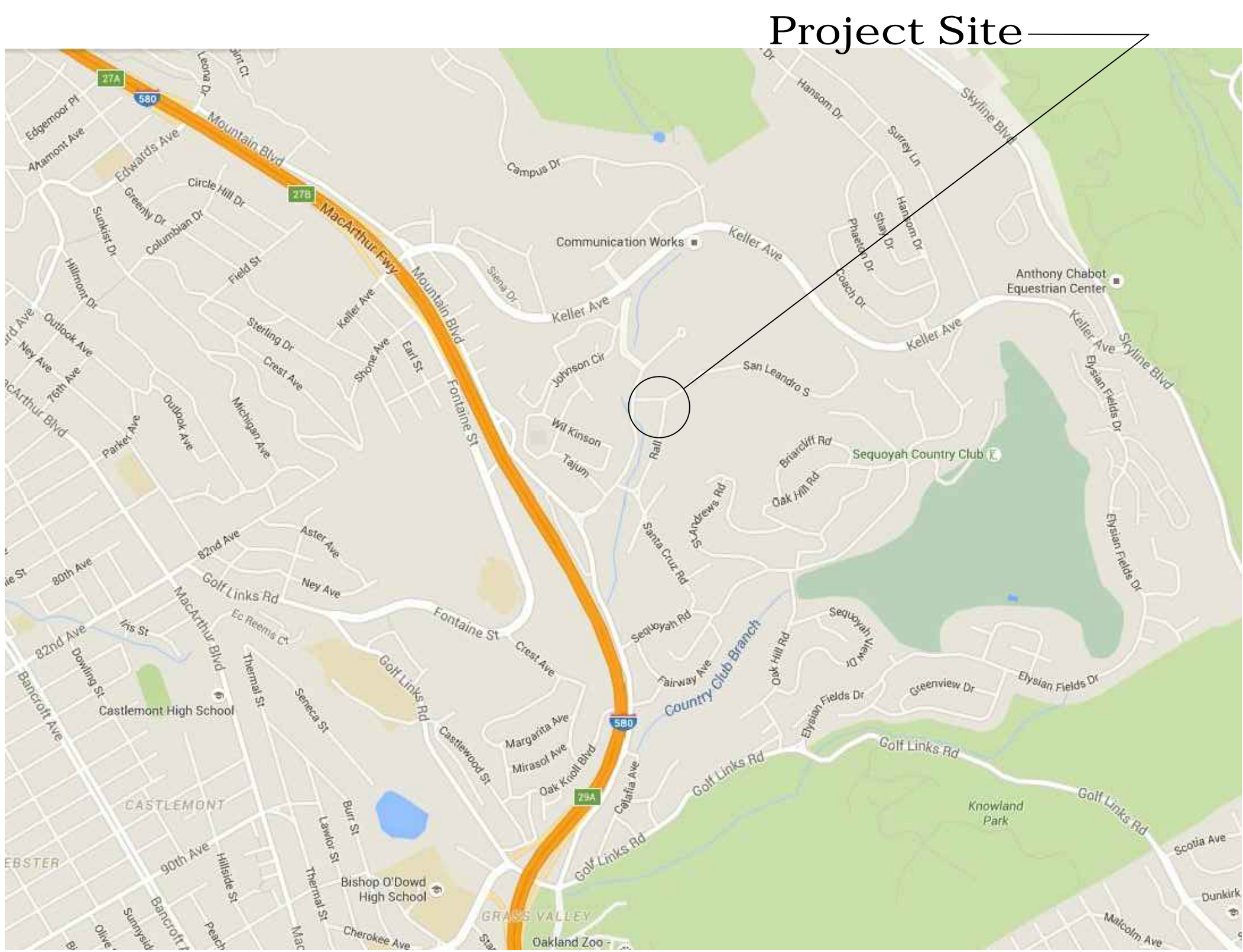




OAK KNOLL

RELOCATION AND REHABILITATION

CLUB KNOLL



VICINITY MAP
N.T.S.

DEVELOPER:

OAK KNOLL
VENTURE ACQUISITIONS, LLC

ARCHITECT:

ARCHITECTURAL DIMENSIONS
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SUBMITTED TO:

CITY OF OAKLAND

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PROJECT INFO.

CLUB KNOLL
MOUNTAIN BLVD. & SEQUOYAH RD
OAKLAND, CA. 94605

TITLE SHEET

JOB NO.
SC002
DATE.
04.18.2016

DRAWING NO.
DR-1

PROJECT NARRATIVE

A. GENERAL EXPLANATION

The intention of the Project is to relocate the existing Club Knoll Building to a new site in close proximity to the existing site on the same property. The work to relocate the building will be in accordance with the Secretary of the Interior Standards for Rehabilitation and recommendations of the Carey & Co. Relocation Evaluation Report dated March 10, 2016.

B. THE NEW SITE

Club Knoll is located in the southwestern part of the Project site near Sequoyah Road (the site's southern boundary) and is currently in disrepair, having been vacant since the Navy vacated the site approximately twenty years ago. The project proposes to relocate the building to a central portion of the site and reuse the major components of the building as a community center and accessory uses. The new site will preserve the openness around the building in a setting comparable to the existing one where the front of the building faced a large landscaped area (golf course) and the rear faced a parking lot. While the golf course is not being replicated the orientation of the building on the new site puts the front of the building facing an existing, large landscaped ravine area that is lower in grade than the building, much like the existing setting.

The new site will have a large uninterrupted expanse that allows viewing of the building from all sides, a betterment over the existing site. Access to the front of the building will be pedestrian oriented where visitors will traverse along a path then up a staircase to the main entry, similar to the existing condition. The landscape surrounds, while not yet designed, will provide trees and plants consistent with the heritage of the region unlike the existing site that contains non-native species.

The rear of the building will face the parking lot as it does today, giving access to the Courtyard and utility areas by vehicle. The rear of the building, with lower architectural elements, will not block views of the building from the adjoining roads.

C. EXISTING STRUCTURE

The existing building is a wood framed structure siting on a concrete foundation part of which retains the adjoining hillside around the lower basement level on three sides of the building. The portions of the building to be relocated include the main hall, dining hall, lobby/mezzanine areas, building wings, courtyard and tower. The components of the building proposed for demolition include the basement and the additional third wing used for administrative/office purposes. Demolition of the basement is proposed because it is not practical to excavate and relocate a structure that is predominantly built into the hillside and which is exposed only on one side. The office wing is not proposed for relocation because while this feature may contribute to the historic significance of the building, it is not a significant contributor and relocation of the building without this component will not cause a substantial adverse impact to the building as a historic resource.

Construction consistent with building standards of the 1920s, does not provide structural resistance to environmental loads dictated by the current building code. While the building's future tenancy might be the same type as prior occupancies, it is likely that rehabilitation, where the building sits today, would require structural upgrades to a newer standard (than 1926), thus requiring some severe infiltration into the building's structure to improve its capacity. In other words, restoration of the building in-place would require temporary impact to facilitate infusion of new structural improvements. This effort is comparable to the impact from the relocation effort being proposed.

D. RELOCATED STRUCTURE

It is intended that the largest components of building possible will be moved intact to avoid full dismantlement of the building and a substantial adverse change. Moving components of the building requires taking the building apart in a manner that allows saving the components for lifting and transportation to the new site. There are physical constraints to maximizing the size of components to enable movement of the components to the new site and reassembly. Until the dismantlement process begins, it is not possible to precisely define the size and configuration of the intact components.

The existing building will be braced and shored to ensure structural stability of the building during dismantlement that will weaken the building as components are cut away for relocation. The bracing will be reversible, additive, and shall not destroy any salvageable historic parts of the buildings. Similarly, the new building will require a new steel frame as a skeleton to receive the existing components. This approach takes the burden of the existing building components being structural sound internally (i.e. no shear capacity within the existing walls) or having capacity to work together to withstand current environmental forces. A new steel frame will be the code compliant structure on to which the existing components can be assembled thus taking off the burden of making the existing components structural sound as a building unit. A new skeleton will avoid the need for the old building components to be upgraded to sustain current code forces--- a process that would be more impactful than moving the components. The structural frame will be designed to fit within the existing components as much as practical.

E. EXISTING INTERIOR SYSTEMS

Existing systems are defined as mechanical, electrical, plumbing and fire protection equipment, piping, ducts, conduits, wire, etc.. These existing systems are either missing due to vandalism or are defunct simply due to age. There are no systems in the building that are viable for reuse; therefore, new interior systems will be required.

F. NEW INTERIOR SYSTEMS

New mechanical, electrical, plumbing and fire protection systems will be designed to integrate into the historic fabric of the relocated building. The building did have and will have adequate spaces and cavities to allow inclusion of new systems without detriment to the interior design features of the building. Where feasible, new systems will be current code compliant and not affect the physical characteristics of the historic resource. The California State Historical Building Code will be invoked where necessary to retain historic character.

G. EXISTING and NEW INTERIOR FINISHES

Most of the existing interior finishes have been compromised beyond restoration. Finishes are defined as surface materials on substrates, such as paint, wall coverings, some wood paneling, some wood flooring, etc. Existing finishes have been damaged due to vandalism and exposure to natural elements. The reassembly of the building will include application of new finishes to match the original as best can be determined from research about the building and examination of existing finishes.

H. EXISTING and NEW SUBSTRATES

Substrates are defined as underlying materials to finishes that structurally support finishes such as plaster, wood sheathing, wood framing, etc. As with existing finishes, there is a lot of damaged substrate particularly due to water infiltration. Substrates before modern drywall and plywood included plaster and wood framing that has been negatively affected and cannot be reused or restored as such materials have lost their structural integrity, particularly the plaster that is laden with hazardous asbestos.

New substrates will include wood framing, plywood, plaster, and drywall to support the new finishes. Interior substrates while critical to holding the interior finishes are not visible or part of the historic fabric inside the building.

I. SALVAGED PARTS (Exterior and Interior)

There are many parts of the building that will be salvaged, restored and reassembled in the building. We are defining “parts” differently from “components” discussed earlier in this Narrative. Parts are elements of the building that can be removed, resorted and reinserted into the reassembled building. The list of Parts includes the following:

Roof Tiles
Roof Trusses
Doors
Windows
Columns

PROJECT NARRATIVE CONT.

Corbels
Emblems
Wood Trim (interior and exterior)
Wood Flooring
Truss Base Mouldings
Railings
Hardware

Salvaged parts will be restored or replaced, if missing. Restoration will be performed off-site by qualified vendors and contractors.

J. EXISTING and NEW EXTERIOR SUBSTRATE

Windows, doors, windows and roof aside, the exterior of the building is plaster. The existing plaster is sound in most areas that will be retained with components of the building that will be moved. Cutting the building to create components, to be moved, will require cutting through the plaster that will be repaired after reassembly of the building. Damaged or deteriorated plaster will be replaced.

K. EXISTING and NEW EXTERIOR FINISHES

The primary exterior finish is paint. After reassembly, the entire building will be repainted with colors to match the original color scheme. Salvaged exterior parts such as windows, doors and roof tiles will be reinstated after assemblage of the components. If the building were restored in place, it would be repainted as well.

L. STANDARDS

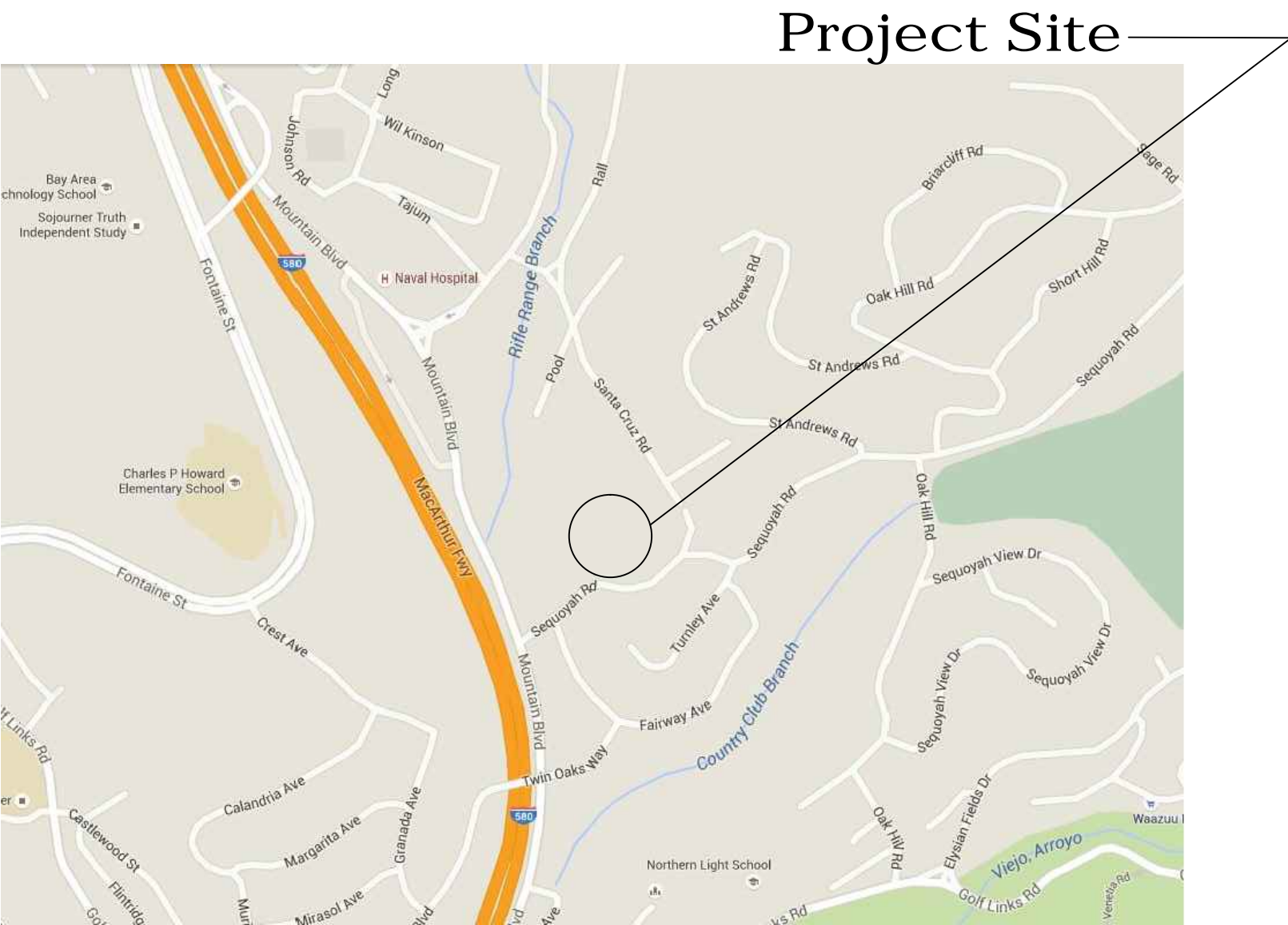
The dismantlement and reassembly of the building will be executed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. There will be minimal changes to the defining characteristics of the building and its site and environment. The historic character of the building shall be retained and preserved. Construction will not destroy historic materials that characterize the building and any new work shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the building and its environment.

M. SEQUENCE OF WORK

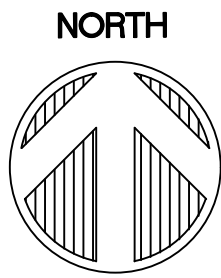
It is intended that the Project Schedule see the dismantlement of the existing building and reassembly process start concurrently. While the building is being dismantled, and its parts salvaged, the new building site would be prepared to allow immediate transport and reassembly of components without storage thereof. It is important that existing components be moved and reassembled in one effort to avoid storage and the risk of damage to components.

Dismantlement and immediate reassembly requires preparation of the new site to complete foundation and structural skeleton before components are moved. Completion of the new foundation requires grading, installation of new underground utilities. Receipt of components requires completion of the structural steel frame to allow connection of the components to the frame.

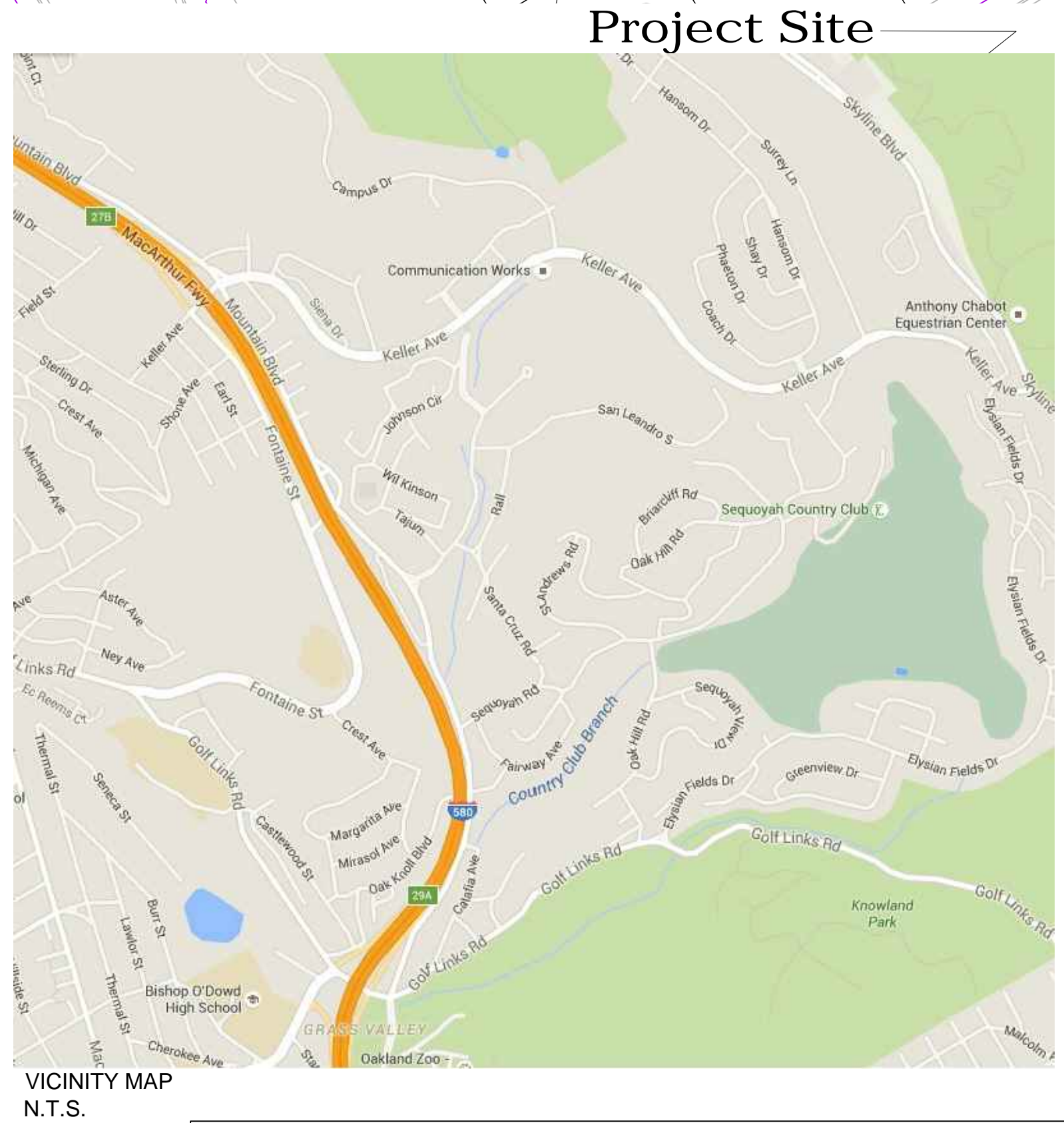
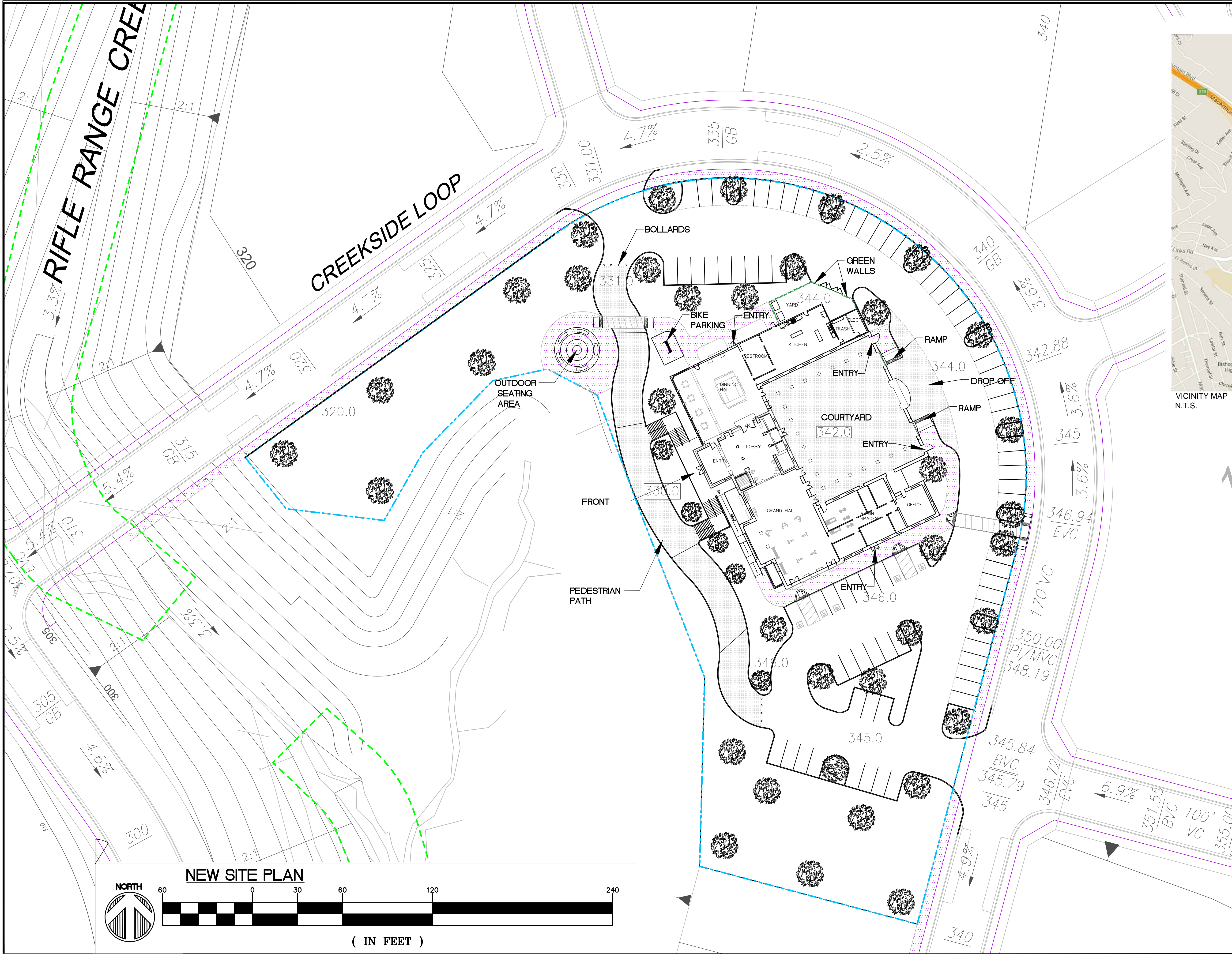
Dismantlement and Reassembly will take approximately 6 months to where the building is completely relocated. This will be followed by installation of systems, salvaged parts and finishes taking about another 6 months.



VICINITY MAP
N.T.S.



EXISTING SITE



PROJECT SUMMARY

Building Area: 13,560 S.F.
Courtyard/ Arcade 7,059.2 S.F.
Occupancy Type: Assembly Grp A
Type of Construction: VA
Parking Provided: 77 Spaces
(5.0 spaces/1,000 S.F.)
First Floor Elevation: 342'
Highest Point (Top of Tower): 384'
(42' from Lobby Floor)

- LEGEND:
- 270 PROPOSED CONTOUR
 - RETAINING WALL (HEIGHT VARIES)
 - 330 ROADWAY GRADE
 - 8.8% SLOPE
 - BVC BEGIN VERTICAL CURVE
 - EVC END VERTICAL CURVE
 - MVC MIDPOINT VERTICAL CURVE
 - PI POINT OF INTERSECTION
 - VC VERTICAL CURVE
 - 342.0 PAD ELEVATION
 - TRAIL
 - PROPERTY LINE
 - CONSERVATION BOUNDARY
 - SIDEWALK
 - GREEN WALL

NEW SITE PLAN



(IN FEET)

ARCHITECTURAL
DIMENSIONS

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PROJECT INFO.

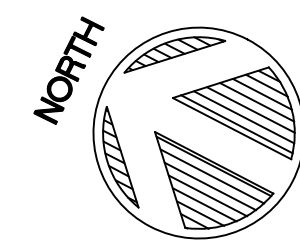
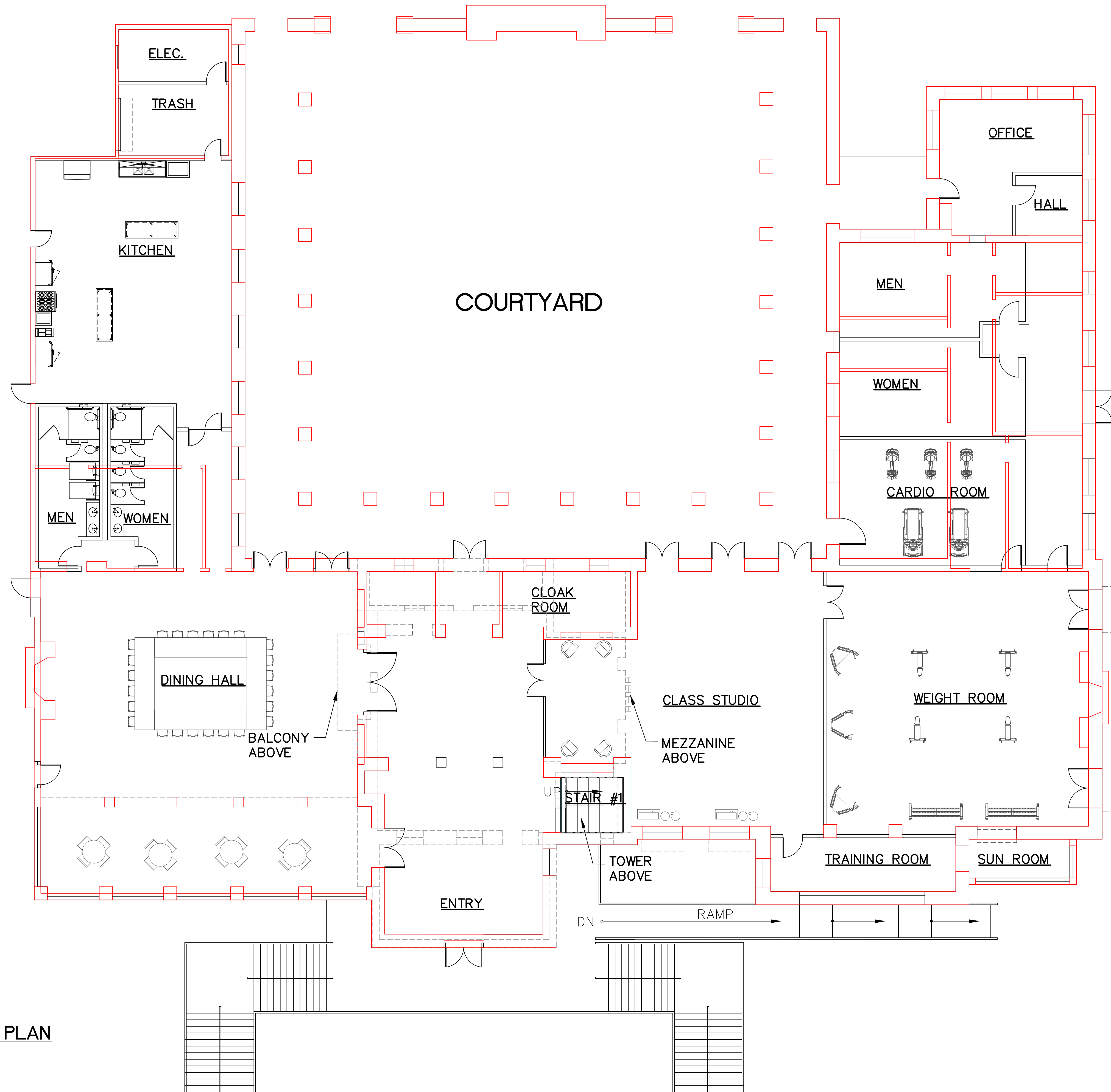
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NEW SITE PLAN

JOB NO.
SC002
DATE.
04.18.2016

DRAWING NO.

DR-4



FLOOR PLAN

1/8" = 1'-0"

NOTES

1. EXISTING WALLS IN RED
2. NEW POSSIBLE WORK IN BLACK FOR FUTURE TENANTS UNKNOWN

CLUB KNOLL RELOCATION & REHABILITATION



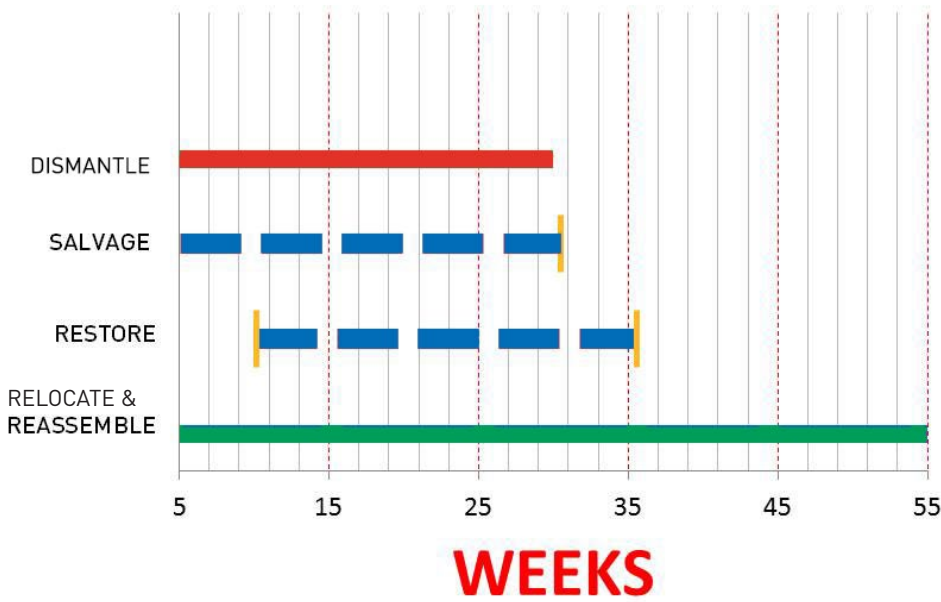
OLD SITE * DISMANTLE

① MOBILIZE AND CLEAR SITE OF DEBRIS

WEEK 3

SCHEDULE

PHASES

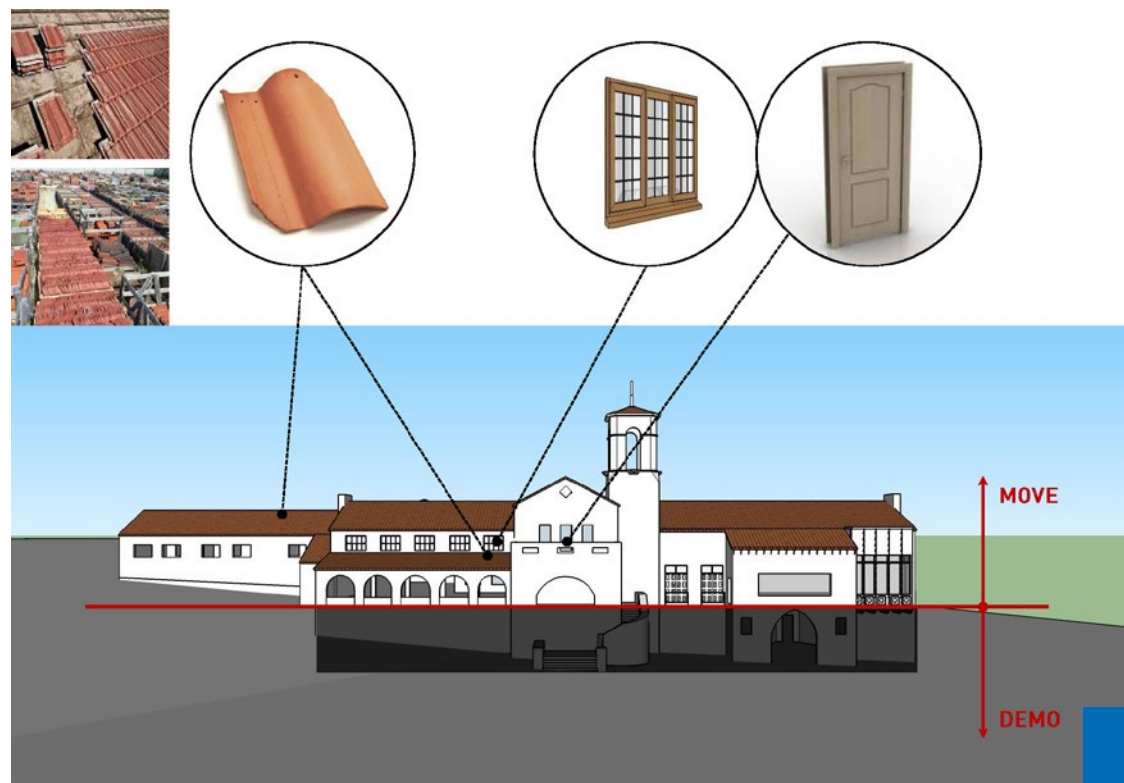


WEEKS

NEW SITE * RELOCATE & REASSEMBLE

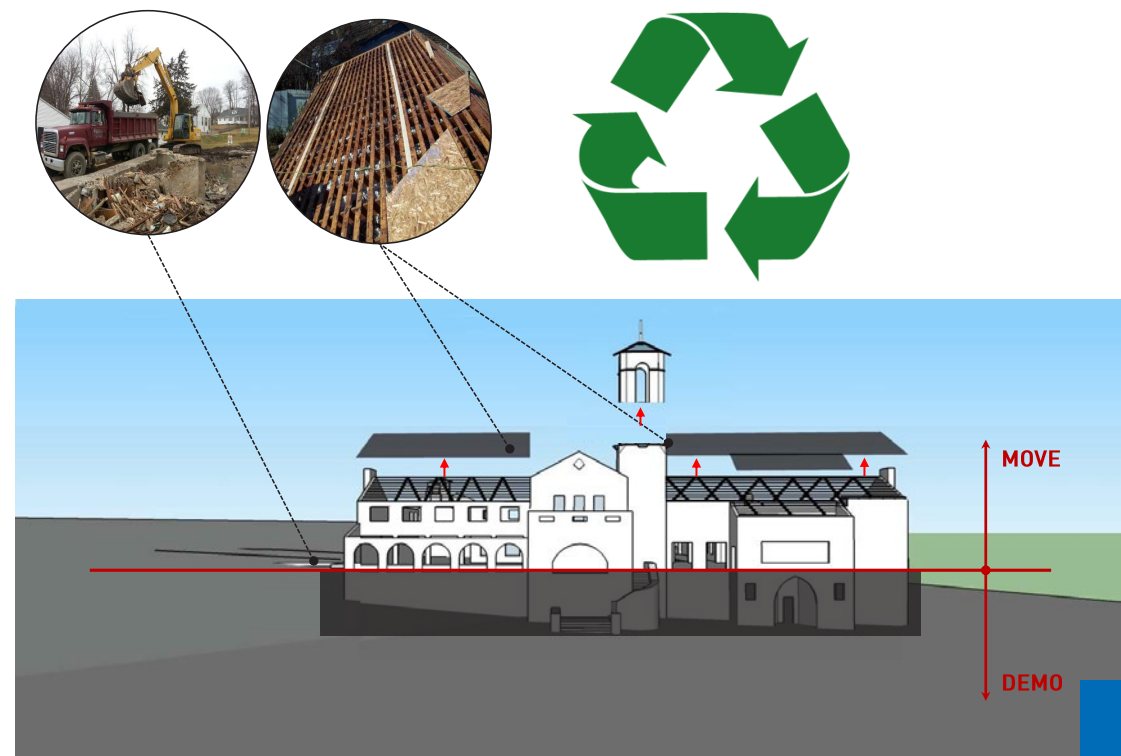
MOBILIZE CONSTRUCTION AND CREATE SALVAGE YARD AT NEW SITE





② SALVAGE ROOF TILE, WINDOWS, AND DOORS

WEEK 7



③ DEMO SIDE WING, ROOF SHEATHING REMOVE SALVAGE AND MOVE TOWER

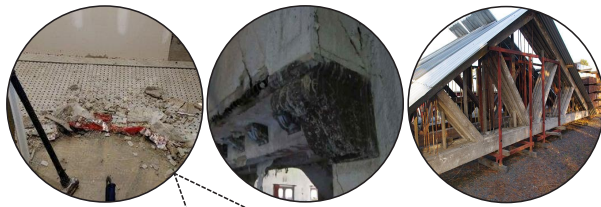
WEEK 10



GRADING AND UNDERGROUND UTILITIES



UNDER-SLAB UTILITIES/ UNDERGROUND UTILITIES



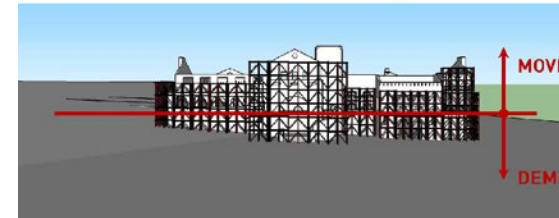
SALVAGE LIST

- Trusses
- Millwork
- Flooring
- Railings



④ DEMO INTERIOR SYSTEMS/SALVAGE PARTS

WEEK 16

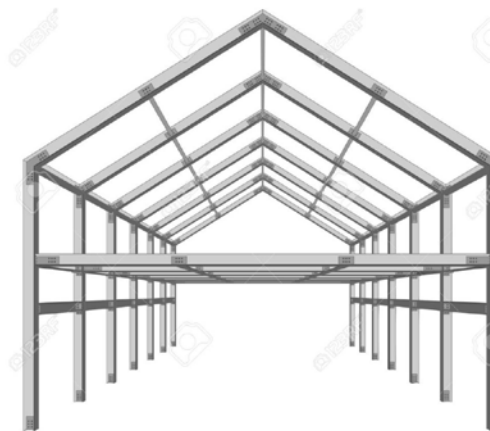


⑤ SHORE BUILDING/SCAFFOLD/BRACE

WEEK 26



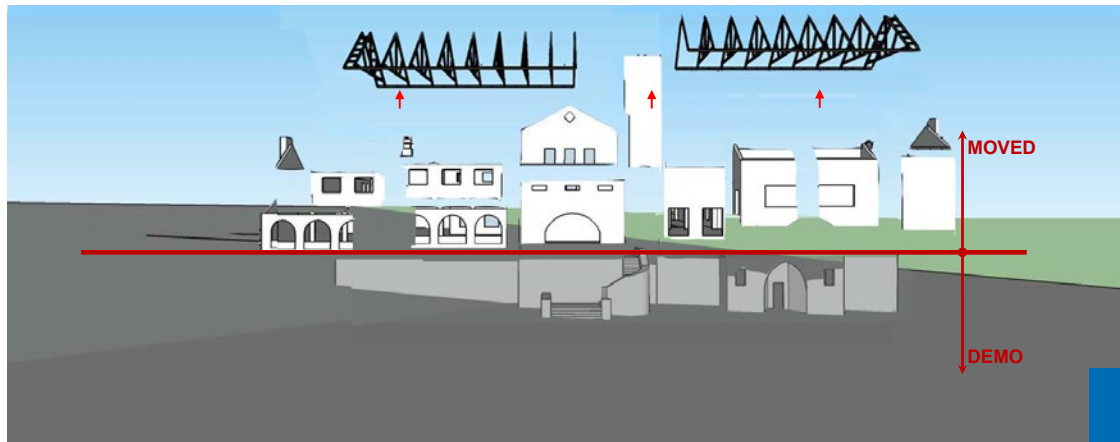
FOUNDATION AND SLAB CONSTRUCTION



BUILD STEEL SKELETON / ASSEMBLE COMPONENTS

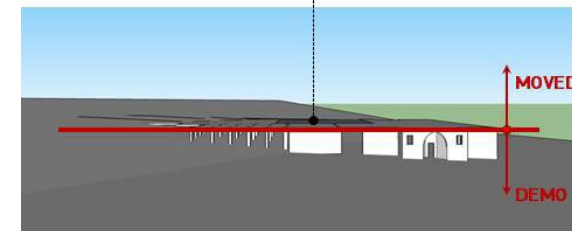


END
OF
DISMANTLEMENT

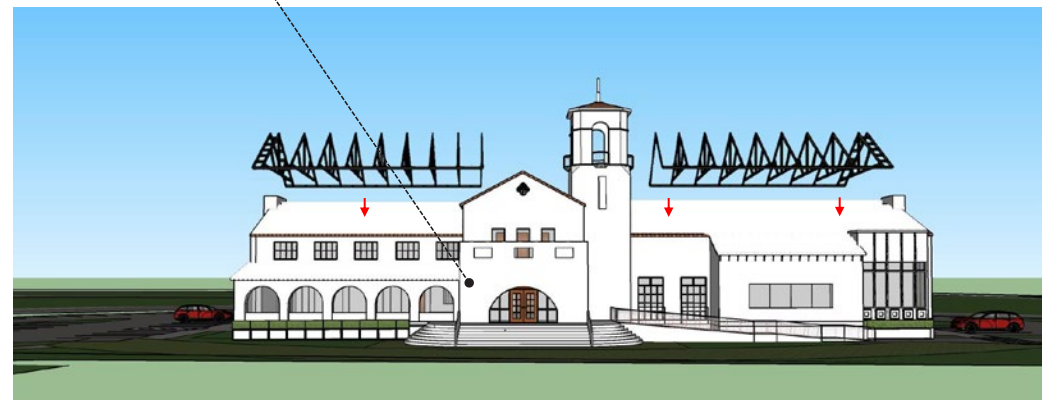


6 COMPONENTS **DISMANTLED** AND MOVED

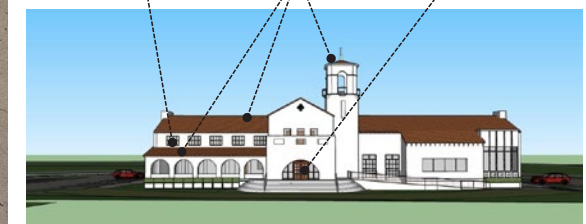
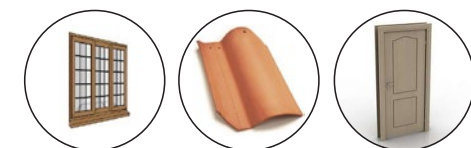
WEEK 30



7 DEMO LOWER LEVEL / FILL AND GRADING



REASSEMBLY OF WALLS CONTINUES / REINSTALL ROOF TRUSSES



REASSEMBLE SALVAGED COMPONENTS AND PARTS, SUCH AS, ROOF TILE, WINDOWS, AND DOORS

ARCHITECTURAL
DIMENSIONS

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PROJECT INFO.

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**METHODOLOGY
OF RELOCATION**

JOB NO.
SC002
DATE
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DRAWING NO.
DR-6.4



WEEK 45



WEEK 55





LOOKING WEST PERSPECTIVE- NEW SITE



LOOKING SOUTH PERSPECTIVE- NEW SITE



DINING HALL EAST



ENTRY



DINING HALL SOUTH



DINING HALL WEST



GRAND HALL NORTH



COURTYARD WEST

NOTE:
INTERIOR VIEWS REFLECT UNDERSTANDING OF
ORIGINAL DESIGN, NOT FUTURE BUILDING USE.