



**CITY OF OAKLAND**  
**SMALL PROJECT DESIGN REVIEW**  
**APPROVAL**

---

**DATE:** 4/5/16

**PROJECT ADDRESS:** 524 8<sup>th</sup> Street

**APN:** 001-0203-009-00

**CASE FILE NO.:** DS160160

**APPLICANT NAME:** Feldman Architecture

**MAILING ADDRESS:** 1005 Sansome Street Suite 240  
San Francisco, CA 94111

**GENERAL PLAN:** Cental Business District

**ZONING:** CBD-P

Dear Applicant:

Your application to restor historic storefront and make other minor improvements to rest of facade conforms to the Small Project Design Review Criteria Checklist and to all applicable zoning regulations, and is therefore **APPROVED**. **This approval is subject to the Conditions of Approval stated in the following section of this letter.**

This design review approval becomes effective immediately and shall expire **two calendar years** from the date of this letter, unless all necessary permits for construction or alteration have been issued within such period. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, such period of time may be extended by the Director of City Planning or designee, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

**NOTICE TO ALL PARTIES:** The time within which judicial review must be sought of disposition of the Director of City Planning is governed by Section 1094.6 of the Code of Civil Procedure of the State of California. With certain exceptions, the time is ninety (90) days from date of the decision.

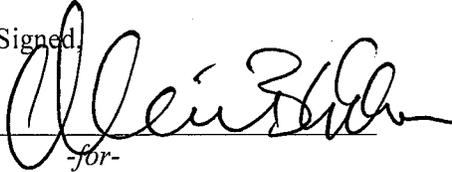
**Please note that any desired modifications to the approved plans must be submitted for review by the Planning Department prior to the changes taking place.**

#4

To apply for a building permit you must complete an application form and submit additional sets of plans to the Building Services Division. For more information about building permit requirements, please contact the Building Services Division at (510) 238-3443.

If you have any questions regarding this approval, please contact the Planning and Zoning Division at (510) 238-3911.

Signed.

A handwritten signature in black ink, appearing to read "Scott Miller", written over a horizontal line.

-for-

SCOTT MILLER  
Zoning Manager  
Planning and Zoning Division

Record Details

Record ID: DS160160

Menu      Reports      Help

**File Date:** 04/05/2016

**Application Status:** Approved

**Application Detail:** Detail

**Application Type:** Small Project DR

**Address:** 524 8TH ST

**Owner Name:** STAR LIGHT OAKLAND HOTEL LLC

**Owner Address:** 373 9TH ST, #506, OAKLAND, CA 946076515

**Application Name:**

**Parcel No:** 001 020300900

**Description of Work:** Restore historic storefront and clean up rest of building.

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date	Contact I
	<u>Feldman</u>	<u>Feldman Archite...</u>	Applicant		1005 Sansome St...	Active	04/05/2016	
	<u>Architecture</u>							
	<u>...</u>							

**Job Value:** \$0.00

**Total Fee Assessed:** \$0.00

**Total Fee Invoiced:** \$0.00

**Balance:** \$0.00

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<u>Application Intake</u>		Approved	04/05/2016	Maurice Brenyah...
	<u>Assignment</u>				
	<u>Zoning Review</u>		Approved	04/05/2016	Maurice Brenyah...

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<u>PARCEL</u>	6/21/00 - Added	Complied	01/19/2014		AA Conv
	<u>COMMENT</u>	addi...				

**Custom Fields: FEE CALCULATION INFORMATION**

Track Level	Violation Fee
<u>Track II</u>	

**GENERAL INFORMATION**

Checklist Type

Non-Residential

**SUPPLEMENTAL FORMS**

Impervious Surface Area

Tree Preservation Ordinance

Record Details

3-None of the Above

**Hazardous Waste Statement**

Not Listed-City Verification Required

2a-No Construction Within 10 ft of Tree

**Green Building Ordinance**

1-Project Type Not Applicable

**ENVIRONMENTAL EXEMPTIONS**

**CEQA Exemption Primary**

15301-Existing Facilities

**CEQA Exemption Secondary**

15183-Projects Consistent with a Community Plan c

**PROPERTY INFORMATION**

**Historic Area of Primary Importance**

Old Oakland, No consistent height context

**Historic Designated District**

S-7

**Council District**

COUNCIL DISTRICT 3

**Historic Status**

-

**General Plan Designation**

Central Business District

**S-20**

No

**Zoning**

CBD-P/S-7

**Service District**

Metro

**Heritage Property**

-

**OCHS Rating**

-

**S-7**

Yes

**SUPPLEMENTAL INFORMATION**

Area Calculations Existing (Number) New (Number) Total (Number) Percent Change (Number)

**Initiated by Product:** AV360

OLD OAKLAND DISTRICT  
District Contributor

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

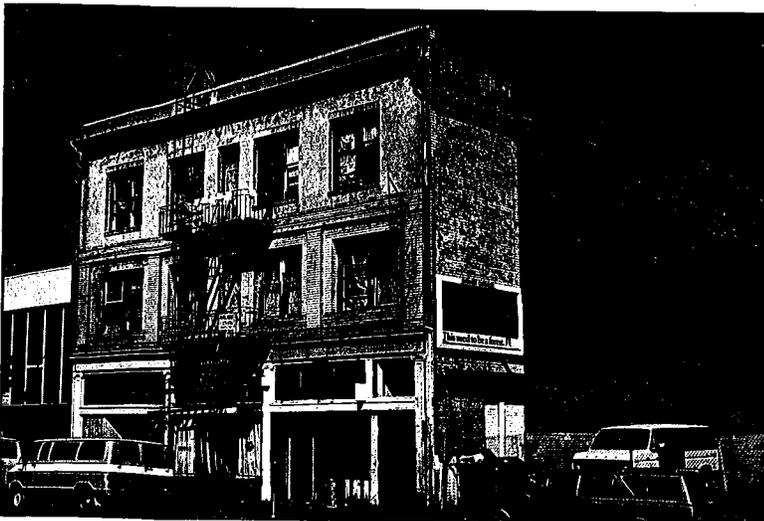
## IDENTIFICATION

1. Common name: Hotel Fremont
2. Historic name: The Avery (Furnished Rooms)
3. Street or rural address: 524-30 8th St. (formerly 512-18 8th St.)  
City Oakland Zip 94607 County Alameda
4. Parcel number: 1-203-9
5. Present Owner: Chan Yuen & Lin & Tam Wing & C Address: 554 Rays Road  
City Stone Mountain, GA Zip 30083 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Residential Hotel above Stores Original use: Same

## DESCRIPTION

- 7a. Architectural style: Early 20th Century Commercial
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A three-story, rectangular brick structure with roof hidden behind a corniced parapet, compositionally a two-part vertical block with a little Renaissance/Baroque ornamentation. Side walls are common brick laid in American bond. The facade's second story is faced with "white" brick, the third with stucco. Belt courses mark floor levels, with four simple pilasters between them at the second floor. Four pairs of deep-revealed, double-hung windows are placed symmetrically on each upper floor, with a single door to the fire escape at the center. The stores are altered except for four Ionic-capitaled cast-iron pilasters and transom strips of decorated Prism glass, which are almost intact.



8. Construction date: 1909; add. Estimated \_\_\_\_\_ Factual 1929
9. Architect Charles F. Mau (1909)  
A.M. Milwain (1929)
10. Builder Baccus, Carroll & Ryder  
(1909)
11. Approx. property size (in feet)  
Frontage 50' Depth 100'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
\_\_\_\_\_

81-13A 524-30 8th St.  
10/26/83

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Minor to store fronts; 3rd story added 1929
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings \_\_\_ Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project X Other: Municipal Parking Lot
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

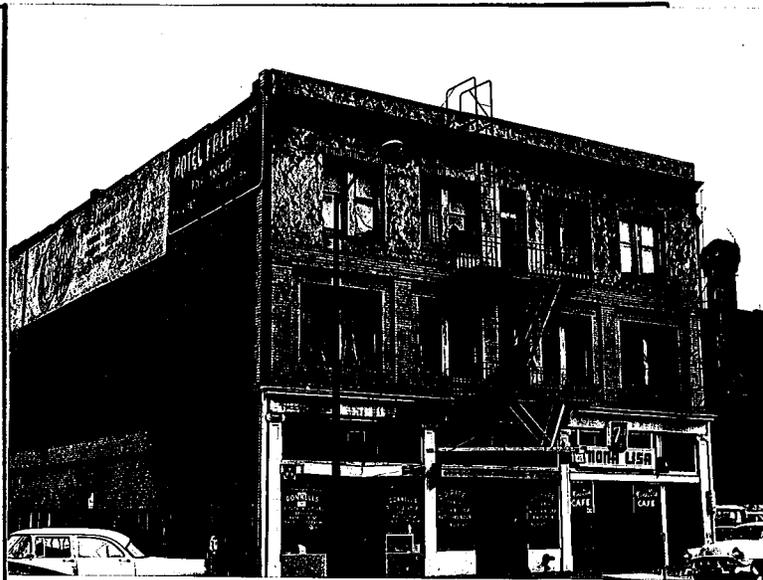
Building permit #14953 was issued January 25, 1909 for a "two-story brick building, stores and lodging" on this site to cost \$17,000. The owner was A. Friedman, the architect Charles F. Mau and the builder Baccus, Carroll and Ryder. Permit #A38672 was issued April 30, 1929 and completed October 15, 1929, to "add third story; brick exterior wall construction except street wall of interlocking tile," altogether to cost \$20,000. The owner was Lydia H. Friedman and the architect A.M. Milwain. At the time of the original construction Alexander Friedman was running a retail cigar business on Washington Street. In 1913 he and his brother Morris bought the Yosemite Wine Company. Lydia Friedman was Alexander's wife. Architect Charles F. Mau (born 1848) learned his profession in his native Germany and practised in Oakland for over 40 years beginning in 1873. His many works include 1600 San Pablo Avenue (see SHRI form for Downtown District). Alexander M. Milwain had been a draftsman then a partner with William Mooser. He and his brother William together designed the Dalziel Building (see 532 15th Street in Downtown District). In use, facade composition and structure an example of near-to-downtown housing, the building was known as the Avery 1909-1921, La Court Hotel in 1925 and Hotel Fremont beginning in 1930. It is a contributor to the Old Oakland District.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

Baker, History of Alameda County, V2 p.298  
Oakland Tribune October 30, 1983 p.G-8/1

22. Date form prepared May 31, 1984  
By (name) Staff  
Organization Oakland Cultural Heritage Survey  
Address: One City Hall Plaza, 6th Floor  
City Oakland Zip 94612  
Phone: (415) 273-3941



© 1985 City of Oakland

20-23-5 524-30 8th St.,  
1963 view;  
Source: OCPD Visual Survey

# HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3 SHL \_\_\_\_\_ Loc X  
 UTM: A 10/564118/4183860 B 10/564005/4183640  
 C 10/563805/4183737 D 10/563918/4183950

## IDENTIFICATION

1. Common name: Old Oakland
2. Historic name: None
3. Street or rural address: 6 blocks bounded by 10th, Broadway, 7th and Clay Streets  
 City Oakland Zip 94607 County Alameda
4. Parcel number: Multiple see continuation pages
5. Present Owner: Multiple Address: \_\_\_\_\_  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public  Private
6. Present Use: Commercial, residential, vac. Original use: Commercial & residential

## DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Old Oakland District comprises most of the six square blocks bounded by Broadway, 7th, 10th and Clay Streets; both sides of Washington, 8th and 9th Streets are included. It contains 31 contributing buildings, of which 9 are primary contributors; 7 vacant lots; and 6 non-contributing buildings of which 5 could become contributors if restored or when 50 years old. The buildings are rectangular commercial blocks, one to four stories high, occupying their entire lots at the street frontage, and in various historic architectural styles. The District is bounded on the north and south by large modern high-rise buildings and on the east by vacant sites for additional high-rises. To the west are undistinguished one-and-two story buildings and vacant lots separating it from the Grove Street Residential District. Thus the District is clearly defined by the differences between its small scale and its very tall neighbors.

All but one of the primary contributor buildings, the District's backbone, are two-or three-story brick commercial blocks in Italianate style. The upper edge of each is a heavy, bracketed cornice and paneled frieze that follows the plan of the bays if there are bays and that often is topped by a pent roof or false Mansard. At the upper

(see continuation page 3)

8. Construction date:  
 Estimated \_\_\_\_\_ Factual 1864-1933
9. Architect Various
10. Builder Various
11. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage 8.27
12. Date(s) of enclosed photograph(s)



81-26A South side of 9th St., Broadway to Washington St., 1983

13. Condition: Excellent  Good  Fair  Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Various
15. Surroundings: (Check more than one if necessary) Open land  Scattered buildings \_\_\_\_\_ Densely built-up   
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial  Other: Local government
16. Threats to site: None known  Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project  Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: Downtown District, Uptown District, Grove St. Residential District

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

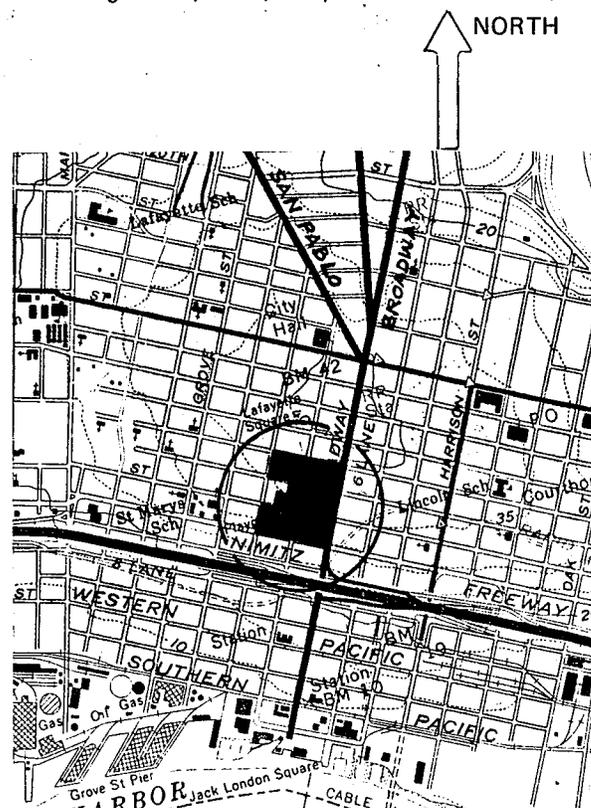
The Old Oakland District is the surviving downtown commercial center of the 1870's and 1880's, with additions made in the early decades of the 20th century when the commercial heart had moved farther north but auxiliary commercial functions still attracted investment money. As commerce moved still farther north and to the suburbs, the subject area was preserved by neglect, then surrounded by government Redevelopment, which in turn is bringing back commercial liveliness, through convention center and hotels, until the Old Oakland District is expected to become a virtual museum of built commercial history.

The town of Oakland was platted in 1850, incorporated in 1852 and advertised as a garden, bedroom community. Its very earliest business buildings have long since disappeared, but some erected a mere dozen years after the incorporation survive in Old Oakland. Their economic base was a steam train along 7th Street east from the Oakland Point. The fifth station and original terminus of this commuter line was at Broadway, the permanent ticket office and waiting room (surviving as Mi Rancho) built at 464-66 7th Street in 1875 by Central Pacific, which had taken over the San Francisco & Oakland Railroad.

(see continuation page 3)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure 5  
Economic/Industrial 2 Exploration/Settlement 4  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education 3
21. Sources (List books, documents, surveys, personal interviews and their dates).  
Bagwell, Beth, Oakland, The Story of a City, Novato, CA 1982, Presidio Press passim.  
Building permits, plans & specifications  
(see continuation page 7)
22. Date form prepared May 31, 1984  
By (name) Staff  
Organization Oakland Cultural Heritage Survey  
Address: City Planning Dept., City Hall  
City Oakland Zip 94612  
Phone: (415) 273-3941

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Old Oakland

7b. Physical Description (continued from page 1)

stories more than half have polygonal bays. Windows are double-hung often with round or segmental heads and always with elaborate surrounds that may include moldings, colonnettes, keystones, bracketed hoods, triangular or rounded pediments and/or paneled aprons. Usually belt or paneled courses mark the floor divisions or extend sill lines. Often the flat wall surface is additionally decorated by patterned polychrome brickwork or diapering and/or by corner quoins or pilasters. The building's ground floors are compositionally distinct from the upper floors; they are stores, originally with large glazed windows separated by cast-iron pilasters with paneled bulkheads and recessed entries. The stores have been much altered over the years, and many are now vacant and boarded up, awaiting restoration under the Old Oakland Company by Storek & Storek.

Nearly half the rest of the district contributors are similar Italianate commercial blocks but they may be of wood-frame instead of brick construction or they are less intact than the primary contributors. They may have been stuccoed over or have lost features such as cornice or bay windows.

Almost all the rest of the buildings are early 20th-century commercial blocks. Compositionally they are one-or-two-part vertical blocks with ground floor stores, roofline cornice and, in the two-part blocks, a shaft consisting of the upper floors. Structurally they are built of brick, reinforced concrete, or some other masonry. Facades are brick, glazed brick or stucco veneer, with ornaments of pressed galvanized iron and/or terra cotta. Usually ornamentation refers to Renaissance/Baroque types. One can find belt courses, cornice modillions and/or brackets, paneling and various moldings. Upper windows are usually double-hung. Store windows are large expanses of plate-glass with bulkheads below and mezzanine or transom strip windows above, often originally in prism glass. Usually stores have been remodeled repeatedly, and the transom strips are often covered.

Uses in the district tend to be stores on the ground floor and residential hotels and/or offices above. Some buildings are partly or wholly vacant, awaiting remodeling. Several buildings are used for food and/or liquor service: the grocery and other food sales at Swan's, Ratto's delicatessen, and the Gulf Coast Oyster Bar restaurant. The Storek & Storek restorations anticipate additional eating and drinking places. Many store spaces are occupied by bail bondsmen attracted by the Hall of Justice, County Courthouse and Pre-Trial Facility buildings across 7th Street from the District. Two buildings are church-run residential recovery homes.

Overall the District looks like a downtown of 100 years ago combined with an adjacent-to-downtown area of 50 years ago.

19. Historical and/or Architectural Importance (continued from page 2)

The trains on 7th Street immediately brought a commercial importance to this part of Broadway which it had lacked earlier, when the only ferries landed at the foot of Broadway and connected with no further public transportation. The 7th and Broadway station spawned a group of livery stables, blacksmiths, harness and feed dealers, similar in purpose to today's parking lots and gas stations at suburban BART stations. Other businesses came too. Bagwell (p.41) says Broadway was macadamized from the wharf to 14th Street in 1864, the first street to receive this treatment. In 1867, the city's first 50 gaslamps were installed "on Broadway and a few other streets." Census records list Oakland's population as 1,543 in 1860; 10,500 in 1870; 34,555 in 1880; 67,000 in 1900; and 150,000 in 1910.

(see continuation page



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Old Oakland

19. Historical and/or Architectural Importance (continued from page 3)

The 1867 Pacific Coast Business Directory affords a rough picture near the beginning of Old Oakland's development. Only businesses are listed, and probably not all of them; further, no listing specifies street address, or even side of the street; "Broadway bet. Eighth and Ninth" is the only type of precision, in this case for the owner's drug store at the Sanford Building, now 801-07 Broadway. The directory lists some 133 businesses in Oakland, almost all on Broadway, about half of them south of 7th Street nearly one-third between 7th and 10th Streets, and the remainder north of 10th or without any address. On both sides of Broadway between 7th and 10th this 1867 directory shows 4 livery stables, a feed store, 2 blacksmiths and 2 harness makers; 6 saloons or liquor sellers; 9 food stores including produce sellers, butchers, bakers and grocers; stores selling furniture, drugs and carpets; makers of shoes, cigars and beer; the Cosmopolitan Baths; and the Oakland News, founded in 1863, which apparently occupied the other building extant both then and now, 811-17 Broadway. Proprietor's names on these three blocks of Broadway include well-known pioneers: Shattuck, Ghirardelli, Dr. Gibbons, Reier, La Marche and others.

In 1868 the city, the Central Pacific Railroad and waterfront monopolist Horace Carpentier worked out a compromise that would give each of them part of the waterfront and would bring the transcontinental railroad terminus to this city. "Increased activity and new life (were) imparted to the place in 1868-1869," report Thompson & West (p.20), because of the transcontinental railroad completion in 1869, "the location (here) of the State University, and the removal of the clouds that had previously hung over the land titles." Nowhere were the activity and life more visible than in the subject area, where the city's first three-story brick building arose (821-35 Broadway) as well as its two-story wood-frame annex (459-73 9th Street) and a building at 511-13 8th Street (part of 727-35 Washington), all still extant. According to Halley the city's tallest building, 821-35 Broadway, sustained no damage in the great 1868 earthquake, because the "walls are well tied together" with iron. A pause in business building construction succeeded that catastrophe.

The next period of building activity here began in the mid-1870's. In the subject area the next construction was 458-66 8th Street (1873-4), by the Oakland Real Estate Associates, first known example of a real estate office building in an area that was to be overrun by such businesses. Each year from 1873 through 1886 saw more construction in the district. There were six buildings in 1878-79 alone.

Many of the new buildings replaced earlier residences found by Norman in the 1869 Oakland Directory, but the new downtown contained another kind of residences: hotels and lodging houses in some of the upper floors. Earliest known was in the Gladstone Building (459-73 9th St.) of 1868. The 1896 Illustrated Directory, which appears to have listed only businesses that paid for the advertising, shows hotels in two still extant buildings, 817-19 Washington Street and 484-94 9th Street. Other hotels or lodgings were recorded on the 1889-1901 Sanborn map at 716-24, 721-25, 801-07 and 817-29 Washington Street, 507 and 529 8th Street, 461-73, 468-82, 477-87 and 491-97 9th Street.

Real estate offices have already been noted as a popular use in the 19th century. The Illustrated Directory shows 13 of them in the extant buildings. The original owners of almost all the district's 19th-century buildings were not only investors in real estate but also sellers, developers, and/or managers of real estate.

Ultimately the successful real estate owner/developer would identify himself in city directories as a "capitalist." According to various biographical sketches in Guinn, Halley, (see continuation page 5)



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Old Oakland

19. Historical and/or Architectural Importance (continued from page 4)

Davis, Baker and Oakland Tribune obituaries, typically such an entrepreneur was born east of the Mississippi, or in Germany, and came to California before 1855. He began in some trade - Reier was a painter, Dunn a farmer, Sessions a clerk, Delger a shoe salesman, Henry a merchant. He invested in land when he could, and a combination of luck, foresight, salesmanship and inventive development produced enough profit for him to call himself a capitalist or millionaire. Inventive development, the creation of other businesses which might encourage prospective home buyers, produced a network of ties between various buildings and people.

One such theme was the Oakland Bank of Savings, founded in 1867 by Ashmun C. Henry (468-82 9th Street) in the office of Edward C. Sessions (later 458 8th Street). Its first president was "Capt." P.S. Wilcox (821-35 Broadway and 459-73 9th), and its first location his building at the corner of Broadway and 9th. Then it moved to 1200 Broadway (see SHRI form), where it stayed until about 1930.

In 1878 the Bank's third president was Sessions, who had also been secretary of the Oakland Real Estate Associates and a developer of transit lines.

Another investor, John H. Nicholl (484-9 9th Street) similarly sponsored development - a water company and a bank - in Richmond where he had vast landholdings.

Water interested the Old Oakland developers enough to produce a "water war" in the 1890's. The Contra Costa Water Company had been providing water from a dam on Temescal Creek since 1868 (Bagwell:130). Its offices were first in the Wilcox Block, then the Leimert Block and later Allyn's Block. In the early 1890's William J. Dingee, whose real estate office was at 460 8th Street, formed the Oakland Water Co. to provide artesian well water in competition with the earlier company. About 1898 Dingee moved his own and his water company's offices to the 801 Broadway building, and by 1900 he had bought the rival company and merged the two.

The buildings erected and occupied by these business pioneers today form an especially fine group of Italianate business blocks. Particularly remarkable is the unbroken row that fills both sides of 9th Street from Broadway to Washington.

After the 1886-87 construction of Auguste Michel's two buildings at 8th and Washington, came a 15-year pause in construction. The district had been filled with functioning, reasonably modern commercial buildings, mostly brick structures, the then-ultimate in fire-proofing. There was no seriously under-utilized land. The 1896 Illustrated Directory shows some 14 of the 23 block faces, all filled with apparently prosperous shops, realtors, services, offices (especially attorneys) and hotels.

By the end of the 15-year hiatus, the focus of lavish business construction financing had moved to the Downtown District (see SHRI form), and Old Oakland attracted construction money only for businesses dependent upon and allied to the downtown center, but secondary in importance and potential profit.

In the first decade of the 20th century six modest new buildings and an addition came to Old Oakland, all west of Washington on blocks not shown in the Illustrated Directory. Five of the seven were hotels or lodging houses (530-36 7th St., 517-19, 524-30, 529-35 and 539-47 8th St.), the others stores (518-24 7th St. and 517-19 8th St.).

(see continuation page 6)



HISTORIC RESOURCES INVENTORY

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Street or rural address: Old Oakland

19. Historical and/or Architectural Importance (continued from page 5)

The three new structures of the "teens" were more ambitious. The 1911 Madrone Hotel (473-77 8th Street) and the 1913 Hotel Ray (926-32 Washington) are four-story structures, architect-designed, which replaced one-story probably wood-frame stores. The first (1917) unit of Swan's, the 10th Street side, also replaced small buildings, with a large, multi-stall market structure dependent for its business on nearby downtown and residential traffic but commanding relatively low rents.

Later new construction was more remotely connected to the business center. In the 1920's, there were three additions to Swan's, a hotel addition, a warehouse, a tiny store building, and a movie theater. Before World War II came two small brick stores (722 Clay St. and 726-28 Clay St.) a major alteration (817-29 Washington), and another addition to Swan's. Since the war there have been several alterations and just two new structures (a Clay St. part of Swan's, and 486 7th St.), several 19th-century buildings were demolished during this last period.

In sum, Old Oakland is a microcosm of typical American urban growth patterns, where money for the most favored new commercial construction continually pushes "the center" to a newer, cleaner area, leaving behind for the poor and for immigrant groups (see 517-19 8th Street) progressively older buildings that had housed "the center" for earlier generations. In one small area, Old Oakland shows early commercial buildings (801-07 and 811-17 Broadway), the high style of mid-to late-19th century commercial structures (450 block of 9th Street, etc.), the progressively less expensive development as the city center was moving farther and farther uptown, and neglect in the suburban heyday, followed now by inner city redevelopment and appreciation for a remnant of the city's 19th-century glories.

Ninth Street, between Broadway and Washington Street-- "Victorian Row"-- represents an unbroken succession of Victorian structures fronting both sides of the street. These structures comprise one of the most distinguished compositions of late-Victorian commercial architecture in the western United States. Recognizing the magnificent potential here for preservation and commercial revitalization, the Oakland City Council has designated this Victorian Row section as an urban renewal project. The project is presently getting under way, using funds from the U.S. Department of Housing and Urban Development.

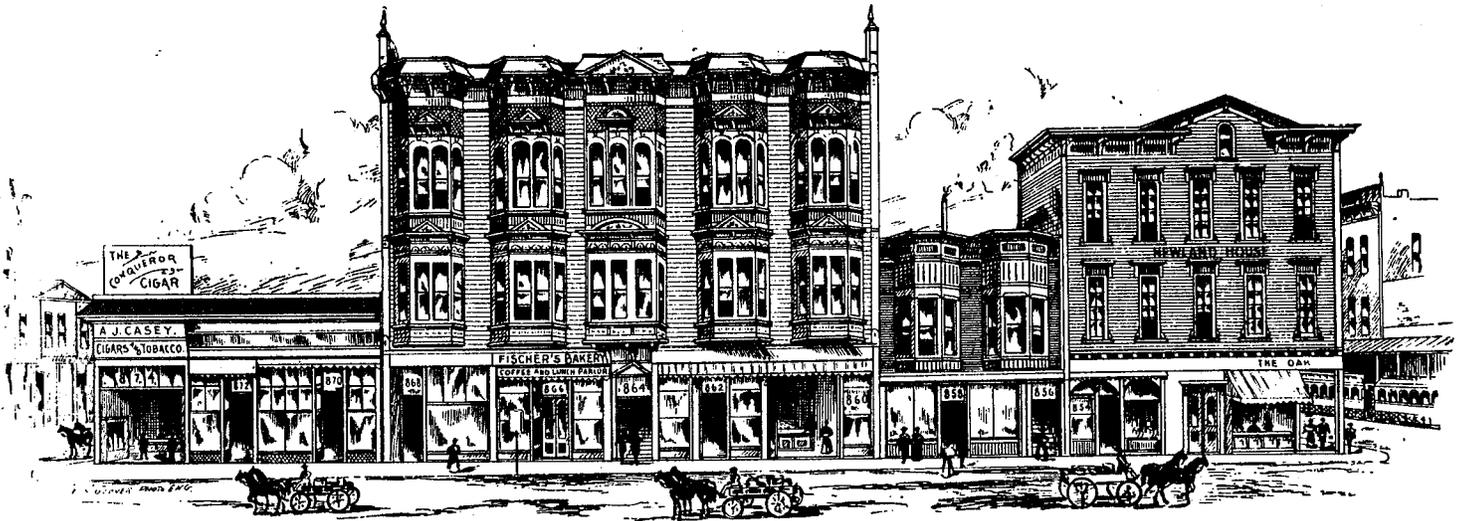
Other portions of the six block area (Old Oakland) are not as intensely developed with architecturally and historically significant structures as Victorian Row but nevertheless contain a good number of such structures. Among them are the Central Pacific Railroad Station on 7th Street (remodelled for use as a store), the Peniel Mission Building at 722 Washington (known as the "Oriental House" in the 1880's), and the Rex-Winsor Hotel Building at 821 Washington. Collectively the area appears to meet the National Register criteria for listing as a historic district. Most of the district has already been determined eligible for National Register listing. All of it is a locally designated preservation district.



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Old Oakland



EIGHTH ST. 874 866 NEWLAND HOUSE S. P. R. R. SEVENTH ST.

WASHINGTON ST.—EAST SIDE—FROM SEVENTH TO EIGHTH ST.

874. **A. J. CASEY,**  
Cigars and Tobacco. Agent for the Conqueror  
Cigar.

866. **FISCHER'S BAKERY,**  
Chas. Reimera, Proprietor. Confectionery and  
Coffee Parlor. Telephone 2671 Red.

**THE OAK,** Wines, Liquors and Cigars.

Entrance **NEWLAND HOUSE,**  
482 7th St. M. Freudenberg, Proprietor,  
Telephone 163.



S. P. R. R. SEVENTH ST. 853 855 865 871 EIGHTH ST.

WASHINGTON ST.—WEST SIDE—FROM SEVENTH TO EIGHTH ST.

853. **FOGARTY'S,** Boots and Shoes.  
Successor to Co-operative Boot and Shoe Co.

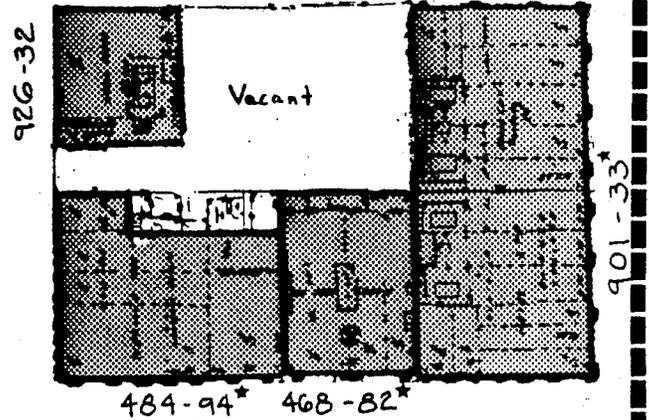
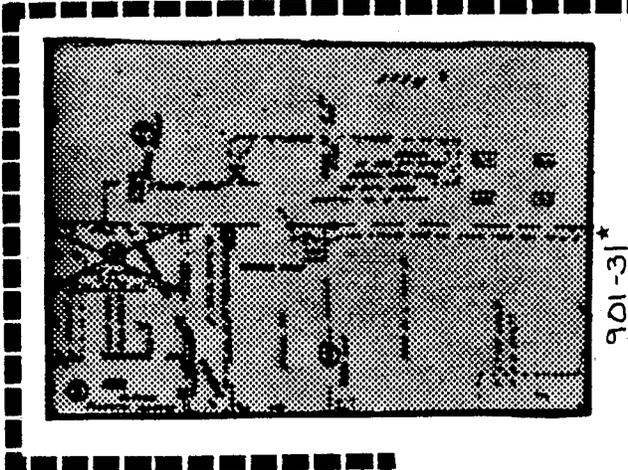
855. **CLARENDON HOUSE,**  
Mrs. Mary Hayes, Prop. Furnished Rooms at  
Reasonable Rates.

865. **HENRY EVERS,** Tel. 284.  
Undertaker.

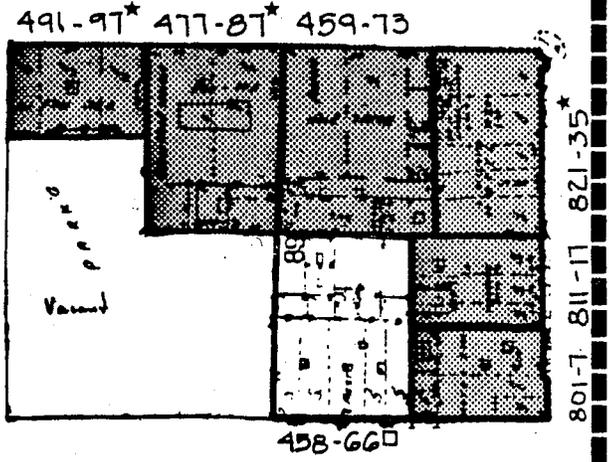
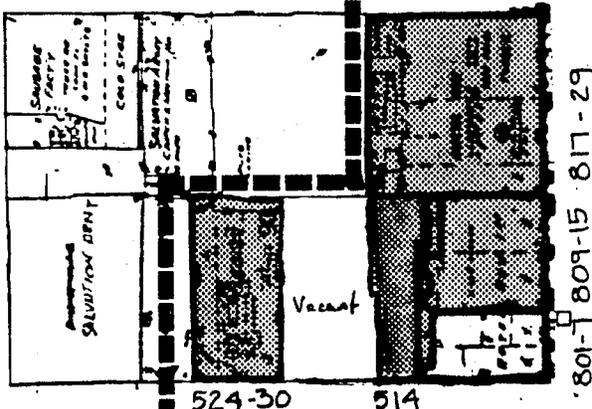
871. **THE PALACE SHAVING SA-  
LOON,** Henry Meeges, Prop. Stylish Hair  
Cutting; Hot, Cold and Sea Salt Baths.



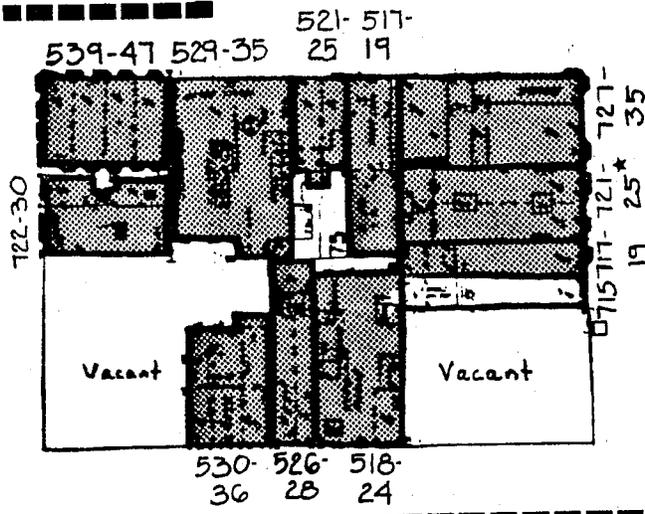
10 TH STREET



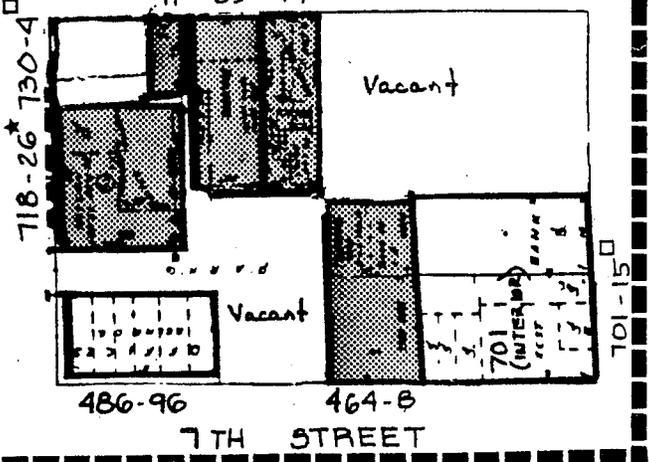
9 TH STREET



8 TH STREET



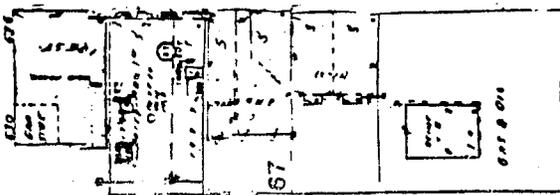
WASHINGTON STREET



7 TH STREET

CLAY STREET

BROADWAY



KEY

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-  District Contributors
-  Primary Contributors
-  Noncontributors
-  Contingency Contributors





EXISTING FACADE



PROPOSED FACADE

# 528 8TH STREET OAKLAND, CA

PROJECT NAME  
528 8TH STREET

PROJECT ADDRESS  
528 8TH ST  
OAKLAND, CA 94607

CLIENT  
LAKESIDE INVESTMENT COMPANY

FA JOB NO.  
15-023

ISSUE  
PERMIT / BID SET

DATE  
04/05/2016

HISTORY  
△ DESC. DATE

TITLE  
COVER SHEET

**A0.0**  
SHEET

## PROJECT DIRECTORY

### OWNER

LAKESIDE INVESTMENT COMPANY  
14TH ST. & BROADWAY  
OAKLAND, CA 94612

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FAX:  
CONTACT: THOMAS KERBLESKI  
E-MAIL: tkerbleski@lakesidecompany.com

### ARCHITECT

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FAX: 415.252.1442  
CONTACT: JESSICA STUENKEL  
E-MAIL: JSTUENKEL@FELDMANARCH.COM

### STRUCTURAL ENGINEER

CRAFTED EARTH, INC.  
526 THIRD STREET, STE A2  
SAN RAFAEL, CA 94901

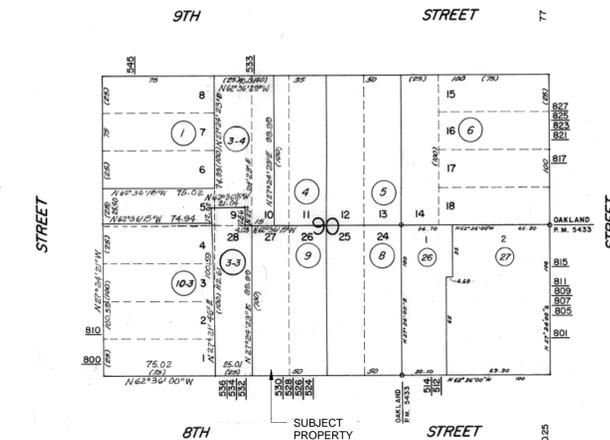
PHONE: 415.699.9662  
FAX:  
CONTACT: ERIC SPELTZER  
E-MAIL: ERIC@CRAFTEDEARTH.COM

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**ACCESSORS MAP**



IMG 3 : FACADE, CURRENT CONDITION



IMG 1 : HISTORIC FACADE (NEWER)



IMG 2 : HISTORIC FACADE (OLDER)

PROJECT NAME  
**528 8TH STREET**

PROJECT ADDRESS  
**528 8TH ST  
OAKLAND, CA 94607**

CLIENT  
LAKESIDE INVESTMENT COMPANY

FA JOB NO.  
15-023

ISSUE  
**PERMIT / BID SET**

DATE  
**04/05/2016**

HISTORY  
DESC. DATE

TITLE  
**PROJECT INFO**

**SCOPE OF WORK:**

**EXTERIOR:** RENOVATE THE FACADE ON LEVEL 1 TO RESTORE THE DOOR CONFIGURATION TO ITS HISTORIC STATE. SEE HISTORIC IMAGE 1. CLEAN-UP & PAINT THE FACADE AT LEVEL 2 & 3.

**INTERIOR:** CONSTRUCT A 1-HR FIRE RATED TRASH ROOM ON LEVEL 2. INSTALL A STAIR LIFT TO FACILITATE HAULING THE TRASH FROM LEVEL 2 TO THE STREET LEVEL WITH STRUCTURAL MODIFICATIONS AS NECESSARY.

**PROJECT DATA & OCCUPANCY**

**ADDRESS:** 528-530 8TH ST, OAKLAND, CA 94607  
**ZONING:** CBD-P / S-7  
**LOT SIZE:** 50'X100'

**CONSTRUCTION TYPE:** 3B

**BUILDING HEIGHT:** LEVEL 1: RETAIL SPACE M, B, OR A3  
LEVEL 2 & 3: R-2  
BASEMENT: S-2

**OCCUPANCY GROUP:** R-2  
PER CBC 310.4 CONGREGATE RESIDENCES NONTRANSIENT WITH MORE THAN 16 OCCUPANTS

**NUMBER OF OCCUPANTS:** 4,335 SF PER FLOOR / 200 = 22

**MIN REQUIRED CORRIDOR WIDTH**  
PER TABLE 1018.2 FOR OCCUPANCY CAPACITY LESS THAN 50 : 36"

**STAIRWAY CONSTRUCTION:** EXISTING STAIRWAY IS OPEN TO NOT MORE THAN 2 STORY ABOVE LEVEL OF DISCHARGE IN COMPLIANCE WITH 1022.1 EXCEPTION 1.1

**MIN REQUIRED STAIR WIDTH**  
PER 1005.3.1:  
22 X .3 = 6.6 INCHES, MIN 36" PER 1018.2

**SPECIAL CONDITIONS**

THE (N) STAIR LIFT & TRASH ROOM REDUCE THE WIDTH OF THE STAIR & CORRIDOR TO 36" AT CORRIDOR & 4'-0" FOR STAIR WHEN THE LIFT IS IN FOLDED POSITION WHICH IS IN COMPLIANT WITH CODE REQUIREMENT

CBC 1005.3.1, MIN REQUIRED STAIR WIDTH.

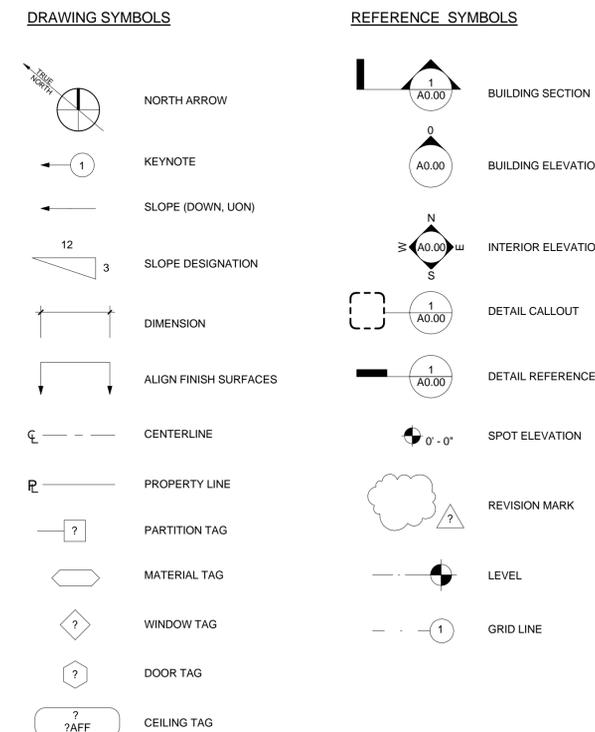
**APPLICABLE CODES**

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ENERGY CODE (TITLE 24)
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN CODE
- ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

**ARCHITECTURAL SYMBOLS**



**GENERAL NOTES**

1. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
4. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
6. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
7. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
8. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
10. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
11. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
12. VERIFY CLEARANCES FOR FLUES, VENTS, CHAGES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
13. PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
14. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3.
15. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

**DIFERRED SUBMITTALS**

TITLE-24: TO BE COMPLETED BY THE RESPECTIVE TENENT OF EACH COMMERCIAL SPACE ONCE MECHANICAL SYSTEMS ARE CONFIRMED.

FIRE SPRINKLER SYSTEM: IF ANY CHANGES ARE NECESSARY, CONTRACTOR TO SUBMIT PERMIT PRIOR TO FIRE SPRINKLER WORK.

SIGNAGE PERMIT: ALL SIGNAGE PERMITS TO BE RESPONSIBILITY OF TENANT AND WILL BE SUBMITTED PRIOR TO ANY SIGNAGE WORK.

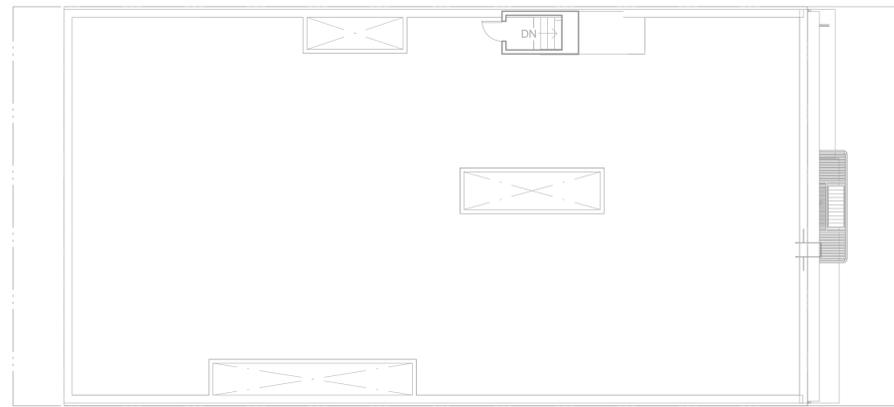
**ABBREVIATIONS**

A AB.	ANCHOR BOLT	J JAN.	JUNCTION
ABV.	ABOVE	J-BBOX	JUNCTION BOX
A.C.	AIR CONDITIONING	JH.	JOIST HANGER
ACQUST.	ACOUSTING	JNT.	JOINT
AD.	AREA DRAIN	JST.	JOIST
ADJ.	ADJUSTABLE	K K.D.	KILN DRIED
A.F.F.	AGGREGATED FLOOR	KIT.	KITCHEN
AGGR.	AGGREGATE	L	LONG LENGTH
ALT.	ALTERNATE	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
ANOD.	ANODIZED	LB.	POUND
AP.	ACCESS PANEL	LOC.	LACQUER
APPROX.	APPROXIMATE	LP.	LOW POINT
ARCH.	ARCHITECTURAL	LT.	LIGHT
BD.	BOARD	LTG.	LIGHTING
BITUM.	BITUMINOUS	M MACH.	MACHINE
BLDG.	BUILDING	MAT.	MATERIAL
BLK.	BLOCK	MAX.	MAXIMUM
BLK'G	BLOCKING	MECH.	MECHANICAL
BLW.	BELOW	MEMB.	MEMBRANE
BM.	BEAM	MEZZ.	MEZZANINE
BOT.	BOTTOM	MFR.	MANUFACTURER
BRKT.	BRACKET	MID.	MIDDLE
BTWN.	BETWEEN	MIN.	MINIMUM/MINUTE
B.U.R.	BUILT UP ROOFING	MIRR.	MIRROR
C/C	CENTER TO CENTER	MISC.	MISCELLANEOUS
C.B.	CATCH BASIN	M.O.	MASONRY OPENING
CEM.	CEMENT	M.P.	METAL PANEL
CER.	CERAMIC	M.S.	MOTION SENSOR
C.J.	CONTROL JOINT	MTD.	MOUNTED
CLG.	CEILING	MTG.	MOUNTING
CLKG.	CAULKING	MTL.	METAL
CLR.	CLEAR	MUL.	MULLION
C.M.U.	CONCRETE MASONRY UNIT	MW.	MICROWAVE
COL.	COLUMN	N (N)	NEW
COMB.	COMBINATION	N	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONN.	CONNECTION	NO.	NUMBER
CONSTR.	CONSTRUCTION	NOM.	NOMINAL
CONT.	CONTINUOUS	N.T.S.	NOT TO SCALE
CONTR.	CONTRACTOR	O /	OVER
CPT.	CARPET	OA.	OVERALL
C.T.	CERAMIC TILE	O.C.	ON CENTER
CTR.	CENTER	O.D.	OUTSIDE DIMENSION
CW	COLD WATER	OH.	OVERHEAD
D	DEEP/DEPTH	OPG.	OPENING
DBL.	DOUBLE	OPP.	OPPOSITE
DEG.	DEGREE	P PCT.	PRE-CAST
DEMO	DEMOTITION	PERF.	PERFORATED
DEPT.	DEPARTMENT	PERP.	PERPENDICULAR
DET/DTL	DETAIL	P.L.	PROPERTY LINE
D.F.	DRINKING FOUNTAIN	P.LAM.	PLASTIC LAMINATE
DIAG.	DIAGONAL	PLAS.	PLASTER
DIA.	DIAMETER	PLYWD.	PLYWOOD
DNH.	DIMENSION	PNT.	PAINT
DN.	DOWN	PTD.	PAINTED
DR.	DOOR	PR.	PAIR
DS.	DOWNSPOUT	PT.	POINT/PRESSURE TREATED
DISHW.	DISHWASHER	PWR.	POWER
DRAWG.	DRAWINGS	Q O.T.	QUARRY TILE
DWR.	DRAWER	QTY.	QUANTITY
E (E)	EXISTING	R (R)	REMODELED
E	EAST	R.	RISER
E.A.	EACH	RAD.	RADIUS
E.B.	EXPANSION BOLT	R.B.	RUBBER BASE
E.J.	EXPANSION JOINT	RCP.	REFLECTED CEILING PLAN
EL.	ELEVATION	R.D.	ROOF DRAIN
ELEC.	ELECTRICAL	REC.	RECEPTACLE
ELEV.	ELEVATOR	RECT.	RECTANGULAR
EMER.	EMERGENCY	REF.	REFERENCE
ENCL.	ENCLOSURE	REFR.	REFRIGERATOR
ENGR.	ENGINEER	REINF.	REINFORCED
E.P.B.	ELECTRICAL PANEL BOARD	REQD.	REQUIRED
EQ.	EQUAL	RESIL.	RESILIENT
EQUIP.	EQUIPMENT	RETG.	RETAINING
EQ.	EACH WAY	REV.	REVISION
EXP.	EXPOSED	RIM	ROOM
EXT.	EXTERIOR	RND.	ROUND
F (F)	FUTURE	R.O.	ROUGH OPENING
F.A.	FIRE ALARM	RWL.	RAINWATER LEADER
FABR.	FABRICATE	S	SOUTH
F.A.R.	FLOOR AREA RATIO	S.C.	SOLID CORE
F.B.	FLAT BAR	S.C.D.	SEE CIVIL DRAWINGS
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE
F.D.C.	FIRE DEPARTMENT CONNECTION	SCR.	SCREEN
FDN/FND	FOUNDATION	SCWD.	SOLID CORE WOOD DOOR
F.E.	FIRE EXTINGUISHER	SECT.	SECTION
F.E.C.	FIRE EXTINGUISHER CABINET	S.F.	SQUARE FOOT
F.F.	FINISH FLOOR	SHT.	SHEET
F.F.E.	FINISH FLOOR ELEVATION	SHTG.	SHEATHING
F.G.	FINISH GRADE	SHWR.	SHOWER
F.H.	FULL HEIGHT	SIM.	SIMILAR
F.H.C.	FIRE HOSE CABINET	SKYLT.	SKYLIGHT
F.H.M.S.	FLAT HEAD MACHINE SCREW	S.L.L.D.	SEE LANDSCAPE DRAWINGS
F.H.W.S.	FLAT HEAD WOOD SCREW	S.M.D.	SEE MECHANICAL DRAWINGS
FIN.	FINISH	SMS.	SHEET METAL SCREW
FIXT.	FIXTURE	S.M.W.P.	SHEET MEMBRANE
FLW.	FLOW LINE	FL.	FLOOR
FLASH.	FLASHING	FL.	FLOOR
FLR.	FLOOR	FL.	FLOOR
FLUOR.	FLUORESCENT	FL.	FLOOR
F.O.	FINISHED OPENING	FL.	FLOOR
F.O.B.	FACE OF BRICK	FL.	FLOOR
F.O.C.	FACE OF CONCRETE	FL.	FLOOR
F.O.F.	FACE OF FINISH	FL.	FLOOR
F.O.M.	FACE OF MASONRY	FL.	FLOOR
F.O.S.	FACE OF STUD	FL.	FLOOR
FRPF.	FIREPROOFING	FL.	FLOOR
FT.	FOOT OR FEET	FL.	FLOOR
FTG.	FOOTING	FL.	FLOOR
FURR.	FURRING	FL.	FLOOR
G	GAS	FL.	FLOOR
GA.	GAUGE	FL.	FLOOR
GALV.	GALVANIZED	FL.	FLOOR
G.B.	GRAB BAR	FL.	FLOOR
G.C.	GENERAL CONTRACTOR	FL.	FLOOR
GD.	GARBAGE DISPOSAL	FL.	FLOOR
GEN.	GENERAL	FL.	FLOOR
GFCI.	GROUND FAULT CIRCUIT INTERRUPTED	FL.	FLOOR
GL.	GLASS	FL.	FLOOR
GLAZ.	GLAZED	FL.	FLOOR
GLB	GLUE LAM BEAM	FL.	FLOOR
GND.	GROUND	FL.	FLOOR
GR.	GRADE	FL.	FLOOR
GSM.	GALVANIZED SHEET METAL	FL.	FLOOR
GYP.	GYPSPUM	FL.	FLOOR
GYP BD.	GYPSPUM BOARD	FL.	FLOOR
H	HIGH	FL.	FLOOR
H.B.	HOSE BIB	FL.	FLOOR
H/C	HANDICAPPED	FL.	FLOOR
H.C.	HOLLOW CORE	FL.	FLOOR
HWCD.	HOLLOW CORE WOOD DOOR	FL.	FLOOR
HDWD.	HARDWOOD	FL.	FLOOR
HWDR.	HARDWARE	FL.	FLOOR
H.M.	HOLLOW METAL	FL.	FLOOR
HORIZ.	HORIZONTAL	FL.	FLOOR
HP.	HIGH POINT	FL.	FLOOR
HR.	HOUR	FL.	FLOOR
HT.	HEIGHT	FL.	FLOOR
HVAC	HEATING VENTILATION AIR CONDITIONING	FL.	FLOOR
HW	HOT WATER	FL.	FLOOR
I.D.	INSIDE DIAMETER	FL.	FLOOR
IN.	INCH	FL.	FLOOR
INCD.	INCANDESCENT	FL.	FLOOR
INFO.	INFORMATION	FL.	FLOOR
INSUL.	INSULATION	FL.	FLOOR
INT.	INTERIOR	FL.	FLOOR
JAN.	JUNCTION	FL.	FLOOR
J-BBOX	JUNCTION BOX	FL.	FLOOR
JH.	JOIST HANGER	FL.	FLOOR
JNT.	JOINT	FL.	FLOOR
JST.	JOIST	FL.	FLOOR
K.D.	KILN DRIED	FL.	FLOOR
KIT.	KITCHEN	FL.	FLOOR
L	LONG LENGTH	FL.	FLOOR
LAM.	LAMINATE	FL.	FLOOR
LAV.	LAVATORY	FL.	FLOOR
LB.	POUND	FL.	FLOOR
LOC.	LACQUER	FL.	FLOOR
LP.	LOW POINT	FL.	FLOOR
LT.	LIGHT	FL.	FLOOR
LTG.	LIGHTING	FL.	FLOOR
MACH.	MACHINE	FL.	FLOOR
MAT.	MATERIAL	FL.	FLOOR
MAX.	MAXIMUM	FL.	FLOOR
MECH.	MECHANICAL	FL.	FLOOR
MEMB.	MEMBRANE	FL.	FLOOR
MEZZ.	MEZZANINE	FL.	FLOOR
MFR.	MANUFACTURER	FL.	FLOOR
MID.	MIDDLE	FL.	FLOOR
MIN.	MINIMUM/MINUTE	FL.	FLOOR
MIRR.	MIRROR	FL.	FLOOR
MISC.	MISCELLANEOUS	FL.	FLOOR
M.O.	MASONRY OPENING	FL.	FLOOR
M.P.	METAL PANEL	FL.	FLOOR
M.S.	MOTION SENSOR	FL.	FLOOR
MTD.	MOUNTED	FL.	FLOOR
MTG.	MOUNTING	FL.	FLOOR
MTL.	METAL	FL.	FLOOR
MUL.	MULLION	FL.	FLOOR
MW.	MICROWAVE	FL.	FLOOR
N (N)	NEW	FL.	FLOOR
N	NORTH	FL.	FLOOR
N.I.C.	NOT IN CONTRACT	FL.	FLOOR
NO.	NUMBER	FL.	FLOOR
NOM.	NOMINAL	FL.	FLOOR
N.T.S.	NOT TO SCALE	FL.	FLOOR
O /	OVER	FL.	FLOOR
OA.	OVERALL	FL.	FLOOR
O.C.	ON CENTER	FL.	FLOOR
O.D.	OUTSIDE DIMENSION	FL.	FLOOR
OH.	OVERHEAD	FL.	FLOOR
OPG.	OPENING	FL.	FLOOR
OPP.	OPPOSITE	FL.	FLOOR
P PCT.	PRE-CAST	FL.	FLOOR
PERF.	PERFORATED	FL.	FLOOR
PERP.	PERPENDICULAR	FL.	FLOOR
P.L.	PROPERTY LINE	FL.	FLOOR
P.LAM.	PLASTIC LAMINATE	FL.	FLOOR
PLAS.	PLASTER	FL.	FLOOR
PLYWD.	PLYWOOD	FL.	FLOOR
PNT.	PAINT	FL.	FLOOR
PTD.	PAINTED	FL.	FLOOR
PR.	PAIR	FL.	FLOOR
PT.	POINT/PRESSURE TREATED	FL.	FLOOR
PWR.	POWER	FL.	FLOOR
Q O.T.	QUARRY TILE	FL.	FLOOR
QTY.	QUANTITY	FL.	FLOOR
R (R)	REMODELED	FL.	FLOOR
R.	RISER	FL.	FLOOR
RAD.	RADIUS	FL.	FLOOR
R.B.	RUBBER BASE	FL.	FLOOR
RCP.	REFLECTED CEILING PLAN	FL.	FLOOR
R.D.	ROOF DRAIN	FL.	FLOOR
REC.	RECEPTACLE	FL.	FLOOR
RECT.	RECTANGULAR	FL.	FLOOR
REF.	REFERENCE	FL.	FLOOR
REFR.	REFRIGERATOR	FL.	FLOOR
REINF.	REINFORCED	FL.	FLOOR
REQD.	REQUIRED	FL.	FLOOR
RESIL.	RESILIENT	FL.	FLOOR
RETG.	RETAINING	FL.	FLOOR
REV.	REVISION	FL.	FLOOR
RIM	ROOM	FL.	FLOOR
RND.	ROUND	FL.	FLOOR
R.O.	ROUGH OPENING	FL.	FLOOR
RWL.	RAINWATER LEADER	FL.	FLOOR
S	SOUTH	FL.	FLOOR
S.C.	SOLID CORE	FL.	FLOOR
S.C.D.	SEE CIVIL DRAWINGS	FL.	FLOOR
SCHED.	SCHEDULE	FL.	FLOOR
SCR.	SCREEN	FL.	FLOOR
SCWD.	SOLID CORE WOOD DOOR	FL.	FLOOR
SECT.	SECTION	FL.	FLOOR
S.F.	SQUARE FOOT	FL.	FLOOR
SHT.	SHEET	FL.	FLOOR
SHTG.	SHEATHING	FL.	FLOOR
SHWR.	SHOWER	FL.	FLOOR
SIM.	SIMILAR	FL.	FLOOR
SKYLT.	SKYLIGHT	FL.	FLOOR
S.L.L.D.	SEE LANDSCAPE DRAWINGS	FL.	FLOOR
S.M.D.	SEE MECHANICAL DRAWINGS	FL.	FLOOR
SMS.	SHEET METAL SCREW	FL.	FLOOR
S.M.W.P.	SHEET MEMBRANE	FL.	FLOOR
FL.	FLOOR	FL.	

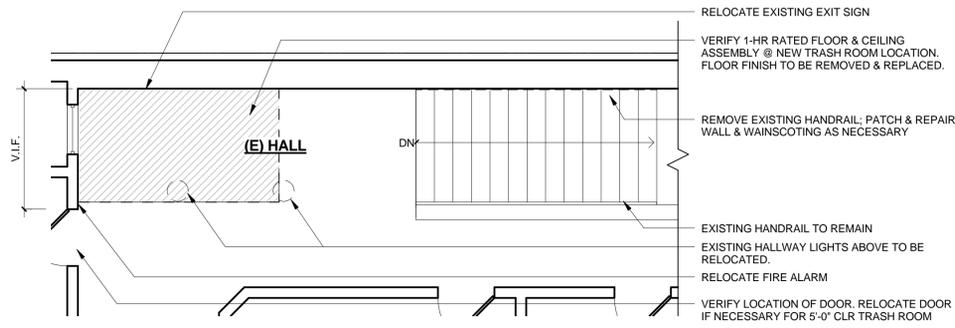


**LEGEND**

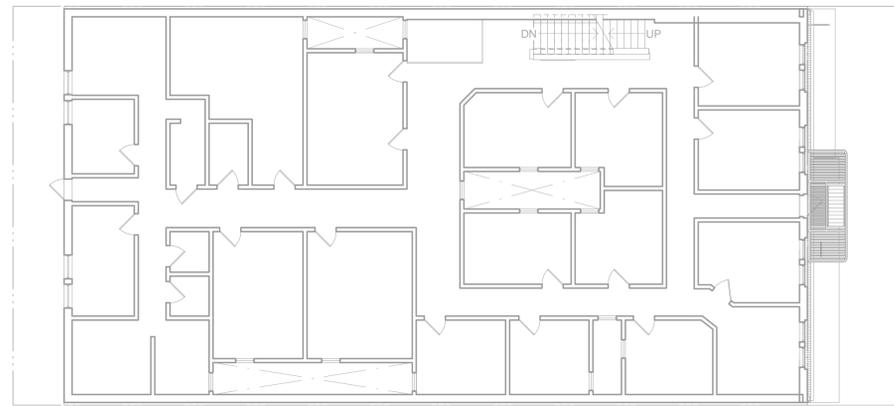
- EXISTING WALL
- WALL TO BE DEMOLISHED
- AREA OF WORK CALLOUT



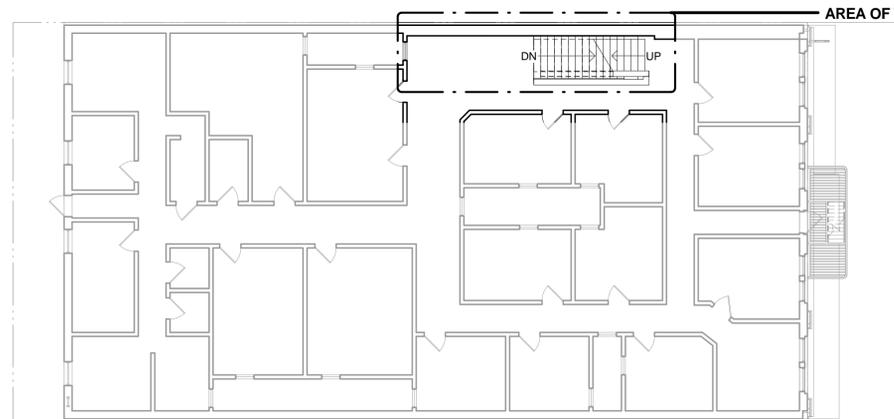
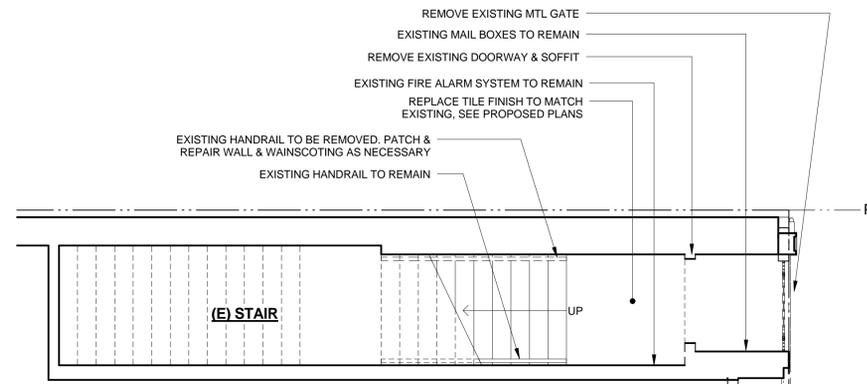
**6** EXISTING & DEMO ROOF PLAN, NO WORK  
3/32" = 1'-0"



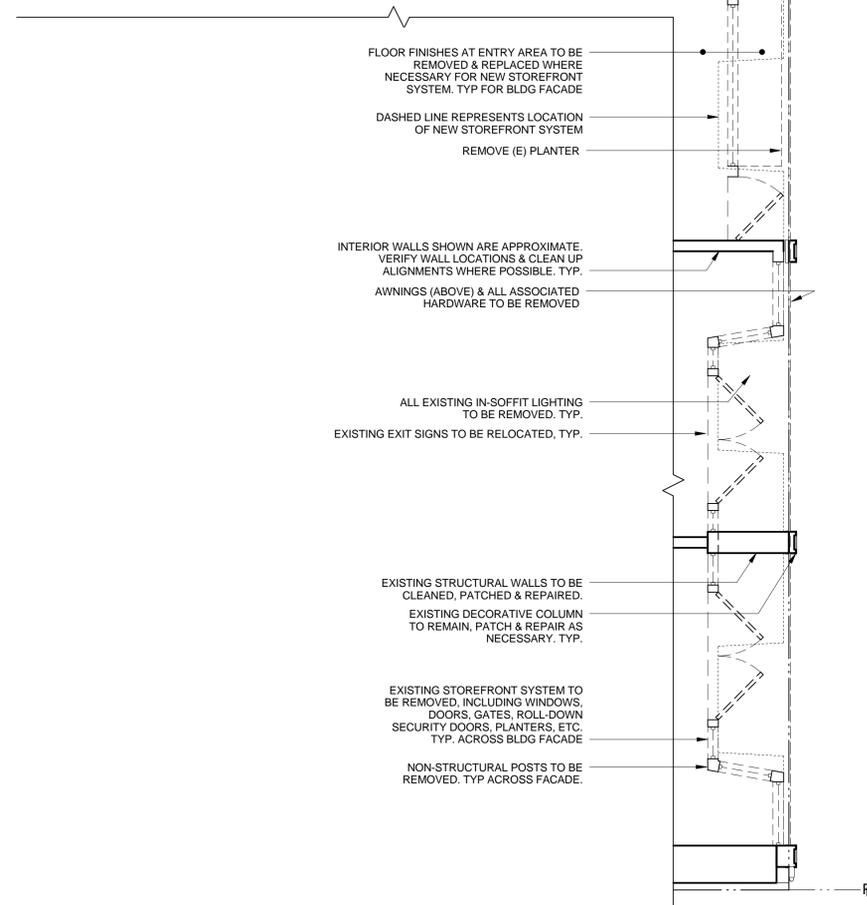
**2** ENLARGED LEVEL 2 DEMO PLAN  
1/4" = 1'-0"



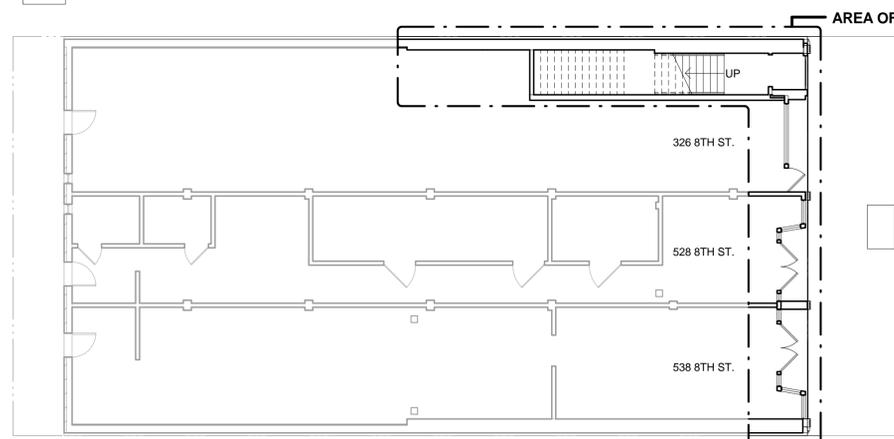
**5** EXISTING & DEMO LEVEL 3 PLAN, NO WORK (4355 SF)  
3/32" = 1'-0"



**4** EXISTING & DEMO LEVEL 2 PLAN (4335 SF)  
3/32" = 1'-0"



**1** ENLARGED LEVEL 1 DEMO PLAN  
1/4" = 1'-0"



**3** EXISTING & DEMO LEVEL 1 PLAN (4355 SF)  
3/32" = 1'-0"



IMG 4: EXISTING FACADE



IMG 3: EXISTING HALLWAY TO BE RENOVATED



IMG 2: EXISTING HALLWAY TO BE RENOVATED



IMG 1: EXISTING STAIRWELL & RAILINGS

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**528 8TH STREET**

PROJECT ADDRESS  
**528 8TH ST  
OAKLAND, CA 94607**

CLIENT  
LAKESIDE INVESTMENT COMPANY  
FA JOB NO.  
15-023

ISSUE  
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DATE  
**04/05/2016**

HISTORY  
DESC. DATE

TITLE  
**EXISTING & DEMO  
PLANS**



**LEGEND**

- EXISTING WALL
- WALL TO BE DEMOLISHED
- AREA OF WORK CALLOUT
- NEW WALL
- FIRE RATED WALL (SEE DETAIL 9/A5.4)
- EXIT SIGN

**KEYNOTE LEGEND**

- 3 (E) COFFERED SOFFIT TO REMAIN. ALIGN (N) STOREFRONT WINDOWS & DOORS WITH (E) COFFERS
- 30 RESTORE STOREFRONTS TO HISTORIC LAYOUT WITH CENTER INSET DOOR. INSET POSITION TO FOLLOW (E) SOFFIT LAYOUT
- 31 (N) INCLINED PLATFORM LIFT W/INTEGRATED HANDRAIL
- 32 (E) HAND RAILING. ADD OR REPLACE EXISTING RAILING TO BRING IT TO CODE.
- 36 (N) FLOORING @ TRASH ROOM. TBD
- 37 ON ALL WALLS IN TRASH ROOM. INSTALL (N) WHITE OR OFF-WHITE FRP SHEET PRODUCT TO 42" HIGH. CAP WITH PTD WOOD TRIM TO MATCH TRIM @ EXISTING HALLWAY WALLS.
- 38 PROVIDE (N) WOOD BASEBOARD & TRIM & PAINT ALL NEW WALLS TO MATCH (E) WALLS.
- 39 64 GALLON DISPOSAL BIN. TYP.
- 40 (E) STAIRS TO REMAIN. CLEAN & RE-CLAD AS NECESSARY
- 41 (N) STAIR LIFT SUPPORTS. ATTACHED TO (E) TREAD. SSD.
- 48 (N) TILE @ STOREFRONT EXTERIOR TO MATCH EXISTING. CONTRACTOR TO REVIEW EXISTING TILE AT RESIDENTIAL ENTRANCE AND MATCH SIZE, MATERIAL, PATTERN & COLOR.
- 49 PATCH & REPAIR EXISTING INTERIOR TILE WHERE NECESSARY.
- 50 (E) MAILBOXES & FIRE ALARM SYSTEM, ETC. TO REMAIN.
- 51 (N) POWER OUTLETS IN WALL UNDER WINDOWS. MATCH HEIGHT OF EXISTING OUTLETS, TYP.
- 52 (N) LIFT CALL BOX
- 53 CLEAN, FIX, OR REPLACE EXISTING CLERESTORY WINDOWS ACROSS ENTIRE FACADE. ANY NEW CLERESTORY WINDOWS TO MATCH EXISTING. TYP.
- 55 (N) FIRE-RATED GLAZING. SEE A7.4 FOR SPECIFICATION AND DETAILS

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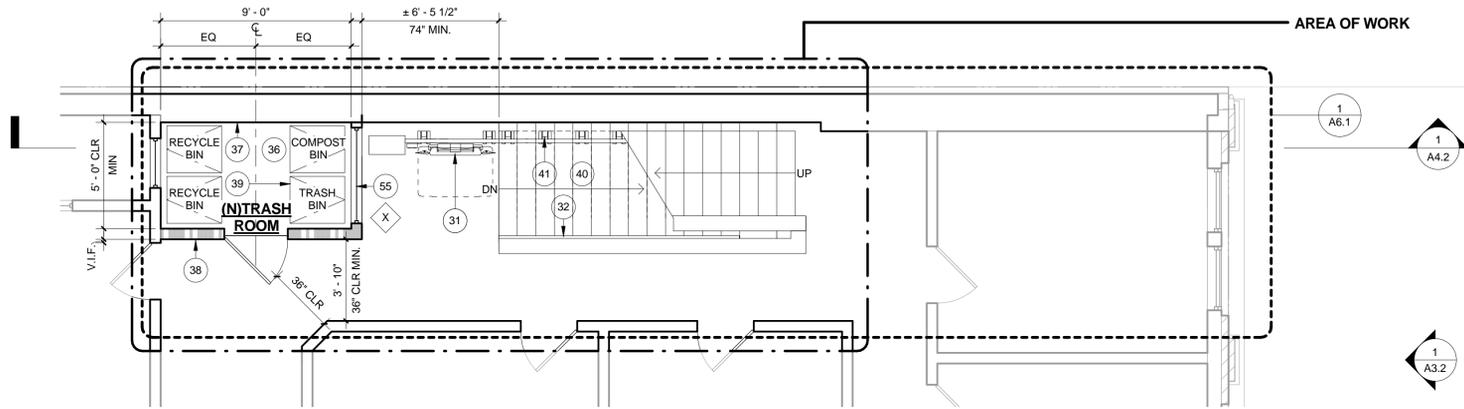
DATE  
**04/05/2016**

HISTORY  
DESC. DATE

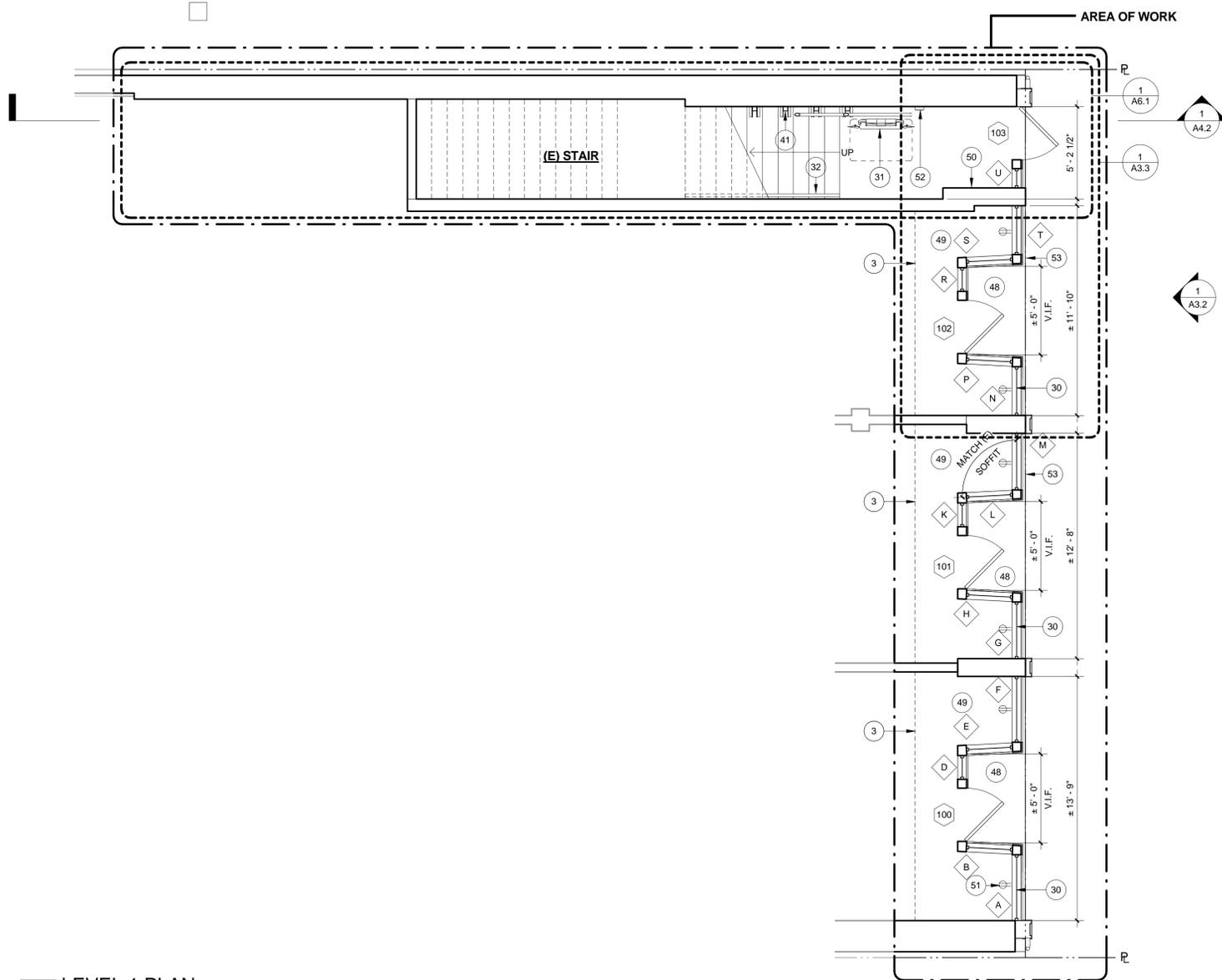


TITLE  
**PLANS**

**A2.2**  
SHEET



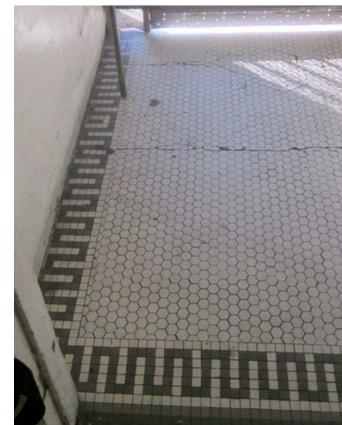
**2 LEVEL 2 PLAN**  
1/4" = 1'-0"



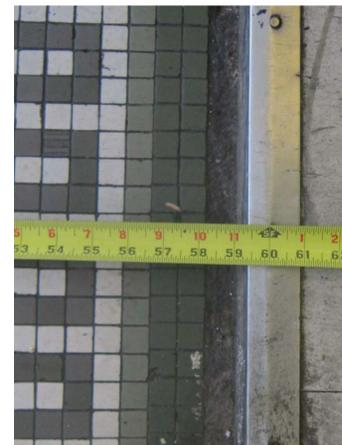
**1 LEVEL 1 PLAN**  
1/4" = 1'-0"



IMG 4: EXISTING BASEBOARD & TRIM @ LEVEL 2 HALL



IMG 3: EXISTING TILE @ RESIDENTIAL ENTRY



IMG 2: CLOSE-UP & SCALE OF EXISTING TILE



IMG 1: INTERIOR SOFFIT & EXISTING STOREFRONT TO BE REMOVED

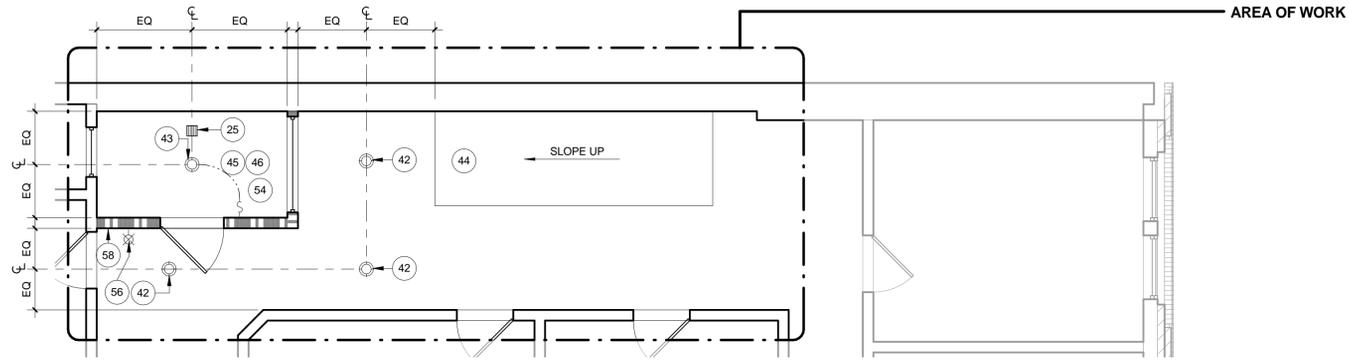


**LEGEND**

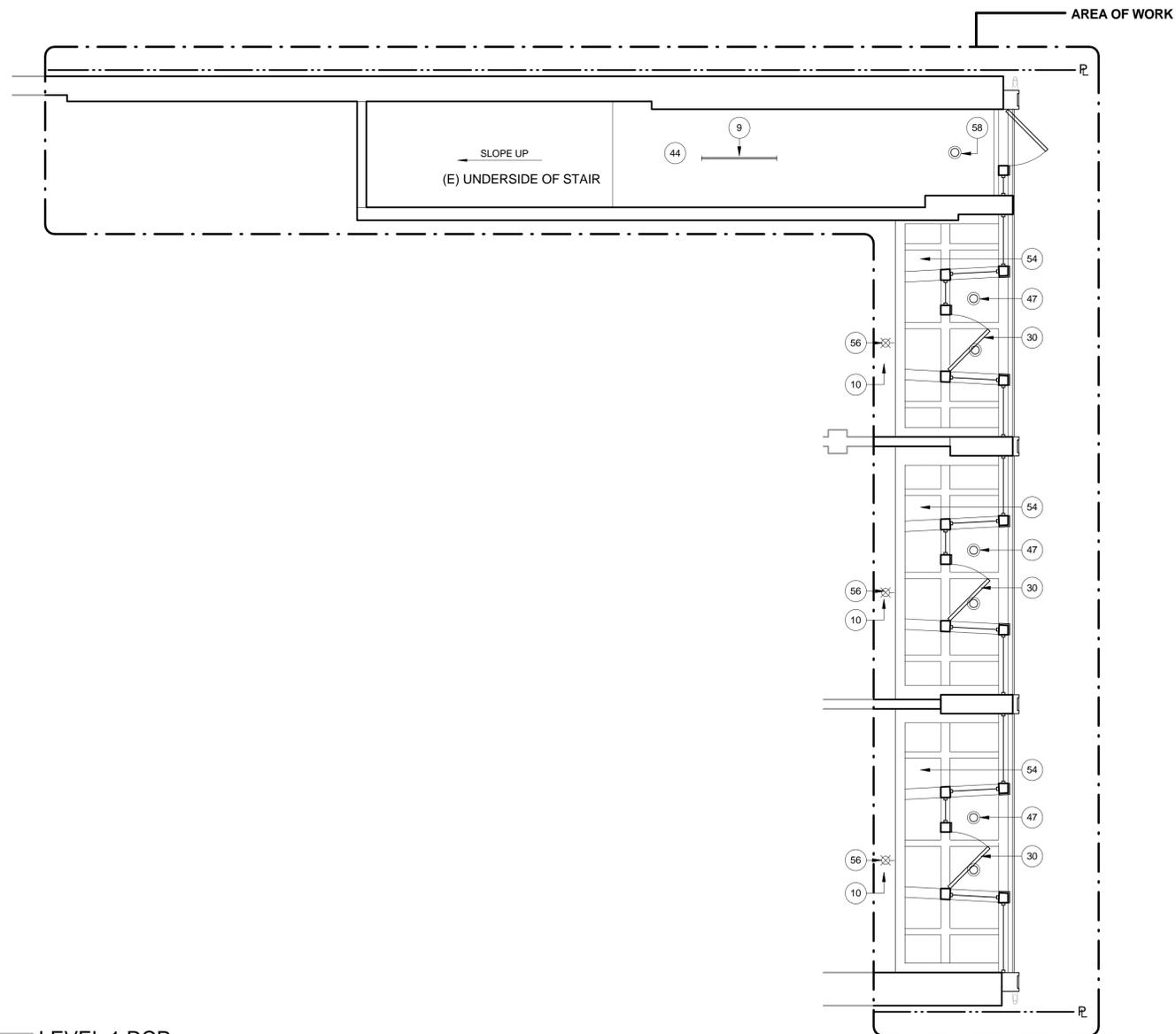
- EXISTING WALL
- WALL TO BE DEMOLISHED
- AREA OF WORK CALLOUT
- NEW WALL
- FIRE RATED WALL (SEE DETAIL 9/A5.4)
- EXIT SIGN

**KEYNOTE LEGEND**

- 9 (E) LIGHT TO REMAIN
- 10 (E) DROP CEILING TO BE RENOVATED BY TENANT; UNDER SEPARATE PERMIT.
- 25 (N) FAN, CONTRACTOR TO DUCT FAN EXHAUST TO MIN 10' ABOVE ANY EXISTING AIR INTAKE DUCTS.
- 30 RESTORE STOREFRONTS TO HISTORIC LAYOUT WITH CENTER INSET DOOR. INSET POSITION TO FOLLOW (E) SOFFIT LAYOUT
- 42 RELOCATED HALLWAY LIGHT, PROVIDE ADDITIONAL LIGHTS AS NEEDED.
- (N) LIGHT IN TRASH ROOM
- 44 (E) UNDERSIDE OF STAIR TO THIRD LEVEL. MAINTAIN CLEARANCES NECESSARY FOR LIFT, MOVE / REMOVE UTILITIES, SPRINKLERS, LIGHTING ETC. AS NECESSARY
- 45 FLOOR/CEILING ASSEMBLY ABOVE TRASH ROOM TO BE 1-HR RATED. ADD 2 LAYERS TYPE-X GYPSUM BOARD IF NECESSARY
- 46 ADD SPRINKLER HEAD TO TRASH ROOM AS NECESSARY
- 47 (N) OUTDOOR RATED RECESSED CANS IN (E) SOFFIT. CENTER IN EXISTING SOFFIT PANELS, TYP.
- 54 RELOCATE (E) SPRINKLER HEADS AS NECESSARY, TYP.
- 56 RELOCATED EXIT SIGN
- 58 (N) LIGHT AT ENTRY AREA



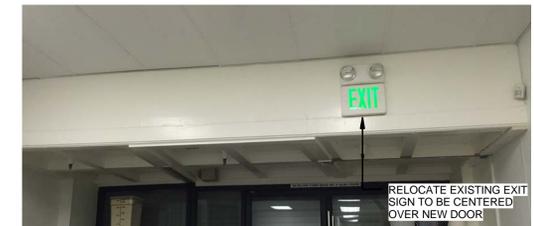
**2** LEVEL 2 RCP  
1/4" = 1'-0"



**1** LEVEL 1 RCP  
1/4" = 1'-0"



IMG 3: EXISTING COFFERED SOFFIT



IMG 2: EXISTING COFFERED SOFFIT



IMG 4: EXISTING STAIR CEILING @ LEVEL 2



IMG 1: EXISTING STOREFRONT SPACE W/COFFERED SOFFIT

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TITLE  
**RCP PLANS**



**KEYNOTE LEGEND**

- 4 (E) STAIR TOWER TO REMAIN
- 5 CLEAN, REPAIR & PAINT WINDOW TRIM, TYP. COLOR BY PRENTICE & PRENTICE
- 6 CLEAN & REPAIR BRICK. REMOVE PAINT WHERE OCCURS, TYP.
- 7 STRIP, CLEAN, REPAIR, SEAL & PAINT (E) CORNICES & TRIM. COLOR TBD.
- 8 (E) WOOD WINDOWS TO REMAIN. STRIP/CLEAN, REPAIR & REPAINT. COLOR BY PRENTICE & PRENTICE
- 12 (E) AWNINGS TO BE REMOVED
- 13 (E) STOREFRONTS TO BE REMOVED
- 16 (E) HAZARDOUS OLD METAL SIGN FRAME TO BE REMOVED, PATCH BLDG AS REQ'D
- 17 (E) SCUPPER & DOWNSPOUT TO REMAIN, PTD.
- 18 (E) GATE TO BE REPLACED WITH A DOOR
- 21 CLEAN, PATCH & PAINT LEVEL 3 FACADE. TYP. COLOR BY PRENTICE & PRENTICE
- 22 (E) FIRE ESCAPE TO REMAIN, CLEAN & PAINT, COLOR BY PRENTICE & PRENTICE
- 24 (E) COLUMN, STRIP, CLEAN, REPAIR & PAINT, TYP. COLOR BY PRENTICE & PRENTICE



IMG 3: EXISTING WOOD COLUMN



IMG 2: EXISTING CLERESTORY WINDOW



IMG 1: EXISTING ENTRY @ 538 8TH ST.

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TITLE  
EXISTING FRONT  
ELEVATION

**A3.1**  
SHEET

**1** (E) SOUTH ELEVATION  
1/4" = 1'-0"



**KEYNOTE LEGEND**

- 2 (E) TRANSOM WINDOW TO REMAIN, REPAIR AS NECESSARY
- 4 (E) STAIR TOWER TO REMAIN
- 20 (N) METAL CLERESTORY WINDOW TO REPLACE (E) WINDOW, (N) WINDOW TO MATCH EXISTING CLERESTORY WINDOWS AS CLOSELY AS POSSIBLE, (N) WINDOW CONSTRUCTION TBD.
- 21 CLEAN, PATCH & PAINT LEVEL 3 FACADE, TYP. COLOR BY PRENTICE & PRENTICE
- 22 (E) FIRE ESCAPE TO REMAIN, CLEAN & PAINT, COLOR BY PRENTICE & PRENTICE
- 23 (E) CORNICE TO BE PAINTED, COLOR BY PRENTICE & PRENTICE
- 24 (E) COLUMN, STRIP, CLEAN, REPAIR & PAINT, TYP. COLOR BY PRENTICE & PRENTICE
- 26 (N) WOOD WINDOW
- 27 (N) WOOD DOOR
- 28 (N) WOOD PANELING, PAINTED
- 29 (E) WOOD SIGNBOARD, STRIP, CLEAN, REPAIR & PAINT, TYP. COLOR BY PRENTICE & PRENTICE



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04/05/2016

HISTORY  

▲	DESC.	DATE
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TITLE  
FRONT ELEVATION

4/4/2016 10:41:33 AM

**1** SOUTH ELEVATION  
1/4" = 1'-0"

**A3.2**  
SHEET