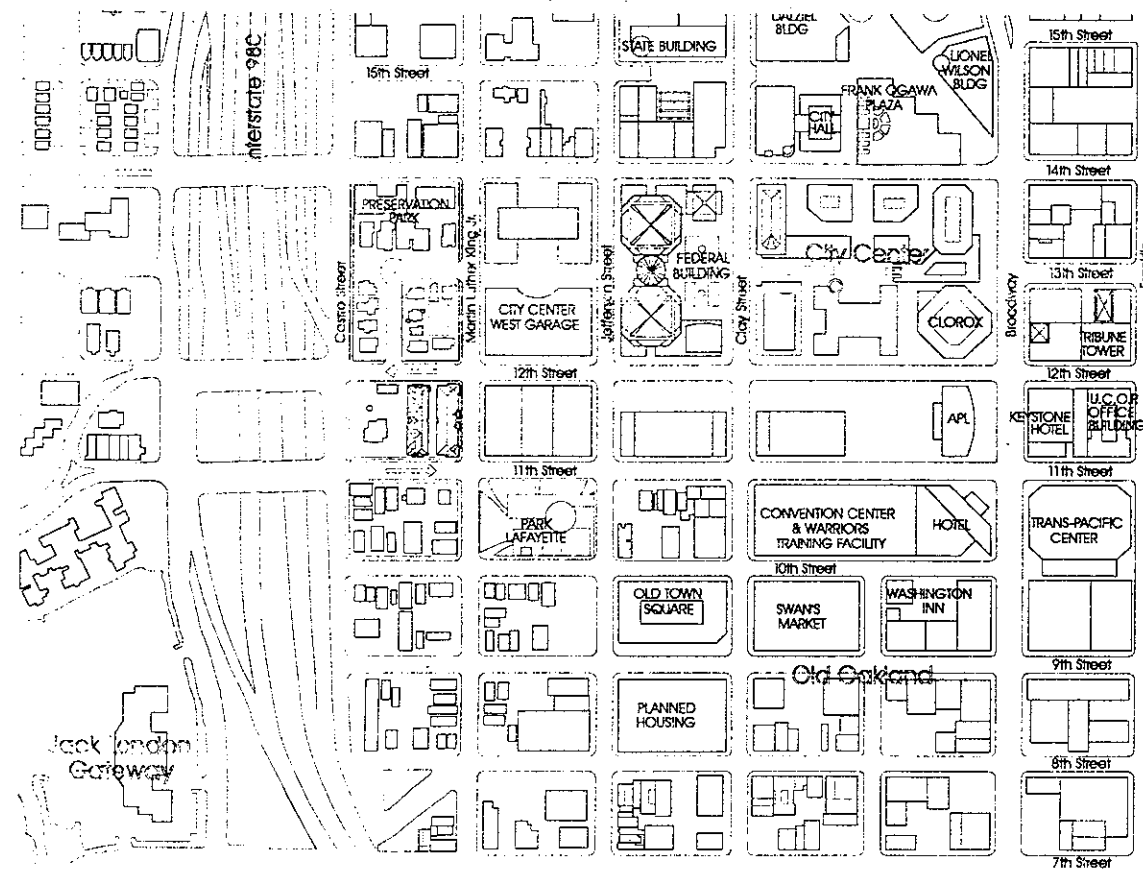


CODE SUMMARY

Parking Garage	S3 Parking Garage
Occupancy:	Type I - Non Combustible
Construction Type	28,000 SF
Floor Area	Unlimited (Table 5B)
Allowable Floor Area	3 Hour (Section 311.2.2.1)
Area Separation from RI Above	28,000 SF / 200 = 140 (Table 10A)
Occupant Load	Two
Number of Exits Required	Yes (Section 904.2.2)
Fire Sprinkler System Required	Mechanical
Ventilation	2 Hour (Table 6A)
Shaft Enclosures, including Elevator	
Residential Units, Bldgs. A and B	
Occupancy:	RI - Apartments (condominiums)
Construction	Type V - One Hour, Four Stories
No. of Stories	Building A
Floor Area	Total 40,088
	Max. on one floor 11,619
	Building B
	Total 40,276
	Max. on one floor 11,880
Allowable Floor Area	Allowable Floor 10,500
	Increase for Separation 21,000
	Increase for Multiple Stories 42,000
Maximum Height	55' above grade (Per AMR request to allow increase in height on basis of fire fighting access)
Area Separation from S3 Below	3 Hour (Section 311.2.2.1)
Occupant Load for single Bldg.	40,276 SF / 200 = 201 (Table 10A)
Combined Occupant Load	400
Number of Exits Required	Two
Fire Sprinkler System Required	Yes (Section 904.2.9)
Fire Alarm System Required	Yes (Section 310.10)
Stair Enclosures	Noise, Exterior Exit Stairs per Section 1006.3.3. No unprotected openings within 10' of stairs.
Stair Width	Total Occupant Load of 402 x 0.3" = 120" Total / 60" min width at each stair.
Stair to Roof	Not required if Roof slope exceeds 4:12 (Section 1003.3.3.11)
Ventilation of Corridor	Mechanical
Shaft Enclosures	1 Hour (Table 6A)



NOT SCALED

655 12TH STREET PRESERVATION PARK, OAKLAND CA

ZONING SUMMARY

Project address	655 12 th Street
Zoning	C 51 & S7
Lot Area	30,000 SF
Total Building Area	108,364 SF (including garage)
FAR	3.612
Units Per Acre	133.5
Maximum Height	57' (to midpoint of roof)
Total Number of Units	92
1 BR Units	27
1 BR Townhomes	1
1 BR Flats	24
2 BR Flats	40
Retail Space	1 unit at 150 SF
PARKING:	
Section 7511 Required Spaces	
Spaces required	92 total (One space for each dwelling unit)
Spaces Proposed	90 total
Owner to secure long term lease for two additional parking spaces at City Owned garage at 12 and MILK	
Section 17.116.200 Parking Dimensions	
Percentage of Compact Parking Spaces	
Allowed	33% (30 spaces total)
Proposed	49% (44 spaces total)
Location of structural columns adjacent to parking stalls is per S12 parking dimension requirements. Columns located so as to not interfere with passenger loading.	

Bicycle Parking	-10 spaces provided per Bicycle Parking Ordinance (one per ten units).
MINIMUM YARDS AND COURTS	
Rear yards - Section 4845	
Rear Setback Required: 15'	
Setback Proposed: 19' to primary face of building. (Bays project 3' into setback) 0' to face of garage structure. -Top of garage structure 5'-6" above grade.	
Courts - Section 7087	
Width Req'd between Living Room Windows: -47' (height of building wall) No bay projections allowed.	
Width Proposed between Living Room Windows: -40' 3" bay projects on each side of court. Open stairs located on either end of court.	
OPEN SPACE	
Minimum Open Space - Section 4846	
Minimum Group Open Space Per Section 3021	-92 units x 150 SF = 13,800
Open Space Proposed	
-Group Open Space =	2,500
-Private Open Space =	6,400
(3,200 SF x 2 - per Sec. 8301)	
-Total	8,900

DRAWING INDEX

1	T1-1	TITLE SHEET
2	SS-1	SITE SURVEY
ARCHITECTURAL		
A 1.0		SITE PLAN
A 2.0		PARKING
A 2.1		FIRST FLOOR PLAN
A 2.2		MEZZANINE FLOOR PLAN
A 2.3		SECOND FLOOR PLAN
A 2.4		THIRD FLOOR PLAN
A 2.5		FOURTH FLOOR PLAN
A 2.6		ROOF PLAN
A 3.0		EXTERIOR ELEVATIONS
A 3.1		EXTERIOR ELEVATIONS
A 3.2		SECTIONS
A 3.3		LANDSCAPE
L 1.0		

PROJECT CONTACTS

OWNER/CLIENT	LALANNE VOLKMAN 55 FRANCISCO STREET, SUITE 350 SAN FRANCISCO, CA 94133 (510) 287-5553	LANDSCAPE ARCHITECT	PATTILLO & GARRETT ASSOC. 337 17TH STREET, SUITE 214 OAKLAND, CA 94612 (510) 465-1264
ARCHITECTS	PYATOK ASSOCIATES 1629 TELEGRAPH AVE, THIRD FLOOR OAKLAND, CA 94612 (510) 465-7010	CIVIL ENGINEER	VAN MAREN & ASSOCIATES 55 LINCOLN AVENUE PIEDMONT, GA 94611 (510) 655-9287
HISTORIC PRESERVATION	ALAN R. DREYFUSS 1735 6TH AVENUE OAKLAND, CA 94606 (510) 535-5334	ELECTRICAL ENGINEER	SAT BHATIA ASSOCIATES 120 MONTGOMERY ST, STE 1190 SAN FRANCISCO, CA 94104 (415) 546-1020
TRAFFIC ENGINEER	DKS ASSOCIATES 1856 WEBSTER STREET, SUITE 300 SUITE 200 OAKLAND, CA 94612 (510) 763-2061 MARK SPENGE	ACOUSTICAL CONSULTANT	MALSH & NORRIS 225 BUSH ST. SUITE 370 SAN FRANCISCO, CA 94104 (415) 391-2166 DAVE WALSH
STRUCTURAL ENGINEER	NISHKIAN MENNINGER 510 HOWARD STREET SAN FRANCISCO, CA 94105 (415) 541-8477	MECHANICAL ENGINEER	DESIGN ENGINEERING SERVICES 116 NEW MONTGOMERY ST OAKLAND, CA 94606 (510) 261-5000

SUMMARY BY UNIT TYPE

Unit Type	Description	Units	Total Number of Units	Total SF
A.1	2 Bedrm 2 Bath	60	60	27,120
A.2	2 Bedrm 2 Bath (Split level)	2	2	1,924
A.3	1 Bedrm 1 Bath Townhouse	1	1	1,211
A.4	2 Bedrm 2 Bath Corner Unit	1	1	2,801
A.5	2 Bedrm 2 Bath Corner Unit	1	1	4,276
A.6	2 Bedrm 2 Bath Corner Unit	1	1	1,525
A.7	2 Bedrm 2 Bath Corner Unit	1	1	2,554
A.8	2 Bedrm 2 Bath Corner Unit	1	1	1,198
A.9	2 Bedrm 2 Bath Unit	12	12	6,960
A.10	2 Bedrm 2 Bath Unit	11	11	2,230
A.11	1 Bedrm 1 Bath Unit	5	5	1,747
Total		92		41,872 SF
				(Average Unit Size = 455 SF)

Pyatok Associates
Architecture
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1629 Telegraph Ave.
Third Floor
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FAX: (510) 465-8575

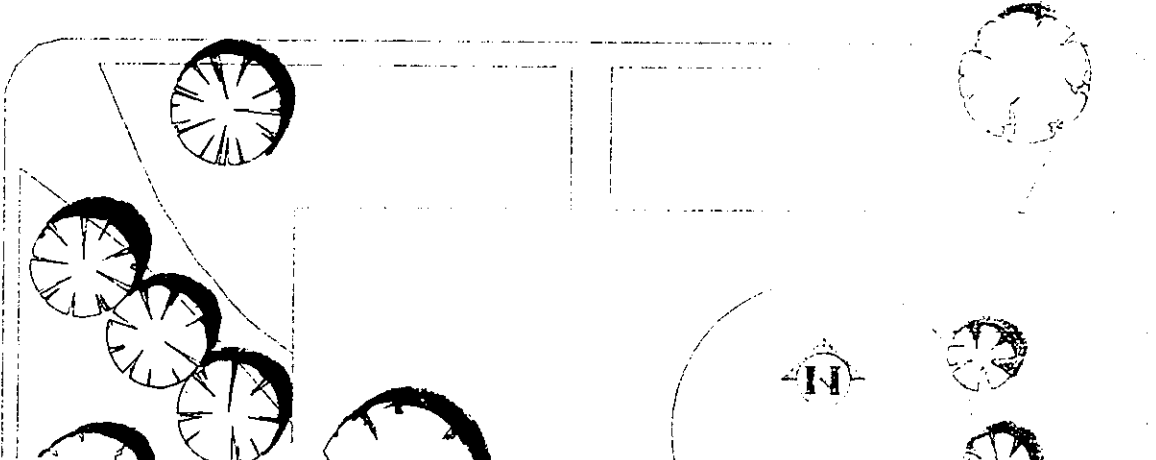
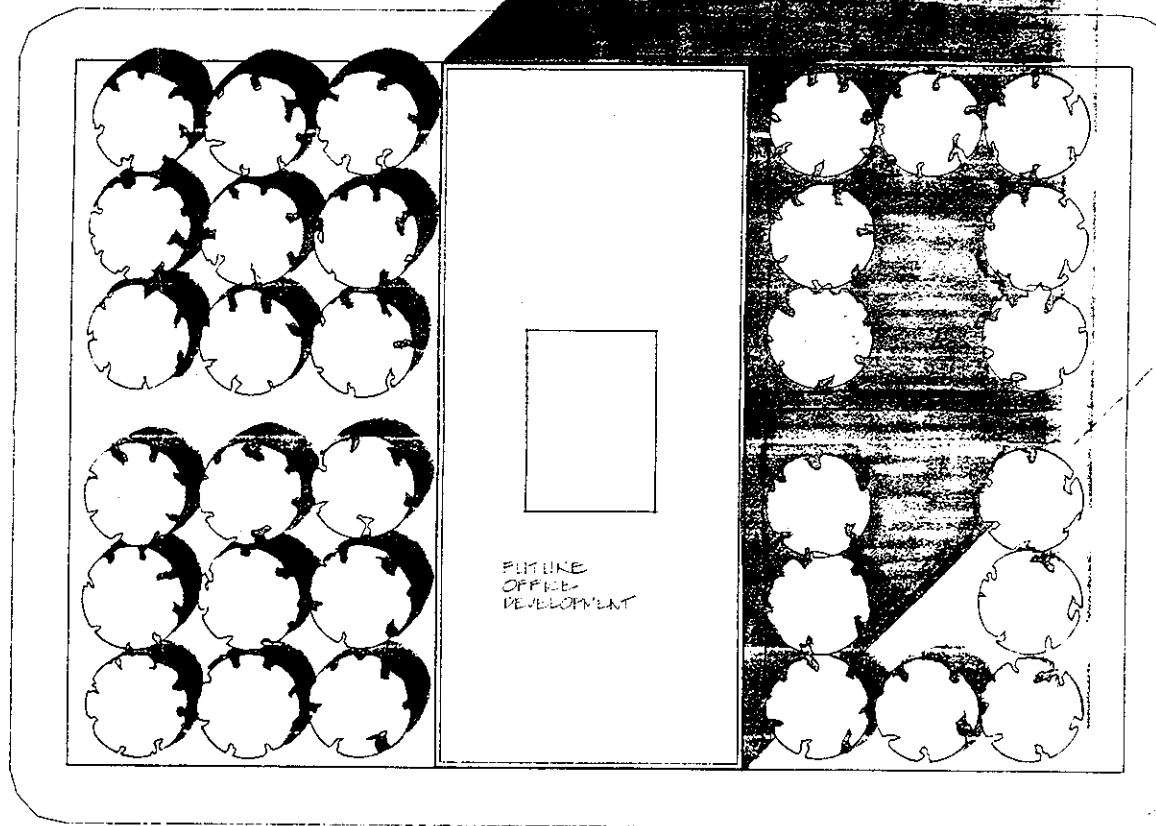
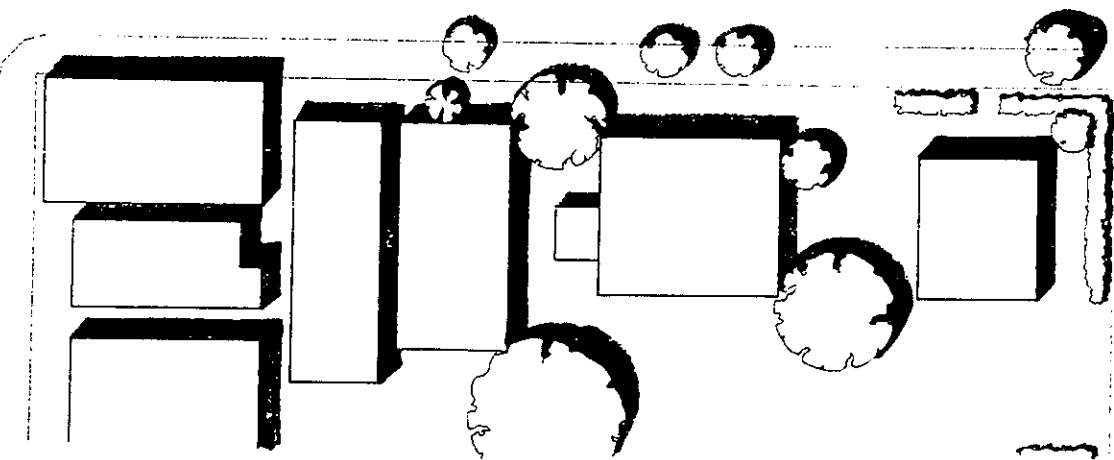
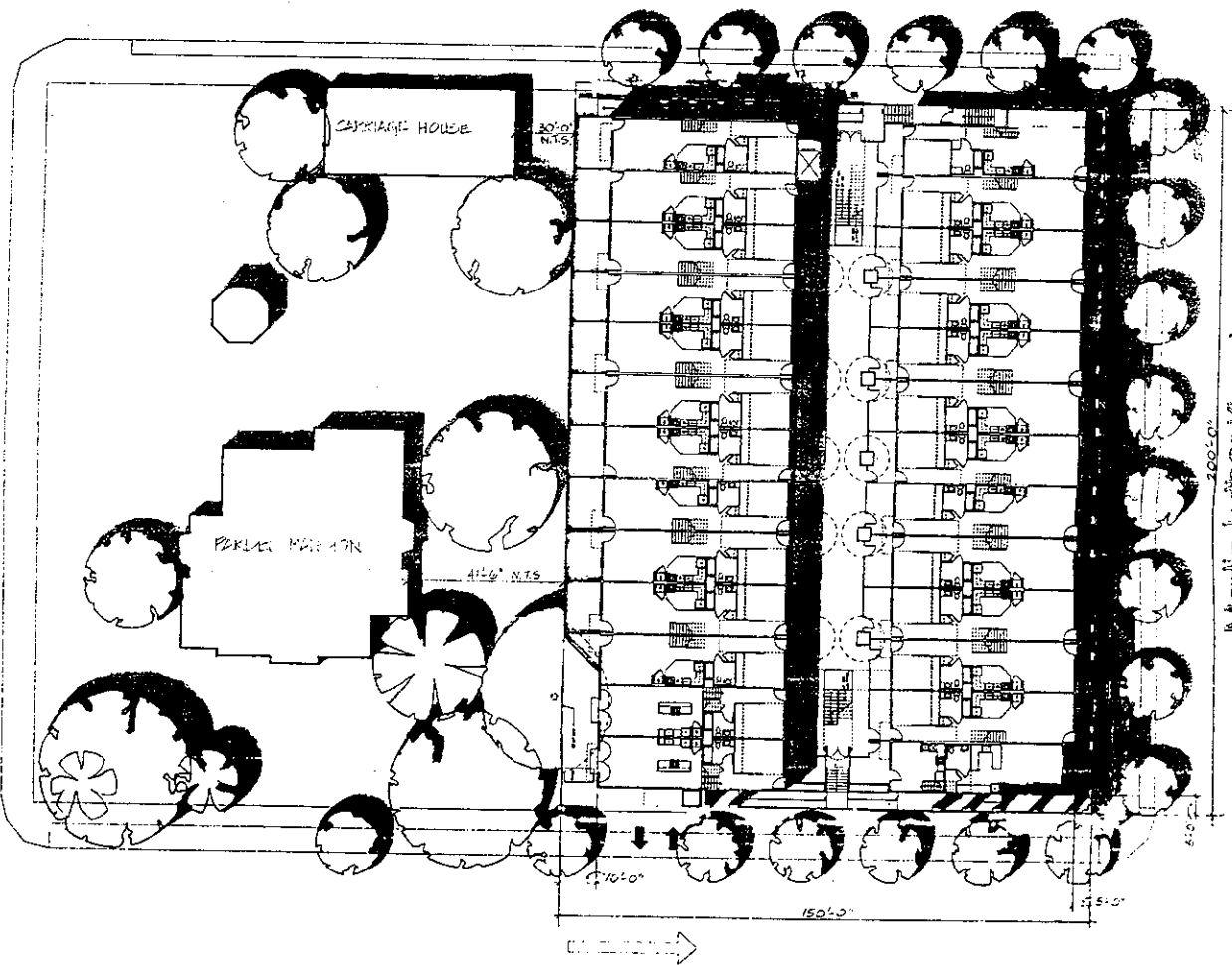
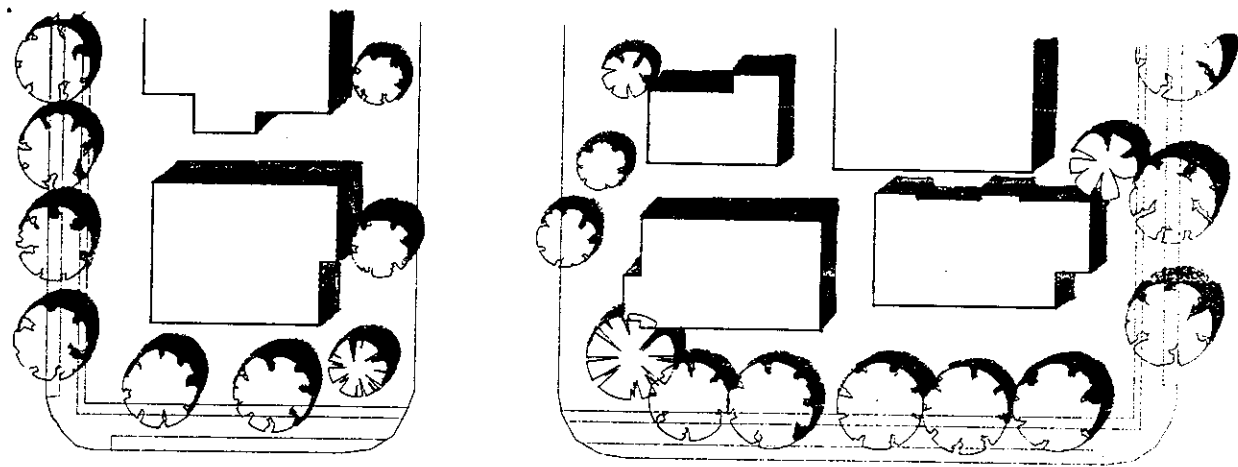
PRESERVATION PARK HOMES
655 12TH STREET
OAKLAND, CALIFORNIA

TITLE SHEET

SCHEMATIC DESIGN

REVISIONS	BY

DRAWN BY
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DATE 4-21-00
SCALE 1/8" = 1'-0"
JOB NO
SHEET
T1-1
OF SHEETS



Pyatok
Associates
Architecture
Planning
Research
1629 Telegraph Ave.
Third Floor
Oakland, CA 94612
(510) 465-7010
FAX: (510) 465-8373



PRESERVATION PARK HOMES
655 12TH STREET
OAKLAND, CALIFORNIA

SITE PLAN

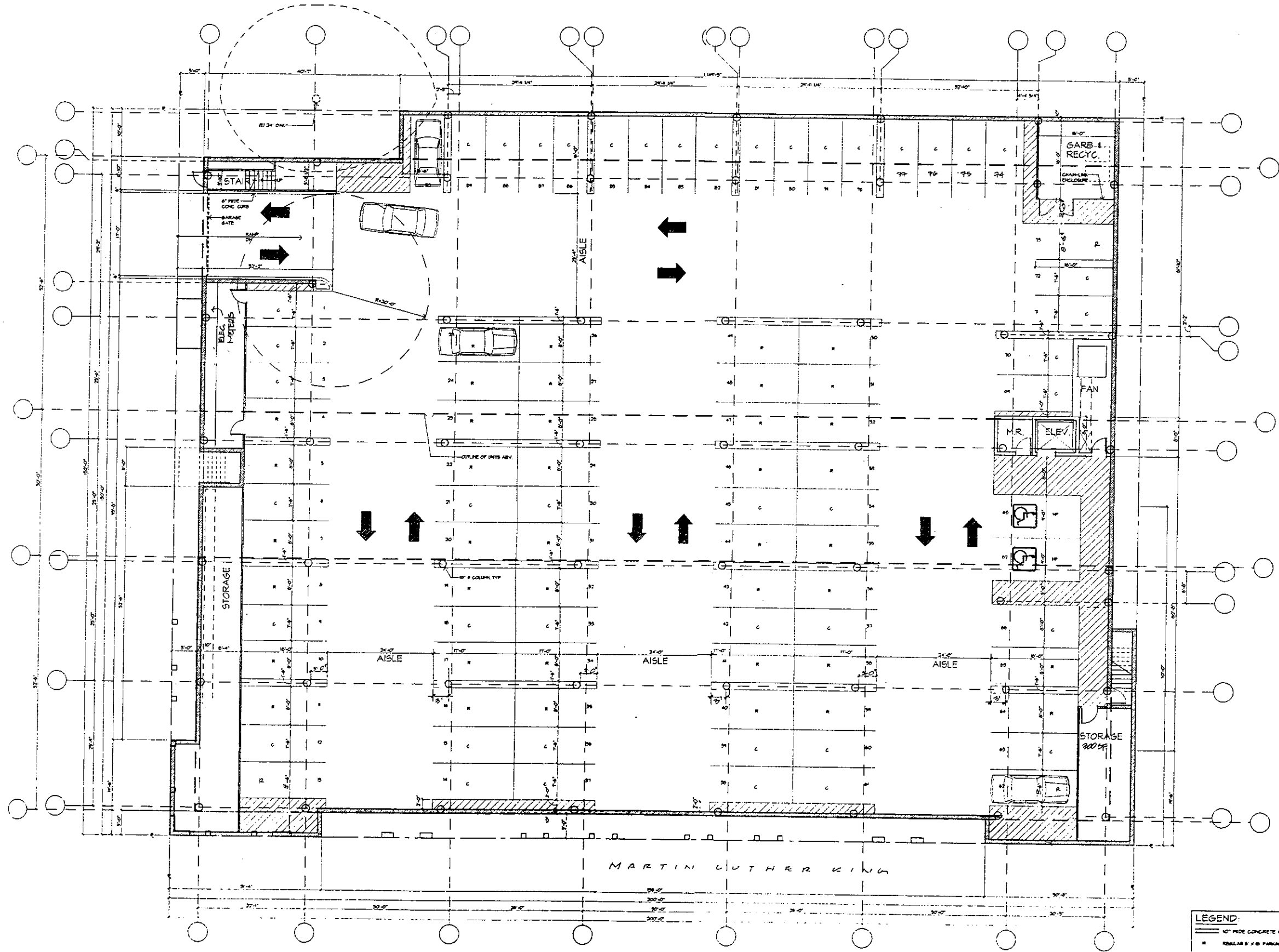
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1/4" = 1'-0"
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SHEET
A1.0
OF 13 SHEETS

117-1 Street

127th Street



PROPOSED PARKING PLAN
 90 TOTAL - (COMPACT = 8)

LEGEND:
 - - - 10" FINE CONCRETE WALL
 ■ 24' x 8' COMPACT PARKING SPACE DIM.
 C 24' x 24' COMPACT PARKING SPACE DIM.
 - - - STRUCTURAL COLUMN CENTER LINE
 - - - OUTLINE OF UNITS AREA



PRESERVATION PARK

PARKING PLAN

SCHEMATIC DESIGN

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 DO NOT SCALE THESE DIMENSIONS

PRESERVATION PARK HOMES
655 12TH STREET
OAKLAND, CALIFORNIA

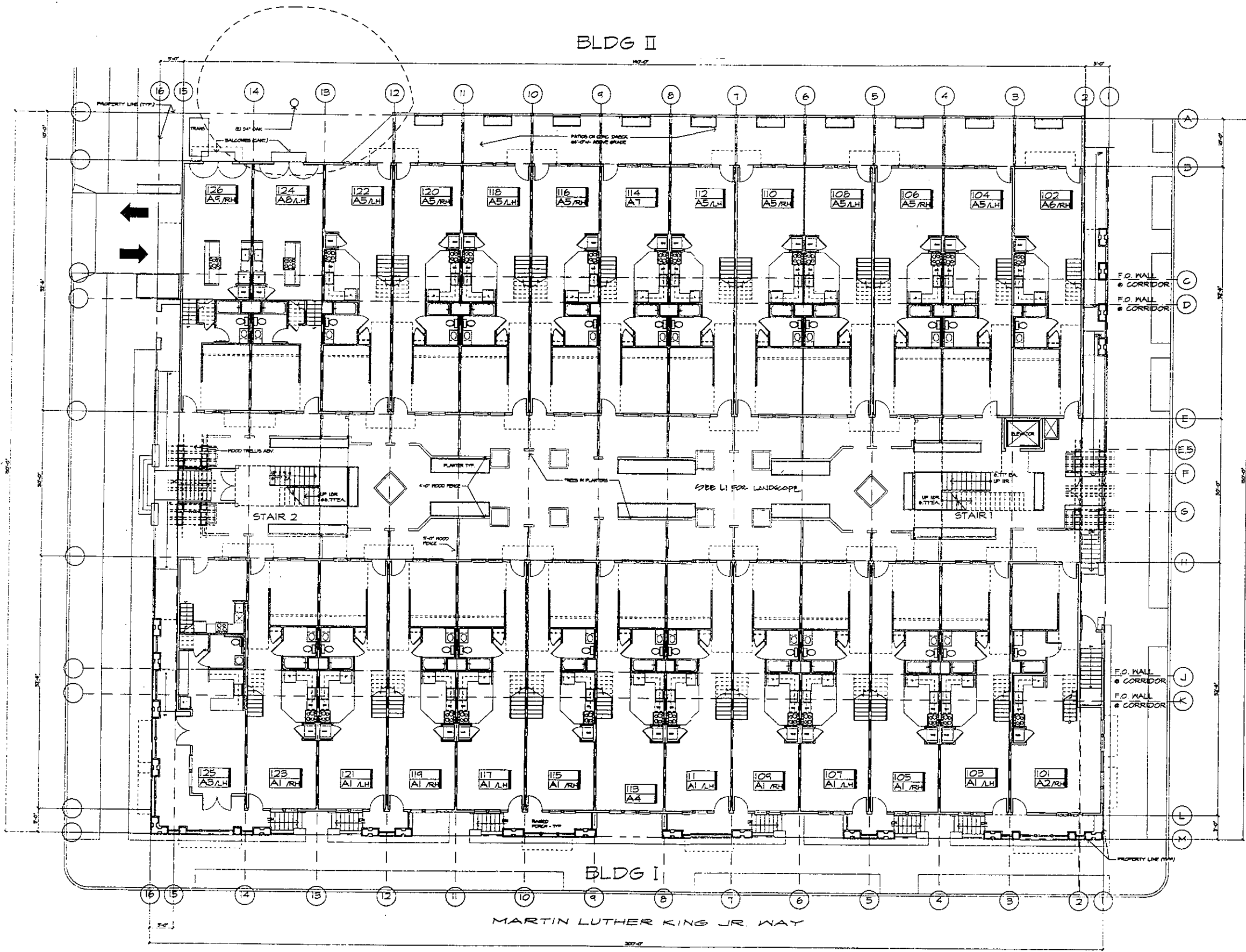
FIRST FLOOR BUILDING PLAN

SCHEMATIC

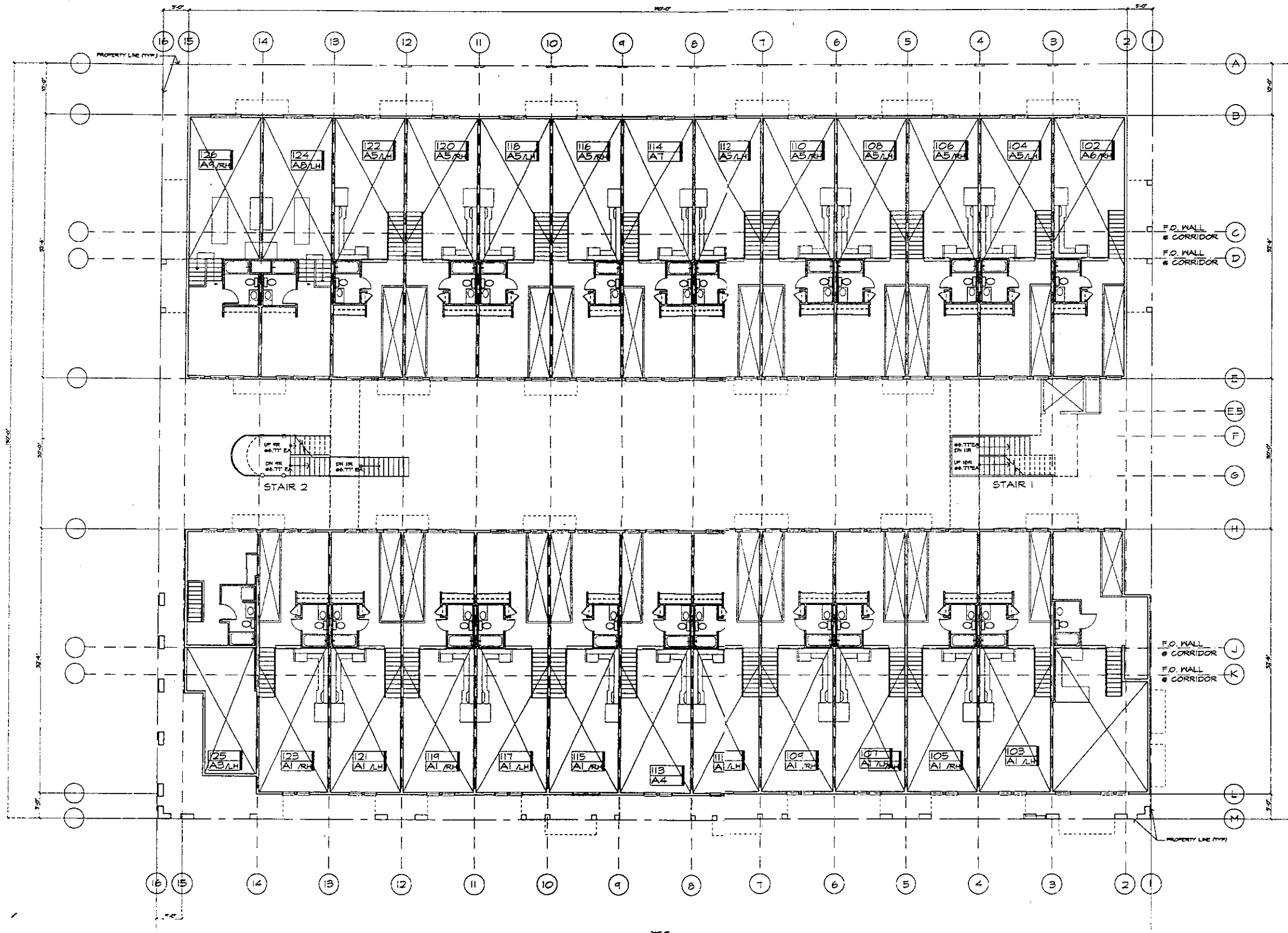
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BLDG II



BLDG I

PRESERVATION PARK HOMES
 655 12TH STREET
 OAKLAND, CALIFORNIA

MEZZININE
 FLOOR
 BUILDING
 PLAN

SCHEMATIC
 DESIGN

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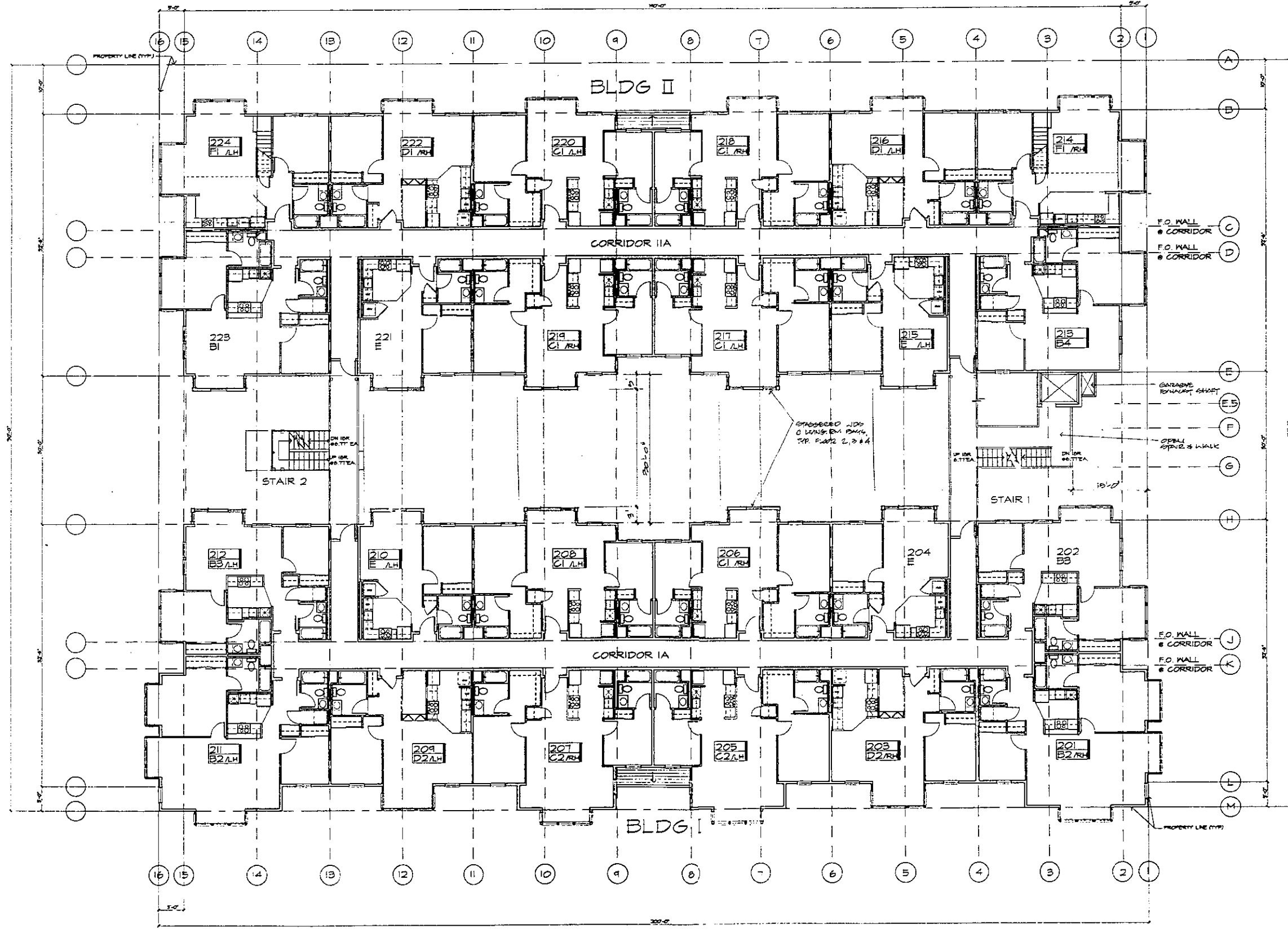
PRESERVATION PARK HOMES
 655 12TH STREET
 OAKLAND, CALIFORNIA

SECOND FLOOR BUILDING PLANS

SCHEMATIC DESIGN

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OF 13 SHEETS



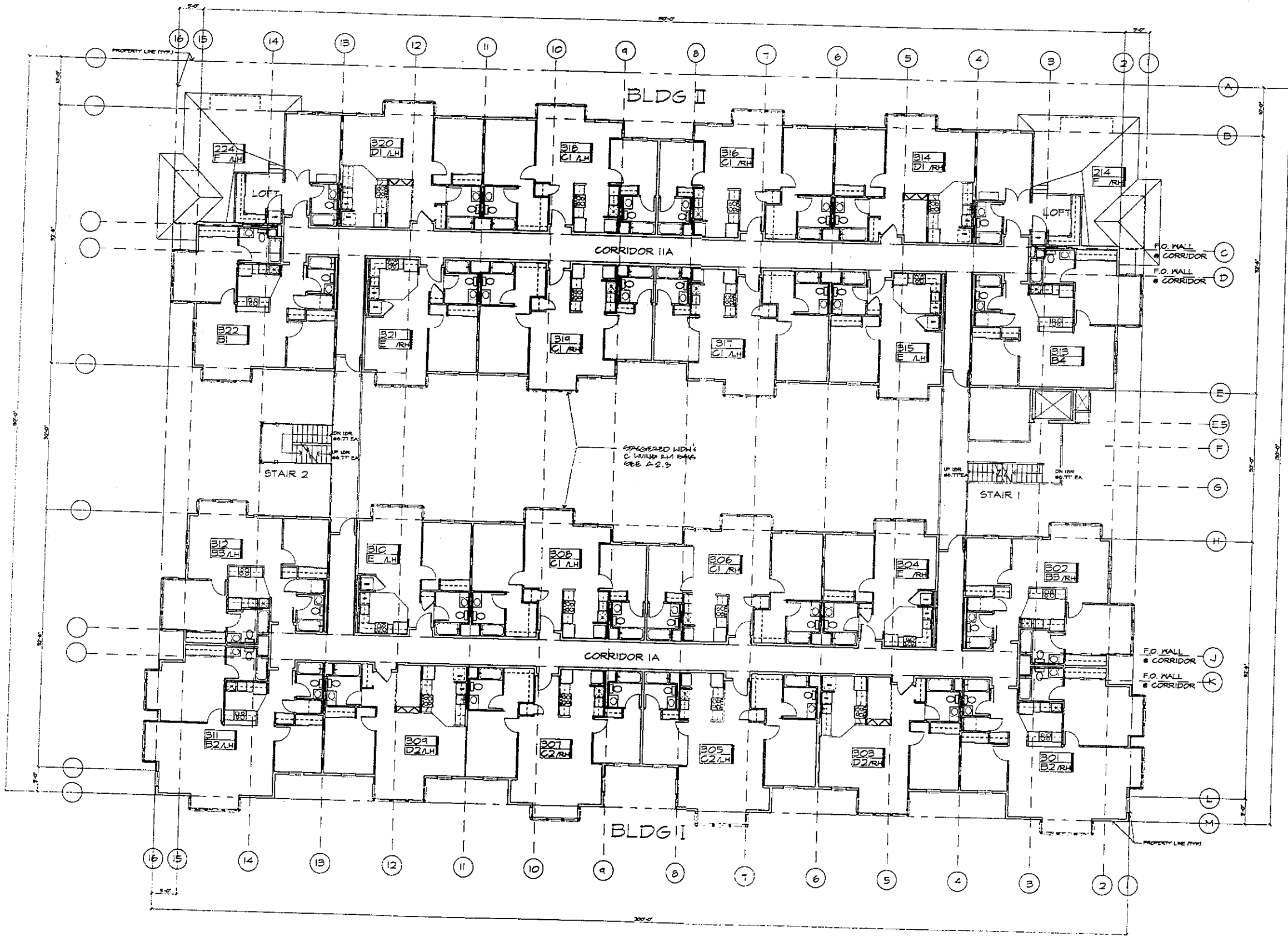
PRESERVATION PARK HOMES
655 12TH STREET
OAKLAND, CALIFORNIA

THIRD FLOOR BUILDING PLANS

SCHEMATIC DESIGN

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PRESERVATION PARK HOMES
655 12TH STREET
OAKLAND, CALIFORNIA

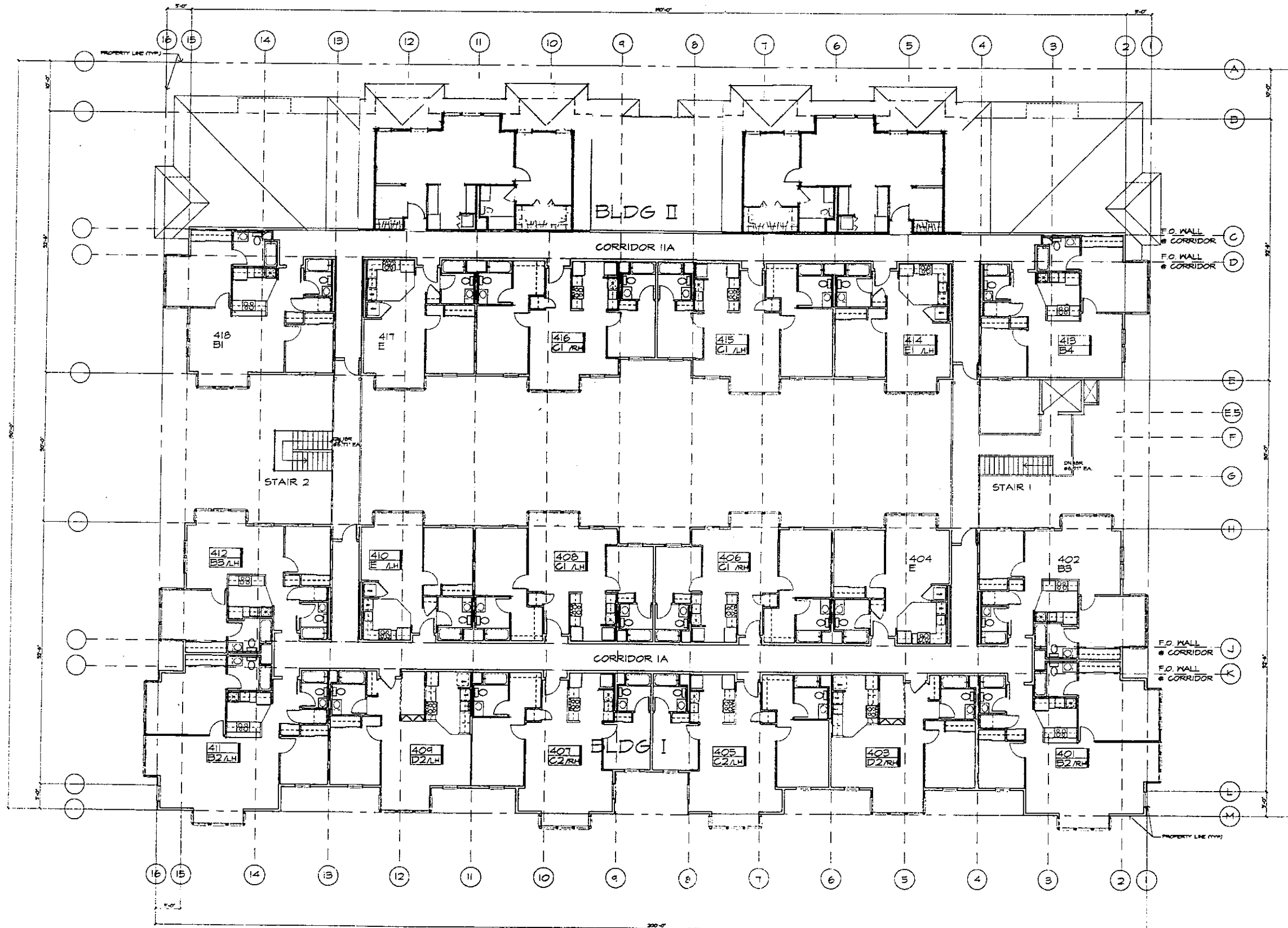
FOURTH FLOOR BUILDING PLANS

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DO NOT SCALE THESE DRAWINGS



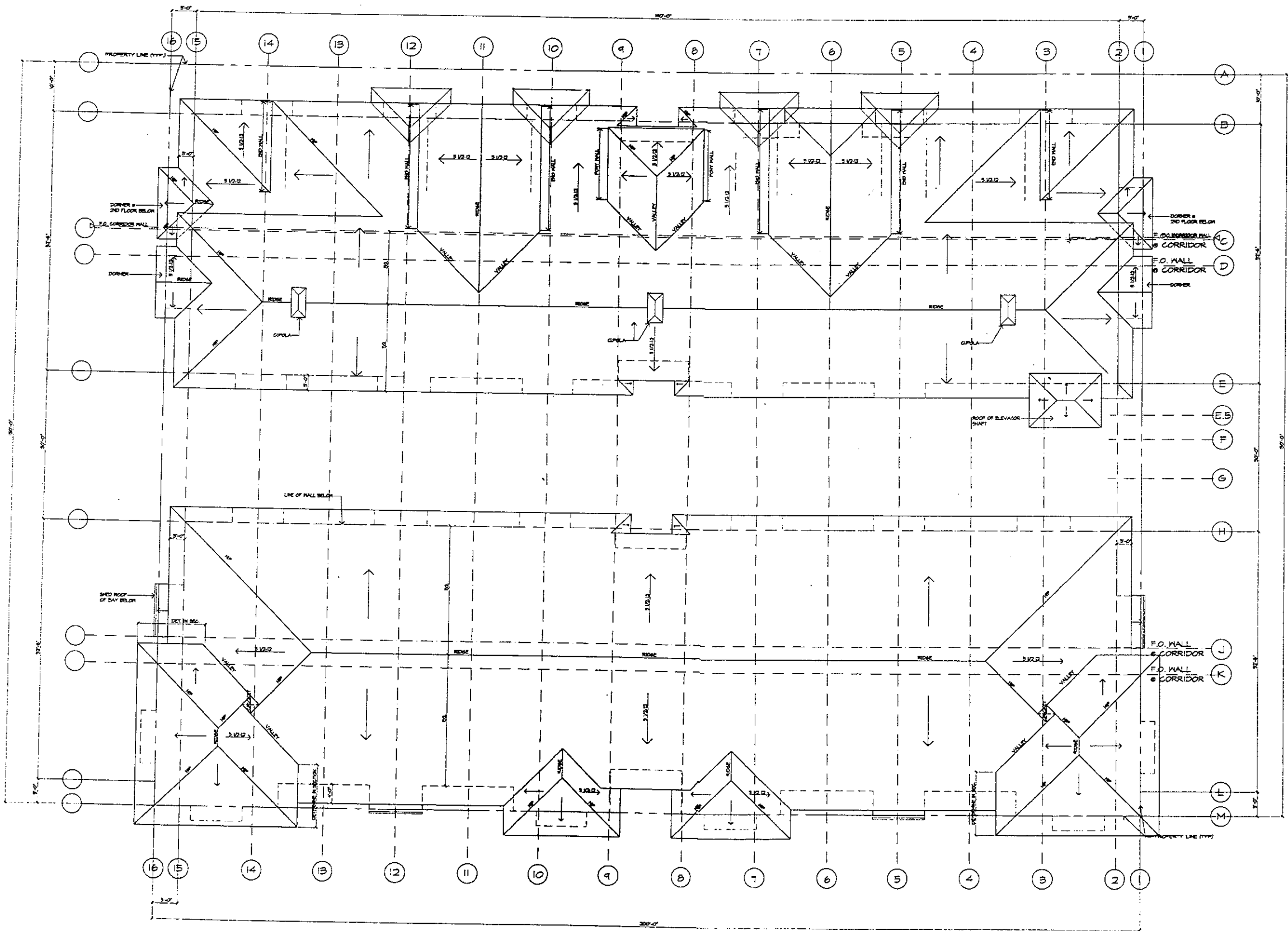
PRESERVATION PARK HOMES
 655 12TH STREET
 OAKLAND, CALIFORNIA

ROOF PLAN

SCHEMATIC DESIGN

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SCALE	1/8" = 1'-0"
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A2.6	
OF 15 SHEETS	



ROOF PLAN



NIP

Area
 Light
 of Units
 Per
 Foot
 of
 Unit
 Requires
 at
 are long
 at 12
 200 P.
 Compac
 and
 Structural
 Engineer



ELEVATION ON 11TH STREET

Pedestrian Entry

Ramp to Café

Garage Entry

Dark grey asphalt shingles

Attic Band and Bays: Painted 1x4 trim wood trim over painted cement board siding

Painted wood grid over plywood siding

Single hung vinyl windows



Café with outdoor terrace
 3' x 5' projecting signs
 MAX. SIZE

ELEVATION ON MARTIN LUTHER KING JR. WAY

At grade planting

Painted steel railings

Painted steel trellis

Painted cement plaster, heavy texture

Projecting blade signs for home
 Business's (if required)

Painted cement plaster, light texture

ELEVATIONS

SCHEMATIC DESIGN

REVISIONS	BY

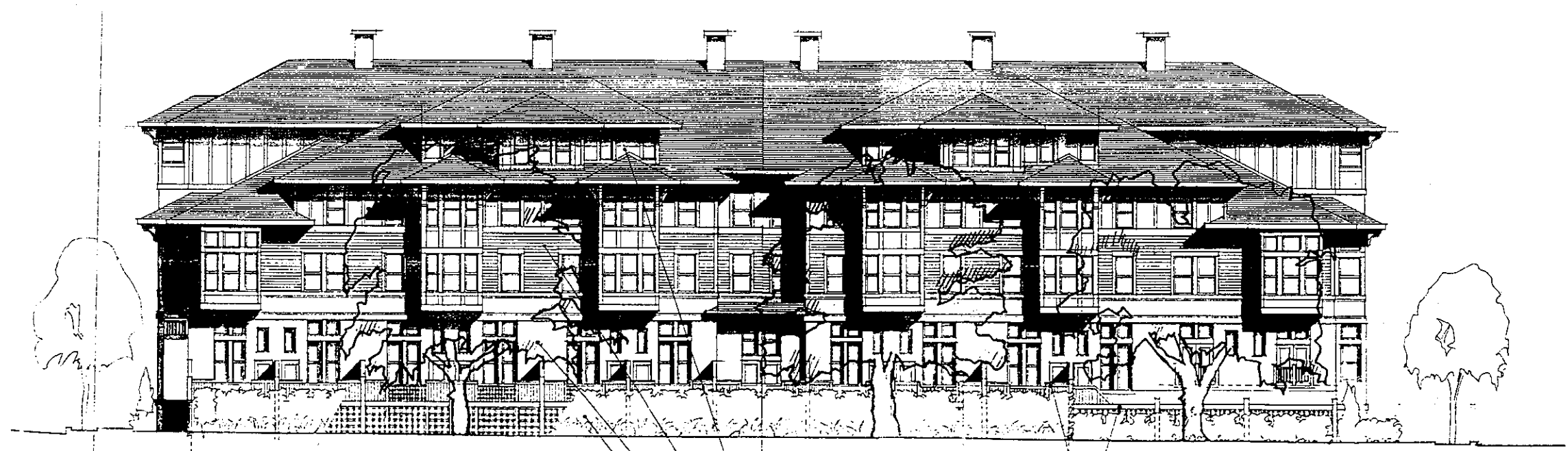
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A3.0
OF SHEETS

4/21



ELEVATION ON 12TH STREET

- Pedestrian ramp from street
- Main pedestrian entry w/ painted wood trellis above
- Stair & pedestrian bridges beyond
Set back 16' from face of building



ELEVATION FACING PARDEE HOME

- Attic band: 1x4 painted wood trim over painted cement board panels
- Painted cement board lap siding
- Painted cement plaster
- New planting on Pardee site
To replace existing planting edge
- New painted wood fence design
to be coordinated w/ new fence on Pardee site

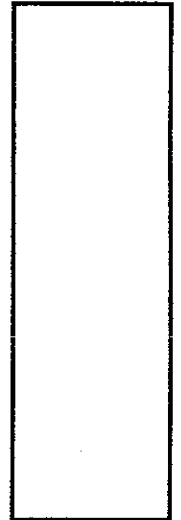
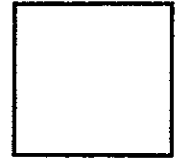
655 12TH STREET
PRESERVATION PARK
OAKLAND, CALIFORNIA

ELEVATIONS

SCHEMATIC DESIGN

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OF SHEETS



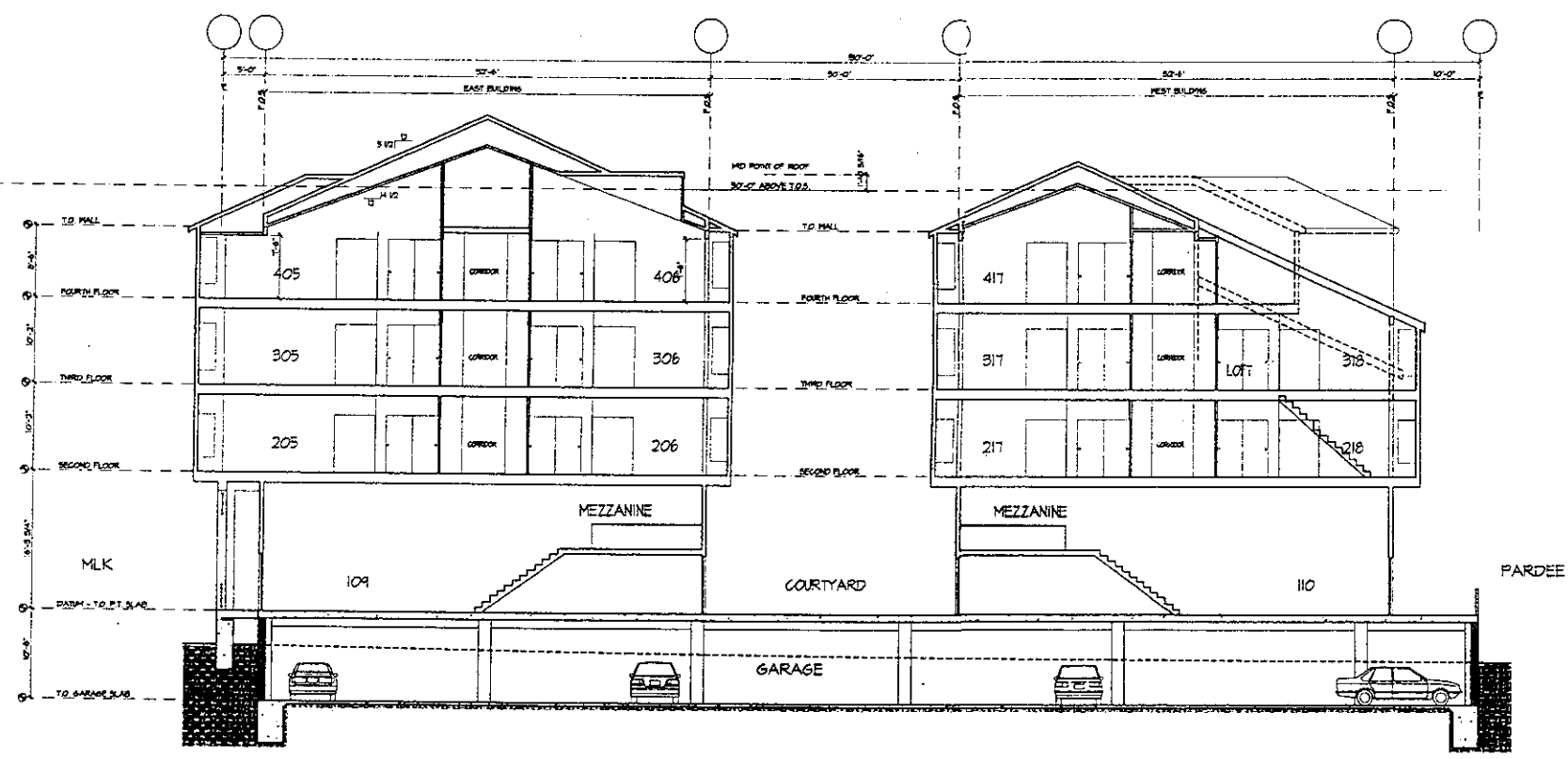
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OF 13 SHEETS	

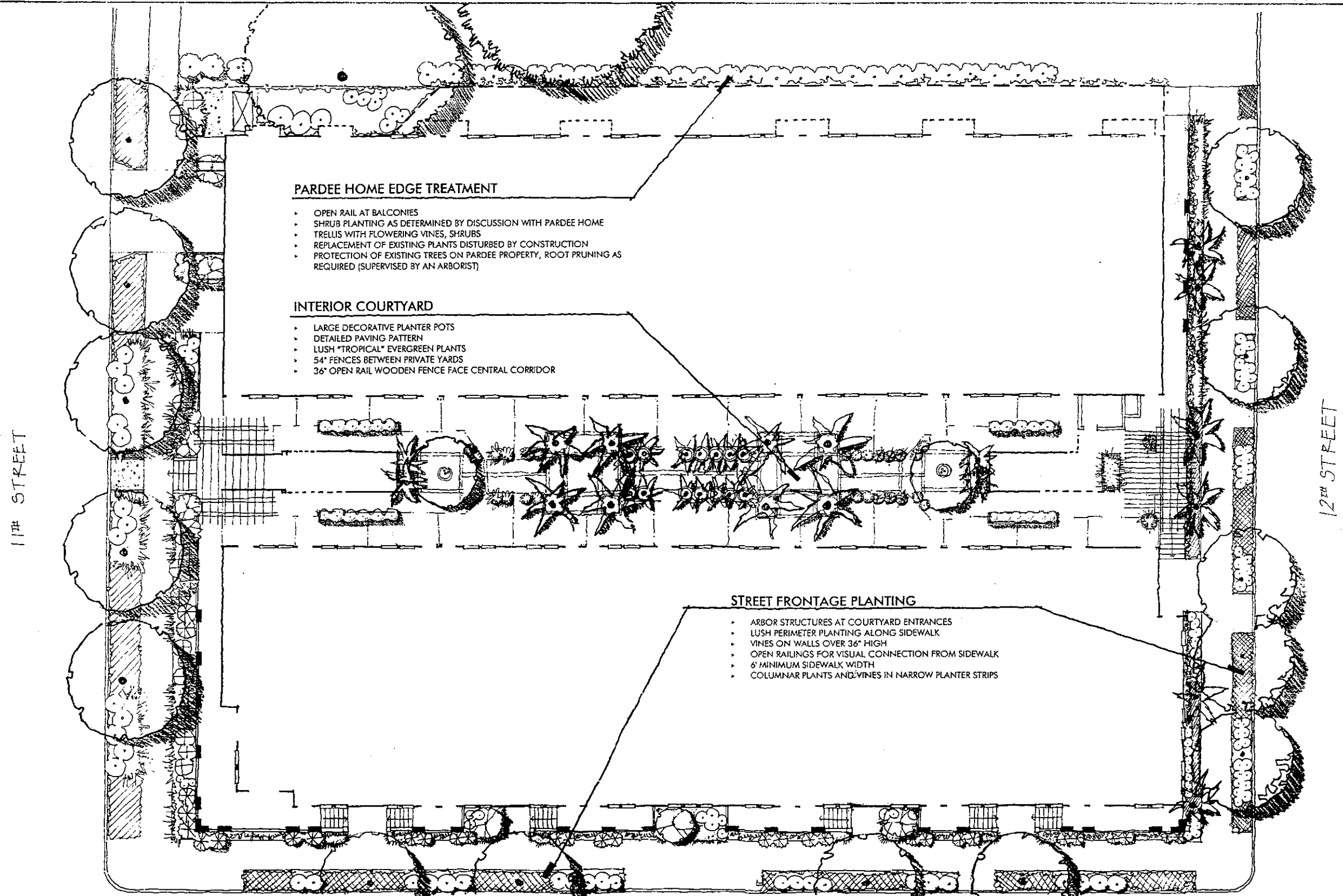
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SECTION 'A'

REVISIONS	BY

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	JOB NO.
	SHEET L-1
	OF SHEETS



PARDEE HOME EDGE TREATMENT

- OPEN RAIL AT BALCONIES
- SHRUB PLANTING AS DETERMINED BY DISCUSSION WITH PARDEE HOME
- TRELLIS WITH FLOWERING VINES, SHRUBS
- REPLACEMENT OF EXISTING PLANTS DISTURBED BY CONSTRUCTION
- PROTECTION OF EXISTING TREES ON PARDEE PROPERTY, ROOT PRUNING AS REQUIRED (SUPERVISED BY AN ARBORIST)

INTERIOR COURTYARD

- LARGE DECORATIVE PLANTER POTS
- DETAILED PAVING PATTERN
- LUSH "TROPICAL" EVERGREEN PLANTS
- 54" FENCES BETWEEN PRIVATE YARDS
- 36" OPEN RAIL WOODEN FENCE FACE CENTRAL CORRIDOR

STREET FRONTAGE PLANTING

- ARBOR STRUCTURES AT COURTYARD ENTRANCES
- LUSH PERIMETER PLANTING ALONG SIDEWALK
- VINES ON WALLS OVER 36" HIGH
- OPEN RAILINGS FOR VISUAL CONNECTION FROM SIDEWALK
- 6' MINIMUM SIDEWALK WIDTH
- COLUMNAR PLANTS AND VINES IN NARROW PLANTER STRIPS

PLANT LIST

NEW STREET TREES
 GLEDITSIA TRIACANTHOS - HONEYLOCUST TREE ON 12TH STREET
 MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA ON MLK AVE
 QUERCUS AGRIFOLIA - LIVE OAK ON 11TH STREET

OTHER TREES
 PALM SPECIES
 SMALL SPECIMEN TREES WITH SEASONAL INTEREST, IN COURTYARD:
 ACER PALMATUM 'SANGUINUM' - CORAL BARK MAPLE
 FICUS SP. - FIG TREE

- SHRUBS**
- COLUMNAR EVERGREEN SHRUB, 5-12' TALL:
JUNIPERUS 'SKYROCKET' - SKYROCKET JUNIPER
 - FLOWERING DECIDUOUS SHRUB/SMALL TREE:
MAGNOLIA STELLATA - STAR MAGNOLIA
LAGERSTROEMIA SP. - CRAPE MYRTLE
 - FLOWERING DECIDUOUS SHRUB, 4-8' TALL:
CAYOTEPIER CLAUDENSIS - BLUE MIST
DIOCHORDA GRANDIFLORA - PEARL BUSH
 - FLOWERING EVERGREEN SHRUB, 3-5' TALL:
COLEONEMA PULCHRUM - WHITE BREATH OF HEAVEN
ESCALLONIA TERRYI - ESCALLONIA
BEAR'S BREECH - ACANTHUS MOLLIS
ABELIA GRANDIFLORA - FLOWERING ABELIA
 - TREE FERNS W/ SMALL FERNS BENEATH:
DICKSONIA AUSTRALIS - TREE FERN
CYATHEA COOPERI - AUSTRALIAN TREE FERN
 - "TROPICAL" AND FLOWERING EVERGREENS, IN PLANTERS:
STRELITZIA REGINAE
ZANTEDESCHIA - CALA LILY
PELAGONIUM
FATSIA JAPONICA
 - CASCADING SHRUB:
ROSEMARINUS SP. - TRAILING ROSEMARY
ROSA SP. - ROSES
CERASTIUM TOMENTOSUM - SNOW IN SUMMER

- GROUNDCOVERS**
- FLOWERING EVERGREEN GROUNDCOVER, TO 18" TALL:
TRACHELOSPERMUM JASMINUM - FLOWERING JASMINE
CONVOLVULUS MAURITANICUS - GROUND MORNING GLORY
OPHIPOGON JAPONICA - MONDO GRASS
 - CRUSHED ROCK OR GROUNDCOVER TO 6" TALL:
JUNIPERUS HORIZONTALIS - SHORE JUNIPER
GAZANIA SP. - GAZANIA
 - FLOWERING PERENNIAL:
HEUCHERA SANGUINEA - CORAL BELLS
ANEMONE HYBRIDA - ANEMONE
DIETES VEGETA - FORTNIGHT LILY
HEMEROCALLIS 'STELLA D'ORO' - DAY LILY
- VINES**
- EVERGREEN & FLOWERING VINES:
CLEMATIS ARMANDI - EVERGREEN CLEMATIS
FAETHYHOCISSUS TRICUSPIDATA - VIRGINIA CREEPER
ROSA SP. - CLIMBING ROSE
WISTERIA SINENSIS - CHINESE WISTERIA

MLK BLVD

