

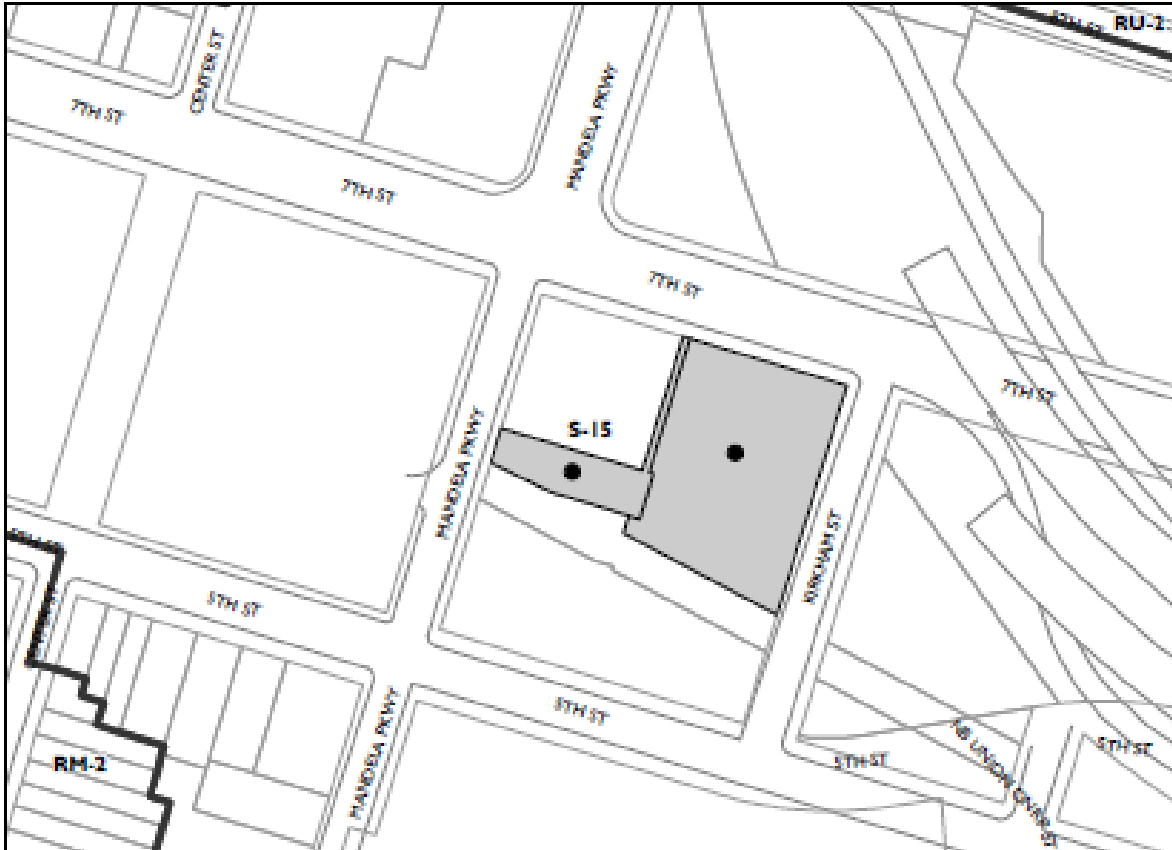
<b>Location:</b>	<b>533 Kirkham Street</b> <b>(See map on reverse)</b>
<b>Assessor's Parcel Numbers:</b>	<b>004-0069-002-01 &amp; -002-02</b>
<b>Proposal:</b>	Design Review discussion for a proposal to construct an eight-story mixed use building containing 289 dwelling units and approximately 2900 square feet of ground floor commercial. The proposal involves a State Density Bonus proposal that would include 13 units designated as very-low income.
<b>Applicant:</b>	Justin Zucker / Rueben, Junius & Rose LLP
<b>Owners:</b>	TC II 533 LLC
<b>Planning Permits Required:</b>	Regular Design Review for new construction, Minor Conditional Use Permit for driveway location, and Major Conditional Use Permit for a development project in excess of 100,000 square feet in the S-15 Zone.
<b>General Plan:</b>	Community Commercial
<b>Zoning:</b>	S-15(W)
<b>Environmental Determination:</b>	Determination Pending
<b>Historic Status:</b>	Not a historic property
<b>City Council District:</b>	3
<b>Finality of Decision:</b>	No decision on application, receive Committee and Public comments prior to decision on the application at a future date.
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at <b>(510) 238-6167</b> or by email: <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> .

**SUMMARY**

Justin Zucker of Rueben, Junius & Rose has filed an application with the Bureau of Planning on behalf of the property owner TC II 533 LLC (Tidewater Capital) to develop an eight-story mixed use building that would include 289 dwelling units with approximately 2,900 square feet of ground floor commercial fronting on 7<sup>th</sup> Street. The proposal includes a State Density Bonus request that would include 13 of the proposed dwelling units to be designated as affordable for very-low-income households and requests development waivers for open space and height transition at the 7<sup>th</sup> Street frontage as allowed under the Density Bonus application.

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

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN22173  
Applicant: Kyle Winkler/Tidewater  
Address: 533 Kirkham St  
Zone: S-15

**PROPERTY DESCRIPTION**

The subject property consists of a 50,917 square-foot site located on the south side of 7<sup>th</sup> Street between Mandela Parkway and Kirkham Street. The southern end of the site is directly adjacent to the BART aerial tracks leading into the West Oakland BART station. The site contains the majority of the block north of the BART tracks except for a portion of the block that consists of a parcel under separate ownership at the southeast corner of 7<sup>th</sup> Street and Mandela Parkway. The project site contains street frontage along Kirkham Street, 7<sup>th</sup> Street, and a portion of Mandela Parkway to the rear of the aforementioned parcel adjacent to the site. The subject property is current void of any development and consists of a paved asphalt parking lot.

**PROJECT DESCRIPTION**

The proposed Project would construct an eight-story mixed use building containing 289 dwelling units as well as a ground floor commercial space of 2,995 square feet. The residential apartments would be located on all floors of the building with the ground floor along 7<sup>th</sup> Street containing the building’s residential lobby, commercial space and tenant amenities. The rear portion of the ground floor would contain a small, structured parking garage with an adjacent surface lot that extends out to the Mandela Street frontage for a total of 40 off-street parking stalls, one residential loading berth, and a bike storage room that would accommodate 80 long term bike parking stalls. The ground level also includes dwelling units on a double loaded corridors that includes units facing into a ground floor courtyard open space on the interior side, and on the exterior side of the corridor the units would have private patios facing both the side property line and out onto the street frontage along Kirkham Street.

The applicant is taking advantage of the Affordable Housing Density bonus and would include 13 dwelling units that would be designated as affordable for very-low income households. The applicant is also looking to include development waivers, as allowed under the Density Bonus Law, to reduce the amount of required open space and to waive the height reduction setback along 7<sup>th</sup> Street.

**ZONING ANALYSIS**

The subject property is located within the S-15 W Transit Oriented Development Commercial Zone (“W” being designated to the S-15 Zone in West Oakland established through the West Oakland Specific Plan). The Transit-Oriented Development (S-15) Zones are intended to create, preserve and enhance areas devoted primarily to serve multiple modes of transportation and to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of Residential, Civic, Commercial, and Light Industrial Activities, allowing for

amenities such as benches, kiosks, lighting, and outdoor cafes; and by limiting conflicts between vehicles and pedestrians, and is typically appropriate around transit centers such as Bay Area Rapid Transit (BART) stations, AC Transit centers, and other transportation nodes.

The site is located within the 160 Height Zone, which allows for a permitted height of 160 feet and residential density of one dwelling unit per 225 square feet of lot area for regular dwelling units and one dwelling unit per 110 square feet of lot area for efficiency dwelling units. The zoning also allows a commercial FAR of 5.0.

**Affordable Housing Density Bonus**

As previously mentioned, the 160-height zone in which the Project site is located allows for a maximum residential density of one dwelling unit per 225 square feet of lot area for regular dwelling units and one dwelling per 110 square feet of lot area for efficiency dwelling units. Given that the project contains a mix of regular and efficiency dwelling units, the density is calculated by dividing the 50,917 square feet of site area based upon the percentage allocated to each dwelling type. In this case the applicant is proposing to allocate 9.5% of the site area to efficiency dwelling units (EDU) and 90.5 % to regular dwelling units (RDU) which would allow for a baseline density of 249 dwelling units with a unit mix of 82% RDU’s and 18% EDU’s for the baseline project. The applicant’s proposal would include 5% (13 units) of the baseline project units as affordable to very low income which allows a 20% density bonus, thus allowing for a maximum density of 299 units for the project. The applicant’s density bonus project would include 289 units, which would have the same unit type breakdown as the baseline project with 82% (237 units) of the units being RDU’s and 18% (52 units) being EDU’s. The density bonus calculation and unit type allocation are illustrated in the table below.

<b>Baseline Density Project</b>			
Dwelling Unit Type	Site Area by Percentage	Density Calculation	Allowed Dwellings (%)
EDU	9.5% x 50,917 = 4837.12	4837.12/110 = 43.9	43.9 (18%)
RDU	90.5% x 50,917 = 46,079.89	46,079.89/225 = 204.8	204.8 (82%)
Total Baseline			248.7 <b>(249)*</b>
<b>Density Bonus Project 289 Units</b>			
Baseline Density	Density Bonus (20%)	Unit Type Percentage: RDU 82% / EDU 18%	
249 units	249 x 1.20 = 298.8 <b>(299)*</b> max density allowed	RDU 289 x 82% = <b>237</b>	EDU 289 x 18% = <b>52</b>

\* Affordable Housing State Density Bonus Law allows fractional density calculations to round up to the next whole number.

Development Waivers

In addition to the density bonus described above, the Affordable Housing Density Bonus allows applicants to request certain development waivers that would relax standards that would otherwise preclude the development of the number of units proposed in density bonus project. The City is

required to grant such waivers if it is demonstrated that the inclusion of the regulations would reduce the unit count in the density bonus project and findings cannot be made that would conclude that the project would result in an unavoidable impact to health and safety or upon a historic resource or if such waiver would be inconsistent with federal or state law.

The applicant has included a request for two such development waivers, 1) the applicant has requested to waive the open space standards of the Planning Code given that the expansion of the proposed open space courtyards or expansion of any other yards would result in the loss of dwelling units within the density bonus project, and 2) the applicant has requested to waive the height transition setback along 7<sup>th</sup> Street where the maximum height of the building within the first ten feet from the front property line is required to match the lower height limit across the street. By complying with said regulation the density bonus project would lose all of the eight floor units facing 7<sup>th</sup> Street.

Given that the applicant has demonstrated a loss of units from the proposed density bonus project with the application of both above-described development standards, and the granting of such waivers would not result in an impact upon a historic resource or health and safety, nor be inconsistent with any state or federal laws, the City is required to grant the waivers.

### **Conditional Use Permits**

The proposed project would include more than 100,000 square feet of new floor area, and pursuant to Planning Code Section 17.97.030 a Major Conditional Use Permit is required, thus making the Planning Commission the decision-making body on the application.

#### Driveway/Parking Location

Planning Code Section 17.97.060 requires a conditional use permit whenever a parking garage, loading berth or driveway located on the ground floor is within 20 feet of a pedestrian walkway or plaza. The project includes ground floor parking and loading accessed from a driveway on Kirkham Street, thus requiring the granting of a conditional use permit. Staff feels that the granting of a conditional use permit is appropriate given that the driveway is located on Kirkham Street, which creates the least impact onto the pedestrian streetscape and is preferable over the commercial street frontage on 7<sup>th</sup> Street or along Mandela Parkway across from the BART station.

### **Parking**

#### Automobile Parking

The S-15(W) Zone requires .5 parking spaces per residential dwelling unit and does not require any parking for commercial activities. Pursuant to the Planning Code, the project would be required to include 145 parking stalls. Initially the applicant had included a Concession/Incentive to waive the parking requirements as allowed under the Affordable Housing Density Bonus law. However, since the filing of the application AB2097 was adopted and went into effect on January 1, 2023. AB2097 states, *“A public agency shall not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project if*

*the project is located within one-half mile of public transit*". Given that the project site is located directly across the street from the West Oakland BART station, the City is precluded under state law from requiring any off-street parking for automobiles. Nonetheless, the applicant has included off-street parking for 40 automobiles. In addition, the one off-street loading berth required for the residential facilities is located within the parking garage to avoid a separate garage door and curb cut location on the street frontage.

**Bike Parking**

The S-15(W) Zone requires one long term bike parking stall per every four dwelling units and two stall for the commercial activity (minimum requirement) for a total of 74 stalls, and one short term bike parking stall per every 20 dwelling units and two stalls for the commercial activity (minimum requirement) for a total of 16 stalls. The project as proposed includes a bike parking room that can accommodate 80 bikes, thus complying with the requirements under the Planning Code, and the right of way surrounding the project site will easily be able to accommodate eight bike racks to provide for the 16 required short term stalls.

**Height & Setbacks**

As previously stated, the subject property is within the S-15(W) and the 160 height zones. Other than the development waiver requested to eliminate the height transition requirement along 7<sup>th</sup> Street, the proposed project complies with all of the height and setback regulations within the Planning Code.

**DESIGN REVIEW**

The State Housing Accountability Act (HAA) states a housing project may not be denied or its density reduced if it is consistent with "objective, quantifiable, written development standards, conditions and policies;" unless specific findings are made. An "Objective standard" involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criteria available and knowable by the applicant and public official. Given this legal standard under the HAA, the City is limited when performing design review of development application to those Code and Design Guideline standards that are considered "Objective" and not subject to discretionary interpretation.

Staff has prepared the following analysis of the Design Review component of this development application with the HAA limitations in mind, and has only identified Objective standards within the Design Guidelines that the project is not in complete compliance with for discussion.

**Compliance with Objective Design Standards (Code and Design Guidelines)**

As explained earlier in this report the proposed project is in compliance with all of the zoning regulations with the exception of the two standards that are subject to the allowed waivers. As

such, under the Planning Code the project is compliant with all objective standards related to design.

The project site is also subject to two sets of adopted design guidelines, as both the Commercial Corridor Design Guidelines as well as the West Oakland Specific Plan (WOSP) Design Guidelines are applicable to the subject property. Many of the WOSP Design Guidelines that would be applicable to the project site are design principles that are also covered within the Commercial Corridor Design Guidelines. The project is largely in compliance with the applicable objective standards from both sets of design guidelines as provided in a high level summary below:

- Site Planning and Building Placement – The proposal locates the building, including the commercial storefronts, at the property line edge along the primary commercial street (7<sup>th</sup> Street in this case per the WOSP).
- Location of Open Space – The proposed open space is integral to the building design and is easily accessible to residents. The group open space courtyards are southern facing toward solar access.
- Location of Parking and Service Elements – Parking and service elements on the site are located off of the primary commercial street to the rear of active spaces and shielded from public view (see comment below regarding recommended added landscape/ buffer for parking lot facing Mandela Parkway).
- Exterior Materials – The basis for consideration of exterior materials within the design guidelines documents is largely subjective given that the term “high-quality” is used to provide the standard. The only specific material called out as not acceptable is T-111 and as such staff is limited to critique of the proposed exterior finishes. The proposed project is proposing to use an Exterior Insulated Finish System (EIFS), which in the past has often been discouraged due to durability and maintenance issues. Given the limited list of what materials would not be considered “high-quality” within the design guidelines documents, staff must acknowledge that the proposed exterior finish is not inconsistent with any objective design guidelines. Staff will also note that the proposed granite finish to the EIFS could be viewed as a higher quality to that of a typical stucco exterior EIFS product. The design guidelines also identify the need for highly durable exterior materials along the ground floor on corridors. This could be argued to be seen as an objective standard if a particular material chosen at the ground level is a product that could be easily damaged by minimal impact. As such, this issue was raised to the applicant about the use of the EIFS panel system on the ground floor. As a result, the applicant revised the proposal to remove the foam EIFS system with a tile material along the base of the building that includes a solid substate to improve durability.

### Bay Window Projections

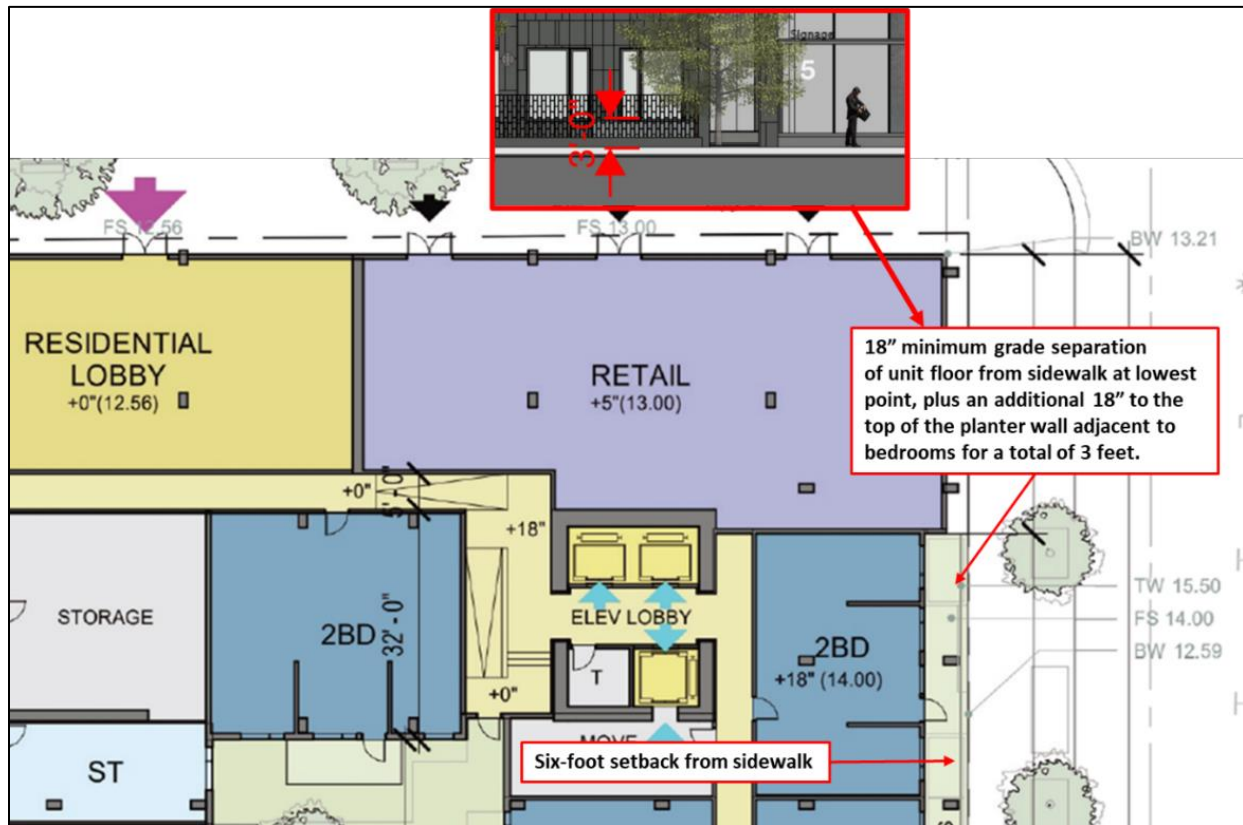
The WOSP Design Guidelines includes guideline Neighborhood Commercial 2: Massing, which states, *“Residential upper stories are encouraged to include bay windows above the ground floor to provide light and air, and to break up the scale of buildings and convey residential use”*. The proposed project does not include any bay window projections as encouraged by this objective guideline and is therefore not consistent. However, any bay window projections would be required to extend into the public right of way and would require a Major Encroachment Permit processed by OakDOT and subject to approval by the City Council. Due to a number of past projects incorporating projections into the right of way that were deemed excessive, OakDOT had taken the position of putting a hold on supporting any further requests for such projections until a set of standards is established that clearly sets the parameters as to what level of dimensional projections into the right of way would be acceptable. Currently, OakDOT is investigating whether bay projections consistent with limitations specified in the California Building Code may be allowable and is reviewing bay projections on a case-by-case basis. However, given the direction from OakDOT at the time the development application was being considered under the pre-application, the design was developed without recommendation from Planning to include bay window projections into the design. Staff feels that it would be inappropriate to require the development project to incorporate bay projections at this time given that the architectural design concept has been established and the inclusion of bay windows would not work well with the current design. Furthermore, the guideline in question states that bay projections at upper stories are “encouraged” and not necessarily required, and the proposed recess on the 7<sup>th</sup> Street frontage that includes balconies provides the break in massing and residential feel of the building as intended by this guideline.

### Ground Floor Residential along Kirkham Street

The Corridor Design Guidelines includes guideline 4.1.2 that addresses grade separation of ground floor units from the grade of the adjacent right of way. Specifically, it states, *“Provide at least a 2-1/2 to three-foot vertical separation between ground floor living space and the sidewalk grade to create a sense of privacy and buffer the residences from nearby traffic. The separation is particularly important for units near the right-of-way. Use this separation to place windows above the eye level of pedestrians on the adjacent sidewalk. The bottom of a window usually needs to be about 4 – 6 feet above grade, depending on the setback of the building, to prevent pedestrians from easily looking into interior living space.”* The proposed project includes ground floor dwelling units that face onto Kirkham Street, in which this objective design guideline is applicable, and the project does not fully comply. This issue was raised with the first submittal of the application, and the applicant revised the proposal to bring it closer into conformance by providing an 18-24 inch grade separation depending on the location along Kirkham Street. The issue that the applicant is competing with is the limitation on ramping area within the internal circulation of the building that would allow the full 30-36 inch separation as called out in the guideline. They were able to incorporate a ramping system that was able to raise the floor levels from the lobby entrance by 18 inches but were limited due to the site topography sloping down to the south where the building’s garage is located, which requires additional



ramping back down in order to comply with ADA regulations. To address the privacy issue that the guidelines is intended to solve the applicant has included a six-foot recess of the unit from the property line, as well as including a raised landscape bed within the recess adjacent to the bedroom windows which adds an additional 18 inches in height as a buffer. That along with the decorative screening for the patios provides an enhanced visible separation that aims to meet the intent of the guideline. Many other commercial zones have the grade separation codified by requiring a minimum 30-inch floor level height above the adjacent grade of the right of way, however; the S-15 zones do not include this codified requirement. As a result, no variance is required, and the project is only subject to the design guideline cited here. It is within the discretion of City staff, and ultimately the Planning Commission as the decision-making body, as to whether the design as proposed is acceptable to meet the intent of the guideline even if not exactly meeting the dimensional requirement. Staff is comfortable with the alternative design as proposed to meet the intent of the guideline, and requests input from the Design Review Committee if there is concurrence.



Landscape Buffer for Surface Parking Lot

Design Guideline 3.2.1 of the Corridor Design Guidelines states, “*Provide planting and a screening edge between the primary right-of-way and surface parking lots and landscaping in the interior of surface parking lots*”. While much of the parking is located within an enclosed garage that conceals the view of automobiles from public view, there is a portion of the site that includes a thin strip of land that extends from the back of the lot and connects out to Mandela Parkway and is proposed to be retained as a surface parking. The parking area would be resurfaced, and the existing curb cut onto Mandela Parkway will be removed, but staff recommends that an additional landscape buffer be provided at the edge along the sidewalk to screen the parking from public view. Additionally, landscaping should be provided along the rear property line of the surface parking lot beyond the backing distance necessary to accommodate vehicle turning movements.

**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 the development application being presented before the full Planning Commission.

Prepared by:



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PETERSON Z. VOLLMANN  
Planner IV

Approved:



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CATEHRINE PAYNE  
Development Planning Manager

Attachments:

- A. Project Plans

# ATTACHMENT A

SOLOMON CORDWELL BUENZ

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## 533 Kirkham St

TC II 533 KIRKHAM, LLC

12/07/2022



**ZONING SUMMARY**

**533 Kirkham, West Oakland CA**

**ZONING SUMMARY**

GENERAL ZONING INFORMATION	REFERENCE	NOTES
ASSESSORS BLOCK	Oakland Map	Parcel Number 004 006900201, 004 006900202
ZONING USE DISTRICT	S-15W	Transit-Oriented Development Commercial Zone
PERMITTED AND/OR CONDITIONAL USES	17.97.040	Permanent Multifamily Residential is Permitted
<b>HEIGHT AND BULK CONTROLS</b>		
SITE AREA	Survey	50,917 sqft
FLOOR AREA RATIO (FAR)	17.97.070	Table 17.97.01 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations Maximum Nonresidential FAR = 5.0
HEIGHT LIMIT	17.97.070	Table 17.97.01 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations Maximum Height = 160 ft.
REQUIRED SETBACKS	17.97.060	Table 17.97.03: Property Development Standards = 0'
REAR YARDS / COURTS	17.97.060	Table 17.97.03: Property Development Standards = 10'
<b>DETAILED CONTROLS &amp; REQUIREMENTS</b>		
RESIDENTIAL DENSITY LIMITS	17.97.070	Table 17.97.01 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations Maximum Residential Density (SF of Lot Area Required per Dwelling Unit) Regular Units = 225 sf Efficiency Dwelling Units = 110 sf
OPEN SPACE REQUIREMENTS	17.97.070	18,442 sqft WAIVER REQUESTED
ADDITIONAL REGULATIONS	17.97.070	
MAXIMUM HEIGHT FROM ADJACENT PRINCIPAL STREET	17.97.070	Table 17.97.01 1. The maximum height within ten (10) feet of the front property line is either the height limit on the subject lot shown in the above table or the height maximum for the height area of the parcel directly across the principal street, whatever is less
MAXIMUM NONRESIDENTIAL FAR	17.97.070	Table 17.97.01 5. No portion of lot area used to meet the residential density requirements shall be used as a basis for computing the maximum nonresidential FAR unless the total nonresidential floor area on the lot is less than three thousand (3,000) square feet.
COURTYARD REGULATIONS	17.108.120	Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to sixteen (16) feet, plus four (4) feet for each story above the level of the aforementioned court, but shall nor be required to exceed forty (40) feet.
OFF-STREET PARKING - RESIDENTIAL	17.116.060	One-half (½) space for each dwelling unit.
OFF-STREET PARKING - OFFICE OR COMMERCIAL	17.116.080	No spaces required
OFF-STREET LOADING - RESIDENTIAL	17.116.120	50,000 sf or more square feet. One (1) berth required
OFF-STREET LOADING - COMMERCIAL	17.116.140	0-25,000 sf: 0 berth required.
BICYCLE REQUIREMENTS - RESIDENTIAL	17.117.090	Long-term 1 space for each 4 dwelling units Short-term 1 space for each 20 dwelling units.
BICYCLE REQUIREMENTS - COMMERCIAL	17.117.110	Long-term 1 space for each 10,000 sf floor area Short-term 1 space for each 20,000 sf floor area



**SITE PHOTOS AND KEY MAP**



1-Looking site across from 7th street



2-Gas Station to the West of site



3-North west corner of site



4-View from 7th st towards kirkham



5-North East corner of site



6-Looking towards south from Kirkham



7-South East corner of the site



8-South west view of site



9-View from Kirkham towards 7th st.



10-Looking towards North from site



11-View from Kirkham and 5th street



12-View looking west down 7th St.



13-Mandela Parkway and 5th st.



14-7th and Mandela Parkway

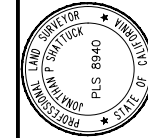


15-Site looking from the parking lot



16-Bart track on Mandela Parkway



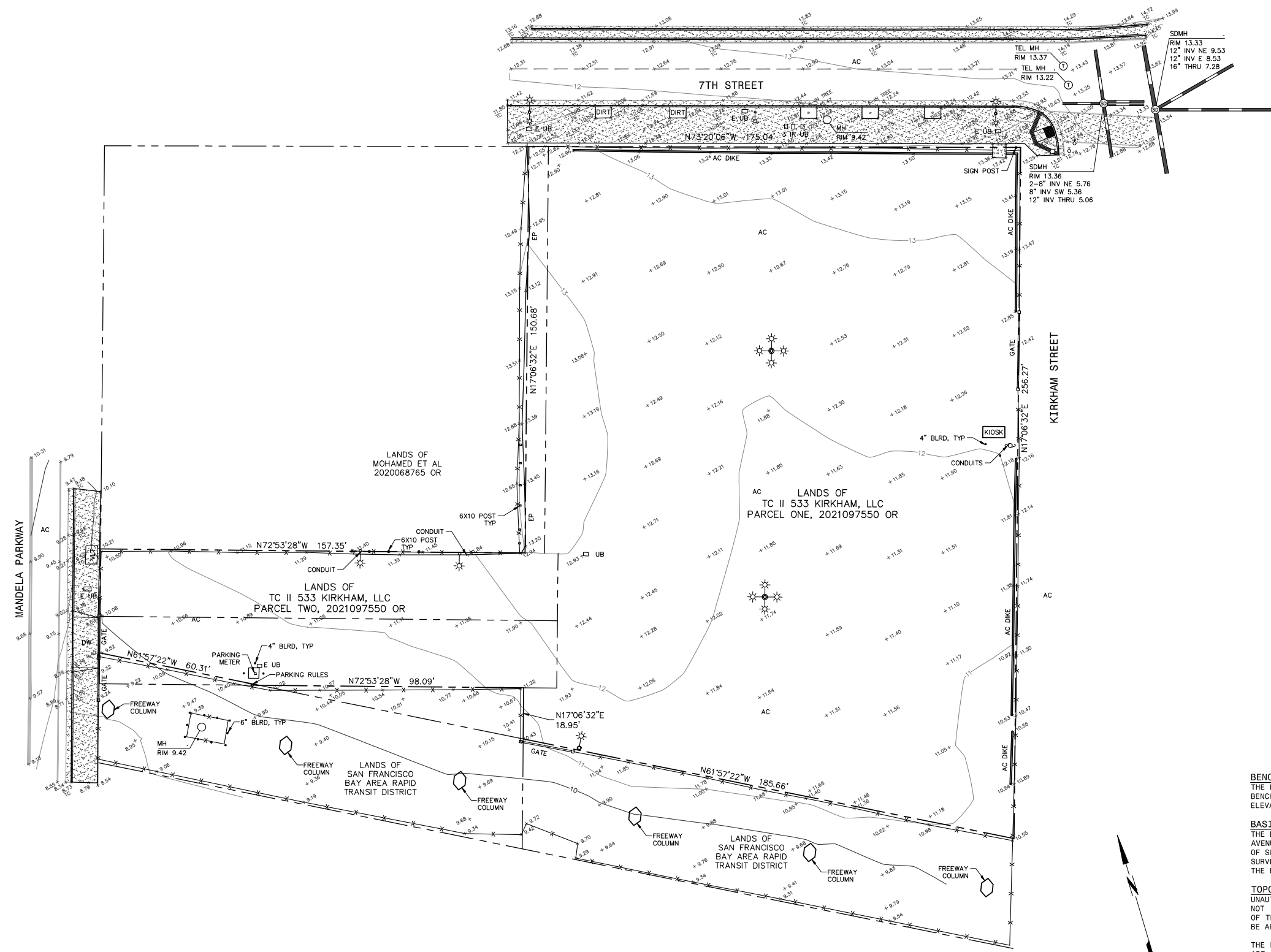
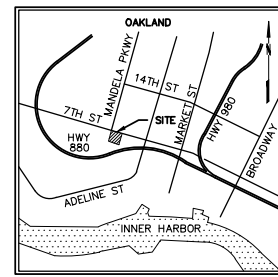


JONATHAN P. SHATTUCK PLS 8940



533 KIRKHAM STREET  
APN 004-0069-002  
OAKLAND, CALIFORNIA

TOPOGRAPHIC MAP



SYMBOLS & LEGEND

- EXISTING**
- ⊕ VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ SIGN
  - ⊕ STREET LIGHT
  - ⊕ UTILITY POLE
  - TREE
  - BOUNDARY LINE
  - - - FENCE
  - - - STORM DRAIN
  - ▨ CONCRETE
  - ▨ DETECTABLE WARNING

ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLRD BOLLARD
- DW DRIVEWAY
- E ELECTRIC
- EP EDGE OF PAVEMENT
- INV BOTTOM INSIDE OF PIPE
- IR IRRIGATION
- MH MANHOLE
- SDMH STORM DRAIN MANHOLE
- TC TOP FACE OF CURB
- TEL TELECOMMUNICATION LINE
- TYP TYPICAL
- UB UTILITY BOX
- VLT VAULT

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF OAKLAND BENCHMARK, DESIGNATION 25/H, BEING A BRONZE DISK STAMPED, "SEC 25 STA H." ELEVATION 10.784 FEET (DATUM = MEAN SEA LEVEL).

BASIS OF BEARINGS

THE BEARING OF NORTH 72°53'28" WEST BETWEEN FOUND MONUMENTS ON 5TH AVENUE BETWEEN HENRY STREET AND KIRKHAM STREET AS SHOWN ON THAT RECORD OF SURVEY, R/S 1687, FILED AUGUST 7, 2000 IN BOOK 25 OF RECORDS OF SURVEY AT PAGES 58-69, INCLUSIVE, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

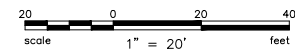
TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

FIELD SURVEY DATE: APRIL 6 & 7, 2021



Revisions	No.	Date	By	Checked

Dater: MAY 2021  
 Scale: AS SHOWN  
 Design: N/A  
 Drawn: DAC  
 Approver: JPS  
 Job No: 20210514

Drawing Number:

# 533 KIRKHAM

## WEST OAKLAND, CALIFORNIA

**PROJECT DESCRIPTION:**

8 STORY MIXED USE BUILDING FEATURING APPROXIMATELY 289 APARTMENT UNITS, 3000 SF OF RETAIL, AND 24 PARKING SPACES

**OWNER:**

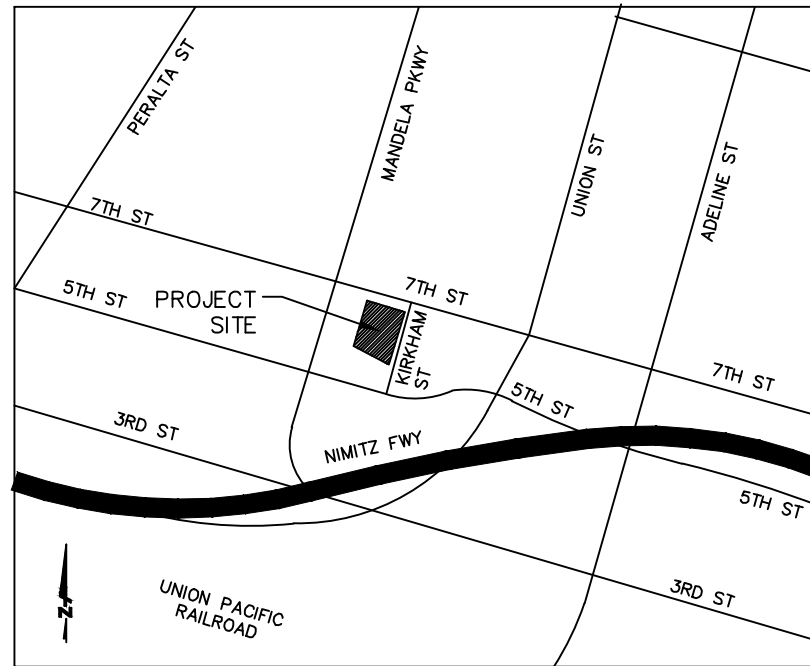
KYLE WINKLER  
 TC II 533 KIRKHAM, LLC  
 351 CALIFORNIA STREET, SUITE 1110  
 SAN FRANCISCO, CA 94104  
 (510) 290-9901

**ENGINEER:**

BKF ENGINEERS  
 1646 N. CALIFORNIA BLVD., SUITE 400  
 WALNUT CREEK, CA 94596  
 (925) 940-2263

**FLOOD ZONE:**

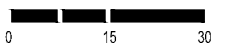
THE PROJECT IS IN THE SELECTED FLOODMAP BOUNDARAY BUT OUTSIDE THE FLOOD ZONE AREA



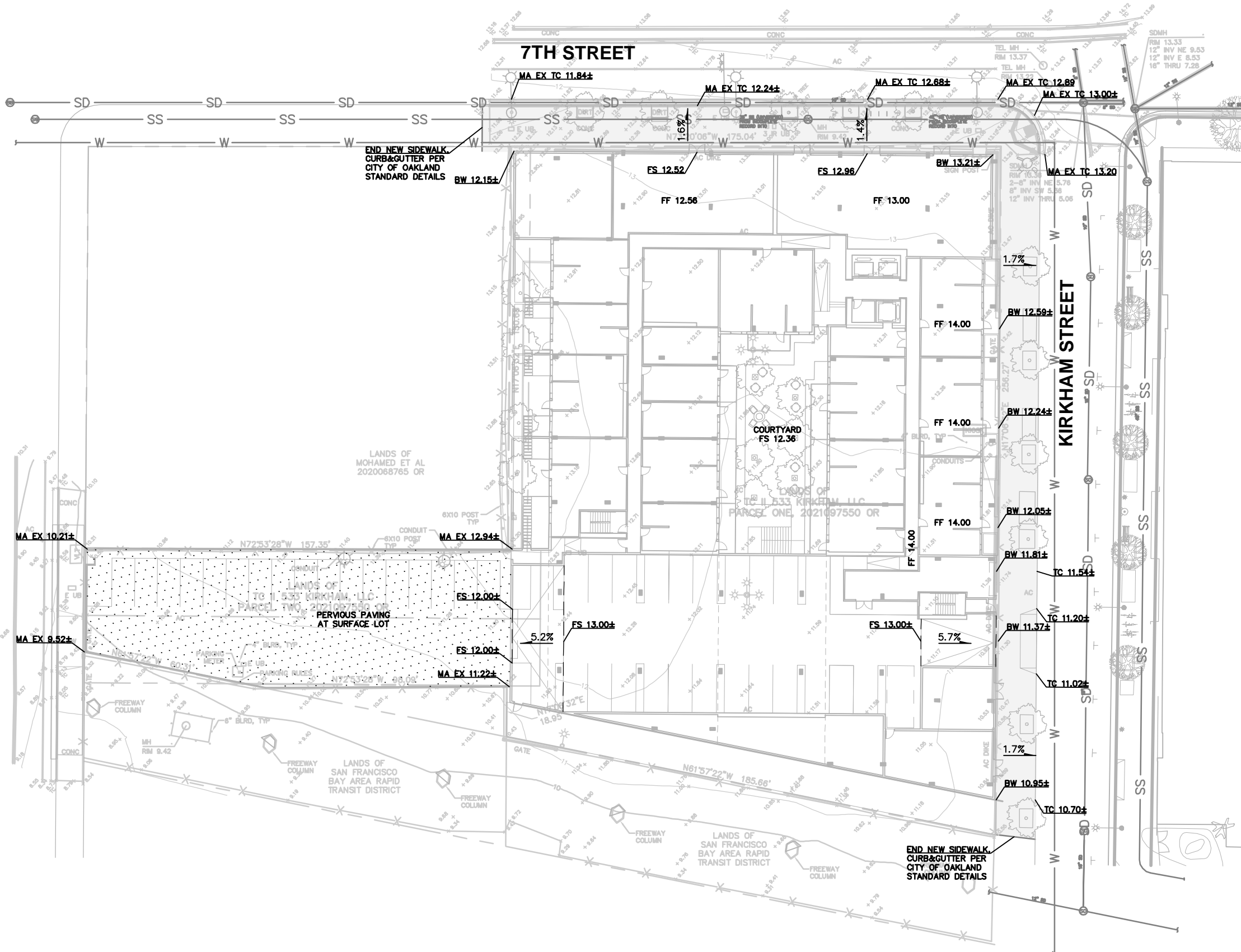
**VICINITY MAP**

NTS

Sheet List Table	
Sheet Number	Sheet Title
C0.0	GRADING AND DRAINAGE TITLE SHEET
C1.0	GRADING AND DRAINAGE PLAN
C1.1	STORMWATER DRAINAGE PLAN
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C2.2	BEST MANAGEMENT PRACTICES
C3.0	STORMWATER CONTROL PLAN
C4.0	CIVIL DETAILS



MANDELA PARKWAY



**LEGEND:**

- FLOW DIRECTION
- SAWCUT LINE
- GRADE BREAK
- GRADING LIMITS
- PERVIOUS PAVING
- NEW SIDEWALK, CURB AND GUTTER

**ABBREVIATIONS:**

- AC ASPHALT CONCRETE
- BGW BOTTOM OF GRADE AT WALL
- BW BACK OF WALK
- BS BOTTOM OF STEP
- EX EXISTING
- EG EXISTING GRADE
- FF FINISH FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- FW FIRE WATER
- HP HIGH POINT
- LG LIP OF GUTTER
- GRT GRATE
- MA MATCH
- TC TOP OF CURB
- TGW TOP OF GRADE AT WALL
- TS TOP OF STEP
- TW TOP OF WALL

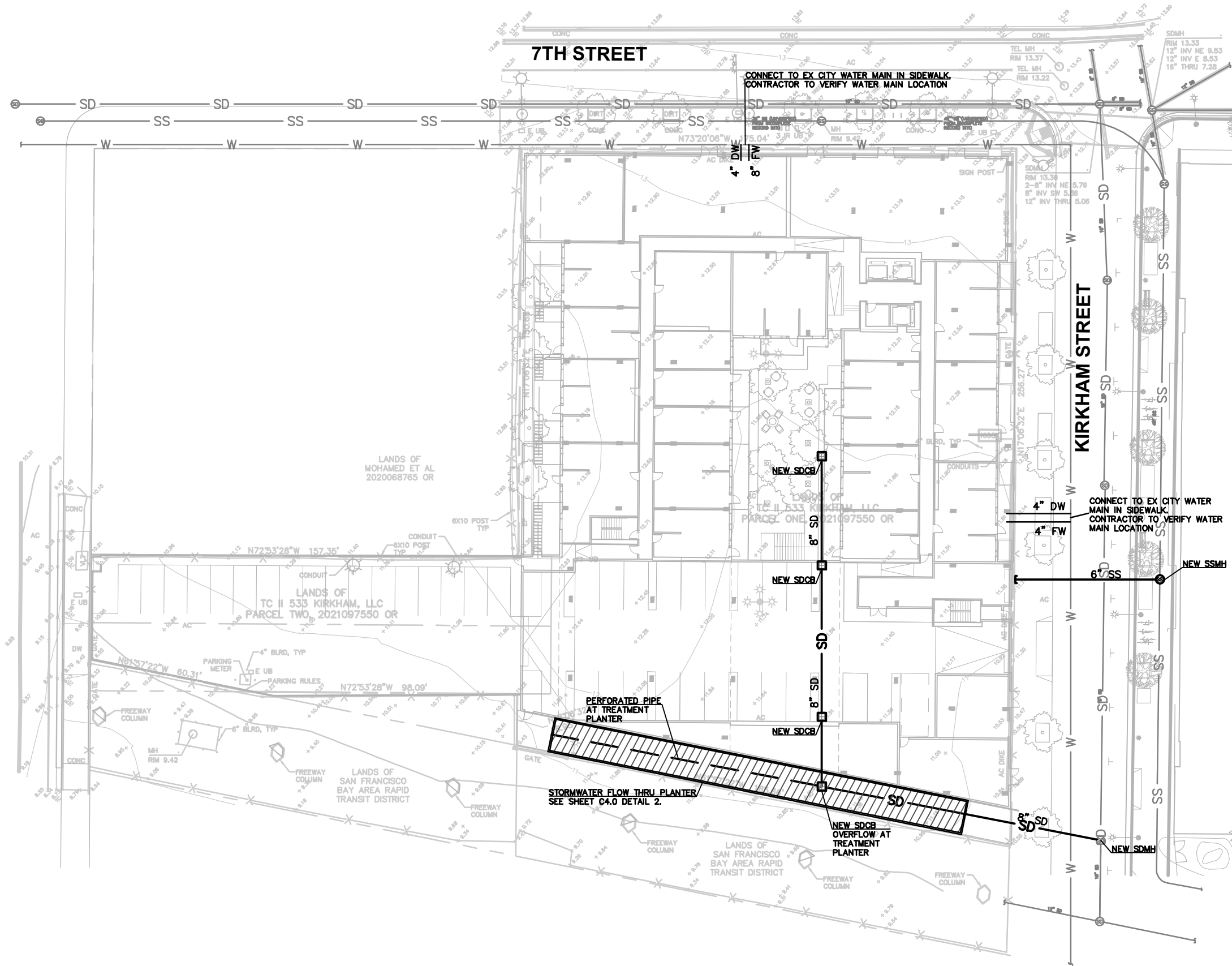
**NOTES:**

1. FOR WALKWAYS AND ALL ACCESSIBLE AREAS CROSS SLOPES SHALL NOT EXCEED 2% GRADE.
2. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS AND SIDEWALKS, GRADING, ETC. AND TO AVOID ABRUPT OR APPARENT CHANGES.
3. REFER TO ARCHITECTURAL PLANS BUILDING DETAILS.
4. IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE AMERICAN REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE PROJECT OWNER.
5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. UNLESS OTHERWISE SPECIFIED, THE NOMINAL SPECIFIED HEIGHT OF CURB MEASURED FROM GUTTER TO TOP OF CURB SHALL BE 6".
7. ALL WORK SHALL CONFORM TO CURRENT CITY STANDARD PLANS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED AND APPROVED.





MANDELA PARKWAY



**LEGEND:**

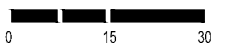
- STORM DRAIN
- SEWER LINE
- WATER LINE
- PERFORATED PIPE

**ABBREVIATIONS:**

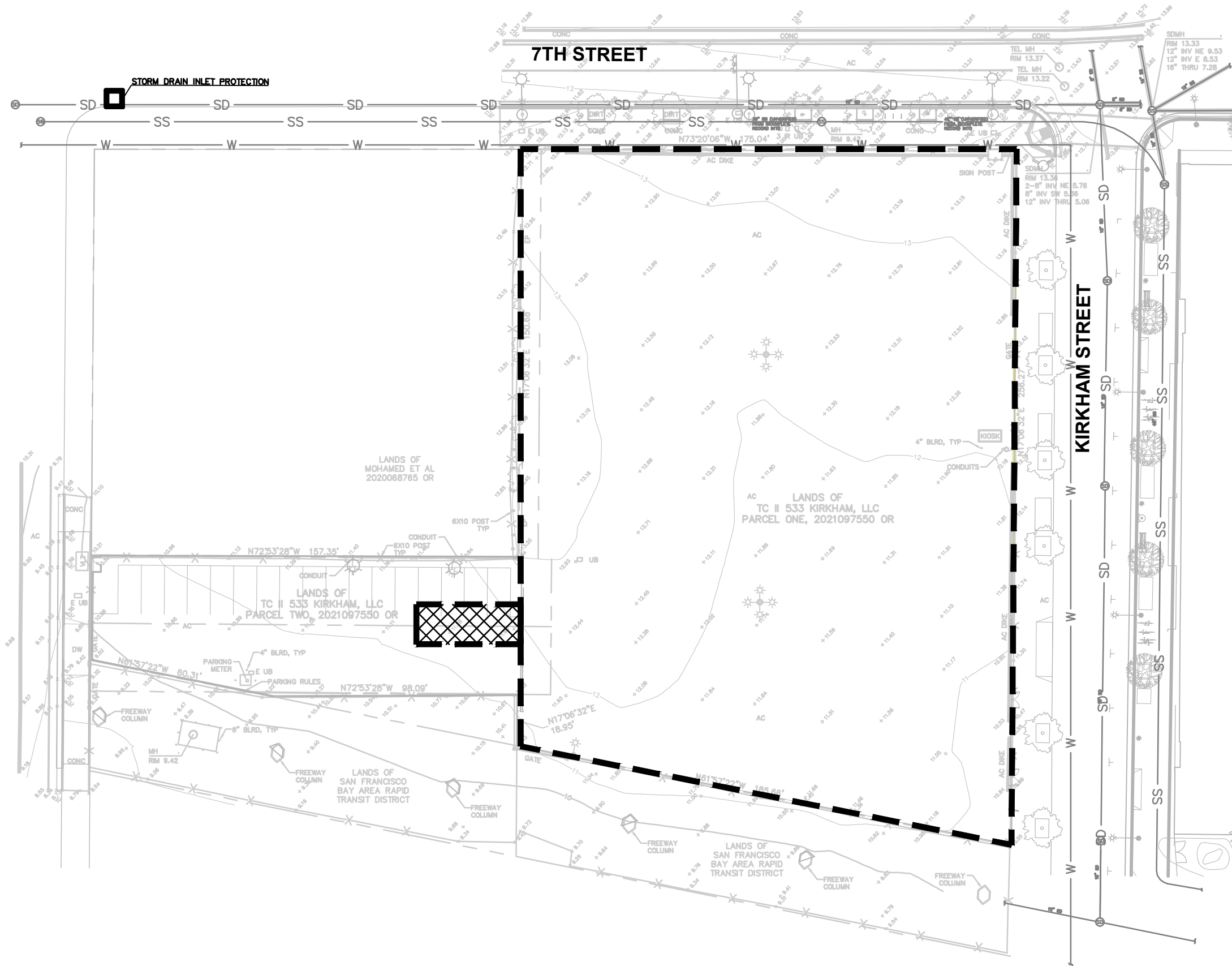
- AC ASPHALT CONCRETE
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- TC TOP OF CURB
- TGW TOP OF GRADE AT WALL
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**NOTES:**

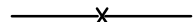



1. FOR WALKWAYS AND ALL ACCESSIBLE AREAS CROSS SLOPES SHALL NOT EXCEED 2% GRADE.
2. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS AND SIDEWALKS, GRADING, ETC. AND TO AVOID ABRUPT OR APPARENT CHANGES.
3. REFER TO ARCHITECTURAL PLANS BUILDING DETAILS.
4. IF, DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE AMERICAN REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE PROJECT OWNER.
5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. UNLESS OTHERWISE SPECIFIED, THE NOMINAL SPECIFIED HEIGHT OF CURB MEASURED FROM GUTTER TO TOP OF CURB SHALL BE 6".
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MANDELA PARKWAY



**LEGEND:**

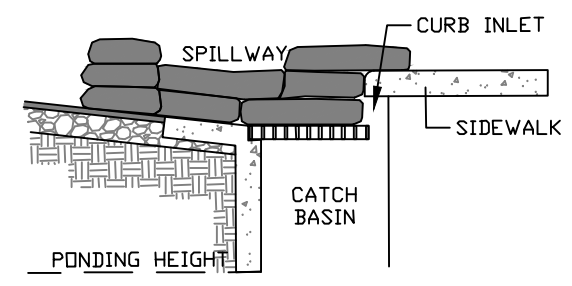
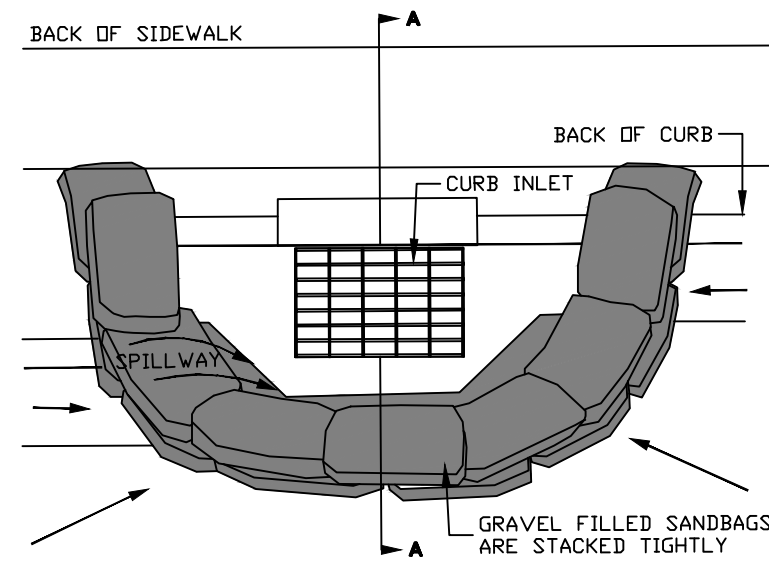
-  CONSTRUCTION FENCE
-  FIBER ROLL
-  STABILIZED CONSTRUCTION ENTRANCE
-  STORM DRAIN INLET PROTECTION (TO BE PLACED ON ALL EXISTING AND PROPOSED INLETS)

\*\*REFER TO CASQA STORMWATER BMP HANDBOOK FOR MORE INFORMATION.

**NOTES:**

1. ALL EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT TITLED "XXX" DATED XXX AND IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.



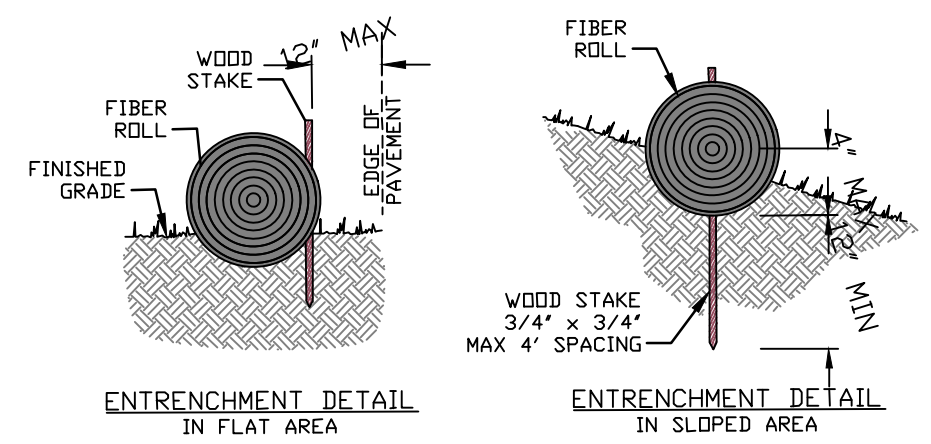


SECTION A-A

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

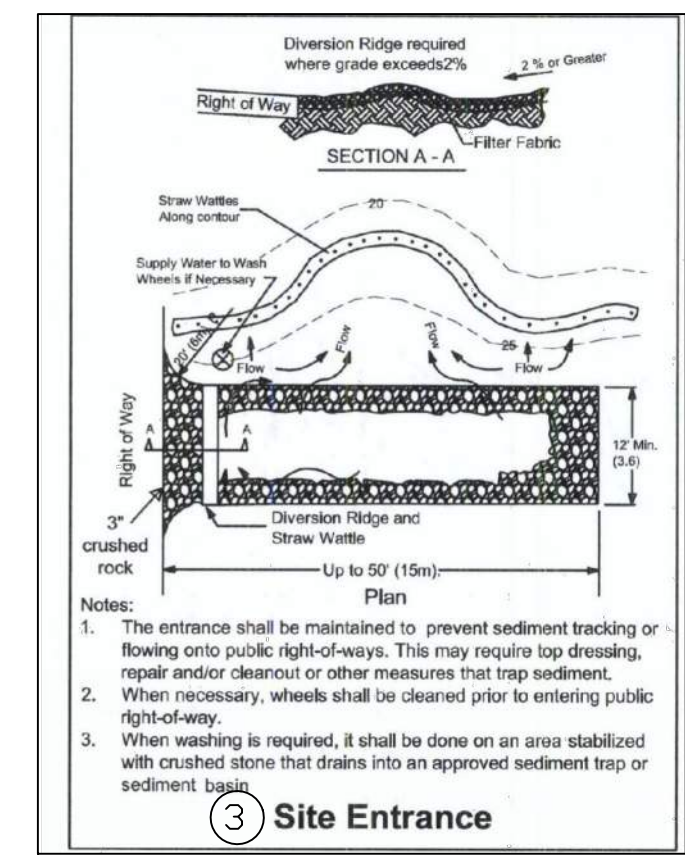
1 CURB INLET SEDIMENT BARRIER  
NOT TO SCALE



NOTES

1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROXIMATELY 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

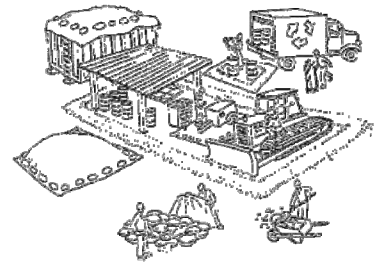
3 FIBER ROLL  
NOT TO SCALE



3 Site Entrance



# Pollution Prevention - It's Part of the Plan



## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with County of Alameda requirements.

### Materials storage & spill cleanup

#### Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with Alameda County Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

#### Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc. ) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or Alameda County Public Works Agency dispatch at (510) 670-5500

#### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

### Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

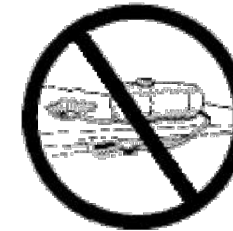


- Earth moving activities are only allowed during dry weather by permit and as approved by the County Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

### Dewatering operations

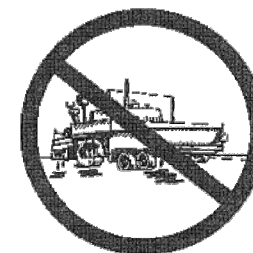
- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

### Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

### Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

### Painting



- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

### Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

For references and more detailed information:  
[www.cleanwaterprogram.org](http://www.cleanwaterprogram.org)  
[www.cabmphandbooks.com](http://www.cabmphandbooks.com)

Storm drain polluters may be liable for fines of \$10,000 or more per day!







MANDELA PARKWAY

7TH STREET

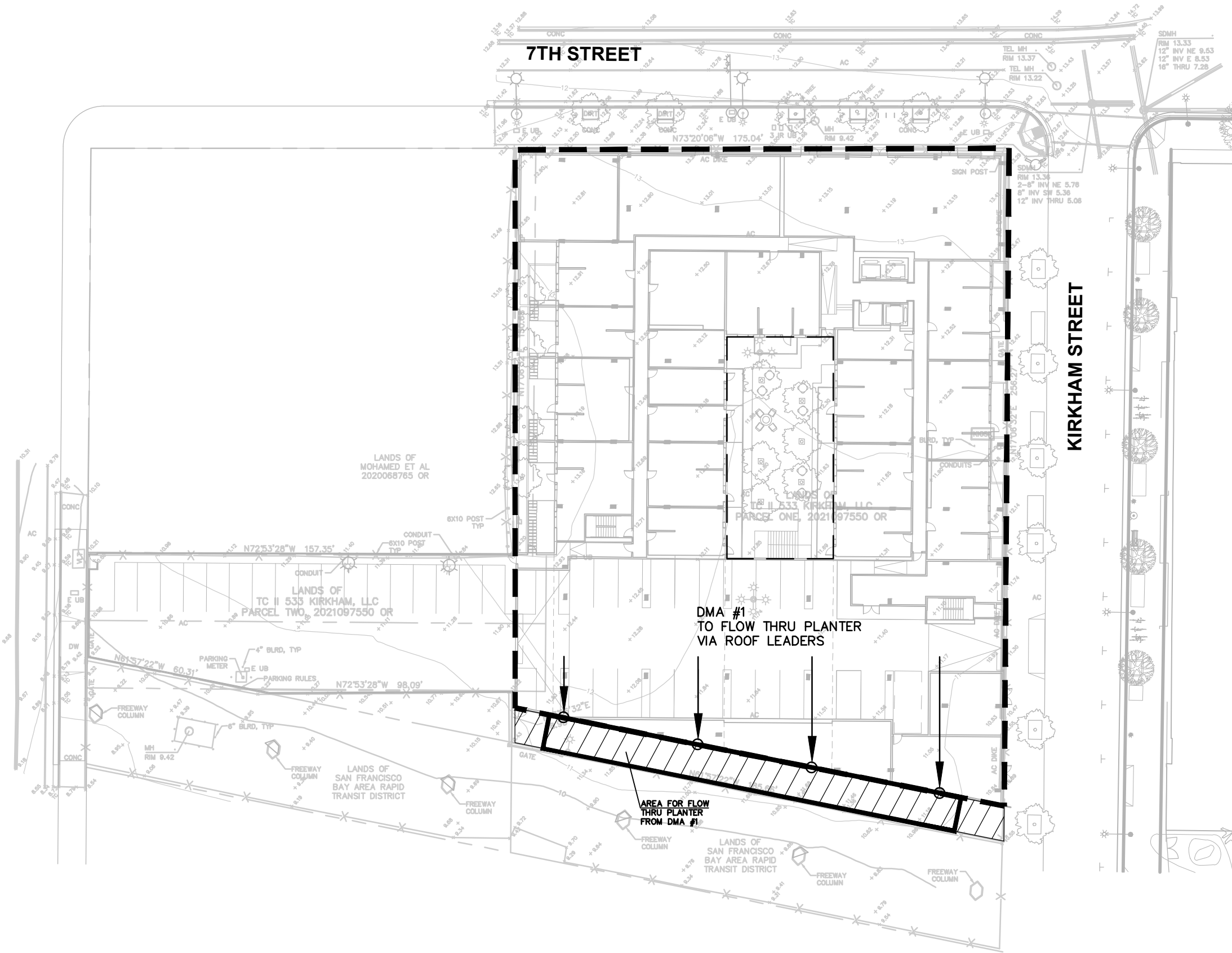
KIRKHAM STREET

LEGEND:

-  DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
-  FLOW THROUGH PLANTER (FP)
-  DMA LABEL
-  RAIN WATER ROOF LEADER

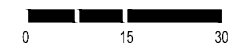
NOTES:

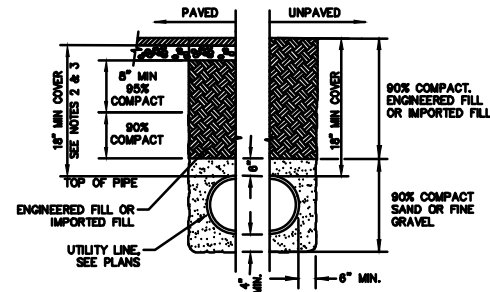
1. SEE GRADING PLAN FOR BIORETENTION AREA ELEVATIONS.
2. SEE LANDSCAPE PLANS FOR PROPOSED LOCATION AND IDENTIFICATION OF LANDSCAPING AND PLANT MATERIALS.



DMA #1  
TO FLOW THRU PLANTER  
VIA ROOF LEADERS

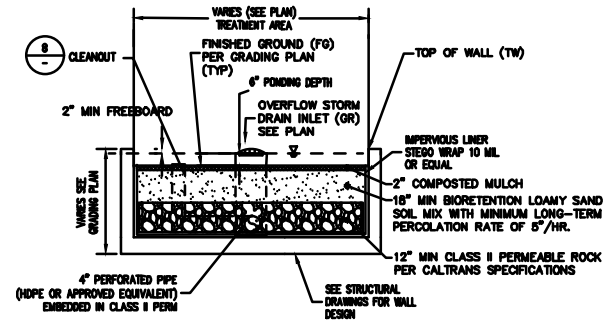
AREA FOR FLOW  
THRU PLANTER  
FROM DMA #1



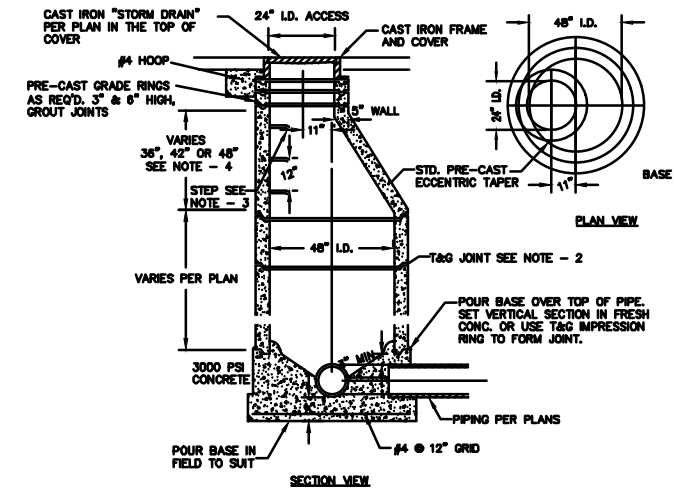


- NOTES:**
- RESTORE EXISTING SURFACE TO EXISTING CONDITIONS AFTER TRENCH WORK AND COMPACTION IS COMPLETE.
  - COVER FOR ASPHALT AREAS IS DEFINED FROM TOP OF PIPE TO TOP OF AGGREGATE BASE.
  - COVER FOR CONCRETE AREAS IS DEFINED FROM TOP OF PIPE TO TOP OF FINISHED SURFACE.
  - WHERE THICKNESS OF FILL EXCEEDS 7 FT, THE PORTION OF FILL BELOW 7 FT SHALL BE 90% COMPACT

**1 ON-SITE TYPICAL UTILITY TRENCH**  
NTS

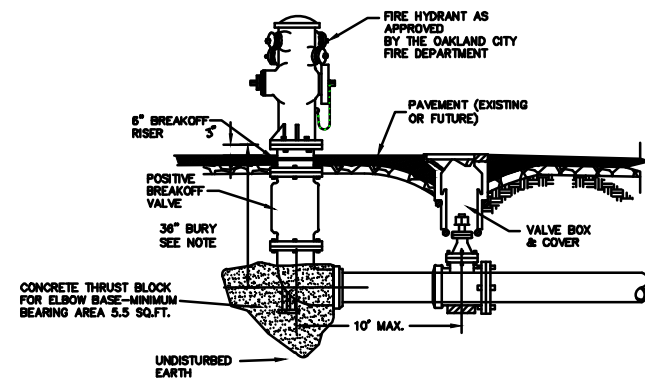


**2 FLOW THROUGH PLANTER**  
NTS

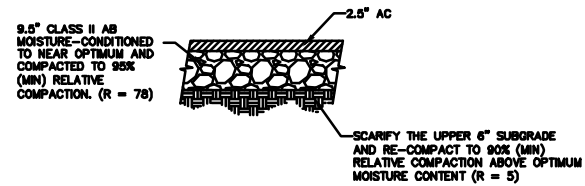


- NOTES:**
- USE 48\"/>

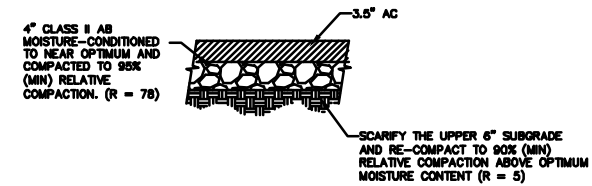
**3 SANITARY OR STORM DRAIN MANHOLE**  
NTS



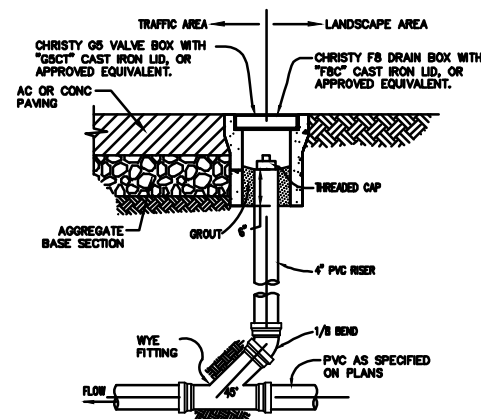
**4 FIRE HYDRANT INSTALLATION**  
SCALE: NONE



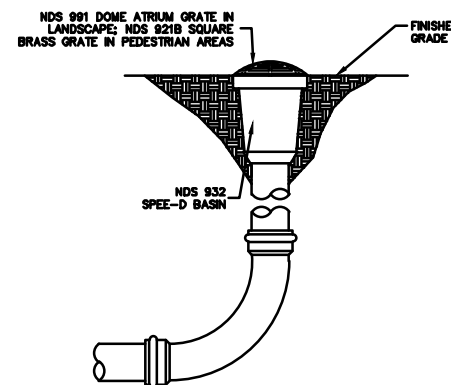
**5 AC PAVEMENT**  
NTS



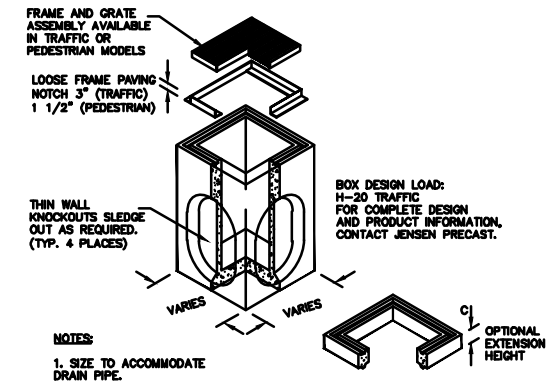
**6 CONCRETE SECTION**  
NTS



**7 STORM AND SEWER CLEANOUT**  
NTS



**8 AREA DRAIN**  
NTS



**9 STORM DRAIN CATCH BASIN**  
NTS

Decorative Metal Screens



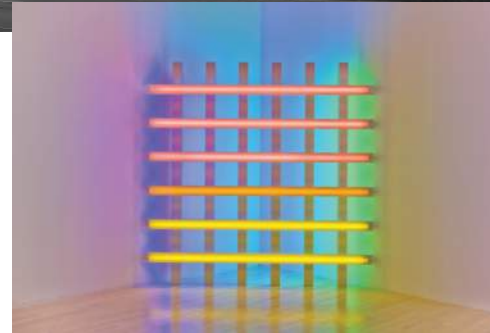
Unit Pavers



Raised Planters



Feature Lighting



Moveable Tables and Chairs



Fire Pit



Bike Rack



PGAdesign

LANDSCAPE ARCHITECTS  
tel 510.465.1284 url www.PGAdesign.com  
444 17th Street, Oakland, CA 94612

Client

Project Partners

Stamp



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No.	Date	Description

Date 12/05/2022  
Scale As Noted  
Drawn DRAWN BY  
Check CHECKED  
Sheet

**L3.00**  
Landscape Materials  
Palette

Client

Project Partners

Stamp



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No.	Date	Description

Date 12/05/2022  
 Scale As Noted  
 Drawn DRAWN BY  
 Check CHECKED  
 Sheet

**L3.01**  
 Landscape Materials  
 and Features- Level 1



- Private Patio  
- Pre-Cast Concrete Unit Pavers
- Maintenance Path  
- Pre-Cast Concrete Unit Paver Stepping Stones
- Decorative Privacy Screen  
- Laser Cut Corten Steel
- Raised Planting Bed  
- Cast-In-Place Concrete, Integral Color with Decorative Finish
- CMU Wall  
- 6' Tall
- Decorative Privacy Screen  
- Laser Cut Corten Steel
- 12' Tall Fence and Gate,  
See Architecture Drawings
- Surface Parking Lot,  
Permeable Paving

- Decorative Concrete Treatment at Residential Entry
- Decorative Gravel Mulch
- (3) Benches
- (8) Bike Racks
- (15) Parking Spaces

- Raised Planter  
- Corten Steel
- Sidewalk per Oakland City Standard
- Decorative Privacy Screen ~5' Tall  
- Laser Cut Corten Steel
- Private Patio  
- Pre-Cast Concrete Unit Pavers
- Pre-Cast Concrete Unit Pavers
- Decorative Gravel Mulch
- Private Patio  
- Pre-Cast Concrete Unit Pavers
- Corten Fire Pit
- Raised Planting Bed  
- Cast-In-Place Concrete, Integral Color with Decorative Finish
- Moveable Furniture
- Stairs to Level 2 Courtyard
- In-Ground Planting Strip



F:\533 Kirkham\509-22-11297\DWG - 533 Kirkham\Current Set-533 Kirkham\Baselines\lx-site-1.rvt.dwg watters Fri Dec 02,2022 - 1:12 pm



Client \_\_\_\_\_

Project Partners \_\_\_\_\_

Stamp



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MANDELA PARKWAY



Private Patio  
- Pre-Cast Concrete Unit Pavers

Decorative Privacy Screen  
- Laser Cut Corten Steel

Stairs to Level 1 Courtyard

Pre-Cast Concrete Unit Pavers

Decorative Privacy Screen  
- Laser Cut Corten Steel

Raised Planter  
- Cast-In-Place Concrete, Integral Color with Decorative Finish

Decorative Privacy Screen  
- Laser Cut Corten Steel

Moveable Furniture

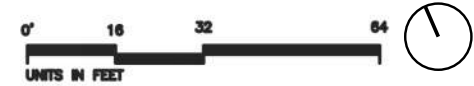
(2) Electric Grill

Private Patio  
- Pre-Cast Concrete Unit Pavers

No.	Date	Description

Date 12/05/2022  
 Scale As Noted  
 Drawn DRAWN BY  
 Check CHECKED

Sheet  
**L3.02**  
 Landscape Materials  
 and Features- Level 2



**PLANT LIST**

**TREES**

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
PiCh	<i>Pistachia chinensis</i>	Chinese Pistache	As Noted	36" Box
BeNi	<i>Betula nigra</i> "Dura Heat"	River Birch	15'	36" Box
ChTa	<i>Chitalpa x tashkenensis</i>	Chitalpa	As Noted	36" Box
MaGr	<i>Magnolia grandiflora</i> "Little Gem"	Little Gem Magnolia	As Noted	36" Box
AcCo	<i>Acacia cognata</i>	River Wattle	As Noted	36" Box

**SHRUBS & GROUND COVER**

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
CaDi	<i>Carex divulsa</i>	Berkeley Sedge	12"	1 gal.
IrDo	<i>Iris douglasii</i>	Douglas Iris	12"	1 gal.
DeCe	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	18"	1 gal.
RiSa	<i>Ribes sanguineum</i>	Red Flowering Currant	36"	5 gal.
AcMo	<i>Acanthus mollis</i>	Bear's Britches	36"	5 gal.
RhCa	<i>Rhamnus californica</i>	California Coffeeberry	36"	5 gal.

**VINES**

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
JaPo	<i>Jasminum polyanthum</i>	Climbing Jasmine	As Noted	5 gal.
ClAr	<i>Clematis armandii</i>	Evergreen Clematis	As Noted	5 gal.

**BIORETENTION PLANTING**

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
DeCe	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	18"	1 gal.
NaPu	<i>Nasella pulchra</i>	Purple Needlegrass	18"	1 gal.
AcMi	<i>Achillea millefolium</i>	Yarrow	24"	1 gal.
CaCa	<i>Carpenteria californica</i>	Bush Anemone	36"	5 gal.
AcCi	<i>Acer circinatum</i>	Vine Maple	60"	15 gal.



Chinese Pistache  
*Pistachia chinensis*



Chitalpa  
*Chitalpa x tashkenensis*



Little Gem Magnolia  
*Magnolia grandiflora* "Little Gem"



River Wattle  
*Acacia cognata*



River Birch  
*Betula nigra* "Dura Heat"



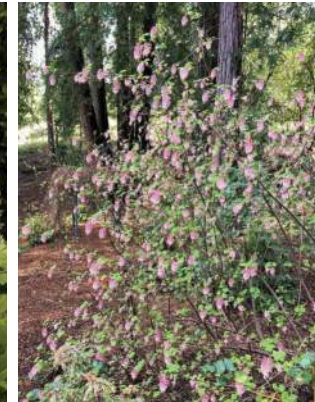
Tufted Hairgrass  
*Deschampsia cespitosa*



Douglas Iris  
*Iris douglasiana*



Bear's Britches  
*Acanthus mollis*



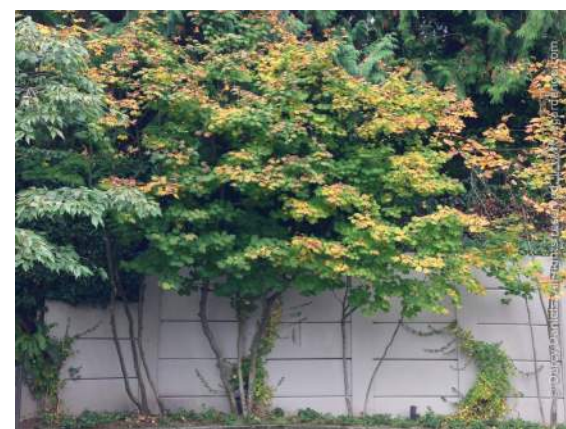
Flowering Currant  
*Ribes sanguineum*



Yarrow  
*Achillea millefolium*



Bush Anemone  
*Carpenteria californica*



Vine Maple  
*Acer circinatum*



California Coffeeberry  
*Rhamnus californica*



Creeping Jasmine  
*Jasminum polyanthum*



Clematis  
*Clematis armandii*

Client

Project Partners

Stamp



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No.	Date	Description

Date 12/05/2022

Scale As Noted

Drawn DRAWN BY

Check CHECKED

Sheet

**L4.00**

Landscape Planting  
Palette

Client

Project Partners

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No.	Date	Description

Date 12/05/2022  
 Scale As Noted  
 Drawn DRAWN BY  
 Check CHECKED  
 Sheet

**L4.01**  
 Landscape Planting -  
 Level 1

F:\533 Kirkham\509-22-11297\DWG - 533 Kirkham\Current Set-533 Kirkham\Baselies\lx-site-vrf.dwg watters Fri Dec 02,2022 - 1:12 pm



Client \_\_\_\_\_

Project Partners \_\_\_\_\_

Stamp



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F:\533 Kikkiam\SCB-22-11297\DWG - 533 Kikkiam\Current Set-533 Kikkiam\Baselines\ Lx-516-IN2.dwg walters Fri Dec 02,2022 - 1:25 pm

MANDELA PARKWAY



Raised Planter Bed

(6) Proposed Trees  
*Betula nigra* var. "Dura Heat"

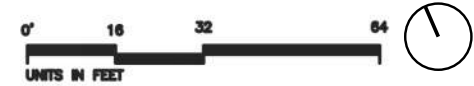
(2) Proposed Multistem Trees  
*Magnolia grandiflora* var. "Little Gem"

(2) Proposed Multistem Trees  
*Acacia cognata*

No.	Date	Description

Date 12/06/2022  
 Scale As Noted  
 Drawn DRAWN BY  
 Check CHECKED

Sheet  
**L4.02**  
 Landscape Planting -  
 Level 2

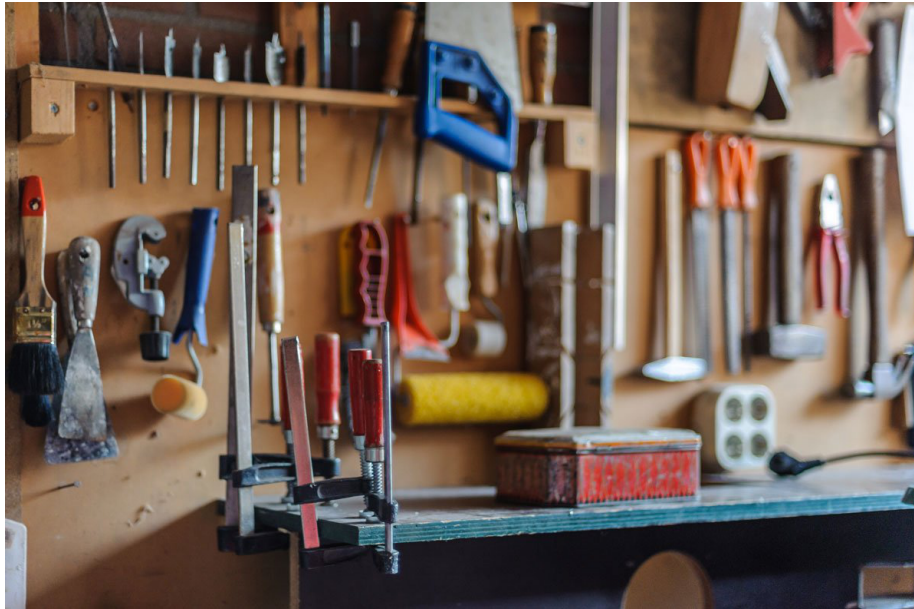


## HISTORY AND PLACE

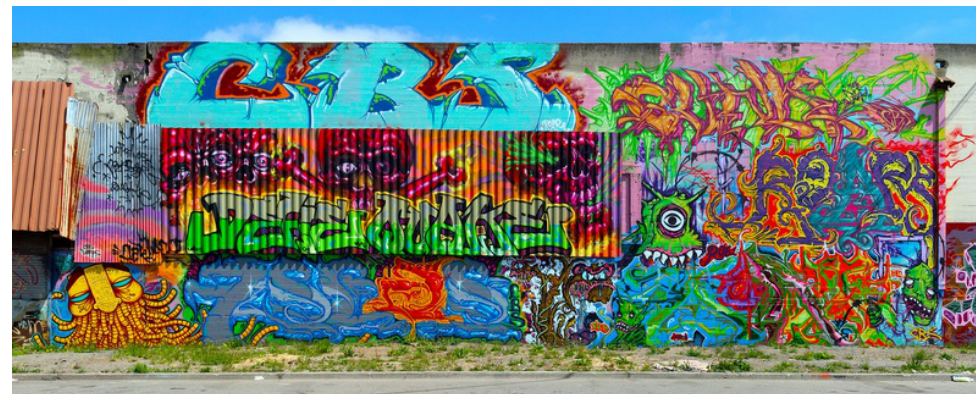
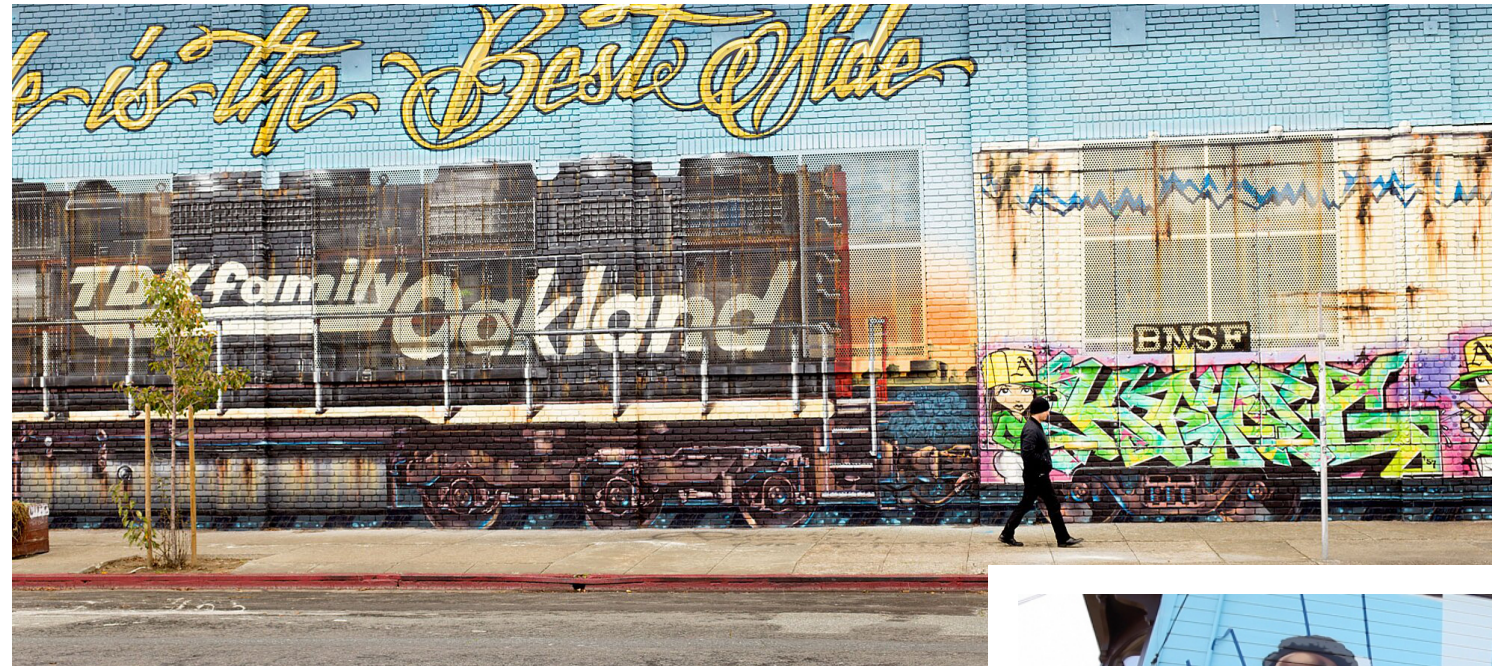
HISTORY AND PLACE - 7TH STREET & WEST COAST JAZZ



HISTORY AND PLACE - ARTISTS AND MAKERS

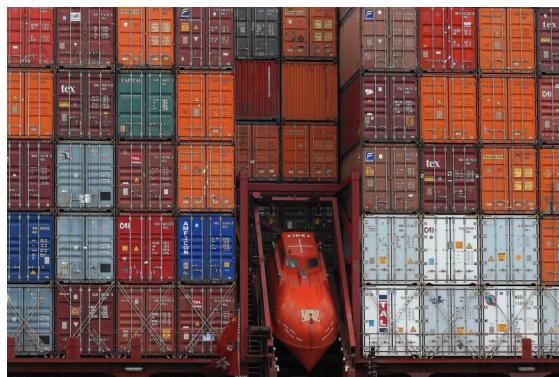


HISTORY AND PLACE - ART MURALS





HISTORY AND PLACE - PORT OF OAKLAND



**SURROUNDING AREA**

SURROUNDING AREA



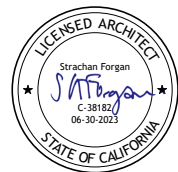
**SURROUNDING AREA**



SURROUNDING AREA



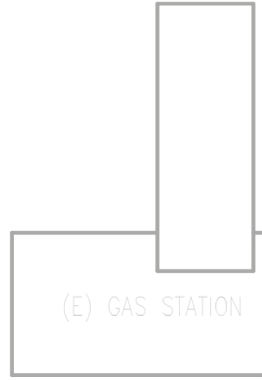
© 2022 SOLOMON CORDWELL BUENZ



**FLOOR PLANS & AREA MATRIX**

FLOOR PLAN - GROUND LEVEL

7TH STREET



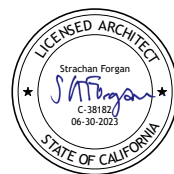
KIRKHAM STREET

60' PUBLIC RIGHT OF WAY  
AC PAVEMENT WIDTH: VARIES  
NEW CURB CUT

(F) 500 KIRKHAM DEVELOPMENT



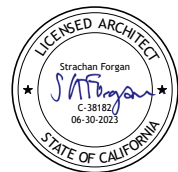
FLOOR PLAN - LEVEL 2



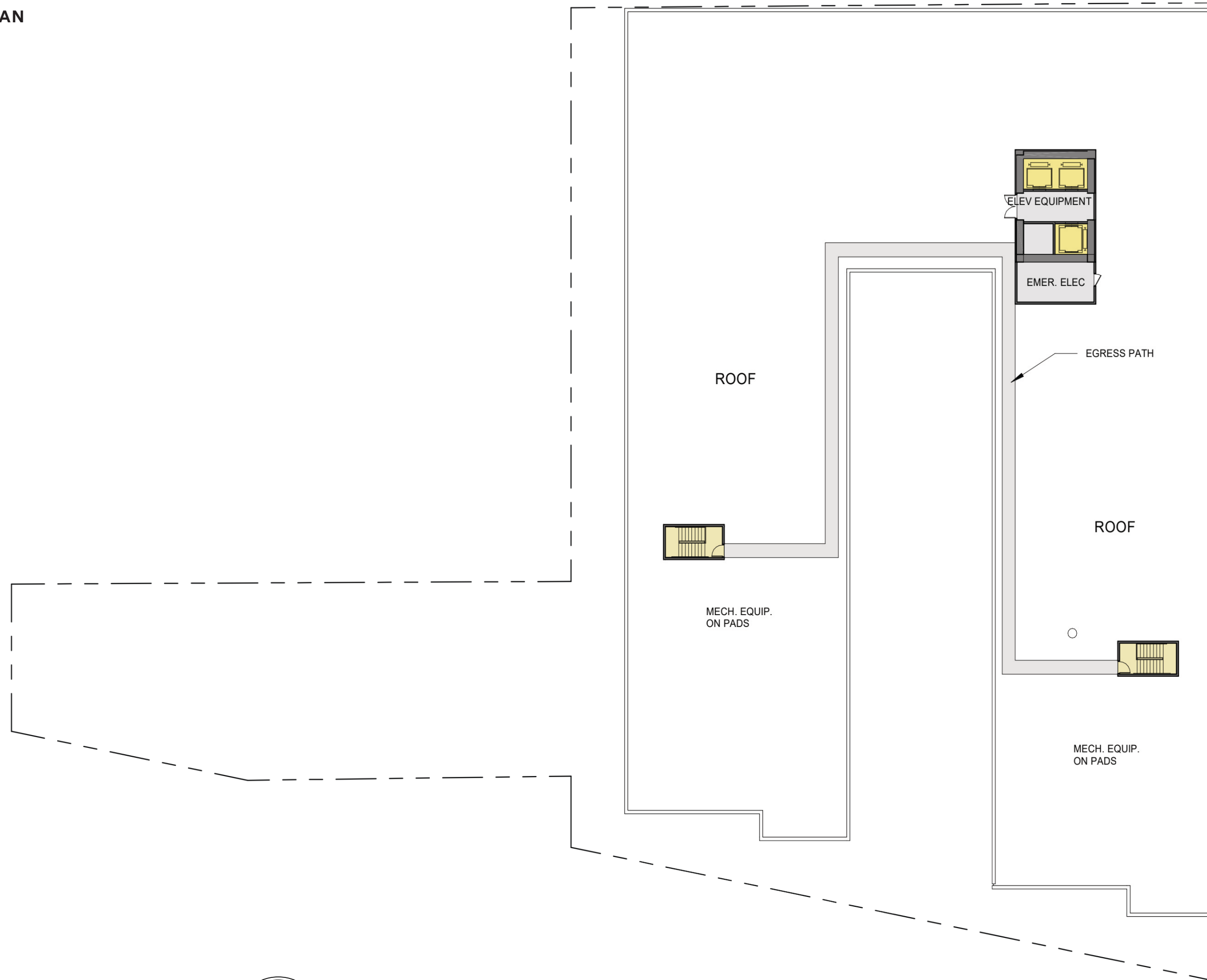


FLOOR PLAN - LEVELS 3-8

WAIVER REQUIRED FOR 10'  
BUILDING SETBACK ABOVE 75'



ROOF PLAN

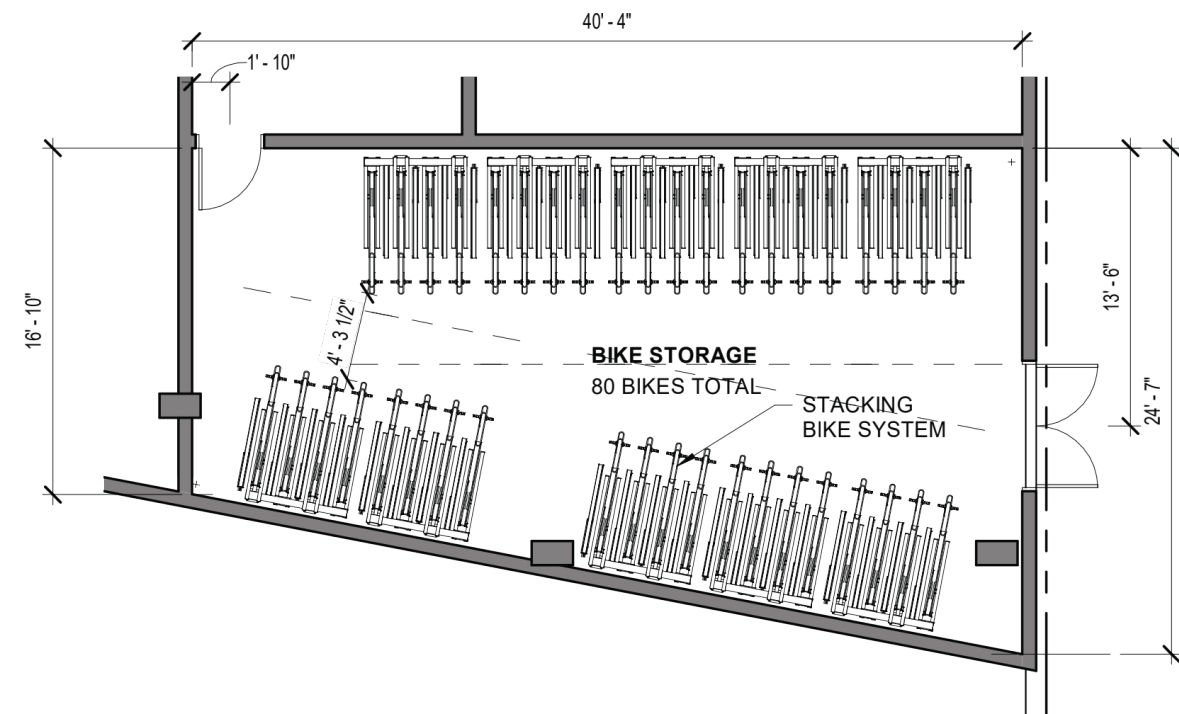




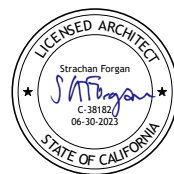
Patent #8,950,592

## Dero Decker

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems our lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and tray dampers to provide safe lowering of upper trays. The near vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.



©2021



**AREA MATRIX**

TYPE IA			Site Area	50,917				sf								
Residential			Amenity				Retail	Active Resi	Parking	BOH		Totals				
Area units/ flr.	399 ST	550 JR1Br	700 1Br1Ba	900 2Br2Ba	RES NSF	RES GSF	GSF	GSF	spaces	GSF	GSF	GSF				
flr. Elev.	f / f	Flr.														
												0				
+85.00		R	ROOF				0	1,000				1,000				
+75.00	10	08	39	7	10	8	14	26,493	31,322			31,322				
+65.00	10	07	39	7	10	8	14	26,493	31,322			31,322				
+55.00	10	06	39	7	10	8	14	26,493	31,322			31,322				
+45.00	10	05	39	7	10	8	14	26,493	31,322			31,322				
+35.00	10	04	39	7	10	8	14	26,493	31,322			31,322				
+25.00	10	03	39	7	10	8	14	26,493	31,322			31,322				
+15.00	10	02	39	7	11	7	14	26,343	31,322			31,322				
+0.00	15	01	16	3	3	4	6	11,047	17,603	2,999	1,206	40	8,936	3,856	34,600	
			289 total units	52 ST	74 JR1Br	59 1Br1Ba	104 2Br2Ba	0 NSF	196,348 GSF	237,857 GSF	2,999 GSF	1,206 GSF	40 spaces	8,936 GSF	3,856 GSF	254,854 GSF
			18.0%	25.6%	20.4%	36.0%		679 avg	0.14 spaces per unit					Overall	77.04%	

**Bicycle Parking Calculation**

**Residential Per 17.117.090**

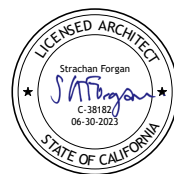
Long-term 1 space for each 4 dwelling units  
 289 units/4 = 72.25 spaces required  
 80 spaces provided

Short-term 1 space for each 20 dwelling units  
 289 units/20 = 14.45 spaces required  
 15 spaces provided

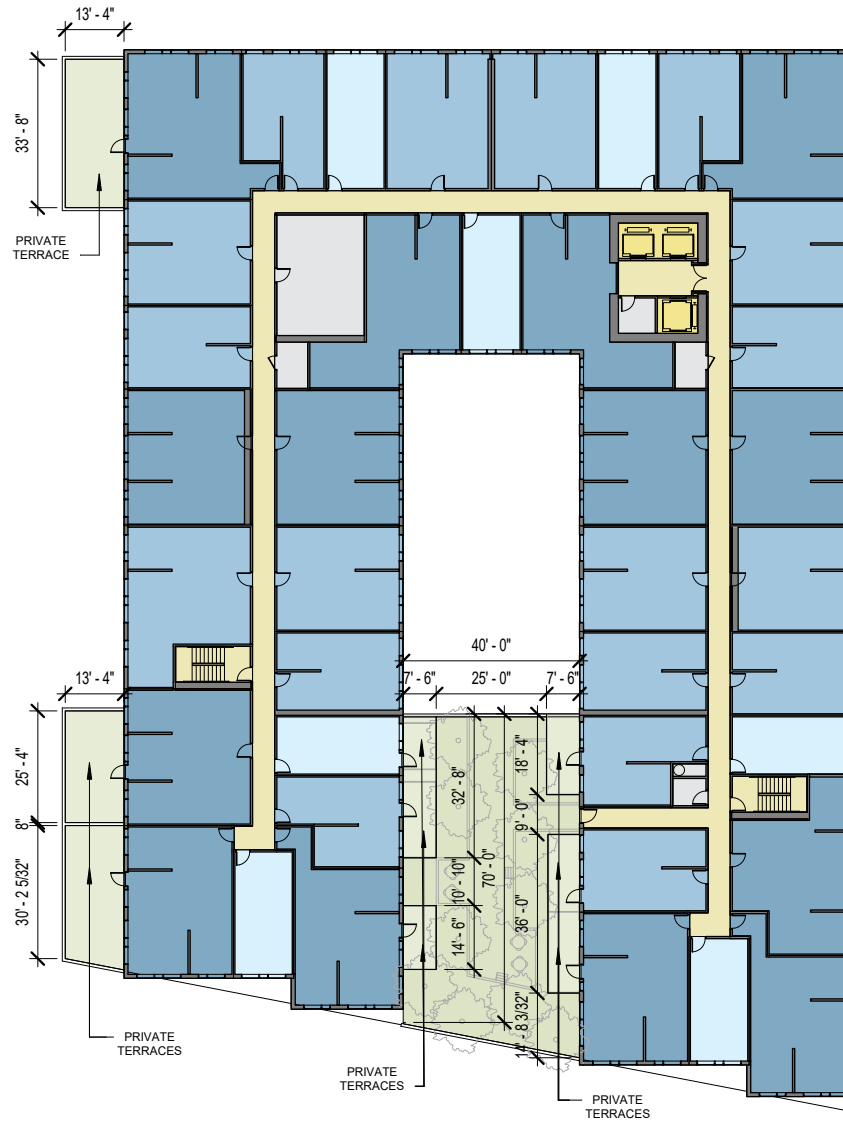
**Commercial Per 17.117.110**

Long-term 1 space for each 10,000 sf floor area  
 2,999 sf/10,000 = 1 space minimum  
 1 space provided

Short-term 1 space for each 20,000 sf floor area  
 2,999 sf/20,000 = 1 space minimum  
 1 space provided



**OPEN SPACE**



**Open Space Calculation**

Per 17.97.070  
 75 sf of group open space for 1 dwelling unit  
 38 sf of group open space for 1 efficiency dwelling unit  
 289 units total  
 216 DU x 75 sf = 16,200 sf  
 21 DU x 15 sf = 315 sf  
 49 EDU x 38 sf = 1862 sf  
 3 EDU x 15 sf = 45 sf  
 Total Required = 18,422 sf

Group Open Space Provided  
 L1 = 2,368 sf  
 L2 = 2,200 sf

Private Open Space Provided (counts 2x)  
 L1 = 3,035 sf  
 L2 = 1,950 sf

Group Private Total  
 (2,368+2,200) + 2(3,035+1,950) = 14,538 sf Provided

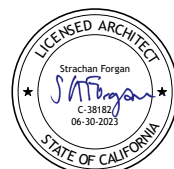
# LEED CHECKLIST

LEED-NC v4 Checklist  
533 Kirkham  
7/14/2022  
Target = Gold

Project Totals	Yes	?	No	Checklist Certification Level: (Does not include ? credits)
	63	32	31	Gold

Certified 40-49 points  
Silver 50-59 points  
Gold 60-79 points  
Platinum 80 points and above  
Cells highlighted yellow - substitute to v4.1

Category	Credit Name	Yes	?	No	Phase	Status	Responsibility	Requirements
<b>Integrative Process</b>	C Integrative Process	1			D	Targeted	SCB/MEP	Perform preliminary energy and water budget analysis before completion of schematic design.
<b>Location and Transportation</b>	C LEED-ND Location			16	n/a	Not Attempted	-	Alternative LT points option for projects within LEED-ND certified site.
	C Sensitive Land Protection	1			D	Targeted	SCB	Achieved if site is previously developed.
	C High Priority Site		2		n/a	Not Attempted	SCB	Historical District (1pt); Priority Designation (1pt); Brownfield Remediation (2pts).
	C Surrounding Density & Diverse Uses	4		1	D	Targeted	SCB	Substitute to v4.1 - allows use of Walkscore
	C Access to Quality Transit	5			D	Targeted	SCB	v4.1: 72/100/144/250/360 weekday trips, 30/70/108/160/216 weekend trips. (210/121 for 3 points)
	C Bicycle Facilities	1			D	Targeted	SCB/Owner	Long Term Storage: 60 minimum, 1 is for FTEs, Short Term: 2. 1 shower required. Will FTEs have shower access?
	C Reduced Parking Footprint	1			D	Targeted	SCB/Owner	40% reduction reqd and 5% as preferred for car-pool. v4.1: 30% reduction or provide carshare 1 vehicle parking space.
	C Green Vehicles	1			D	Targeted	SCB/Owner	Provide 1 charging stations/ 2 EV ready and 2 preferred parking spaces for green vehicles.
<b>Sustainable Sites</b>	P Construction Activity Pollution Prevention	Y			C	Required	Contractor	Develop/implement SWPP and dust control plan.
	C Site Assessment	1			D	Targeted	SCB	Assess site factors (wind, solar exposure, terrain, etc.) and describe how they influenced project design.
	C Site Development - Protect or Restore Habitat		2		D	Targeted	Landscape	Restore 15% or 25% of site area under v4.1.
	C Open Space	1			D	Targeted	Landscape	30% of site area open and accessible to occupants, 25% of that must be vegetated. Green roof OK on high-density sites.
	C Rainwater Management	1	2		D	Targeted	Civil	Manage 70th-75th-80th in v4.1 percentile rainfall and use LID practices.
	C Heat Island Reduction	2			D	Targeted	SCB	Roof and non-roof (2pt)
	C Light Pollution Reduction	1			D	Targeted	Lighting	Specify fixtures with low BUG ratings; internally illuminated signage must comply.
<b>Water Efficiency</b>	P Outdoor Water Use Reduction	Y			D	Required	Landscape	No irrigation or reduce peak potable water usage by at least 30% from baseline.
	P Indoor Water Use Reduction	Y			D	Required	SCB/Owner	20% reduction.
	P Building-Level Water Metering	Y			D	Required	MEP	Install water metering equipment and share usage data for 5 years.
	C Outdoor Water Use Reduction	1		1	D	Targeted	Landscape	Do not install landscape irrigation or reduce potable water 50-100%.
	C Indoor Water Use Reduction	3	1	2	D	Targeted	SCB	(1pt: 25%, 2pts: 30%, 3pts: 35%, 4pts: 40%, 5pts: 45%, 6pts: 50%).
	D Cooling Tower Water Use	2			D	Targeted	MEP	Limit potable water use and contaminants.
	C Water Metering	1			D	Targeted	MEP	Provide water meters on 2 or more water subsystems.
<b>Energy and Atmosphere</b>	P Fundamental Commissioning and Verification	Y			C	Required	Cx	Complete commissioning activities in accordance with ASHRAE guidelines.
	P Minimum Energy Performance	Y			D	Required	MEP	5% reduction compared to ASHRAE 90.1-2010.
	P Building-Level Energy Metering	Y			D	Required	MEP	Install energy meters and submeters. Reporting must be 1 month periods for 5 years.
	P Fundamental Refrigerant Management	Y			D	Required	MEP	No CFC based refrigerant in any new systems.
	C Enhanced Commissioning	3	3		C	Targeted	Cx	Contract enhanced Cx (3pts), include O&M performance issues (+1pt), envelope Cx (2pts).
	C Optimize Energy Performance	6	6	6	D	Targeted	MEP	(6%: 1pt, 8%: 2pts, 10% 3pts, etc.).
	C Advanced Energy Metering	1			D	Targeted	MEP	Install metering of any individual end uses accounting for 10% or more of energy use.
	C Demand Response		2		C	Targeted	Owner	Demand response utility program for 10% of estimated building energy.
	C Renewable Energy Production		2	1	n/a	Targeted	MEP	Produce a minimum of 1%/5%/10% of predicted annual energy cost.
	C Enhanced Refrigerant Management	1			D	Targeted	MEP	No refrigerants or refrigerant types that do not exceed calculated project threshold.
	C Green Power and Carbon Offsets		2		D	Targeted	Owner	50% for 1 point, 100% for 2. Typically defer till end of process.
<b>Materials and Resources</b>	P Storage and Collection of Recyclables	Y			D	Required	SCB/Owner	Provide dedicated areas for collection of building recyclable material.
	P CDWM Planning	Y			C	Required	Contractor	Establish recycling goals for at least 5 streams of construction or demolition waste.
	C Building Life-Cycle Impact Reduction		3	2	D	Deferred	Contractor	Reuse existing structure, or conduct LCA (1 pt.) and show 5-10-20% impact reduction (2-3-4 pts)
	C BPDO - Environmental Product Declarations	1		1	C	Targeted	Contractor	Provide EPD for 20 products from 5 manufacturers.
	C BPDO - Sourcing of Raw Materials	1		1	C	Targeted	Contractor	Good sourcing practice for 15% or 30% (2 pts.) of total project material cost (buyback program, recycled content, FSC wood, salvage/reuse)
	C BPDO - Material Ingredients	1		1	C	Targeted	Contractor	Ingredient disclosure for 20 products from 5 manufacturers (HPD, C2C, Declare)
	C C&D Waste Management	2			C	Targeted	Contractor	Divert at least 75% of total construction material including at least 3 streams of waste. Commingled = single stream.
<b>Indoor Environmental Quality</b>	P Minimum IAQ Performance	Y			D	Required	MEP	Meet ASHRAE 62.1-2010. Combustion appliances must be vented.
	P Environmental Tobacco Smoke Control	Y			C	Required	Owner	No smoking; provide signage and nonsmoking lease docs for student housing.
	C Enhanced IAQ Strategies	1	1		D	Targeted	SCB	Improve indoor air quality using combination of listed strategies. Mech + Interior
	C Low-Emitting Materials	3			C	Targeted	Contractor	Low VOC products and documentation (4 categories for full credit, sub for 4.1)
	C Construction IAQ Management Plan	1			C	Targeted	Contractor	Develop/implement IAQ plan during construction.
	C Indoor Air Quality Assessment	2			C	Targeted	Contractor	
	C Thermal Comfort	1			D	Targeted	MEP	Meet requirements of ASHRAE 55-2010.
	C Interior Lighting	1	1		D	Targeted	Lighting	Provide user control of interior lighting or Meet at least 4 quality criteria.
	C Daylight		2	1	C	Deferred	SCB	Provide shading and demonstrate illumination levels are met but not exceeded.
	C Quality Views	1			D	Targeted	SCB	75% of regularly occupied area meet at least 2 view criteria.
	C Acoustic Performance	1			D	Targeted	-	Reduce reverb, HVAC background noise, and sound transmission in all occupied spaces.
<b>Innovation</b>	C Innovation in Design: Reduced Parking	1			D/C	Targeted	-	EP LTc7 Reduced Parking Footprint, over 80%
	C Innovation in Design: Quality Views	1			D/C	Targeted	-	EP IEQ - Quality Views? Waste Diversion?
	C Innovation in Design: TBD	1			D/C	Targeted	-	Innovation in Design: O&M Green Cleaning Policy
	C Innovation in Design: TBD	1			D/C	Targeted	-	Innovation in Design: O&M Green Building Education
	C Innovation in Design: TBD	1			D/C	Targeted	-	Pilot credit: Design for active users? Water Leak Detection and Monitoring?
	C LEED Accredited Professional	1			C	Targeted	-	Yes
<b>Regional Priority</b>	C Optimize Energy Performance	1			D/C	Targeted	-	10-pt threshold
	C Access to Quality Transit	1			D/C	Targeted	-	2-pt threshold
	C Indoor Water Use Reduction		1		D/C	Targeted	-	4-pt threshold
	C BPDO - Sourcing of Raw Materials	1			D/C	Not Attempted	-	5-pt threshold



**EXTERIOR CONCEPT**

PERSPECTIVE - KIRKHAM & 7TH ST.







EAST ELEVATION - KIRKHAM ST.

1. GRANITE TEXTURED EIFS - MEDIUM GREY
2. GRANITE TEXTURED EIFS - GREEN
3. WINDOW MULLION & METAL PANEL - DARK GREY
4. VISION GLASS - CLEAR
5. VISION GLASS - LOW IRON
6. WALL TILE - DARK GREY
7. SMOOTH EIFS - DARK GREY
8. CORTEN STEEL

WAIVER REQUIRED FOR 10'  
BUILDING SETBACK ABOVE 75'



NORTH ELEVATION - 7TH ST.

1. GRANITE TEXTURED EIFS - MEDIUM GREY
2. GRANITE TEXTURED EIFS - GREEN
3. WINDOW MULLION & METAL PANEL - DARK GREY
4. VISION GLASS - CLEAR
5. VISION GLASS - LOW IRON
6. WALL TILE - DARK GREY
7. SMOOTH EIFS - DARK GREY
8. CORTEN STEEL



WEST ELEVATION

- 1. GRANITE TEXTURED EIFS - MEDIUM GREY
- 2. GRANITE TEXTURED EIFS - GREEN
- 3. WINDOW MULLION & METAL PANEL - DARK GREY
- 4. VISION GLASS - CLEAR
- 5. VISION GLASS - LOW IRON
- 6. WALL TILE - DARK GREY
- 7. SMOOTH EIFS - DARK GREY
- 8. CORTEN STEEL

WAIVER REQUIRED FOR 10'  
BUILDING SETBACK ABOVE 75'



SOUTH ELEVATION

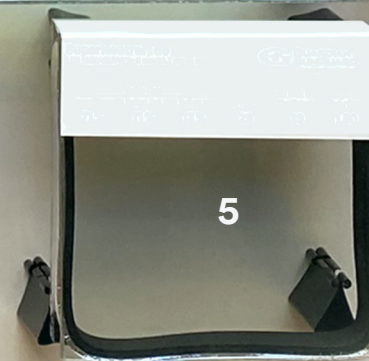
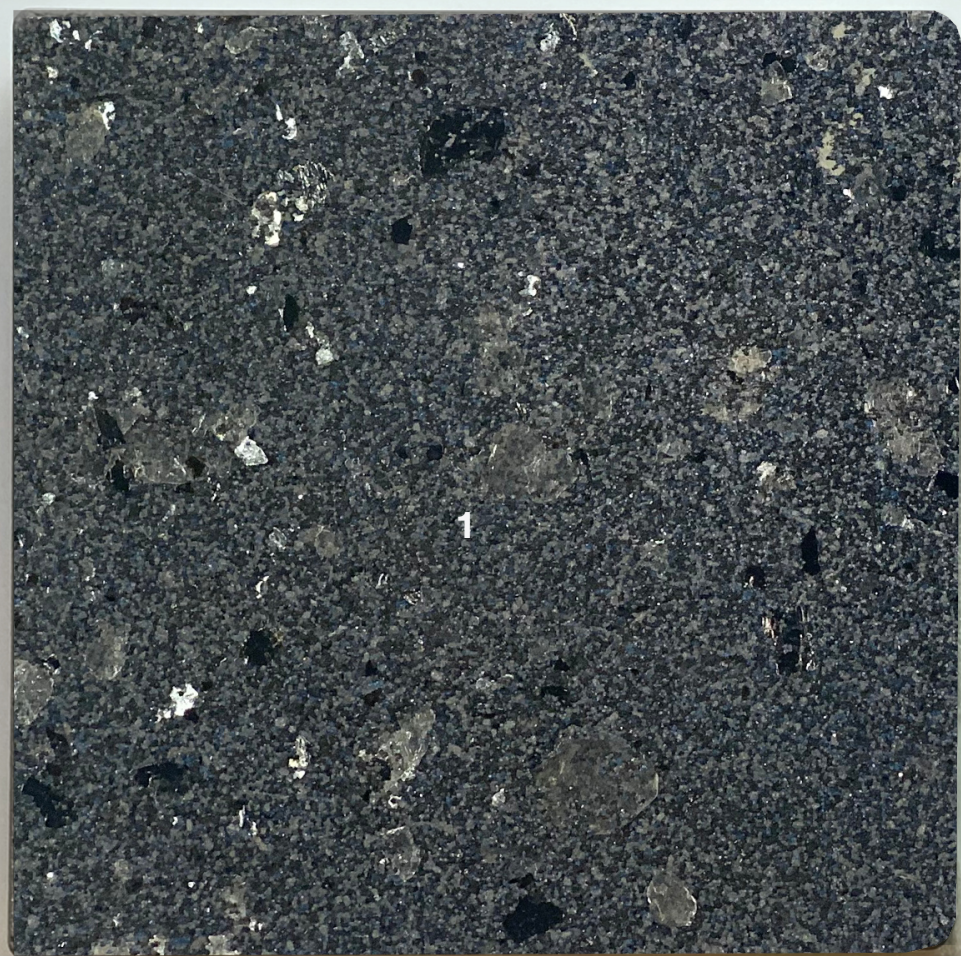
- 1. GRANITE TEXTURED EIFS - MEDIUM GREY
- 2. GRANITE TEXTURED EIFS - GREEN
- 3. WINDOW MULLION & METAL PANEL - DARK GREY
- 4. VISION GLASS - CLEAR
- 5. VISION GLASS - LOW IRON
- 6. WALL TILE - DARK GREY
- 7. SMOOTH EIFS - DARK GREY
- 8. CORTEN STEEL



BUILDING SECTION / COURTYARD ELEVATION

- 1. GRANITE TEXTURED EIFS - MEDIUM GREY
- 2. GRANITE TEXTURED EIFS - GREEN
- 3. WINDOW MULLION & METAL PANEL - DARK GREY
- 4. VISION GLASS - CLEAR
- 5. VISION GLASS - LOW IRON
- 6. WALL TILE - DARK GREY
- 7. SMOOTH EIFS - DARK GREY
- 8. CORTEN STEEL





- 1. GRANITE TEXTURED EIFS - MEDIUM GREY
- 2. GRANITE TEXTURED EIFS - GREEN
- 3. WINDOW MULLION & METAL PANEL - DARK GREY
- 4. VISION GLASS - CLEAR
- 5. VISION GLASS - LOW IRON
- 6. WALL TILE - DARK GREY
- 7. SMOOTH EIFS - DARK GREY
- 8. CORTEN STEEL



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