

September 15, 2021 – DRAFT

5616-5622-26 MLK Jr. Way, Oakland
Historic Resource Evaluation

Introduction

The following historical resource documentation and evaluation has been prepared at the property owners' request and for their planning information and use, including for planning consultation with the City of Oakland.

To preface, this effort addresses potential historical resources based on general rather than detailed history. The historic context and historical subject – herein simplistically identified as the Civil Rights Era of the 1960s and the Black Panther Party – have deep and complex histories that are far outside the reach or capability of this historic resource evaluation and its author.

Research efforts included City of Oakland permit and planning records; historic Oakland phone directories, U.S. census records, maps and newspapers; site visits to survey and record the property and its setting; conversations with individuals knowledgeable about the subject property, its uses and activities; and reference to numerous online sites and databases with historical backgrounds in the subjects, including the State of CA's historic resource database, as well as several relevant publications and books (note: complete list of resources and references not included with Draft).

Setting (figs.1-3,6)

The subject site (parcel 18-1 of block 1210) is a portion of original lots 224-225 of block G of the 1904 Map of the Bowles and Fitzgerald Tract, which lot was further subdivided in the mid-20th century to create the current parcel.

Located one lot in from the northwest corner of Aileen St. and MLK Jr. Way (formerly, until 1982, Grove Street), the subject site houses two buildings on an 80 ft. wide by approx. 80 ft. deep parcel. Both buildings stand directly at the edge of sidewalk and front to the west on MLK Jr. Way.

Grove Street/MLK Jr. Way has long been an arterial corridor, with trolley then train rails in the median, creating the wide extant swath of road-and-rail-way. From 1966 to 1972, the elevated BART rails were erected along Oakland's stretch of Grove Street (before undergrounding in Berkeley). Contextually, that disruptive construction project was ongoing in this neighborhood and in the historical period herein addressed.

Evaluation Summary

Per the following evaluation, while there is a definite basis for a finding of historic significance under the applicable California Register of Historical Resources (CR) evaluation criteria – specifically as a site and location directly associated with the founding of the Black Panther Party For Self Defense (BPP) in the year 1967 – for an overall finding of significance, a significant quality and/or characteristic needs to be present in order to convey a message of significance in the present. It is the conclusion of this effort that the existing property and its buildings do not convey the identified historical significance.

Yet with the important exception of the commemorative wall that displays a portion of the history of the BPP and that connects this site and location to the identified historic events and persons.

In order to recognize the historical and cultural significance of this location and setting, along with its associated historic events and persons, the commemorative wall does so and, without which, the specific history would not be expressed. While, technically, the recent age of the actual

commemorative display (c2000) would prohibit its historical recognition, it must also be acknowledged that the specific events and persons associated with this site occurred just over fifty years ago, so commemoration requisitely lagged. That those events and persons have not been forbidden or forgotten is a consequence of their salient commemoration and which deserves recognition as well as furtherance as a specific location and setting directly and individually associated with the origins of the BPP.

Summary History

Based on currently available records:

- The 5622-5626 building dates to 1947, when it was constructed diagonally across MLK Jr. Way (at 5523-5527 Grove St.). The original building, with two stores and four apartments, was moved (presumably intact) to its current site in 1966 and completed for occupancy in December of that year.
- Across the parking lot, the second small commercial building at 5616 MLK Jr. Way stands in the parcel's southwest corner. The 5616 building dates to 1922, when it was constructed for use as a barber shop.

The following lists identifiable property owners and occupants (note: no detailed deed research has at this juncture been undertaken):

Owners

c1922-c1946	Frank Ziegler (1855-1946)
1947-1965	?
c1966-1967	James L. Wood, M.D. (1909-1967)
1967-c1975	Maxine E. Wood (1905-1983)
c1975-c1978	Mary Williams
c1979-c1983	James P. Lewis
c1983-1999	Marian H. Foreman
1999-present	Kim McClure

Occupants

5622-5626 MLK Jr. Way

1967	"Under construction" (5624)
1969	"No return" (5622); "Vacant" (5624); Gilda Lindsey, Barbara Williams, Barbara Woods (5626)
c1973-c1975	Thrift store
c1980	TV sales/repair (?)
c1983-c1995	Marian's Oak Pit (restaurant)/Marian H. Foreman
1995-present	It's All Good Bakery/Tevan Perry

5616 MLK Jr. Way

1923-1941	Barber shop/Frank Ziegler
1941-1956	Real estate/O. L. Eaton
1967	"Vacant"
1957-1965	?
1969	"Vacant"
1970-1994	?
1995	P&P Enterprises bookstore/Avie G. Pegues and Ernestine Pittman
2014	Terrill's Barbershop/Terrill Orme Sr.
2016-present	Kinyozi Kuts/Gary W. Williams

re: 5622-5626 MLK Jr. Way

The persons directly associated with the origins and early history of the existing 5622-5626 building were Dr. James L. Wood and Maxine E. Wood. Per permit records, the former was responsible for

the building's relocation to and redevelopment at its current location. Upon his passing in 1967, his wife Maxine took over responsibility for the building and its site and to which she remained associated until c1975.

In the Woods' period of ownership, there is scant identification of the tenants/users within the first floor commercial spaces, of which there were, until 1973, two (5622 and 5624). Nonetheless, pivotally, definitive historical records identify the first tenant/user of the 5622 commercial space as the BPP, an organization founded in this North Oakland neighborhood by Huey P. Newton (1942-1989) and Bobby Seale (1936-).

While there is a direct association per a definitive, 1967 photograph of Newton and Seale standing on the sidewalk in front of the BPP storefront at then 5622 Grove St. (fig.5), the specific beginning and end of that association has not been ascertained. Per building records, the building was completed for occupancy in December 1966 so the BPP's occupancy is estimated to begin in January 1967. The cited historic photograph was published in the *San Francisco Chronicle* on April 30, 1967. In 1966 and 1967, there are no directory listings for the BPP or for an organization to which they were allied, the North Oakland Neighborhood Anti-Poverty Center, which in various accounts is identified as the location of the BPP's founding. In the 1967 reverse directory (which provided listings by street address, though are only selectively available for the late 1960s), there is no listing at 5622 Grove while the adjacent commercial space at 5624 was listed as "under construction." Currently available online editions of the initial *BPP Community News Service* (1967, Vol.1, Nos.3, 4 & 6 @freedomarchive.org) do not identify their MLK location. Further, in 1968, the Oakland directory first listed the BPP at 4421 Grove St., understood to have been the BPP's second offices (and which location was infamously recorded in a drive-by shooting by Oakland police in August of 1968).

While specific research questions also remain open, the BPP, founded in late 1966, was directly associated with 5622 Grove St., the organization's first office and meeting space, in the year 1967.

5622-5626 building permit records (from microfiche via records request with City):

<i>Date</i>	<i>Work</i>	<i>Owner/contractor</i>
Apr.1966	Move building	Dr. James L. Wood/Power House Movers
Apr.1973	Remove wall to combine 2 stores	Maxine E. Wood/--
Jan.1974	Sign – "Caesar's Thrift Palace" (expired?)	Maxine E. Wood/--
Sep.1973	Interior alterations	James Patrick Lewis (?)/--
Feb.1981	Plumbing	James Patrick Lewis/--
Nov.1983	New restaurant – "Marian's Oak Pit"	James P. Lewis
Jan.1985	Sign permit	Marian Hallie Foreman

5622-5626 zoning permits:

<i>Date</i>	<i>Business</i>	<i>Owner</i>
Feb.2014	It's All Good Bakery, Inc.	Tevar Perry

re: 5616 MLK Jr. Way

The 5616 building dates to 1922, when it was first associated with, and presumably developed by, Frank Ziegler, a barber whose barber shop occupied the building from 1923 to 1941. For the subsequent 15 years, the building served as a real estate office for O. L. Eaton. Throughout this period, the 5616 building stood alone on this site (along with, per the 1951 Sanborn map [fig.4], a small building directly behind 5616). In the 1922-1956 period, it is presumed that Ziegler then Eaton were the subject property owners.

5616 building permit records:

None provided under records request. However, previous building evaluation record indicates original 1922 permit.

5616 zoning permits:

<i>Date</i>	<i>Business</i>	<i>Owner</i>
Aug.1995	P&P Enterprises bookstore	Avie G. Pegues and Ernestine Pittman
Oct.2014	Terrill's Barbershop	Terrill Orme Sr.
May.2016	Kinyozi Kuts	Gary W. Williams

Summary Descriptions

Site (figs.6-9)

The mixed commercial and residential building at 5622-5626 MLK Jr. Way is situated in the northern half of the lot with a narrow (5 ft.) setback at its north side, an approx. 25 ft. deep yard behind (to the east), with a paved parking lot at its south side. Across the parking lot, the second small commercial building at 5616 MLK Jr. Way stands in the parcel's southwest corner.

At the front property line, the two building corners are connected by a metal fence with swinging vehicular and pedestrian gates. Across the rear and returning at the lot's northeast side are tall wood fences atop concrete block walls that separate the subject parcel and its eastward residential neighbor. To the north, directly alongside 5622-5626, stands an adjoining two-story building. And the sides of the two buildings to the south – one two-stories, the other at the rear four-stories, with a narrow separation between – form a wall across the south side of the subject lot.

5622-5626 MLK Jr. Way (figs.6,10-13)

The 5622-5626 building is two-story mixed use, residential over commercial. It has a rectangular plan (approx. 40 ft. wide x 55 ft. deep) with a centrally notched, overhanging second floor at the south side and a second story light well towards the rear at its north side. The existing building houses a commercial shop at the first floor (5622-5624) with four dwelling units above (5626 A-D). Originally two stores, per permit records, the commercial floor was converted to a single space in 1973, though the two storefronts remain (5622 at left, 5624 right), each with a central door with transom and flanked by large fixed windows, all aluminum framed. A metal framed canvas awning spans the storefronts. To the left of the 5624 storefront is the single entry door to the apartments, with a transom above.

The building exterior walls are stucco clad. Windows are aluminum, hung or casement units in pairs and singles, all at the upper story except at rear. The building's roof is flat with a sloped roof edge and shallow overhang across the front. Otherwise, the roof edges atop the side and rear walls have simple metal flashing. The building exterior is basic and without ornamental features, materials or elements.

As noted, the south side of the building has an overhanging story, front and rear, with a small roof capping the first floor within the central, lightwell-like notch (most likely a vestige of the building's former lot). The several windows at this side are located at the upper story within the light well. Otherwise, there is a metal-gated flush door at the back (southeast) corner of the first floor.

At the building's rear, there is a central doorway at the second floor with a covered wooden landing and an open wood stairway that descends the southern half of the rear wall to grade. At the first floor, there is a small window below the upper landing and, to the north, another small window adjacent, plus a doorway and pair of windows at the corner. Above, a small window flanks each side of the doorway with a larger paired window at each end of this upper wall.

Like the south side, the north side of the 5622-5626 building is a two-story blank stucco exterior wall, yet with a single upper window approximately centered and an upper light well to the rear, the walls and probable windows of which are not visible from the exterior.

Based on limited photographic evidence as well as a current survey of existing conditions, the stucco appears to be original to 1966. All windows and doors appear to be non-original replacements.

5616 MLK Jr. Way (figs.6,14-15)

The 5616 building is one-story, wood framed and wood sided with, at the front, a recessed entry at left (north), one large store window (presently boarded up), wood sash transoms spanning the windows and door, and a stepped parapet in the style of a false front. Front exterior wall is stucco with wood trim framing doors and windows and enframing the façade. North side and rear walls are wood horizontal board-sided while the south wall abuts the adjacent building. At the rear is a single doorway with a metal gate at the right (north) alongside two windows with exterior metal grilles. Roof is low-sloped towards the north side, where it drains to a gutter at the top of wall and into a central downspout on the north side wall.

Associated Persons

5622-5626 MLK Jr. Way

As noted above, the person directly associated with the origins of the existing 5622-5626 building was Dr. James L. Wood.

James L. Wood was a medical doctor who, in 1966-1967, had an office at 5502 Grove St., at the northeast corner of 55th and Grove. In 1966-1967, Dr. James and Maxine Wood also resided in the neighborhood, at the apartment building at 747 54th St., one-half block east of the intersection of Grove and 54th streets, and which remained the address of Maxine Wood for the duration of her period of ownership of the subject property.

The first tenant/user of the 5622 commercial space was the BPP, an organization founded in this North Oakland neighborhood by Huey P. Newton (1942-1989) and Bobby Seale (1936-). The importance of both Newton and Seale are exemplified by extensive biographies (and which the current author does not attempt to encapsulate in a few short paragraphs).

5616 MLK Jr. Way

The 5616 building was originally associated with Frank Ziegler, a barber whose shop occupied the building from 1923 to 1941. For the subsequent 15 years, the building served as a real estate office for O.L. Eaton.

No evidence has been located to identify the users of the 5616 building in the late 1950s through the 1980s. Reverse directories listed 5616 Grove St. as vacant in 1967 and, again, in 1969. Thus, there were no associated persons or uses in the 1960s, when the property was associated with the persons and events of the BPP.

Architects, Builders, etc.

The 5622-5626 building was constructed in 1947 on a site located on the opposite side of Grove St., between 55th and 56th streets. No further research has been undertaken for that property, so there is at present no identified original owner, designer/architect and builder.

Moved to its present site in 1966, the moving contractor was identified in a permit record as Power House Moving of Piedmont. Beyond which, there is no identification of the builder who altered the building for occupancy at its then new location.

Based on the 1999 historical record for the 5616 building (see below), which listed a 1922 building permit, the building was designed by architect Sidney B. Newsom and built by Mervin P. Rose (see attached DPR forms for 5616 MLK for brief biographical notes re: architect Newsom).

Evaluation

Historic Context

The broad cultural and historical context most applicable to the subject site and location is the Civil

Rights Era of the 1960s, which gestated from decades of discrimination and segregation, led to the passing of the Civil Rights Act of 1964, culminated with broad civil unrest in the mid-to-late 1960s, out of which the BPP emerged in California as an American institution dedicated to the defense and freedom of Black Americans.

Previous Evaluations

In 1999, both buildings were recorded by the City of Oakland Cultural Heritage Survey (see attached), while neither building is included in the State's Building Environment Resource Database (BERD).

In the 1999 OCHS record, 5622-5626 MLK Jr. Way was not assigned a local historic resource rating based on the understanding that the building dated to 1966-67 thus, at the time, was less than 50 years of age. The accompanying photograph of the 5622-5626 building front depicted the existing building except that its second story windows have since been replaced, as has the 5626 entry door, a projecting sign at the second story has been removed, and the awning has been added. At the time of that record, the building owner was identified as Marian H. Foreman and, as it is today, the business was It's All Good Bakery.

In 1999, 5616 MLK Jr. Way was assigned a local historic resource code of Dc3, which identified the building as a "minor example" (D) with the potential to be elevated to "secondary importance" (C), if restored. Per the City's CEQA thresholds, neither C or D ratings assign eligibility for the National or California Registers so are not identified historic resources for planning purposes under CEQA.

Additionally, per the OCHS, both buildings were assigned a "3" rating, which indicated they were not within any potential historic district.

California Register Evaluation

As this historic resource evaluation effort is for environmental planning purposes specific to the application of the California Environmental Quality Act (CEQA), the following evaluates the subject resources based on the CR criteria for evaluation, and with additional reference to the evaluation criteria under the National Register of Historic Places (NR), which the CR criteria parallel and are directly based upon.

CR Criteria 1-2: Events and Persons

In its historic context, the founding of the BPP was a significant cultural and historical event.

The BPP arose in a period of collective unrest in urban areas of the United States, Oakland included. In 1966, the BPP began to organize in North Oakland in order to form a means of political expression, representation and defense for Black Americans. The BPP, which existed from 1966-c1980, arose out of a contagion of discrimination and violence against Blacks and thus organized to express the need for a change in American politics and justice. The BPP's importance is not only historical as their causes resonate in the present.

The 5622 MLK Jr. Way building has a direct yet conversely brief and coincidental association to historic events and persons. As a tenant, the BPP occupied 5622 Grove for approximately a year. They were not founded in this building. Yet, this address was evidently the organization's first bona-fide office and meeting room.

As the first identified office and meeting space of the BPP in 1967, the subject site is directly associated with an event of historical importance, the founding of the BPP. While there were numerous persons who directly contributed to the BPP, the two founders – Newton and Seale – are of individual importance and, in 1967, were directly associated with the subject site.

The subject site is therefore directly associated with historic events and historic persons so meets *CR criteria 1 and 2*.

CR Criterion 3: Design/Construction

Within its historical and cultural context, the 5622-5626 building's design and construction are without historical importance.

The site and location are part of the early history of the BPP. The building they were in is not. The adjoining, 5616 MLK Jr. Way building was all the more coincidental. Overall, the existing 5616-5626 MLK Jr. Way site is neutral, with two buildings that do not materially represent the history that occurred thereon.

Consequently, in the identified historical context, the design and construction of 5616-5626 MLK Jr. Way have no potential historical significance, so the subject resources do not meet *CR criterion 3*.

CR Criterion 4: Information Potential

Relative to potential historic architectural resources, beyond the information already in hand, including the contents of this and associated reports and records, the subject property and buildings have not yielded and, at this juncture, do not appear to have any potential to yield information of any historical importance, so the 5616-5626 MLK Jr. Way site does not meet *CR criterion 4*. (Pre-history is not a part of this historical evaluation.)

In conclusion, the 5616-5626 site and the 5622 portion of the building have direct associations to events and persons of identifiable historic importance, thus meet two CR criterion 1 and 2. Conversely, in the historical context, the 5616 building does not meet any CR criteria.

Integrity Considerations

In addition to meeting one or more of the CR criteria, thereby establishing a basis for a finding of historic significance, under the NR and CR, the subject resource must also convey its identified significance in the present.

In this case, two CR criteria are met, as the 5616-5626 site and 5622 portion of the building have direct associations to persons and events of identifiable historic importance. The question is, then, are those identified bases for significance present in the existing property and its building?

Under the NR evaluation criteria, this question is addressed by the following consideration of interrelated aspects of historic "integrity," specifically: *location and setting; association and feeling; design, materials and workmanship*.

Location and Setting

Aspects of historic integrity that are intact are the subject site's *location and setting*, the former a basic given – as the subject site and building remain where they stood in 1967; the latter a relatively important aspect of this site, set as it is in its North Oakland neighborhood, where the significant event and persons associated with the BPP germinated in the Civil Rights Era.

Association and Feeling

The site's *association and feeling* are only intact in so much as they are a consequence of the extant and ongoing commemorative display, without which the historic association to and feeling for the historic context and the BPP would be non-existent, as the site and building do not convey any feeling or association to the BPP. As such aspects of integrity rely on the extant commemorative display, historical *association and feeling* are not intact.

Design, Materials and Workmanship

Otherwise, the 5622-5626 building does not convey any significance. All physical aspects of integrity – the site and building *design, materials and workmanship* – are without historical integrity, as the building does not physically convey any relationship to significant events or persons.

Overall, despite identifiable significance specific to the founding and founders of the BPP in the year 1967, neither the subject site nor its building convey this significance. Therefore, under the CR and NR, the 5616-5626 MLK Jr. Way site and 5622-5626 building lack potential historic significance.

Commemorative Consideration

Alternatively, again utilizing the NR evaluation criteria, a further and directly applicable consideration is the site's commemorative character, as primarily commemorative properties may be found to have potential significance in their own right (NR Criteria Consideration F).

In this case, 5616-5626 MLK Jr. Way is a commemorative site – a memorial to the origins of the BPP in its North Oakland neighborhood.

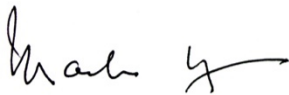
The site's significance is tied to the location and setting, including the public way and, specifically, to the ongoing commemorative display that has resuscitated and conveys the association of this site to historic cultural events and institutions, along with those individuals that were direct participants.

The commemorative criteria specifically applies to a commemorative design which, in this case, is the BPP commemorative display and which is impermanent and lean. However, such characteristics are directly a part of the cultural history in which financial and material resources have always been impermanent and lean – as exemplified by the commemorative display itself, which is applicably xeroxed, much as the records of the BPP were newsprinted and mimeographed. And while the BPP commemorative display is recent (c2000-present), the associated historic events and persons occurred just over fifty years ago, so the broad recognition of those historic events and persons of the BPP are necessarily all the more recent.

Conclusion

The extant commemoration that conveys the historical events and persons associated with the 5616-5626 MLK Jr. Way location and setting provides the basis for a finding of historic significance under the Commemorative Properties Criteria Consideration of the NR and CR. In turn, potential significance is embodied in the historic location and setting along with the ongoing commemorative display.

Signed:

A handwritten signature in black ink, appearing to read 'Mark Hulbert', with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect &
Historic Resources Consultant

attached: Figs.1-15 (pp.8-16); 1999 DPR Forms (3pp.); NR Criterion Consideration F.



SYMBOLS

HEIGHT

SECTION

EXTERIOR ELEVATION

INTERIOR ELEVATION

ROOM TAG

WALL TAG

WINDOW TAG

DETAIL

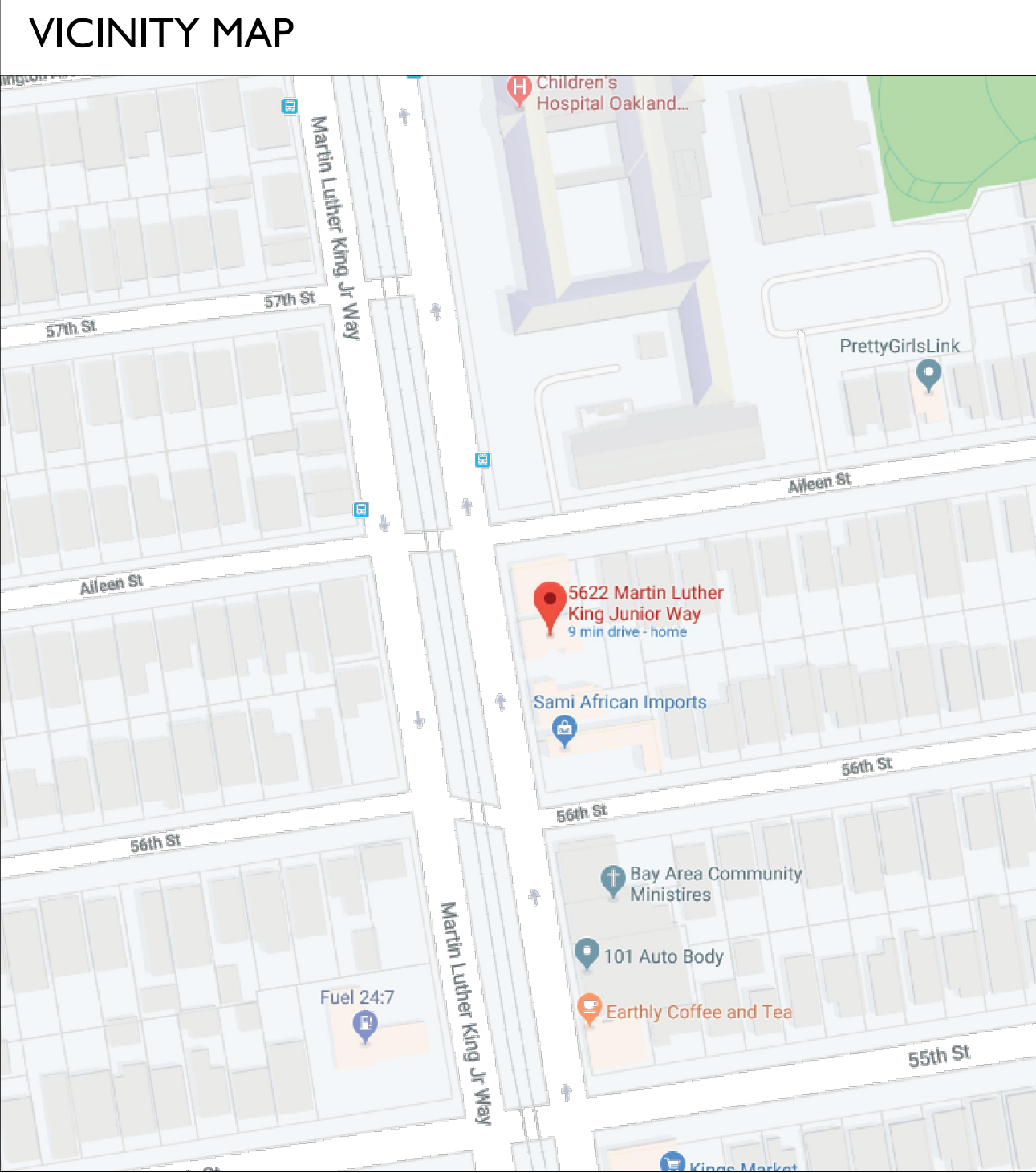
GRIDLINE

DEMOLITION NOTE

IMPROVEMENT NOTE

FINISH NOTE

DOOR TAG



PROJECT TEAM

CLIENT

TEVAR PERRY & KIM MCCLURE
IT'S ALL GOOD BAKERY
5622 Martin Luther King Jr. Way
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ogkcloud@yahoo.com

ARCHITECT

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MIXED USE DEVELOPMENT

5622 MLK JR. WAY
OAKLAND, CA 94609

DESCRIPTION OF WORK

NEW 5-STORY MIXED-USE BUILDING WITH 20 RESIDENTIAL UNITS TOTAL OVER PARKING & COMMERCIAL

PROJECT INFORMATION

APN: 014 121001801
ZONING: CN-3
LOT SIZE: 6,387 SF

CONSTRUCTION TYPE: 1 FIRST FLOOR / V 2ND-5TH FLOOR
OCCUPANCY: R - 2 / B / M / S - 2
TOTAL STORIES: 5
TOTAL HEIGHT: 56'-0" (58' - 0" AT ELEVATOR OVER-RUN)
SEE A0.1 FOR FULL CODE ANALYSIS

SHEET INDEX		
SHEET NUMBER	SHEET NAME	PLANNING
T0.1	TITLE SHEET	•
T0.2	AERIAL RENDERING	•
T0.3	GREEN POINT CHECKLIST	•
I	SURVEY SHEET	•
A0.1	SITE PLAN & CODE ANALYSIS	•
A1.1	FIRST FLOOR PLAN	•
A1.2	SECOND FLOOR PLAN	•
A1.3	THIRD FLOOR PLAN	•
A1.4	FOURTH FLOOR PLAN	•
A1.5	FIFTH FLOOR PLAN	•
A2.0	EXTERIOR ELEVATIONS	•
A3.0	SECTION	•

GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

MIXED USE DEVELOPMENT

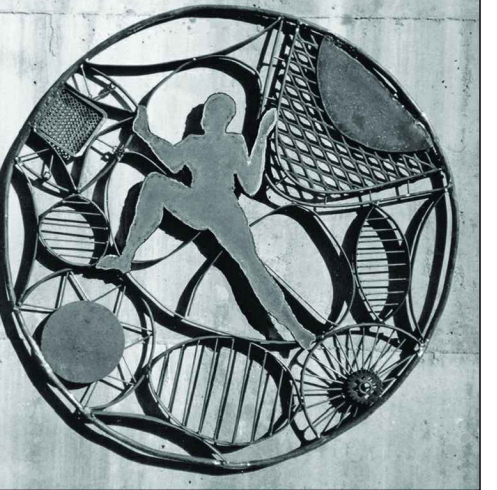
5622 MLK JR WAY
OAKLAND, CA 94609

TITLE SHEET

SCHEMATIC DESIGN

DATE 2/16/21

T0.1



GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

**MIXED USE
DEVELOPMENT**
5622 MLK JR WAY
OAKLAND, CA 94609

AERIAL
RENDERING

SCHEMATIC DESIGN

DATE 2/16/21

TO.2



GUNKEL ARCHITECTURE

1295 59TH STREET

EMERYVILLE CA 94608

GUNKELARCHITECTURE.COM

PHONE: (510) 984 - 1112

MIXED USE

DEVELOPMENT

5622 MLK JR WAY
OAKLAND, CA 94609

GREEN POINT
CHECKLIST

SCHEMATIC DESIGN

DATE 2/16/21

TO.3



NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to provide healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 30 or more points. Each the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (8), Resources (6), and Water (6), and meet the pre-requisites: CALGreen, MEasures, ES 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated. Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily

5622 Martin Luther King Jr Way Oakland 94609		Points Achieved	Community	Energy	Indoor Air Quality/Health	Resources	Water	Notes
CALGreen		Yes	CAL Green Req (REQUIRED)	4	1	1	1	1
A. SITE		Yes	A1. Construction Footprint	1			1	
TBD	A2. Job Site Construction Waste Diversion							
TBD	A2.1 50% C&D Waste Diversion (Excluding Alternative Daily Cover)							
TBD	A2.2 60% C&D Waste Diversion (Excluding Alternative Daily Cover)							
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility							
TBD	A3. Recycled Content Base Material	1						
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1				
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out							
Yes	A6. Stormwater Control: Prescriptive Path	1						
TBD	A6.1 Permeable Paving Material							
TBD	A6.2 Filtration and/or Bio-Retention Features							
TBD	A6.3 Non-Leaching Paving Materials							
TBD	A6.4 Smart Stormwater Street Design			1				
TBD	A7. Stormwater Control: Performance Path							3
B. FOUNDATION		Yes	B1. Fly Ash and/or Slag in Concrete	1				
TBD	B2. Radon-Resistant Construction				2			
TBD	B3. Foundation Drainage System					2		
TBD	B4. Moisture Controlled Crawlspace					1		
Yes	B5. Structural Pest Controls						1	
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections							
TBD	B5.2 Plant Tunks, Bases, or Stems at Least 36 Inches from the Foundation	1						
C. LANDSCAPE		2/0%	Enter the landscape area percentage					
TBD	C1. Plants Grouped by Water Needs (Hydrozoning)						1	
TBD	C2. Three Inches of Mulch in Planting Beds						1	
C3. Resource Efficient Landscapes		Yes	C3.1 No Invasive Species Listed by Cal-IPC	1			1	
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size							
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species							3
C4. Minimal Turf in Landscape		TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide				2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						1	
TBD	C5. Tools to Moderate Building Temperature			1	1			
TBD	C6. High-Efficiency Irrigation Systems						2	
TBD	C7. One Inch of Coverage in the Top Six to Twelve Inches of Soil						2	
TBD	C8. Rainwater Harvesting Systems						1	
TBD	C9. Recycled Waterwater Irrigation System						3	
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation						1	
TBD	C11. Landscape Meets Water Budget						2	
C12. Environmentally Preferable Materials for Site		Yes	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Paving	1			1	
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content 20%						1	
Yes	C13. Reduced Light Pollution			1	1			
TBD	C14. Large Stature Trees						1	
TBD	C15. Third-Party Landscape Program Certification							
TBD	C16. Maintenance Contract with Certified Professional						1	
TBD	C17. Community Garden			2				
D. STRUCTURAL FRAME A								
D1. Optimal Value Engineering		Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center		1		2	
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load			1				
TBD	D1.3 Advanced Framing Measures						2	
D2. Construction Material Efficiencies		TBD	D2.1 Engineered Lumber				1	
Yes	D3. Engineered Lumber			1			1	
Yes	D3.1 Engineered Beams and Headers			1			1	
Yes	D3.2 Wood Joists or Web Trusses for Floors			1			1	
TBD	D3.3 Engineered Lumber for Roof Rafters						1	
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications						1	
TBD	D3.5 OSB for Subfloor					0.5		
TBD	D3.6 OSB for Wall and Roof Sheathing					1	0.5	
D4. Insulated Headers		TBD	D4.1 Insulated Headers					
TBD	D4.2 FSC-Certified Wood					6		
TBD	D4.3 Dimensional Lumber, Studs, and Timber						3	
D5. Solid Wall Systems		TBD	D5.1 At Least 90% of Floors				1	
TBD	D5.2 At Least 90% of Exterior Walls						1	
TBD	D5.3 At Least 90% of Roofs						1	
TBD	D5.4 Energy Needs on Roof Trusses						1	
TBD	D5.5 Overhangs and Gutters						1	
D6. Reduced Pollution Entering the Home from the Garage		TBD	D6.1 Detached Garage				2	
TBD	D6.2 Mitigation Strategies for Attached Garage						1	

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GreenPoint Rated New Home Multifamily Checklist Version

5622 Martin Luther King Jr Way Oakland 94609		Points Achieved	Community	Energy	Indoor Air Quality/Health	Resources	Water	
D10. Structural Pest and Rat Controls		TBD					1	
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil						1	
TBD	D10.2 Wood Framing Treated With Borates or Factory-Integrated, or Wall Materials: Other Than Wood						1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1		
E. EXTERIOR		Yes	E1. Environmentally Preferable Decking	1			1	
TBD	E2. Flashing Installation Third-Party Verified						2	
TBD	E3. Rain-Resistant Wall Systems						2	
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
E5. Durable Roofing Materials		Yes	E5.1 Durable and Fire-Resistant Roofing Materials or Assembly	1	R	R	R	1
TBD	E5.2 Roofing Warranty for Single Roofing			2	2			
TBD	E6. Vegetated Roof							
F. INSULATION		Yes	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content				1	
5622 Martin	F1.1 Walls and Floors						1	
Yes	F2. Insulation That Meets the COPD Standard Method – Residential for Low Emissions	1			1			
Yes	F2.1 Walls and Floors				1			
Yes	F2.2 Ceilings				1			
TBD	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior Insulation				1			
G. PLUMBING		TBD	G1. Efficient Distribution of Domestic Hot Water					
TBD	G1.1 Insulated Hot Water Pipes			1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
Yes	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showersheads with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Fixtures						1	
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MAP) Threshold of No Less Than 500 Grams	1					1	
TBD	G2.4 Urinals with Flush Rate of 6.0 Gallons/Flush						1	
TBD	G3. Pre-Planning for Graywater System						1	
TBD	G4. Operational Graywater System						3	
TBD	G5. Submeter Water for Tenants						2	
H. HEATING, VENTILATION		Yes	H1. Sealed Combustion Units	1			1	
TBD	H1.1 Sealed Combustion Furnace						1	
Yes	H1.2 Sealed Combustion Water Heater	2			2			
TBD	H2. High-Performing Zoned Hydronic Radiant Heating System			1			1	
H3. Effective Ductwork		TBD	H3.1 Duct Materials on Duct Joints and Seams				1	
TBD	H3.2 Pressure Balance the Ductwork System						1	
Yes	H4. ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1					1	
TBD	H5. Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units							
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	Y	R	R	R	R	R	
TBD	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards							
TBD	H6.2 Adequate Ventilation Standards							
TBD	H6.3 Outdoor Air Ducts to Bedroom and Living Areas						2	
Yes	H7. Effective Range Hood Ducting and Installation	1					1	
TBD	H7.1 Effective Range Hood Ducting and Design						1	
TBD	H7.2 Automatic Range Hood Control							
I. RENEWABLE ENERGY		TBD	I1. Pre-Planning for Solar Water Heating				1	
TBD	I2. Preparation for Future Photovoltaic Installation						1	
Yes	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)						25	
I4. Net Zero Energy Home		TBD	I4.1 Net Zero Energy Home				2	
Yes	I4.2 Net Zero Electric						4	
Yes	I5. Solar Hot Water Systems to Preheat Domestic Hot Water						4	
>10% of residences	I6. Photovoltaic Systems for Multifamily Projects	12					12	
J. BUILDING PERFORMANCE		TBD	J1. Third-Party Verification of Quality of Insulation Installation				1	
TBD	J2. Supply and Return Air Flow Testing						1	
TBD	J3. Mechanical Ventilation Testing and Low Leakage						1	
TBD	J4. Combustion Appliance Safety Testing						1	
2013	J5. Building Performance Exceeds Title 24 Part 6	0.0%					30	
0.0%	J6. Title 24 Prepared and Signed by a CABC-Certified Energy Analyst						15	
TBD	J7. Participation in Utility Program with Third-Party Plan Review						1	
TBD	J8. ENERGY STAR for Homes						1	
Yes	J9. EPA Indoor airPLUS Certification						1	
K. FINISHES		TBD	K1. Entryways Designed to Reduce Tracked-in Contaminants				1	
TBD	K1.1 Entryways to Individual Units						1	
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2					2	
Yes	K3. Low-VOC Caulks and Adhesives	1					1	
K4. Environmentally Preferable Materials for Interior Finish		TBD	K4.1 Cabinets				2	
TBD	K4.2 Interior Trim						2	
TBD	K4.3 Shelving						2	
Yes	K4.4 Doors	1					1	
Yes	K4.5 Countertops						1	
TBD	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors						1	
TBD	K5.2 Cabinets and Countertops						2	
TBD	K5.3 Interior Trim and Shelving						2	
TBD	K6. Products That Comply With the Health Product Declaration Open Standard						2	
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion						1	
No	K8. Comprehensive Inclusion of Low-Emitting Finishes						2	
TBD	K9. Durable Cabinets						1	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes						2	

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5622 Martin Luther King Jr Way Oakland 94609		Points Achieved	Community	Energy	Indoor Air Quality/Health	Resources	Water
L. FLOORING		27%	L1. Environmentally Preferable Flooring	3			
25%	L2. Low-Emitting Flooring Meets COPD 2010 Standard Method – Residential	2		3	3		
TBD	L3. Durable Flooring					1	
TBD	L4. Thermal Mass Flooring						1
M. APPLIANCES AND LIGHT		TBD	M1. ENERGY STAR Dishwasher				1
TBD	M2. CEE-Rated Clothes Washer						1
TBD	M3. Size-Efficient ENERGY STAR Refrigerator						2
TBD	M4. Permanent Centers for Waste Reduction Strategies						2
Yes	M4.1 Built-In Recycling Center	1				1	
TBD	M4.2 Built-In Composting Center						1
Yes	M5. Lighting Efficiency	2		2			
Yes	M5.1 High-Efficient Lighting						
TBD	M5.2 Lighting System Designed to IEBCA Footcandle Standards or Designed by Lighting Consultant						
TBD	M6. Central Laundry						1
TBD	M7. Gearless Elevator					1	
N. COMMUNITY		Yes	N1. Smart Development	2	1		1
Yes	N1.1 Infill Site						1
TBD	N1.2 Designated Brownfield Site						1
25%	N1.3 Conserve Resources by Increasing Density	4		2	1		2
TBD	N1.4 Cluster Homes for Land Preservation						1
TBD	N1.5 Home Site Efficiency						9
Varies	Enter the area of the home, in square feet						
Yes	N2. Home/Development Located Within 1/2 Mile of a Major Transit Stop	2		2			
N3. Pedestrian and Bicycle Access		TBD	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services				2
Enter the number of Tier 1 services							
Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways						1
Yes	N3.3 Traffic Calming Strategies						1
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide						1
Yes	N3.5 Bicycle Storage for Residents						1
1 space per unit	N3.6 Bicycle Storage for Non-Residents						2
TBD	N3.7 Reduced Parking Capacity						2
N4. Outdoor Gathering Places		TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents				1
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services						1
TBD	N5. Social Interaction						
TBD	N5.1 Resident Entries with Views to Caltrans						1
TBD	N5.2 Entrances Visible from Street and/or Other Public Doors						1
TBD	N5.3 Porches Oriented to Street and Public Space						1
TBD	N5.4 Social Gathering Space						1
N6. Passive Solar Design		TBD	N6.1 Heating Load				2
TBD	N6.2 Cooling Load						2
N7. Adaptive Building		TBD	N7.1 Universal Design Principles in Units				1
TBD	N7.2 Full-Function Independent Rental Unit						1
N8. Affordability		TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less				2
TBD	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less						1
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale						1
N9. Mixed-Use Developments		TBD	N9.1 Live/Work Units Include a Dedicated Commencement Entrance				1
TBD	N9.2 At Least 2% of Development Floor Space Supports Mixed Use						1
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service						1
O. OTHER		Yes	O1. GreenPoint Rated Checklist in Blueprint	Y	R	R	R
TBD	O2. Pre-Construction Market Meeting with Owner and Subcontractors						
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
TBD	O5. Home System Monitors			2	1		
O6. Green Building Education		TBD	O6.1 Marketing Green Building				0.5
TBD	O6.2 Green Building Education			0	0.5		
Yes	O7. Green Appraisal Addendum			Y	R	R	R
TBD	O8. Detailed Disability Plan and Third-Party Verification of Plan Implementation						1
TBD	O9. Residents Are Offered Free or Discounted Transit Passes			2			1
TBD	O10. Voluntary Relocation Practices and Vandalism Management Plan						1
P. PERSON CONSIDERATI		P1. Acoustic, Noise and Vibration Control		1	1	1	
Enter the number of Tier 1 practices							
Enter the number of Tier 2 practices							
P2. Mixed-Use Design Strategies		P2.1 Tenant Improvement Requirements for Build-Outs					1
TBD	P2.2 Commercial Loading Area Separated for Residential Area						1
Yes	P2.3 Separate Mechanical and Plumbing Systems			1	1		
TBD	P3.1 Design Phase						1
TBD	P3.2 Construction Phase						1
TBD	P3.3 Post-Construction Phase						1
TBD	P4. Building Enclosure Testing						1
Summary		Total Available Points in Specific Categories	381	43	138	61	86
Minimum Points Required in Specific Categories			50	2	0	6	6
Total Points Achieved			76.0	10.0	17.0	15.0	28.0

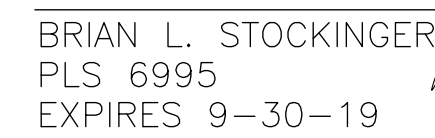
1. DATE OF SURVEY: FEBRUARY, 2019
2. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
3. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
5. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
6. PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY
7. ASSESSOR'S PARCEL NUMBER: 014-1210-018-01
8. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
9. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINES

VERTICAL ELEVATIONS ARE BASED UPON A CITY OF
OAKLAND BENCHMARK (6SE15) BEING THE PIN MONUMENT
LOCATED AT THE INTERSECTION OF AILEEN AND GENOA
STREETS -- ELEVATION TAKEN AS 72.01'

BASIS OF BEARINGS ARE THE FOUND CITY OF OAKLAND STREET MONUMENTS MARKING THE MONUMENT LINE OF AILEEN STREET AS SHOWN ON THE PARCEL MAP FILED IN BOOK 326 OF MAPS AT PAGE 78, ALAMEDA COUNTY RECORDERS OFFICE. THE BOUNDARY FOR THE HEREIN TOPOGRAPHIC MAP IS DELINEATED ON AND ARE TIED OUT ON THIS TOPOGRAPHIC SURVEY.

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE LAND SURVEYOR ACT ON JANUARY, 2019

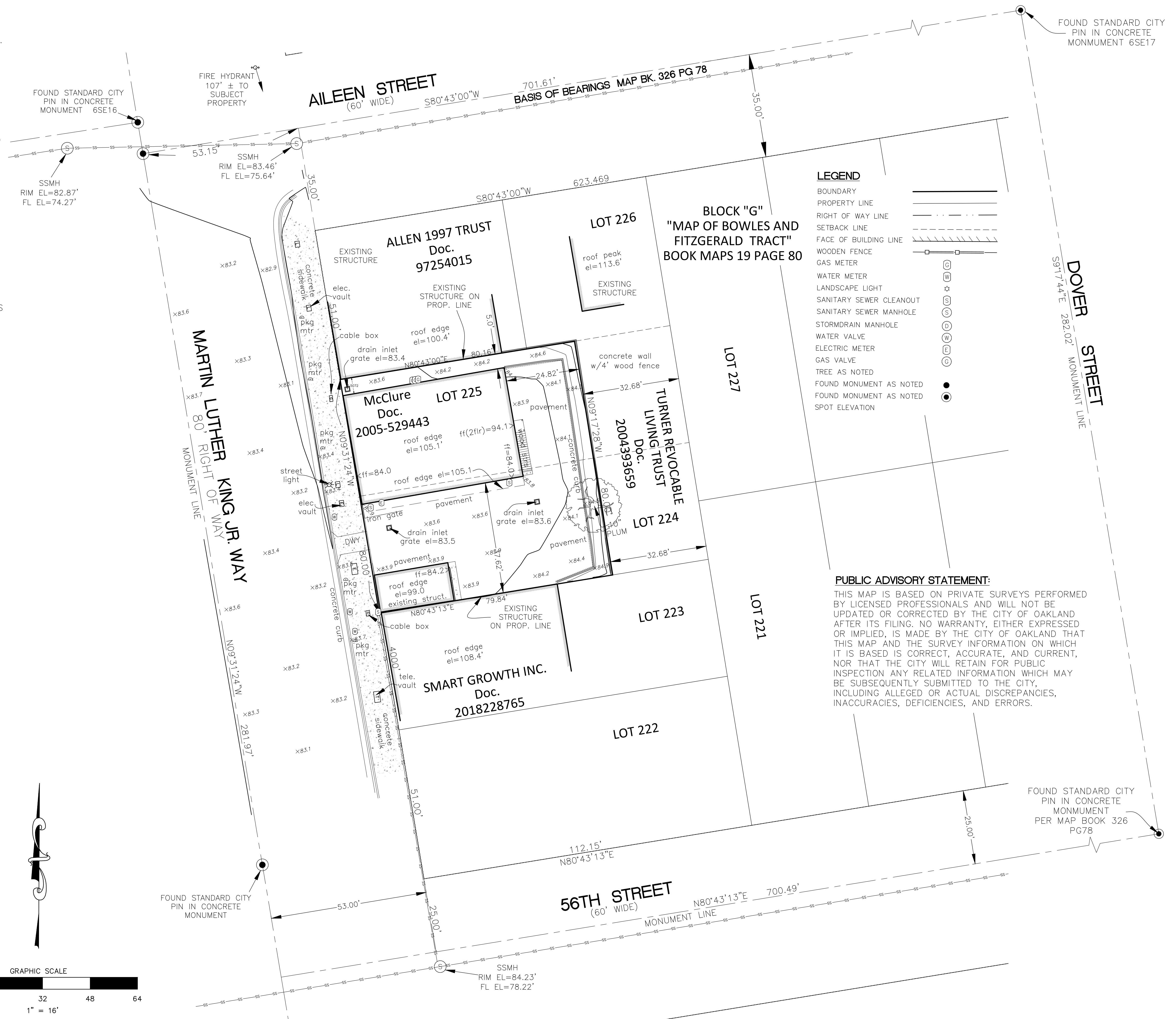
I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE
ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL
ORDINANCES HAVE BEEN COMPLIED WITH.



GRAPHIC SCALE

0 16 32 48 64

1" = 16'



TOPOGRAPHICAL/BOUNDARY SURVEY

3622 MARTIN LUTHER KING JR. WAY

100

100 90 80 70 60 50 40 30 20 10 0

[illegible]

DENSITY CALCULATION

LOT SIZE: 6,387 SF
ZONE CN-3= (1) DWELLING/450 SF = (14) ALLOWED BY CODE

6,387 SF / 450 SF = 14.19 UNITS ALLOWED BY CODE
DENSITY BONUS ALLOWS A ROUND UP TO (15) UNITS.
32.5% INCREASE ALLOWED FOR INCLUSION OF 10% VERY LOW INCOME UNITS
15 x 0.325 = 19.875 UNITS = (20) ALLOWABLE UNITS W/ DENSITY BONUS
UNIT MIX: (19) 2-BR, (1) 1-BR

PARKING CALCULATION

ZONE= CN-3 COMMERCIAL
(20) UNITS x.5/DWELLING W/ TRANSIT REDUCTION, CAR SHARE
= (10) REQUIRED (COMMERCIAL < 3000SF SO NO ADDITIONAL SPACES REQUIRED)

BICYCLE PARKING

(20) UNITS x .25 /UNIT = (5) REQUIRED; (5) PROVIDED ; (2) SHORT TERM SPACES PROVIDED ON STREET

HEIGHT

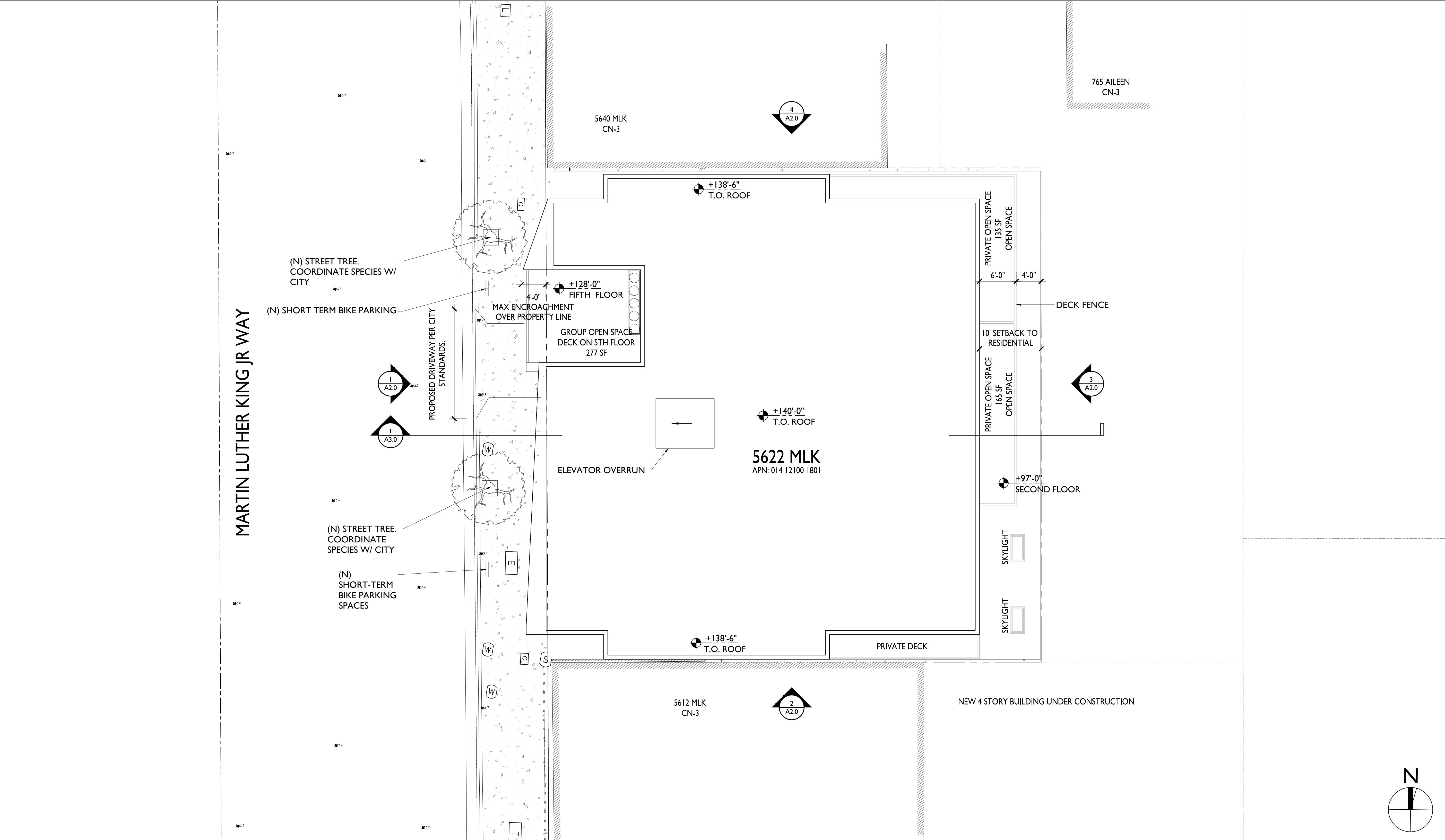
MAX HEIGHT ALLOWED: 45'-0", 4 STORIES
PROPOSED HEIGHT: 56'-0", 5 STORIES
WAIVER REQUESTED FOR ADDITIONAL STORY

OPEN SPACE

GROUP OPEN SPACE WHEN PRIVATE OPEN SPACE IS SUBSTITUTED::
30SF/DWELLING REQ'D= 600 SF REQUIRED
277 SF PROVIDED
PRIVATE OPEN SPACE:
150SF/DWELLING REQ'D= 3,000SF REQUIRED
300 SF PROVIDED, (COUNTS AS 600 SF TOWARDS TOTAL USABLE OPEN SPACE)

TOTAL USABLE OPEN SPACE REQUIRED = 600 + 3,000 = 3,600 SF
TOTAL USABLE OPEN SPACE PROVIDED = 277 + 600 = 877 SF

WAIVER REQUESTED FOR OPEN SPACE



ROOF & SITE PLAN



GUNKEL ARCHITECTURE
1295 59TH STREET
EMERYVILLE CA 94608
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112

**MIXED USE
DEVELOPMENT**
5622 MLK JR WAY
OAKLAND, CA 94609

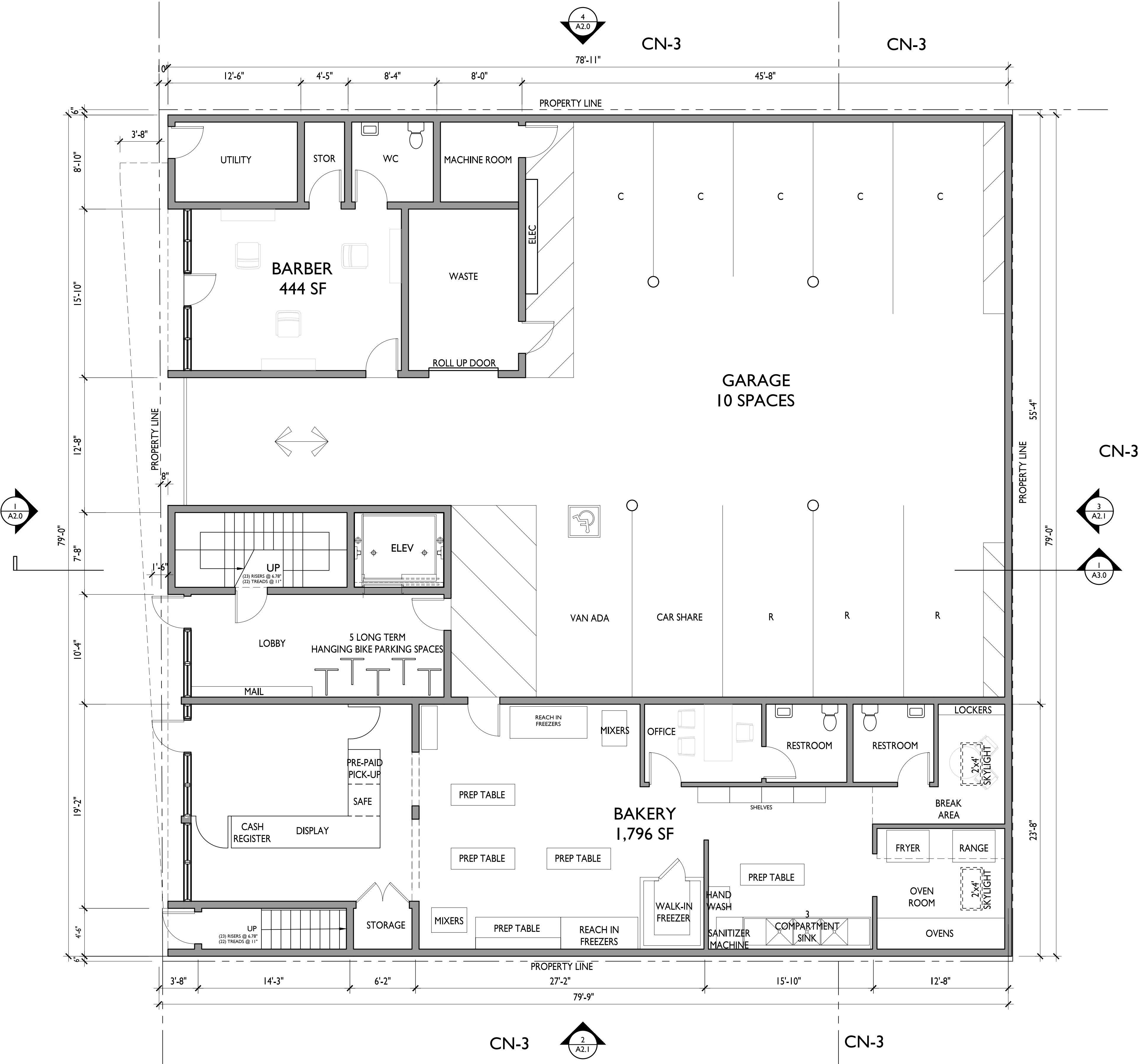
ROOF &
SITE PLAN &
CODE
ANALYSIS

SCHEMATIC DESIGN

DATE 2/16/21

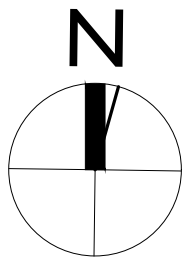
A0.1

MARTIN LUTHER KING JR WAY



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



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OAKLAND, CA 94609

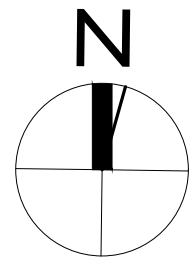
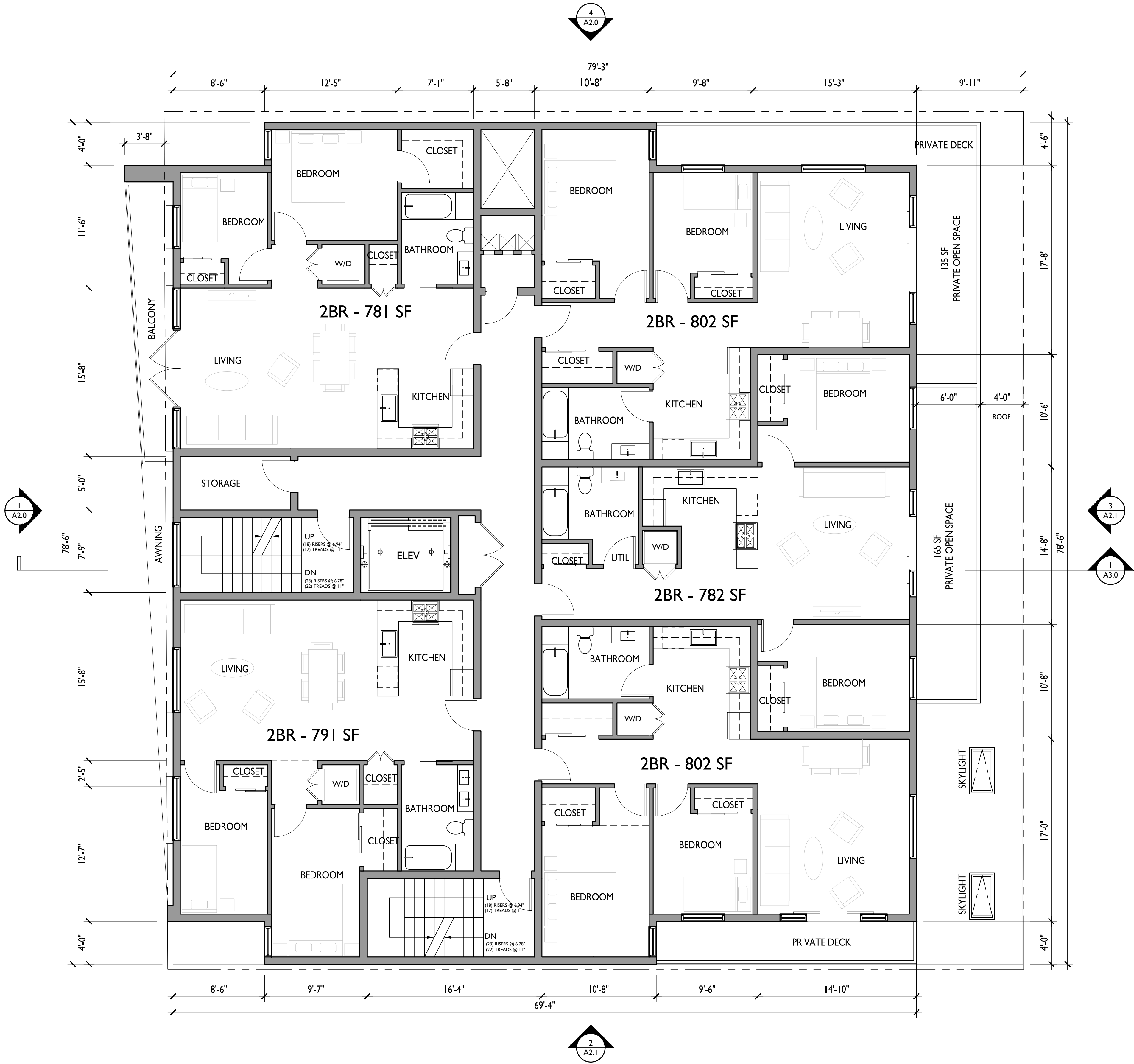
FIRST
FLOOR PLAN

SCHEMATIC DESIGN

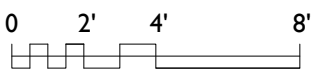
DATE 2/16/21

A1.1

SECOND FLOOR PLAN



SCALE: 3/16"=1'-0"



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OAKLAND, CA 94609

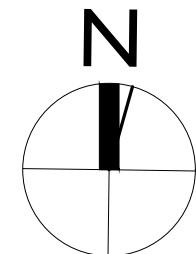
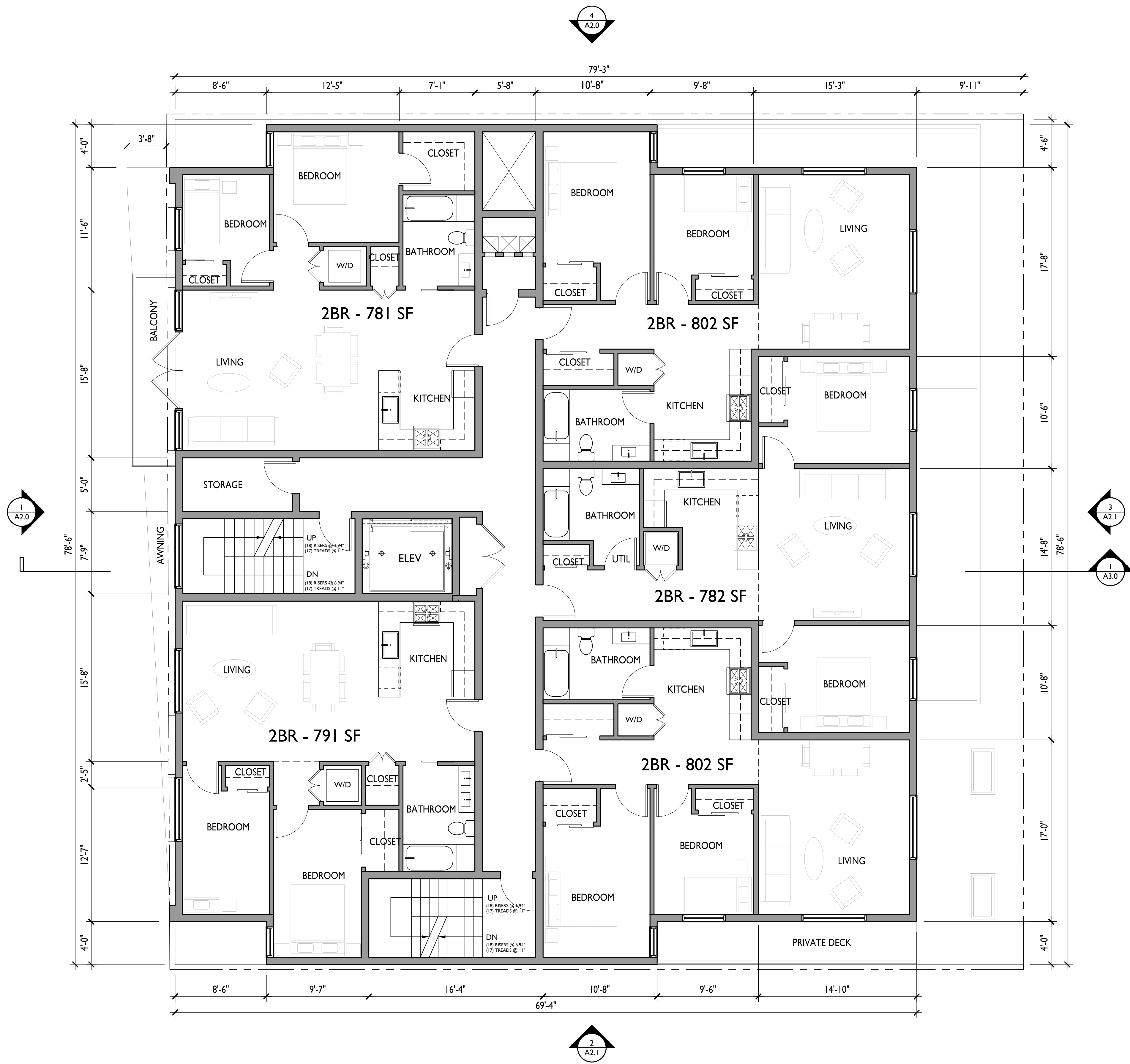
SECOND
FLOOR PLAN

SCHEMATIC DESIGN

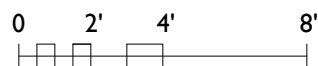
DATE 2/16/21

A1.2

THIRD FLOOR PLAN



SCALE: 3/16"=1'-0"



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**MIXED USE
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OAKLAND, CA 94609

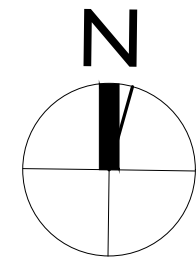
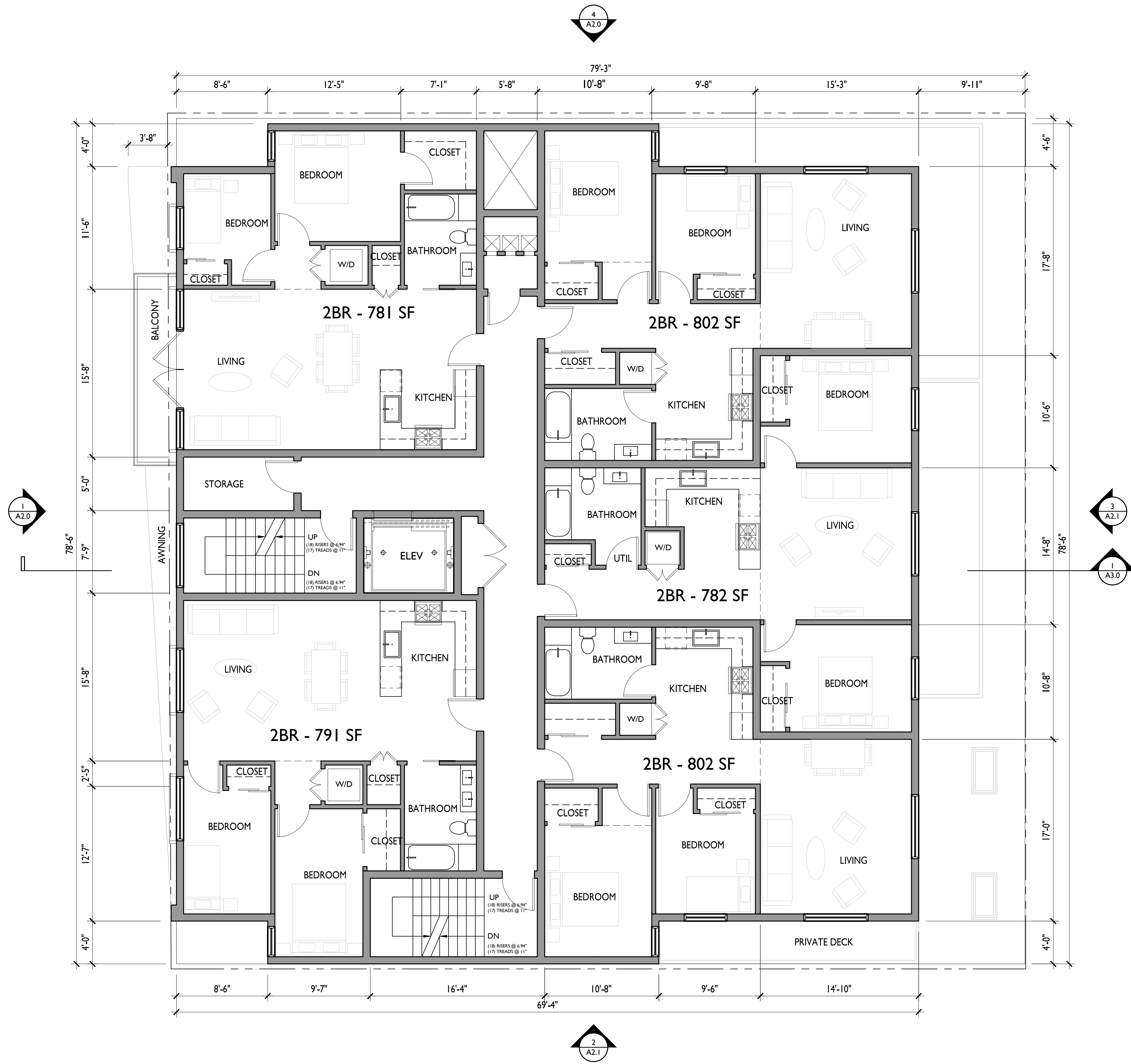
THIRD
FLOOR PLAN

SCHEMATIC DESIGN

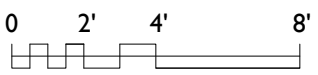
DATE 2/16/21

A1.3

FOURTH FLOOR PLAN



SCALE: 3/16"=1'-0"



**MIXED USE
DEVELOPMENT**
5622 MLK JR WAY
OAKLAND, CA 94609

FOURTH
FLOOR PLAN

SCHEMATIC DESIGN

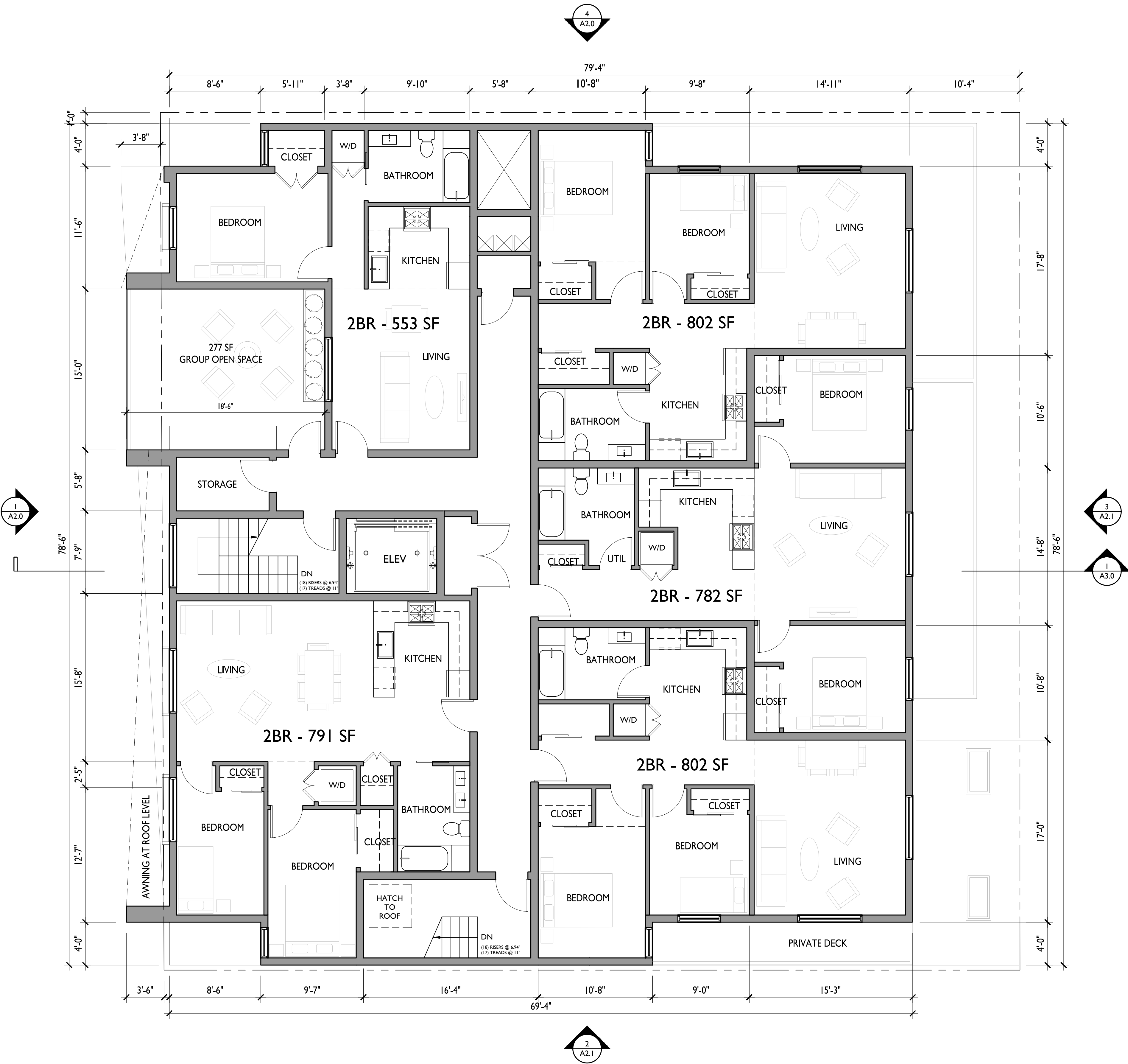
DATE 2/16/21

A1.4

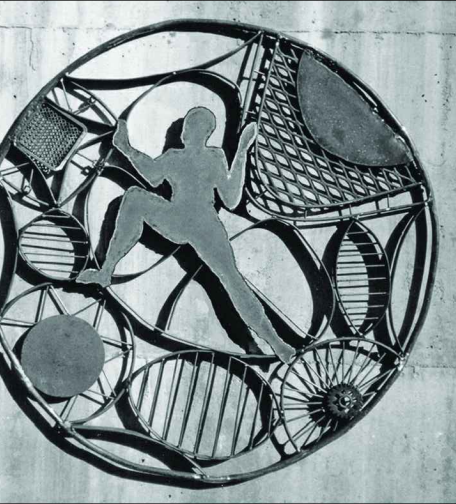
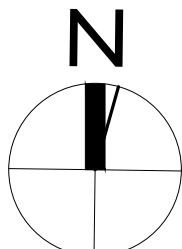
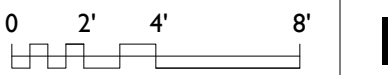
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PHONE: (510) 984 - 1112



FIFTH FLOOR PLAN



SCALE: 3/16"=1'-0"



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**MIXED USE
DEVELOPMENT**
5622 MLK JR WAY
OAKLAND, CA 94609

FIFTH
FLOOR PLAN

SCHEMATIC DESIGN
DATE 2/16/21

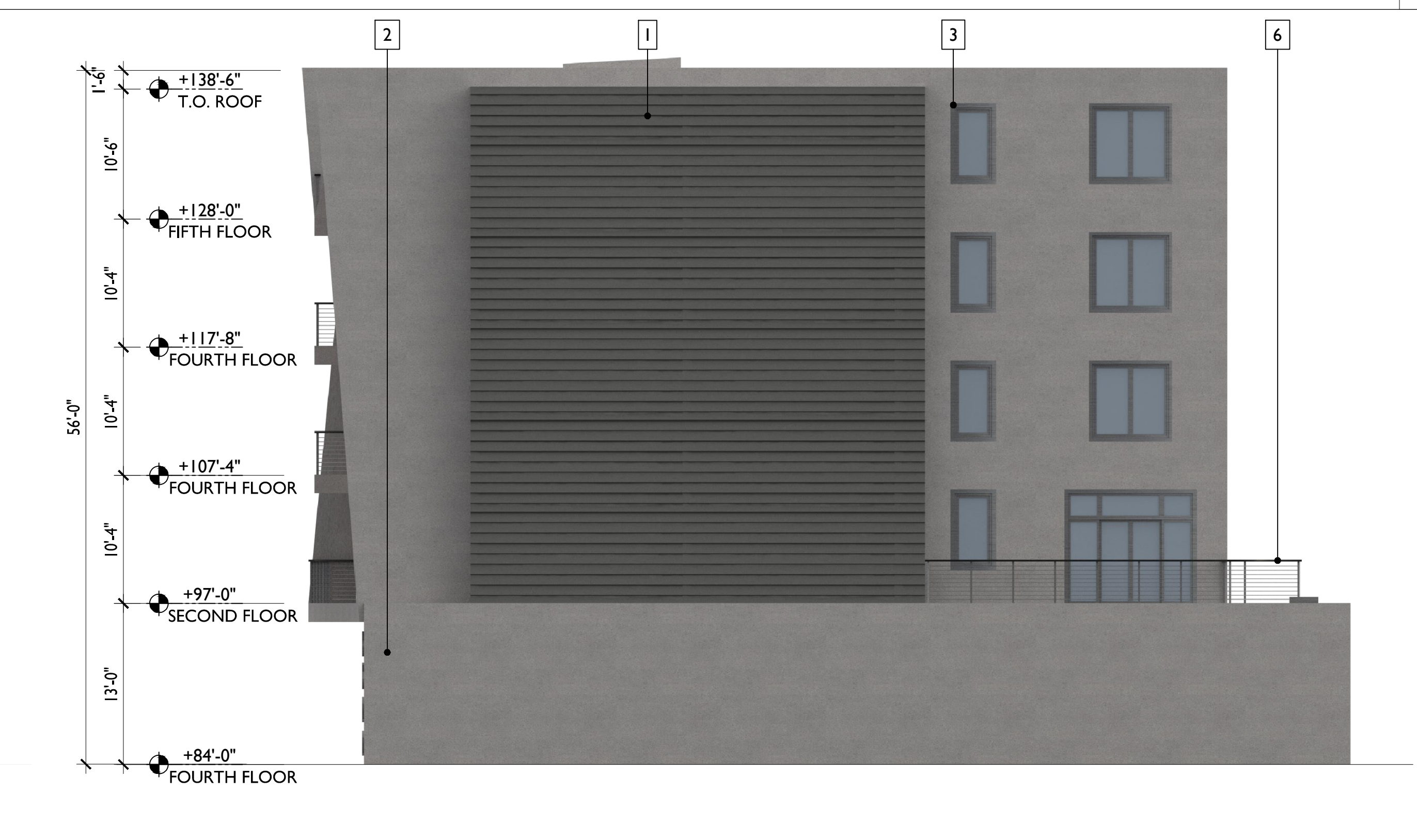
A1.5



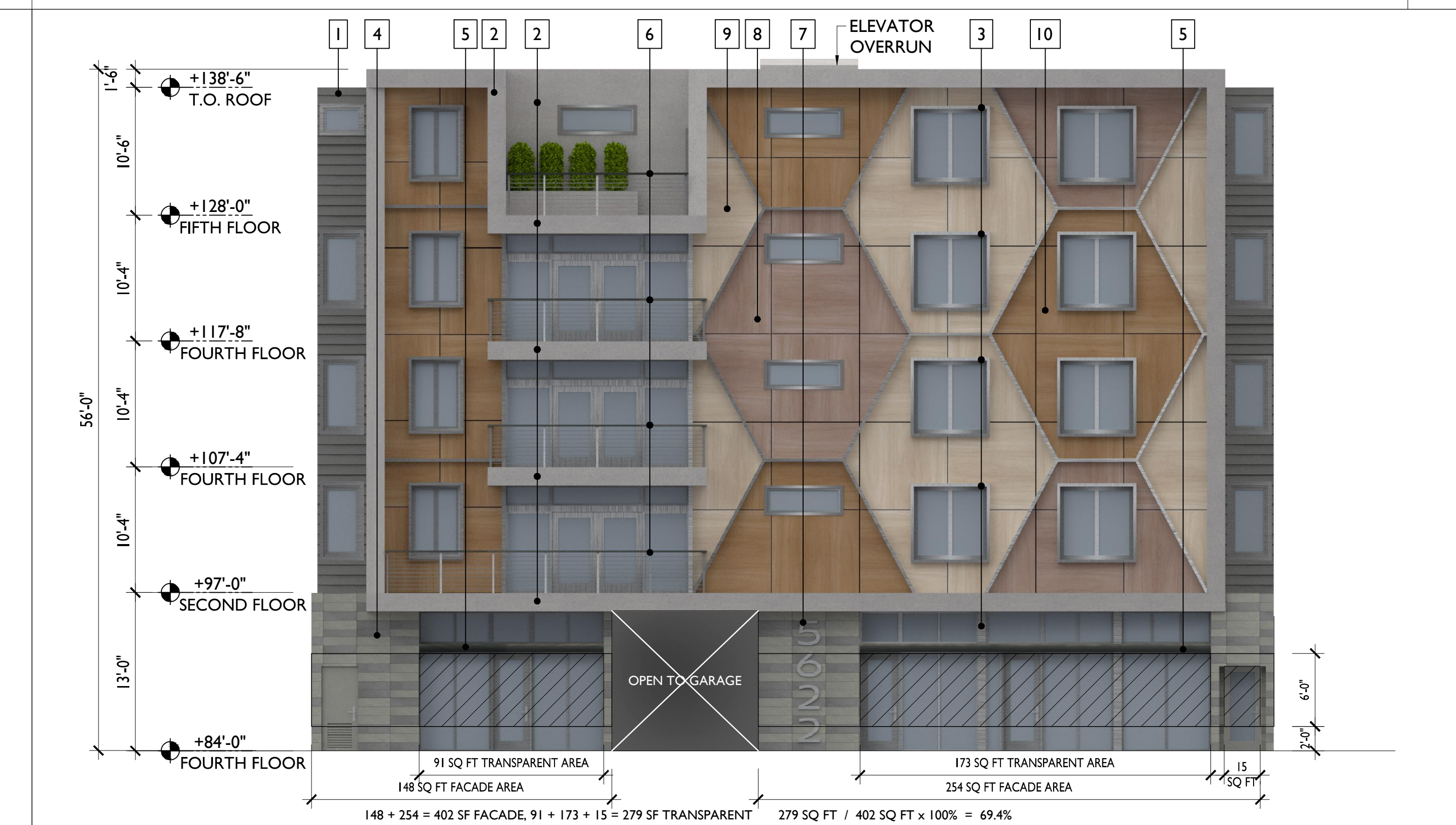
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

1 GREY GREEN CEMENTITIOUS HORIZONTAL SIDING	2 MEDIUM GREY INTERGRAL COLOR CEMENT PLASTER	3 CLEAR ANODIZED ALUMINUM DOORS & WINDOWS	4 TILE (OFF-WHITE, LIGHT GREY & GREY-GREEN)	5 GREY GREEN KYNAL COATED ALUMINUM AWNING	6 GUARD RAIL: STAINLESS STEEL POSTS AND CABLES	7 HALO LIT CLEAR ANODIZED ALUMINUM NUMBERS	8 LIGHT RED BROWN PARKLEX PANEL	9 LIGHT BROWN PARKLEX PANEL	10 MEDIUM BROWN PARKLEX PANEL



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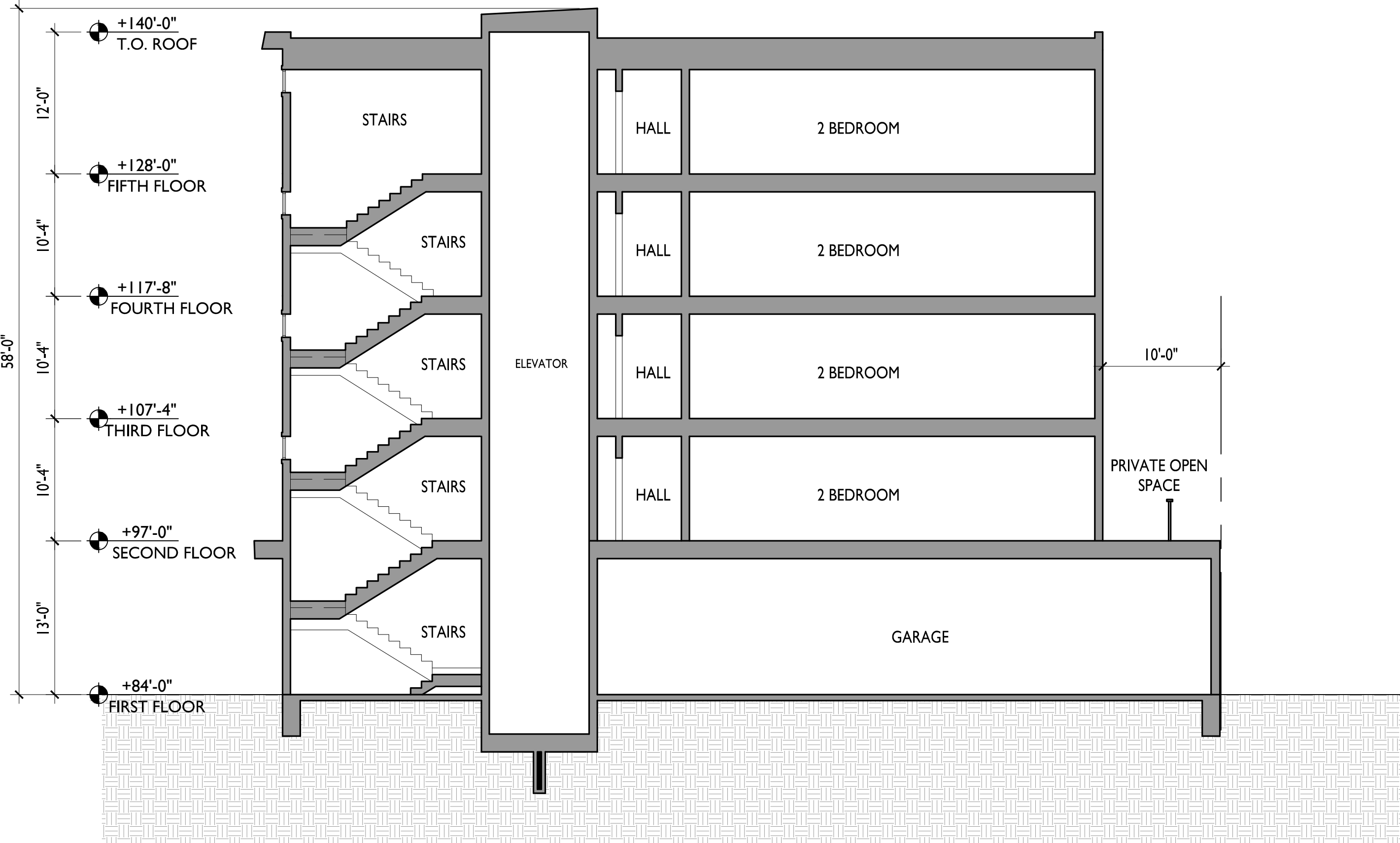
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EXTERIOR
ELEVATIONS

SCHEMATIC DESIGN

DATE 2/16/21

A2.0



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OAKLAND, CA

SECTION

SCHEMATIC DESIGN

DATE 10/21/19

A3.0