

## PROJECT INFORMATION

SITE LOCATION: 914 W GRAND - OAKLAND, CA 94607

SPECIFIC PLAN DESIGNATION: WEST OAKLAND OPPORTUNITY SITE 4B

GENERAL PLAN: COMMUNITY COMMERCIAL

**ZONING DISTRICT:** 

005 043101803, 005 043101804, 005 043101902, 005 043102104,005 043101701, 005 043101504, 005 043102300

## SITE ZONING INFORMATION

	SHEZUNIN	G INFORMATION
PARCEL	ZONING DISTRICT: ADJACENT ZONES: SITE AREA: ALLOWABLE FAR LOT COVERAGE	CC-2 CC-2 39,133 SF = 0.89 ACRES 5.0 0.87
DENSITY	ZONE: C-45 = 1 UNIT / 300 SF (LOT AREA) GROSS FLOOR AREA BUILDING FOOTPRINT FAR	CC-2 39,100 SF/275 SF=142.18 ALLOWED UNITS=142 PROVIDED UNITS =115 176,321 SQFT (APPROXIMATE) 34,186 SQFT 4.6
HEIGHT LIMIT	MAXIMUM HEIGHT: MAXIMUM STORIES: PROPOSED HEIGHT: PROPOSED STORIES:	75 FT (7) stories 73 FT (6) stories
BUILDING CODE ANALYSIS	OCCUPANCY TYPE: CONSTRUCTION TYPE: EXTERIOR WALL: SPRINKLERED: ELEVATOR:  ALLOWABLE AREA ALLOWABLE HT* ALLOWABLE STORIES	R-2 TYPE III-A over TYPE I (podium) 2HR YES YES  56,000 SQFT = 16,000 (table 503 +8,000 (section 506.2) +16,000*2 60 FT = 55 (table 503) +5'(section 504.2)* (6) = 4 (table 503) +1 (section 504.2) +1 (section 510.3) *section 510.3 allows evaluation of height to exclude podium level
PARKING AND OPEN SPACE	COMMERCIAL PARKING (1:600)  RESIDENTIAL PARKING  RESIDENTIAL BIKE PARKING (1:4 UNITS) COMMERCIAL BIKE PARKING (1:2,000)  GROUP OPEN SPACE 150 / UNIT PRIVATE PROVIDED GROUP PROVIDED GROUP OPEN SPACE REQUIRED ROOFTOP	(1) ADA (8) FLEX/COMMERCIAL**  (102) TOTAL (12% PARKING REDUCTION) - (5) ADA - (35) REGULAR STALLS PROVIDED - (63) "STACKER" (MECHANIZED) PARKING STALLS  (60) PROVIDED / (36) REQUIRED  (6) PROVIDED / (2) REQUIRED  17,250 SQFT 5,500 SQFT 9,500 SQFT 6,250 = GROUP REQUIRED - (PRIVATE x 2) 5,829 (25% COUNTED 2,650 COUNTED TOWARD OPEN SPACE) ** CITY OF OAKLAND TO ALLOW UP TO 50% PARKING REDUCTION (NOV 2016)

**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.8*5*7.*755*0

914 WEST GRAND

914 W GRAND OAKLAND

## **ARCHITECT**

**DEVELOPER** 

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

## UNIT SCHEDULE **UNIT NAME**

LEVEL 2	
1 BEDROOM	1
1+ BEDROOM	1
2 BEDROOM	7
2 BEDROOM (SM)	6
2+ BEDROOM	3
3 BEDROOM	4
3+ BEDROOM	1

LEVEL 3	
1 BEDROOM	
1+ BEDROOM	
2 BEDROOM	
2 BEDROOM (SM)	
2+ BEDROOM	
3 BEDROOM	
3+ BEDROOM	

1+ BEDROOM	2
2 BEDROOM	7
2 BEDROOM (SM)	6
2+ BEDROOM	3
3 BEDROOM	4
3+ BEDROOM	1

## UNIT SCHEDULE

UNIT NAME	Count
LEVEL 5	
1 BEDROOM	
1+ BEDROOM	
2 BEDROOM	-
2 BEDROOM (SM)	
2+ BEDROOM	;
3 BEDROOM	4
3+ BEDROOM	,

LEVEL 6	
1 BEDROOM	
1+ BEDROOM	
2 BEDROOM	•
2 BEDROOM (SM)	
2+ BEDROOM	,
3 BEDROOM	4
3+ BEDROOM	

## PROJECT DIRECTORY

## **DEVELOPER**

CEF/TDRG **BRAD FLEWELLEN** CEF REALTY ADVISORS, INC 2801 PINOLE VALLEY SUITE 210 PINOLE, CA 94564 800.857.7550

**RONNIE TURNER** TURNER DEVELOPMENT RESOURCE GROUP 4100 REDWOOD ROAD SUITE 170 OAKLAND, CA 94619 RTDEVELOPS@COMCAST.NET 510.395.2766

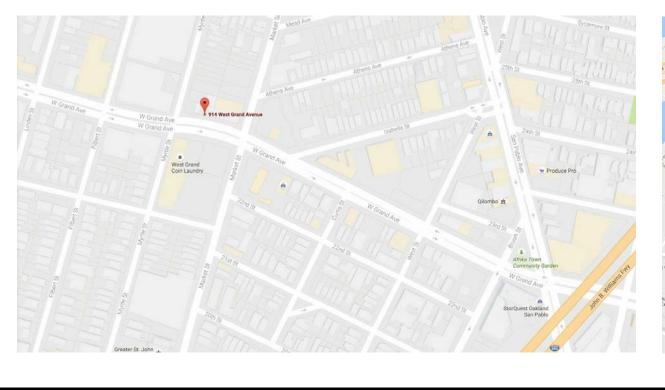
## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17TH STREET SUITE 200 OAKLAND, CA 94612 510.836-5400 ERIC PRICE

## **CONTEXT MAP**



## PROJECT LOCATION





## SHEET INDEX

GENERAL	
G0.0	COVER SHEET/ GENERAL INFORMATION
G0.2A	ZONING ANALYSIS CONTINUED
G0.3	GREENPOINT AND MISC REGULATORY
CIVIL	
C-1	SURVEY
C-2	PRELIMINARY GRADING AND UTILITY PLAN
C-3	PRELIMINARY STORMWATER CONTROL PLAN
W	Survey
ARCHITECTURA	AL
A1.0	AERIAL CONTEXT
A1.1	SITE PLAN
A1.2	EXISTING CONDITIONS/ PHOTOS
A1.3	EXISTING SITE PHOTOS
A2.1	LEVEL 1 PLAN
A2.2	LEVEL 2 PLAN
A2.3	LEVEL 3 PLAN
A2.4	LEVEL 4 PLAN
A2.5	LEVEL 5 PLAN
A2.6	LEVEL 6 PLAN
A2.7	ROOF PLAN

A2.9 LANDSCAPE PLAN A2.10 **BUILDING SECTIONS** A3.1 EXTERIOR ELEVATIONS A3.2 EXTERIOR ELEVATIONS A3.4 PERSPECTIVES A3.5 PERSPECTIVES A3.6 PERSPECTIVES A5.1 ENLARGED UNIT PLANS **DESIGN DETAILS** 

EXTERIOR LIGHTING PLAN

A2.8

## ASSESSOR'S PARCEL MAP



## **ENTITLEMENT REVIEW**

# DATE ISSUES & REVISIONS BY 1 08/29/2016 PLANNING RESUBMITTAL AD

2 10/19/2016 PLANNING RESUBMITTAL

3 | 11/4/2016 | PLANNING RESUBMITTAL

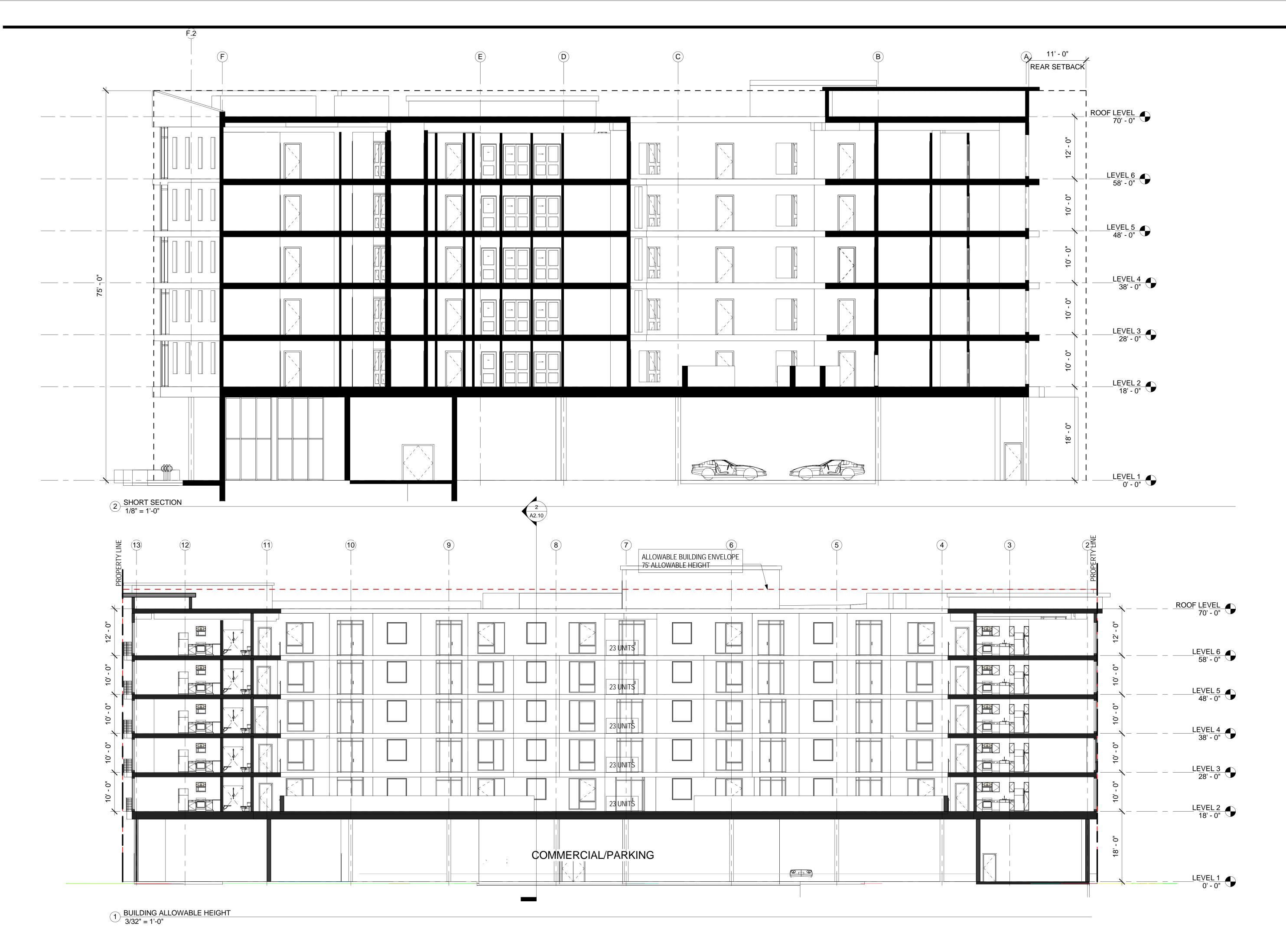
4 9/6/2017 RESUBMITTAL (PENDING)

COVER SHEET/ GENERAL INFORMATION

PROJECT NUMBER:

SHEET NUMBER G0.0

BUILDING AREAS					
Level	AREA TYPE	Area			
LEVEL 6	RESIDENTIAL	26,981 SF			
LEVEL 5	RESIDENTIAL	26,985 SF			
LEVEL 4	RESIDENTIAL	26,984 SF			
LEVEL 3	RESIDENTIAL	26,984 SF			
LEVEL 2	RESIDENTIAL	27,293 SF			
LEVEL 2	COURTYARD	6,909 SF			
LEVEL 1	GROUND LEVEL	34,186 SF			
		176,321 SF			





914 WEST GRAND



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## **ENTITLEMENT REVIEW**

ZONING ANALYSIS CONTINUED

PROJECT NUMBER:

SHEET NUMBER

	Brand, Oakland	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
RING ≥50%	L1. Environmentally Preferable Flooring	2		T	Г	3		
≥50%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	2			3			
Yes TBD	L3. Durable Flooring L4. Thermal Mass Flooring	1		1		1		
ANCES AND LIC	CHTING							
Yes DEE Tier 2	M1. ENERGY STAR® Dishwasher M2. CEE-Rated Clothes Washer	1 2		1			1 2	
TBD	MB. Size-Efficient ENERGY STAR Refrigerator			2			2	
	M4. Permanent Centers for Waste Reduction Strategies			_				
TBD TBD	M4.1 Built-in Recycling Center M4.2 Built-in Composting Center					1		
100	M5. Lighting Efficiency				_			
Yes	M5.1 High-Efficacy Lighting	2		2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TBD	M6. Central Laundry						1	
TBD MUNITY	M7. Gearless Elevator			1			1	
WONIT	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
Yes >35	N1.2 Designated Brownfield Site N1.3 Conserve Resources by Increasing Density	2	1	2	1	2		
TBD	N1.4 Cluster Homes for Land Preservation	- 94	1	-		1		
	N1.5 Home Size Efficiency					9		
	Enter the area of the home, in square feet Enter the number of bedrooms							
TBD	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop		2					
	N3. Pedestrian and Bicycle Access			_		10		
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services  Enter the number of Tier 1 services		2	1				
	Enter the number of Tier 2 services			-				
TBD TBD	N3.2 Connection to Pedestrian Pathways N3.3 Traffic Calming Strategies		1 2					
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				-	
Yes	N3.5 Bicycle Storage for Residents	1	1			4		
TBD TBD	N3.6 Bicycle Storage for Non-Residents N3.7 Reduced Parking Capacity		1 2					
100	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
******	N5. Social Interaction		Ė			-		
TBD	N5.1 Residence Entries with Views to Callers		1					
TBD TBD	N5.2 Entrances Visible from Street and/or Other Front Doors N5.3 Porches Oriented to Street and Public Space		1					
Yes	N5.4 Social Gathering Space	1	1					
TBD	N6.1 Heating Load			1 2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building		_					
TBD TBD	N7.1 Universal Design Principles in Units N7.2 Full-Function Independent Rental Unit		1		1			
	N8. Affordability							
TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less  N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		2					
TBD TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
3000000	N9. Mixed-Use Developments			-				
TBD TBD	N9.1 Live/Work Units Include a Dedicated Commercial Entrance N9.2 At Least 2% of Development Floor Space Supports Mixed Use		1			5		
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
R	C4 Cussing int Detail Charlint in Diversints							
Yes Yes	O1. GreenPoint Rated Checklist in Blueprints O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	Y 2	R	0.5	R	1	0.5	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
TBD	O5. Home System Monitors			2	0.0	0.0	1	
500000	O6. Green Building Education							
TBD TBD	O6.1 Marketing Green Building O6.2 Green Building Signage		2	0.5			0.5	
TBD	O7. Green Appraisal Addendum		R	R	R	R	R	
TBD	08. Detailed Durability Plan and Third-Party Verification of Plan Implementation		2			1		
TBD	09. Residents Are Offered Free or Discounted Transit Passes 010. Vandalism Deterrence Practices and Vandalism Management Plan		2			1		
N CONSIDERAT	TIONS							
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies			r		r		
TBD TBD	P2.1 Tenant Improvement Requirements for Build-Outs P2.2 Commercial Loading Area Separated for Residential Area				1 1		1	
TBD	P2.2 Commercial Luading Area Separated for Residential Area P2.3 Separate Mechanical and Plumbing Systems				1			
	P3. Commissioning							
TBD TBD	P3.1 Design Phase P3.2 Construction Phase			1	1			
TBD	P3.3 Post-Construction Phase			1	1			
TBD	P4. Building Enclosure Testing			1	1	1		
	Summary							
	Total Available Points in Specific Categories	381	43	138	61	86	53	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
	Total Points Achieved		20384522	SCALARIT ARE		TOTAL PROPERTY.	TERM HE	
	Total Foll 15 A chieved	84.0	7.0	25.5	18.0	26.0	7.5	

	Grand, Oakland  D10. Structural Pest and Rot Controls	Points Achieved	Community	Energy	IAO/Health	Resources	Water	
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility							
E. EXTERIOR	Rooms, and Basements)	2			1	1		
TBD	E1. Environmentally Preferable Decking					1		
TBD TBD	E2. Flashing Installation Third-Party Verified					2		
Yes	E3. Rain Screen Wall System E4. Durable and Non-Combustible Cladding Materials	1				2		
- Artic	E5. Durable Roofing Materials							
Yes TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly E5.2 Roofing Warranty for Shingle Roofing	1	R	R	R	1 R	R	
TBD	E6. Vegetated Roof		2	2				
F. INSULATION	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1		
Yes	F1.2 Ceilings  F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions	1				T	_	
Yes	F2.1 Walls and Floors	1			1	-		
Yes	F2.2 Ceilings F3. Insulation That Does Not Contain Fire Retardants	1			1			
TBD	F3.1 Cavity Walls and Floors				1			
TBD TBD	F3.2 Ceilings F3.3 Interior and Exterior Insulation				1			
G. PLUMBING	1 3.3 Interior and Exterior insulation					la constant	i.	
	G1. Efficient Distribution of Domestic Hot Water			L a		10	13)	
Yes TBD	G1.1 Insulated Hot Water Pipes G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
TBD	G2. Install Water-Efficient Fixtures G2.1 WaterSense Showerheads with Matching Compensation Valve						2	
Yes	G2.2 WaterSense Bathroom Faucets	1					1	
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1					1	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush						1	
TBD TBD	G3. Pre-Plumbing for Graywater System G4. Operational Graywater System						3	
TBD	G5. Submeter Water for Tenants						2	
H. HEATING, VENTILA	ATION, AND AIR CONDITIONING H1. Sealed Combustion Units					^		
TBD	H1.1 Sealed Combustion Furnace			Ī	1			
TBD	H1.2 Sealed Combustion Water Heater				2			
TBD	H2. High Performing Zoned Hydronic Radiant Heating System H3. Effective Ductwork			1	1			
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1				
TBD Yes	H3.2 Pressure Balance the Ductwork System  H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1		1	1			
-999	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At			1	_			
Yes	Least One Room in 80% of Units	1		1				
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards		IX	AIN.	1	- IN	IN	
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas  H7. Effective Range Design and Installation				2			
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		7	
TBD I. RENEWABLE ENER	H7.2 Automatic Range Hood Control				1			
TBD	II. Pre-Plumbing for Solar Water Heating			1				
TBD	2. Preparation for Future Photovoltaic Installation			1	_			
	B. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)     4. Net Zero Energy Home	-		25				
TBD	I4.1 Near Zero Energy Home			2				
TBD TBD	14.2 Net Zero Electric  15. Solar Hot Water Systems to Preheat Domestic Hot Water			4				
TBD	I6. Photovoltaic System for Multifamily Projects			12				
J. BUILDING PERFOR TBD	RMANCE AND TESTING  J1. Third-Party Verification of Quality of Insulation Installation				1	1	r	
TBD	J2. Supply and Return Air Flow Testing			1	1			
TBD TBD	J3. Mechanical Ventilation Testing and Low Leakage J4. Combustion Appliance Safety Testing				1			
2008	J5. Building Performance Exceeds Title 24 Part 6							
10.0%	J5.1 Home Outperforms Title 24 J5.2 Non-Residential Spaces Outperform Title 24	15 0		30 15				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
TBD TBD	J7. Participation in Utility Program with Third-Party Plan Review  J8. ENERGY STAR for Homes			1				
No	J9. EPA Indoor airPlus Certification				1			
K. FINISHES	K1. Entryways Designed to Reduce Tracked-in Contaminants							 
TBD	K1:1 Entryways to Individual Units				1			
TBD	K1.2 Entryways to Buildings K2. Zero-VOC Interior Wall and Ceiling Paints				1 2			
Yes Yes	K2. Zero-VOC Intenor Wall and Celling Paints K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							-
TBD ≥80%	K4.1 Cabinets K4.2 Interior Trim	2				2		
≥80%	K4.3 Shelving	2				2		
TBD TBD	K4.4 Doors K4.5 Countertops					2		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB					Ja 16		
TBD	K5.1 Doors				1		A	
Yes Yes	K5.2 Cabinets and Countertops K5.3 Interior Trim and Shelving	2 2			2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
TBD No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion K8. Comprehensive Inclusion of Low Emitting Finishes				2	e e		
TBD	K9. Durable Cabinets				2			
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes				1			

NEW HOME RATING SYSTEM, VERSION 6.0 MULTIFAMILY CHECKLIST Total Points Targeted: 84 The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per Certification Level: Silver oategory: Commutty (2) Energy (25), Indoor Air Quality/Health (8), Resources (8), and Water (8); and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, D1, D7. ■ Minimum Points POINTS REQUIRED The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated Build t Green is not a code enforcement agency. Targeted Points A home is only Green Point Rated if all features are verified by a Certified Green Point Rater through Build  ${\bf t}$  Green. This is the public version of the Checklist and cannot be used for certification. Possible Points 4 1 1 1 1 1 1 3 3 1 1 TBD B5.1 Plant Trunks, Bases, or Stems at Least 30 Inches from the Foundation C. L. ANDSCAPE

OLOW
Enter the landscape area percentage
Yes C1. Plants Grouped by Water Needs (Hydrozoning)
TBD C2. Three hohes of Mulch in Planting Beds
C3. Resource Efficient Landscapes
C3.1 No Invasive Species Listed by Cal-IPC
TBD C3.2 Plants Chosen and Located to Grow to Natural Size
C3.2 Plants Chosen and Located to Grow to Natural Size
C3.2 Plants Chosen and Located to Grow to Natural Size
C3.2 Plants Chosen and Located to Grow to Natural Size
C3.4 Minimal Turf in Landscapes
C4.4 Minimal Turf in Landscape
C4.4 No Turf on Siopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide
C4.2 Turf on a Small Percentage of Landscaped Area
C5. Trees to Moderate Building Temperature
TBD C5. Trees to Moderate Building Temperature
C6. High-Efficiency Frigation System
TBD C7. One Inch of Compost in the Top Sixto Twelve Inches of Soil
TBD C8. Reinwater Harvesting System
TBD C9. Recycled Wasteveler Frigation System
TBD C10. Submeter or Dedicated Meter for Landscape Irrigation
C11. Landscape Meds Water Budget
C12. Environmentally Preferable Materials for 70% of Non-Plant Landscape
Elements and Fencing
TBD C12. Play Structures and Surfaces Have an Average Recycled Content ₹20%
Yes C13. Reduced Light Pollution
TBD C14. Lange Stature Tree(s)
TBD C15. Third Party Landscape Program Certification
TBD C16. Third Party Landscape Program Certification
TBD C17. Community Garden
0. STRUCTURAL FRAME AND BUILDING ENVELOPE

01. Optimal Value Engineering
TBD C18. Advanced Framing Measures
D19. C40 Lious on Well All Landscape Steed for Load
TBD D19. Advanced Framing Measures
TBD D3.4 Engineered of Finger-Jointed Study for Vertical Applications
TBD D3.5 CSP for Subfloor
TBD D3.6 SSP for Subfloor
TBD D3.6 SSP for Subfloor
TBD D4. Insulated Headers
D6.5 FSC-Certified Wood
D6.5 Panel Products
D6.5 Panel Products C. LANDSCAPE 1 1 3 1 1

GreenPoint Rated New Home Multifamily Checklist Version 6.0

@ Build It Green

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**GREENPOINT** AND MISC REGULATORY

PROJECT NUMBER:

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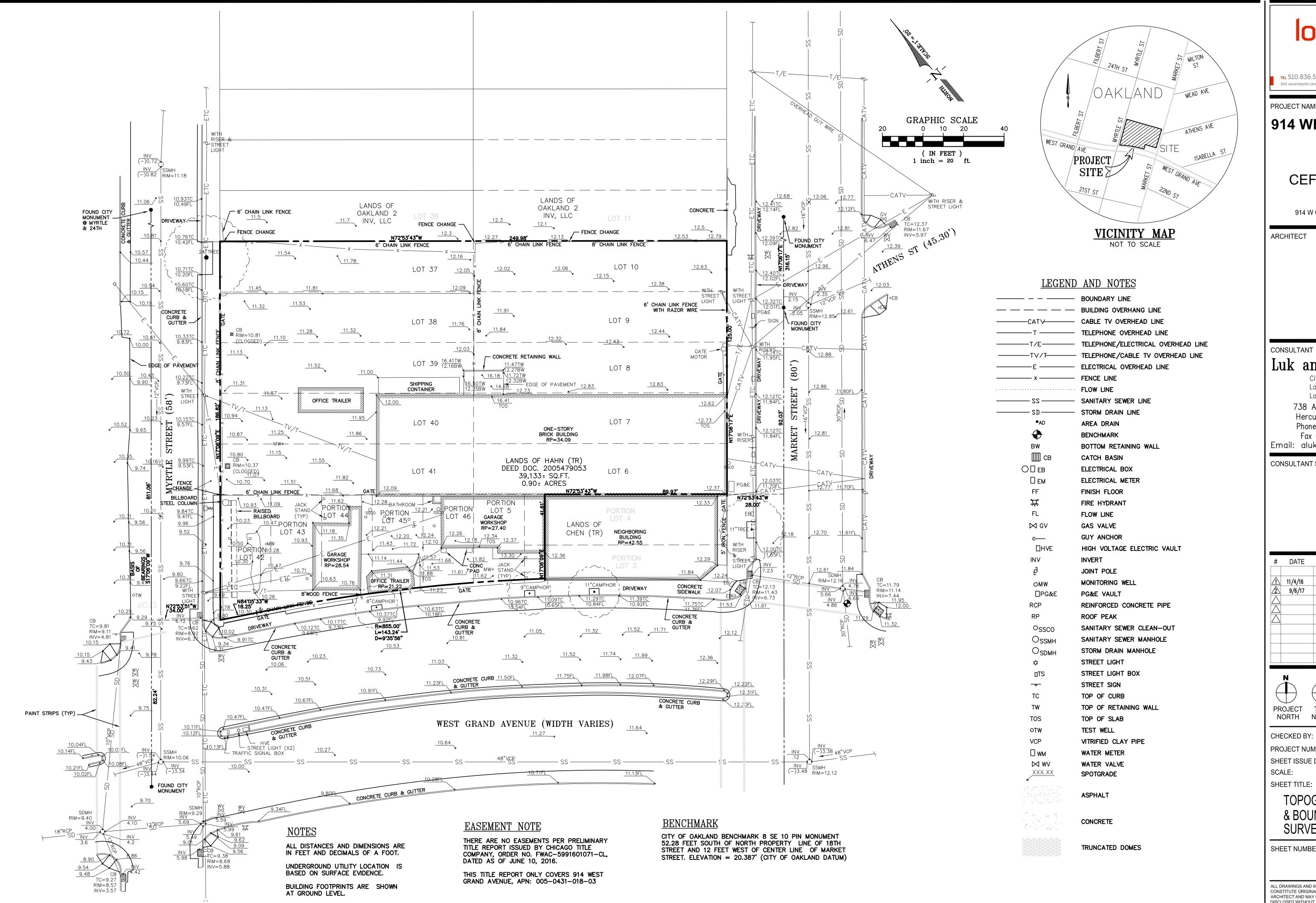
G0.3

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**CEF REALTY** 

914 W GRAND OAKLAND

**ARCHITECT** 

CONSULTANT

## Luk and Associates

Civil Engineering Land Planning Land Surveying 738 Alfred Nobel Drive Hercules, CA 94547 Phone (510) 724-3388 Fax (510) 724-3383 Email: aluk@lukassociates.com

CONSULTANT STAMP

# DATE ISSUES & REVISIONS BY 11/4/16 PLANNING RESUBMITTAL PLANNING RESUBMITTAL

PROJECT TRUE NORTH NORTH

CHECKED BY: J.L. DRAWN BY: D.A.D. PROJECT NUMBER: 16103A10 09/06/2017

SHEET ISSUE DATE: SCALE:

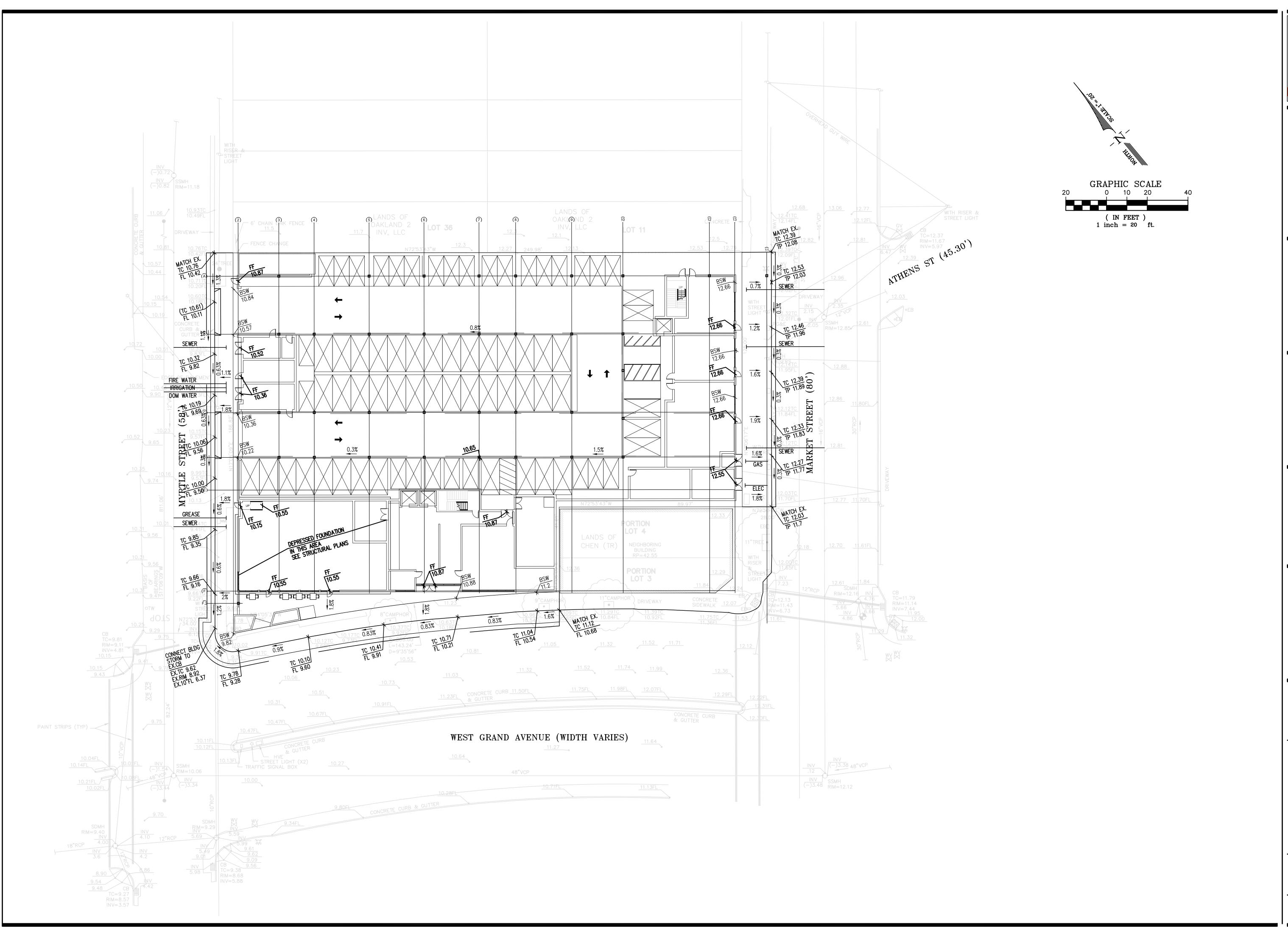
> **TOPOGRAPHIC** & BOUNDARY SURVEY

SHEET NUMBER

1"=20'

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Drawing No.: C1-TOPO-BDRY.DWG





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CONSULTANT

## Luk and Associates

Civil Engineering
Land Planning
Land Surveying

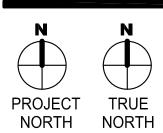
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724—3388
Fax (510) 724—3383
Email: aluk@lukassociates.com

CONSULTANT STAMP

# DATE ISSUES & REVISIONS BY

11/4/16 PLANNING RESUBMITTAL
2 9/6/17 PLANNING RESUBMISSION

\( \triangle \)



CHECKED BY: J.L. DRAWN BY: D.A.D. PROJECT NUMBER: 16103A10

SHEET ISSUE DATE:
SCALE:

SHEET TITLE:

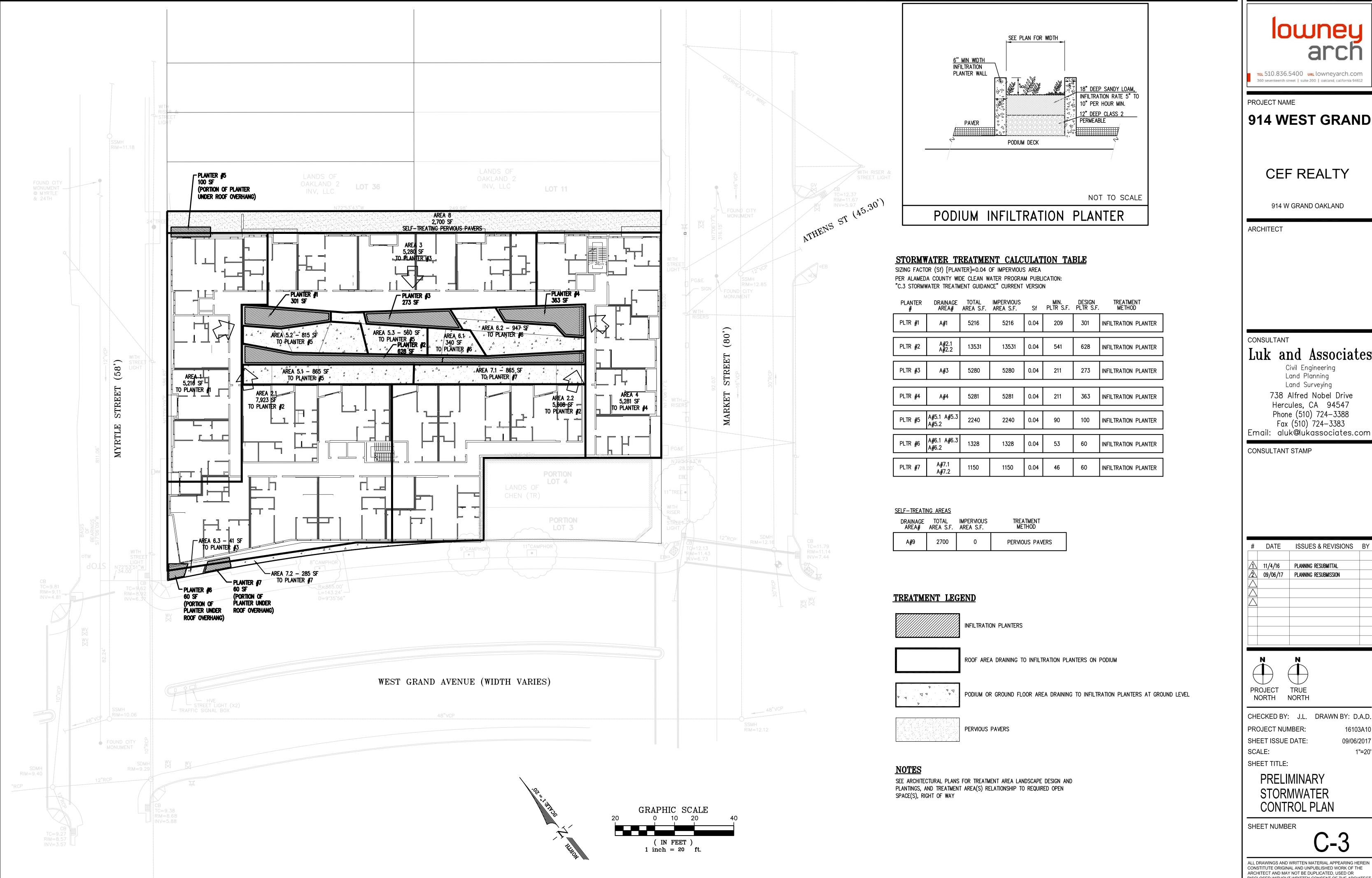
PRELIMINARY GRADING & UTILITY PLAN

SHEET NUMBER

C-2

09/06/17

1"=20'





TEL 510.836.5400 URL lowneyarch.com 360 seventeenth street | suite 200 | oakland, california 94612

PROJECT NAME

914 WEST GRAND

**CEF REALTY** 

914 W GRAND OAKLAND

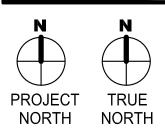
ARCHITECT

CONSULTANT

Luk and Associates Civil Engineering Land Planning Land Surveying 738 Alfred Nobel Drive Hercules, CA 94547 Phone (510) 724-3388 Fax (510) 724-3383

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	44 /4 /40	DI ANNINO DECIDATETA	
<u>/1\</u>	11/4/16 09/06/17	PLANNING RESUBMITTAL PLANNING RESUBMISSION	
<u>/</u>	09/00/17	FLAMMING RESUDMISSION	



CHECKED BY: J.L. DRAWN BY: D.A.D. PROJECT NUMBER: SHEET ISSUE DATE:

SCALE:

SHEET TITLE:

PRELIMINARY STORMWATER CONTROL PLAN

SHEET NUMBER

16103A10

1"=20'

09/06/2017



- <1>DRIVEWAY
- 2 PEDESTRIAN CURB RAMP
- 3 FENCING W/DECORATIVE PANELLING
- 4 LANDSCAPING
- 5 RAISED PLANTER
- 6 INFILTRATION PLANTING
- 7 NEW STREET TREE
- 8 STEP/STAIR
- 9 OUTDOOR PLAZA W/DECORATIVE PAVING
- 10 BIKE RACKS
- (11) (FUTURE) OUTDOOR SEATING
- 12 ELECTRICAL/TRANSFORMER
- AWNING OR ARCHITECTURAL PROJECTION, ABOVE
- 14 COMMERICAL ENTRANCE
- (15) RESIDENTIAL ENTRANCE
- 16 EXISTING BUILDING
- 17 EXISTING STREET LIGHTING TO REMAIN
- 18 EXISTING TREE TO REMAIN
- 19 EXISTING TREE TO BE REMOVED
- 20 SECURED PARKING, OPEN TO ABOVE
- 21 EDGE OF BALCONY, ABOVE



914 WEST GRAND



## DEVELOPER

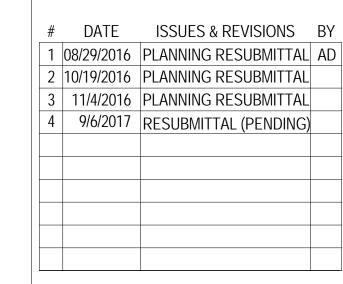
CEF REALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

## ARCHITECT

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## CIVIL ENGINEERING

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94574
510.724.3388



## ENTITLEMENT REVIEW

SITE PLAN

PROJECT NUMBER: 16-034

SHEET NUMBER
A1.1

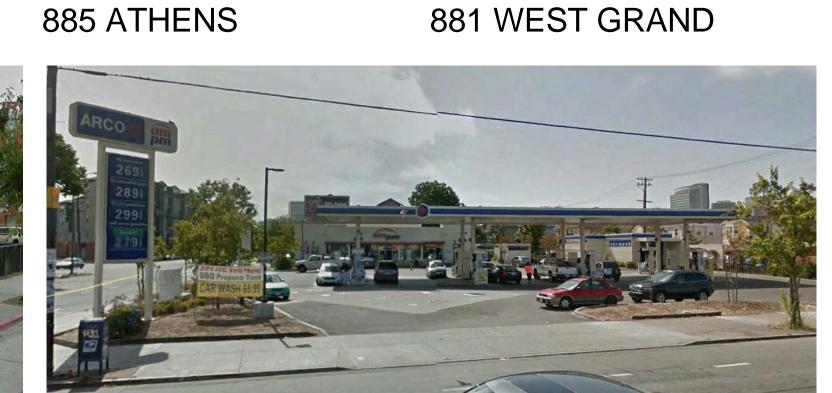


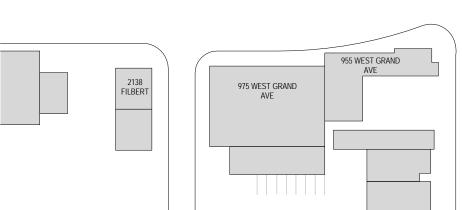


24TH ST 2210 FILBERT STREET PROJECT —SITE



889 ATHENS





1000 WEST GRAND AVE

905 WEST GRAND

WEST GRAND AVE

2317 MARKET STREET

2303 MARKET STREET

360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454 **CIVIL ENGINEERING** 

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

914 WEST GRAND

914 W GRAND OAKLAND

2801 PINOLE VALLEY #210

LOWNEY ARCHITECTURE

**DEVELOPER** CEF REALTY

**ARCHITECT** 

PINOLE, CA 94567 800.857.7550

898 WEST GRAND



902 WEST GRAND





949 WEST GRAND



955-975 WEST GRAND





2210 FILBERT



2300 MARKET

2314 MYRTLE

1000 WEST GRAND







2303 MARKET

2318-2326 MARKET

2335 MARKET

2336 MARKET

## # DATE ISSUES & REVISIONS BY 1 08/29/2016 PLANNING RESUBMITTAL AD 2 10/19/2016 PLANNING RESUBMITTAL 3 | 11/4/2016 | PLANNING RESUBMITTAL 4 9/6/2017 RESUBMITTAL (PENDING)

## **ENTITLEMENT REVIEW**

**EXISTING** CONDITIONS/ **PHOTOS** 

PROJECT NUMBER:

A1.2

SHEET NUMBER

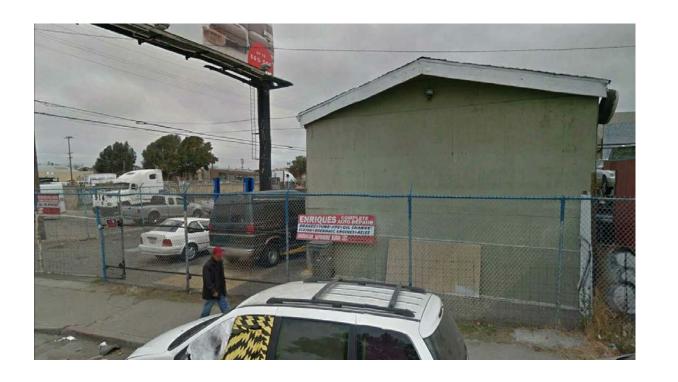






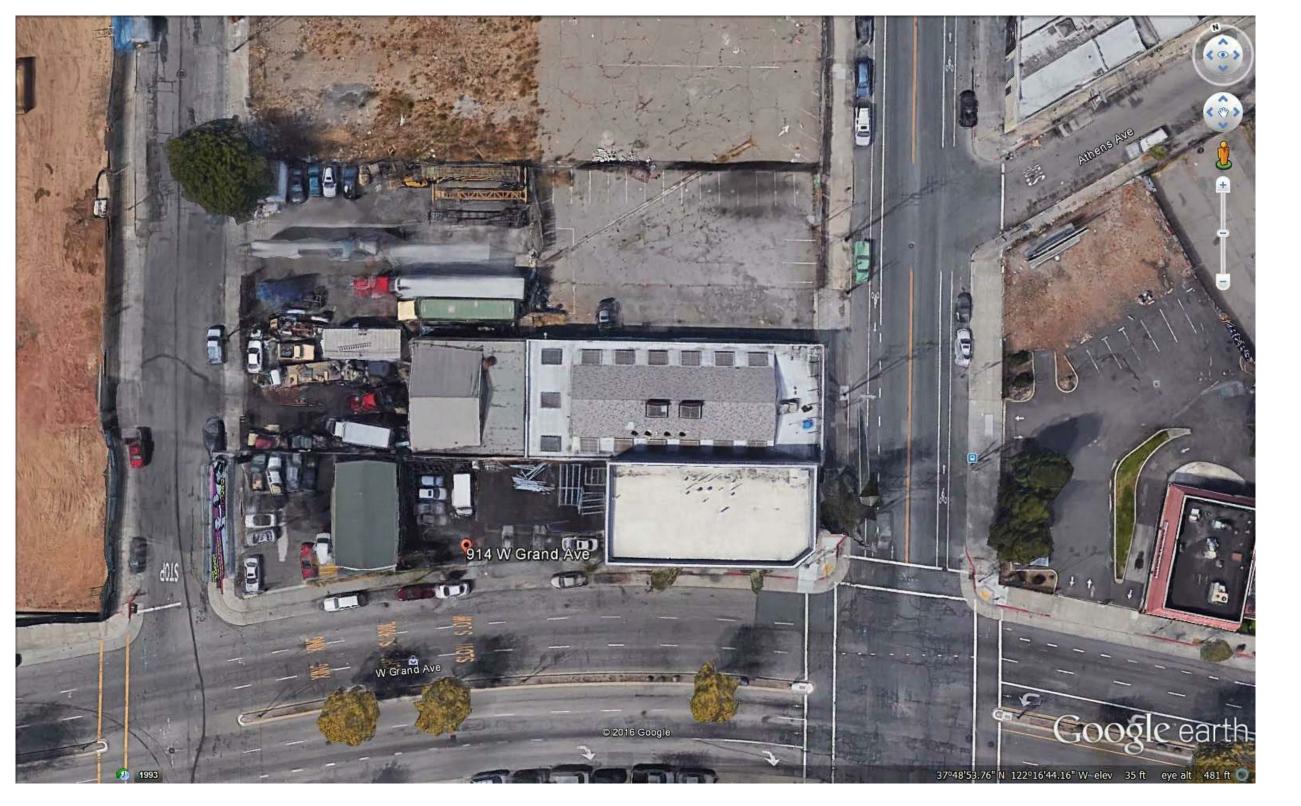












## lowney arch

## 914 WEST GRAND



914 W GRAND OAKLAND

## DEVELOPER

CEF REALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

## **ARCHITECT**

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## CIVIL ENGINEERING

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94574
510.724.3388

#	DATE	ISSUES & REVISIONS	BY
1	08/29/2016	PLANNING RESUBMITTAL	AD
2	10/19/2016	PLANNING RESUBMITTAL	
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4	9/6/2017	RESUBMITTAL (PENDING)	

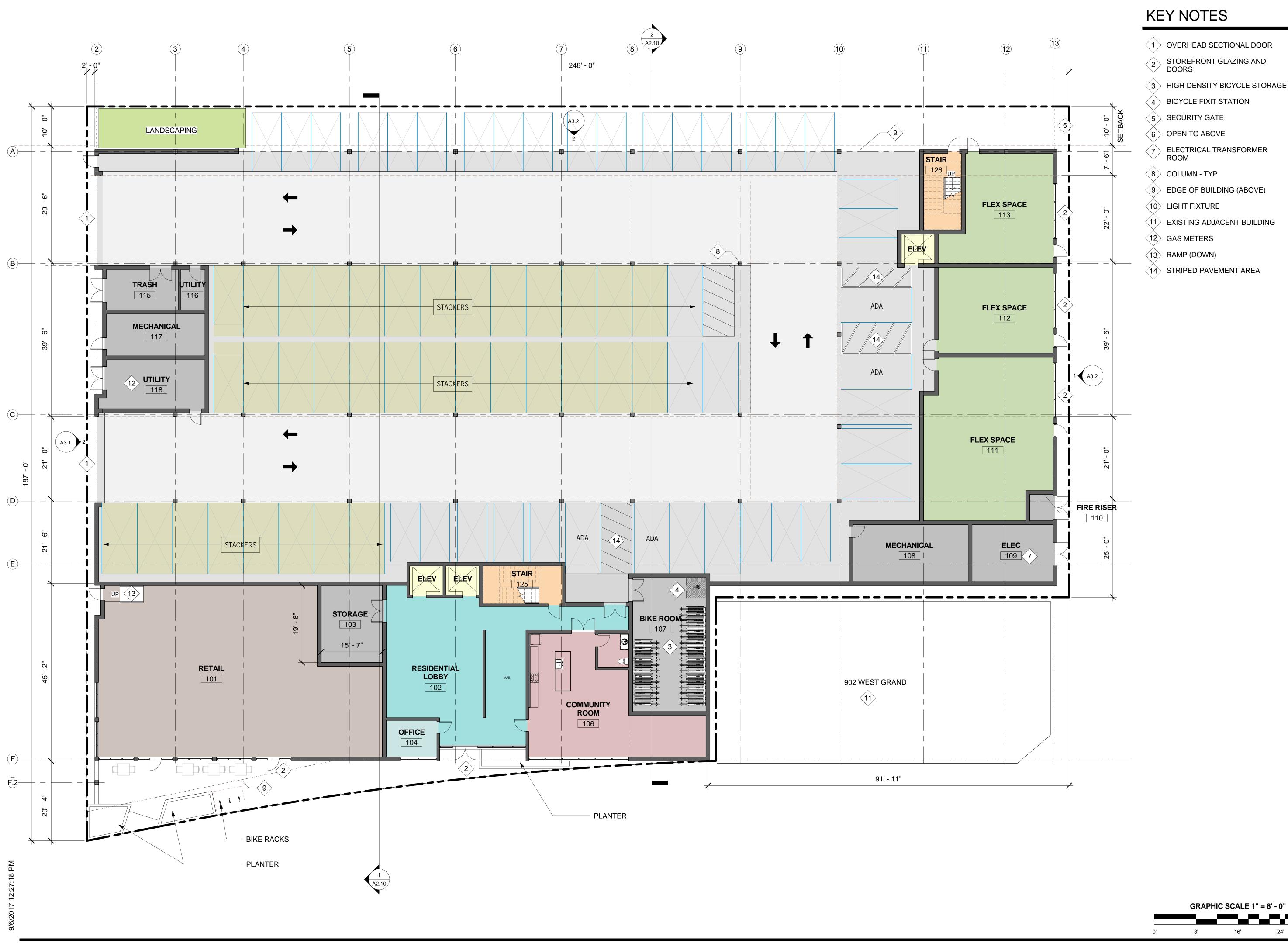
## ENTITLEMENT REVIEW

# EXISTING SITE PHOTOS

PROJECT NUMBER: 16-034

A1.3

SHEET NUMBER



- 1 OVERHEAD SECTIONAL DOOR
- 3 HIGH-DENSITY BICYCLE STORAGE

- (9) EDGE OF BUILDING (ABOVE)
- (11) EXISTING ADJACENT BUILDING

# lowney

914 WEST GRAND



## **DEVELOPER** CEFREALTY

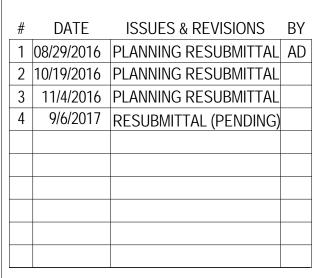
2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

## **ARCHITECT**

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## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388



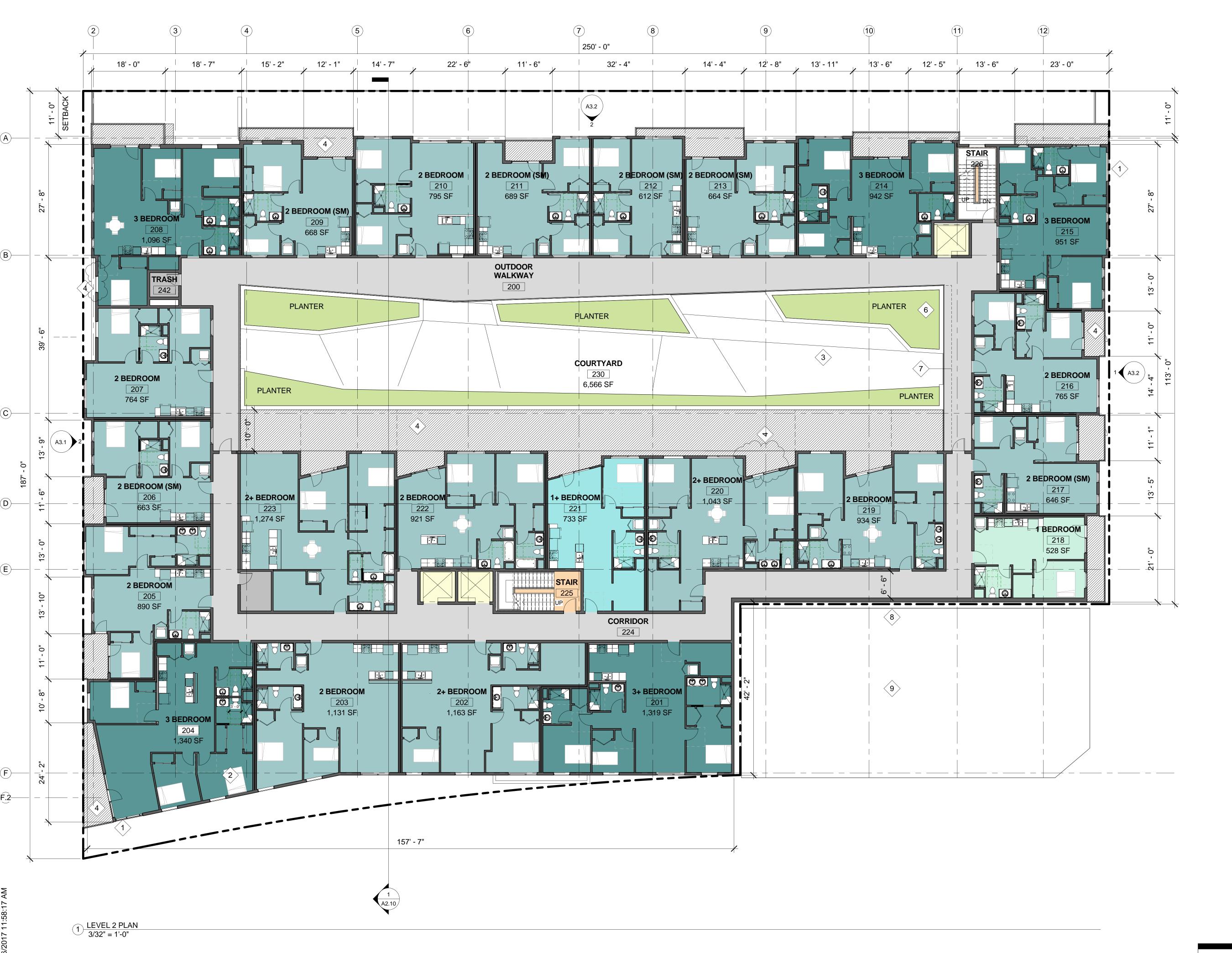
## **ENTITLEMENT REVIEW**

LEVEL 1 PLAN

PROJECT NUMBER:

SHEET NUMBER

**A2.**1



- (1) WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- 5 SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- (8) FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING

# lowney

914 WEST GRAND



914 W GRAND OAKLAND

## **DEVELOPER**

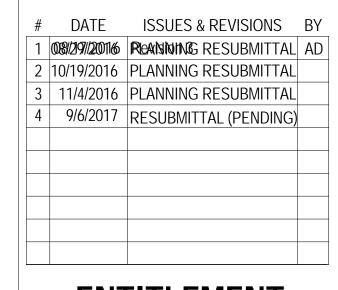
CEF REALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

### **ARCHITECT**

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## CIVIL ENGINEERING

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94574
510.724.3388



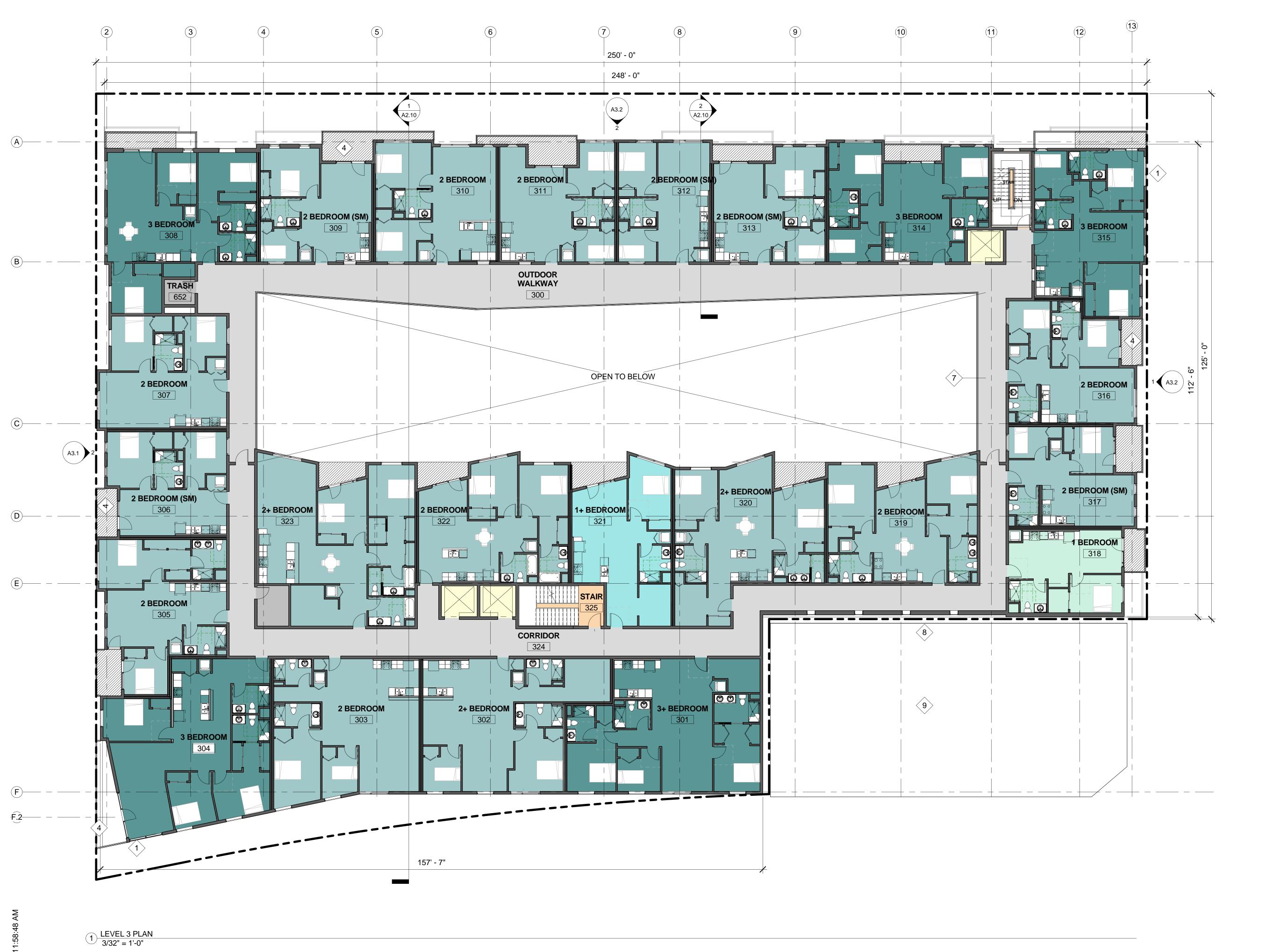
## ENTITLEMENT REVIEW

LEVEL 2 PLAN

PROJECT NUMBER: 16-034

A2.2

GRAPHIC SCALE 1" = 8' - 0"



- (1) WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- (5) SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- 8 FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING

914 WEST GRAND



## **DEVELOPER**

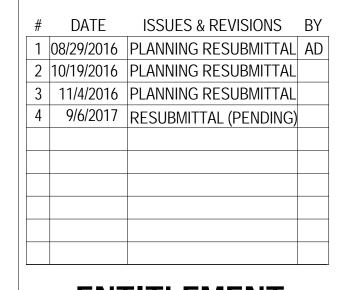
**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388



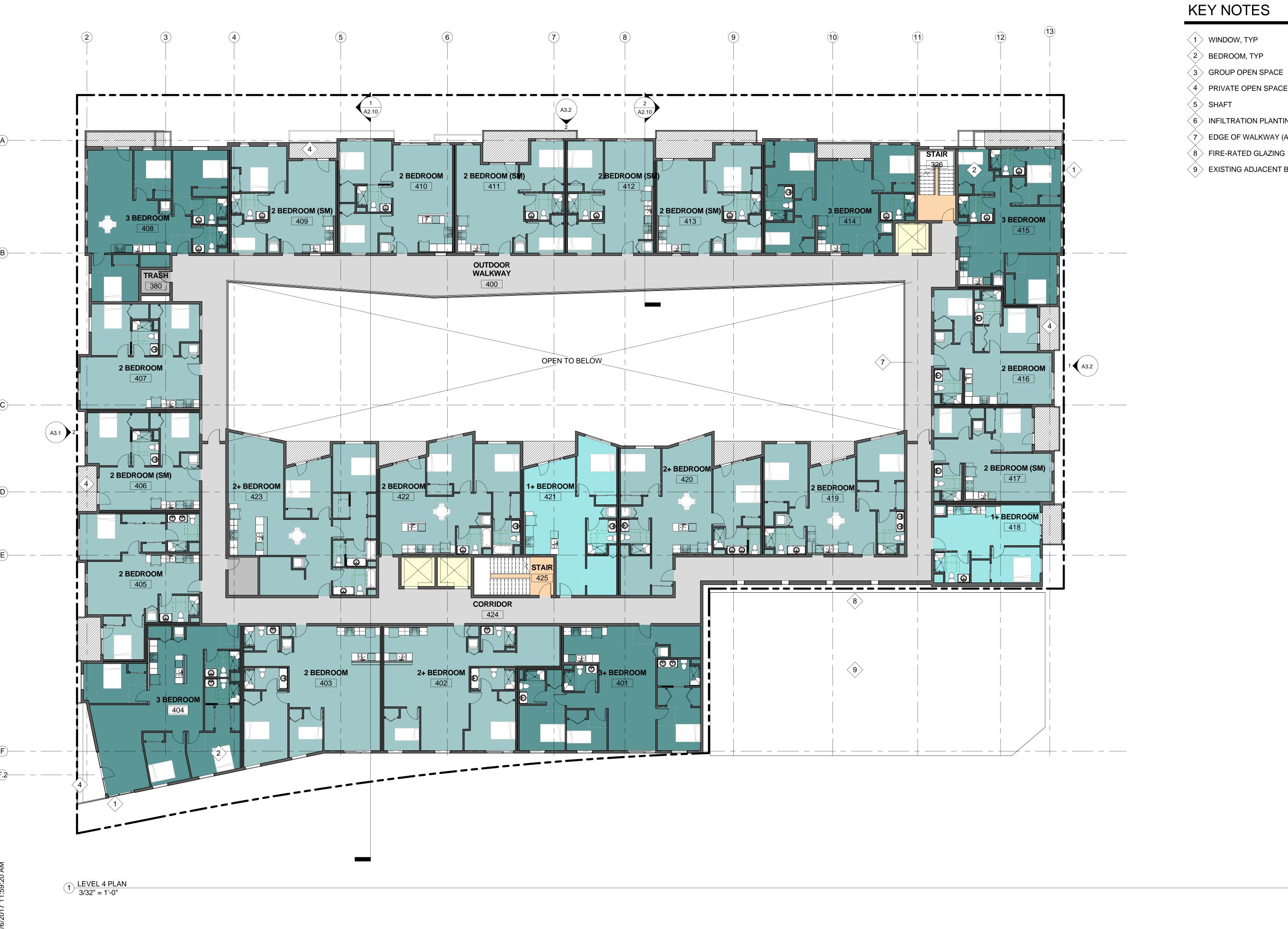
## **ENTITLEMENT REVIEW**

LEVEL 3 PLAN

PROJECT NUMBER:

SHEET NUMBER A2.3

**GRAPHIC SCALE 1" = 8' - 0"** 



3 GROUP OPEN SPACE

4 PRIVATE OPEN SPACE

6 INFILTRATION PLANTING

7 EDGE OF WALKWAY (ABOVE)

9 EXISTING ADJACENT BUILDING



914 WEST GRAND

lowney

## 914 W GRAND OAKLAND

## **DEVELOPER**

**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.8*5*7.*755*0

## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

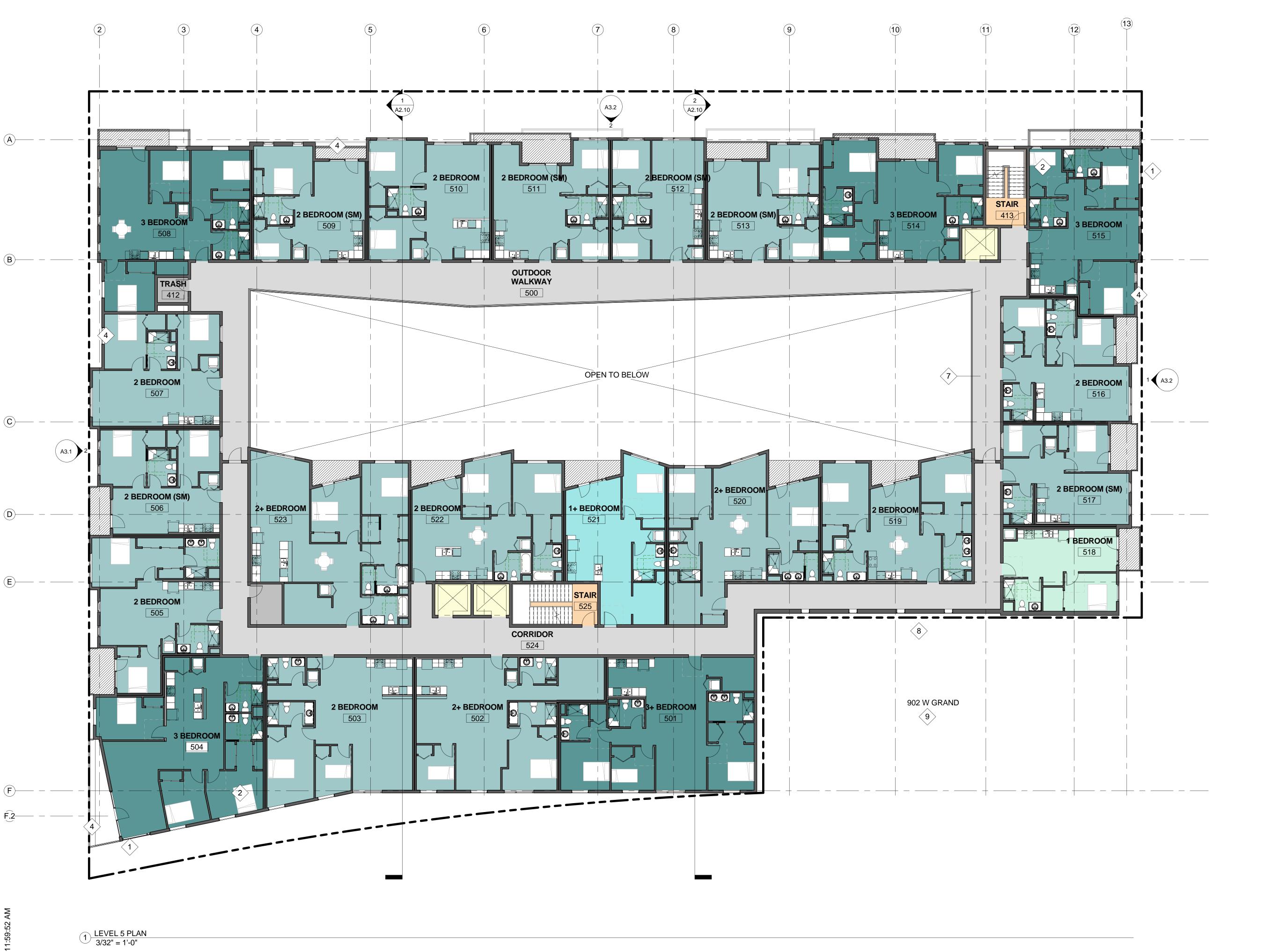
#	DATE	<b>ISSUES &amp; REVISIONS</b>	BY
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2	10/19/2016	PLANNING RESUBMITTAL	
3	11/4/2016	PLANNING RESUBMITTAL	
4	9/6/2017	RESUBMITTAL (PENDING)	

## **ENTITLEMENT REVIEW**

LEVEL 4 PLAN

PROJECT NUMBER:

SHEET NUMBER A2.4



(1) WINDOW, TYP

(2) BEDROOM, TYP

3 GROUP OPEN SPACE

4 PRIVATE OPEN SPACE

5 SHAFT

(6) INFILTRATION PLANTING

7 EDGE OF WALKWAY (ABOVE)

8 FIRE-RATED GLAZING

9 EXISTING ADJACENT BUILDING

# lowney

914 WEST GRAND



## **DEVELOPER**

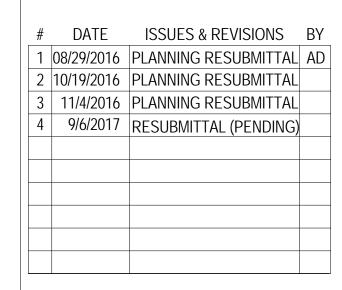
**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.8*5*7.*755*0

## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

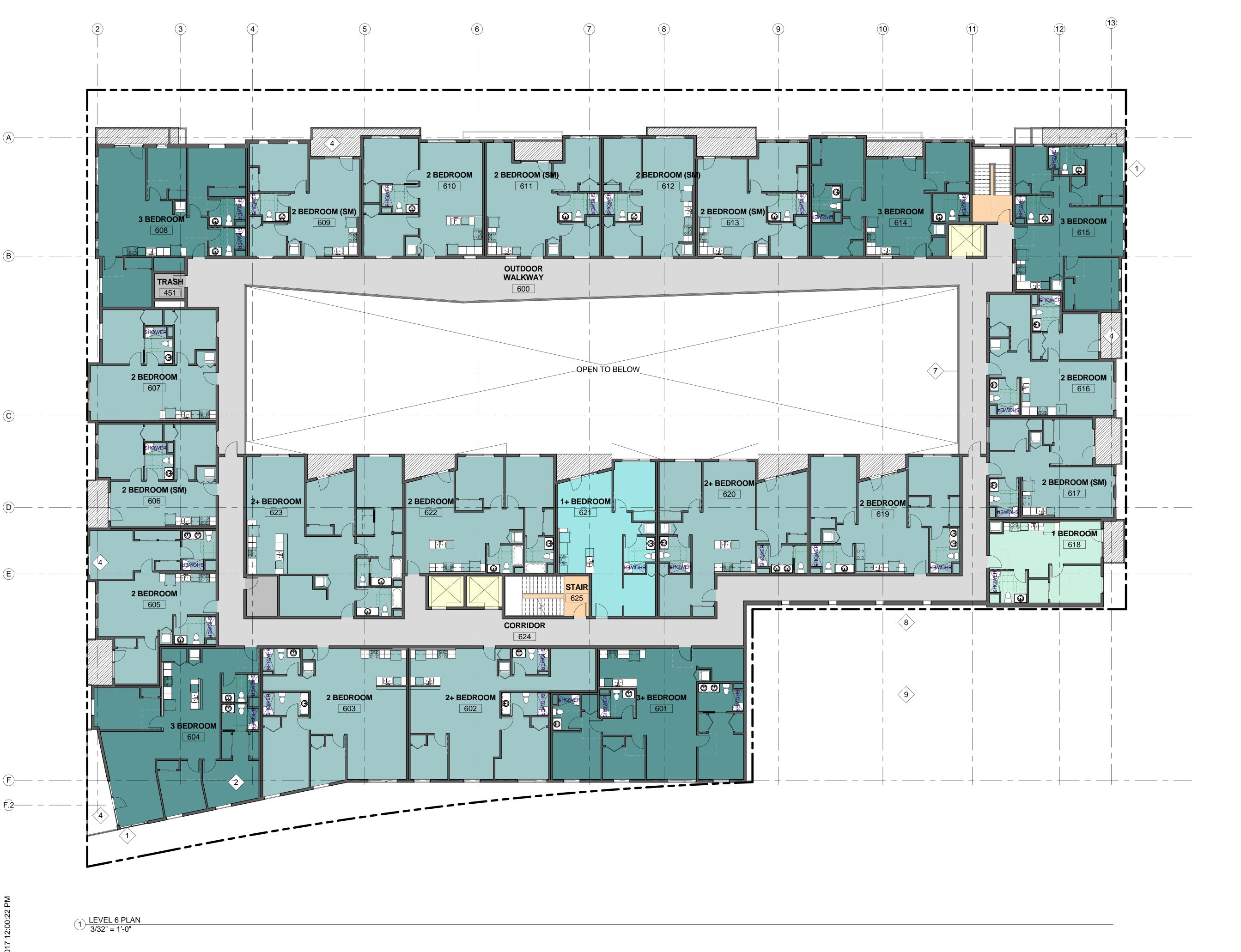


## **ENTITLEMENT REVIEW**

LEVEL 5 PLAN

PROJECT NUMBER:

SHEET NUMBER A2.5



- (1) WINDOW, TYP
- 2 BEDROOM, TYP
- 3 GROUP OPEN SPACE
- 4 PRIVATE OPEN SPACE
- (5) SHAFT
- 6 INFILTRATION PLANTING
- 7 EDGE OF WALKWAY (ABOVE)
- 8 FIRE-RATED GLAZING
- 9 EXISTING ADJACENT BUILDING

914 WEST GRAND



## **DEVELOPER**

**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.8*5*7.*755*0

## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

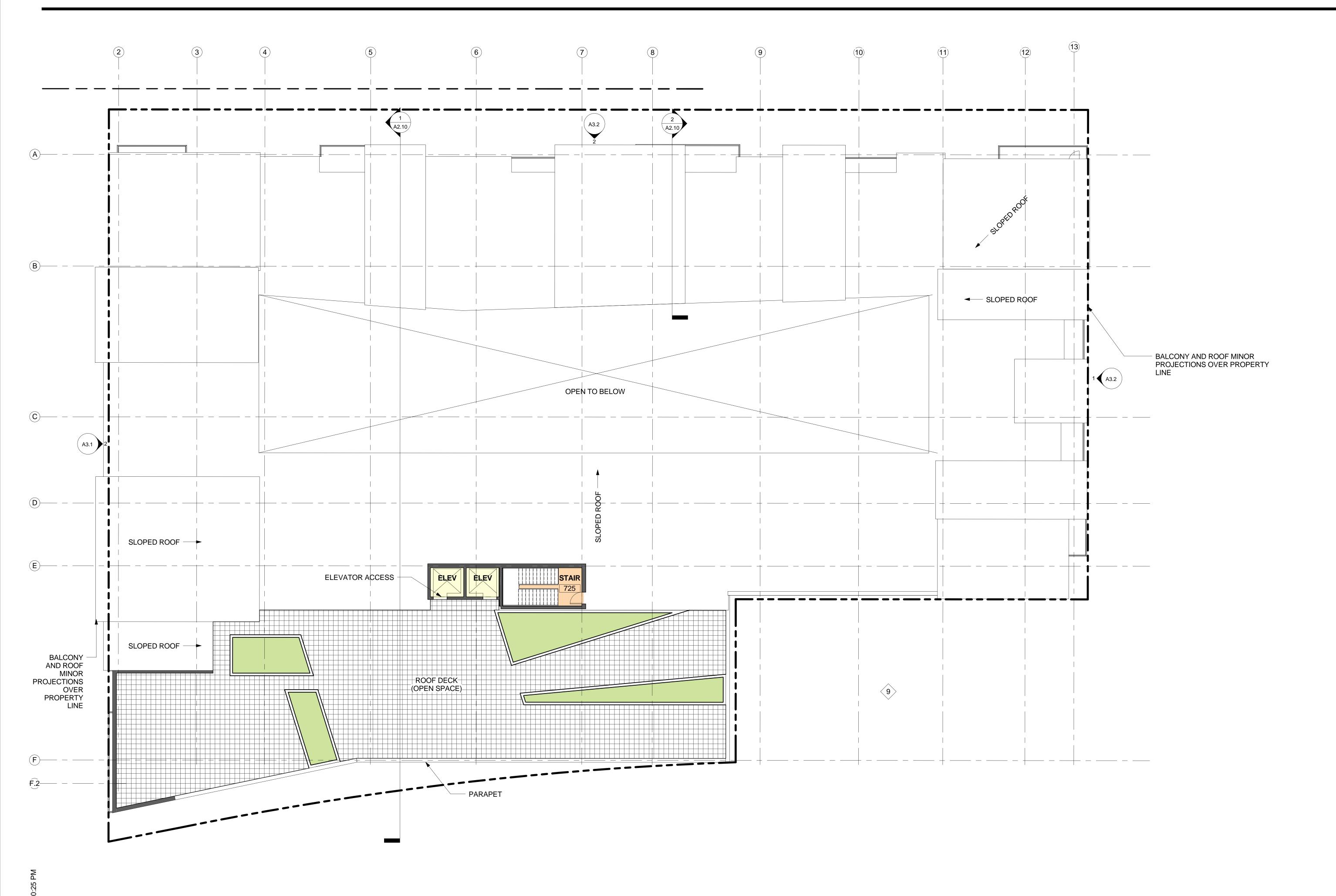
#	DATE	ISSUES & REVISIONS	BY
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2	10/19/2016	PLANNING RESUBMITTAL	
3	11/4/2016	PLANNING RESUBMITTAL	
4	9/6/2017	RESUBMITTAL (PENDING)	

## **ENTITLEMENT REVIEW**

LEVEL 6 PLAN

PROJECT NUMBER:

SHEET NUMBER A2.6





## 914 WEST GRAND



## DEVELOPER

**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.8*5*7.*755*0

## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

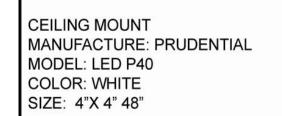
#	DATE	ISSUES & REVISIONS	В
1	08/29/2016	PLANNING RESUBMITTAL	Α
2	10/19/2016	PLANNING RESUBMITTAL	
3	11/4/2016	PLANNING RESUBMITTAL	
4	9/6/2017	RESUBMITTAL (PENDING)	

## **ENTITLEMENT REVIEW**

**ROOF PLAN** 

PROJECT NUMBER:

SHEET NUMBER





WALL MOUNT MANUFACTURE: ARTEMIDE MODEL:TWO SQUARE STRIP T5HO COLOR: WHITE SIZE: 38"H x 2"W x 2"D



WALL MOUNT MANUFACTURE: MODEL:CA230GK COLOR: SILVER GREY SIZE: 2"H X 575"W



**CEILING MOUNT** MANUFACTURE: BETACALCO MODEL:CUBO CL COLOR: Silver powder coated SIZE: 6.5"H X 6.5"W X 6.5"D

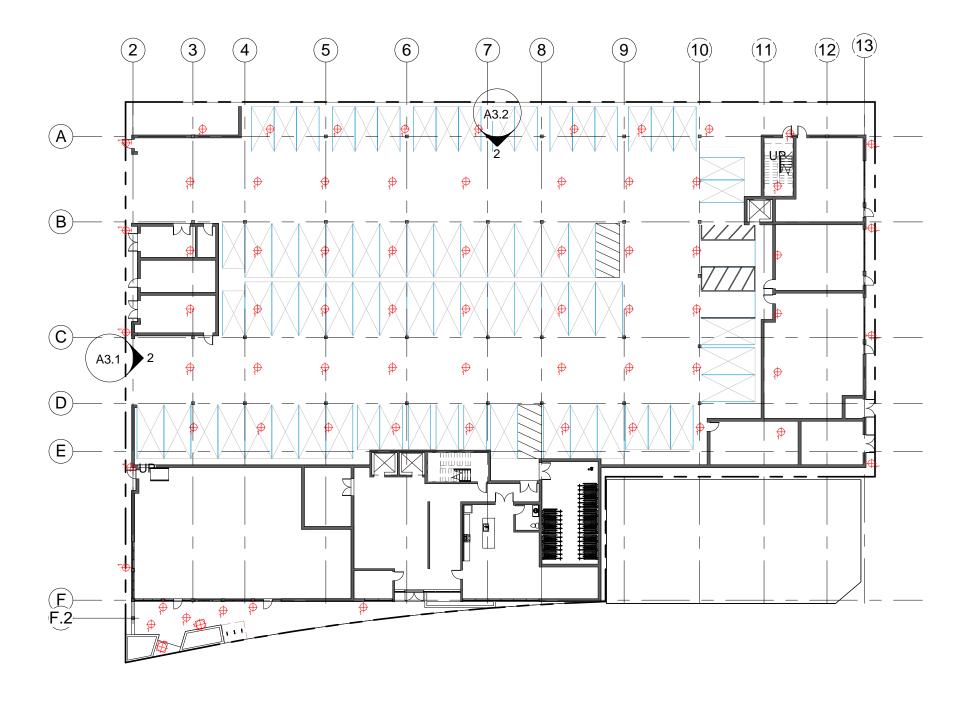


WALL MOUNT MANUFACTURE: CSL MODEL:ECV-10 – 6W COLOR: WARM WHITE

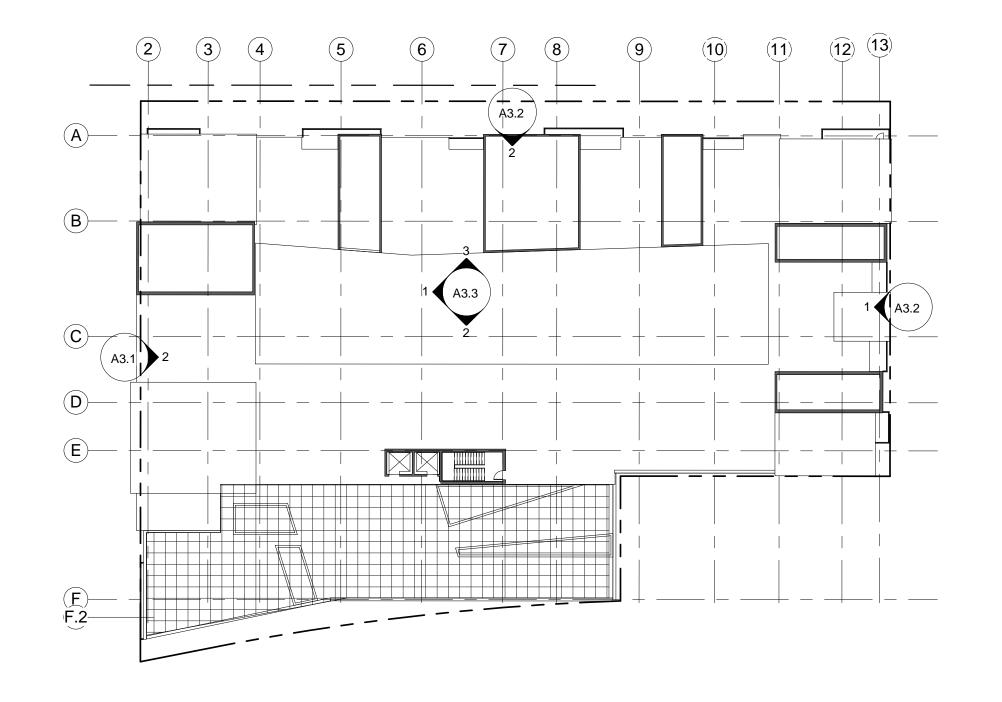




2 LEVEL 2 PLAN-LIGHTING 1/32" = 1'-0"



1 LEVEL 1 PLAN-LIGHTING 1/32" = 1'-0"



3 ROOF LEVEL-LIGHTING 1/32" = 1'-0"

914 WEST GRAND



## **DEVELOPER**

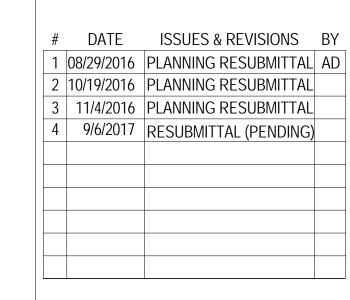
**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

### **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388



## **ENTITLEMENT REVIEW**

**EXTERIOR** LIGHTING PLAN

PROJECT NUMBER:

SHEET NUMBER

A2.8

# F.2-3 ROOF LEVEL-LANDSCAPE 3/32" = 1'-0" COMMUNITY RM $\begin{pmatrix} \mathsf{K} \mathsf{D} \end{pmatrix} \\ \mathsf{Le} \ \mathsf{Co} \end{pmatrix} \begin{pmatrix} \mathsf{Le} \ \mathsf{C$ PRIVATE OPEN SPACE PRIVATE OPEN SPACE 2 LEVEL 2 PLAN2 LANDSCAPE 3/32" = 1'-0" BIKE RACKS NEW STREET TREE(S) RAISED PLANTER(S) 1 LEVEL 1 PLAN - LANDSCAPE 3/32" = 1'-0"

## **PAVING MATERIAL**



CAST-IN-PLACE INTEGRAL COLOR CONCRETE - SANDBLAST HIGHLIGHTS

## PLANTS AT BIORETENTION AREA



DOUGLASIANA







LEYMUS WOODWARDIA CONDENSATUS FIMBRATA





DESCHAMPSIA CESPITOSA CANARIENSE







CHRONDRAPETALUM TECHTORUM (CAPE RUSH)



STREET TREE -**GINKGO BILOBA** 

# lowney

## 914 WEST GRAND



914 W GRAND OAKLAND

## **DEVELOPER**

**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

#	DATE	<b>ISSUES &amp; REVISIONS</b>	В
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2	10/19/2016	PLANNING RESUBMITTAL	
3	11/4/2016	PLANNING RESUBMITTAL	
4	9/6/2017	RESUBMITTAL (PENDING)	
1			

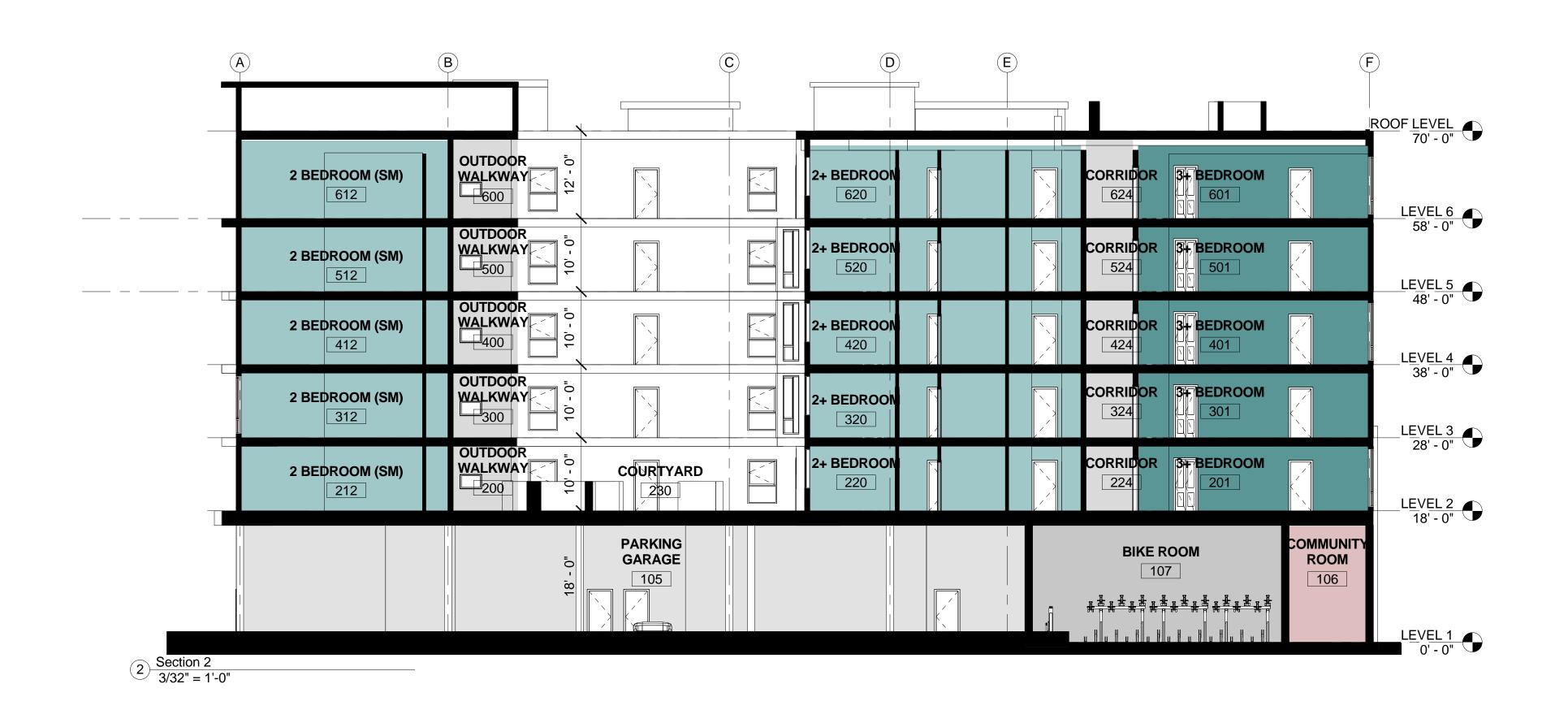
## **ENTITLEMENT REVIEW**

LANDSCAPE PLAN

PROJECT NUMBER:

SHEET NUMBER

A2.9





# lowner

914 WEST GRAND



314 W ONAIND OF

## **DEVELOPER**

CEF REALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

## **ARCHITECT**

LOWNEY ARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

## CIVIL ENGINEERING

LUK AND ASSOCIATES
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HERCULES, CA 94574
510.724.3388

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## ENTITLEMENT REVIEW

BUILDING SECTIONS

PROJECT NUMBER:

SHEET NUMBER



- 1 GROUP OPEN SPACE
- 2 PRIVATE OPEN SPACE
- $\langle 3 \rangle$  WINDOW(S)
- 4 STOREFRONT AND INSULATED GLAZING
- 5 FLOOR-TO-CEILING WINDOWS

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914 WEST GRAND

914 W GRAND OAKLAND

2801 PINOLE VALLEY #210

LOWNEYARCHITECTURE 360 17th Street, Suite 200

Oakland, CA 94612 Phone: 510.836.5400

Fax: 510.836.5454

**CIVIL ENGINEERING** 

LUK AND ASSOCIATES

510.724.3388

738 ALFRED NOBEL DRIVE HERCULES, CA 94574

PINOLE, CA 94567

800.857.7550

**ARCHITECT** 

**DEVELOPER** CEFREALTY

- COMMERCIAL ENTRANCE
- > RESIDENTIAL ENTRANCE
- VEHICULAR ENTRANCE -SECTIONAL OVERHEAD DOOR
- (9) SECURITY FENCING
- (10) RAISED PLANTER(S)
- (11) BUILDING CORNICE
- (12) PRIVATE BALCONY
- 13 ARCHITECTURAL PROJECT/SOFFIT
- (14) WOOD TRIM DETAIL
- METAL TRIM/METAL PANEL
- 16 ELEVATOR/ELEVATOR OVERRUN
- 17 MECHANIZED, STACKED PARKING SYSTEM
- (18) SIGNAGE

\*\*SIGNAGE SHALL BE LIMITED BY THE FOLLOWING AND ACCORDING TO 17.104.010:

SHOWN HEREIN ARE SIGNS FOR BUSINESS FOR LOCATION ONLY. TENANTS ARE NOT KNOWN AT THIS

- M1 FIBER CEMENT SHINGLES
- FIBER CEMENT BOARD
- M3 STUCCO, SMOOTH FINISH
- WOOD SIDING
- M5 METAL, LIGHT BRONZE
- M6 METAL, PTD
- STANDING SEAM METAL ROOFING, PTD
- BOARD FORMED CONCRETE

## FINISH LEGEND

PAINT 1

PAINT 2

PAINT 3

PAINT 4

**REVIEW EXTERIOR ELEVATIONS** 

**ENTITLEMENT** 

DATE ISSUES & REVISIONS BY 1 08/29/2016 PLANNING RESUBMITTAL AD

2 |10/19/2016 |PLANNING RESUBMITTAL|

3 | 11/4/2016 | PLANNING RESUBMITTAL 4 9/6/2017 RESUBMITTAL (PENDING)

PROJECT NUMBER:

SHEET NUMBER **A**3.1

## A2.10 M2 (M2)(M3) M2 (M2)M5 - PROPERTY LINE $({\sf M1})$ (M2) M4 M2 75' - 0" T.O. ROOF 71' - 0" T.O. PARAPET ROOF LEVEL 70' - 0" LEVEL 6 58' - 0" LEVEL 5 48' - 0" LEVEL 4 38' - 0" LEVEL 3 28' - 0" **MARKET STREET** LEVEL 2 18' - 0" (M8) **MYRTLE** 9 STREET M4 (M6)-\_\_LEVEL 1

## 2 EXTERIOR ELEVATION - NORTH 3/32" = 1'-0" G0.15/ M1 $\overline{\text{M3}}$ (M2)— PROPERTY LINE ROOF LEVEL 70' - 0" LEVEL 6 58' - 0" LEVEL 5 48' - 0" LEVEL 4 38' - 0" LEVEL 3 28' - 0" WEST GRAND LEVEL 2 18' - 0" **AVENUE** ADJACENT BUILDING LEVEL 1 0' - 0" 10 M8 10 (18) (M6)

## **KEY NOTES**

- 1 GROUP OPEN SPACE
- (2) PRIVATE OPEN SPACE
- $\langle 3 \rangle$  WINDOW(S)
- 4 STOREFRONT AND INSULATED GLAZING
- (5) FLOOR-TO-CEILING WINDOWS
- 6 COMMERCIAL ENTRANCE
- 7 RESIDENTIAL ENTRANCE
- 8 VEHICULAR ENTRANCE -SECTIONAL OVERHEAD DOOR
- (9) SECURITY FENCING
- <10> RAISED PLANTER(S)
- <11> BUILDING CORNICE
- (12) PRIVATE BALCONY
- 13 ARCHITECTURAL PROJECT/SOFFIT
- (14) WOOD TRIM DETAIL
- 15 METAL TRIM/METAL PANEL DETAIL
- 16 ELEVATOR/ELEVATOR OVERRUN
- 17 MECHANIZED, STACKED PARKING SYSTEM
- 18 SIGNAGE

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914 WEST GRAND



914 W GRAND OAKLAND

## **DEVELOPER**

CEFREALTY

2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

### **ARCHITECT**

LOWNEYARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

**CIVIL ENGINEERING** LUK AND ASSOCIATES

738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

## MATERIAL KEY

- (M1) FIBER CEMENT SHINGLES
- M2 FIBER CEMENT BOARD

PAINT 2

SHEET NUMBER PROJECT NUMBER:

DATE ISSUES & REVISIONS BY 1 08/29/2016 PLANNING RESUBMITTAL AD

10/19/2016 | PLANNING RESUBMITTAL 11/4/2016 PLANNING RESUBMITTAL

4 9/6/2017 RESUBMITTAL (PENDING)

**ENTITLEMENT** 

**REVIEW** 

**EXTERIOR** 

A3.2

**ELEVATIONS** 

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1 EXTERIOR ELEVATION - EAST 3/32" = 1'-0"

(M3) STUCCO, SMOOTH FINISH

(M4) WOOD SIDING

(M5) METAL, LIGHT BRONZE

M6 METAL, PTD

STANDING SEAM METAL ROOFING, PTD

**BOARD FORMED** CONCRETE

FINISH LEGEND

PAINT 1

PAINT 3

PAINT 4



VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM SOUTHWEST CORNER

# lowney

## 914 WEST GRAND



### \_\_\_\_

**DEVELOPER**CEF REALTY

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HERCULES, CA 94574
510.724.3388

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1	08/29/2016	PLANNING RESUBMITTAL	Α
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3	11/4/2016	PLANNING RESUBMITTAL	
4	9/6/2017	RESUBMITTAL (PENDING)	

ENTITLEMENT REVIEW

PERSPECTIVES

PROJECT NUMBER: 16-034

SHEET NUMBER

A3.4



PERSPECIVE ELEVATION FACING MARKET



VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM COURTYARD

## 914 WEST GRAND



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738 ALFRED NOBEL DRIVE
HERCULES, CA 94574
510.724.3388

#	DATE	<b>ISSUES &amp; REVISIONS</b>	B\
1	08/29/2016	PLANNING RESUBMITTAL	ΑI
2	10/19/2016	PLANNING RESUBMITTAL	
3	11/4/2016	PLANNING RESUBMITTAL	
4	9/6/2017	RESUBMITTAL (PENDING)	

## **ENTITLEMENT REVIEW**

PERSPECTIVES

PROJECT NUMBER: 16-034

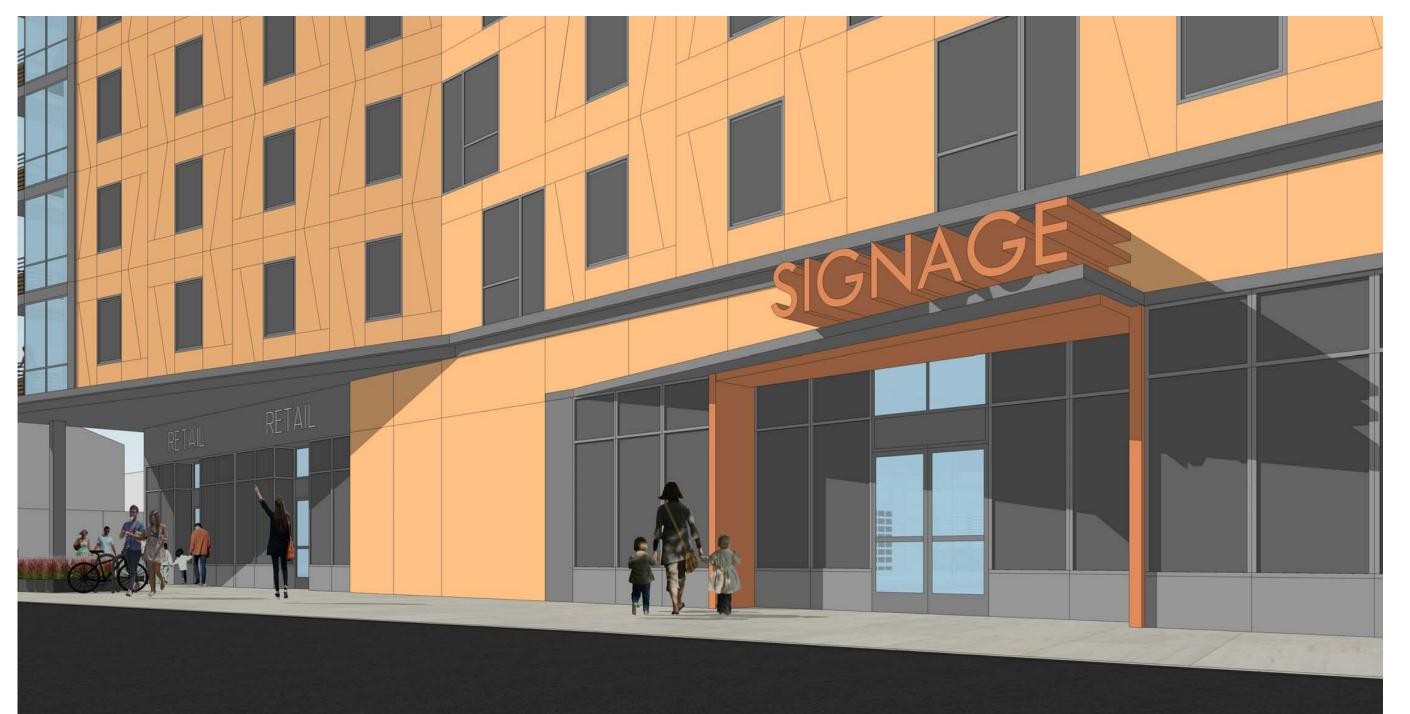
SHEET NUMBER A3.5



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE





VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS FLEX SPACE

# lowney

## 914 WEST GRAND



914 W GRAND OAKLAND

## **DEVELOPER**

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## **CIVIL ENGINEERING**

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388

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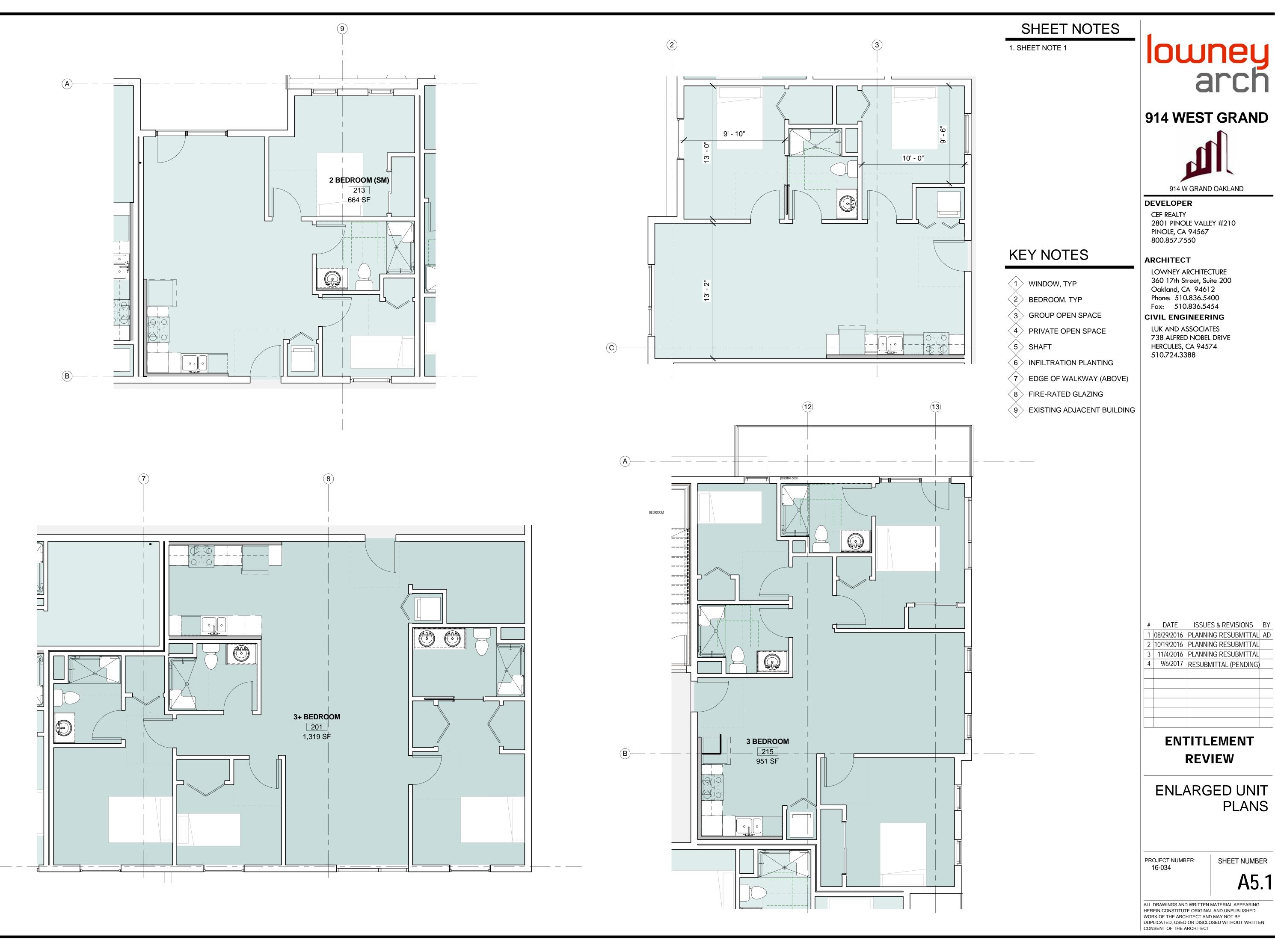
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PERSPECTIVES

PROJECT NUMBER:

SHEET NUMBER

A3.6



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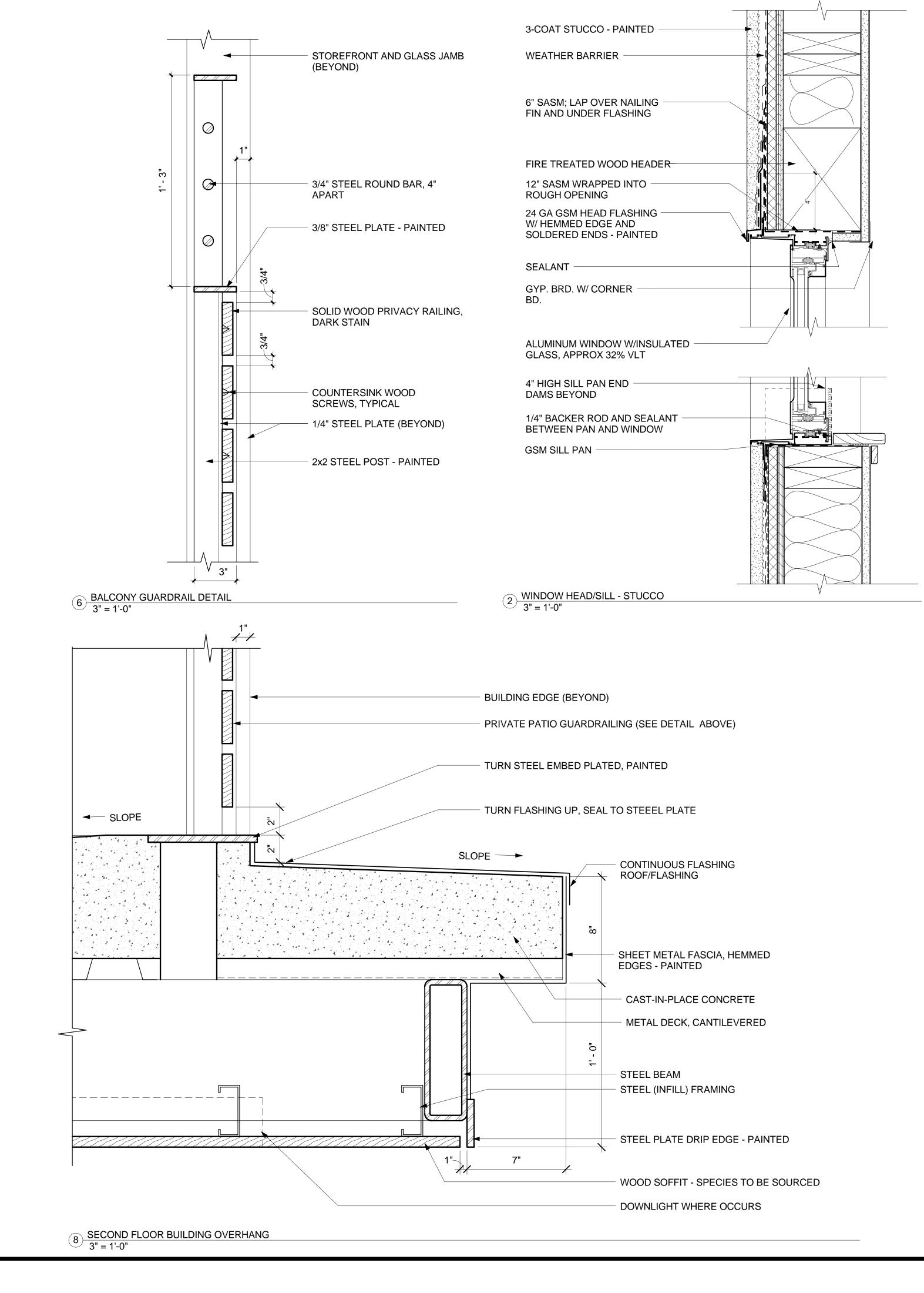
**REVIEW** 

**PLANS** 

SHEET NUMBER

A5.1

914 W GRAND OAKLAND





## 914 WEST GRAND



## DEVELOPER

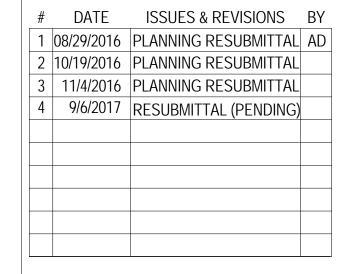
CEF REALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

### ARCHITECT

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## CIVIL ENGINEERING

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738 ALFRED NOBEL DRIVE
HERCULES, CA 94574
510.724.3388



## ENTITLEMENT REVIEW

## **DESIGN DETAILS**

PROJECT NUMBER:

SHEET NUMBER