PROJECT DESCRIPTION:

THE PROPOSED TOWER AT OAKLAND CITY CENTER IS DESIGNED TO BE THE HOME AND NEW MAIN CAMPUS OF SAMUEL MERRITT UNIVERSITY ('SMU'), A HEALTH SCIENCES UNIVERSITY EDUCATING HIGHLY SKILLED HEALTHCARE PRACTITIONERS TO POSITIVELY TRANSFORM THE EXPERIENCE OF CARE IN DIVERSE COMMUNITIES. WITH CURRENT ENROLLMENT OF APPROXIMATELY 1,600 STUDENTS AND PROJECTED GROWTH TO BE DETERMINED, THE UNIVERSITY OFFERS DEGREE PROGRAMS IN NURSING, PHYSICIAN'S ASSISTANT, OCCUPATIONAL THERAPY, PHYSICAL THERAPY, AND PODIATRY. THE NEW TOWER IS PLANNED TO BE 10 STORIES TALL WITH AN APPROXIMATE AREA OF 237,629 GSF AND WILL BE A PLACE THAT CELEBRATES HANDS-ON APPLIED LEARNING AND SERVICE TO THE OAKLAND COMMUNITY. THE 24,600-SQUARE-FOOT SITE IS A PRIME CITY CENTER LOCATION ONE BLOCK FROM THE 12TH STREET BART STATION, ADJACENT TO OLD OAKLAND, SWANN'S MARKET, MARRIOTT HOTEL/OAKLAND CONVENTION CENTER, AND CITY CENTER COMMERCIAL ACTIVITY. THE PROPOSED USE WILL HELP ACTIVATE THE CITY CENTER LOCATION, WITH STUDENTS AND FACULTY SUPPORTING NEIGHBORHOOD RETAIL, SERVICES, AND PUBLIC SPACES.

THE BUILDING PROGRAM WILL CONTAIN A MIX OF SMALL AND LARGE CLASSROOMS, TEACHING LABS, RESEARCH LABS, SIMULATION SPACE, STUDENT CLINIC SPACE AND ADMINISTRATIVE WORKSPACES. THE FLOOR PLAN IS ORGANIZED AROUND A SIDE CORE LOCATED ON THE EAST END OF THE TOWER AND GROUND FLOOR ENTRANCES FROM BOTH 11TH AND 12TH STREET. UTILITY SERVICES, TRASH, BICYCLE STORAGE, GENERAL STORAGE AND LOADING SPACES ARE ALSO INCLUDED IN A BELOW-GRADE LEVEL. THE GROUND FLOOR WILL FEATURE ACTIVE SPACES INCLUDING THE MAIN LOBBY/RECEPTION, SHARED COMMON LOUNGE WITH STUDENT DINING, TEACHING AND RESEARCH LAB, AND CAMPUS BOOKSTORE. THE UPPER FLOORS CONTAIN SMU ACADEMIC, ADMINISTRATIVE, SUPPORT AND SHARED SPACES.

SHEET INDEX - CONDITIONAL USE PERMIT SET

SHEET NUMBER	SHEET NAME	SUBMITTED FOR REVIEW | 01.21.2022	SUBMITTED FOR REVIEW | 05.06.2022
01-GENERAL			
G00-01	SITE PHOTOS	X	X
G00-02	SITE PHOTOS FACING NORTH ON 12TH STREET	X	X
G00-03	SITE PHOTOS FACING EAST ON BROADWAY	X	X
G00-04	SITE PHOTOS FACING SOUTH ON 11TH STREET	X	X
G00-05	SITE PHOTOS FACING WEST ON CLAY STREET	X	X
G00-06	ASSESSORS MAP	X	X
G00-07	PARCEL MAP	X	X
G00-08	PARCEL MAP	X	X
G00-09	SITE SURVEY	X	X
G00-10	PLANNING CODE COMPLIANCE SUMMARY	X	X
G00-11	MASSING	X	X
G00-12	MASSING	X	X
G00-13	LOT COVERAGE ANALYSIS	X	X
G00-20	DESIGN INTENT	X	X
G00-21	BUILDING RENDERINGS - 12TH STREET	X	X
G00-22	BUILDING RENDERINGS - 12TH STREET	X	X
G00-23	BUILDING RENDERINGS - 11TH STREET	X	X
G00-24	BUILDING RENDERINGS - 11TH STREET	X	X
G00-25	BUILDING RENDERINGS - 11TH STREET	X	X
G00-26	BUILDING RENDERINGS - 12TH STREET	X	X
G00-27	BUILDING RENDERINGS - EAST ELEVATION		X
G00-28	BUILDING RENDERINGS - WEST ELEVATION		X
G00-30	LEED CHECKLIST	X	X
G01-02	AREA PLANS	X	X
G01-11	CODE COMPLIANCE PLAN - EMERGENCY VEHICLE ACCESS	X	X
02 - CIVIL			
C-3.1	DEMOLITION PLAN	X	X
C-4.1	PRELIMINARY CIVIL GRADING PLAN - GROUND LEVEL	X	X
C-4.2	PRELIMINARY CIVIL GRADING PLAN - BASEMENT LEVEL	X	X
C-5.1	PRELIMINARY CIVIL UTILITY PLAN	X	X
C-6.1	PRELIMINARY STORM WATER CONTROL PLAN	X	X
C-7.1	EROSION CONTROL PLAN	X	X
03 - LANDSCAPE			
L1-00	LANDSCAPE CONTEXT	X	X
L1-01	LANDSCAPE PLAN	X	X
L1-02	LANDSCAPE PLAN - 11TH STREET PARKLET OPTION		X
L1-03	LANDSCAPE MODEL VIEWS	X	X
L1-04	LANDSCAPE MODEL VIEWS	X	X
L1-05	SUN STUDY	X	X
L1-06	LANDSCAPE PLANTING AND IRRIGATION	X	X
L1-07	LANDSCAPE SECTIONS	X	X
L1-08	TREE SURVEY		X
L1-09	LANDSCAPE PROGRAM		X
L1-10	ROOF TERRACES CONTAINER OPTION		X
L1-11	ROOF TERRACES POTS OPTION		X
L1-12	ROOF TERRACES PLANTING AND MATERIALS		X
04 - ARCHITECTURAL			
A01-01	ARCHITECTURAL SITE PLAN	X	X
A01-01.A	ARCHITECTURAL SITE PLAN ALT		X
A10-00.	FLOOR PLAN - BASEMENT	X	X
A10-01.	FLOOR PLAN - LEVEL 01	X	X
A10-02.	FLOOR PLAN - LEVEL 02	X	X
A10-03.	FLOOR PLAN - LEVEL 03	X	X
A10-04.	FLOOR PLAN - LEVEL 04	X	X
A10-05.	FLOOR PLAN - LEVEL 05	X	X
A10-06.	FLOOR PLAN - LEVEL 06	X	X
A10-07.	FLOOR PLAN - LEVEL 07	X	X
A10-08.	FLOOR PLAN - LEVEL 08	X	X
A10-09.	FLOOR PLAN - LEVEL 09	X	X
A10-10.	FLOOR PLAN - LEVEL 10	X	X
A10-11.	FLOOR PLAN - MAIN ROOF	X	X
A10-12.	FLOOR PLAN - PENTHOUSE ROOF	X	X
A20-01	BUILDING AXONOMETRICS		X
A20-02	EXTERIOR ELEVATIONS & MATERIALS - NORTH	X	X
A20-03	EXTERIOR ELEVATIONS & MATERIALS - WEST	X	X
A20-04	EXTERIOR ELEVATIONS & MATERIALS - SOUTH	X	X
A20-05	EXTERIOR ELEVATIONS & MATERIALS - EAST	X	X
A21-01	BUILDING SECTIONS	X	X
A22-02	MATERIALS AND COLOR BOARD	X	X
A40-01	ENLARGED CORE PLAN - BIKE PARKING SPACES	X	X
09 - ELECTRICAL			
E00-01	LEGEND, SYMBOLS, GENERAL NOTES & DRAWING LIST	X	X
E01-02	SITE PLAN - LIGHTING	X	X
E01-03	OVERALL FLOOR PLAN - BASEMENT - LIGHTING	X	X
E01-04	SITE PLAN - PHOTOMETRIC CALCULATIONS	X	X
12-TELECOMMUNICATIONS			
T10-00	OVERALL TELECOM PLAN - BASEMENT	X	X

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Suite 300
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PROJECT

SMU CITY CENTER
OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE

Job Number 492129.000

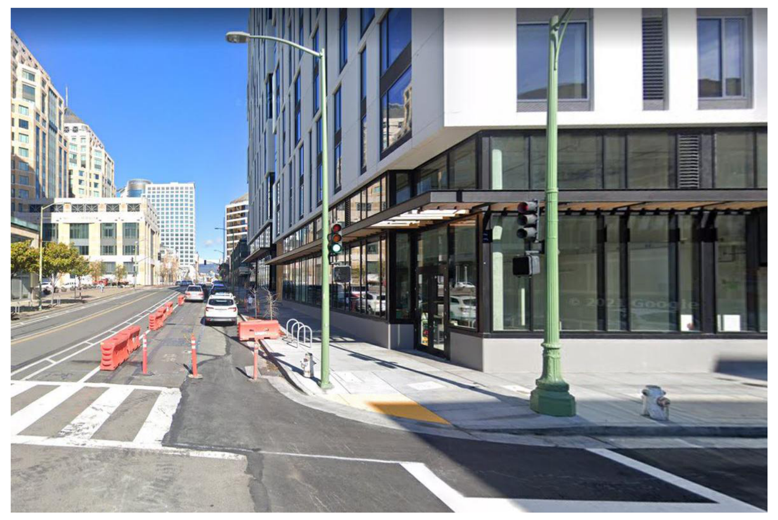
TITLE

PROJECT DESCRIPTION AND DRAWING INDEX

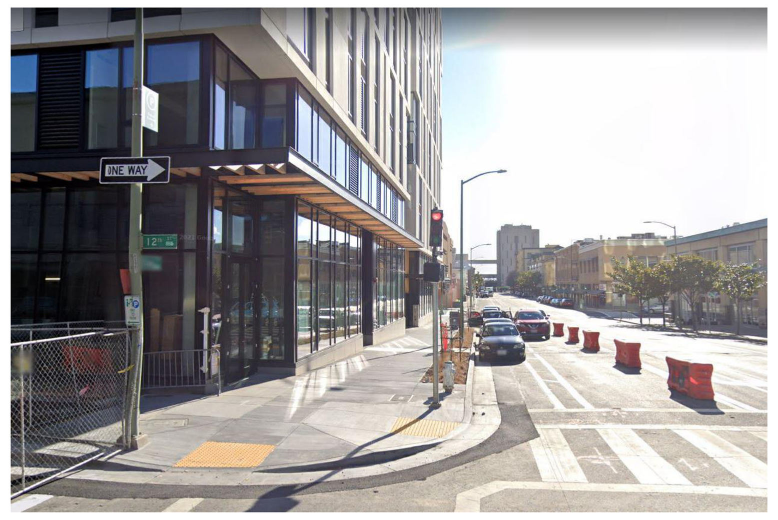
SHEET NUMBER

G00-00.1

5/9/2022 9:50:50 PM Autodesk Docs://SMU Oakland Campus/ARCH_SMU_Oakland_CS.rvt



1.VIEW ALONG CLAY STREET FRONTAGE LOOKING NORTH

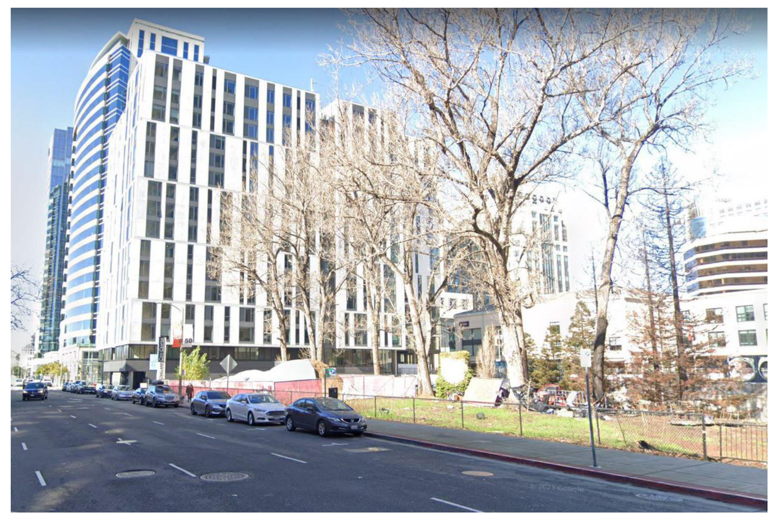


2.VIEW ALONG CLAY STREET FRONTAGE LOOKING SOUTH

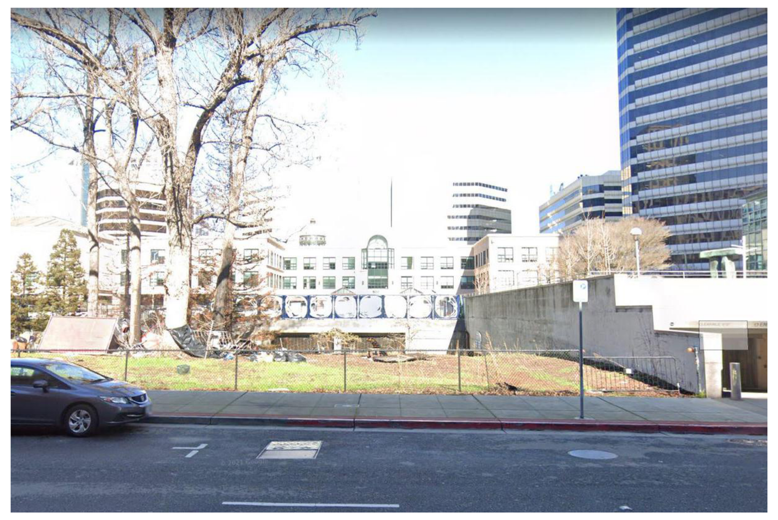
3.VIEW TOWARDS SITE FROM NORTH PLAZA

4.VIEW OF SITE ALONG 12TH STREET LOOKING WEST

5.VIEW FROM SITE ALONG 12TH STREET LOOKING EAST



6.VIEW ALONG 11TH STREET LOOKING WEST



7.VIEW FROM 11TH STREET LOOKING NORTH ACROSS SITE ALONG EAST BORDER OF SITE

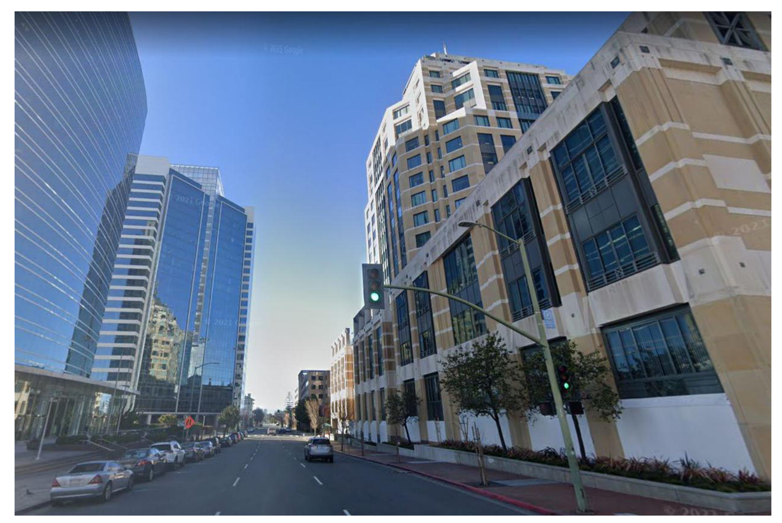
8.VIEW OF THE LOWER LEVEL GARAGE ENTRIES FROM ABOVE

9.VIEW OF THE GARAGE ENTRIES

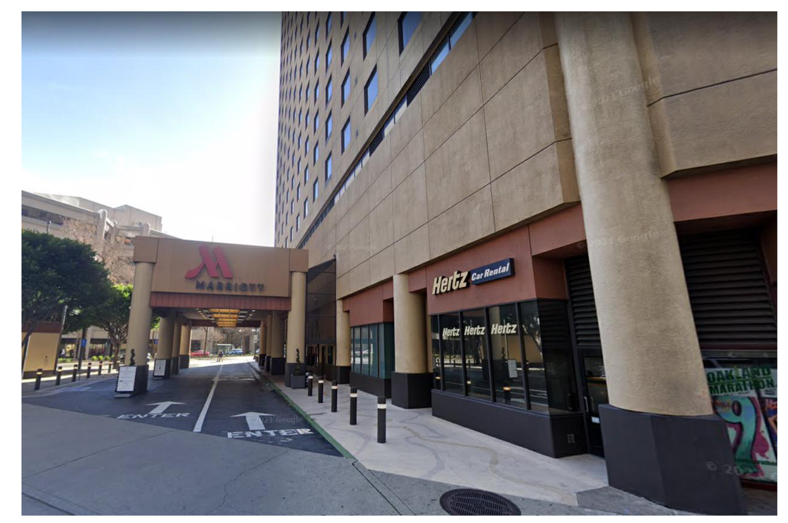
10.VIEW OF LOWER GARAGE ENTRIES & LOADING AT RAMP LANDING

11.VIEW OF THE LOWER LEVEL GARAGE ENTRIES

12.VIEW TOWARDS THE LOADING ENTRY



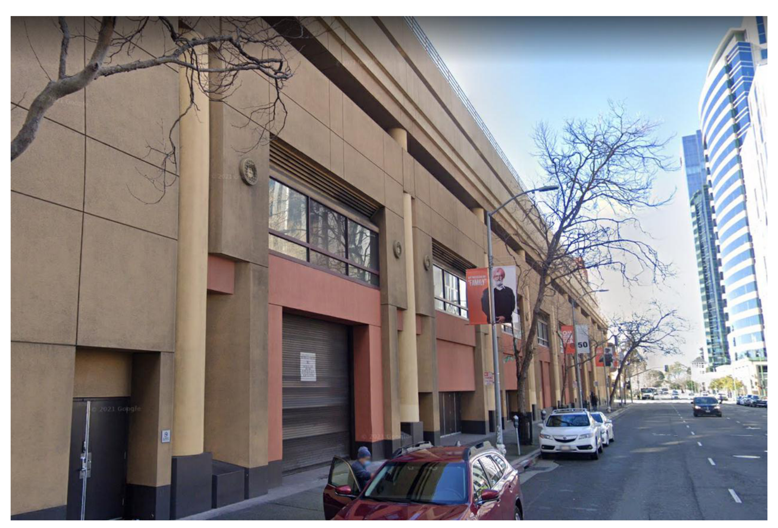
13.VIEW ON 12TH STREET LOOKING WEST



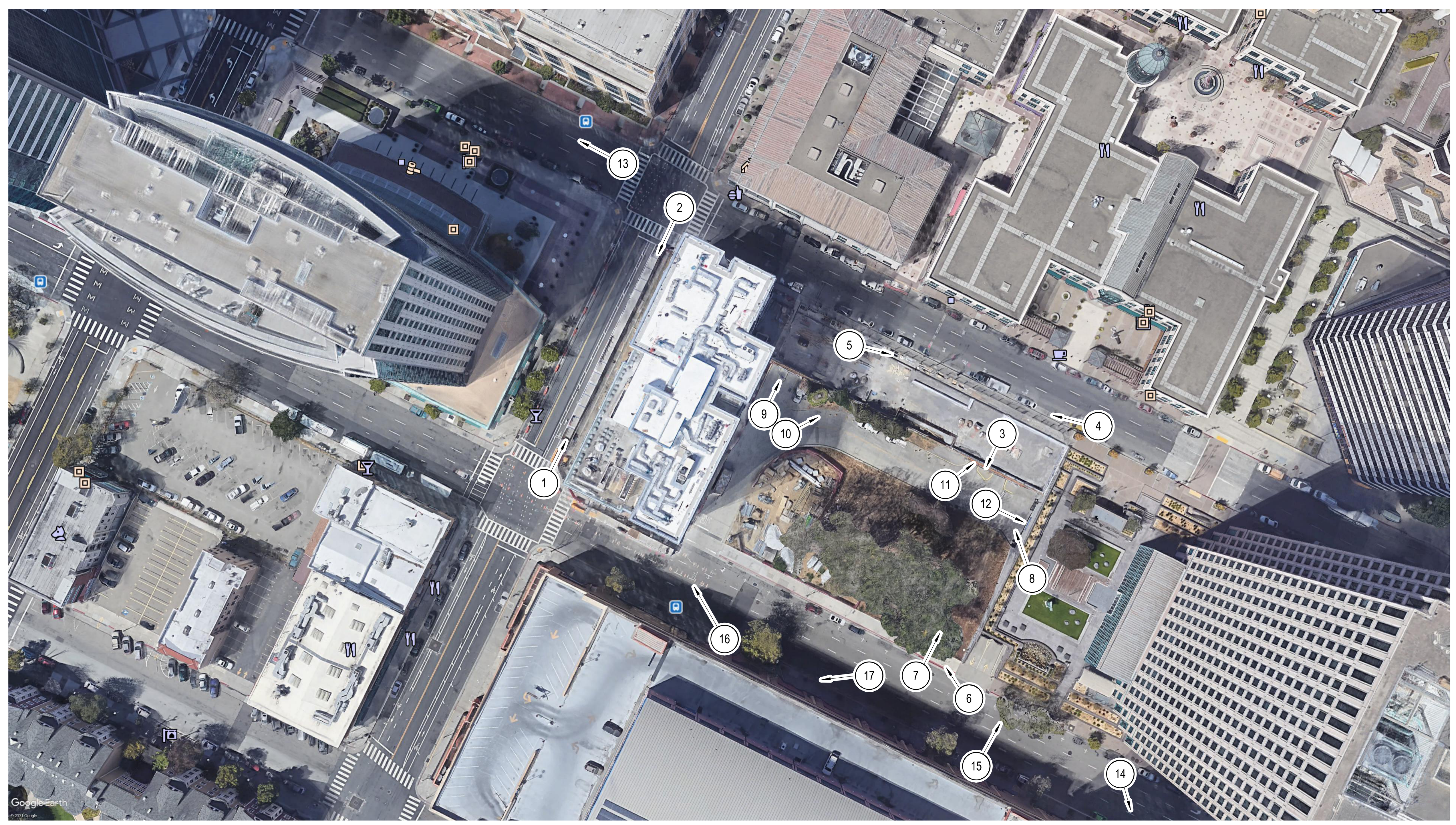
14.MARRIOT ENTRY ON 11TH AND BROADWAY

15.VIEW OF THE PLAZA ON THE EAST SIDE OF THE SITE

16.OFFICE TOWERS ON THE WEST SIDE OF THE SITE



17.CONVENTION CENTER PARKING FRONTING 11TH STREET ACROSS THE SITE



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SMU CITY CENTER OAKLAND CAMPUS

CONDITIONAL USE PERMIT 5/6/2022

Samuel Merritt University

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE

Job Number 492129.000

TITLE

SITE PHOTOS

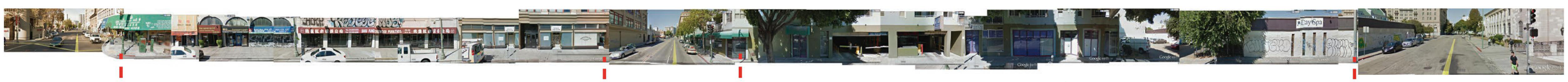
SHEET NUMBER

G00-01

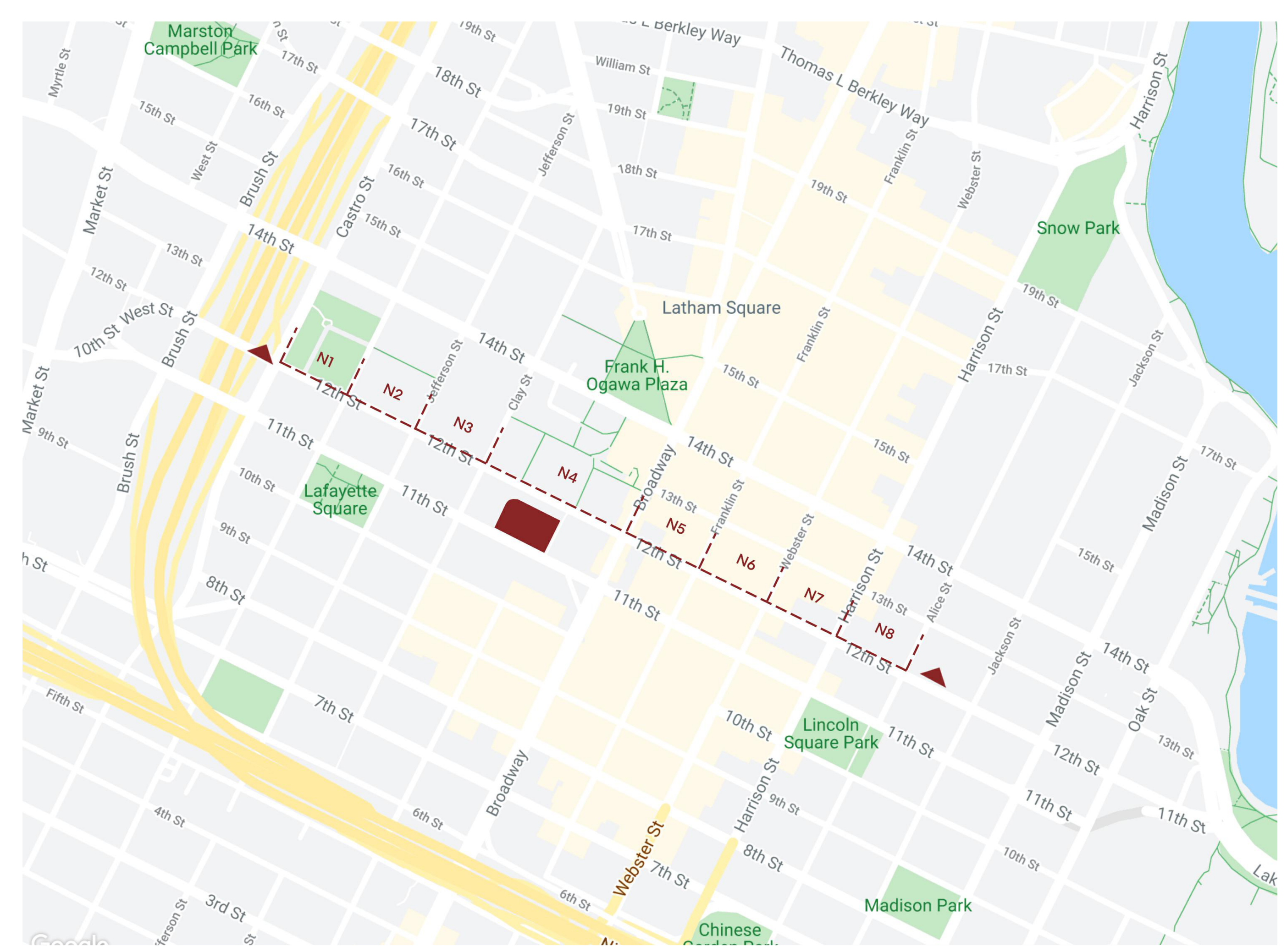
CASTRO ST. — N1 — M.L.K. JR WAY — N2 — JEFFERSON ST.

JEFFERSON ST. — N3 — CLAY ST. — N4 — BROADWAY ST.

BROADWAY ST. — N5 — FRANKLIN ST. — N6 — WEBSTER ST.



WEBSTER ST. — N7 — HARRISON ST. — N8 — ALICE ST.



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MARK	ISSUE	DATE

Job Number 492129.000

TITLE

SITE PHOTOS FACING NORTH ON 12TH STREET

SHEET NUMBER

G00-02

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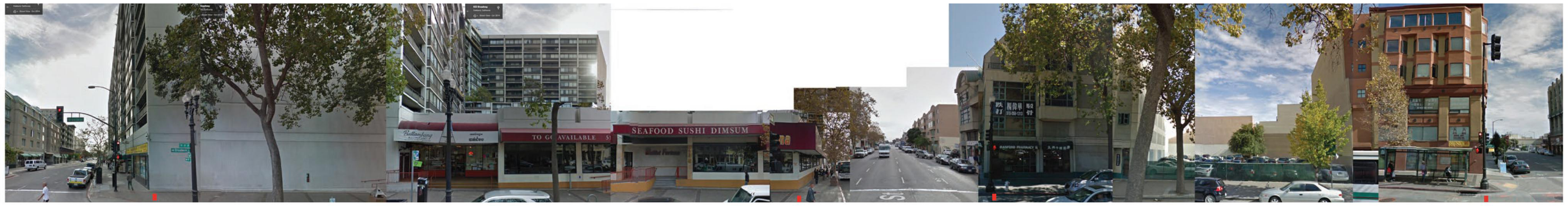
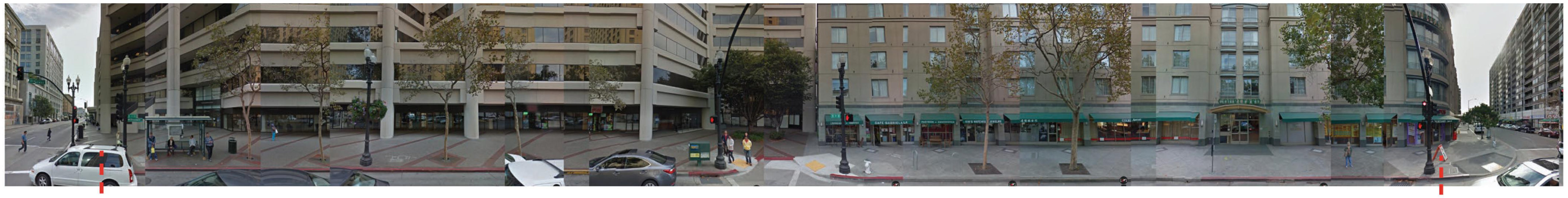
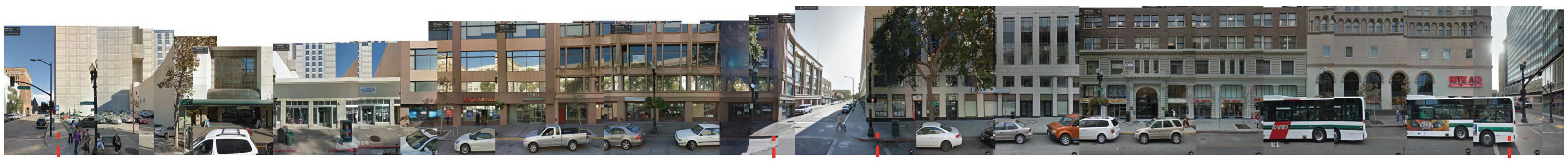


9TH ST. E2 8TH ST. E1 7TH ST.

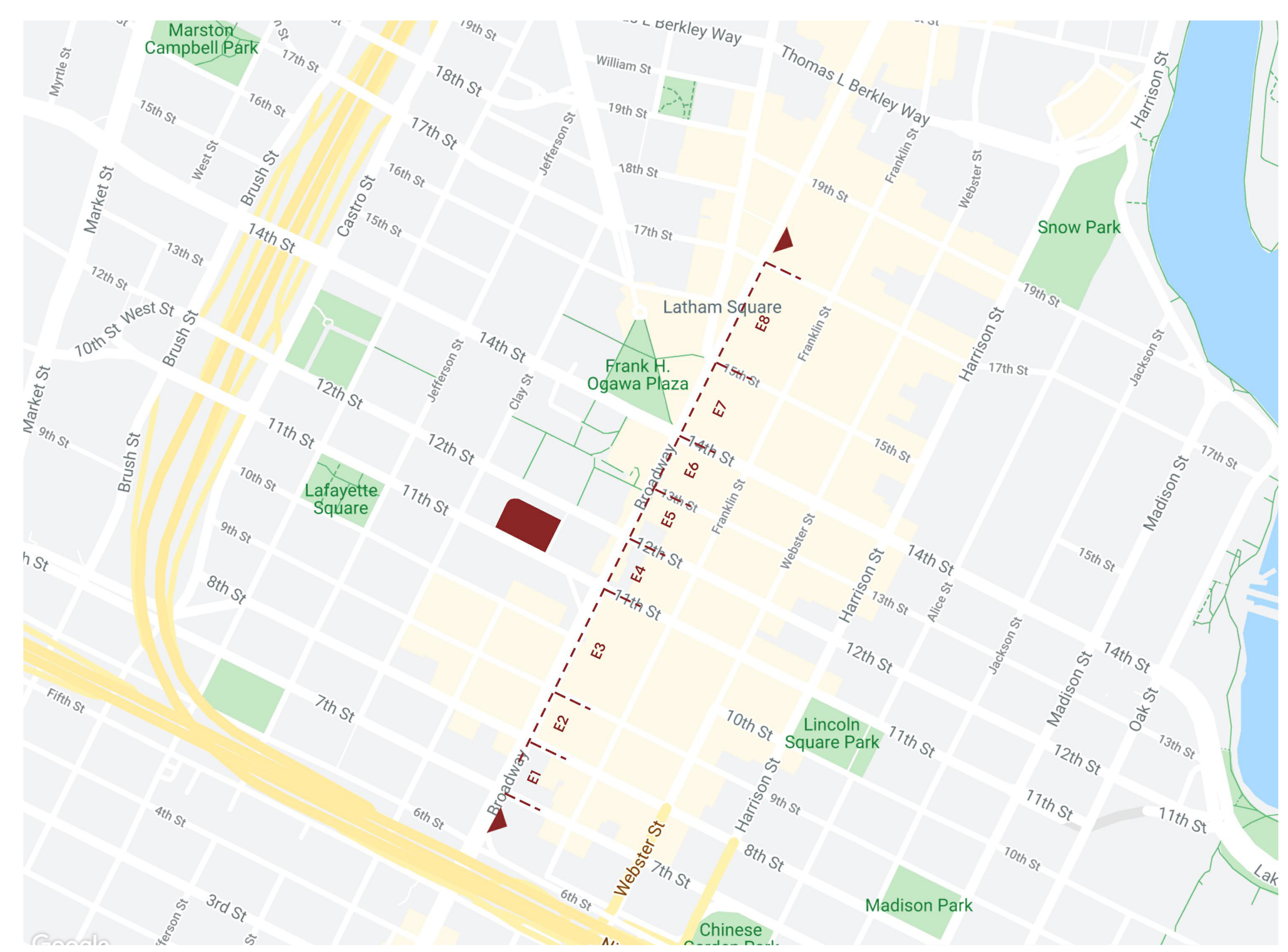


11TH ST. E3 9TH ST.

14TH ST. E6 13TH ST. E5 12TH ST. E4 11TH ST.



17TH ST. E8 15TH ST. E7 14TH ST.



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KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE

Job Number 492129.000

TITLE

SITE PHOTOS FACING EAST ON BROADWAY

SHEET NUMBER

G00-03

5/6/2022 12:56:36 PM Autodesk Docs://SMU Oakland Campus/ARCH_SMU_Oakland_CS.rvt

S2 S1

JEFFERSON ST. M.L.K. JR WAY CASTRO ST.

S4 S3

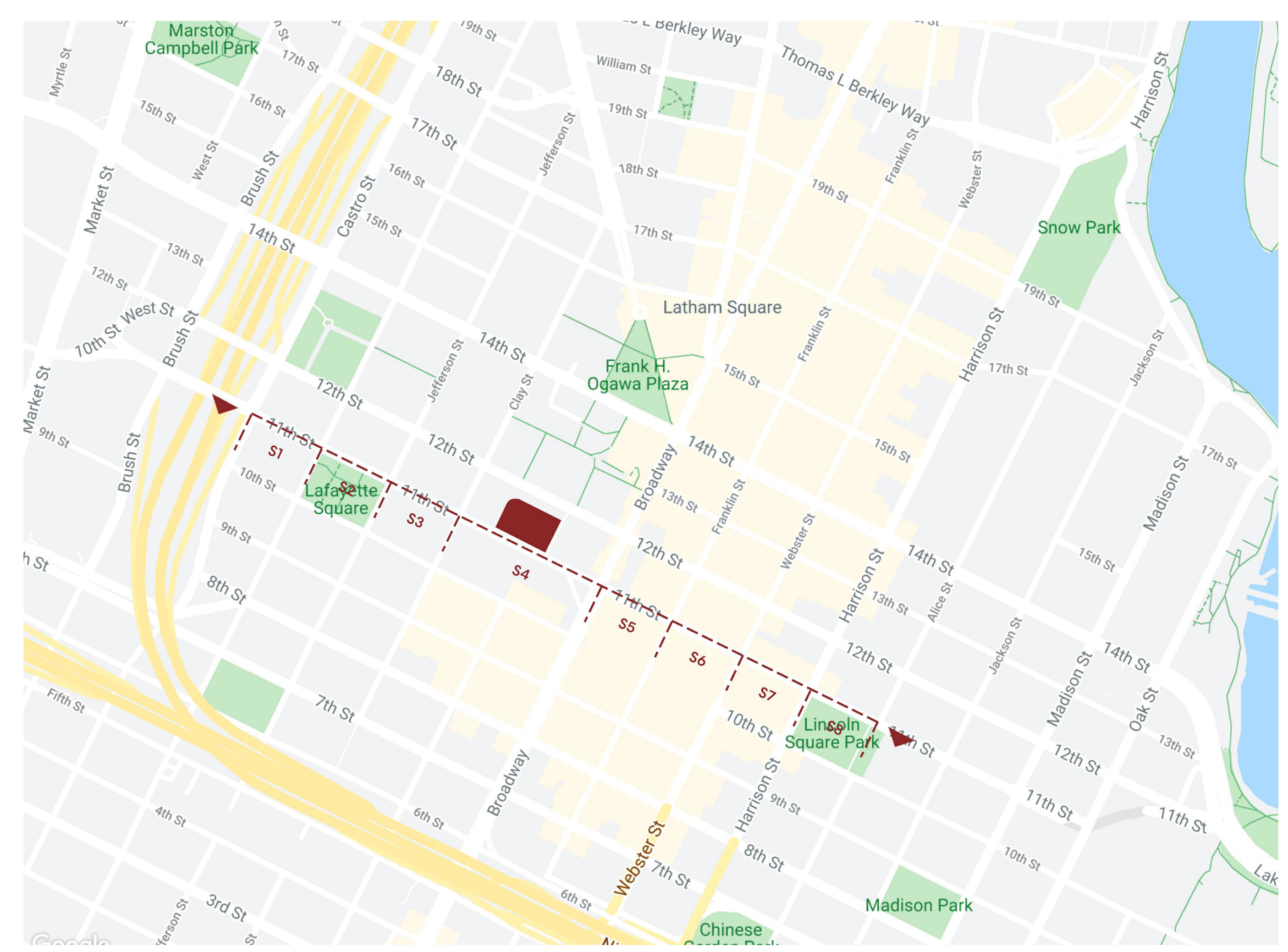
BROADWAY ST. CLAY ST. JEFFERSON ST.

S6 S5

WEBSTER ST. FRANKLIN ST. BROADWAY ST.

S8 S7

ALISON ST. HARRISON ST. WEBSTER ST.



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MARK	ISSUE	DATE

Job Number 492129.000

TITLE

SITE PHOTOS FACING SOUTH ON 11TH STREET

SHEET NUMBER

G00-04

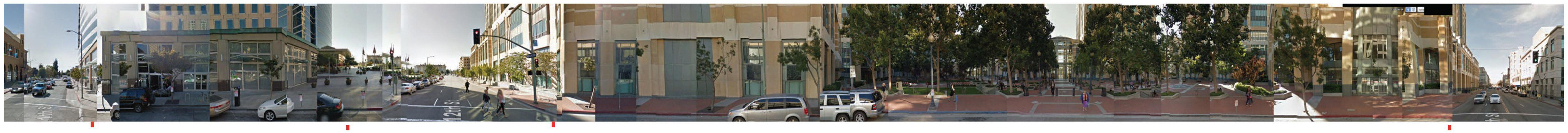
5/6/2022 12:56:37 PM Autodesk Docs://SMU Oakland Campus/ARCH_SMU_Oakland_CS.rvt

W1 W2

7TH ST. 8TH ST. 9TH ST.

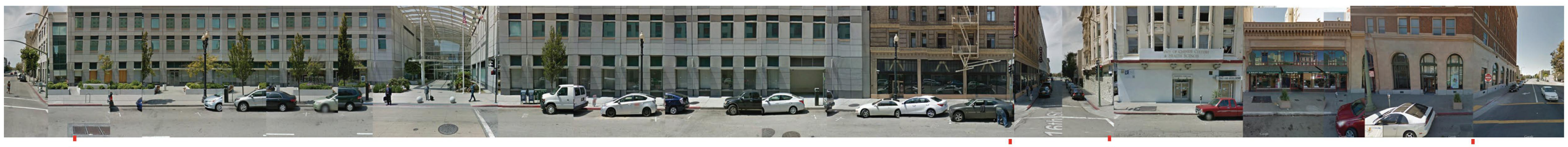
W3 W4

9TH ST. 10TH ST. 11TH ST.



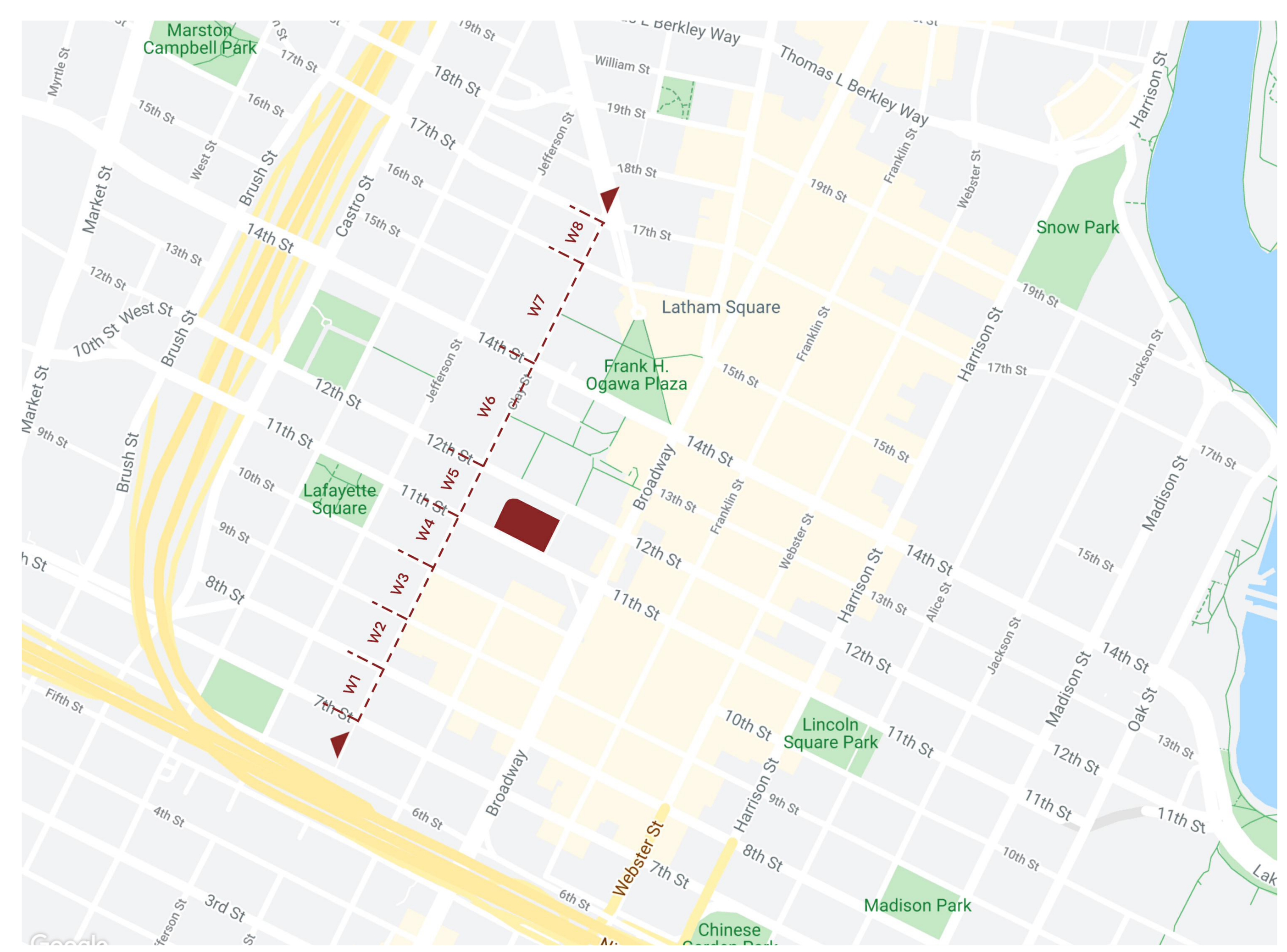
W5 W6

11TH ST. 12TH ST. 14TH ST.



W7 W8

14TH ST. 16TH ST. 17TH ST.



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Samuel Merritt University

CONDITIONAL USE PERMIT 5/6/2022

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE

Job Number 492129.000

TITLE

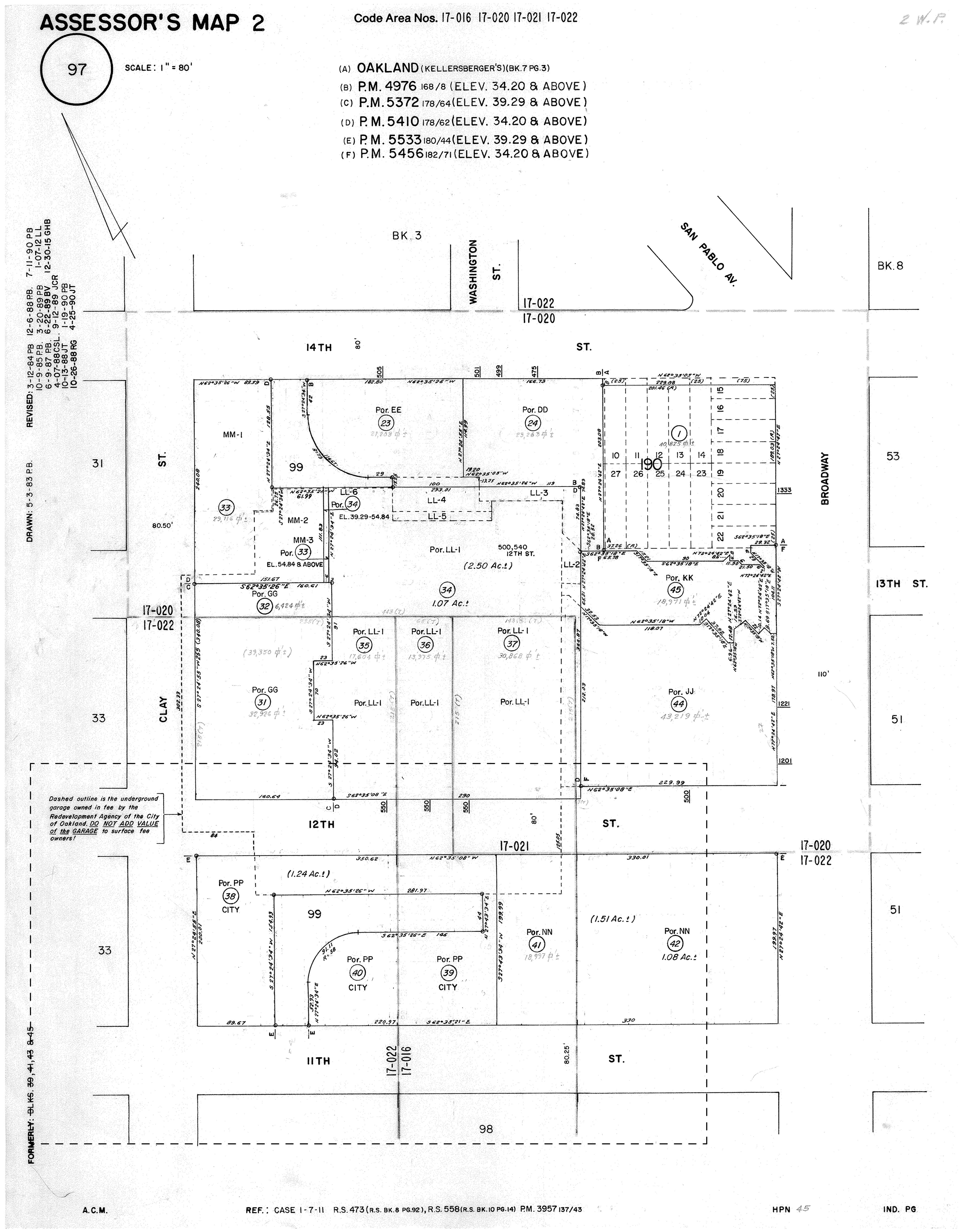
SITE PHOTOS FACING WEST ON CLAY STREET

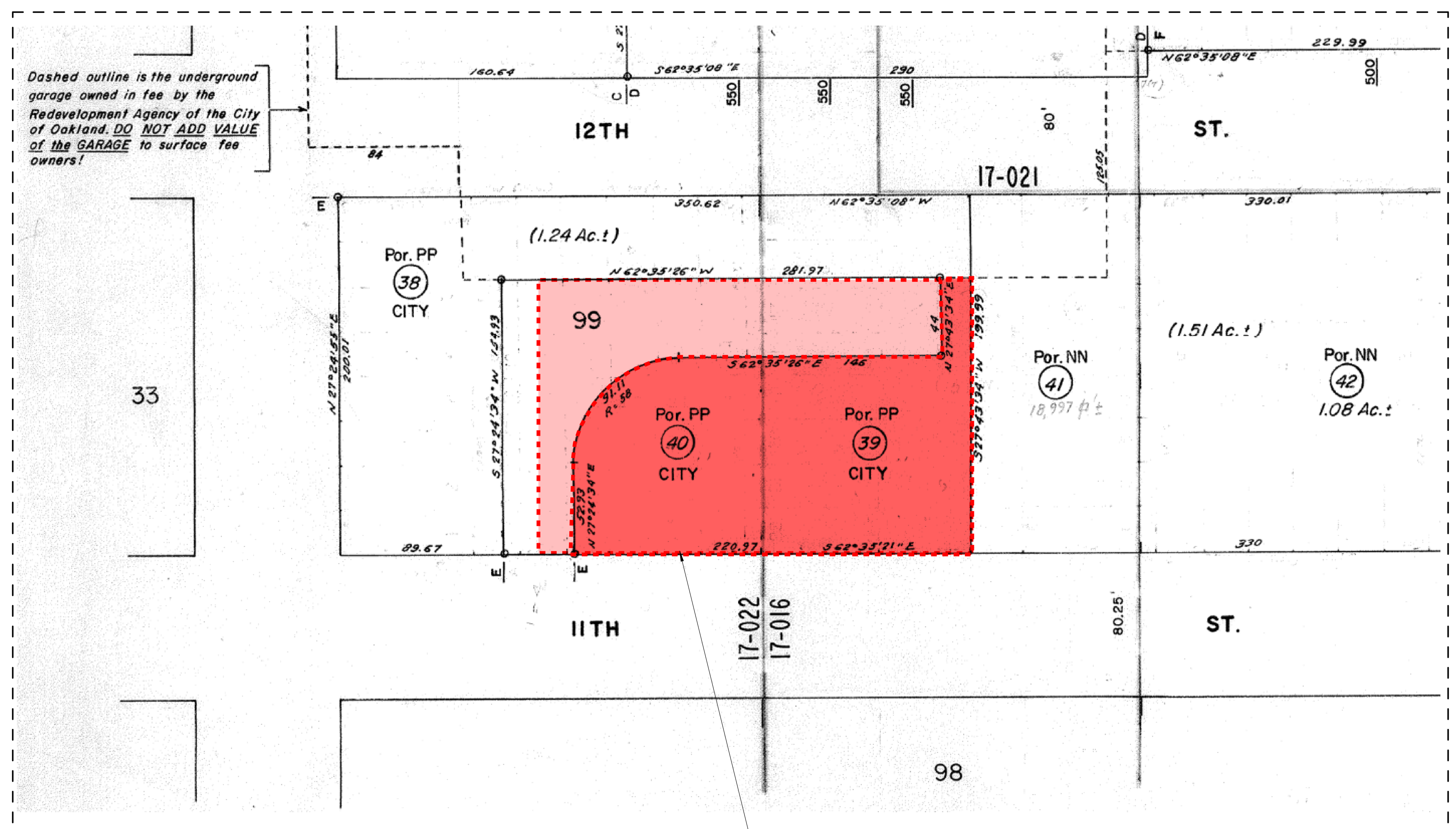
SHEET NUMBER

G00-05

5/6/2022 12:56:39 PM Autodesk Docs://SMU Oakland Campus/ARCH_SMU_Oakland_CS.rvt

For Assessment Use Only





PLOT BOUNDARY
LOT 2, PARCEL MAP 10430,
RECORDED 3/6/2018

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Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
perkinswill.com

CONSULTANTS

CIVIL
LUK AND ASSOCIATES
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PROJECT

SMU CITY CENTER
OAKLAND CAMPUS

Samuel Merritt University

CONDITIONAL USE PERMIT 5/6/2022

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
2	100% SCHEMATIC DESIGN	03.11.2022
1	50% SCHEMATIC DESIGN	11.05.2021

Job Number 492129.000

TITLE

ASSESSORS MAP

SHEET NUMBER

G00-06

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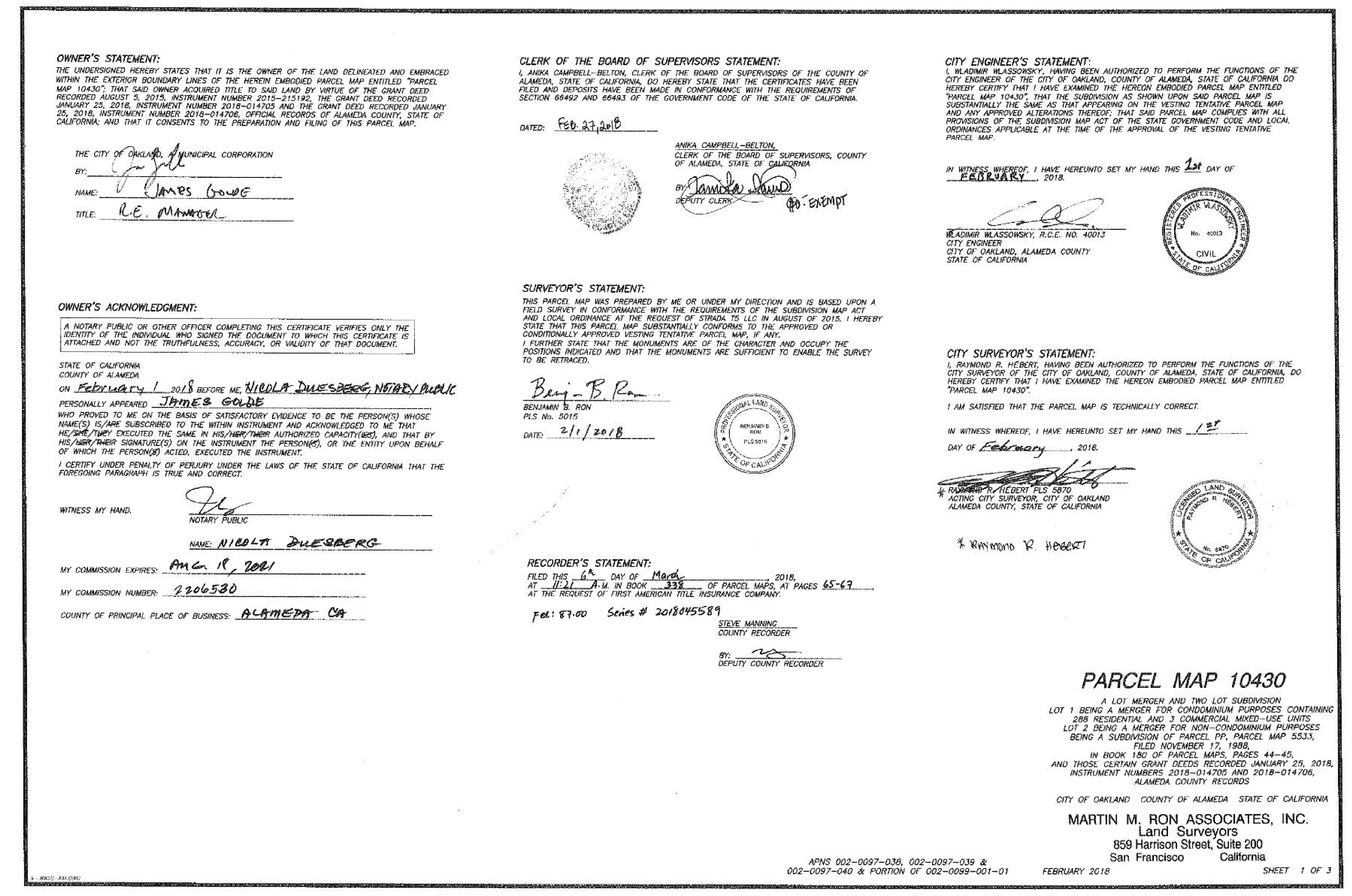


OWNER'S STATEMENT:
THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10430"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED AUGUST 5, 2015, INSTRUMENT NUMBER 2015-215192, THE GRANT DEED RECORDED JANUARY 25, 2018, INSTRUMENT NUMBER 2018-014705 AND THE GRANT DEED RECORDED JANUARY 25, 2018, INSTRUMENT NUMBER 2018-014706, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; AND THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

THE CITY OF OAKLAND, A MUNICIPAL CORPORATION
BY: ______
NAME: JAMES GOLDE
TITLE: R.E. MANAGER

OWNER'S ACKNOWLEDGMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF ALAMEDA
ON February 1 2018 BEFORE ME, NICOLA DUESBERG, NOTARY PUBLIC
PERSONALLY APPEARED JAMES GOLDE
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND. ______
NOTARY PUBLIC
NAME: NICOLA DUESBERG
MY COMMISSION EXPIRES: AUG 18, 2021
MY COMMISSION NUMBER: 2206530
COUNTY OF PRINCIPAL PLACE OF BUSINESS: ALAMEDA CA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:
I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: FEB 27, 2018

ANIKA CAMPBELL-BELTON,
CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
BY: ______ GO. EXEMPT
DEPUTY CLERK

SURVEYOR'S STATEMENT:
THIS PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STRADA T5 LLC IN AUGUST OF 2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE PARCEL MAP, IF ANY.
I FURTHER STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BENJAMIN B. RON
PLS No. 5015
DATE: 2/1/2018

RECORDER'S STATEMENT:
FILED THIS 6th DAY OF March, 2018,
AT 11:21 A.M. IN BOOK 338 OF PARCEL MAPS, AT PAGES 65-67,
AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY.
Fee: 87.00 Series # 2018045589
STEVE MANNING
COUNTY RECORDER
BY: ______
DEPUTY COUNTY RECORDER

CITY ENGINEER'S STATEMENT:
I, WLADIMIR WLASSOWSKY, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10430", THAT THE SUBDIVISION AS SHOWN UPON SAID PARCEL MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE VESTING TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID PARCEL MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE GOVERNMENT CODE AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE VESTING TENTATIVE PARCEL MAP.

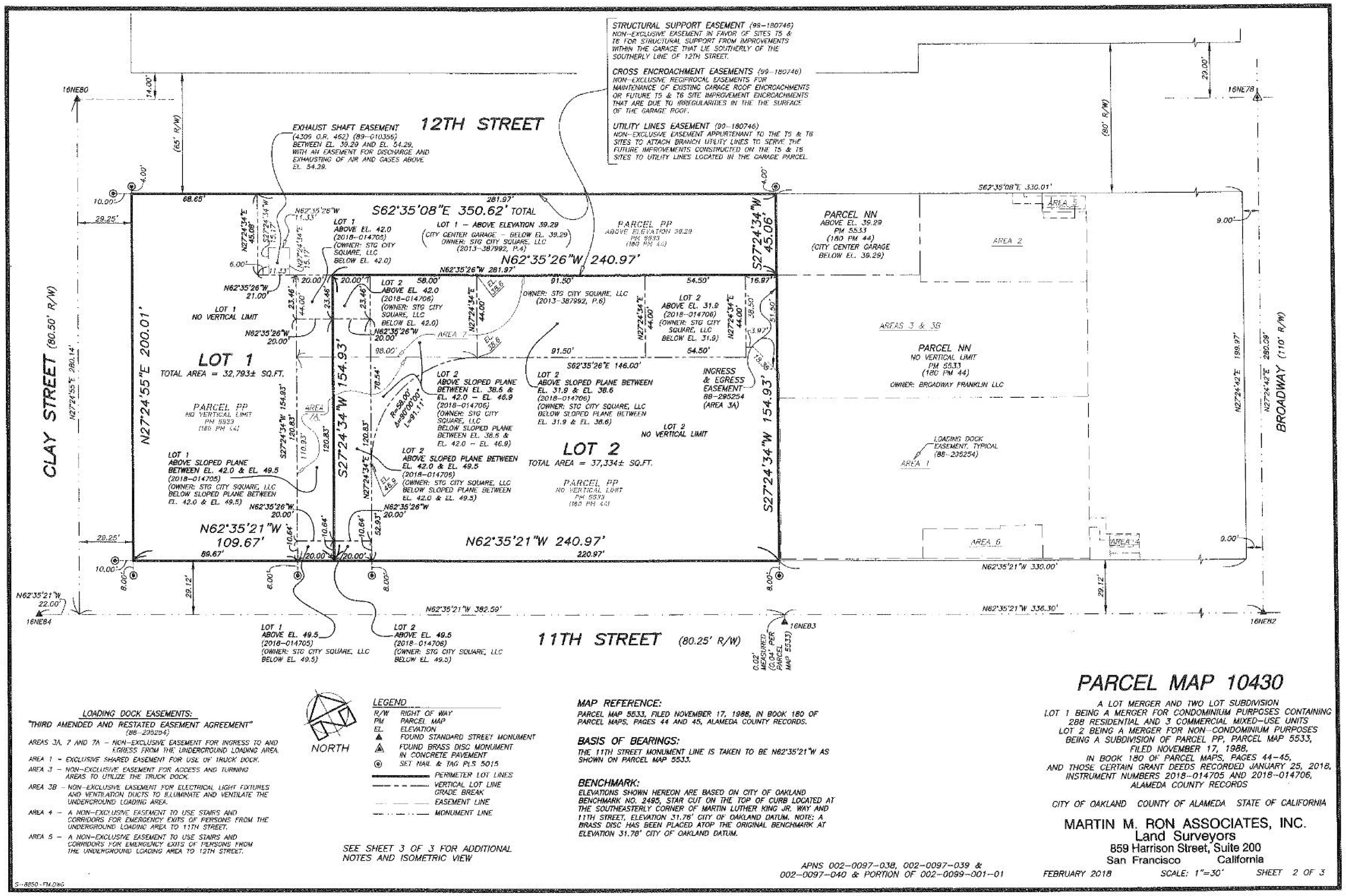
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 1st DAY OF FEBRUARY, 2018.

WLADIMIR WLASSOWSKY, R.C.E. NO. 40013
CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:
I, RAYMOND R. HEBERT, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10430".
I AM SATISFIED THAT THE PARCEL MAP IS TECHNICALLY CORRECT.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 1st DAY OF February, 2018.

* RAYMOND R. HEBERT PLS 5870
ACTING CITY SURVEYOR, CITY OF OAKLAND
ALAMEDA COUNTY, STATE OF CALIFORNIA
* RAYMOND R. HEBERT

PARCEL MAP 10430
A LOT MERGER AND TWO LOT SUBDIVISION
LOT 1 BEING A MERGER FOR CONDOMINIUM PURPOSES CONTAINING 288 RESIDENTIAL AND 3 COMMERCIAL MIXED-USE UNITS
LOT 2 BEING A MERGER FOR NON-CONDOMINIUM PURPOSES BEING A SUBDIVISION OF PARCEL PP, PARCEL MAP 5533, FILED NOVEMBER 17, 1988, IN BOOK 180 OF PARCEL MAPS, PAGES 44-45, AND THOSE CERTAIN GRANT DEEDS RECORDED JANUARY 25, 2018, INSTRUMENT NUMBERS 2018-014705 AND 2018-014706, ALAMEDA COUNTY RECORDS
CITY OF OAKLAND COUNTY OF ALAMEDA STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California
APNS 002-0097-038, 002-0097-039 & 002-0097-040 & PORTION OF 002-0099-001-01
FEBRUARY 2018
SHEET 1 OF 3



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OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE

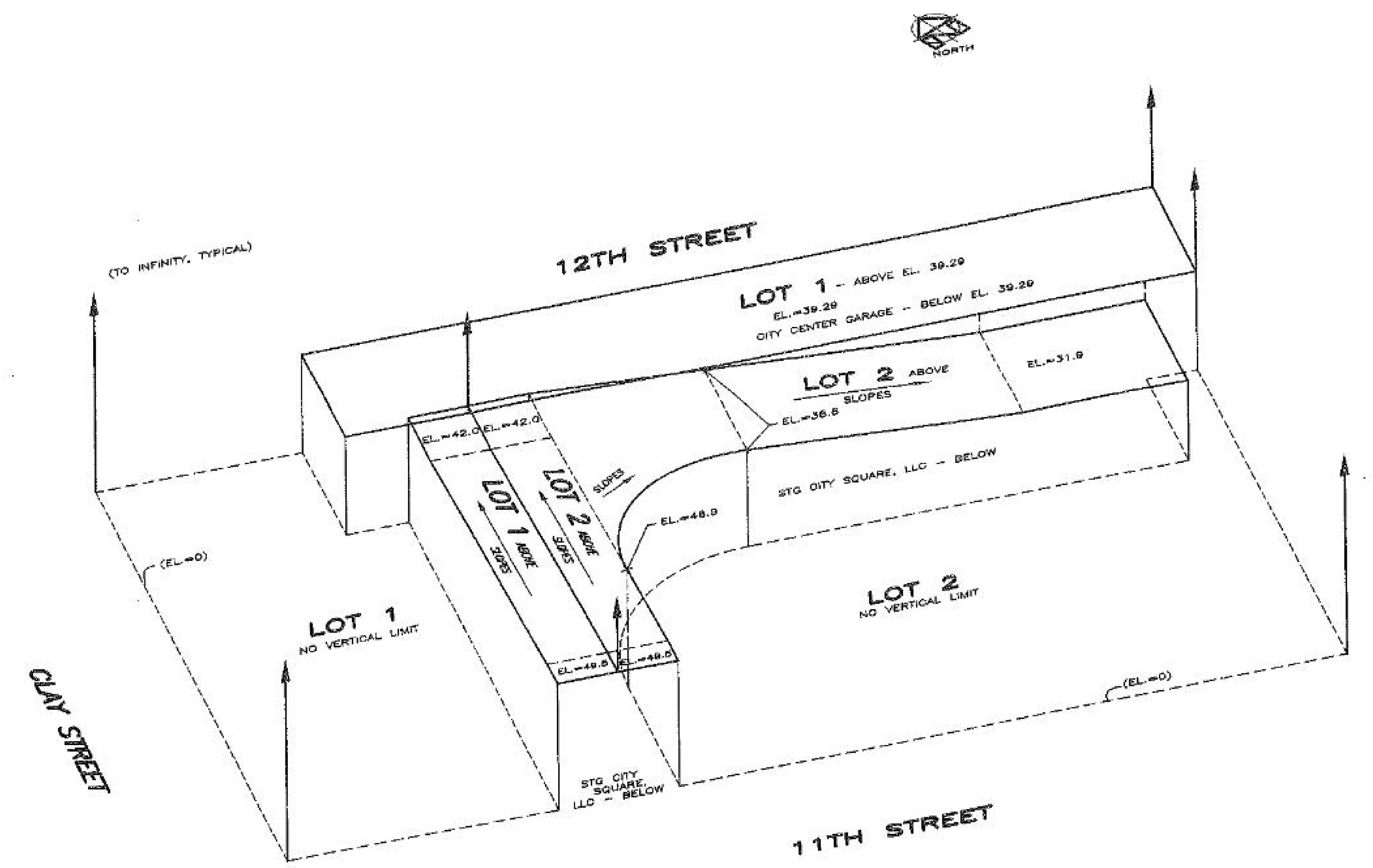
Job Number 492129.000

TITLE

PARCEL MAP

SHEET NUMBER

G00-07



THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

a) EXHAUST SHAFT EASEMENT AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 30, 1976 IN BOOK 4309, PAGE 462, OFFICIAL RECORDS. RE-GRANTED TO THE CITY OF OAKLAND BY THE CONVEYANCE RECORDED JANUARY 12, 1989, SERIES NO. 89-010356, OFFICIAL RECORDS.

b) PEDESTRIAN INGRESS AND EGRESS EASEMENT AS GRANTED IN THAT EASEMENT AGREEMENT RECORDED JANUARY 4, 1984, SERIES NO. 84-001541, OFFICIAL RECORDS. "FIRST AMENDMENT TO EASEMENT AGREEMENT (BART PEDESTRIAN ACCESS)" RECORDED NOVEMBER 17, 1988, SERIES NO. 88-295261, OFFICIAL RECORDS.

c) "THIRD AMENDED AND RESTATED EASEMENT AGREEMENT" RECORDED NOVEMBER 17, 1988, SERIAL NUMBER 88-295254, OFFICIAL RECORDS. MODIFIED BY THAT CERTAIN INSTRUMENT RECORDED MARCH 14, 1989, SERIAL NUMBER 89-070167, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED FEBRUARY 27, 2004 IN SERIAL NUMBER 2004-083973, OFFICIAL RECORDS.

d) "FIRST AMENDED AND FULLY RESTATED EXHAUST AND PUBLIC ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 17, 1988 IN SERIAL NUMBER 88-295262, OFFICIAL RECORDS.

e) "RECIPROCAL EASEMENT AGREEMENT" RECORDED NOVEMBER 17, 1988, SERIAL NUMBER 88-295265, OFFICIAL RECORDS.

f) "EASEMENT AGREEMENT (1111 ASSOCIATES TO AGENCY)" RECORDED NOVEMBER 17, 1988, SERIAL NUMBER 88-295266, OFFICIAL RECORDS.

g) "EASEMENT AGREEMENT (T5 AND T6 SITES)" RECORDED MAY 10, 1999, SERIAL NUMBER 99-180746, OFFICIAL RECORDS.

NOTES:

a) LOT 1: THE AIRSPACE PARCEL GRANTED TO THE CITY OF OAKLAND PER INSTRUMENT NUMBER 2018-014705 IS BEING MERGED PER THIS THIS PARCEL MAP WITH A PORTION OF PARCEL PP AS SHOWN ON PARCEL MAP 5533.

b) LOT 2: THE AIRSPACE PARCEL GRANTED TO THE CITY OF OAKLAND PER INSTRUMENT NUMBER 2018-014706 IS BEING MERGED PER THIS THIS PARCEL MAP WITH A PORTION OF PARCEL PP AS SHOWN ON PARCEL MAP 5533.

ISOMETRIC VIEW OF AIRSPACE PORTIONS OF LOTS 1 & 2

SEE PLAN VIEW ON SHEET 2 OF 3 FOR LOT DIMENSIONS.

LEGEND
EL. ELEVATION

PARCEL MAP 10430

A LOT MERGER AND TWO LOT SUBDIVISION
LOT 1 BEING A MERGER FOR CONDOMINIUM PURPOSES CONTAINING 288 RESIDENTIAL AND 3 COMMERCIAL MIXED-USE UNITS
LOT 2 BEING A MERGER FOR NON-CONDOMINIUM PURPOSES
BEING A SUBDIVISION OF PARCEL PP, PARCEL MAP 5533, FILED NOVEMBER 17, 1988, IN BOOK 180 OF PARCEL MAPS, PAGES 44-45, AND THOSE CERTAIN GRANT DEEDS RECORDED JANUARY 25, 2018, INSTRUMENT NUMBERS 2018-014705 AND 2018-014706, ALAMEDA COUNTY RECORDS

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FEBRUARY 2018

SHEET 3 OF 3

5-8850-PM-C30-G0.DWG

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2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
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Samuel Merritt University

KEYPLAN

ISSUE CHART

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MARK	ISSUE	DATE

Job Number 492129.000

TITLE

PARCEL MAP

SHEET NUMBER

G00-08

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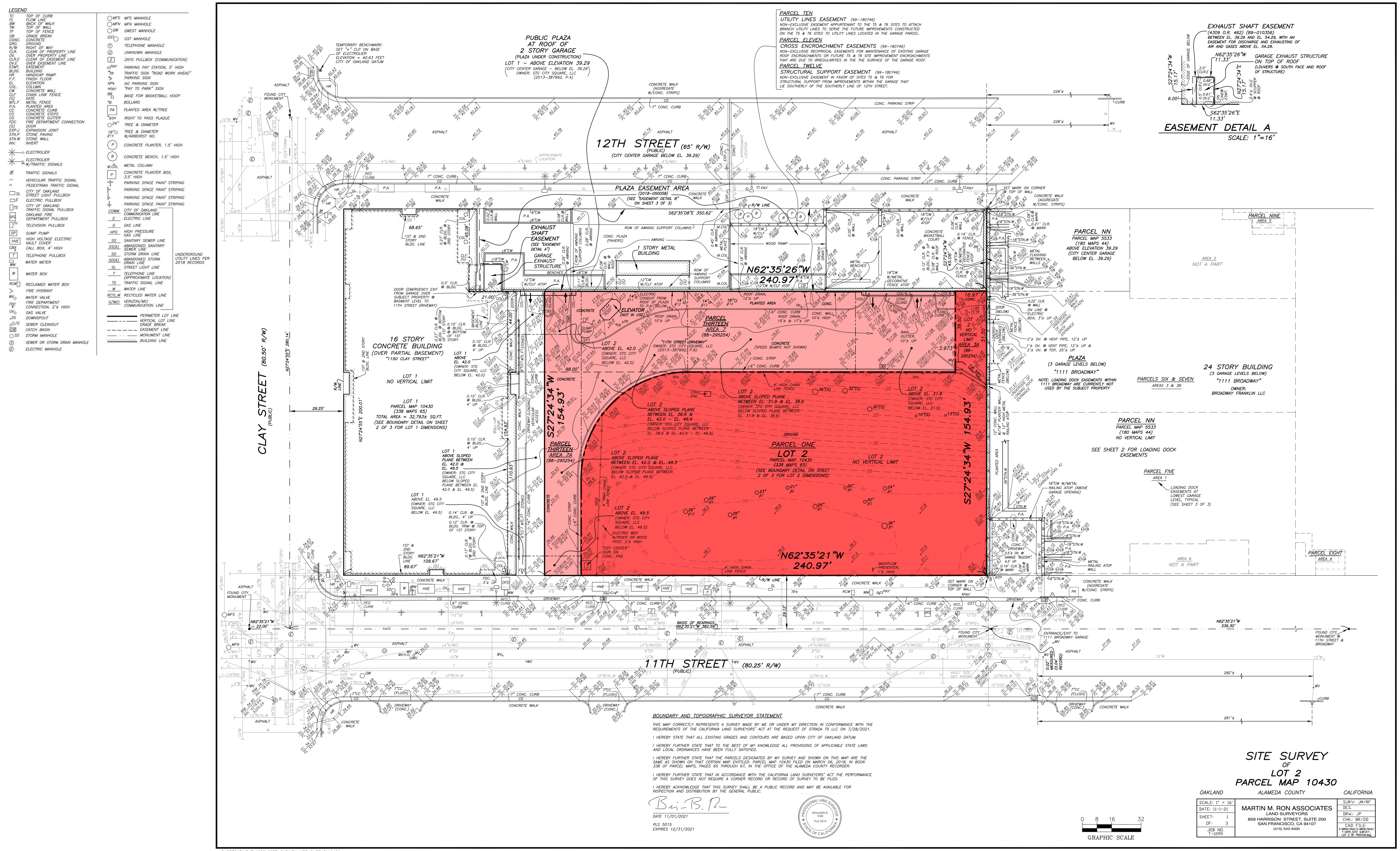

NOTE: FULL SIZE SURVEY WITH WET STAMP AND SIGNATURE WILL BE PROVIDED SEPARATELY.

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MARK	ISSUE	DATE
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1	50% SCHEMATIC DESIGN	11.05.2021

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TITLE

SITE SURVEY

SHEET NUMBER

G00-09

OAKLAND PLANNING CODE SUMMARY/ COMPLIANCE

GENERAL ZONING INFORMATION:	
SITE	T5
APN NUMBER	LOT 2 (FINAL PARCEL MAP 10430; 2-97-39, 2-97-40) & LOT 1 (2-97-38)
LOT AREA	37,334 SF (LOT 2)
ZONING DISTRICT	CBD-C (CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL ZONE), HEIGHT AREA 6 (NO LIMIT)
PROPOSED USE	EXTENSIVE IMPACT CIVIC ACTIVITIES : UNIVERSITY

HEIGHT/ BULK/ INTENSITY AREA

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
MAXIMUM HEIGHT:				
TABLE 17.58.04	BASE HEIGHT	85'	77'-11"	SEE 3/G00-12
TABLE 17.58.04	HEIGHT LIMIT AFTER BASE HEIGHT	NA	92'-6"	SEE 3/G00-12
	BUILDING HEIGHT	NO LIMIT	BUILDING HEIGHT: 170'-5" BUILDING HEIGHT: 150'-5"	MEASURED TO TOP OF PENTHOUSE. MEASURED TO TOP OF ROOF SLAB.
MAXIMUM LOT COVERAGE:				
TABLE 17.58.04	BASE AREA AND MAX. LOT COVERAGE	24,538 SF MAX, 100% OF LOT AREA	AVERAGE BASE LOT COVERAGE: 70.3% OF LOT AREA PER STORY	SEE LOT COVERAGE ANALYSIS ON G00-13. SEE AIR RIGHTS ON SHEET G00-07.
TABLE 17.58.04	ABOVE BASE AVERAGE PER STORY MAX. LOT COVERAGE	75% OF LOT AREA	AVERAGE LOT COVERAGE ABOVE BASE: 62.6% OF LOT AREA PER STORY	SEE LOT COVERAGE ANALYSIS ON G00-13. SEE AIR RIGHTS ON SHEET G00-07 AND IN TOWER REGULATIONS BELOW.
TOWER REGULATIONS:				
TABLE 17.58.04	MAX. AVERAGE AREA OF FLOOR PLATES	25,000 SF	21,832 SF TOWER AVG. FLOOR AREA: 109,159 SF/5 = 21,832 SF	
TABLE 17.58.04	ABOVE BASE TOWER LENGTH	195'-0"	218-9"	VARIANCE: WAIVER OR REDUCTION OF YARD AND OTHER DIMENSIONAL REQUIREMENTS. SEE DIAGRAMS ON G00-11.
TABLE 17.58.04	ABOVE BASE TOWER DIAGONAL	235'-0"	236'-7"	
TABLE 17.58.04	MINIMUM DISTANCE BETWEEN TOWERS	40 '-0"	COMPLY, 40'-0" PROVIDED	

TOWER GROSS FLOOR AREA

Level	Area
LEVEL 10	19250 SF
LEVEL 09	22613 SF
LEVEL 08	22613 SF
LEVEL 07	22612 SF
LEVEL 06	21601 SF
Not Placed	0 SF
	108688 SF

SETBACKS:

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
TABLE 17.58.03	MINIMUM/ MAXIMUM SETBACKS			
		MINIMUM FRONT: 0 FT	COMPLY	
		MAXIMUM FRONT AND STREET SIDE FOR FIRST STORY: 5 FT	COMPLY	
		MAXIMUM FRONT AND STREET SIDE FOR SECOND AND THIRD STORIES OR 35 FT, WHATEVER IS LOWER: 5 FT	COMPLY	
		MINIMUM INTERIOR SIDE: 0 FT	NA	
		MINIMUM CORNER SIDE: 0 FT	NA	
		REAR: 0 FT	NA	

FAR

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
TABLE 17.58.04	FLOOR AREA RATIO:	1:20 ALLOWABLE AREA: 20 X 24,538 = 490,760 SF	(see table below)	GROSS PLANNING AREA EXCLUDES SHAFTS FOR EGRESS STAIRS, MECHANICAL, AND ELEVATORS AND DOES NOT INCLUDE LOADING, OFF STREET PARKING AND MANUVERING AISLES (ALLOWABLE EXCLUSIONS).

FLOOR PLATE		EXCLUSIONS	GROSS FLOOR AREA
LEVEL 10	24098 SF	4847 SF	19250 SF
LEVEL 09	24080 SF	1468 SF	22613 SF
LEVEL 08	24080 SF	1468 SF	22613 SF
LEVEL 07	24080 SF	1468 SF	22612 SF
LEVEL 06	23956 SF	2355 SF	21601 SF
LEVEL 05	24025 SF	1468 SF	22557 SF
LEVEL 04	23802 SF	1263 SF	22539 SF
LEVEL 03	23468 SF	1490 SF	21977 SF
LEVEL 02	21513 SF	2414 SF	19099 SF
LEVEL 01	22945 SF	1244 SF	21701 SF
B1 LEVEL	22809 SF	1741 SF	21067 SF
Not Placed	0 SF	21227 SF	0 SF
	258856 SF		237629 SF

PARKING:

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
17.116.070	OFF-STREET PARKING SPACES REQUIRED	NOT REQUIRED PER PLANNING CODE SECTION 17.116.070 - OFF-STREET PARKING - CIVIC ACTIVITIES TABLE CATEGORY " G. EXTENSIVE IMPACT: COLLEGES AND UNIVERSITIES"	NO PARKING PROVIDED	

BICYCLE PARKING:

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
17.117.100	LONG TERM BICYCLE PARKING SPACES:	1 SPACE PER EACH 10 EMPLOYEES PLUS 1 SPACE FOR EACH 10 STUDENTS OF PLANNED CAPACITY; OR 1 SPACE FOR EACH 20,000 SF OF FLOOR AREA, WHICHEVER IS GREATER. 1. PLANNED CAPACITY (@ 71% FOR EMPLOYEE AND @41% FOR STUDENT) : NUMBER OF EMPLOYEES: 566 X 0.71 = 402 NUMBER OF STUDENTS: 1375 X 0.41 = 564 EMPLOYEE REQ. BIKE SPACES: 402/10= 41 STUDENT REQ. BIKE SPACES: 564/10 = 57 TOTAL: 98 2. BASED ON FLOOR AREA: 238,547 SF/ 20,000 = 12 SPACES REQUIRED: 98.	98 SPACES PROVIDED	SEE A10-00 AND A40-01.
17.117.100	SHORT TERM BICYCLE PARKING SPACES:	1 SPACE PER EACH 10 STUDENTS OF PLANNED CAPACITY 1. PLANNED CAPACITY (@ 41%) : NUMBER OF STUDENTS: 1375 X 0.41 = 564 STUDENT REQ. BIKE SPACES: 564/10 = 57 TOTAL: 57	64 SPACES PROVIDED	SEE L1-01

LOADING:

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
17.116.130	REQUIRED OFF-STREET LOADING SPACES:	TWO (2) BERTHS WHEN OCCUPYING FLOOR IS AT 150,000 SF - 299,999 SF.	TWO (2) BERTHS	SEE A10-00
17.116.220	BERTH DIMENSIONS:	33' LONG X 12' WIDE, 14 FT HIGH	33' LONG X 12' WIDE, 14 FT HIGH	SEE A10-00
	LOCATIONS:			
TABLE 17.58.03 ADDITIONAL REQ. B.4	ACCESS TO PARKING / LOADING SHALL NOT BE FROM PRINCIPAL STREET	NO ACCESS FROM 12TH STREET OR CLAY STREET.	ACCESS IS FROM DRIVEWAY OFF 11TH STREET VIA EXISTING GARAGE ACCESS ROAD.	

GROUND FLOOR:

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
TABLE 17.58.03 & ADDITIONAL REQ. B.6	TRANSPARENCY:	11 TH STREET AND 12 TH STREET: 55% FOR FACADE FACING PRINCIPAL STREET. ALL OTHER STREETS FACING FACADES: ONE-HALF OF THE STANDARD FACADE FACING PRINCIPAL STREET.	11TH ST FACADE LENGTH: 218'-9" FACADE LENGTH WITH VISION GLASS: 136'-4" TRANSPARENCY: 62.3% 12TH ST FACADE LENGTH: 218'-0". FACADE LENGTH WITH VISION GLASS: 207'-5" TRANSPARENCY: 95.1%	
TABLE 17.58.03	GROUND FLOOR HEIGHT:	15'-0"	18'-0"	
TABLE 17.58.03 ADDITIONAL REQ. B.3	ACTIVE SPACE:	LOCKER AREA, MECH. ROOMS, AND OTHER NON-ACTIVE USE SPACES SHALL NOT BE LOCATED WITHIN 30 FT FROM THE FRONT OF THE GROUND FLOOR OF THE PRINCIPAL BUILDING EXCEPT FOR INCIDENTAL ENTRANCE TO SUCH ACTIVITIES ELSEWHERE IN THE BUILDING.		

RECYCLING SPACE ALLOCATION:

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
TABLE 17.118.030	RECYCLING SPACE ALLOCATION	2 CUBIC FT STORAGE PER 1000 SF OF GROSS BUILDING FOOTAGE BUILDING GSF: 226,112 GSF STORAGE REQUIREMENT: 2 (226,195/ 1000) = 453 CUBIC FT	ONE 3 CUBIC YARD (CY) COMPACTED CONTAINER PROVIDED (COMPACTION RATE 4:1). 1 CY = 81 CUBIC FT. 3 CY COMPACTED CONTAINER VOLUME = 81 FT X 3 = 243 CUBIC FT STORAGE CAPACITY. HENCE, TWO 3 CY COMPACTED CONTAINER REQUIRED. CONTAINER TO BE COLLECTED TWICE WEEKLY.	SEE COMPACTORS IN TRASH/ RECYCLING ROOM LOCATED AT BASEMENT LEVEL, SEE A10-00.

SUSTAINABILITY :

PLANNING CODE REQUIREMENT		SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN	NOTES:
TABLE 18.02.100 COMPLIANCE STANDARDS TABLE EFFECTIVE JAN 1,2011.	3.C NON-RESIDENTIAL NEW CONSTRUCTION: NON-RESIDENTIAL PROJECTS OVER 25,000 SQ.FT OF TOTAL FLOOR AREA	COMPLETED CHECKLIST; LEED SILVER POINT REQUIREMENT; GREEN BUILDING CERTIFICATION.	SEE G00-30 - LEED CHECKLIST.	

EXTENT OF ENCROACHMENT :
12.08.100 EXTENT OF ENCORACHMENT: MAJOR ENCROACHMENT INTO PUBLIC RIGHT OF WAY SHALL IN THE SIDEWALK AREA HAVE A MIN. HEIGHT OF OF 12 INCHES AND NO PORTION SHALL PROJECT BEYOND BASE PROJECTION OF THE ENCROACHMENT UNLESS AT A HEIGHT OF EIGHT FEET OR MORE ABOVE SIDEWALK. THERE SHOULD BE CLEAR COLOR DIFFERENTIATION BETWEEN SIDEWALK PAVING AND OBJECTS PLACED OR INSTALLED IN THE SIDEWALK AREA.

PUBLIC ART REQUIREMENT FOR PRIVATE DEVELOPMENT :
15.78.070A NON RESIDENTIAL BUILDING DEVELOPMENT: DEVOTE 1% AN AMOUNT NOT LESS THAN ONE PERCENT (1%) OF BUILDING DEVELOPMENT COSTS FOR ACQUISITION AND INSTALLATION OF FREELY ACCESSIBLE ART ON THE DEVELOPMENT SITE OR ADJACENT RIGHT-OF-WAY (WITHIN ONE-FOURTH (1/4) MILE).

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KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
2	100% SCHEMATIC DESIGN	03.11.2022
1	50% SCHEMATIC DESIGN	11.05.2021

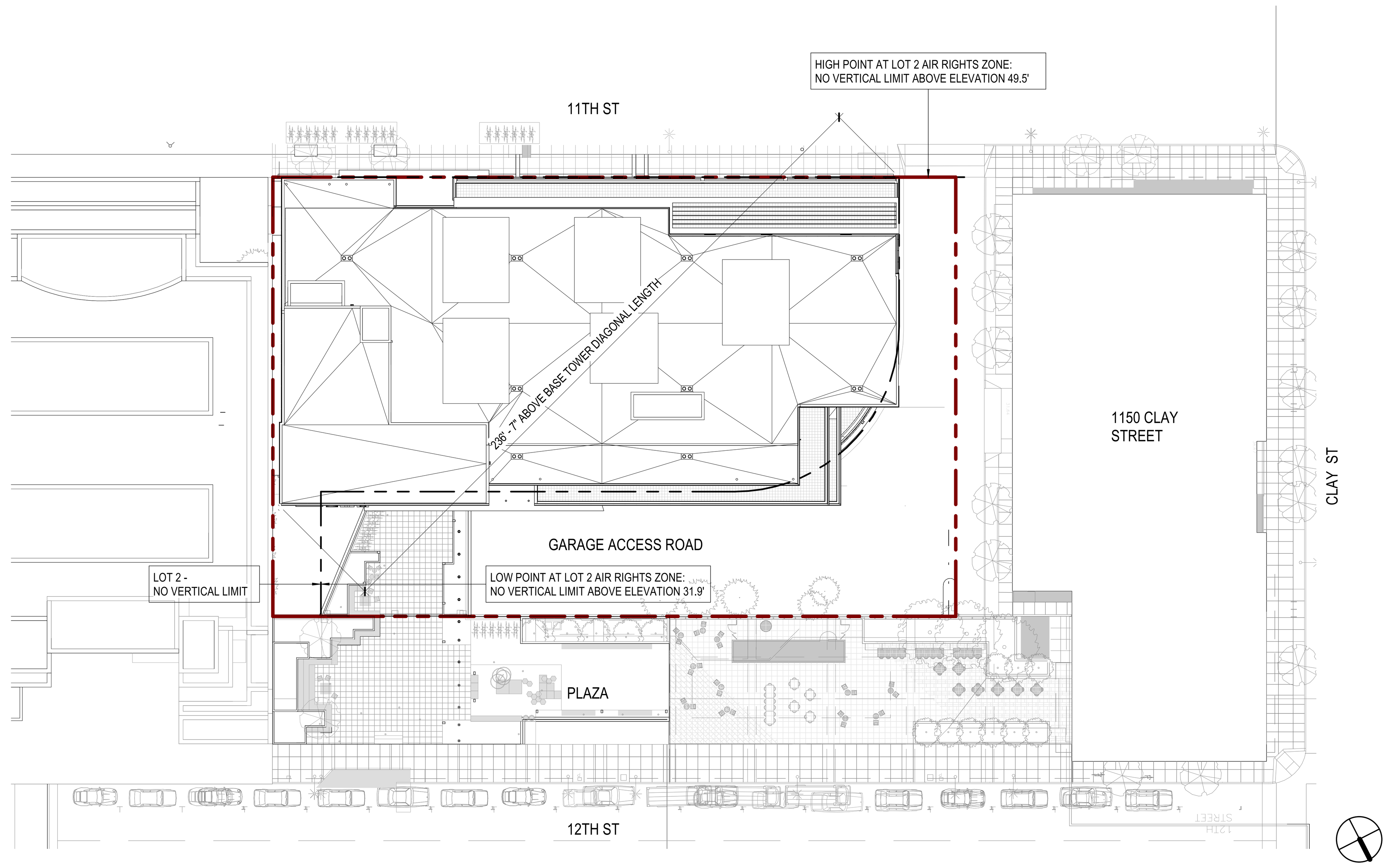
Job Number 492129.000

TITLE

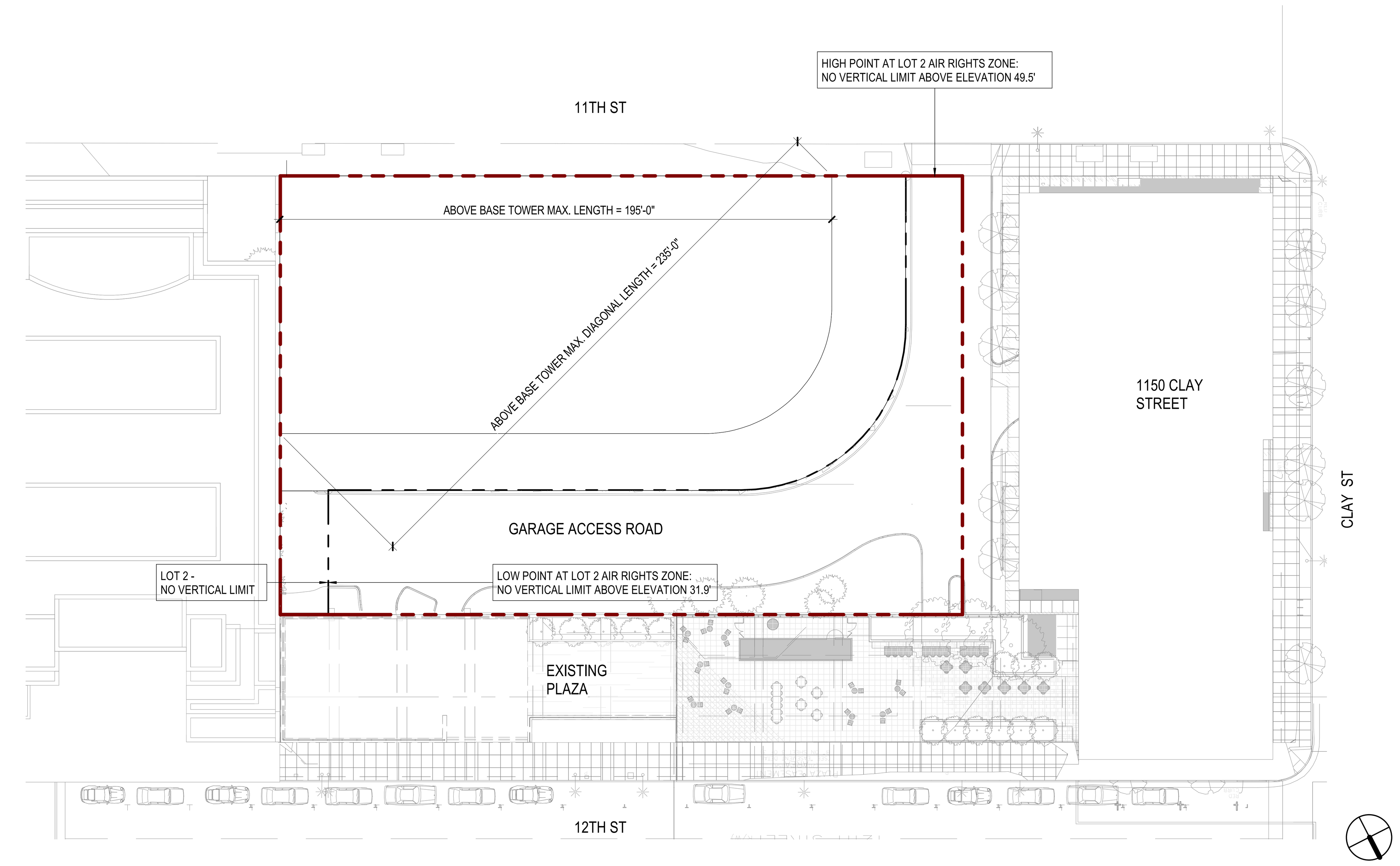
PLANNING CODE COMPLIANCE SUMMARY

SHEET NUMBER

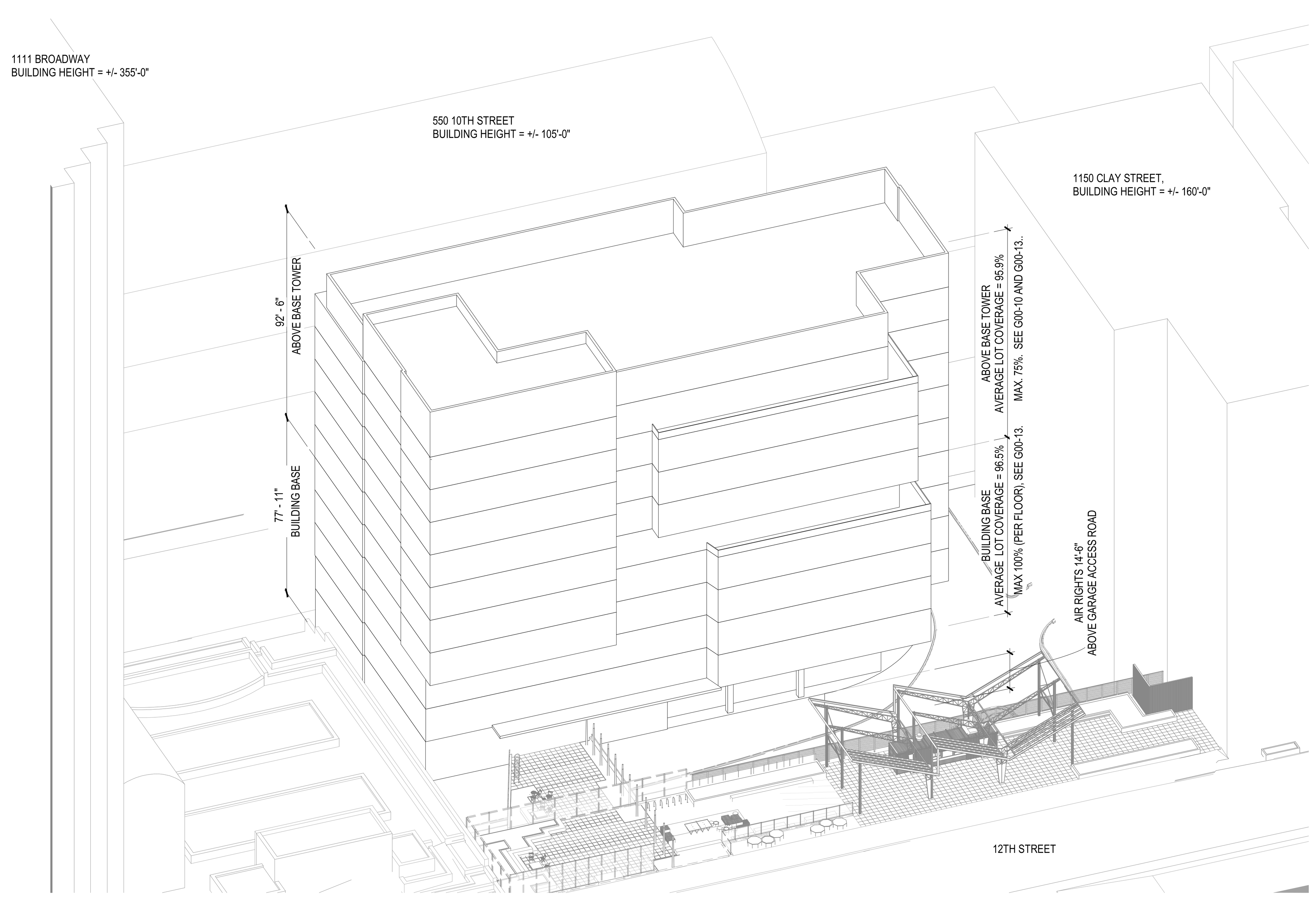
G00-10



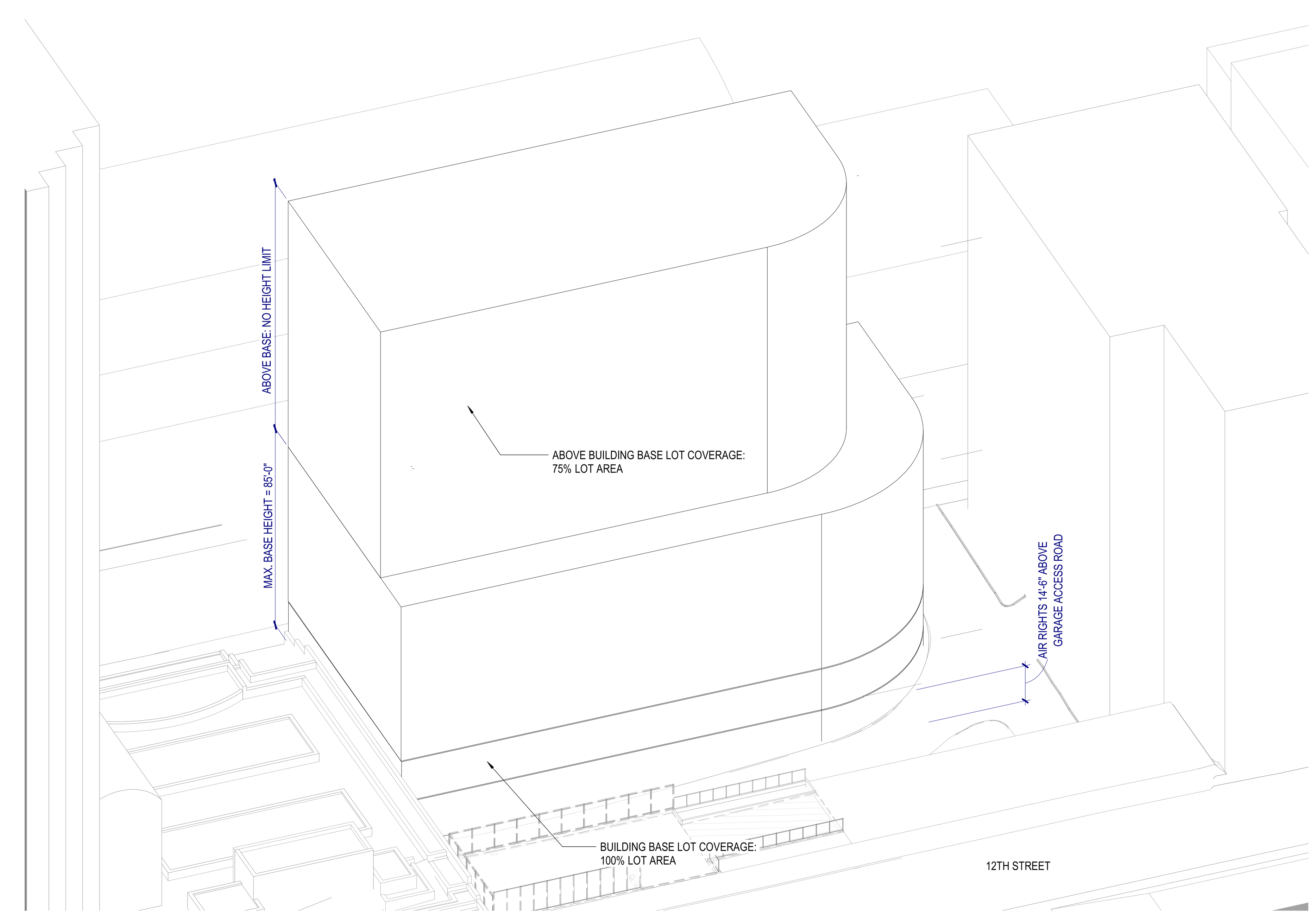
4 MASSING - PROPOSED ROOF PLAN



3 MASSING - PLANNING MAXIMUM ROOF PLAN



2 MASSING - PROPOSED



1 MASSING - PLANNING MAXIMUM

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1	50% SCHEMATIC DESIGN	11.05.2021

Job Number 492129.000

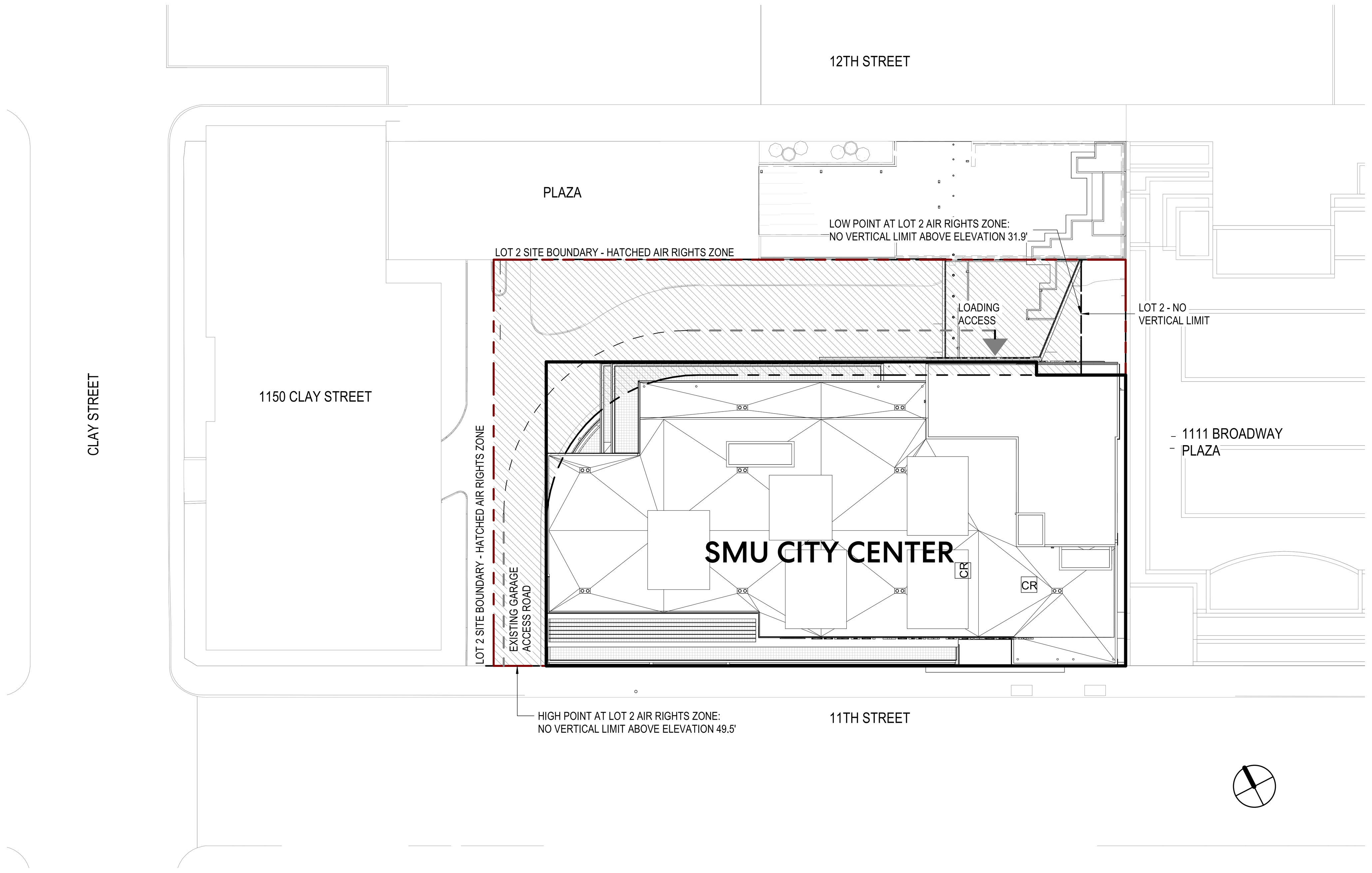
TITLE

MASSING

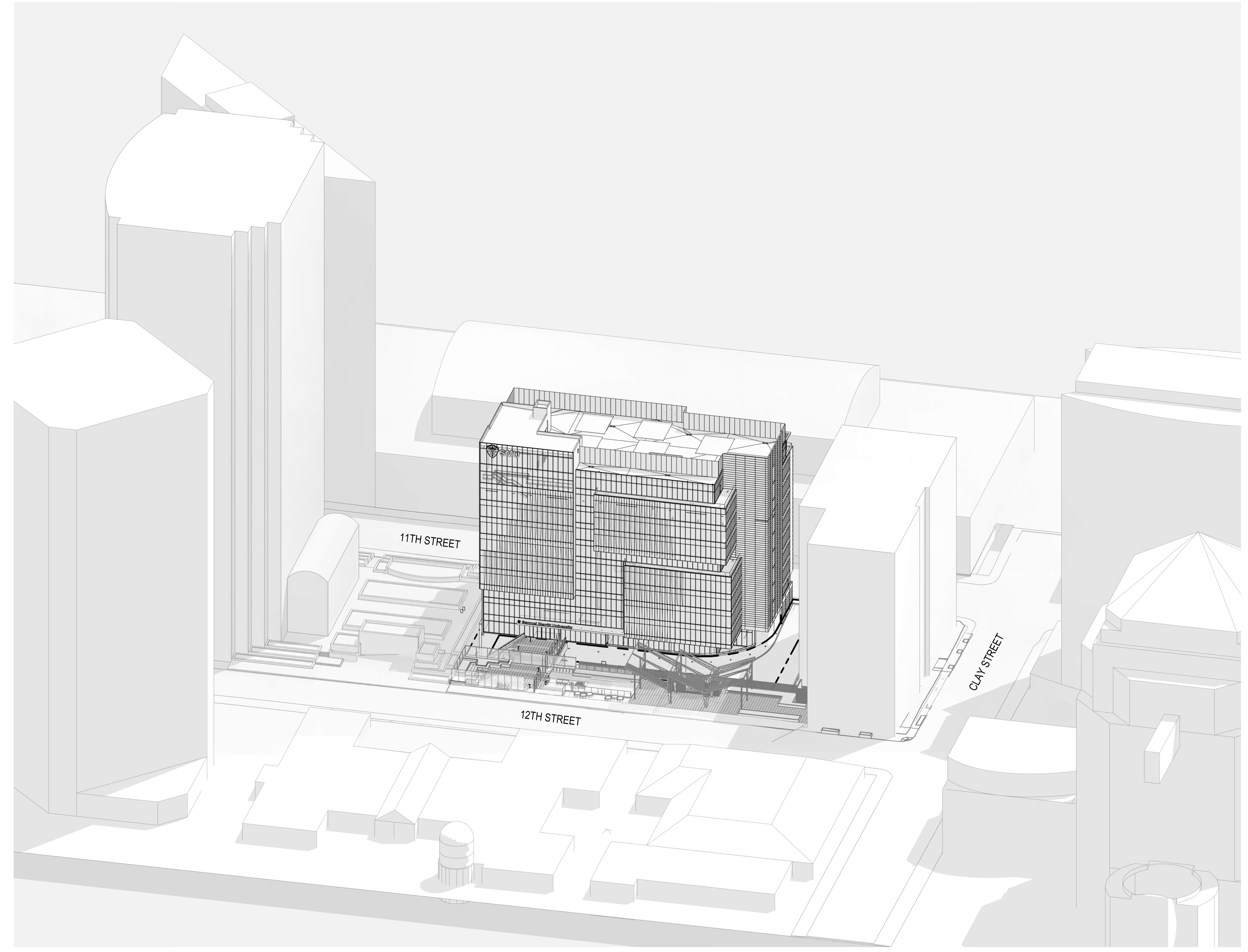
SHEET NUMBER

G00-11

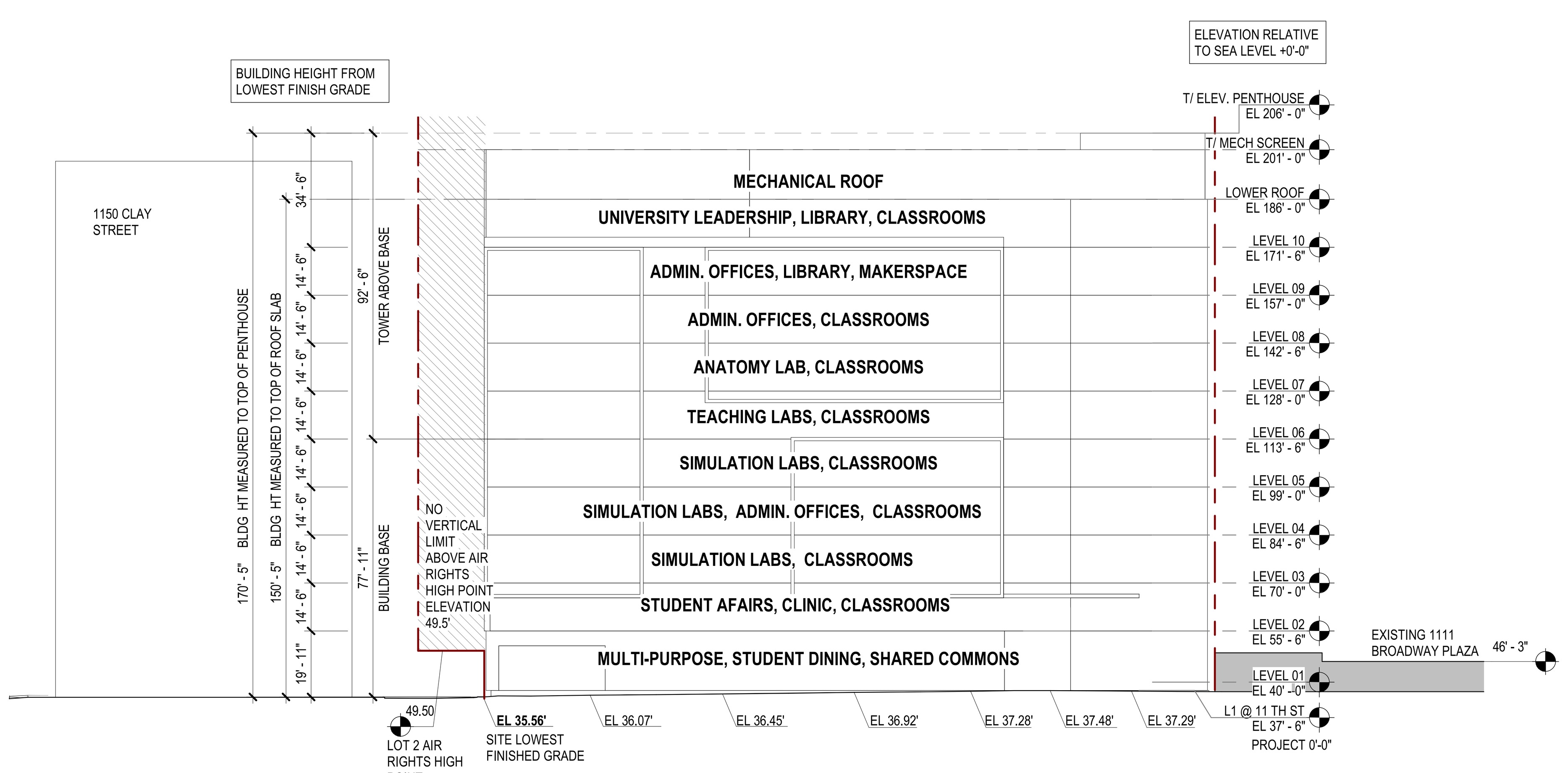
5/6/2022 12:56:59 PM Autodesk Docs://SMU Oakland Campus/ARCH_SMU_Oakland_C3.rvt



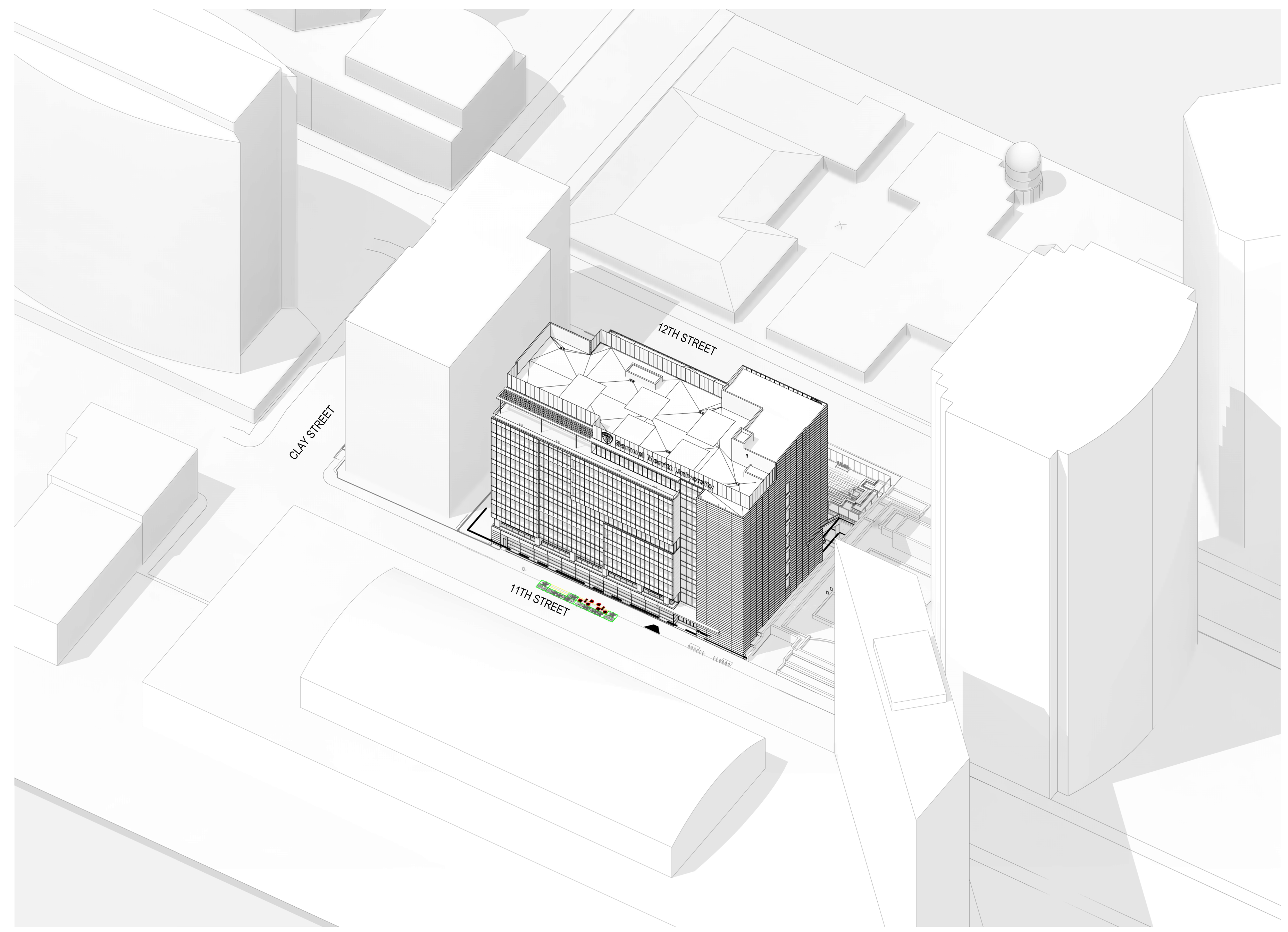
4 SITE PLAN
1/32" = 1'-0"



2 AERIAL VIEW LOOKING SOUTH



3 BUILDING SCHEMATIC ELEVATION
1/32" = 1'-0"



1 AERIAL VIEW LOOKING NORTH

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TITLE

MASSING

SHEET NUMBER

G00-12

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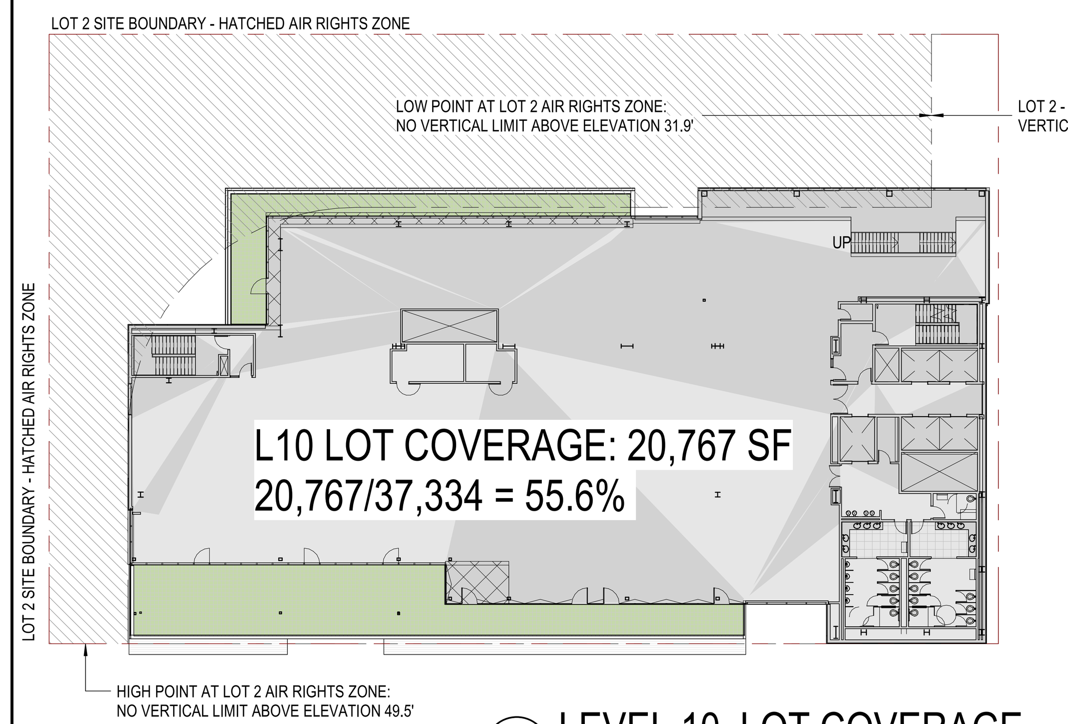
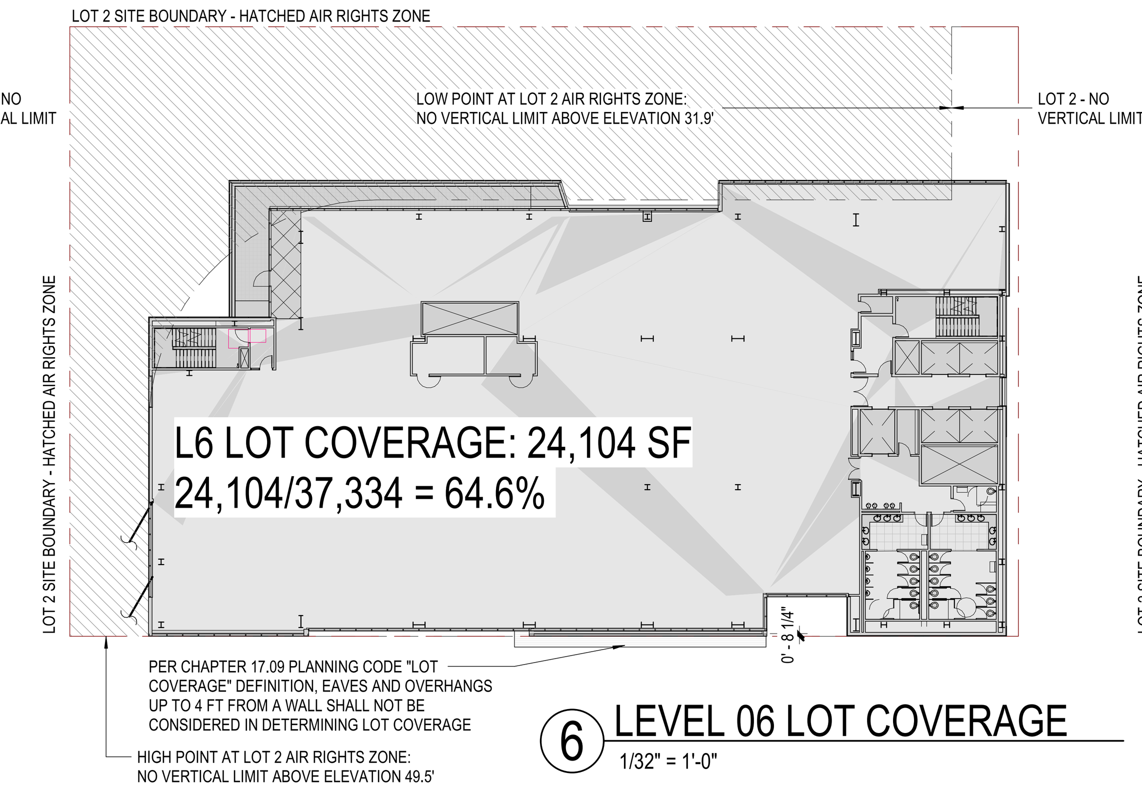
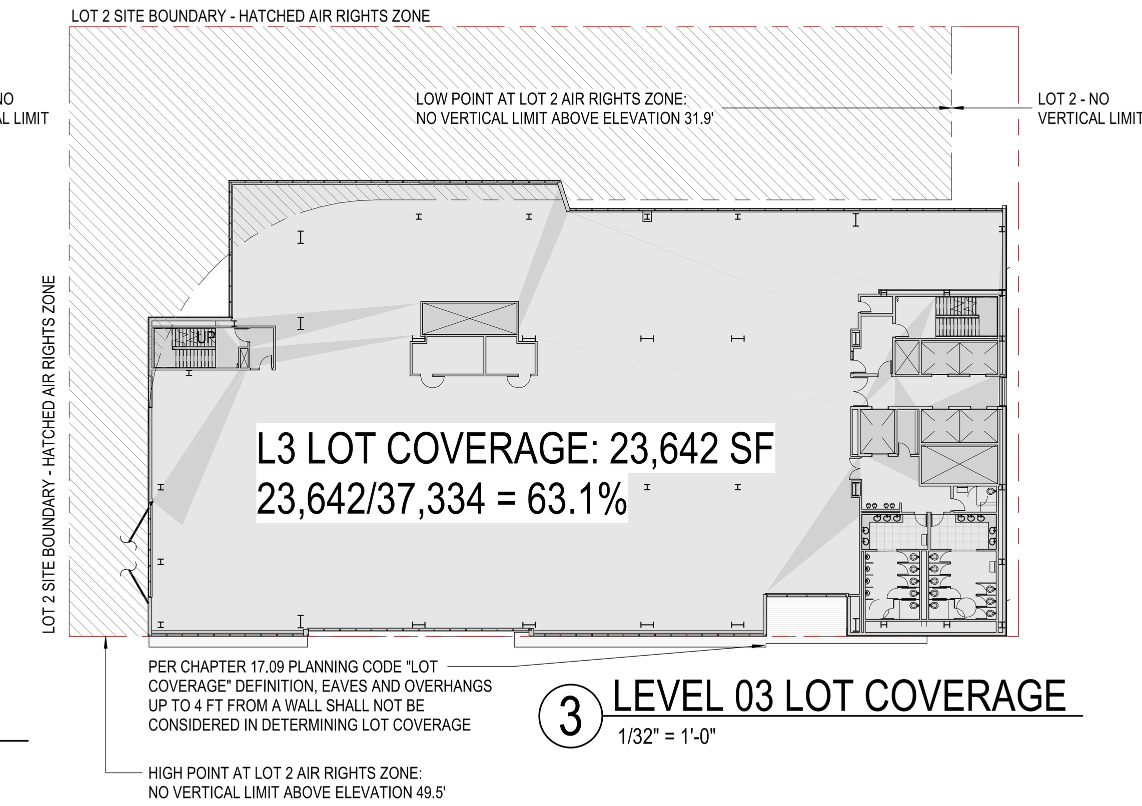


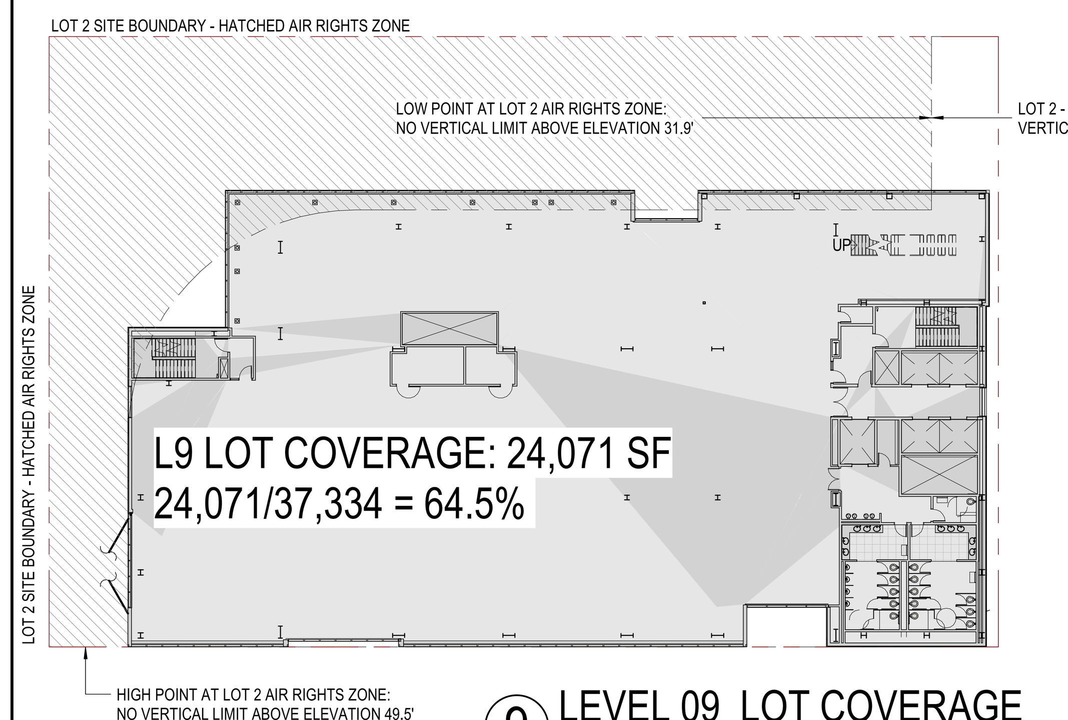
10 LEVEL 10 LOT COVERAGE
1/32" = 1'-0"



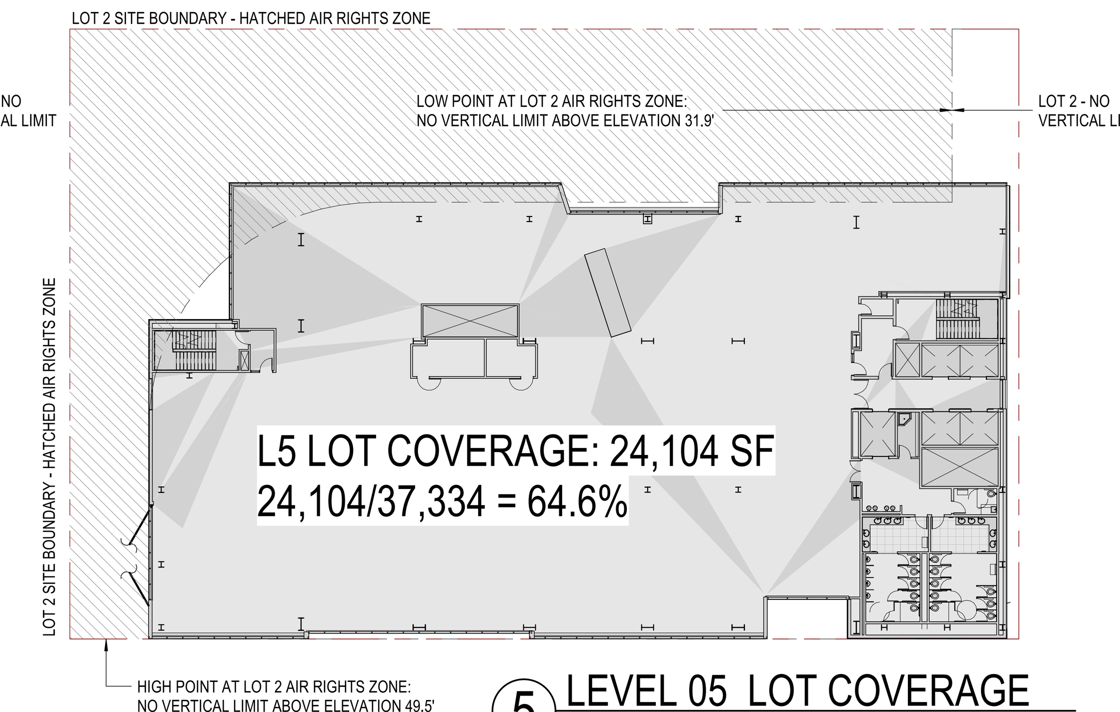
6 LEVEL 06 LOT COVERAGE
1/32" = 1'-0"



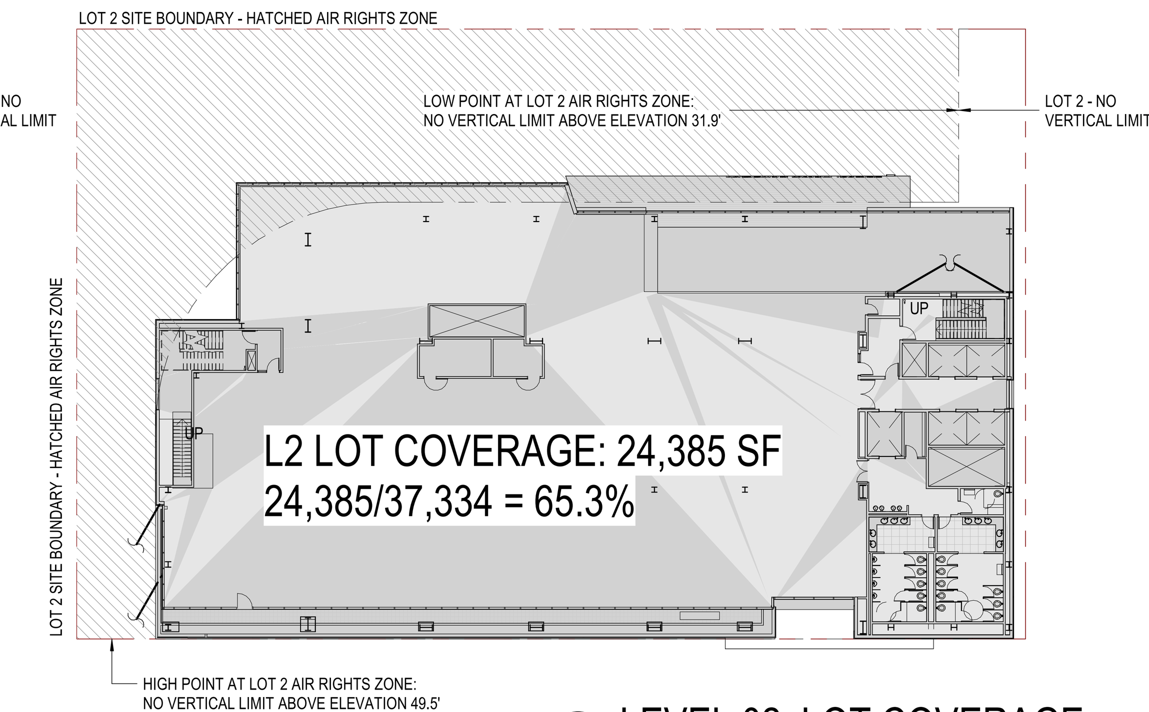
3 LEVEL 03 LOT COVERAGE
1/32" = 1'-0"



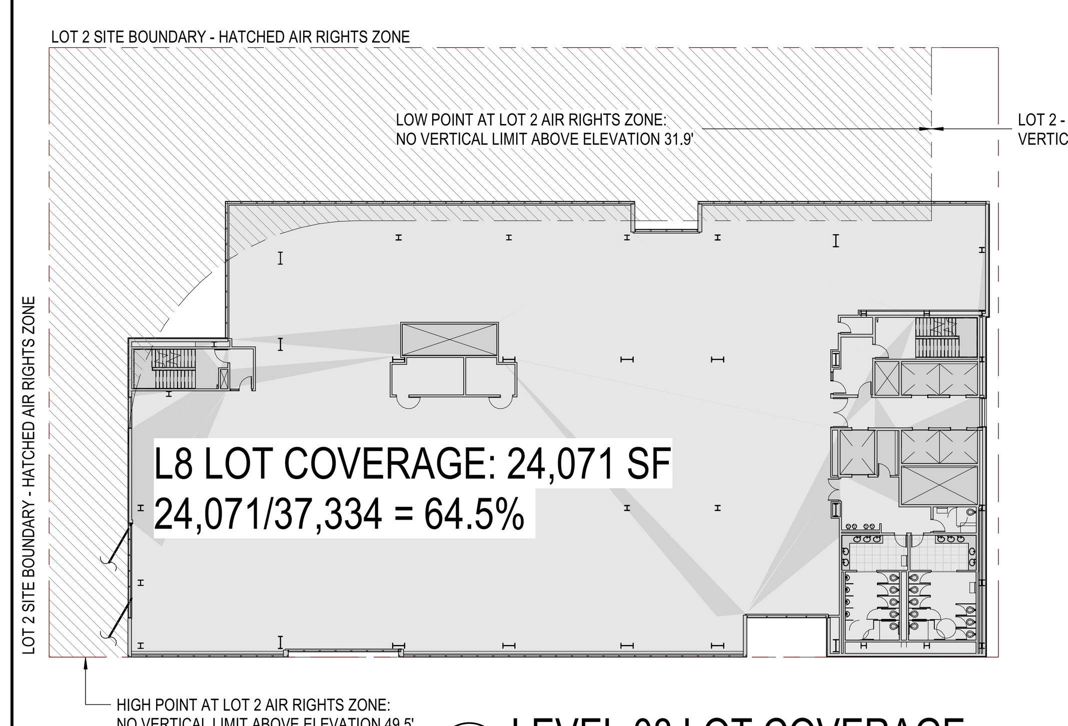
9 LEVEL 09 LOT COVERAGE
1/32" = 1'-0"



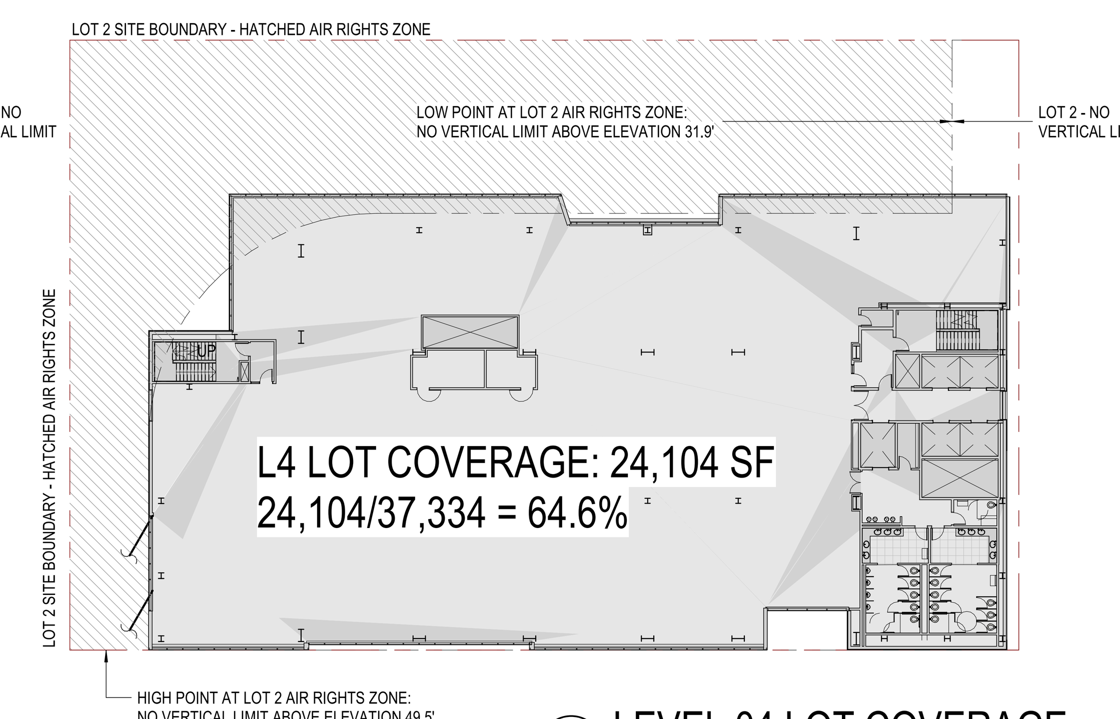
5 LEVEL 05 LOT COVERAGE
1/32" = 1'-0"



2 LEVEL 02 LOT COVERAGE
1/32" = 1'-0"



8 LEVEL 08 LOT COVERAGE
1/32" = 1'-0"



4 LEVEL 04 LOT COVERAGE
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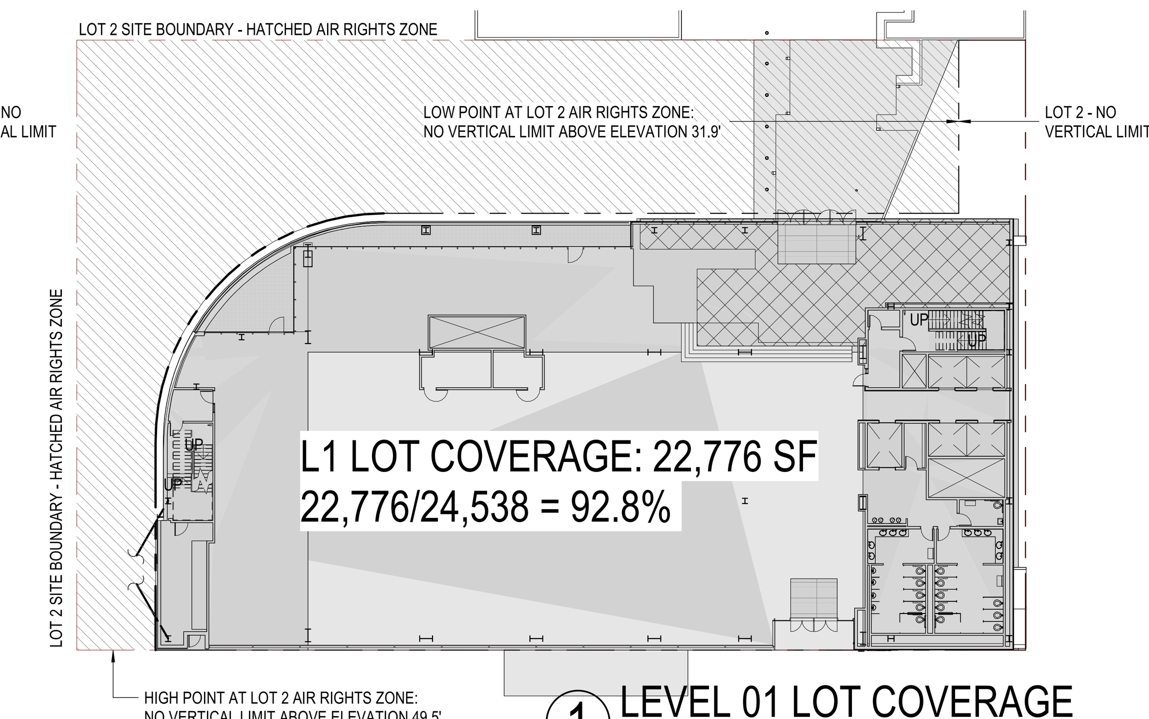
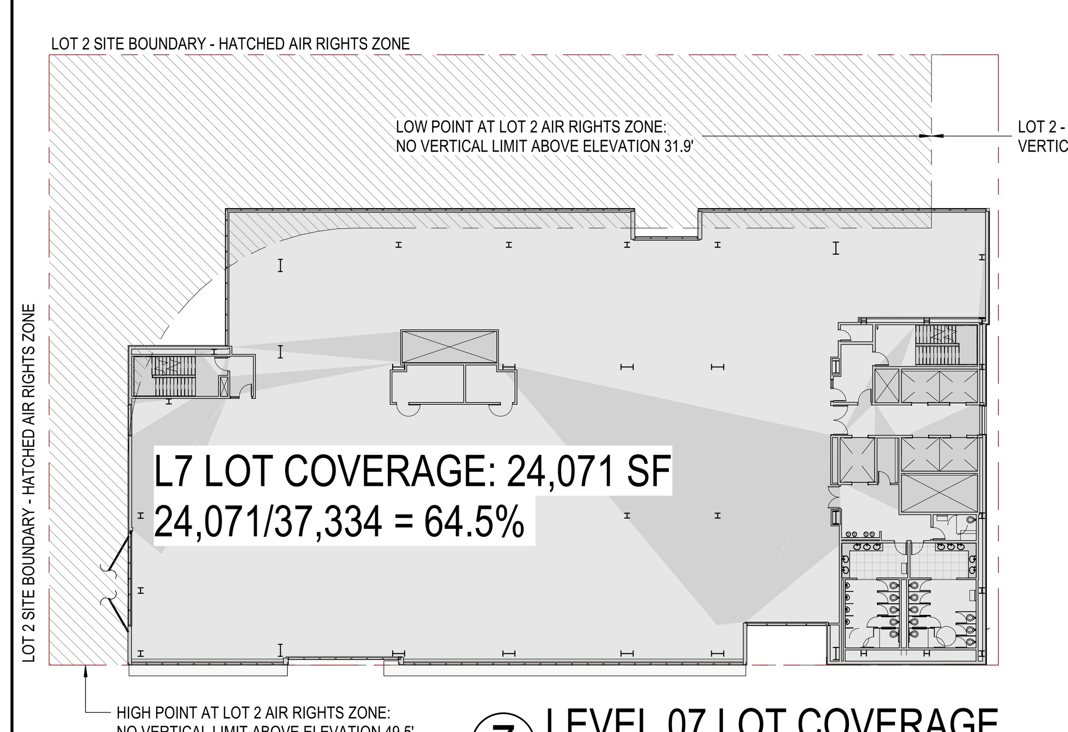


1 LEVEL 01 LOT COVERAGE
1/32" = 1'-0"



7 LEVEL 07 LOT COVERAGE
1/32" = 1'-0"

LOT COVERAGE CALCULATIONS: BUILDING BASE & TOWER

BUILDING BASE : L1 TO L5 (SEE G00-12)
AVERAGE BUILDING BASE LOT COVERAGE (FOR EACH STORY): 100% OF SITE AREA

SITE AREA @ LEVEL 1: 24,538 SF
SITE AREA @ LEVEL 2 & ABOVE (INCLUDES AIR RIGHTS): 37,334 SF

AVERAGE LOT COVERAGE FOR BASE BUILING: 70.3% OF SITE AREA PER STORY

L5:	24,104 SF / 37,334 SF = 64.6%
L4:	24,104 SF / 37,334 SF = 64.6%
L3:	23,542 SF / 37,334 SF = 63.1%
L2:	24,385 SF / 37,334 SF = 65.3%
L1:	22,776 SF / 24,538 SF = 92.8%

AVERAGE: (64.6% + 64.6% + 63.1% + 65.3% + 92.8%) / 5 = 70.1% PER STORY

TOWER : L6 TO L10 (SEE G00-12)
AVERAGE TOWER LOT COVERAGE (FOR EACH STORY): 75% OF SITE AREA

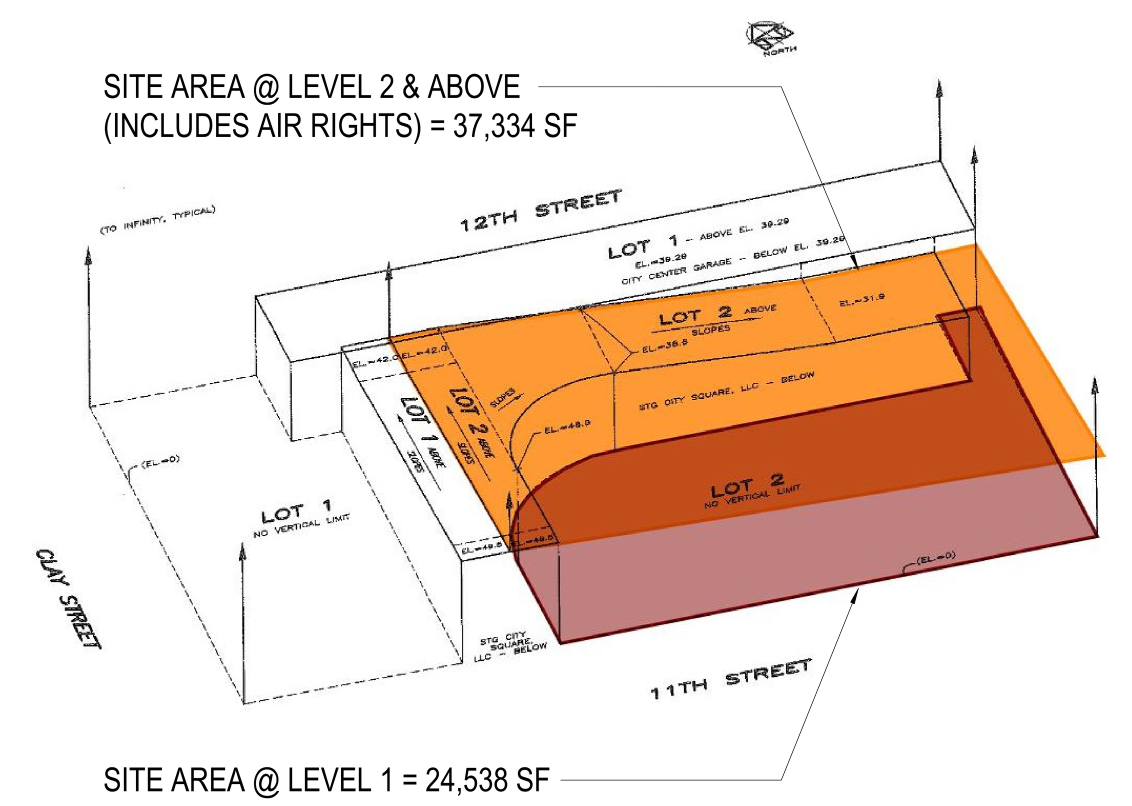
SITE AREA @ LEVEL 2 AND ABOVE (INCLUDES AIR RIGHTS): 37,334 SF

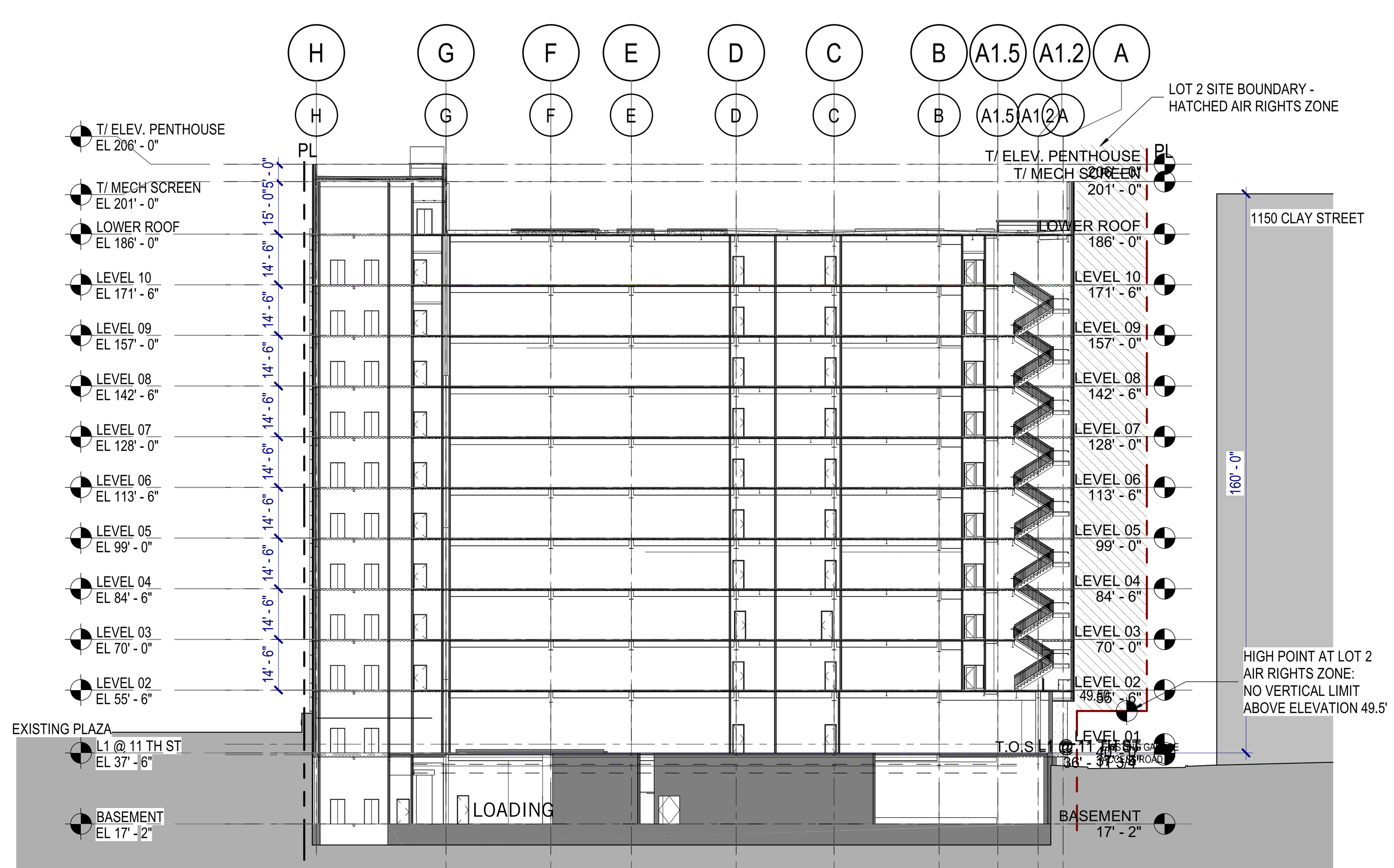
AVERAGE LOT COVERAGE FOR TOWER: 62.6% OF SITE AREA PER STORY

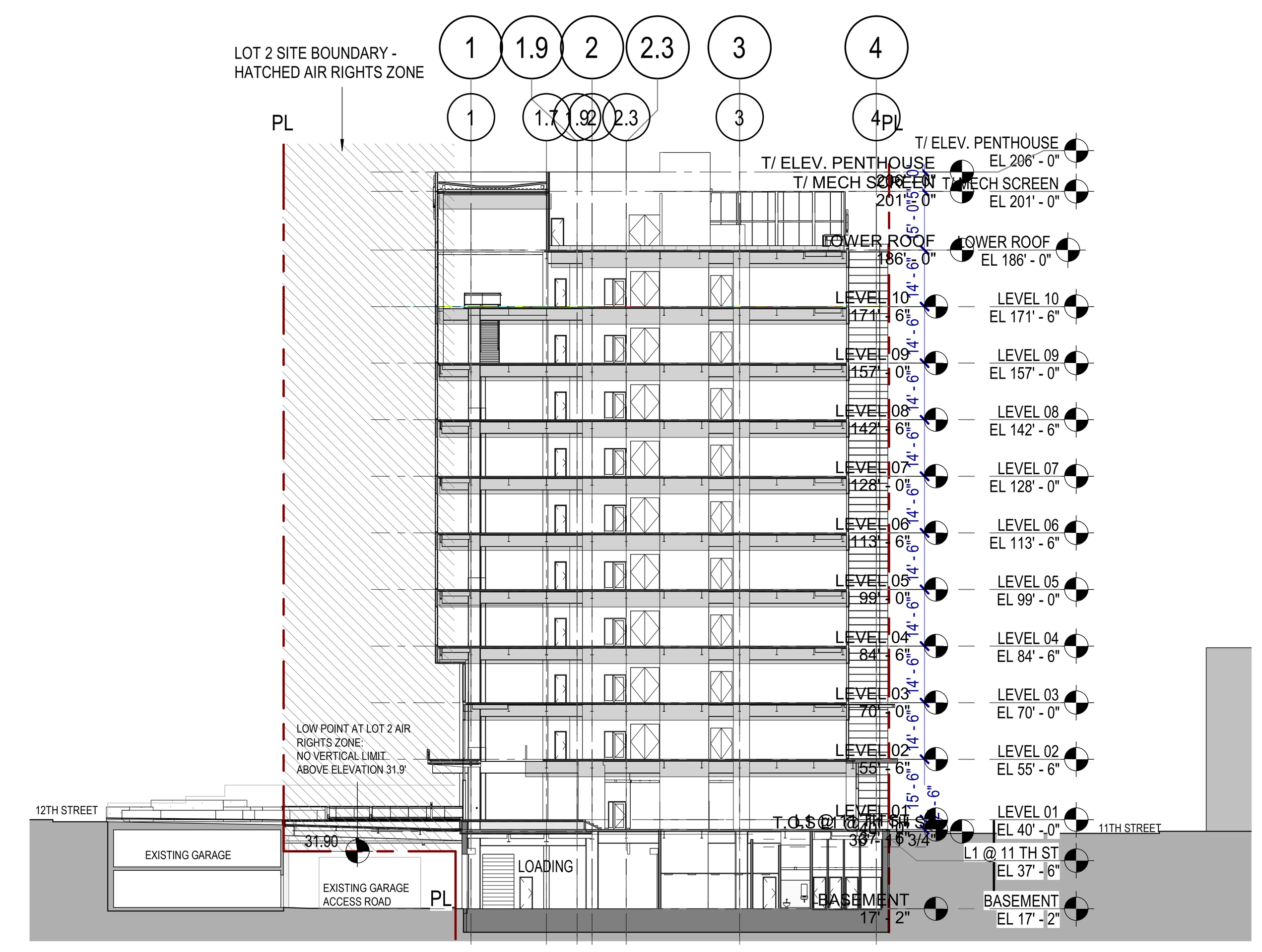
L10:	20,767 SF / 37,334 SF = 55.6%
L9:	24,071 SF / 37,334 SF = 64.5%
L8:	24,071 SF / 37,334 SF = 64.5%
L7:	24,071 SF / 37,334 SF = 64.5%
L6:	24,104 SF / 37,334 SF = 64.6%

AVERAGE: (55.6% + 64.5% + 64.5% + 64.5% + 64.6%) / 5 = 62.7% PER STORY

SITE AREA BOUNDARY DIAGRAM (SEE ALSO G00-07)







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MARK	ISSUE	DATE

Job Number 492129.000

TITLE

LOT COVERAGE ANALYSIS

SHEET NUMBER

G00-13

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BUILDING MASSING CONCEPT: MASS

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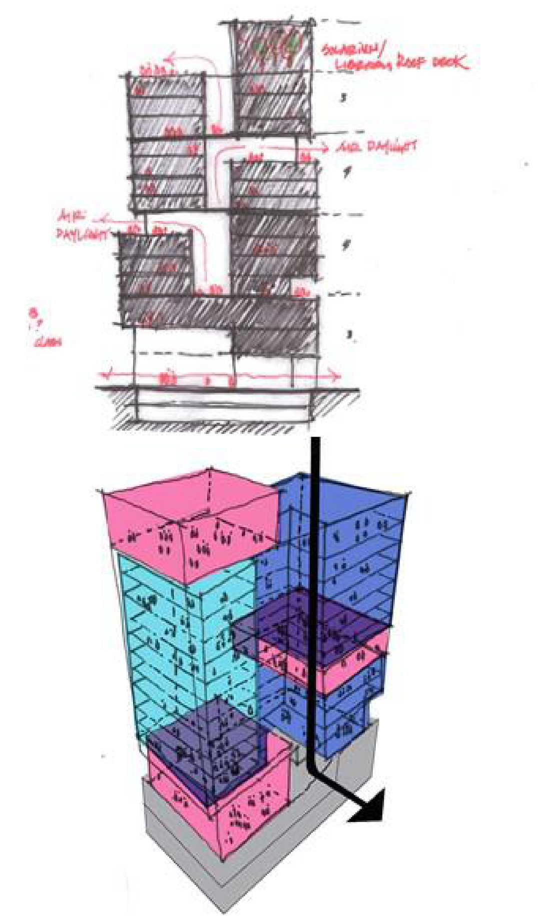
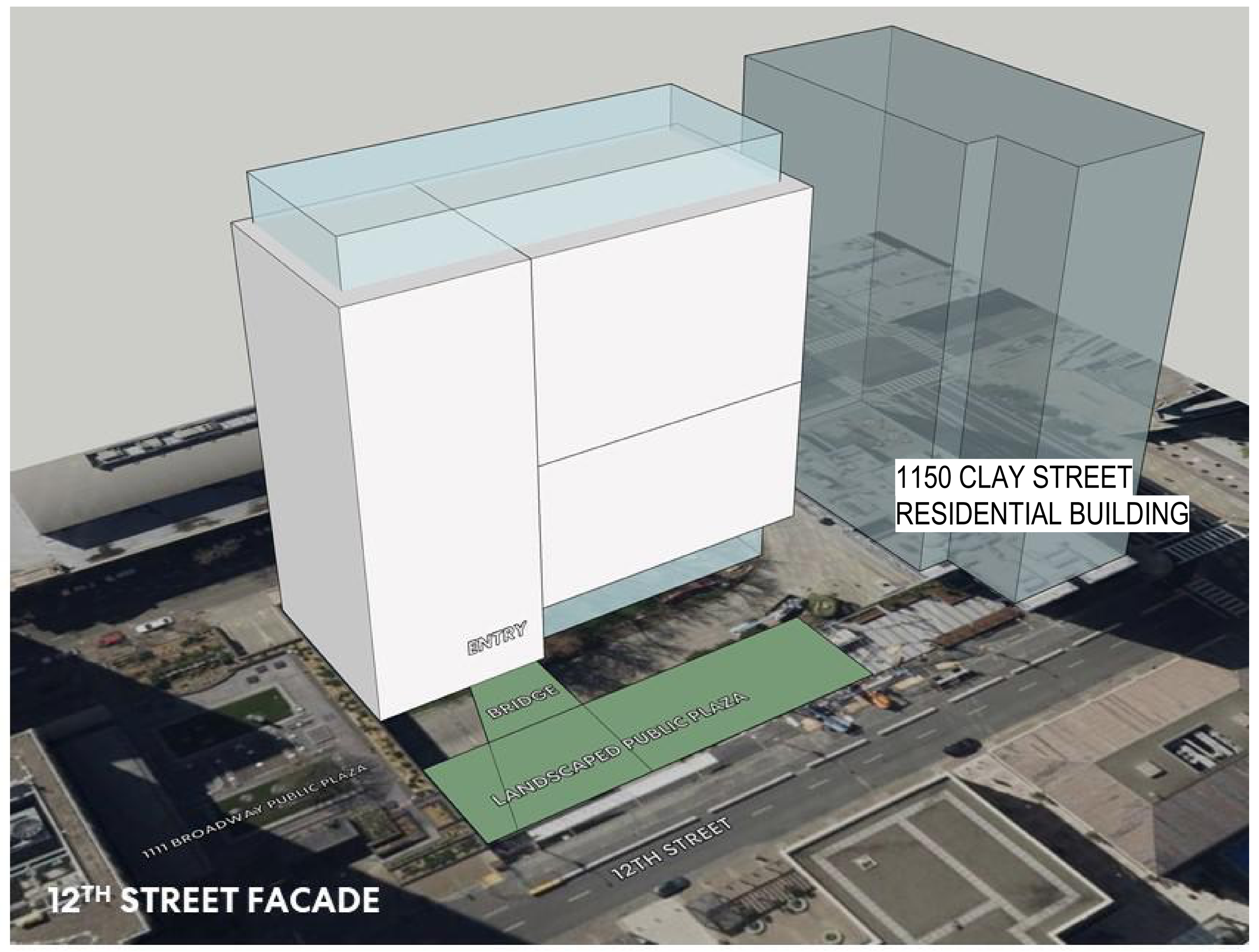
DESIGN DRIVERS:
- MOMENTS OF GRAVITY
- COLLABORATION ON DISPLAY





1

THESE DIAGRAMS ARE MEANT TO DESCRIBE HOW THE USE AND PROGRAMMING OF THE BUILDING HELP CREATE ITS ARCHITECTURAL EXPRESSION.

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BUILDING MASSING CONCEPT: MASS

Perkins&Will

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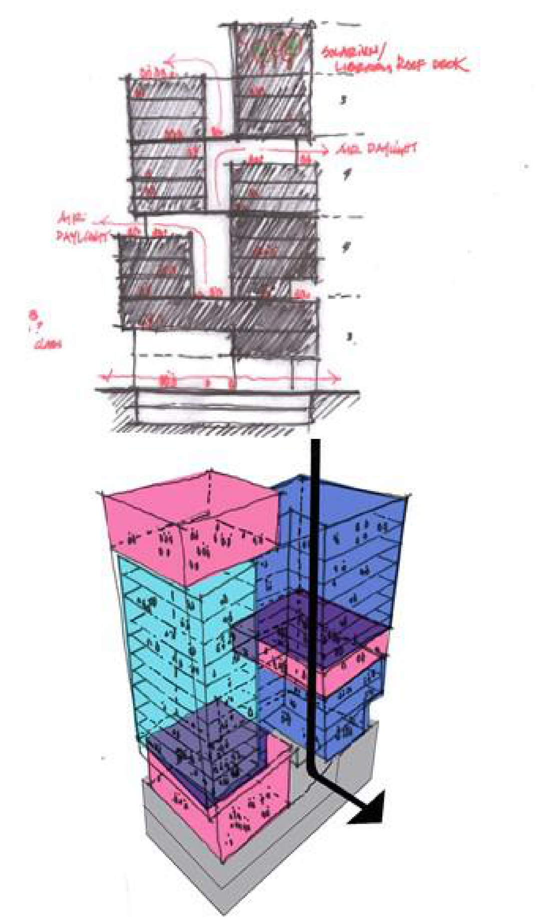
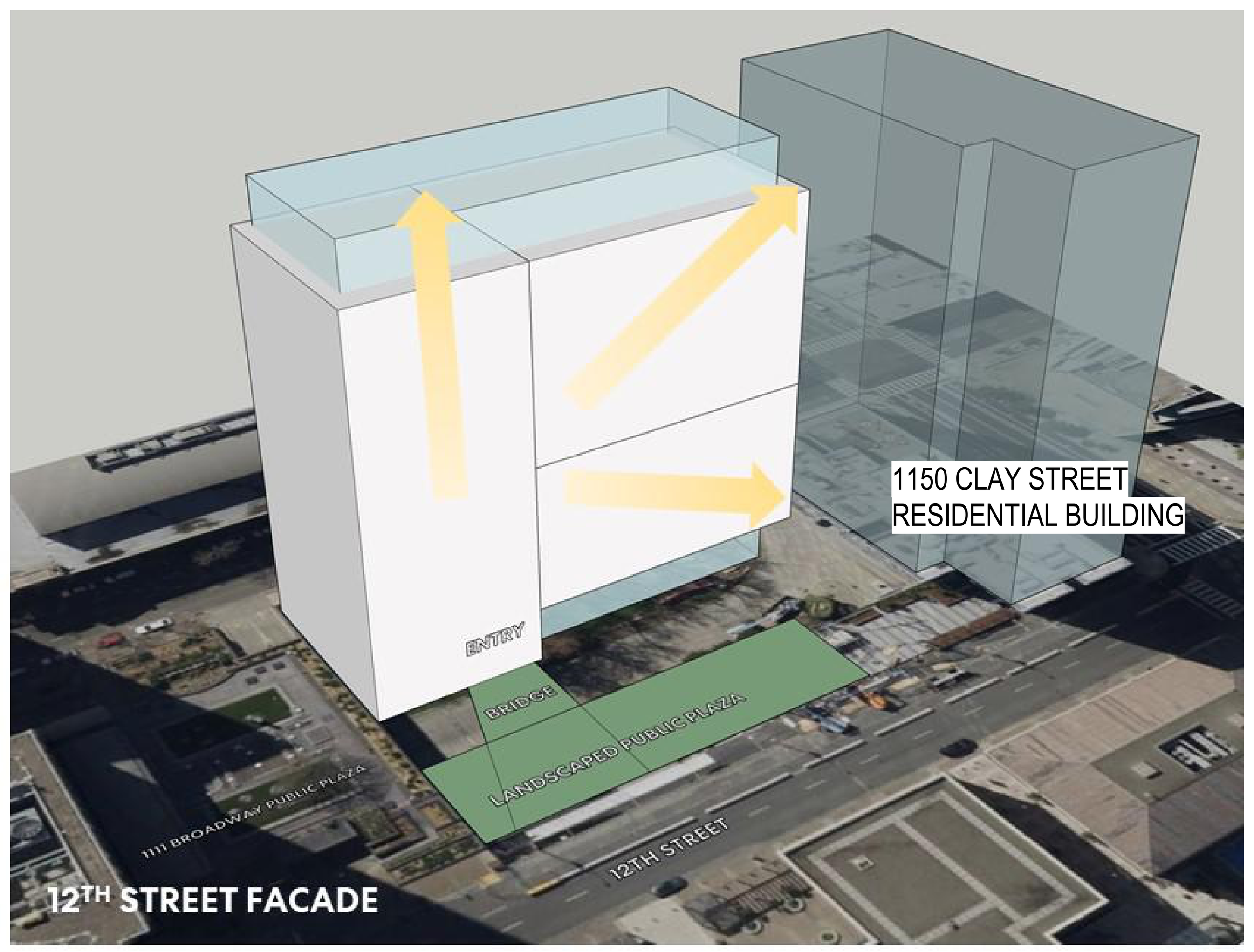
- COLLABORATION ON DISPLAY





2

STARTING WITH A GENERAL EXTRUSION OF THE SITE WE DEFINE AND LOCATE SIGNIFICANT PROGRAM SPACES SUCH AS THE ENTRY LOBBY, OUTDOOR TERRACES AND LIBRARY TO CREATE "MOMENTS OF GRAVITY" THROUGHOUT THE BUILDING.

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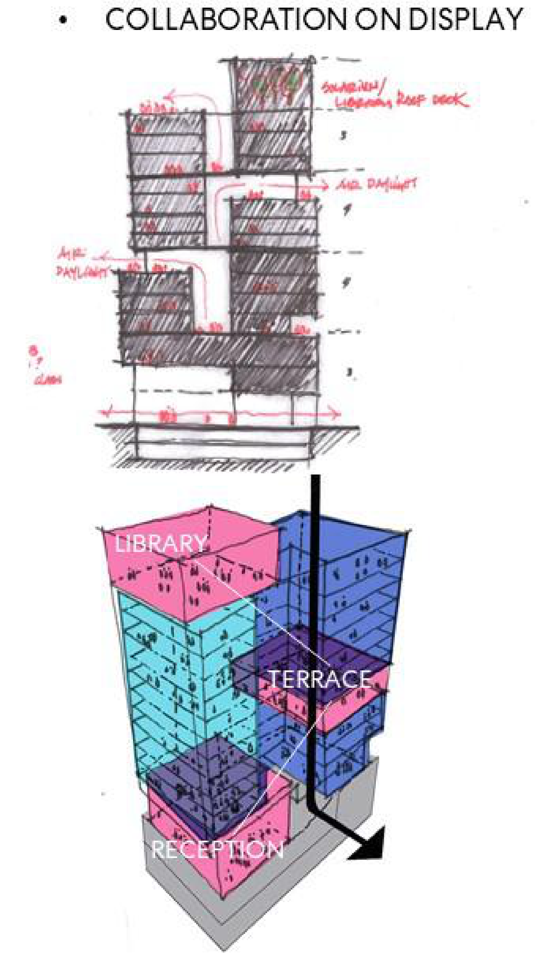
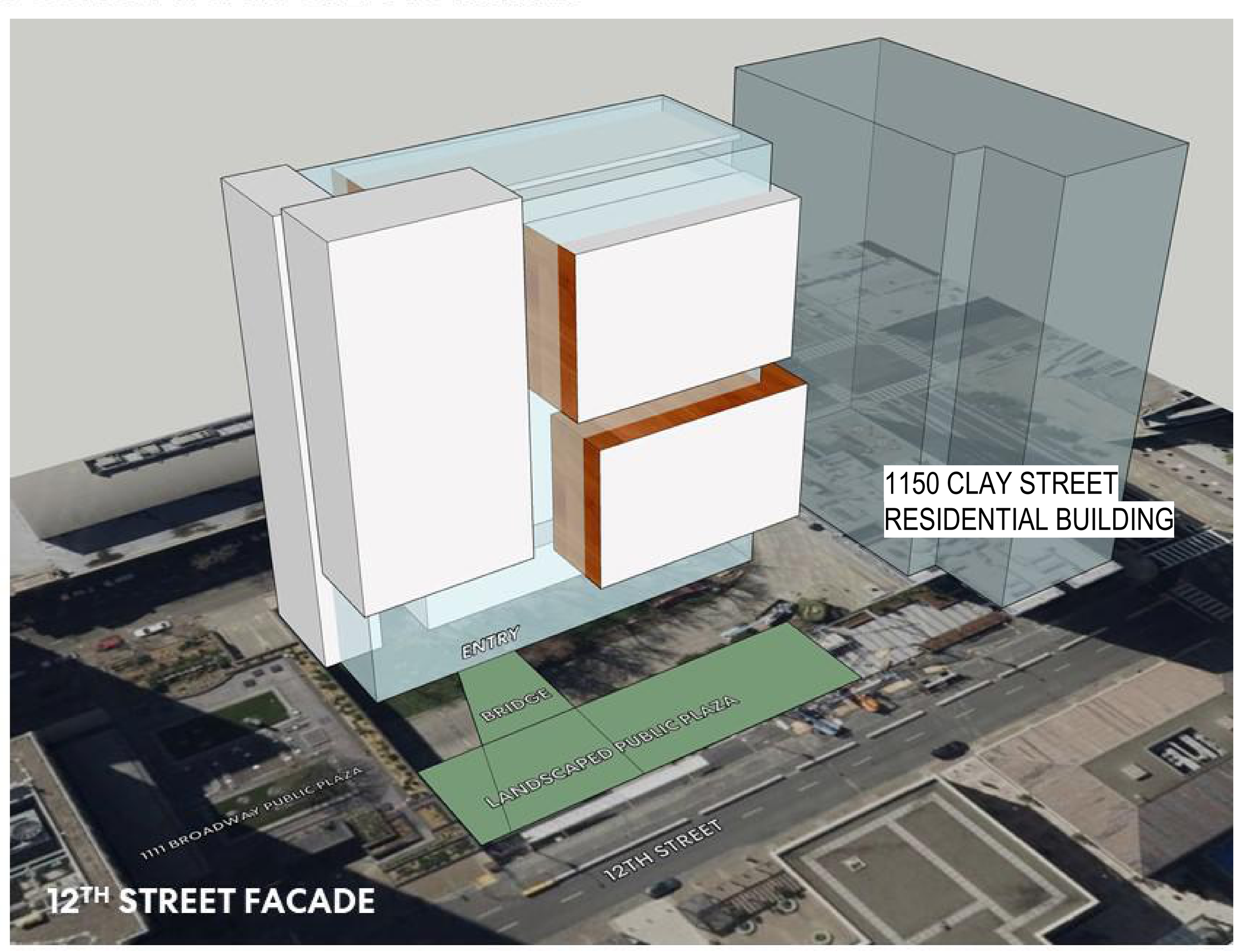
BUILDING MASSING CONCEPT: SPLIT OPEN TO REVEAL

Perkins&Will

DESIGN DRIVERS:
- MOMENTS OF GRAVITY
- COLLABORATION ON DISPLAY





3

WE THEN SEPARATE THE MASSING TO ALLOW FOR THE IN BETWEEN SPACES—SOCIAL AND COLLABORATIVE ZONES TO BE EXPRESSED ON THE EXTERIOR OF THE BUILDING.

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BUILDING MASSING CONCEPT: SPLIT OPEN TO REVEAL

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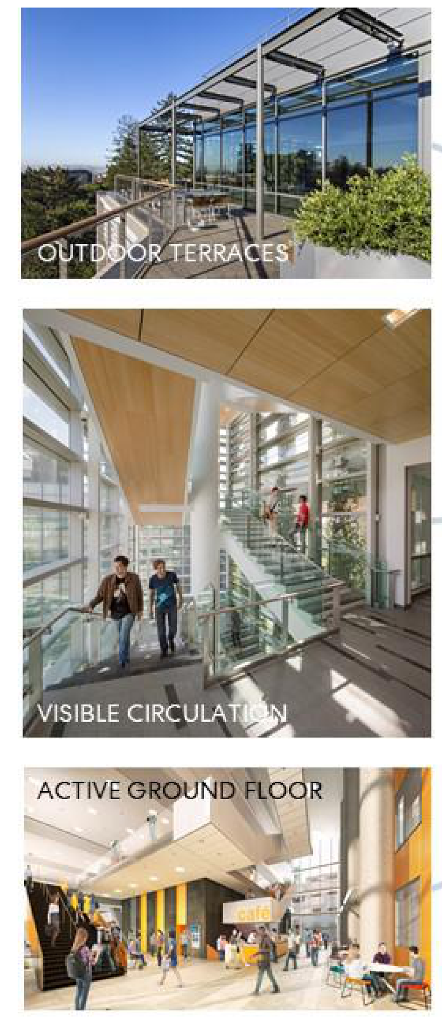

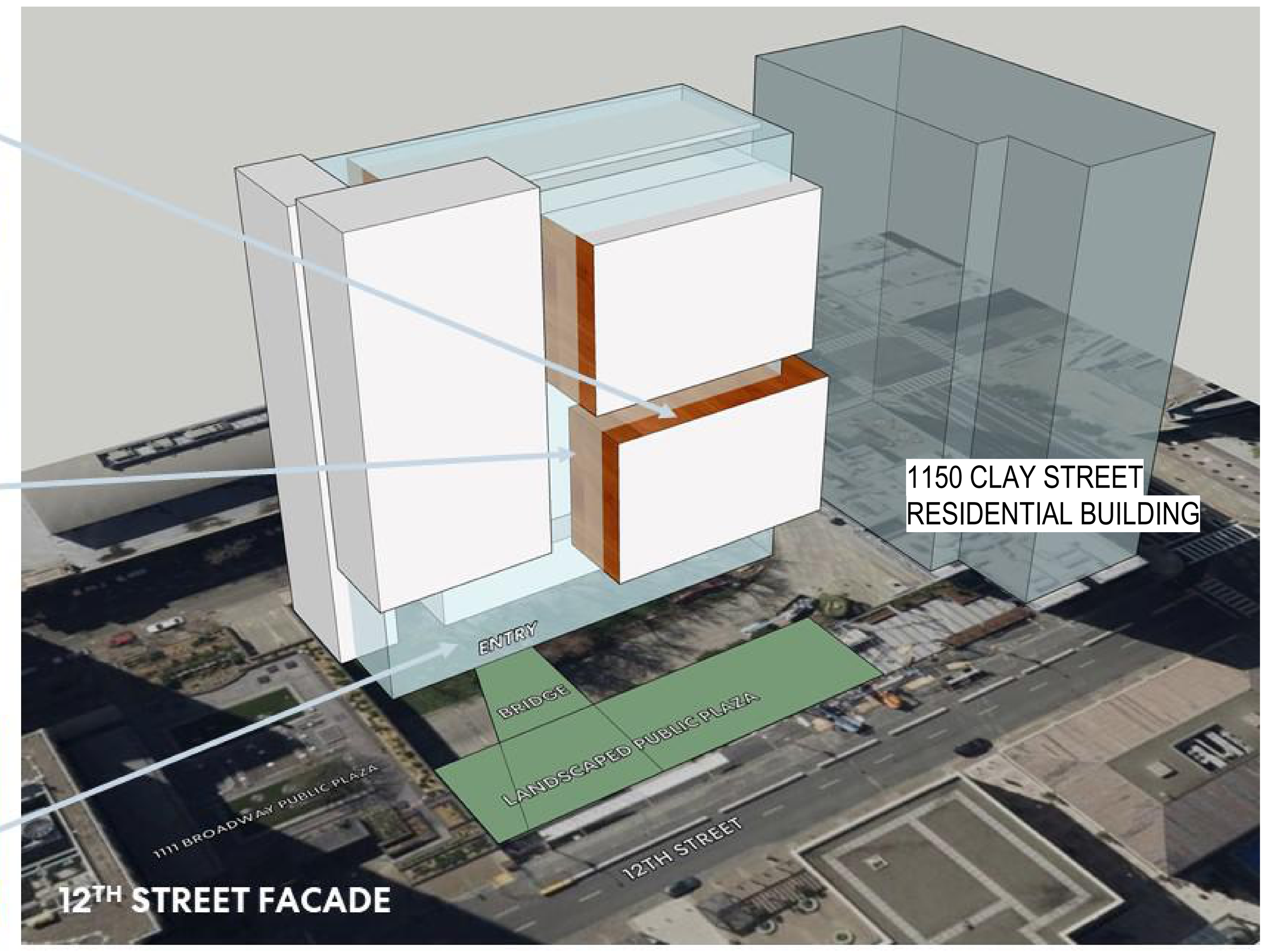

4

THOSE SEPARATE MASSING BLOCKS ARE THEN ENHANCED BY A WARM WOOD SURROUND THAT HELPS TO ENHANCE THE COLLOABORATION SPACES.

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BUILDING MASSING CONCEPT: SPLIT OPEN TO REVEAL

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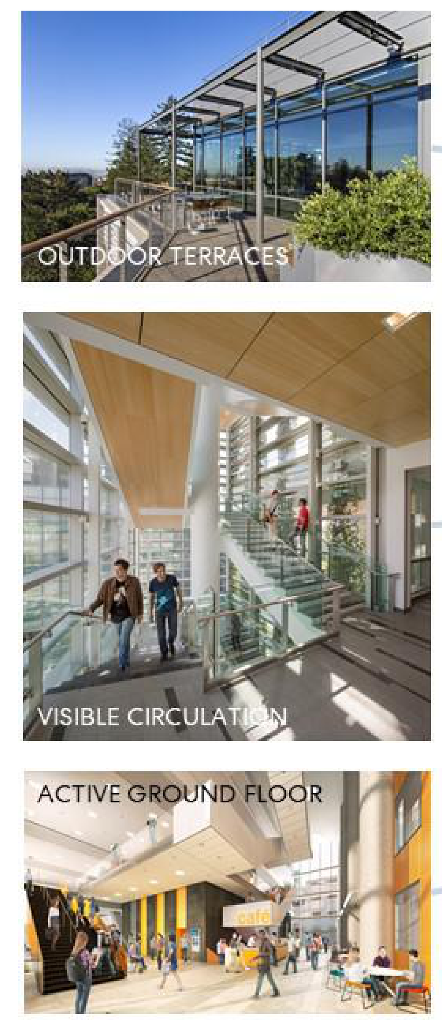

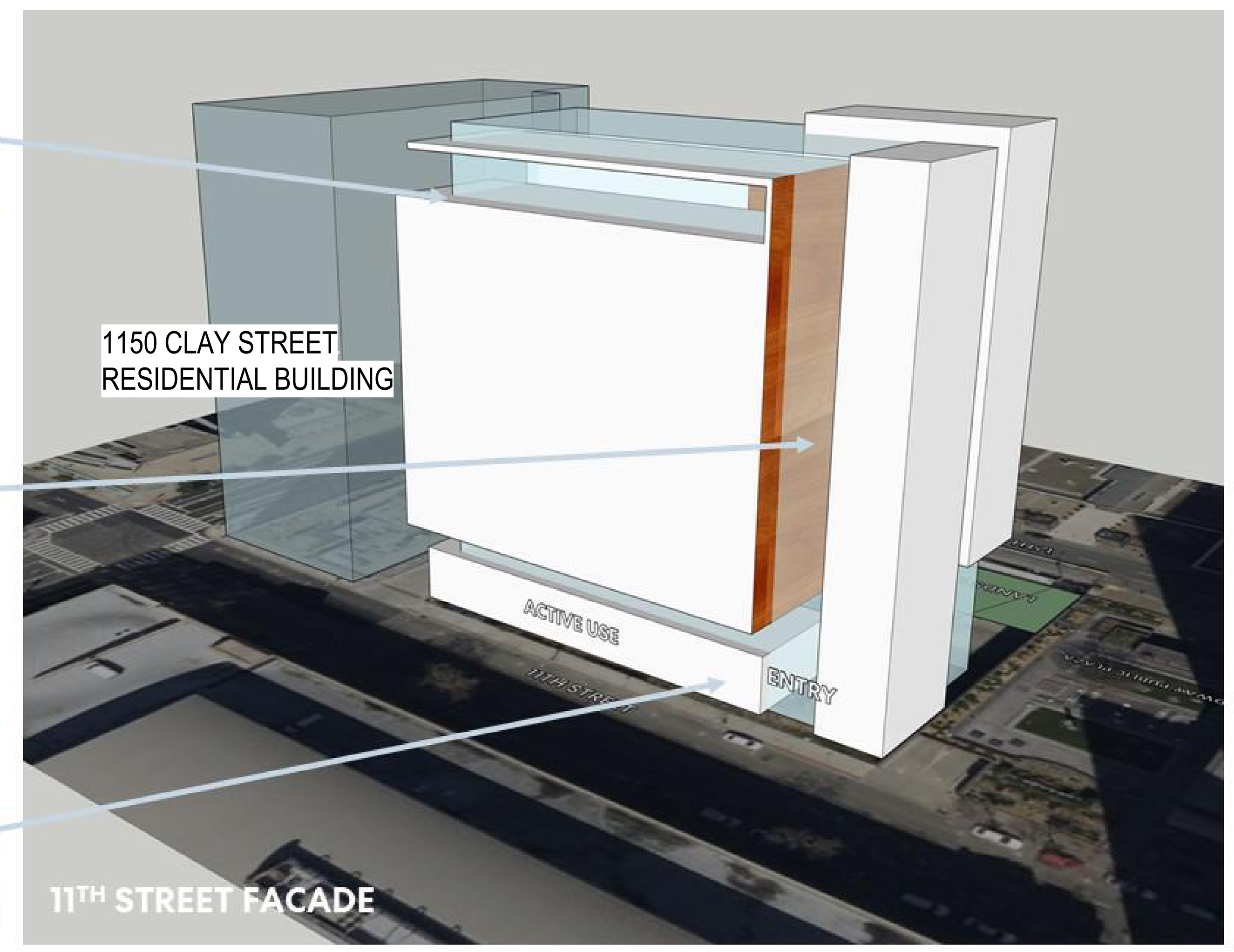

5

THE SOUTH FAÇADE USES THE SAME PRINCIPLES AS THE NORTH, WITH COLLABORATION SPACES BEING EXPRESSED THROUGH A VERTICAL "SPLIT" IN THE BUILDING THAT IS ENHANCED BY A WARM WOOD PANELING.

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DESIGN INTENT

SHEET NUMBER

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PROJECT

SMU CITY CENTER OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

2	100% SCHEMATIC DESIGN	03.11.2022
1	50% SCHEMATIC DESIGN	11.05.2021
MARK	ISSUE	DATE

Job Number 492129.000

TITLE

BUILDING RENDERINGS - 12TH STREET

SHEET NUMBER

G00-21

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BUILDING RENDERINGS - 12TH STREET

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TITLE

BUILDING RENDERINGS - 11TH STREET

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TITLE

BUILDING RENDERINGS - 12TH STREET

SHEET NUMBER

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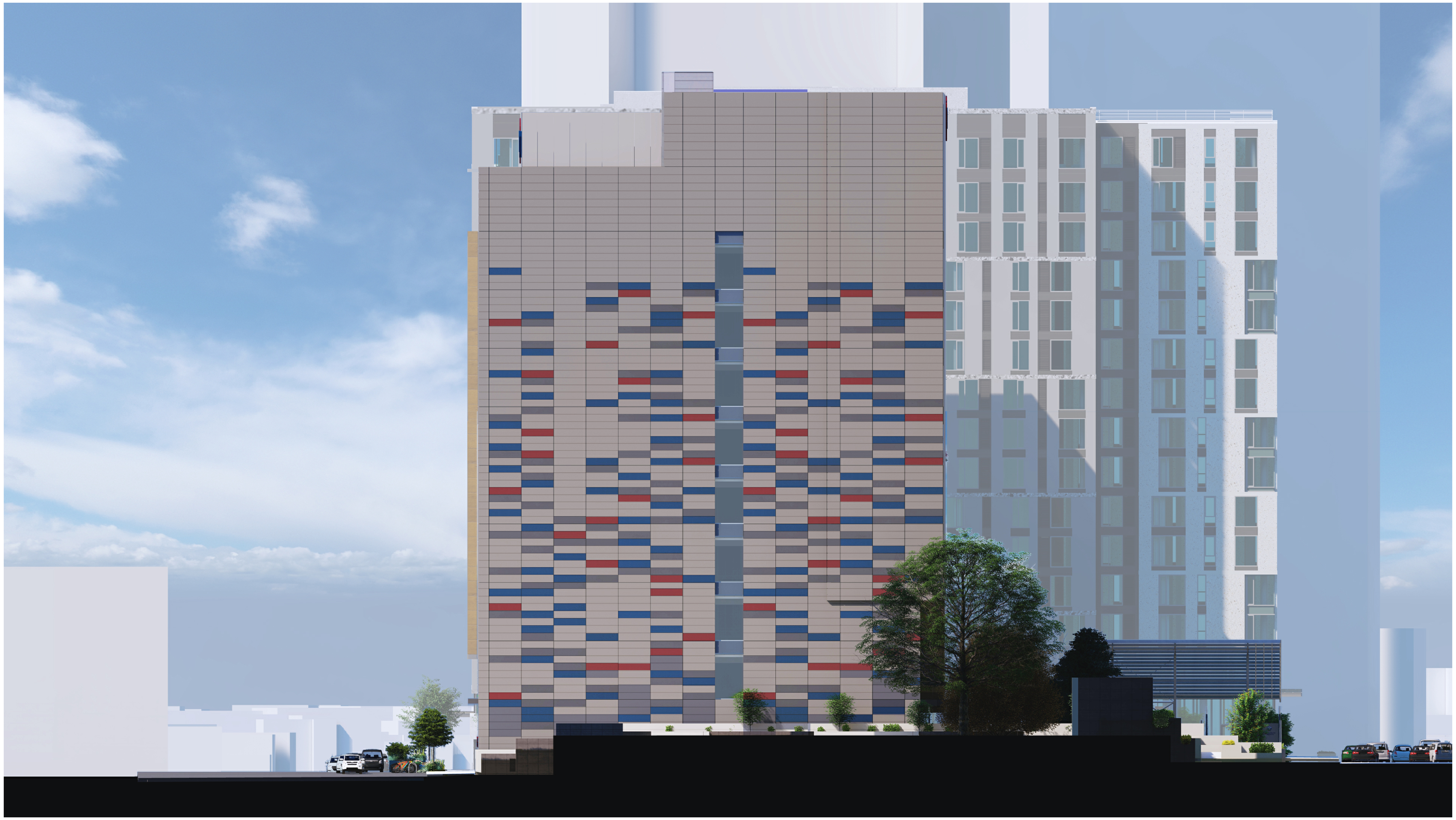

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STRUCTURAL
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TITLE

BUILDING RENDERINGS - EAST FACADE

SHEET NUMBER

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STRUCTURAL
TIPPING STRUCTURAL ENGINEERS
1906 SHATTUCK AVE., BERKELEY, CA 94704

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BUILDING RENDERINGS - WEST ELEVATION

SHEET NUMBER

G00-28

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Perkins&Will

Project Name: Samuel Merritt University (SMU) Oakland

Date: 10/12/2021

Y	?+	?-	N			Points	Responsibility
1				Credit	Integrative Process	1	P&W/GB

Y	?+	?-	N				
12	**0**	**2**	**2**		**Location and Transportation**	**16**	**Responsibility**
				Credit	LEED for Neighborhood Development Location	16	n/a
1				Credit	Sensitive Land Protection	1	P&W
			2	Credit	High Priority Site	2	P&W
5				Credit	Surrounding Density and Diverse Uses	5	P&W
5				Credit	Access to Quality Transit	5	P&W
1				Credit	Bicycle Facilities	1	P&W
		1		Credit	Reduced Parking Footprint	1	P&W/SMU
		1		Credit	Green Vehicles	1	P&W

Y	?+	?-	N				
6	**0**	**4**	**0**		**Sustainable Sites**	**10**	**Responsibility**
Y				Prereq	Construction Activity Pollution Prevention	Required	HW
1				Credit	Site Assessment	1	P&W
1		1		Credit	Site Development - Protect or Restore Habitat (V4.1)	2	EK
1				Credit	Open Space	1	EK
		3		Credit	Rainwater Management	3	LA
2				Credit	Heat Island Reduction	2	P&W/EK
1				Credit	Light Pollution Reduction	1	EK/GB

Y	?+	?-	N				
5	**1**	**2**	**3**		**Water Efficiency**	**11**	**Responsibility**
Y				Prereq	Outdoor Water Use Reduction	Required	EK
Y				Prereq	Indoor Water Use Reduction	Required	GB
Y				Prereq	Building-Level Water Metering	Required	GB
1			1	Credit	Outdoor Water Use Reduction	2	EK
3	1		2	Credit	Indoor Water Use Reduction	6	GB
		2		Credit	Cooling Tower Water Use	2	GB
1				Credit	Water Metering	1	GB

Y	?+	?-	N				
14	**12**	**5**	**2**		**Energy and Atmosphere**	**33**	**Responsibility**
Y				Prereq	Fundamental Commissioning and Verification	Required	CxA
Y				Prereq	Minimum Energy Performance	Required	GB
Y				Prereq	Building-Level Energy Metering	Required	GB
Y				Prereq	Fundamental Refrigerant Management	Required	GB
3	3			Credit	Enhanced Commissioning	6	CxA/SMU
10	8			Credit	Optimize Energy Performance	18	GB
	1			Credit	Advanced Energy Metering	1	GB
			2	Credit	Demand Response	2	
		3		Credit	Renewable Energy Production	3	SMU
1				Credit	Enhanced Refrigerant Management	1	GB
		2		Credit	Green Power and Carbon Offsets	2	

Y	?+	?-	N				
5	**3**	**3**	**2**		**Materials and Resources**	**13**	**Responsibility**
Y				Prereq	Storage and Collection of Recyclables	Required	P&W
Y				Prereq	Construction and Demolition Waste Management Planning	Required	GC
	1	2	2	Credit	Building Life-Cycle Impact Reduction (V4.1)	5	P&W
1	1			Credit	BPDO - Environmental Product Declarations (V4.1)	2	GC
	1	1		Credit	BPDO - Sourcing of Raw Materials (V4.1)	2	GC
2				Credit	BPDO - Material Ingredients (V4.1)	2	GC
2				Credit	Construction and Demolition Waste Management	2	GC

Y	?+	?-	N				
8	**2**	**3**	**3**		**Indoor Environmental Quality**	**16**	**Responsibility**
Y				Prereq	Minimum Indoor Air Quality Performance	Required	GB
Y				Prereq	Environmental Tobacco Smoke Control	Required	P&W
2				Credit	Enhanced Indoor Air Quality Strategies	2	GB / P&W
3				Credit	Low-Emitting Materials (V4.1)	3	GC
1				Credit	Construction Indoor Air Quality Management Plan	1	GC
1		1		Credit	Indoor Air Quality Assessment	2	GC
		1		Credit	Thermal Comfort	1	GB
1			1	Credit	Interior Lighting	2	GB
	1	1	1	Credit	Daylight (V4.1)	3	P&W
	1			Credit	Quality Views	1	P&W
			1	Credit	Acoustic Performance	1	

Y	?+	?-	N				
6	**0**	**0**	**0**		**Innovation**	**6**	**Responsibility**
1				Credit	Innovation: EBOM Starter Kit	1	TBD
1				Credit	Innovation: Pilot Credit: Procurement of Low-Carbon Materials	1	TBD
1				Credit	Innovation: TBD; Construction related (Third-party verified waste div	1	TBD
1				Credit	Innovation: TBD; PBT Source Reduction	1	TBD
1				Credit	Innovation: TBD; Occupant Comfort Survey	1	TBD
1				Credit	LEED Accredited Professional	1	P&W

Y	?+	?-	N				
2	**2**	**2**	**0**		**Regional Priority**	**4**	**Responsibility**
	1			Credit	RP: Indoor Water Use - Threshold: 4pts	1	Refer Credit
1				Credit	RP: Optimize energy performance - Threshold: 10pts	1	Refer Credit
		1		Credit	RP: Building Life-cycle impact - Threshold: 3pts	1	Refer Credit
1				Credit	RP: Access to Quality Transit - Threshold: 5pts	1	Refer Credit
	1			Credit	RP: BPDO - Sourcing - Threshold: 1pt	1	Refer Credit
		1		Credit	RP: Rainwater Management - Threshold: 3pts	1	Refer Credit

Y	?+	?-	N			
59	**20**	**21**	**12**	**TOTALS**	**Possible Points:**	**110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

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LEED CHECKLIST

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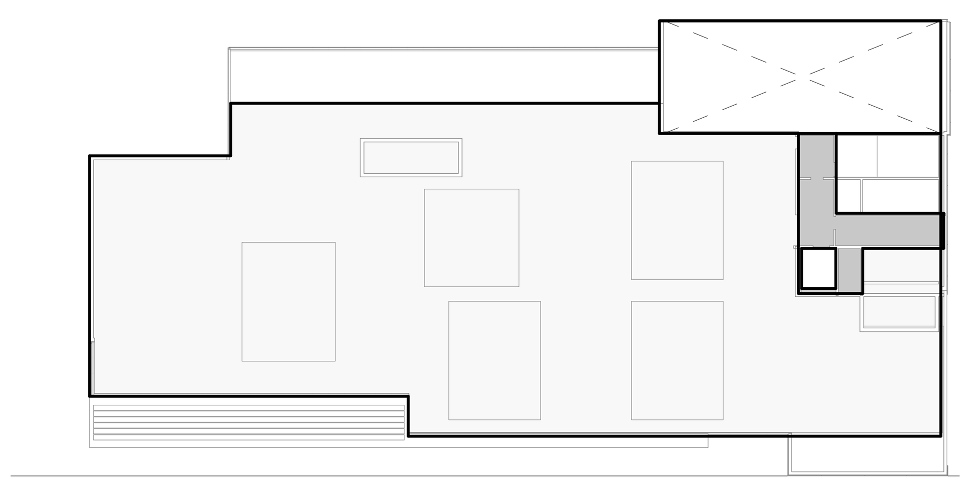
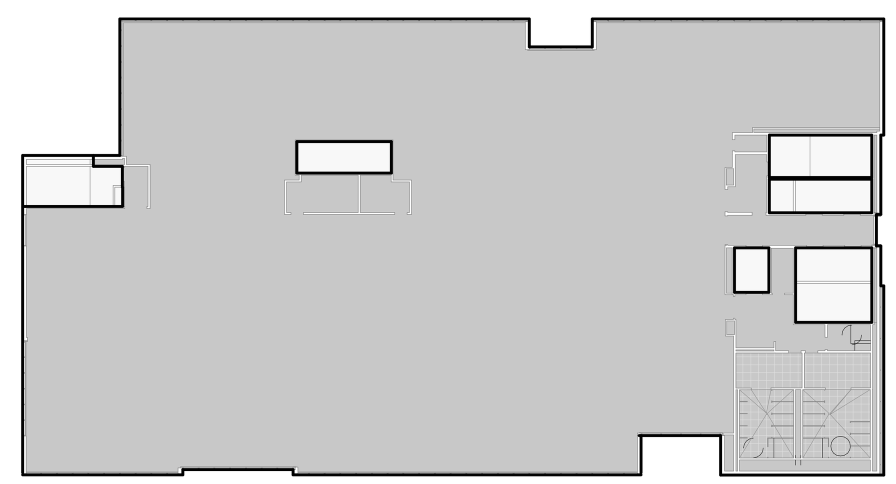


12 GSF - ROOF
1/32" = 1'-0"



8 GSF - LEVEL 07
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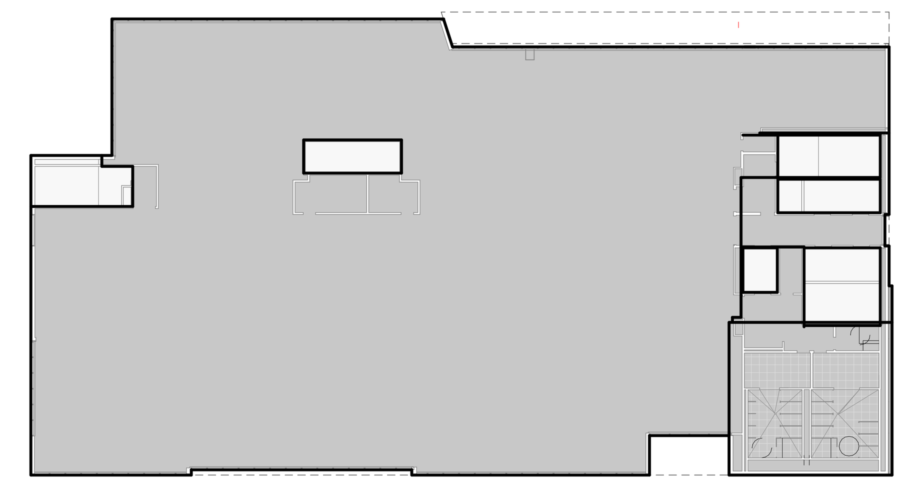

4 GSF - LEVEL 03
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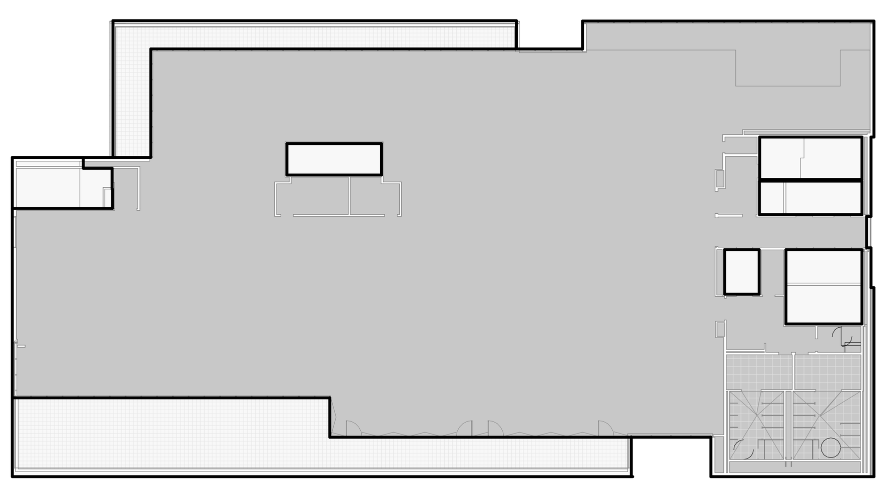

11 GSF - LEVEL 10
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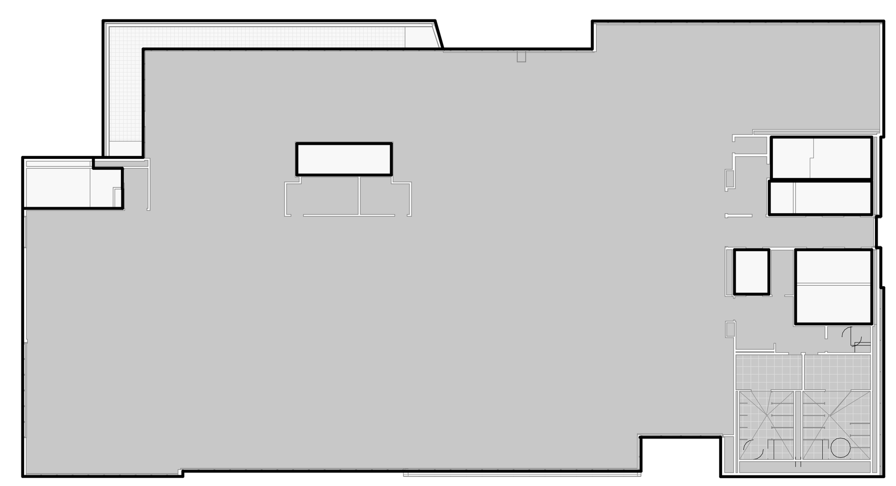

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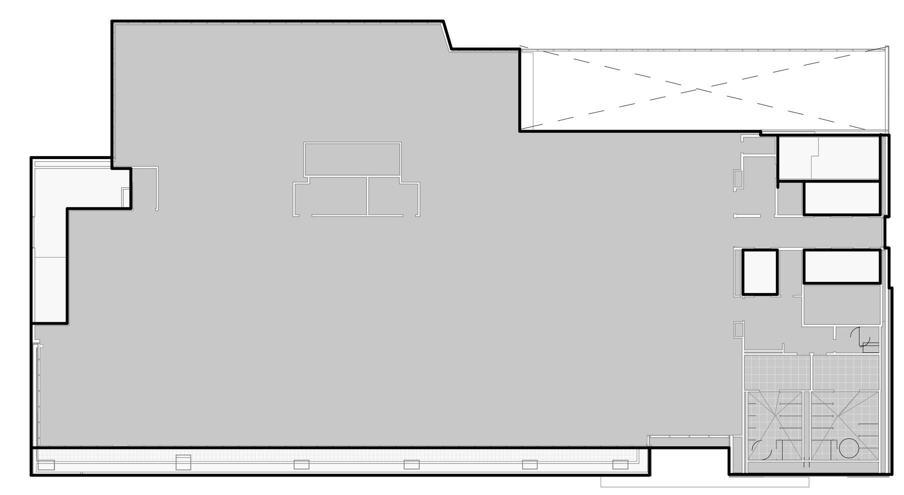

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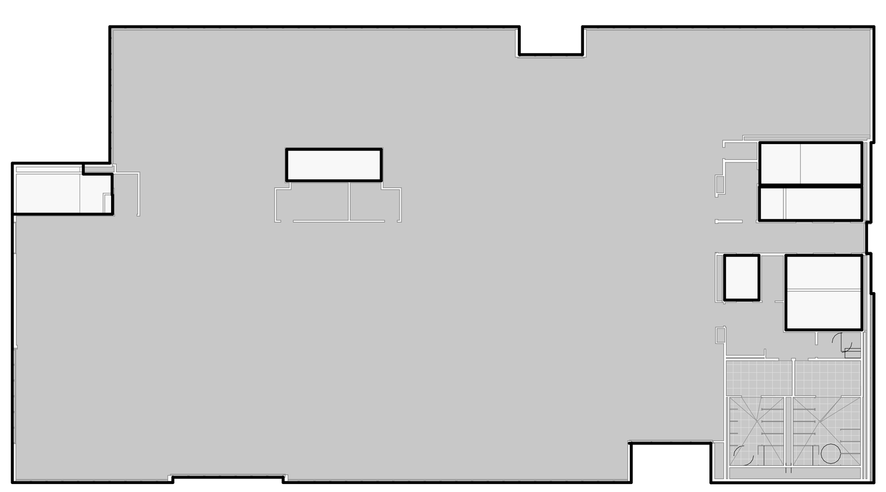
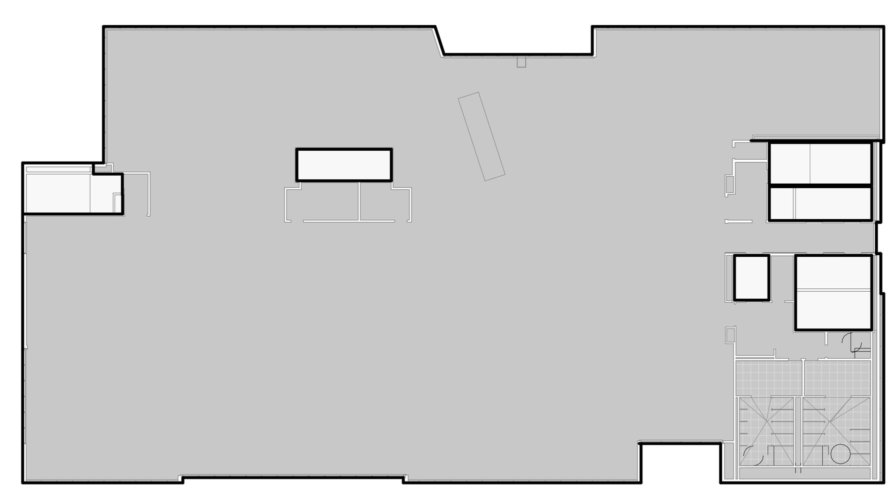
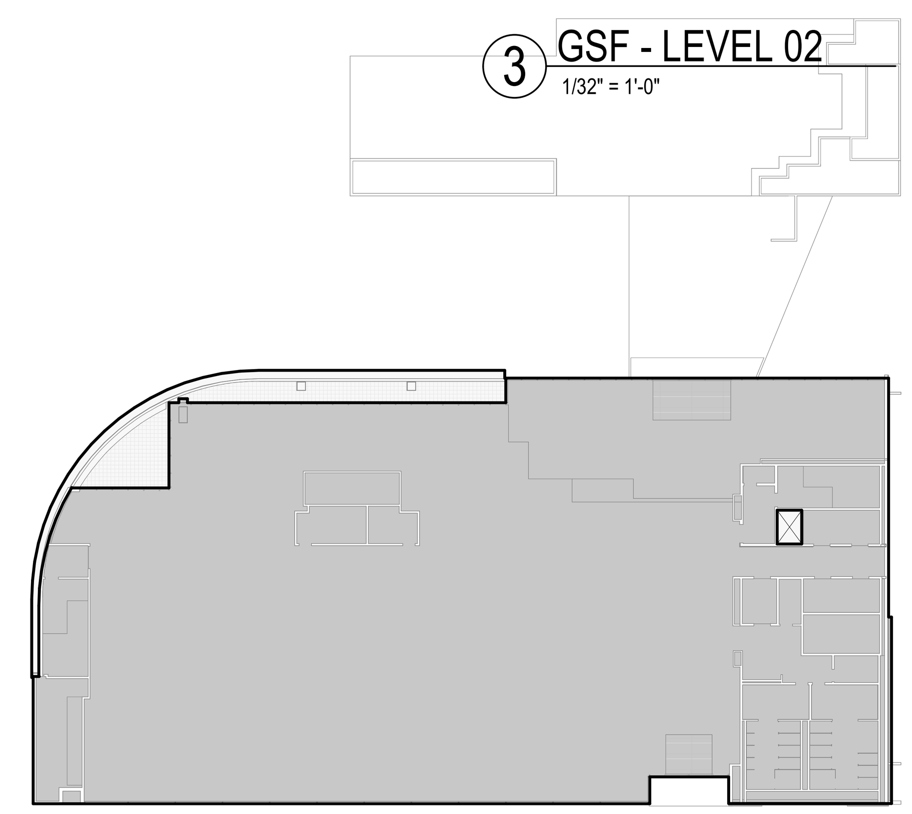
1/32" = 1'-0"



10 GSF - LEVEL 09
1/32" = 1'-0"



6 GSF - LEVEL 05
1/32" = 1'-0"



2 GSF - LEVEL 01
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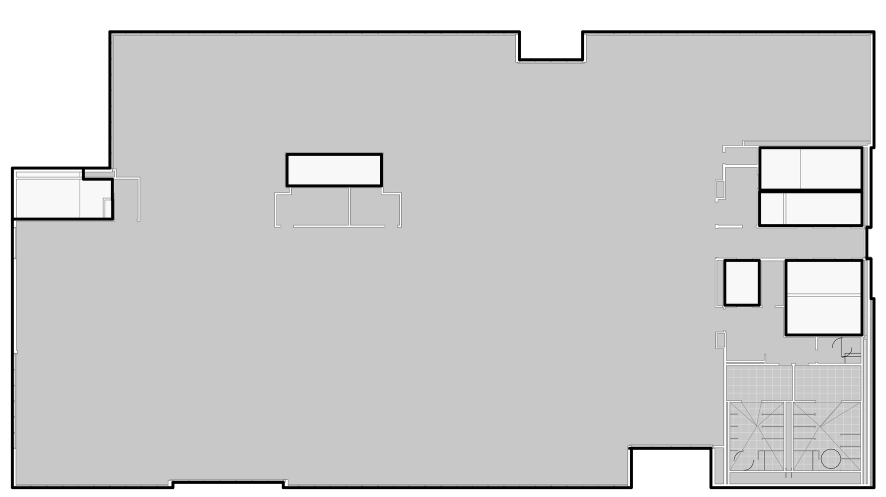

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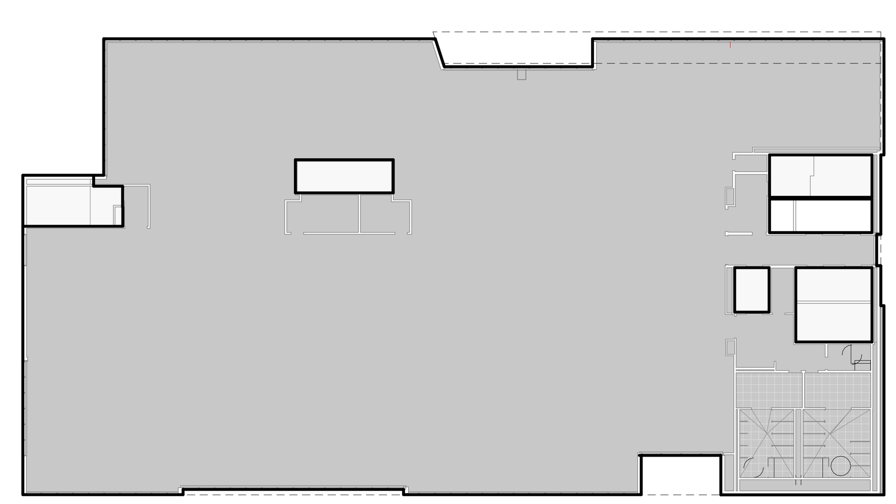

5 GSF - LEVEL 04
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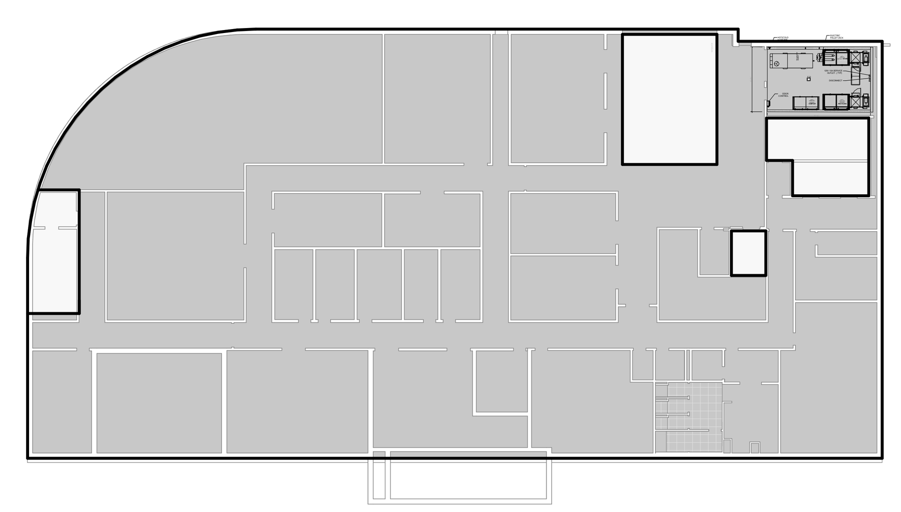


1 GSF - B1 LEVEL
1/32" = 1'-0"

COLOR LEGEND:

GROSS FLOOR AREA

EXCLUDED FROM GSF CALCULATIONS:

1. BUILDING SHAFTS FOR EGRESS STAIRS, MECHANICAL, AND ELEVATORS.

2. EXTERIOR TERRACE.

3. EXCLUDE LOADING, OFF STREET PARKING AND MANEUVERING AISLES (ALLOWABLE EXCLUSIONS).

FLOOR PLATE		EXCLUSIONS	GROSS FLOOR AREA
LEVEL 10	24098 SF	4847 SF	19250 SF
LEVEL 09	24080 SF	1468 SF	22613 SF
LEVEL 08	24080 SF	1468 SF	22613 SF
LEVEL 07	24080 SF	1468 SF	22612 SF
LEVEL 06	23956 SF	2355 SF	21601 SF
LEVEL 05	24025 SF	1468 SF	22557 SF
LEVEL 04	23802 SF	1263 SF	22539 SF
LEVEL 03	23468 SF	1490 SF	21977 SF
LEVEL 02	21513 SF	2414 SF	19099 SF
LEVEL 01	22945 SF	1244 SF	21701 SF
B1 LEVEL	22809 SF	1741 SF	21067 SF
Not Placed	0 SF	21227 SF	0 SF
	258856 SF		237629 SF

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
perkinswill.com

CONSULTANTS

CIVIL
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE, HERCULES, CA 94547

STRUCTURAL
TIPPING STRUCTURAL ENGINEERS
1906 SHATTUCK AVE., BERKELEY, CA 94704

MEP
GUTTMAN & BLAEVOET ENGINEERS
2351 POWELL STREET, GROUND FLOOR, SAN FRANCISCO, CA 94133

LANDSCAPING
EINWILLER KUEHL
318 HARRISON STREET, SUITE 301, OAKLAND, CA 94607

JOINT TRENCH
MILLENNIUM DESIGN & CONSULTING
822 HARTZ WAY, #212B, DANVILLE, CA 94526

ACCOUSTICS/IT
NV5
11301 W OLYMPIC BLVD, SUITE 348, LOS ANGELES, CA 90064

VERTICAL TRANS.
DPO CONSULTING

TRASH MAN.
AMERICAN TRASH MANAGEMENT
1900 POWELL ST, SUITE 200, EMERYVILLE, CA 94608

FACADE ACCESS
HIGHLINE CONSULTING INC
4361 TECHNOLOGY DR, UNIT D, LIVERMORE, CA 94551

CONDITIONAL USE PERMIT 5/6/2022

PROJECT

SMU CITY CENTER OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

2	100% SCHEMATIC DESIGN	03.11.2022
1	50% SCHEMATIC DESIGN	11.05.2021
MARK	ISSUE	DATE

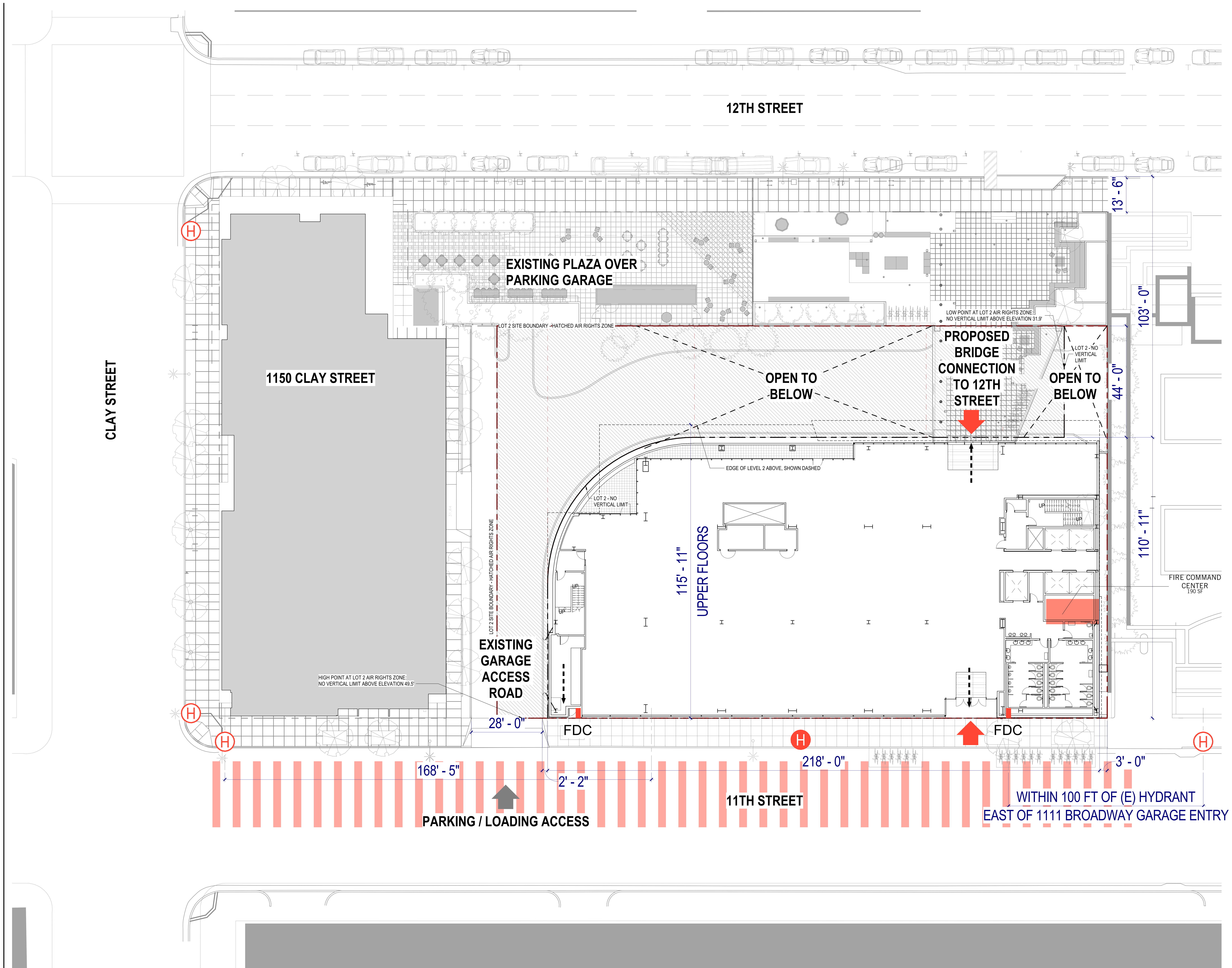
Job Number 492129.000

TITLE

AREA PLANS

SHEET NUMBER

G01-02



1 FIRE ACCESS DIAGRAM
1/16" = 1'-0"

LEGEND

- EXISTING HYDRANT
- NEW HYDRANT
- PRIMARY BUILDING ENTRY
- AERIAL FIRE APPARATUS ACCESS ROAD (26 FEET WIDE)
- EXIT

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
perkinswill.com

CONSULTANTS

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LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE, HERCULES, CA 94547

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TIPPING STRUCTURAL ENGINEERS
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PROJECT

SMU CITY CENTER
OAKLAND CAMPUS

Samuel Merritt University

CONDITIONAL USE PERMIT 5/6/2022

KEYPLAN

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
2	100% SCHEMATIC DESIGN	03.11.2022
1	50% SCHEMATIC DESIGN	11.05.2021

Job Number 492129.000

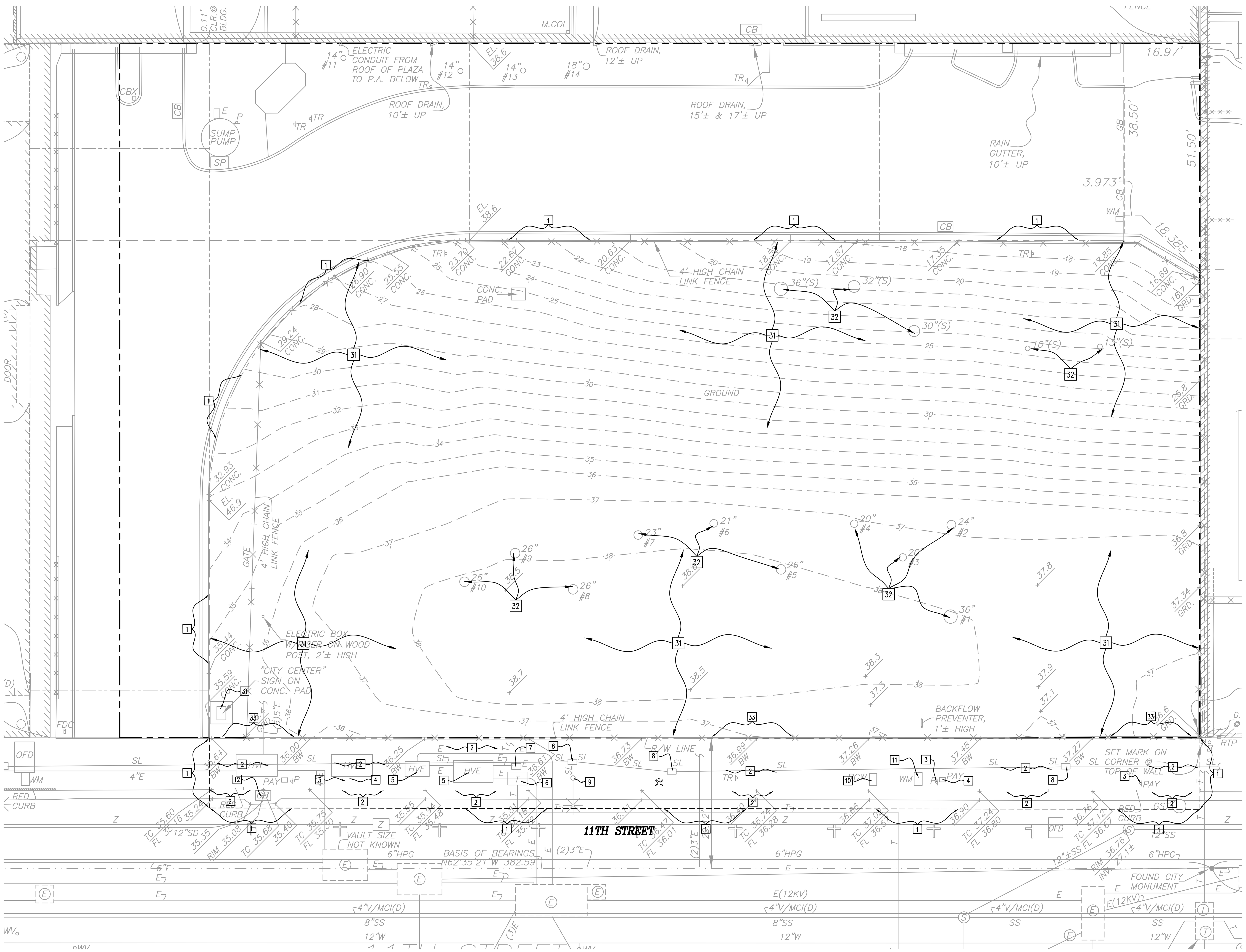
TITLE

CODE COMPLIANCE PLAN - EMERGENCY VEHICLE ACCESS

SHEET NUMBER

G01-11

5/6/2022 12:59:29 PM   Autodesk Docs://SMU Oakland Campus/ARCH_SMU_Oakland_C3.rvt



PLAN VIEW

SCALE: 1" = 10'

DEMOLITION NOTES (OFF-SITE):

1. LIMIT OF IMPROVEMENT. CONTRACTOR SHALL CONFORM TO EXISTING GRADE AND PROVIDE SMOOTH TRANSITION. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN AND REPAIR ANY DAMAGED IMPROVEMENTS DUE TO THE CONSTRUCTION ACTIVITY BEYOND THE LIMIT OF WORK. CONTRACTOR SHALL INSTALL TEMPORARY SCREENED FENCE AROUND THE WORK AREA PRIOR TO BEGINNING WORK.
2. SAW CUT EXISTING AC PAVEMENT AND REMOVE EXISTING ASPHALT CONCRETE, CONCRETE BASE, SIDEWALK, DRIVEWAY, CURB AND GUTTER FOR CONSTRUCTION OF NEW IMPROVEMENTS. REFER TO GRADING PLAN FOR MORE INFORMATION. REPAIR ANY DAMAGED IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY PER CITY OF OAKLAND REQUIREMENTS.
3. EXISTING PARKING SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS
4. EXISTING PARKING PAY STATION TO REMAIN. CONTRACTOR TO PROTECT IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
5. EXISTING HIGH VOLTAGE ELECTRIC BOX TO REMAIN. CONTRACTOR SHALL PROTECT IN PLACE THROUGHOUT CONSTRUCTION AND ADJUST TO MATCH FINAL GRADE.
6. EXISTING TELEPHONE BOX TO REMAIN. CONTRACTOR SHALL PROTECT IN PLACE THROUGHOUT CONSTRUCTION AND ADJUST TO MATCH FINAL GRADE.
7. EXISTING ELECTRIC BOX TO REMAIN. CONTRACTOR SHALL PROTECT IN PLACE THROUGHOUT CONSTRUCTION AND ADJUST TO MATCH FINAL GRADE.
8. EXISTING STREET LIGHT BOX TO REMAIN. CONTRACTOR SHALL PROTECT IN PLACE THROUGHOUT CONSTRUCTION AND ADJUST TO MATCH FINAL GRADE.
9. EXISTING STREET LIGHT TO ALL ASSOCIATED CONDUITS TO REMAIN. CONTRACTOR SHALL ADJUST THEM TO MATCH FINAL GRADE AND PROTECT THEM DURING THE ENTIRE CONSTRUCTION PERIOD.
10. VERIFY THAT EXISTING RECYCLED WATER METER ONLY SERVES SUBJECT PROPERTY. IF SO, CONTRACTOR SHALL COORDINATE WITH EBMUD TO REMOVE EXISTING METER AND ABANDON EXISTING LATERAL. IF NOT, PROTECT IN PLACE AND ADJUST TO MATCH FINAL GRADE.
11. VERIFY THAT EXISTING POTABLE WATER METER ONLY SERVES SUBJECT PROPERTY. IF SO, CONTRACTOR SHALL COORDINATE WITH EBMUD TO REMOVE EXISTING METER AND ABANDON EXISTING LATERAL. IF NOT, PROTECT IN PLACE AND ADJUST TO MATCH FINAL GRADE.
12. EXISTING CATCH BASIN AND UNDERGROUND STRUCTURE TO REMAIN. CONTRACTOR SHALL PROTECT IN PLACE AND ADJUST GRATE TO MATCH FINAL GRADES.

DEMOLITION NOTES (ON-SITE):

31. REMOVE EXISTING OAKLAND CITY CENTER PARKING SIGN, TRUCK SIGN, CONCRETE PAD, ELECTRIC BOX PIPES AND PIPING SYSTEMS UNDER FUTURE BUILDING AREA. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES OR PUBLIC AGENCIES TO DISCONNECT ALL UTILITIES PRIOR TO DEMOLITION WORK. CONTRACTOR SHALL REMOVE ALL DEBRIS AND UNSUITABLE MATERIALS FROM SITE AND BACKFILL TO SUB-GRADE PER SOILS ENGINEER REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH THE EXISTING UTILITY OWNERS TO PERFORM THEIR WORK TO SHUT OFF EXISTING UTILITIES AND COORDINATE THEIR WORK SO AS NOT TO DELAY THE SCHEDULE OF THE CONTRACTOR.
32. REMOVE EXISTING TREE AND ENTIRE ROOT SYSTEM. BACKFILL AND COMPACT SUBGRADE TO AT LEAST 95% COMPACTION PRIOR TO PLACING NEW IMPROVEMENTS.
33. REMOVE EXISTING FENCE, POST AND THEIR FOOTING.

LEGEND

(dashed box)	LIMIT OF IMPROVEMENT. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES OUTSIDE THE IMPROVEMENT LIMIT AND MATCH EXISTING ELEVATION TO PROVIDE SMOOTH TRANSACTION AND POSITIVE DRAINAGE PATTERN. PROTECT ALL UNDERGROUND UTILITY LINES AND PIPES IN THE LIMIT OF IMPROVEMENTS, UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
(dash-dot line)	PROPERTY LINE

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

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Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
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CONSULTANTS

CIVIL
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE, HERCULES, CA 94547

STRUCTURAL
TIPPING STRUCTURAL ENGINEERS
1906 SHATTUCK AVE., BERKELEY, CA 94704

MEP
GUTTMAN & BLAEVOET ENGINEERS
2351 POWELL STREET, GROUND FLOOR, SAN FRANCISCO, CA 94133

LANDSCAPING
EINWILLER KUEHL
318 HARRISON STREET, SUITE 301, OAKLAND, CA 94607

OWNER
STRADA INVESTMENT GROUP
101 MISSION STREET, SUITE 420, SAN FRANCISCO, CA 94105

FACILITY
SAMUEL MERRITT UNIVERSITY
3100 TELEGRAPH AVE., OAKLAND, CA 94609

CONTRACTOR

PROJECT

SMU CITY CENTER OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 19253A10

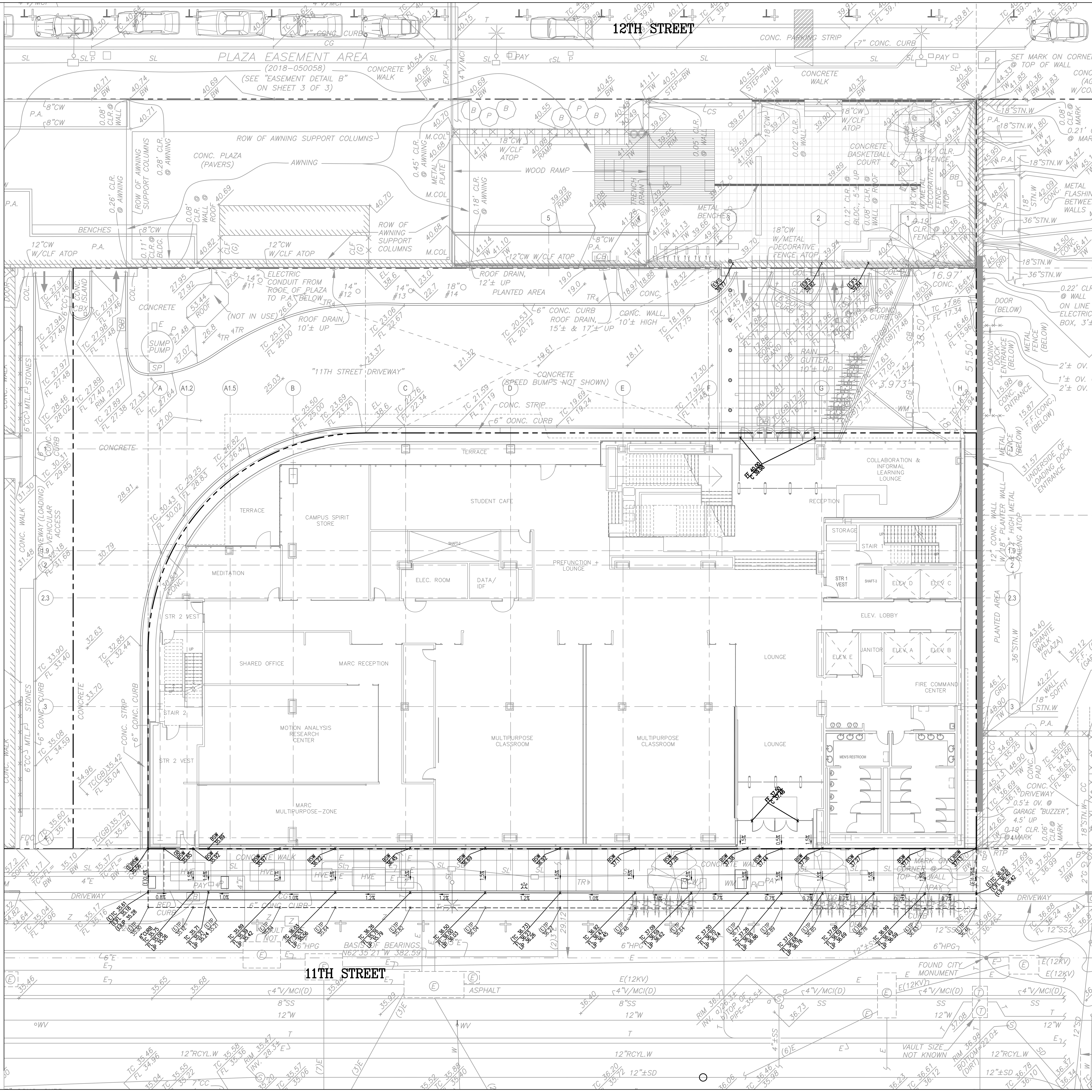
TITLE

DEMOLITION PLAN

SHEET NUMBER

C-3.1

05/06/2022



EARTHWORK NOTES:

EARTHWORK VALUES PROVIDED ARE PRELIMINARY ONLY.

CONTRACTOR SHALL DEVELOPER INDEPENDENT ANALYSIS PRIOR TO BIDDING ON PROJECT.

GROSS CUT: 17,030-CY
GROSS FILL: 0-CY

NET CUT: 17,030-CY

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

05/06/2022

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f 415.856.3001
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101 MISSION STREET, SUITE 420, SAN FRANCISCO, CA 94105

FACILITY
SAMUEL MERRITT UNIVERSITY
3100 TELEGRAPH AVE., OAKLAND, CA 94609

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PROJECT

SMU CITY CENTER OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

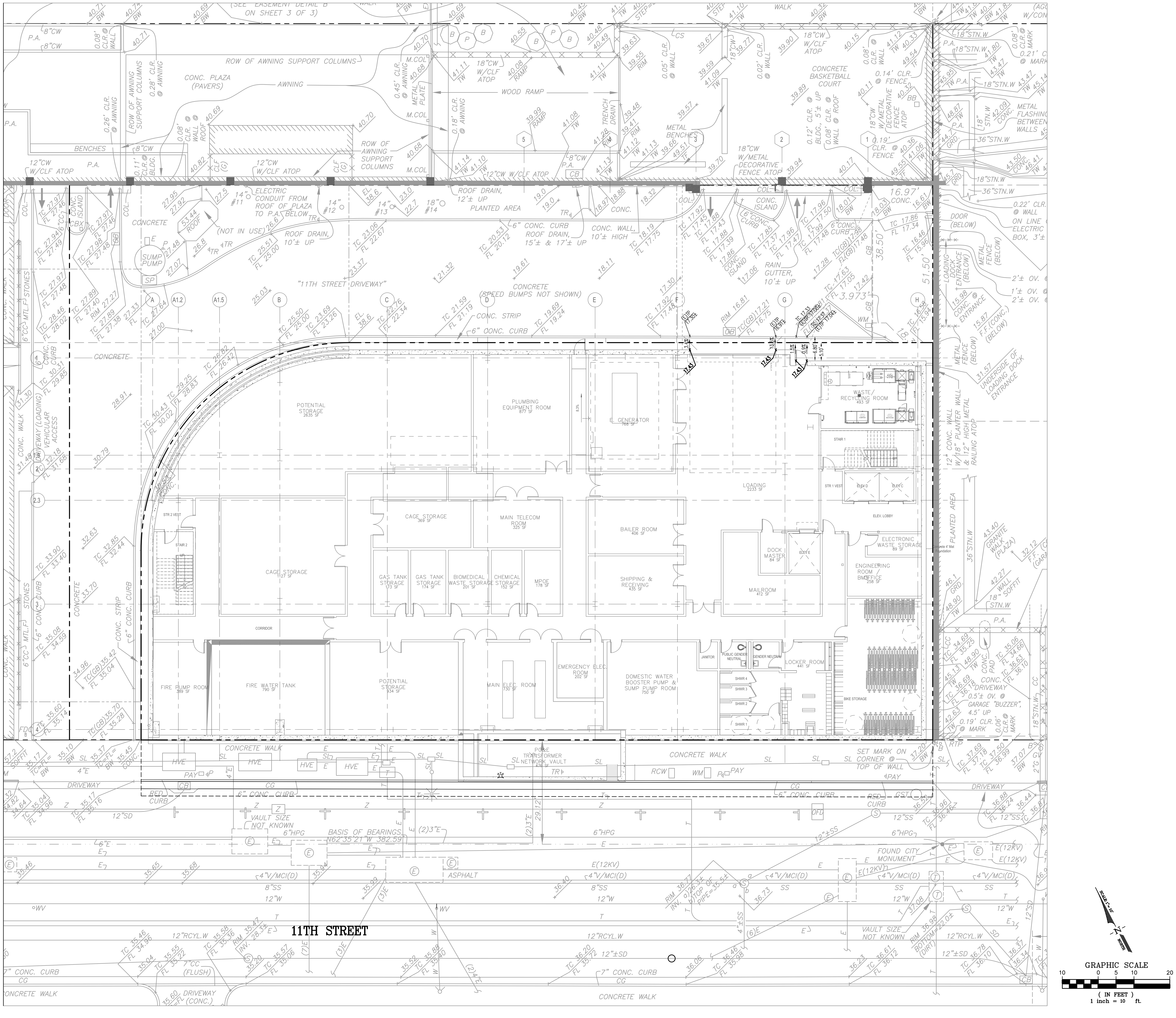
Job Number 19253A10

TITLE

PRELIMINARY CIVIL GRADING PLAN GROUND LEVEL

SHEET NUMBER

C-4.1



05/05/2022

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LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE, HERCULES, CA 94547

STRUCTURAL
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1906 SHATTUCK AVE., BERKELEY, CA 94704

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GUTTMAN & BLAEVOET ENGINEERS
2351 POWELL STREET, GROUND FLOOR, SAN FRANCISCO, CA 94133

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101 MISSION STREET, SUITE 420, SAN FRANCISCO, CA 94105

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SAMUEL MERRITT UNIVERSITY
3100 TELEGRAPH AVE., OAKLAND, CA 94609

CONTRACTOR

PROJECT

SMU CITY CENTER OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

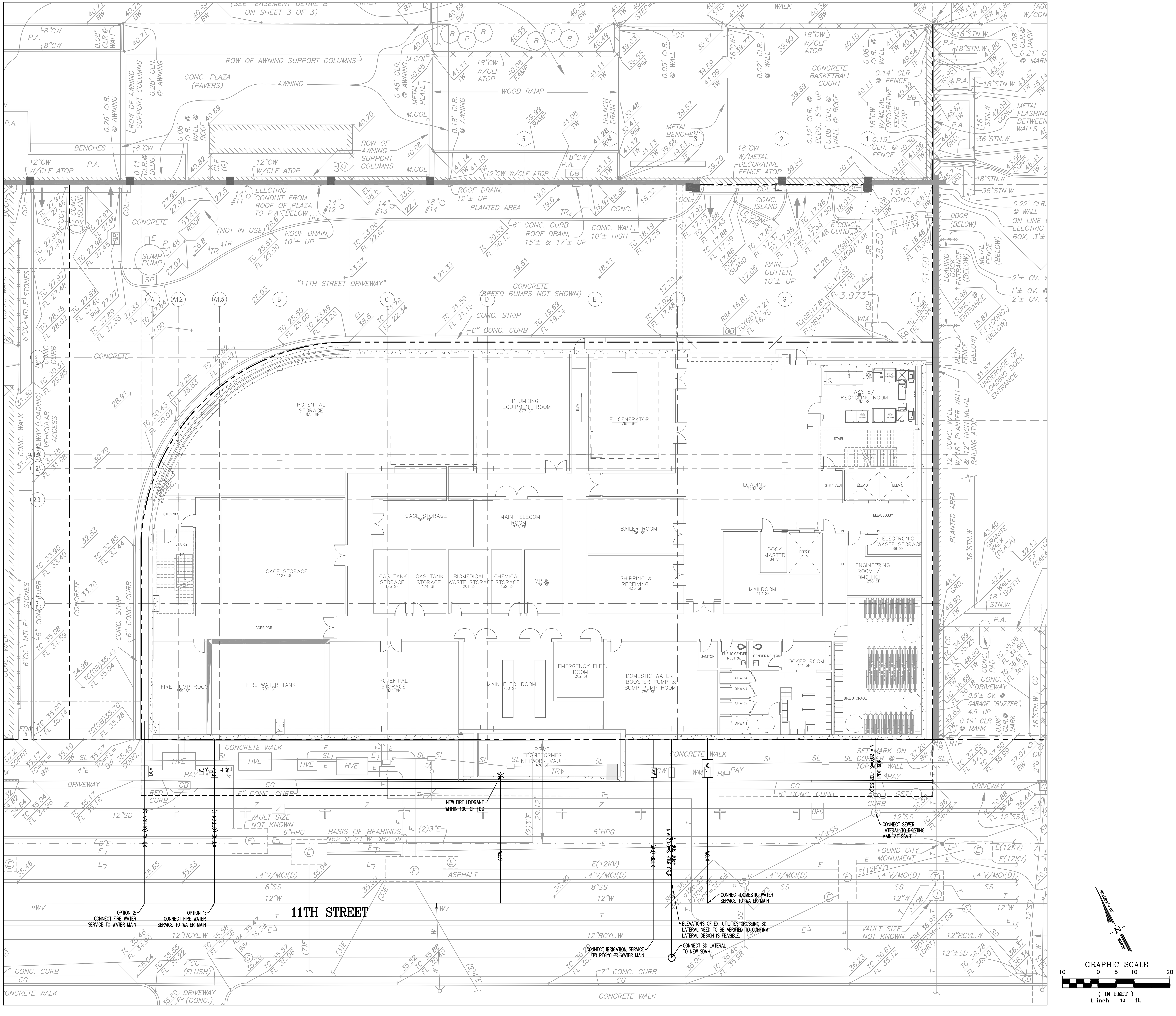
Job Number 19253A10

TITLE

PRELIMINARY CIVIL GRADING PLAN BASEMENT LEVEL

SHEET NUMBER

C-4.2



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Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
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CONSULTANTS

CIVIL
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE, HERCULES, CA 94547

STRUCTURAL
TIPPING STRUCTURAL ENGINEERS
1906 SHATTUCK AVE., BERKELEY, CA 94704

MEP
GUTTMAN & BLAEVOET ENGINEERS
2351 POWELL STREET, GROUND FLOOR, SAN FRANCISCO, CA 94133

LANDSCAPING
EINWILLER KUEHL
318 HARRISON STREET, SUITE 301, OAKLAND, CA 94607

OWNER
STRADA INVESTMENT GROUP
101 MISSION STREET, SUITE 420, SAN FRANCISCO, CA 94105

FACILITY
SAMUEL MERRITT UNIVERSITY
3100 TELEGRAPH AVE., OAKLAND, CA 94609

CONTRACTOR

PROJECT

SMU CITY CENTER
OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

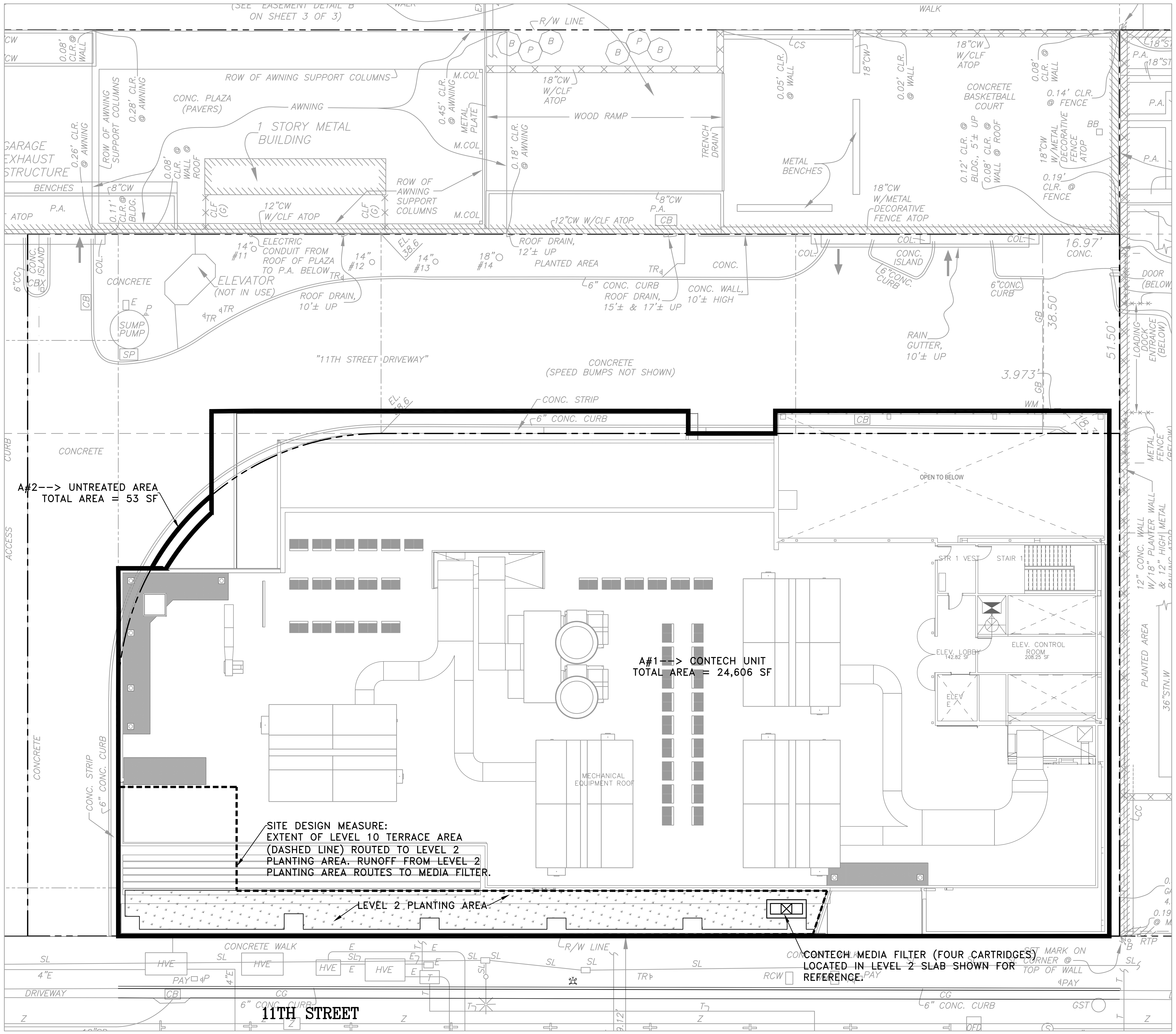
MARK	ISSUE	DATE
Job Number		19253A10

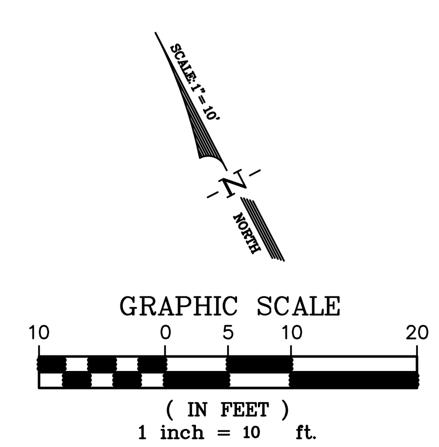
TITLE

PRELIMINARY CIVIL UTILITY PLAN

SHEET NUMBER

C-5.1





C3-CALCULATION TABLE

PER ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM PUBLICATION:
"C.3 STORMWATER TREATMENT GUIDANCE" CURRENT VERSION

TREATMENT SIZING ASSUMES PLANTING ON TERRACES AND ROOF IS NOT PERMANENT AND WILL NOT BE INCLUDED IN FUTURE MAINTENANCE AGREEMENT(S) WITH PUBLIC AGENCIES.

DRAINAGE AREA#	TREATMENT METHOD	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	Sf	MIN. IMP S.F.	DESIGN IMP S.F.
A#1	DRAINS TO CONTECH MEDIA FILTER	24,606	24,606	–	–	–
A#2	UNTREATED	53	53	–	–	–

TREAMENT LEGEND

DRAINAGE MANAGEMENT AREA

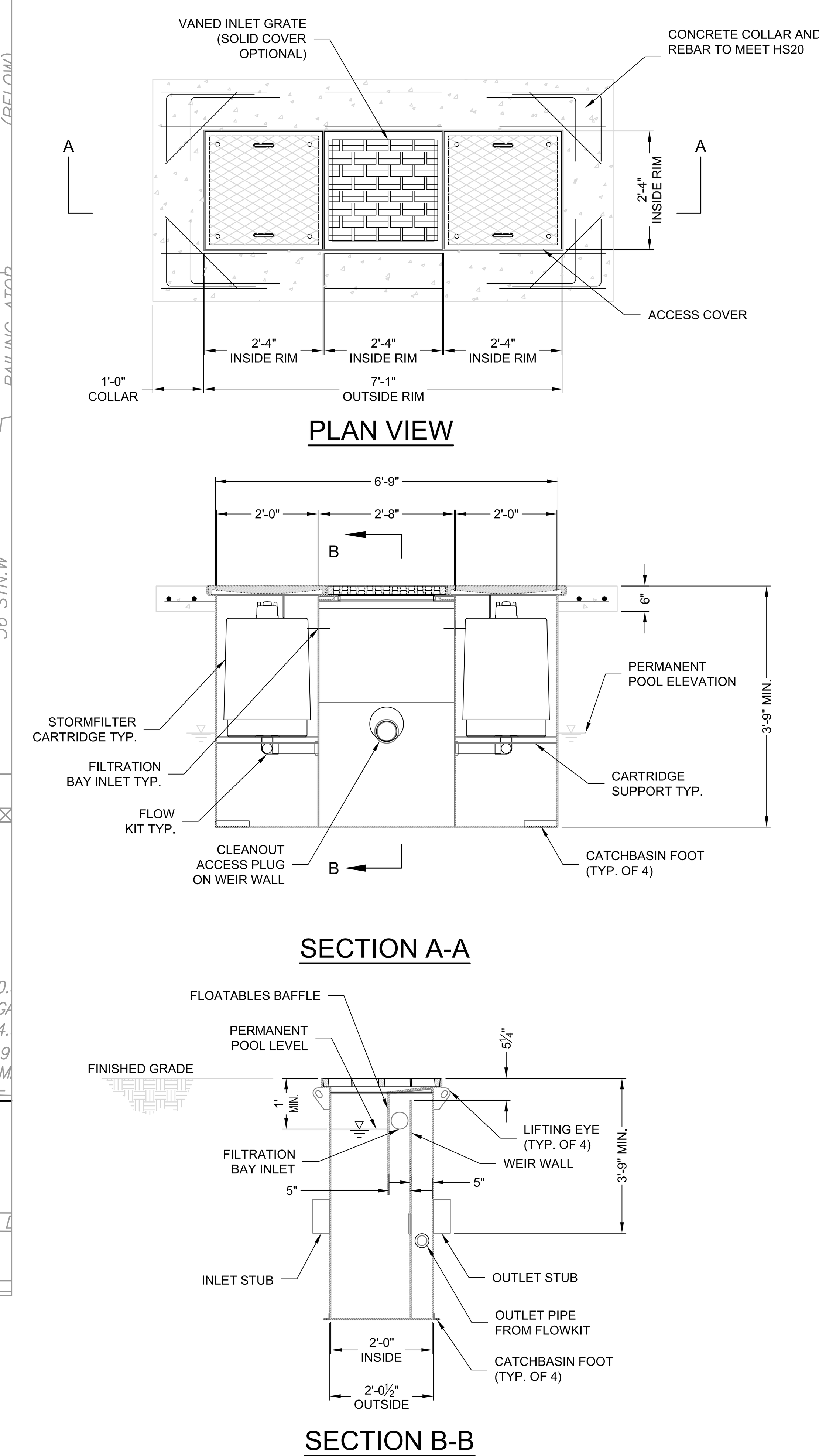
CONTECH MEDIA FILTER SIZING:

*FOR STORMFILTER (CONTECH) SIZING:
Q=C x i x A, WHERE
C = THE SURFACE RUNOFF FACTOR (0.9 FOR IMPERVIOUS SURFACE, 0.1 FOR LANDSCAPING),
i = 0.2"/HR,
A = AREA (ACRES)
Q = (0.9 x 0.2 x 0.587) = 0.106 cfs = 47.42 GPM.

DESIGN ASSUMES USING STANDARD 18" CONTECH STORMFILTER CARTRIDGE. EACH CARTRIDGE IN THE STORMFILTER CAN HANDLE 0.033 cfs OR 15 GPM.

47.42 GPM IS MORE THAN 15 GPM, BUT LESS THAN 60 GPM --> THEREFORE, 4 UNITS ARE SUFFICIENT.

THIS PROJECT QUALIFIES AS A SPECIAL PROJECT, CATEGORY C (TRANSIT-ORIENTED DEVELOPMENT).
% OF PROJECT TREATED BY NON-LID TREATMENT: 100%
% OF PROJECT PERMITTED TO BE TREATED BY NON-LID TREATMENT: 100% (50% (<¼ MI TO BART) + 30% (>6.0 FAR) + 20% (0% AT GRADE SURFACE PARKING))



TYPICAL CONTECH MEDIA FILTER DETAILS

NOT TO SCALE

Perkins&Will
2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
perkinswill.com

CONSULTANTS

CIVIL
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE, HERCULES, CA 94547

STRUCTURAL
TIPPING STRUCTURAL ENGINEERS
1906 SHATTUCK AVE., BERKELEY, CA 94704

MEP
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101 MISSION STREET, SUITE 420, SAN FRANCISCO, CA 94105

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SAMUEL MERRITT UNIVERSITY
3100 TELEGRAPH AVE., OAKLAND, CA 94609

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Samuel Merritt University

CONDITIONAL USE PERMIT 5/6/2022

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 19253A10

TITLE

PRELIMINARY STORMWATER CONTROL PLAN

SHEET NUMBER

C-6.1

05/06/2022

SEDIMENTATION CONTROL MEASURES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "SEDIMENTATION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY, ALL YEAR ROUND, TO THE SATISFACTION OF THE CITY ENGINEER. FACILITIES ARE TO BE OPERABLE AT ALL TIMES. ALL WATER POLLUTION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE RAINY SEASON.
2. THIS PLAN COVERS ONLY THE PROJECT SITE CONDITIONS SHOWN ON THIS SHEET AND MAY NOT COVER ALL THE SITUATION THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
3. ADDITIONAL SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED, EVALUATED, AND REVISED AS NECESSARY PER STAGE OF CONSTRUCTION WITH APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE SUBMITTED FOR APPROVAL PRIOR TO EACH NEW STAGE OF CONSTRUCTION, UNTIL COMPLETION OF PROJECT CONSTRUCTION, AND UNTIL COMPLETION OF THE POST CONSTRUCTION BEST MANAGEMENT PRACTICES FACILITIES, IF PROPOSED, ARE ACCEPTED BY THE CITY.
4. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. SEE INLET PROTECTION AND SEDIMENT BARRIER DETAILS ON THIS SHEET FOR DETAILS.
5. TEMPORARY LINEAR SEDIMENT BARRIERS SUCH AS SILT FENCES, SANDBAG BARRIERS, STRAW BALE BARRIERS CAN BE USED AS AN ALTERNATIVE TO FIBER ROLLS SHOWN ON THE PLAN ON THIS SHEET. THESE SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER STATE STANDARD PLANS AND SPECIFICATIONS.
6. CONTRACTOR SHALL NOT ALLOW MATERIALS RESULTING FROM PAVING, SEALING, SAWCUTTING, GRINDING, AND OTHER CONSTRUCTION RELATED ACTIVITIES TO ENTER THE SEWER SYSTEM AND RECEIVING WATERS. CONTRACTOR SHALL COMPLY WITH THE STATE CONSTRUCTION SITE BMP MANUAL, NS-3.
7. CONTRACTOR SHALL INSPECT SITE BEFORE BEGINNING THE JOB FOR EVIDENCE OF ILLICIT CONNECTION OR ILLEGAL DUMPING OR DISCHARGES AND NOTIFY THE CITY ENGINEER OF ANY ILLICIT CONNECTIONS AND ILLEGAL DUMPING OR DISCHARGE INCIDENTS AT THE TIME OF DISCOVERY. CONTRACTOR SHALL TAKE NO FURTHER ACTION UNLESS ORDERED.
8. VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE SHALL BE PERFORMED ON-SITE ONLY WHEN IT IS IMPRACTICAL TO SEND VEHICLE AND EQUIPMENT OFF-SITE FOR THESE ACTIVITIES. WHEN THESE ACTIVITIES MUST OCCUR ON-SITE, THE CONTRACTOR SHALL SELECT AND DESIGNATE AN AREA TO BE USED, SUCH TO APPROVAL OF THE CITY ENGINEER AND IMPLEMENT APPROPRIATE CONTROLS FOR THE ACTIVITIES TO BE PERFORMED.
9. CONTRACTOR SHALL COMPLY WITH AND PROVIDE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPS LISTED IN THE STATE CONSTRUCTION SITE BMP MANUAL, WM-1 THROUGH WM-10, AS APPLICABLE TO SITE CONDITIONS.

MAINTENANCE NOTES:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND SEDIMENT FACILITY RESTORED TO ITS ORIGINAL CONDITIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH ONE HALF THE HEIGHT OF THE SEDIMENT FACILITY.
   E. SEDIMENT REMOVED SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

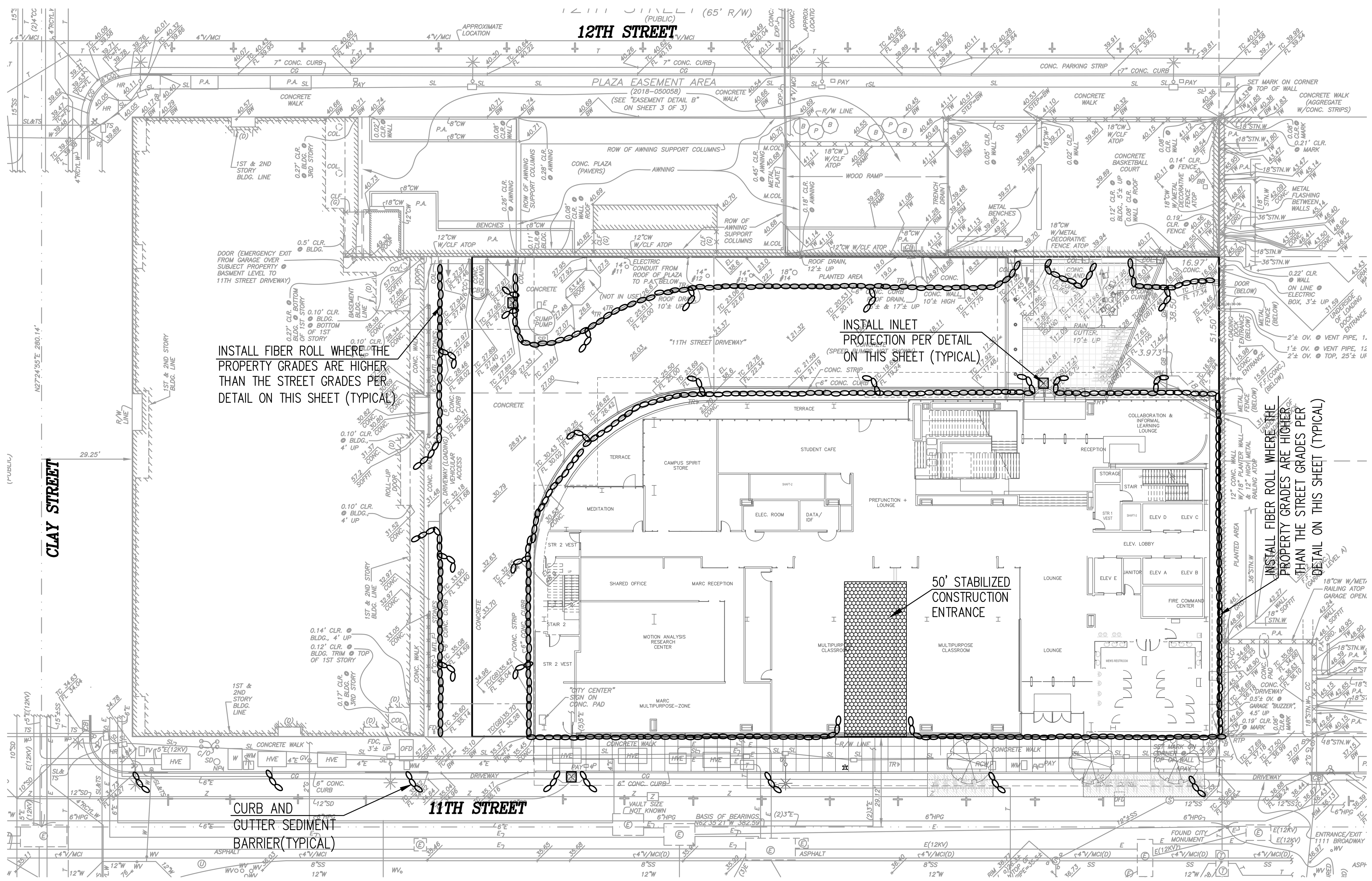
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY, ALL YEAR ROUND, TO THE SATISFACTION OF THE CITY ENGINEER.
2. THIS PLAN MAY NOT COVER ALL THE SITUATION THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
3. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR CITY OR STATE APPROVAL, AS NECESSARY, TO REFLECT A YEAR ROUND EROSION CONTROL PLAN UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
4. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE RAINY SEASON.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
6. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS SHALL BE HYDROSEEDED. HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOWN ARE PER ACRES OF SLOPE):

FERTILIZER:	500 LBS. 16-6-8
SEED:	60 LBS. BLANDO BROME GRASS 60 LBS. ANNUAL RYE GRASS 30 LBS. ROSE CLOVER
CHEMICAL TACKIFIER	2000 LBS. WOOD CELLULOSE 30 LBS. ORGANIC BINDER

   AREAS WHERE THERE IS ACTIVE GRADING WILL NOT BE HYDROSEEDED. AREAS THAT ARE INACTIVE AND LEFT EXPOSED TO THE WEATHER SHALL BE HYDROSEEDED OR OTHERWISE PROTECTED FROM EROSION. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER, (2) BLOW STRAW, 3) TACKIFIER AND MULCH CONSISTENT WITH THE REQUIREMENTS OF THE STATE CONSTRUCTION SITE BMP MANUAL.

7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS A STABILIZED CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL ON THIS SHEET FOR SPECIFICATIONS FOR THE TEMPORARY STABILIZED CONSTRUCTION ENTRANCE/EXIT. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY ENGINEER.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
9. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
10. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL DURING THE ENTIRE CONSTRUCTION PERIOD.
12. TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING CONSTRUCTION. THESE FIBER ROLL SHALL BE PLACED AT 300-FOOT MAXIMUM INTERVALS OR AS REQUIRED BY THE CITY OR STATE ENGINEER, WHOMEVER HAS JURISDICTION. THE FIBER ROLL SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE BALES WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER. THE FIBER ROLLS SHALL BE MAINTAINED IN GOOD CONDITION ALL YEAR ROUND OR UNTIL THE STREET IS PAVED. BALES OF STRAW, SANDBAGS, EARTH BERMS, OR OTHER SUITABLE MATERIALS MAY ALSO BE USED ALTERNATIVELY TO FIBER ROLLS. SPECIFIC REQUIREMENTS FOR THESE ALTERNATIVES SHALL COMPLY WITH THE STATE CONSTRUCTION SITE BMP MANUAL.
13. CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES BY STATE WATER QUALITY CONTROL BOARD REGULATIONS.



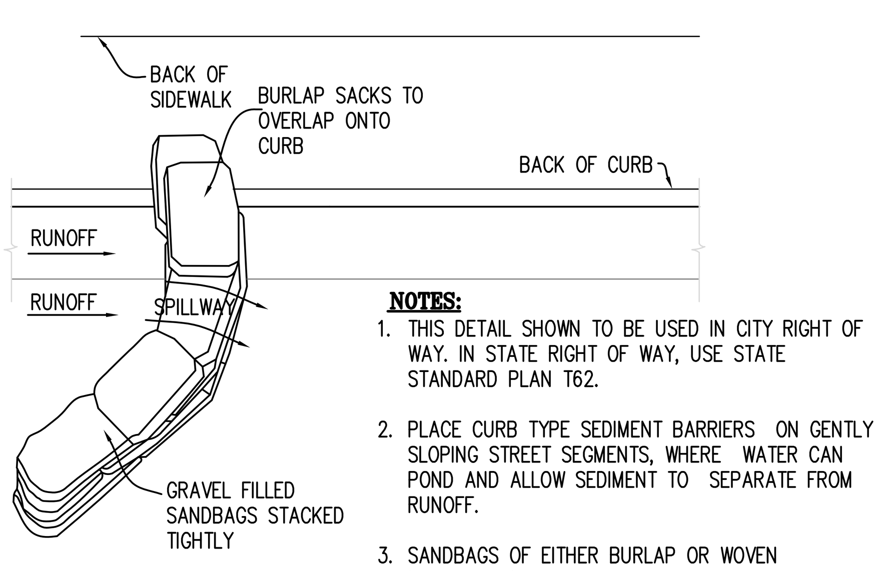
PLAN VIEW

SCALE: 1" = 20'

GENERAL DEMOLITION NOTES

ALL TRENCHING SHALL BE BACKFILLED & WHEEL ROLLED.

CLEAN ALL DEBRIS FROM ENTIRE SITE. PROVIDE STREET BARRICADES, TRAFFIC CONTROL, AND FLAGMEN DURING THE ENTIRE DEMOLITION AND EXCAVATION PERIOD. ALL CONSTRUCTION WORKERS SHALL COMPLY WITH CITY OF OAKLAND NOISE CONTROL GUIDELINES. APPLY ENCROACHMENT PERMIT FOR SIDEWALK CLOSURE. PROVIDE FENCE PROTECTION DURING DEMOLITION AND CONSTRUCTION PERIOD. PROVIDE DUST CONTROL AND EROSION CONTROL DURING THE ENTIRE CONSTRUCTION PERIOD. SUBMIT DETAIL PLANS TO GENERAL CONTRACTOR FOR THEIR APPROVAL.



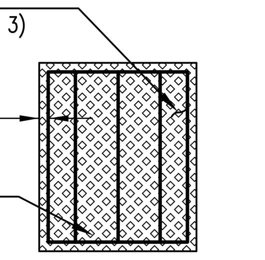
PLAN VIEW

NOTES:

1. THIS DETAIL SHOWN TO BE USED IN CITY RIGHT OF WAY. IN STATE RIGHT OF WAY, USE STATE STANDARD PLAN T62.
2. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
3. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
4. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB AND GUTTER SEDIMENT BARRIER

NOT TO SCALE

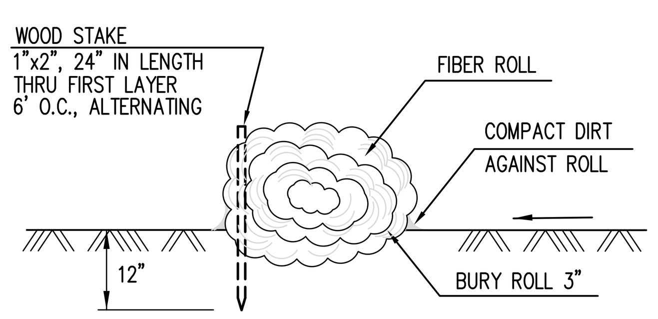


NOTES:

1. FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
3. INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS CROSSED AT 6"(WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAPS(BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY FUNCTIONING OF FILTER SYSTEM.

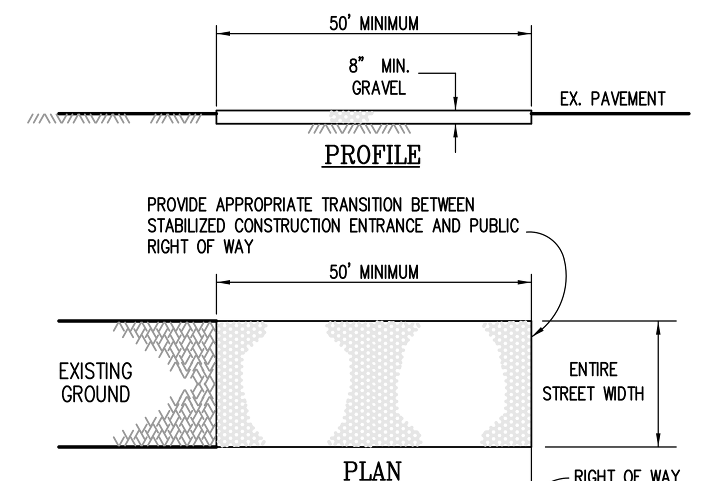
INLET PROTECTION DETAIL (ALL AREAS)

NOT TO SCALE



FIBER ROLL DETAIL

NOT TO SCALE

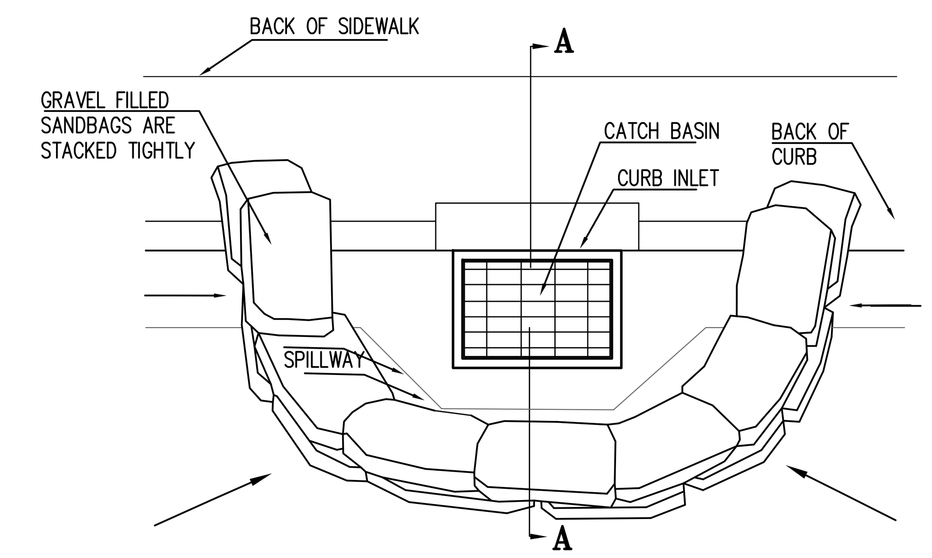


CONSTRUCTION ENTRANCE NOTES:

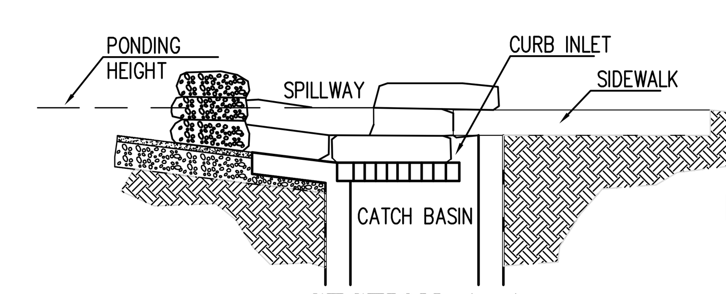
1. THE MATERIAL FOR CONSTRUCTION SHALL BE 2 TO 3 INCH ROCK
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT TO SCALE



PLAN VIEW



SECTION A-A

NOTES:

1. THIS DETAIL SHOWN TO BE USED IN CITY RIGHT OF WAY. IN STATE RIGHT OF WAY, USE STATE STANDARD PLAN T62.
2. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
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4. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
5. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER

NOT TO SCALE

LEGEND

- FIBER ROLL
- CONSTRUCTION ENTRANCE AND WASH AREA
- INLET PROTECTION

SCALE: 1" = 20'

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
perkinswill.com

CONSULTANTS

CIVIL
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE, HERCULES, CA 94547

STRUCTURAL
TIPPING STRUCTURAL ENGINEERS
1906 SHATTUCK AVE., BERKELEY, CA 94704

MEP
GUTTMAN & BLAEVOET ENGINEERS
2351 POWELL STREET, GROUND FLOOR, SAN FRANCISCO, CA 94133

LANDSCAPING
EINWILLER KUEHL
318 HARRISON STREET, SUITE 301, OAKLAND, CA 94607

OWNER
STRADA INVESTMENT GROUP
101 MISSION STREET, SUITE 420, SAN FRANCISCO, CA 94105

FACILITY
SAMUEL MERRITT UNIVERSITY
3100 TELEGRAPH AVE., OAKLAND, CA 94609

CONTRACTOR

CONDITIONAL USE PERMIT 5/6/2022

PROJECT

SMU CITY CENTER OAKLAND CAMPUS

Samuel Merritt University

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 19253A10

TITLE

EROSION CONTROL PLAN

SHEET NUMBER

C-7.1

05/05/2022