

#### SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302, SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.

**KEY NOTES** 

1 PROPERTY LINE

# lowney

914 WEST GRAND



#### DEVELOPER

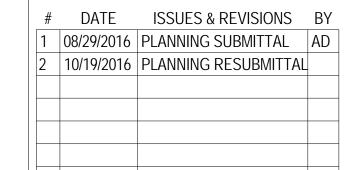
**CEF REALTY** 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

#### 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



#### LEGEND

EXISTING BUILDING NOT IN CONTRACT

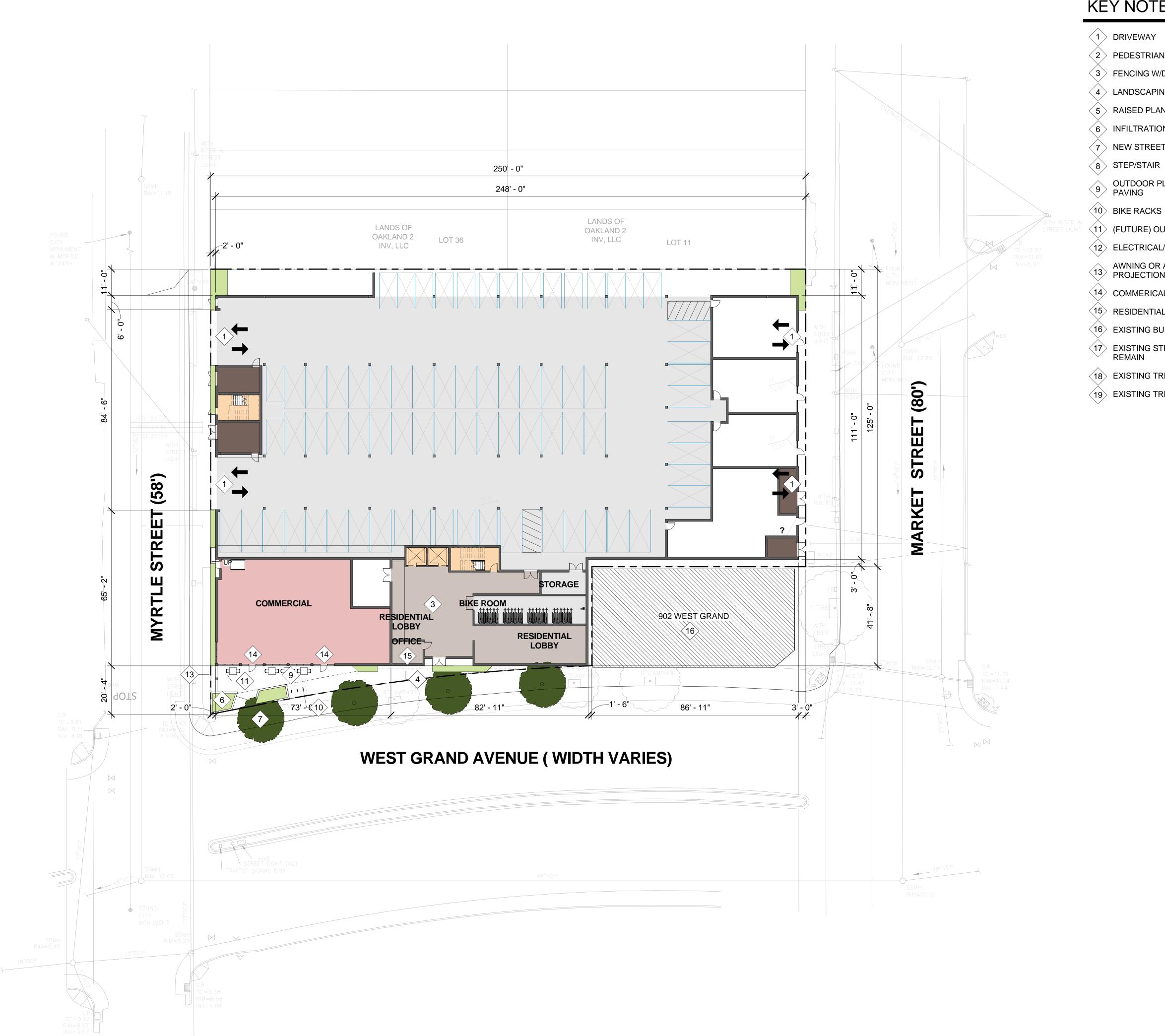
- - ACCESSIBLE PATH OF TRAVEL AND DIRECTION

### **ENTITLEMENT REVIEW**

**AERIAL CONTEXT** 

PROJECT NUMBER: 16-034

SHEET NUMBER A1.0



#### **KEY NOTES**

- (2) PEDESTRIAN CURB RAMP
- (3) FENCING W/DECORATIVE PANELLING
- 4 LANDSCAPING
- 5 RAISED PLANTER
- 6 INFILTRATION PLANTING
- 7 NEW STREET TREE
- OUTDOOR PLAZA W/DECORATIVE
- (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

914 WEST GRAND



#### DEVELOPER

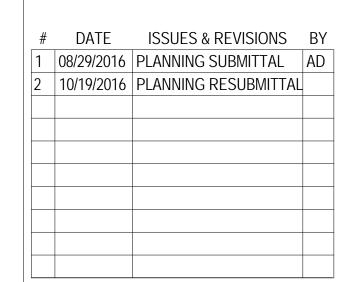
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#### **ENTITLEMENT REVIEW**

SITE PLAN

PROJECT NUMBER: 16-034

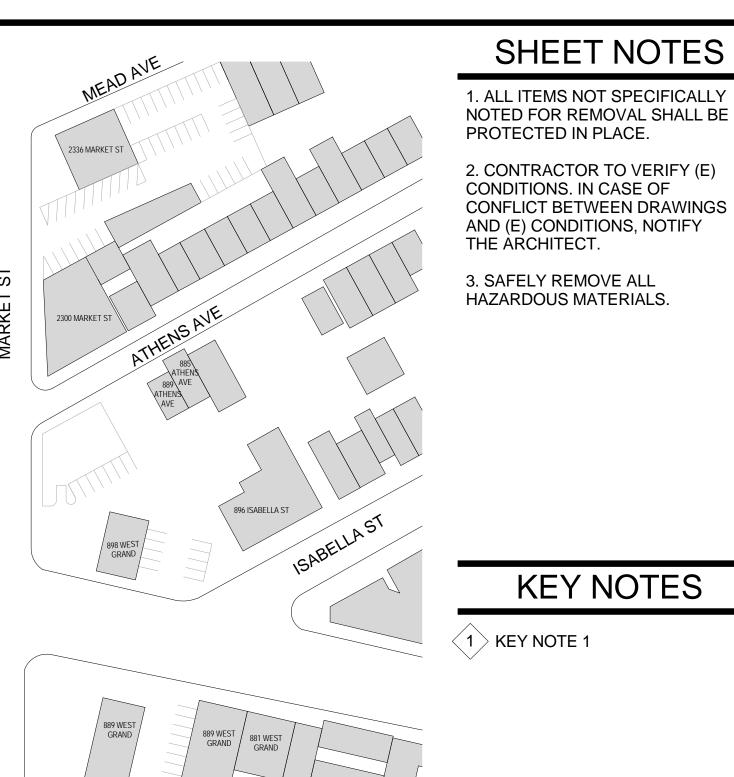
A1.1

SHEET NUMBER









lowney

SHEET NOTES

**KEY NOTES** 

914 WEST GRAND



914 W GRAND OAKLAND

#### DEVELOPER

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

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#### Fax: 510.836.5454

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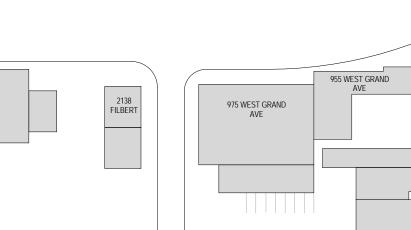


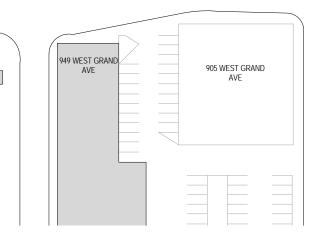


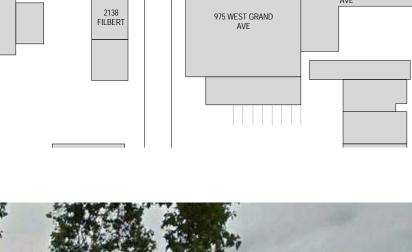
881 WEST GRAND



889 WEST GRAND











902 WEST GRAND





2138 FILBERT









2314 MYRTLE

#### 2210 FILBERT 1000 WEST GRAND 2300 MARKET



2303 MARKET

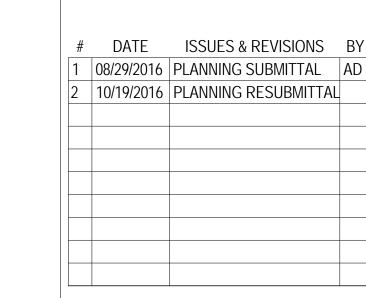




2335 MARKET



2336 MARKET



**ENTITLEMENT REVIEW** 

#### LEGEND

**EXISTING** CONDITIONS/PHOTOS
DEMOLISHED

— — — EXISTING ITEM TO BE DEMOLISHED, REFER TO KEY NOTES ABOVE

AREA NOT IN CONTRACT

EXISTING WALL TO REMAIN

PROJECT NUMBER: 16-034

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SHEET NUMBER

A1.2

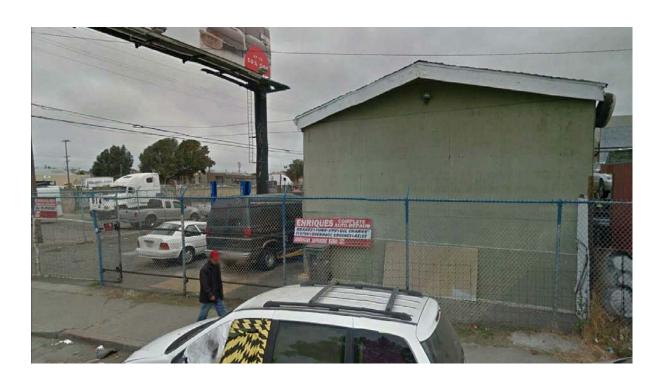






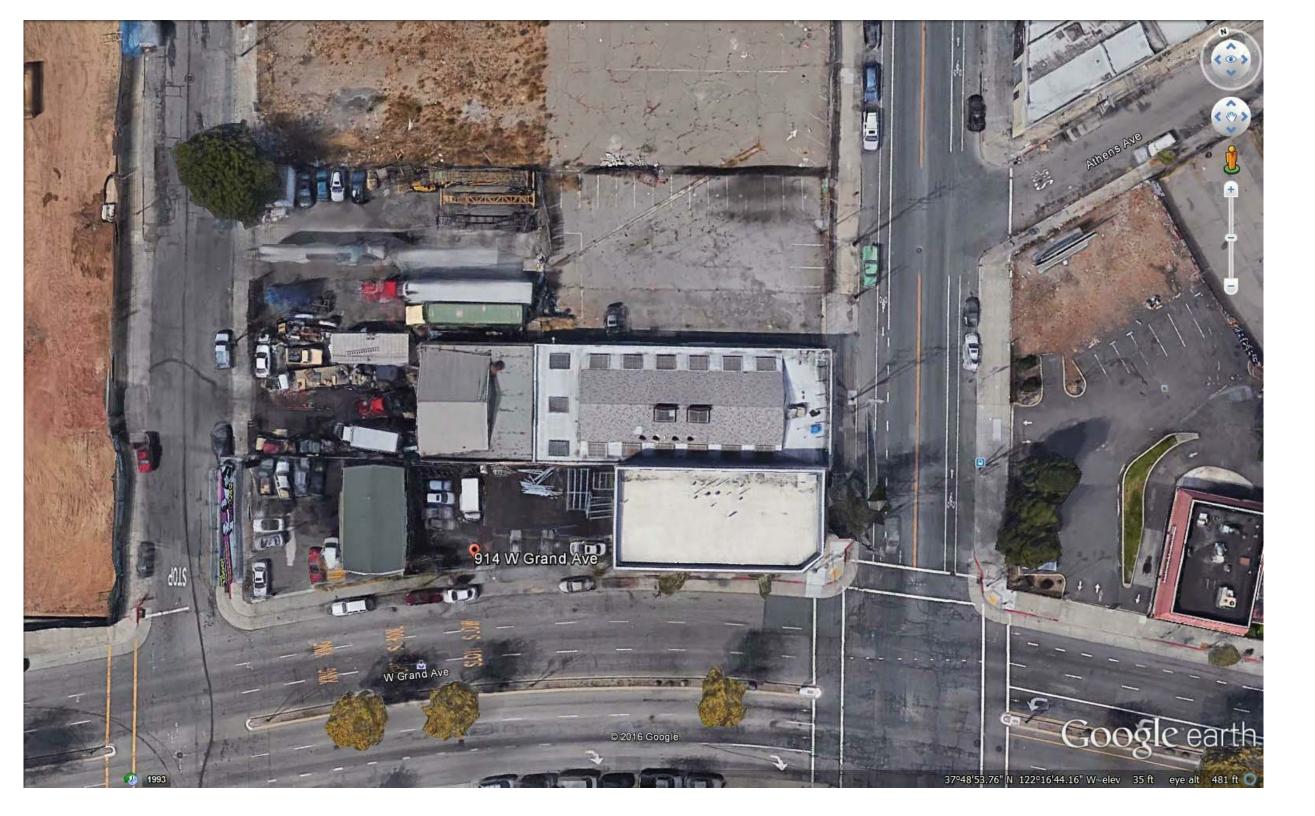














### 914 WEST GRAND



914 W GRAND OAKLAND

#### DEVELOPER

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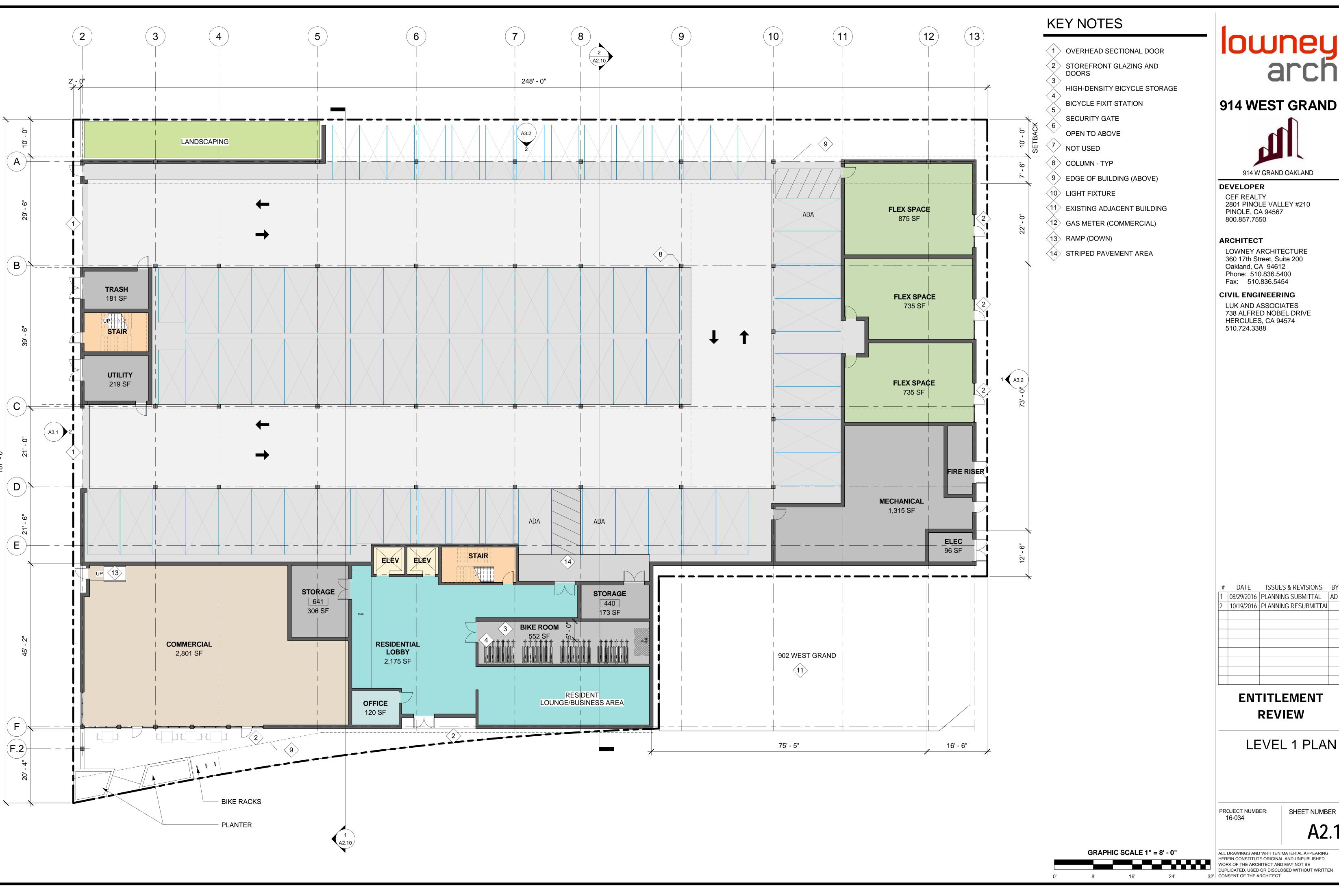
# DATE ISSUES & REVISIONS BY 1 08/29/2016 PLANNING SUBMITTAL AD 2 10/19/2016 PLANNING RESUBMITTAL

> **ENTITLEMENT REVIEW**

**EXISTING SITE** PHOTOS

PROJECT NUMBER: 16-034

SHEET NUMBER A1.3



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914 WEST GRAND



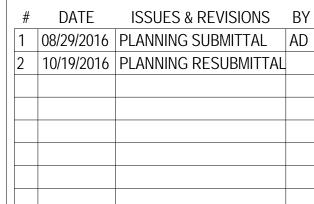
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#### **ENTITLEMENT REVIEW**

LEVEL 1 PLAN

PROJECT NUMBER: 16-034

SHEET NUMBER

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING



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914 WEST GRAND

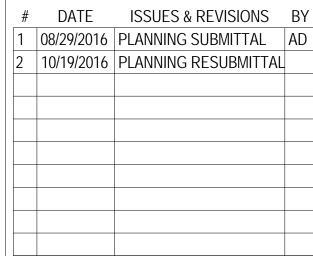


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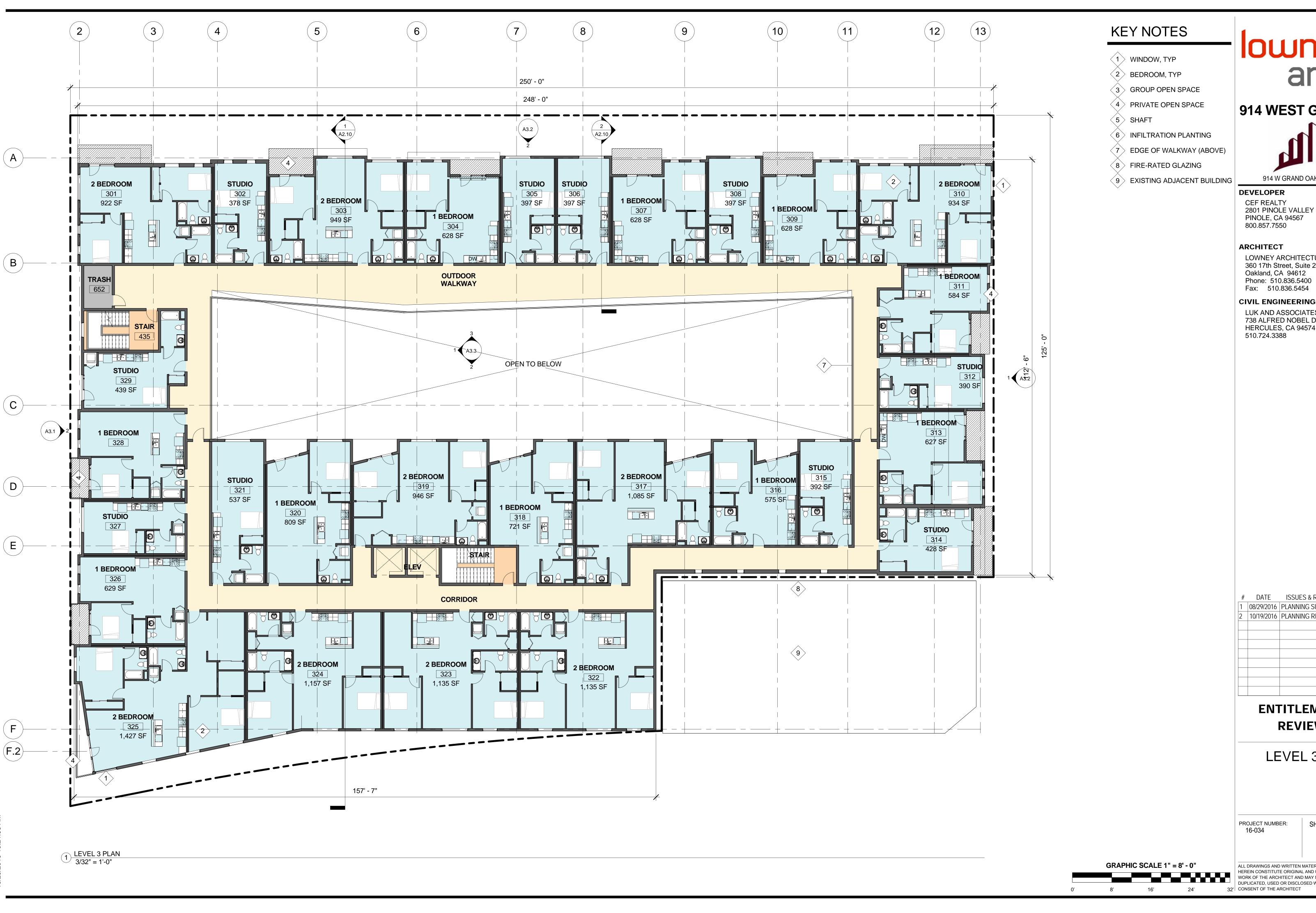


#### **ENTITLEMENT REVIEW**

LEVEL 2 PLAN

SHEET NUMBER A2.2

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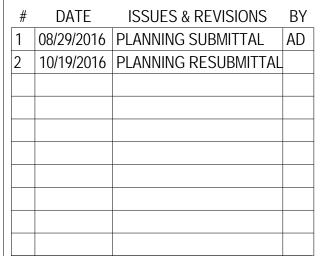
914 WEST GRAND



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#### **ENTITLEMENT REVIEW**

LEVEL 3 PLAN

SHEET NUMBER A2.3



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914 WEST GRAND



#### DEVELOPER

CEF REALTY

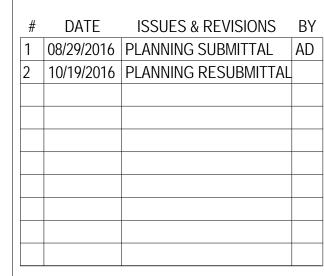
2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

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#### CIVIL ENGINEERING

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## ENTITLEMENT REVIEW

LEVEL 4 PLAN

PROJECT NUMBER: 16-034

A2.4

SHEET NUMBER



#### **KEY NOTES**

- (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



914 W GRAND OAKLAND

#### DEVELOPER

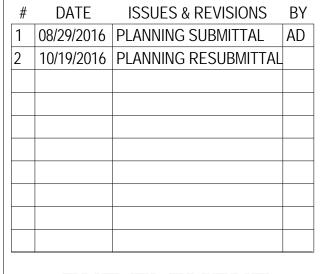
CEF REALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

#### ARCHITECT

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ENTITLEMENT REVIEW

LEVEL 5 PLAN

PROJECT NUMBER:

SHEET NUMBER

A2.5



#### **KEY NOTES**

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



914 WEST GRAND



914 W GRAND OAKLAND

#### DEVELOPER

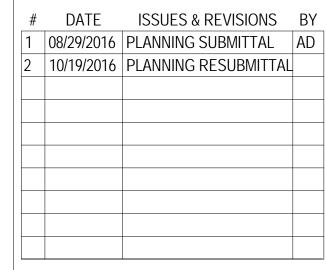
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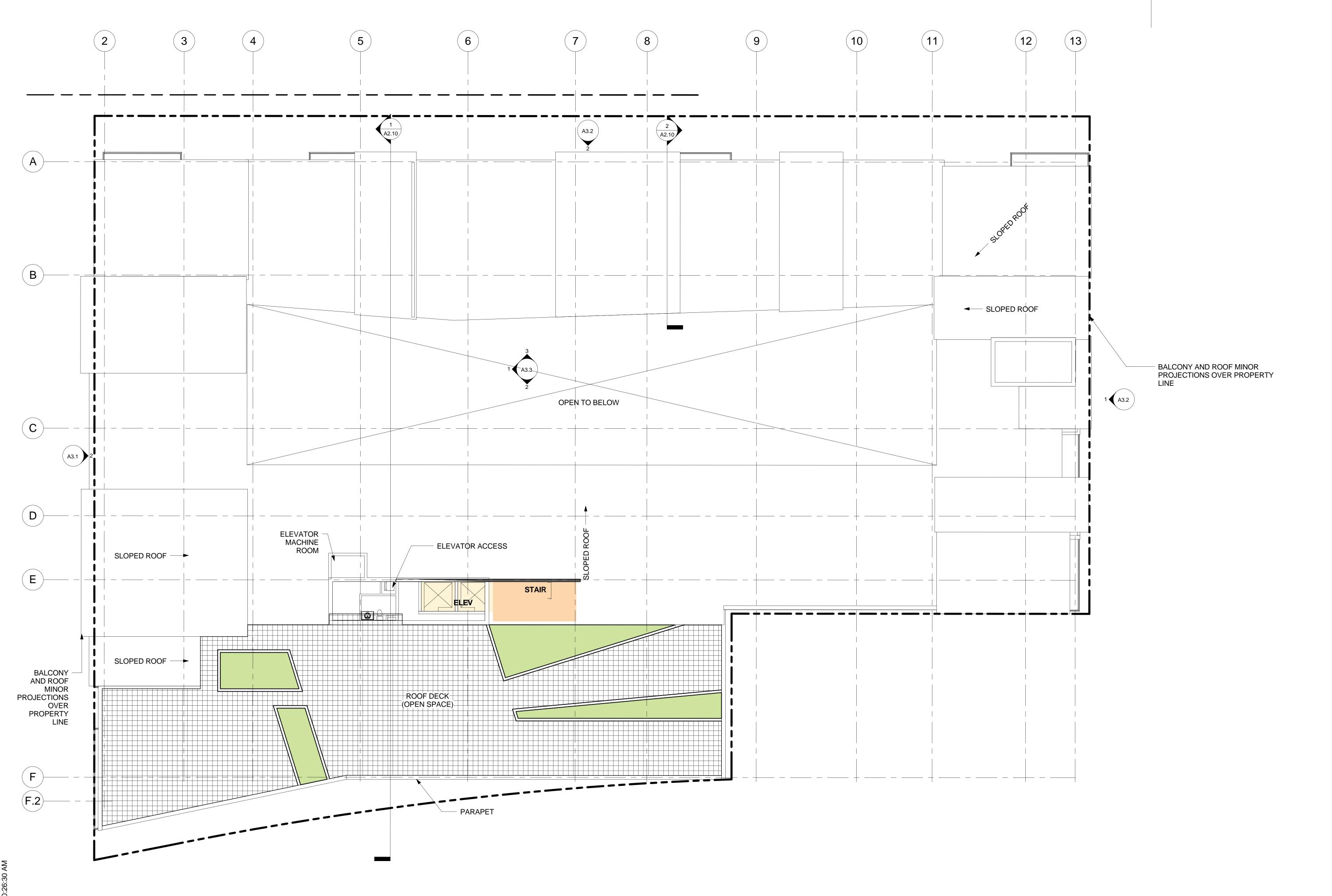
ENTITLEMENT REVIEW

LEVEL 6 PLAN

PROJECT NUMBER:

SHEET NUMBER

A2.6





#### 914 WEST GRAND



#### 914 W GRAND OAKLAND

#### DEVELOPER

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# DATE ISSUES & REVISIONS BY

1 08/29/2016 PLANNING SUBMITTAL AD

2 10/19/2016 PLANNING RESUBMITTAL

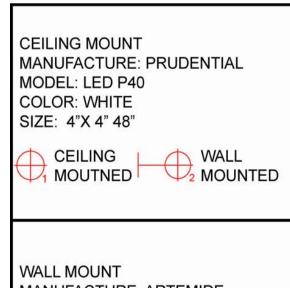
## ENTITLEMENT REVIEW

**ROOF PLAN** 

PROJECT NUMBER:

SHEET NUMBER

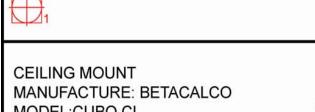
A2.7

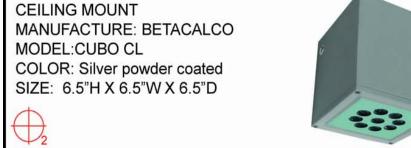


MANUFACTURE: ARTEMIDE MODEL:TWO SQUARE STRIP T5HO COLOR: WHITE SIZE: 38"H x 2"W x 2"D



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





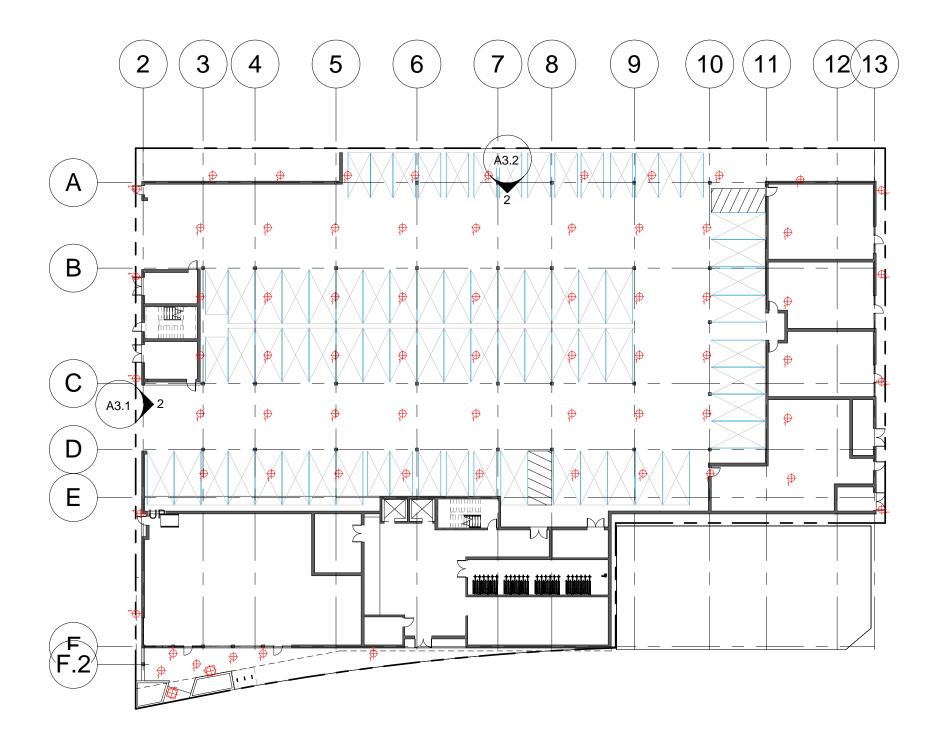
WALL MOUNT MANUFACTURE: CSL MODEL:ECV-10 - 6W COLOR: WARM WHITE SIZE: 10.5" L X 1.5" W X 1.75" H

**├** 

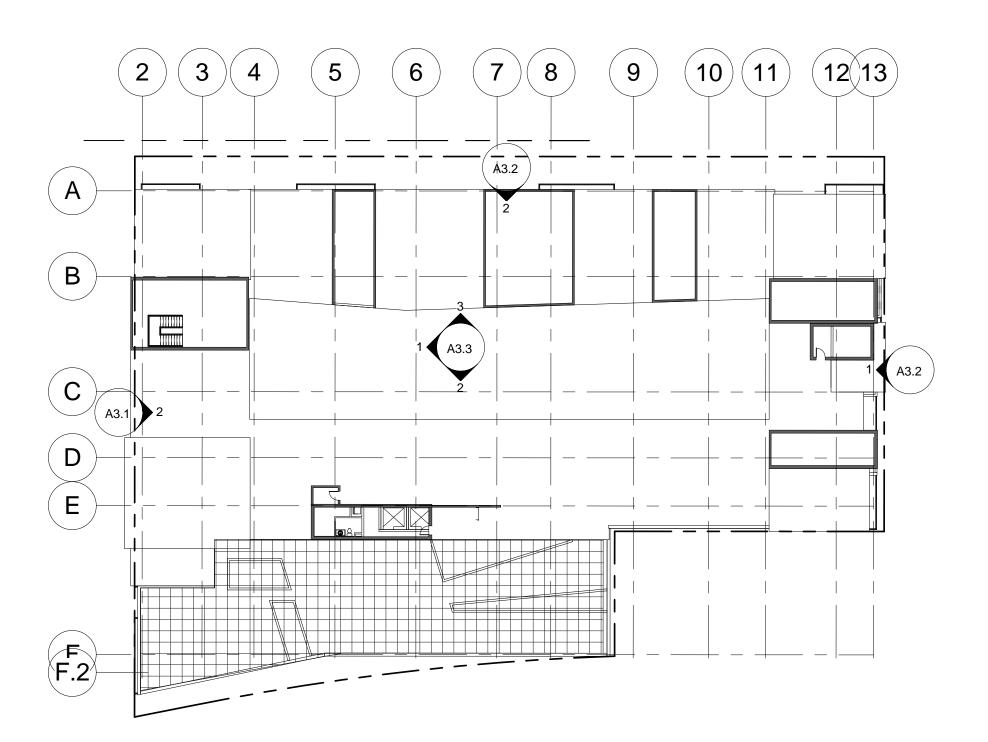




2 <u>LEVEL 2 PLAN-LIGHTING</u> 1/32" = 1'-0"



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



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

914 WEST GRAND



DEVELOPER CEF REALTY

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**CIVIL ENGINEERING** 

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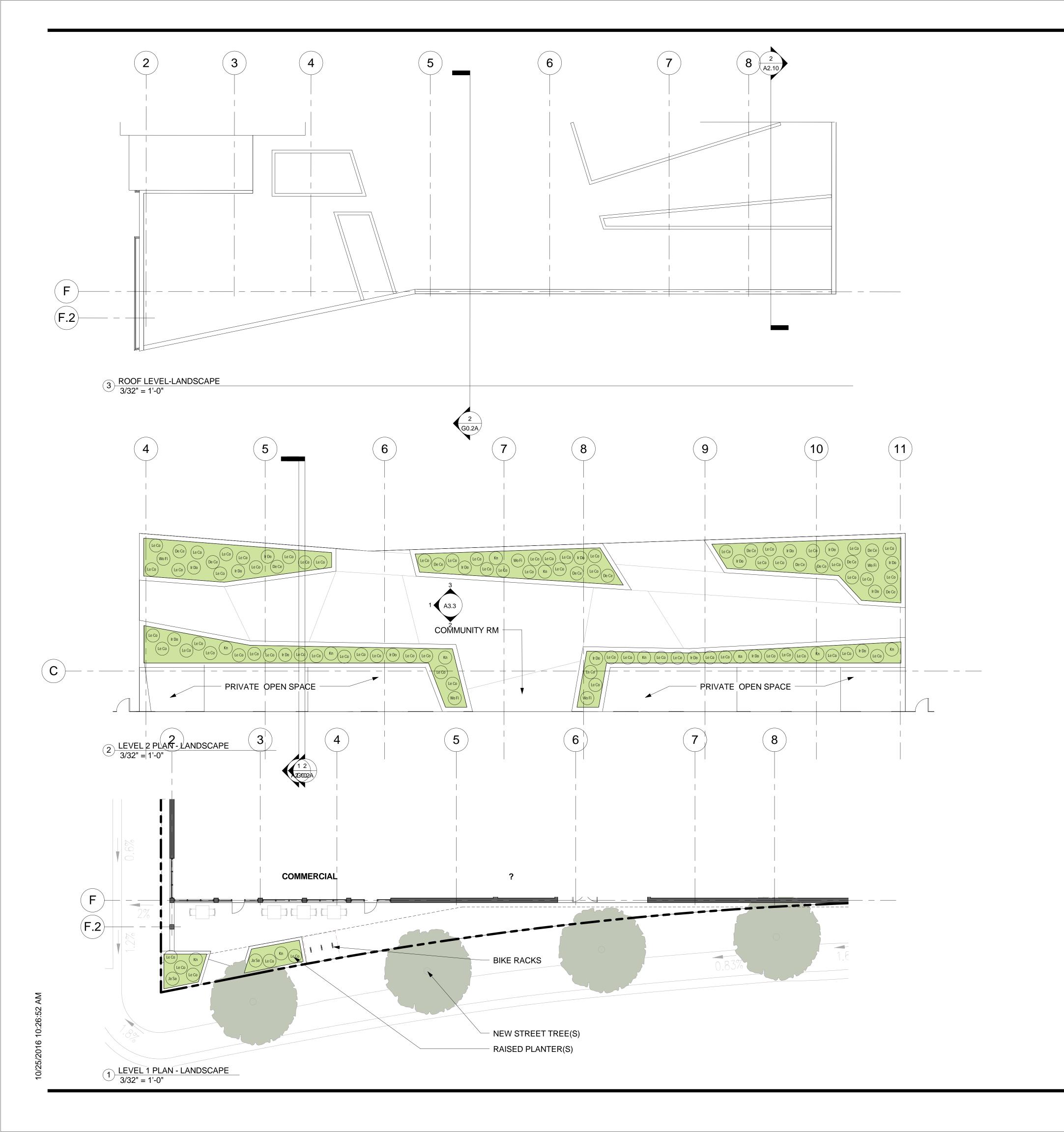
> **ENTITLEMENT REVIEW**

**EXTERIOR** LIGHTING PLAN

PROJECT NUMBER: 16-034

SHEET NUMBER

A2.8



#### **PAVING MATERIAL**



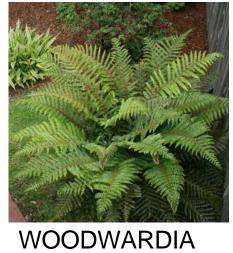
CAST-IN-PLACE INTEGRAL COLOR **CONCRETE - SANDBLAST** HIGHLIGHTS

#### PLANTS AT BIORETENTION AREA









**KNIPHOFIA LEYMUS** DOUGLASIANA

CONDENSATUS FIMBRATA



DESCHAMPSIA CESPITOSA



DERO HEAVY DUTY HOOP RACK **JASMINUM** SAMBAC



CHRONDRAPETALUM TECHTORUM (CAPE RUSH)



STREET TREE -GINKGO BILOBA

# lowney

#### 914 WEST GRAND



914 W GRAND OAKLAND

#### DEVELOPER

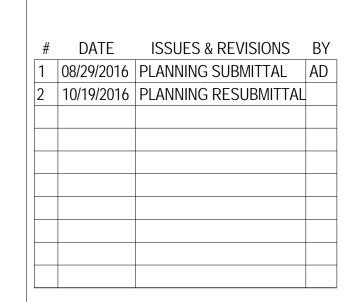
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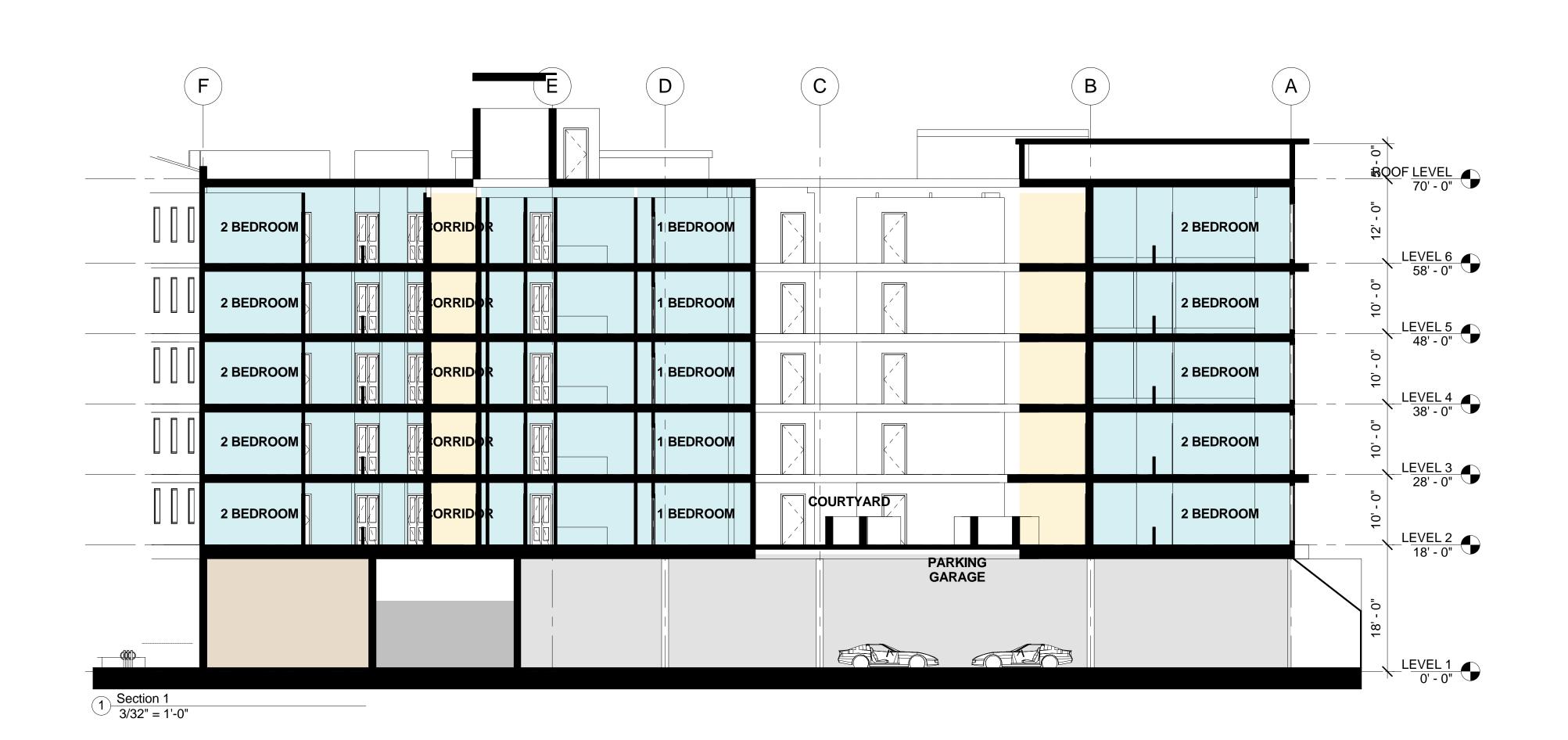
#### **ENTITLEMENT REVIEW**

LANDSCAPE PLAN

PROJECT NUMBER: 16-034

SHEET NUMBER A2.9





## lowner arch

#### 914 WEST GRAND



#### . . . . . .

#### DEVELOPER

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## ENTITLEMENT REVIEW

BUILDING SECTIONS

PROJECT NUMBER: 16-034

SHEET NUMBER



RETAIL

#### **KEY NOTES**

- (1) GROUP OPEN SPACE
- 2 PRIVATE OPEN SPACE
- $\langle 3 \rangle$  WINDOW(S)
- 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
- PROJECT/SOFFIT
- (14) WOOD TRIM DETAIL
- METAL TRIM/METAL PANEL DETAIL
- 16 ELEVATOR/ELEVATOR OVERRUN
- 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

### MATERIAL KEY

- FIBER CEMENT SHINGLES
- FIBER CEMENT BOARD
- 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

LEVEL 2 18' - 0"

LEVEL 1 0' - 0"

**WEST GRAND** 

**AVENUE** 

A THE WAY

PAINT 2



PAINT 3

PAINT 4

# DATE ISSUES & REVISIONS BY 1 08/29/2016 PLANNING SUBMITTAL AD 2 10/19/2016 PLANNING RESUBMITTAL

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914 WEST GRAND

914 W GRAND OAKLAND

2801 PINOLE VALLEY #210

LOWNEY ARCHITECTURE 360 17th Street, Suite 200

Oakland, CA 94612 Phone: 510.836.5400

Fax: 510.836.5454

**CIVIL ENGINEERING** 

510.724.3388

LUK AND ASSOCIATES

738 ALFRED NOBEL DRIVE HERCULES, CA 94574

PINOLE, CA 94567

800.857.7550

**ARCHITECT** 

DEVELOPER **CEF REALTY** 

> **ENTITLEMENT REVIEW**

> > **EXTERIOR ELEVATIONS**

PROJECT NUMBER: 16-034

A3.1

SHEET NUMBER

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M4

2 EXTERIOR ELEVATION - WEST 3/32" = 1'-0"

### A2.10 $\overline{\text{M2}}$ $\overline{\text{M3}}$ M2 M2 (M2)(M1)→ PROPERTY LINE (M1) (M2)M2 71' - 0" T.O. PARAPE 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 0' - 0"



#### **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
- ARCHITECTURAL PROJECT/SOFFIT
- 14 WOOD TRIM DETAIL
- METAL TRIM/METAL PANEL DETAIL
- 16 ELEVATOR/ELEVATOR OVERRUN
- MECHANIZED, STACKED PARKING SYSTEM
- 18 SIGNAGE

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# lowney

914 WEST GRAND



DEVELOPER

#### **CEF REALTY**

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

### MATERIAL KEY

- FIBER CEMENT SHINGLES
- M2 FIBER CEMENT BOARD
- 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 2

PAINT 3

PAINT 4

**EXTERIOR ELEVATIONS** 

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

**ENTITLEMENT** 

**REVIEW** 

2 10/19/2016 PLANNING RESUBMITTAL

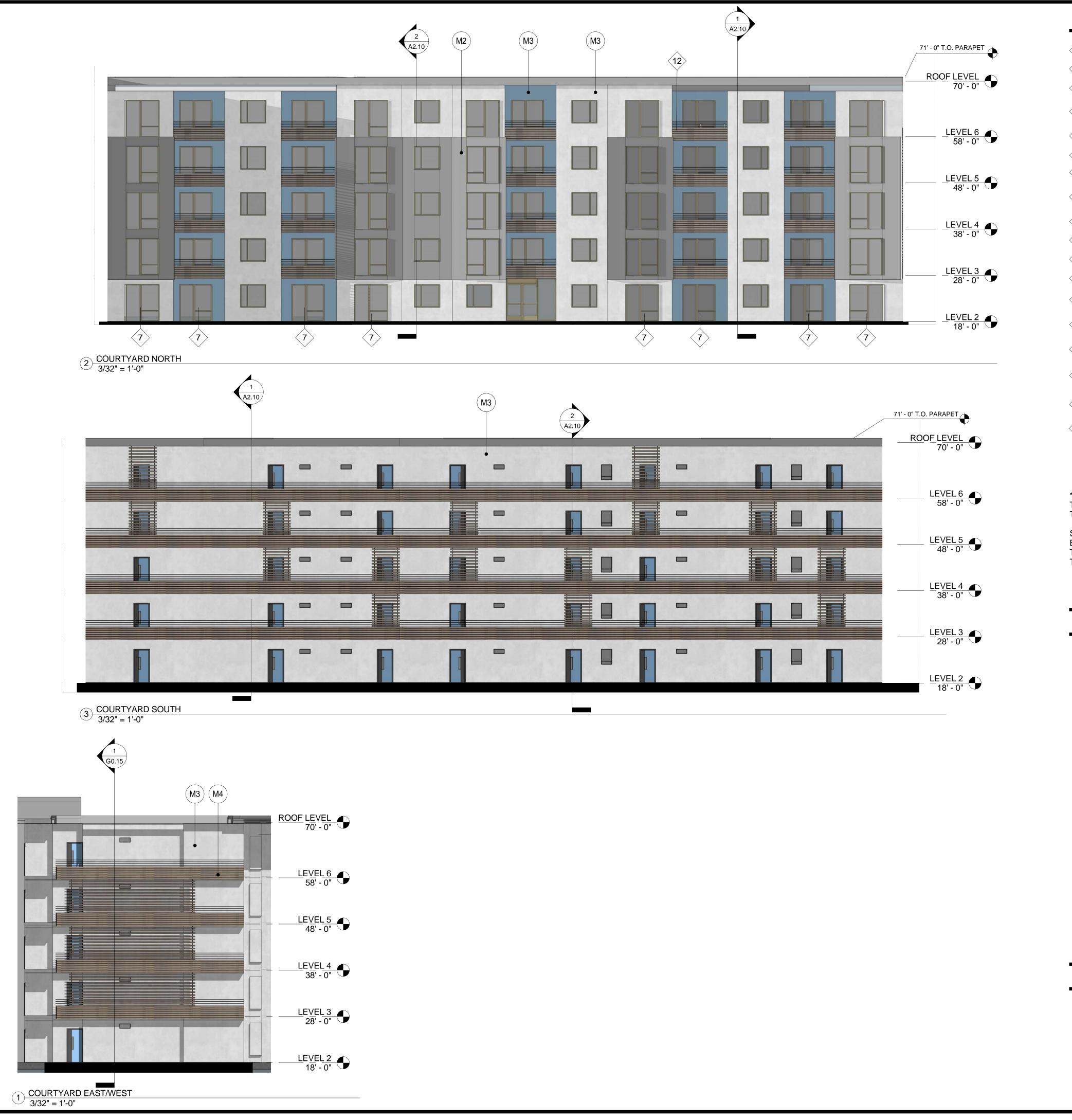
SHEET NUMBER PROJECT NUMBER: 16-034

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A3.2

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



#### **KEY NOTES**

- 1 GROUP OPEN SPACE
- 2 PRIVATE OPEN SPACE
- 2 PRIVATE OPEN S
- 3 WINDOW(S)
- STOREFRONT AND INSULATED GLAZING
- 5 FLOOR-TO-CEILING WINDOWS
- 6 COMMERCIAL ENTRANCE
- 7 RESIDENTIAL ENTRANCE
- VEHICULAR ENTRANCE -SECTIONAL OVERHEAD DOOR
- 9 SECURITY FENCING
- (10) RAISED PLANTER(S)
- (11) BUILDING CORNICE
- 12 PRIVATE BALCONY
- ARCHITECTURAL PROJECT/SOFFIT
- 14 WOOD TRIM DETAIL

  15 METAL TRIM/METAL PANEL DETAIL
- 16 ELEVATOR/ELEVATOR OVERRUN
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### MATERIAL KEY

- M1 FIBER CEMENT SHINGLES
- M2 FIBER CEMENT BOARD
- M3 STUCCO, SMOOTH FINISH
- WOOD SIDING
- (M5) METAL, LIGHT BRONZE
- M6 METAL, PTD
- STANDING SEAM METAL ROOFING, PTD

PAINT 1

PAINT 2

PAINT 3

PAINT 4

M8 BOARD FORMED CONCRETE

# ENTITLEMENT

DATE ISSUES & REVISIONS BY

1 08/29/2016 PLANNING SUBMITTAL AD
2 10/19/2016 PLANNING RESUBMITTAL

lowney

914 WEST GRAND

914 W GRAND OAKLAND

2801 PINOLE VALLEY #210

LOWNEY ARCHITECTURE

360 17th Street, Suite 200

Oakland, CA 94612

Phone: 510.836.5400

Fax: 510.836.5454

**CIVIL ENGINEERING** 

LUK AND ASSOCIATES

HERCULES, CA 94574

510.724.3388

738 ALFRED NOBEL DRIVE

DEVELOPER

CEF REALTY

800.857.7550

**ARCHITECT** 

PINOLE, CA 94567

# **REVIEW**COURTYARD

## FINISH LEGEND ELEVATIONS

PROJECT NUMBER: 16-034

SHEET NUMBER

A3.3



VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM SOUTHWEST CORNER

# lowney

### 914 WEST GRAND



#### 914 W GRAND OAKLAND

#### DEVELOPER

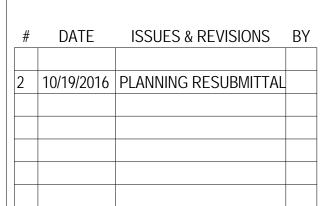
CEF REALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

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



## ENTITLEMENT REVIEW

PERSPECTIVES

PROJECT NUMBER: 16-034

SHEET NUMBER

A3.4









VIEW FROM NORTHEAST CORNER

VIEW FROM NORTHWEST CORNER



VIEW FROM COURTYARD

914 WEST GRAND



#### DEVELOPER

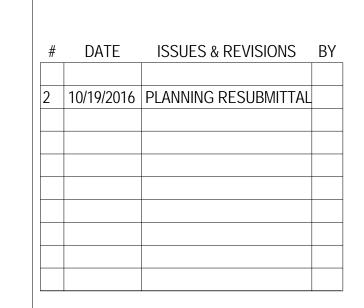
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### **ENTITLEMENT REVIEW**

PERSPECTIVES

PROJECT NUMBER: 16-034

SHEET NUMBER

A3.5



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS FLEX SPACE

# lowney

### 914 WEST GRAND



914 W GRAND OAKLAND

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# DATE ISSUES & REVISIONS BY 2 10/19/2016 PLANNING RESUBMITTAL

#### **ENTITLEMENT REVIEW**

PERSPECTIVES

PROJECT NUMBER: 16-034

SHEET NUMBER

A3.6



**KEY NOTES** 

1 WINDOW, TYP

(5) SHAFT

<2> BEDROOM, TYP

(3) GROUP OPEN SPACE

4 PRIVATE OPEN SPACE

6 INFILTRATION PLANTING

8 FIRE-RATED GLAZING

7 EDGE OF WALKWAY (ABOVE)

(9) EXISTING ADJACENT BUILDING

1. SHEET NOTE 1



#### 914 WEST GRAND



914 W GRAND OAKLAND

#### DEVELOPER

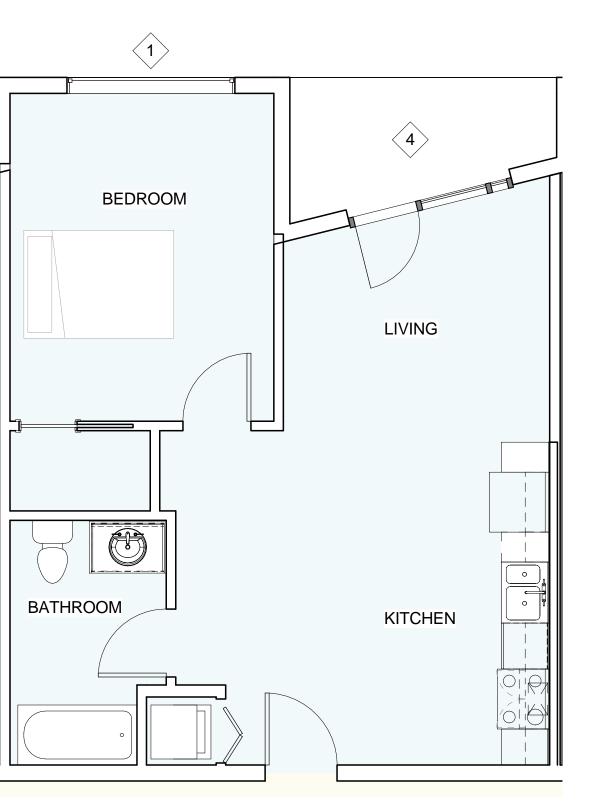
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#### ARCHITECT

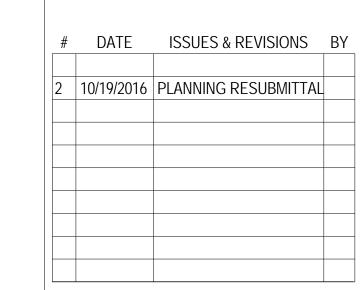
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LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388



2 TYPE 9 - SMALL 1 BEDROOM 1/4" = 1'-0"



## ENTITLEMENT REVIEW

## ENLARGED UNIT PLANS

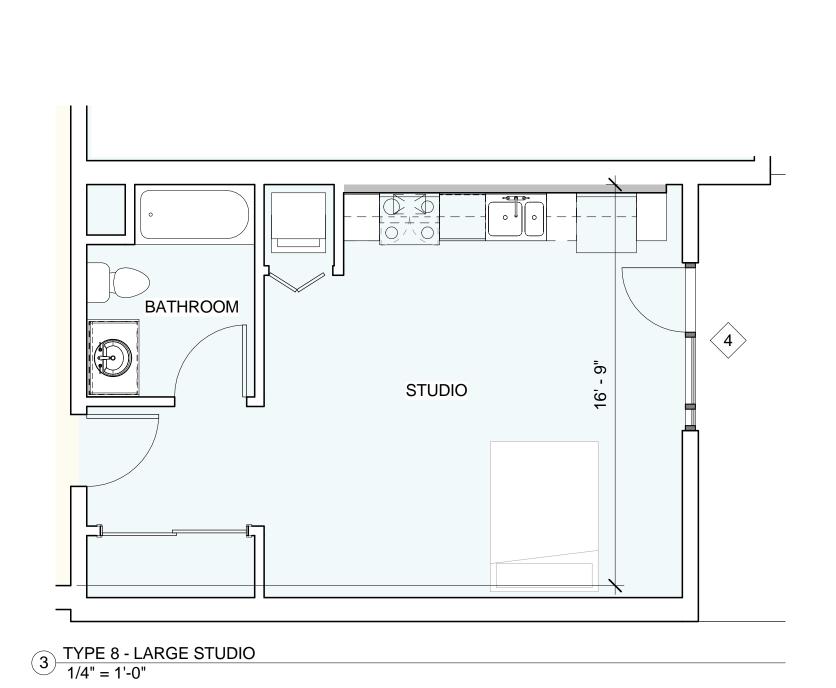
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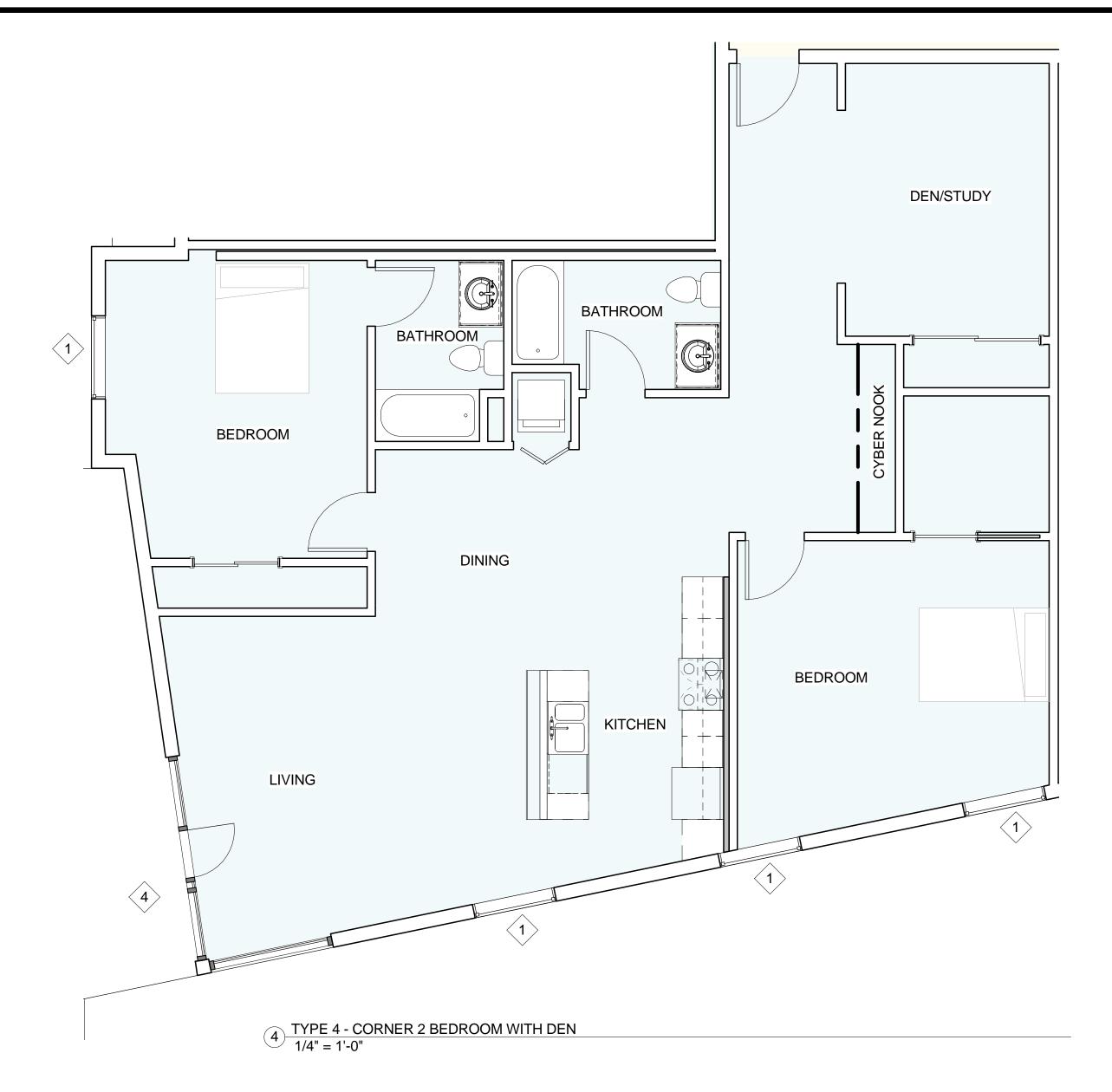
PROJECT NUMBER: 16-034

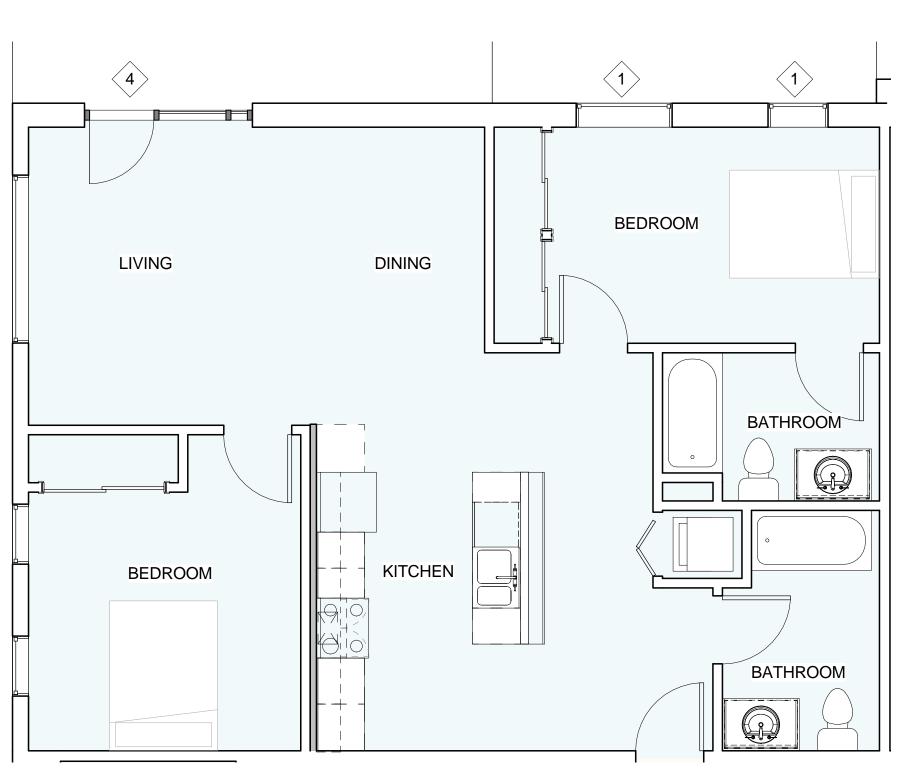
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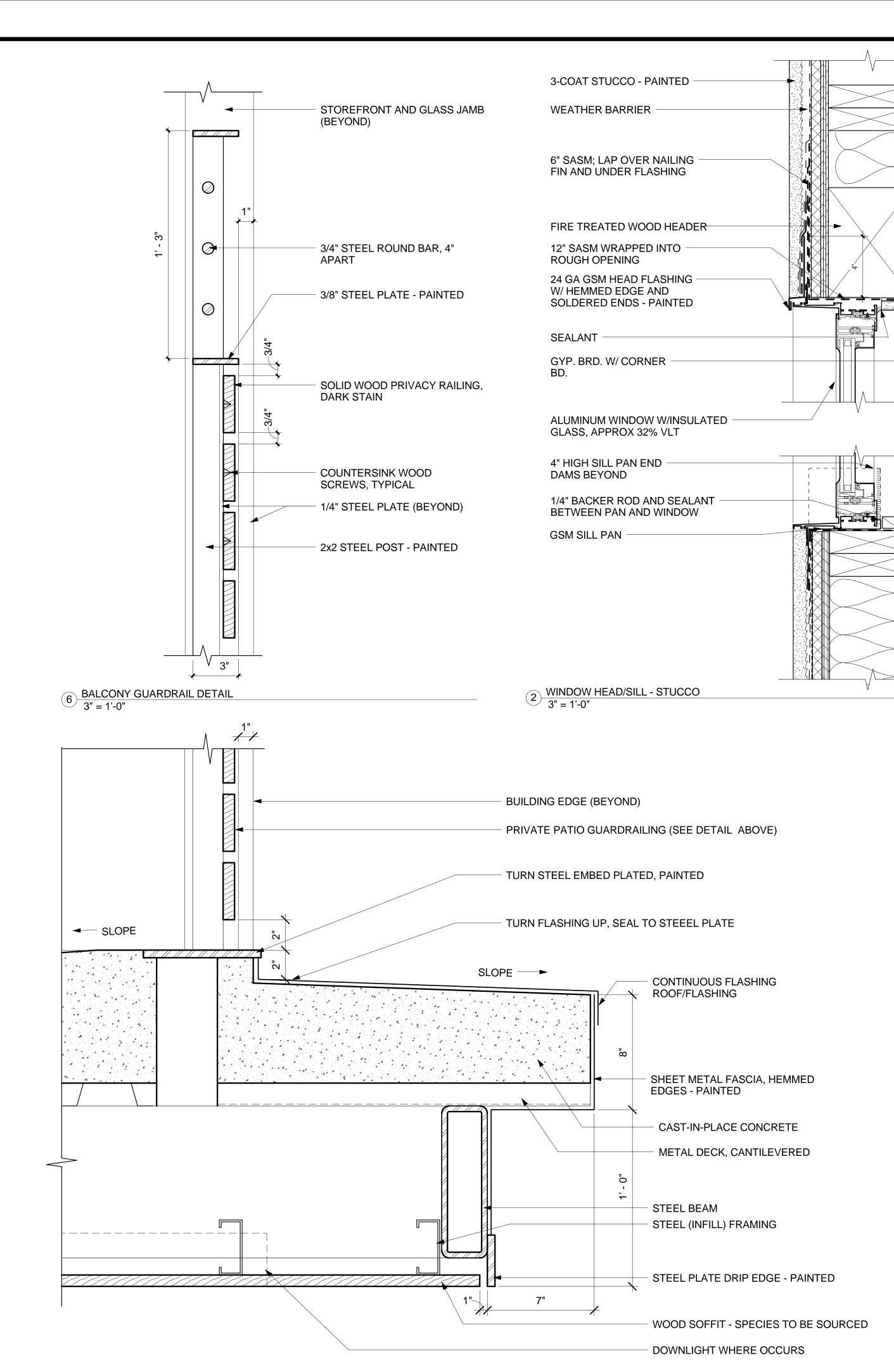
SHEET NUMBER







1 TYPE 1 - CORNER 2 BEDROOM UNIT 1/4" = 1'-0"



8 SECOND FLOOR BUILDING OVERHANG
3" = 1'-0"



914 WEST GRAND



#### DEVELOPER

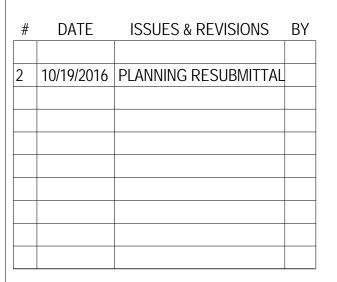
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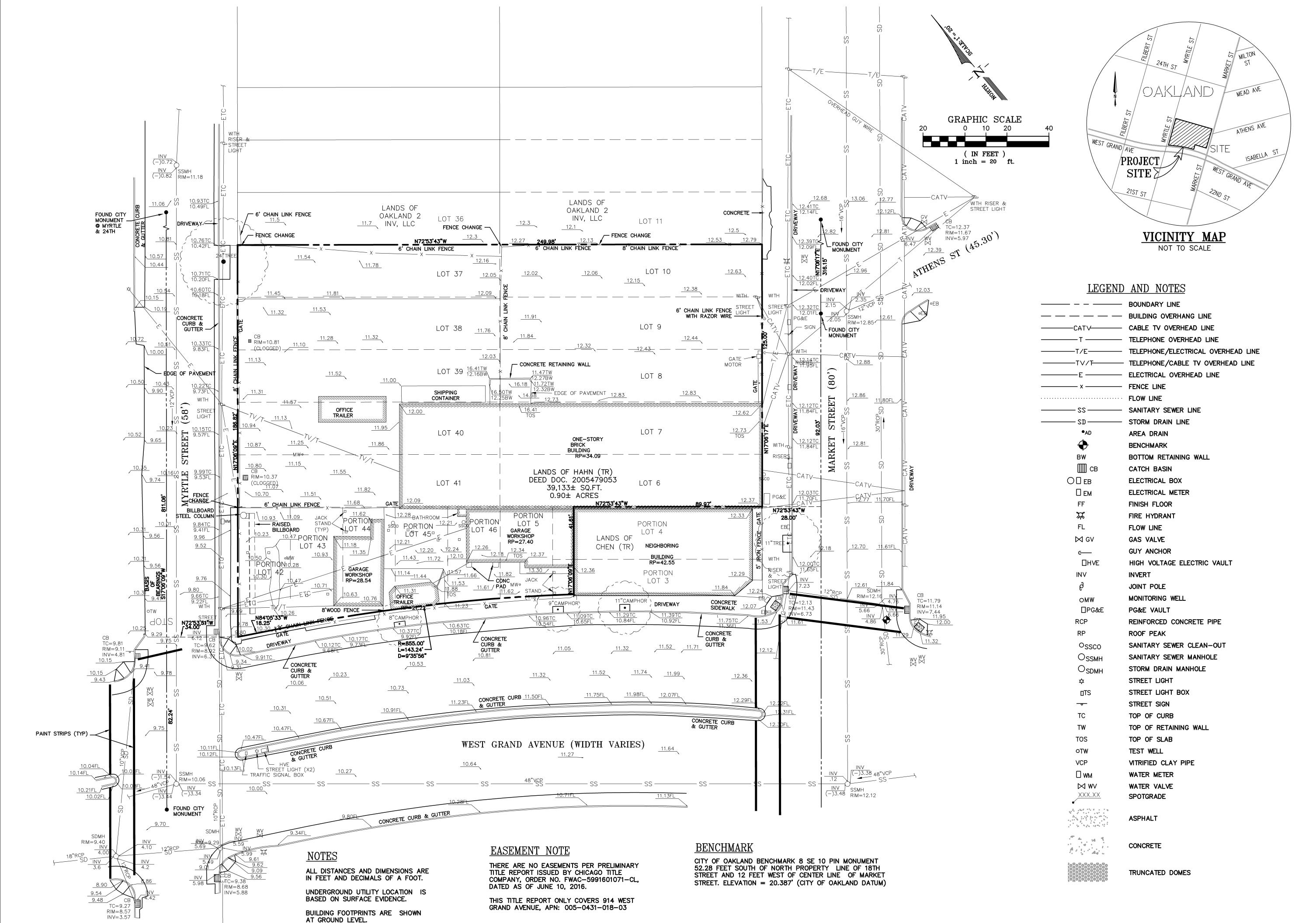


#### **ENTITLEMENT REVIEW**

**DESIGN DETAILS** 

PROJECT NUMBER: 16-034

SHEET NUMBER



lowneu

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 Email: aluk@lukassociates.com

**CONSULTANT STAMP** 

ISSUES & # DATE REVISIONS 8/29/16 | PLANNING SUBMITTAL

PROJECT TRUE NORTH

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

PROJECT NUMBER: SHEET ISSUE DATE: 8/26/2016 SCALE:

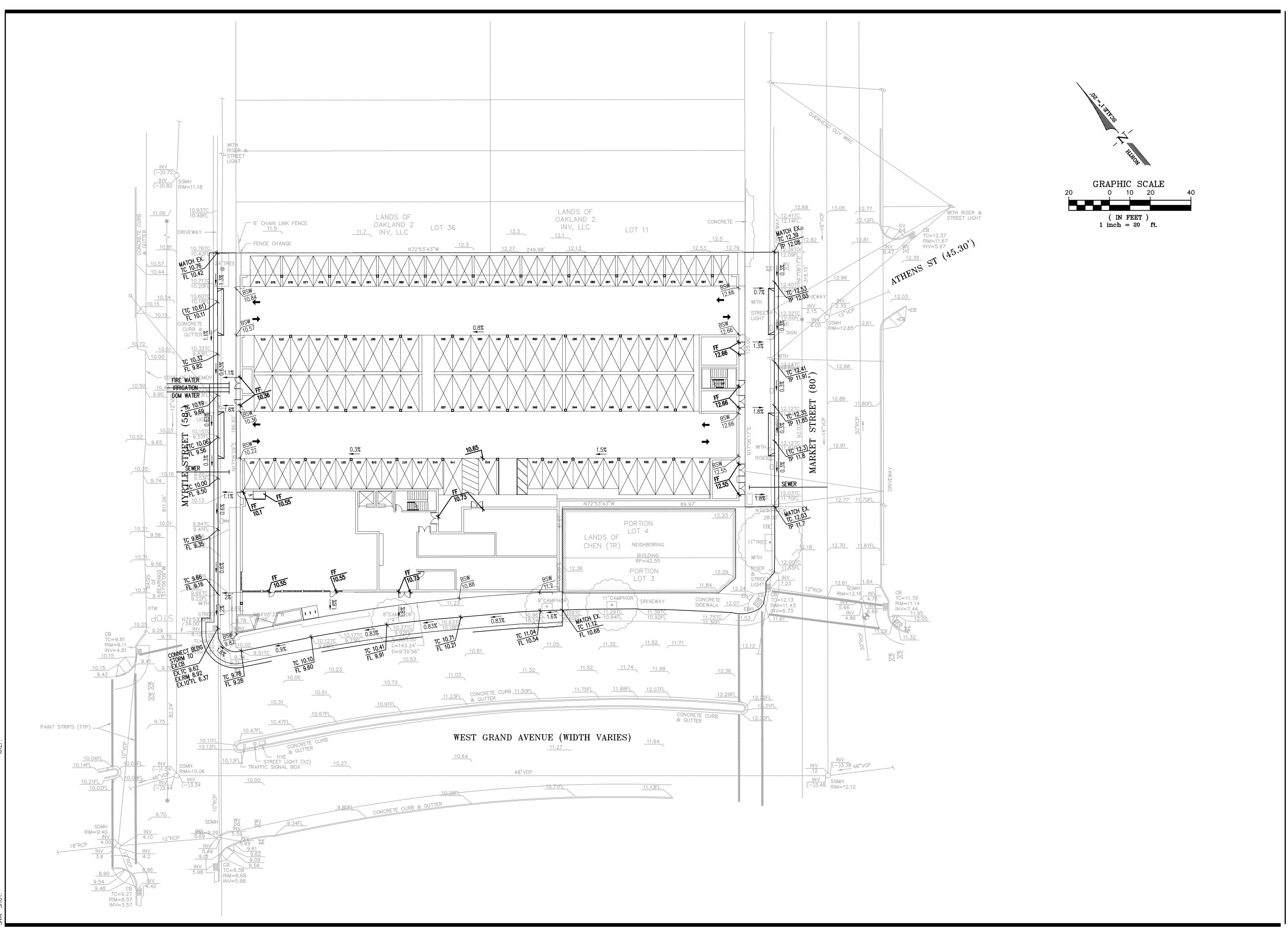
SHEET TITLE:

NORTH

**TOPOGRAPHIC** & BOUNDARY **SURVEY** 

SHEET NUMBER

1"=20'



PROJECT NAME

914 WEST GRAND

**CEF REALTY** 

914 W GRAND OAKLAND

ARCHITECT

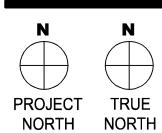
CONSULTANT

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SHEET ISSUE DATE: SCALE:

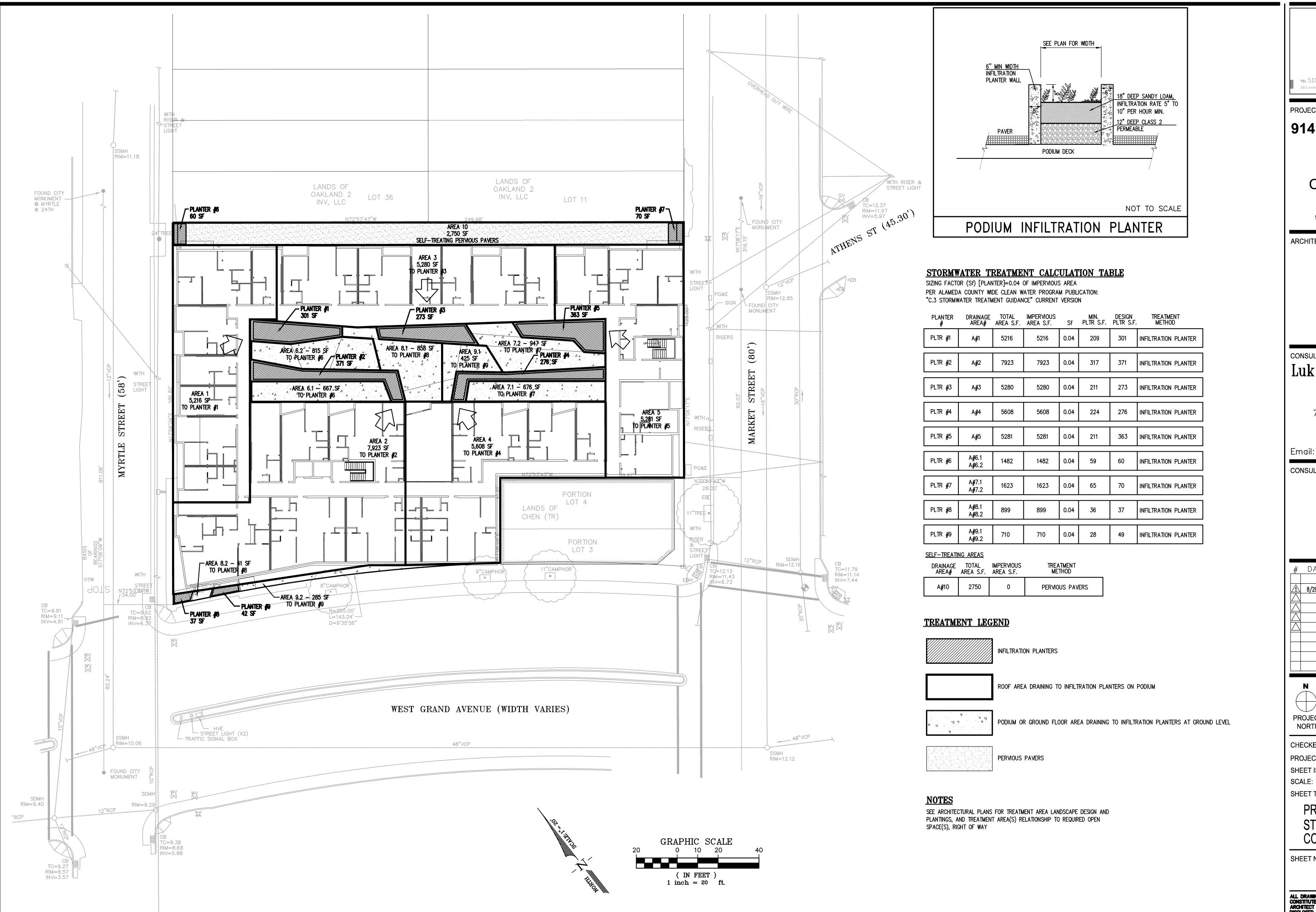
SHEET TITLE:

**PRELIMINARY** GRADING & UTILITY PLAN

SHEET NUMBER

8/29/2016

1"=20'



PROJECT NAME

914 WEST GRAND

**CEF REALTY** 

914 W GRAND OAKLAND

**ARCHITECT** 

CONSULTANT

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**CONSULTANT STAMP** 

# DATE ISSUES & REVISIONS 8/29/16 | PLANNING SUBMITTAL

PROJECT TRUE NORTH NORTH

CHECKED BY: J.L. DRAWN BY: D.A.D.

PROJECT NUMBER: SHEET ISSUE DATE:

SHEET TITLE:

**PRELIMINARY** STORMWATER CONTROL PLAN

SHEET NUMBER

16103A10

8/29/2016

1"=20'



#### PROJECT INFORMATION

SITE LOCATION: 914 W GRAND - OAKLAND, CA 94607

SPECIFIC PLAN DESIGNATION:

WEST OAKLAND OPPORTUNITY SITE 4B

GENERAL PLAN: COMMUNITY COMMERCIAL

**ZONING DISTRICT:** 

GENERAL

A3.3

A3.4

A3.5

A3.6

A5.1

A10.1

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

#### CITE ZONINIC INICODNANTIONI

	SITE ZONIN	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 =142 178,802 SQFT 34,186 SQFT 4.6
HEIGHT	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	AUTOMOBILE (1) PER UNIT  BICYCLE - 1 PER 4 UNITS (RESI)  BICYCLE - 1 PER 2,000 (COMMERCIAL)  GROUP OPEN SPACE 150 / UNIT PRIVATE PROVIDED GROUP PROVIDED GROUP OPEN SPACE REQUIRED ROOFTOP	(79) REQUIRED ** (79) PROVIDED  COMPACT (19)  REGULAR (49) / ADA (3)  (36) REQUIRED (50) PROVIDED (2) REQUIRED (6) PROVIDED  21,300 SQFT 5,500 SQFT 10,500 SQFT 10,440 = GROUP REQUIRED - (PRIVATE x 2) 5,829 (5,325 COUNTED)  ** CITY OF OAKLAND TO ALLOW 50% PARKING REDUCTION (NOV 2016)
	SHE	ET INDEX

#### **UNIT SCHEDULE**

UNIT S	SCHEDULE	
UNIT NAME	UNIT AREA	Count
LEVEL 2		
1 BEDROOM	5,720 SF	9
2 BEDROOM	9,728 SF	9
STUDIO	4,134 SF	10
	19,582 SF	28
LEVEL 3		
1 BEDROOM	6,455 SF	10
2 BEDROOM	9,692 SF	9
STUDIO	4,136 SF	10
	20,283 SF	29
LEVEL 4		
1 BEDROOM	6,456 SF	10
2 BEDROOM	9,693 SF	9
STUDIO	4,136 SF	10
	20,284 SF	29
LEVEL 5		
1 BEDROOM	5,872 SF	9
2 BEDROOM	10,688 SF	10
STUDIO	3,744 SF	9
	20,304 SF	28
LEVEL 6		
1 BEDROOM	5,874 SF	9

10,726 SF

3,744 SF 20,344 SF

	BUILDING AREAS	
Level	AREA TYPE	Area
LEVEL 6	RESIDENTIAL	27,205 SF
LEVEL 5	RESIDENTIAL	27,205 SF
LEVEL 4	RESIDENTIAL	27,205 SF
LEVEL 3	RESIDENTIAL	27,205 SF
LEVEL 2	RESIDENTIAL	27,156 SF
LEVEL 2	COURTYARD	6,989 SF
LEVEL 1	GROUND LEVEL	34,186 SF
		177,150 SF

#### 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**



#### G0.2A ZONING ANALYSIS CONTINUED G0.3 GREENPOINT AND MISC REGULATORY CIVIL C-1 C-2 C-3 SURVEY PRELIMINARY GRADING AND UTILITY PLAN PRELIMINARY STORMWATER CONTROL PLAN ARCHITECTURAL 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** A2.8 EXTERIOR LIGHTING PLAN A2.9 LANDSCAPE PLAN A2.10 **BUILDING SECTIONS** EXTERIOR ELEVATIONS A3.1 A3.2 EXTERIOR ELEVATIONS

COURTYARD ELEVATIONS

ENLARGED UNIT PLANS

PERSPECTIVES

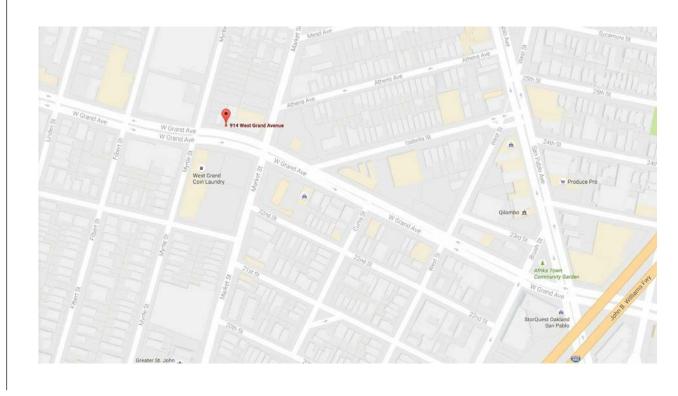
PERSPECTIVES

PERSPECTIVES

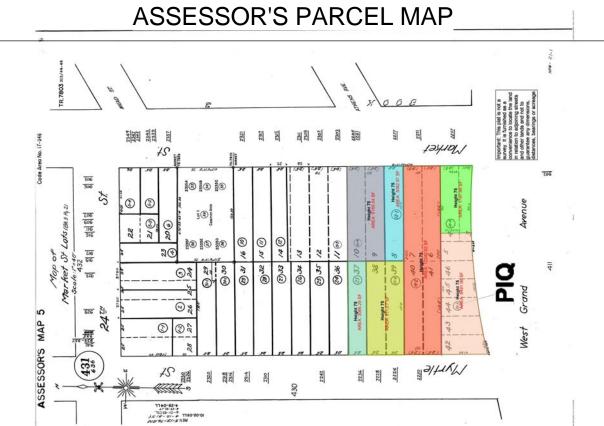
**DESIGN DETAILS** 

COVER SHEET/ GENERAL INFORMATION

#### PROJECT LOCATION







#### 914 WEST GRAND



#### DEVELOPER

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

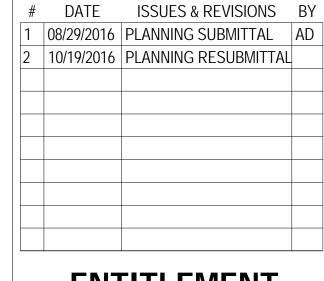
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#### **ENTITLEMENT REVIEW**

#### COVER SHEET/ GENERAL INFORMATION

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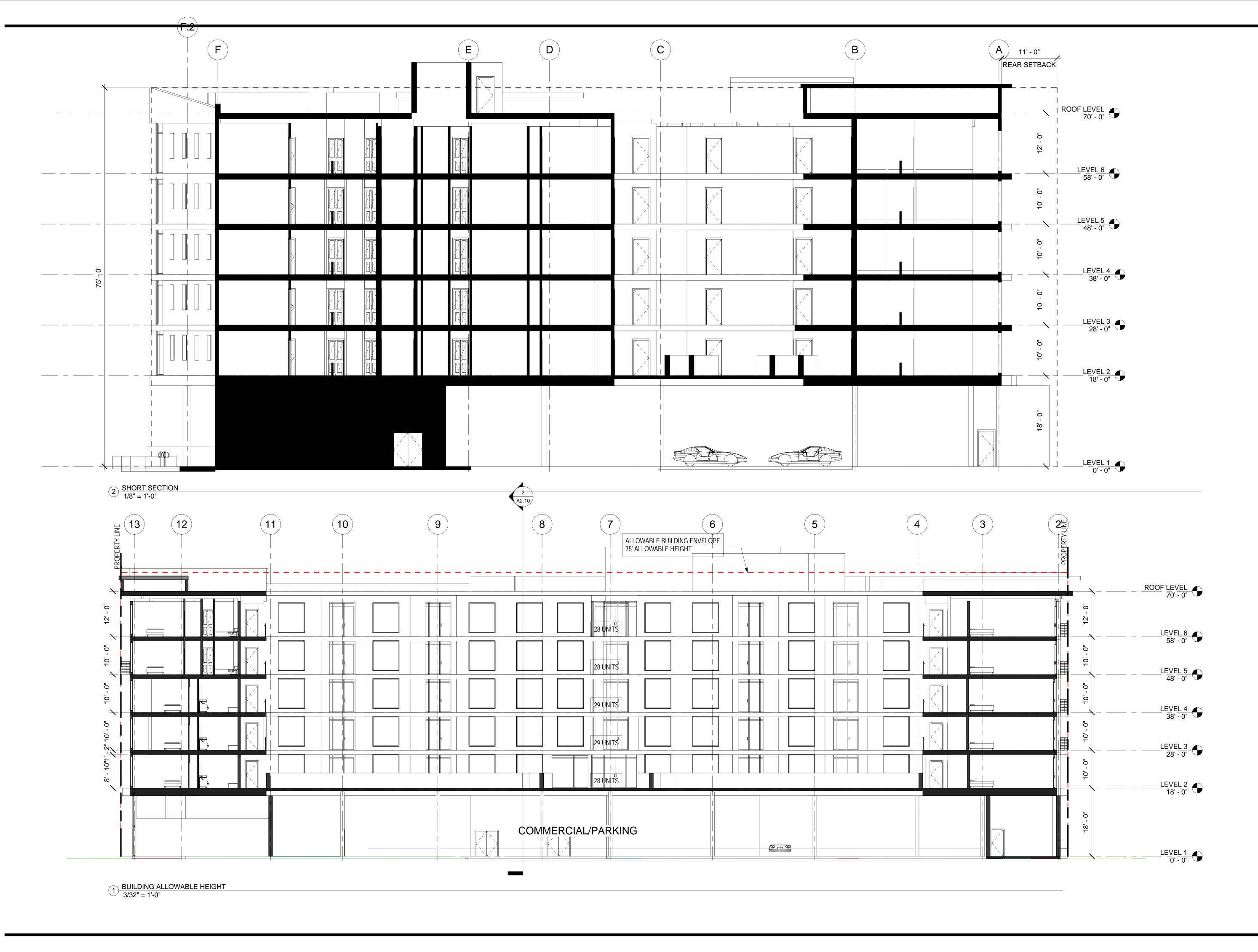
SHEET NUMBER

G0.0

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2 BEDROOM

STUDIO





914 WEST GRAND



914 W GRAND OAKLA

#### DEVELOPER

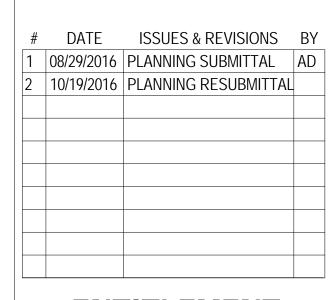
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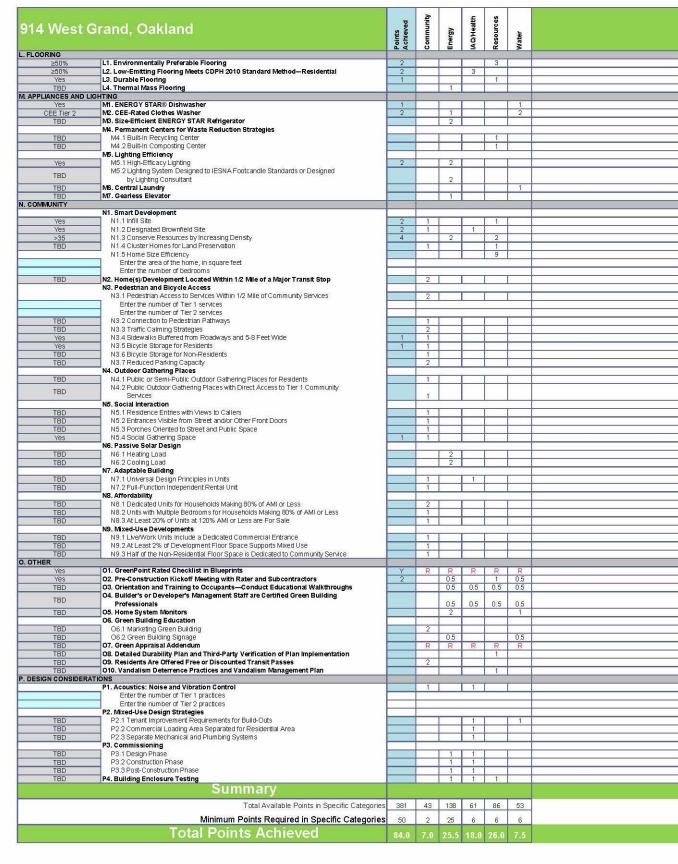
## ENTITLEMENT REVIEW

ZONING ANALYSIS CONTINUED

PROJECT NUMBER: 16-034

SHEET NUMBER

G0.2A



© Build It Green

914 West	Grand, Oakland	Points Achieved	Community	Energy	A O/Health	Resources	Water	
	D10. Structural Pest and Rot Controls D10.1 All Wood Located At Least 12 Inches Above the Soil	1	_		_	1 1		
Yes	D10.1 All Wood Edicated At Least 12 Inches Adove the Soil  D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall	1 1				10		
TBD	Materials Other Than Wood					1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1		
EXTERIOR				-				
TBD TBD	E1. Environmentally Preferable Decking E2. Flashing Installation Third-Party Verified					2		
TBD	E3. Rain Screen Wall System					2		
Yes	E4. Durable and Non-Combustible Cladding Materials E5. Durable Roofing Materials	1				1		
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1_		
TBD TBD	E5.2 Roofing Warranty for Shingle Roofing  E6. Vegetated Roof		R 2	2	R	R	R	
. INSULATION								
Yes	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content F1.1 Walls and Floors	1				1		
Yes	F1.2 Ceilings					1		
Yes	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions F2.1 Walls and Floors	1			1			
Yes	F2.2 Ceilings	i			1			
TBD	F3. Insulation That Does Not Contain Fire Retardants F3.1 Cavity Walls and Floors	-			1	_	_	
TBD	F3.2 Ceilings				1			
TBD 3. PLUMBING	F3.3 Interior and Exterior Insulation				1			
	G1. Efficient Distribution of Domestic Hot Water							
Yes TBD	G1.1 Insulated Hot Water Pipes G1.2 WaterSense Volume Limit for Hot Water Distribution	1		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	
I. HEATING, VENTILA	ITION, AND AIR CONDITIONING H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Fumace				1			
TBD TBD	H1.2 Sealed Combustion Water Heater H2. High Performing Zoned Hydronic Radiant Heating System			1	2	4:		
	H3. Effective Ductwork			1 1				
TBD TBD	H3.1 Duct Mastic on Duct Joints and Seams H3.2 Pressure Balance the Ductwork System			1				
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1			
TBD	H5. Advanced Practices for Cooling H5.1 ENERGY STAR Celling Fans in Living Areas and Bedrooms			1				
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At							
,,,,	Least One Room in 80% of Units  H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	1	_	1				
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD TBD	H6.2 Advanced Ventilation Standards H6.3 Outdoor Air Ducted to Bedroom and Living Areas				1 2			
	H7. Effective Range Design and Installation							
Yes TBD	H7.1 Effective Range Hood Ducting and Design H7.2 Automatic Range Hood Control	1	-		1			
RENEWABLE ENER	GY				12	14		
TBD TBD	11 . Pre-Plumbing for Solar Water Heating     12 . Preparation for Future Photovoltaic Installation			1				
2.000	B. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25				
TBD	4. Net Zero Energy Home  14.1 Near Zero Energy Home			2				
TBD	I4.2 Net Zero Electric			4				
TBD TBD	15. Solar Hot Water Systems to Preheat Domestic Hot Water 16. Photovoltaic System for Multifamily Projects			12				
I. BUILDING PERFOR	MANCE AND TESTING							li control de la
TBD TBD	J1. Third-Party Verification of Quality of Insulation Installation  J2. Supply and Return Air Flow Testing			1	1			
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1			
TBD 2008	J4. Combustion Appliance Safety Testing J5. Building Performance Exceeds Title 24 Part 6				1	l		
10.0%	J5.1 Home Outperforms Title 24	15		30				
0.0% Yes	J5.2 Non-Residential Spaces Outperform Title 24  J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		15				
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				
TBD No	J8. ENERGY STAR for Homes J9. EPA Indoor airPlus Certification			1	1			
(. FINISHES								
TBD	K1. Entryways Designed to ReduceTracked-In Contaminants K1.1 Entryways to Individual Units				1			
TBD	K1.2 Entryways to Buildiings				1			
Yes Yes	K2. Zero-VOC Interior Wall and Ceiling Paints K3. Low-VOC Caulks and Adhesives	2			2			
22000	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							
TBD Yes	K5.1 Doors K5.2 Cabinets and Countertops	2			1 2			
Yes	K5.3 Interior Trim and Shelving	2			2			
TBD TBD	K6. Products That Comply With the Health Product Declaration Open Standard K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
No TBD	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
TBD TBD	K9. Durable Cabinets K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes				2			
LBU	INTO. ALLEGASE 20 NOT THE HOLF PURITHER HAS ENVIRONMENTALLY PREFERABLE AUTIDUTES				1			

NEW HOME RATING SYSTEM, VERSION 6.0 GreenPointRATED MULTIFAMILY CHECKLIST Total Points Targeted: 84 The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build Certification Level: Silver It Green, a non-profitwhose 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 category: Commuity (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, O1. O7. ■ Minimum Points POINTS REQUIRED The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. Targeted Points For more information please visit www.buildf.green.org/greenpointrated Build t Green is not a code enforcement agency. A home is only Green Point Rated if all features are verified by a Certified Green Point Rater through Build t Green.
This is the public version of the Checklist and cannot be used for certification. CALGreen
Yes CALGreen Res (REQUIRED)

A SITE

TBD A1. Construction Footprint
A2. Job Site Construction Waste Diversion
Yes A2.1 85% C&D Waste Diversion (Including Alternative Daily Cover)
TBD A2.2 85% C&D Waste Diversion (Excluding Alternative Daily Cover)
Yes A2.3 Recycling R atter from Third Party Verified Mixed-Use Waste Facility
TBD A3. Recycling R atter from Third Party Verified Mixed-Use Waste Facility
TBD A4. Heat Island Effect Reduction (Non-Roof)
Yes A6. Construction Environmental Quality Management Plan Including Flush-Out
A6. 3 ornwater Control: Prescriptive Path
TBD A6.2 Fittration and/or Bio-Retention F eatures
A6.3 Non-Leaching Roofing Materials
Yes A6.4 Smart Stormwater Street Vesign
TBD A7. 3 ornwater Control: Performance Path Possible Points 4 1 1 1 1 A7. Stormwater Control: Performance Path C. LANDSCAPE 1 1 1 TBD C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide
TBD C4.2 Turf on a Small Percentage of Landscaped Area
TBD C5. Trees to Moderate Building Temperature
C6. High- Efficiency Irrigation System
TBD C7. One Inch of Compost in the Top Sixt o Twelve Inches of Soil
TBD C8. Rain water Harvesting System
TBD C3. Recycled Wastewater Irrigation System
TBD C10. Submeter or Dedicated Meter for Landscape Irrigation
TBD C11. Landscape Med s Water Budget
C12. Environmentally Preferable Materials for 70% of Non-Plant Landscape
Elements and Fenoling
TBD C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%
Yes C13. Reduced Light Pollution
TBD C14. Large Stature Tree(s)
TBD C15. Third Party Landscape Program Certification
TBD C16. Maintenance Contract with Certified Professional
TBD C17. Community Garden
D. STRUCTURAL FRAME AND BUILDING ENVELOPE
D1. Optimal Value Engineering
TBD D13. Advanced Framing Measures
D2. Construction Material Efficiencies
D3. Engineered Lumber
Yes D2. Construction Material Efficiencies
D3. Engineered Lumber 2 1 TBD D9.1 Detached Garage
Yes D9.2 Mittigation Strategies for Attached Garage

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#### 914 WEST GRAND



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# DATE ISSUES & REVISIONS BY 1 08/29/2016 PLANNING SUBMITTAL AD 2 | 10/19/2016 | PLANNING RESUBMITTAL

#### **ENTITLEMENT REVIEW**

**GREENPOINT** AND MISC REGULATORY

PROJECT NUMBER:

G0.3

SHEET NUMBER

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