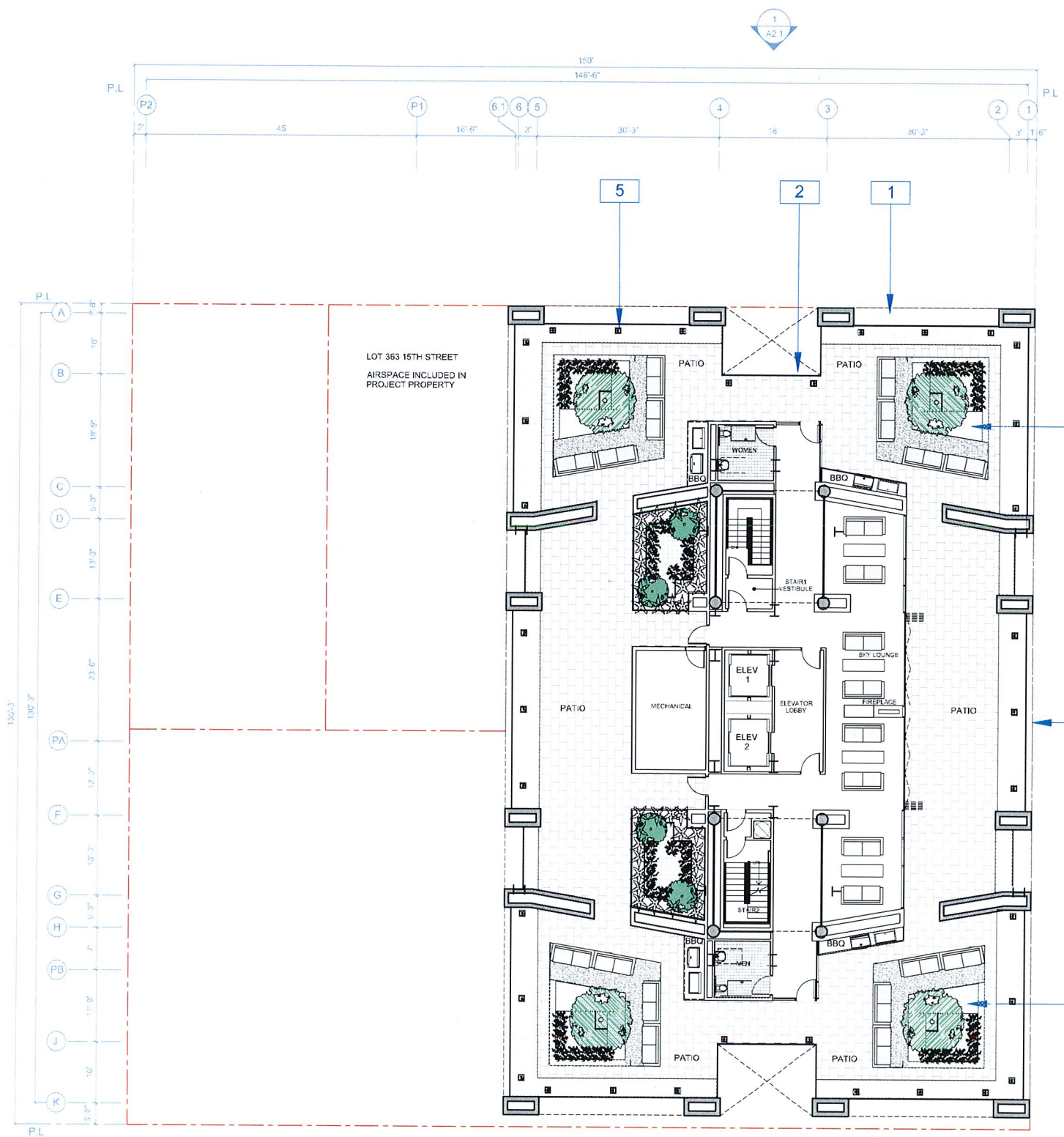
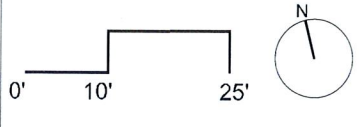
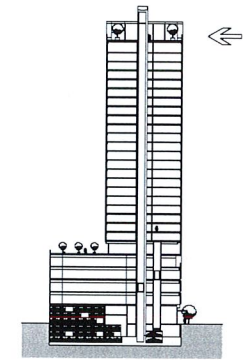
**NOTATION KEY**

- 1 METAL PANEL RAINSCREEN SIDING
- 2 6" GLASS WINDBREAK GUARDRAIL
- 3 PATIO
- 4 RAISED PLANTER WITH TREE
- 5 DAVIT ARM

**SPECIAL NOTES**

GROUP OPEN SPACE: 6,600 SF

**PLAN LOCATION KEY**



RAD BUILD  
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Tel: 510.343.5593

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**GENERAL CONTRACTOR**  
RAD BUILD  
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1.510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**PROJECT DESIGN**  
RAD DESIGN SDG  
220 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
1.510.425.2795

**CIVIL**  
SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
656 8TH STREET  
OAKLAND, CA 94607  
1.510.873.8866

**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   | 7-23-2016  |
| 004          | BASIC APPLICATION FOR DEV. REVIEW   | 9-15-2016  |
| 005          | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
Oakland, CA 94609

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

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

**PLAN**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A1.10

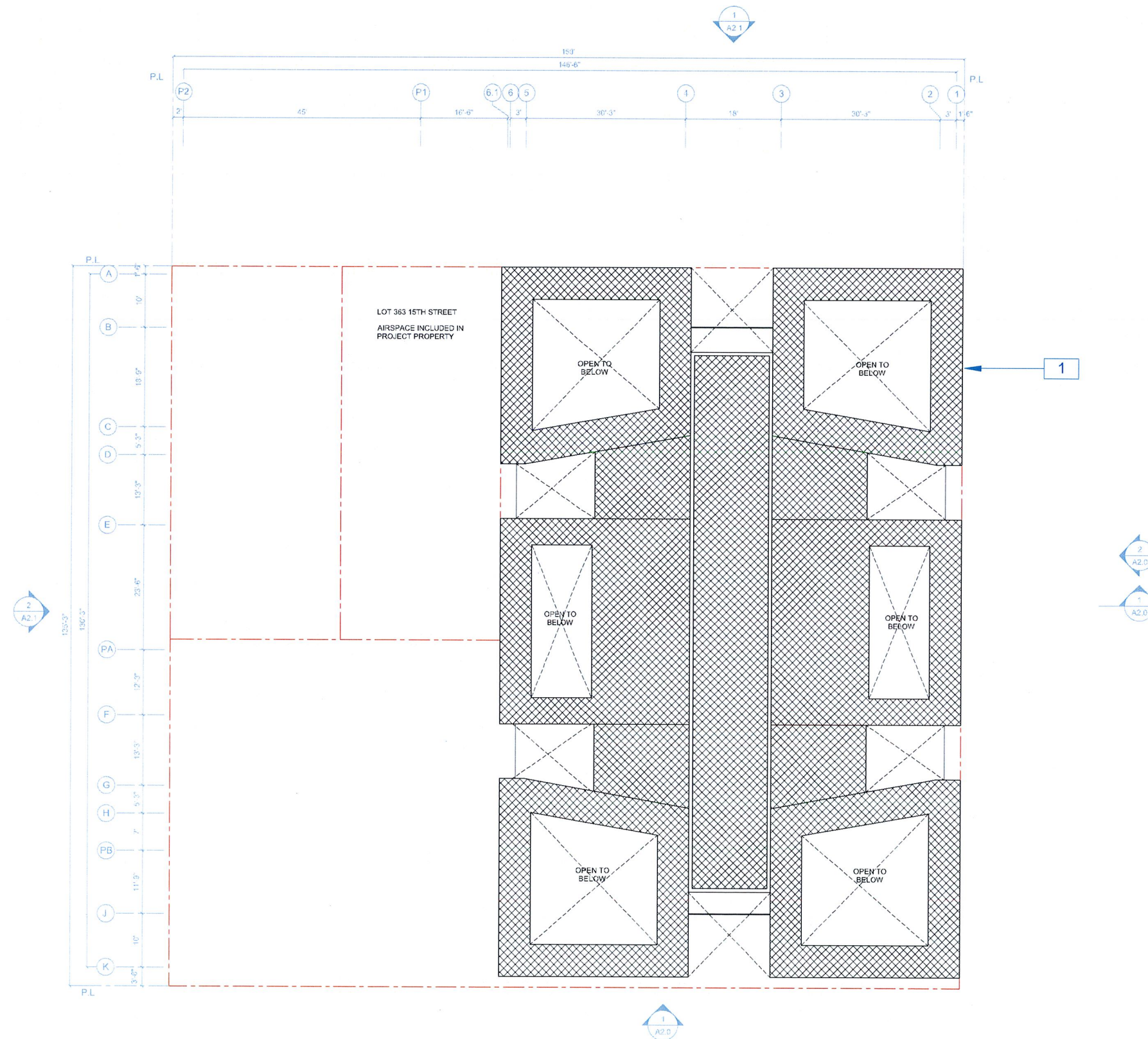
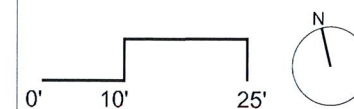
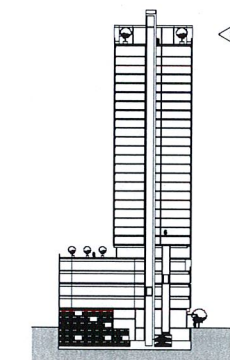
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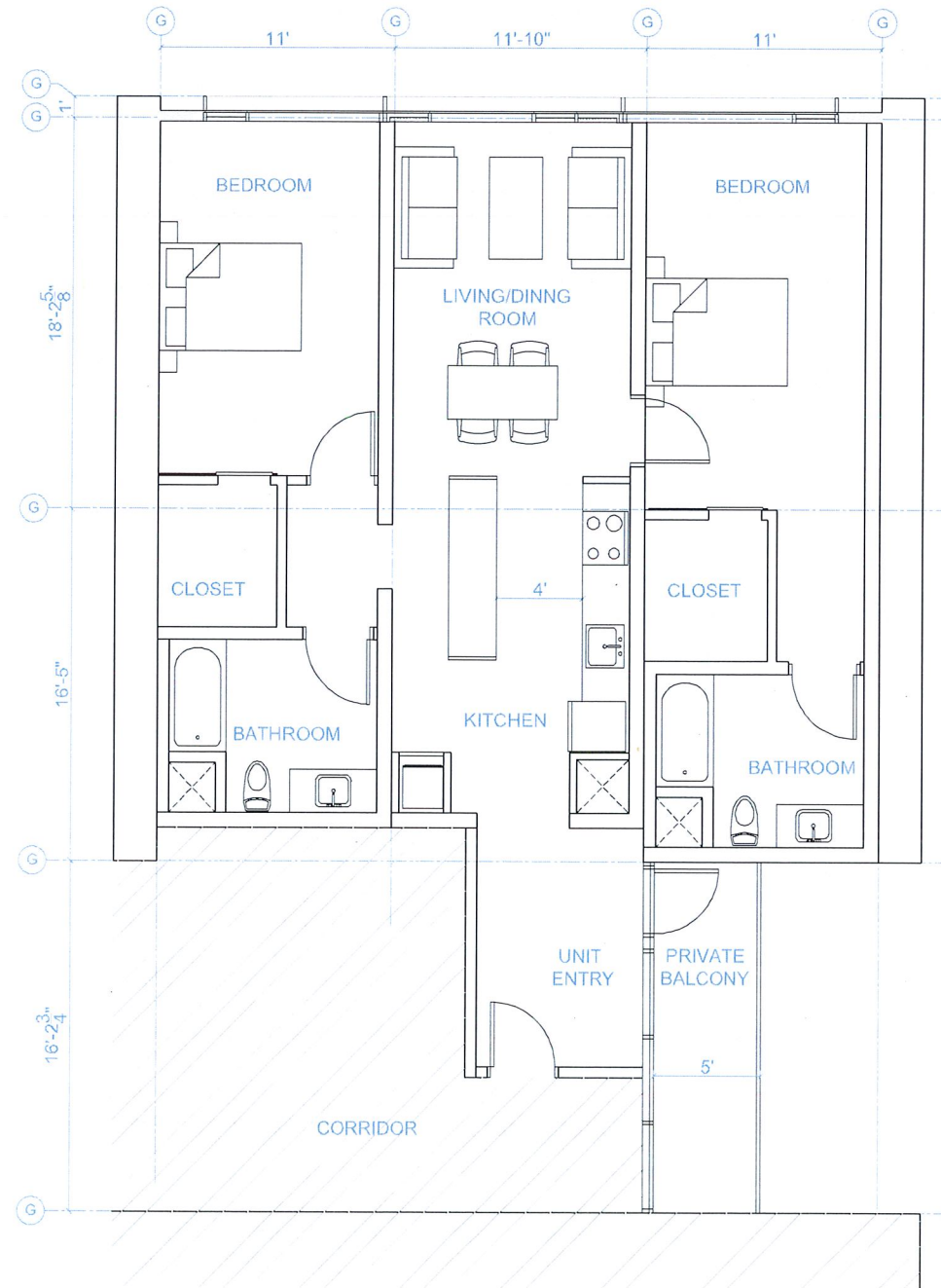
**NOTATION KEY**

1 SUNSHADE (TYPICAL)

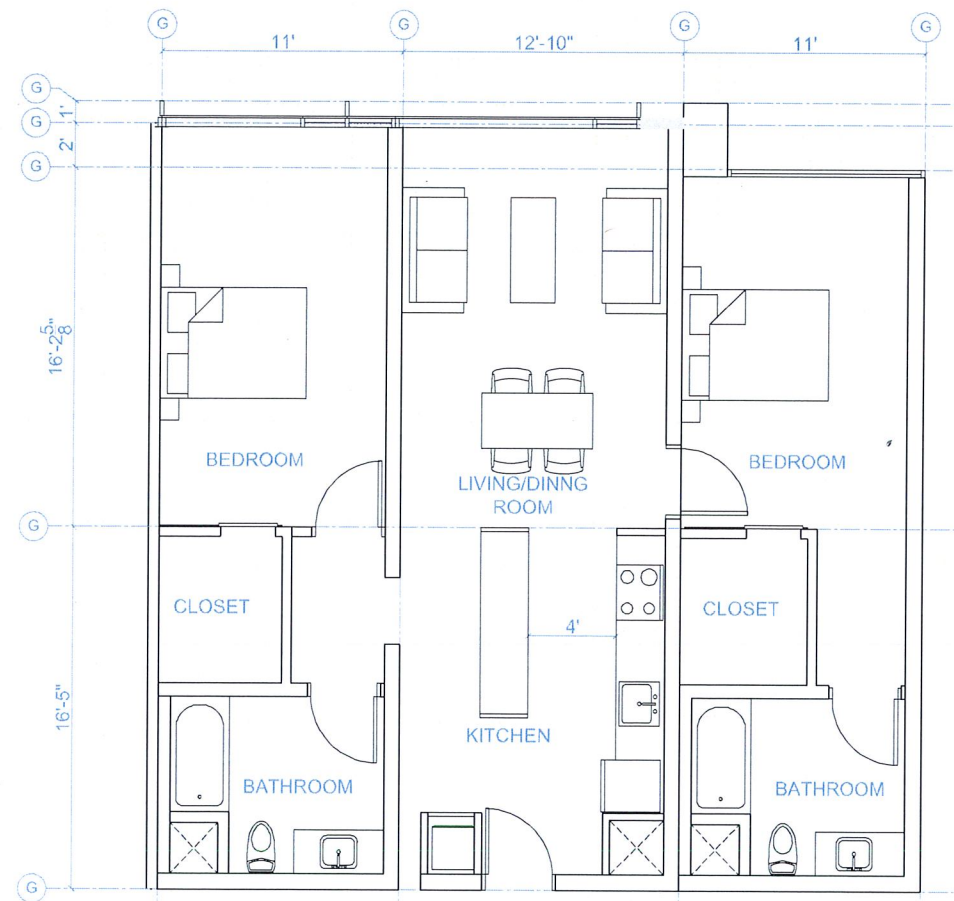
**SPECIAL NOTES**

**PLAN LOCATION KEY**

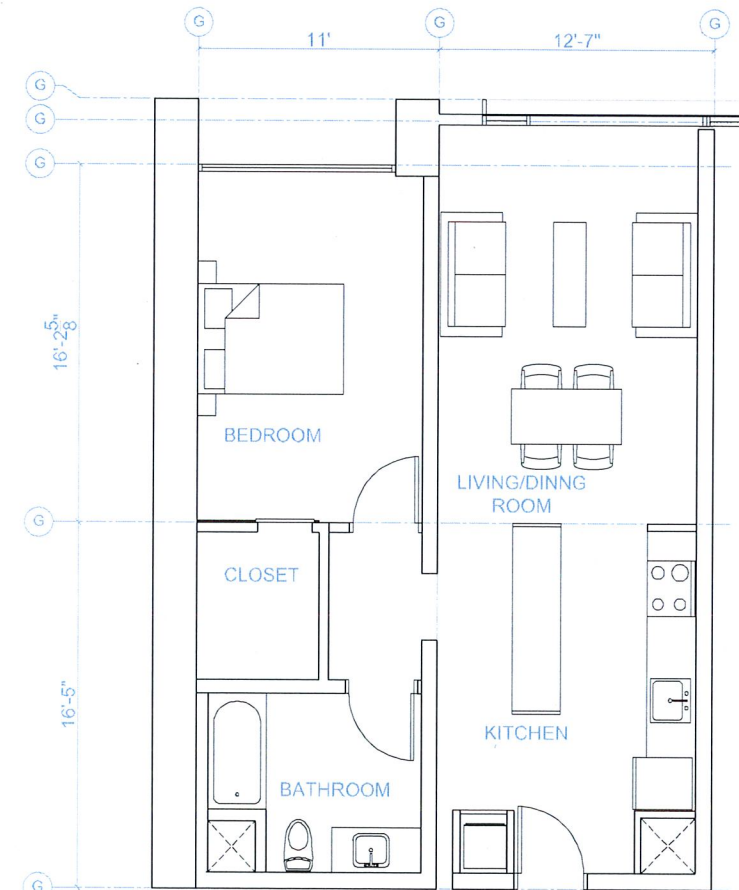




TWO BEDROOM + FOYER UNIT: 1,360 SF



TWO BEDROOM UNIT: 1,200 SF



ONE BEDROOM UNIT: 820 SF

ENLARGED UNIT PLANS

**RAD BUILD**

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

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**OWNER**  
VILLAGE GLENN OAKLAND I, LLC  
P.O. Box 70975, OAKLAND, CA 94612  
L 510.343.5593

**GENERAL CONTRACTOR**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
L 510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
L 510.343.5593

**PROJECT DESIGN**  
RAD DESIGN SDG  
230 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
L 510.459.3795

**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
856 9TH STREET  
OAKLAND, CA 94607  
L 510.873.8866

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
| 002 | BASIC APPLICATION FOR DEZ. REVIEW   | 4-22-2016  |
| 003 | BASIC APPLICATION FOR DEZ. REVIEW   | 7-22-2016  |
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| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

1433 Webster Ave.  
Oakland, CA 94609

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

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

ENLARGED PLANS

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

**A1.11**

Scale 1/4" = 1'-0"

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

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**OWNER**  
VILLAGE GLENN OAKLAND, L.L.C.  
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1.510.343.5593

**GENERAL CONTRACTOR**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**PROJECT DESIGN**  
RAD DESIGN 806  
238 E. CHIO ST. SUITE 410  
CHICAGO, IL 60611  
1.848.459.3755

**CIVIL**  
SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
608 111 STREET  
OAKLAND, CA 94607  
1.510.873.8055

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
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**1433 Webster Ave.**  
Oakland, CA 94609

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

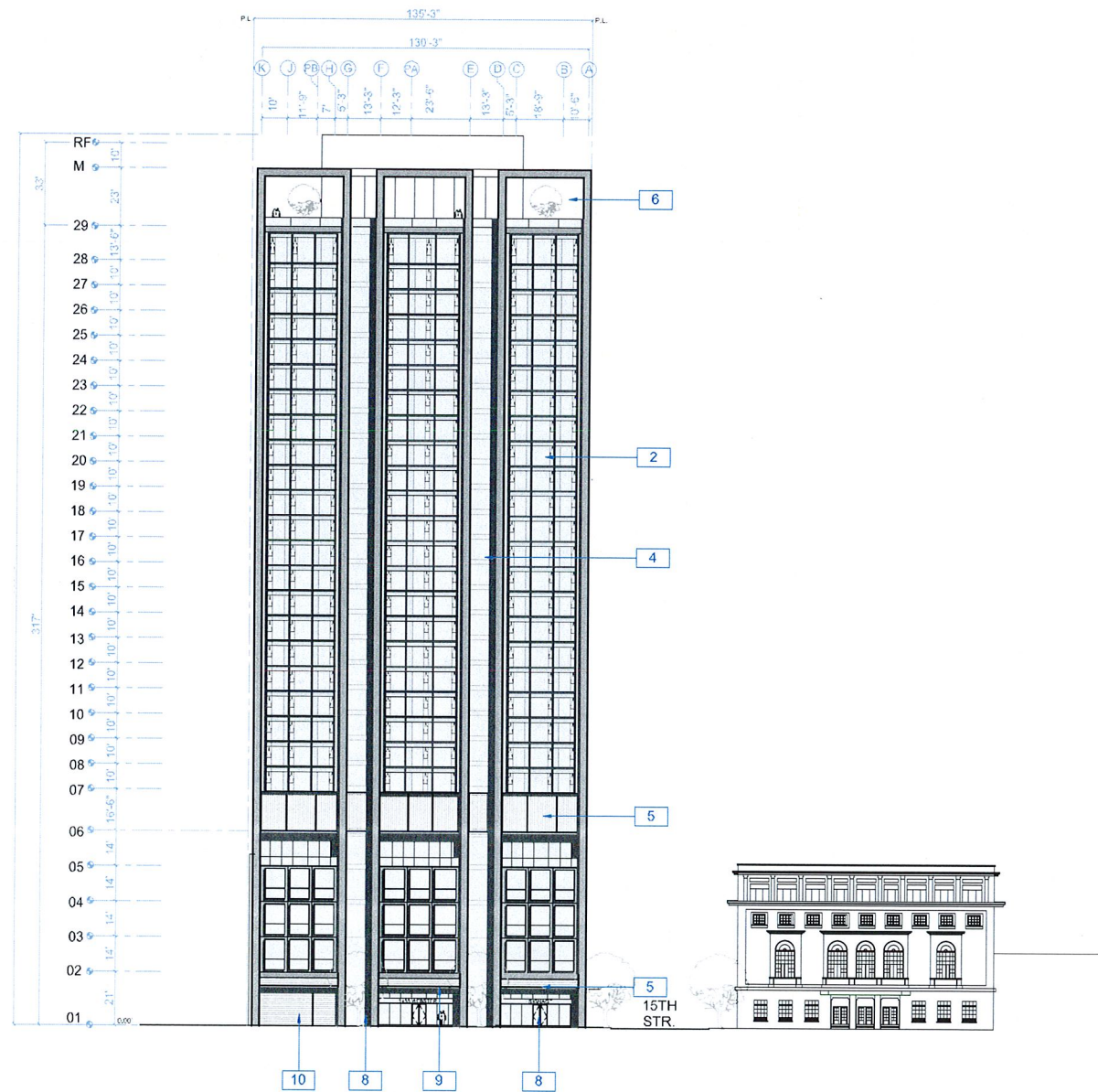
NEMO Building Systems, LLC  
18231 Murphy Pkwy  
Lathrop, CA 95330

**ELEVATION**

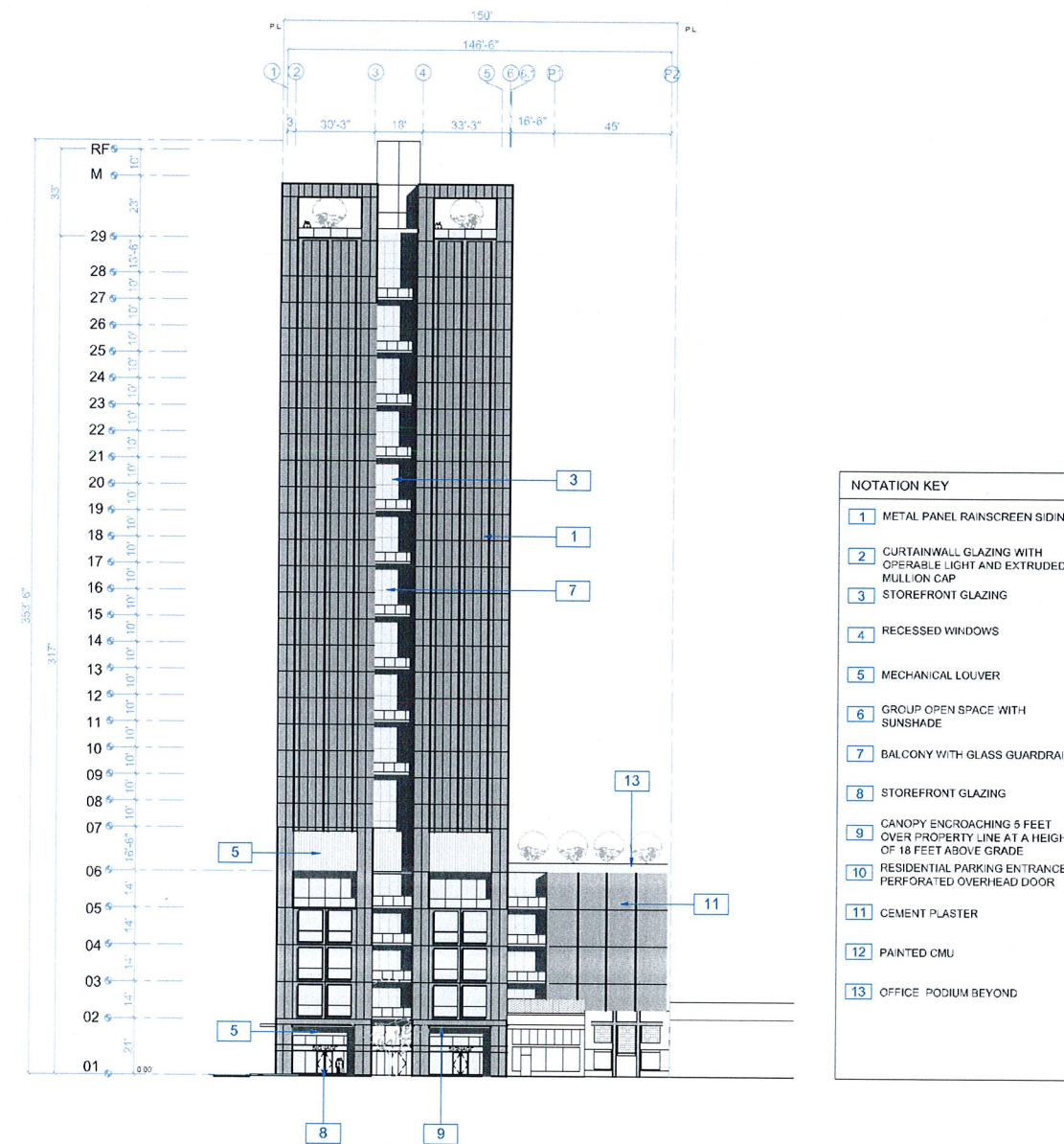
RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A2.0

Scale 1/16" = 1'-0"



FRONT ELEVATION (WEBSTER STREET) 1



SIDE ELEVATION (15TH STREET) 2

**NOTATION KEY**

- 1 METAL PANEL RAINSCREEN SIDING
- 2 CURTAINWALL GLAZING WITH OPERABLE LIGHT AND EXTRUDED MULLION CAP
- 3 STOREFRONT GLAZING
- 4 RECESSED WINDOWS
- 5 MECHANICAL LOUVER
- 6 GROUP OPEN SPACE WITH SUNSHADE
- 7 BALCONY WITH GLASS GUARDRAIL
- 8 STOREFRONT GLAZING
- 9 CANOPY ENCRGOACHING 5 FEET OVER PROPERTY LINE AT A HEIGHT OF 18 FEET ABOVE GRADE
- 10 RESIDENTIAL PARKING ENTRANCE PERFORATED OVERHEAD DOOR
- 11 CEMENT PLASTER
- 12 PAINTED CMU
- 13 OFFICE PODIUM BEYOND

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

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**OWNER**  
VILLAGE GLENN OAKLAND 1, LLC  
P.O. Box 70975, OAKLAND, CA 94612  
1 510.343.5593

**GENERAL CONTRACTOR**  
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1 510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1 510.343.5593

**PROJECT DESIGN**  
RAD DESIGN SDG  
230 E. GHO ST. SUITE 410  
CHICAGO, IL 60611  
1 510.459.2755

**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
206 18th STREET  
OAKLAND, CA 94607  
1 510.873.8866

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
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**1433 Webster Ave.**  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

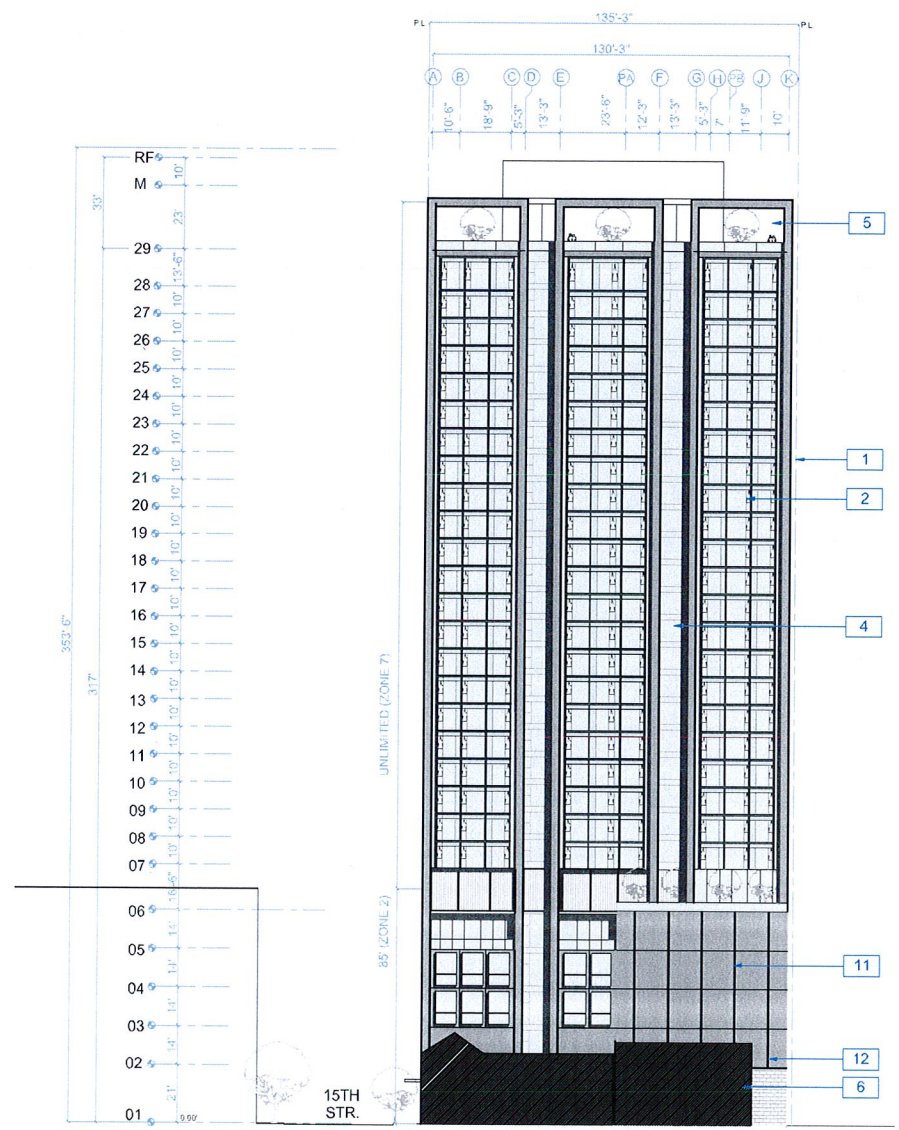
NEMO Building Systems, LLC  
18231 Murphy Pkwy  
Lathrop, CA 95330

**ELEVATION**

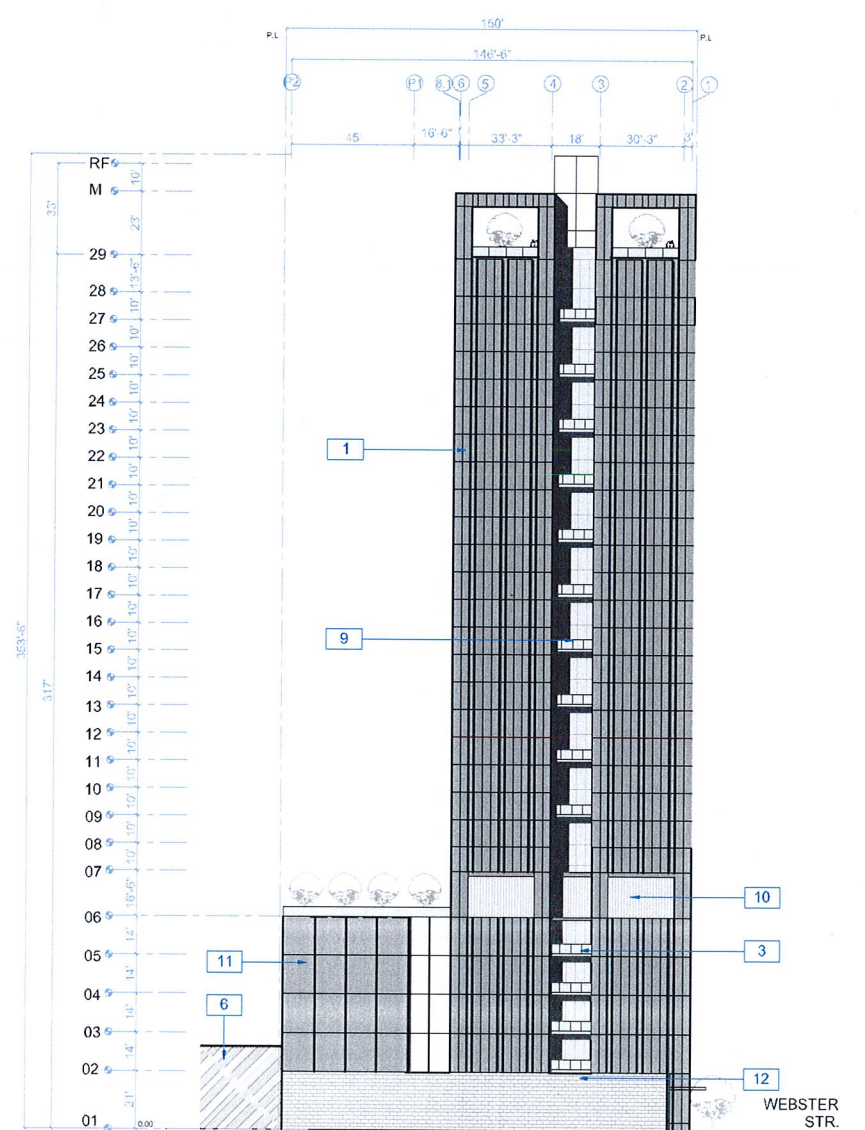
RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A2.1

Scale 1/16" = 1'-0"

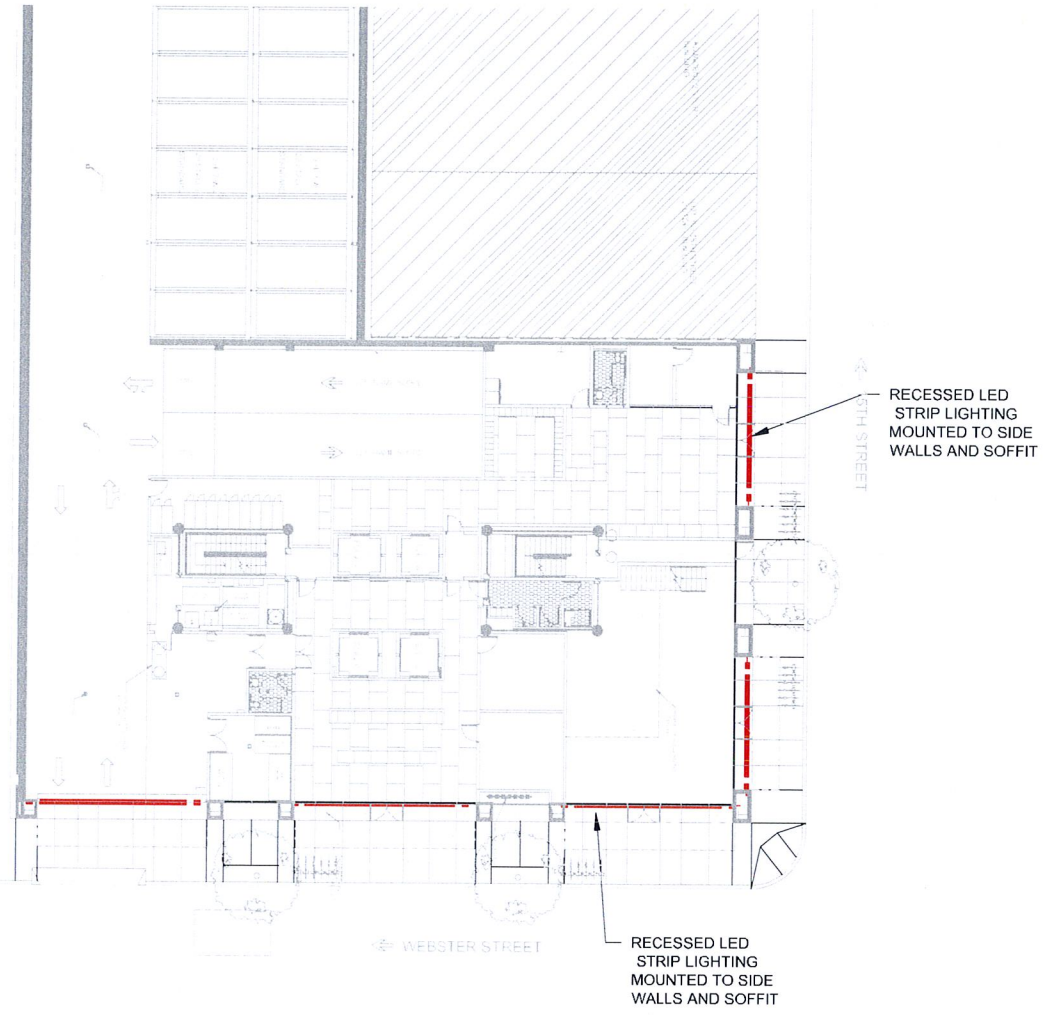


**BACK ELEVATION (WEST) 1**



**SIDE ELEVATION (SOUTH LOT LINE) 2**

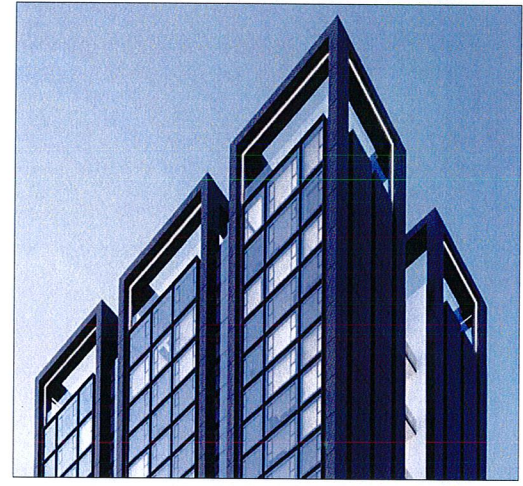
- NOTATION KEY**
- 1 METAL PANEL RAINSCREEN SIDING
  - 2 CURTAINWALL GLAZING WITH OPERABLE LIGHT AND EXTRUDED MULLION CAP
  - 3 CURTAINWALL GLAZING
  - 4 RECESSED CURTAINWALL GLAZING
  - 5 GROUP OPEN SPACE WITH SUNSHADE
  - 6 ADJACENT BUILDING
  - 7 STOREFRONT GLAZING
  - 8 FIRE RATED GLAZING
  - 9 BALCONY WITH GLASS GUARDRAIL
  - 10 DECORATIVE LOUVER
  - 11 CEMENT PLASTER
  - 12 PAINTED CMU



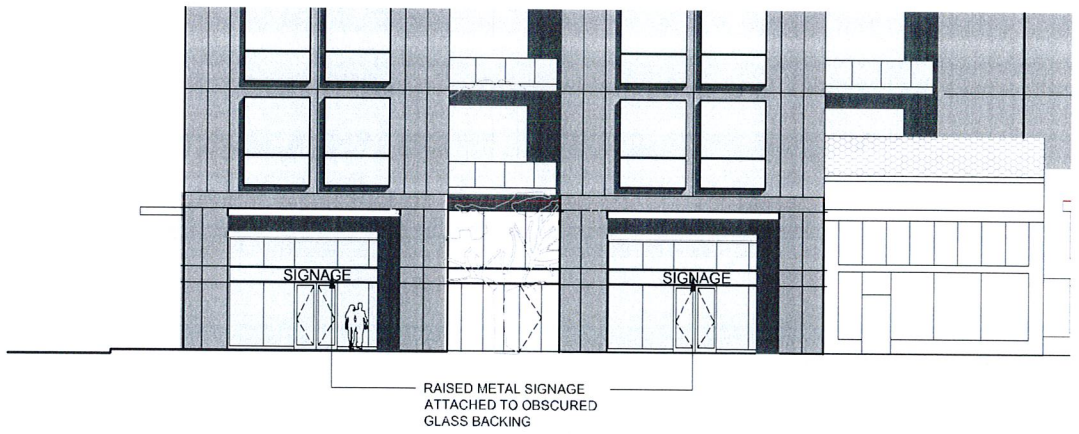
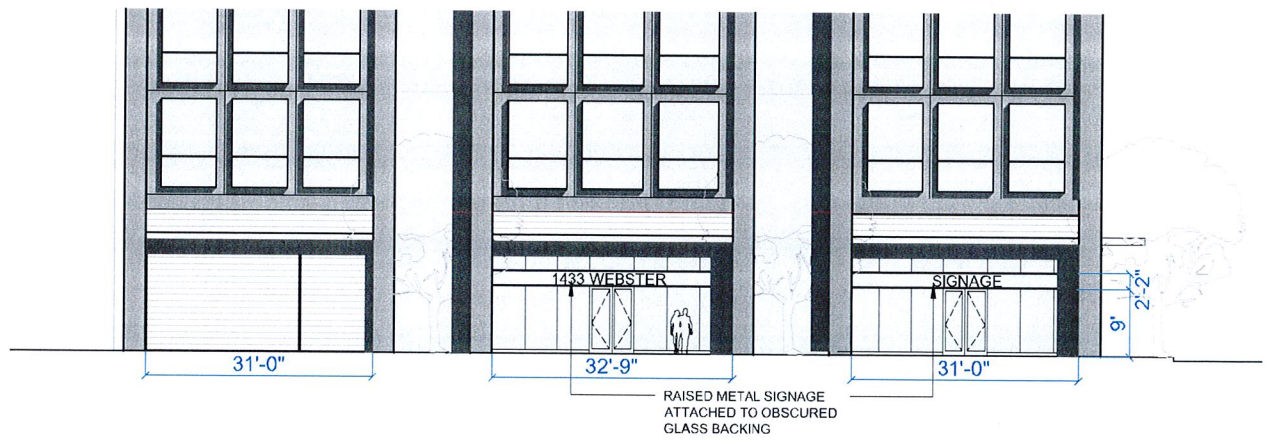
**LIGHTING 1**



METAL SIGNAGE ATTACHED TO AN OBSCURED GLASS BACKING PANEL  
SIGNAGE ILLUMINATED BY DOWNLIGHTS IN THE CANOPY



LED FEATURE LIGHTING AT THE ROOF CANOPY



**SIGNAGE 2**

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

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**OWNER**  
VILLAGE GLENN OAKLAND I, LLC  
P.O. Box 70975, OAKLAND, CA 94612  
1. 510.343.5593

**GENERAL CONTRACTOR**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1. 510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1. 510.343.5593

**PROJECT DESIGN**  
RAD DESIGN 300  
230 E. OHIO ST. SUITE 410  
CHICAGO, IL 60611  
1. 510.459.2195

**CIVIL**  
SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
656 9TH STREET  
OAKLAND, CA 94607  
1. 510.973.8866

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
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| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

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

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

**LIGHTING & SIGNAGE**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

**A2.2**

Scale N.T.S.

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

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**OWNER**  
VILLAGE GLENN OAKLAND 1, LLC  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**GENERAL CONTRACTOR**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**PROJECT DESIGN**  
RAD DESIGN SDG  
230 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
1.510.459.3785

**CIVIL**  
SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
616 9TH STREET  
OAKLAND, CA 94607  
1.510.873.8556

### AGENCY APPROVALS

### PLAN CHECK #

### ISSUE RECORD

| No. | Description                         | Date       |
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**1433 Webster Ave.**  
Oakland, CA 94609

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

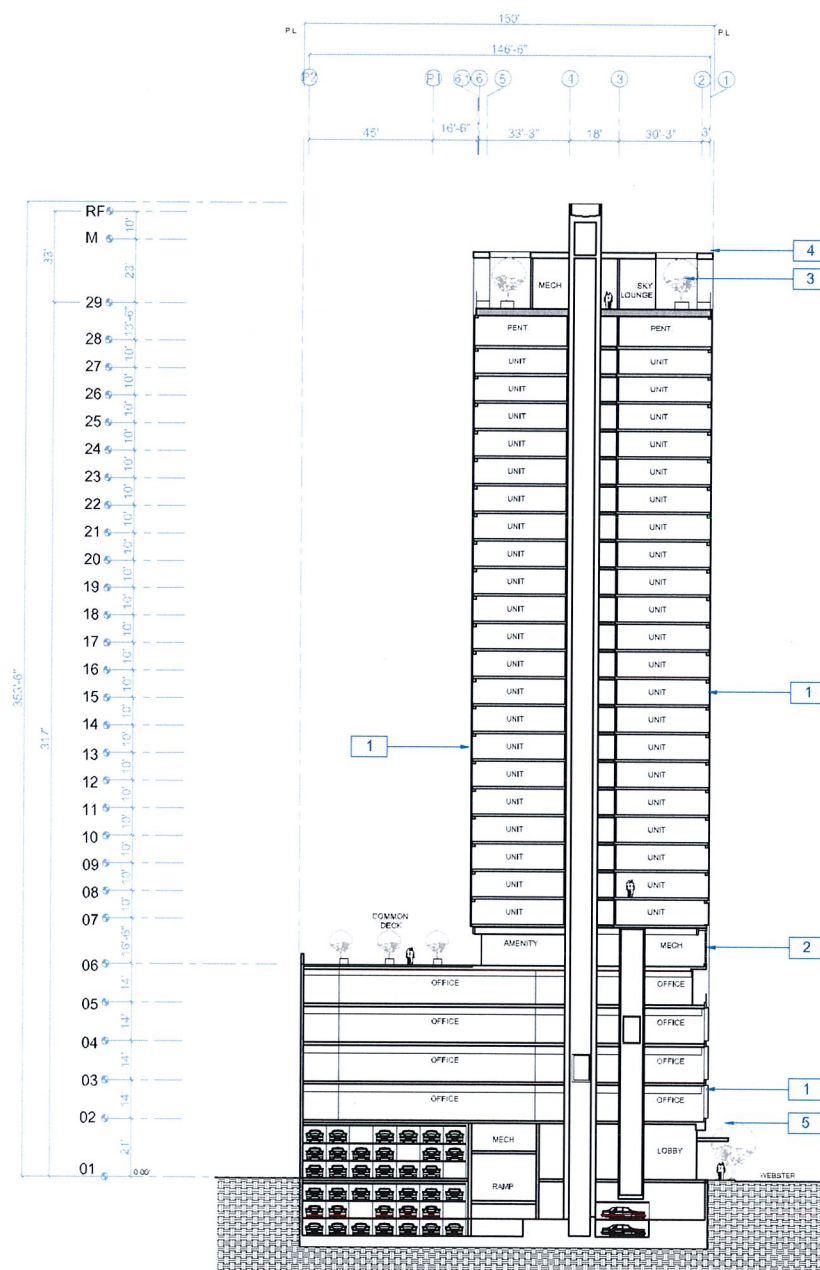
NEMO Building Systems, LLC  
18231 Muprhy Pkwy  
Lathrop, CA 95330

### SECTION

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A3.0

Scale 1/16" = 1'-0"



**NOTATION KEY**

- 1 CURTAINWALL GLAZING WITH OPERABLE LIGHT
- 2 MECHANICAL LOUVERS
- 3 GROUP OPEN SPACE
- 4 SUNSHADE
- 5 CANOPY ENCROACHING 5 FEET OVER PROPERTY LINE AT A HEIGHT OF 18 FEET ABOVE GRADE

## BUILDING SECTION 1



RAD BUILD  
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Tel: 510.343.5593

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RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
P.O. Box 70975, OAKLAND, CA 94612  
1.510.343.5593

**PROJECT DESIGN**  
RAD DESIGN SDG  
209 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
1.312.462.3795

**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
636 7TH STREET  
OAKLAND, CA 94607  
1.510.873.8866

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

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| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |
|     |                                     |            |
|     |                                     |            |
|     |                                     |            |
|     |                                     |            |
|     |                                     |            |

**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

**RENDERING**

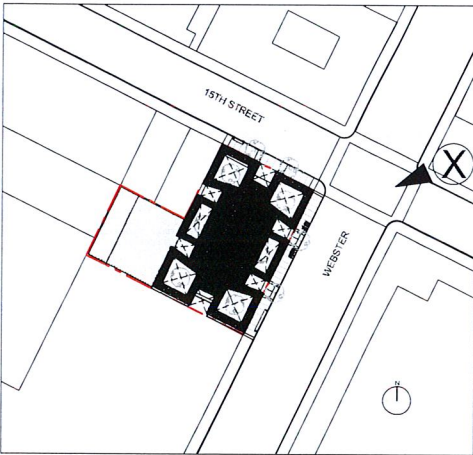
RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

**A4.1**

Scale NTS



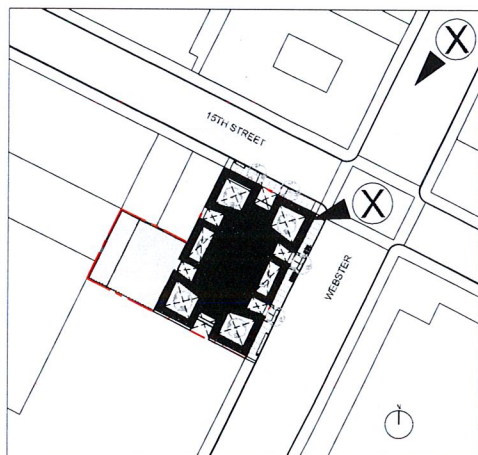
**VIEW LOCATION PLAN**



**VIEW LOOKING SOUTH ON WEBSTER**



VIEW LOCATION PLAN



VIEW LOOKING SOUTH ON WEBSTER STREET

# RAD BUILD

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

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**OWNER**

VILLAGE GLENN OAKLAND I, LLC  
P.O. Box 70975, Oakland, CA 94612  
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**GENERAL CONTRACTOR**

RAD BUILD  
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1.510.343.5593

**ARCHITECT OF RECORD**

RAD BUILD  
P.O. Box 70975, Oakland, CA 94612  
1.510.343.5593

**PROJECT DESIGN**

RAD DESIGN SDG  
230 E. CHICAGO ST. SUITE 410  
CHICAGO, IL 60611  
1.510.459.3755

**CIVIL**

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606 9TH STREET  
OAKLAND, CA 94607  
1.510.873.8556

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
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**1433 Webster Ave.**

Oakland, CA 94609

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

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

**RENDERING**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A4.2

Scale NTS

RAD BUILD  
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Tel: 510.343.5593

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|   |
|---|
| <b>OWNER</b>  |
| VILLAGE GLENN OAKLAND 1, LLC<br>P.O. Box 70975, OAKLAND, CA 94612<br>1.510.343.5593             |
| <b>GENERAL CONTRACTOR</b>   |
| RAD BUILD<br>P.O. Box 70975, OAKLAND, CA 94612<br>1.510.343.5593                                |
| <b>ARCHITECT OF RECORD</b>  |
| RAD BUILD<br>P.O. Box 70975, OAKLAND, CA 94612<br>1.510.343.5593                                |
| <b>PROJECT DESIGN</b>   |
| RAD DESIGN SDG<br>220 E. CHICAGO ST. SUITE 410<br>CHICAGO, IL 60611<br>1.510.459.3795           |
| <b>CIVIL</b>  |
| SANDIS CIVIL ENGINEERS SURVEYORS, INC.<br>636 9TH STREET<br>OAKLAND, CA 94607<br>1.510.873.8856 |

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING FIRE APPLICATION             | 2-10-2016  |
| 002 | BASIC APPLICATION FOR DEV. REVIEW   | 4-22-2016  |
| 003 | BASIC APPLICATION FOR DEV. REVIEW   | 7-29-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
Oakland, CA 94609

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

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

**RENDERING**

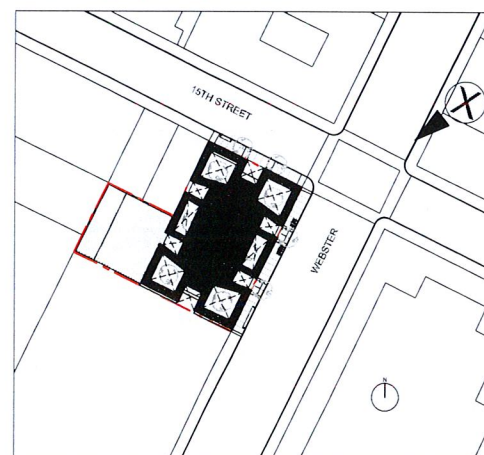
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| RAD Project Number | 0001         |
| Date               | 12, OCT 2016 |
| Drawn by           | SDG          |

# A4.3

Scale NTS



VIEW LOCATION PLAN





RETAIL AT THE CORNER OF WEBSTER AND 15TH STREET



VIEW LOOKING EAST ON 15th STREET

**RAD**  
BUILD

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

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**GENERAL CONTRACTOR**  
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**ARCHITECT OF RECORD**  
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**PROJECT DESIGN**  
RAD DESIGN SDG  
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CHICAGO, IL 60611  
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**CIVIL**  
SANDS CIVIL ENGINEERS SURVEYORS, INC.  
636 8TH STREET  
OAKLAND, CA 94607  
T: 510.873.2656

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   | 7-22-2016  |
| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
Oakland, CA 94609

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

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

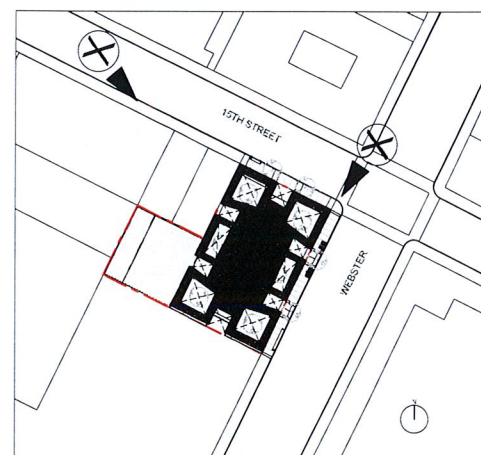
RENDERING

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

**A4.4**

Scale NTS

VIEW LOCATION PLAN



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**GENERAL CONTRACTOR**

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**ARCHITECT OF RECORD**

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**PROJECT DESIGN**

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CHICAGO, IL 60611  
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**CIVIL**

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656 8TH STREET  
OAKLAND, CA 94607  
L 510.873.8866

**AGENCY APPROVALS**

**PLAN CHECK #**

**ISSUE RECORD**

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 901 | ZONING PRE-APPLICATION              | 2-10-2016  |
| 902 | BASIC APPLICATION FOR DEV. REVIEW   | 4-22-2016  |
| 903 | BASIC APPLICATION FOR DEV. REVIEW   | 7-22-2016  |
| 904 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 905 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

**1433 Webster Ave.**  
Oakland, CA 94609

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Oakland, CA 94612  
Tel: 510.343.5593

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

**RENDERING**

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A4.5

Scale NTS



1

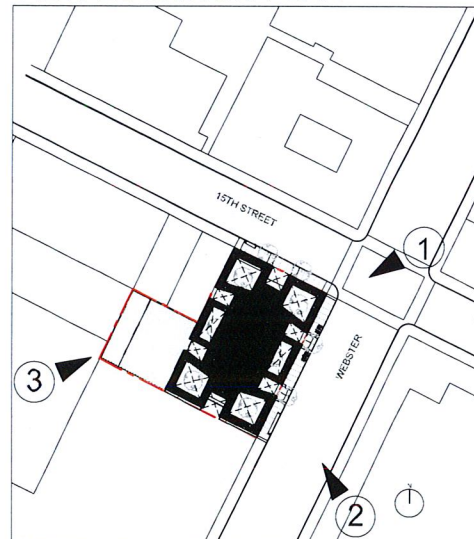


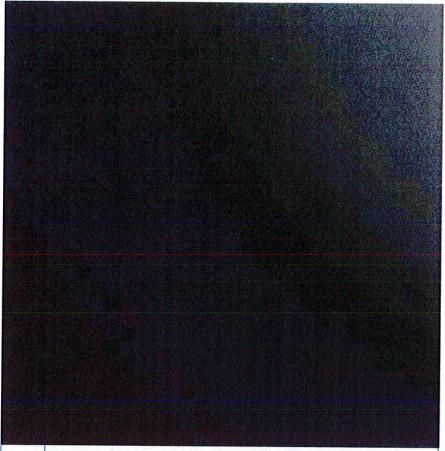
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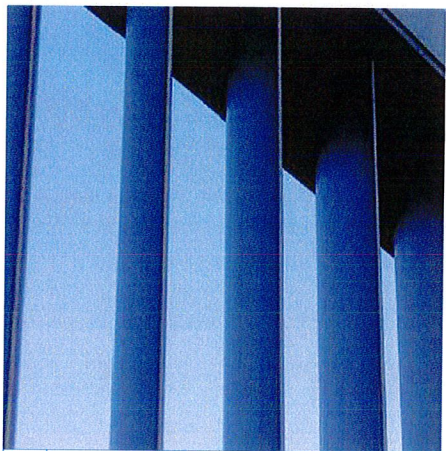
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**VIEW LOCATION PLAN**

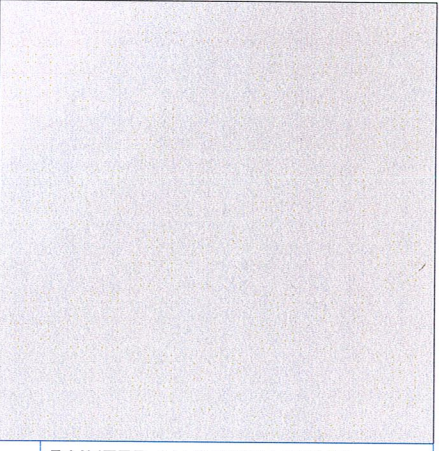




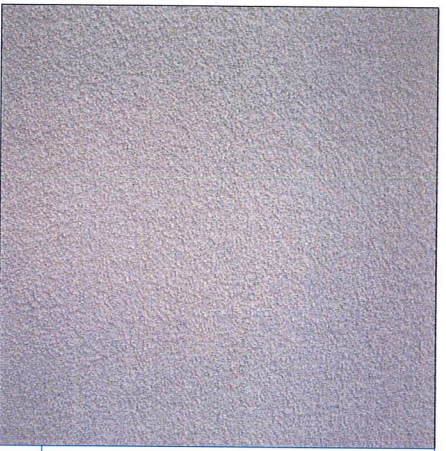
1 PAINTED ALUMINUM PANEL



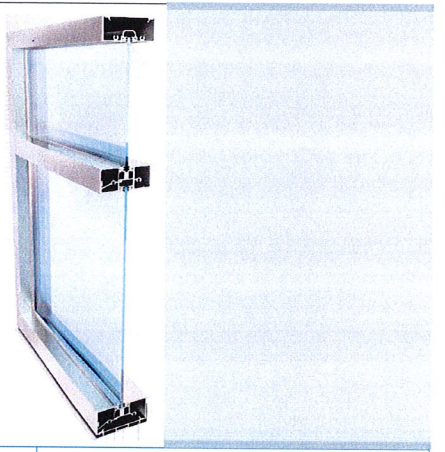
4 PAINTED ALUMINUM LOUVER



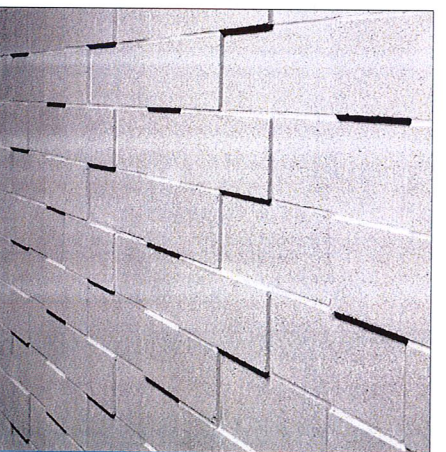
2 PAINTED ALUMINUM PANEL



5 CEMENT PLASTER



3 ALUMINUM FRAMED WINDOWS



6 PAINTED CMU

# RAD BUILD

RAD BUILD  
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**PROJECT DESIGN**  
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608 9TH STREET  
OAKLAND, CA 94607  
1.510.873.8886

## AGENCY APPROVALS

## PLAN CHECK #

## ISSUE RECORD

| No. | Description                         | Date       |
|-----|-------------------------------------|------------|
| 001 | ZONING PRE-APPLICATION              | 2-10-2016  |
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| 004 | BASIC APPLICATION FOR DEV. REVIEW   | 8-15-2016  |
| 005 | BASIC APPLICATION FOR DESIGN REVIEW | 10-12-2016 |

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

## MATERIALS

RAD Project Number 0001  
Date 12, OCT 2016  
Drawn by SDG

# A5.0

Scale INTS