



PROJECT INFORMATION

SITE LOCATION:
914 W GRAND - OAKLAND, CA 94607

SPECIFIC PLAN DESIGNATION:
WEST OAKLAND OPPORTUNITY SITE 4B

GENERAL PLAN:
COMMUNITY COMMERCIAL

ZONING DISTRICT:
CC-2

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

LOT AREA: 39,133 SF (APPROX)

SITE ZONING 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 (14 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) |



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

UNIT SCHEDULE

| UNIT NAME | Count |
|----------------|-----------|
| LEVEL 2 | |
| 1 BEDROOM | 1 |
| 1+ BEDROOM | 1 |
| 2 BEDROOM | 7 |
| 2 BEDROOM (SM) | 6 |
| 2+ BEDROOM | 3 |
| 3 BEDROOM | 4 |
| 3+ BEDROOM | 1 |
| Total | 23 |

UNIT SCHEDULE

| UNIT NAME | Count |
|----------------|-----------|
| LEVEL 5 | |
| 1 BEDROOM | 1 |
| 1+ BEDROOM | 1 |
| 2 BEDROOM | 7 |
| 2 BEDROOM (SM) | 6 |
| 2+ BEDROOM | 3 |
| 3 BEDROOM | 4 |
| 3+ BEDROOM | 1 |
| Total | 23 |

| UNIT NAME | Count |
|----------------|-----------|
| LEVEL 3 | |
| 1 BEDROOM | 1 |
| 1+ BEDROOM | 1 |
| 2 BEDROOM | 8 |
| 2 BEDROOM (SM) | 5 |
| 2+ BEDROOM | 3 |
| 3 BEDROOM | 4 |
| 3+ BEDROOM | 1 |
| Total | 23 |

| UNIT NAME | Count |
|----------------|-----------|
| LEVEL 6 | |
| 1 BEDROOM | 1 |
| 1+ BEDROOM | 1 |
| 2 BEDROOM | 7 |
| 2 BEDROOM (SM) | 6 |
| 2+ BEDROOM | 3 |
| 3 BEDROOM | 4 |
| 3+ BEDROOM | 1 |
| Total | 23 |

| UNIT NAME | Count |
|----------------|-----------|
| LEVEL 4 | |
| 1+ BEDROOM | 2 |
| 2 BEDROOM | 7 |
| 2 BEDROOM (SM) | 6 |
| 2+ BEDROOM | 3 |
| 3 BEDROOM | 4 |
| 3+ BEDROOM | 1 |
| Total | 23 |

PROJECT DIRECTORY

DEVELOPER

CEF/TRDG
BRAD FLEWELLEN
CEF REALTY ADVISORS, INC
2801 PINOLE VALLEY SUITE 210
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800.857.7550

RONNIE TURNER
TURNER DEVELOPMENT RESOURCE GROUP
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RTDEVELOPS@COMCAST.NET
510.395.2766

ARCHITECT

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

CONTEXT MAP



PROJECT LOCATION



SHEET INDEX

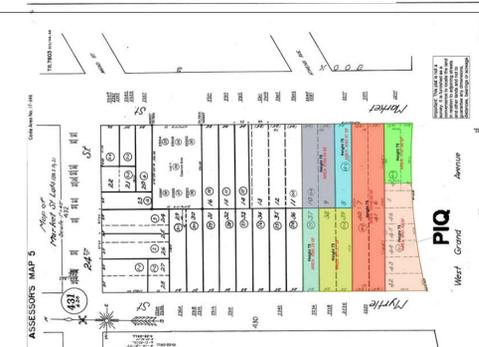
| | |
|---------------|--------------------------------------|
| GENERAL | COVER SHEET/ GENERAL INFORMATION |
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| G0.2A | GREENPOINT AND MISC REGULATORY |
| G0.3 | |
| CIVIL | |
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| C-2 | PRELIMINARY GRADING AND UTILITY PLAN |
| C-3 | PRELIMINARY STORMWATER CONTROL PLAN |
| W | Survey |
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| A1.1 | SITE PLAN |
| A1.2 | EXISTING CONDITIONS/ PHOTOS |
| A1.3 | EXISTING SITE PHOTOS |
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| A2.2 | LEVEL 2 PLAN |
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| A2.4 | LEVEL 4 PLAN |
| A2.5 | LEVEL 5 PLAN |
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| A3.2 | EXTERIOR ELEVATIONS |
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| A3.5 | PERSPECTIVES |
| A3.6 | PERSPECTIVES |
| A5.1 | ENLARGED UNIT PLANS |
| A10.1 | DESIGN DETAILS |

| # | 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) | |

| 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 |
| Total | | 176,321 SF |

ASSESSOR'S PARCEL MAP



ENTITLEMENT REVIEW

COVER SHEET/ GENERAL INFORMATION

PROJECT NUMBER: 16-034 SHEET NUMBER

G0.0

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



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 Oakland, CA 94612
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 Fax: 510.836.5454

CIVIL ENGINEERING
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CA 94574
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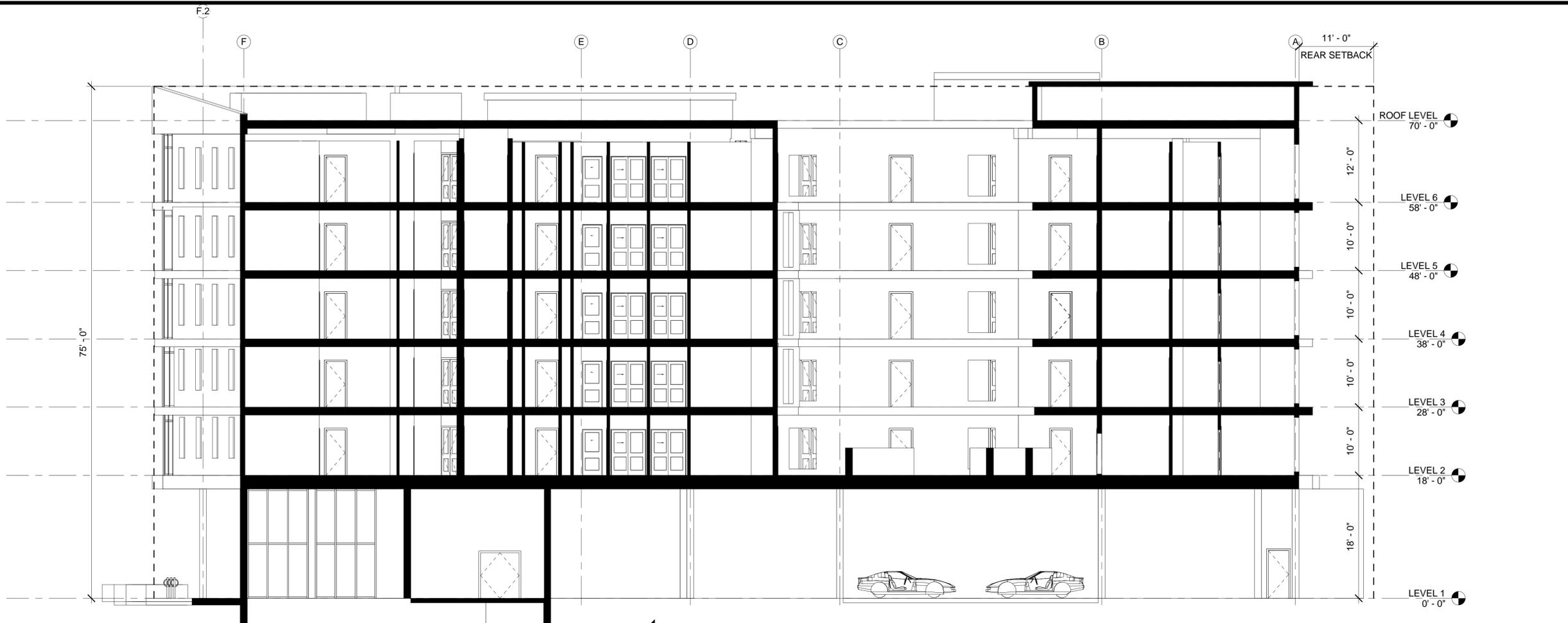
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| | | | |
| | | | |

ENTITLEMENT
 REVIEW

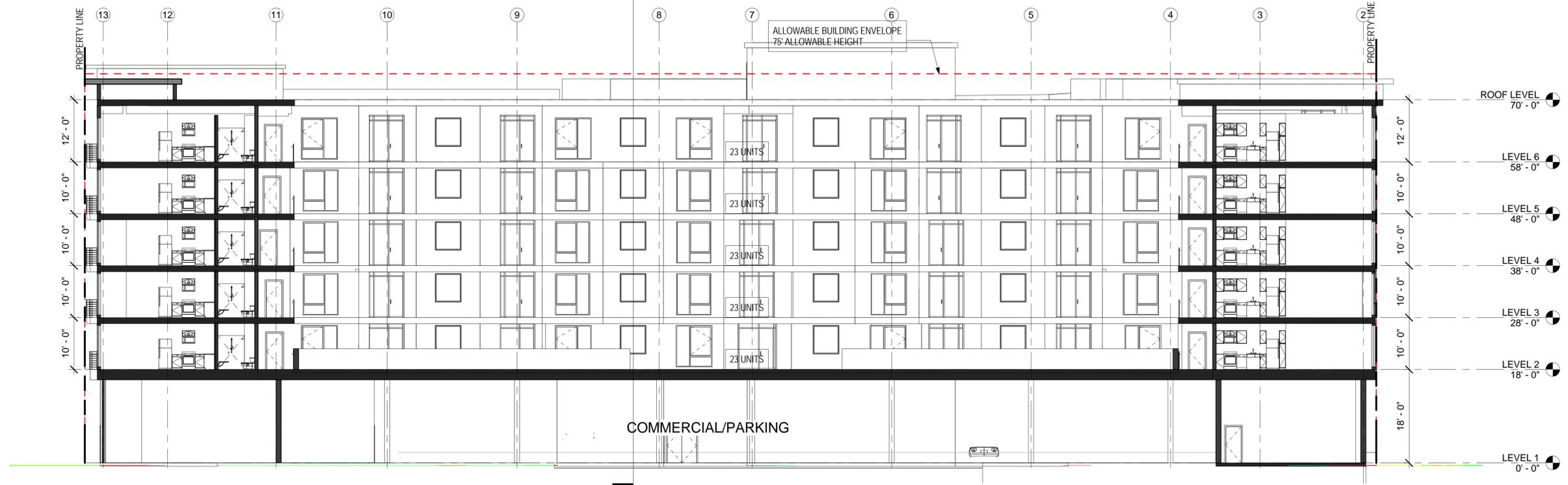
ZONING
 ANALYSIS
 CONTINUED

PROJECT NUMBER: 16-034 SHEET NUMBER: G0.2A

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



2 SHORT SECTION
 1/8" = 1'-0"



1 BUILDING ALLOWABLE HEIGHT
 3/32" = 1'-0"



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| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |

ENTITLEMENT
REVIEW

GREENPOINT
AND MISC
REGULATORY

PROJECT NUMBER: 16-034 SHEET NUMBER

G0.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

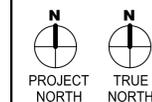
| Category | Measure | Points Available | Points Earned | Compliance | Energy | Materials | Indoor Air Quality | Water |
|------------------------|-------------------------------|------------------|---------------|------------|--------|-----------|--------------------|-------|
| FLOODING | L1.1 Flood Resistant | 2 | 2 | Y | | | | |
| | L1.2 Flood Resistant | 2 | 2 | Y | | | | |
| | L1.3 Flood Resistant | 2 | 2 | Y | | | | |
| | L1.4 Flood Resistant | 2 | 2 | Y | | | | |
| APPLIANCE AND LIGHTING | M1.1 Energy Star Dishwasher | 1 | 1 | Y | | | | |
| | M1.2 Energy Star Refrigerator | 1 | 1 | Y | | | | |
| | M1.3 Energy Star Water Heater | 1 | 1 | Y | | | | |
| | M1.4 Energy Star Range Hood | 1 | 1 | Y | | | | |
| | M1.5 Energy Star Dryer | 1 | 1 | Y | | | | |
| | M1.6 Energy Star Washer | 1 | 1 | Y | | | | |
| | M1.7 Energy Star Water Heater | 1 | 1 | Y | | | | |
| | M1.8 Energy Star Range Hood | 1 | 1 | Y | | | | |
| | M1.9 Energy Star Dryer | 1 | 1 | Y | | | | |
| | M1.10 Energy Star Washer | 1 | 1 | Y | | | | |
| NEIGHBORHOOD | N1.1 Smart Development | 2 | 2 | Y | | | | |
| | N1.2 Smart Development | 2 | 2 | Y | | | | |
| | N1.3 Smart Development | 2 | 2 | Y | | | | |
| | N1.4 Smart Development | 2 | 2 | Y | | | | |
| | N1.5 Smart Development | 2 | 2 | Y | | | | |
| | N1.6 Smart Development | 2 | 2 | Y | | | | |
| | N1.7 Smart Development | 2 | 2 | Y | | | | |
| | N1.8 Smart Development | 2 | 2 | Y | | | | |
| | N1.9 Smart Development | 2 | 2 | Y | | | | |
| | N1.10 Smart Development | 2 | 2 | Y | | | | |

| Category | Measure | Points Available | Points Earned | Compliance | Energy | Materials | Indoor Air Quality | Water |
|---|---------|------------------|---------------|------------|--------|-----------|--------------------|-------|
| Summary | | | | | | | | |
| Total Available Points in Specific Categories: 88 43 138 61 86 33 | | | | | | | | |
| Minimum Points Required in Specific Categories: 55 2 25 6 6 6 | | | | | | | | |
| Total Points Achieved: 84.9 7.6 25.5 18.8 28.6 7.5 | | | | | | | | |

| Category | Measure | Points Available | Points Earned | Compliance | Energy | Materials | Indoor Air Quality | Water |
|---|------------------|------------------|---------------|------------|--------|-----------|--------------------|-------|
| DRAINAGE | D1.1 Drainage | 1 | 1 | Y | | | | |
| | D1.2 Drainage | 1 | 1 | Y | | | | |
| | D1.3 Drainage | 1 | 1 | Y | | | | |
| | D1.4 Drainage | 1 | 1 | Y | | | | |
| | D1.5 Drainage | 1 | 1 | Y | | | | |
| | D1.6 Drainage | 1 | 1 | Y | | | | |
| | D1.7 Drainage | 1 | 1 | Y | | | | |
| | D1.8 Drainage | 1 | 1 | Y | | | | |
| | D1.9 Drainage | 1 | 1 | Y | | | | |
| | D1.10 Drainage | 1 | 1 | Y | | | | |
| E. EXTERIOR | E1.1 Exterior | 1 | 1 | Y | | | | |
| | E1.2 Exterior | 1 | 1 | Y | | | | |
| | E1.3 Exterior | 1 | 1 | Y | | | | |
| | E1.4 Exterior | 1 | 1 | Y | | | | |
| | E1.5 Exterior | 1 | 1 | Y | | | | |
| | E1.6 Exterior | 1 | 1 | Y | | | | |
| | E1.7 Exterior | 1 | 1 | Y | | | | |
| | E1.8 Exterior | 1 | 1 | Y | | | | |
| | E1.9 Exterior | 1 | 1 | Y | | | | |
| | E1.10 Exterior | 1 | 1 | Y | | | | |
| F. INSULATION | F1.1 Insulation | 1 | 1 | Y | | | | |
| | F1.2 Insulation | 1 | 1 | Y | | | | |
| | F1.3 Insulation | 1 | 1 | Y | | | | |
| | F1.4 Insulation | 1 | 1 | Y | | | | |
| | F1.5 Insulation | 1 | 1 | Y | | | | |
| | F1.6 Insulation | 1 | 1 | Y | | | | |
| | F1.7 Insulation | 1 | 1 | Y | | | | |
| | F1.8 Insulation | 1 | 1 | Y | | | | |
| | F1.9 Insulation | 1 | 1 | Y | | | | |
| | F1.10 Insulation | 1 | 1 | Y | | | | |
| G. PLUMBING | G1.1 Plumbing | 1 | 1 | Y | | | | |
| | G1.2 Plumbing | 1 | 1 | Y | | | | |
| | G1.3 Plumbing | 1 | 1 | Y | | | | |
| | G1.4 Plumbing | 1 | 1 | Y | | | | |
| | G1.5 Plumbing | 1 | 1 | Y | | | | |
| | G1.6 Plumbing | 1 | 1 | Y | | | | |
| | G1.7 Plumbing | 1 | 1 | Y | | | | |
| | G1.8 Plumbing | 1 | 1 | Y | | | | |
| | G1.9 Plumbing | 1 | 1 | Y | | | | |
| | G1.10 Plumbing | 1 | 1 | Y | | | | |
| H. HEATING, VENTILATION, AND AIR CONDITIONING | H1.1 HVAC | 1 | 1 | Y | | | | |
| | H1.2 HVAC | 1 | 1 | Y | | | | |
| | H1.3 HVAC | 1 | 1 | Y | | | | |
| | H1.4 HVAC | 1 | 1 | Y | | | | |
| | H1.5 HVAC | 1 | 1 | Y | | | | |
| | H1.6 HVAC | 1 | 1 | Y | | | | |
| | H1.7 HVAC | 1 | 1 | Y | | | | |
| | H1.8 HVAC | 1 | 1 | Y | | | | |
| | H1.9 HVAC | 1 | 1 | Y | | | | |
| | H1.10 HVAC | 1 | 1 | Y | | | | |
| I. RENEWABLE ENERGY | I1.1 REE | 1 | 1 | Y | | | | |
| | I1.2 REE | 1 | 1 | Y | | | | |
| | I1.3 REE | 1 | 1 | Y | | | | |
| | I1.4 REE | 1 | 1 | Y | | | | |
| | I1.5 REE | 1 | 1 | Y | | | | |
| | I1.6 REE | 1 | 1 | Y | | | | |
| | I1.7 REE | 1 | 1 | Y | | | | |
| | I1.8 REE | 1 | 1 | Y | | | | |
| | I1.9 REE | 1 | 1 | Y | | | | |
| | I1.10 REE | 1 | 1 | Y | | | | |
| J. BUILDING PERFORMANCE AND TESTING | J1.1 BPT | 1 | 1 | Y | | | | |
| | J1.2 BPT | 1 | 1 | Y | | | | |
| | J1.3 BPT | 1 | 1 | Y | | | | |
| | J1.4 BPT | 1 | 1 | Y | | | | |
| | J1.5 BPT | 1 | 1 | Y | | | | |
| | J1.6 BPT | 1 | 1 | Y | | | | |
| | J1.7 BPT | 1 | 1 | Y | | | | |
| | J1.8 BPT | 1 | 1 | Y | | | | |
| | J1.9 BPT | 1 | 1 | Y | | | | |
| | J1.10 BPT | 1 | 1 | Y | | | | |
| K. FINISHES | K1.1 Finishes | 1 | 1 | Y | | | | |
| | K1.2 Finishes | 1 | 1 | Y | | | | |
| | K1.3 Finishes | 1 | 1 | Y | | | | |
| | K1.4 Finishes | 1 | 1 | Y | | | | |
| | K1.5 Finishes | 1 | 1 | Y | | | | |
| | K1.6 Finishes | 1 | 1 | Y | | | | |
| | K1.7 Finishes | 1 | 1 | Y | | | | |
| | K1.8 Finishes | 1 | 1 | Y | | | | |
| | K1.9 Finishes | 1 | 1 | Y | | | | |
| | K1.10 Finishes | 1 | 1 | Y | | | | |

| Category | Measure | Points Available | Points Earned | Compliance | Energy | Materials | Indoor Air Quality | Water |
|------------|-------------|------------------|---------------|------------|--------|-----------|--------------------|-------|
| CALIFORNIA | CA1.1 CAL | 1 | 1 | Y | | | | |
| | CA1.2 CAL | 1 | 1 | Y | | | | |
| | CA1.3 CAL | 1 | 1 | Y | | | | |
| | CA1.4 CAL | 1 | 1 | Y | | | | |
| | CA1.5 CAL | 1 | 1 | Y | | | | |
| | CA1.6 CAL | 1 | 1 | Y | | | | |
| | CA1.7 CAL | 1 | 1 | Y | | | | |
| | CA1.8 CAL | 1 | 1 | Y | | | | |
| | CA1.9 CAL | 1 | 1 | Y | | | | |
| | CA1.10 CAL | 1 | 1 | Y | | | | |
| S.F.F. | SFF1.1 SFF | 1 | 1 | Y | | | | |
| | SFF1.2 SFF | 1 | 1 | Y | | | | |
| | SFF1.3 SFF | 1 | 1 | Y | | | | |
| | SFF1.4 SFF | 1 | 1 | Y | | | | |
| | SFF1.5 SFF | 1 | 1 | Y | | | | |
| | SFF1.6 SFF | 1 | 1 | Y | | | | |
| | SFF1.7 SFF | 1 | 1 | Y | | | | |
| | SFF1.8 SFF | 1 | 1 | Y | | | | |
| | SFF1.9 SFF | 1 | 1 | Y | | | | |
| | SFF1.10 SFF | 1 | 1 | Y | | | | |

| # | DATE | ISSUES & REVISIONS | BY |
|---|---------|---------------------|----|
| 1 | 11/4/16 | PLANNING RESUBMITAL | |
| 2 | 9/6/17 | PLANNING RESUBMITAL | |



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

PROJECT NUMBER: 16103A10

SHEET ISSUE DATE: 09/06/2017

SCALE: 1"=20'

SHEET TITLE:

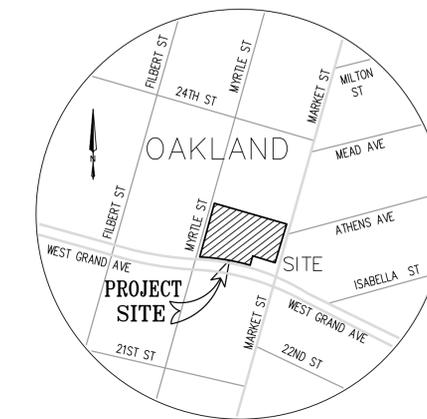
TOPOGRAPHIC & BOUNDARY SURVEY

SHEET NUMBER

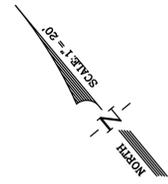
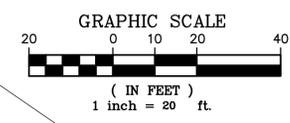
C-1

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Plot Date: SEPT 5, 2016



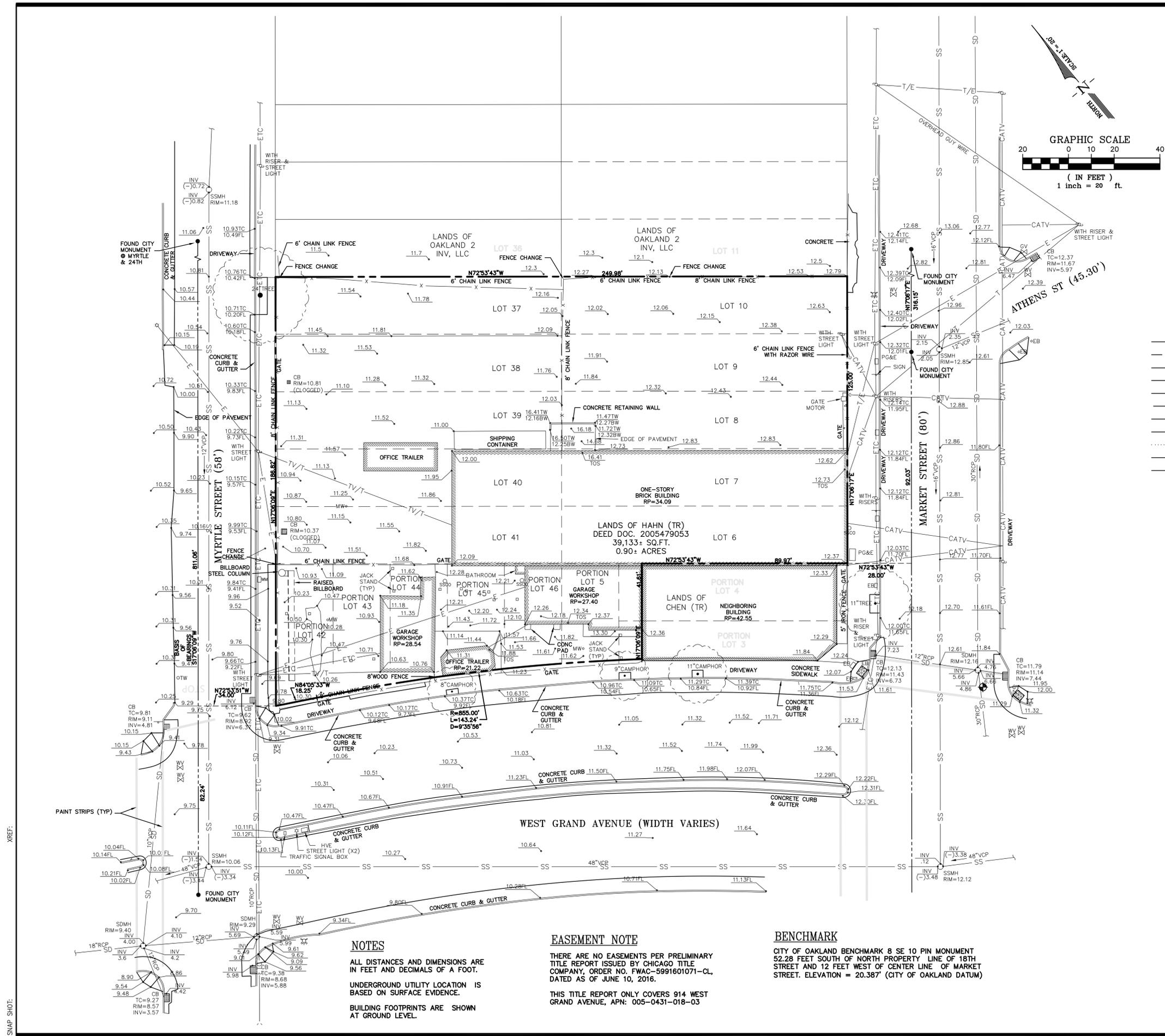
VICINITY MAP
NOT TO SCALE



LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- CATV- CABLE TV OVERHEAD LINE
- T- TELEPHONE OVERHEAD LINE
- T/E- TELEPHONE/ELECTRICAL OVERHEAD LINE
- TV/T- TELEPHONE/CABLE TV OVERHEAD LINE
- E- ELECTRICAL OVERHEAD LINE
- x- FENCE LINE
- ... FLOW LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- AD AREA DRAIN
- BW BENCHMARK
- CB CATCH BASIN
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FL FIRE HYDRANT
- FL FLOW LINE
- GV GAS VALVE
- GA GUY ANCHOR
- HVE HIGH VOLTAGE ELECTRIC VAULT
- INV INVERT
- JP JOINT POLE
- OMW MONITORING WELL
- PG&E PG&E VAULT
- RCP REINFORCED CONCRETE PIPE
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLS STREET LIGHT BOX
- SS SIGN
- TC TOP OF CURB
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- TW TEST WELL
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE

- ASPHALT
- CONCRETE
- TRUNCATED DOMES



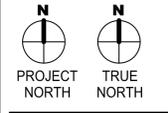
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

EASEMENT NOTE
THERE ARE NO EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWAC-5991601071-CL, DATED AS OF JUNE 10, 2016.
THIS TITLE REPORT ONLY COVERS 914 WEST GRAND AVENUE, APN: 005-0431-018-03

BENCHMARK
CITY OF OAKLAND BENCHMARK 8 SE 10 PIN MONUMENT 52.28 FEET SOUTH OF NORTH PROPERTY LINE OF 18TH STREET AND 12 FEET WEST OF CENTER LINE OF MARKET STREET. ELEVATION = 20.387' (CITY OF OAKLAND DATUM)

SNAP SHOT: XREF:

| # | DATE | ISSUES & REVISIONS | BY |
|---|---------|-----------------------|----|
| 1 | 11/4/16 | PLANNING RESUBMITAL | |
| 2 | 9/6/17 | PLANNING RESUBMISSION | |
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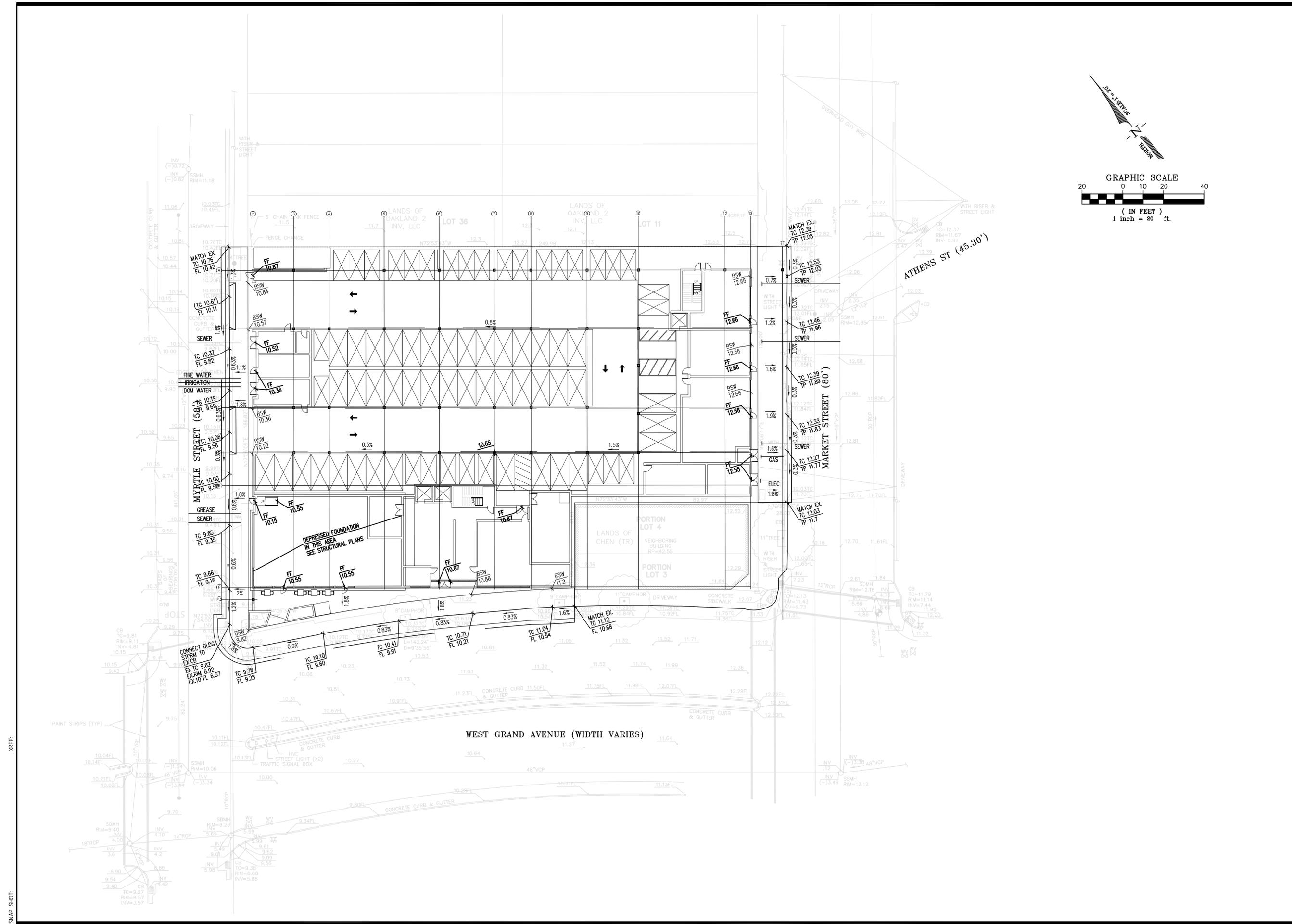
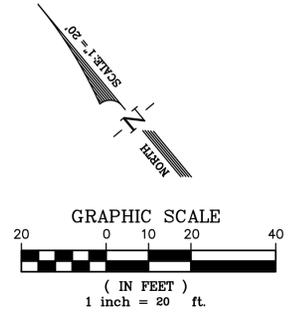
CHECKED BY: J.L. DRAWN BY: D.A.D.
PROJECT NUMBER: 16103A10
SHEET ISSUE DATE: 09/06/17
SCALE: 1"=20'
SHEET TITLE:

**PRELIMINARY
GRADING &
UTILITY PLAN**

SHEET NUMBER

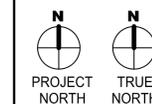
C-2

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SNAP SHOT: XREF:

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| ▲ | 11/4/16 | PLANNING RESUBMITAL | |
| ▲ | 09/06/17 | PLANNING RESUBMISSION | |
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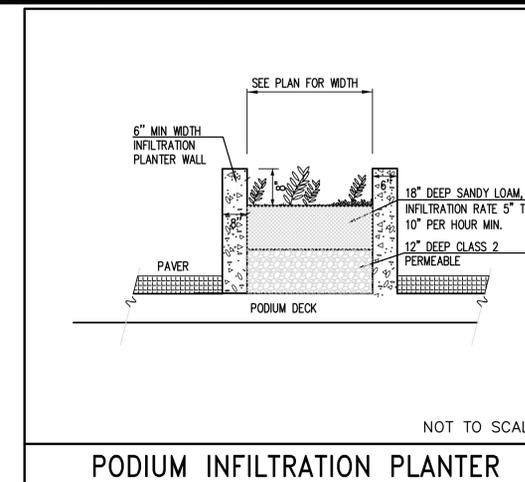
CHECKED BY: J.L. DRAWN BY: D.A.D.
PROJECT NUMBER: 16103A10
SHEET ISSUE DATE: 09/06/2017
SCALE: 1"=20'
SHEET TITLE:

**PRELIMINARY
STORMWATER
CONTROL PLAN**

SHEET NUMBER

C-3

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STORMWATER TREATMENT CALCULATION TABLE

SIZING FACTOR (Sf) [PLANTER]=0.04 OF IMPERVIOUS AREA
PER ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM PUBLICATION:
"C.3 STORMWATER TREATMENT GUIDANCE" CURRENT VERSION

| PLANTER # | DRAINAGE AREA # | TOTAL AREA S.F. | IMPERVIOUS AREA S.F. | Sf | MIN. PLTR S.F. | DESIGN PLTR S.F. | TREATMENT METHOD |
|-----------|----------------------|-----------------|----------------------|------|----------------|------------------|----------------------|
| PLTR #1 | A#1 | 5216 | 5216 | 0.04 | 209 | 301 | INFILTRATION PLANTER |
| PLTR #2 | A#2.1 A#2.2 | 13531 | 13531 | 0.04 | 541 | 628 | INFILTRATION PLANTER |
| PLTR #3 | A#3 | 5280 | 5280 | 0.04 | 211 | 273 | INFILTRATION PLANTER |
| PLTR #4 | A#4 | 5281 | 5281 | 0.04 | 211 | 363 | INFILTRATION PLANTER |
| PLTR #5 | A#5.1 A#5.3 A#5.2 | 2240 | 2240 | 0.04 | 90 | 100 | INFILTRATION PLANTER |
| PLTR #6 | A#6.1 A#6.3 A#6.2 | 1328 | 1328 | 0.04 | 53 | 60 | INFILTRATION PLANTER |
| PLTR #7 | A#7.1 A#7.2 | 1150 | 1150 | 0.04 | 46 | 60 | INFILTRATION PLANTER |

SELF-TREATING AREAS

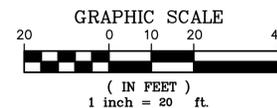
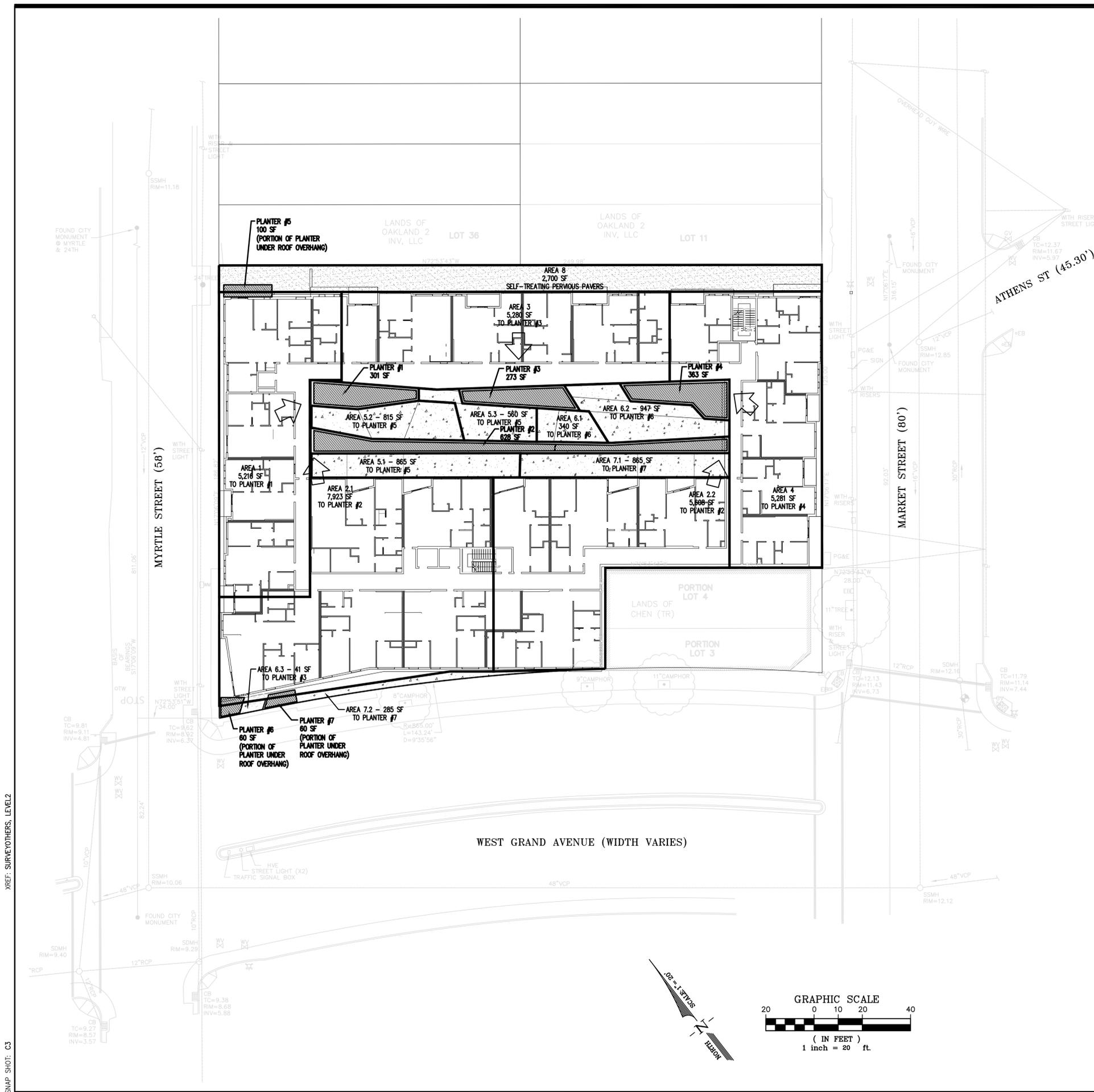
| DRAINAGE AREA # | TOTAL AREA S.F. | IMPERVIOUS AREA S.F. | TREATMENT METHOD |
|-----------------|-----------------|----------------------|------------------|
| A#9 | 2700 | 0 | PERVIOUS PAVERS |

TREATMENT LEGEND

- INFILTRATION PLANTERS
- ROOF AREA DRAINING TO INFILTRATION PLANTERS ON PODIUM
- PODIUM OR GROUND FLOOR AREA DRAINING TO INFILTRATION PLANTERS AT GROUND LEVEL
- PERVIOUS PAVERS

NOTES

SEE ARCHITECTURAL PLANS FOR TREATMENT AREA LANDSCAPE DESIGN AND PLANTINGS, AND TREATMENT AREA(S) RELATIONSHIP TO REQUIRED OPEN SPACE(S), RIGHT OF WAY





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 Fax: 510.836.5454

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

KEY NOTES

- 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
- 13 AWNING OR ARCHITECTURAL PROJECTION, ABOVE
- 14 COMMERCIAL 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



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| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |
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ENTITLEMENT
 REVIEW
 SITE PLAN

PROJECT NUMBER: 16-034
 SHEET NUMBER: **A1.1**

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889 ATHENS



885 ATHENS



881 WEST GRAND



898 WEST GRAND



889 WEST GRAND



949 WEST GRAND



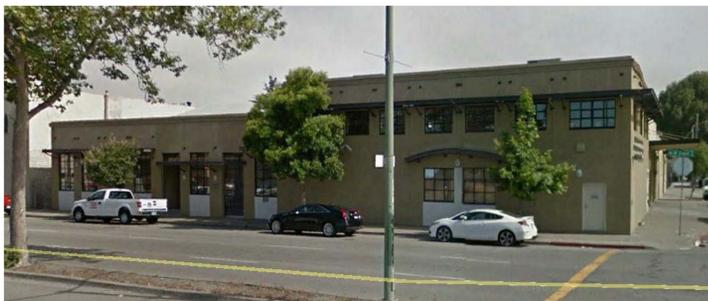
902 WEST GRAND



955-975 WEST GRAND



2138 FILBERT



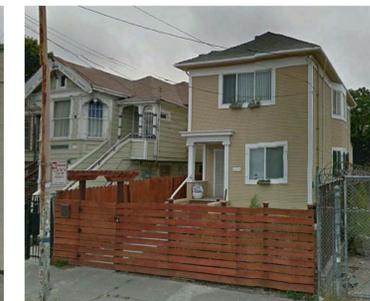
1000 WEST GRAND



2210 FILBERT



2300 MARKET



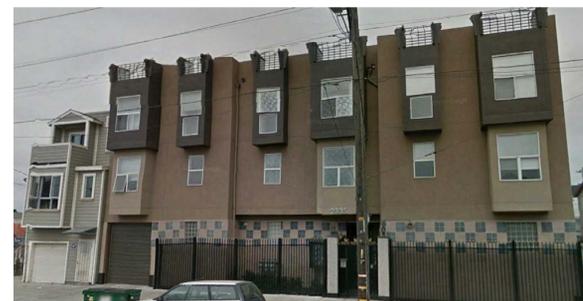
2314 MYRTLE



2303 MARKET



2318-2326 MARKET



2335 MARKET



2336 MARKET



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ENTITLEMENT REVIEW

EXISTING CONDITIONS/PHOTOS

PROJECT NUMBER: 16-034 SHEET NUMBER

A1.2

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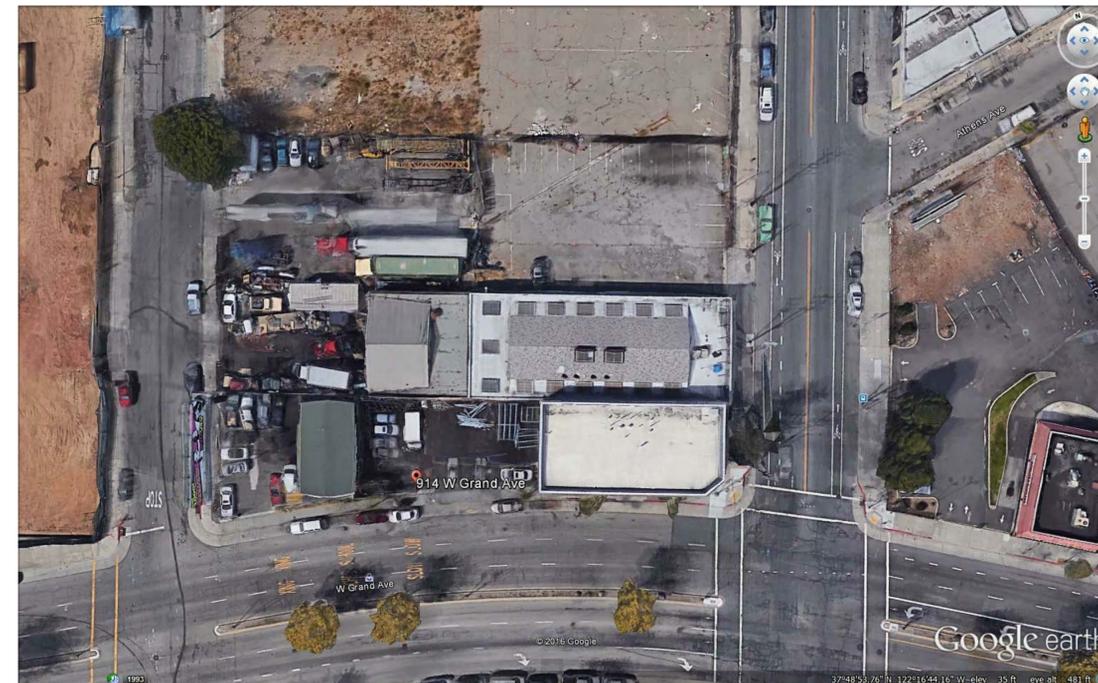
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| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |
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**ENTITLEMENT
REVIEW**

**EXISTING SITE
PHOTOS**

PROJECT NUMBER:
16-034

SHEET NUMBER

A1.3

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 LUKAND ASSOCIATES
 738 ALFRED NOBEL DRIVE
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 510.724.3388

KEY NOTES

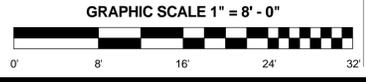
- 1 OVERHEAD SECTIONAL DOOR
- 2 STOREFRONT GLAZING AND DOORS
- 3 HIGH-DENSITY BICYCLE STORAGE
- 4 BICYCLE FIXIT STATION
- 5 SECURITY GATE
- 6 OPEN TO ABOVE
- 7 ELECTRICAL TRANSFORMER ROOM
- 8 COLUMN - TYP
- 9 EDGE OF BUILDING (ABOVE)
- 10 LIGHT FIXTURE
- 11 EXISTING ADJACENT BUILDING
- 12 GAS METERS
- 13 RAMP (DOWN)
- 14 STRIPED PAVEMENT AREA



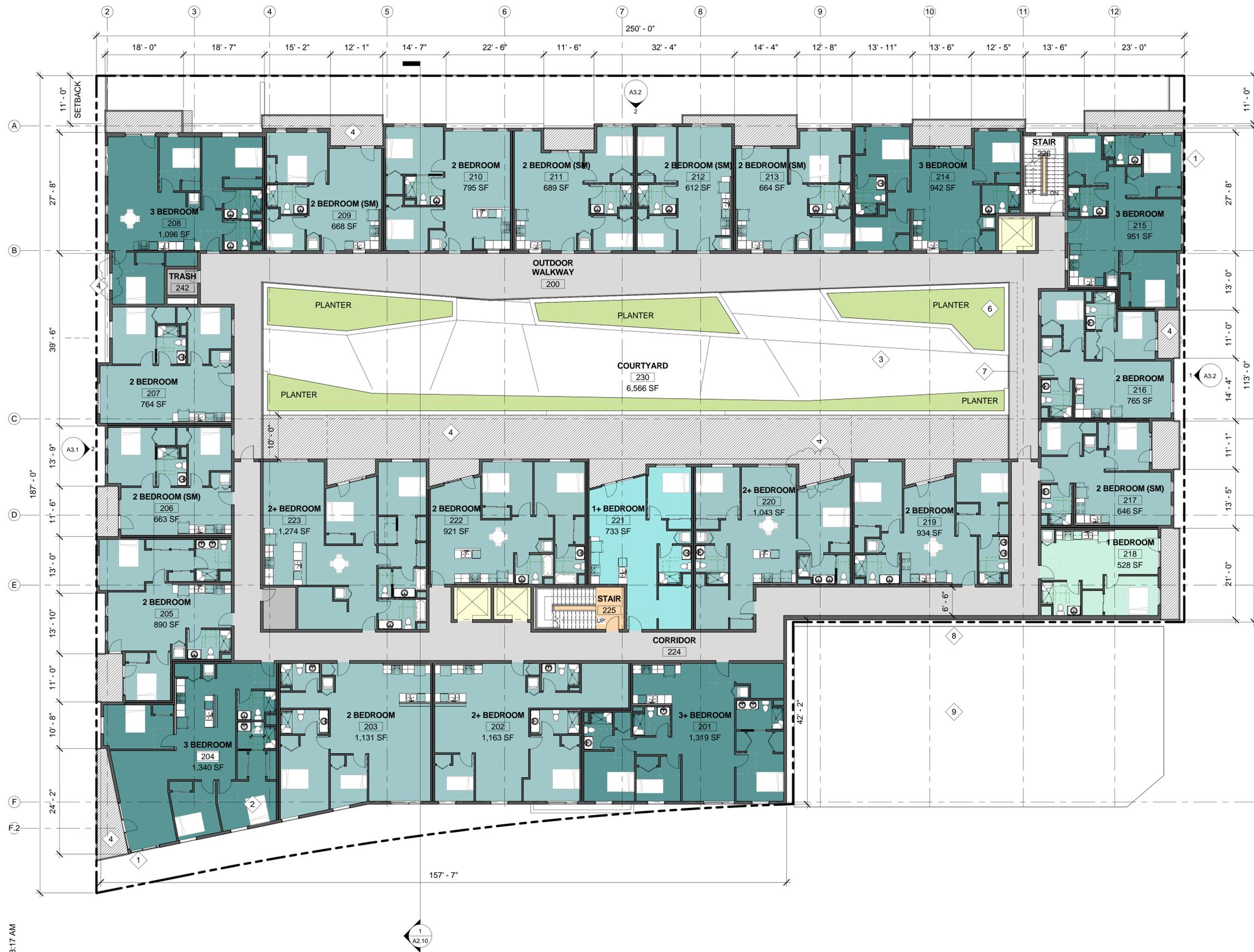
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| 3 | 11/4/2016 | PLANNING RESUBMITTAL | |
| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |

ENTITLEMENT
 REVIEW
 LEVEL 1 PLAN

PROJECT NUMBER: 16-034
 SHEET NUMBER: **A2.1**



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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

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| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |

ENTITLEMENT
REVIEW

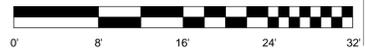
LEVEL 2 PLAN

PROJECT NUMBER:
16-034

SHEET NUMBER

A2.2

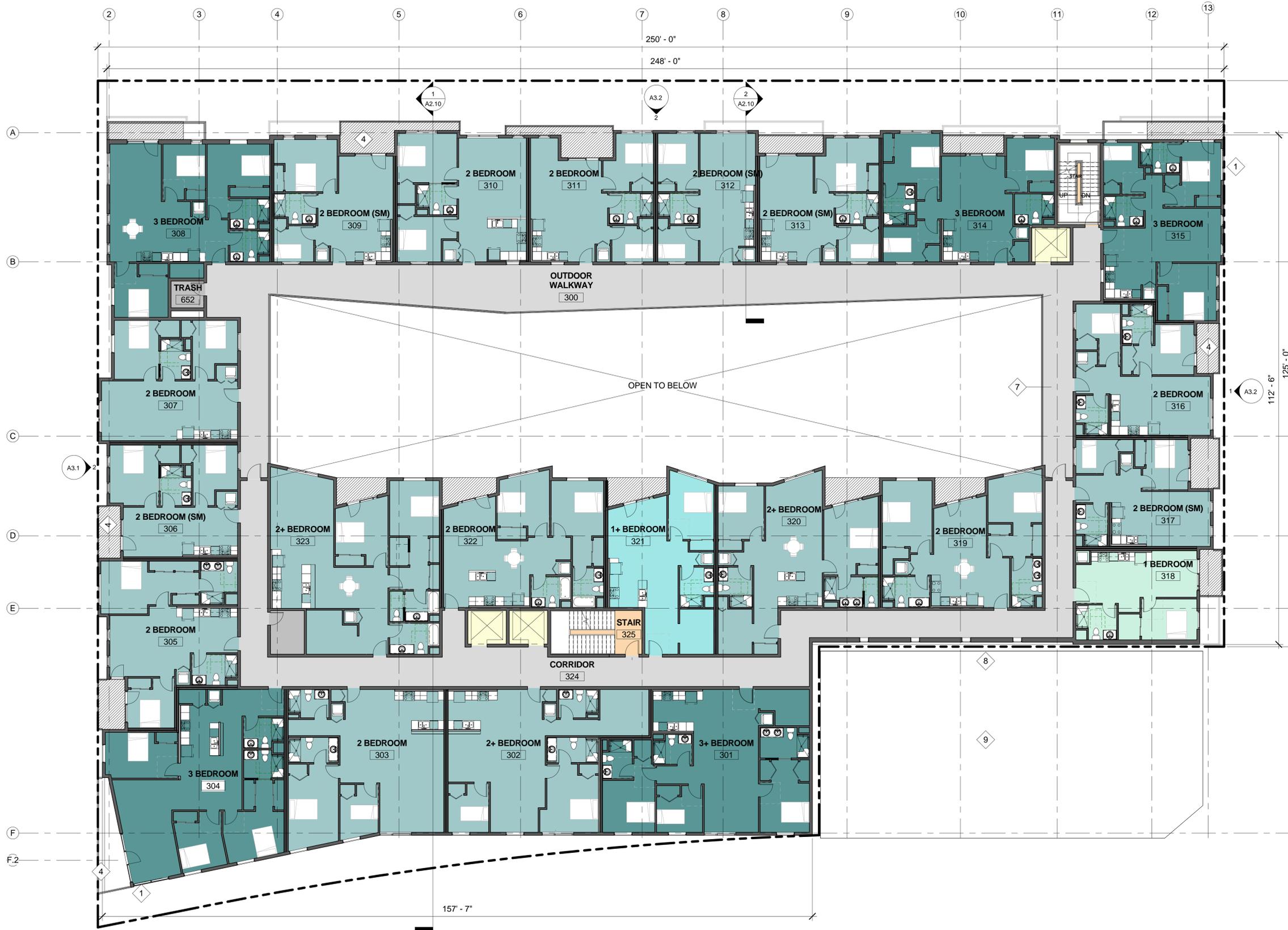
GRAPHIC SCALE 1" = 8' - 0"



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9/6/2017 11:58:17 AM

1 LEVEL 2 PLAN
3/32" = 1'-0"



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

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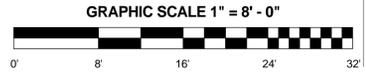
| # | DATE | ISSUES & REVISIONS | BY |
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| 2 | 10/19/2016 | PLANNING RESUBMITTAL | |
| 3 | 11/4/2016 | PLANNING RESUBMITTAL | |
| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |

ENTITLEMENT
 REVIEW

LEVEL 3 PLAN

PROJECT NUMBER: 16-034

SHEET NUMBER
A2.3



1 LEVEL 3 PLAN
 3/32" = 1'-0"

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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

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| 3 | 11/4/2016 | PLANNING RESUBMITTAL | |
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ENTITLEMENT
REVIEW

LEVEL 4 PLAN

PROJECT NUMBER:
16-034

SHEET NUMBER

A2.4

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1 LEVEL 4 PLAN
3/32" = 1'-0"

9/6/2017 11:59:20 AM

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

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510.724.3388

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| 2 | 10/19/2016 | PLANNING RESUBMITTAL | |
| 3 | 11/4/2016 | PLANNING RESUBMITTAL | |
| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |
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ENTITLEMENT
REVIEW

LEVEL 5 PLAN

PROJECT NUMBER:
16-034

SHEET NUMBER

A2.5

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1 LEVEL 5 PLAN
3/32" = 1'-0"

9/6/2017 11:59:52 AM

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

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CIVIL ENGINEERING

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| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |
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ENTITLEMENT
REVIEW

LEVEL 6 PLAN

PROJECT NUMBER: 16-034 SHEET NUMBER

A2.6

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1 LEVEL 6 PLAN
3/32" = 1'-0"

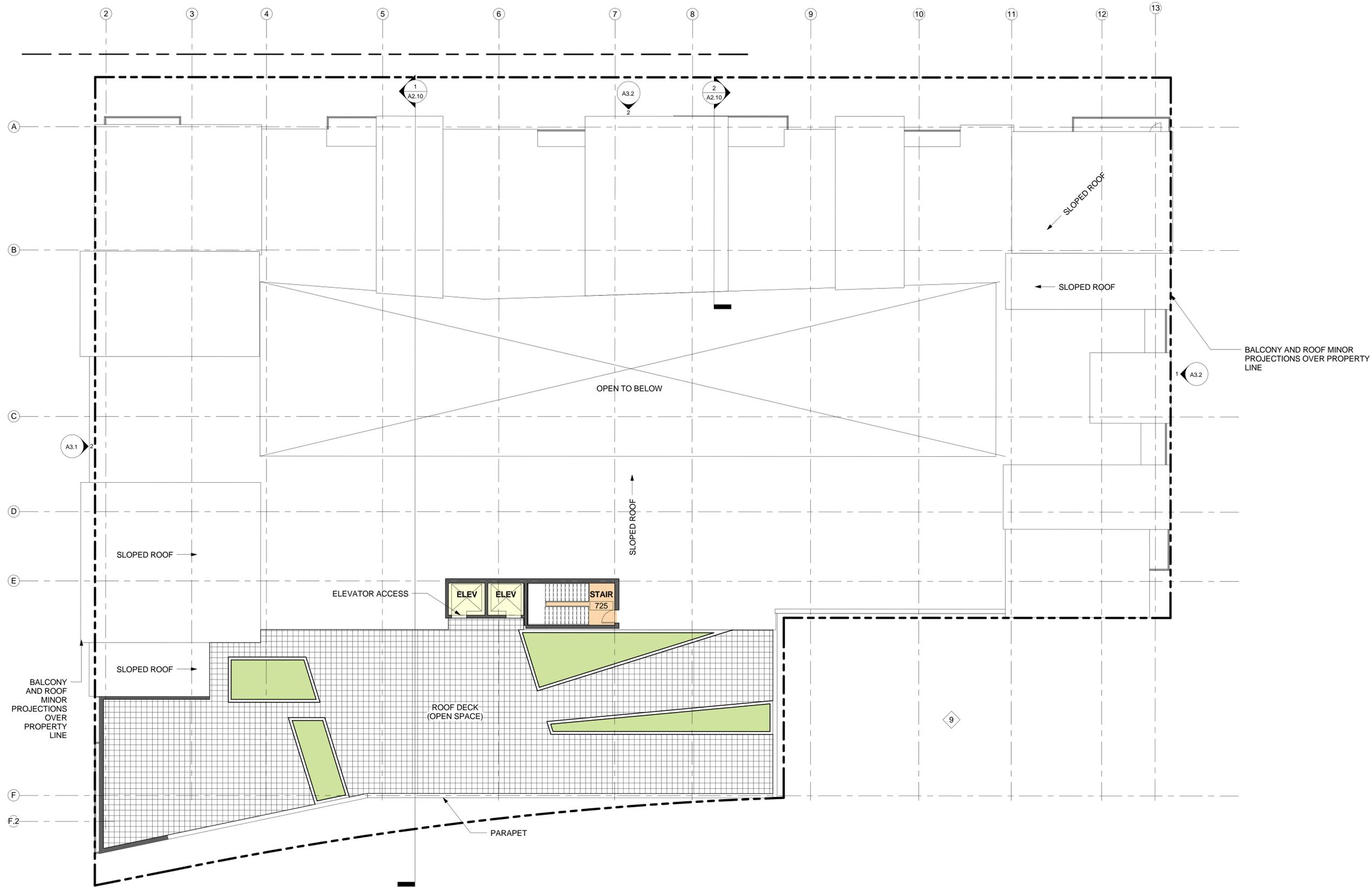
9/6/2017 12:00:22 PM



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510.724.3388



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ENTITLEMENT
REVIEW

ROOF PLAN

PROJECT NUMBER: 16-034
SHEET NUMBER: **A2.7**

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CEILING MOUNT
 MANUFACTURE: PRUDENTIAL
 MODEL: LED P40
 COLOR: WHITE
 SIZE: 4'X 4' 48"

CEILING MOUNTED | WALL MOUNTED

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

WALL MOUNT

WALL MOUNT
 MANUFACTURE: BETACALCO
 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

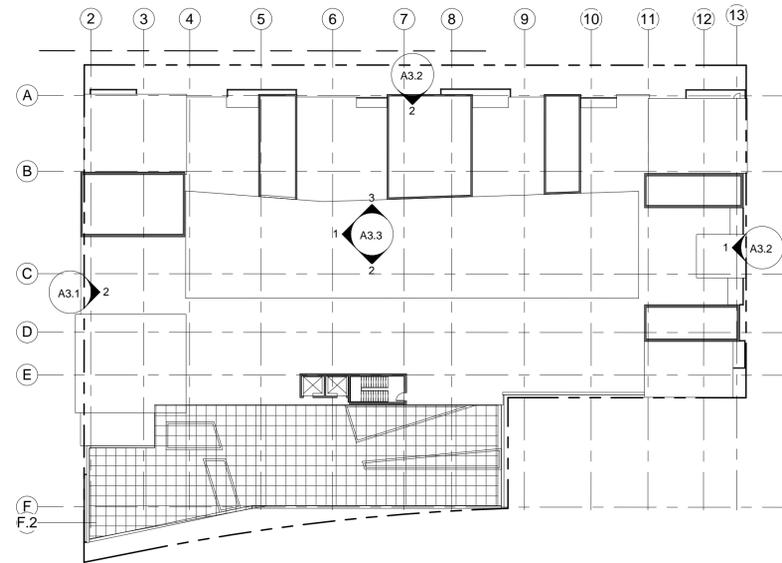
WALL MOUNT
 MANUFACTURE: CSL
 MODEL: ECV-10 - 6W
 COLOR: WARM WHITE
 SIZE: 10.5" L X 1.5" W X 1.75" H



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"



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 Fax: 510.836.5454

CIVIL ENGINEERING

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

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

EXTERIOR
LIGHTING PLAN

PROJECT NUMBER:
16-034

SHEET NUMBER

A2.8

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PAVING MATERIAL



CAST-IN-PLACE INTEGRAL COLOR
CONCRETE - SANDBLAST
HIGHLIGHTS

PLANTS AT BIORETENTION AREA



IRIS
DOUGLASIANA



KNIPHOFIA



LEYMUS
CONDENSATUS



WOODWARDIA
FIMBRATA



AEONIUM
CANARIENSE



DESCHAMPSIA
CESPITOSA



JASMINUM
SAMBAC



DERO HEAVY DUTY
HOOP RACK



CHONDRAPETALUM TECHTORUM
(CAPE RUSH)



STREET TREE -
GINKGO BILOBA

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ENTITLEMENT
REVIEW

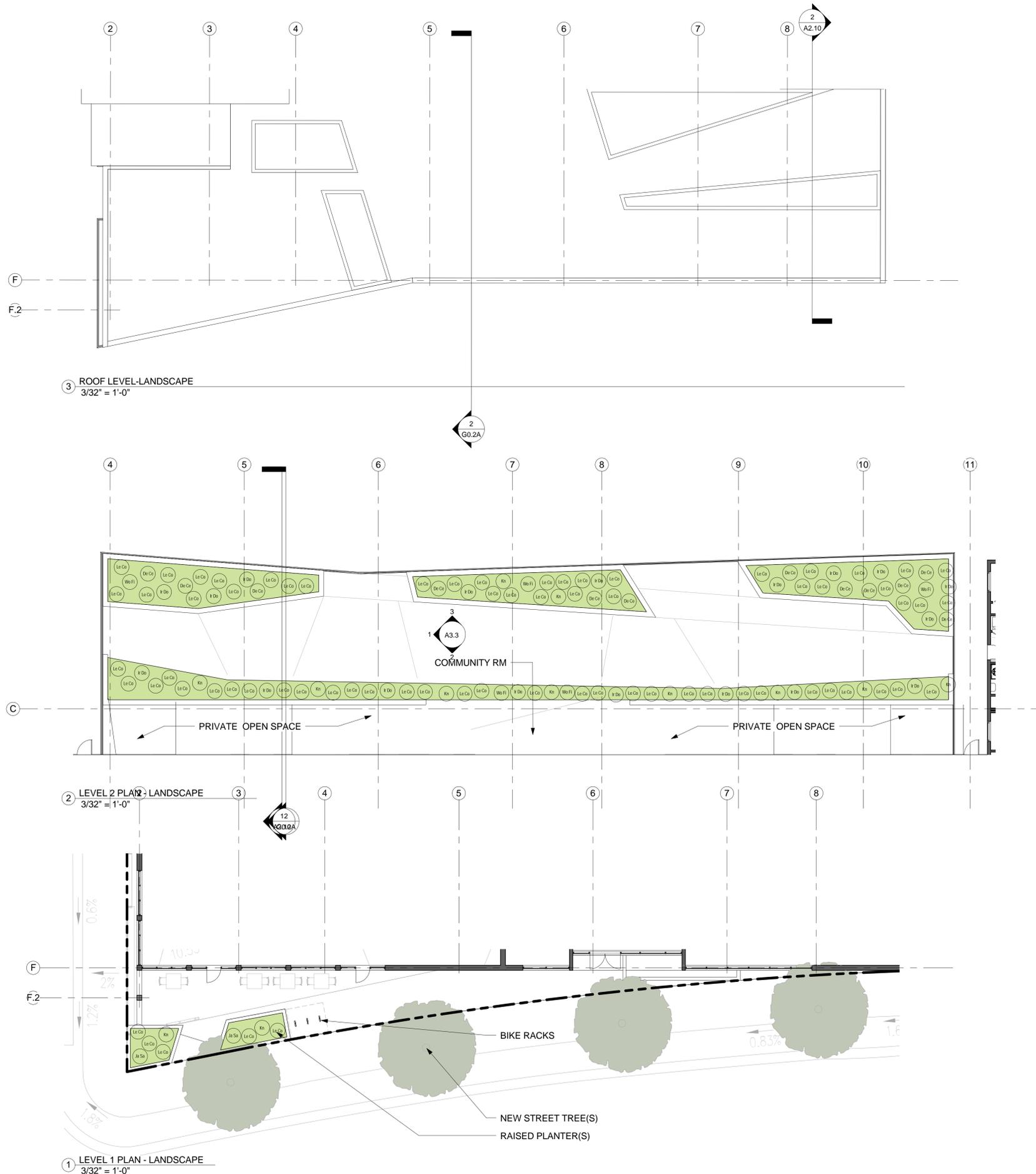
LANDSCAPE
PLAN

PROJECT NUMBER:
16-034

SHEET NUMBER

A2.9

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9/6/2017 12:00:49 PM



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ENTITLEMENT
REVIEW

BUILDING
SECTIONS

PROJECT NUMBER: 16-034 SHEET NUMBER

A2.10

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KEY NOTES

- 1 GROUP OPEN SPACE
- 2 PRIVATE OPEN SPACE
- 3 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

**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 TIME.

MATERIAL KEY

- M1 FIBER CEMENT SHINGLES
- M2 FIBER CEMENT BOARD
- M3 STUCCO, SMOOTH FINISH
- M4 WOOD SIDING
- M5 METAL, LIGHT BRONZE
- M6 METAL, PTD
- M7 STANDING SEAM METAL ROOFING, PTD
- M8 BOARD FORMED CONCRETE

FINISH LEGEND

- PAINT 1
- PAINT 2
- PAINT 3
- PAINT 4

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| 4 | 9/6/2017 | RESUBMITTAL (PENDING) | |

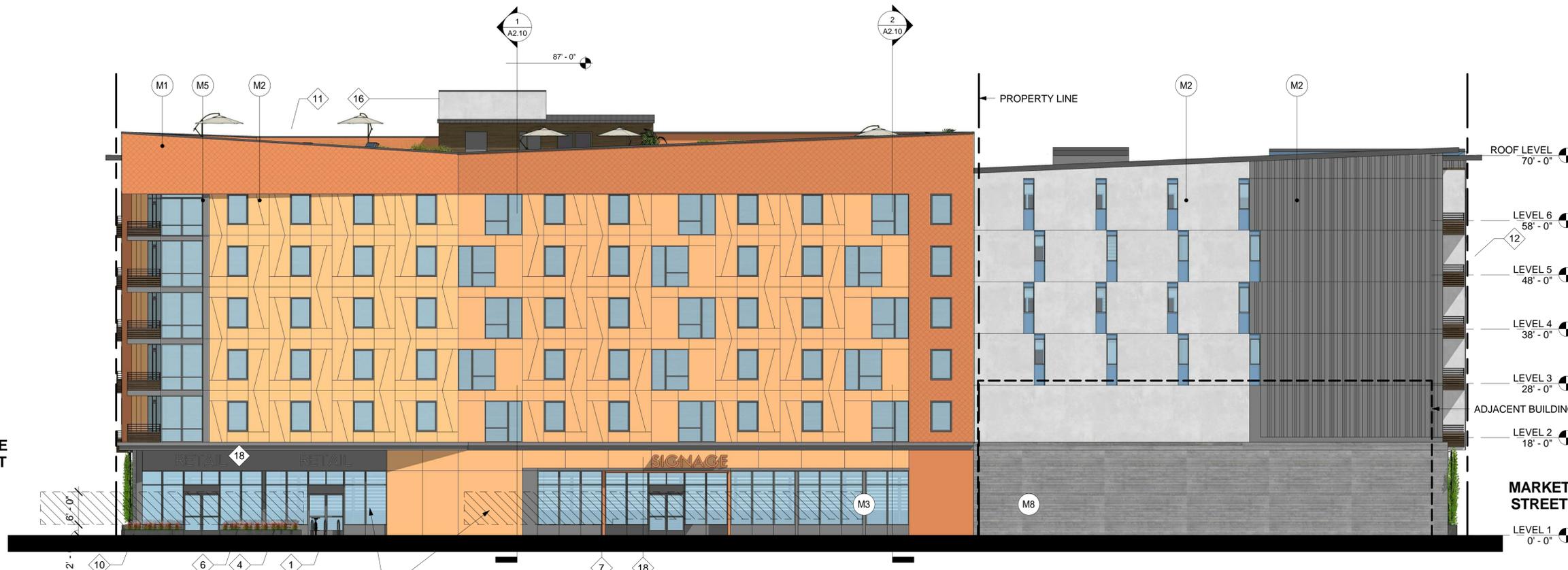
ENTITLEMENT REVIEW

EXTERIOR ELEVATIONS

PROJECT NUMBER: 16-034 SHEET NUMBER

A3.1

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



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



914 W GRAND OAKLAND

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 738 ALFRED NOBEL DRIVE
 HERCULES, CA 94574
 510.724.3388

KEY NOTES

- 1 GROUP OPEN SPACE
- 2 PRIVATE OPEN SPACE
- 3 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
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- 15 METAL TRIM/METAL PANEL DETAIL
- 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 TIME.

MATERIAL KEY

- M1 FIBER CEMENT SHINGLES
- M2 FIBER CEMENT BOARD
- M3 STUCCO, SMOOTH FINISH
- M4 WOOD SIDING
- M5 METAL, LIGHT BRONZE
- M6 METAL, PTD
- M7 STANDING SEAM METAL ROOFING, PTD
- M8 BOARD FORMED CONCRETE

FINISH LEGEND

- PAINT 1
- PAINT 2
- PAINT 3
- PAINT 4

| # | DATE | ISSUES & REVISIONS | BY |
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EXTERIOR ELEVATIONS

PROJECT NUMBER: 16-034 SHEET NUMBER **A3.2**

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



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



DEVELOPER

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VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM SOUTHWEST CORNER

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ENTITLEMENT
REVIEW

PERSPECTIVES

PROJECT NUMBER:
16-034

SHEET NUMBER

A3.4

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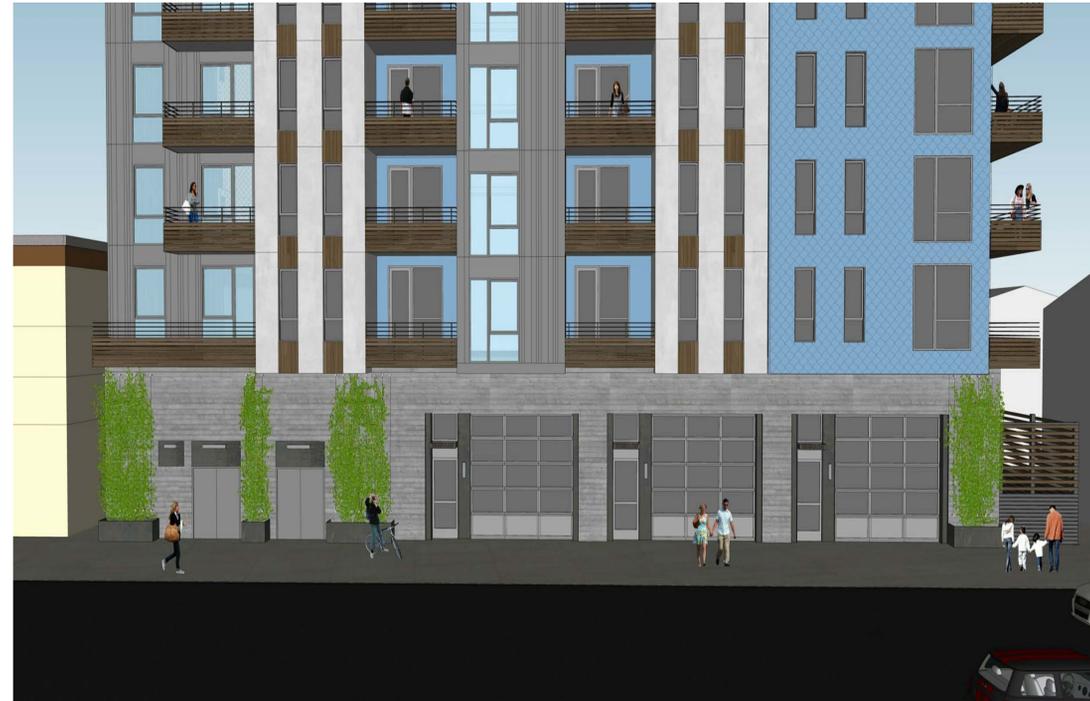
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PERSPECIVE ELEVATION FACING MARKET



VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM COURTYARD

| # | DATE | ISSUES & REVISIONS | BY |
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ENTITLEMENT
REVIEW

PERSPECTIVES

PROJECT NUMBER:
16-034

SHEET NUMBER

A3.5

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VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS RESIDENTIAL ENTRANCE



VIEW TOWARDS FLEX SPACE



DEVELOPER

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ENTITLEMENT
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PERSPECTIVES

PROJECT NUMBER:
16-034

SHEET NUMBER

A3.6

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SHEET NOTES

1. SHEET NOTE 1



914 WEST GRAND



914 W GRAND OAKLAND

DEVELOPER

CEF REALTY
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800.857.7550

ARCHITECT

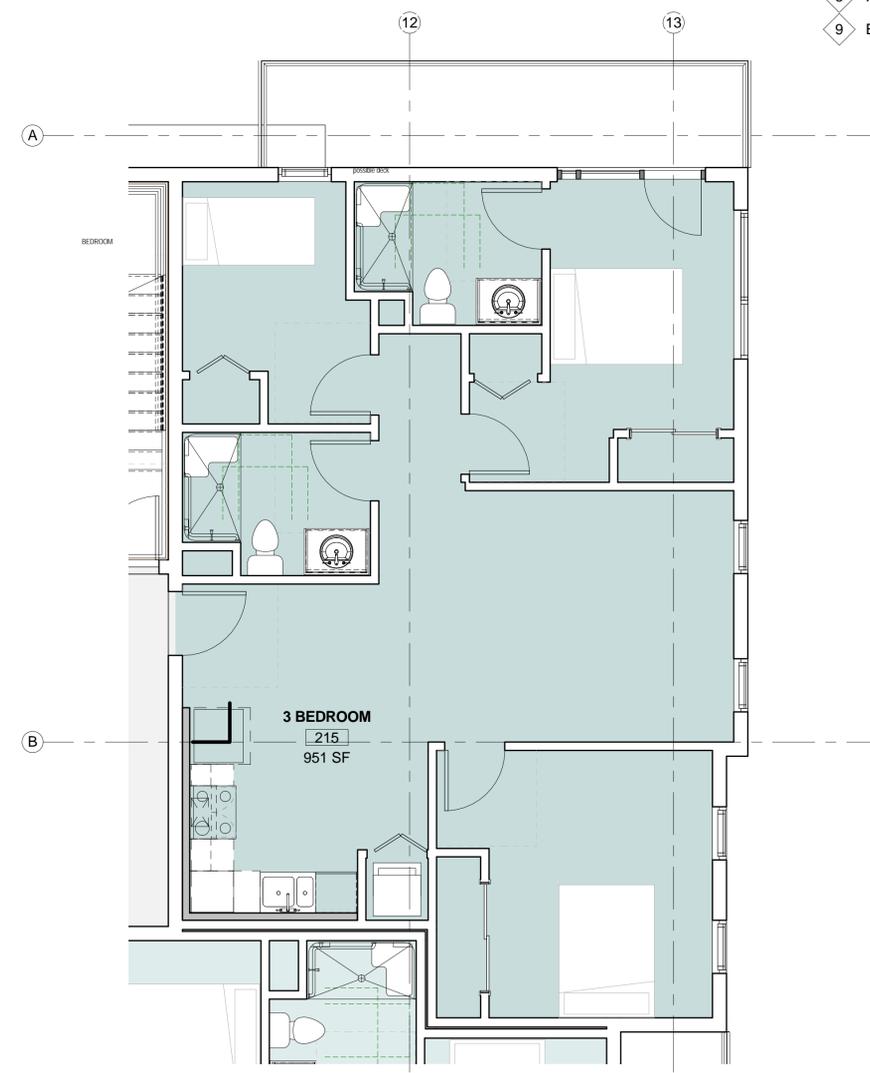
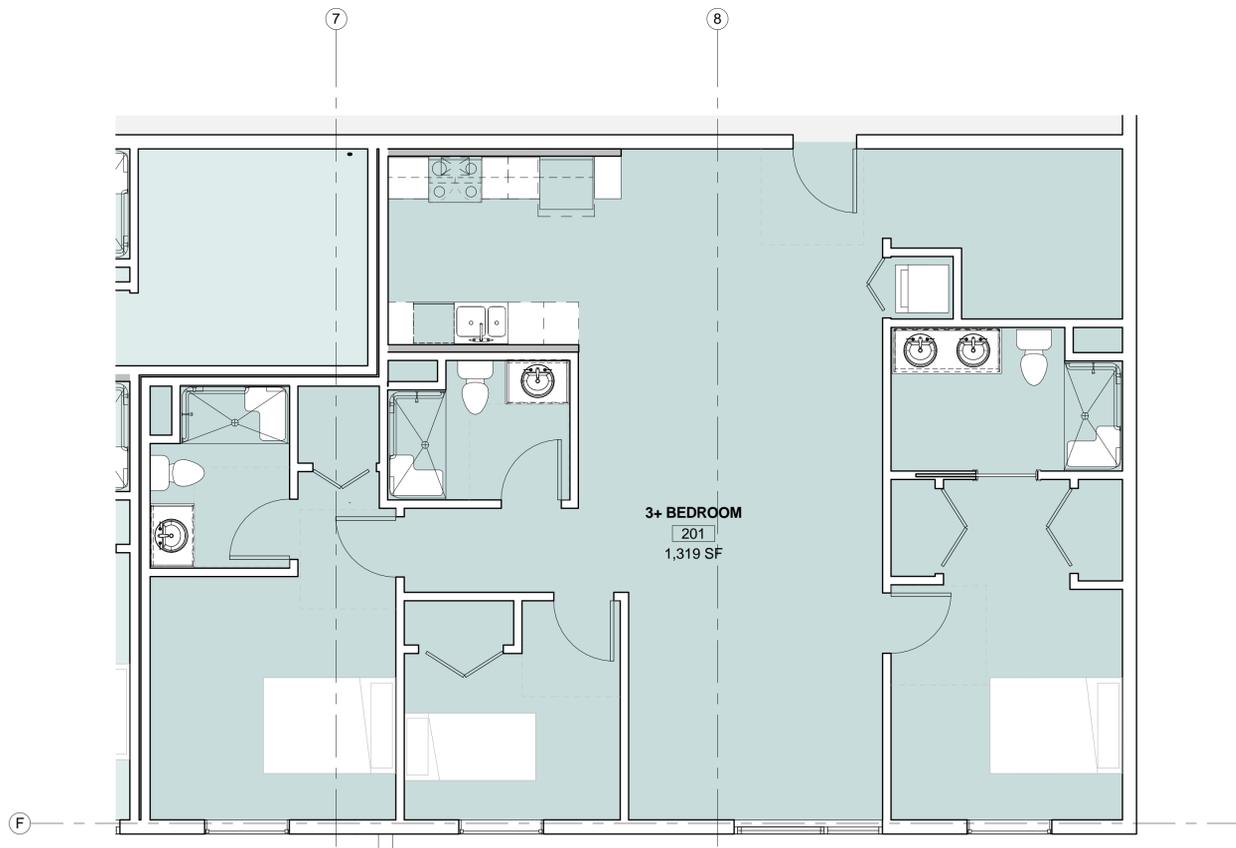
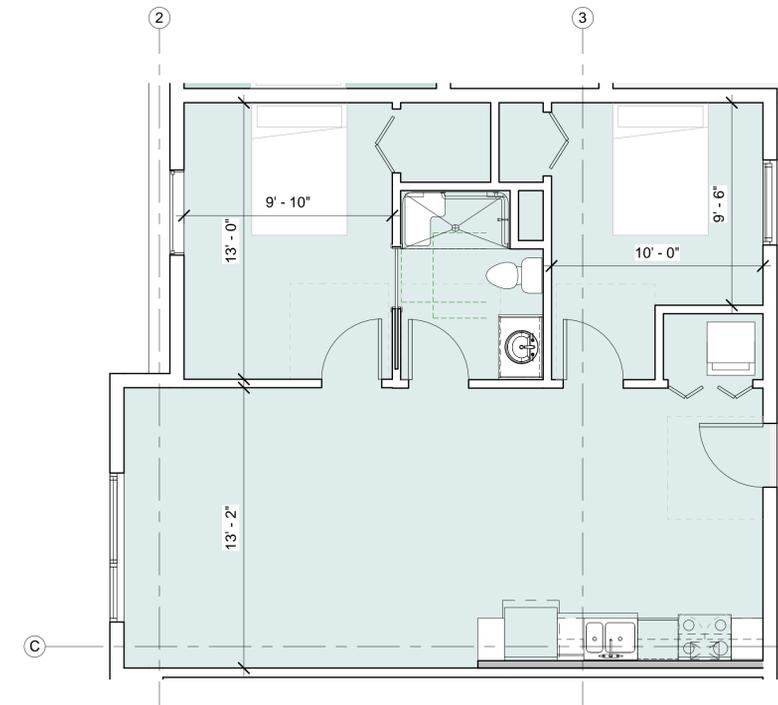
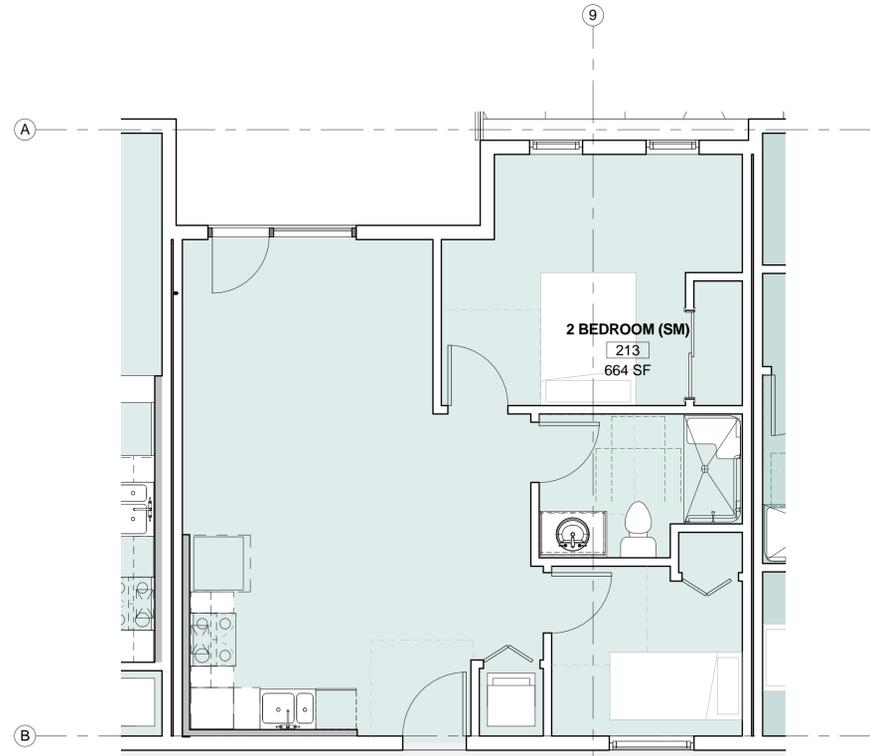
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Fax: 510.836.5454

CIVIL ENGINEERING

LUK AND ASSOCIATES
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HERCULES, CA 94574
510.724.3388

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



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ENTITLEMENT
REVIEW

ENLARGED UNIT
PLANS

PROJECT NUMBER: 16-034
SHEET NUMBER: **A5.1**

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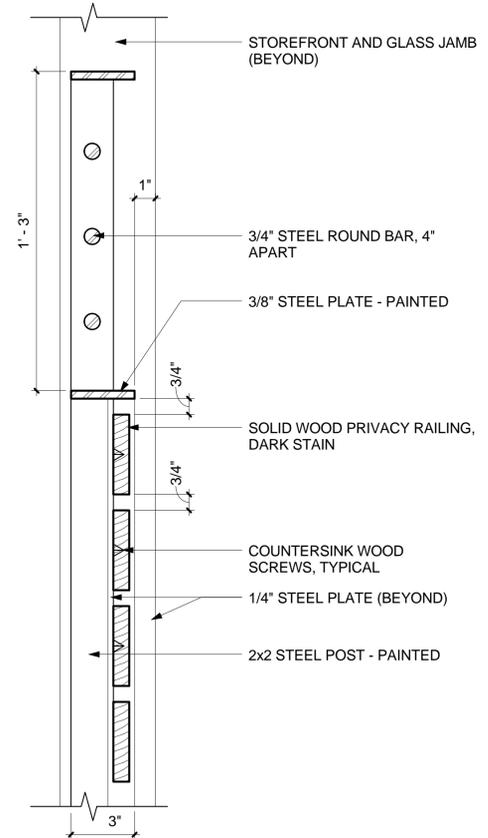
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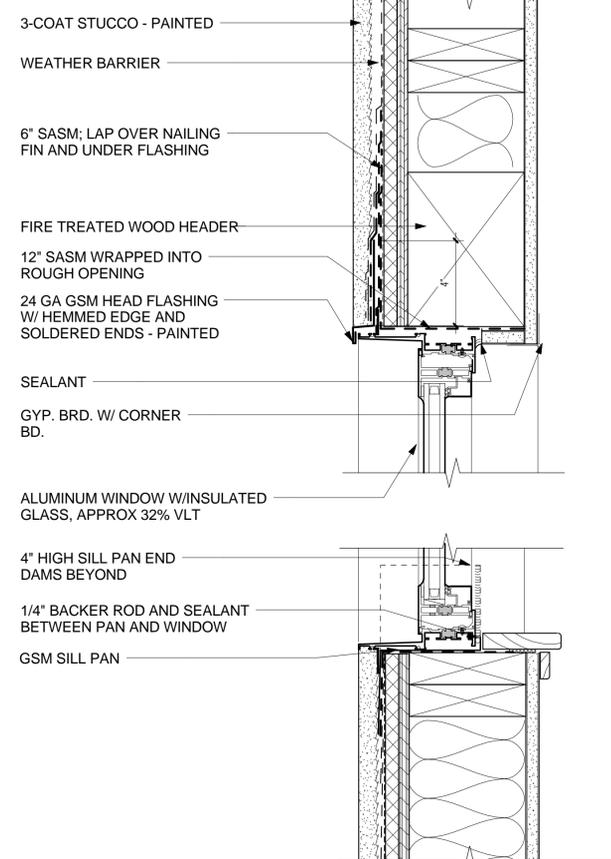
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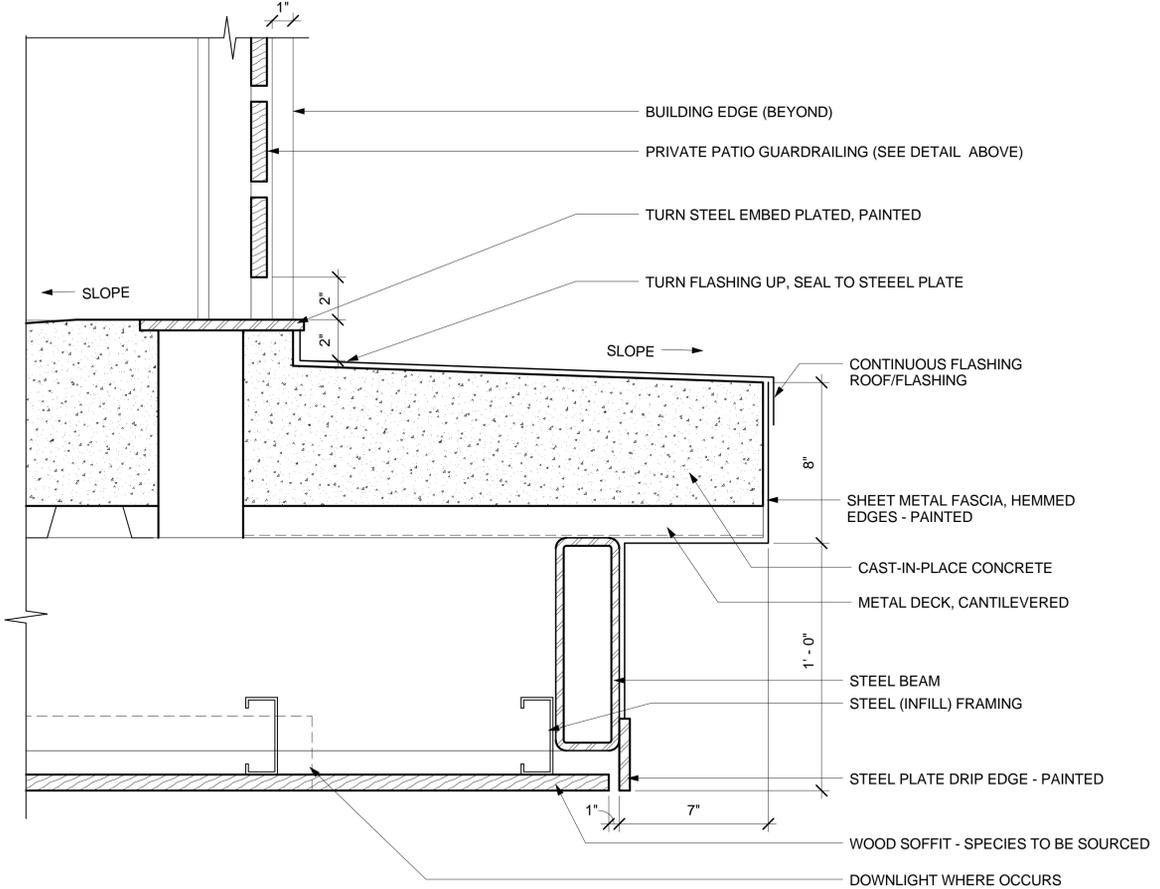
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510.724.3388



⑥ BALCONY GUARDRAIL DETAIL
3" = 1'-0"



② WINDOW HEAD/SILL - STUCCO
3" = 1'-0"



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

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ENTITLEMENT
REVIEW

DESIGN DETAILS

PROJECT NUMBER: 16-034
SHEET NUMBER: A10.1

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