

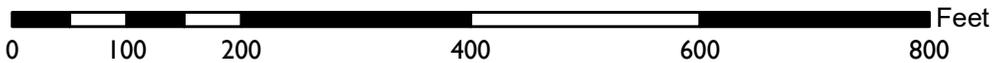
<b>Location:</b>	<b>1510 Webster Street</b> <b>(See map on reverse)</b>
<b>Assessor's Parcel Numbers:</b>	<b>008-0625-032-00 &amp; -034-01</b>
<b>Proposal:</b>	Construct a 19-story mixed-use building containing 182 dwelling units over ground floor/basement commercial. The proposal includes the use of the Affordable Housing Density Bonus and will include 16 units designated as low income as well as request a concession for minimum required open space.
<b>Applicant:</b>	Colin Nelson / oWOW
<b>Owners:</b>	1510 Webster LLC
<b>Planning Permits Required:</b>	Regular Design Review for new construction Parcel Map Waiver to merge two lots into one
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	CBD-P & CBD-C / CBD Height Area 6
<b>Environmental Determination:</b>	Determination Pending
<b>Historic Status:</b>	1510 Webster - OCHS Rating: F3
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at <b>(510) 238-6167</b> or by email: <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> .

**SUMMARY**

OWOW has filed an application with the Bureau of Planning to develop a 19-story mixed use building that would include 182 dwelling units, 16 of which would be designated as affordable for low income households. The proposal also includes approximately 13,000 square feet of ground floor and basement commercial.

Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN20-107  
Applicant: Colin Nelson / oWOW  
Address: 1510 Webster Street (008-0625-032-00 & -034-01)  
Zone: CBD-P & CBD-C / CBD Height Area 6  
Height Area: Height Area 6, no limit

**PROPERTY DESCRIPTION**

The subject property consists of two parcels comprised of 14,231 square feet located on the northeast corner of 15<sup>th</sup> and Webster Streets in downtown Oakland. The site contains one existing commercial building and a partially constructed building that never was completed. Existing uses in the project vicinity are primarily commercial and multi-family residential.

**PROJECT DESCRIPTION**

The Project would demolish the existing buildings on the project site and construct a 19-story mixed use building containing 182 dwelling units above approximately 13,000 square feet of ground and basement commercial space. The building massing consists of a six-story base element that runs along Webster Street and out to 15<sup>th</sup> Street, with the 19-story tower extending above along the northern property line from the Webster Street elevation. The base of the building is proposed to be clad in a terracotta panel exterior with punched aluminum windows. The ground floor is proposed to be an exposed board formed concrete system with storefronts in between. The tower would consist of aluminum windows in between vertically running metal panel systems of varying colors.

The proposed commercial floor area would consist of retail bays along the street frontages of the property along 15<sup>th</sup> and Webster Streets, with office space set back in the ground floor and located in the basement level. The proposal does not provide any auto parking as it is not required in the CBD Zones, but one loading berth will be located at the northern end of the site on Webster Street. This loading area may need to be expanded in order to accommodate the one required car share space for the building. The project will require 50 long-term bike parking spaces, which isn't yet currently clearly defined as to location other than showing some being provided with lockers in the ground floor lobby/interior plaza and some being provided in the basement level.

**ZONING ANALYSIS**

The subject property is located within the CBD-P and CBC-C Zoning areas. The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The intent of the CBD-C Zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. The site is located within the CBD Height Area 6, which does not prescribe a height maximum and allows for a Residential Density of one dwelling unit per 90 square feet of lot area and an FAR of 20.0.

**Residential Density**

The applicant will be including at least 10% of their baseline project units designated as affordable to low income households and is therefore entitled to an additional state density bonus of 20%.

The breakdown of the residential density is explained in the table below.

<b>Lot Area</b>	<b>CBD Height Area 6 Allowed Density</b>	<b>20% Affordable Bonus (10% low income)</b>	<b>Maximum Density Bonus Project Units</b>	<b>Proposed Total</b>
14,231	1:90 square feet of lot area = <b>158.12 (159)</b>	<b>31.6 (32)</b>	<b>191</b>	<b>182</b>

**DESIGN REVIEW**

While the proposed application as currently filed is not required to appear before the Planning Commission for a decision on the application, staff requests that the Design Review Committee review the proposed development project and provide comments and/or design recommendations to the applicant and staff prior to a decision being made by the Bureau of Planning on the development application.

As previously discussed the proposed project contains a building base for the first six stories that covers the majority of the site with a tower extending along the northern side of the site with street frontage on Webster Street. This building massing allows for a reduced height building at the corner of 15<sup>th</sup> and Webster Streets, which aligns with the height character of other buildings at the intersection including the historic YWCA building at 1515 Webster Street. Staff is supportive of the general massing configuration for the proposal in order to establish a tower that steps down to the area context. However, staff has concerns over the exterior design elements of the building and is providing the following comments and recommendations below:

Building Base Facade

The building base element includes the use of a terracotta rainscreen system articulated with a punched window pattern which relates to older buildings in the area. However, there are a number of locations where those elements of the building’s window pattern appear to accommodate a structural wall and are reflected as solid wall within this pattern. Staff recommends that a different design approach be used for these portions of the elevations as it gives the appearance of sealed windows off or that of a seismically retrofitted building that closed off prior openings.

The ground level of the building along the street frontages consists largely of storefront glazing, which is broken up with concrete piers that would include vertical grooves. Staff has concerns about the concrete piers as they relate to the overall building architecture and would recommend more of a finish material versus the proposal for exposed concrete as it may end up giving an unfinished appearance to the façade. Often board formed concrete is used for ground floor elevations to a building that has a more raw industrial exterior appearance, whereas the proposed building is incorporating a terracotta system for the building base which may not relate as well to the proposed concrete. Staff is open to seeing more detail on the proposed finish pattern, but has concerns about compatibility to the overall design. Additionally, the building is set back from the northern property line, but the ground floor element of the building does not include a finished design treatment to grade and instead includes a blank concrete wall. Staff recommends that a finish material be used in this location due to the visibility of the building from the sidewalk. This side setback also leads to a light well that provides light down to the basement commercial space. Staff further recommends that this space be used as an additional access route to the basement level to provide an additional street connection and to represent an active area versus the closed off side yard currently proposed.

#### Building Tower Facade

The tower that extends above the building base includes the use of varying color metal panel systems that establish vertical pattern lines to the tower façade and a continuous pattern of aluminum windows. Staff has concerns that the aluminum panel system is creating too strong of a monotonous vertical pattern to the building and would recommend looking at simplifying the elevations by limiting the vertical lines to a few accent locations if at all. The applicant should also look at ways to define the top of the building, even if by simply connecting the visual points vertically of the window openings on the top two floors with a window wall system and a heavier parapet line. In addition, the applicant should look closer at the window mullion pattern of the proposed windows as they currently give the appearance of a retrofit aluminum slider window system that is not compatible with an existing building. Windows for the tower could be similar to those currently proposed on the building base for a consistent window through the building.

An additional issue of the tower façade is that the eastern elevation is located too close to the property line to allow any openings, which results in a 19-story blank wall for the entire elevation articulated only by alternating patterns of metal panel siding. Staff recommends that the applicant set the tower back in order to accommodate openings, or at least recess the midpoint of the elevation that aligns with the internal hall way corridor to provide an opening and then include a façade pattern similar to the overall tower while using spandrel placement in lieu of actual functioning windows to give the appearance of glass windows continuing up the building façade.

**RECOMMENDATION**

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant.

Prepared by:



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PETERSON Z. VOLLMANN  
Planner IV

Approved:



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CATHERINE PAYNE  
Acting Development Planning Manager

Attachments:

- A. Project Plans

# 1510 WEBSTER

Oakland, California

## PLANNING DEPARTMENT ENTITLEMENT SUBMISSION

08.07.2020



### PROJECT DIRECTORY

#### OWNER/DEVELOPER

1510 WEBSTER, LLC  
411 2ND STREET  
OAKLAND, CA 94607

#### ARCHITECT

OWOW DESIGN, LLC  
411 2ND STREET  
OAKLAND, CA 94607

#### STRUCTURAL ENGINEER

DCI ENGINEERS  
135 MAIN STREET, STE 1800  
SAN FRANCISCO, CA 94105

#### ENVIRONMENTAL CONSULTANT

ENERGY INSPECTORS  
1 CIVIC CENTER DRIVE, STE. 300  
SAN MARCOS, CA 92069

#### CIVIL ENGINEER

CALICHI DESIGN GROUP  
3240 PERALTA STREET, STE 3  
OAKLAND, CA 94608

### SHEET INDEX

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BIG-1	GREENPOINT RATED MULTIFAMILY CHECKLIST
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### SURROUNDING CITY CONTEXT AND NEARBY HIGH-RISE BUILDINGS



oWOW  
411 2ND STREET  
OAKLAND, CA 94607



1510 WEBSTER STREET

OAKLAND, CA 94612

G-000

08.07.2020

# PROJECT INFORMATION

## BUILDING DATA

**BUILDING ADDRESS:**  
1510 WEBSTER STREET, OAKLAND, CA 94612

**NUMBER OF STORIES:**  
19

**PROPOSED HEIGHT:**  
195 FEET

**USE:**  
COMMERCIAL/RETAIL/RESIDENTIAL

**SPRINKLERED:**  
YES

**OCCUPANCY CLASSIFICATION:**  
B (MERCANTILE)

**LOT AREA:**  
14,106 SF

**BUILDING - GROSS FLOOR AREA:**  
193,286 SF

**BUILDING OUTLINE:**  
12,153 SF

**NET SITE AREA:**  
14,106 SF

**FLOOR AREA RATIO:**  
GROSS FLOOR AREA / NET SITE AREA = 13.7

**BUILDING COVERAGE:**  
BUILDING OUTLINE / NET SITE AREA = 0.86

## ZONING INFORMATION

**ASSESSOR'S PARCEL #:**  
8 - 625 - 34 - 1 / 8 - 625 - 32

**ZONING DISTRICT:**  
CBD-P (PARCEL # 8 - 625 - 34 - 1)  
CBD-C (PARCEL # 8 - 625 - 32)

## PARKING INFORMATION

CAR PARKING				
PER OAKLAND PLANNING CODE 17.116.105, OPTION 2b, (f) CAR SHARE SPACE WILL BE PROVIDED OFFSITE WITHIN 600 FEET OF THE BUILDING SITE.				
BIKE PARKING				
USAGE	LONG TERM	SHORT TERM	COMPLIANT	NOTES
RETAIL / F&B	2 SPACES	2 SPACES	YES	PER SECTION 17.117.080 OF OAKLAND MUNICIPAL CODE
OFFICE	18 SPACES	2 SPACES	YES	PER SECTION 17.117.080 OF OAKLAND MUNICIPAL CODE
RESIDENTIAL	1 SPACE PER 4 UNITS (46)	1 SPACE PER 20 UNITS (10)	YES	PER SECTION 17.117.090 OF OAKLAND MUNICIPAL CODE
<b>TOTAL SPACES</b>				64

## OPEN SPACE CALCULATIONS

PER OAKLAND MUNICIPAL CODE 17.101G.060 USABLE OPEN SPACE STANDARD.

**TOTAL REQUIRED OPEN SPACE:**  
13,530 SF

**TOTAL OPEN SPACE:**  
1,818 SF (PRIVATE)  
1,500 SF (GROUP)

174 UNITS X 75 SF = 13,050

18 UNIT BALCONIES X 51 SF = 1,818 SF

8 AFFORDABLE UNITS X 60 SF = 480 SF

L7 OPEN SPACE = 750 SF

L1 PLAZA = 250 SF

BASEMENT = 500 SF

\*PER STATE DENSITY BONUS LAW, THE DEVELOPMENT IS SEEKING TO WAIVE THE OPEN SPACE REQUIREMENTS FOR THIS PROJECT.

## RESIDENTIAL UNIT MIX

TYPE	NO. UNITS	UNIT MAKEUP
1 BEDROOM	33	18%
2 BEDROOM	77	42%
3 BEDROOM	54	30%
4 BEDROOM	18	10%
<b>TOTAL UNITS</b>	<b>182</b>	<b>--</b>

## PROJECT DESCRIPTION

1510 WEBSTER IS IN A CENTRAL AND DYNAMIC LOCATION, SURROUNDED BY HISTORIC STRUCTURES AND BUSTLING NEW HIGH-RISE DEVELOPMENTS. THIS PARTICULAR SITE HAS SAT UNDERUTILIZED AND DISCONNECTED FROM ITS COMMUNITY FOR YEARS. THE INTENT OF THE DEVELOPMENT IS TO ACTIVATE THE STREETScape WITH RETAIL AT THE GROUND FLOOR, PAY HOMAGE TO ITS NEIGHBORING STRUCTURES WITH A LOW-RISE PODIUM AND AT THE SAME TIME PROVIDE A THOUGHTFUL NEW BUILDING DESIGN IN A 19-STORY TOWER WHICH PROVIDES MUCH NEEDED HOUSING AND DENSITY TO A DOWNTOWN LANDSCAPE.

THE STREET LEVEL EXPERIENCE AIMS TO CREATE TWO DISTINCT GROUND FLOOR ACTIVATED RETAIL STOREFRONT ZONES BISECTED WITH A SECURE INDOOR/OUTDOOR PLAZA WHICH SERVES AS THE MAIN LOBBY AND ACCESS POINT FOR THE RESIDENTIAL HIGH-RISE AND BASEMENT AND GROUND FLOOR OFFICE SPACES. THE INTENDED USE OF THE PLAZA SPACE IS TO CREATE AN INVITING PUBLIC SPACE WHILE MAINTAINING PROPER SECURITY FOR THE ACCESS POINTS TO THE RESIDENTIAL AND COMMERCIAL SPACES. THE PUBLIC PLAZA WILL ALSO HELP TO SERVE AS THE FOCAL POINT FOR THE

DEVELOPMENT'S PUBLIC ART FEATURE.

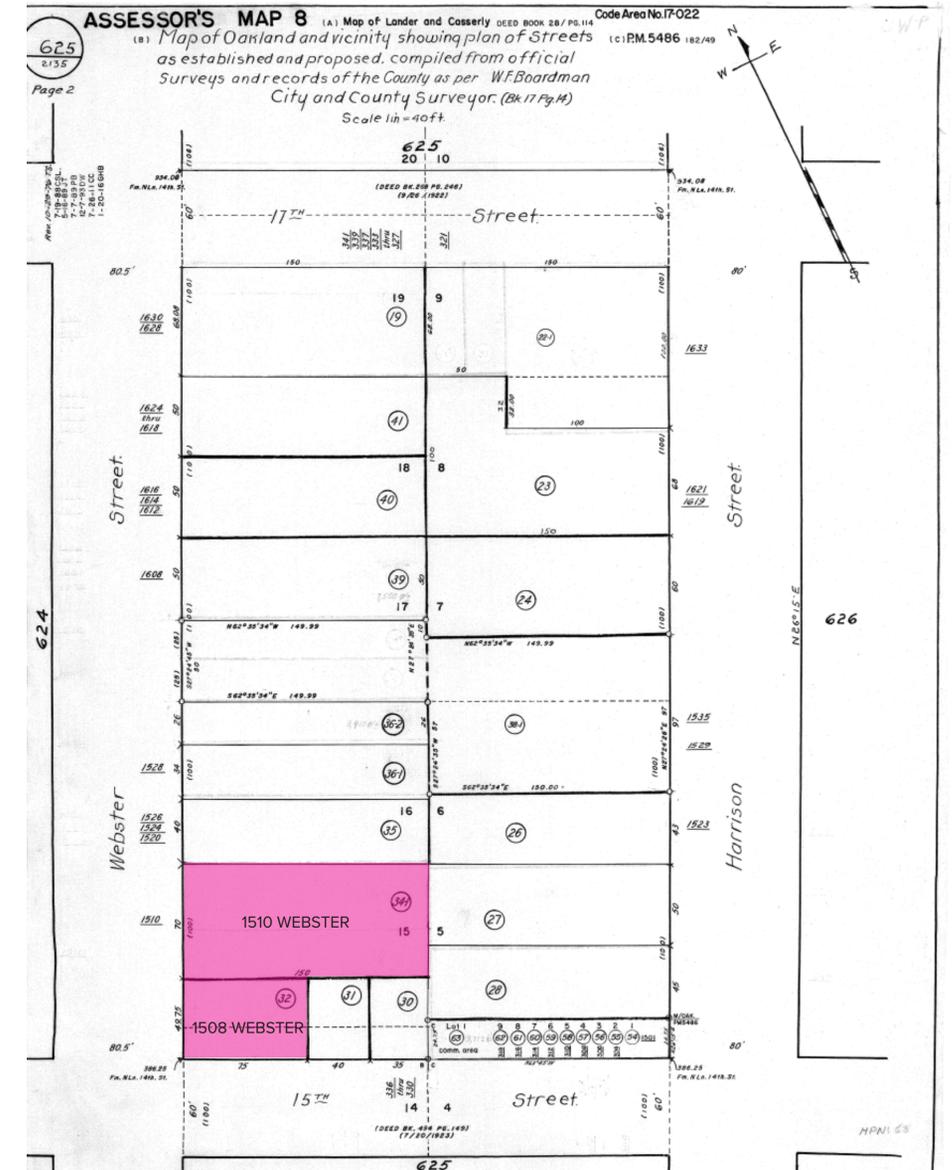
LEVELS 2-6 HELP TO HIGHLIGHT A PODIUM RESPONDING TO THE NEIGHBORHOOD BLOCK AND LOW-RISE HISTORIC BUILDINGS ON THE CORNER OF 15TH AND WEBSTER. THE RESIDENTIAL FLOOR PLATE PURPOSEFULLY STOPS AT 65' TO RESPOND TO THE DATUM OF THE YWCA BUILDING DESIGNED BY JULIA MORGAN. THE ARCHITECTURAL CLADDING AND SKIN INTENDS TO BE AN EARTH TONE TERRACOTTA OR PRECAST MATERIAL ATTRIBUTED TO THE CONTEXT OF THE NEIGHBORING BUILDING'S HISTORICAL MATERIALS.

LEVELS 7-19 DEFINE THE MAIN RESIDENTIAL TOWER, EMPHASIZING AN EXTRUDED FORM BASED ON SITE CONSTRAINTS. THE TOWER WILL HOUSE THE MAJORITY OF THE WORKFORCE HOUSING RESIDENTIAL UNITS OFFERING VIEWS TO DOWNTOWN TO THE WEST, UPTOWN AND THE OAKLAND HILLS TO THE NORTH, LAKE MERRITT TO THE EAST AND THE SAN FRANCISCO BAY TO THE SOUTH. THE EXTERIOR SKIN WILL BE MADE UP OF GLASS AND METAL PANEL DRAWING INSPIRATION FROM THE SURROUNDING NEW DEVELOPMENTS.

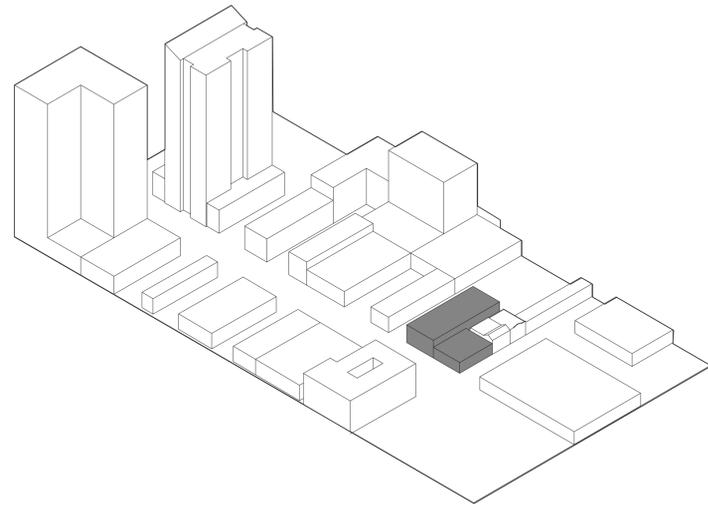
## BUILDING AREA CALCULATIONS & UNIT COUNTS

LEVEL	AREA	NO. UNITS
ROOF	2,470 SF	--
19	8,673 SF	9
18	8,673 SF	9
17	8,673 SF	9
16	8,673 SF	9
15	8,673 SF	9
14	8,673 SF	9
13	8,673 SF	9
12	8,673 SF	9
11	8,673 SF	9
10	8,673 SF	9
9	8,673 SF	9
8	8,673 SF	9
7	8,673 SF	9
6	11,976 SF	13
5	11,976 SF	13
4	11,976 SF	13
3	11,976 SF	13
2	11,976 SF	13
1	10,397 SF	--
B	9,640 SF	--

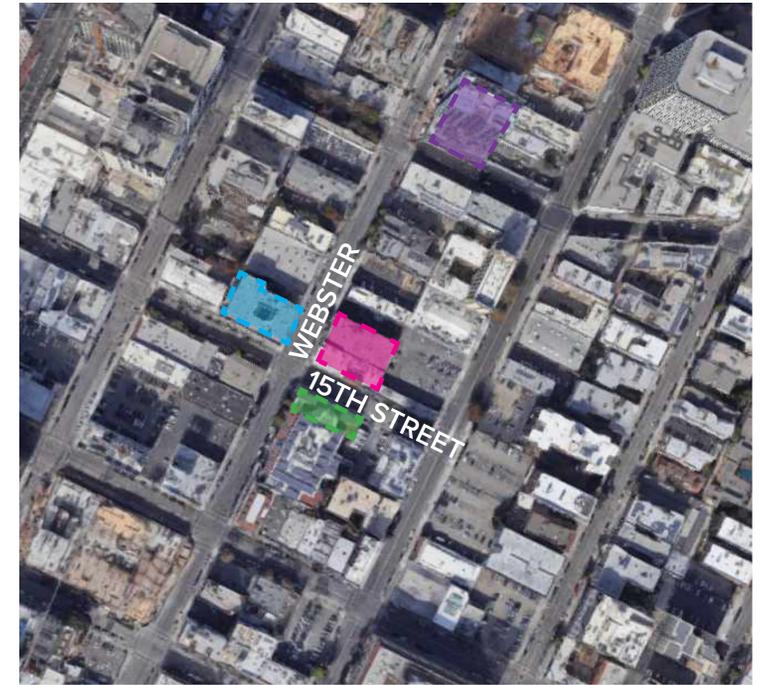
## ASSESSOR'S DATA



# EXISTING CONDITIONS



# LOCATOR MAP



## STREET VIEWS ALONG 15TH



1510 WEBSTER SITE

YWCA | JULIA MORGAN

## STREET VIEWS ALONG WEBSTER



1510 WEBSTER SITE

1700 WEBSTER STREET PROJECT

WHITE BUILDING | CLAY N. BURRELL



oWOW  
411 2ND STREET  
OAKLAND, CA 94607



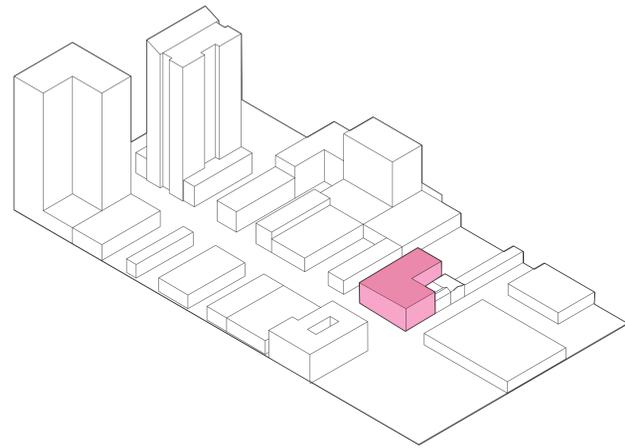
1510 WEBSTER STREET

OAKLAND, CA 94612

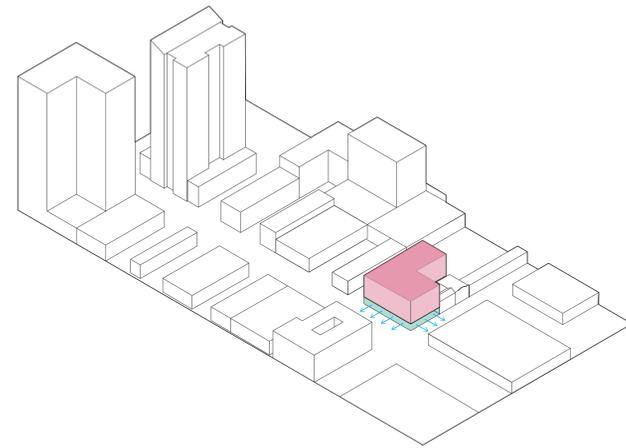
G-002

08.07.2020

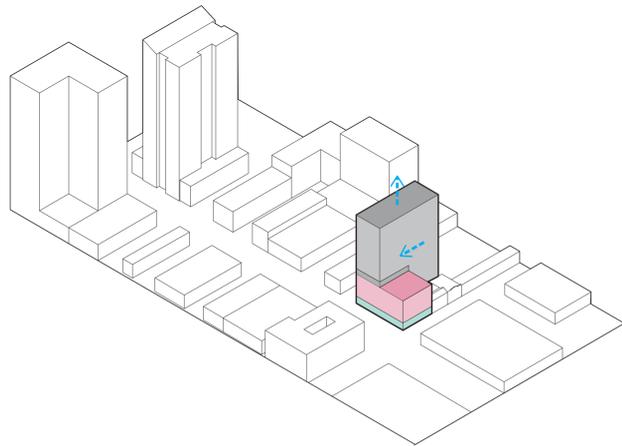
# BUILDING MASSING AND DESIGN STRATEGY



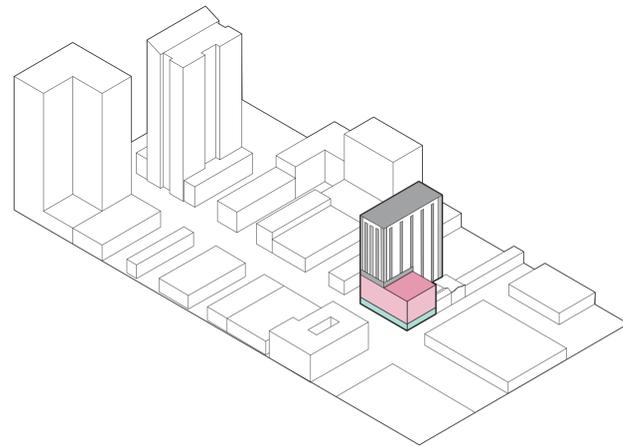
**1** EXTRUDE PODIUM MASSING TO RESPOND TO CONTEXT



**2** ACTIVATE THE STREETScape WITH GLAZING AT RETAIL AND PLAZA



**3** INTERSECT TOWER MASS WITH PODIUM HIGHLIGHTING THE INTERSECTION WITH TRANSPARENT MATERIAL



**4** SKIN TOWER MASSING WITH METAL PANEL AND GLASS

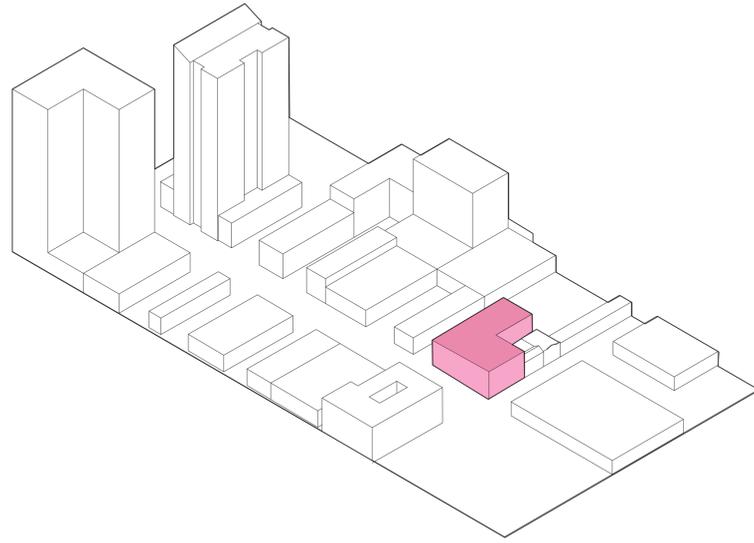
RESPONSIVE CITY LEVEL

CONTEXT-SENSITIVE BLOCK LEVEL

ACTIVATED STREET LEVEL



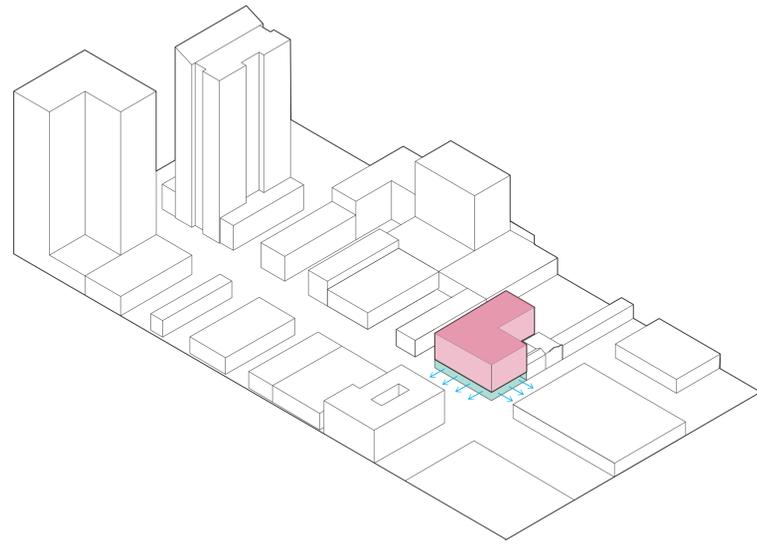
# PODIUM MASSING



**1** EXTRUDE PODIUM MASSING TO RESPOND TO CONTEXT

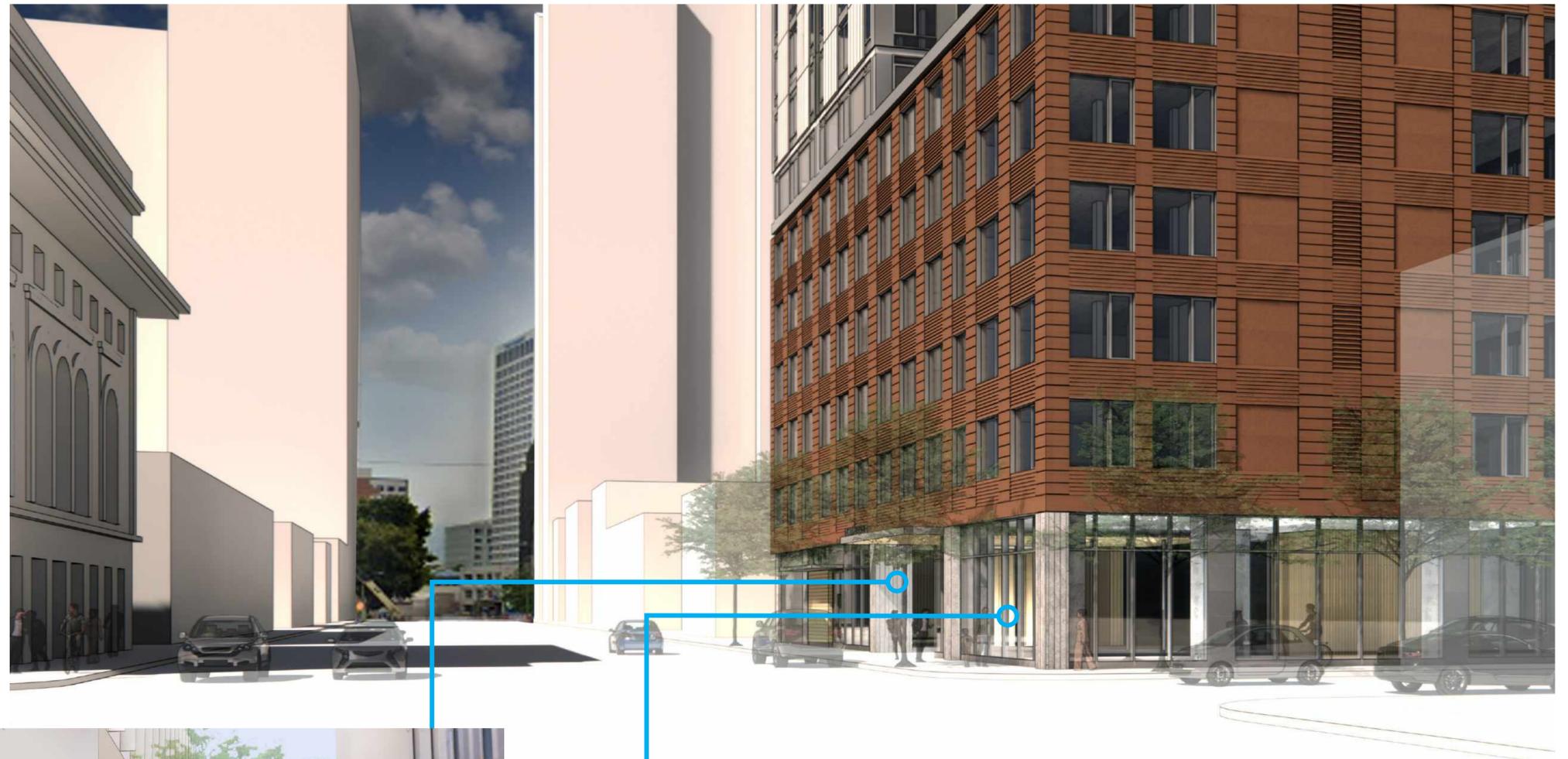


# STREET LEVEL CONTEXT

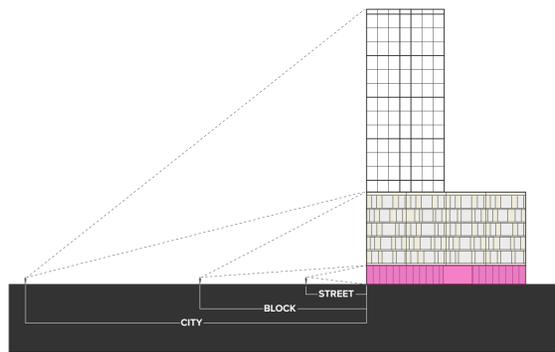


2

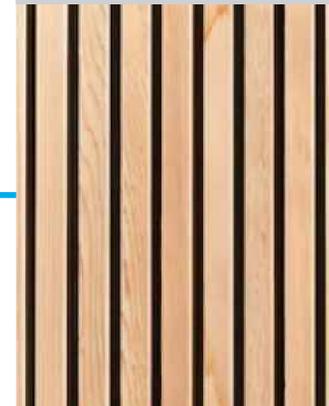
ACTIVATE THE STREETScape WITH GLAZING AT RETAIL AND PLAZA



VIEW INTO PLAZA WITH PUBLIC ART FEATURE



## MATERIALS



WOOD SLAT INTERIOR FEATURES



ARCHITECTURAL CONCRETE



DARK METAL BASE & MULLIONS



oWOW  
411 2ND STREET  
OAKLAND, CA 94607



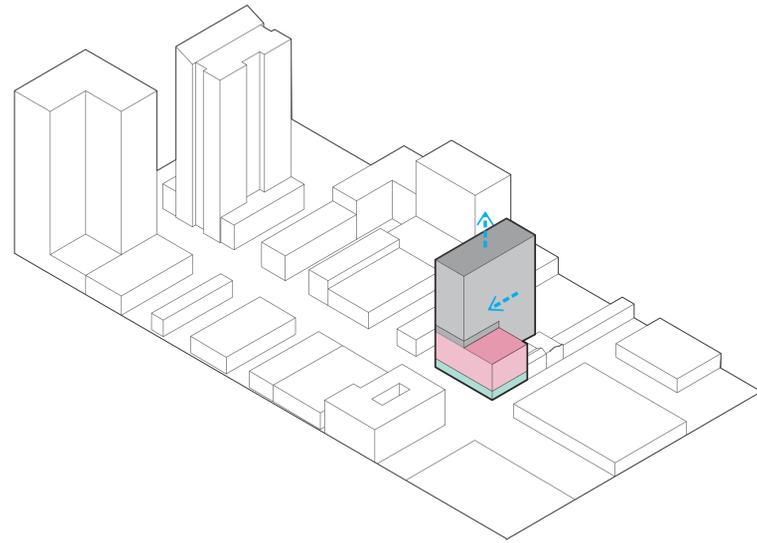
1510 WEBSTER STREET

OAKLAND, CA 94612

G-005

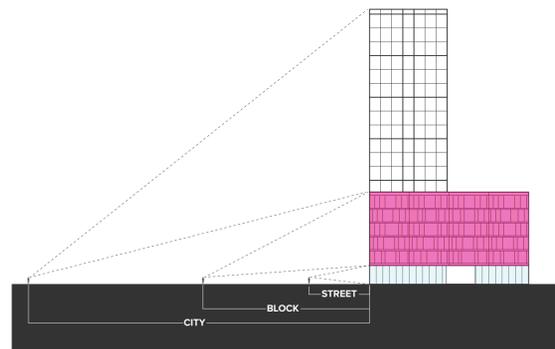
08.07.2020

# BLOCK LEVEL CONTEXT



# 3

INTERSECT TOWER MASS WITH PODIUM  
HIGHLIGHTING THE INTERSECTION WITH  
TRANSPARENT MATERIAL



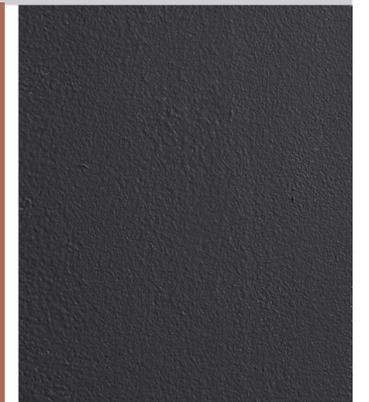
## MATERIALS



TERRACOTTA CLADDING



CLADDING COLOR



DARK WINDOW FRAMES



oWOW  
411 2ND STREET  
OAKLAND, CA 94607



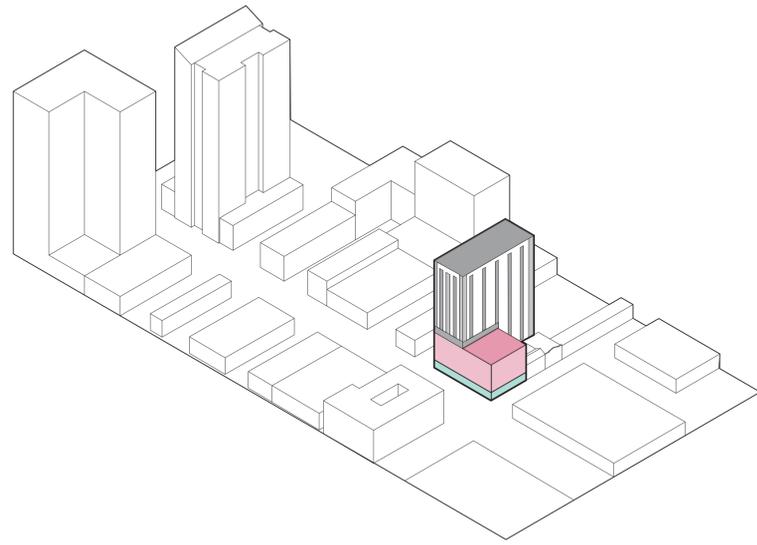
1510 WEBSTER STREET

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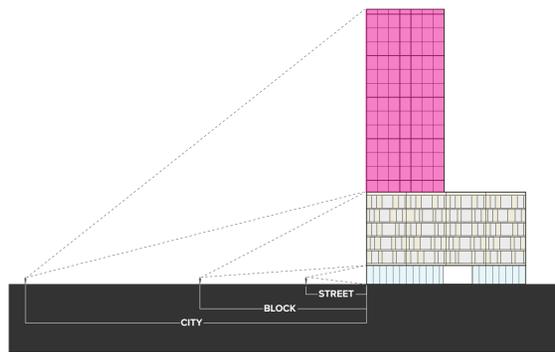
G-006

08.07.2020

# CITY LEVEL CONTEXT



**4** SKIN TOWER MASSING WITH METAL PANEL AND GLASS



## MATERIALS



ALUMINUM CLADDING



DARK METAL PANEL



LIGHT METAL PANEL



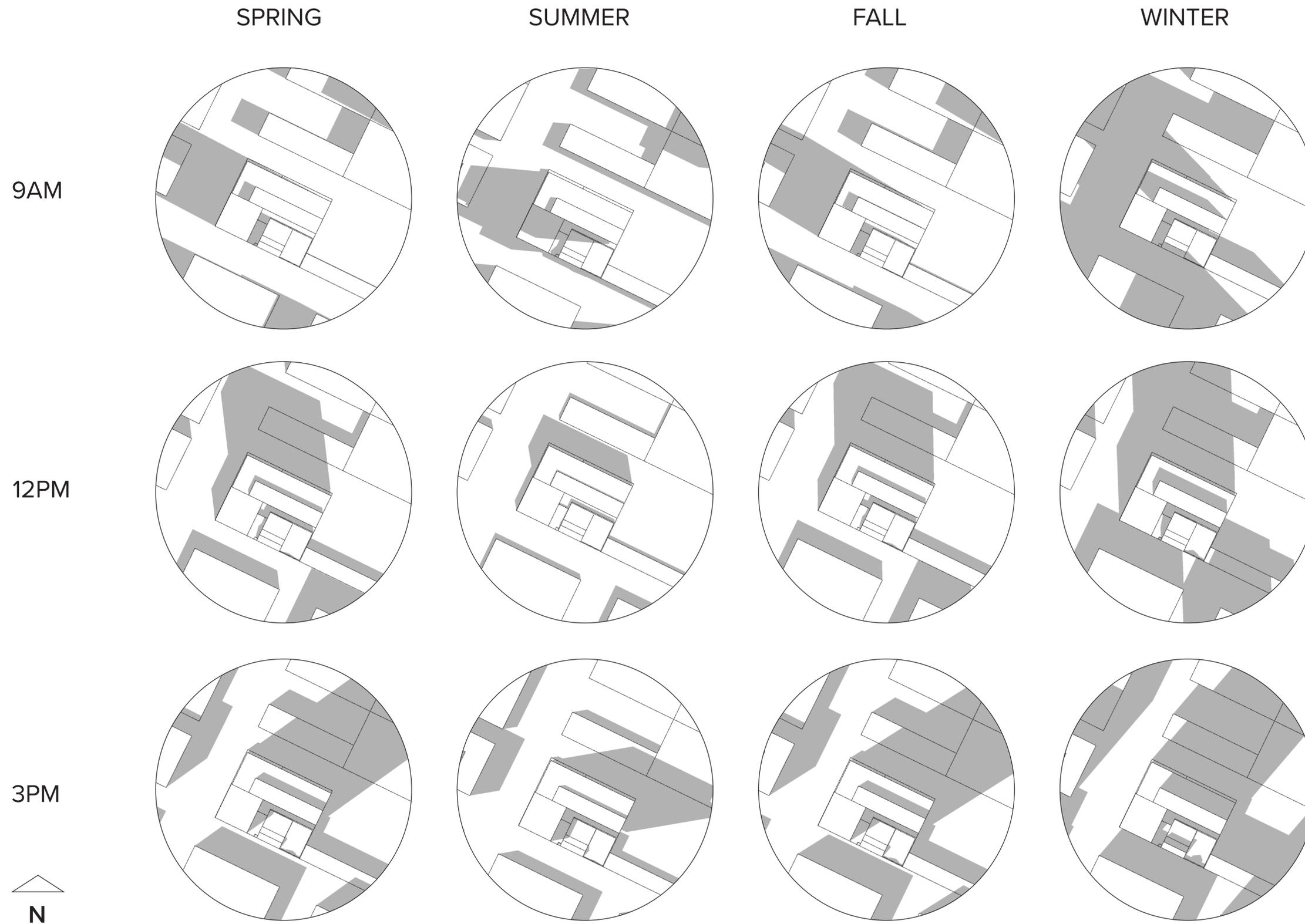
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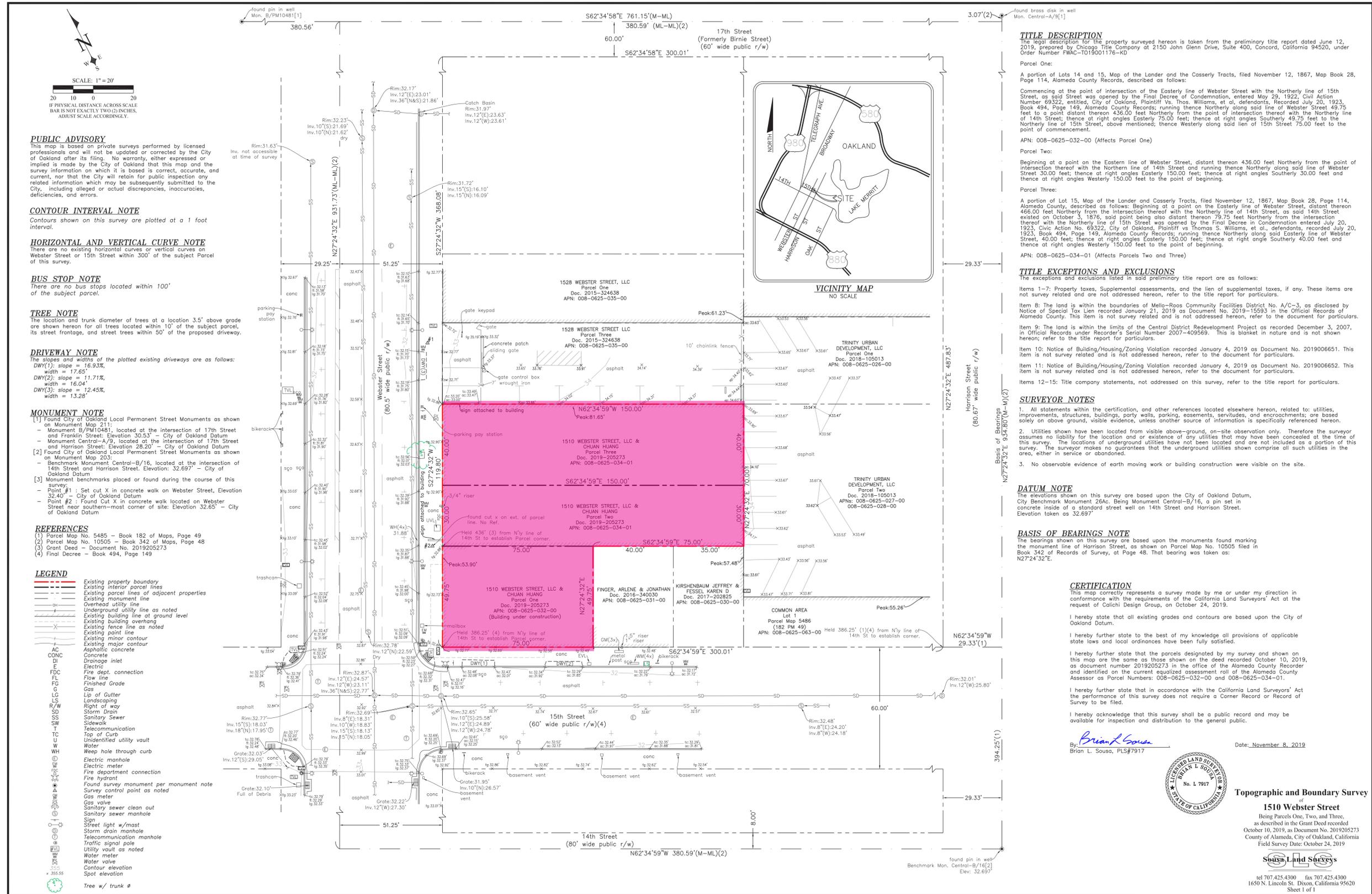
1510 WEBSTER STREET  
OAKLAND, CA 94612

G-007  
08.07.2020

# SHADOW IMPACT STUDIES



# SURVEY



**SCALE:** 1" = 20'  
 20 10 0 20  
 IF PHYSICAL DISTANCE ACROSS SCALE  
 BAR IS NOT EXACTLY TWO (2) INCHES,  
 ADJUST SCALE ACCORDINGLY.

**PUBLIC ADVISORY**  
 This map is based on private surveys prepared by licensed professionals and will not be updated or corrected by the City of Oakland after its filing. No warranty, either expressed or implied, is made by the City of Oakland that this map and the survey information on which it is based is correct, accurate, and current, nor that the City will retain for public inspection any related information which may be subsequently submitted to the City, including alleged or actual discrepancies, inaccuracies, deficiencies, and errors.

**CONTOUR INTERVAL NOTE**  
 Contours shown on this survey are plotted at a 1 foot interval.

**HORIZONTAL AND VERTICAL CURVE NOTE**  
 There are no existing horizontal curves or vertical curves on Webster Street or 15th Street within 300' of the subject Parcel of this survey.

**BUS STOP NOTE**  
 There are no bus stops located within 100' of the subject parcel.

**TREE NOTE**  
 The location and trunk diameter of trees at a location 3.5' above grade are shown hereon for all trees located within 10' of the subject parcel, its street frontage, and street trees within 50' of the proposed driveway.

**DRIVEWAY NOTE**  
 The slopes and widths of the plotted existing driveways are as follows:  
 DW(1): slope = 16.93%, width = 17.65'  
 DW(2): slope = 11.71%, width = 16.04'  
 DW(3): slope = 12.45%, width = 13.28'

**MONUMENT NOTE**  
 [1] Found City of Oakland Local Permanent Street Monuments as shown on Monument Map 211:  
 - Monument B/PM10481, located at the intersection of 17th Street and Franklin Street; Elevation 30.53' - City of Oakland Datum  
 - Monument Central-A/9, located at the intersection of 17th Street and Harrison Street; Elevation 28.20' - City of Oakland Datum  
 [2] Found City of Oakland Local Permanent Street Monuments as shown on Monument Map 203:  
 - Benchmark Monument Central-B/16, located at the intersection of 14th Street and Harrison Street; Elevation: 32.697' - City of Oakland Datum  
 [3] Monument benchmarks placed or found during the course of this survey:  
 - Point #1: Set cut X in concrete walk on Webster Street; Elevation 32.40' - City of Oakland Datum  
 - Point #2: Found Cut X in concrete walk located on Webster Street near southern-most corner of site; Elevation 32.65' - City of Oakland Datum

**REFERENCES**  
 (1) Parcel Map No. 5485 - Book 182 of Maps, Page 49  
 (2) Parcel Map No. 10505 - Book 342 of Maps, Page 48  
 (3) Grant Deed - Document No. 2019205273  
 (4) Final Decree - Book 494, Page 149

- LEGEND**
- Existing property boundary
  - Existing interior parcel lines
  - Existing parcel lines of adjacent properties
  - Existing monument line
  - Overhead utility line
  - Underground utility line as noted
  - Existing building line at ground level
  - Existing building overhang
  - Existing fence line as noted
  - Existing point line
  - Existing minor contour
  - Existing major contour
  - AC Asphaltic concrete
  - CONC Concrete
  - DI Drainage inlet
  - E Electric
  - FDC Fire dept. connection
  - FL Flow line
  - FG Finished Grade
  - G Gas
  - LG Lip of Gutter
  - LS Landscaping
  - R/W Right of Way
  - SD Storm Drain
  - SS Sanitary Sewer
  - SW Sidewalk
  - TC Telecommunication
  - TU Top of Curb
  - U Unidentified utility vault
  - W Water
  - WH Weep hole through curb
  - EM Electric manhole
  - EM Electric meter
  - FC Fire department connection
  - FH Found survey monument per monument note
  - HC Hydrant
  - SM Survey control point as noted
  - GM Gas meter
  - GV Gas valve
  - SS Sanitary sewer clean out
  - SS Sanitary sewer manhole
  - Sign
  - SL Street light w/mast
  - SD Storm drain manhole
  - TE Telecommunication manhole
  - TS Traffic signal pole
  - UV Utility vault as noted
  - WM Water meter
  - WM Water valve
  - CE Contour elevation
  - SE Spot elevation
  - T Tree w/ trunk #

**TITLE DESCRIPTION**  
 The legal description for the property surveyed hereon is taken from the preliminary title report dated June 12, 2019, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord, California 94520, under Order Number FWAC-T019001176-KD

**Parcel One:**  
 A portion of Lots 14 and 15, Map of the Lander and the Cassery Tracts, filed November 12, 1867, Map Book 28, Page 114, Alameda County Records, described as follows:

Commencing at the point of intersection of the Easterly line of Webster Street with the Northernly line of 15th Street, as said Street was opened by the Final Decree of Condemnation, entered May 29, 1922, Civil Action Number 69322, entitled, City of Oakland, Plaintiff vs. Thos. Williams, et al, defendants, Recorded July 20, 1923, Book 494, Page 149, Alameda County Records; running thence Northernly along said line of Webster Street 49.75 feet to a point distant thereon 436.00 feet Northernly from the point of intersection thereof with the Northernly line of 14th Street; thence at right angles Easterly 75.00 feet; thence at right angles Southerly 49.75 feet to the Northernly line of 15th Street, above mentioned; thence Westerly along said line of 15th Street 75.00 feet to the point of commencement.

APN: 008-0625-032-00 (Affects Parcel One)

**Parcel Two:**  
 Beginning at a point on the Eastern line of Webster Street, distant thereon 436.00 feet Northernly from the point of intersection thereof with the Northernly line of 14th Street and running thence Northernly along said line of Webster Street 30.00 feet; thence at right angles Easterly 150.00 feet; thence at right angles Southerly 30.00 feet and thence at right angles Westerly 150.00 feet to the point of beginning.

**Parcel Three:**  
 A portion of Lot 15, Map of the Lander and Cassery Tracts, filed November 12, 1867, Map Book 28, Page 114, Alameda County, described as follows: Beginning at a point on the Easterly line of Webster Street, distant thereon 466.00 feet Northernly from the intersection thereof with the Northernly line of 14th Street, as said 14th Street existed on October 3, 1876, said point being also distant thereon 79.75 feet Northernly from the intersection thereof with the Northernly line of 15th Street as opened by the Final Decree in Condemnation entered July 20, 1923, Civil Action No. 69322, City of Oakland, Plaintiff vs. Thomas S. Williams, et al., defendants, recorded July 20, 1923, Book 494, Page 149, Alameda County Records; running thence Northernly along said Easterly line of Webster Street, 40.00 feet; thence at right angles Easterly 150.00 feet; thence at right angle Southerly 40.00 feet and thence at right angles Westerly 150.00 feet to the point of beginning.

APN: 008-0625-034-01 (Affects Parcels Two and Three)

**TITLE EXCEPTIONS AND EXCLUSIONS**  
 The exceptions and exclusions listed in said preliminary title report are as follows:

- Items 1-7: Property taxes, Supplemental assessments, and the lien of supplemental taxes, if any. These items are not survey related and are not addressed hereon, refer to the title report for particulars.
- Item 8: The land is within the boundaries of Mello-Roos Community Facilities District No. A/C-3, as disclosed by Notice of Special Tax Lien recorded January 21, 2019 as Document No. 2019-15953 in the Official Records of Alameda County. This item is not survey related and is not addressed hereon, refer to the document for particulars.
- Item 9: The land is within the limits of the Central District Redevelopment Project as recorded December 3, 2007, in Official Records under Recorder's Serial Number 2007-409569. This is blanket in nature and is not shown hereon; refer to the title report for particulars.
- Item 10: Notice of Building/Housing/Zoning Violation recorded January 4, 2019 as Document No. 2019006651. This item is not survey related and is not addressed hereon, refer to the document for particulars.
- Item 11: Notice of Building/Housing/Zoning Violation recorded January 4, 2019 as Document No. 2019006652. This item is not survey related and is not addressed hereon, refer to the document for particulars.
- Items 12-15: Title company statements, not addressed on this survey, refer to the title report for particulars.

**SURVEYOR NOTES**  
 1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.  
 2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and/or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.  
 3. No observable evidence of earth moving work or building construction were visible on the site.

**DATUM NOTE**  
 The elevations shown on this survey are based upon the City of Oakland Datum, City Benchmark Monument 26AC. Being Monument Central-B/16, a pin set in concrete inside of a standard street well on 14th Street and Harrison Street. Elevation taken as 32.697'.

**BASIS OF BEARINGS NOTE**  
 The bearings shown on this survey are based upon the monuments found marking the monument line of Harrison Street, as shown on Parcel Map No. 10505 filed in Book 342 of Records of Survey, at Page 48. That bearing was taken as: N27°24'32"E.

**CERTIFICATION**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the California Land Surveyors' Act at the request of Calchi Design Group, on October 24, 2019.  
 I hereby state that all existing grades and contours are based upon the City of Oakland Datum.  
 I hereby further state to the best of my knowledge all provisions of applicable state laws and local ordinances have been fully satisfied.  
 I hereby further state that the parcels designated by my survey and shown on this map are the same as those shown on the deed recorded October 10, 2019, as document number 2019205273 in the office of the Alameda County Recorder and identified on the current equalized assessment roll of the Alameda County Assessor as Parcel Numbers: 008-0625-032-00 and 008-0625-034-01.  
 I hereby further state that in accordance with the California Land Surveyors' Act the performance of this survey does not require a Corner Record or Record of Survey to be filed.  
 I hereby acknowledge that this survey shall be a public record and may be available for inspection and distribution to the general public.

By Brian L. Sousa  
 Brian L. Sousa, PLS#7917  
 Date: November 8, 2019



**Topographic and Boundary Survey**  
 of  
**1510 Webster Street**  
 Being Parcels One, Two, and Three,  
 as described in the Grant Deed recorded  
 October 10, 2019, as Document No. 2019205273  
 County of Alameda, City of Oakland, California  
 Field Survey Date: October 24, 2019

**Sousa Land Surveys**  
 tel 707.425.4300 fax 707.425.4300  
 1650 N. Lincoln St. Dixon, California 95620  
 Sheet 1 of 1



# LEED v4 for BD+C: Core and Shell

## Project Checklist

Project Name: 1510 Webster, Oakland CA

Date: 6/2/20

Y ? N

1			Credit	Integrative Process	1
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### 17 0 0 Location and Transportation 20

			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
			Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

### 6 0 0 Sustainable Sites 11

Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
			Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

### 6 0 0 Water Efficiency 11

Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
4			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

### 14 0 0 Energy and Atmosphere 33

Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
8			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

### 2 0 0 Materials and Resources 14

Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	6
			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

### 6 0 0 Indoor Environmental Quality 10

Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
			Credit	Daylight	3
			Credit	Quality Views	1

### 2 0 0 Innovation 6

1			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

### 3 1 0 Regional Priority 4

1			Credit	Regional Priority: Rainwater Management	1
	1		Credit	Regional Priority: Optimize Energy Performance	1
1			Credit	Regional Priority: Indoor Water Use Reduction	1
1			Credit	Regional Priority: Access to Quality Transit	1

### 57 1 0 TOTALS 110

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



ENERGY INSPECTORS®

1 Civic Center Dr. Suite 300  
San Marcos, CA 92069  
T: (760) 761-3695

# LEEDv4 C&S Project Checklist

For Reference Only

Date:

6/4/20

Owner:

oWow

Project:

1510 Webster

Plan Names:

For All Plan Types

# LEED-1

NEW HOME RATING SYSTEM, VERSION 8.1		MULTIFAMILY					
<p>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 category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6), and meet the prerequisites: CALGreen Mandatory, ES.2, 1H6.1, J5.1, O1, O7.</p> <p>The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit <a href="http://www.builditgreen.org/greenpoint-rated">www.builditgreen.org/greenpoint-rated</a>. Build It Green is not a code enforcement agency.</p> <p>A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.</p>							
<p>Points Targeted: 25.0            Certification Level Targeted: None - Minimum Not Reached            Compliance Pathway Targeted: Option 1: Mixed Fuel Compliance            T24 Compliance Targeted: 0%            Minimum Points: 18 Points Targeted</p>							
1510 Webster		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Measures		Possible Points	2	30	25	6	6
Notes		6	0	0	0	0	0
<b>A. SITE</b>							
A1. Construction Footprint							
A2. Job Site Construction Waste Diversion							
A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)							
A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility							
A3. Recycled Content Base Material							
A4. Heat Island Effect Reduction (Non-Roof)							
A5. Construction Environmental Quality Management Plan Including Flush-Out							
A6. Stormwater Control: Prescriptive Path							
A6.1 Permeable Paving Material							
A6.2 Filtration and/or Bio-Retention Features							
A6.3 Non-Leaching Roofing Materials							
A6.4 Smart Stormwater Street Design							
A7. Stormwater Control: Performance Path							
<b>B. FOUNDATION</b>							
B1. Fly Ash and/or Slag in Concrete							
B2. Radon-Resistant Construction							
B3. Foundation Drainage System							
B4. Moisture Controlled Crawlspace							
B5. Structural Pest Controls							
B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections							
B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation							
<b>C. LANDSCAPE</b>							
0.00% Enter the landscape area percentage. Points capped at 3 for less than 15%.							
C1. Plants Grouped by Water Needs (Hydrozoning)							
C2. Three Inches of Mulch in Planting Beds							
C3. Resource Efficient Landscapes							
C3.1 No Invasive Species Listed by Cal-IPC							
C3.2 Plants Chosen and Located to Grow to Natural Size							
C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species							
C4. Minimal Turf in Landscape							
C4.1 No Turf on Slopes 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							
C6. High-Efficiency Irrigation System							
C7. One Inch of Compost in the Top Six to Twelve Inches of Soil							
C8. Rainwater Harvesting System							
C9. Recycled Wastewater Irrigation System							
C10. Submeter or Dedicated Meter for Landscape Irrigation							
C11. Landscape Meets Water Budget							
C12. Environmentally Preferable Materials for Site Elements and Framing							
C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Framing							
C12.2 Play Structures and Surfaces Have an Average Recycled Content >20%							
C13. Reduced Light Pollution							
C14. Large Stature Trees							
C15. Third-Party Landscape Program Certification							
C16. Maintenance Contract with Certified Professional							
C17. Community Garden							
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>							
D1. Optimal Value Engineering							
D1.1 Joists, Rafters, and Studs at 24 Inches on Center							
D1.2 Non-Load Bearing Door and Window Headers Sized for Load							
D1.3 Advanced Framing Measures							
D2. Construction Material Efficiencies							
D3. Engineered Lumber							
D3.1 Engineered Beams and Headers							
D3.2 OSB for Subfloor							
D3.3 OSB for Wall and Roof Sheathing							
D4. Insulated Headers							
D5. FSC-Certified Wood							
D5.1 Dimensional Lumber, Studs, and Timber							
D5.2 Panel Products							
D6. Solid Wall Systems							
D6.1 At Least 90% of Floors							
D6.2 At Least 90% of Exterior Walls							
D6.3 At Least 90% of Roofs							
D7. Energy Heels on Roof Trusses							
D8. Overhangs and Gutters							
D9. Reduced Pollution Entering the Home from the Garage							
D9.1 Detached Garage							
D9.2 Mitigation Strategies for Attached Garage							
D10. Structural Pest and Rot Controls							
D10.1 All Wood Located At Least 12 Inches Above the Soil							
D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood							
D11. Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)							

E. EXTERIOR		Points					
E1. Environmentally Preferable Decking		0				1	
E2. Flashing Installation Third-Party Verified		0				2	
E3. Rain Screen Wall System		0				2	
E4. Durable and Non-Combustible Cladding Materials		1				1	
E5. Durable Roofing Materials		1				1	
E5.1 Durable and Fire Resistant Roofing Materials or Assembly		1				1	
E5.2 Roofing Warranty for Single Roofing		Y	R	R	R	R	R
E6. Vegetated Roof		0	2	2			
<b>F. INSULATION</b>							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
F1.1 Walls and Floors							
F1.2 Ceilings							
F2. Insulation that Meets the CDPH Standard Method-Residential for Low Emissions							
F2.1 Walls and Floors							
F2.2 Ceilings							
F3. Insulation That Does Not Contain Fire Retardants							
F3.1 Cavity Walls and Floors							
F3.2 Ceilings							
F3.3 Interior and Exterior Insulation							
<b>G. PLUMBING</b>							
G1. Efficient Distribution of Domestic Hot Water							
G1.1 Insulated Hot Water Pipes							
G1.2 WaterSense Volume Limit for Hot Water Distribution							
G1.3 Increased Efficiency in Hot Water Distribution							
G2. Install Water-Efficient Fixtures							
G2.1 WaterSense Showersheads ≤ 1.8 gpm with Matching Compensation Valve							
G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm							
G2.3 WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 500 Grams ≤ 1.28 gal OR ≤ 1.1 gal							
G2.4 Urinals with Flush Rate of ≤ 0.1 gal							
G3. Pre-Plumbing for Graywater System							
G4. Operational Graywater System							
G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout							
G6. Submeter Water for Toilets							
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>							
H1. Sealed Combustion Units							
H1.1 Sealed Combustion Furnace							
H1.2 Sealed Combustion Water Heater							
H2. High Performance Zoned Hydronic Radiant Heating System							
H3. Effective Ductwork							
H3.1 Duct Mastic on Duct Joints and Seams							
H3.2 Pressure Balance the Ductwork System							
H4. ENERGY STAR® Bathroom Fans Per IPI Standards with Air Flow Verified							
H5. Advanced Practices for Cooling							
H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms							
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							
H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards							
H6.2 Advanced Ventilation Standards							
H6.3 Outdoor Air is Filtered and Tempered							
H7. Effective Range Design and Installation							
H7.1 Effective Range Hood Ducting and Design							
H7.2 Automatic Range Hood Control							
H8. High Efficiency HVAC Filter (MERV 14+)							
H9. Advanced Refrigerants							
Y							
R							
R							
R							
R							
R							
<b>I. RENEWABLE ENERGY</b>							
0.0% I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)							
I2. Net Zero Energy Home							
I2.1 Near Zero Energy Home							
I2.2 Low Carbon Home							
I3. Energy Storage							
I4. Solar Hot Water Systems to Preheat Domestic Hot Water							
I5. Photovoltaic System for Multifamily Projects							
0.0% I5.1 Home Outperforms Title 24							
I5.2 Non-Residential Spaces Outperform Title 24							
I6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst							
I7. Participation in Utility Program with Third-Party Plan Review							
I8. ENERGY STAR® for Homes							
I9. EPA Indoor airPlus Certification							
I10. Blower Door Testing							
I11. Compartmentalization of Units							
<b>J. BUILDING PERFORMANCE AND TESTING</b>							
J1. Third-Party Verification of Quality of Insulation Installation							
J2. Supply and Return Air Flow Testing							
J3. Mechanical Ventilation Testing and Low Leakage							
J4. All Electric or Combustion Appliance Safety Testing							
J5. Building Performance Exceeds Title 24 Part 6							
Option 1: Mixed Fuel Compliance							
Option 1: Mixed Fuel - High-Rise Compliance margin is 10% over T24 or higher w/ PV credit OR 4% over T24 and 80% industry PV and Process Credit. <u>Low-Rise</u> : Minimum Total (ECR) margin ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements. Dryer - conductor rated for 40 amp. Range - conductor rated for 50 amp. PV and storage credit allowed. Option 2: All Electric Compliance - <u>High-Rise</u> : meet T24 <u>Low-Rise</u> : Meet Efficiency (EER) margin based on climate zone (D-5). PV and Storage credit allowed. Option 3: Annual Energy Use - Minimum 20% compliance based on annual energy use. PV credit not allowed. One Energy Point for Every 1%.							
0.0% J5.1 Home Outperforms Title 24							
J5.2 Non-Residential Spaces Outperform Title 24							
J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst							
J7. Participation in Utility Program with Third-Party Plan Review							
J8. ENERGY STAR® for Homes							
J9. EPA Indoor airPlus Certification							
J10. Blower Door Testing							
J11. Compartmentalization of Units							
<b>K. FINISHES</b>							
K1. Entrways Designed to Reduce Tracked-in Contaminants							
K1.1 Entrways to Individual Units							
K1.2 Entrways to Buildings							
K2. Zero-VOC Interior Wall and Ceiling Paints							
K3. Low-VOC Caulks and Adhesives							
K4. Environmentally Preferable Materials for Interior Finish							
K4.1 Cabinets							
K4.2 Interior Trim							
K4.3 Shelving							
K4.4 Doors							
K4.5 Countertops							
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
K5.1 Doors							
K5.2 Cabinets and Countertops							
K5.3 Interior Trim and Shelving							
K6. Products That Comply With the Health Product Declaration Open Standard							
K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion							
K8. Comprehensive Inclusion of Low Emitting Finishes							
K9. Durable Cabinets							
K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes							

L. FLOORING		Points					
L1. Environmentally Preferable Flooring		0				3	
L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method-Residential		0				3	
L3. Durable Flooring		0				1	
L4. Thermal Mass Flooring		0	1				
<b>M. APPLIANCES AND LIGHTING</b>							
M1. ENERGY STAR® Dishwasher							
M2. Efficient Clothes Washing and Drying							
M2.1 CEER-Rated Clothes Washer							
M2.2 ENERGY STAR® Dryer							
M2.3 Solar Dryer/ Laundry Lines							
M3. Size-Efficient ENERGY STAR® Refrigerator							
M4. Permanent Centers for Waste Reduction Strategies							
M4.1 Built-In Recycling Center							
M4.2 Built-In Composting Center							
M5. Lighting Efficiency							
M5.1 High-Efficiency Lighting							
M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant							
M6. Electric Vehicle Charging Stations and Infrastructure							
M7. Central Laundry							
M8. Gearless Elevator							
<b>N. COMMUNITY</b>							
N1. Smart Development							
N1.1 Infill Site							
N1.2 Designated Brownfield Site							
N1.3 Conserve Resources by Increasing Density							
N1.4 Cluster Homes for Land Preservation							
N1.5 Home Site Efficiency							
Enter the area of the home, in square feet							
Enter the number of bedrooms							
N2. Home(s) Development Located Near Transit							
N2.1 Within 1 Mile of a Major Transit Stop							
N2.2 Within 1/2 mile of a Major Transit Stop							
N3. Pedestrian and Bicycle Access							
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services							
Enter the number of Tier 1 services							
Enter the number of Tier 2 services							
N3.2 Connect to Pedestrian Pathways							
N3.3 Traffic Calming Strategies							
N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide							
N3.5 Bicycle Storage for Residents							
N3.6 Bicycle Storage for Non-Residents							
N3.7 Reduced Parking Capacity							
N4. Outdoor Gathering Places							
N4.1 Public or Semi-Public Outdoor Gathering Places for Residents							
N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services							
N5. Social Interaction							
N5.1 Residence Entries with Views to Callers							
N5.2 Entrances Visible from Street and/or Other Front Doors							
N5.3 Porches Oriented to Street and Public Space							
N6. Passive Solar Design							
N6.1 Heating Load							
N6.2 Cooling Load							
N7. Adaptable Building							
N7.1 Universal Design Principles in Units							
N7.2 Full-Function Independent Rental Unit							
N8. Resiliency							
N8.1 Climate Impact Assessment							
N8.2 Strategies to Address Assessment Findings							
N9. Social Equity							
N9.1 Diverse Workforce							
N9.2 Community Location							
N10. Affordability							
N10.1 Dedicated Units for Households Making 80% of AMI or Less							
N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less							
N10.3 At Least 20% of Units at 120% AMI or Less are For Sale							
N11. Mixed-Use Developments							
N11.1 Live/Work Units Include a Dedicated Commercial Entrance							
N11.2 At Least 2% of Development Floor Space Supports Mixed Use							
N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service							
<b>O. OTHER</b>							
O1. GreenPoint Rated Checklist in Blueprints							
O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors							
O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs							
O4. Builder's or Developer's Management Staff are Certified Green Building Professionals							
O5. Home System Monitors							
O5.1 Home Energy Monitoring Systems							
O5.2 Home Water System Monitors							
O6. Green Building Education							
O6.1 Marketing Green Building							
O6.2 Green Building Signage							
O7. Green Appraisal Addendum							
O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation							
O9. Residents Are Offered Free or Discounted Transit Passes							
O10. Vandalism Deterrence Practices and Vandalism Management Plan							
O11. Smokefree Housing							
O12. Integrated Pest Management Plan							
<b>P. DESIGN CONSIDERATIONS</b>							
P1. Acoustics: Noise and Vibration Control							
Enter the number of Tier 1 practices							
Enter the number of Tier 2 practices							
P2. Mixed-Use Design Strategies							
P2.1 Tenant Improvement Requirements for Build-Outs							
P2.2 Commercial Loading Area Separated for Residential Area							
P2.3 Separate Mechanical and Plumbing Systems							
P3. Commissioning							
P3.1 Design Phase							
P3.2 Construction Phase							
P3.3 Post-Construction Phase							
P4. Building Enclosure Testing							
<b>INNOVATIONS</b>							
Enter Innovation 1 description here. Enter up to four points at right.							
Enter Innovation 2 description here. Enter up to four points at right.							
Enter Innovation 3 description here. Enter up to four points at right.							
Enter Innovation 4 description here. Enter up to four points at right.							
<b>Summary</b>							
Total Available Points in Specific Categories		392	47	134	70	87	54
Minimum Points Required in Specific Categories		60	2	36	6	8	6
Total Points Targeted		25.0	3.0	2.0	6.0	6.0	8.0

**Ei**  
ENERGY INSPECTORS®

1 Civic Center Dr., Ste 300  
San Marcos, CA 92069  
T: (760) 761-3695  
F: (760) 761-3650

# GreenPoint Rated Multifamily Checklist

For Reference Only

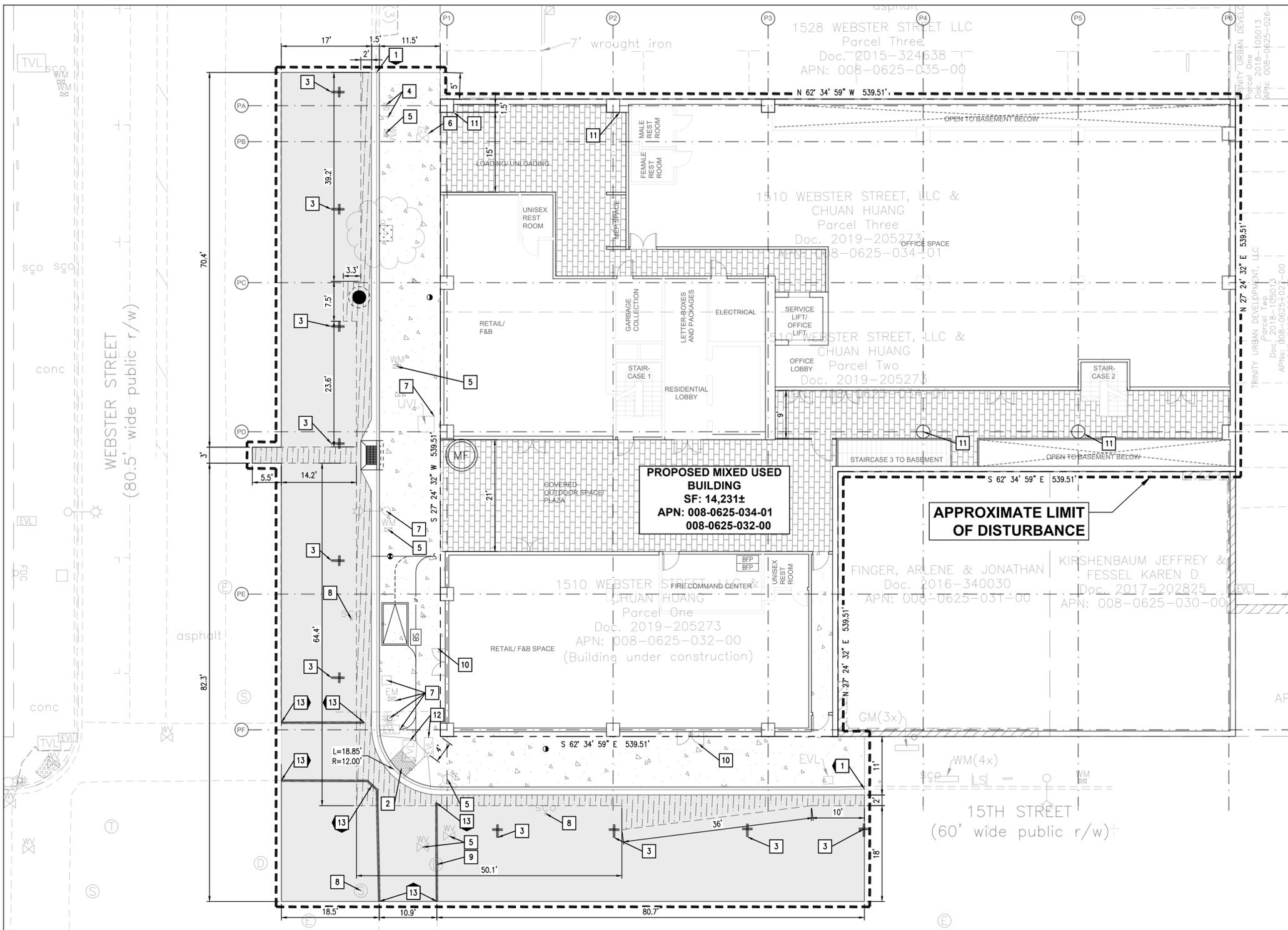
Date of Last Revision:  
06/02/2020

Builder:  
oWOW

Community:  
1510 Webster

Plan Name:  
For All Plan Types

**BIG-1**



**PROPOSED**

**LEGEND**

**EXISTING**

9 — 1-FOOT CONTOUR

10 — 5-FOOT CONTOUR

W — WATER LINE

FP — FIRE PROTECTION WATER LINE

SS — SANITARY SEWER LINE

SD — STORM DRAIN LINE

G — GAS LINE

UE — UNDERGROUND ELECTRIC

--- APPROXIMATE LIMIT OF DISTURBANCE

TREE

WATER VALVE

FIRE HYDRANT/CONNECTION

WATER METER OR BOX

BACKFLOW PREVENTOR

SEWER MANHOLE

SANITARY SEWER CLEANOUT

STORM DRAIN CATCH BASIN/AREA DRAIN

MEDIA FILTER

LIGHT POLE, UTILITY POLE, OR PULLBOX

GAS VALVE

ELECTRIC BOX

SIGN

GAS VALVE

PROPOSED TRANSFORMER IN UNDERGROUND VAULT

PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.

STANDARD PCC PAVEMENT.

PROPOSED PERMEABLE PAVERS.

FULL DEPTH AC REPLACEMENT.

2" AC GRIND AND OVERLAY. LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN THE FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.

**SITE PLAN KEY NOTES**

1. PROPOSED TYPE "A" CURB AND GUTTER PER CITY DETAIL S-1.
2. PROPOSED ADA ACCESSIBLE CURB RAMP WITH DETECTIBLE WARNING PER CALTRANS STANDARD DETAIL A88A.
3. PROPOSED PARKING TEE STRIPING PER CITY OF OAKLAND DETAIL T-7.
4. CONTRACTOR TO PROTECT IN PLACE EXISTING PARKING PAY STATION AND PAY STATION SIGN.
5. CONTRACTOR TO PROTECT IN PLACE EXISTING WATER UTILITY STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
6. CONTRACTOR TO PROTECT IN PLACE EXISTING GAS UTILITY STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
7. CONTRACTOR TO PROTECT IN PLACE EXISTING ELECTRICAL STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
8. CONTRACTOR TO PROTECT IN PLACE EXISTING SANITARY SEWER STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
9. CONTRACTOR TO PROTECT IN PLACE EXISTING STORM DRAIN STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
10. DOOR ENCRoACHING INTO PUBLIC R.O.W.
11. PROPOSED BUILDING COLUMN. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. EXISTING ELECTRICAL BOX/VAULT TO BE RELOCATED.
13. PROPOSED CROSSWALK PAVEMENT STRIPING PER CALTRANS STANDARD DETAIL.

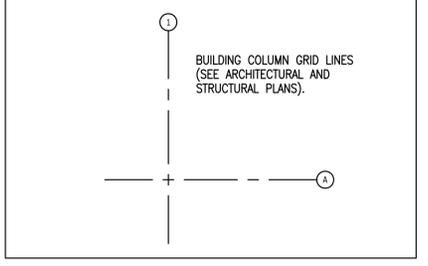
**ENGINEER'S ADA NOTES:**

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.
1. RAMP SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
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  4. TRUNCATED DOWNS AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
  5. ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
  6. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

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7. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**HORIZONTAL CONTROL LEGEND:**



0 10 20 30

GRAPHIC SCALE IN FEET SCALE: 1"=10'

**CALICHI DESIGN GROUP**

**15th and Webster Street**  
oWow  
1500 WEBSTER STREET  
1510 WEBSTER STREET  
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STAMP



#	DATE	ISSUES & REVISIONS	BY
B	06/04/2020	PLANNING SUBMITTAL	

N N  
PROJECT TRUE  
NORTH NORTH

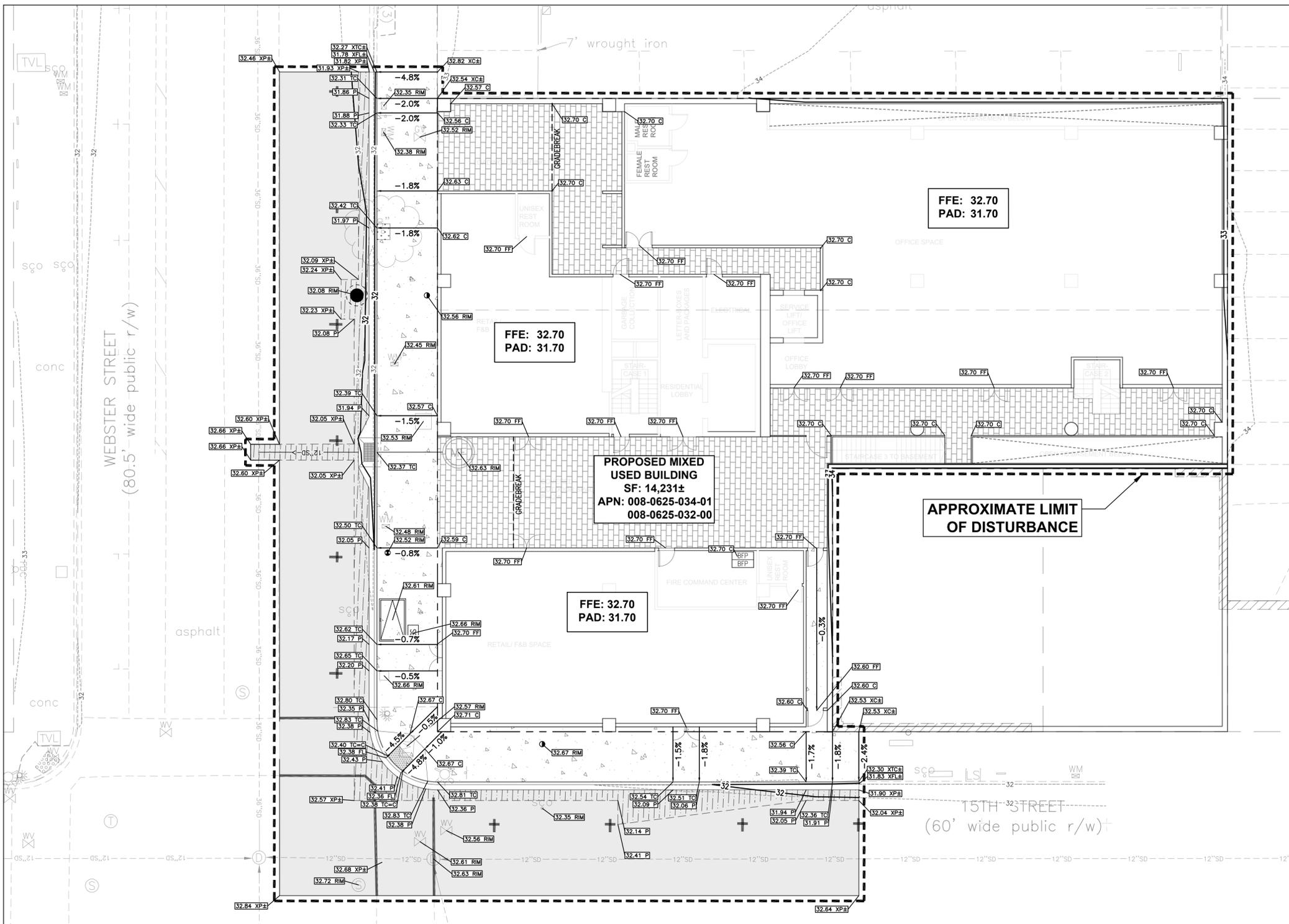
DRAWN BY: KL  
PROJECT NUMBER: 19-037  
SHEET ISSUE DATE: 06/04/20  
SHEET TITLE:

**SITE, PAVING AND HORIZONTAL CONTROL PLAN**  
SHEET NUMBER  
**C1.0**

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THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



**PROPOSED**

**LEGEND**

**EXISTING**

9 — 1-FOOT CONTOUR

10 — 5-FOOT CONTOUR

W — WATER LINE

FP — FIRE PROTECTION WATER LINE

SS — SANITARY SEWER LINE

SD — STORM DRAIN LINE

G — GAS LINE

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--- APPROXIMATE LIMIT OF DISTURBANCE

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WATER VALVE

FIRE HYDRANT/CONNECTION

WATER METER OR BOX

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2" AC GRIND AND OVERLAY. LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN THE FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.

**SPOT GRADING LEGEND**

80.00 X-C — INDICATES ELEVATION TO MATCH EXISTING ITEM

80.00 TC — INDICATES ELEVATION AT TOP OF CURB

80.00 C — INDICATES ELEVATION AT TOP OF CONCRETE

80.00 FL — INDICATES FLOWLINE ELEVATION OF PIPE, SWALE, OR GUTTER

80.00 RIM — INDICATES RIM ELEVATION OF UTILITY

80.00 P — INDICATES ELEVATION AT TOP OF ASPHALT PAVEMENT

80.00 FF — INDICATES ELEVATION AT FLOOR FINISH

1.5% — DRAINAGE ARROW AND PROPOSED SLOPE

**EARTHWORK CALCULATIONS EXISTING GRADE TO PAD GRADE**

SITE CUT	4817 CUBIC YARDS
SITE FILL	0 CUBIC YARDS
NET	4817 CUBIC YARDS (CUT)

0 10 20 30

GRAPHIC SCALE IN FEET SCALE: 1"=10'

**CALICHI DESIGN GROUP**

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CALL 811 OR 1-800-227-2600

CALL BEFORE YOU DIG

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CALL TWO WORKING DAYS BEFORE YOU DIG

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  - THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- GRADING NOTES:**
- ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SAGS.
  - UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

**15th and Webster Street**  
**oWow**  
 1500 WEBSTER STREET  
 1510 WEBSTER STREET  
 OAKLAND CA 94607

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**CIVIL ENGINEERING**  
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# DATE ISSUES & REVISIONS BY

B	06/04/2020	PLANNING SUBMITTAL	

**PRECISE GRADING SHEET**

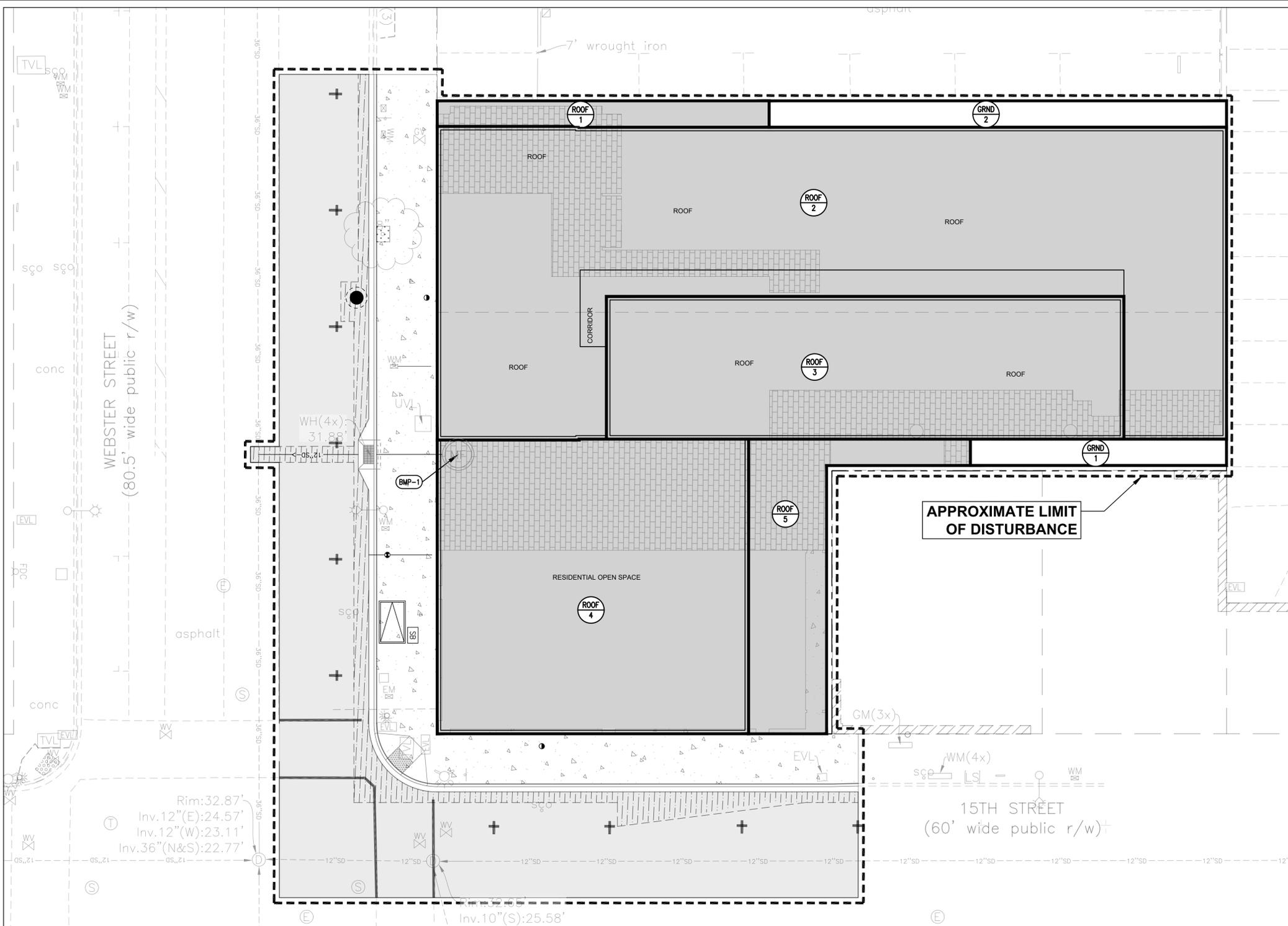
SHEET NUMBER **C2.0**

DRAWN BY: KL  
 PROJECT NUMBER: 19-037  
 SHEET ISSUE DATE: 06/04/20  
 SHEET TITLE: PRECISE GRADING SHEET

NOTE: QUANTITIES SHOWN ARE APPROXIMATE, AS NO GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED TO DATE. EXISTING AND PROPOSED PAVEMENT SECTIONS, TOPSOIL DEPTHS, FOUNDATION SECTIONS ARE UNKNOWN. NO ALLOWANCE HAS BEEN PROVIDED FOR UNSUITABLE SOILS OR SHRINK/SWELL. PAD ELEVATIONS ARE ASSUMED TO BE FFE-2'

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**PROPOSED**

**LEGEND**

**EXISTING**

- PROPERTY LINE
- EASEMENT LINE
- 1-FOOT CONTOUR
- 5-FOOT CONTOUR
- WATER LINE
- FIRE PROTECTION WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- APPROXIMATE LIMIT OF DISTURBANCE
- TREE
- WATER VALVE
- FIRE HYDRANT/CONNECTION
- WATER METER OR BOX
- BACKFLOW PREVENTOR
- SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CATCH BASIN/AREA DRAIN
- MEDIA FILTER
- LIGHT POLE, UTILITY POLE, OR PULLBOX
- GAS VALVE
- ELECTRIC BOX
- SIGN
- GAS VALVE
- PROPOSED TRANSFORMER IN UNDERGROUND VAULT
- PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- STANDARD PCC PAVEMENT.
- PROPOSED PERMEABLE PAVERS.
- FULL DEPTH AC REPLACEMENT.
- 2" AC GRIND AND OVERLAY. LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN THE FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.

**STORMWATER CONTROL LEGEND**

- APPROXIMATE BOUNDARY OF DRAINAGE MANAGEMENT AREA
- PROPOSED OVERFLOW DRAIN.
- PROPOSED STORMWATER CLEANOUT.
- PROPOSED DRAINAGE MANAGEMENT AREA (ROOF-1, GROUND-2, ETC), AND BMP (BMP-1, BMP-22, ETC) DESIGNATION
- PROPOSED STORM DRAIN INLET STENCILING "NO DUMPING! DRAINS TO BAY" PER CITY SPECIFICATIONS

**INSPECTION AND MAINTENANCE:**  
RESPONSIBLE PARTY FOR BMP MAINTENANCE: PROPERTY OWNER.

**MEDIA FILTER MAINTENANCE PLAN**  
INITIAL INSPECTION (WITHIN 6-MONTHS OF INSTALLATION) AND BI-ANNUAL INSPECTION (AT LEAST TWICE PER YEAR):

- REMOVE THE MANHOLE COVERS AND OPEN ALL ACCESS HATCHES.
- BEFORE ENTERING THE SYSTEM MAKE SURE THE AIR IS SAFE PER OSHA STANDARDS OR USE A BREATHING APPARATUS. USE LOW O2, HIGH CO, OR OTHER APPLICABLE WARNING DEVICES PER REGULATORY REQUIREMENTS.
- USING A VACUUM TRUCK, REMOVE ANY LIQUID AND SEDIMENTS THAT CAN BE REMOVED PRIOR TO ENTRY.
- USING A SMALL LIFT OR THE BOOM OF THE VACUUM TRUCK, REMOVE THE USED CARTRIDGES BY LIFTING THEM OUT.
- ANY CARTRIDGES THAT CANNOT BE READILY LIFTED CAN BE EASILY SLID ALONG THE FLOOR TO A LOCATION THEY CAN BE LIFTED VIA A BOOM LIFT.
- WHEN ALL THE CARTRIDGES HAVE BEEN REMOVED, IT IS NOW PRACTICAL TO REMOVE THE BALANCE OF THE SOLIDS AND WATER. LOOSEN THE STAINLESS CLAMPS ON THE FERROCO COUPLINGS FOR THE MANIFOLD AND REMOVE THE DRAINPIPS AS WELL. CAREFULLY CAP THE MANIFOLD AND THE FERROCO S AND RINSE THE FLOOR, WASHING AWAY THE BALANCE OF ANY REMAINING COLLECTED SOLIDS.
- CLEAN THE MANIFOLD PIPES, INSPECT, AND REINSTALL.
- INSTALL THE EXCHANGE CARTRIDGES AND CLOSE ALL COVERS.
- THE USED CARTRIDGES MUST BE SENT BACK TO BAYSAPER TECHNOLOGIES FOR EXCHANGE/RECYCLING AND CREDIT ON UNDATED UNITS. PERIODIC INSPECTIONS (DURING WET SEASON AND AFTER LARGE RAIN EVENTS):
- DURING THE WET SEASON, INSPECT PERIODICALLY FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS, AND TO IDENTIFY POTENTIAL PROBLEMS.
- REMOVE ACCUMULATED TRASH AND DEBRIS IN THE SEDIMENTATION BASIN, FROM THE RISER PIPE, AND THE FILTER BED DURING ROUTINE INSPECTIONS.
- INSPECT THE MEDIA FILTER ONCE DURING THE WET SEASON AFTER A LARGE RAIN EVENT TO DETERMINE WHETHER THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS.
- IF THE FACILITY DRAIN TIME EXCEEDS FIVE DAYS, REMOVE THE TOP 50 MILLIMETERS (2 INCHES) OF SAND AND DISPOSE OF SEDIMENT. RESTORE MEDIA DEPTH TO 450 MILLIMETERS (18 INCHES) WHEN OVERALL MEDIA DEPTH DROPS TO 300 MILLIMETERS (12 INCHES).

**15th and Webster Street**  
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1500 WEBSTER STREET  
1510 WEBSTER STREET  
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#	DATE	ISSUES & REVISIONS	BY
B	06/04/2020	PLANNING SUBMITTAL	

**STORM WATER NOTE:**

**SITE DRAINAGE AREAS AND BMP'S**

BMP	AREA	BMP TYPE	TOTAL DRAINAGE AREA [SF]	IMPERVIOUS AREA [SF]	PERCENT (%)	BMP AREA REQUIRED [SF]	BMP AREA PROVIDED [SF]
				PERVIOUS AREA [SF]	PERCENT (%)		
BMP 1	R-1 + R-2 + R-3 + R-4 + R-5 + G-1 + G-2	* TREATMENT CONTROL (MEDIA FILTER) (PRE-CAST CONCRETE MANHOLE WITH CONTECH STORMFILTER SFMH72 WITH 6-27" CARTRIDGE FILTERS OPERATING AT 2 GPM/SF EACH WITH A TOTAL CAPACITY OF 135 GPM)	14231	13553	95.2	13553	13553
				678	4.8		

**UNDERGROUND UTILITY NOTE:**

THE TYPES, LOCATIONS, SIZES AND/OR DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

0 10 20 30  
GRAPHIC SCALE IN FEET SCALE: 1"=10'

**CALICHI DESIGN GROUP**

CALL 811 OR 1-800-227-2600

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10/14/2019 10:23:10 AM

WWW.USANORTH.ORG  
CALL TWO WORKING DAYS BEFORE YOU DIG

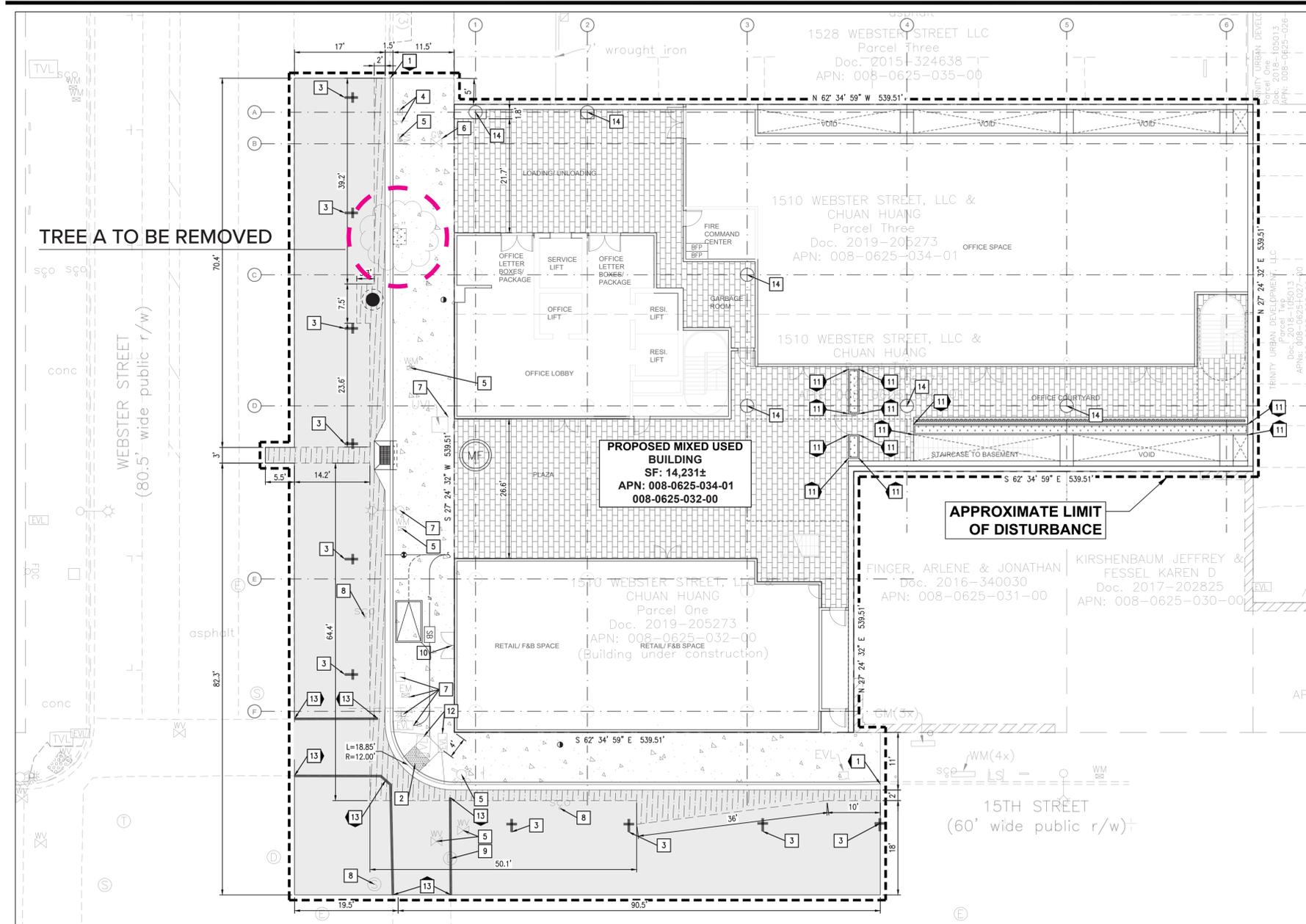
**PROJECT TRUE NORTH**

DRAWN BY: KL  
PROJECT NUMBER: 19-037  
SHEET ISSUE DATE: 06/04/20  
SHEET TITLE: **STORM WATER CONTROL PLAN**

SHEET NUMBER  
**C4.0**

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# TREE REMOVAL DIAGRAM



**PROPOSED**

- 9 - 1-FOOT CONTOUR
- 10 - 5-FOOT CONTOUR
- W - WATER LINE
- FP - FIRE PROTECTION WATER LINE
- SS - SANITARY SEWER LINE
- SD - STORM DRAIN LINE
- G - GAS LINE
- UE - UNDERGROUND ELECTRIC
- - - - - APPROXIMATE LIMIT OF DISTURBANCE

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- 1-FOOT CONTOUR
- 5-FOOT CONTOUR
- WATER LINE
- FIRE PROTECTION WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- APPROXIMATE LIMIT OF DISTURBANCE
- TREE
- WATER VALVE
- FIRE HYDRANT/CONNECTION
- WATER METER OR BOX
- BACKFLOW PREVENTOR
- SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN/AREA DRAIN
- TRENCH DRAIN
- MEDIA FILTER
- LIGHT POLE, UTILITY POLE, OR PULLBOX
- GAS VALVE
- ELECTRIC BOX
- SIGN
- GAS VALVE
- PROPOSED TRANSFORMER IN UNDERGROUND VAULT
- PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- STANDARD PCC PAVEMENT.
- PROPOSED PERMEABLE PAVERS.
- FULL DEPTH AC REPLACEMENT.
- 2" AC GRIND AND OVERLAY. LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN THE FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.

**EXISTING**

- 9 - 1-FOOT CONTOUR
- 10 - 5-FOOT CONTOUR
- WTR - WATER LINE
- WTR - FIRE PROTECTION WATER LINE
- SSAN - SANITARY SEWER LINE
- SD - STORM DRAIN LINE
- G - GAS LINE
- UE - UNDERGROUND ELECTRIC
- TREE
- WATER VALVE
- FIRE HYDRANT/CONNECTION
- WATER METER OR BOX
- BACKFLOW PREVENTOR
- SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN/AREA DRAIN
- TRENCH DRAIN
- MEDIA FILTER
- LIGHT POLE, UTILITY POLE, OR PULLBOX
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- ELECTRIC BOX
- SIGN
- GAS VALVE
- PROPOSED TRANSFORMER IN UNDERGROUND VAULT
- PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- STANDARD PCC PAVEMENT.
- PROPOSED PERMEABLE PAVERS.
- FULL DEPTH AC REPLACEMENT.
- 2" AC GRIND AND OVERLAY. LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN THE FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT.

- SITE PLAN KEY NOTES**
- PROPOSED TYPE "A" CURB AND GUTTER PER CITY DETAIL S-1.
  - PROPOSED ADA ACCESSIBLE CURB RAMP WITH DETECTIBLE WARNING PER CALTRANS STANDARD DETAIL AB8A.
  - PROPOSED PARKING TEE STRIPING PER CITY OF OAKLAND DETAIL T-7.
  - CONTRACTOR TO PROTECT IN PLACE EXISTING PARKING PAY STATION AND PAY STATION SIGN.
  - CONTRACTOR TO PROTECT IN PLACE EXISTING WATER UTILITY STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
  - CONTRACTOR TO PROTECT IN PLACE EXISTING GAS UTILITY STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
  - CONTRACTOR TO PROTECT IN PLACE EXISTING ELECTRICAL STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
  - CONTRACTOR TO PROTECT IN PLACE EXISTING SANITARY SEWER STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
  - CONTRACTOR TO PROTECT IN PLACE EXISTING STORM DRAIN STRUCTURE. ADJUST RIM TO GRADE AS NECESSARY. SEE C3.0 - GRADING PLAN FOR MORE INFORMATION.
  - DOOR ENCRoACHING INTO PUBLIC R.O.W.
  - PROPOSED PLANTER WALL.
  - EXISTING ELECTRICAL BOX/VAULT TO BE RELOCATED.
  - PROPOSED CROSSWALK PAVEMENT STRIPING PER CALTRANS STANDARD DETAIL.
  - PROPOSED BUILDING COLUMN. SEE ARCHITECTURAL PLANS FOR DETAILS.

**15th and Webster Street**  
oWOW  
1500 WEBSTER STREET  
1510 WEBSTER STREET  
OAKLAND CA 94607

**OWNER**  
OWOW  
411 2nd Street  
Oakland, CA 94607  
Phone: 415.644.8970

**ARCHITECT**  
OWOW  
411 2nd Street  
Oakland, CA 94607  
Phone: 415.644.8970

**CIVIL ENGINEERING**  
CALICHI DESIGN GROUP  
3240 Peralta Street, #3  
Oakland, CA 94608  
Phone: 512.250.7877

STAMP

#	DATE	ISSUES & REVISIONS	BY
B	02/21/2020	PLANNING SUBMITTAL	

PROJECT NORTH

TRUE NORTH

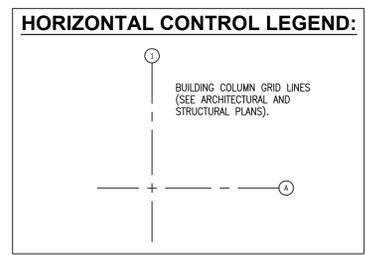
DRAWN BY: KL  
PROJECT NUMBER: 19-037  
SHEET ISSUE DATE: 02/21/20  
SHEET TITLE:

**SITE, PAVING AND HORIZONTAL CONTROL PLAN**

SHEET NUMBER  
**C1.0**

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

GRAPHIC SCALE IN FEET: 0, 10, 20, 30  
SCALE: 1"=10'



**ENGINEER'S ADA NOTES:**

ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.

- RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
- RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
- MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
- ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RFI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
- 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

**GENERAL NOTES:**

- ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

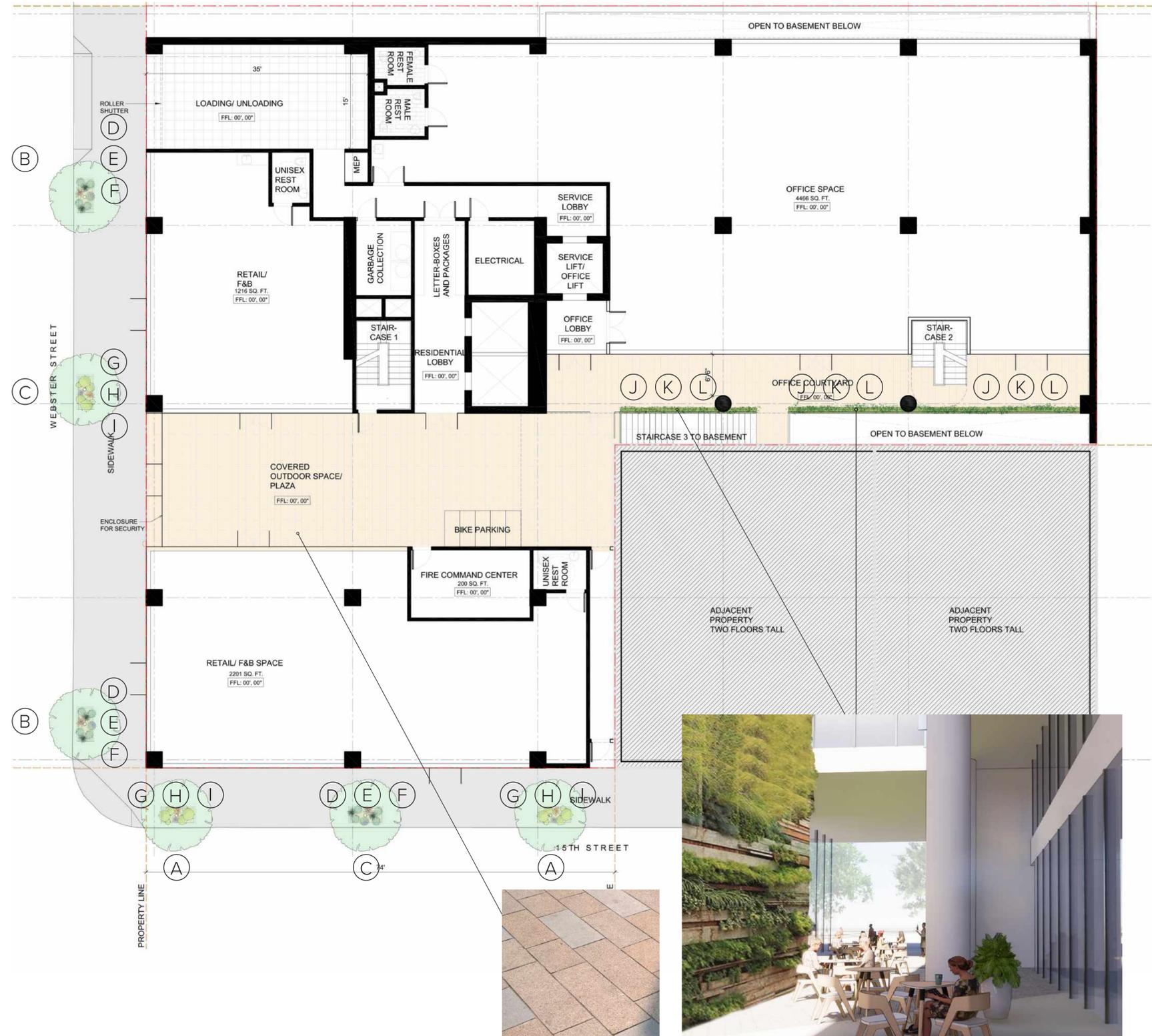


**ENGINEERS NOTE TO THE CONTRACTOR:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



# LANDSCAPING PLAN | GROUND LEVEL



1 LEVEL 1 LANDSCAPING PLAN  
1/8" = 1'-0"

GRANITE PAVERS

LIVING WALL FEATURE INSIDE PLAZA SPACE

## PLANTING PALETTE | STREET TREES



(A) MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA (B) JACARANDA MIMOSIFOLIA JACARANDA (C) PLATANUS X ACERIFOLIA LONDON PLANE TREE

## PLANTING PALETTE | SHRUBS & GRASSES



(D) LAVANDULA DENTATA FRENCH LAVENDER (E) ANIGOZANTHOS 'BUSH FURY' RED KANGAROO PAW (F) CAREX OSHIMENSIS JAPANESE SEDGE



(G) GREVILLEA 'BLOOD ORANGE' (H) FESTUCA GLAUCA BLUE FESCUE (I) PHLOMIS FRUTICOSA JERUSALEM SAGE

## PLANTING PALETTE | PLANTS AND VINES



(J) DRYOPTERIS ARGUTA COASTAL WOOD FERN (K) EPIPHEMNUM AUREUM GOLDEN POTHOUS (L) VINCA MINOR PERIWINKLE

# LANDSCAPING PLAN | RESIDENTIAL AMENITY SPACE



## PLANTING PALETTE | POTTED TREES



(A) ACER PALMATUM  
JAPANESE MAPLE

(B) CHAMAECYPARIS OBTUSA  
HINOKI CYPRESS

(C) MAHONIA JAPONICA  
JAPANESE MAHONIA

## PLANTING PALETTE | SHRUBS & PLANTS



(D) VINCA MINOR  
PERIWINKLE

(E) LOROPETALUM CHINENSE  
CHINESE FRINGE FLOWER

(F) PHYLLOSTACHYS AUREA  
GOLDEN BAMBOO

① LEVEL 7 LANDSCAPING PLAN  
1/8" = 1'-0"



oWOW  
411 2ND STREET  
OAKLAND, CA 94607



1510 WEBSTER STREET  
OAKLAND, CA 94612

L-101

08.07.2020

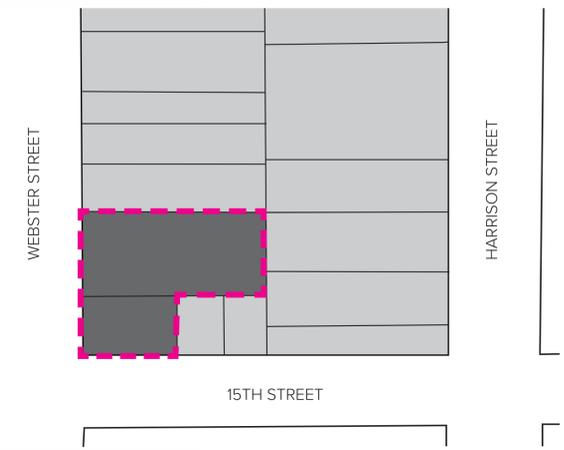
# FLOOR PLANS



① LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

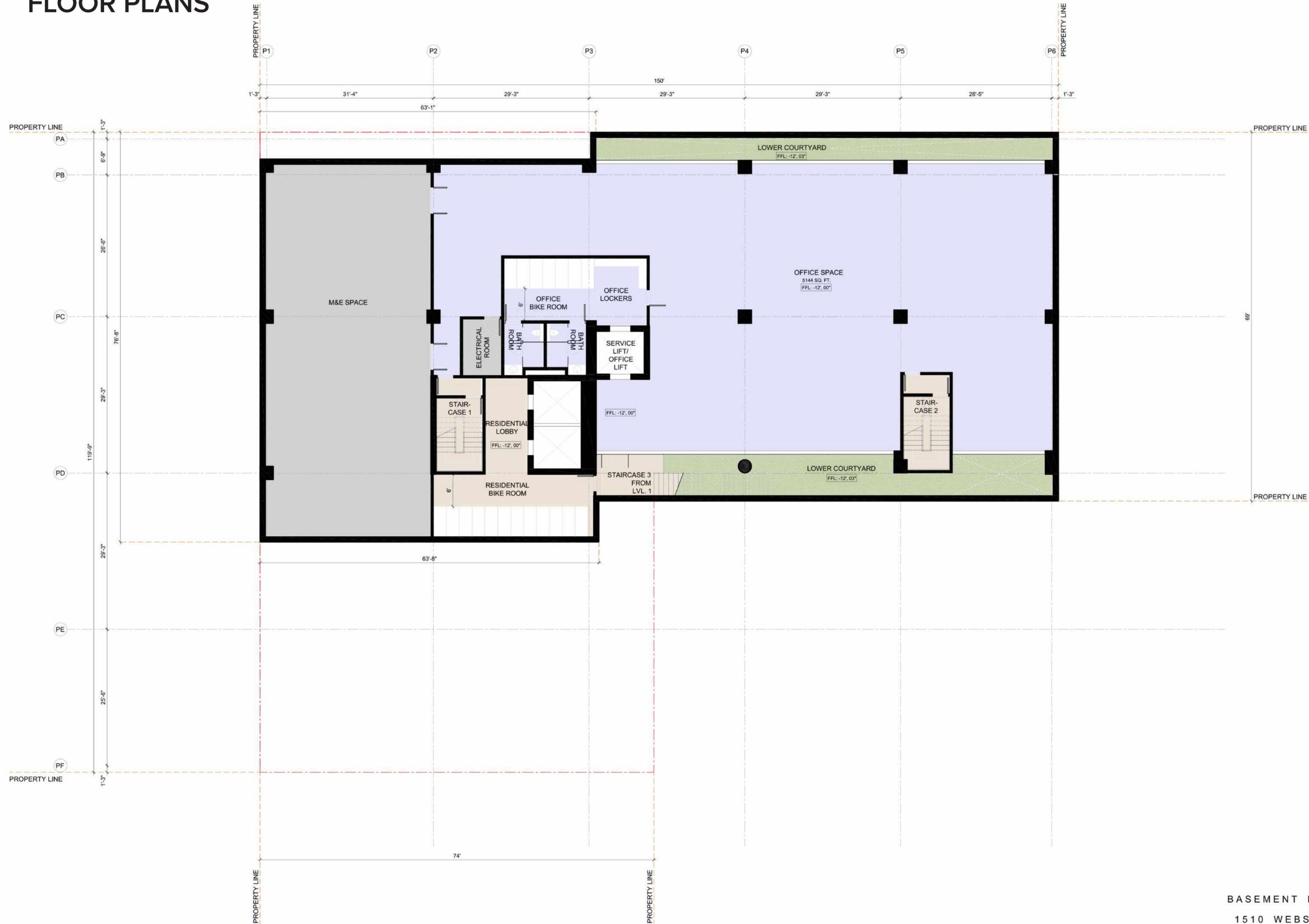
LEVEL 1 FLOOR PLAN  
1510 WEBSTER STREET  
0 5 10 20 feet

- RETAIL
- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES
- PUBLIC PLAZA



② SITE PLAN  
1/64" = 1'-0"

# FLOOR PLANS



1 BASEMENT LEVEL FLOOR PLAN  
1/8" = 1'-0"

BASEMENT FLOOR PLAN  
1510 WEBSTER STREET



- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES

# FLOOR PLANS | TYPICAL L-BLOCK



- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- RETAIL
- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES

① LEVEL 2-6 FLOOR PLAN  
1/8" = 1'-0"

LEVEL 2 - 6 FLOOR PLAN  
1510 WEBSTER STREET  
0 5 10 20 feet

# FLOOR PLANS



- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- RETAIL
- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES

LEVEL 7 FLOOR PLAN  
1510 WEBSTER STREET  
0 5 10 20 feet

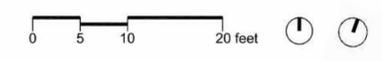
1 LEVEL 7 FLOOR PLAN  
1/8" = 1'-0"

# FLOOR PLANS | TYPICAL STRAIGHT BLOCK



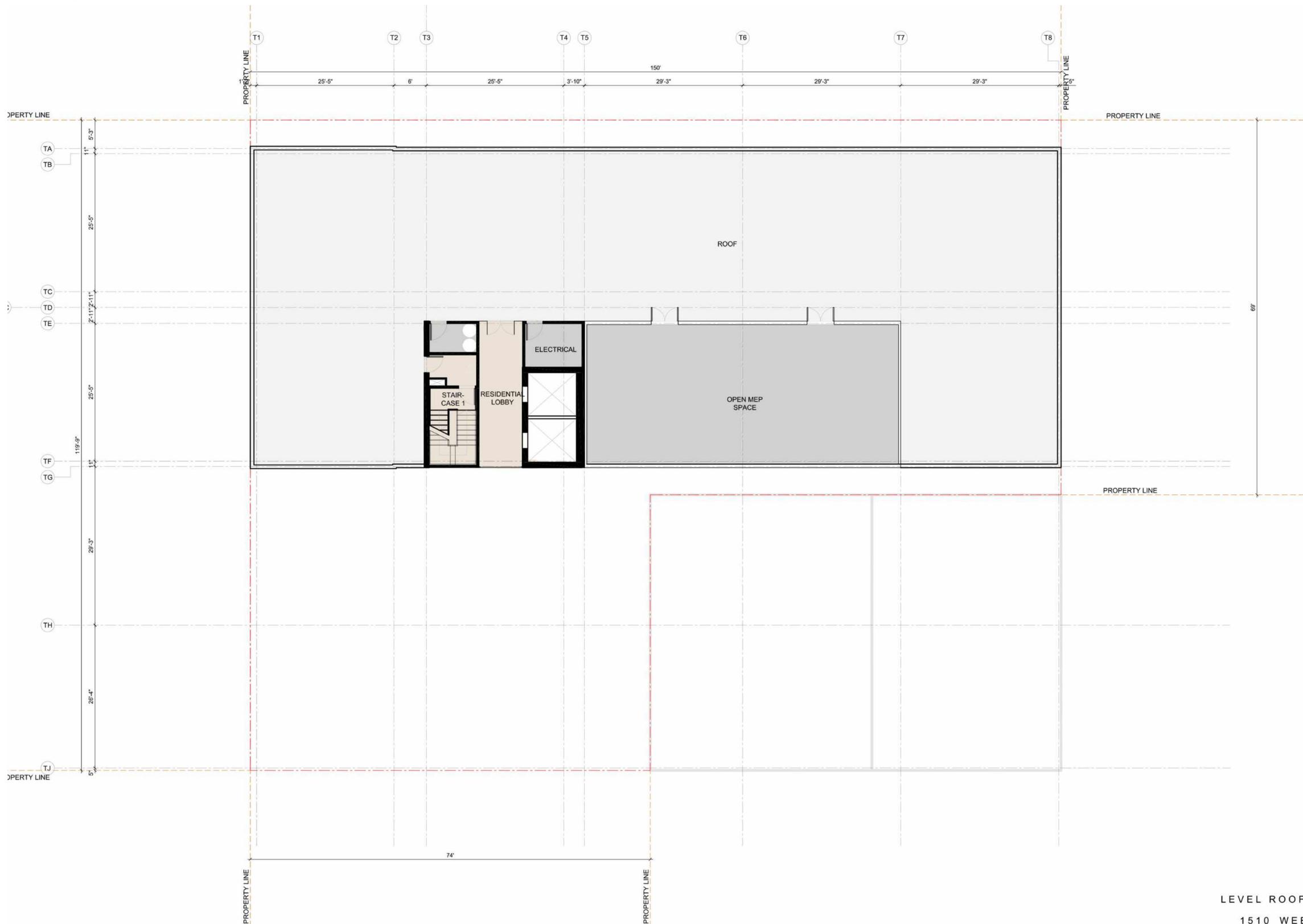
- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- RETAIL
- OFFICE
- LANDSCAPE
- CIRCULATION
- BLDG. SERVICES

LEVEL 8 - 19 FLOOR PLAN  
1510 WEBSTER STREET



① LEVEL 8-19 FLOOR PLAN  
1/8" = 1'-0"

# FLOOR PLANS



1 LEVEL ROOF PLAN  
1/8" = 1'-0"

LEVEL ROOF FLOOR PLAN  
1510 WEBSTER STREET

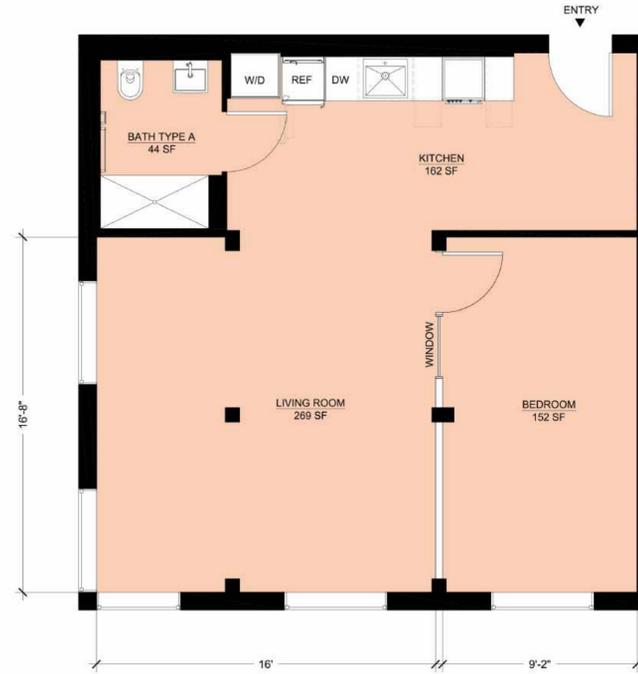


- CIRCULATION
- BLDG. SERVICES

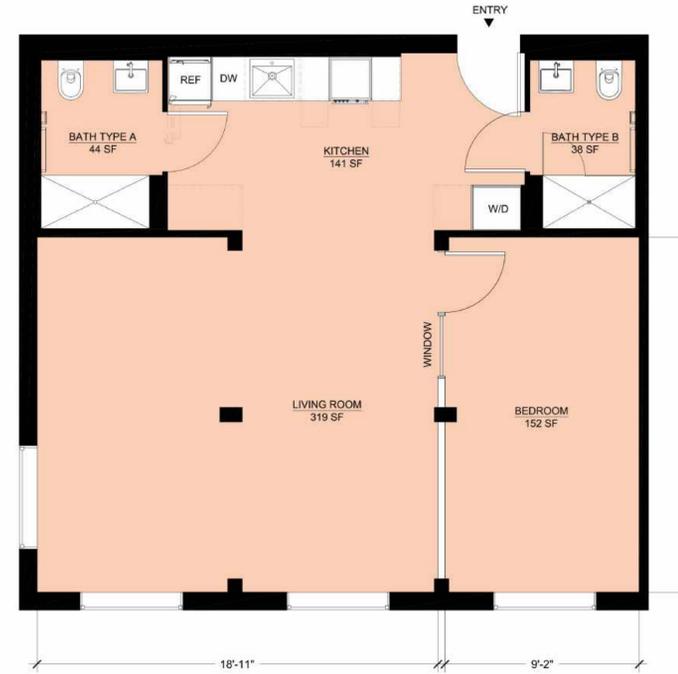
# TYPICAL UNIT TYPES



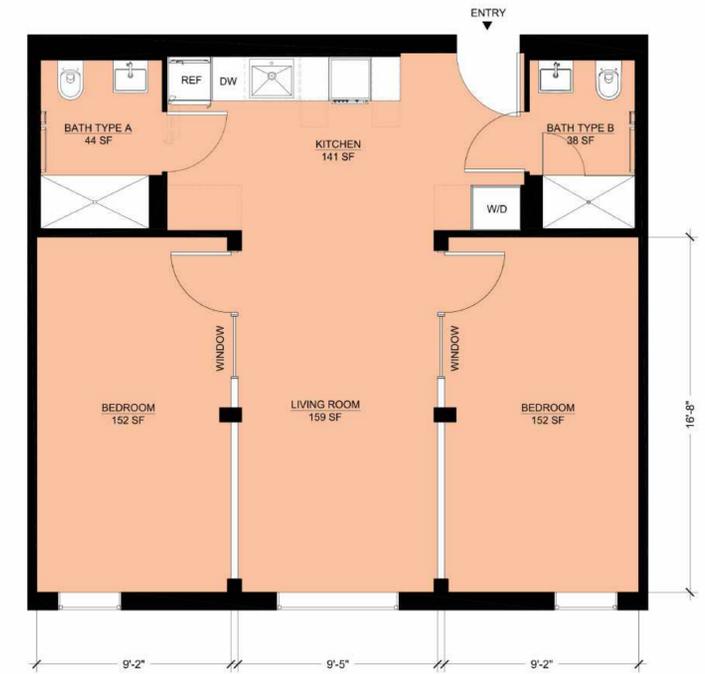
**1A 1 BEDROOM UNIT - TYPE A**  
 1/4" = 1'-0"  
 536 SF GROSS  
 455 SF NET



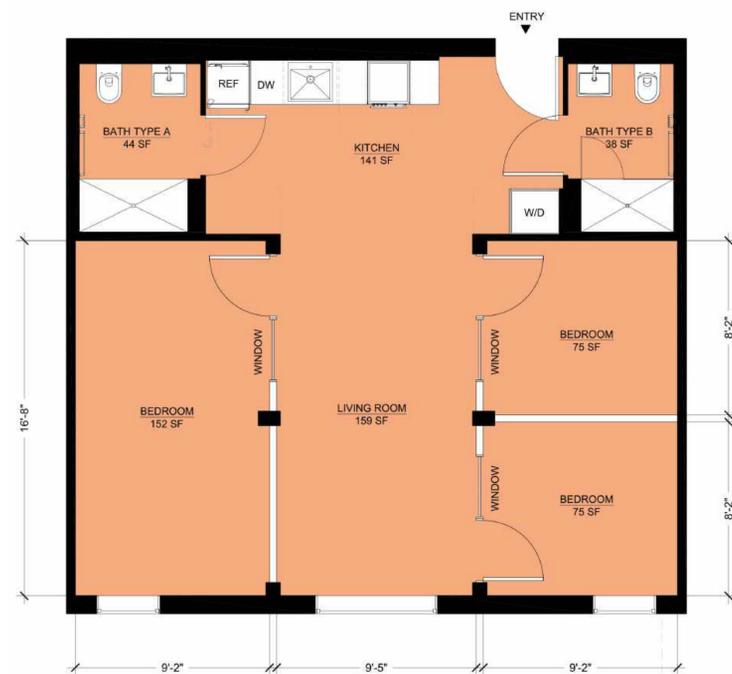
**1B 1 BEDROOM UNIT - TYPE B**  
 1/4" = 1'-0"  
 722 SF GROSS  
 627 SF NET



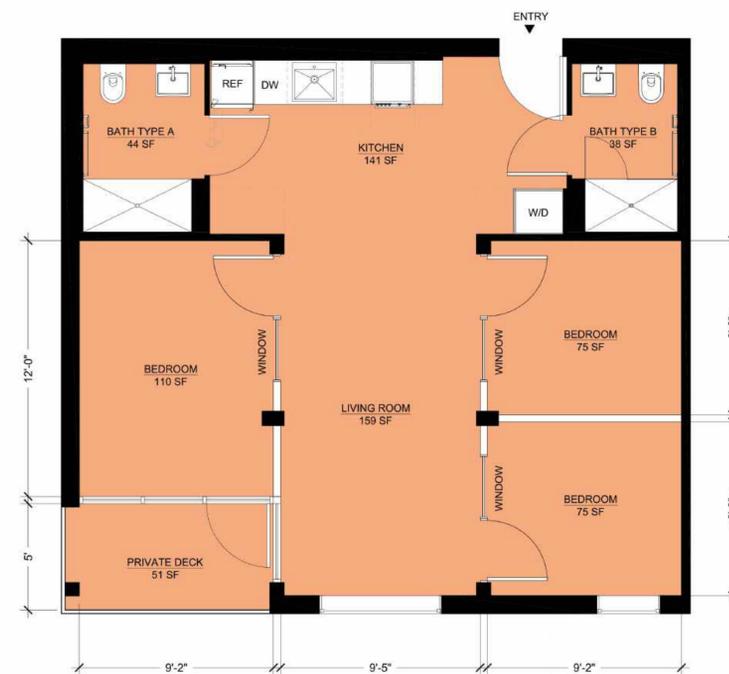
**1C 1 BEDROOM UNIT - TYPE C**  
 1/4" = 1'-0"  
 901 SF GROSS  
 694 SF NET



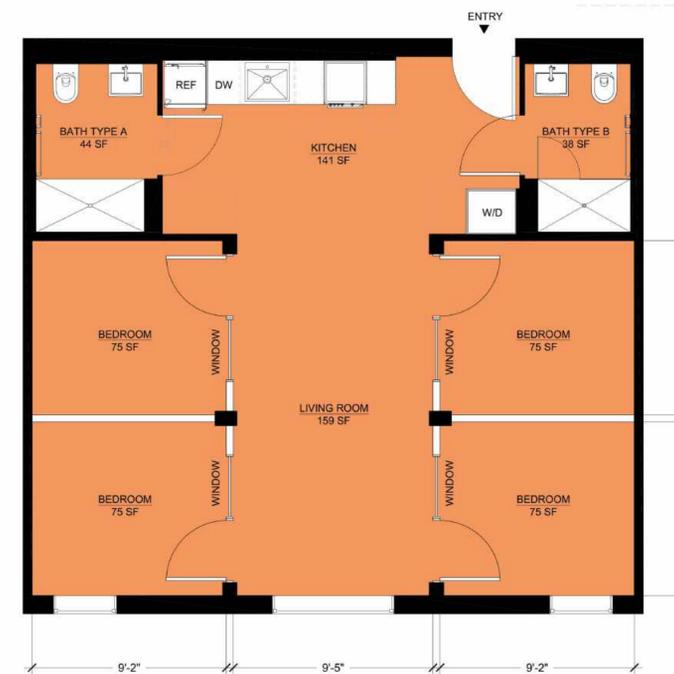
**2 TYPICAL 2 BEDROOM UNIT**  
 1/4" = 1'-0"  
 790 SF GROSS  
 686 SF NET



**3A 3 BEDROOM UNIT - TYPE A**  
 1/4" = 1'-0"  
 790 SF GROSS  
 684 SF NET



**3B 3 BEDROOM UNIT - TYPE B**  
 1/4" = 1'-0"  
 801 SF GROSS  
 688 SF NET



**4 TYPICAL 4 BEDROOM UNIT**  
 1/4" = 1'-0"  
 790 SF GROSS  
 682 SF NET

# ELEVATIONS

NOTATION KEY	
1	ADJACENT BUILDING
2	ALUMINUM WINDOW WALL SYSTEM
3	TEXTURED TERRACOTTA RAINSCREEN PANELS (1'-0" GROOVES)
4	TEXTURED TERRACOTTA RAINSCREEN PANELS (3'-0" GROOVES)
5	ALUMINUM PANELS - TYPE 1
6	ALUMINUM PANELS - TYPE 2
7	ALUMINUM LOUVERS
8	GROOVED CONCRETE PIERS
9	STOREFRONT GLAZING
10	LOADING DOCK ENTRANCE

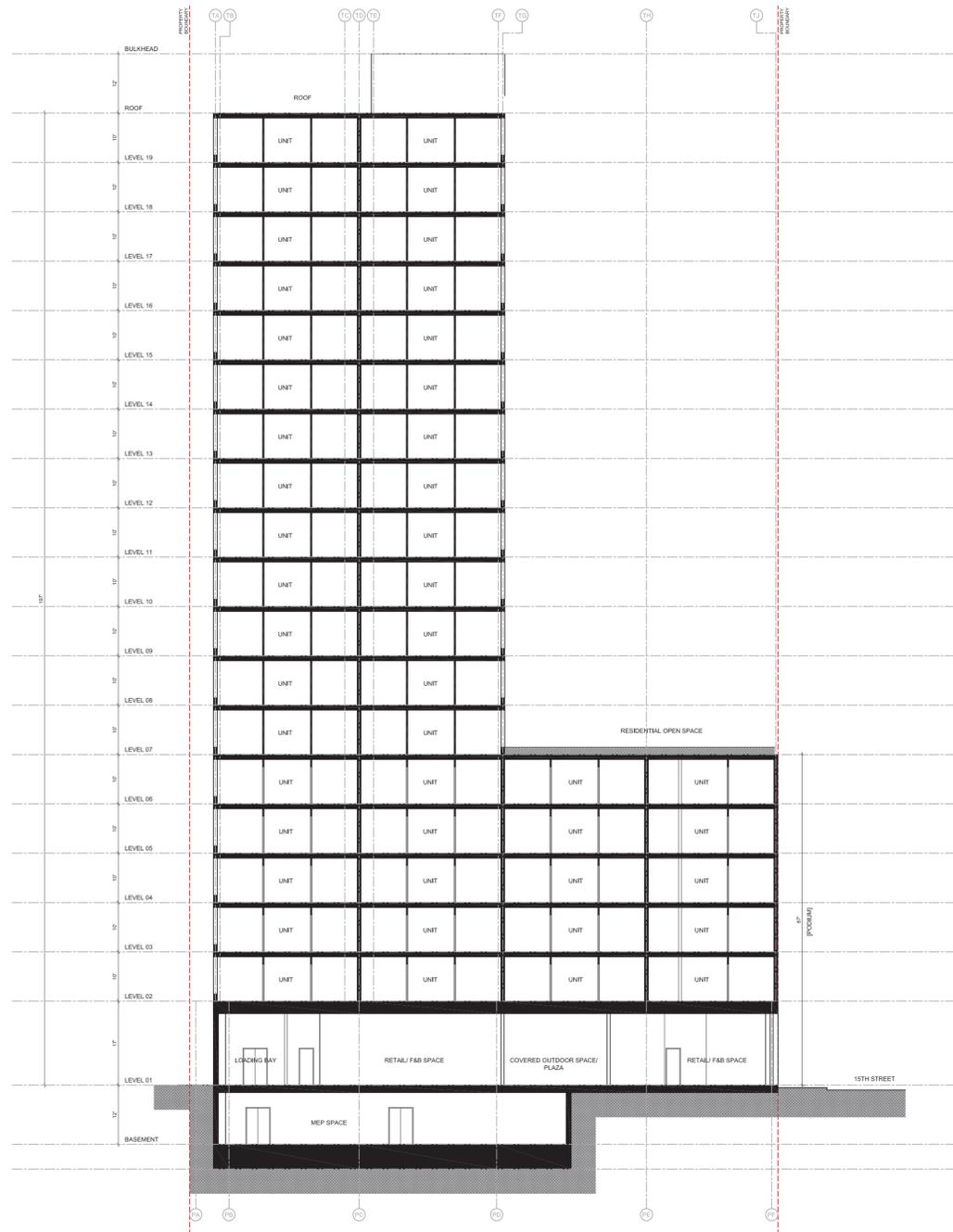


# ELEVATIONS

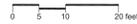
NOTATION KEY	
1	ADJACENT BUILDING
2	ALUMINUM WINDOW WALL SYSTEM
3	TEXTURED TERRACOTTA RAINSCREEN PANELS (1'-0" GROOVES)
4	TEXTURED TERRACOTTA RAINSCREEN PANELS (3'-0" GROOVES)
5	ALUMINUM PANELS - TYPE 1
6	ALUMINUM PANELS - TYPE 2
7	ALUMINUM LOUVERS



# BUILDING SECTION



I BUILDING SECTION  
1/16" = 1'-0"



# CONCEPT RENDERINGS



STREET LEVEL VIEW FROM WEBSTER



VIEW TO STREET FROM INTERIOR PUBLIC PLAZA



VIEW INTO INTERIOR PUBLIC PLAZA



STREET LEVEL VIEW FROM 15TH STREET

# LIGHTING PLAN AND DETAILS

## A - WALL MOUNTED SCONCE

### VESSEL - model: WS-W91 LED Exterior Sconce



#### PRODUCT DESCRIPTION

A sleek, minimalist profile supported by precision engineering using advanced proprietary LED technology. Integral reflectors ensure high performance optics for accent and wall wash lighting, pathway and facade illumination and building security.

#### FEATURES

- Up & down light
- ADA compliant, low profile design
- ETL & cETL wet location listed, IP66 rated
- WS-W9101 is Energy Star® rated & Dark Sky Friendly
- Full range dimming when used with compatible dimmers\*
- Mounts in any direction
- Driver located inside fixture
- Universal driver (120V-220V-277V)
- 60,000 hour rated life
- Color Temp: 3000K / 2700K / 4000K available special order
- CRI: 90

#### SPECIFICATIONS

##### Construction:

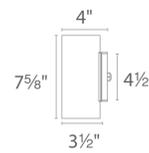
**Light Source:** High output LED.

**Finish:** Brushed Aluminum (AL), Black (BK), Bronze (BZ), White (WT)

**Standards:** ETL & cETL wet location listed IP 65, ADA compliant. WS-W9101 is Energy Star® rated

#### ORDER NUMBER

Type	Model	Wattage	LED Lumens	Delivered Lumens	Finish
Down Light	WS-W9101	16.5W	1167	860	<b>AL</b> Brushed Aluminum <b>BK</b> Black <b>BZ</b> Bronze <b>WT</b> White
Up & Down Light	WS-W9102	25W	2334	1610	



WS-W9102

## B - SURFACE MOUNTED DOWNLIGHT

### BEGA

Ceiling mounted downlight

#### Product data sheet

##### Application

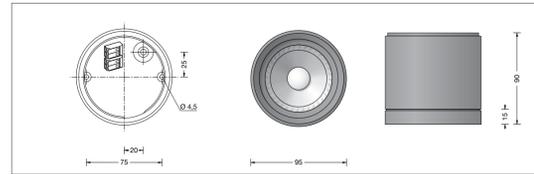
Surface mounted LED downlight with rotationally symmetrical wide beam light distribution.

##### Product description

Luminaire made of aluminium alloy, aluminium and stainless steel  
 Clear safety glass  
 Silicone gasket  
 Reflector made of pure anodised aluminium  
 Toolless closure  
 2 mounting holes ø 4.5 mm  
 Distance apart 75 mm  
 1 cable entry for connecting cable up to ø 10,5 mm max. 2 x 1,5<sup>2</sup>  
 Connecting terminals 2.5<sup>2</sup>  
 Safety class III ⚡  
 Protection class IP 65  
 Dust-tight and protection against water jets  
 Impact strength IK06  
 Protection against mechanical impacts < 1 joule  
 CE - Conformity mark  
 Weight: 0.55 kg

##### Lighting technology

Half beam angle 89°  
 Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and interior lighting as well as luminaire data in EULUMDAT and IES format are available on our website [www.bega.com](http://www.bega.com).



##### Lamp

Module connected wattage 4.9 W  
 Luminaire connected wattage 5.5 W  
 Rated temperature  $t_{amb} = 25\text{ }^{\circ}\text{C}$   
 Ambient temperature  $t_{amb, max} = 65\text{ }^{\circ}\text{C}$   
 Voltage 24 V = DC

##### Service life of the LED

Ambient temperature  $t_{amb} = 25\text{ }^{\circ}\text{C}$   
 - at > 500,000h: L70 B50  
 $t_{amb} = 25\text{ }^{\circ}\text{C}$   
 max. ambient temperature  $t_{amb} = 65\text{ }^{\circ}\text{C}$   
 - at 82,000h: L70 B50

## C - STAIR HANDRAIL LIGHT

### luxrail™ INTERIOR/EXTERIOR APPLICATIONS

#### Application

ANSI and ADA compliant, luxrail is an indoor/outdoor LED-based handrail that delivers functional illumination. Three intensities may be specified: standard output, mid output, and high output. The standard light output version delivers illuminance levels appropriate for exterior applications (2 footcandles at grade) as well as for dark interior environments with low ambient illumination levels (e.g., themed environments, theatres and residential areas). The high output version delivers illuminance levels applicable to interior environments - providing in excess of 10 footcandles along the path of egress (ANSI required for stair treads). Independent photometric test reports and IES Format data are available at [www.lighting.com](http://www.lighting.com).

luxrail's standard handrail gripping surfaces are circular in cross section and meet 2004 ADAAG (Americans with Disability Act Accessibility Guidelines). Patented optical assemblies deliver 10', 25', and 55' beam spreads, as well as an asymmetric option. The 25' and 55' beam patterns are most suitable for illuminating pathways, while the 10' beam spread offers accent lighting for optional glass or stainless steel cable railing infills. Reference page 54 of this catalog for information regarding infill options. Projected average rated life is 50,000 hours at 70% of lamp lumen output. Contact factory for IES LM-80 compliance. To ensure proper performance, architectural details should allow for ventilation and air flow around the fixture. Ambient temperature surrounding the fixture shall not exceed 122°F (50°C).

#### Light Output

Three luminous intensities are available for white light. All values below represent the initial raw lumens of the LED. IES format photometry of Lighting Facts labels represent actual light output measured in lumens and candle power. Light output losses include optical, thermal and power supply inefficiencies. IES LM-79 format files may be obtained from the factory or downloaded from [www.lighting.com](http://www.lighting.com). Results are typical measurements.

	Standard Output	Mid Output	High Output
2700K White:	72 lms/ft	151 lms/ft	293 lms/ft
3000K White:	81 lms/ft	203 lms/ft	284 lms/ft
3500K White:	83 lms/ft	206 lms/ft	289 lms/ft
4000K White:	88 lms/ft	219 lms/ft	307 lms/ft
5000K White:	88 lms/ft	219 lms/ft	307 lms/ft

#### Construction

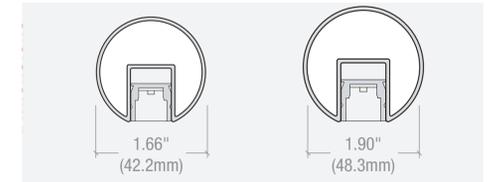
luxrail may be post mounted or wall mounted. It recommends installation be completed by a qualified handrail installer. Mounting hardware (post or wall) is typically required up to 5' O.C., depending on the handrail alloy. Final post and wall bracket spacing must be determined by a licensed architect or structural engineer. luxrail is available in stainless steel and aluminum. Vandal resistant access chamber allows units to be removed for maintenance purposes.

All handrail component parts are engineered for quick installation. Field welding or cutting is typically not required. All parts are prefabricated to field dimensions and are assembled in the field with mechanical connection or epoxy. Contact us for recommended handrail installers.

The LED light fixture inside the caprail is UL Listed for wet locations. Handrail alloy options include stainless steel and aluminum. Contact factory for maintenance guidelines.

#### Electrical

luxrail houses a low voltage LED-based light fixture that is integrated into the underside of the handrail. 24 volt 100 watt power supplies are provided as a standard. For detailed information regarding daisy chain limitations, remote distance limitations, power supply options, and dimming options consult the lux website ([www.lighting.com](http://www.lighting.com)) or an lux representative.



## D - PENDANT LIGHT

### ROTON 18 OUTDOOR PENDANT



The Roton pendant makes an impressive design statement in the simplicity and scale of its cylindrical geometry. Featuring a spun aluminum body and subtle diffuser, the Roton pendant houses a powerful LED light source designed to deliver softly diffused down lighting for controlled and distinctive illumination.

#### Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized lensing
- IP-65 Rated

#### Adjustable distance from ceiling

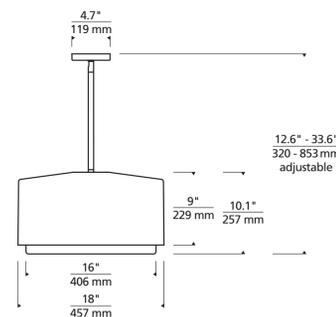
#### SPECIFICATIONS

DELIVERED LUMENS	2556	FIELD SERVICEABLE LED	Yes
WATTS	36	CONSTRUCTION	Aluminum
VOLTAGE	Universal 120-277V	HARDWARE	Stainless Steel
DIMMING	0-10, ELV, TRIAC	FINISH	Powder Coat
LIGHT DISTRIBUTION	Symmetric	LED LIFETIME	L70: 70,000 Hours
MOUNTING OPTIONS	Ceiling	WARRANTY*	5 Years
ADJUSTABILITY	Adjustable stem length (3', 6" and 12"). Integrated ball joint that accommodates sloped ceiling up to 45°.	WEIGHT	9.8 lbs.
CCT	2700K, 3000K or 4000K	* Visit <a href="http://techlighting.com">techlighting.com</a> for specific warranty limitations and details.	
CRI	90+		
COLOR BINNING	3 Step		
BUG RATING	B1-U2-G1		
DARK SKY	Non-compliant		
WET LISTED	IP65		
GENERAL LISTING	ETL		
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.		
START TEMP	-30°C		

#### ORDERING INFORMATION

7000PROT	CRI/CCT	WIDTH	FINISH	VOLTAGE
837	90 CRI, 2700K	18" W"	Z BRONZE	UNV 120V-277V
838	90 CRI, 3000K		H CHARCOAL	
840	90 CRI, 4000K		B BLACK	

RIGID STEM ONLY (ADJUSTABLE 3', 6" AND 12" LENGTHS)



Roton Pendant

## LIGHTING LOCATIONS ON LEVEL 1 FLOOR PLAN



NOTE: THE PROPOSED LIGHTING FIXTURES SHALL BE ADEQUATELY SHIELDED TO A POINT BELOW THE LIGHT BULB AND REFLECTOR AND THAT PREVENT UNNECESSARY GLARE ONTO ADJACENT PROPERTIES.



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08.07.2020