

OWNER
Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612
Phone: 510.465.1284

#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

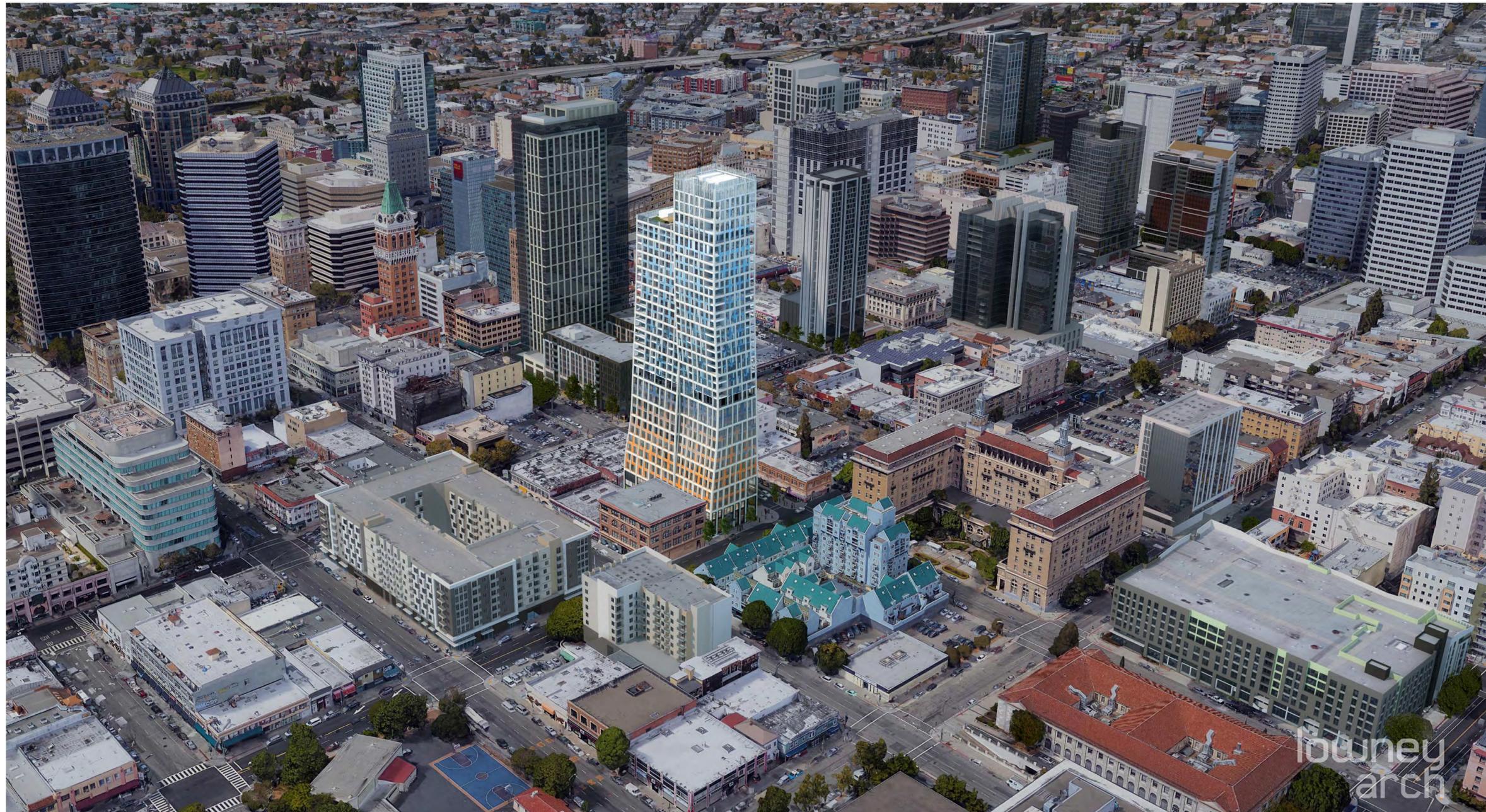
ENTITLEMENT
DESIGN

COVER SHEET

PROJECT NUMBER:
16-051

SHEET NUMBER
G0.0

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1261 HARRISON STREET

OAKLAND, CA

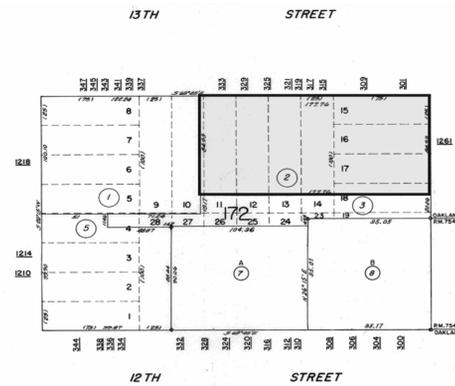
1261 HARRISON

OAKLAND, CA 94612

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	ORIG	ORIGINAL
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
CAB	CABINET	PL	PLATE
CBC	CALIFORNIA BUILDING CODE	PN	PLATE NAILING
CI	CAST IRON	PLYWD	PLYWOOD
CIP	CAST IN PLACE	PT	POINT
COL	COLUMN	LB	POUND
CTR	CENTER	PRES	PRESSURE
CL	CENTER LINE		
CTC	CENTER TO CENTER	QUAL	QUALITY
CER	CERAMIC	QUAN	QUANTITY
CJ	CONSTRUCTION JOINT		
CL	CLEAR	PT	PRESSURE/ PRESERVATIVE TREATED
CMU	CONCRETE MASONRY UNIT		
CON	CONNECTION	PS	PRESTRESSED
CONT	CONTINUOUS	PART	PARTITION
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	RAD	RADIUS
CW	COLD WATER	RWL	RAIN WATER LEADER
		RECPT	RECEPTACLE
DET	DETAIL	REF	REFERENCE
DEPT	DEPARTMENT	REF	REFERENCE
DIA	DIAMETER	REIN	REINFORCEMENT, REINFORCED
DIV	DIVISION	REQ	REQUIRED
DR	DOOR	RDWD	REDWOOD
DBL	DOUBLE	RH	RIGHT HAND
DF	DOUGLAS FIR	RHR	RIGHT HAND REVERSE
DN	DOWN	RM	ROOM
DS	DIAGONAL SHEATHING	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
DRWR	DRAWER	REV	REVISION
		SS	SANITARY SEWER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SCD	SEE CONSULTANT DRAWINGS
EF	EACH FACE	SED	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EN	EDGE NAILING	SSD	SEE STRUCTURAL DRAWINGS
EL	ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATOR	SMD	SEE MECHANICAL DRAWINGS
ELEC	ELECTRICAL	SFMD	SEE FINISH CARPENTRY DRAWINGS
ENG	ENGINEER	SPD	SEE PLUMBING DRAWINGS
EQ	EQUAL	SJ	SEISMIC JOINT
EQUIP	EQUIPMENT	SCHED	SCHEDULE, SCHEDULE
EX	EXHAUST	SECT	SECTION
EXP	EXPEDITE	SHT	SHEET
EXT	EXTERIOR	SM	SHEET METAL
		SIM	SIMILAR
FAB	FABRICATE	SP	SPACE
FOC	FACE OF CONCRETE	SPEC	SPECIFICATION
FOF	FACE OF FINISH	SQ	SQUARE
FOS	FACE OF STUD	SQFT	SQUARE FOOT
FOW	FACE OF WALL	ST	STRAP
FIN	FINISH	STAG	STAGGERED
FF	FINISHED FLOOR	SSTL	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STND	STANDARD
FA	FIRE ALARM	STL	STEEL
FLR	FLOOR	STOR	STORAGE
FLUOR	FLUORESCENT	STRUCT	STRUCTURAL
FL	FLUSH	SUS	SUSPENDED
FOUND	FOUNDATION	SYM	SYMMETRICAL
FTNG	FOOTING	SYS	SYSTEM
FR	FRAMING		
FUR	FURRING	TEMP	TEMPERED
		TH	THICKNESS
GA	GAUGE	THR	THREADED
GALV	GALVANIZED, GALVANIZING	TD	TIE DOWN
GL	GLASS, GLAZING	T&B	TOP AND BOTTOM
GLULAM	GLUE LAMINATED BEAM	T&G	TONGUE AND GROOVE
GYP BD	GYPSUM BOARD	TOC	TOP OF CONCRETE
		TOF	TOP OF FINISH
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOP	TOP OF PLATE
HSR	HIGH STRENGTH RODS	TOS	TOP OF STEEL
HSB	HIGH STRENGTH BOLT	TOW	TOP OF WALL
HT	HEIGHT	TN	TRUE NORTH
HD	HOLD DOWN	TYP	TYPICAL
HORIZ	HORIZONTAL		
HW	HOT WATER	UL	UNDER WRITERS LABORATORY
		UN	UNLESS OTHERWISE NOTED
INC	INCLUDING, INCLUDED	UTIL	UTILITY, UTILITIES
INFO	INFORMATION		
INT	INTERIOR	VERT	VERTICAL
		VIF	VERIFY IN FIELD
		VER	VERIFY
		VEST	VESTIBULE
JH	JOIST HANGER		
JT	JOINT	WC	WATER CLOSET
		WH	WATER HEATER
LAM	LAMINATE	W	WITH
LH	LEFT HAND	WO	WITH OUT
LHR	LEFT HAND REVERSE	WD	WOOD
LT	LIGHT		
LTW	LIGHT WEIGHT	###	###
L	LONG, LENGTH	#	#
		X'-X"	X'-X"
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

PARCEL MAP



PROJECT DIRECTORY

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Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT: PGAdesign
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Oakland, CA 94612
Phone: 510.465.1284

DRAWING LIST

SHEET NUMBER	SHEET NAME
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G0.4	GREEN POINT RATING CHECKLIST 2
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A0.2	3D VIEWS
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A0.4	SIGNAGE PLAN & DETAILS
A0.5	LIGHTING PLAN
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A1.2	PROPOSED SITE PLAN
A2.0P1	PARKING - TYPICAL
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A2.0BM	BASEMENT MEZZANINE
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A2.1M	GROUND LEVEL MEZZANINE
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A2.35	LEVEL 35
A2.36	LEVEL 36
A2.37	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	SECTIONS
A8.0	ENLARGED UNIT PLANS
A8.1	ENLARGED UNIT PLANS
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C2.1	PROPOSED PARCELIZATION PLAN
C3.0	SITE PLAN
C4.0	PROPOSED GRADING & DRAINAGE PLAN
C5.0	PROPOSED UTILITY PLAN
C6.0	DETAILS
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L2.1	LANDSCAPE 13TH AMENITY LEVEL
L2.2	LANDSCAPE 32 EMENTY LEVEL

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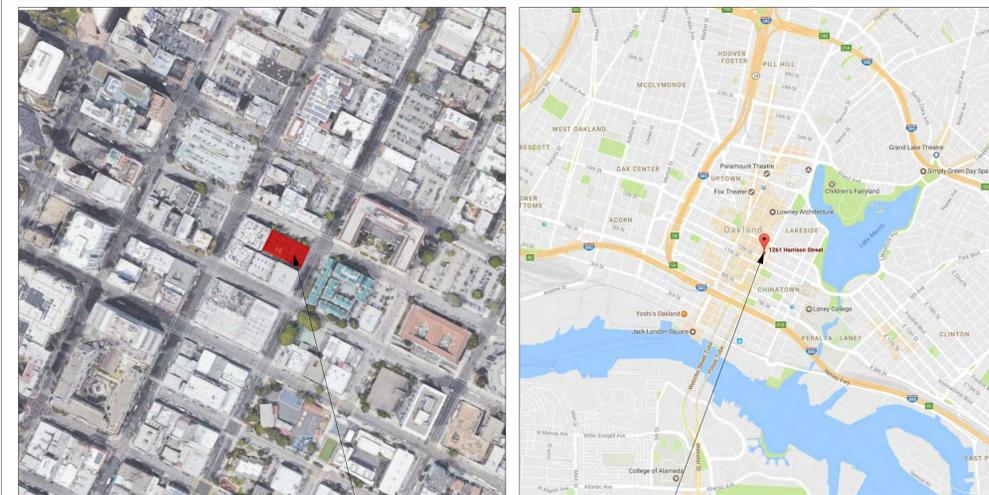
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GRAPHIC SYMBOLS

DETAIL REFERENCE	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
DETAIL SECTION REFERENCE	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
BUILDING SECTION REFERENCE	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
WALL SECTION REFERENCE	DRAWING NUMBER	---	#	
	SHEET NUMBER	---	#	
EXTERIOR ELEVATION REFERENCE	DRAWING NUMBER	---	1	#
	SHEET NUMBER	---	1	#
INTERIOR ELEVATION REFERENCE	DRAWING NUMBER	---	4	#
	SHEET NUMBER	---	4	#
REVISION REFERENCE		---	#	
DOOR REFERENCE		---	##	
WINDOW REFERENCE		---	#	
ELEVATION DATUM		---	⊙	
ROOM NUMBER		---	###	
PARTITION TYPE		---	#	
FINISH CEILING HEIGHT		---	X'-X"	

PROJECT LOCATION



PROJECT LOCATION

DEFERRED SUBMITTALS

PROJECT DESCRIPTION

Construction of a new mixed-use building including 185 residential units above 11 floors of office, ground floor rental and 6 underground parking levels.

ENTITLEMENT DESIGN

INDEX

PROJECT NUMBER: 16-051 SHEET NUMBER: G0.1

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OPEN SPACE CALCULATIONS

	# OF UNITS		COMPLIANT	NOTES
OPEN SPACE REQUIRED TOTAL	75 SF/UNIT	185	13,875 SF	Y
PRIVATE AREAS:				
LEVEL 13 FITNESS ROOMS		3,158 SF		
1,330 SF				
532 SF				
83 SF				
83 SF				
LEVEL 13 GALLERY LOUNGE		2,028 SF		
1,057 SF				
LEVEL 33 COMMUNITY ROOMS		1,057 SF		
1,764 SF				
409 SF				
LEVEL 13 DECK AREAS		2,173 SF		
2,398 SF				
2,679 SF				
LEVEL 33 DECK AREAS		5,077 SF		
4,579 SF				
505 SF				
217 SF				
OPEN SPACE PROVIDED TOTAL		18,794 SF		

BUILDING AREA & UNIT CALCULATIONS

	ST	1BR	1BR+	2BR	2BR+	3BR	3BR+	TH	PH+	LEASABLE	ENCLOSED SPACE	UNITS/FLOOR	
RESIDENTIAL	Level 36 Residential							0	1	3,856 sf	4,582 gsf	1 units	
	Level 35 Residential							0	0	3,710 sf	4,736 gsf	0 units	
	Level 34 Residential							3	0	2,729 sf	4,610 gsf	3 units	
	Level 33 Amenity									AMENITY	5,298 gsf	0 units	
	Level 32 Residential	0	4	0	2	0	2	0		7,935 sf	10,431 gsf	8 units	
	Level 31 Residential	0	4	0	1	0	3	0		7,935 sf	10,431 gsf	8 units	
	Level 30 Residential	0	3	1	1	0	2	1		7,983 sf	10,479 gsf	8 units	
	Level 29 Residential	0	3	1	1	1	1	1		7,953 sf	10,449 gsf	8 units	
	Level 28 Residential	1	3	1	2	2	0	0		8,017 sf	10,513 gsf	9 units	
	Level 27 Residential	2	4	1	1	2	0	0		7,855 sf	10,361 gsf	10 units	
	Level 26 Residential	2	4	1	1	2	0	0		7,754 sf	10,260 gsf	10 units	
	Level 25 Residential	2	5	0	1	2	0	0		7,706 sf	10,207 gsf	10 units	
	Level 24 Residential	2	4	1	2	1	0	0		7,685 sf	10,191 gsf	10 units	
Level 23 Residential	2	5	0	3	0	0	0		7,632 sf	10,133 gsf	10 units		
Level 22 Residential	3	3	1	3	0	0	0		7,796 sf	10,302 gsf	10 units		
Level 21 Residential	3	2	2	3	0	0	0		7,660 sf	10,166 gsf	10 units		
Level 20 Residential	3	2	2	3	0	0	0		7,660 sf	10,166 gsf	10 units		
Level 19 Residential	3	2	1	4	0	0	0		7,721 sf	10,227 gsf	10 units		
Level 18 Residential	3	2	1	4	0	0	0		7,617 sf	10,123 gsf	10 units		
Level 17 Residential	3	2	1	4	0	0	0		7,596 sf	10,102 gsf	10 units		
Level 16 Residential	3	2	2	3	0	0	0		7,695 sf	10,201 gsf	10 units		
Level 15 Residential	3	2	1	4	0	0	0		7,659 sf	10,165 gsf	10 units		
Level 14 Residential	3	2	1	4	0	0	0		7,648 sf	10,191 gsf	10 units		
Level 13 Amenity	38	58	18	47	10	8	2	3	1	AMENITY	2,281 gsf	0 units	
RESIDENTIAL LEASABLE											157,801 SF	216,604 gsf	185 units
OFFICE	Level 12 Office										9,213 sf		
	Level 11 Office										9,379 sf		
	Level 10 Office										9,641 sf		
	Level 9 Office										9,993 sf		
	Level 8 Office										10,452 sf		
	Level 7 Office										10,955 sf		
	Level 6 Office										11,466 sf		
	Level 5 Office										11,911 sf		
	Level 4 Office										12,282 sf		
	Level 3 Office										12,567 sf		
Level 2 Office										12,654 sf			
Level 1M Mezzanine	1,720 sf											136,835 sf	
Level 1 Retail	7,201 sf			1,142 sf									
Basement B1M Mezzanine				622									
Basement B1 Mech/Office				1,699 sf									
Basement P1 Parking	8,921 sf			2,841 sf									
Basement P2 Parking													
Basement P3 Parking													
Basement P4 Parking													
Basement P5 Parking													
Basement P6 Parking													
Basement P7 Parking													
TOTAL RETAIL											11,762 sf		
OFFICE BOMA SF											120,508 sf		
MARKET HALL											8,921 sf		
FLEX RETAIL											2,841 sf		
BUILDING gsf											399,692 gsf		

PROJECT DATA

BUILDING INFORMATION

BUILDING ADDRESS:	1261 HARRISON
NUMBER OF STORIES:	36 STORIES
ALLOWABLE HEIGHT:	LM-85, w/ CUP: LM-275
PROPOSED HEIGHT:	456'-4" (TOP OF PARAPETS)
CONSTRUCTION TYPE:	TYPE I-A (36 STORIES)
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	A2 (COMMUNITY SPACE) A3 (FITNESS) B (OFFICE) R2 M (MERCANTILE) S2 (PARKING)

DENSITY

	ALLOWED DENSITY	LOT AREA	ALLOWED UNITS	PROPOSED UNITS
D-LM-2 /-4	110 SF/UNIT	15,101 SF	137	185

LOT AREA

TOTAL 15,101 SF (.34 ACRES)

SETBACKS

0' FOR BUILDINGS NOT EXCEEDING 85' IN HEIGHT
10' ALONG AT LEAST 50% OD THE PERIMETER LENGTH OF BASE FOR BUILDINGS EXCEEDING 85' IN HEIGHT

ZONING INFORMATION

ASSESSOR'S PARCEL #:	002 006300200
ZONING DISTRICT:	D-LM-4
HEIGHT AREA:	85'

PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	NO SPACES REQUIRED IN D-LM ZONES FOR MULTI-FAMILY	185 STALLS	UNDERGROUND AUTOMATED PARKING SYSTEM
COMMERCIAL	NO SPACES REQUIRED IN D-LM ZONES FOR RETAIL/ASSEMBLY	0 STALLS	

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	10 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	10 SPACES	44 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	60 SPACES	Y
COMMERCIAL	MIN. 2 SPACES	2 SPACES	MIN. 2 SPACES	2 SPACES	Y

RECYCLING & GARBAGE SPACE ALLOCATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL			
RECYCLING	2,768 GALLONS (2 CF X 185 UNITS = 370 CF = 13.7 CY)	14 CY (1@6 YD + 2@4YD BIN)	
GARBAGE	28 CY (4.3 CF X 185 UNITS = 795.5 CF = 29.5 CY)	30 CY (5@6 YD BIN)	
COMMERCIAL			
RECYCLING	81.61 GALLONS (2 CF/1,000 SF X 5,455 SF = 10.91 CF = 81.61 GAL)	96 GALLONS (1 x 96 GALLON TOTER CARTS)	
GARBAGE	DEPENDS ON RETAIL TENANT TBD / ASSUMED GENERAL RETAIL USE	192 GALLONS (2 x 96 GALLON TOTER CARTS)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED
OFFICE			
RECYCLING	DEPENDS ON OFFICE TENANT TBD	12 CY (2@6YD BIN)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED
GARBAGE	DEPENDS ON OFFICE TENANT TBD	12 CY (2@6YD BIN)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED



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NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

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, E5.2, H6.1, J6.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 7

Project Name: 1261 Harrison Street
Project Street: 1261 Harrison Street
Project City: Oakland
Project Zip: 94612

Total Points Targeted: 145

Certification Level:



Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen							
Yes CALGreen Res (REQUIRED)	4	1	1	1	1	1	
A. SITE							
TBD A1. Construction Footprint				1			
A2. Job Site Construction Waste Diversion							
No A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0			2			
Yes A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2			2			
Yes A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1			1			
TBD A3. Recycled Content Base Material				1			
Yes A4. Heat Island Effect Reduction (Non-Roof)	1	1					
Yes A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1			
A6. Stormwater Control: Prescriptive Path							
No A6.1 Permeable Paving Material	0					1	
Yes A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes A6.3 Non-Leaching Roofing Materials	1					1	
Yes A6.4 Smart Stormwater Street Design	1	1					
No A7. Stormwater Control: Performance Path	0					3	
B. FOUNDATION							
Yes B1. Fly Ash and/or Slag in Concrete	1				1		
Yes B2. Radon-Resistant Construction	2			2			
Yes B3. Foundation Drainage System	2				2		
N/A B4. Moisture Controlled Crawlspace	0			1			
B5. Structural Pest Controls							
No B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE							
5.00% Enter the landscape area percentage							
No C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
Yes C2. Three Inches of Mulch in Planting Beds	1					1	
C3. Resource Efficient Landscapes							
Yes C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes C3.3 Uroughtolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3	
C4. Minimal Turf in Landscape							
No C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
Yes C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No C5. Trees to Moderate Building Temperature	0	1	1		1		
Yes C6. High-Efficiency Irrigation System	0				2		
No C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0				2		
Yes C8. Rainwater Harvesting System	3				3		
No C9. Recycled Wastewater Irrigation System	0				1		
Yes C10. Submeter or Dedicated Meter for Landscape Irrigation	0				2		
0.5 E To C11. Landscape Meets Water Budget	0					1	
C12. Environmentally Preferable Materials for Site							
No C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
Yes C12.2 Play Structures and Surfaces Have an Average Recycled Content >20%	1				1		
No C13. Reduced Light Pollution	0	1					
Yes C14. Large Stature Tree(s)	1	1					
TBD C15. Third Party Landscape Program Certification						1	
TBD C16. Maintenance Contract with Certified Professional						1	
No C17. Community Garden	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
No D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0	1			2		
No D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No D1.3 Advanced Framing Measures	0				2		
TBD D2. Construction Material Efficiencies					1		
D3. Engineered Lumber							
No D3.1 Engineered Beams and Headers	0				1		
No D3.2 Wood I-Joists or Web Trusses for Floors	0				1		
No D3.3 Engineered Lumber for Roof Rafters	0				1		
No D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
No D3.5 OSB for Subfloor	0				0.5		
No D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No D4. Insulated Headers	0	1					
D5. FSC-Certified Wood							

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No D5.1 Dimensional Lumber, Studs, and Timber	0				6	
D5.2 Panel Products	1				3	
D6. Solid Wall Systems						
No D6.1 At Least 90% of Floors	0				1	
No D6.2 At Least 90% of Exterior Walls	0	1			1	
No D6.3 At Least 90% of Roofs	0	1			1	
No D7. Energy Heels on Roof Trusses	0	1				
No D8. Overhangs and Gutters	0	1			1	
D9. Reduced Pollution Entering the Home from the Garage						
No D9.1 Detached Garage	0			2		
Yes D9.2 Mitigation Strategies for Attached Garage	1			1		
D10. Structural Pest and Rot Controls						
Yes D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
No D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1	
E. EXTERIOR						
Yes E1. Environmentally Preferable Decking	1				1	
No E2. Flashing Installation Third-Party Verified	0				2	
No E3. Rain Screen Wall System	0				2	
Yes E4. Durable and Non-Combustible Cladding Materials	1				1	
E5. Durable Roofing Materials						
Yes E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
No E5.2 Roofing Warranty for Shingle Roofing	N	R	R	R	R	R
No E6. Vegetated Roof	0	2	2			
F. INSULATION						
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
TBD F1.1 Walls and Floors					1	
TBD F1.2 Ceilings					1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes F2.1 Walls and Floors	1				1	
Yes F2.2 Ceilings	1				1	
F3. Insulation That Does Not Contain Fire Retardants						
TBD F3.1 Cavity Walls and Floors					1	
TBD F3.2 Ceilings					1	
TBD F3.3 Interior and Exterior Insulation					1	
G. PLUMBING						
G1. Efficient Distribution of Domestic Hot Water						
Yes G1.1 Insulated Hot Water Pipes	1		1			
Yes G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1
No G1.3 Increased Efficiency in Hot Water Distribution	0					2
G2. Install Water-Efficient Fixtures						
Yes G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
Yes G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1
G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No. Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2
No G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1
G3. Pre-Plumbing for Graywater System	0					1
No G4. Operational Graywater System	0					3
No G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	0					1
Yes G6. Submeter Water for Tenants	2					2
H. HEATING, VENTILATION, AND AIR CONDITIONING						
H1. Sealed Combustion Units						
Yes H1.1 Sealed Combustion Furnace	1				1	
Yes H1.2 Sealed Combustion Water Heater	2				2	
No H2. High Performing Zoned Hydronic Radiant Heating System	0				1	1
H3. Effective Ductwork						
Yes H3.1 Duct Mastic on Duct Joints and Seams	1				1	
Yes H3.2 Pressure Balance the Ductwork System	1				1	
Yes H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1				1	
H5. Advanced Practices for Cooling						
No H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0				1	
No H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0				1	
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
Yes H6.2 Advanced Ventilation Standards	2				2	
No H6.3 Outdoor Air is Filtered and Tempered	0				1	
H7. Effective Range Design and Installation						
Yes H7.1 Effective Range Hood Ducting and Design	1				1	
No H7.2 Automatic Range Hood Control	0				1	
Yes H8. High Efficiency HVAC Filter (MERV 13+)	1				1	
No H9. Advanced Refrigerants	0				1	
I. RENEWABLE ENERGY						
No I1. Pre-Plumbing for Solar Water Heating	0				1	
No I2. Preparation for Future Photovoltaic Installation	0				1	
20.00% I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	5				25	
I4. Net Zero Energy Home						
No I4.1 Near Zero Energy Home	0				2	
No I4.2 Net Zero Electric	0				4	
No I5. Energy Storage System	0				1	
No I6. Solar Hot Water Systems to Preheat Domestic Hot Water	0				4	



1261 HARRISON STREET



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OWNER
Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612
Phone: 510.465.1284

#	DATE	ISSUES & REVISIONS	BY
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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT
DESIGN

GREEN POINT
RATING
CHECKLIST 1

PROJECT NUMBER:
16-051

SHEET NUMBER

G0.3

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Project Name: 1261 Harrison Street Project Street: 1261 Harrison Street Project City: Oakland Project Zip: 94612		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	I7. Photovoltaic System for Multifamily Projects	0		8			
J. BUILDING PERFORMANCE AND TESTING							
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1		
TBD	J2. Supply and Return Air Flow Testing			1	1		
TBD	J3. Mechanical Ventilation Testing				1		
TBD	J4. Combustion Appliance Safety Testing				1		
J5. Building Energy Performance							
10.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	25		30			
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1		15			
No	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			
No	J9. EPA Indoor airPlus Certification				1		
TBD	J10. Blower Door Testing				3		
Yes	J11. Compartmentalization of Units	2		1	1		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entryways to Individual Units	1			1		
Yes	K1.2 Entryways to Buildings	1			1		
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2		
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
K4. Environmentally Preferable Materials for Interior Finish							
≥50%	K4.1 Cabinets	1				2	
≥50%	K4.2 Interior Trim	1				2	
≥50%	K4.3 Shelving	1				2	
≥50%	K4.4 Doors	1				2	
Yes	K4.5 Countertops	1				1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			2		
Yes	K6. Products That Comply With the Health Product Declaration Open Standard	2			2		
Yes	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	2			2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
Yes	K9. Durable Cabinets	2				2	
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0				1	
L. FLOORING							
≥25%	L1. Environmentally Preferable Flooring	1				3	
≥25%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	1			3		
Yes	L3. Durable Flooring	1				1	
No	L4. Thermal Mass Flooring	0		1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1				1	
M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer			1		2	
TBD	M2.2 Energy Star Dryer			1			
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5			
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2			
M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1	
No	M4.2 Built-In Composting Center	0				1	
M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2			
TBD	M6. Electric Vehicle Charging Stations and Infrastructure				2		
No	M7. Central Laundry	0				1	
No	M8. Gearless Elevator	0		1			
N. COMMUNITY							
N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>20	N1.3 Conserve Resources by Increasing Density	1		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
20	Enter the number of Tier 1 services						
20	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
Yes	N3.3 Traffic Calming Strategies	2	2				
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				

Project Name: 1261 Harrison Street Project Street: 1261 Harrison Street Project City: Oakland Project Zip: 94612		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				
N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
N6. Passive Solar Design							
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
N8. Affordability							
≤25%	N8.1 Dedicated Units for Households Making 80% of AMI or Less	1	2				
Yes	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1				
No	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
N9. Mixed-Use Developments							
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
N9. Social Equity							
TBD	N9.1 Diverse Workforce		1			1	
Yes	N9.2 Community Location	2	1		1		
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2 Water Home System Monitors					1	
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum			R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2				
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1	
TBD	O11. Smokefree Buildings				2		
TBD	O12. Integrated Pest Management Plan					1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
2	Enter the number of Tier 1 practices						
2	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
P3. Commissioning							
No	P3.1 Design Phase	0		1	1		
No	P3.2 Construction Phase	0		2	1		
Yes	P3.3 Post-Construction Phase	3		2	1		
TBD	P4. Building Enclosure Testing			1	1	1	

Summary							
Total Available Points in Specific Categories		404	46	141	69	94	54
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Achieved		145.0	20.0	44.5	37.0	27.5	16.0



1261 HARRISON STREET



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OAKLAND CA 94612

OWNER
Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612
Phone: 510.465.1284

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ENTITLEMENT DESIGN

GREEN POINT RATING CHECKLIST 2

PROJECT NUMBER: 16-051 SHEET NUMBER

G0.4

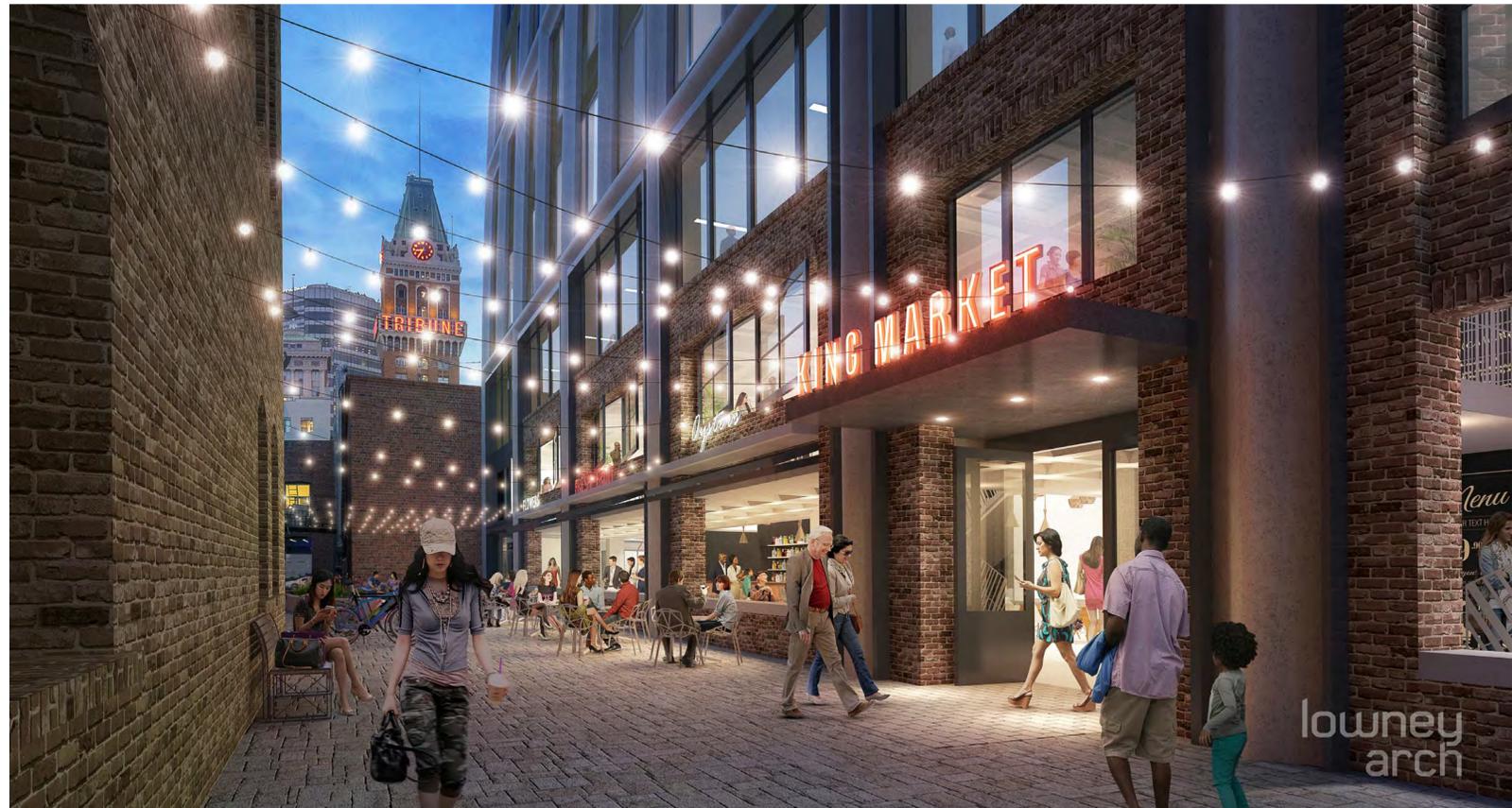
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VIEW FROM HIGHWAY 880



CORNER VIEW AT HARRISON AND 13TH STREET



PROPOSED ALLEY VIEW

lowney arch

1261 HARRISON STREET

PINNACLE
RED Group Inc

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OAKLAND CA 94612

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Phone: 408.300.2425

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Lowney Architecture
360 17th Street, Suite 200
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BKF Engineers
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ENTITLEMENT
DESIGN

3D VIEWS

PROJECT NUMBER:
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VIEW OF 13TH STREET PLANNED MARKET ENTRANCE



VIEW FROM EAST 18TH STREET AT LAKE MERRITT



VIEW LOOKING WEST ALONG 13TH STREET

lowney arch

1261 HARRISON STREET

PINNACLE
RED Group Inc

1261 HARRISON STREET
OAKLAND CA 94606

OWNER
Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612
Phone: 510.465.1284

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ENTITLEMENT
DESIGN

3D VIEWS

PROJECT NUMBER:
16-051

SHEET NUMBER

A0.2

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OWNER
Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

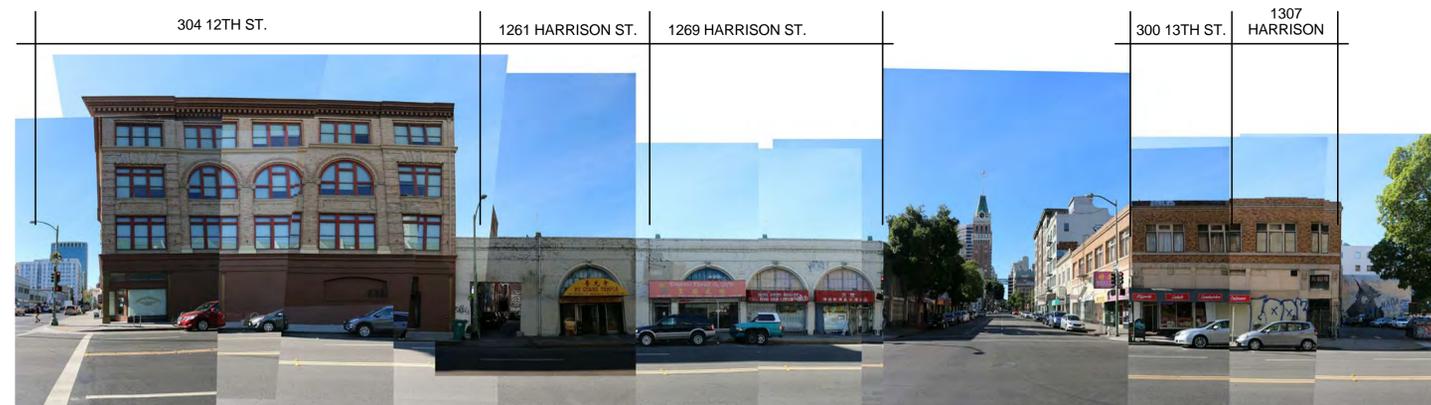
ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612
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WEBSTER STREET



HARRISON STREET



13TH STREET

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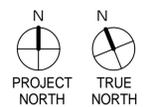
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EXISTING SITE
PHOTOS

PROJECT NUMBER:
16-051

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ENTITLEMENT DESIGN

SIGNAGE PLAN & DETAILS

PROJECT NUMBER:
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A0.4

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1 FLEX RETAIL SIGNAGE



2 MAIN LOBBY SIGNAGE



3 MARKET HALL 13TH STREET SIGNAGE



4 ALLEY RETAIL SIGNAGE



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

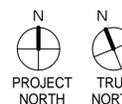


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San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
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255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
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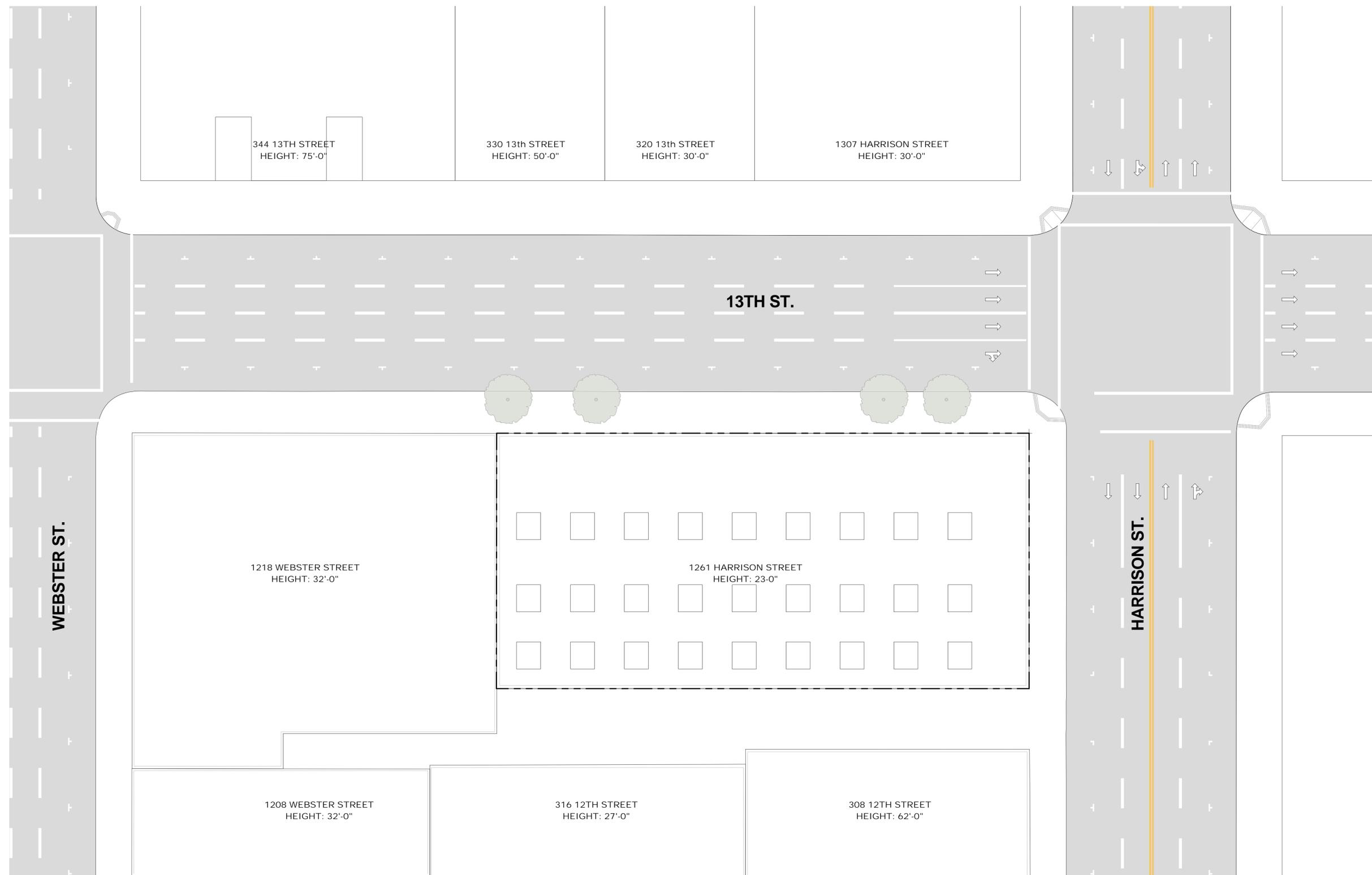
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EXISTING SITE PLAN

PROJECT NUMBER: 16-051 SHEET NUMBER: A1.1

A1.1

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① SITE EXISTING
1/16" = 1'-0"

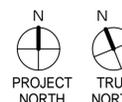


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Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612
Phone: 510.465.1284



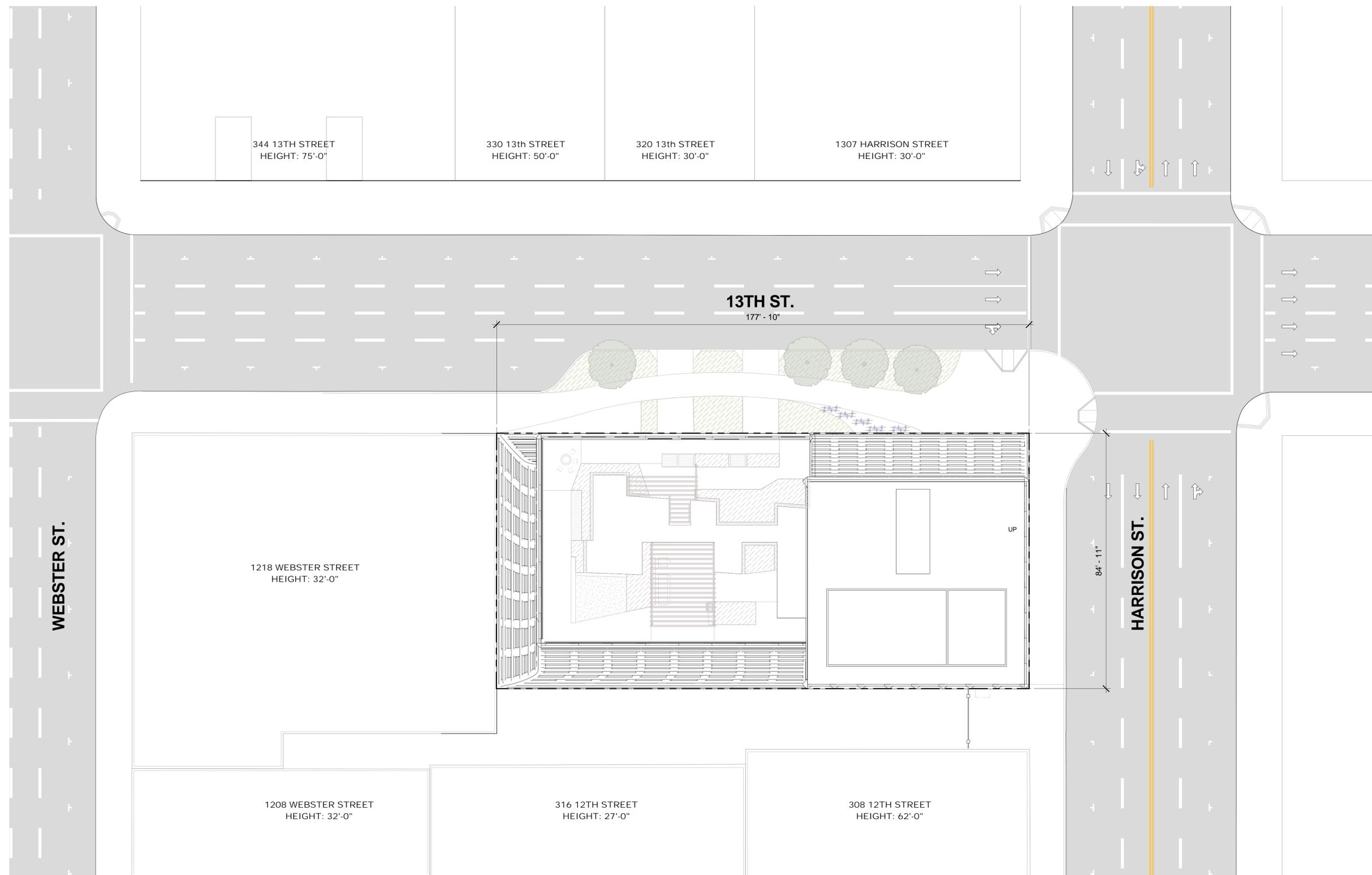
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ENTITLEMENT
DESIGN

PROPOSED SITE
PLAN

PROJECT NUMBER: 16-051 SHEET NUMBER: A1.2

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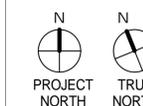
1 SITE PROPOSED
1/16" = 1'-0"

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Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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LANDSCAPE ARCHITECT
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Phone: 510.465.1284



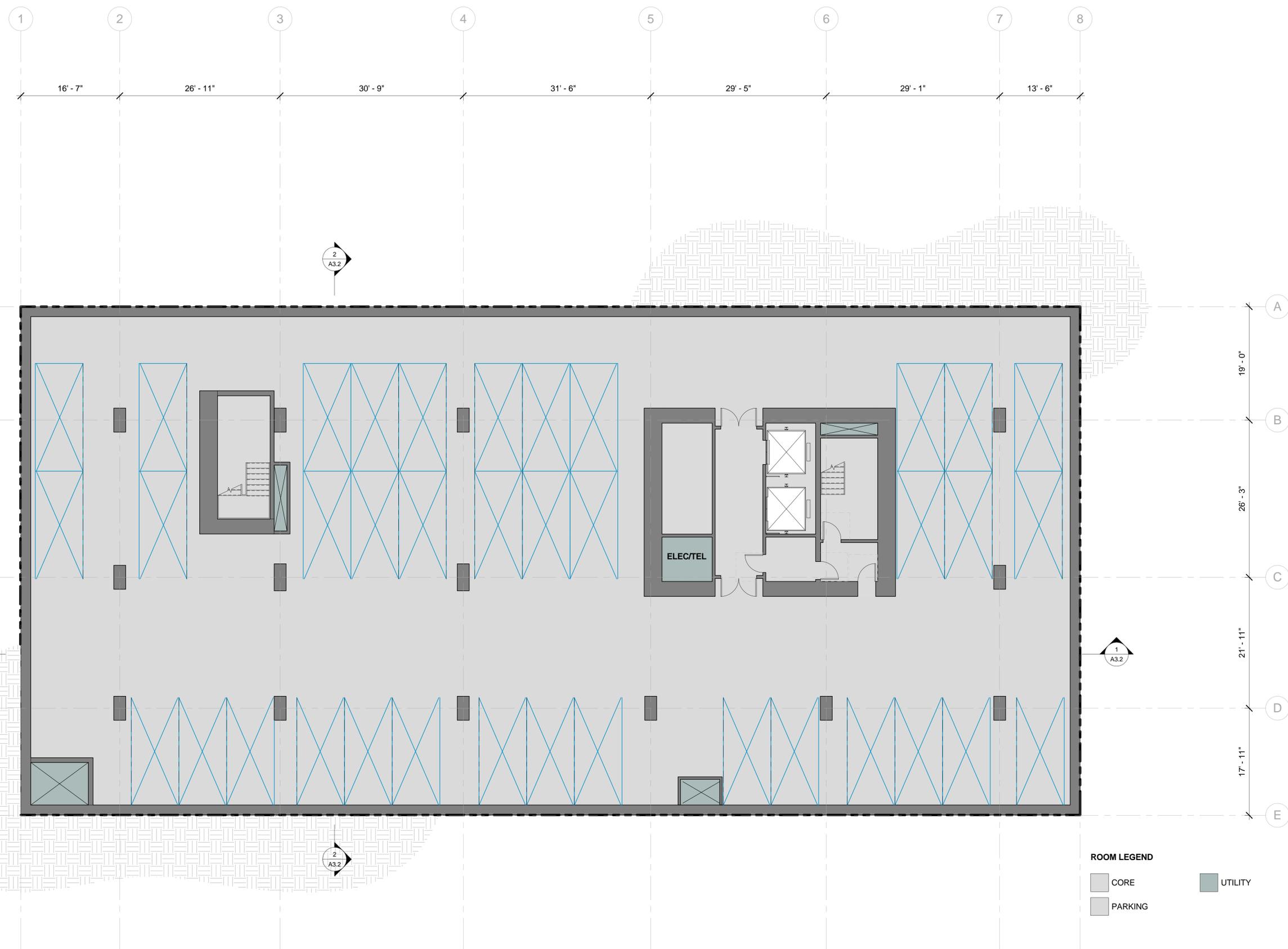
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PARKING - TYPICAL

PROJECT NUMBER: 16-051 SHEET NUMBER: A2.0P1

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ROOM LEGEND

- CORE
- PARKING
- UTILITY



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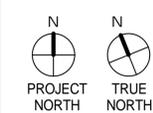
1 BASEMENT 7 Copy 1
1/8" = 1'-0"

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Lowney Architecture
360 17th Street, Suite 200
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Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
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Redwood City, CA 94065
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LANDSCAPE ARCHITECT
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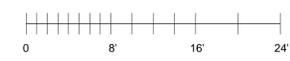
ENTITLEMENT DESIGN
BASEMENT 1

ROOM LEGEND

 BIKE	 RETAIL
 CIRCULATION	 STAIR
 CORE	 UTILITY
 PARKING	

PROJECT NUMBER: 16-051
SHEET NUMBER: **A2.0B1**

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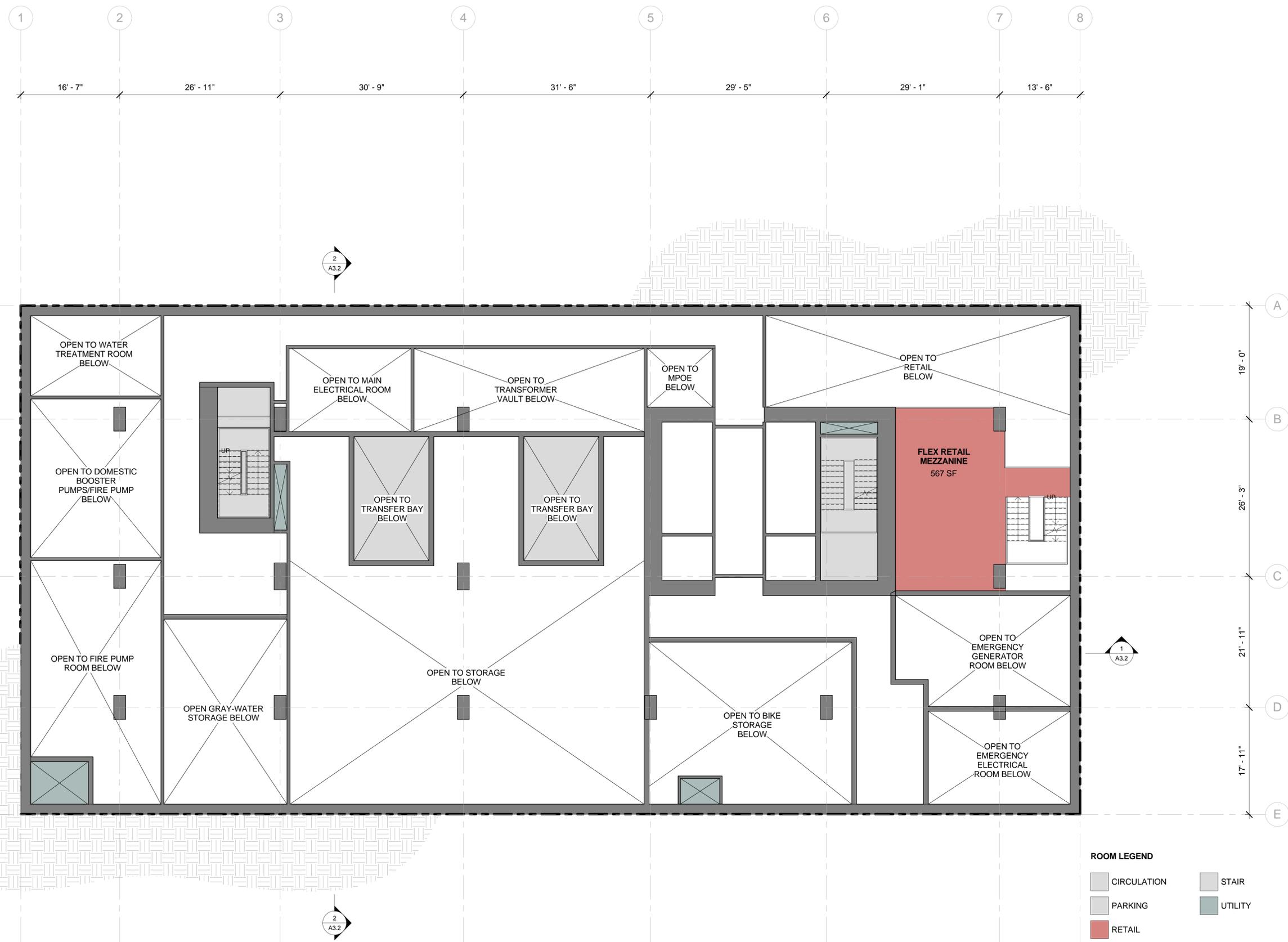


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San Jose, CA 95113
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Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

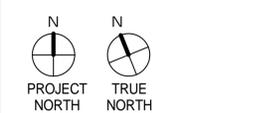
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Phone: 650.482.6300

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PGAdesign
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Oakland, CA 94612
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ROOM LEGEND

 CIRCULATION	 STAIR
 PARKING	 UTILITY
 RETAIL	



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ENTITLEMENT DESIGN

BASEMENT MEZZANINE

PROJECT NUMBER: 16-051 | SHEET NUMBER: A2.0BM

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1 BASEMENT 1M
1/8" = 1'-0"



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Lowney Architecture
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Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

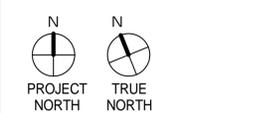
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BKF Engineers
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Redwood City, CA 94065
Phone: 650.482.6300

LANDSCAPE ARCHITECT
PGAdesign
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Oakland, CA 94612
Phone: 510.465.1284



ROOM LEGEND

 CIRCULATION	 RESIDENTIAL LOBBY
 CORE	 RETAIL
 LOBBY	 STAIR
 OFFICE	 UTILITY
 PARKING	



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ENTITLEMENT DESIGN
GROUND LEVEL

PROJECT NUMBER: 16-051
SHEET NUMBER: **A2.1**

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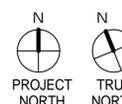
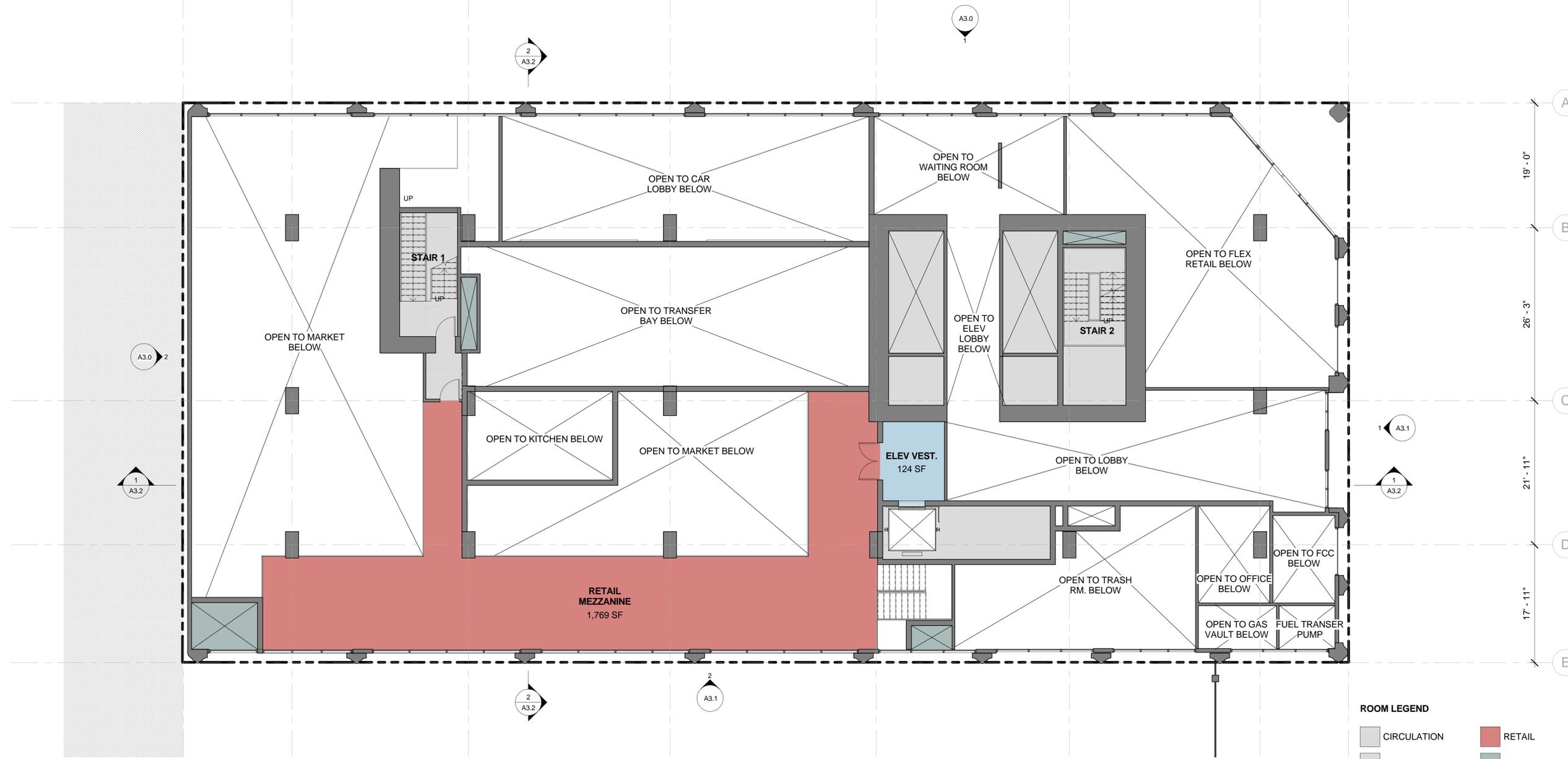


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ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
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CIVIL ENGINEER
BKF Engineers
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Redwood City, CA 94065
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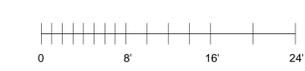
ENTITLEMENT DESIGN

GROUND LEVEL MEZZANINE

ROOM LEGEND

 CIRCULATION	 CORE	 LOBBY	 RETAIL	 UTILITY
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PROJECT NUMBER: 16-051 SHEET NUMBER: A2.1M



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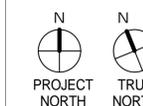
1 LEVEL 1M Copy 1
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Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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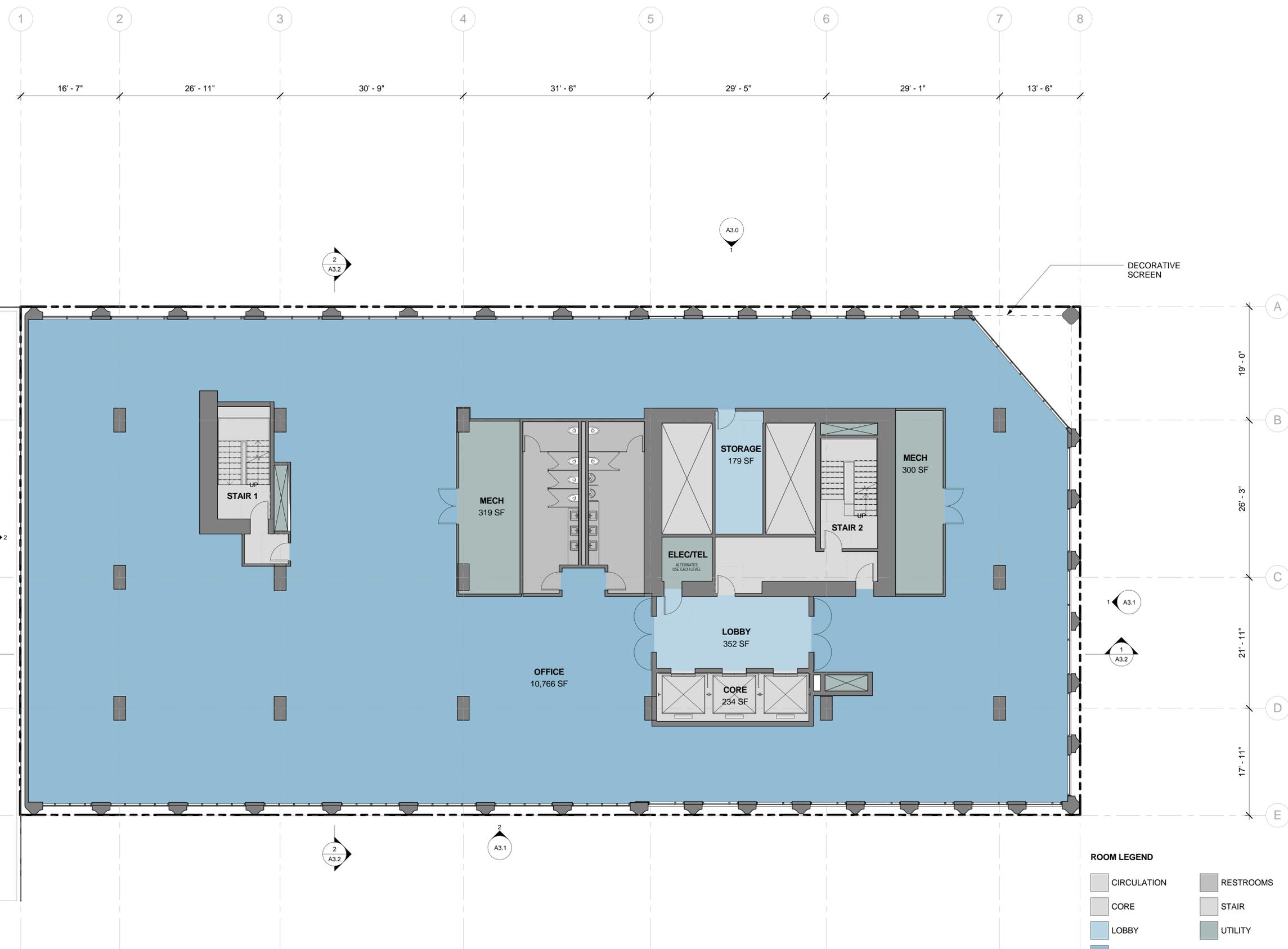
LEVEL 2

PROJECT NUMBER:
16-051

SHEET NUMBER

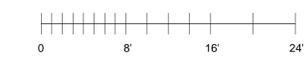
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ROOM LEGEND

 CIRCULATION	 RESTROOMS
 CORE	 STAIR
 LOBBY	 UTILITY
 OFFICE	



1 LEVEL 2 - OFFICE Copy 1
1/8" = 1'-0"

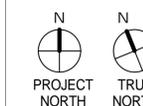
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Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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PGAdesign
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ENTITLEMENT DESIGN

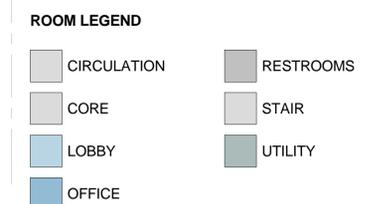
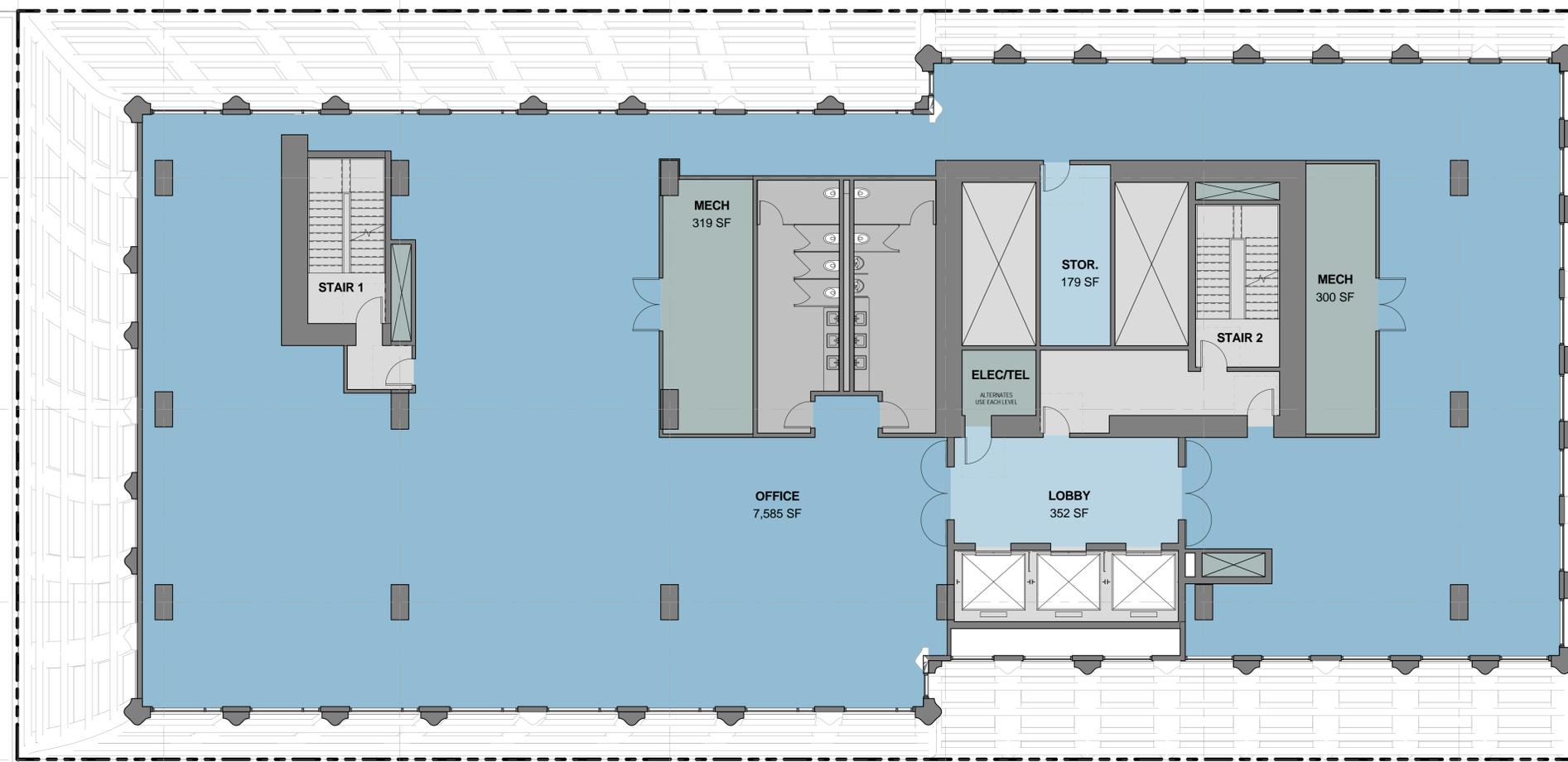
LEVEL 12

PROJECT NUMBER:
16-051

SHEET NUMBER

A2.12

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Lowney Architecture
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Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

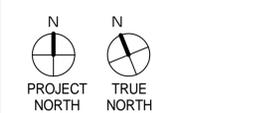
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BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

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PGAdesign
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ROOM LEGEND

 AMENITY	 RESIDENTIAL LOBBY
 BALCONY	 UTILITY
 CIRCULATION	
 CORE	



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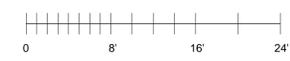
LEVEL 13 - AMENITY

PROJECT NUMBER: 16-051 | SHEET NUMBER: A2.13

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1 LEVEL 13 - AMENITY Copy 1
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Lowney Architecture
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Phone: 510.836.5400
Fax: 510.836.5454

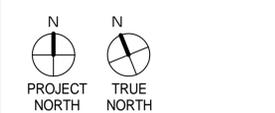
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BKF Engineers
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Redwood City, CA 94065
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ROOM LEGEND

 1BR	 RESIDENTIAL LOBBY
 2BR	 STAIR
 BALCONY	 STUDIO
 CIRCULATION	 UTILITY



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LEVEL 14

PROJECT NUMBER: 16-051 | SHEET NUMBER: A2.14

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1/8" = 1'-0"



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Lowney Architecture
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Phone: 510.836.5400
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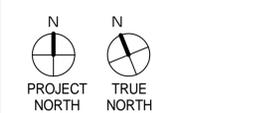
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Redwood City, CA 94065
Phone: 650.482.6300

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Oakland, CA 94612
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ROOM LEGEND

 1BR	 RESIDENTIAL LOBBY
 2BR	 STAIR
 BALCONY	 STUDIO
 CIRCULATION	 UTILITY

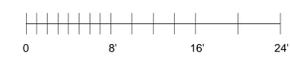


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LEVEL 18

PROJECT NUMBER: 16-051 SHEET NUMBER: A2.18



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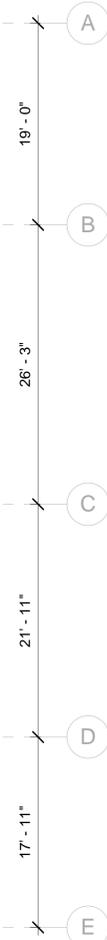
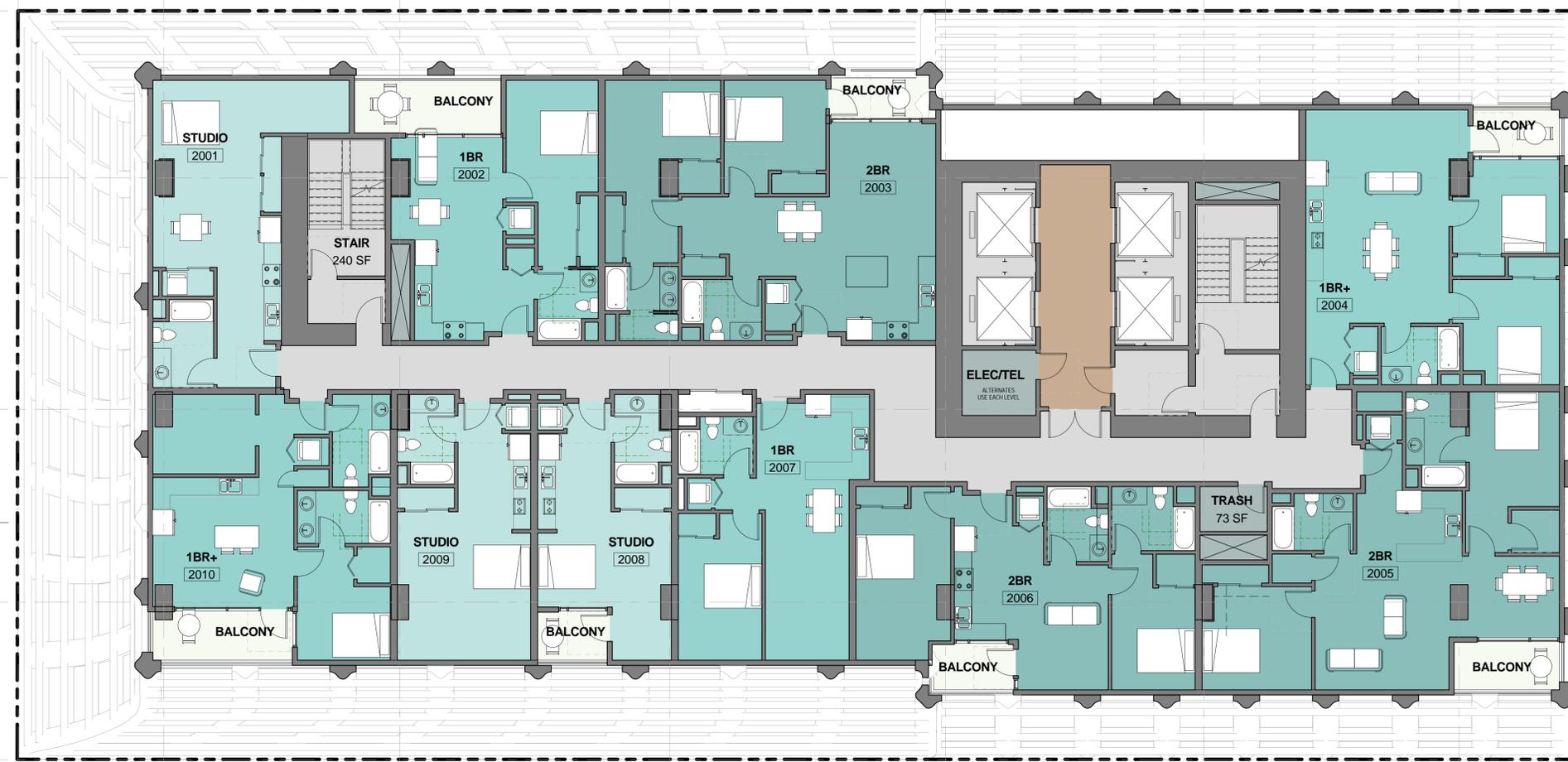
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Lowney Architecture
360 17th Street, Suite 200
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Phone: 510.836.5400
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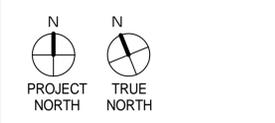
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ROOM LEGEND

 1BR	 RESIDENTIAL LOBBY
 2BR	 STAIR
 BALCONY	 STUDIO
 CIRCULATION	 UTILITY

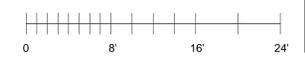


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LEVEL 20

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

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

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ROOM LEGEND

 1BR	 RESIDENTIAL LOBBY
 2BR	 STAIR
 BALCONY	 STUDIO
 CIRCULATION	 UTILITY

N	N
PROJECT NORTH	TRUE NORTH

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LEVEL 23

PROJECT NUMBER: 16-051 SHEET NUMBER: A2.23

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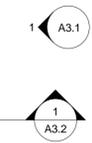
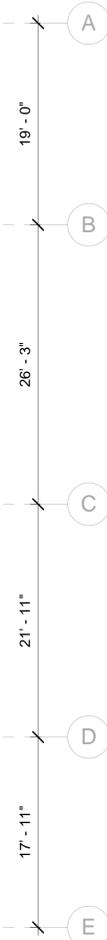
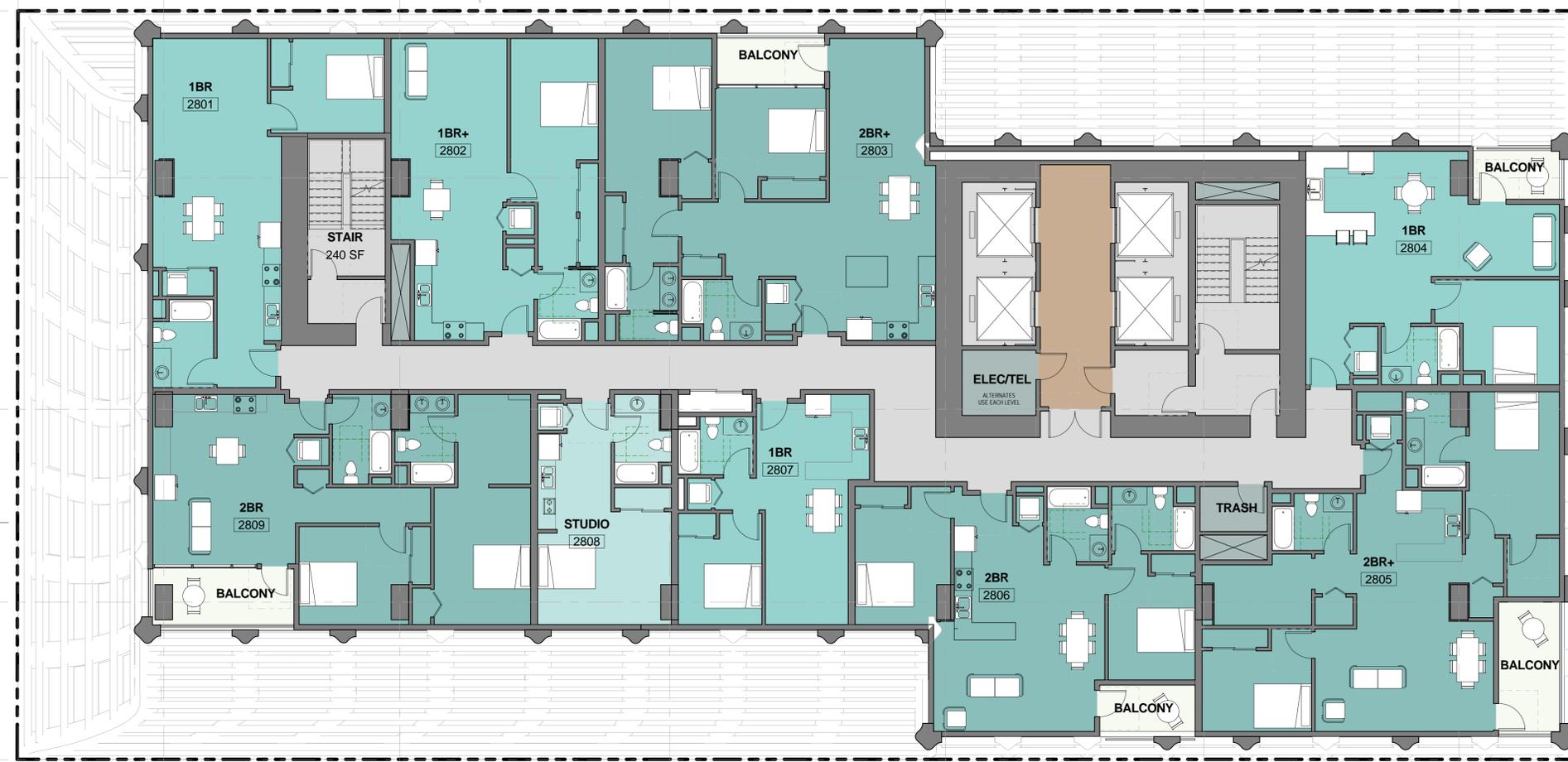


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San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
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Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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LANDSCAPE ARCHITECT
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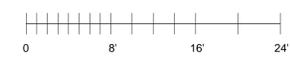
 1BR	 RESIDENTIAL LOBBY
 2BR	 STUDIO
 BALCONY	 UTILITY
 CIRCULATION	

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LEVEL 28

PROJECT NUMBER: 16-051
SHEET NUMBER: **A2.28**



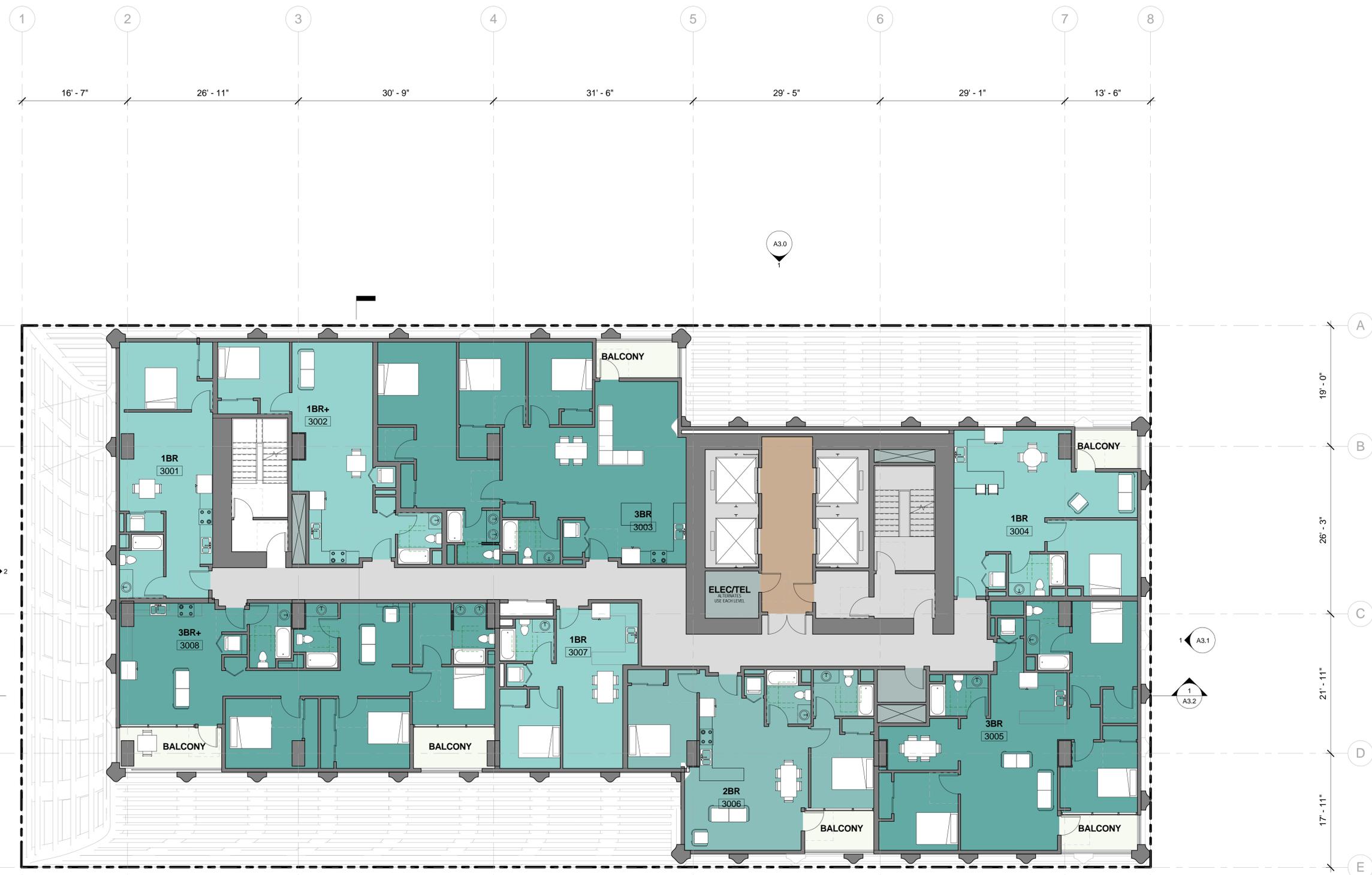
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Lowney Architecture
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Oakland, CA 94612
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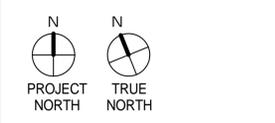
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ROOM LEGEND

 1BR	 CIRCULATION
 2BR	 RESIDENTIAL LOBBY
 3BR	 UTILITY
 BALCONY	



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ENTITLEMENT DESIGN
LEVEL 30

PROJECT NUMBER: 16-051
SHEET NUMBER: **A2.30**



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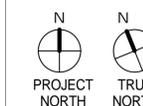
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ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

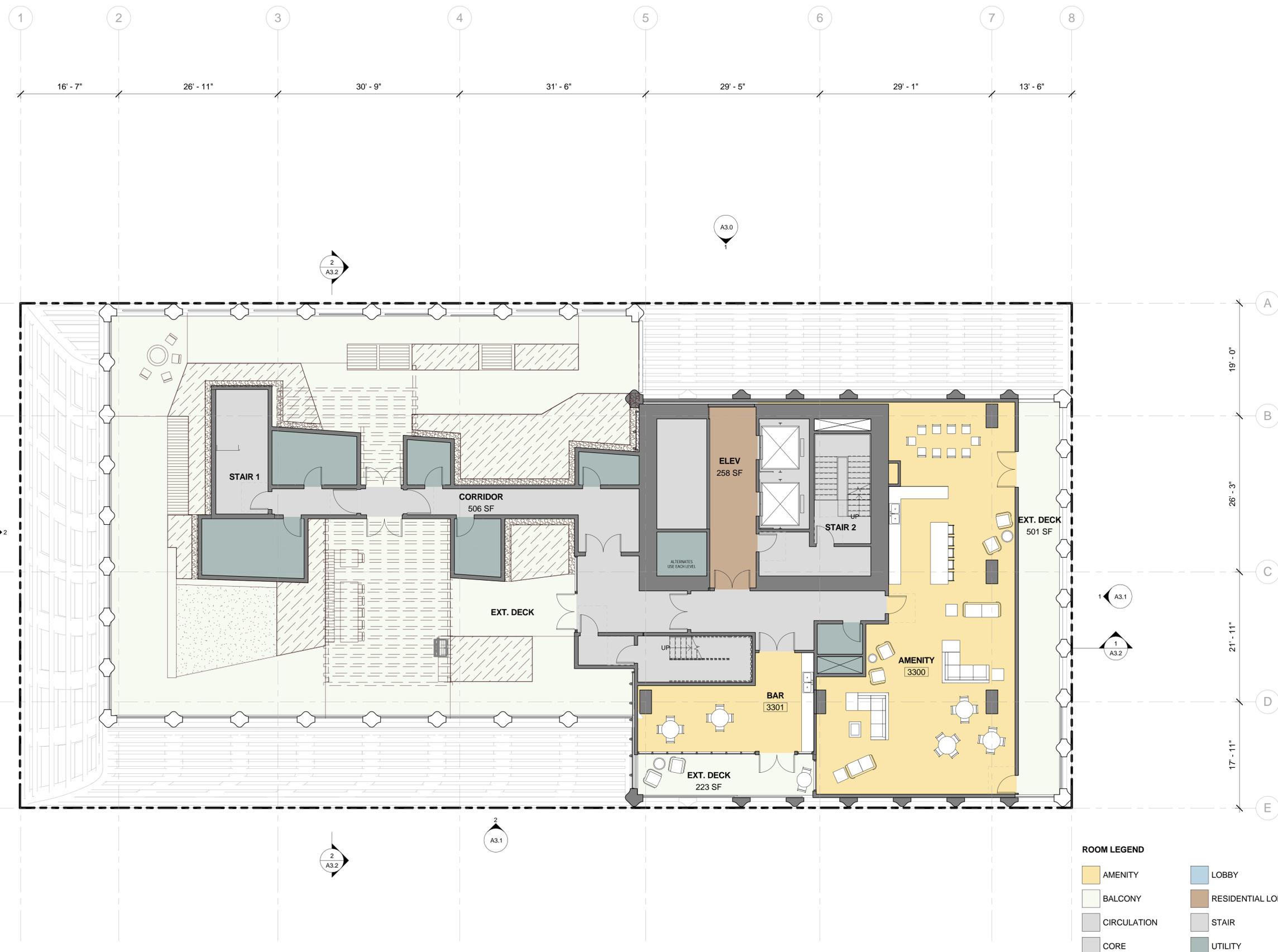
LEVEL 33 - AMENITY

PROJECT NUMBER:
16-051

SHEET NUMBER

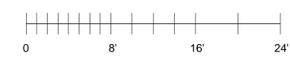
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ROOM LEGEND

 AMENITY	 LOBBY
 BALCONY	 RESIDENTIAL LOBBY
 CIRCULATION	 STAIR
 CORE	 UTILITY



10/23/2017 1:59:33 PM

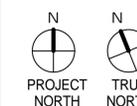
1 LEVEL 33 - AMENITY Copy 1
1/8" = 1'-0"

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Pinnacle RED Group, Inc.
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ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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LEVEL 34

PROJECT NUMBER:
16-051

SHEET NUMBER

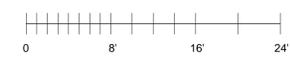
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ROOM LEGEND

 2BR	 RESIDENTIAL LOBBY
 3BR	 STAIR
 BALCONY	 UTILITY
 CIRCULATION	



1 LEVEL 34 - TOWNHOUSES Copy 1
1/8" = 1'-0"

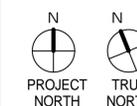
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Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

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BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

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PGAdesign
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Oakland, CA 94612
Phone: 510.465.1284



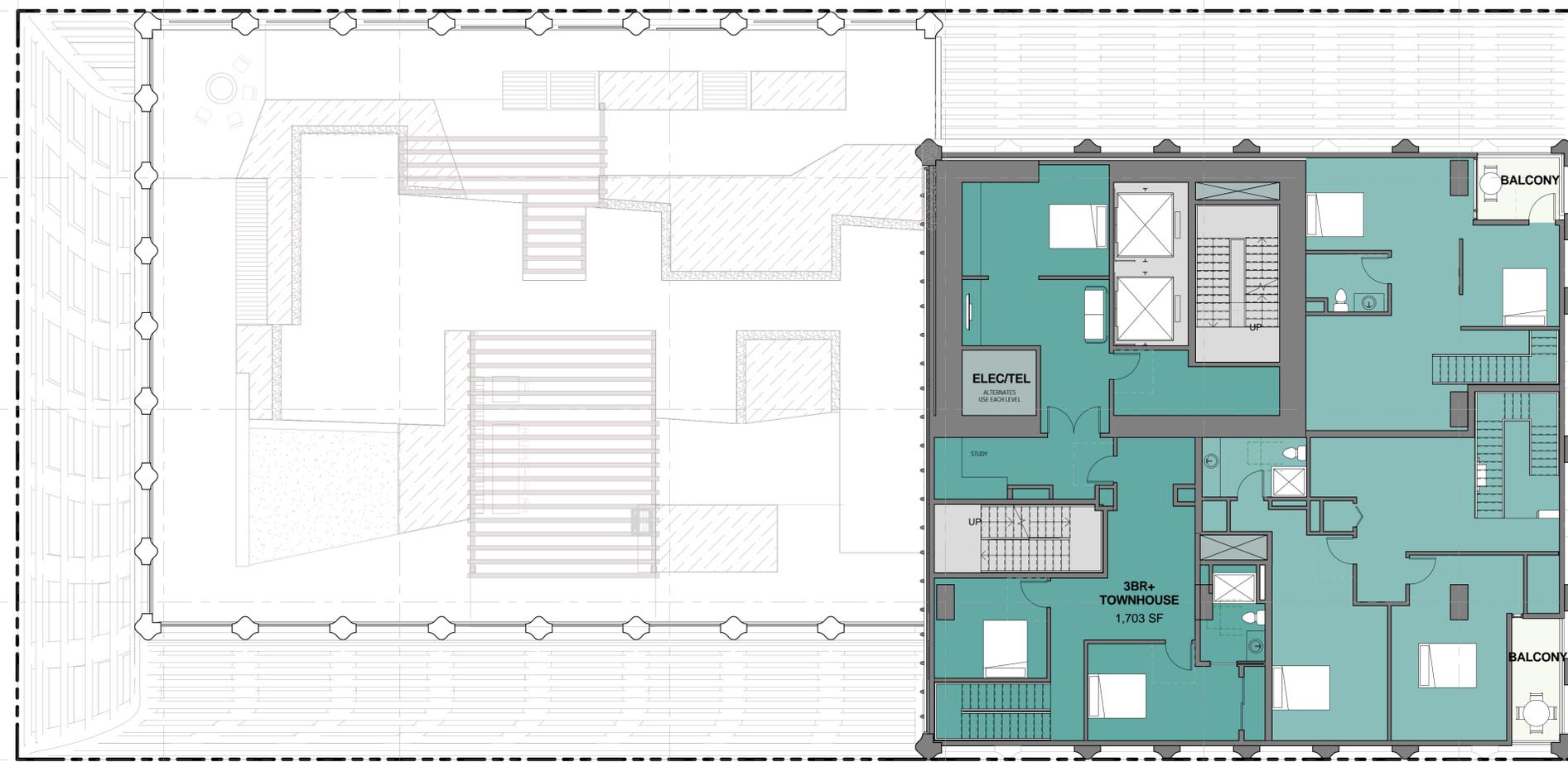
#	DATE	ISSUES & REVISIONS	BY
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2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT
DESIGN

LEVEL 35

PROJECT NUMBER: 16-051 SHEET NUMBER: A2.35

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ROOM LEGEND

 2BR	 CIRCULATION
 3BR	 UTILITY
 BALCONY	



1 LEVEL 35 - TOWNHOUSES Copy 1
1/8" = 1'-0"

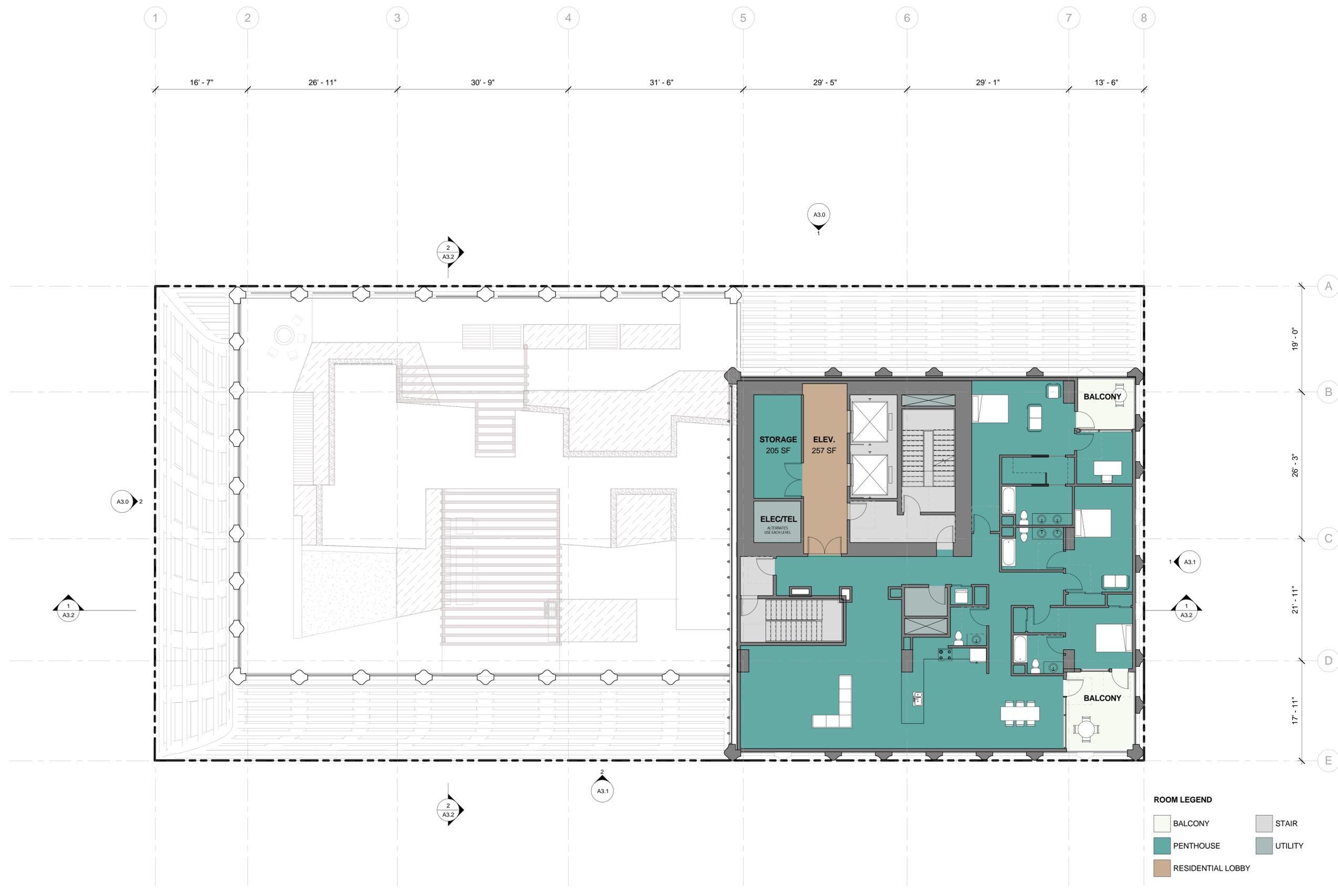
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Oakland, CA 94612
Phone: 510.836.5400
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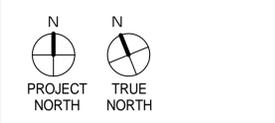
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ROOM LEGEND

 BALCONY	 STAIR
 PENTHOUSE	 UTILITY
 RESIDENTIAL LOBBY	



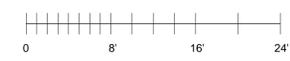
#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
2	10/19/2017	ENTITLEMENT	EM

ENTITLEMENT DESIGN

LEVEL 36

PROJECT NUMBER: 16-051

SHEET NUMBER: **A2.36**



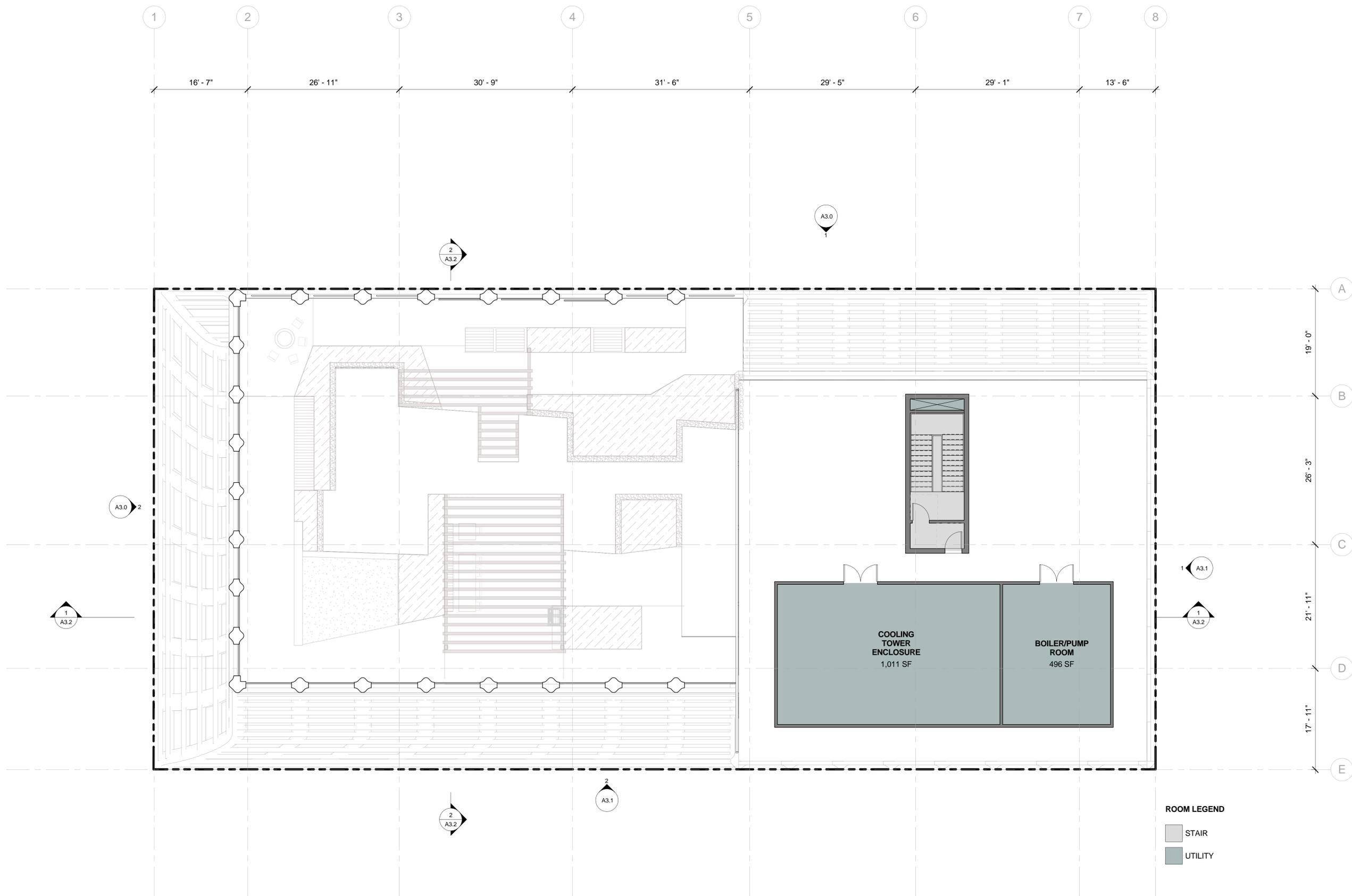
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Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
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Redwood City, CA 94065
Phone: 650.482.6300

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ROOM LEGEND

- STAIR
- UTILITY

#	DATE	ISSUES & REVISIONS	BY
1	06/15/2017	DEV. REVIEW	XX
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ENTITLEMENT
DESIGN

ROOF PLAN

PROJECT NUMBER:
16-051

SHEET NUMBER
A2.37

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1 ROOF Copy 1
1/8" = 1'-0"



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

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

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PGAdesign
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1	06/15/2017	DEV. REVIEW	XX
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ENTITLEMENT
DESIGN

EXTERIOR
ELEVATIONS

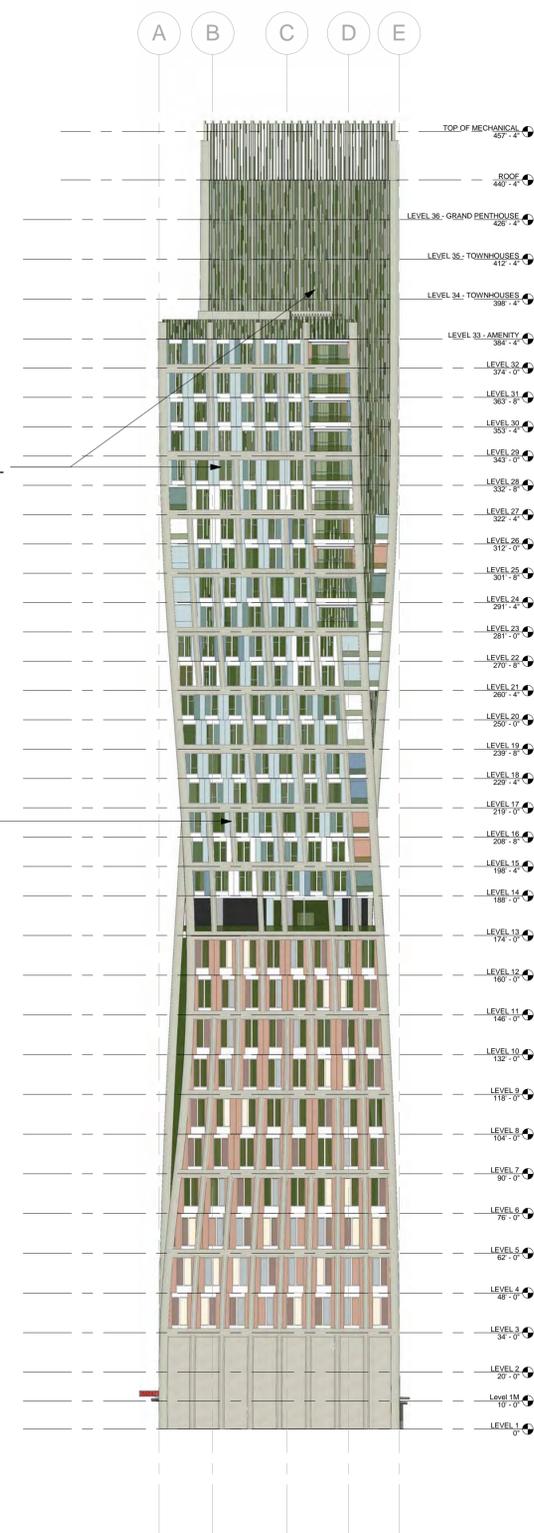
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1 NORTH ELEVATION Copy 1
1" = 30'-0"



2 WEST ELEVATION Copy 1
1" = 30'-0"



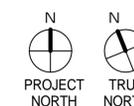
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360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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ENTITLEMENT
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EXTERIOR
ELEVATIONS

PROJECT NUMBER: 16-051 SHEET NUMBER

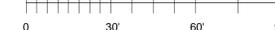
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① EAST ELEVATION Copy 1
1" = 30'-0"

② SOUTH ELEVATION Copy 1
1" = 30'-0"



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ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

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BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
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ENTITLEMENT DESIGN

SECTIONS

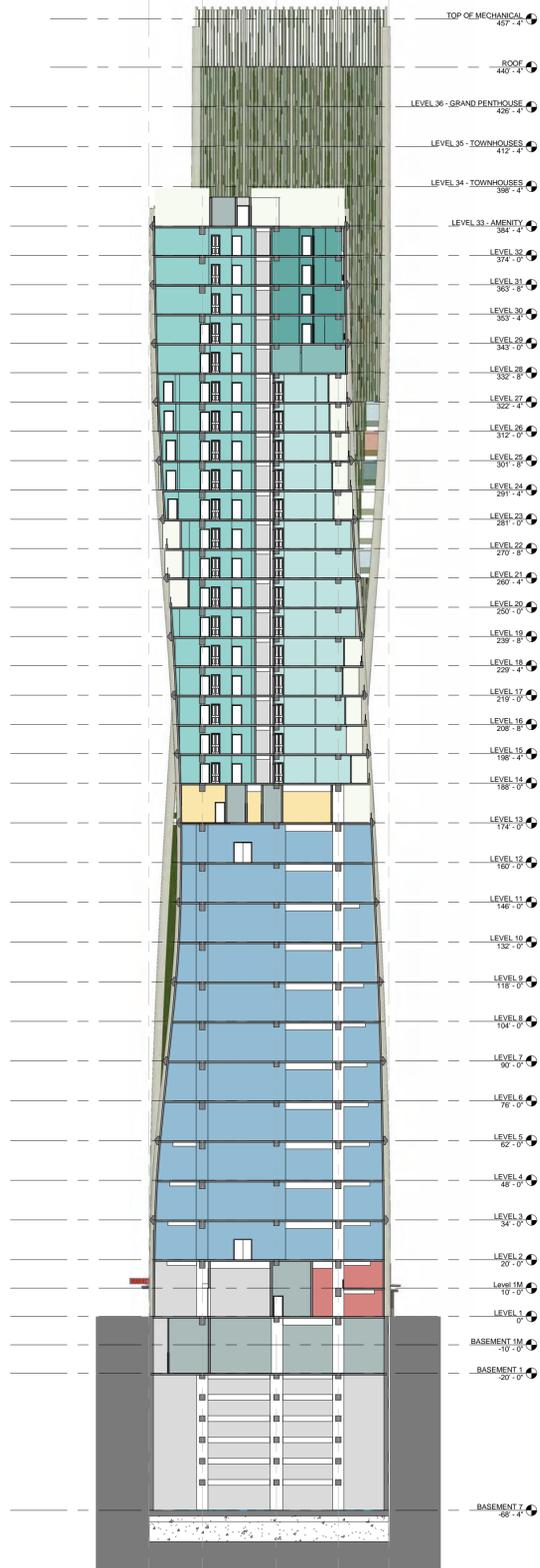
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SHEET NUMBER

A3.2

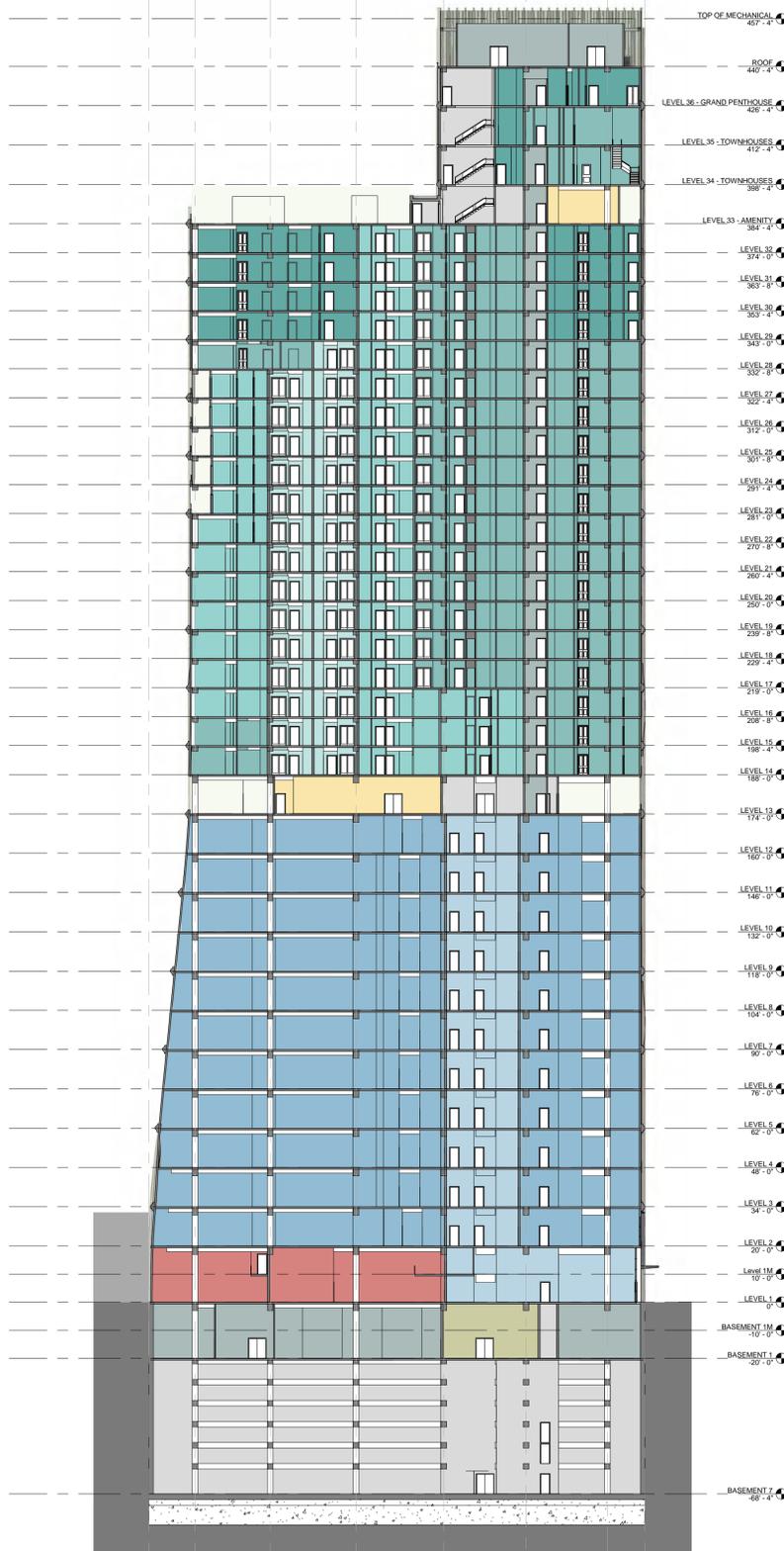
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A B C D E



② NORTH-SOUTH SHORT SECTION Copy 1
1" = 30'-0"

1 2 3 4 5 6 7 8



① WEST-EAST LONG SECTION Copy 1
1" = 30'-0"



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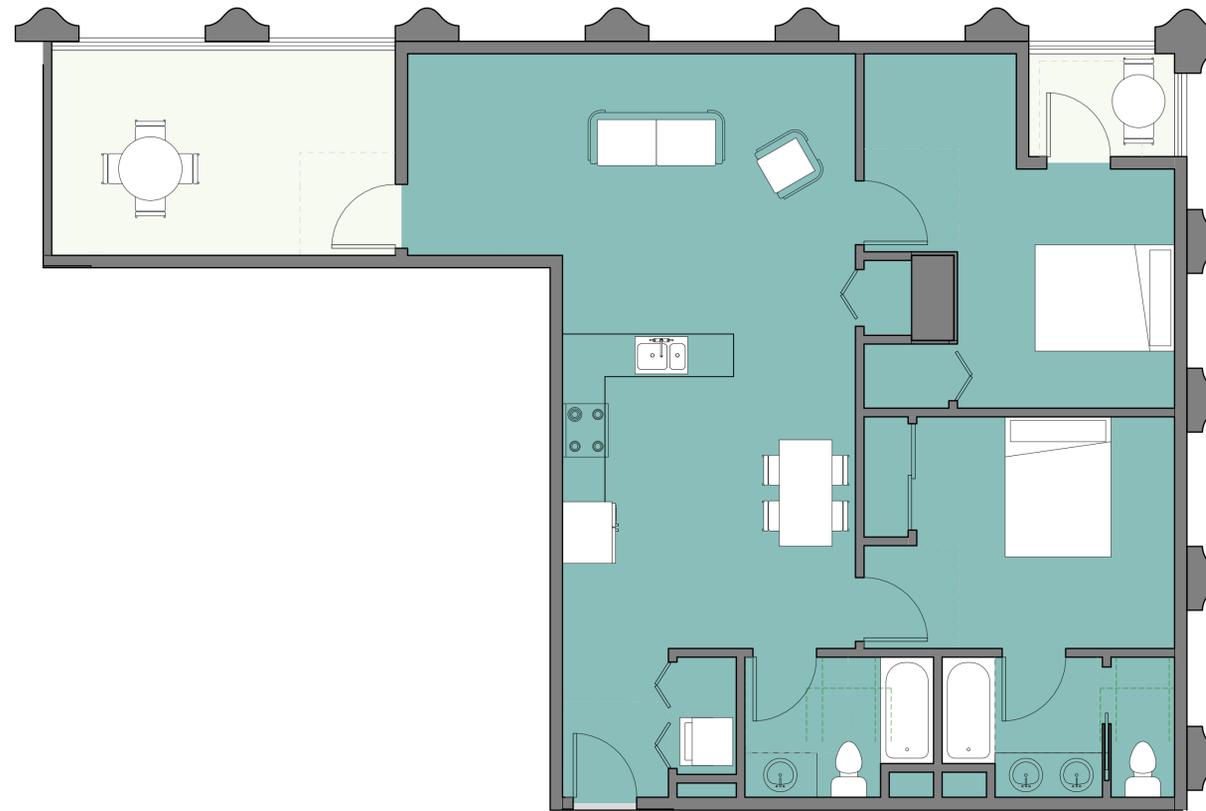
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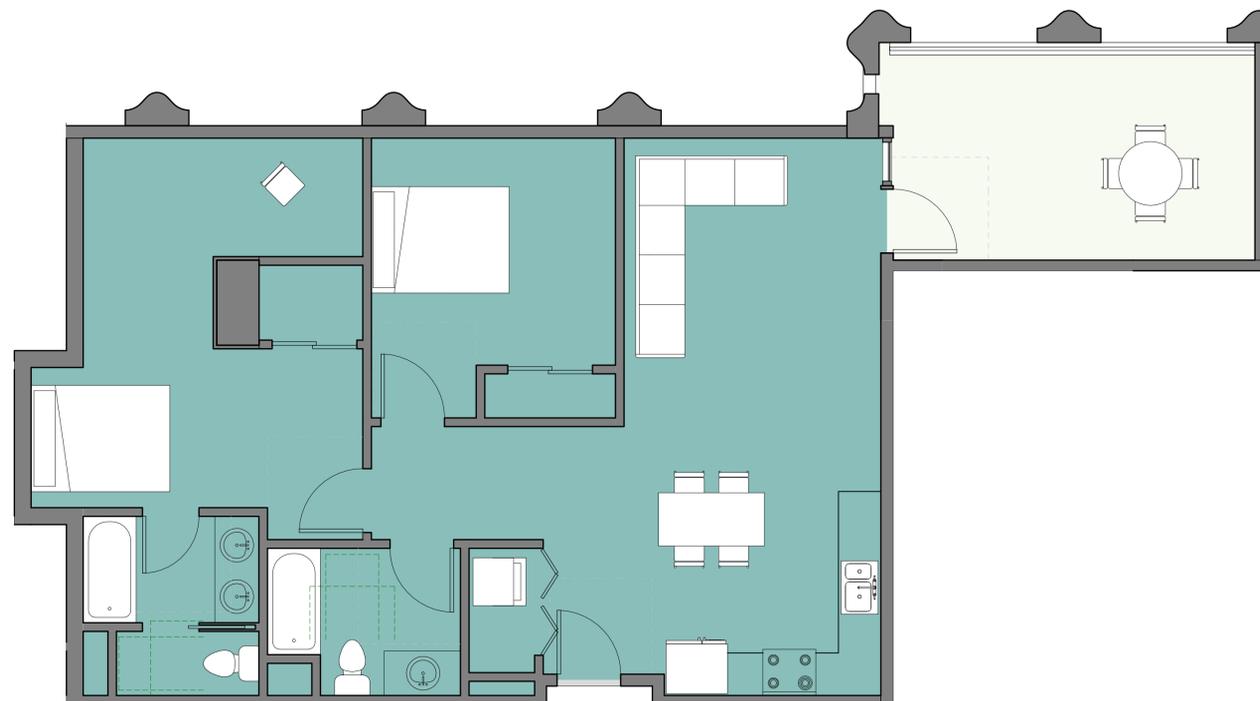
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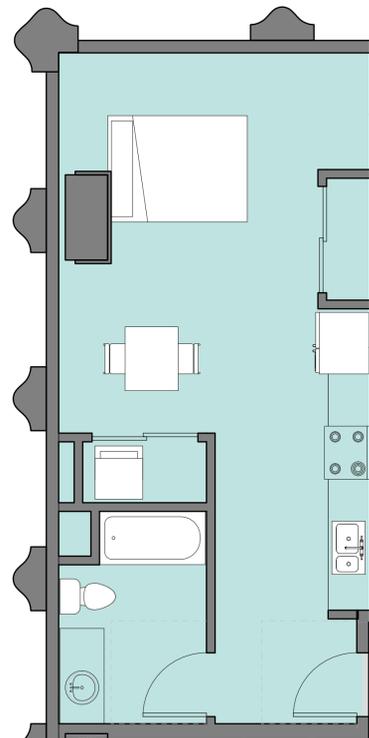
⑤ LEVEL 14 - RESIDENTIAL - UNIT 05
1/4" = 1'-0"



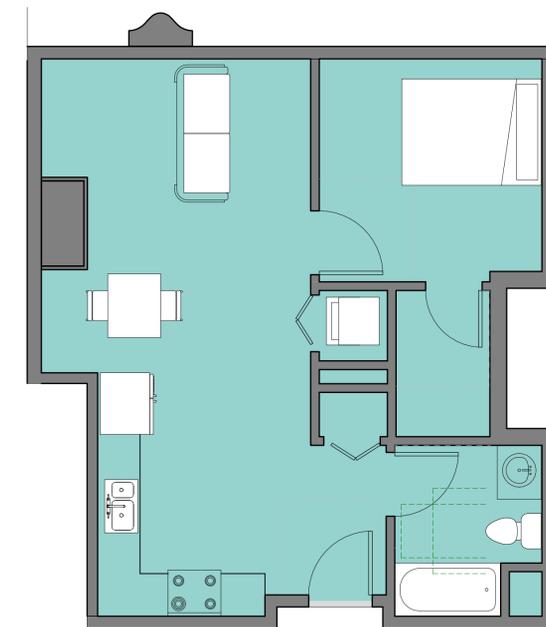
① LEVEL 14 - RESIDENTIAL - UNIT 04
1/4" = 1'-0"



② LEVEL 14 - RESIDENTIAL - UNIT 03
1/4" = 1'-0"



③ LEVEL 14 - RESIDENTIAL - UNIT 01
1/4" = 1'-0"



④ LEVEL 14 - RESIDENTIAL - UNIT 02
1/4" = 1'-0"

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ENTITLEMENT
DESIGN

ENLARGED UNIT
PLANS

PROJECT NUMBER:
16-051

SHEET NUMBER

A8.0

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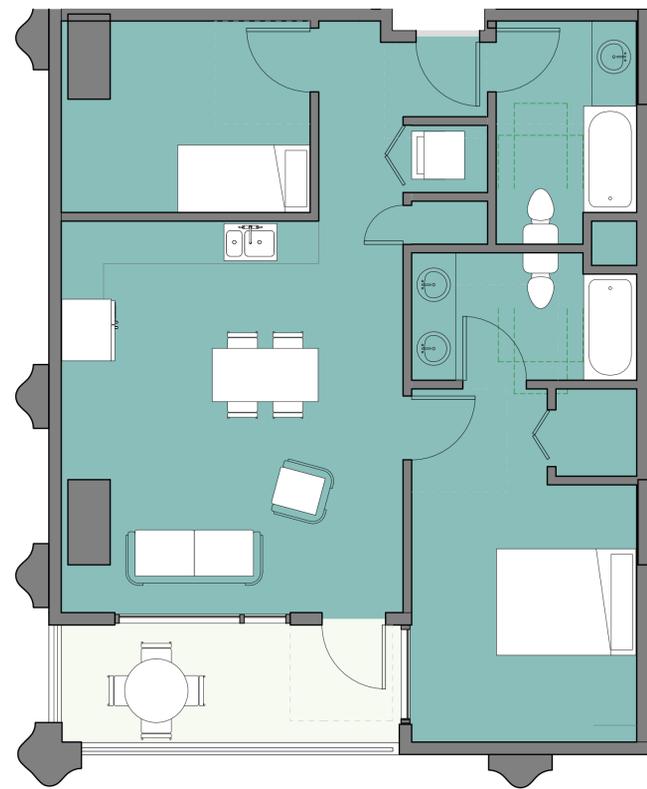


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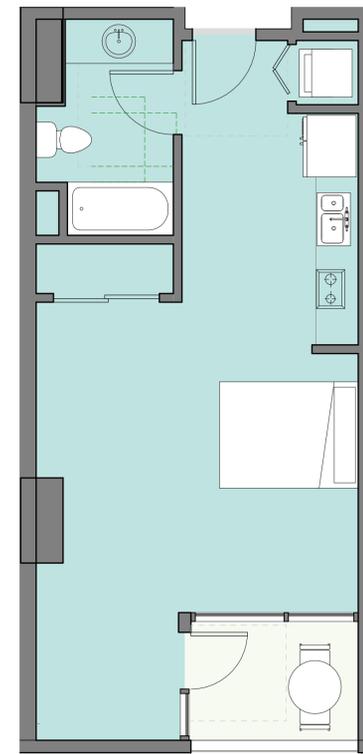
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360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
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BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Phone: 650.482.6300

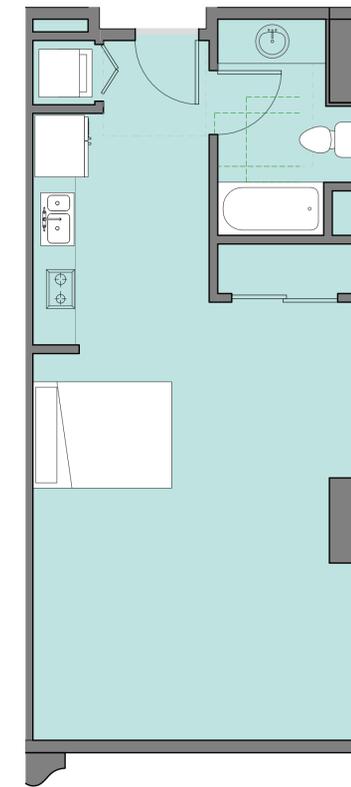
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⑤ LEVEL 14 - RESIDENTIAL - UNIT 10
1/4" = 1'-0"



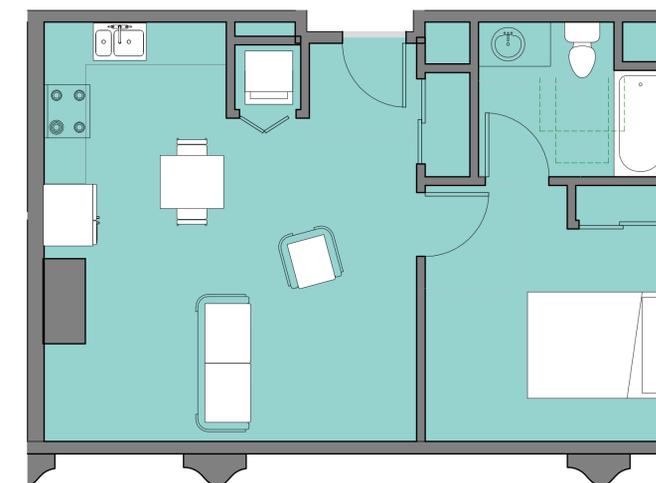
④ LEVEL 14 - RESIDENTIAL - UNIT 09
1/4" = 1'-0"



③ LEVEL 14 - RESIDENTIAL - UNIT 08
1/4" = 1'-0"



② LEVEL 14 - RESIDENTIAL - UNIT 07
1/4" = 1'-0"



① LEVEL 14 - RESIDENTIAL - UNIT 06
1/4" = 1'-0"

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PLANS

PROJECT NUMBER:
16-051

SHEET NUMBER

A8.1

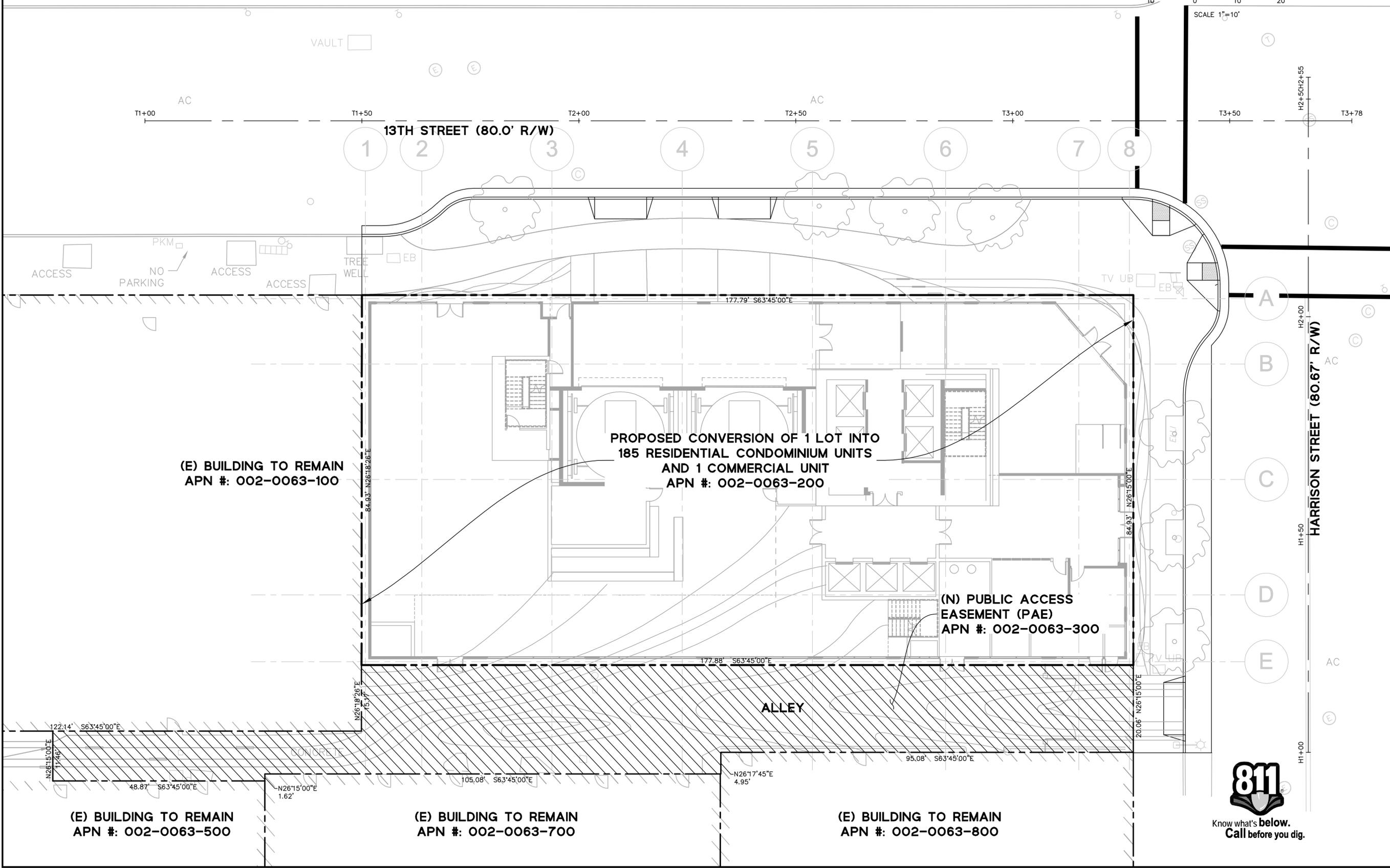
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PROPOSED PARCELIZATION NOTES

1. THE PROJECT IS PROPOSING TO CONVERT LOT 002-0063-200 INTO 185 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.
2. THE PROJECT IS PROPOSING TO USE LOT 002-0063-300 AS A PUBLIC ACCESS EASEMENT.
3. ALL STATION LINES ARE ESTABLISHED AS THE CENTERLINE OF THE STREET.

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



(E) BUILDING TO REMAIN
APN #: 002-0063-100

PROPOSED CONVERSION OF 1 LOT INTO
185 RESIDENTIAL CONDOMINIUM UNITS
AND 1 COMMERCIAL UNIT
APN #: 002-0063-200

(N) PUBLIC ACCESS
EASEMENT (PAE)
APN #: 002-0063-300

(E) BUILDING TO REMAIN
APN #: 002-0063-500

(E) BUILDING TO REMAIN
APN #: 002-0063-700

(E) BUILDING TO REMAIN
APN #: 002-0063-800

DRAWING NAME: \\BKF-c\c\dat\2016\160218_301_13th_Street_Oak\and\ENG\01_TPM\C2.1_Parcelization_Plan.dwg
PLOT DATE: 10-27-17 PLOTTED BY: suld

BKF100
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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1261 HARRISON STREET
VESTING TENTATIVE PARCEL MAP NO. 10763
PROPOSED PARCELIZATION PLAN
CITY OF OAKLAND
ALAMEDA COUNTY
CALIFORNIA



Revisions	
No.	Date
	10/26/17
	Scale 1"=10'
	Design MFC
	Drawn DFS
	Approved SRN
	Job No 20160218

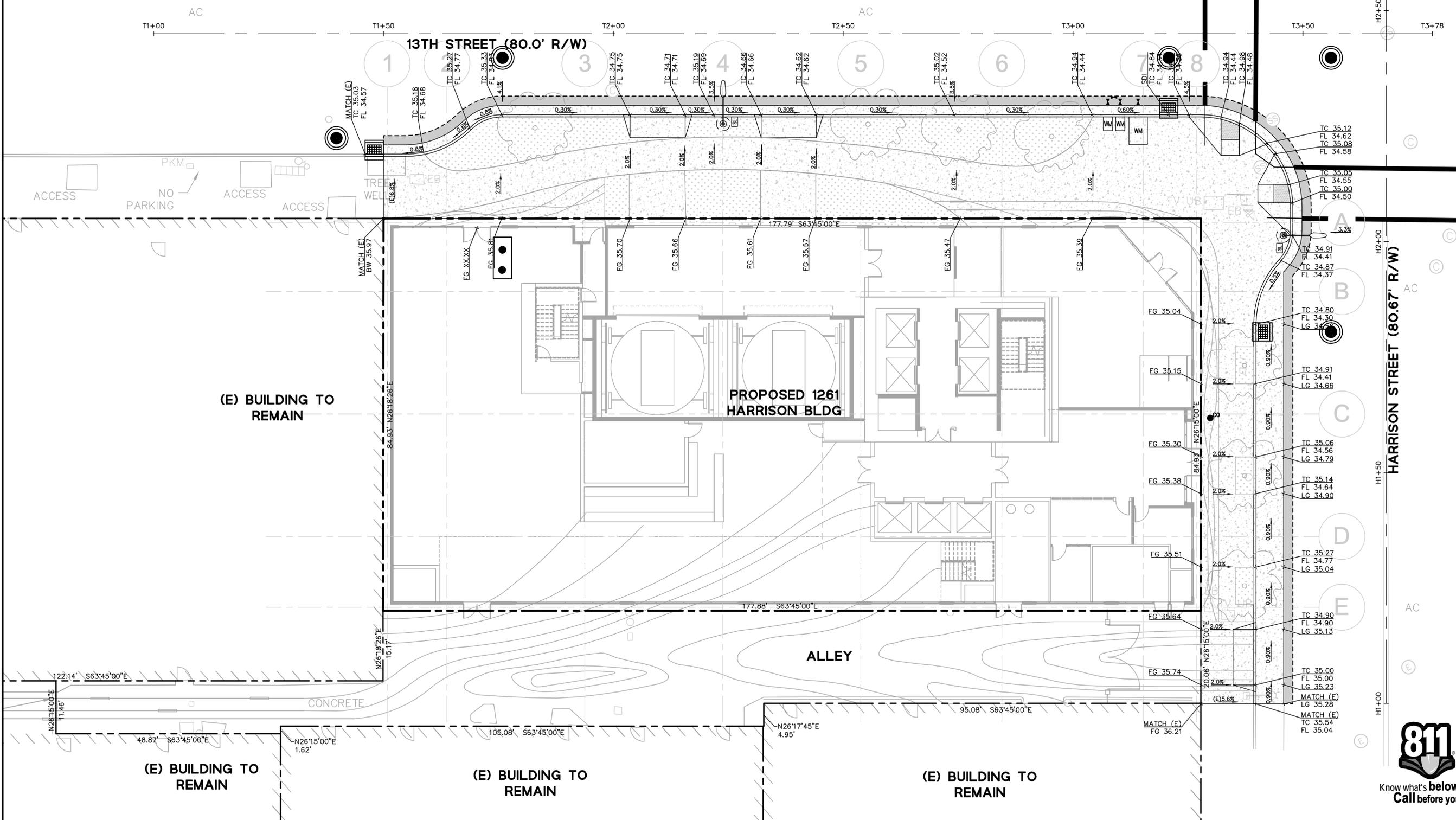
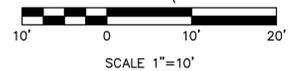
Sheet Number: **C2.1**
3 OF 7



GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
8. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
11. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

SEE SHEET C1.0 FOR ADDITIONAL NOTES AND LEGENDS



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1261 HARRISON STREET
VESTING TENTATIVE PARCEL MAP NO. 10763
PROPOSED GRADING & DRAINAGE PLAN

CITY OF OAKLAND
 ALAMEDA COUNTY
 CALIFORNIA



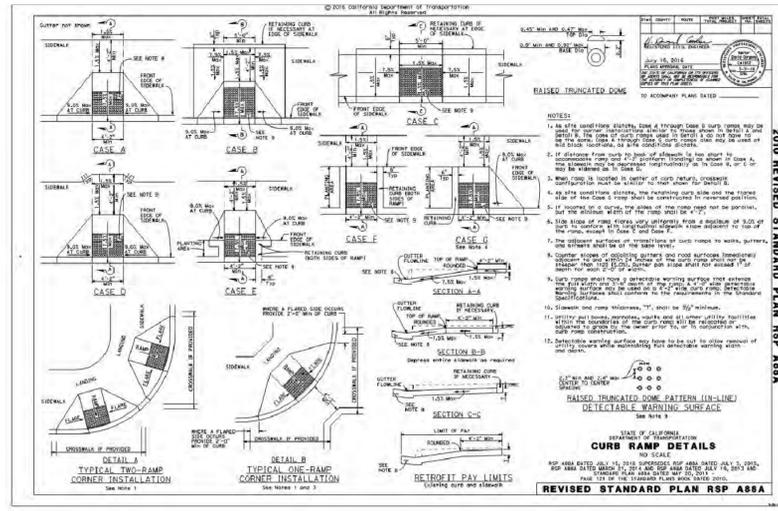
Revisions	
No.	Date
	10/26/17
	1"=10'
	MFC Design
	DFS Drawn
	Approved SRN
	Job No 20160218

Sheet Number: **C4.0**
 5 OF 7

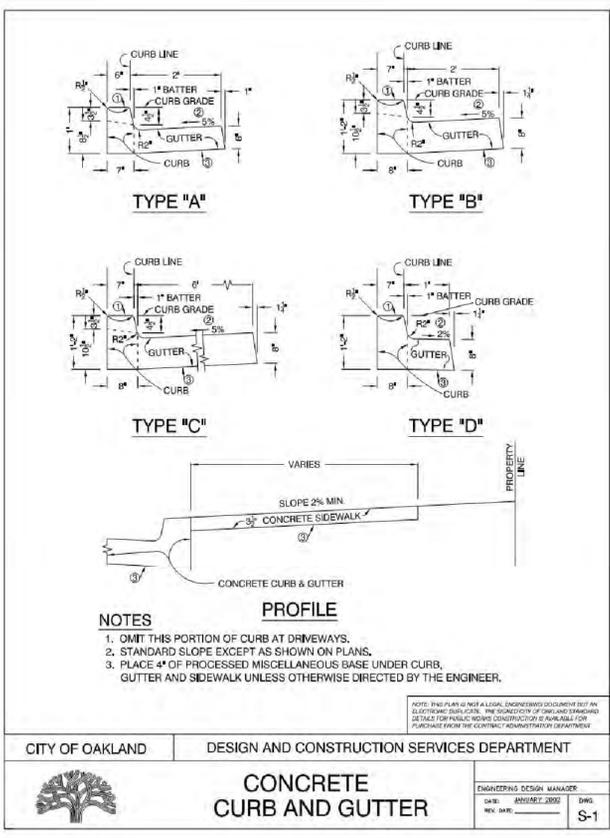
811
 Know what's below.
 Call before you dig.

DRAWING NAME: \\BKF-c\c\dat\2016\160218_301_13th_Street_Oak\and\ENG\01_TPM\C4.0_Grading_Plan.dwg
 PLOT DATE: 10-27-17
 PLOTTED BY: sulid

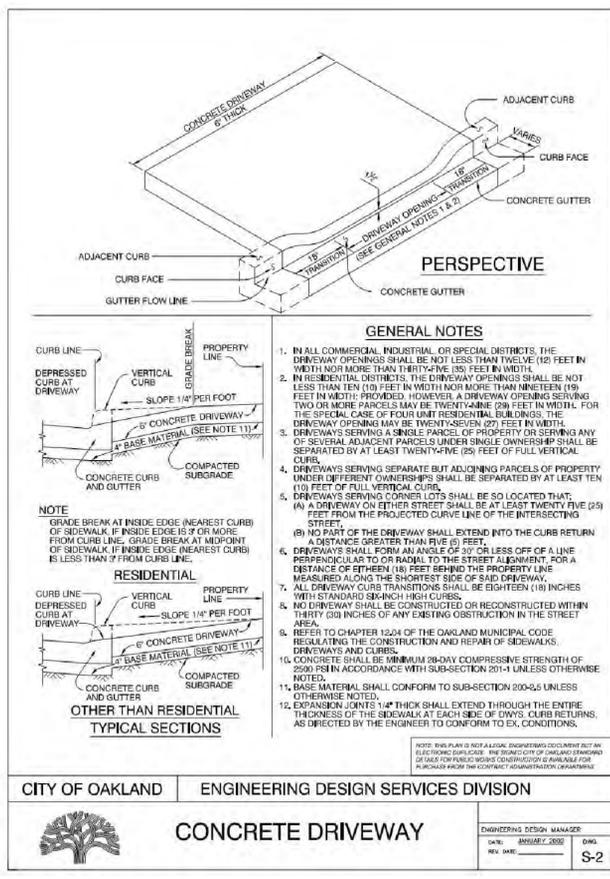
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Scale	1"=10'
Design	MFC
Drawn	DFS
Approved	SRN
Job No	20160218
Sheet Number:	C6.0 7 OF 7



3
 ADA RAMP
 NTS

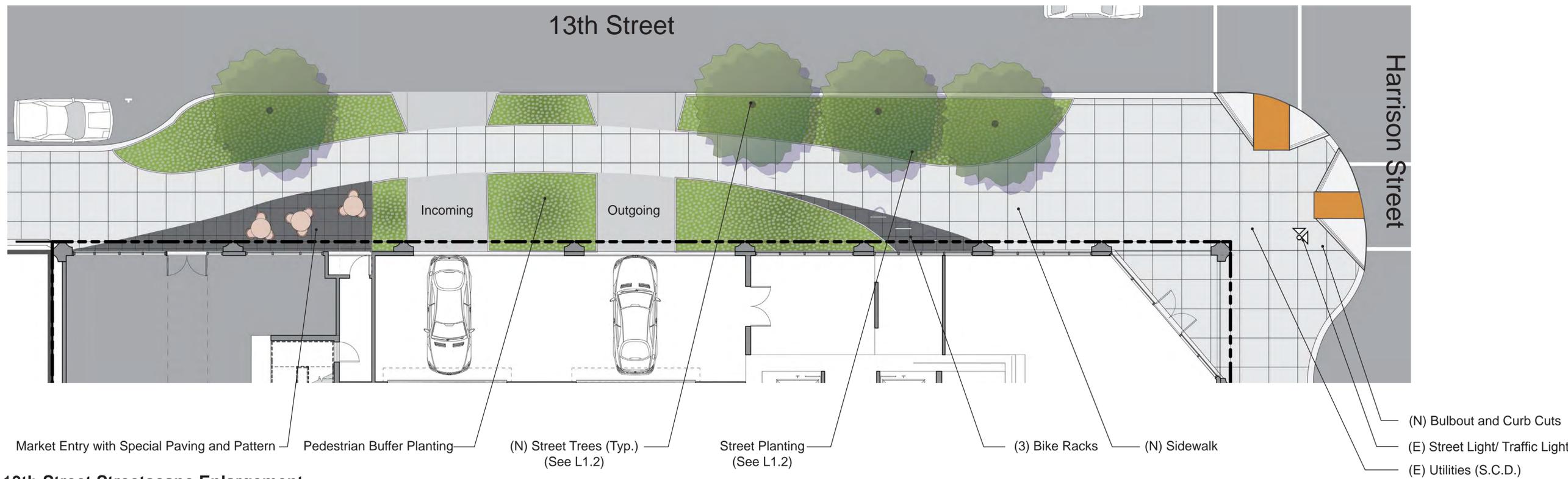


2
 CITY STD CURB & GUTTER
 NTS

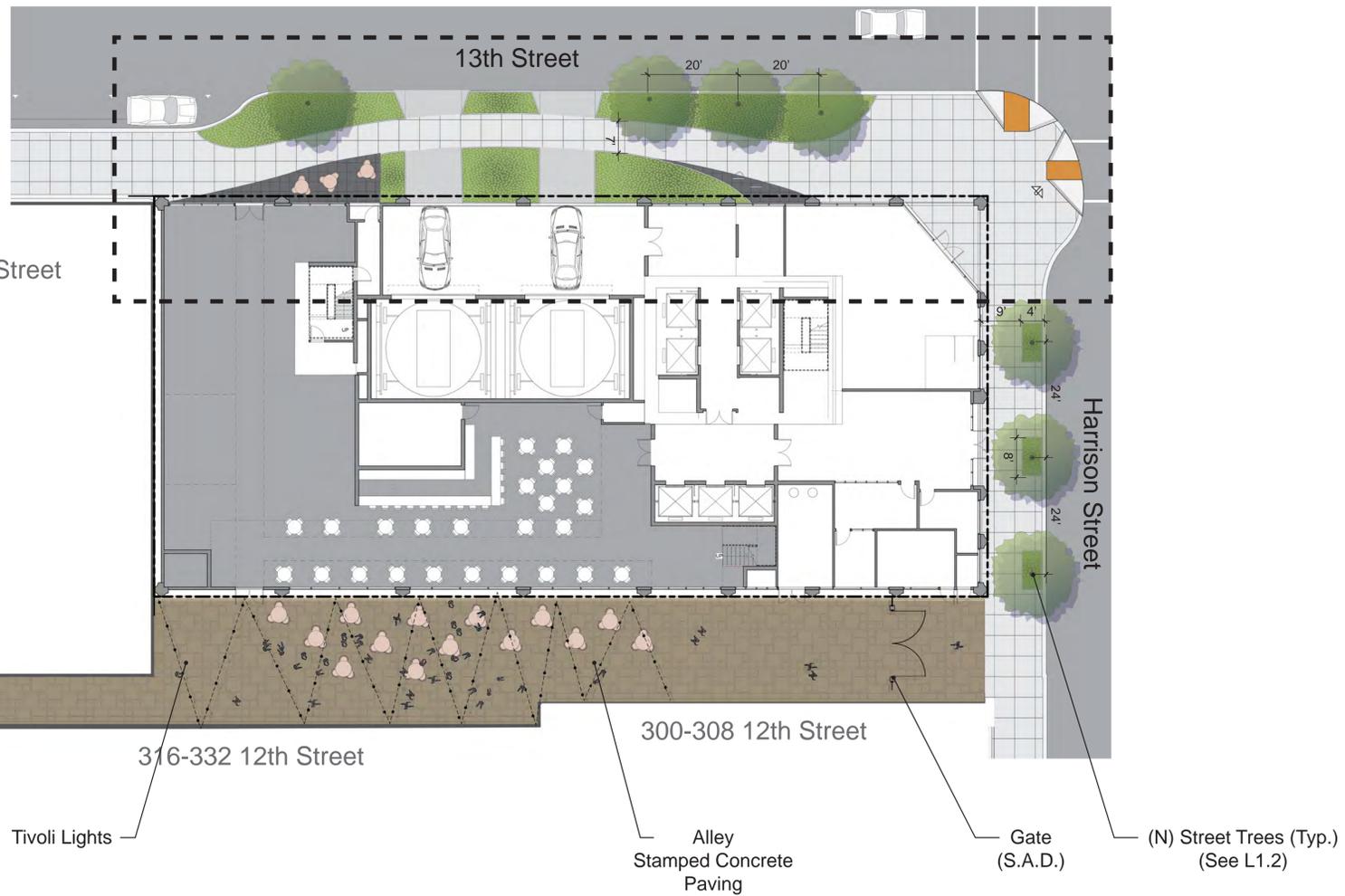


1
 CITY STANDARD DRIVEWAY
 NTS

DRAWING NAME: \\BKF-c\dot\2016\180218_301_13th_Street_Oak\and\ENG\01_TPM\C6.0_Details.dwg
 PLOT DATE: 10-27-17
 PLOTTED BY: suld



13th Street Streetscape Enlargement



Ground Level Alley & Streetscape



#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

ENTITLEMENT DESIGN

LANDSCAPE GROUND LEVEL

Streetscape Materials



Special Paving
Stepstone pavers
Color: Fench Gray



Pattern in special paving
Stainless Steel Inlay



Bike Racks

Alley Materials



Stamped Concrete



Tivoli Lights

Streetscape Planting



Correa 'Dusky Bells'



Ceanothus x pallidus



Lomandra longifolia Breeze



Phormium Tom Thumb



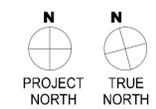
Street Tree
Ginkgo biloba 'Princeton Sentry'
H: 40'
W: 20'

OWNER
Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER
BKF Engineers
300 Frank H Ogawa Plaza, #380
Oakland, CA 94612
Phone:

LANDSCAPE ARCHITECT
PGAdesign
444 17th Street
Oakland, CA 94612
Phone:



#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

ENTITLEMENT DESIGN

LANDSCAPE GROUND LEVEL MATERIALS

PROJECT NUMBER: 16-051 | SHEET NUMBER: **L1.2**

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OWNER

Pinnacle RED Group, Inc.
12 South 1st Street, Suite 1108
San Jose, CA 95113
Phone: 408.300.2425

ARCHITECT

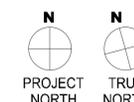
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER

BKF Engineers
300 Frank H Ogawa Plaza, #380
Oakland, CA 94612
Phone:

LANDSCAPE ARCHITECT

PGAdesign
444 17th Street
Oakland, CA 94612
Phone:



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ENTITLEMENT DESIGN

LANDSCAPE 13TH AMENITY LEVEL

PROJECT NUMBER:
16-051

SHEET NUMBER
L2.1

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13th Amenity Level Materials



Custom Lounge Seats



Play Water Feature



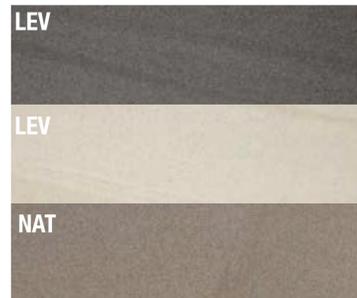
Modular Seating and Planting



Climbing Wall



BBQ and Community Table



Paving: Esprit Porcelain Pavers

13th Amenity Level Planting



Asparagus densiflorus Meyers



Pelargonium tomentosum



Polystichum polyblepharum

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12 South 1st Street, Suite 1108
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ARCHITECT

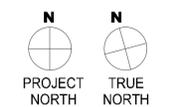
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400
Fax: 510.836.5454

CIVIL ENGINEER

BKF Engineers
300 Frank H Ogawa Plaza, #380
Oakland, CA 94612
Phone:

LANDSCAPE ARCHITECT

PGAdesign
444 17th Street
Oakland, CA 94612
Phone:



#	DATE	ISSUES & REVISIONS	BY
1	08/01/17	DEV. REVIEW	BB

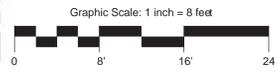
ENTITLEMENT DESIGN

LANDSCAPE 32ND AMENITY LEVEL

PROJECT NUMBER:
16-051

SHEET NUMBER
L3.1

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32nd Amenity Level Materials



Fire pit



Dining Table



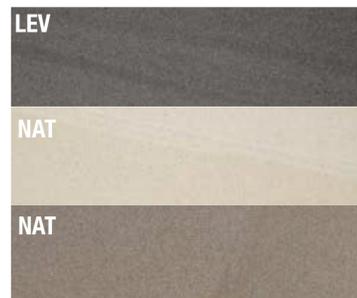
Trellis



Sloped Lawn



Couch Seating



Paving: Esprit Porcelain Pavers

32nd Amenity Level Planting



Correa Dusky Bells



Leucospermum Sunrise



Grevillea



Dianella Cassa Blue



Lomandra nyalla



Myrica communis