

Case File Number: PLN17437

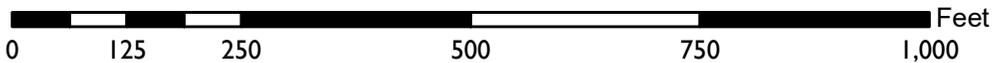
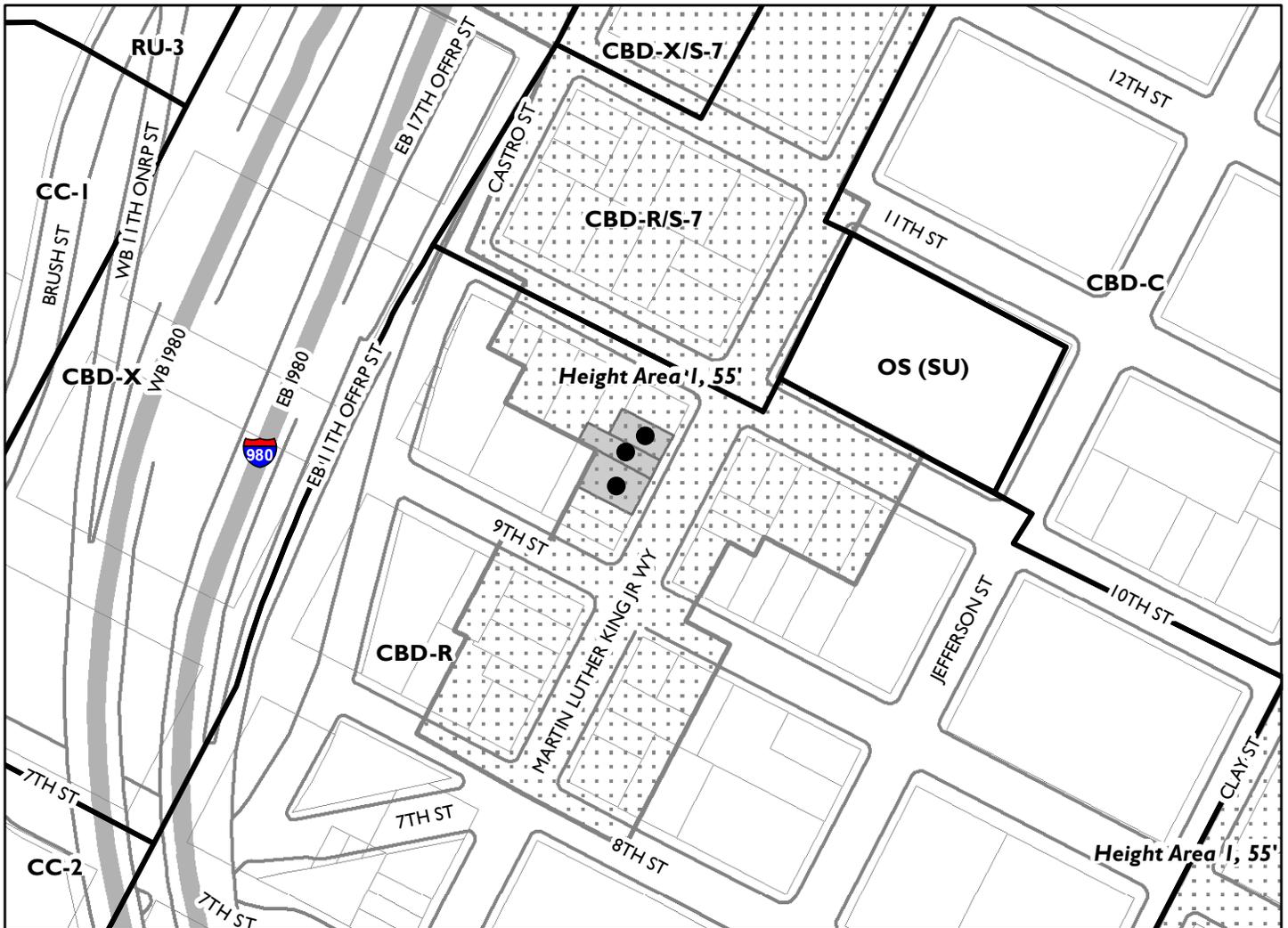
April 14, 2021

Location:	913-923 Martin Luther King Jr. Way (APN: 002 -0023-021-00/022-00/023-00). (See map on reverse)
Proposal:	Construction of a four-story, 23-unit residential building on a vacant interior parcel. The ground floor would consist of amenity space, an entrance to the parking garage, and two residential units. The upper stories would consist of a total of 21 residential units.
Applicant:	Y.H.L.A. Architects
Owner:	Paul Chung
Planning Permits Required:	Regular Design Review for the construction of a four-story multi-family residential building (O.P.C. 17.136.050A).
General Plan:	Central Business District
Zoning:	CBD-R Central Business District Residential Zone
Environmental Determination:	Pending
Historic Status:	Area of Primary Importance (API): Grove Street/Lafayette Square Residential
City Council District:	III
Action to be Taken:	Review development proposal and provide comments to staff for Zoning Manager decision
For Further Information:	Contact case planner Jose M. Herrera-Preza at 510-238-3808 or jherrera@oaklandca.gov

SUMMARY

The purpose of this report is to seek design review comments and recommendations from the Design Review Committee (DRC) regarding a proposed four-story, multi-family residential building. Staff is seeking comments regarding the overall composition of the building including the materials, articulations, fenestration, and massing. The subject property is located within a historic district near the downtown core identified as the “Grove Street/Lafayette Square Residential” Area of Primary Importance (API).

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17437
Applicant: Y.H.L.A. Architects
Address: 913-923 M L King Jr. Way
Zone: CBD-R
Height Area: I, 55 ft

BACKGROUND

The project being reviewed by the DRC after the Landmark’s Preservation Advisory Board (LPAB) meeting on July 9, 2018. The applicant has incorporated changes from the public hearing that include the following:

1. Reduction in height from six-stories to four-stories.
2. Incorporation of height reducing techniques such as dormer/mansard style top floor.
3. Uniform window patterns.
4. Recessed windows.
5. Incorporation of building articulations along the front and side elevations.

These details have been incorporated into the design presented to the DRC, but staff requests further comments regarding the overall composition of the building and its design related to its location within an “Area of Primary Importance” (API) historic district. See “Key Issues and Impacts” section of this report for items that staff requests further input. The LPAB staff report is contained in Attachment B.

PROJECT DESCRIPTION

The applicant has proposed to construct a four-story multi-family residential building. The ground floor would contain an 877 square-foot lounge; a 2,931 square-foot 12-stall parking garage; a 420 square-foot residential lobby; and two residential units. The three upper stories would contain 21 studio, 1-bedroom, and 2-bedroom living units.

According to the proposed plans and materials (**Attachment A**), the proposed four-story building is approximately 49 feet in height at the top of the front parapet and contains 24,888-square feet of floor area. The proposed building contains no setback from the front property line along Martin Luther King Jr. Way and a 10-foot rear yard setback. It is rectangular in plan with articulations at the side and rear. The proposed exterior materials include sand float texture cement plaster, metal roof, vinyl windows and tile bulkhead. The street-facing ground floor façade includes an aluminum storefront system with awning overhangs and a perforated metal garage door. The three-stories above consist of two-inset balconies with symmetrical punched window openings.

The sides and the rear of the building will continue the tile at the ground floor, the float texture cement plaster, perforated metal guard rails and metal roof. At the roof, a stairwell and elevator tower is centrally located and will serve each floor, including the rooftop open space. The roofline parapet will be a screening element for the rooftop open space.

PROPERTY DESCRIPTION

The project site encompasses the three vacant parcels at 913-923 Martin Luther King (MLK) Jr. Way. When combined into one parcel, the total lot area will be 8,664 square feet. The subject property is located mid-block on the west side of MLK Jr. Way, between 9th and 10th Street in the Downtown Core. The subject block is primarily one- to four-story residential buildings. The nearby surrounding area contains larger scale downtown uses including high-density residential buildings, office towers, and civic buildings as follows:

- A 24-story high-rise office building at 601 Center Street recently completed construction two blocks to the to the northeast.
- A six-story mixed-use building at 901 Jefferson Street is one block to the north.
- A five-story residential building at 655 12th Street is located one-block to the east.

The surrounding neighborhood consists of low-to-medium density residential buildings, neighborhood-serving civic structures and Lafayette Square Park. Preservation Park is two blocks to the north of the subject property.

The existing parcels are vacant and do not have an Oakland Cultural Heritage Survey (OCHS) rating; however, the site is located within the Grove Street/Lafayette Square Residential API. According to the City’s district survey form: “The Grove Street/Lafayette Square Residential district appears to be eligible for listing on the National Register of Historic Places as a surviving area of middle-and-lower class housing constructed largely between 1889-1910”. Residences in the district are characterized as “detached one-two story wood-frame structures setback from the sidewalk line. The typical residence has a raised basement, drop siding, double hung windows, a recessed main entry reached by single flight of stairs, a cornice and/or overhanging eaves and one or more polygonal curved or rectangular bay windows.” The subject block contains a four-story colonial revival apartment building with a OCHS Rating of Cb-1+ and a one-story mid-19th century Vernacular/Stick residence with a OCHS rating of C1+ bookending the site. Across the street there are two Victorian-era residences and two older residences with contemporary elements.

GENERAL PLAN ANALYSIS

The property is in the Central Business District under the General Plan Land Use and Transportation Element. The intent of this land use designation is: “to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses.” Desired character and uses is: “Encourage, support, and enhance the Central Business District as a high density, mixed use urban center of regional importance and a primary hub for business, communications, office, government, urban residential activities, technology, retail, entertainment, and transportation.” The proposed construction of a 23-unit residential building is, therefore, consistent with the intent and desired character and uses of the General Plan, as well as the following General Plan Policies:

Policy N3.2 Encouraging Infill Development.

In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.

Policy N3.8 Required High-Quality Design.

High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N6.1 Mixing Housing Types.

The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

The proposal is a residential in-fill development project that develops and enhances a long vacant Property as well as contributing to the mix of housing types in a residential area.

ZONING ANALYSIS

The subject property is located within the CBD-R Zone, which is intended to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses.

The site is located within CBD Height Area 1, which allows for a maximum height of 55 feet. However,

per the Zoning Code Bulletin effective April 16, 2010, height is a character-defining element of the “Grove Street/Lafayette Square Residential District API”. The proposed building exceeds the character-defining height for the API. The issue of height is further discussed in the “Key Issues and Impacts” section of this report.

As new construction, the project is subject to Regular Design Review pursuant to Planning Code Section 17.136.040. The decision on the project would be made by the Zoning Manager, which would be appealable to the Planning Commission. The following Required Design Review Findings must be met to approve the project:

17.136.050 - Regular Design Review Criteria for Residential Facilities.

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
3. That the proposed design will be sensitive to the topography and landscape.
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Section 17.136.055(B)(2) Projects in a Downtown API that require Regular Design Review approval.

1. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
2. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street;
3. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API;
4. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results;
5. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and
6. For construction of new principal buildings:
 - i. The project will not cause the API to lose its status as an API;

- ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
- iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

ENVIRONMENTAL DETERMINATION

The project is currently under review and an environmental determination has yet to be made.

KEY DESIGN ISSUES

Overall Building Design

Staff believes that the current proposal does not adequately reference design elements in the Grove Street/Lafayette Square Residential district such as its massing, rhythm, materials, architectural detailing, scale, and volumes. Note that the design does not need to replicate other building styles in the neighborhood, but a design relationship should be established.

As mentioned above, the neighborhood generally contains smaller buildings on lots narrower than the project site with buildings setback from the side property lines. The proposal does not create volumes that reflect this rhythm of buildings along the block face. Solid articulations such as bays, instead of the proposed balconies, would establish a more contextual element to relate to the street rhythm.

The neighborhood is characterized by buildings with quality detailing such as pediments; window trim, recess, and decorative sash; decorative woodwork, and ornamental railing. The proposed building should replicate this level of detail quality throughout the building, and particularly on the ground floor.

Ground Floor

Staff has the following comments regarding the ground floor of the proposal:

- The proposed ground floor is approximately 10'-6" feet tall from grade to ceiling. Staff recommends that ground floor should be at least 14 - 15 feet in height to create more prominence. If incorporated, it would increase the overall height of the building but would be consistent with the design guidelines.
- The ground floor facade should be enhanced with high-quality architectural details features and such as attractive details at the base.
- A durable base should be provided beneath the windows.
- Integrate features that create a transition between the sidewalk and the development with features such as alternative paving in the recessed area in front of the primary entrance.

The original proposal contained ground floor commercial space. After input from staff that commercial space is not consistent with the patterns in the residential API, the applicant changed the label for the space to "Lounge". Staff requests input from the DRC whether the design should include residential uses at the ground floor, including walk-ups.

Character Defining Height

As referenced in the zoning analysis section, the CBD Zone Height Area for the subject property is Height Area 1, which has a 55-foot height maximum. In addition, according to the Zoning Code Bulletin effective April 16, 2010, height is a character-defining element of the “Grove Street/Lafayette Square Residential District API. The proposed design includes exterior wall heights of 49 feet and a height of 58’-8” to the top of the elevator tower. Therefore, the height exceeds the character-defining height for the API but is under the height limit for the zone. Further, the project may exceed the character-defining height with enhanced building design elements referenced below.

The building should better relate to the API height context by providing a better transition along the south side of the development where lower height buildings are located. The top floor should also have a design distinct from the bottom floors to reduce the scale of the building. The project may incorporate design elements that acknowledge the character defining height of the API and differentiate the portions of the building above the height limit through a step back of the upper floors or similar design elements that reduce the visual bulk.

RECOMENDATIONS

Staff requests the Design Review Committee review the project, provide design recommendations to the applicant and staff, and refer the project to the Zoning Manager with recommendations.

RECOMMENDATIONS:

Prepared by:



Jose M. Herrera-Preza
Planner III

Approved for Forwarding to the Design Review Committee by:



Robert D. Merkamp
Zoning Manager

ATTACHMENTS:

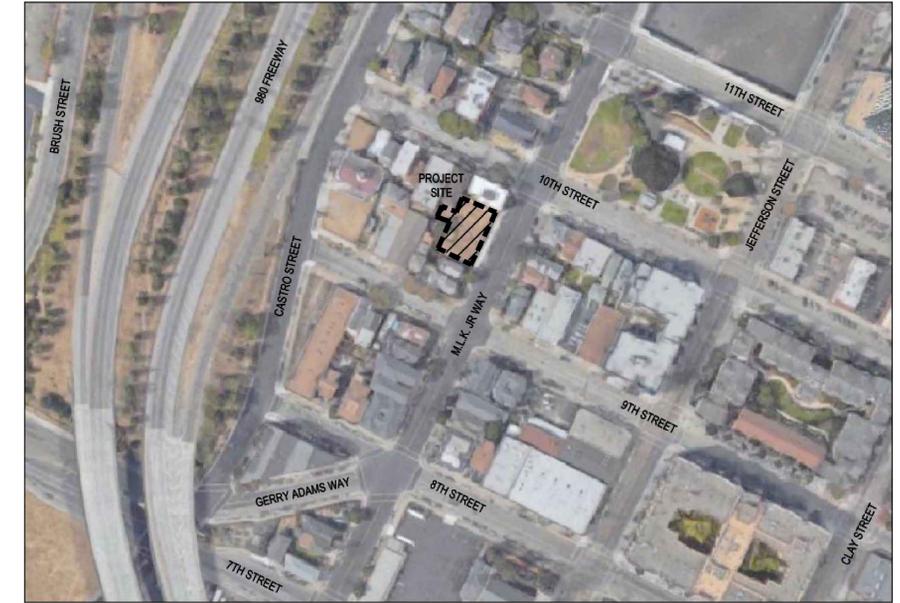
- A. Project Plans
- B. July 9, 2018 LPAB Staff Report

913 MARTIN LUTHER KING JR. WAY

Oakland, California

Attachment A

GENERAL VICINITY PLAN - not to scale



PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 2021.03.01

PROJECT DIRECTORY

OWNER/DEVELOPER

PAUL CHUNG
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CA 94601

ARCHITECT

YHLA ARCHITECTS
3939 OAKMORE RD.
OAKLAND, CA 94602
TEL: 510.836.6688

CIVIL ENGINEER

CALICHI DESIGN GROUP CIVIL ENGINEERS
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612
TEL: 510.250.7877

SURVEYOR

SOUSA LAND SURVEYS
3809 ROLLINGWOOD DRIVE
FAIRFIELD, CA, 94534
TEL: 707.425.4300

LANDSCAPE

GARTH RUFFNER
4120 DOUGLAS BLVD., STE 306, #301
ROSEVILLE, CA 95746
TEL. 916.797.2576

SHEET INDEX

A 0.1	TITLE SHEET	C 0.1	CIVIL TITLE SHEET
A0.2	SITE CONTEXT PHOTOGRAPHS	C 1.0	PRELIMINARY SITE, PAVING AND GRADING PLAN
SUR	SURVEY	C 2.0	PRELIMINARY STORM WATER CONTROL PLAN
A 1.1	SITE / GROUND FLOOR PLAN	C 3.0	PRELIMINARY UTILITY PLAN
A 2.1	GROUND FLOOR PLAN	LA 1	PRELIMINARY LANDSCAPE PLAN GROUND FLOOR
A 2.2	SECOND & THIRD FLOOR PLAN	LA 2	PRELIMINARY LANDSCAPE PLAN ROOF DECK
A 2.3	FOURTH FLOOR PLAN		
A 2.4	ROOF PLAN		
A 3.1	EXTERIOR ELEVATIONS		
A 3.2	BUILDING SECTIONS		
A 4.1	EXTERIOR COLORS AND MATERIALS		
A 5.1	RENDERINGS		

PROJECT INFORMATION

BUILDING AND SITE

BUILDING - GROSS FLOOR AREA:	24,888 SF
BUILDING FOOTPRINT:	5,626 SF
NET SITE AREA :	BUILDING SITE - +/-0.20 ACRES (8,664 SF)
FLOOR AREA RATIO :	GFA = 24,592 SF = 2.84 NET SITE AREA = 8,664 SF
BUILDING COVERAGE :	BLDG. OUTLINE = 5,626 SF = 0.65 NET SITE AREA = 8,664 SF
PROJECT HOUSING DENSITY :	NUMBER OF UNITS = 23 = 115 DU/AC SITE AREA = 0.20 ACRES
ALLOWABLE DENSITY:	28 UNITS (8,664 SF / 300 SF PER UNIT = 28 UNITS)

BUILDING CODE

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	TYPE V-A
FIRE SPRINKLERS:	NFPA-13
OCCUPANCY GROUP :	R-2
BUILDING HEIGHT / NUMBER OF STORES:	45'-0" TO ROOF/ 4 STORIES
USE :	MULTI-FAMILY RESIDENTIAL
ZONING DESIGNATION:	CBD-R
CODE EDITION :	2016 CALIFORNIA BUILDING STANDARDS CODE

PROJECT DESCRIPTION

FOUR STORY BUILDING WITH 24 UNITS OF RESIDENTIAL APARTMENTS INCLUDING GROUND FLOOR PARKING GARAGE, RESIDENTIAL LOBBY, ROOF TERRACE AND SITE LANDSCAPING.

AFFORDABLE HOUSING DENSITY BONUS:

ACCORDING TO TABLE 17.58.04 MAXIMUM DENSITY IS 300 SF OF LOT AREA REQUIRED FOR ONE REGULAR LIVING UNIT. WITH A LOT AREA OF 8,664 SF, 28 REGULAR RESIDENTIAL UNITS ARE ALLOWED AND THEREFORE WE DO NOT REQUIRE AN AFFORDABLE HOUSING DENSITY BONUS FOR THE PROJECT.

BUILDING AREA

	RESIDENTIAL APARTMENTS	COMMERCIAL AREA	PARKING GARAGE	LOBBY AND MAIL	ROOF TERRACE	GROSS
GROUND FLOOR	1,113 SF	550 SF	2,931 SF	420 SF	0	5,014 SF
SECOND FLOOR	6,100 SF	0 SF	0	0	0	6,100 SF
THIRD FLOOR	6,100 SF	0 SF	0	0	0	6,100 SF
FOURTH FLOOR	6,025 SF	0 SF	0	0	0	6,025 SF
ROOF	353	0 SF	0	0	1,000 SF	1,353 SF
TOTAL	19,338 SF	550 SF	2,931 SF	420 SF	1,000 SF	24,592 SF

RESIDENTIAL PARKING

	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
PARKING SPACES PROVIDED	11	1	12
PARKING REQUIRED:			
RESIDENTIAL: NO SPACES REQUIRED IN A CBD ZONE, PER TABLE 17.116.060			
COMMERCIAL: NONE FOR RETAIL UNDER 10,000 SF			
	LONG TERM	SHORT TERM	TOTAL
BICYCLE PARKING PROVIDED	10	6	16
BIKE PARKING REQUIRED:			
LONG TERM: ONE SPACE FOR EVERY 4 DWELLING UNITS:		6 TOTAL (24 / 4 = 6)	
SHORT TERM: ONE SPACE FOR EVERY 20 DWELLING UNITS:		2 TOTAL (24 / 20 = 1.2)	
ONESPACE FOR EVERY 12,000 SF OF COMMERCIAL:		0 TOTAL	

OPEN SPACE

	GROUND FLOOR COURTYARD	ROOF TERRACE	TOTAL
OPEN SPACE PROVIDED	875	1,000	1,875
75 SF PER UNIT x 24 UNITS = 1,800 SF REQUIRED ACCORDING TO SEC. 17.58.07.			

RESIDENTIAL UNIT MIX

	STUDIO	1 BR	2 BR	TOTAL
FIRST FLOOR	1	1	-	2
SECOND FLOOR	1	4	2	7
THIRD FLOOR	1	4	2	7
FOURTH FLOOR	1	4	2	7
TOTAL	4	13	6	23

CONTEXT PHOTOGRAPHS - MARTIN LUTHER KING JR WAY



1. 929-839 MLK JR WAY



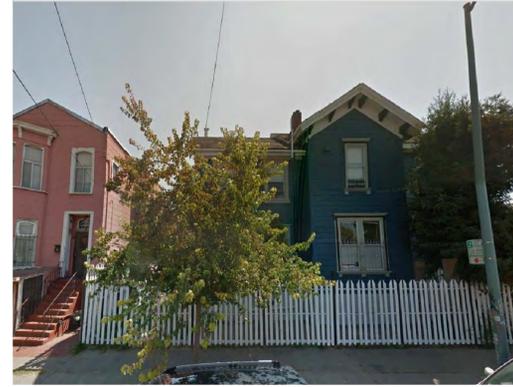
2. 1011 MLK JR WAY



3. 903-907 MLK JR WAY



4. 914-928 MLK JR WAY



5. 910-918 MLK JR



6. 817-835 MLK JR WAY



7. 803-815 MLK JR WAY



8. 828-830 MLK JR WAY



9. 816-824 MLK JR WAY



10. 808 MLK JR WAY

CONTEXT PHOTOGRAPHS - 10TH STREET



11. 651-673 10TH STREET



12. 675-697 10TH STREET



13. 674 10TH STREET



14. 682-696 10TH STREET

CONTEXT PHOTOGRAPHS - 9TH STREET



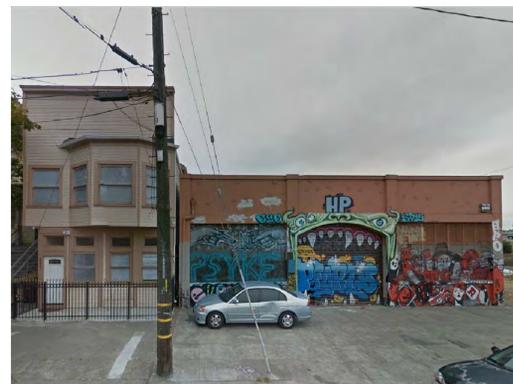
15. 666 9TH STREET



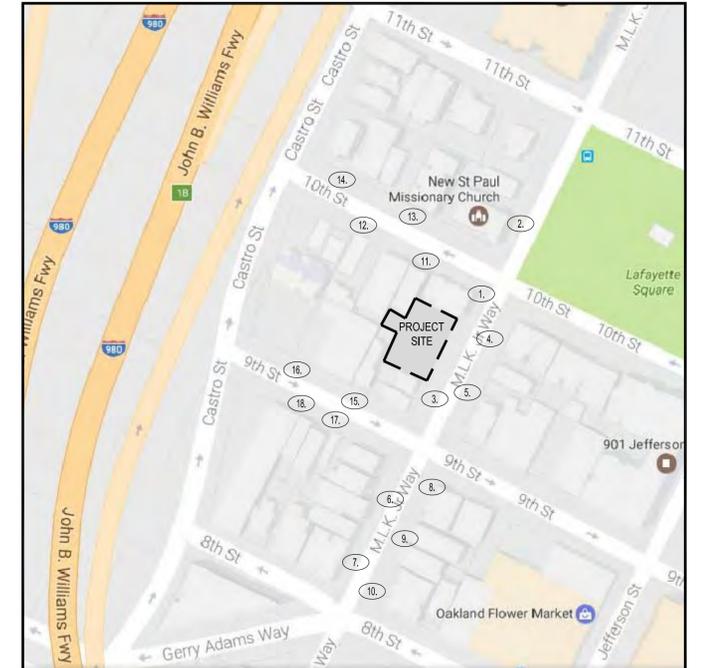
16. 670 9TH STREET



17. 669 9TH STREET

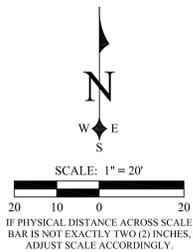


18. 671-685 9TH STREET



CONTEXT PLAN:
NOT TO SCALE





BASIS OF BEARINGS
 The bearings shown on this survey are based on the found monuments on Martin Luther King Jr. Way shown hereon, the bearing being N27°24'49"E per Tract Map No. 7934 (309 M 10)

DATUM
 The elevations shown on this survey are based upon Benchmark No. 2493, cut square in the top of curb 3' south of south return, at southeast corner of 9th and Martin Luther King Jr. Way. Elevation = 28.68' City of Oakland Datum

CONTOUR INTERVAL NOTE
 Contours shown on this survey are plotted at a 1 foot interval.

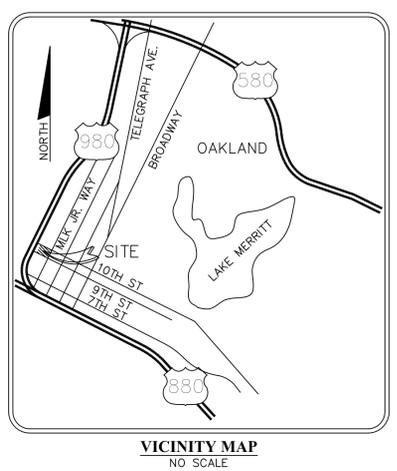
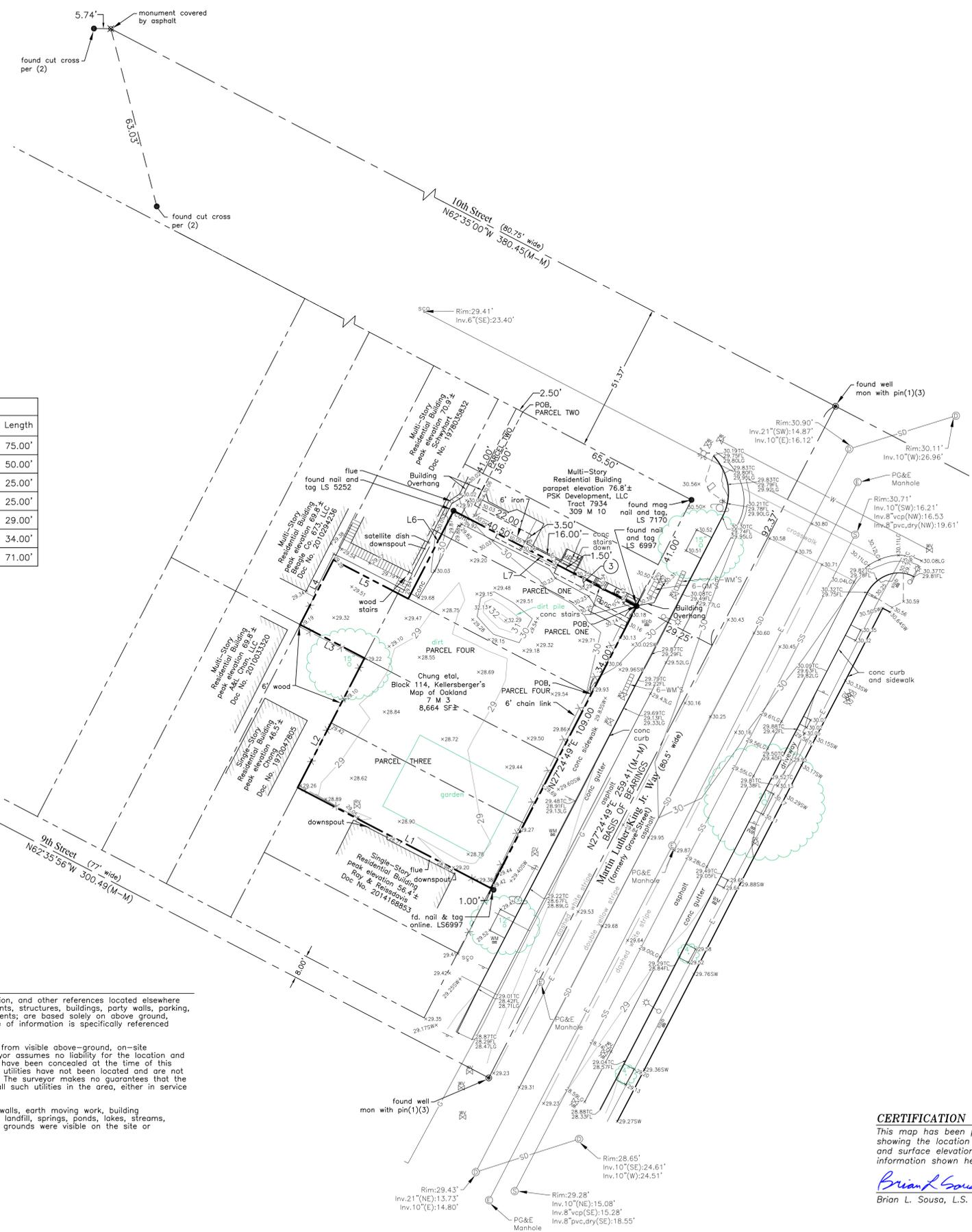
- REFERENCES**
- (1) TRACT 7934 (309 M 10)
 - (2) CORNER RECORD (CR 4036)
 - (3) CITY OF OAKLAND MONUMENT MAP NO. 202

Line #	Direction	Length
L1	N62°35'11"W	75.00'
L2	N27°24'49"E	50.00'
L3	N62°35'11"W	25.00'
L4	N27°24'49"E	25.00'
L5	N62°35'11"W	29.00'
L6	N27°24'49"E	34.00'
L7	N62°35'11"W	71.00'

- LEGEND**
- Existing property boundary
 - Existing parcel line
 - - - Existing easement line
 - Existing street monument line
 - Existing building overhang
 - x- Existing fence
 - Existing building line
 - Interior/historical lot line
 - ⊕ Electric meter
 - ⊕ Fire hydrant
 - ⊕ Gas Valve
 - ⊕ Irrigation Control Valve
 - ⊕ Light pole
 - ⊕ PG&E manhole
 - ⊕ Sign
 - ⊕ Street Light w/ Mast Arm
 - ⊕ Survey monument
 - ⊕ Sanitary sewer clean out
 - ⊕ Sanitary sewer manhole
 - ⊕ Storm drain manhole
 - ⊕ Street lighting pull box
 - ⊕ Traffic Signal Pole
 - ⊕ Utility vault as noted
 - ⊕ Water valve
 - ⊕ Water meter
 - conc. Concrete
 - E Electric
 - G Gas
 - GM Gas Meter
 - POB Point of beginning
 - SD Storm Drain
 - SS Sanitary Sewer
 - SW Sidewalk
 - te Trash enclosure
 - W Water
 - WM Water Meter
 - ⊕ Tree w/ trunk
 - # Title Exception item number

SURVEYOR NOTES

- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
- No observable evidence of: party walls, earth moving work, building construction, solid waste dump, sump, landfill, springs, ponds, lakes, streams, rivers, cemeteries, gravesites or burial grounds were visible on the site or disclosed by public records.



TITLE DESCRIPTION
 The legal description for the property surveyed hereon is taken from the preliminary title report dated April 27, 2017, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord, CA 94520, under Order Number FWAC-5991600513-CL.

The land referred to in the Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

PARCEL ONE:
 Portions of Lots 16 and 17, Block 114, Kellersberger's Map of Oakland, Alameda County Records, described as follows: Beginning at a point on the Western line of Grove Street, distant thereon 41.00 feet, Southerly thereon to the intersection thereof with the Southern line of 10th Street; thence Southerly along said line of Grove Street 34.00 feet; thence at right angles Westerly 71.00 feet; thence at right angles Northerly 34.00 feet; and thence at right angles Easterly 71.00 feet to the point of beginning.

PARCEL TWO:
 A non-exclusive perpetual easement, appurtenant to Parcel One above, for right of way and ingress and egress of pedestrians as granted from Nathaniel Kessler, et. ux., to Manuel Gomes, et. ux., by Deed recorded November 8, 1946, Series No. TT/100008 over the following described parcel of Land: Portion of Lots 15 and 16, Block 114, Kellersberger's Map of Oakland, Alameda County Records, described as follows: Beginning at a point on the Southern line of 10th, distant thereon 65.50 feet Westerly from the intersection thereof with the Western line of Grove Street; thence Westerly along said line of 10th Street 2.50 feet; thence at right angles Southerly 41.00 feet; thence at right angles Easterly 40.50 feet; thence at right angles Northerly 1.50 feet; thence at right angles Westerly 16.00 feet; thence at right angles Northerly 3.50 feet; thence at right angles Westerly 22.00 feet; thence at right angles Northerly 36.00 feet to the point of beginning.

PARCEL THREE:
 Lot 19 and 20 Block No. 114 Kellersberger's Map of Oakland, filed September 2, 1853 Map Book 7, Page 3, Alameda County Records.

PARCEL FOUR:
 Lot 18, and the Southwestern 25 feet of Lot 14, Block 114, Kellersberger's Map of Oakland, filed September 2, 1853, Map Book 7, Page 3, Alameda County Records, described as follows: Beginning at a point on the Northwestern line of Grove Street, distant thereon Southwesterly 75 feet from the Southwestern line of Tenth Street; thence along said line of Grove Street southwesterly 25 feet; thence at a right angle Northwesterly 100 feet; thence at right angle Northeasterly 25 feet; thence at right angle Southeasterly 100 feet to the point of beginning.

TITLE EXCEPTIONS AND EXCLUSIONS
 The exceptions and exclusions listed in said preliminary title report are as follows:

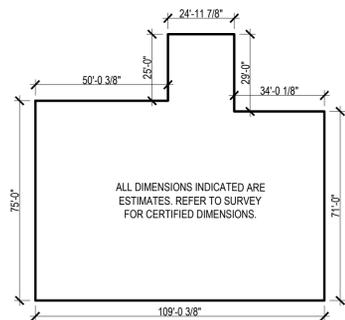
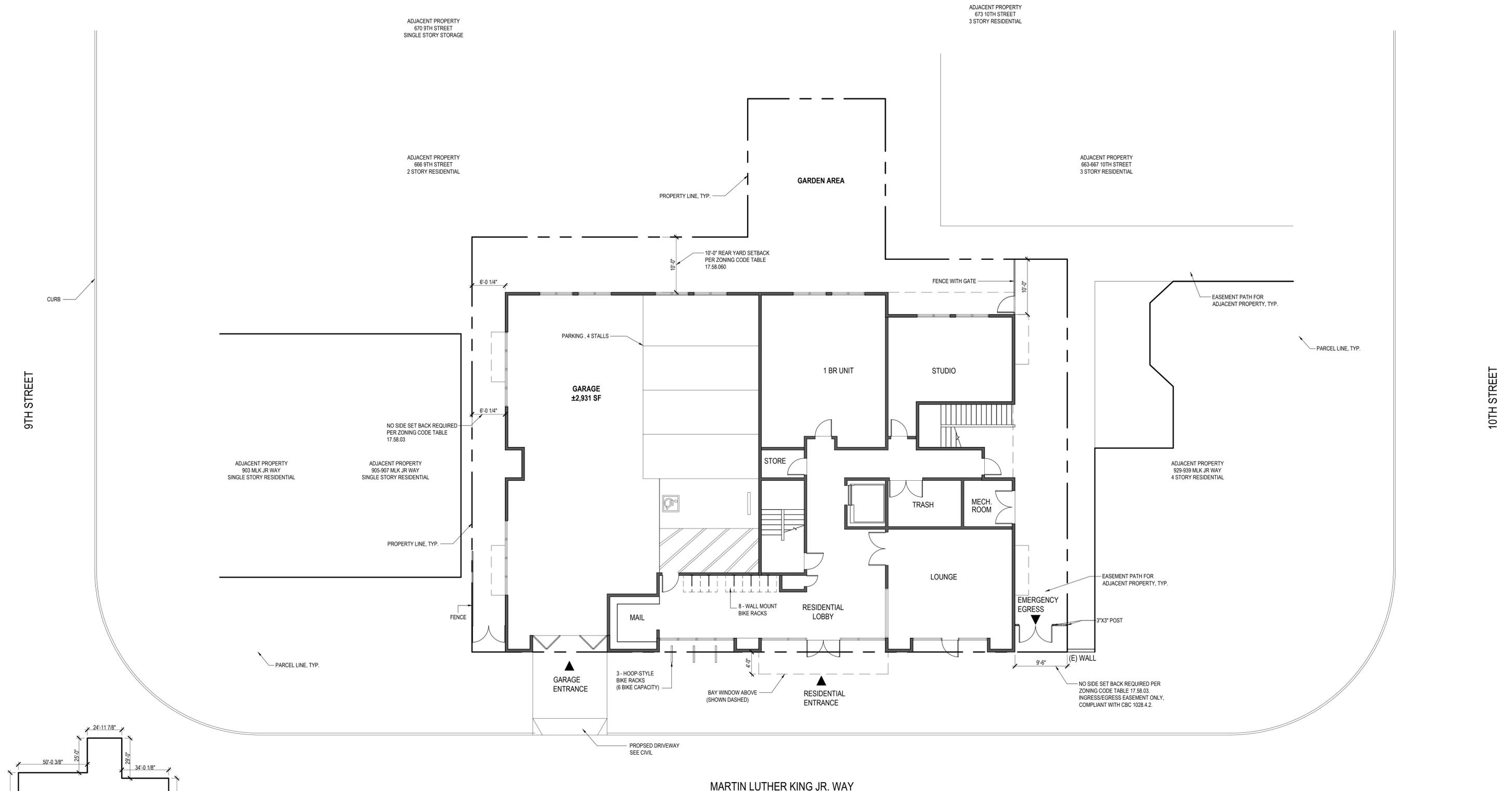
- Items 1-2: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.
- Item 3: Easement for Ingress and egress of pedestrians and rights incidental thereto, as granted to Nathaniel Kessler and Ethel Kessler in a document Recorded November 8, 1946 in Book 5006, Page 377, of Official Records. This item affects the northerly portion of Parcel One and is shown hereon.
- Item 4: The fact that said Land is included within a project area of The Redevelopment Plan for the Central District Urban Renewal Plan, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document recorded December 17, 1974 as Instrument No.: 158559, of Official Records. Amended December 31, 1975 as Instrument No. 193099, of Official Records and Revised Statement of Institution of Redevelopment for the Central District Redevelopment Project, recorded December 3, 2007, Series No. 2007-409569, Official Records. This item cannot be shown hereon.

CERTIFICATION
 This map has been prepared for the sole purpose of showing the location of existing above ground improvements and surface elevations of the subject parcel. All other information shown hereon is for informational purposes only.
 Brian L. Sousa
 Brian L. Sousa, L.S. 7917 Date: 06/06/2017

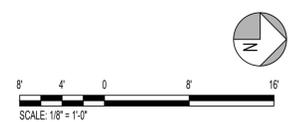


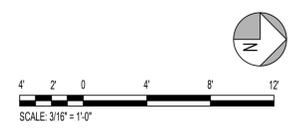
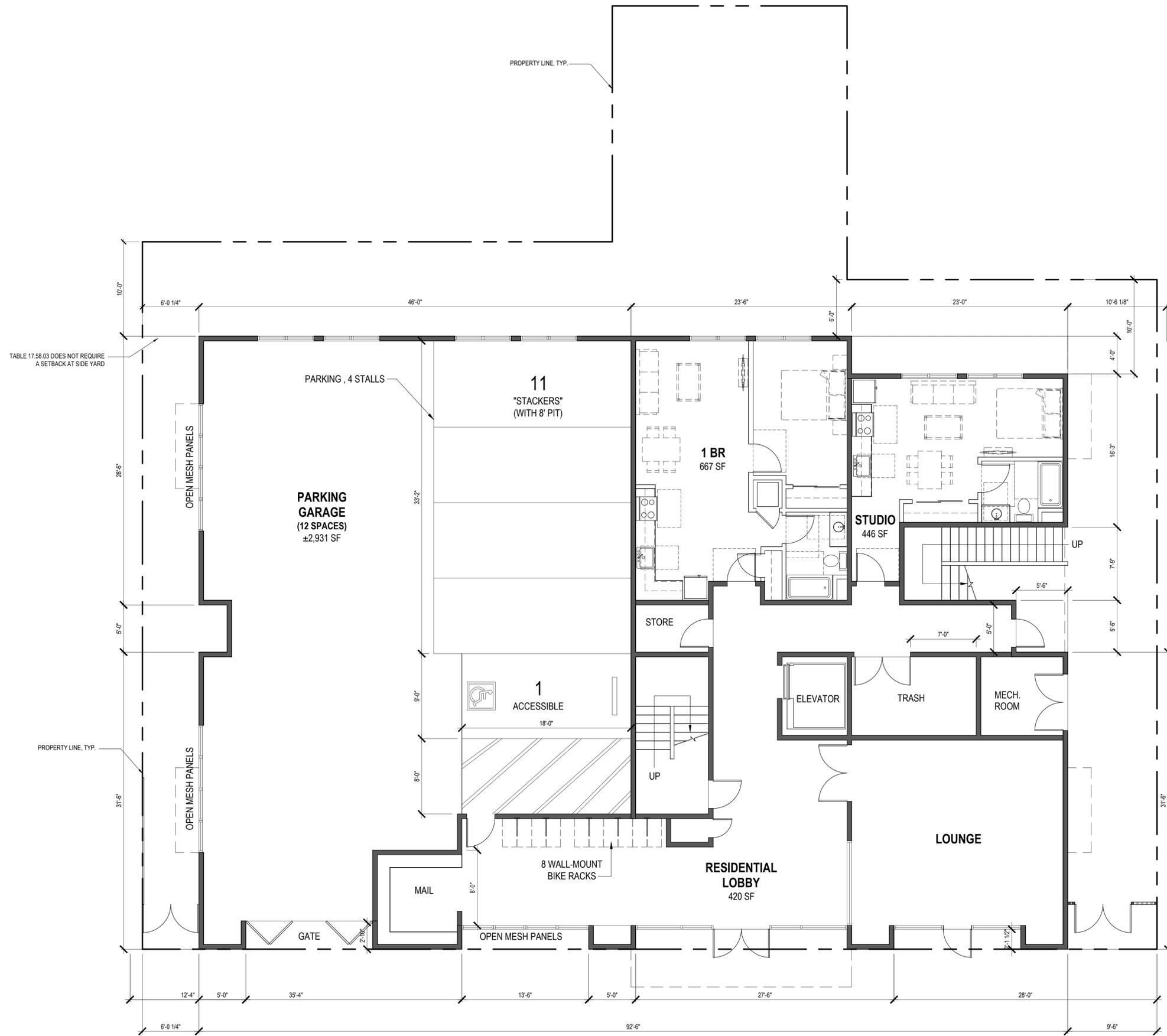
Topographic Survey
 Being a portion of Lots 14, 16 and 17, of all lots 18, 19 & 20, Block 114, Kellersberger's Map of Oakland, filed in Book 7 of Maps, Page 3
 City of Oakland, Alameda County, California
 Surveyed: May 21, 2017

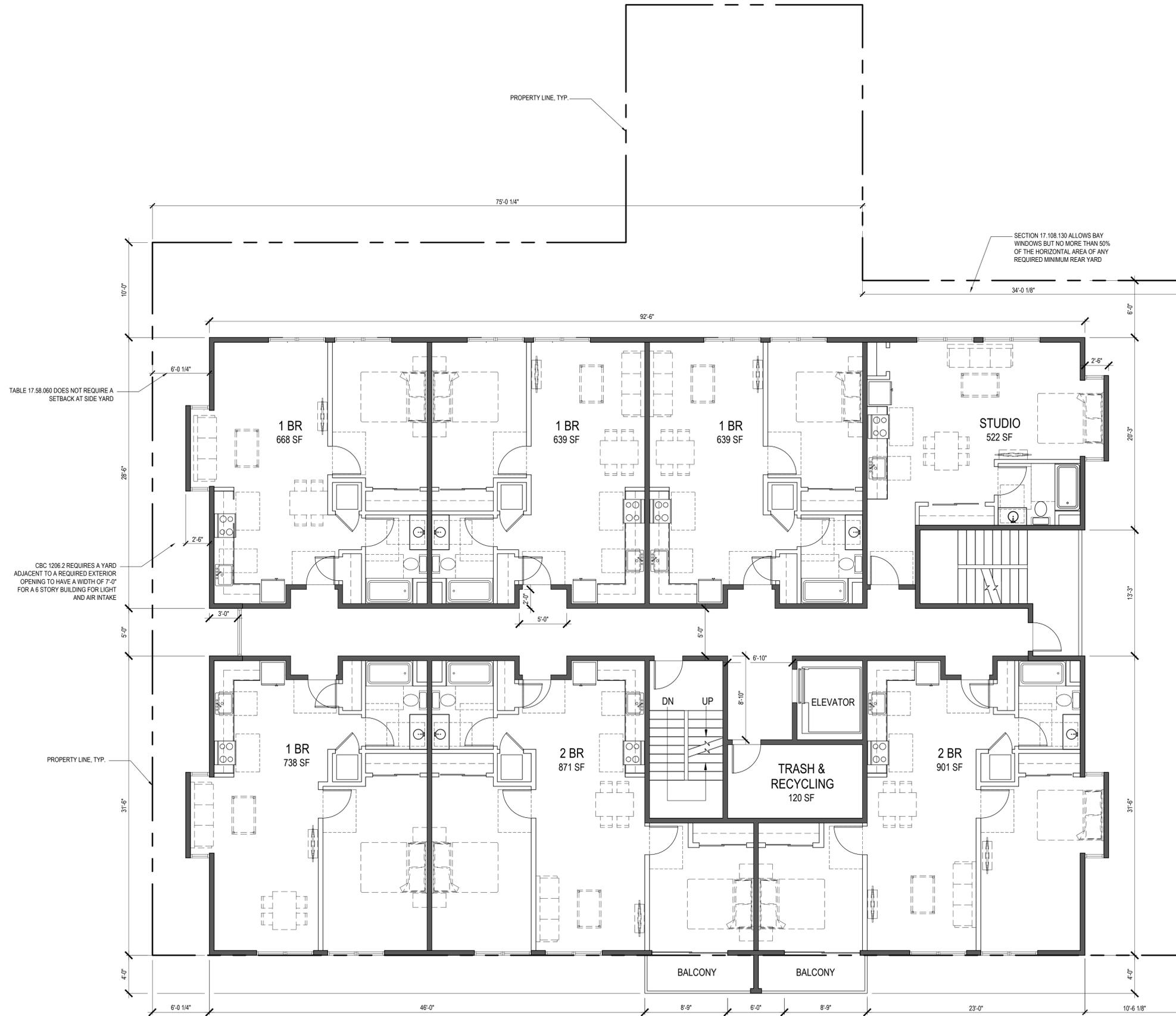
Sousa Land Surveys
 tel 707.425.4300 fax 707.425.4300
 3809 Rollingwood Dr. Fairfield, CA 94534

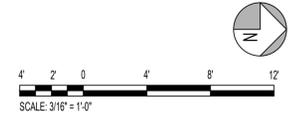
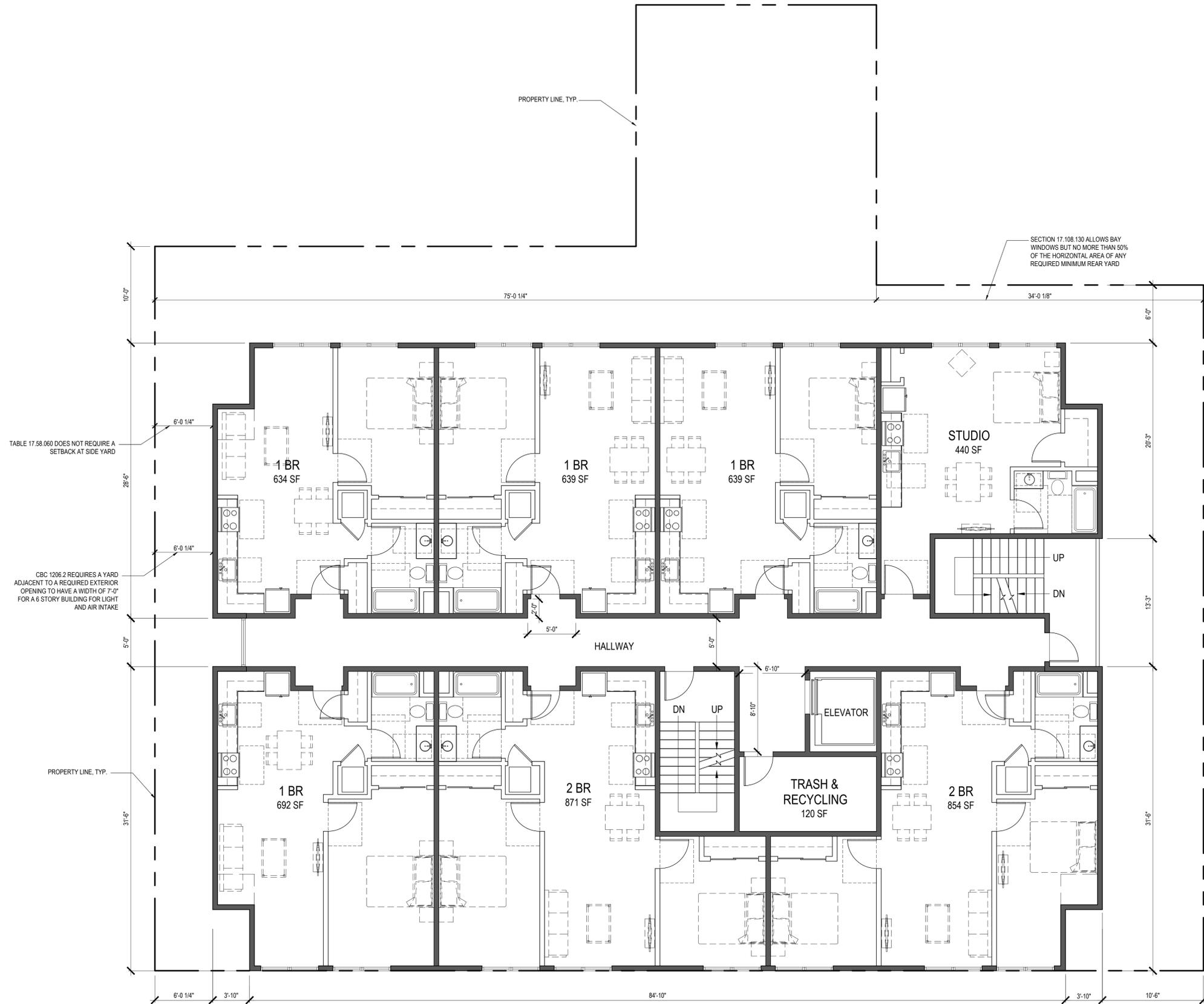


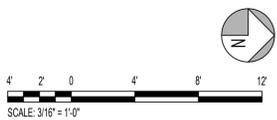
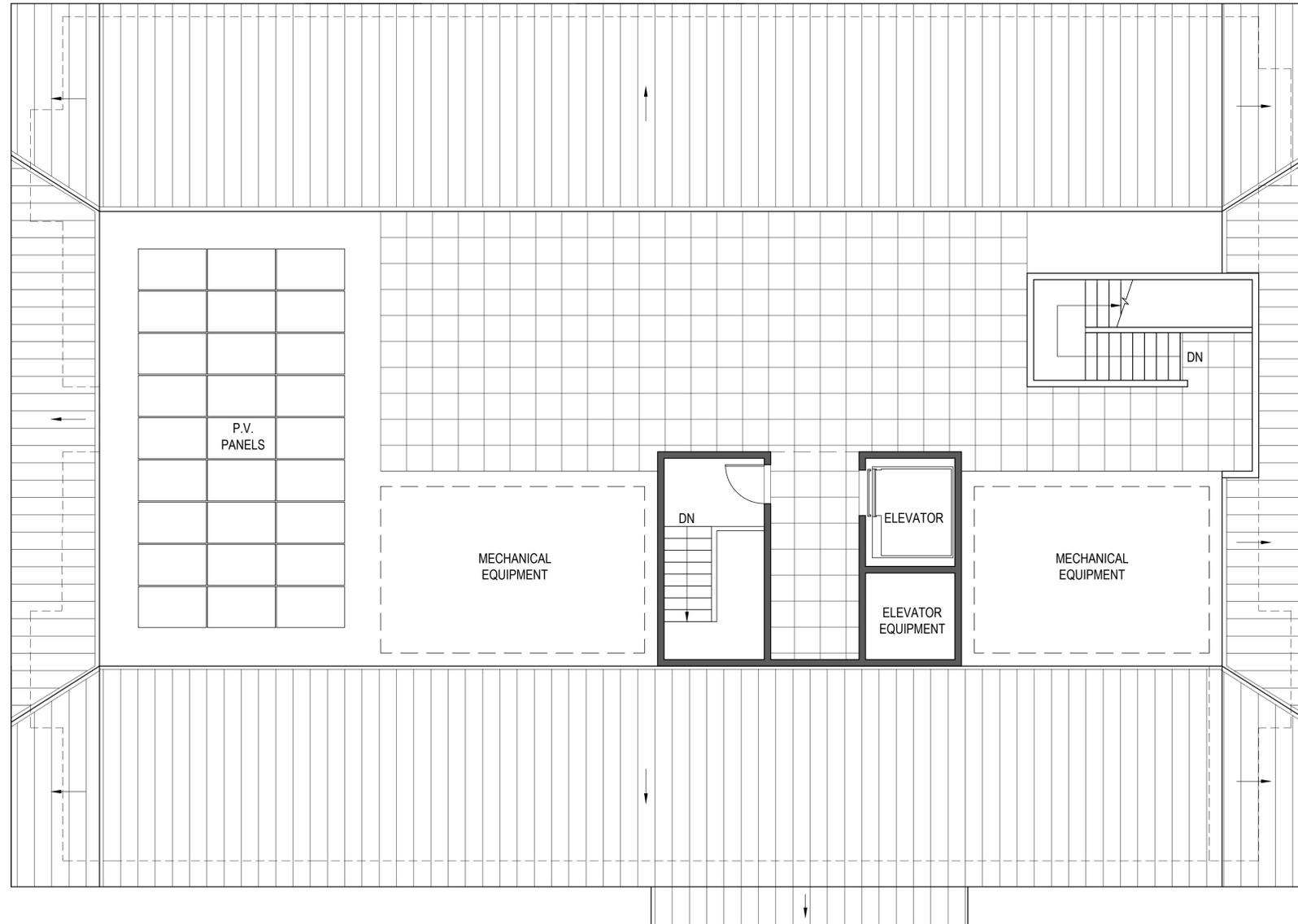
BOUNDARY DIMENSIONS PLAN:
NOT TO SCALE













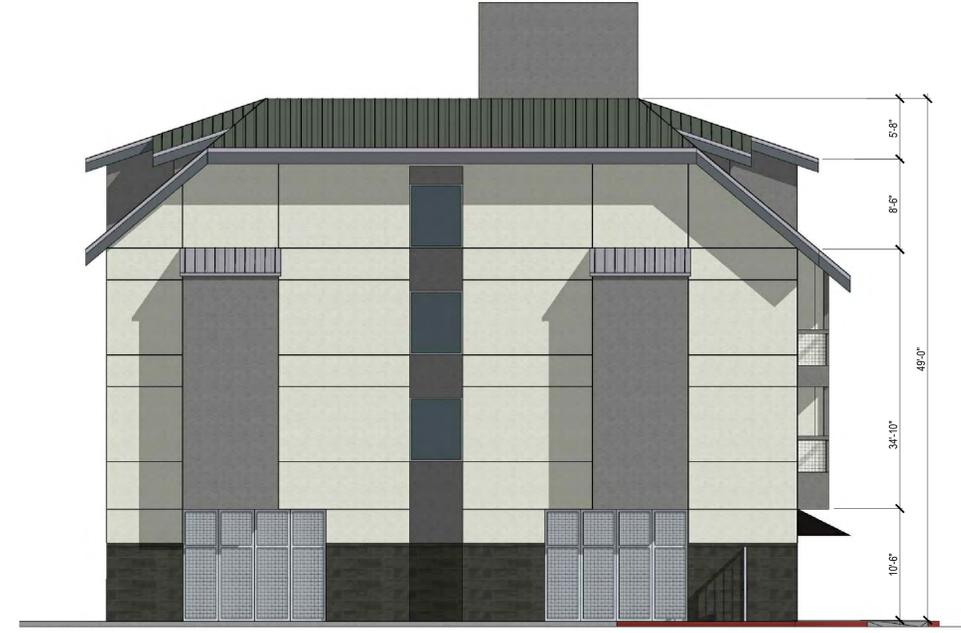
1 EAST ELEVATION
1/8" = 1'-0"



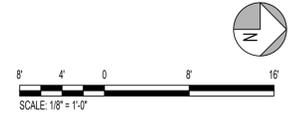
2 NORTH ELEVATION
1/8" = 1'-0"

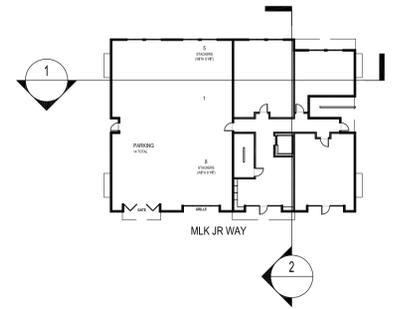


3 WEST ELEVATION
1/8" = 1'-0"

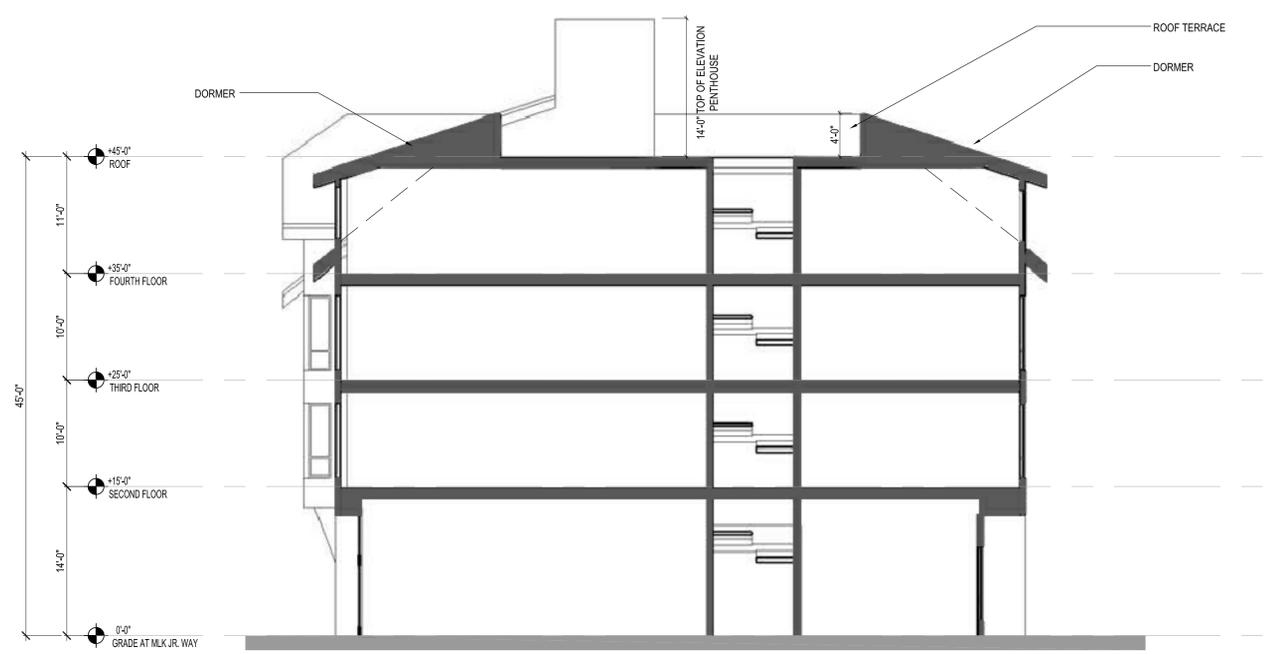


4 SOUTH ELEVATION
1/8" = 1'-0"

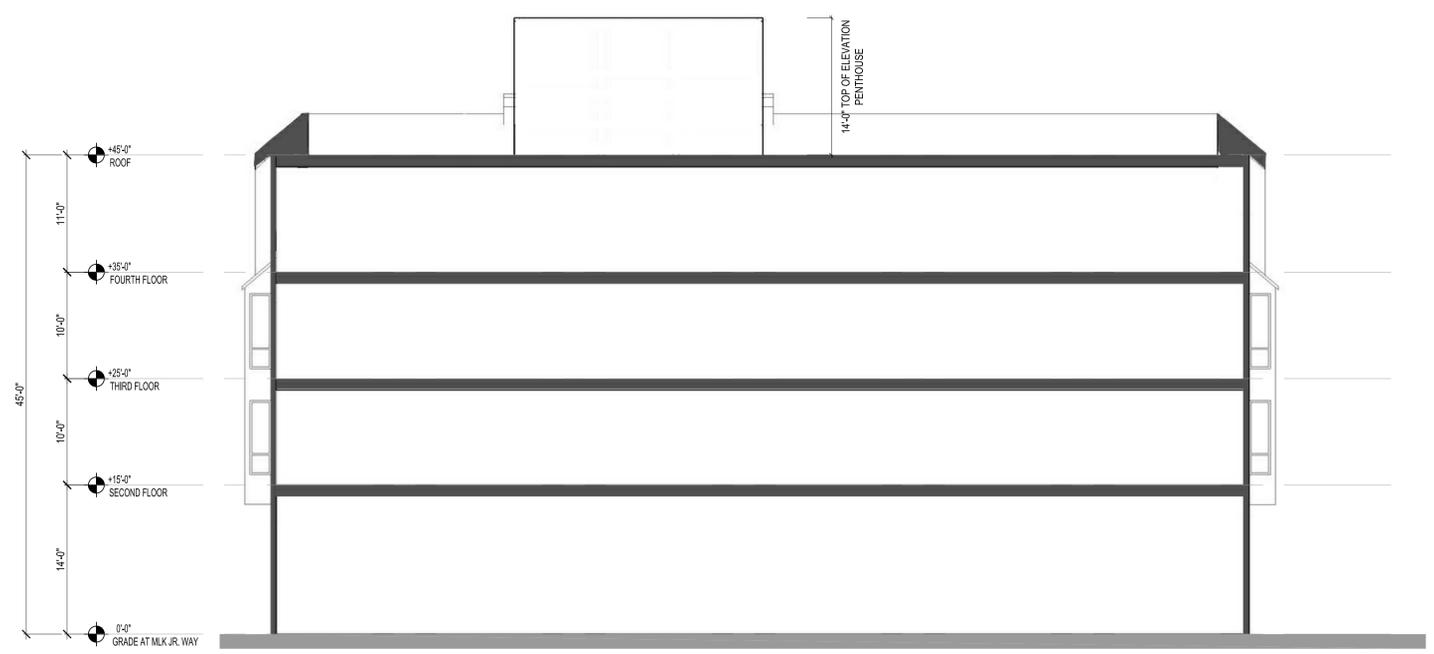




KEY PLAN:
NOT TO SCALE

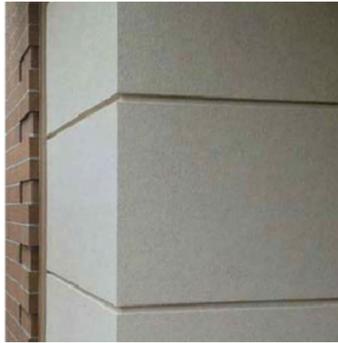


2 SECTION
SCALE: 1/8"=1'-0"



1 SECTION
SCALE: 1/8"=1'-0"





1 SAND FLOAT TEXTURE CEMENT PLASTER; CONTROL JOINT REVEALS & COLOR AS INDICATED ON ELEVATIONS. SHOWN FOR TEXTURE ONLY



2A SHERWIN WILLIAMS 'EIDER WHITE' - SW 7014 OR SIMILAR



2B SHERWIN WILLIAMS 'CITYSCAPE' - SW 7067 OR SIMILAR



3 METAL ROOF
COLOR NAME: MISTIQUE PLUS (W31)
FINISH: PVDF



4 STOREFRONT WINDOWS AT GROUND LEVEL



5 VINYL WINDOWS



6 WOOD DOOR



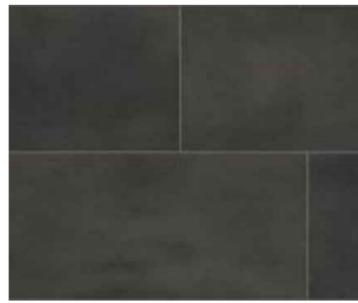
7 PERFORATED METAL RAILING



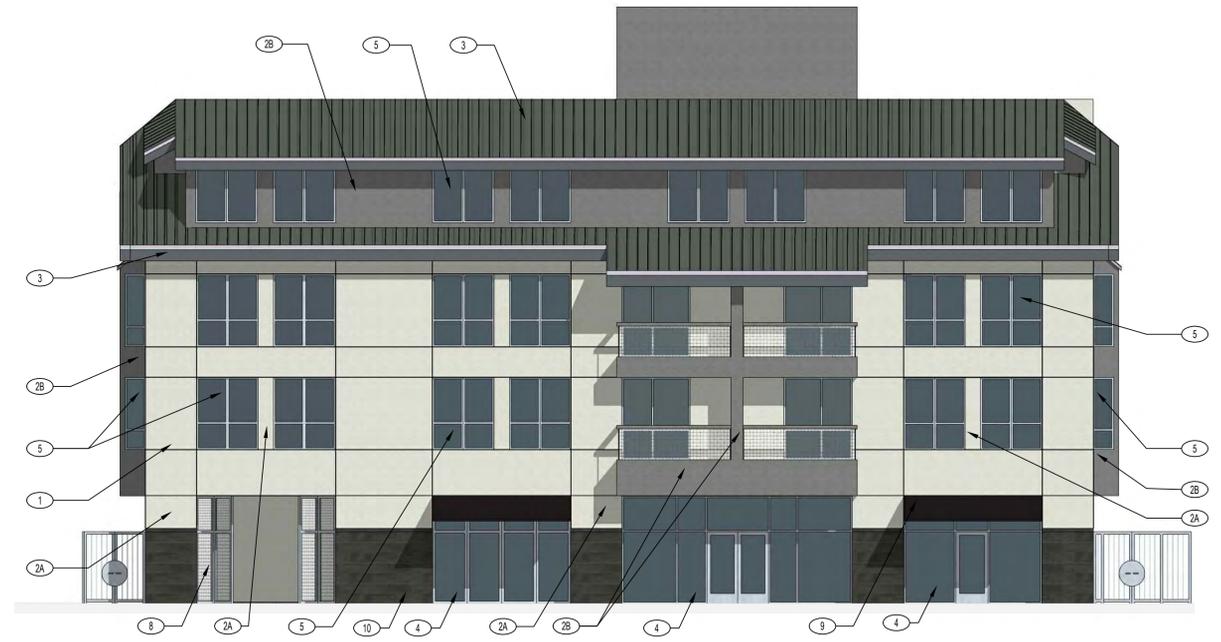
8 BIFOLD PERFORATED METAL GARAGE DOORS



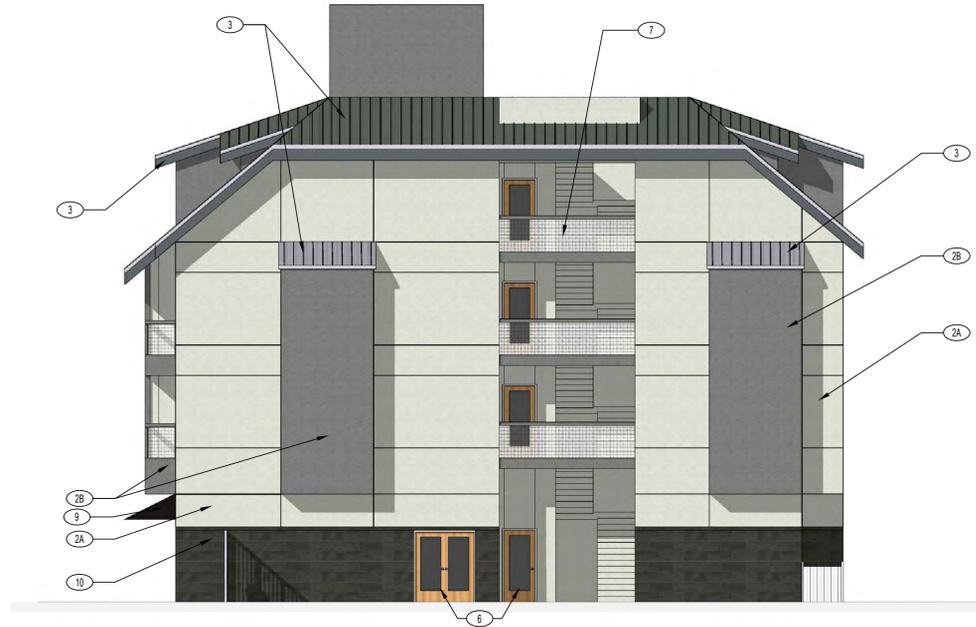
9 AWNINGS



10 TILES



1 EAST ELEVATION (MLK JR WAY)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

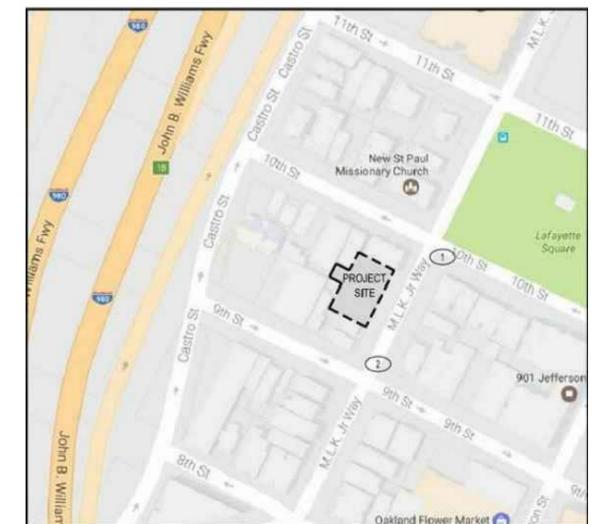




1 VIEW FROM CORNER OF MLK JR. WAY AND 10TH STREET



2 VIEW FROM CORNER OF MLK JR. WAY AND 9TH STREET



CONTEXT PLAN:
NOT TO SCALE

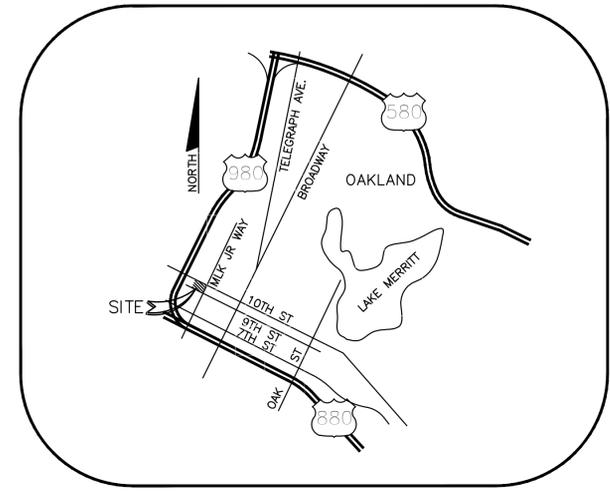
8' 4' 0' 8' 16'

SCALE: 1/8" = 1'-0"

CIVIL PLANNING SUBMITTAL

913 MLK JR. WAY - MIXED USE BUILDING

OAKLAND, CALIFORNIA



VICINITY MAP
NOT TO SCALE

CIVIL SHEET INDEX

- C0.1 CIVIL TITLE SHEET
- C1.0 PRELIMINARY SITE, PAVING AND GRADING PLAN
- C2.0 PRELIMINARY STORMWATER CONTROL PLAN
- C3.0 PRELIMINARY UTILITY PLAN

SOILS REPORT NOTE:

NO GEOTECHNICAL EVALUATION HAS BEEN PERFORMED AT THIS TIME. A GEOTECHNICAL INVESTIGATION SHALL BE COMPLETED PRIOR TO THE COMPLETION OF THESE PLANS.

SURVEY NOTE:

TOPOGRAPHIC SURVEY PROVIDED BY SOUSA LAND SURVEYS INC., DATED 06/06/2017. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION AND EASEMENT NOTE:

THE LEGAL DESCRIPTION FOR THE PROPERTY SURVEYED HEREON IS TAKEN FROM THE PRELIMINARY TITLE REPORT DATED APRIL 27, 2017, PREPARED BY CHICAGO TITLE COMPANY AT 2150 JOHN GLENN DRIVE, SUITE 400, CONCORD, CA 94520, UNDER ORDER NUMBER FWAC-5991600513-CL.

BASIS OF BEARING

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE FOUND MONUMENTS ON MARTIN LUTHER KING JR. WAY SHOWN HEREON, THE BEARING BEING N27°24'49"E PER TRACT MAP NO. 7934 (309 M 10).

DATUM / BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED UPON THE CITY OF OAKLAND DATUM, CITY BENCHMARK NUMBER 2493, BEING A CUT SQUARE IN THE TOP OF CURB 3' SOUTH OF SOUTH RETURN, AT SOUTHEAST CORNER OF 9TH AND MARTIN LUTHER KING JR. WAY. ELEVATION = 28.68' CITY OF OAKLAND DATUM.

LEGAL DESCRIPTION

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

PARCEL ONE: PORTIONS OF LOTS 16 AND 17, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERN LINE OF GROVE STREET, DISTANT THEREON 41.00 FEET SOUTHERLY FROM THE INTERSECTION THEREOF WITH THE SOUTHERN LINE OF 10TH STREET; THENCE SOUTHERLY ALONG SAID LINE OF GROVE STREET 34.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 71.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 34.00 FEET; AND THENCE AT RIGHT ANGLES EASTERLY 71.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO: A NON-EXCLUSIVE PERPETUAL EASEMENT, APPURTENANT TO PARCEL ONE ABOVE, FOR RIGHT OF WAY AND INGRESS AND EGRESS OF PEDESTRIANS AS GRANTED FROM NATHANIEL KESSLER, ET. UX., TO MANUEL GOMES, ET. UX., BY DEED RECORDED NOVEMBER 8, 1946, SERIES NO. 17/100008 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: PORTION OF LOTS 15 AND 16, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF 10TH, DISTANT THEREON 65.50 FEET WESTERLY FROM THE INTERSECTION THEREOF WITH THE WESTERN LINE OF GROVE STREET; THENCE WESTERLY ALONG SAID LINE OF 10TH STREET 2.50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 41.00 FEET; THENCE AT RIGHT ANGLES EASTERLY AT 40.50 FEET; THENCE AT RIGHT ANGLES NORTHERLY 1.50 FEET; THENCE AT RIGHT ANGLES WESTERLY AT 16.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 3.50 FEET; THENCE AT RIGHT ANGLES WESTERLY 22.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 36.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO: 002-0023-021-00

PARCEL THREE: LOT 19 AND 20 BLOCK NO. 114 KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853 MAP BOOK 7, PAGE 3, ALAMEDA COUNTY RECORDS.

ASSESSOR'S PARCEL NO. 002-0023-023-00

PARCEL FOUR: LOT 18, AND THE SOUTHWESTERN 25 FEET OF LOT 14, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853, MAP BOOK 7, PAGE 3, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF GROVE STREET, DISTANT THEREON SOUTHWESTERLY 75 FEET FROM THE SOUTHWESTERN LINE OF TENTH STREET; THENCE ALONG SAID LINE OF GROVE STREET SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO: 002-0023-022-00

SITE INFORMATION:

PARCEL NUMBERS APN 002-0023-021-00, 002-0023-022-00, 002-0023-023-00
 ZONING: CBD-R
 FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE "X" PER FIRM PANEL NO: 06001C0067G, DATED AUGUST 3, 2009. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

AREA SUMMARY:

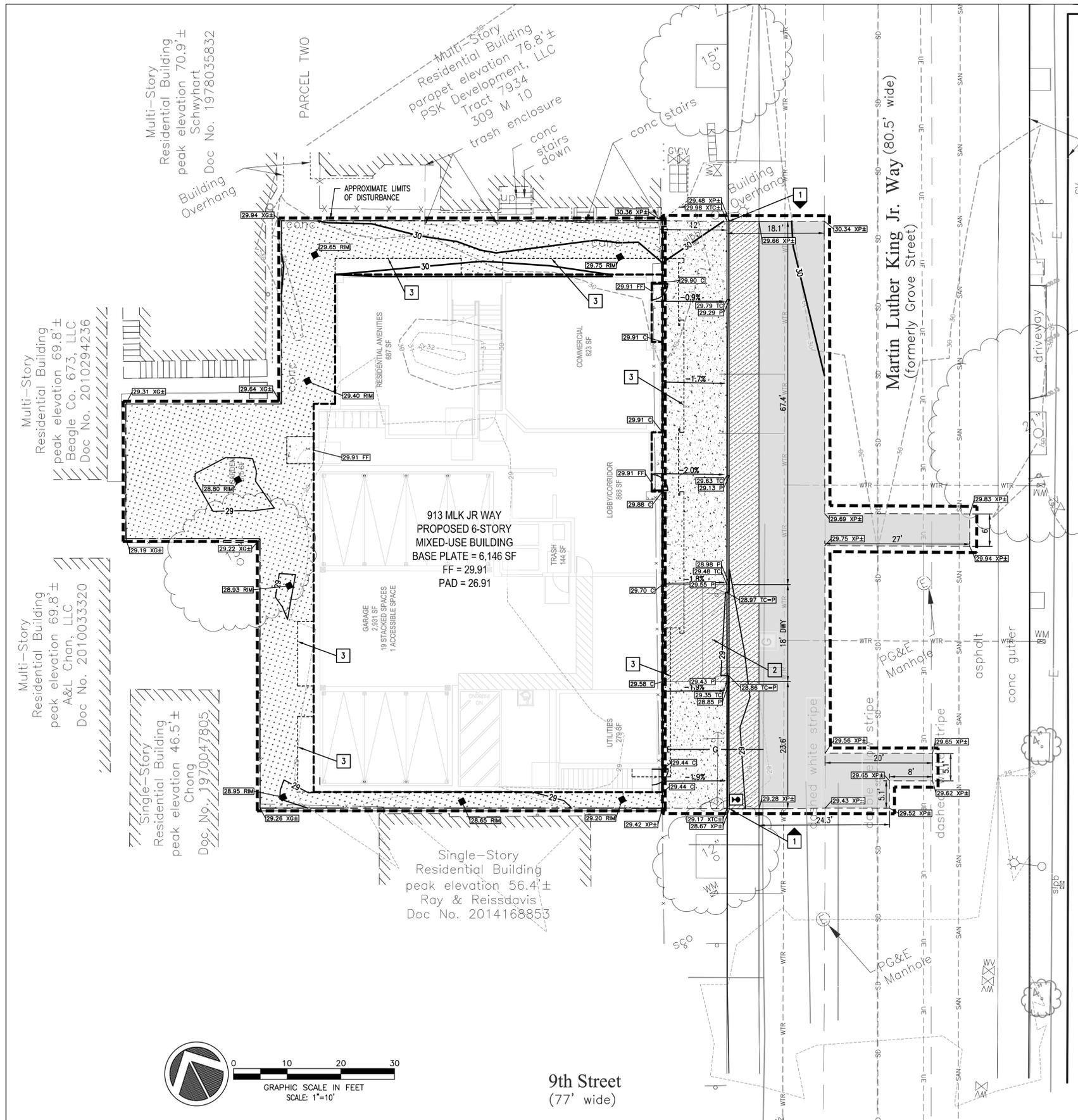
PARCEL AREA = ± 8,664 SF (±0.199 ACRES)
 BUILDING FOOTPRINT AREA = ± 6,146 SF

TOTAL ON-SITE DISTURBED AREA = ± 8,664 SF (±0.199 ACRES)
 TOTAL DISTURBED AREA = ± 11,957 SF (±0.274 ACRES)

ON-SITE AREA SUMMARY:

EXISTING IMPERVIOUS AREA = ± 400 SF
 EXISTING PERVIOUS AREA = ± 8,264 SF
 PROPOSED IMPERVIOUS AREA = ± 6,407 SF
 PROPOSED PERVIOUS AREA = ± 2,257 SF
 CHANGE IN IMPERVIOUS AREA = ± 6,007 SF

PROPOSED	LEGEND	EXISTING
9	PROPERTY LINE	9
10	EASEMENT LINE	10
S	1-FOOT CONTOUR	SAN
SD	5-FOOT CONTOUR	SD
W	SANITARY SEWER LINE	W
---	STORM DRAIN LINE	
---	WATER LINE	
---	APPROXIMATE LIMIT OF DISTURBANCE	
[Pattern]	STANDARD AC PAVEMENT	
[Pattern]	STANDARD PCC PAVEMENT	
[Pattern]	HEAVY DUTY PCC PAVEMENT	
[Pattern]	PROPOSED LANDSCAPED AREA	
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[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	GAS VALVE	[Symbol]
[Symbol]	IRRIGATION CONTROL VALVE	[Symbol]
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[Symbol]	PG&E MANHOLE	[Symbol]
[Symbol]	SIGN	[Symbol]
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[Symbol]	STREET LIGHTING PULL BOX	[Symbol]
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[Symbol]	UTILITY VAULT AS NOTED	[Symbol]
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[Symbol]	WATER METER	[Symbol]
[Symbol]	CLEANOUT	[Symbol]
[Symbol]	ELECTRIC	[Symbol]
[Symbol]	GAS	[Symbol]
[Symbol]	GAS METER	[Symbol]
[Symbol]	POINT OF BEGINNING	[Symbol]
[Symbol]	STORM DRAIN	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SIDEWALK	[Symbol]
[Symbol]	TRASH ENCLOSURE	[Symbol]
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[Symbol]	WATER	[Symbol]
[Symbol]	WATER METER	[Symbol]
[Symbol]	CLEANOUT	



Multi-Story Residential Building
peak elevation 70.9'±
Schwyhart
Doc No. 1978035832

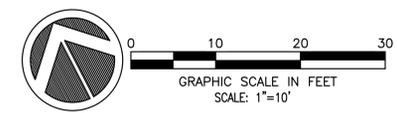
Multi-Story Residential Building
peak elevation 69.8'±
Beagle Co. 673, LLC
Doc No. 2010294236

Multi-Story Residential Building
peak elevation 69.8'±
A&L Chan, LLC
Doc No. 2010033320

Single-Story Residential Building
peak elevation 46.5'±
Chong
Doc No. 1970047805

Single-Story Residential Building
peak elevation 56.4'±
Ray & Reissdavis
Doc No. 2014168853

913 MLK JR WAY
PROPOSED 6-STORY
MIXED-USE BUILDING
BASE PLATE = 6,146 SF
FF = 29.91
PAD = 26.91



9th Street
(77' wide)

SPOT GRADING LEGEND

- INDICATES ELEVATION TO MATCH EXISTING
- INDICATES ELEVATION AT BUILDING FINISHED FLOOR
- INDICATES ELEVATION AT RIM OF UTILITY STRUCTURE
- INDICATES ELEVATION AT GUTTER, PIPE, OR DRAINAGE CHANNEL FLOW LINE
- INDICATES ELEVATION AT TOP OF CURB
- INDICATES ELEVATION AT FINISHED GROUND
- INDICATES ELEVATION AT TOP OF PCC SIDEWALK
- DRAINAGE ARROW AND PROPOSED SLOPE

SITE PLAN KEY NOTES

- 1 PROPOSED TYPE "C" CURB AND GUTTER PER CITY DETAIL S-1.
- 2 PROPOSED CONCRETE COMMERCIAL DRIVEWAY PER CITY DETAIL S-2.
- 3 PROPOSED BUILDING OVERHANG - SEE ARCHITECTURAL PLANS.

ENGINEER'S ADA NOTES:

ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.

1. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
2. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
3. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
4. ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
5. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
	1-FOOT CONTOUR	
	5-FOOT CONTOUR	
	SANITARY SEWER LINE	
	STORM DRAIN LINE	
	WATER LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
	STANDARD AC PAVEMENT	
	STANDARD PCC PAVEMENT	
	HEAVY DUTY PCC PAVEMENT	
	PROPOSED LANDSCAPED AREA	
	ELECTRIC METER	
	FIRE HYDRANT	
	GAS VALVE	
	IRRIGATION CONTROL VALVE	
	LIGHT POLE	
	PG&E MANHOLE SIGN	
	STREET LIGHT WITH MAST ARM	
	SURVEY MONUMENT	
	SANITARY SEWER CLEANOUT	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	STREET LIGHTING PULL BOX	
	TRAFFIC SIGNAL POLE	
	UTILITY VAULT AS NOTED	
	WATER VALVE	
	WATER METER OR BOX	
	CLEANOUT	
	ELECTRIC	
	GAS	
	GAS METER	
	POINT OF BEGINNING	
	STORM DRAIN	
	SANITARY SEWER	
	SIDEWALK	
	TRASH ENCLOSURE	
	WATER	
	WATER METER	
	TREE	
	TITLE EXCEPTION ITEM NUMBER	
	TRANSFORMER IN VAULT	

GRADING NOTES:

1. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR HUMPS.

PRELIMINARY EARTHWORK:

TOTAL CUT TO FFE	= 181 CY
TOTAL FILL TO FFE	= 10 CY
FOUNDATION CUT FROM FFE	= 498 CY (ASSUMED 3-FOOT DEEP)
NET (EXPORT/IMPORT)	= 488 CY (EXPORT)

PAVEMENT ELEVATION NOTE:

UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

GENERAL NOTES:

1. ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
6. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- 7.



1817 Clay Street
Oakland, CA 94612
Phone (510) 638-6988
Fax (510) 638-6989

2307 Pogy Lane
Davis, CA 95616
Phone (530) 758-4288
Fax (530) 758-4388

DEVELOPER

CHUNG PING K & TALK
913 MARTIN LUTHER KING JR WAY
OAKLAND, CA 94601

CIVIL ENGINEER

NOT FOR
CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY
OAKLAND, CALIFORNIA

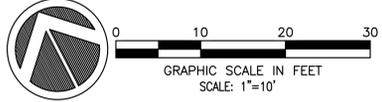
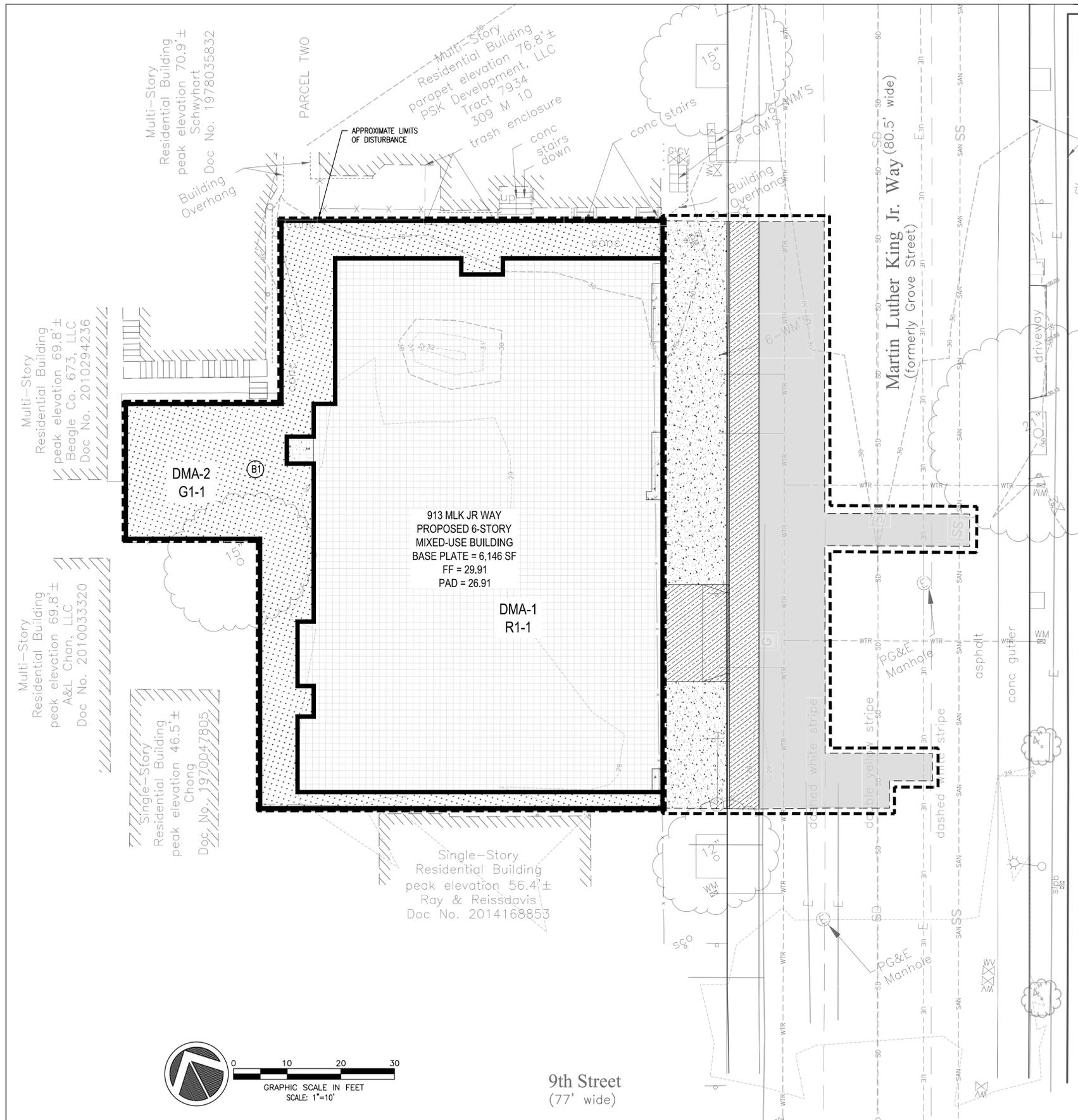


CALICHI DESIGN GROUP
CIVIL ENGINEERS
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612
(510) 250-7877

PRELIMINARY SITE, PAVING,
AND GRADING PLAN

C1.0

SHEET ISSUED: 6/26/2017



STORMWATER CONTROL LEGEND

- DRAINAGE MANAGEMENT AREA BOUNDARY
- DMA-1
- DMA-2
- PROPOSED SURFACE TYPE, DMA, AND LEVEL (SURFACE=DMA-LEVEL), I.E. ROOF(R1-7), GROUND(G1-1)
- PROPOSED BMP DESIGNATION
- PROPOSED PATIO OR ROOFTOP AREA
- PROPOSED SELF RETAINING LANDSCAPE AREA
- PROPOSED STORM DRAIN INLET STENCILING "NO DUMPING! DRAINS TO BAY" PER CITY SPECIFICATIONS
- PROPOSED FLOW ARROW, APPROXIMATE DIRECTION OF FLOW

LEGEND

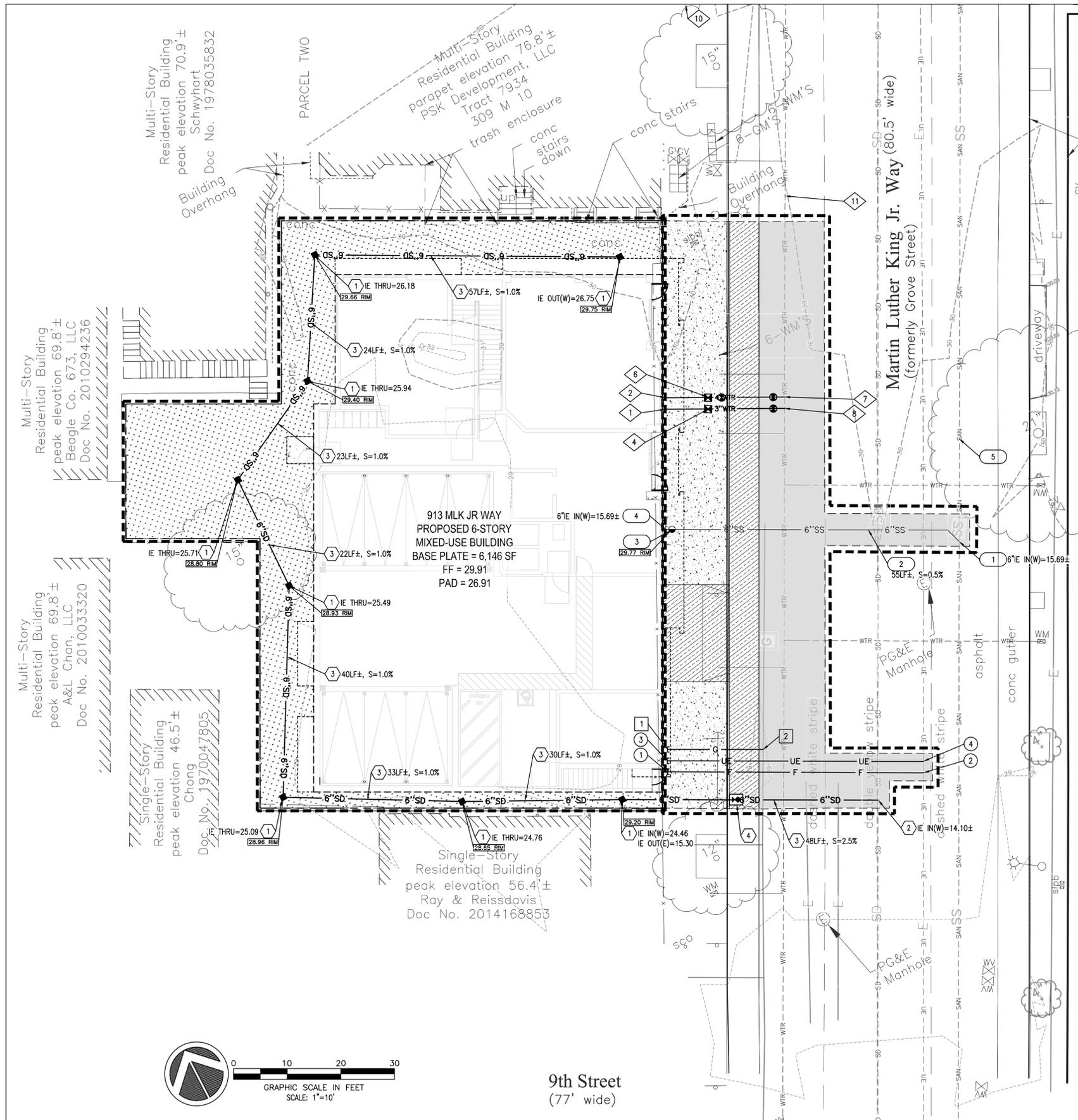
- PROPOSED
- 9
- 10
- S
- SD
- W
- STANDARD AC PAVEMENT
- STANDARD PCC PAVEMENT
- HEAVY DUTY PCC PAVEMENT
- PROPOSED LANDSCAPED AREA
- ELECTRIC METER
- FIRE HYDRANT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- PG&E MANHOLE
- SIGN
- STREET LIGHT WITH MAST ARM
- SURVEY MONUMENT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STREET LIGHTING PULL BOX
- TRAFFIC SIGNAL POLE
- UTILITY VAULT AS NOTED
- WATER VALVE
- WATER METER OR BOX
- CLEANOUT
- ELECTRIC
- GAS
- GAS METER
- POINT OF BEGINNING
- STORM DRAIN
- SANITARY SEWER
- SIDEWALK
- TRASH ENCLOSURE
- WATER
- WATER METER
- TREE
- TITLE EXCEPTION ITEM NUMBER
- TRANSFORMER IN VAULT

SITE AND STORMWATER NOTES:

1. TOTAL PROJECT DISTURBED AREA = 11,957± SF
 2. TOTAL ON-SITE DISTURBED AREA = 8,664± SF
 3. TOTAL OFF-SITE DISTURBED AREA = 3,293± SF
 4. TOTAL CREATED OR REPLACED IMPERVIOUS AREA ON-SITE = 6,408± SF
- TOTAL CREATED OR REPLACED IMPERVIOUS AREA IS LESS THAN 10,000 SF. SITE DESIGN MEASURES ONLY ARE REQUIRED, AS SUCH THE DESIGN DISCHARGES ALL ROOF RAINWATER LEADERS TO THE LANDSCAPE AREA ON THE SOUTHEAST SIDE OF THE SITE, WHICH ULTIMATELY DRAINS VIA STORM SEWER TO THE PUBLIC SEWER LOCATED UNDERNEATH MARTIN LUTHER KING JR WAY.

SITE DRAINAGE AREAS AND BMP'S

BMP	AREA	BMP TYPE	TOTAL DRAINAGE AREA [SF]	PERVIOUS AREA [SF]	
				IMPERVIOUS AREA [SF]	Percentage
B1	R1-1	SELF RETAINING LANDSCAPED AREA	6408	0	0.0
	G1-1	SELF RETAINING LANDSCAPED AREA	2256	2256	100.0
				0	0.0



- ### SANITARY SEWER KEY NOTES
- PROPOSED 6" VCP WYE CONNECTION TO EXISTING 10" SANITARY SEWER MAIN PER GREENBOOK STANDARD PLAN 222-2, LATEST EDITION. INVERT ELEVATION PER PLAN.
 - PROPOSED VCP SANITARY SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER CITY OF OAKLAND STD. DWG. D-22.
 - PROPOSED 6" TWO-WAY SANITARY SEWER CLEANOUT PER CITY OF OAKLAND STD. DWG. D-24 OR APPROVED EQUIVALENT. SIZE, RIM, AND INVERT PER PLAN.
 - CONNECT PROPOSED SANITARY SEWER TO EXISTING LATERAL STUB AT BUILDING FACE. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
 - CONTRACTOR TO PROTECT EXISTING SEWER LINE TO REMAIN.

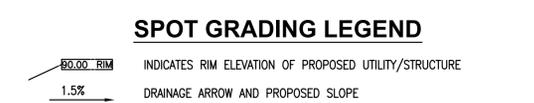
- ### WATER KEY NOTES
- CONNECT PROPOSED 3" DOMESTIC WATER SERVICE TO BUILDING SERVICE STUB AT PROPERTY LINE. BFP LOCATED WITHIN BUILDING. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
 - CONNECT PROPOSED 4" FIRE WATER PROTECTION SERVICE TO BUILDING SERVICE STUB AT PROPERTY LINE. FDC TO BE MOUNTED ON BUILDING WALL. SEE ONSITE PLUMBING AND FIRE PROTECTION PLANS FOR CONTINUATION.
 - PROPOSED 2" COMMERCIAL WATER SERVICE POINT OF CONNECTION. BFP LOCATED INSIDE OF BUILDING. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
 - PROPOSED 3" DOMESTIC WATER METER AND VAULT PER EBMD STANDARD DRAWING 3602-B-2.
 - PROPOSED 2" IRRIGATION WATER METER AND VAULT PER EBMD STANDARD DRAWING 186-EA & 291-EA.
 - PROPOSED 4" UNDERGROUND SINGLE DETECTOR CHECK WITH METER ASSEMBLY PER EBMD STANDARD DRAWING 314-EA.
 - CONNECT 4" FIRE WATER SERVICE TO EXISTING WATER MAIN PER EBMD STANDARD DRAWING 3684-B. SIZE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER EBMD STANDARD DRAWING 1992-A.
 - CONNECT 3" DOMESTIC WATER SERVICE TO EXISTING WATER MAIN PER EBMD STANDARD DRAWING 3684-B. SIZE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER EBMD STANDARD DRAWING 1992-A.
 - CONNECT 2" COMMERCIAL SERVICE TO EXISTING 8" STEEL WATER MAIN PER EBMD STANDARD DRAWING 9020-GB. SIZE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER EBMD STANDARD DRAWING 1992-A.
 - EXISTING FIRE HYDRANT LOCATED ON STREET CORNER. ALL PORTIONS OF PROPOSED BUILDING ARE COVERED WITHIN A 300 FOOT RADIUS OF AN EXISTING HYDRANT.
 - CONTRACTOR TO PROTECT EXISTING WATER LINE TO REMAIN.

- NOTE: EBMD TO PERFORM ALL WATER LINE CONSTRUCTION IN THE PUBLIC ROW, UNLESS OTHERWISE NOTED.
- ### STORM DRAIN KEY NOTES
- PROPOSED STORM DRAIN INLET. RIM AND INVERT ELEVATION PER PLAN.
 - PROPOSED CONNECTION TO EXISTING 21" STORM SEWER, INVERT PER PLAN.
 - PROPOSED STORM SEWER LINE, SIZE AND SLOPE PER PLAN.
 - CITY OF OAKLAND TYPE B INLET AT GUTTER

- ### DRY UTILITY KEY NOTES
- PROPOSED DATA AND TELEPHONE PVC SERVICE CONDUITS TO BUILDING. SEE ONSITE ELECTRICAL PLANS AND DATA PROVIDER PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUTING DETAILS.
 - ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND DATA AND TELEPHONE CONDUITS TO EXISTING JOINT UTILITY POLE. SEE DATA AND TELEPHONE PROVIDER PLANS FOR POINT OF CONNECTION AND ROUTING INFORMATION.
 - PROPOSED ELECTRICAL SERVICE CONDUITS TO BUILDING. SEE ONSITE ELECTRICAL PLANS AND PG&E PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUTING DETAILS.
 - ASSUMED CONNECTION POINT OF PROPOSED UNDERGROUND ELECTRICAL CONDUITS TO EXISTING JOINT UTILITY POLE. SEE PG&E PLANS FOR POINT OF CONNECTION AND ROUTING INFORMATION.

- ### GAS SERVICE KEY NOTES
- CONNECT PROPOSED GAS SERVICE TO BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR CONTINUATION.
 - CONNECT PROPOSED GAS SERVICE TO EXISTING GAS MAIN. SEE PG&E PLANS FOR DETAILS.

- ### GENERAL NOTES:
- ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
 - ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
 - ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
 - ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
 - THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.



PROPOSED	LEGEND	EXISTING
—	PROPERTY LINE	—
---	EASEMENT LINE	---
— 9 —	1-FOOT CONTOUR	— 9 —
— 10 —	5-FOOT CONTOUR	— 10 —
— S —	SANITARY SEWER LINE	— SAN —
— SD —	STORM DRAIN LINE	— SD —
— W —	WATER LINE	— W —
- - - - -	APPROXIMATE LIMIT OF DISTURBANCE	
[Pattern]	STANDARD AC PAVEMENT	
[Pattern]	STANDARD PCC PAVEMENT	
[Pattern]	HEAVY DUTY PCC PAVEMENT	
[Pattern]	PROPOSED LANDSCAPED AREA	
[Symbol]	ELECTRIC METER	
[Symbol]	FIRE HYDRANT	
[Symbol]	GAS VALVE	
[Symbol]	IRRIGATION CONTROL VALVE	
[Symbol]	LIGHT POLE	
[Symbol]	PG&E MANHOLE	
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[Symbol]	STORM DRAIN MANHOLE	
[Symbol]	STREET LIGHTING PULL BOX	
[Symbol]	TRAFFIC SIGNAL POLE	
[Symbol]	UTILITY VAULT AS NOTED	
[Symbol]	WATER VALVE	
[Symbol]	WATER METER OR BOX	
[Symbol]	CLEANOUT	
[Symbol]	ELECTRIC	E
[Symbol]	GAS	G
[Symbol]	GAS METER	GM
[Symbol]	POINT OF BEGINNING	POB
[Symbol]	STORM DRAIN	SD
[Symbol]	SANITARY SEWER	SS
[Symbol]	SIDEWALK	SW
[Symbol]	TRASH ENCLOSURE	te
[Symbol]	WATER	w
[Symbol]	WATER METER	WM
[Symbol]	TREE	[Tree Symbol]
[Symbol]	TITLE EXCEPTION ITEM NUMBER	#
[Symbol]	TRANSFORMER IN VAULT	[Transformer Symbol]

- ### ENGINEER'S ADA NOTES:
- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.
- RAMP SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
 - RAMP AS DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMP EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
 - MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
 - TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
 - ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
 - 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

- ### UTILITY NOTES:
- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
 - LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
 - UNLESS NOTED OTHERWISE, ALL RAIN WATER LEADERS TO SPLASH ONTO PAVED SURFACES. IF RAINWATER LEADER TERMINATES IN A LANDSCAPE AREA, CONTRACTOR TO INSTALL SPLASH BLOCK OR APPROVED EQUIVALENT.
 - JOINT TRENCH, ELECTRICAL, DATA, AND GAS ARE SHOWN FOR REFERENCE ONLY. SEE PLANS BY EACH UTILITY COMPANY SERVICE PROVIDER AND ELECTRICAL PLANS FOR DETAILS. DRY UTILITIES ARE MEASURED 2± FROM PROPOSED BUILDING WALL UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE, ALL STORM DRAIN, WATER, FIRE, AND SANITARY SEWER ARE MEASURED FROM A POINT 5± FROM PROPOSED BUILDING WALL.

PLANT LIST & LEGEND

SYMBOL BOTANIC NAME/COMMON NAME SIZE QUANTITY REMARKS



ACER PALMATUM 'SANGO KAKU'/JAPANESE MAPLE

36" BOX

3



PODOCARPUS MACROPHYLLUS/YEW PINE

24" BOX

4

STANDARD



RHAPHIOLEPIS X. 'MAJESTIC BEAUTY'/TREE RHAPHIOLEPIS

24" BOX

3

STANDARD



TIBOUCHINA URVILLEANA/PRINCESS FLOWER

36" BOX

4

SHRUB & GROUNDCOVER AREA:

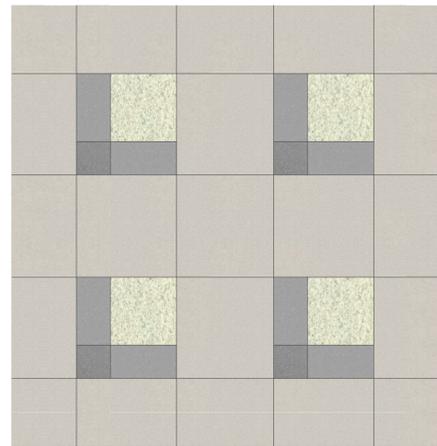
BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON
BLECHNUM SPICANT/DEER FERN	1 GALLON
BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
CHONDRPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON
DIETES X. 'NOLA ALBA'/FORTNIGHT LILY	2 GALLON
DIANELLA CAERULEA 'CASSA BLUE'/FLAX LILY	1 GALLON
DIANELLA TASMANICA 'VARIEGATA'/VARIEGATED FLAX LILY	5 GALLON
ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON
FATSHEDERA LIZEI/FATSHEDERA	5 GALLON
HELLEBORUS ARGUTOLIUS 'SILVER LACE'/CORSIKAN HELLEBORE	1 GALLON
IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON
JUNCUS PATENS 'CARMAN GRAY'/GRAY RUSH	1 GALLON
LIMONIUM PEREZII/SEA LAVENDER	1 GALLON
LIRIOPE MUSCARI/LILY TURF	1 GALLON
MAHONIA REPENS/CREeping OREGON GRAPE	1 GALLON
NEPETA X. FAASSENI/CATMINT	1 GALLON
PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P. '/BEARD TONGUE	1 GALLON
RUBUS ROLFEI 'EMERALD CARPET'/BRAMBLE	1 GALLON
SESLERIA AUTUMNALIS/AUTUMN MOOR GRASS	1 GALLON
TEUCRIUM CHAMAEDRYS/DWARF GERMANDER	1 GALLON



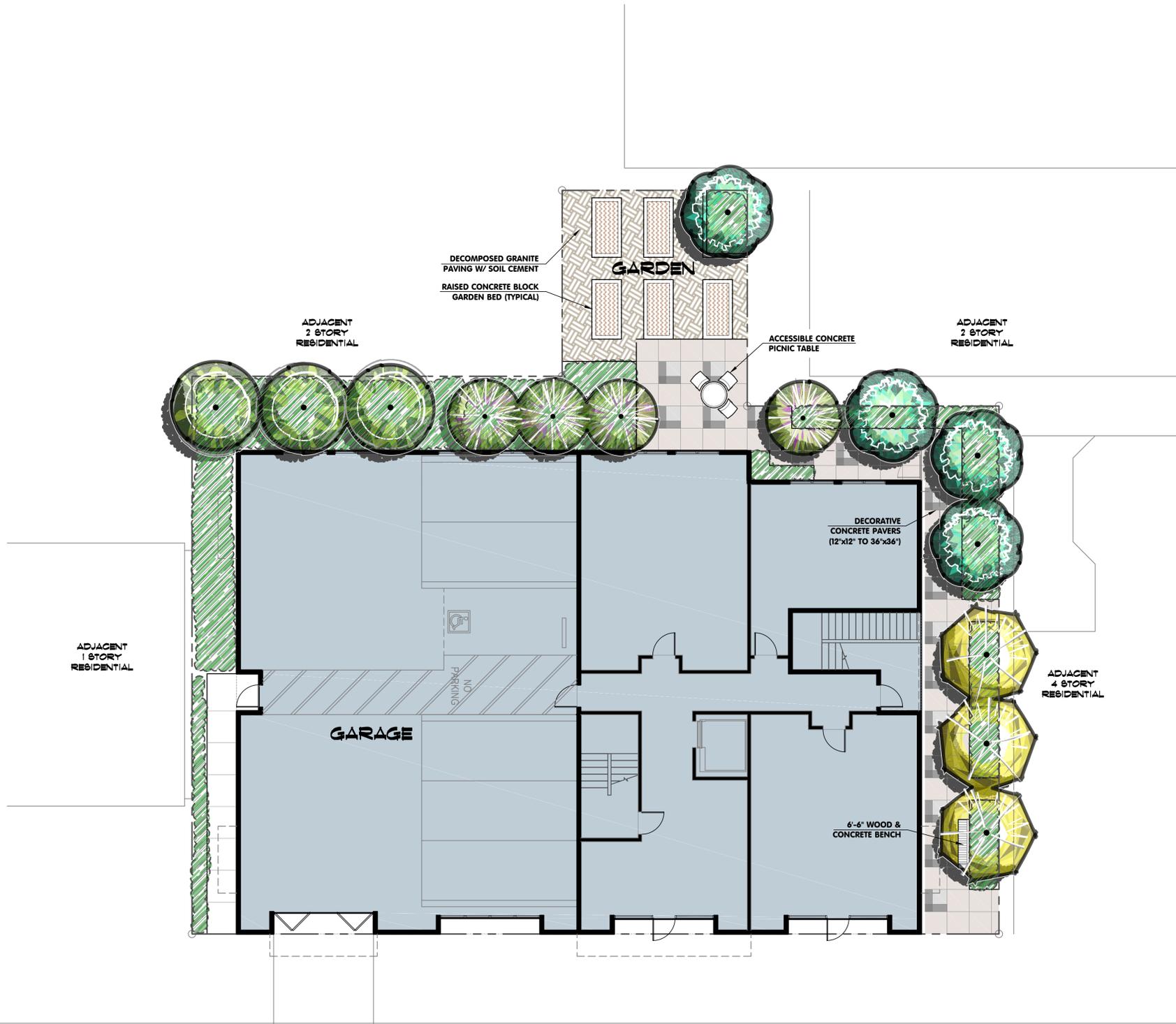
ACCESSIBLE CONCRETE PICNIC TABLE TO SUPPORT GARDEN ACTIVITIES IN NEAR WHITE COLOR SUCH AS QUICKCRETE 'OPEN' 42" MODEL SHOWN



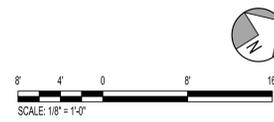
6'-6" WOOD & CONCRETE BENCH AT NORTHERN ENTRY IN DARK GREY SUCH AS TECTURA DESIGNS 'SLANT' MODEL SHOWN



DECORATIVE CONCRETE PAVERS IN SIZES RANGING FROM 12"x12" TO 36"x36" SUCH AS TECTURA DESIGNS ULTRAFACE SERIES SHOWN



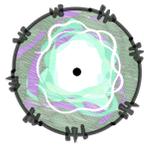
MARTIN LUTHER KING JR. WAY



Garth Ruffner Landscape Architect (916) 797-2576
4120 Douglas Blvd., Suite 306, #301, Roseville, CA 95746-8336
GarthRuffner.com California R.L.A. #2808

PLANT LIST & LEGEND

SYMBOL BOTANIC NAME/COMMON NAME SIZE QUANTITY



LAGERSTROEMIA X 'MUSKOGEE/CRAPE MYRTLE (MULTI-TRUNK)

15 GALLON 3

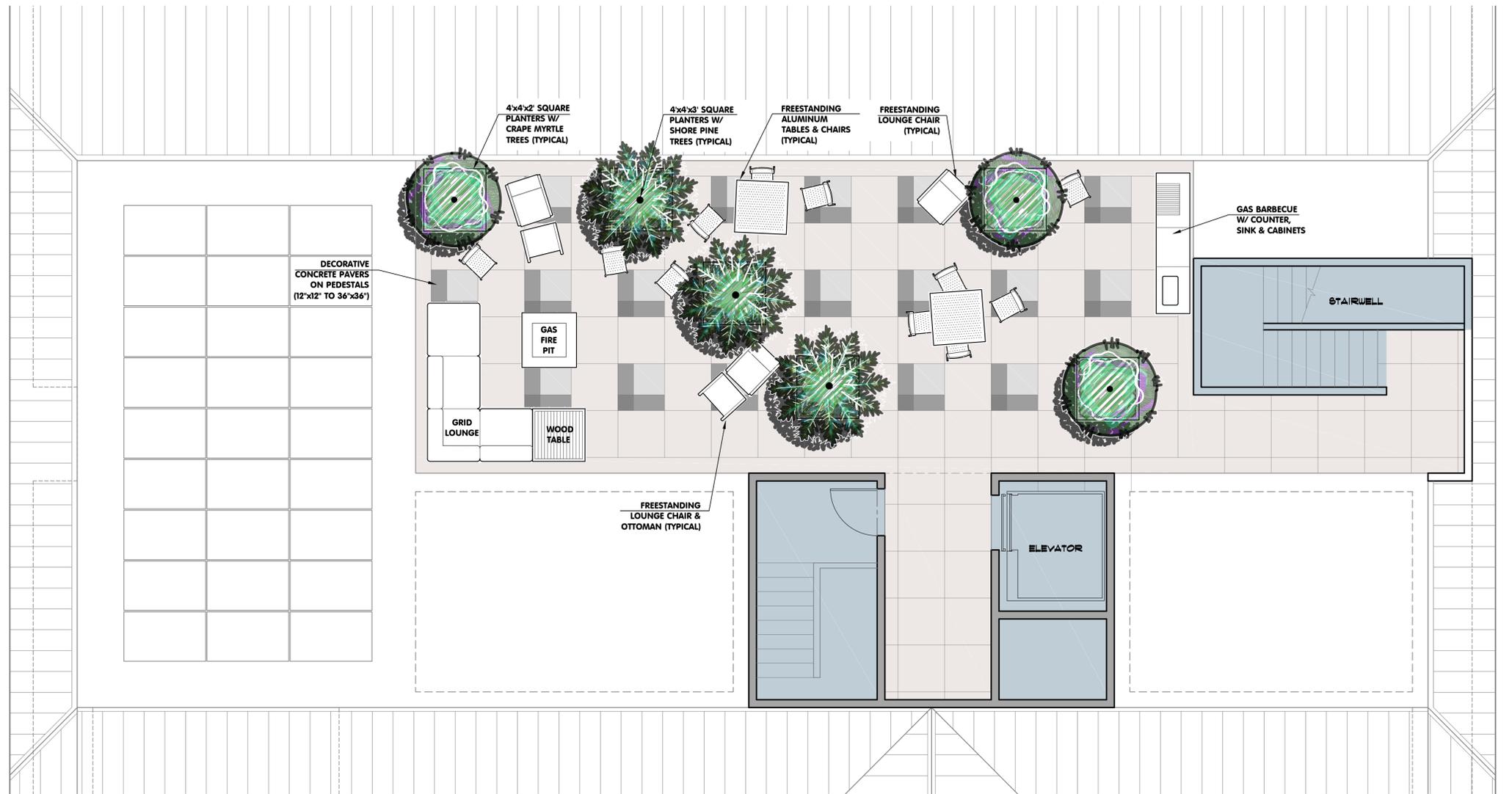


PINUS CONTORTA/SHORE PINE

24" BOX 3

SHRUB & GROUND COVER AREA:

- BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM 1 GALLON
- CHONDRPETALUM TECTORUM/DWF. CAPE RUSH 5 GALLON
- CAREX DIVULSA/EURASIAN GRAY SEDGE 1 GALLON
- DIETES X 'NOLA ALBA/FORTNIGHT LILY 2 GALLON
- DIANELLA CAERULEA 'CASSA BLUE/BLUE FLAX LILY 1 GALLON
- DIANELLA TASMANICA 'VARIEGATA/VARIEGATED FLAX LILY 5 GALLON
- HESPERALOE X 'BRAKE LIGHTS/HYBRID RED YUCCA 2 GALLON
- LIMONIUM PEREZII/SEA LAVENDER 1 GALLON
- PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE 1 GALLON



FREESTANDING PERFORATED ALUMINUM CHAIR & TABLE IN WHITE SUCH AS FORMS+SURFACES 'AVIVO' SERIES SHOWN



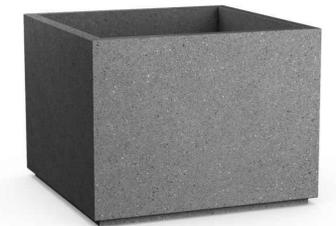
FREESTANDING SECTIONAL SUCH AS GLOSTER 'GRID CORNER SECTIONAL' SHOWN



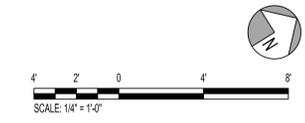
FREESTANDING LOUNGE CHAIR & OTTOMAN IN WHITE SUCH AS GANDIA BLASCO 'STACK' SERIES SHOWN



42"x42" GAS FIRE IN DARK GREY CONCRETE SUCH AS PALOFORM 'BENTO' MODEL SHOWN



48"x48" PLANTER POT IN WHITE CONCRETE SUCH AS QUICKCRETE 'CALIFORNIA' SERIES SHOWN



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Case File Number PLN17437

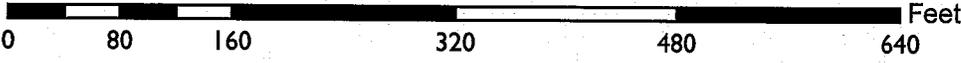
July 9, 2018

Location:	913-923 M L King Jr. Way (APN: 002 -0023-023-00/002 - 0023-022-00/002 -0023-021-00) (See map on reverse)
Proposal:	Construction of a six-story mixed-used building on a vacant interior parcel in between the buildings at 905 and 935 M L King Jr. Way. The proposal consists of one ground floor commercial space and entrance to parking garage with five-stories of residential above containing a total of 30 residential units. Applicant has applied for an affordable housing density bonus and development waivers to allow one additional story above the maximum allowable (5-stories is the maximum allowable and 6-stories are proposed) and an overall building height of 65' (55' is the maximum allowable).
Applicant:	Y.H.L.A. Architects
Owner:	Paul Chung
Planning Permits Required:	Regular Design Review for the construction of a six-story mixed use building on a vacant lot. Tentative Parcel Map to merge 3 parcels into 1 parcel and create 30 condominiums.
General Plan:	Central Business District
Zoning:	CBD-R Central Business District Residential Zone
Environmental Determination:	Pending
Historic Status:	Area of Primary Importance (API): Grove Street/Lafayette Square Residential
City Council District:	3
Action to be Taken:	Review development proposal and provide comments to staff for Zoning Manager decision.
For Further Information:	Contact case planner Jose M. Herrera-Preza at 510-238-3808 or jherrera@oaklandnet.com

SUMMARY

The purpose of this report is to seek design review comments and a recommendation from the Landmarks Preservation Advisory Board (LPAB) regarding a proposed development project (PLN17437). In summary, the applicant is seeking approval to merge three vacant interior parcels into one parcel and construct a six-story mixed-use building with ground floor commercial and 30 residential units. The subject property is located within the "Grove Street/Lafayette Square Residential" Area of Primary Importance (A.P.I.).

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: PLN17437
Applicant: Justine Beagle
Address: 913-923 MLK Jr Way
Zone: CBD-R
Height Area: 1, 55 ft

PROJECT SITE AND SURROUNDING AREA

The project site encompasses the three vacant parcels at 913-923 Martin Luther King (MLK) Jr. Way, when combined into one parcel the total buildable lot area results in an 8,664-square foot parcel. The subject property is located mid-block on the west side of MLK Jr. Way, between 9th and 10th Street in what is considered the Downtown Core. The subject block is primarily one-to four-story low- to medium- density residential buildings. The nearby surrounding area contains larger scale downtown uses including high density residential buildings, office towers, and civic buildings as follows:

- a. A 24-story High-rise office building "601 Center Street" (currently under construction) is two blocks to the to the northeast.
- b. A six-story mixed use building at "901 Jefferson Street" is one block to the North.
- c. A 4 to 5 story residential building at 655 12th Street is located one-block to the east.

The surrounding neighborhood consists of low-to-medium density residential buildings, neighborhood-serving civic structures and Lafayette Square Park. In addition, large scale public uses and properties in the vicinity include "Preservation Park" two blocks to the North of the subject property and.

The existing parcels are vacant and do not have an Oakland Cultural Heritage Survey Rating (OCHS); however, the site is located within the Grove Street/Lafayette Square Residential API. According to the City's district survey form: "The Grove Street/Lafayette Square Residential district appears to be eligible for listing on the National Register of Historic Places as a surviving area of middle-and-lower class housing constructed largely between 1889-1910". Residences in the district are characterized as "detached one-two story wood-frame structures setback from the sidewalk line. The typical residence has a raised basement, drop siding, double hung windows, a recessed main entry reached by single flight of stairs, a cornice and/or overhanging eaves and one or more polygonal curved or rectangular bay windows." The subject block generally exhibits the character and characteristics of the district as described above. It contains a four-story colonial Revival apartment building with a OCHS Rating of Cb-1+ and a one-story mid. 19th century Vernacular/Stick residence with a OCHS rating of C1+ bookending the site. Across the street there are two Victorian-era residences, two older residences with "modernized" elements.

PROJECT DESCRIPTION

The applicant has proposed to construct a six-story mixed-use building. The ground floor would contain an 877-square foot commercial space, a 20-stall parking garage, and 1,115-square foot of residential amenity space. The five-stories above would contain 30, 1-2 bedroom, residential dwelling units. The Oakland Planning Code requires the Regular Design Review because the project involves the construction of a new principal residential facility.

According to the proposed plans and materials (Attachment A), the proposed six-story building is approximately 65 feet in height at the top of the front parapet and contains 29,105-square feet of floor area. The proposed building contains a 0-foot front yard setback from the front property line along MLK Kr. Way and a 10-foot rear yard setback. It is rectangular in plan with notches at the side and rear. The proposed exterior materials include sand float texture cement plaster, aluminum panel siding (vertical orientation), anodized aluminum accent panels and exposed concrete. The street facing ground floor façade includes a bronze aluminum storefront system with a metal overhang eyebrow and a perforated metal garage door. The five-stories above consist of two-canted bay window projections with symmetrical punched window openings and geometric accents.

The sides and the rear of the building are clad in aluminum panels and sand float texture cement plaster. At the roof, two stairwell towers are located and the north and south ends of the roof with one elevator tower at the center which will serve as access points to the rooftop open space. The roofline parapet will serve as a screening element to the rooftop open space.

GENERAL PLAN ANALYSIS

The property is in the Central Business District area under the General Plan. The intent of the area is: “to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses.” Desired character and uses is: “Encourage, support, and enhance the Central Business District as a high density, mixed use urban center of regional importance and a primary hub for business, communications, office, government, urban residential activities, technology, retail, entertainment, and transportation.” The proposed construction of a 20-unit residential building is, therefore, consistent with the intent and desired character and uses of the General Plan as well as the following General Plan Policies:

Policy N3.2 Encouraging Infill Development.

In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.

Policy N3.8 Required High-Quality Design.

High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N6.1 Mixing Housing Types.

The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

The proposal is a residential in-fill development project that develops and enhances a long vacant Property as well as contributing to the mix of housing types in a residential area.

ZONING ANALYSIS

The subject property is located within the CBD-R Zone, which is intended to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses.

The site is located within a CBD Height Area 1, which allows for a maximum height of 55 feet. However, the property is located within the Grove Street/Lafayette Square API, and it was determined that the height context of the area is 30 feet to the top of wall and 45 feet to the top of a roof pitch.

Density Bonus for Affordable Housing

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to governing State law. The applicant proposes to include 10% of the 28 permitted dwelling units at Low Income (less than 50% of Median Income) resulting in 3 affordable units. This allows for a Density Bonus of 20% above the baseline number of 28 units resulting in a maximum density of 34 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of two density bonus concessions/incentives that would relax other Zoning Regulations. The applicant has requested to waive the required height limit of 55-feet and number of maximum stories allowed.

The proposed project is subject to Regular Design Review pursuant to Planning Code Section 17.136.055.C, As such, the proposal is required to appear before the Landmarks Preservation Advisory Board for a recommendation prior to a decision being made upon the application. Accordingly, this item is appearing before the Board for a recommendation on the application for the Zoning Manager.

Regular Design Review Criteria

The proposed project would be subject to the following design review criteria Each specific criterion that is not applicable to the project is shown in strikethrough:

SECTION 17.136.050. A – REGULAR DESIGN REVIEW CRITERIA (Residential Facilities)

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.
3. That the proposed design will be sensitive to the topography and landscape.
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.
5. That the proposed design conforms in all significant respects with the Oakland Comprehensive Plan and with any applicable district plan or development control map which has been adopted by the City Council.

SECTION 17.136.055.B.2 - HISTORIC PROPERTIES IN THE D-LM & CBD

- a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
- b. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street;
- c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API;
- d. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of

these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results.

- e. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and
- ~~f. For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.~~
- g. For construction of new principal buildings:
 - i. The project will not cause the API to lose its status as an API;
 - ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
 - iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

ENVIRONMENTAL DETERMINATION

The project is currently under review and no environmental determination has been made at this point in time.

KEY ISSUES AND IMPACTS

Staff has provided the applicant with substantive design comments regarding design of the building (see below). At the applicant's request, they wish to receive direction from the Board on fundamental issues identified by staff related to the project prior to submitting a revised project. Staff requests that comments on the site planning, building massing and overall development concept including the overall building height, all within the context of the Grove Street/Lafayette Square API. Staff has provided comments to the applicant on the exterior design of the building due to concerns that the overall building height and use of modern building materials.

The following issues have been noted by staff:

Building Design

- The current proposal does not adequately reference design elements from the historic district. Staff requests that the various components of the historic district be referenced in the building design in order to achieve a finding of no-impact to the district. The building should be designed with a clear style, and the front façade should be massed and articulated to reflect patterns in the surrounding historic district. The following are some techniques that can be used to achieve these goals:
 - Define different planes and masses that create pleasing proportions on the façade. The proposed bi-lateral curtain wall needs to be replaced with polygonal or rectangular bays.
 - Masses can be defined through the use of siding, colors, balconies, decorative materials or other architectural elements for the different volumes and planes of the building.
 - Give different sections of the façade a distinct design.
 - Define a clear top, middle and bottom of the building through the use of horizontal elements such as a cornice line above the ground floor and below the top story of the building.
- Relate the new building to the existing desirable architecture in the neighborhood. In particular, the building could be articulated to reflect the rhythm of buildings along the block face. Note that the design does not need to replicate other building styles in the neighborhood but a design relationship should be established.
- Integrate architectural details to provide visual interest to the façade of the building.
 - Provide high quality window detailing and treatments consistent with the design API such as decorative sash, single/double hung windows, and punctuated recesses.
 - Provide pediments and ornamental railings consistent with the building design.
- Create a transition along the south side of the development where lower height and densities buildings and homes are located.
 - Set back the upper stories of the building.

Ground Floor

- Provide ground floor elevations showing all materials, details, colors, and recesses.
- Establish a prominent entrance for the building along the facade facing M L King Jr Way to create a prominent entrance:
 - Design the primary residential entrance to be larger than the other doors on the façade with architectural features consistent with the style of the building.
 - Orient the main residential entrance to the primary street.
 - Commercial entrances should be recessed to provide visual emphasis to the entrance and provide a break in the façade.
- Design the ground floor with a more prominent scale and visual interest through the following techniques:
 - The ground floor should be at least 15 feet in height from grade to the finished ceiling to establish a presence and pedestrian scale.
 - The ground floor facades should be enhanced with decorative features such as attractive details at the base, distinctive colors, columns, surface articulations, and/or mosaics or another art.
- Integrate features that create a transition between the sidewalk and the development with features such as alternative paving in the recessed area in front of primary entrances, sidewalk seating, landscape elements, or other features.
- Do not “force” the commercial space into the ground floor if elimination of the commercial component would improve the design of the building.

Neighborhood design compatibility

Staff recommends the applicant relate the new building to the existing architecture in the block face and integrate character defining elements of the API into the building design. Specifically, the API has a character defining height limit of 45 feet; the proposed building should create a singular wall plane height of 45 feet and any additional building height should be set back from the front facade. The volume of the building above the 45-foot height should be distinct, separating itself from the building base through the use of a water table line or decorative features in a way to not replicate the neighborhood design but instead provide elements that tie into the neighborhood context. Integrate building wall articulations to break long continuous building frontages into shorter widths that maintain desirable lower density contexts in the neighborhood. Furthermore, create a transition along the south of the development where lower height buildings and homes are located.

Design Consistency with the API Criteria

As referenced in the zoning analysis section, the Height Area for the subject property is Height Area 1, which has a 55-foot height maximum. In addition, per the Zoning Code Bulletin effective April 16, 2010, height is a character-defining element of the "Grove Street/Lafayette Square Residential District API. The bulletin identifies exterior wall heights of 30 feet and roof peak heights of 45 feet as characteristic of the API. The proposed design includes exterior wall heights of 65 feet and a height of 68'-8" to the top of the parapet. When considering rooftop stairwell/elevator towers the overall height may reach 80-feet. Therefore, the height exceeds the 45-foot character defining height for the API.

The is requesting a concession or waiver from the height standards as part of the affordable housing density bonus. Even with the bonus request, measures can be taken from a design standpoint to provide recesses and step backs to relate the building to the height context standards.

In addition to the height, a massing transition from the north to south elevations may be required due to the subject block being "bookended" by two contributors to the district of varying heights from a four-story colonial revival apartment building to a one-story mid-19th century Vernacular/Stick residence. The heights of the two buildings are 40-feet to the parapet of the apartment building and 16'-feet to the right of the residence.

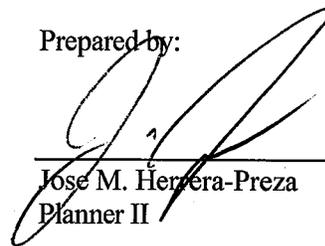
The composition of the building façade also needs to be revised. The bi-lateral split face composition of the building with the integrated cantilevered bay projections attempts to incorporate a design element not readily found in the district. The proposal also contains exterior materials that are not readily seen in the district. Staff recommends the applicant relate the new building to architectural elements seen on other buildings within in the block face such as window opening patterns, bay projections and exterior materials.

In addition to height, massing and façade design, the applicant should also look at the program of the ground floor and the impact that it has on the design character of the district. The proposal is trying to include ground floor commercial and lobby space at a zero setback. The property is in a CBD-R Zone, which does not require ground floor commercial activities. Given the context of the residential block it is advised that the commercial component be removed from the project. The applicant could also look into the possibility of providing residential uses at the ground floor instead of parking as well since parking is not required in the CBD zones.

RECOMMENDATIONS:

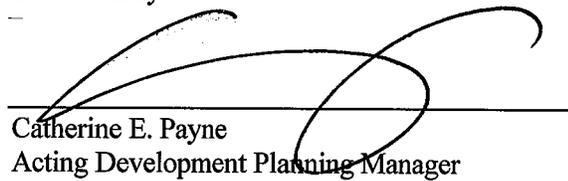
1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction to staff as to whether or not the Board finds the project as proposed is compliant with the Design Review Criteria.
3. Provide direction to staff on composition of building, massing of the building as it relates to 45-height character-defining height limit.

Prepared by:



Jose M. Herrera-Preza
Planner II

Reviewed by:



Catherine E. Payne
Acting Development Planning Manager

ATTACHMENTS:

- A. Project Plans

913 MARTIN LUTHER KING JR. WAY

Oakland, California

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 2017.07.28

PROJECT DIRECTORY

OWNER/DEVELOPER

PAUL CHUNG
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CA 94601

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CIVIL ENGINEER

CALICHI DESIGN GROUP CIVIL ENGINEERS
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612
TEL: 510.250.7877

SURVEYOR

SOUSA LAND SURVEYS
3809 ROLLINGWOOD DRIVE
FAIRFIELD, CA, 94534
TEL: 707.425.4300

LANDSCAPE

GARTH RUFFNER
4120 DOUGLAS BLVD., STE 306, #301
ROSEVILLE, CA 95746
TEL: 916.797.2576

SHEET INDEX

A0	PROJECT INFORMATION & INDEX	A6	SECTIONS
P1	SITE CONTEXT PHOTOGRAPHS	A7	ELEVATIONS
P2	SITE CONTEXT PHOTOGRAPHS	A8	ELEVATIONS
P3	SITE CONTEXT PHOTOGRAPHS	A9	COLOR PRESENTATION AND MATERIALS
P4	SITE CONTEXT PHOTOGRAPHS	A10	RENDERINGS
P5	SITE CONTEXT PHOTOGRAPHS		
P6	SITE CONTEXT PHOTOGRAPHS	C0.1	CIVIL TITLE SHEET
	SURVEY	C1.0	PRELIMINARY SITE, PAVING AND GRADING PLAN
A1	SITE/GROUND FLOOR PLAN	C2.0	PRELIMINARY STORMWATER CONTROL PLAN
A2	GROUND FLOOR PLAN	C3.0	PRELIMINARY UTILITY PLAN
A3	SECOND FLOOR PLAN		
A4	THIRD FLOOR PLAN	LA1	PRELIMINARY LANDSCAPE PLAN GROUND FLOOR
A5	ROOF PLAN	LA2	PRELIMINARY LANDSCAPE PLAN ROOF DECK

GENERAL VICINITY PLAN - not to scale



PROJECT INFORMATION

BUILDING AND SITE

BUILDING - GROSS FLOOR AREA		38,500 SF
BUILDING OUTLINE		6,050 SF
NET SITE AREA :	BUILDING SITE - +/-0.20 ACRES (8,664 SF)	
FLOOR AREA RATIO :	GFA = 38,500 SF	4.44
	NET SITE AREA = 8,664 SF	
BUILDING COVERAGE :	BLDG. OUTLINE = 6,050 SF	0.70
	NET SITE AREA = 8,664 SF	
PROJECT HOUSING DENSITY :	NUMBER OF UNITS = 30	150 DU/AC
	SITE AREA = 0.20 ACRES	

BUILDING CODE

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	TYPE III-A OVER TYPE I-A PODIUM
FIRE SPRINKLERS :	NFPA-13
OCCUPANCY GROUP :	R-2/M
BUILDING HEIGHT / NUMBER OF STORES :	65'-0" TO ROOF / 6 STORIES
USE :	MULTI-FAMILY RESIDENTIAL / COMMERCIAL
ZONING DESIGNATION :	CBD-R
CODE EDITION :	2016 CALIFORNIA BUILDING STANDARDS CODE

AFFORDABLE HOUSING DENSITY BONUS:
ACCORDING TO TABLE 17.58.04 MAXIMUM DENSITY IS 300SF OF LOT AREA REQUIRED FOR ONE REGULAR LIVING UNIT. WITH A LOT AREA OF 8664 SF, 28 REGULAR RESIDENTIAL UNITS ARE ALLOW. PER TABLE 17.107.01 PROVIDING 10% LOW INCOME UNITS (3 UNITS TOTAL) WILL ALLOW FOR A 20% DENSITY BONUS ALLOWING UP TO A TOTAL OF 34 UNITS.

AFFORDABLE HOUSING INCENTIVE - BUILDING HEIGHT:
ACCORDING TO THE OAKLAND ZONING MAP THE MAXIMUM HEIGHT ALLOWED AT THIS SITE IS 55'-0". ACCORDING TO SECTION 17.107.080 A DENSITY INCENTIVE IS ALLOWED FOR PROJECTS PROVIDING LOW INCOME UNITS. THE PROJECT APPLICANT PROPOSES TO USE THE INCENTIVE TO EXCEED THE MAXIMUM BUILDING HEIGHT ALLOWING A THE HEIGHT EXTENSION OF AN ADDITIONAL FLOOR.

PROJECT DESCRIPTION

5 STORIES OF MULTI-FAMILY RESIDENTIAL (30 UNITS TOTAL) OVER PODIUM CONSISTING OF PARKING GARAGE, RESIDENTIAL LOBBY AND ±850 SF OF COMMERCIAL SPACE.

BUILDING AREA

	RESIDENTIAL	RESIDENTIAL AMENITIES	COMMERCIAL	OTHER	GROSS PER FLOOR
GROUND FLOOR	0	1,115 SF	877 SF	4,058 SF	6,050 SF
SECOND FLOOR	5,821 SF	0	0	669 SF	6,490 SF
THIRD FLOOR	5,821 SF	0	0	669 SF	6,490 SF
FOURTH FLOOR	5,821 SF	0	0	669 SF	6,490 SF
FIFTH FLOOR	5,821 SF	0	0	669 SF	6,490 SF
SIXTH FLOOR	5,821 SF	0	0	669 SF	6,490 SF
TOTAL	29,105 SF	1,115 SF	877 SF	7,403 SF	38,500 SF

RESIDENTIAL PARKING

	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
PARKING SPACES PROVIDED	19	1	20

PARKING REQUIRED:

	LONG TERM	SHORT TERM	TOTAL
RESIDENTIAL: NO SPACES REQUIRED IN A CBD ZONE, PER TABLE 17.116.060			
COMMERCIAL: NONE FOR RETAIL UNDER 10,000 SF			

BICYCLE PARKING PROVIDED

	LONG TERM	SHORT TERM	TOTAL
BICYCLE PARKING PROVIDED	8	4	12

BIKE PARKING REQUIRED:

LONG TERM: ONE SPACE FOR EVERY 4 DWELLING UNITS
SHORT TERM: ONE SPACE FOR EVERY 20 DWELLING UNITS AND 1 SPACE FOR EVERY 12,000 SF OF COMMERCIAL

OPEN SPACE

	GROUND FLOOR COURTYARD	UPPER ROOF DECK	TOTAL
OPEN SPACE PROVIDED	875	1,610	2,485

75 SF PER UNIT x 30 UNITS = 2,250 SF REQUIRED ACCORDING TO SEC. 17.58.07.

RESIDENTIAL UNIT MIX

	1 - BEDROOM	2 - BEDROOM
SECOND FLOOR	2	4
THIRD FLOOR	2	4
FOURTH FLOOR	2	4
FIFTH FLOOR	2	4
SIXTH FLOOR	2	4
TOTAL UNITS: 30	10	20

CONTEXT PHOTOGRAPHS - MARTIN LUTHER KING JR WAY



829-839 MLK JR WAY



1011 MLK JR WAY



903-907 MLK JR WAY



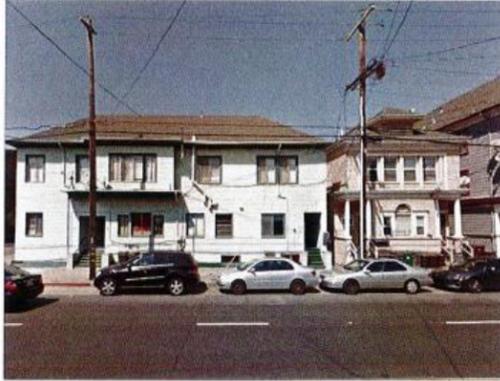
914-928 MLK JR WAY



910-918 MLK JR



817-835 MLK JR WAY



803-815 MLK JR WAY



828-830 MLK JR WAY



816-824 MLK JR WAY



808 MLK JR WAY

CONTEXT PHOTOGRAPHS - JEFFERSON STREET



859 CLAY ST



802 8TH ST



821 JEFFERSON ST



901 JEFFERSON ST



900-998 JEFFERSON ST



1000 JEFFERSON ST

CONTEXT PHOTOGRAPHS - CLAY STREET



810 CLAY ST



859 CLAY ST



859 CLAY ST



545 9TH ST



901 CLAY ST



901 CLAY ST



901 CLAY ST



918 CLAY ST



936 CLAY ST



1000-1048 CLAY ST



1000-1048 CLAY ST



1009 CLAY ST



1009 CLAY ST



1009 CLAY ST

CONTEXT PHOTOGRAPHS - 8TH STREET



683 8TH ST



675 8TH ST



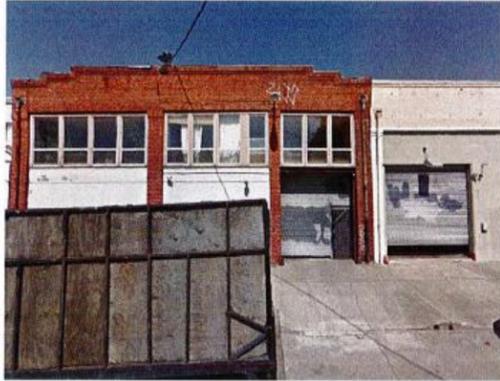
658 8TH ST



652 8TH ST



648 8TH ST



626 8TH ST



625 8TH ST



602 8TH ST



659 CLAY ST



565 8TH ST



541 8TH ST



533 8TH ST



810 CLAY ST



530 8TH ST



517 8TH ST



510 8TH ST



507 8TH ST

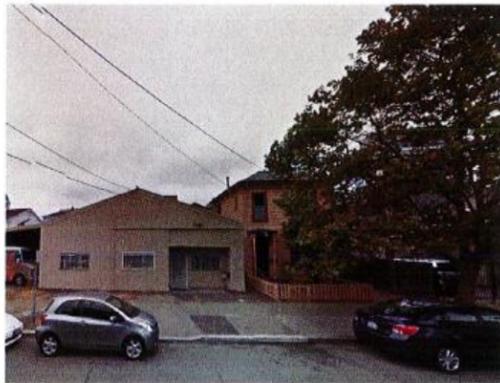
CONTEXT PHOTOGRAPHS - 9TH STREET



666 9TH ST



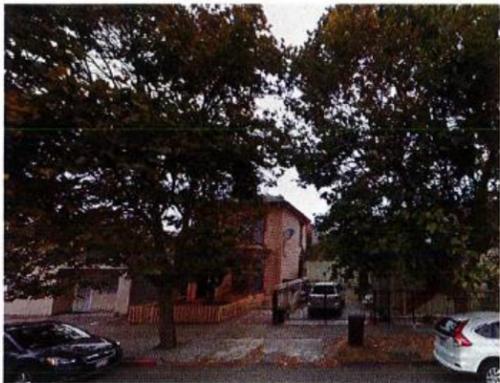
683 9TH ST



670 9TH ST



- 9TH ST



- 9TH ST



637 9TH ST



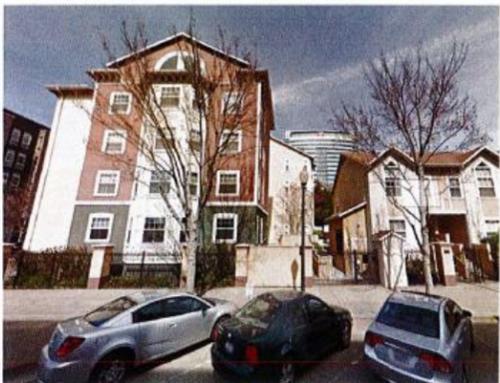
638 9TH ST



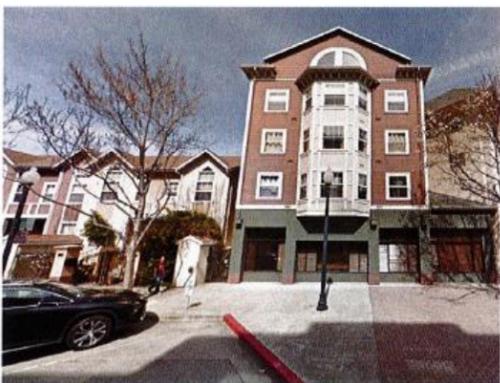
610 9TH ST



901 JEFFERSON ST



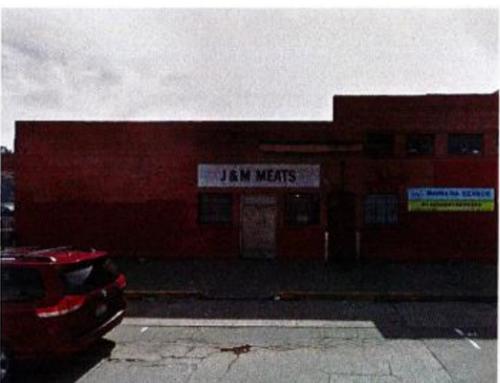
592 9TH ST



592 9TH ST



595 9TH ST



545 9TH ST



538 9TH ST



536 9TH ST



510 9TH ST



501-515 9TH ST

CONTEXT PHOTOGRAPHS - 10TH STREET



679 10TH ST



686 10TH ST



650 10TH ST



651 10TH ST



674 10TH ST



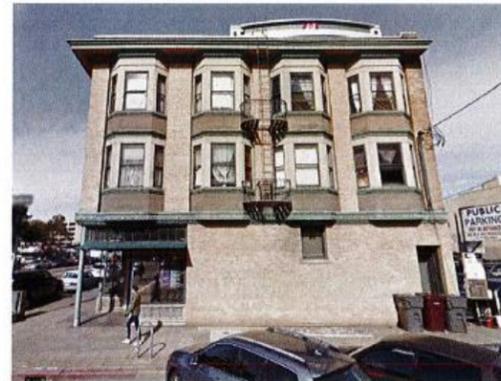
629 10TH ST



LAFAYETTE SQUARE



901 JEFFERSON ST



1000 JEFFERSON ST



555 10TH ST



555 10TH ST



574 10TH ST



1009 CLAY ST



552-564 10TH ST



552-564 10TH ST



921 WASHINGTON ST

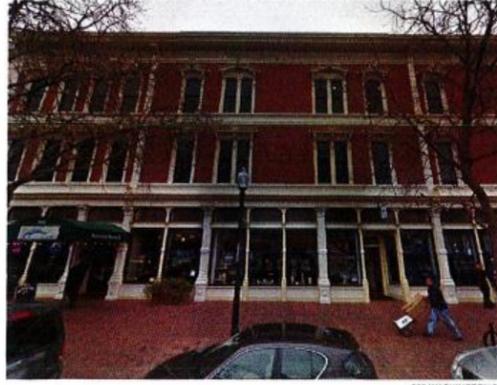


521 10TH ST



541 10TH ST

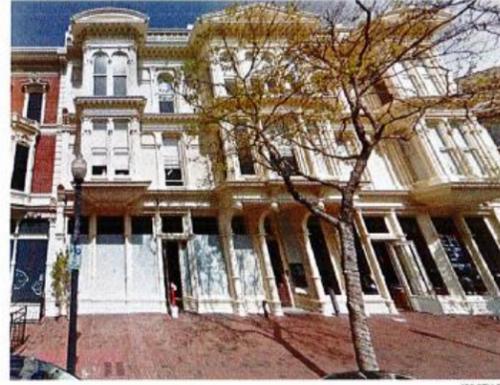
CONTEXT PHOTOGRAPHS - WASHINGTON AND 9TH BLOCK



806 WASHINGTON ST



494 9TH ST



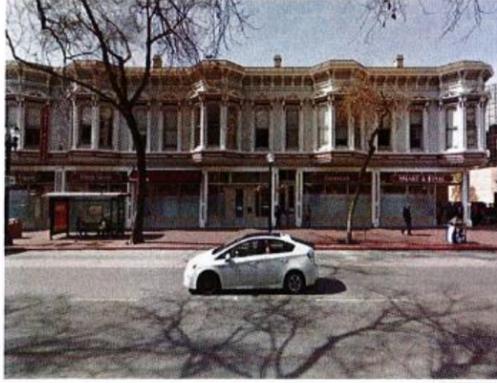
484 9TH ST



909 BROADWAY



969 BROADWAY



919 BROADWAY



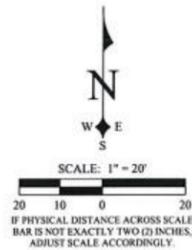
919 BROADWAY



495 10TH ST



495 10TH ST



BASIS OF BEARINGS

The bearings shown on this survey are based upon the found monuments on Martin Luther King Jr. Way shown hereon, the bearing being N27°24'49"E per Tract Map No. 7934 (309 M 10)

DATUM

The elevations shown on this survey are based upon Benchmark No. 2493, cut square in the top of curb 3' south of south return, at southeast corner of 9th and Martin Luther King Jr. Way. Elevation = 28.68' City of Oakland Datum

CONTOUR INTERVAL NOTE

Contours shown on this survey are plotted at a 1 foot interval.

REFERENCES

- (1) TRACT 7934 (309 M 10)
- (2) CORNER RECORD (CR 4036)
- (3) CITY OF OAKLAND MONUMENT MAP NO. 202

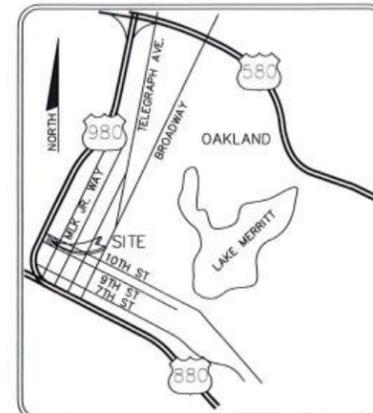
Line #	Direction	Length
L1	N62°35'11"W	75.00'
L2	N27°24'49"E	50.00'
L3	N62°35'11"W	25.00'
L4	N27°24'49"E	25.00'
L5	N62°35'11"W	29.00'
L6	N27°24'49"E	34.00'
L7	N62°35'11"W	71.00'

LEGEND

- Existing property boundary
- Existing parcel line
- Existing easement line
- Existing street monument line
- Existing building overhang
- Existing fence
- Existing building line
- Interior/historical lot line
- ⊕ Electric meter
- ⊕ Fire hydrant
- ⊕ Gas Valve
- ⊕ Irrigation Control Valve
- ⊕ Light pole
- ⊕ PG&E manhole
- ⊕ Sign
- ⊕ Street Light w/ Mast Arm
- ⊕ Survey monument
- ⊕ Sanitary sewer clean out
- ⊕ Sanitary sewer manhole
- ⊕ Storm drain manhole
- ⊕ Street lighting pull box
- ⊕ Traffic Signal Pole
- ⊕ Utility vault as noted
- ⊕ Water valve
- ⊕ Water meter
- conc. Concrete
- E Electric
- G Gas
- GM Gas Meter
- POB Point of beginning
- SD Storm Drain
- SS Sanitary Sewer
- SW Sidewalk
- te Trash enclosure
- W Water
- WM Water Meter
- ⊕ Tree w/ trunk #
- ⊕ Title Exception item number

SURVEYOR NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
3. No observable evidence of: party walls, earth moving work, building construction, solid waste dump, sump, landfill, springs, ponds, lakes, streams, rivers, cemeteries, grovesites or burial grounds were visible on the site or disclosed by public records.



TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the preliminary title report dated April 27, 2017, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord, CA 94520, under Order Number FWAC-5991600513-CL

The land referred to in the Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

PARCEL ONE:
Portions of Lots 16 and 17, Block 114, Kellersberger's Map of Oakland, Alameda County Records, described as follows: Beginning at a point on the Western line of Grove Street, distant thereon 41.00 feet Southerly from the intersection thereof with the Southern line of 10th Street; thence Southerly along said line of Grove Street 34.00 feet; thence at right angles Westerly 71.00 feet; thence at right angles Northerly 34.00 feet; and thence at right angles Easterly 71.00 feet to the point of beginning.

PARCEL TWO:
A non-exclusive perpetual easement, appurtenant to Parcel One above, for right of way and ingress and egress of pedestrians as granted from Nathaniel Kessler, et. ux., to Manuel Gomes, et. ux., by Deed recorded November 8, 1946, Series No. TT100008 over the following described parcel of Land: Portion of Lots 15 and 16, Block 114, Kellersberger's Map of Oakland, Alameda County Records, described as follows: Beginning at a point on the Southern line of 10th, distant thereon 65.50 feet Westerly from the intersection thereof with the Western line of Grove Street; thence Westerly along said line of 10th Street 2.50 feet; thence at right angles Southerly 41.00 feet; thence at right angles Easterly 40.50 feet; thence at right angles Northerly 1.50 feet; thence at right angles Westerly 16.00 feet; thence at right angles Northerly 3.50 feet; thence at right angles Westerly 22.00 feet; thence at right angles Northerly 36.00 feet to the point of beginning.

PARCEL THREE:
Lot 19 and 20 Block No. 114 Kellersberger's Map of Oakland, filed September 2, 1853 Map Book 7, Page 3, Alameda County Records.

PARCEL FOUR:
Lot 18, and the Southwestern 25 feet of Lot 14, Block 114, Kellersberger's Map of Oakland, filed September 2, 1853, Map Book 7, Page 3, Alameda County Records, described as follows: Beginning at a point on the Northwestern line of Grove Street, distant thereon Southwesterly 75 feet from the Southwestern line of Tenth Street; thence along said line of Grove Street southwesterly 25 feet; thence at a right angle Northwesterly 100 feet; thence at right angle Northwesterly 25 feet; thence at right angle Southeastery 100 feet to the point of beginning.

TITLE EXCEPTIONS AND EXCLUSIONS

- The exceptions and exclusions listed in said preliminary title report are as follows:
- Items 1-2: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.
 - Item 3: Easement for Ingress and egress of pedestrians and rights incidental thereto, as granted to Nathaniel Kessler and Ethel Kessler in a document recorded November 8, 1946 in Book 5006, Page 377, of Official Records. This item affects the northerly portion of Parcel One and is shown hereon.
 - Item 4: The fact that said Land is included within a project area of The Redevelopment Plan for the Central District Urban Renewal Plan, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document recorded December 17, 1974 as Instrument No. 158559, of Official Records. Amended December 31, 1975 as Instrument No. 193099, of Official Records and Revised Statement of Institution of Redevelopment for the Central District Redevelopment Project, recorded December 3, 2007, Series No. 2007-409569, Official Records. This item cannot be shown hereon.

CERTIFICATION

This map has been prepared for the sole purpose of showing the location of existing above ground improvements and surface elevations of the subject parcel. All other information shown hereon is for informational purposes only.

Brian L. Sousa
Brian L. Sousa, L.S. 7917 Date: 06/06/2017



Topographic Survey

Being a portion of Lots 14, 16 and 17, all of lots 18, 19 & 20, Block 114, Kellersberger's Map of Oakland, filed in Book 7 of Maps, Page 3 City of Oakland, Alameda County, California Surveyed: May 21, 2017



tel 707.425.4300 fax 707.425.4300
3809 Rollingwood Dr. Fairfield, CA 94534

9TH STREET

10TH STREET

ADJACENT PROPERTY
670 9TH STREET
SINGLE STORY STORAGE

ADJACENT PROPERTY
673 10TH STREET
3 STORY RESIDENTIAL

ADJACENT PROPERTY
666 9TH STREET
2 STORY RESIDENTIAL

ADJACENT PROPERTY
663-667 10TH STREET
3 STORY RESIDENTIAL

PROPERTY LINE, TYP.

GARDEN
±875 SF

ADJACENT PROPERTY
903 MLK JR WAY
SINGLE STORY RESIDENTIAL

ADJACENT PROPERTY
905-907 MLK JR WAY
SINGLE STORY RESIDENTIAL

ADJACENT PROPERTY
929-939 MLK JR WAY
4 STORY RESIDENTIAL

PROPERTY LINE, TYP.

NO SIDE SET BACK REQUIRED
PER ZONING CODE TABLE
17.58.060

BAY WINDOW ABOVE
(SHOWN DASHED), TYP.

10'-0" REAR YARD SETBACK
PER ZONING CODE TABLE
17.58.060

LONG TERM BIKE
STORAGE, 8 RACKS

MECHANIZED PARKING
SYSTEM, 8 SPACES

MECHANIZED PARKING
SYSTEM, 11 SPACES

EASEMENT PATH FOR
ADJACENT PROPERTY, TYP.

PARCEL LINE, TYP.

EASEMENT PATH FOR
ADJACENT PROPERTY, TYP.

PARCEL LINE, TYP.

FENCE WITH GATE

WINDOW SHADE ABOVE
(SHOWN DASHED)

BAY WINDOW ABOVE
(SHOWN DASHED), TYP.

↑ ACCESSIBLE
RESIDENTIAL
ENTRY

SHORT TERM BIKE
STORAGE FOR 4 BIKES

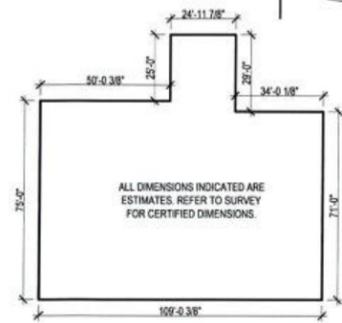
↑ ACCESSIBLE
RETAIL ENTRY

NO SIDE SET BACK REQUIRED PER
ZONING CODE TABLE 17.58.060.
INGRESS/EGRESS EASEMENT ONLY,
COMPLIANT WITH CBC 1028.4.2.

PROPOSED DRIVEWAY

↑ PARKING
ENTRY

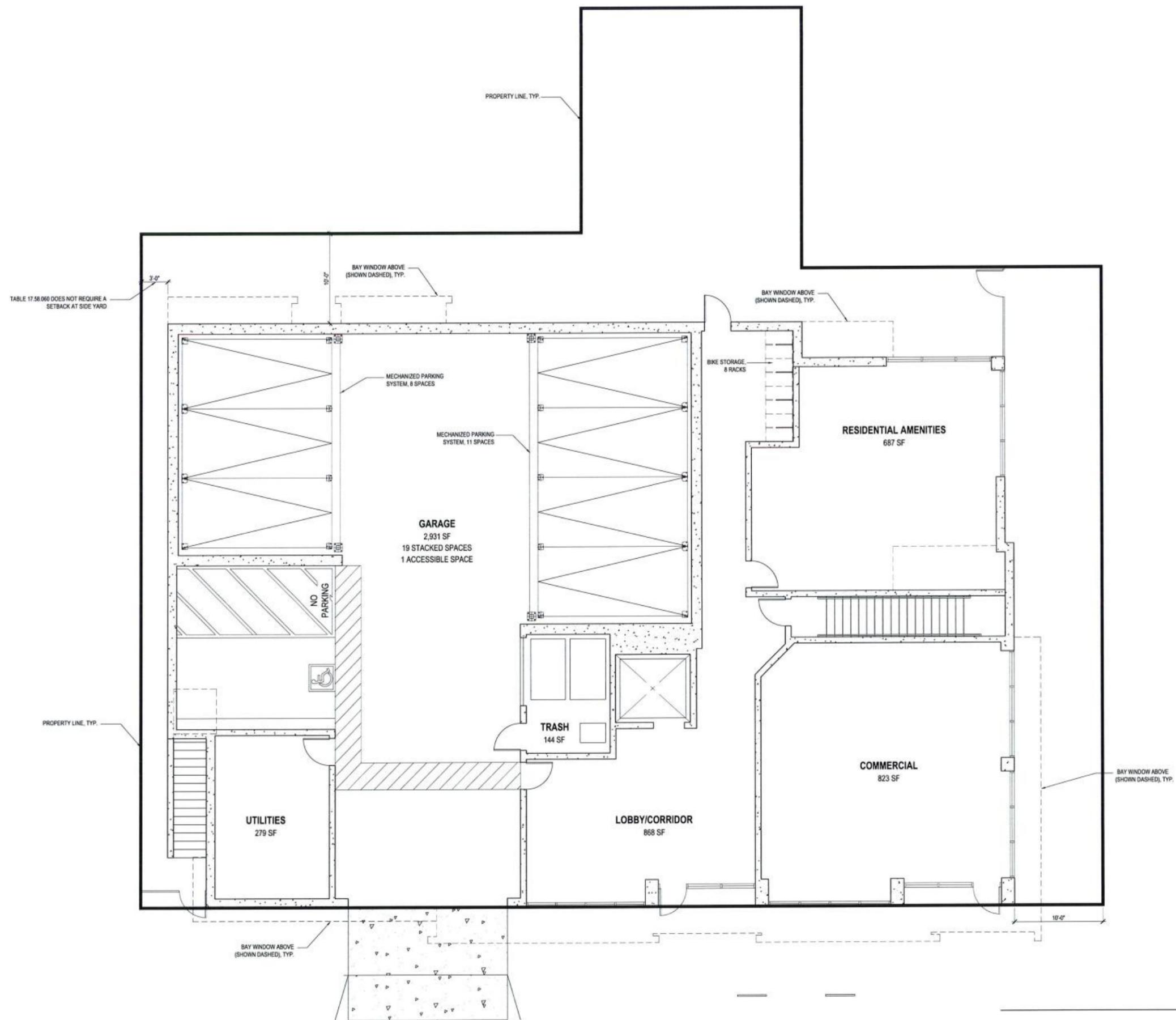
MARTIN LUTHER KING JR. WAY



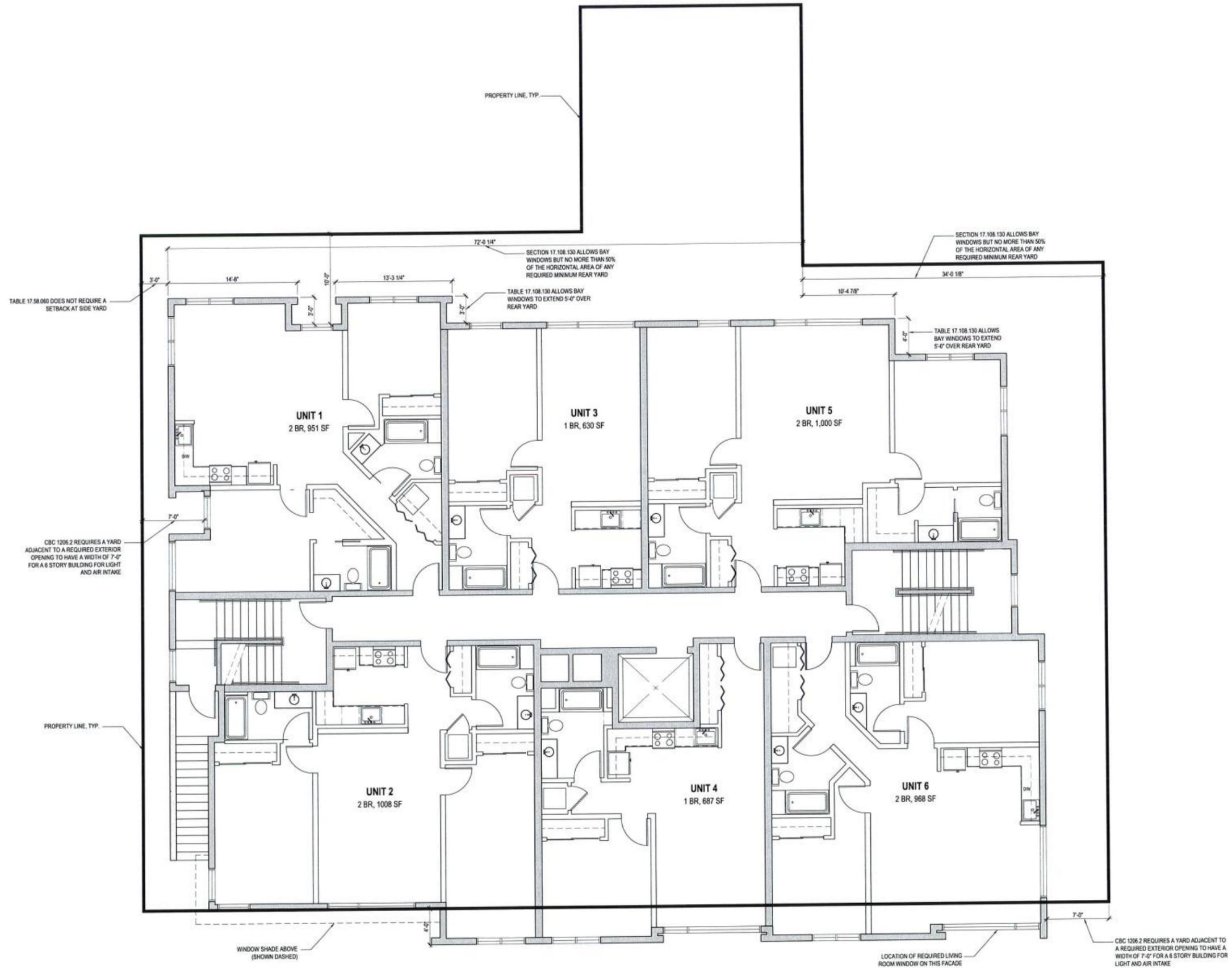
BOUNDARY DIMENSIONS PLAN:
NOT TO SCALE



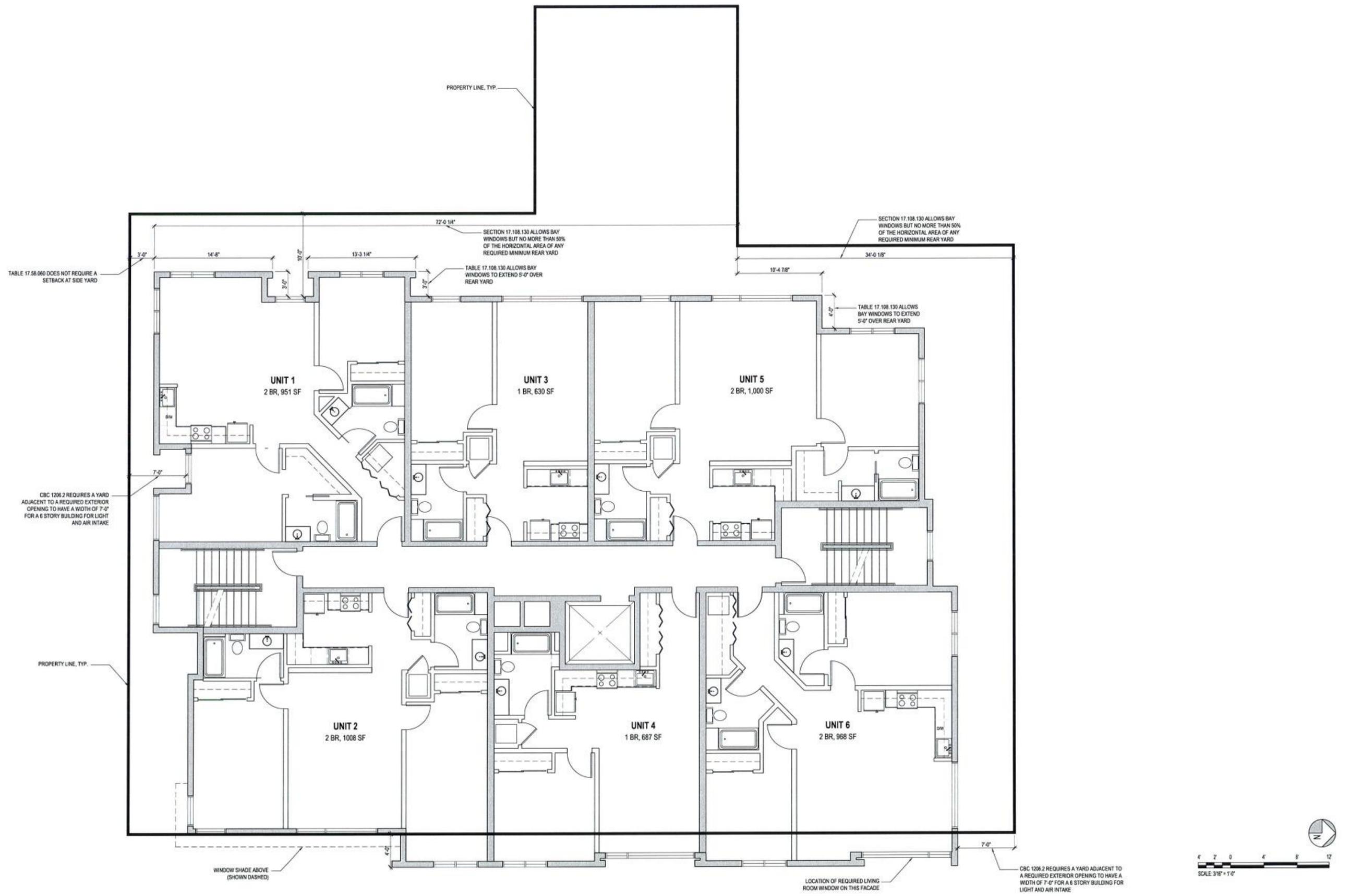
SITE/GROUND FLOOR PLAN



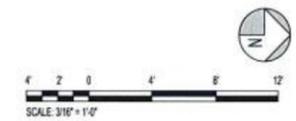
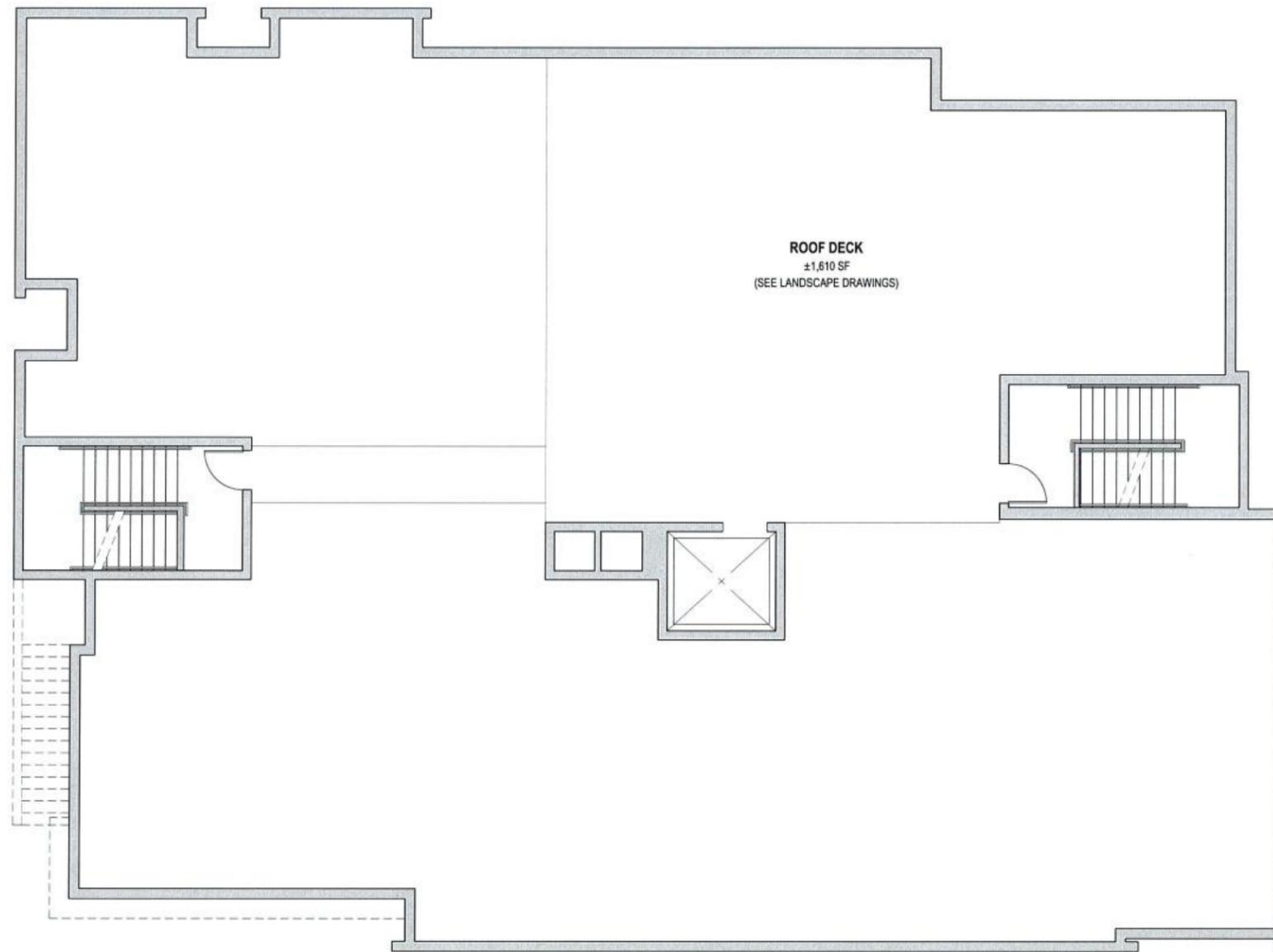
GROUND FLOOR PLAN



SECOND FLOOR PLANS



THIRD FLOOR PLAN (FOURTH, FIFTH AND SIXTH FLOOR PLANS SIMILAR)



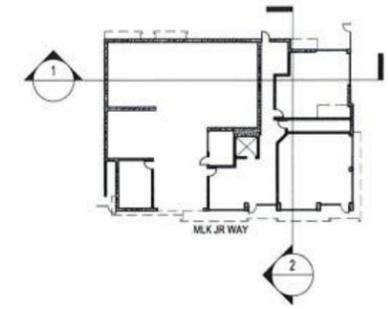
ROOF PLAN

NOT FOR
CONSTRUCTION

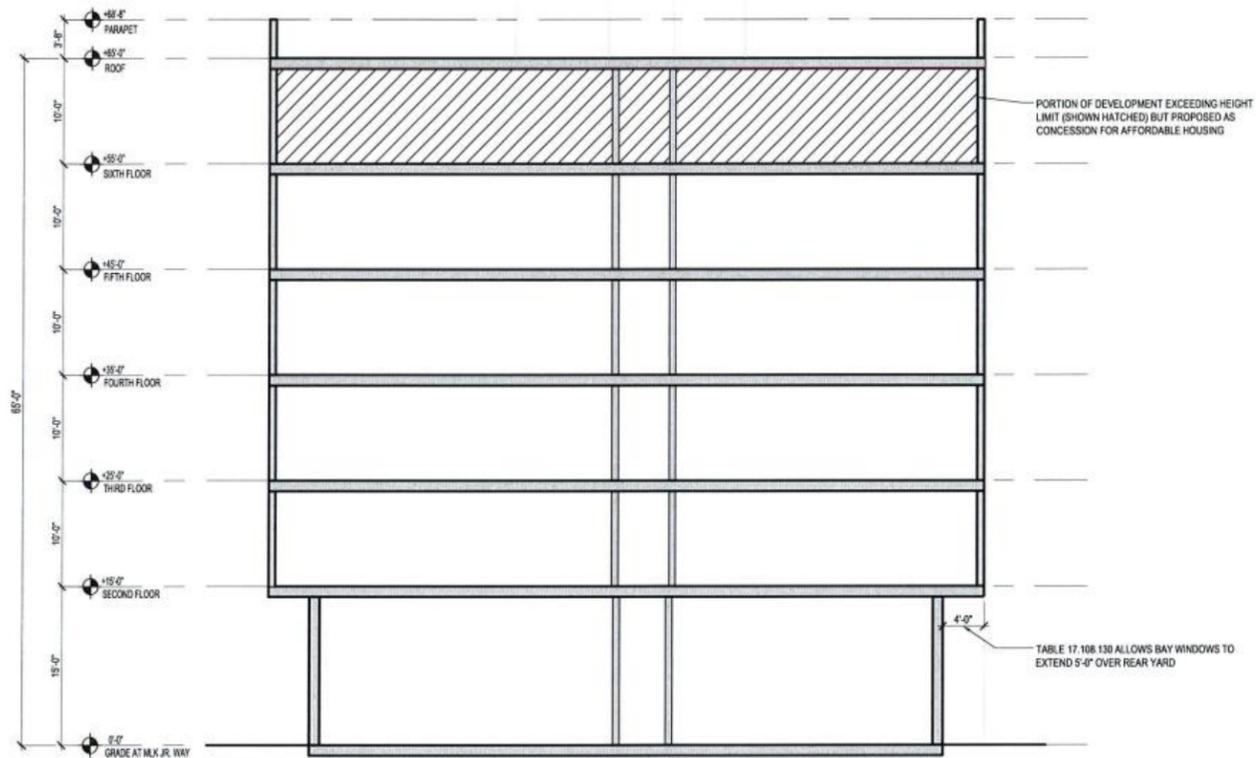
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CALIFORNIA

ROOF PLAN

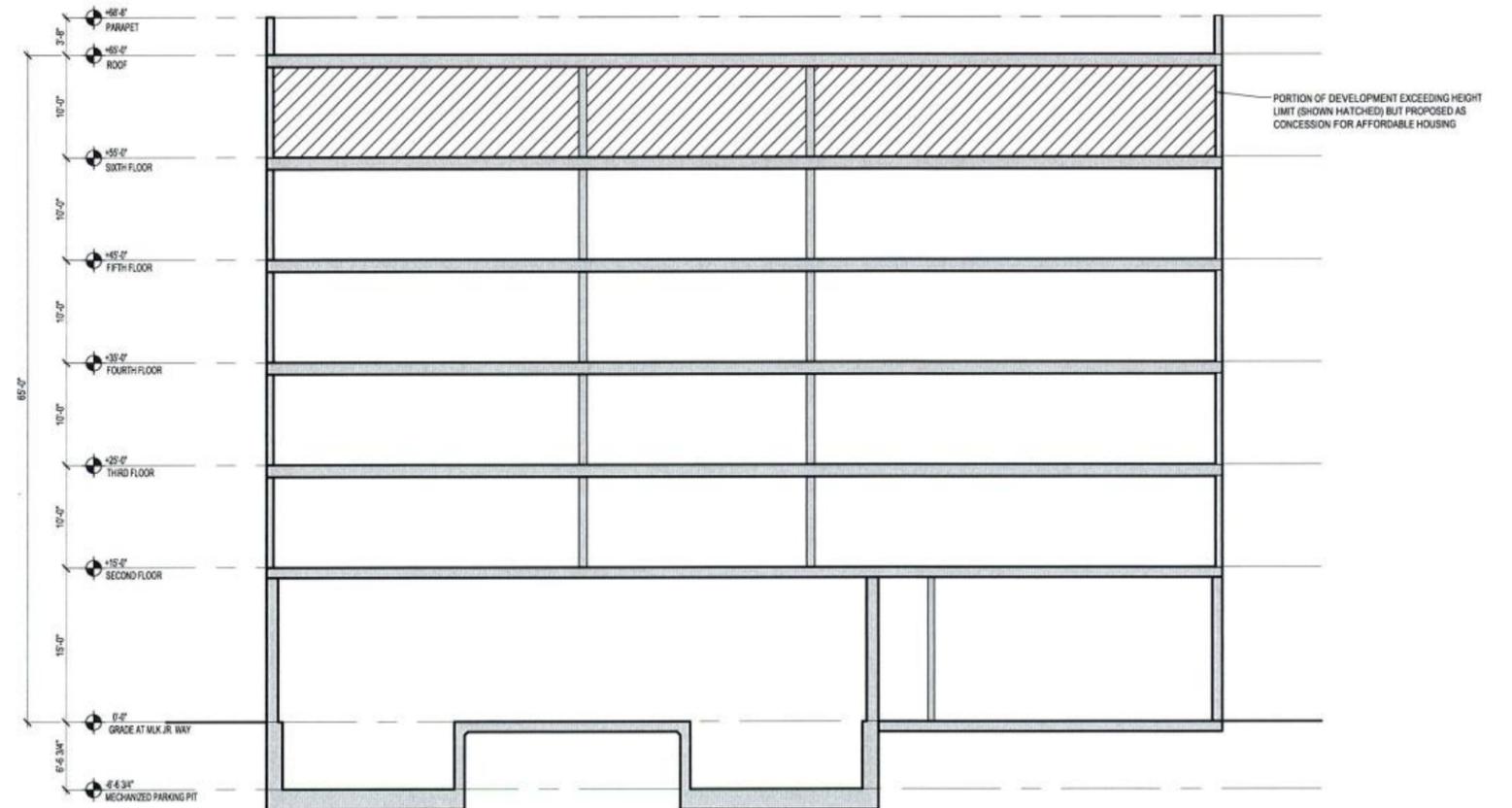
A5
2017.07.28



KEY PLAN:
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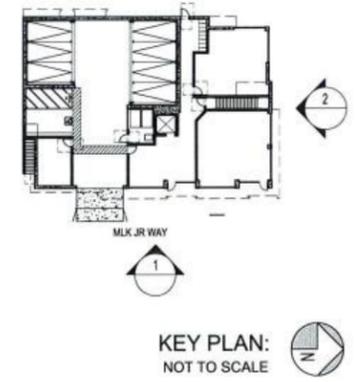


2 SECTION
SCALE: 1/8"=1'-0"



1 SECTION
SCALE: 1/8"=1'-0"



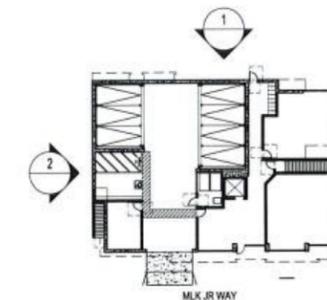


2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"





KEY PLAN:
NOT TO SCALE

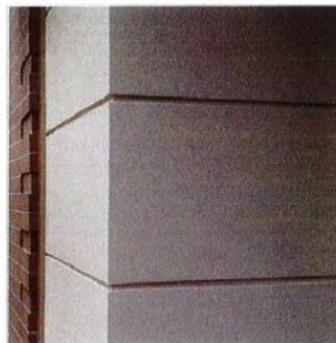


2 NORTH ELEVATION
SCALE 1/8"=1'-0"



1 EAST ELEVATION
SCALE 1/8"=1'-0"





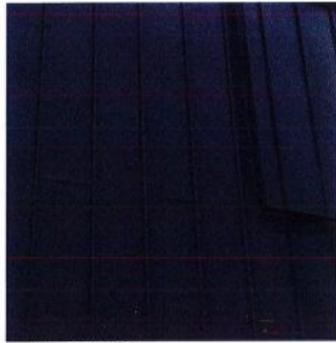
1 SAND FLOAT TEXTURE CEMENT PLASTER. CONTROL JOINT REVEALS & COLOR AS INDICATED ON ELEVATIONS. SHOWN FOR TEXTURE ONLY



1A SHERWIN WILLIAMS 'EIDER WHITE' - SW 7014 OR SIMILAR



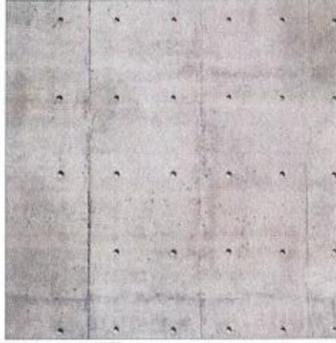
1B SHERWIN WILLIAMS 'CITYSCAPE' - SW 7067 OR SIMILAR



2 ALUMINUM PANEL SIDING



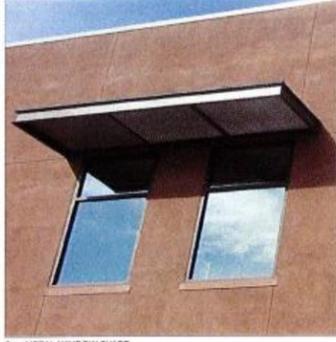
3 ANODIZED ALUMINUM ACCENT PANELS



4 EXPOSED CONCRETE



5 METAL OVERHANG WITH SIGNAGE POTENTIAL



6 METAL WINDOW SHADE



7 BIFOLD PERFORATED METAL GARAGE DOORS



1 VIEW FROM CORNER OF 10th STREET AND MLK JR. WAY
N.T.S.



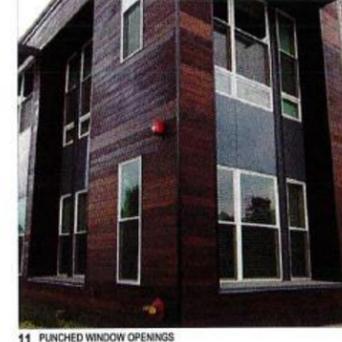
8 PERFORATED METAL RAILING



9 BRONZE STOREFRONT WINDOWS



10 BRONZE VINYL WINDOWS



11 PUNCHED WINDOW OPENINGS



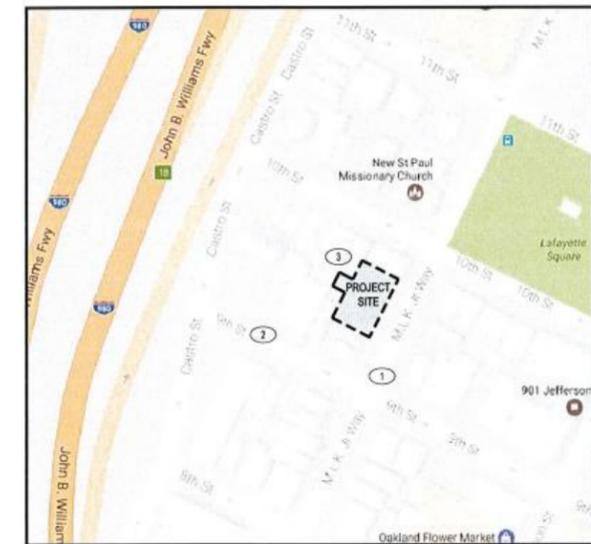
1 VIEW FROM CORNER OF MLK JR. WAY AND 9TH STREET
N.T.S.



2 REAR VIEW FROM 9TH STREET
N.T.S.



3 VIEW FROM BACKYARD
N.T.S.



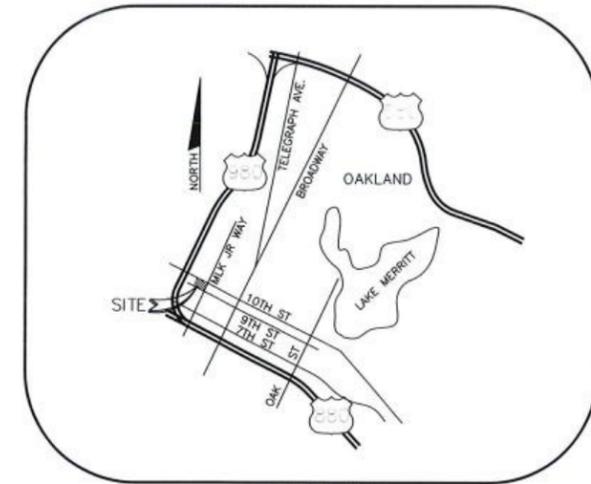
CONTEXT PLAN:
NOT TO SCALE



CIVIL PLANNING SUBMITTAL

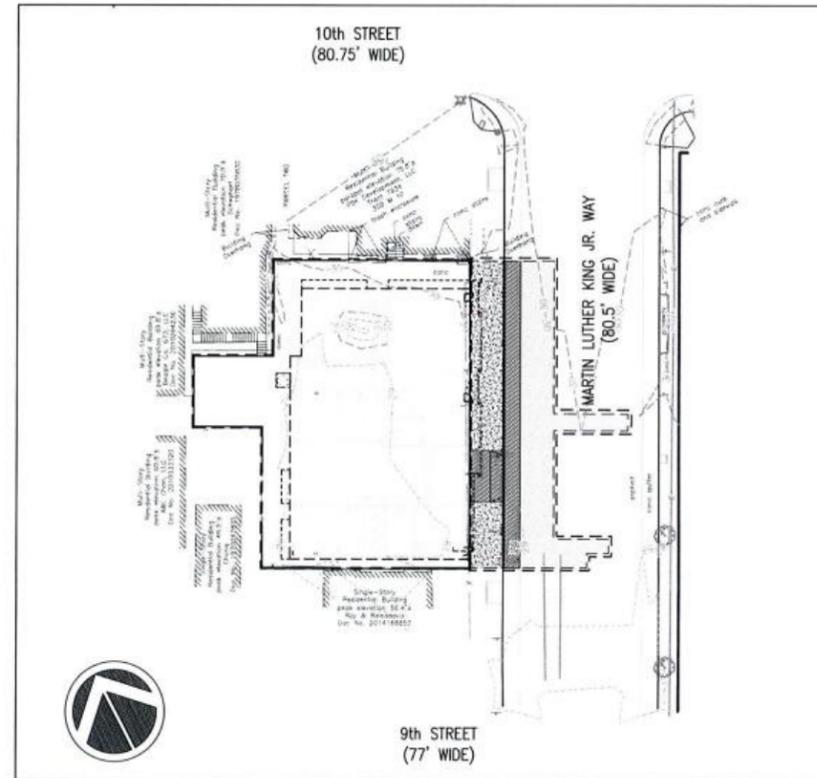
913 MLK JR. WAY - MIXED USE BUILDING

OAKLAND, CALIFORNIA



VICINITY MAP
NOT TO SCALE

PROPOSED	LEGEND	EXISTING
9	PROPERTY LINE	9
10	EASEMENT LINE	10
S	1-FOOT CONTOUR	SAN
5	5-FOOT CONTOUR	SD
SD	SANITARY SEWER LINE	W
SD	STORM DRAIN LINE	
W	WATER LINE	
---	APPROXIMATE LIMIT OF DISTURBANCE	
[Pattern]	STANDARD AC PAVEMENT	
[Pattern]	STANDARD PCC PAVEMENT	
[Pattern]	HEAVY DUTY PCC PAVEMENT	
[Pattern]	PROPOSED LANDSCAPED AREA	
W	ELECTRIC METER	W
W	FIRE HYDRANT	W
W	GAS VALVE	W
W	IRRIGATION CONTROL VALVE	W
W	LIGHT POLE	W
W	PG&E MANHOLE	W
W	SIGN	W
W	STREET LIGHT WITH MAST ARM	W
W	SURVEY MONUMENT	W
W	SANITARY SEWER CLEANOUT	W
W	SANITARY SEWER MANHOLE	W
W	STORM DRAIN MANHOLE	W
W	STREET LIGHTING PULL BOX	W
W	TRAFFIC SIGNAL POLE	W
W	UTILITY VAULT AS NOTED	W
W	WATER VALVE	W
W	WATER METER OR BOX	W
W	CLEANOUT	W
W	ELECTRIC	W
W	GAS	W
W	GAS METER	W
W	POINT OF BEGINNING	W
W	STORM DRAIN	W
W	SANITARY SEWER	W
W	SIDEWALK	W
W	TRASH ENCLOSURE	W
W	WATER	W
W	WATER METER	W
W	TREE	W
W	TITLE EXCEPTION ITEM NUMBER	W
W	TRANSFORMER IN VAULT	W



CIVIL ONSITE IMPROVEMENT PLAN / LIMITS OF CONSTRUCTION
SCALE: 1"=30'

ABBREVIATIONS

AC	ASPHALT CONCRETE	FS	FINISHED SURFACE	S	SLOPE / SANITARY / SOUTH
ADA	AMERICANS WITH DISABILITIES ACT	FT	FEET	SAW	SANITARY SEWER PVC
APN	ASSESSORS PARCEL NUMBER	FW	FRONT OF WALK	SDMH	STORM DRAIN MANHOLE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	FWC	FACE OF WALL CONCRETE	SDR35	STANDARD DIMENSIONAL RATIO 35
AVE	AVENUE	G	GAS	SF	SQUARE FEET
BAAQMD	BAY AREA AIR QUALITY MANAGEMENT DISTRICT	GB	GRADE BREAK	SL	STREET LIGHT
BLDG	BUILDING	GV	GAS VALVE	SLPB	STREET LIGHT PULL BOX
BLVD	BOULEVARD	HDPE	HIGH-DENSITY POLYETHYLENE	SP	SPECIFIC PLAN
BK	BOOK	HWY	HIGHWAY	SPEC	SPECIFICATION
BM	BENCHMARK	HYD	HYDRANT	SSCO	SANITARY SEWER CLEAN OUT
BOP	BOTTOM OF PIPE	IE	INVERT ELEVATION	SSMH	SANITARY SEWER MANHOLE
BSM	BIOTREATMENT SOIL MIX	INV	INVERT	ST	STREET
C	CONCRETE	IV	IRRIGATION VALVE	STD	STANDARD
CA	CALIFORNIA	JP	JOINT POLE	STLT	STREET LIGHT
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION	L	LENGTH	SW	SIDEWALK
CB	CATCH BASIN	L/S	LANDSCAPE	T	TELEPHONE
CCTV	CLOSED-CIRCUIT TELEVISION	LF	LINEAL FEET	TBM	TEMPORARY BENCHMARK
CL	CENTERLINE	LT	LIGHT	TC	TOP OF CURB
CLR	CLEAR	LUM	LUMINAIRE	TCO	TRAFFIC CONTROL DEVICE
COMM	COMMUNICATION	MAX	MAXIMUM	TEV	TELEPHONE VAULT
CONC	CONCRETE	MANH	MANHOLE	TL	TRAFFIC LIGHT
CVLT	COMMUNICATION VAULT	MIN	MINIMUM	TOE	TOE OF SLOPE
DCV	DETECTOR CHECK VALVE	MON	MONUMENT	TOP	TOP OF SLOPE / TOP OF PIPE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	MTR	METER	TS	TRAFFIC SIGNAL
DI	DROP INLET	N	NORTH	TSPB	TRAFFIC SIGNAL PULL BOX
DIA	DIAMETER	NG	NATURAL GROUND	TVLT	TELEPHONE VAULT
DWG	DRAWING	N.I.C.	NOT IN CONTRACT	TOW	TOP OF WALL
E	ELECTRIC / EAST	NO	NUMBER	TYP	TYPICAL
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	NOT TO SCALE	NOT TO SCALE	UE	UNDERGROUND ELECTRIC
ECAB	ELECTRIC CABINET	O.C.	ON CENTER	UT	UNDERGROUND TELEPHONE
EVL	ELECTRIC VAULT	OH	OVERHANG	UTIL	UTILITY
EX	EXISTING	P	PAVEMENT	VAR	VARIABLE
FDC	FIRE DEPARTMENT CONNECTION	PB	PULL BOX	VAT	VACUUM AIR TUBE
FF	FINISHED FLOOR	PCC	PORTLAND CEMENT CONCRETE	VLT	VAULT
FG	FINISHED GRADE	PGE	PACIFIC GAS AND ELECTRIC	W	WEST
FH	FIRE HYDRANT	PV	POST INDICATOR VALVE	W/	WITH
FL	FLOW LINE	POC	POINT OF CONNECTION	WM	WATER METER
FND	FOUND	PP	POWER POLE	WTR	WATER LINE
FOC	FACE OF CURB	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
FP	FIRE PROTECTION	RD	ROAD	WVLT	WATER VAULT
		RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY		



ENGINEERS NOTE TO THE CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

CIVIL SHEET INDEX

- C0.1 CIVIL TITLE SHEET
- C1.0 PRELIMINARY SITE, PAVING AND GRADING PLAN
- C2.0 PRELIMINARY STORMWATER CONTROL PLAN
- C3.0 PRELIMINARY UTILITY PLAN

SOILS REPORT NOTE:

NO GEOTECHNICAL EVALUATION HAS BEEN PERFORMED AT THIS TIME. A GEOTECHNICAL INVESTIGATION SHALL BE COMPLETED PRIOR TO THE COMPLETION OF THESE PLANS.

SURVEY NOTE:

TOPOGRAPHIC SURVEY PROVIDED BY SOUSA LAND SURVEYS INC., DATED 06/06/2017. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION AND EASEMENT NOTE:

THE LEGAL DESCRIPTION FOR THE PROPERTY SURVEYED HEREON IS TAKEN FROM THE PRELIMINARY TITLE REPORT DATED APRIL 27, 2017, PREPARED BY CHICAGO TITLE COMPANY AT 2150 JOHN GLENN DRIVE, SUITE 400, CONCORD, CA 94520, UNDER ORDER NUMBER FWAC-5991600513-CL.

BASIS OF BEARING

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE FOUND MONUMENTS ON MARTIN LUTHER KING JR. WAY SHOWN HEREON, THE BEARING BEING N27°24'49"E PER TRACT MAP NO. 7934 (309 M 10).

DATUM / BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED UPON THE CITY OF OAKLAND DATUM, CITY BENCHMARK NUMBER 2493, BEING A CUT SQUARE IN THE TOP OF CURB 3' SOUTH OF SOUTH RETURN, AT SOUTHEAST CORNER OF 9TH AND MARTIN LUTHER KING JR. WAY. ELEVATION = 28.68' CITY OF OAKLAND DATUM.

LEGAL DESCRIPTION

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

PARCEL ONE: PORTIONS OF LOTS 16 AND 17, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERN LINE OF GROVE STREET, DISTANT THEREON 41.00 FEET SOUTHERLY FROM THE INTERSECTION THEREOF WITH THE SOUTHERN LINE OF 10TH STREET; THENCE SOUTHERLY ALONG SAID LINE OF GROVE STREET 34.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 71.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 34.00 FEET; AND THENCE AT RIGHT ANGLES EASTERLY 71.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO: A NON-EXCLUSIVE PERPETUAL EASEMENT, APPURTENANT TO PARCEL ONE ABOVE, FOR RIGHT OF WAY AND INGRESS AND EGRESS OF PEDESTRIANS AS GRANTED FROM NATHANIEL KESSLER, ET. UX., TO MANUEL GOMES, ET. UX., BY DEED RECORDED NOVEMBER 8, 1946, SERIES NO. TT/100008 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: PORTION OF LOTS 15 AND 16, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF 10TH STREET, DISTANT THEREON 65.50 FEET WESTERLY FROM THE INTERSECTION THEREOF WITH THE WESTERN LINE OF GROVE STREET; THENCE WESTERLY ALONG SAID LINE OF 10TH STREET 2.50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 41.00 FEET; THENCE AT RIGHT ANGLES EASTERLY AT 40.50 FEET; THENCE AT RIGHT ANGLES NORTHERLY 1.50 FEET; THENCE AT RIGHT ANGLES WESTERLY AT 16.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 3.50 FEET; THENCE AT RIGHT ANGLES WESTERLY 22.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 36.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO: 002-0023-021-00

PARCEL THREE: LOT 19 AND 20 BLOCK NO. 114 KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853 MAP BOOK 7, PAGE 3, ALAMEDA COUNTY RECORDS.

ASSESSOR'S PARCEL NO. 002-0023-023-00

PARCEL FOUR: LOT 18, AND THE SOUTHWESTERN 25 FEET OF LOT 14, BLOCK 114, KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853, MAP BOOK 7, PAGE 3, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF GROVE STREET, DISTANT THEREON SOUTHWESTERLY 75 FEET FROM THE SOUTHWESTERN LINE OF TENTH STREET; THENCE ALONG SAID LINE OF GROVE STREET SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO: 002-0023-022-00

SITE INFORMATION:

PARCEL NUMBERS APN 002-0023-021-00, 002-0023-022-00, 002-0023-023-00

ZONING: CBD-R

FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM PANEL NO: 06001C00670, DATED AUGUST 3, 2009. ZONE X IS DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.'

AREA SUMMARY:

PARCEL AREA	= ± 8,664 SF (±0.199 ACRES)
BUILDING FOOTPRINT AREA	= ± 6,146 SF
TOTAL ON-SITE DISTURBED AREA	= ± 8,664 SF (±0.199 ACRES)
TOTAL DISTURBED AREA	= ± 11,957 SF (±0.274 ACRES)

ON-SITE AREA SUMMARY:

EXISTING IMPERVIOUS AREA	= ± 400 SF
EXISTING PERVIOUS AREA	= ± 8,264 SF
PROPOSED IMPERVIOUS AREA	= ± 6,407 SF
PROPOSED PERVIOUS AREA	= ± 2,257 SF
CHANGE IN IMPERVIOUS AREA	= ± 6,007 SF



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2307 Poppy Lane
Daly City, CA 94015
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Fax (510) 758-4388

CHING FING K & TAI K
913 MARTIN LUTHER KING JR. WAY
OAKLAND, CA 94611

CALICHI DESIGN GROUP
1330 BROADWAY, SUITE 1203
OAKLAND, CA 94612

NOT FOR
CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA

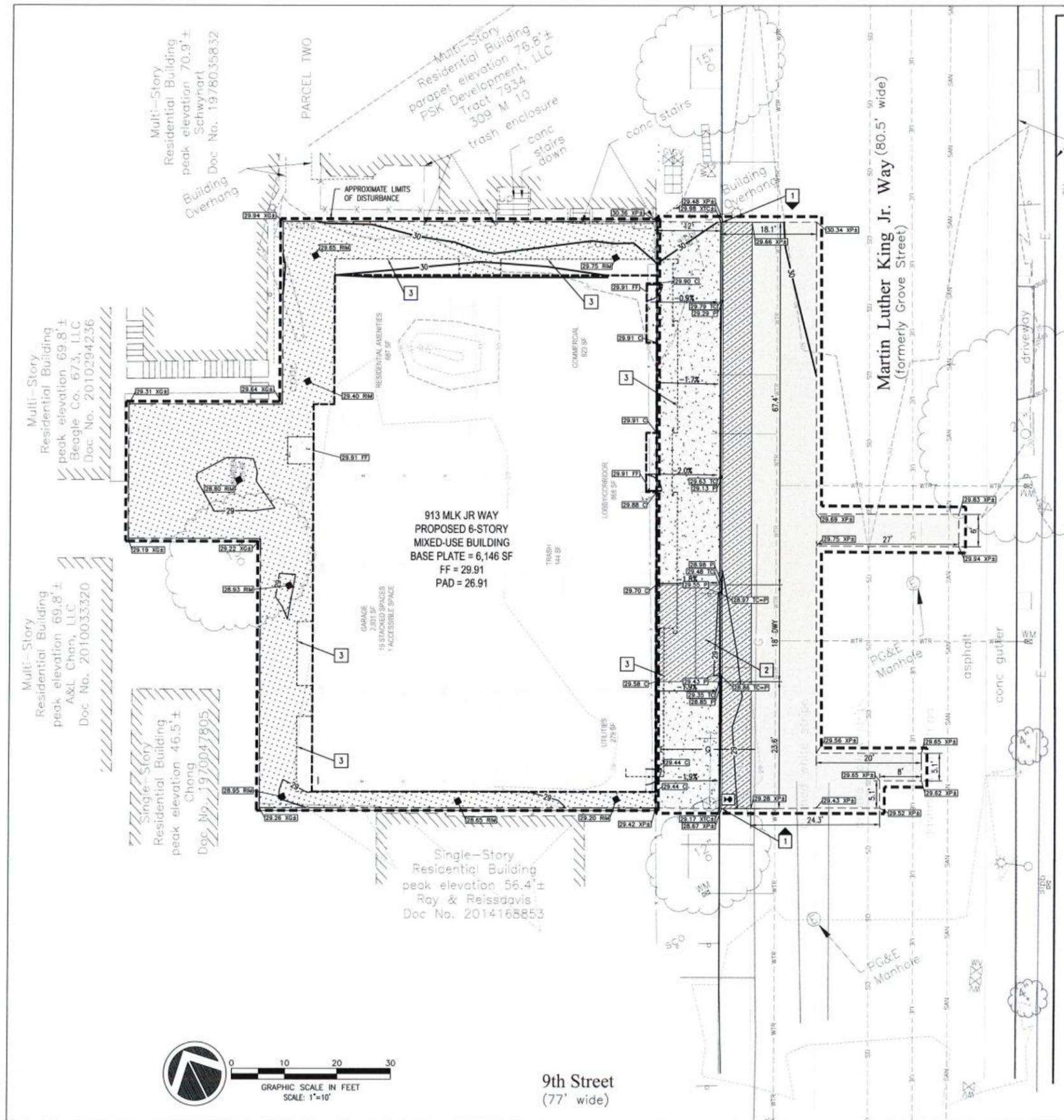


CALICHI DESIGN GROUP
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TITLE SHEET

C0.1

SHEET 05/ED 6/8/2017



SPOT GRADING LEGEND

- INDICATES ELEVATION TO MATCH EXISTING
- INDICATES ELEVATION AT BUILDING FINISHED FLOOR
- INDICATES ELEVATION AT RIM OF UTILITY STRUCTURE
- INDICATES ELEVATION AT GUTTER, PIPE, OR DRAINAGE CHANNEL FLOW LINE
- INDICATES ELEVATION AT TOP OF CURB
- INDICATES ELEVATION AT FINISHED GROUND
- INDICATES ELEVATION AT TOP OF PCC SIDEWALK
- DRAINAGE ARROW AND PROPOSED SLOPE

SITE PLAN KEY NOTES

- 1 PROPOSED TYPE "C" CURB AND GUTTER PER CITY DETAIL S-1.
- 2 PROPOSED CONCRETE COMMERCIAL DRIVEWAY PER CITY DETAIL S-2.
- 3 PROPOSED BUILDING OVERHANG - SEE ARCHITECTURAL PLANS.

ENGINEER'S ADA NOTES:

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.
1. RAMP SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
 2. RAMP ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMP EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
 3. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
 4. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
 5. ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
 6. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

PROPOSED

- 9
- 5
- S
- SD
- W
- STANDARD AC PAVEMENT
- STANDARD PCC PAVEMENT
- HEAVY DUTY PCC PAVEMENT
- PROPOSED LANDSCAPED AREA
- ELECTRIC METER
- FIRE HYDRANT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- PG&E MANHOLE
- SIGN
- STREET LIGHT WITH MAST ARM
- SURVEY MONUMENT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STREET LIGHTING PULL BOX
- TRAFFIC SIGNAL POLE
- UTILITY VAULT AS NOTED
- WATER VALVE
- WATER METER OR BOX
- CLEANOUT
- ELECTRIC
- GAS
- GAS METER
- POINT OF BEGINNING
- STORM DRAIN
- SANITARY SEWER
- SIDEWALK
- TRASH ENCLOSURE
- WATER
- WATER METER
- TREE
- TITLE EXCEPTION ITEM NUMBER
- TRANSFORMER IN VAULT

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 1-FEET CONTOUR
- 5-FEET CONTOUR
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- APPROXIMATE LIMIT OF DISTURBANCE

EXISTING

- 1
- 5
- SAN
- SD
- W
- STANDARD AC PAVEMENT
- STANDARD PCC PAVEMENT
- HEAVY DUTY PCC PAVEMENT
- PROPOSED LANDSCAPED AREA
- ELECTRIC METER
- FIRE HYDRANT
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- WATER
- WATER METER
- TREE
- TITLE EXCEPTION ITEM NUMBER
- TRANSFORMER IN VAULT

GRADING NOTES:

1. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SUMPS.

PRELIMINARY EARTHWORK:

TOTAL CUT TO FFE = 181 CY
 TOTAL FILL TO FFE = 10 CY
 FOUNDATION CUT FROM FFE = 498 CY (ASSUMED 3-FOOT DEEP)
 NET (EXPORT/IMPORT) = 488 CY (EXPORT)

PAVEMENT ELEVATION NOTE:

UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

GENERAL NOTES:

1. ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
6. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- 7.



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CHUNG, PRINCE & TAYLOR
913 MARTIN LUTHER KING JR. WAY
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OAKLAND, CA 94612

NOT FOR
CONSTRUCTION

913 MARTIN LUTHER KING JR. WAY
OAKLAND, CALIFORNIA

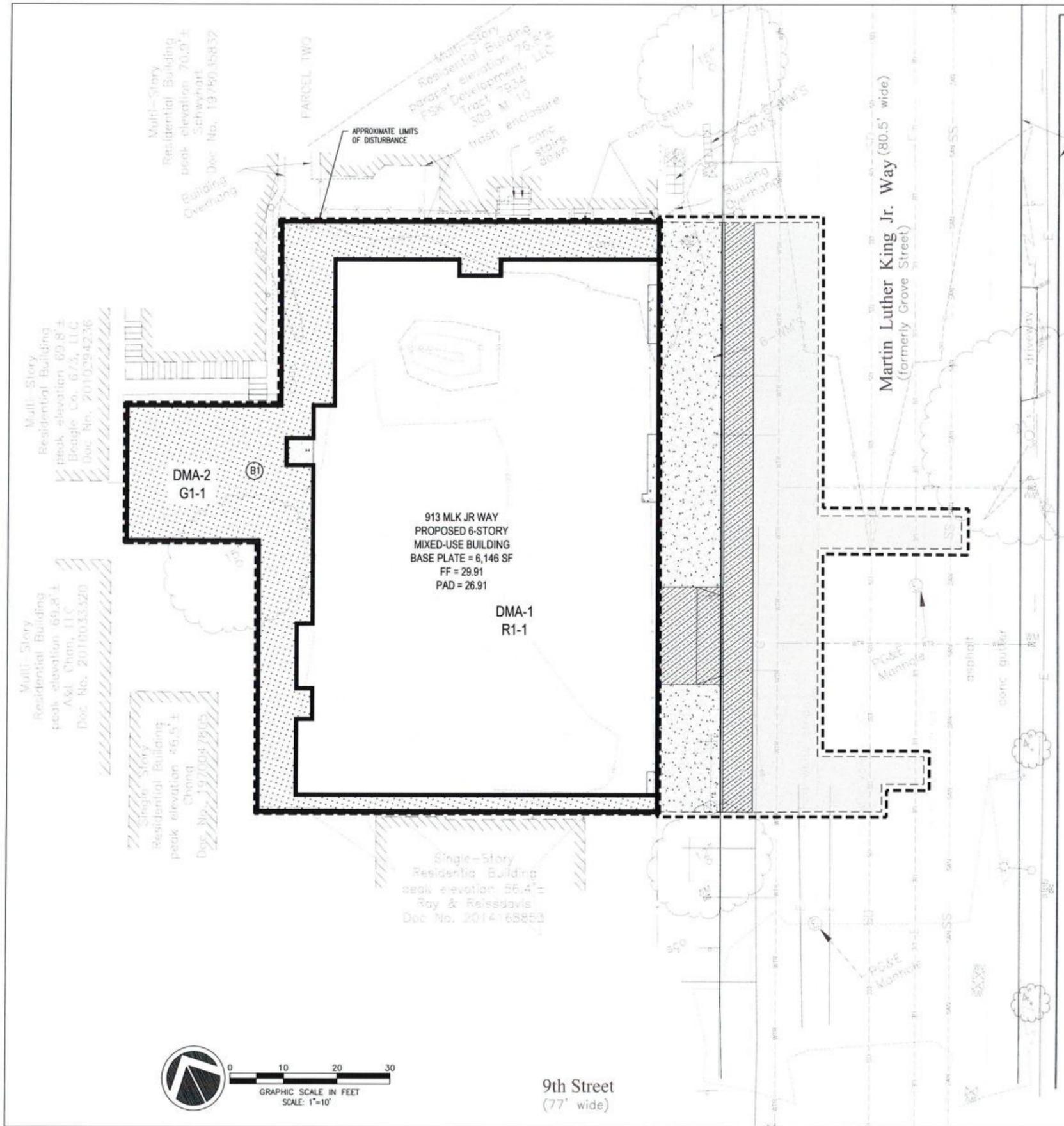


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PRELIMINARY SITE, PAVING,
AND GRADING PLAN

C1.0

SHEET ISSUED: 6/26/2017



STORMWATER CONTROL LEGEND

- DRAINAGE MANAGEMENT AREA BOUNDARY
- DMA-1 PROPOSED DRAINAGE MANAGEMENT AREA
- R1-1 G1-1 PROPOSED SURFACE TYPE, DMA, AND LEVEL (SURFACE-DMA-LEVEL), I.E. ROOF(R1-7), GROUND(G1-1)
- (B1) PROPOSED BMP DESIGNATION
- ▭ PROPOSED PATIO OR ROOFTOP AREA
- ▨ PROPOSED SELF RETAINING LANDSCAPE AREA
- ➡ PROPOSED FLOW ARROW, APPROXIMATE DIRECTION OF FLOW

LEGEND

- PROPOSED 9
- PROPOSED 10
- S
- SD
- W
- EXISTING 9
- EXISTING 10
- EXISTING SAN
- EXISTING SD
- EXISTING W
- APPROXIMATE LIMIT OF DISTURBANCE
- ▭ STANDARD AC PAVEMENT
- ▨ STANDARD PCC PAVEMENT
- ▨ HEAVY DUTY PCC PAVEMENT
- ▨ PROPOSED LANDSCAPED AREA
- ⊕ ELECTRIC METER
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ IRRIGATION CONTROL VALVE
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- ⊕ STORM DRAIN
- ⊕ SANITARY SEWER
- ⊕ SIDEWALK
- ⊕ TRASH ENCLOSURE
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- ⊕ WATER METER
- ⊕ TREE
- ⊕ TITLE EXCEPTION ITEM NUMBER
- ⊕ TRANSFORMER IN VAULT

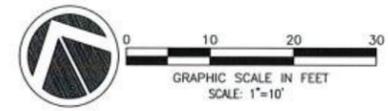
SITE AND STORMWATER NOTES:

1. TOTAL PROJECT DISTURBED AREA = 11,957± SF
2. TOTAL ON-SITE DISTURBED AREA = 8,664± SF
3. TOTAL OFF-SITE DISTURBED AREA = 3,293± SF
4. TOTAL CREATED OR REPLACED IMPERVIOUS AREA ON-SITE = 6,408± SF

TOTAL CREATED OR REPLACED IMPERVIOUS AREA IS LESS THAN 10,000 SF. SITE DESIGN MEASURES ONLY ARE REQUIRED, AS SUCH THE DESIGN DISCHARGES ALL ROOF RAINWATER LEADERS TO THE LANDSCAPE AREA ON THE SOUTHEAST SIDE OF THE SITE, WHICH ULTIMATELY DRAINS VIA STORM SEWER TO THE PUBLIC SEWER LOCATED UNDERNEATH MARTIN LUTHER KING JR WAY.

SITE DRAINAGE AREAS AND BMP'S

BMP	AREA	BMP TYPE	TOTAL DRAINAGE AREA [SF]	PERVIOUS AREA [SF]		Percentage	
				IMPERVIOUS AREA [SF]	Percentage		
B1	R1-1	SELF RETAINING LANDSCAPED AREA	6408	0	0.0	6408	100.0
	G1-1	SELF RETAINING LANDSCAPED AREA	2256	2256	100.0	0	0.0



9th Street
(77' wide)



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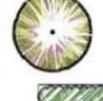


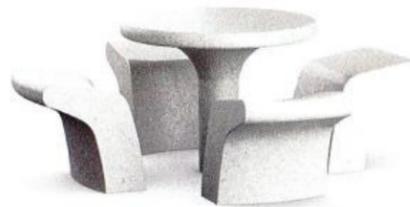
PRELIMINARY STORMWATER CONTROL PLAN

C2.0

SHEET ISSUED 5/26/21

PLANT LIST & LEGEND

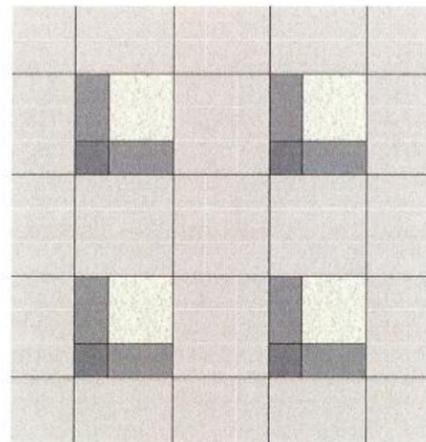
SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	ACER PALMATUM 'SANGO KAKU'/JAPANESE MAPLE	36" BOX	3	
	PODOCARPUS MACROPHYLLUS/YEW PINE	24" BOX	4	STANDARD
	RHAPHIOLEPIS X. 'MAJESTIC BEAUTY'/TREE RHAPHIOLEPIS	24" BOX	3	STANDARD
	TIBOUCHINA URVILLEANA/PRINCESS FLOWER	36" BOX	4	
	SHRUB & GROUND COVER AREA:			
	BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON		
	BLECHNUM SPICANT/DEER FERN	1 GALLON		
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON		
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON		
	DIETES X. 'NOLA ALBA'/FORTNIGHT LILY	2 GALLON		
	DIANELLA CAERULEA 'CASSA BLUE'/FLAX LILY	1 GALLON		
	DIANELLA TASMANICA 'VARIEGATA'/VARIEGATED FLAX LILY	5 GALLON		
	ERIGERON KARVINSKIANUS/FLABANE	1 GALLON		
	FATSHEDERA LIZEI/FATSHEDERA	5 GALLON		
	HELLEBORUS ARGUTOLIUS 'SILVER LACE'/CORSIKAN HELLEBORE	1 GALLON		
	IRIS DOUGLASHIANA/DOUGLAS IRIS	1 GALLON		
	JUNCUS PATENS 'CARMAN GRAY'/GRAY RUSH	1 GALLON		
	LIMONIUM PEREZII/SEA LAVENDER	1 GALLON		
	LIRIOPE MUSCARI/LILY TURF	1 GALLON		
	MAHONIA REPENS/CREeping OREGON GRAPE	1 GALLON		
	NEPETA X. FAASSENII/CATMINT	1 GALLON		
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON		
	RUBUS ROLFEI 'EMERALD CARPET'/BRAMBLE	1 GALLON		
	SESLERIA AUTUMNALIS/AUTUMN MOOR GRASS	1 GALLON		
	TEUCRIUM CHAMAEDRYS/DWARF GERMANDER	1 GALLON		



ACCESSIBLE CONCRETE PICNIC TABLE TO SUPPORT GARDEN ACTIVITIES IN NEAR WHITE COLOR SUCH AS QUICKCRETE 'OPEN 42' MODEL SHOWN



6'-6" WOOD & CONCRETE BENCH AT NORTHERN ENTRY IN DARK GREY SUCH AS TECTURA DESIGNS 'SLANT' MODEL SHOWN



DECORATIVE CONCRETE PAVERS IN SIZES RANGING FROM 12"x12" TO 36"x36" SUCH AS TECTURA DESIGNS ULTRAFACE SERIES SHOWN



MARTIN LUTHER KING JR. WAY

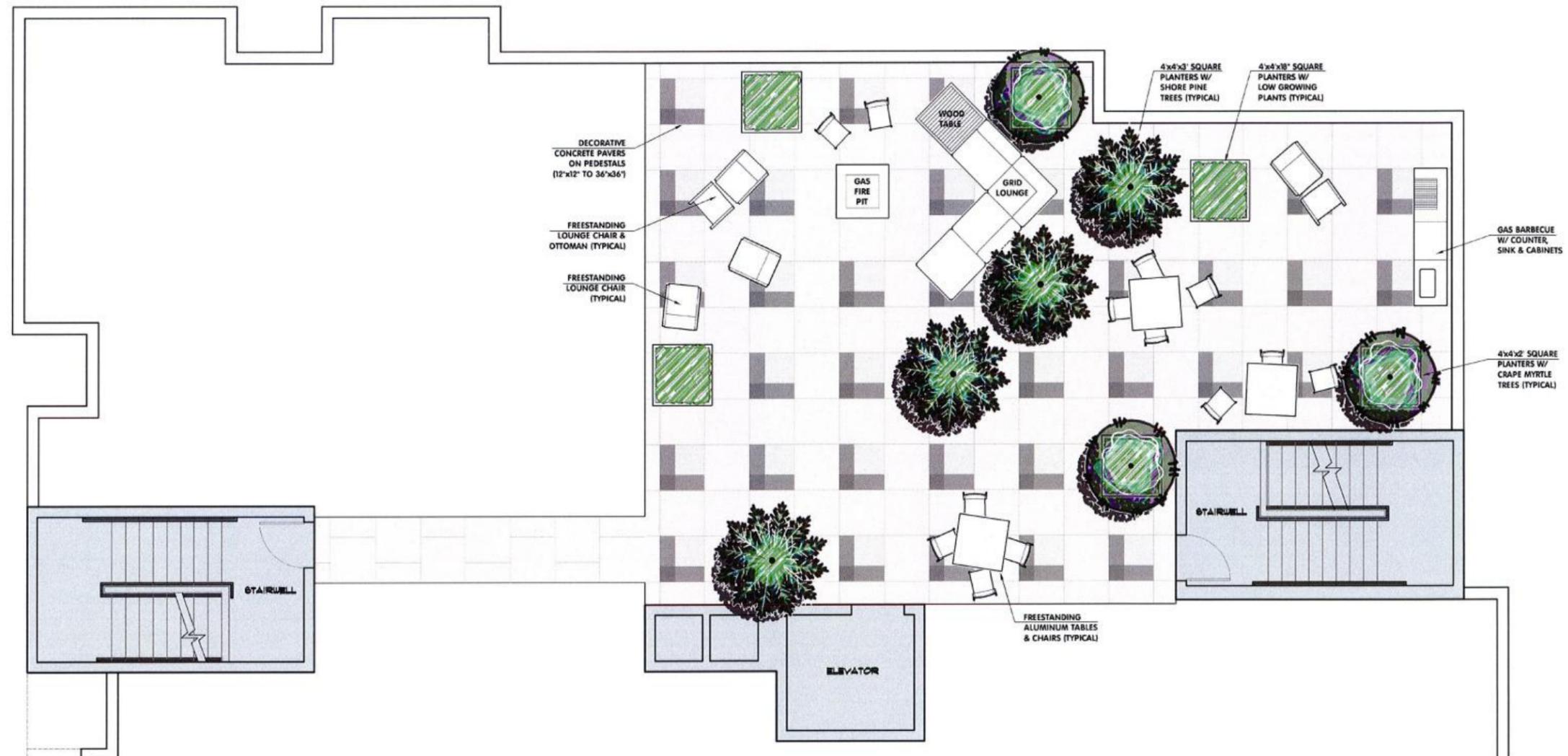
Garth Ruffner Landscape Architect (916) 797-2576
4102 Dejean Blvd., Suite 200, Rockville, CA 94595-9000
Garth@rll.com California P.L.A. #2008



PLANT LIST & LEGEND

SYMBOL BOTANIC NAME/Common Name SIZE QUANTITY

	LAGERSTROEMIA X MUSKOGEE/CAPE MYRTLE (MULTI-TRUNK)	15 GALLON	3
	PINUS CONTORTA/SHORE PINE	24" BOX	4
	SHRUB & GROUNDCOVER AREA:		
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON	
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON	
	DIETES X 'NOLA ALBA'/FORTNIGHT LILY	2 GALLON	
	DIANELLA CAERULEA 'CASSA BLUE'/BLUE FLAX LILY	1 GALLON	
	DIANELLA TASMANICA 'VARIEGATA'/VARIEGATED FLAX LILY	5 GALLON	
	HESPERALOE X 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	
	LIMONIUM PEREZIVSEA LAVENDER	1 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.'/BEARD TONGUE	1 GALLON	



FREESTANDING PERFORATED ALUMINUM CHAIR & TABLE IN WHITE SUCH AS FORMS+SURFACES 'AVIVO' SERIES SHOWN



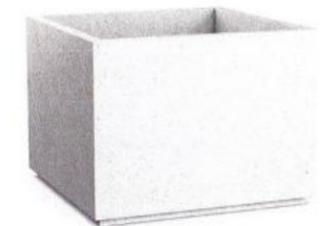
FREESTANDING SECTIONAL SUCH AS GLOSTER 'GRID CORNER SECTIONAL' SHOWN



FREESTANDING LOUNGE CHAIR & OTTOMAN IN WHITE SUCH AS GANDIA BIASCO 'STACK' SERIES SHOWN



42"x42" GAS FIRE IN DARK GREY CONCRETE SUCH AS PALOFORM 'BENTO' MODEL SHOWN



48"x48" PLANTER POT IN WHITE CONCRETE SUCH AS QUICKCRETE 'CALIFORNIA' SERIES SHOWN

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