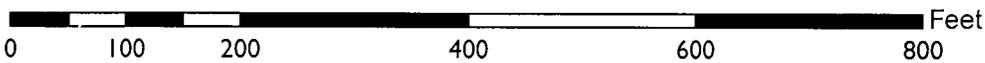


<b>Location:</b>	1433 Webster Street (See map on reverse)
<b>Assessors Parcel Number:</b>	008-0624-034-00; -035-00; & -036-00
<b>Proposal:</b>	Proposal to demolish two existing commercial buildings and construct a new 29 story mixed use building containing 179 dwelling units, 60,000 square feet of office, and ground floor retail. The proposal includes a request for a density bonus and concessions by providing the inclusion of 5% very low income dwelling units within the proposal.
<b>Applicant:</b>	Lih Loh – (510)343-5593
<b>Owner:</b>	Village Glenn Oakland 1, LLC & Lavorini Properties, LLC
<b>Planning Permits Required:</b>	Regular Design Review for new construction, Major Conditional Use Permit for development exceeding 200,000 square feet and 250 feet in height in the CBD Zone, and Minor Variance for one loading berth where three are required.
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	CBD-P ;Height Area 2 (85’) CBD-C ;Height Area 7(no limit)
<b>Environmental Determination:</b>	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15332, In-fill development projects; Section 15183 - Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR; Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 <sup>nd</sup> Floor or on-line at <a href="http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157</a>
<b>Historic Status:</b>	Potentially Designated Historic Property (PDHP); Ratings: 359 15 <sup>th</sup> Street - Ed2* & 363 15 <sup>th</sup> Street – Dc2+ (15 <sup>th</sup> & Webster ASI)
<b>City Council District:</b>	3
<b>Action to be Taken:</b>	Decision on the application
<b>Staff Recommendation:</b>	Approve with the attached conditions.
<b>Finality of Decision:</b>	Decision is appealable to City Council
<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at 510-238-6167 or by e-mail at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16117  
Applicant: RAD Build  
Address: 1433 Webster Street  
Zone: CBD-P, CBD-C;  
Height Area: Height Area 2 (85'); Height Area 7 (no limit)

## **SUMMARY**

The applicant is proposing a downtown mixed use high rise development. The proposed development would be approximately 360 feet tall at 29 stories and include a mix of ground floor retail, upper level office and residential units within the upper levels of the tower. The applicant is proposing to include a minimum of 5% of the units as very low income units which allows for a density bonus and related waivers and concessions, the details of which are further discussed later in this report.

The proposed development has appeared before the Design Review Committee on three separate occasions beginning in the fall of 2016 and two meetings during the summer of 2017 to review the revised proposal. One of the major design issues was related to the blockage of a view corridor of City hall from the E. 18<sup>th</sup> Street Pier on Lake Merritt. In September of 2017 the item appeared before the full Planning Commission for a recommendation on how to proceed given the outstanding view issue. The Commission directed staff to complete the CEQA review on the project and return to the full Planning Commission with Findings in support of approving the project regardless of the view corridor issue.

## **PROPERTY DESCRIPTION**

The subject property consists of two lots on the southwest corner of Webster and 15<sup>th</sup> Streets, 1433 Webster Street and 359 15<sup>th</sup> Street, each of which contains an existing two story commercial building. The proposal also includes the western adjacent property at 363 15<sup>th</sup> Street, which will not be redeveloped as part of this proposal but will be retained while providing the air space merger into the adjacent development site as well as using allowable density from the lot. 363 15<sup>th</sup> Street and the corner property at 359 15<sup>th</sup> Street are located within the 15<sup>th</sup> & Webster Historic District, which is an Area of Secondary Importance (ASI). The property at 363 15<sup>th</sup> Street has a rating of Dc2+ and is a contributor to the district while the building at 359 15<sup>th</sup> Street is itself a contingency contributor to the district, meaning it may contribute if it were restored. The district consists of a mix of one to five story buildings, but with a very prominent tall one to two story height context along the south side of 15<sup>th</sup> Street. The tallest building in the district is the five story YWCA Building on the northwest corner of 15<sup>th</sup> & Webster Streets which is an A2+ rated building designed by Julia Morgan.

## **PROJECT DESCRIPTION**

The proposed project would demolish the two existing commercial buildings to construct a new mixed use development with 29 stories reaching up to approximately 360 feet in height. The ground floor of the proposal would contain corner retail and the residential entrance lobby on 15<sup>th</sup> Street with the office lobby located on Webster Street. The Webster Street frontage at the ground floor would also contain the garage entry and one loading berth. The parking entry leads to a mechanical parking system tucked to the back of the ground floor as well as a ramp to a subterranean level where additional mechanical parking systems would be provided. The mechanical parking systems at the ground and basement level would provide parking for 86 cars. The basement level would also have a bike storage room directly adjacent to the elevator lobby for access to the ground floor. Levels two through five in the building would be designated as office space totaling approximately 60,000 square feet, with the fifth floor having terraces open to the streets. The sixth floor would contain amenity spaces for the residents of the building with access out to a roof top outdoor open space. Levels seven through 29 would be the residential floors in the building with eight units per floor plus three large penthouse units on the top 29<sup>th</sup> floor for a total of 179 apartments, 44 of which would be one bedroom units, 132 as two bedroom units, and 3 three bedroom units.

## **GENERAL PLAN ANALYSIS**

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.

Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12<sup>th</sup> Street, 19<sup>th</sup> Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

The proposed Project meets the referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high-density, mixed-use building containing 179 dwelling units and 60,000 square feet of office within close walking distance to the 12<sup>th</sup> Street and 19<sup>th</sup> Street BART stations.

## **ZONING ANALYSIS**

The subject property is located within both the CBD-C and CBD-P Zones within Height Areas 7 and 2. The portion of the site on Webster Street (1433 Webster) is within the CBD-C Zone and Height Area 7. The portion of the site on 15<sup>th</sup> Street (359 & 363 15<sup>th</sup> Street) is within the CBD-P Zone and Height Area 2. The intent of the CBD-C Zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The Height Area 7 does not set any restriction on building height above the 120 foot building base height and allows a density of one dwelling unit per 90 square feet of lot area and a Commercial FAR of 20.0. The Height Area 2 allows a maximum height of 85 feet above a 55 foot tall building base and allows one dwelling unit per 200 square feet of lot area with a commercial FAR of 6.0.

**Parking and Loading**

The proposed development project is located within the CBD Zoning and as such no off-street parking is required. However, the development will include 86 off street parking stalls. The proposal also requires bike parking in the amount of 52 long-term stalls within the development and an additional 14 short-term stalls that can be provided in bike racks around the exterior in the public right of way.

The proposal requires three off-street loading berths, one for the residential and two for the office use. The applicant has requested a variance for the loading berth requirements and proposes to include one off-street loading berth. Staff feels that this is an acceptable variance request and is quite typical of project in dense downtown settings where the preference is to have active street frontages, which cannot be accommodated with large number of off-street loading berths. Staff would require the applicant to prepare a loading berth management plan so that resident move-ins could be scheduled around loading berth needs of the commercial office use.

**Density**

The proposed development site would allow the following density based upon the Height Areas that it is located within as described in the table below:

Site	Area	Residential Density	Commercial FAR	Max Units/ Floor Area
1433 Webster Street	9,750	1:90	20.0	108.3 / 195,000
359-15 <sup>th</sup> Street	6,146	1:200	6.0	30.7 / 36,876
363-15 <sup>th</sup> Street *	2,108	1:200	6.0	10.5 / 8,432
TOTAL				<u>149 units</u> <u>240,308 sq.ft.</u>

\*363 15<sup>th</sup> Street is only calculated at 4.0 FAR since two existing stories of commercial are proposed to be retained.

**Height**

As mentioned above the subject development site is split by two different Height Areas. The portion of the site fronting onto 15<sup>th</sup> Street is within a Height Area 2 which allows a maximum building height of 85 feet, while the portion on Webster Street is within the Height Area 7 and does not set a maximum height above the 120-foot base height. Height Area 7 also requires that a tower above the base height not exceed 85% of the site area to allow for a more slender tower. The proposed project complies with the Height Area 7 regulations with regard to height and tower coverage, but exceeds the height allowances of Height Area 2 by extending the full 353-foot-tall tower above the 85 feet within Area 2. The applicant has requested a Density Bonus Waiver of Development Standards pursuant to Planning Code Section 17.107.095 to allow a waiver of this height restriction as part of providing affordable housing within the development project as a means of feasibly incorporating the units achieved by the density bonus. The Planning Code also allows for a 30-foot encroachment of the adjacent Height Area into the Height Area 2 by 30 feet pursuant to Section 17.154.060.C as part of the Design Review process, so the height waiver through the density bonus process would be for the additional approximately 35 feet into the Height Area 2 out to 15<sup>th</sup> Street. This enables the development to provide the density bonus units, which would otherwise be physically precluded due to the height and structural limitations of the tubular steel construction proposed for the project.

**DENSITY BONUS FOR AFFORDABLE HOUSING**

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107 and California Government Code 65915. The applicant proposes to include 5% of the 149 baseline allowed dwelling units at Very Low Income (less than 50% of Median Income) resulting in 8 affordable units. This allows for a Density Bonus of 20% above the baseline number of 149 units resulting in a maximum density of 179 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of one density bonus concession/incentive that would relax other Zoning Regulations. The applicant has requested a concession to the open space regulations within the CBD Zone as a means of accommodating the development of the proposed project. The 179 proposed dwelling units would require 13,425 square feet of open space, while only 6,787 square feet are being provided. Concessions are allowed as a means to create cost savings to development projects that incorporate affordable units into the project. In this case the cost savings would be the reduction of numerous balconies on the exterior of the building to establish the minimum open space requirement. However, note that while the development proposal is short about 6,600 square feet of the Code required open space, nearly the entire 6<sup>th</sup> floor of the building is dedicated to amenity space for the residents of the building. In other downtown zoning districts that have been recently updated this would count towards the open space requirement and the project would actually exceed the minimum requirement.

In addition, as previously discussed in the staff report, the applicant is also looking to take advantage of the Waiver of Development Standards for height in order to physically provide the density bonus units in a feasible manner.

**ENVIRONMENTAL DETERMINATION**

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the Applicable CEQA categorical exemption and streamlining and/or tiering code sections are described below, each of which, separately and independently, provides a basis for CEQA compliance.

- 1. Infill Exemption.** Public Resources Code Section 21084 and CEQA Guidelines Section 15332 states that projects are categorically exempt from environmental review for projects that meet the following criteria: (A) is consistent with the General Plan and Zoning Regulations, (B) is a site less than 5 acres within City limits and surrounded by urban uses, (C) has no value as habitat for endangered, rare or threatened species, (D) would not result in any significant effects related to traffic, noise, air quality or water quality, and (E) would be adequately served by all required utilities and public services. The City’s finding that the Project is categorically exempt from environmental review does not preclude a determination that statutory exemptions also apply. Based upon the CEQA Analysis and other substantial evidence in the record, the City finds and determines that the Project would not have a significant impact on the environment and is exempt from environmental review.
  
- 2. Community Plan Exemption.** Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 allow streamlined environmental review for projects that are “consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-

specific significant effects which are peculiar to the project or its site.” Section 15183(c) specifies that “if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards..., then an EIR need not be prepared for the project solely on the basis of that impact.”

**3. Qualified Infill Exemption.** Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 allow streamlining for certain qualified infill projects by limiting the topics subject to review at the project level, if the effects of infill development have been addressed in a planning level decision, or by uniformly applying development policies or standards. Infill projects are eligible if they are located in an urban area on a site that either has been previously developed or that adjoins existing qualified urban uses on at least 75 percent of the site’s perimeter; satisfy the performance standards provided in CEQA Guidelines Appendix M; and are consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy. No additional environmental review is required if the infill project would not cause any new specific effects or more significant effects, or if uniformly applicable development policies or standards would substantially mitigate such effects.

**4. Projects Consistent with a Redevelopment Program EIR.** Public Resources Code Section 21090 and CEQA Guidelines Section 15180 allow for subsequent activities within a Redevelopment Program EIR to be reviewed pursuant to CEQA Guidelines Section 15168 which states that an agency can approve an activity as being within the scope of the project covered by the Program EIR if no new effects could occur or no new mitigation measures would be required.

***Note:***

***A detailed CEQA Analysis was prepared for the project and was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Planning Department office at 250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland, CA 94612 and on the City’s website at: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>***

**RECOMMENDATIONS:**

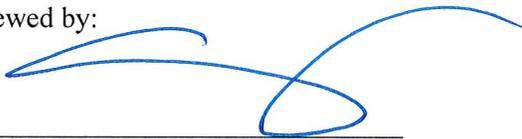
1. Affirm staff's environmental determination and adopt the attached CEQA Findings.
2. Approve the Conditional Use Permit, Design Review, and Minor Variance subject to the attached findings and conditions.

Prepared by:



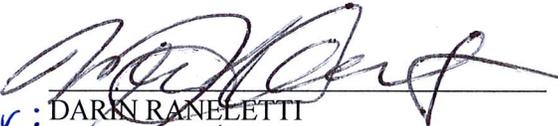
PETERSON Z. VOLLMANN  
Planner IV

Reviewed by:



CATHERINE PAYNE  
Acting Development Planning Manager  
Bureau of Planning

Approved for Forwarding to the  
City Planning Commission:



*Sign for:* DARIN RANELETTI  
Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Findings for Approval
- B. Conditions of Approval
- C. SCA/RP from the 1433 Webster Street CEQA Analysis Checklist
- D. Plans of the Project Site

## ATTACHMENT A

### FINDINGS FOR APPROVAL

This proposal meets all the required Conditional Use Permit Criteria (Section 17.134.050), Minor Variance Findings (Section 17.148.050) and Design Review Criteria (Section 17.136.050) as set forth below and which are required to approve the application. Required findings are shown in **bold** type; reasons the proposal satisfies them are shown in normal type. (Note: the Project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report and elsewhere in the record).

#### SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:

- 1. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposed mixed use building and residential tower is appropriate for the site location. The proposed project will provide for a high-density development in close proximity to jobs within the downtown core as well as numerous local and regional mass transit options. The height of the tower will be consistent with other tall buildings in the vicinity. The development will be consistent with the density envisioned in the Central Business District and help to create a 24-hour neighborhood within the downtown area. The proposed project will be required to pay Traffic Impact Fees to address any long-term traffic concerns in the area.

- 2. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The proposal will provide a functional living and commercial environment with open space and amenity space for residents, and close proximity for residents to jobs downtown and multiple mass transit options for transportation.

- 3. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The development will help to enhance the area as a high density residential neighborhood and reintroduce active ground floor commercial and upper level office activities within the downtown core.

- 4. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**

See Design Review findings below.

***FINDINGS***

- 5. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

As detailed earlier in the report, and hereby incorporated by reference, the General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

The proposed project meets the referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density mixed use building with dense residential uses above commercial offices and ground-floor retail within the downtown core and within walking distance to three BART stations.

**SECTION 17.148.050 – MINOR VARIANCE FINDINGS :**

- 1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The proposed project requires three off-street loading berths. Strict compliance with the required loading requirements would preclude an effective design solution improving appearance of the building. One loading berth is able to be accommodated within the development site, however, if two more were provided as required by Code the ground floor would essentially have to remove the majority of all of the ground floor retail activities which would leave a dead space along the ground floor of the building at the corner of the intersection, which is in direct conflict with the intent of the CBD-P Zone of active ground floors to enliven the pedestrian environment.

- 2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

The basic intent of the loading berth regulations is to provide occupants of a building an off-street location for loading and unloading and so not to conflict with on-street traffic. The development proposal is capable of including one loading berth; however the office uses generate the need under the Planning Code for two additional loading berths which if provided would nearly eliminate all active uses at the ground floor of the building. While the project is deficient the total number of required loading berths, space is provided and will be made available to meet the intent of the regulation while provided a lesser number to allow for a more

***FINDINGS***

attractive and functional ground floor that will benefit the surrounding community and the intent of the CBD-P Zoning regulations.

- 3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

The granting of the loading berth variance to allow one where three are required will not adversely affect the character, livability or appropriate development of the area. The proposed project will still provide one off-street loading berth for use of the building tenants and many other nearby buildings do not have multiple loading berths and utilize on-street commercial loading zones. The granting of the variance will actually be beneficial to the neighborhood character by allowing space for active ground floor uses rather than filling the ground floor with non-active loading docks that would weaken the pedestrian environment in the area.

- 4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

The granting of the loading berth variance would not constitute a grant of special privilege and would allow for a better design solution. It would provide a ground floor that creates an active space with retail instead of three loading berths that would weaken the pedestrian environment of the area. Furthermore, many nearby buildings do not contain the full amount of required loading berths and utilize on-street commercial loading zones.

- 5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050.**

See Design Review Findings below, hereby incorporated by reference. Granting the variance for reduced loading berths allows for a more attractive and functional ground floor for the pedestrian environment desired by the CBD-P Zoning district.

- 6. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

The Project is consistent with the goals and policies of the LUTE as indicated in Findings in Section 17.136.050 above, hereby incorporated by reference.

**17.136.050(A) - RESIDENTIAL DESIGN REVIEW CRITERIA:**

- 1. The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

The proposed project will construct a mixed-use building with 179 residential units, office space and ground floor retail. The podium base of the building is consistent with the height and scale of other lower

scale commercial and mixed use buildings in the neighborhood, and was designed to relate to the massing of the historic YWCA building across 15<sup>th</sup> Street from the project site. The base of the building will contain a terra cotta panel exterior to pick up on the masonry veneer of other buildings in the area. The tower mass is broken down by the use of a recess band above the building base before the tower extends upward to the 29<sup>th</sup> floor. The top of the building is accented by a frosted or opaque glass that will be internally illuminated to create a lantern feature at the top of the building in the evening.

**2. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

The proposed design will enhance the desirable neighborhood characteristics by developing an existing underutilized downtown site into a dense mixed use project that will help create a 24-hour neighborhood. The proposal also includes a well-designed tower that will enhance the Oakland skyline.

**3. The proposed design will be sensitive to the topography and landscape.**

The project site is flat and void of any existing landscaping.

**4. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

The project site is flat.

**5. The proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.**

The Project is consistent with the goals and policies of the LUTE as indicated in Findings in Section 17.136.050 above, hereby incorporated by reference.

**CEQA COMPLIANCE FINDINGS (1433 Webster Street)**

I. **Introduction:** These findings are made pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.; “CEQA”) and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.; “CEQA Guidelines”) by the Zoning Manager in connection with the environmental analysis of the effects of implementation of the 1433 Webster Street project, as more fully described elsewhere in this Staff Report and City Of Oakland (“City”)-prepared CEQA Analysis document entitled “1433 Webster Street Mixed Use Project CEQA Analysis” dated February 2018 (“CEQA Analysis”) (the “Project”). The City is the lead agency for purposes of compliance with the requirements of CEQA. These CEQA findings are attached and incorporated by reference into each and every decision associated with approval of the Project and are based on substantial evidence in the entire administrative record, and reflect the independent judgment and analysis of the City.

**II. Applicability/Adoption of Previous CEQA Documents**

A. **Adoption of General Plan Land Use and Transportation Element (LUTE) and Certification of 1998 LUTE EIR:** The City finds and determines that (a) the Oakland City

Council on March 24, 1998 adopted Resolution No. 74129 C.M.S. which adopted the General Plan Land Use and Transportation Element, made appropriate CEQA findings, including certification of the 1998 LUTE Environmental Impact Report (“EIR”); and (b) the LUTE satisfies the description of “Community Plan” set out in Public Resources Code section 21083.3(e) and in CEQA Guidelines section 15183, as well the description of “Planning Level Document” set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the LUTE following a public hearing, approved applicable mitigation measures which are largely the same as those identified in the other Program EIRs prepared after the 1998 LUTE EIR, either as mitigation measures or as a part of newer Standard Conditions of Approval (“SCAs”) which constitute uniformly applied development policies or standards (together with other City development regulations) and determined that the mitigation measures set out in the 1998 LUTE EIR, would substantially mitigate the impacts of the LUTE and future projects thereunder. While approved after certification of the 1998 LUTE EIR, growth and potential effects of the development of the Project would have been considered in the cumulative growth projections factored into the LUTE EIR analysis.

- B. Adoption of Oakland Housing Element Update (2007-2014 and 2015-2025) and Certification of Oakland Housing Element Update EIR and Addendum:** The City finds and determines that (a) the Oakland City Council on December 21, 2010, adopted Resolution No. 83194 C.M.S. which adopted the 2007-2014 Housing Element, made appropriate CEQA findings, including certification of the 2010 Environmental Impact Report (EIR); and (b) the Oakland City Council on November 20, 2014, adopted Resolution No. 85315 C.M.S. which adopted the 2015-2023 Housing Element, made appropriate CEQA findings, including certification of the 2014 Addendum to the 2010 EIR; and (c) the 2010 Housing Element Update EIR satisfies the designation of a “Program EIR” under CEQA Guidelines section 15183 as well as the description of “Planning Level Document” set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the Oakland Housing Element Updates following a public hearing, approved applicable mitigation measures and standard conditions of approval and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the 2010 Housing Element Update EIR would substantially mitigate the impacts of the Housing Element Update and future projects thereunder.
- C. Adoption of the Central District Urban Renewal Plan and Amendments thereto and Certification of the Central District Urban Renewal Plan Amendments EIR (or “Redevelopment Plan Amendments EIR”):** The City finds and determines that (a) the Oakland City Council on June 12, 1969 adopted Resolution No. 7987 C.M.S. which adopted the Central District Urban Renewal Plan for the Project Area; and (b) the Oakland City Council on March 20, 2012, adopted Resolution No. 83767 C.M.S. which adopted amendments to the Urban Renewal Plan and made appropriate CEQA findings including certification of the Central District Urban Renewal Plan Amendments EIR; and (c) the Redevelopment Plan Amendments EIR satisfies the designation of a “Program EIR” under CEQA guidelines Section 15180, as such subsequent activities are subject to requirements under CEQA Section 15168. The City Council, in adopting the Central District Urban Renewal Plan Amendments following a public hearing, approved applicable mitigation measures and standard conditions of approval and determined that the uniformly applicable development policies or standards,

together with the mitigation measures set out in the Redevelopment Plan Amendments EIR would substantially mitigate the impacts of the Central District Urban Renewal Plan Amendments and future projects thereunder.

**III. CEQA Analysis Document:** The CEQA Analysis and all of its findings, determinations and information is hereby incorporated by reference as if fully set forth herein. The CEQA Analysis concluded that the Project satisfies each of the following CEQA provisions, qualifying the Project for three separate CEQA statutory exemptions and a CEQA categorical exemption as summarized below and provides substantial evidence to support the following findings.

The City hereby finds that, as set forth below and in the checklist attached as part of the CEQA Analysis, the Project is exempt from any additional CEQA Analysis under the “Community Plan Exemption” of Public Resources Code section 21083.3 (CEQA Guidelines §15183) and/or the “Qualified Infill Exemption” under Public Resources section 21094.5 (CEQA Guidelines §15183.3) and/or the “Redevelopment Projects” under Public Resources Code section 21090 (CEQA Guidelines §15180) and/or the “Infill Exemption” under Public Resources section 21084 (CEQA Guidelines §15332), thus no additional environmental analysis beyond the CEQA Analysis is necessary. The specific statutory exemptions and the categorical exemption are discussed below in more detail.

**A. Community Plan Exemption; Public Resources Code Section 21083.3 (CEQA Guidelines §15183):**

The City finds and determines that, for the reasons set out below and in the CEQA Analysis, the Community Plan Exemption applies to the Project. Therefore, no further environmental analysis is required because all of the Project’s effects on the environment were adequately analyzed and mitigation measures provided in the 2010 Oakland Housing Element Update EIR and 2014 Addendum for the evaluation of the housing components of the Project, and the 1998 LUTE EIR for the overall project (collectively called “Previous CEQA Documents”); there are no significant effects on the environment which are peculiar to the Project or to the parcel upon which it is located not addressed and mitigated in the Previous CEQA Documents; and there is no new information showing that any of the effects shall be more significant than described in the Previous CEQA Documents.

As set out in detail in the CEQA Analysis, the City finds that, pursuant to CEQA Guidelines section 15183 and Public Resources Code section 21083.3, the Project is consistent with the development density analyzed in the Previous CEQA Documents and that there are no environmental effects of the Project peculiar to the Project or the Project Site which were not analyzed as significant effects in the Previous CEQA Documents, nor are there potentially significant off-site impacts and cumulative impacts not discussed in the Previous CEQA Documents; nor are any of the previously identified significant effects which, as a result of substantial information not known at the time of certification of the Previous CEQA Documents, are now determined to present a more severe adverse impact than discussed in the Previous CEQA Documents. As such, no further analysis of the environmental effects of the Project is required.

**B. Qualified Infill Exemption; Public Resources Code Section 21094.5 (CEQA Guidelines §15183.3):**

The City finds and determines that, for the reasons set forth below and in the CEQA Analysis, a Qualified Infill Exemption applies to the Project and no further environmental analysis is required since all the Project’s effects on the environment were adequately analyzed and mitigation measures provided in the Previous CEQA Documents; the Project will cause no new specific effects not addressed in the Previous CEQA Documents that are specific to the Project or the Project Site; and there is no substantial new

information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents.

The City finds that, pursuant to CEQA Guidelines section 15183.3, the CEQA Analysis contains a written analysis consistent with Appendix M to the CEQA Guidelines examining whether the Project will cause any effects that require additional review under CEQA. The contents of the analysis documents that the Project is located in an urban area satisfying the requirements of CEQA Guidelines section 15183.3 and satisfies the applicable performance standards set forth in Appendix M to the CEQA Guidelines. It also explains how the effects of the Project were analyzed in the Previous CEQA Documents; and indicates that the Project incorporates all applicable mitigation measures and SCAs from the Previous CEQA Documents. The analysis also determines that the Project will cause no new specific effects not analyzed in the Previous CEQA Documents; determines that there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents, determines that the Project will not cause new specific effects or more significant effects, and documents how uniformly applicable development policies or standards (including, without limitation, the SCAs) will mitigate environmental effects of the Project. Based upon the CEQA Analysis and other substantial evidence in the record, the City finds and determines that no further environmental analysis of the effects of the Project is required.

**C. Infill Exemption: Public Resources Code Section 21084 (CEQA Guidelines §15332):** The City finds and determines that, for the reasons set forth below and in the CEQA Analysis, an Infill Exemption applies to the Project and no further environmental analysis is required since the Project (A) is consistent with the General Plan and Zoning Regulations, (B) is a site less than 5 acres within City limits and surrounded by urban uses, (C) has no value as habitat for endangered, rare or threatened species, (D) would not, as evidenced by technical studies, reports and analysis prepared for the CEQA Analysis, result in any significant effects related to traffic, noise, air quality or water quality, and (E) would be adequately served by all required utilities and public services. The City's finding that the Project is categorically exempt from environmental review does not preclude a determination that statutory exemptions also apply. Based upon the CEQA Analysis and other substantial evidence in the record, the City finds and determines that the Project would not have a significant impact on the environmental and is exempt from environmental review.

**D. Program EIRs and Redevelopment Projects (CEQA Guidelines §15168 and § 15180):** The City finds and determines that for the reasons set forth below and in the CEQA Analysis, that the 2011 Redevelopment Plan Amendments EIR applies to the Project and no further environmental analysis is required since all the Project's effects on the environment were adequately analyzed and mitigation measures provided in the 2011 Redevelopment Plan Amendments EIR; the Project will cause no new specific effects not addressed in the 2011 Redevelopment Plan Amendments EIR that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the 2011 Redevelopment Plan Amendments EIR .

**IV. Severability:** The City finds that all four CEQA provisions discussed and determined to be applicable in Section III above are separately and independently applicable to the consideration of the Project and should any of the four be determined not to be so applicable, such determinations shall have no effect on the validity of these findings and the approval of the Project on any of the other grounds.

**V. Incorporation by Reference of Statement of Overriding Considerations:** Each of the Previous CEQA Documents identified significant and unavoidable impacts.<sup>1</sup> The 1998 LUTE EIR identified six areas of environmental effects of the LUTE that presented significant and unavoidable impacts; the 2010 Oakland Housing Element Update EIR and 2014 Addendum identified two areas of environmental effects of the Housing Element Update that presented significant and unavoidable impacts; and the Redevelopment Plan Amendments EIR identified three areas of environmental effects of the Redevelopment Plan Amendments that presented significant and unavoidable impacts. Because the Project may contribute to some significant and unavoidable impacts identified in the Previous CEQA Documents identified above, but a Subsequent and/or Supplemental EIR is not required in accordance with CEQA Guidelines sections 15162, 15163, 15164, 15168, 15180, 15183 and 15183.3, a Statement of Overriding Considerations is not legally required. Nevertheless, in the interest of being conservative, the Statements of Overriding Consideration for the 1998 LUTE EIR, adopted by the City Council on March 24, 1998, via Resolution No. 74129 C.M.S.; for the 2010 Oakland Housing Element Update EIR and 2014 Addendum adopted by the Oakland City Council on December 21, 2010, via Resolution No. 83194 C.M.S and on November 20, 2014, via Resolution No. 85315 C.M.S., respectively; and for the Redevelopment Plan Amendments EIR, adopted by the City Council on March 20, 2012, via Resolution No. 83767 C.M.S, are all hereby incorporated by reference as if fully set forth herein.

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<sup>1</sup> If these or any other findings inaccurately identify or fail to list a significant and unavoidable impact identified in the analysis, findings and conclusions of the 1988 LUTE EIR, the 2010 Housing Element and 2014 Addendum EIR, the Redevelopment Plan Amendments EIR or their administrative records as a whole, the identification of that impact and any mitigation measure or SCA required to be implemented as part of the Project is not affected.

## **ATTACHMENT B**

### **CONDITIONS OF APPROVAL**

#### **STANDARD ADMINISTRATIVE CONDITIONS:**

1. **Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **dated September 13, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. **Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. **Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. **Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance

with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

**5. Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City’s Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

**6. Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

**7. Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

**8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim,

***CONDITIONS OF APPROVAL***

judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

- b. Within ten (10) calendar days of the serving of any Action as specified in subsection (a) above on the City, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

**9. Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

**10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring**

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

**11. Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

**12. Compliance Matrix**

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a

***CONDITIONS OF APPROVAL***

sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

**13. Construction Management Plan**

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

**14. Standard Conditions of Approval /Reporting Program (SCA/RP)**

- a. All mitigation measures identified in the 1433 Webster Street CEQA Analysis Document are included in the Standard Condition of Approval / Reporting Program (SCA/RP) which is included in these Conditions of Approval and are incorporated herein by reference, as Attachment C, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the 1433 Webster Street CEQA Analysis Document are also included in the SCA/RP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCA/RP and these Conditions, the more restrictive Conditions shall govern. In the event a Standard Condition of Approval recommended in the 1433 Webster Street CEQA Analysis Document has been inadvertently omitted from the SCA/RP, that Standard Condition of Approval is adopted and incorporated from the 1433 Webster Street CEQA Analysis Document into the SCA/RP by reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific Condition of Approval, and subject to the review and approval by the City of Oakland. The SCA/RP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval. Monitoring of compliance with the Standard Conditions of

Approval will be the responsibility of the Bureau of Planning and the Bureau of Building, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCA/RP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

- b. Prior to the issuance of the first construction-related permit, the project applicant shall pay the applicable monitoring fee to the City in accordance with the City's Master Fee Schedule.

**PROJECT SPECIFIC CONDITIONS:**

**15. Exterior Finishes/ Final Design Details**

Requirement: The final building permit plan set shall contain detailed information on all proposed exterior finishes and elevations for approval by the Director of Planning. If requested sample materials shall be submitted to the Bureau of Planning.

When Required: Prior to issuance of a Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

**16. Affordable Residential Rental Units - Agreement and Monitoring**

Requirement #1: Pursuant to Section 17.107 of the Oakland Planning Code, the proposed project shall provide a minimum of **8** target dwelling units available at very low income (as 5% of the units) for receiving a density bonus, concession and/or waiver of development standards.

When Required: Ongoing

Requirement #2: The approved residential affordable units that are part of this approval shall remain and continue to be affordable for 55 years or for the life of the Development Project, whichever is greater, in compliance with California Health and Safety Code Sections 50053 and 50052.5 and their implementing regulations.

When Required: Ongoing

Requirement #3: The applicant shall submit an agreement for review and approval by the City Attorney, the Housing Development Division and any other relevant City departments. The agreement must also ensure the continued affordability of the target dwelling units for a period of not less than fifty-five (55) years pursuant to the Oakland Planning Code Section 17.107, and restrict the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units. However, if the developer chooses to do affordable rental units and rent the units despite an approved condominium map, they need to keep the affordable rental units rental for 55 years, and cannot convert to ownership, even if the other market rate units in the development are able to convert to ownership. The applicant shall record

***CONDITIONS OF APPROVAL***

the above agreement with the Alameda County Recorder, and shall provide a copy of recorded agreement to the City.

When Required: Prior to issuance of a construction related permit

Requirement #4: Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the City Attorney and the Housing Development Division and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenants' privacy. The applicant shall pay to the Housing Development Division an annual monitoring fee pursuant to the Master Fee Schedule for City monitoring of target dwelling units (currently \$140 per affordable unit per year).

When Required: Ongoing (annually)

Requirement #5: The floor area, number of bedrooms, and amenities (such as fixtures, appliances, and utilities) of the affordable units shall be comparable to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the market rate units.

When Required: Ongoing

**17. Public Art for Private Development Condition of Approval**

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) of the "residential" building development costs, and one percent (1.0%) of the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to the issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**18. Management of Loading**

Requirement: The applicant shall submit a loading berth management plan for City review and approval, including requiring residents to reserve the residential loading berth prior to moving in or out of the building and methods for providing access during business hours for commercial uses. Commercial loading access may include a proposal for an on-street commercial loading zone, which if submitted must be reviewed and approved by the Department of Transportation prior to installation.

When Required: Prior to issuance of a building permit

Initial Approval: Bureau of Planning

## CITY OF OAKLAND – STANDARD CONDITIONS OF APPROVAL

The City of Oakland’s Uniformly Applied Development Standards adopted as Standard Conditions of Approval (Standard Conditions of Approval, or SCAs) were originally adopted by the City in 2008 (Ordinance No. 12899 C.M.S.) pursuant to Public Resources Code section 21083.3) and have been incrementally updated over time. The SCAs incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection, Stormwater Water Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) permit requirements, Housing Element-related mitigation measures, Green Building Ordinance, historic/Landmark status, California Building Code, and Uniform Fire Code, among others), which have been found to substantially mitigate environmental effects.

These SCAs are incorporated into projects as conditions of approval, regardless of the determination of a project’s environmental impacts. As applicable, the SCAs are adopted as requirements of an individual project when it is approved by the City, and are designed to, and will, avoid or substantially reduce a project’s environmental effects.

In reviewing project applications, the City determines which SCAs apply based upon the zoning district, community plan, and the type of permits/approvals required for the project. Depending on the specific characteristics of the project type and/or project site, the City will determine which SCAs apply to a specific project. Because these SCAs are mandatory City requirements imposed on a city-wide basis, environmental analyses assume that these SCAs will be imposed and implemented by the project, and are not imposed as mitigation measures under CEQA.

All SCAs identified in the CEQA Analysis—which is consistent with the measures and conditions presented in the City of Oakland General Plan, Land Use and Transportation EIR (LUTE EIR, 1998)—are included herein. To the extent that any SCA identified in the CEQA Analysis was inadvertently omitted, it is automatically incorporated herein by reference.

- The first column identifies the SCA applicable to that topic in the CEQA Analysis.
- The second column identifies the monitoring schedule or timing applicable to the project.
- The third column names the party responsible for monitoring the required action for the project.

In addition to the SCAs identified and discussed in the CEQA Analysis, other SCAs that are applicable to the project are included herein.

The project sponsor is responsible for compliance with any recommendations in approved technical reports and with all SCAs set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific SCA, and subject to the review and approval of the City of Oakland. Overall monitoring and compliance with the SCAs will be the responsibility of the Planning and Zoning Division. Prior to the issuance of a demolition, grading, and/or construction permit, the project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

Note that the SCAs included in this document are referred to using an abbreviation for the environmental topic area and are numbered sequentially for each topic area—i.e., SCA AIR-1, SCA AIR-2, etc. The SCA title and the SCA number that corresponds to the City's master SCA list are also provided—i.e., SCA AIR-1: Construction-Related Air Pollution (Dust and Equipment Emissions) (#19).

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<b>Aesthetics, Shadow and Wind</b>			
<p><b>SCA AES-1: Graffiti Control. (#16)</b></p> <p>a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:</p> <ul style="list-style-type: none"> <li>i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.</li> <li>ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.</li> <li>iii. Use of paint with anti-graffiti coating.</li> <li>iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).</li> <li>v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.</li> </ul> <p>b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include:</p> <ul style="list-style-type: none"> <li>i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.</li> <li>ii. Covering with new paint to match the color of the surrounding surface.</li> <li>iii. Replacing with new surfacing (with City permits if required).</li> </ul>	Ongoing	N/A	Bureau of Building
<p><b>SCA AES-2: Landscape Plan. (#17)</b></p> <p>a. <i>Landscape Plan Required</i></p> <p>The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.</p>	Prior to approval of construction-related permit	Bureau of Planning	N/A
<p>b. <i>Landscape Installation</i></p> <p>The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.</p>	Prior to building permit final	Bureau of Planning	Bureau of Building

CEQA ANALYSIS

ATTACHMENT A: CITY OF OAKLAND—STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p><i>c. Landscape Maintenance</i></p> <p>All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.</p>	Ongoing	N/A	Bureau of Building
<p><b>SCA AES-3: Lighting. (#18)</b></p> <p>Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.</p>	Prior to building permit final	N/A	Bureau of Building
<b>Air Quality</b>			
<p><b>SCA AIR-1: Construction-Related Air Pollution (Dust and Equipment Emissions). (#19)</b></p> <p>The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <ul style="list-style-type: none"> <li>a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.</li> <li>b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).</li> <li>c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.</li> <li>e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</li> <li>f. Limit vehicle speeds on unpaved roads to 15 miles per hour.</li> <li>g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to</li> </ul>	During construction	N/A	Bureau of Planning

CEQA ANALYSIS

ATTACHMENT A: CITY OF OAKLAND—STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.</p> <p>h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).</p> <p>i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.</p> <p>k. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>p. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity.</p> <p>q. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p>			

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<p>r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time.</p> <p>s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>t. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</p> <p>u. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.</p> <p>v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p> <p>w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.</p> <p>x. Off-road heavy diesel engines shall meet the California Air Resources Board’s most recent certification standard.</p> <p>y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City’s Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p>			
<p><b>Note: Screening analysis demonstrated that the Project would be below the applicable threshold. No further action is required under this SCA.</b></p> <p><b>SCA AIR-2: Exposure to Air Pollution (Toxic Air Contaminants). (#20)</b></p> <p><i>a. Health Risk Reduction Measures</i></p> <p>The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose <u>one</u> of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office</p>	Prior to Approval of Construction-Related Permit	Bureau of Planning	Bureau of Building

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<p>of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p style="text-align: center;">– or –</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> <li>• Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building’s HVAC air filtration system shall be required.</li> <li>• Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).</li> <li>• Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.</li> <li>• The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.</li> <li>• Sensitive receptors shall be located on the upper floors of buildings, if feasible.</li> <li>• Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra</i> var. <i>maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids X trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>).</li> </ul>			

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<ul style="list-style-type: none"> <li>Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.</li> <li>Existing and new diesel generators shall meet CARB’s Tier 4 emission standards, if feasible.</li> <li>Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:                             <ul style="list-style-type: none"> <li>Installing electrical hook-ups for diesel trucks at loading docks.</li> <li>Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.</li> <li>Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.</li> <li>Prohibiting trucks from idling for more than two minutes.</li> <li>Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.</li> </ul> </li> </ul>			
<p><i>b. Maintenance of Health Risk Reduction Measures:</i></p> <p>The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.</p>	Ongoing	N/A	Bureau of Building
<p><b>SCA AIR-3: Stationary Sources of Air Pollution (Toxic Air Contaminants). (#21)</b> The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose <u>one</u> of the following methods:</p> <p>a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on</p>	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building

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<p>other documentation submitted to the City.</p> <p>-OR-</p> <p>b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> <li>i. Installation of non-diesel fueled generators, if feasible, or;</li> <li>ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.</li> </ul>			
<p><b>SCA AIR-4: Asbestos in Structures (#23).</b> The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.</p>	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction	Applicable regulatory agency with jurisdiction
<b>Biological Resources</b>			
<p><b>SCA BIO-1: Tree Removal During Bird Breeding Season. (#26)</b> To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as</p>	Prior to removal of trees	Bureau of Building.	Bureau of Building.

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appropriate, depending on the bird species and the level of disturbance anticipated near the nest.			
<p><b>SCA BIO-2: Tree Permit. (#27)</b></p> <p><i>a. Tree Permit Required</i></p> <p>Pursuant to the City’s Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.</p>	Prior to approval of construction-related permit	Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building	Bureau of Building
<p><i>b. Tree Protection During Construction</i></p> <p>Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:</p> <ul style="list-style-type: none"> <li>i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project’s consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.</li> <li>ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project’s consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.</li> <li>iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project’s consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project’s consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree,</li> </ul>	During construction	Public Works Department, Tree Division	Bureau of Building

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<p>except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.</p> <p>iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.</p> <p>v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project’s consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.</p> <p>vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.</p>			
<p><i>c. Tree Replacement Plantings</i></p> <p>Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:</p> <p>i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.</p> <p>ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.</p> <p>iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.</p> <p>iv. Minimum planting areas must be available on site as follows:</p> <ul style="list-style-type: none"> <li>• For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;</li> <li>• For other species listed, seven hundred (700) square</li> </ul>	<p>Prior to building permit final</p>	<p>Public Works Department, Tree Division</p>	<p>Bureau of Building</p>

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<p>feet per tree.</p> <p>v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City’s Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.</p> <p>vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant’s expense.</p>			
<b>Cultural Resources</b>			
<p><b>SCA CULT-1: Archaeological and Paleontological Resources – Discovery During Construction. (#29)</b></p> <p>Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</p> <p>In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by</p>	During construction	N/A	Bureau of Building

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<p>the Project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p> <p>In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.</p>			
<p><b>SCA CULT-2: Human Remains – Discovery during Construction. (#31)</b></p> <p>Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.</p>	During Construction	N/A	Bureau of Building
<p><b>Geology and Soils</b></p>			
<p><b>SCA GEO-1: Construction-Related Permit(s). (#33)</b> The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.</p>	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
<p><b>SCA GEO-2: Soils Report. (#34)</b> The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature,</p>	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building

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distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.			
<b>Hazards and Hazardous Materials</b>			
<p><b>SCA HAZ-1: Hazardous Materials Related to Construction. (#39)</b>                      The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> <li>Follow manufacture’s recommendations for use, storage, and disposal of chemical products used in construction;</li> <li>Avoid overtopping construction equipment fuel gas tanks;</li> <li>During routine maintenance of construction equipment, properly contain and remove grease and oils;</li> <li>Properly dispose of discarded containers of fuels and other chemicals;</li> <li>Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and</li> </ol> <p>If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City’s Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.</p>	During construction	N/A	Bureau of Building
<p><b>SCA HAZ-2: Site Contamination. (#40)</b></p> <ol style="list-style-type: none"> <li><i>Environmental Site Assessment Required</i></li> </ol> <p>The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of</p>	Prior to Approval of Construction-Related Permit	Oakland Fire Department	Oakland Fire Department

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approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.			
<p><i>b. Health and Safety Plan Required</i></p> <p>The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building
<p><i>c. Best Management Practices (BMPs) Required for Contaminated Sites</i></p> <p>The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <ul style="list-style-type: none"> <li>i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.</li> <li>ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.</li> </ul>	During construction	N/A	Bureau of Building
<b>Hydrology and Water Quality</b>			
<p><b>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction. (#45)</b></p> <p><i>a. Erosion and Sedimentation Control Plan Required</i></p> <p>The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary.</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	N/A

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The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.			
<i>b. Erosion and Sedimentation Control During Construction</i> Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (September 15 through April 15) unless specifically authorized in writing by the Bureau of Building.	During Construction	N/A	Bureau of Building
<b>SCA HYD-2: NPDES C.3 Stormwater Requirements for Regulated Projects. (#50)</b> <i>a. Post-Construction Stormwater Management Plan Required</i> The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following: i. Location and size of new and replaced impervious surface; ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area; v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.	Prior to Approval of Construction-Related Permit	Bureau of Planning; Bureau of Building	Bureau of Building
<i>b. Maintenance Agreement Required</i> The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following: i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures	Prior to Building Permit Final	Bureau of Building	Bureau of Building

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<p>being incorporated into the project until the responsibility is legally transferred to another entity; and</p> <p>ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.</p> <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>			
<b>Noise</b>			
<p><b>SCA NOI-1: Construction Days/Hours. (#58)</b></p> <p>The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <p>a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.</p> <p>b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.</p> <p>c. No construction is allowed on Sunday or federal holidays.</p> <p>Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.</p> <p>Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.</p>	During Construction	N/A	Bureau of Building

CEQA ANALYSIS

ATTACHMENT A: CITY OF OAKLAND—STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/Inspection
<p><b>SCA NOI-2: Construction Noise. (#59)</b></p> <p>The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.</li> <li>b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.</li> <li>c. Applicant shall use temporary power poles instead of generators where feasible.</li> <li>d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.</li> <li>e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.</li> </ol>	<p>During Construction</p>	<p>N/A</p>	<p>Bureau of Building</p>
<p><b>SCA NOI-3: Extreme Construction Noise. (#60)</b></p> <p>a. Construction Noise Management Plan Required</p> <p>Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>i. Erect temporary plywood noise barriers around the</li> </ol>	<p>Prior to Approval</p>	<p>Bureau of Building</p>	<p>Bureau of Building</p>

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>construction site, particularly along on sites adjacent to residential buildings;</p> <p>ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;</p> <p>iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;</p> <p>iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and</p> <p>v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.</p> <p>Based on the potential noise impacts from construction equipment to nearby sensitive receptors, the following draft site-specific noise attenuation measures are additionally recommended for inclusion in the Construction Noise Management Plan:</p> <ul style="list-style-type: none"> <li>• Temporary noise barriers will be placed between the proposed construction activities and nearby receptors. The noise barriers may be constructed from plywood and installed on top of a portable concrete K-Rail system to be able to move and/or adjust the wall location during construction activities. A sound blanket system hung on scaffolding, or other noise reduction materials that result in an equivalent or greater noise reduction than plywood, may also be used. Due to the proximity of the commercial and apartment buildings located at the northern and southern borders of project site, respectively, the use of Sound Transmission Class (STC) rated materials, or other materials that could similarly provide high levels of noise reduction above what plywood or sound blankets alone could provide, should be incorporated into the design of the noise barriers installed at these borders. An STC rating roughly equals the decibel reduction in noise volume that a wall, window, or door can provide. Therefore, using STC-rated materials could substantially increase the level of noise reduction provided by the barrier. The composition, location, height, and width of the barriers during different phases of construction will be determined by a qualified acoustical consultant and incorporated into the Construction Noise Management Plan for the project.</li> <li>• Best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) will be used for project equipment and trucks</li> </ul>			

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>during construction wherever feasible. For example, exhaust mufflers on pneumatic tools can lower noise levels by up to about 10 dBA and external jackets can lower noise levels by up to about 5 dBA.</p> <ul style="list-style-type: none"> <li>Noise control blankets will be utilized on the building structure as the building is erected to reduce noise emission from the site. The use of noise control blankets will particularly be targeted to cover the levels of the building that have line of sight with the windows of adjacent receptors;</li> <li>Construction equipment will be positioned as far away from noise-sensitive receptors as possible. The project site is surrounded by hard surfaces, and therefore, for every doubling of the distance between a given receptor and construction equipment, noise will be reduced by approximately 6 dBA.</li> </ul> <p>b. Public Notification Required</p> <p>The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.</p>			
<p><b>SCA NOI-4: Construction Noise Complaints. (#62)</b></p> <p>The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:</p> <ol style="list-style-type: none"> <li>Designation of an on-site construction complaint and enforcement manager for the project;</li> <li>A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;</li> <li>Protocols for receiving, responding to, and tracking received complaints; and</li> <li>Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.</li> </ol>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building
<p><b>SCA NOI-5: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities. (#66)</b></p> <p>The project applicant shall submit a Vibration Analysis prepared by</p>	Prior to and during Construction	Bureau of Building	Bureau of Building

	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p><b>Standard Conditions of Approval</b></p> <p>an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities located at:</p> <ul style="list-style-type: none"> <li>• Mrs. A.E. White Building, 339 15th Street (Oakland City Landmark, contributing element to Harrison &amp; Fifteenth Historic District, listed on NRHP).</li> <li>• Oakland YWCA, 1515 Webster Street (Oakland City Landmark, listed on NRHP).</li> <li>• 363/369/375 15th Street</li> <li>• 1430/1432 Franklin Street</li> </ul> <p>The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. Design considerations may include operating heavy-construction equipment as far away from vibration-sensitive sites as possible and not performing demolition, earth-moving, and other ground-impacting operations simultaneously. The applicant shall implement the recommendations during construction.</p>			
<p><b>SCA NOI-6: Exposure to Community Noise. (#63)</b></p> <p>The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <ol style="list-style-type: none"> <li>a. 45 dBA: Residential activities, civic activities, hotels.</li> <li>b. 50 dBA: Administrative offices; group assembly activities.</li> <li>c. 55 dBA: Commercial activities.</li> <li>d. 65 dBA: Industrial activities.</li> </ol>	Prior to Approval of Construction-Related Permit	Bureau of Planning	Bureau of Building
<p><b>SCA NOI-7: Operational Noise. (#64)</b></p> <p>Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.</p>	Ongoing	N/A	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<b>Transportation /Traffic</b>			
<p><b>SCA TRANS-1: Construction Activity in the Public Right-of-Way. (#68)</b></p> <p><i>a. Obstruction Permit Required</i></p> <p>The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.</p>	Prior to Approval of Construction Related Permit	Bureau of Building	Bureau of Building
<p><i>b. Traffic Control Plan Required</i></p> <p>In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.</p>	Prior to Approval of Construction Related Permit	Public Works Department, Transportation Services Division	Bureau of Building
<p><i>c. Repair City Streets</i></p> <p>The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.</p>	Prior to Building Permit Final	N/A	Bureau of Building
<p><b>SCA TRANS-2: Bicycle Parking. (#69)</b></p> <p>The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.</p>	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
<p><b>SCA TRANS-2: Transportation and Parking Demand. (#71)</b></p> <p><i>a. Transportation and Parking Demand Management (TDM) Plan Required</i></p> <p>The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p> <p>i. The goals of the TDM Plan shall be the following:</p> <ul style="list-style-type: none"> <li>Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts</li> </ul>	Prior to Approval of Construction-Related Permit	Bureau of Planning	N/A

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>of the project.</p> <ul style="list-style-type: none"> <li>• Achieve the following project vehicle trip reductions (VTR):                             <ul style="list-style-type: none"> <li>○ Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR</li> <li>○ Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR</li> </ul> </li> <li>• Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate.</li> <li>• Enhance the City’s transportation system, consistent with City policies and programs.</li> </ul> <p>ii. TDM strategies to consider include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement.</li> <li>• Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping.</li> <li>• Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project.</li> <li>• Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.</li> <li>• Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements.</li> <li>• Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency).</li> <li>• Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes.</li> <li>• Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit</li> </ul>			

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3).</p> <ul style="list-style-type: none"> <li>• Guaranteed ride home program for employees, either through 511.org or through separate program.</li> <li>• Pre-tax commuter benefits (commuter checks) for employees.</li> <li>• Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants.</li> <li>• On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools.</li> <li>• Distribution of information concerning alternative transportation options.</li> <li>• Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties.</li> <li>• Parking management strategies including attendant/valet parking and shared parking spaces.</li> <li>• Requiring tenants to provide opportunities and the ability to work off-site.</li> <li>• Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week).</li> <li>• Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours.</li> </ul> <p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p>			

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/Inspection
<p><i>b. TDM Implementation — Physical Improvements</i></p> <p>For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.</p>	Prior to Building Permit Final	Bureau of Building	Bureau of Building
<p><i>c. TDM Implementation — Operational Strategies</i></p> <p>For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.</p>	Ongoing	Bureau of Planning	Bureau of Planning
<b>Utilities and Service Systems</b>			
<p><b>SCA UTIL-1: Construction and Demolition Waste Reduction and Recycling. (#74)</b></p> <p>The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at <a href="http://www.greenhalo.com">www.greenhalo.com</a> or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.</p>	Prior to Approval of Construction-Related Permit	Public Works Department, Environmental Services Division	Public Works Department, Environmental Services Division
<p><b>SCA UTIL-2: Underground Utilities. (#75)</b></p> <p>The project applicant shall place underground all new utilities</p>	During Construction	N/A	Bureau of Building

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	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p><b>Standard Conditions of Approval</b></p> <p>serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project’s street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&amp;E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.</p>			
<p><b>SCA UTIL-3: Recycling Collection and Storage Space. (#76)</b></p> <p>The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.</p>	Prior to Approval of Construction-Related Permit	Bureau of Planning	Bureau of Building
<p><b>SCA UTIL-4: Green Building Requirements. (#77)</b></p> <p><i>a. Compliance with Green Building Requirements During Plan-Check</i></p> <p>The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).</p> <p>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</p> <ul style="list-style-type: none"> <li>• Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.</li> <li>• Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.</li> <li>• Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.</li> <li>• Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.</li> <li>• Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.</li> <li>• Signed statement by the Green Building Certifier that the</li> </ul>	Prior to Approval of Construction-Related Permit	Bureau of Building	N/A

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.</p> <ul style="list-style-type: none"> <li>Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</li> </ul> <p>li. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> <li>CALGreen mandatory measures.</li> <li>All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.</li> <li>A minimum of 23 points (3 Community; 6 IAQ/Health; 6 Resources; 8 Water) as defined by the Green Building Ordinance for Residential New Construction.</li> <li>Certification requirement for non-residential construction is LEED Gold</li> <li>All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.</li> <li>The required green building point minimums in the appropriate credit categories.</li> </ul>			
<p><i>b. Compliance with Green Building Requirements During Construction</i></p> <p>The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval:</p> <ol style="list-style-type: none"> <li>Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.</li> <li>Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.</li> <li>Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</li> </ol>	During Construction	N/A	Bureau of Building

CEQA ANALYSIS

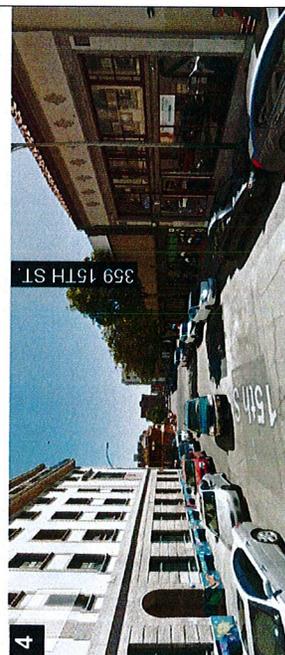
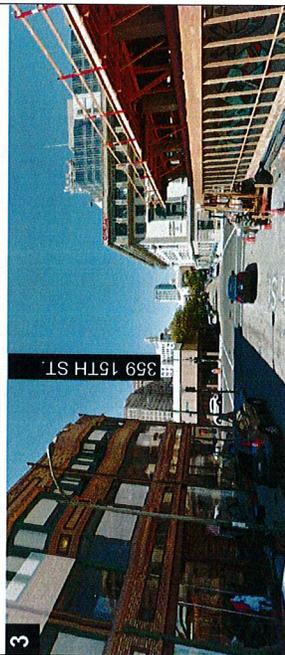
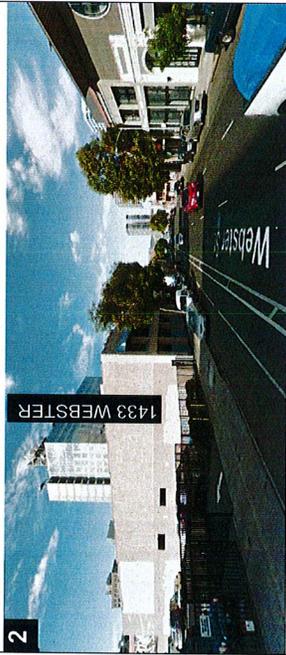
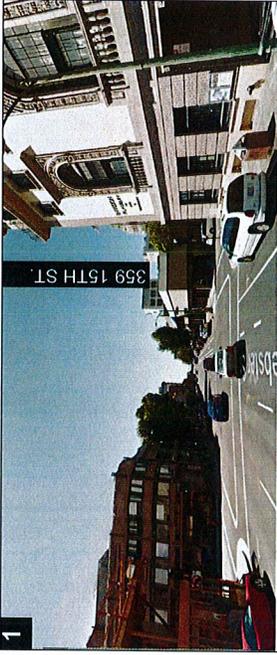
ATTACHMENT A: CITY OF OAKLAND—STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p><i>C. Compliance with Green Building Requirements After Construction</i></p> <p>Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to Build It Green and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.</p>	After Project Completion as Specified	Bureau of Planning	Bureau of Building
<p><b>SCA UTIL-5: Sanitary Sewer System. (#79)</b></p> <p>The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.</p>	Prior to Approval of Construction-Related Permit	Public Works Department, Department of Engineering and Construction	N/A
<p><b>SCA UTIL-6: Storm Drain System. (#80)</b></p> <p>The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building









SIDE

FRONT

FRONT

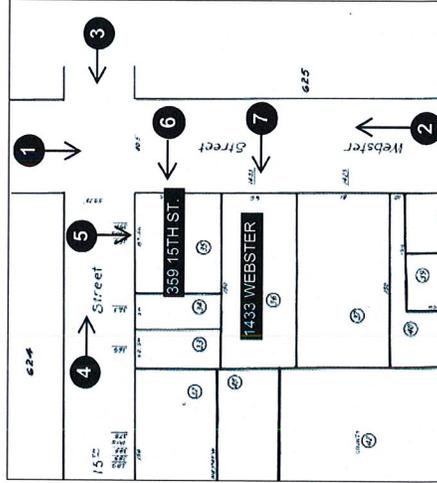


PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE 1



14333 WEBSTER ST.  
OAKLAND, CA 94612  
P.O. Box 70275  
Tel: 510.343.5593

INDICATED AND THE SEALS AND SIGNATURES REPRESENT THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND ENGINEER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS. ANY OTHER USE OF THESE SEALS AND SIGNATURES WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ENGINEER IS STRICTLY PROHIBITED.

**OWNER**  
14333 WEBSTER ST.  
OAKLAND, CA 94612  
1510 151000

**GENERAL CONTRACTOR**  
14333 WEBSTER ST.  
OAKLAND, CA 94612  
1510 151000

**ARCHITECT OF RECORD**  
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OAKLAND, CA 94612  
1510 151000

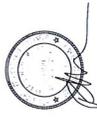
**ARCHITECT**  
14333 WEBSTER ST.  
OAKLAND, CA 94612  
1510 151000

**PROJECT DESIGN**  
14333 WEBSTER ST.  
OAKLAND, CA 94612  
1510 151000

**CIVIL**  
14333 WEBSTER ST.  
OAKLAND, CA 94612  
1510 151000

**LANDSCAPE**  
14333 WEBSTER ST.  
OAKLAND, CA 94612  
1510 151000

**AGENCY APPROVALS**



PLAN CHECK #	ISSUE RECORD
No.	Description
Date	
101	2/10/2018
102	2/10/2018
103	2/10/2018
104	2/10/2018
105	2/10/2018
106	2/10/2018
107	2/10/2018
108	2/10/2018
109	2/10/2018
110	2/10/2018
111	2/10/2018
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114	2/10/2018
115	2/10/2018
116	2/10/2018
117	2/10/2018
118	2/10/2018
119	2/10/2018
120	2/10/2018

14333 Webster St.  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 70275  
Oakland, CA 94612  
Tel: 510.343.5593

**EXISTING CONDITION**

RAD Project Number: 16501  
Date: 13. Sept. 2017  
Drawn by: SOS

**A0.4**

Scale: NTS

**SAME SIDE OF PROJECT SITE: 15TH STREET**



359-349 15TH STREET



WEBSTER STREET



363 15TH STREET  
369 15TH STREET



377-389 15TH STREET

**SAME SIDE OF PROJECT SITE: WEBSTER STREET**



PARKING LOT

1433 WEBSTER STREET  
(PROJECT SITE)



359 15TH STREET  
(PROJECT SITE)



15TH STREET

YWCA



1523 WEBSTER

**ACROSS FROM PROJECT SITE: 15TH STREET**



395-376 15TH STREET



YWCA



WEBSTER STREET

330 15TH STREET



336 15TH STREET

**ACROSS FROM PROJECT SITE: WEBSTER STREET**



1510 WEBSTER



15TH STREET



1438 15TH STREET



1410 WEBSTER



340 14TH STREET

**RAD BUILD**

RAD BUILD  
1433 WEBSTER ST  
OAKLAND, CA 94612  
P.O. Box 100  
Oakland, CA 94612  
Tel: 510.343.5593

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OWNER  
RAD BUILD INC.  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

GENERAL CONTRACTOR  
RAD BUILD INC.  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

ARCHITECT OF RECORD  
RAD BUILD INC.  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

PROJECT DESIGN  
RAD BUILD INC.  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

MECHANICAL  
RAD BUILD INC.  
1433 WEBSTER ST  
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Tel: 510.343.5593

ELECTRICAL  
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1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

CIVIL  
RAD BUILD INC.  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

LANDSCAPE  
RAD BUILD INC.  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

AGENCY APPROVALS



PLAN CHECK #

No.	Description	Date
1	ISSUE RECORD	10/20/2016
2	CONTRACT AND PERMITS	10/20/2016
3	PERMITS	10/20/2016
4	PERMITS	10/20/2016
5	PERMITS	10/20/2016
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18	PERMITS	10/20/2016
19	PERMITS	10/20/2016
20	PERMITS	10/20/2016

1433 Webster St  
Oakland, CA 94609  
RAD BUILD  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

EXISTING  
CONDITION

EMAD Project Number: 16501  
Date: 13. SEP 2017  
Drawn by: SCS

**A0.5**

Scale: NTS











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**OWNER**  
 NEMO BUILDING SYSTEMS, LLC  
 18221 Mapleway Parkway  
 Lathrop, CA 95330

**GENERAL CONTRACTOR**  
 RAD BUILD  
 P.O. Box 789715  
 Oakland, CA 94612

**ARCHITECT OF RECORD**  
 SANDIS  
 1515 Franklin Street  
 Oakland, CA 94612

**PROJECT DESIGN**  
 SANDIS  
 1515 Franklin Street  
 Oakland, CA 94612

**ARCHITECT OF RECORD**  
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 1515 Franklin Street  
 Oakland, CA 94612

**CIVIL**  
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 1515 Franklin Street  
 Oakland, CA 94612

**LANDSCAPE ARCHITECTURE**  
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 Oakland, CA 94612

**MECHANICAL**  
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**ELECTRICAL**  
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**PLUMBING**  
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 Oakland, CA 94612

**CONCRETE**  
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**PAVING**  
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 Oakland, CA 94612

**IRRIGATION**  
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**LANDSCAPE ARCHITECTURE**  
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**IRRIGATION**  
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**LANDSCAPE ARCHITECTURE**  
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**ELECTRICAL**  
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 Oakland, CA 94612

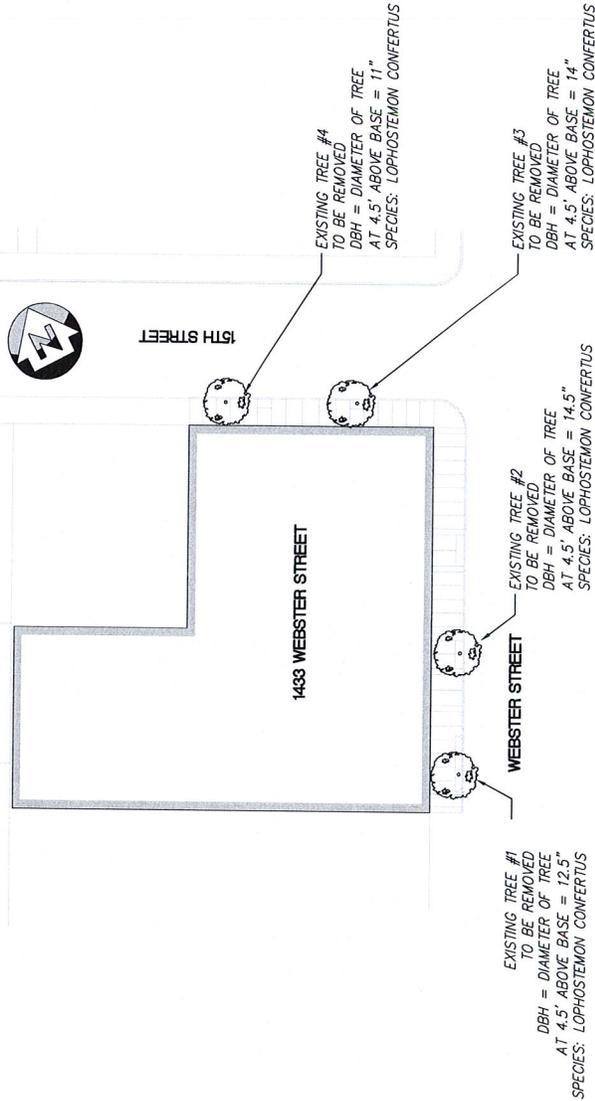
**PAVING**  
 SANDIS  
 1515 Franklin Street  
 Oakland, CA 94612

**IRRIGATION**  
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 1515 Franklin Street  
 Oakland, CA 94612

**LANDSCAPE ARCHITECTURE**  
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 1515 Franklin Street  
 Oakland, CA 94612

**MECHANICAL**  
 SANDIS  
 1515 Franklin Street  
 Oakland, CA 94612

**ELECTRICAL**  
 SANDIS  
 1515 Franklin Street  
 Oakland, CA 94612



TREE #4



TREE #3



TREE #2



TREE #1

**1433 Webster Ave.**  
 Oakland, CA 94609  
 RAD BUILD  
 P.O. Box 789715  
 Oakland, CA 94612  
 Tel: 510.343.5593

NEMO Building Systems, LLC  
 18221 Mapleway Parkway  
 Lathrop, CA 95330

**TREE EXHIBIT**

RAD Project Number	0001
Date	13, Sept. 2017
Drawn by	EA

**C2.0**

Scale: NTS

NOTES: 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). 2. ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. 3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). 4. ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

OWNER	WALDE GROUP OAKLAND LLC 1515 34th Street Oakland, CA 94612
GENERAL CONTRACTOR	ADP BUILDING OAKLAND CA 94612 1515 34th Street Oakland, CA 94612
ARCHITECT OF RECORD	ADP BUILDING OAKLAND CA 94612 1515 34th Street Oakland, CA 94612
PROJECT DESIGN	ADP BUILDING OAKLAND CA 94612 1515 34th Street Oakland, CA 94612
CIVIL	ADP BUILDING OAKLAND CA 94612 1515 34th Street Oakland, CA 94612
LANDSCAPE	ADP BUILDING OAKLAND CA 94612 1515 34th Street Oakland, CA 94612

AGENCY APPROVALS

PLAN CHECK #	ISSUE RECORD
NO.	DATE
1	13/09/2017
2	13/09/2017
3	13/09/2017
4	13/09/2017

1433 Webster Ave.  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 70875  
Oakland, CA 94612  
Tel: 510.343.5593

## LANDSCAPE PLAN

RAD Project Number	16501
Date	13. Sept. 2017
Drawn by	CR / DC

# L1:1

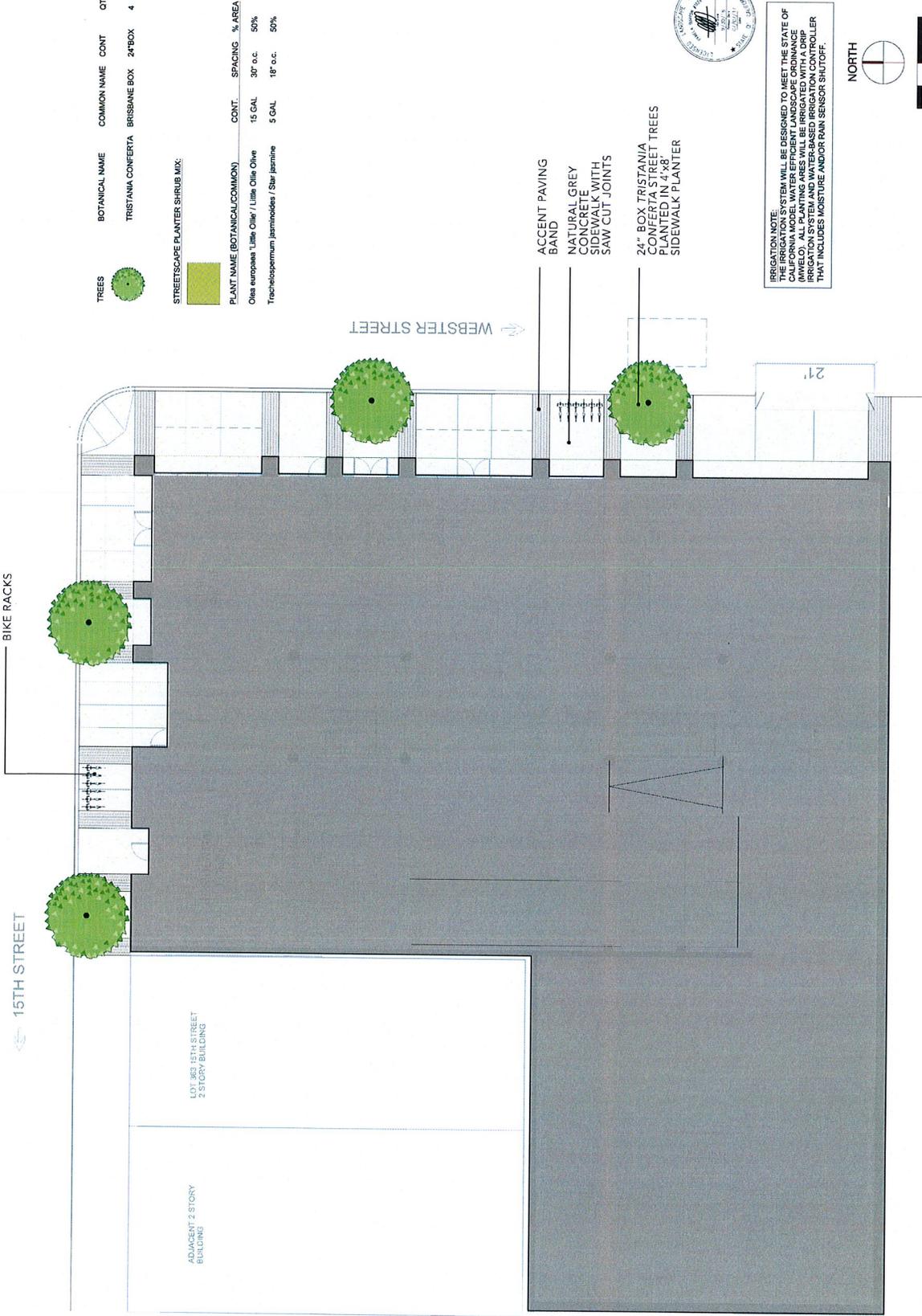
Scale 1/8" = 1'-0"

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	4

STREETSCAPE PLANTER SHRUB MIX:

	CONT.	% AREA
---	-------	--------

PLANT NAME (BOTANICAL/COMMON)	CONT.	% AREA
Oliva europaea / Little Olive	15 GAL	30% o.c.
Trachelopogon jamaicensis / Star Jasmine	5 GAL	10% o.c.
		50%



IRRIGATION NOTE:  
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

- ACCENT PAVING BAND
- NATURAL GREY CONCRETE SIDEWALK WITH SAW CUT JOINTS
- 24" BOX TRISTANIA CONFERTA STREET TREES PLANTED IN 4'x8' SIDEWALK PLANTER

## LANDSCAPE PLAN - LEVEL 1 1

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OWNER	RAD BUILD P.O. Box 70975, Oakland, CA 94612 Tel: 510.543.3893
GENERAL CONTRACTOR	13. Jan. 2017 13. Jan. 2017 13. Jan. 2017
ARCHITECT OF RECORD	13. Jan. 2017 13. Jan. 2017 13. Jan. 2017
PROJECT DESIGN	13. Jan. 2017 13. Jan. 2017 13. Jan. 2017
CIVIL	13. Jan. 2017 13. Jan. 2017 13. Jan. 2017
LANDSCAPE ARCHITECTURE, INC.	13. Jan. 2017 13. Jan. 2017 13. Jan. 2017
LANDSCAPE ARCHITECT	13. Jan. 2017 13. Jan. 2017 13. Jan. 2017

AGENCY / APPROVALS

PLAN CHECK #	ISSUE RECORD
No.	Description
1	2017.01.13
2	2017.01.13
3	2017.01.13
4	2017.01.13
5	2017.01.13
6	2017.01.13
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9	2017.01.13
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1433 Webster Ave.  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.543.3893

## LANDSCAPE PLAN

RAD Project Number: 16501  
Date: 13. Sept. 2017  
Drawn by: CR / DC

# L1.2

Scale: 1/8" = 1'-0"

### PLANT SCHEDULE LEVEL 6 TERRACE

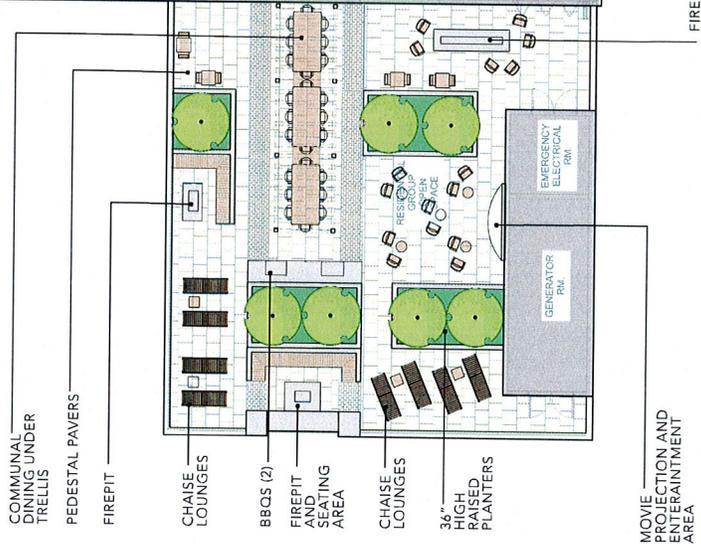
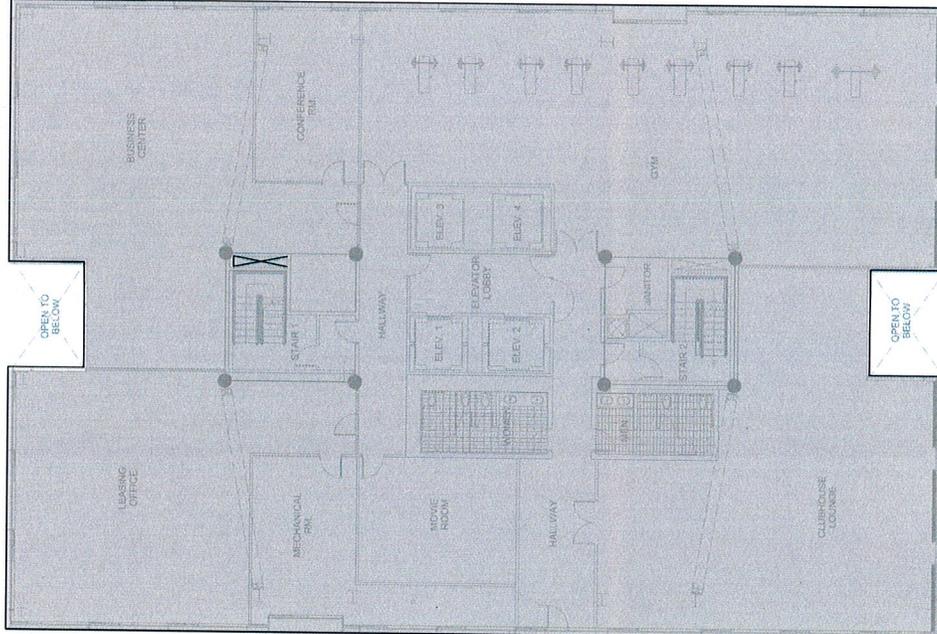
TREES	BOTANICAL NAME	COMMON NAME	CONT.	CITY
	ARBUTUS X 'MAGNA'	ARBUTUS MULTI-TRUNK	60L	7

### SHRUB MIX



PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
6TH FLOOR ROOF MIX			
Agave x Blue Flame	5 GAL	18" o.c.	20%
Forbesia	5 GAL	18" o.c.	20%
Forbesia	5 GAL	18" o.c.	20%
Olea europaea 'Little Olive' / Little Olive Olive	15 GAL	30" o.c.	20%
Rosemarinus officinalis 'Prostratus' / Rosemary	5 GAL	18" o.c.	20%
Westringia lucida 'Mardi'	5 GAL	18" o.c.	20%

NOTE: PROVIDE LIGHTWEIGHT PLANTING SOIL FOR LEVEL 6 PLANTING AREAS



IRRIGATION NOTE: THIS SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENCY PLAN (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



## LANDSCAPE PLAN - LEVEL 6 1

PLANT PALETTE - TREES

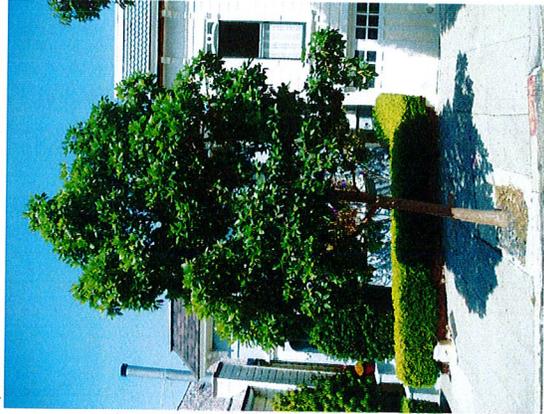


Arbutus marina  
Strawberry Tree



Olea europaea 'Swan Hill'  
Fruitless Olive

PLANT PALETTE - STREET TREES



Tristramia conferta  
Brisbane Box



P.O. Box 70975  
Oakland, CA 94609

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.

OWNER

GENERAL CONTRACTOR

ARCHITECT OF RECORD

PROJECT DESIGN

CITY

LANDSCAPE

AGENCY APPROVALS

ISSUE RECORD

1433 Webster Ave.

16501

13, Sept 2017

CR/DC

L1.4

1/8" = 1'-0"

PROPOSED TREES

IRRIGATION NOTE:  
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM WITH A MOISTURE SENSOR AND/OR RAIN SENSOR CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.

1433 Webster Ave.

Oakland, CA 94609

1433 Webster Ave.

P.O. Box 70975

Oakland, CA 94609

TEL: 510.343.5583

ISSUE RECORD

No. Description Date

1. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

2. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

3. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

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90. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

91. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

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163. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

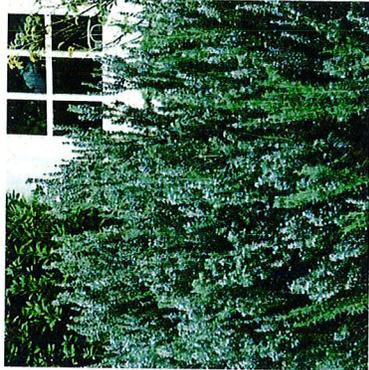
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165. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

166. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

167. 1433 WEBSTER AVE. IRRIGATION 8/22/2017

# PLANT PALETTE - SHRUBS



*Rosmarinus 'Blue Spires'*  
Blue Spires Upright Rosemary



*Rosmarinus officinalis 'Prostratus'*  
Trailing Rosemary



*Olea europaea 'Little Ollie'*  
Little Ollie Olive



*Ribes viburnifolium*  
Evergreen Currant



Agave 'Blue Flame' and 'Blue Glow'



*Olea europaea 'Little Ollie'*  
Little Ollie Olive



*Asparagus meyeri*  
Foxtail Fern



RAD BUILD  
1433 Webster Ave.  
Oakland, CA 94609

OWNER  
NATURE BLOOM OAKLAND, LLC  
1700 13th Street  
Oakland, CA 94612

GENERAL CONTRACTOR  
RAD BUILD  
1433 Webster Ave.  
Oakland, CA 94609

ARCHITECT OF RECORD  
RAD BUILD  
1433 Webster Ave.  
Oakland, CA 94609

PROJECT DESIGN  
RAD BUILD  
1433 Webster Ave.  
Oakland, CA 94609

LANDSCAPE  
RAD BUILD  
1433 Webster Ave.  
Oakland, CA 94609

AGENCY APPROVALS

ISSUE RECORD

1433 Webster Ave.  
Oakland, CA 94609

RAD BUILD  
P.O. Box 70975  
Oakland, CA 94676  
Tel: 510.243.5583

PROPOSED SHRUBS

16501  
Date: 13, Sept. 2017  
Drawn by: CR / DC

Scale: 1/8" = 1'-0"

16501

13, Sept. 2017

CR / DC

L1.5

1/8" = 1'-0"



IRRIGATION NOTE:  
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM WITH A PRESSURE REGULATED EMITTER CONTROLLER THAT INCLUDES MOISTURE AND/OR FERTILIZER SENSOR SHUTOFF.

PROPOSED SHRUBS 1





INDICATED BY THE ARCHITECT'S NOTES AND THE CONTRACT DOCUMENTS. THE ARCHITECT'S NOTES AND THE CONTRACT DOCUMENTS SHALL CONTROL OVER ANY CONFLICTING INFORMATION. THE ARCHITECT'S NOTES AND THE CONTRACT DOCUMENTS SHALL CONTROL OVER ANY CONFLICTING INFORMATION.

OWNER: WILLIAM SHAW COMPANY, LLC  
1515 15TH STREET, OAKLAND, CA 94612

GENERAL CONTRACTOR: RAD BUILD  
1515 15TH STREET, OAKLAND, CA 94612

ARCHITECT OF RECORD: RAD BUILD  
1515 15TH STREET, OAKLAND, CA 94612

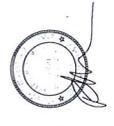
PROJECT DESIGN: RAD BUILD  
1515 15TH STREET, OAKLAND, CA 94612

MECHANICAL: RAD BUILD  
1515 15TH STREET, OAKLAND, CA 94612

CIVIL: RAD BUILD  
1515 15TH STREET, OAKLAND, CA 94612

LANDSCAPE: RAD BUILD  
1515 15TH STREET, OAKLAND, CA 94612

AGENCY APPROVALS



NO.	ISSUE RECORD	DATE
1	2017.09.13	15-SEP-2017
2	2017.09.13	15-SEP-2017
3	2017.09.13	15-SEP-2017
4	2017.09.13	15-SEP-2017
5	2017.09.13	15-SEP-2017
6	2017.09.13	15-SEP-2017

1433 Webster St.  
Oakland, CA 94612  
RAD BUILD  
1515 15TH STREET  
OAKLAND, CA 94612  
Tel: 510.343.5553

PLAN
RAD Project Number: 16501
Date: 15 Sept 2017
Drawn by: SDG

# A1.5

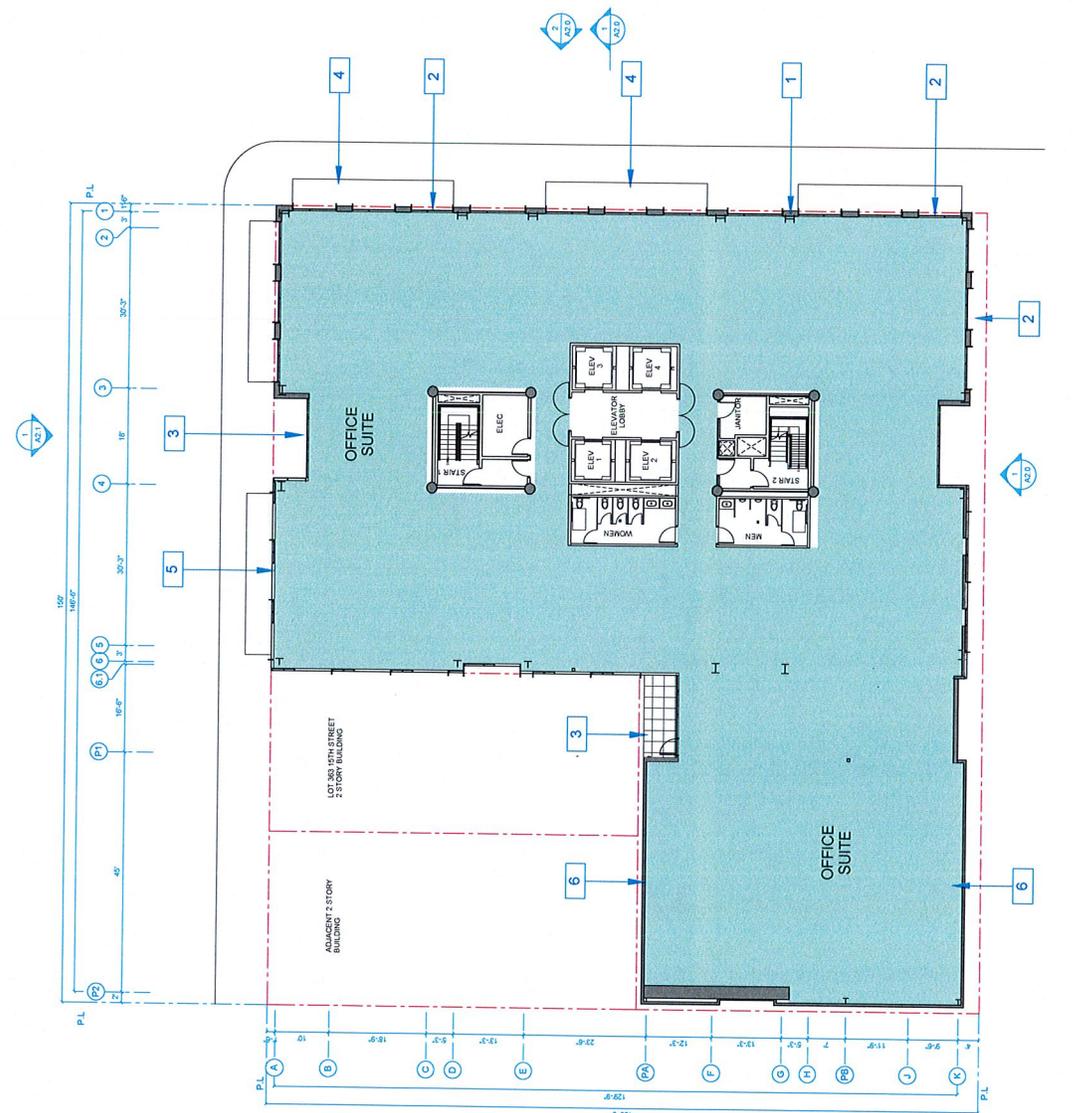
Scale: 3/32" = 1'-0"

**NOTATION KEY**

- 1 TERRAZZOTA SIDING
- 2 METAL WINDOWS WITH METAL WINDOW SURROUND
- 3 CURTAINWALL GLAZING
- 4 1/2" x 1/2" x 1/2" ENDOUCHINGS 6 FEET BEYOND PROPERTY LINE
- 5 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 6 HORIZONTAL MULLION CAP WITH METAL PANEL INFILL

**SPECIAL NOTES**

**PLAN LOCATION KEY**



## LEVEL 2-4 PLAN 1

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OAKLAND, CA 94612  
TEL: 510.343.5553

GENERAL CONTRACTOR  
RAD BUILD  
1433 WEBSTER ST., SUITE 100  
OAKLAND, CA 94612  
TEL: 510.343.5553

ARCHITECT OF RECORD  
RAD BUILD  
1433 WEBSTER ST., SUITE 100  
OAKLAND, CA 94612  
TEL: 510.343.5553

PROJECT DESIGN  
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CIVIL  
RAD BUILD  
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OAKLAND, CA 94612  
TEL: 510.343.5553

MECHANICAL/ELECTRICAL/HVAC  
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1433 WEBSTER ST., SUITE 100  
OAKLAND, CA 94612  
TEL: 510.343.5553

LANDSCAPE ARCHITECTURE  
RAD BUILD  
1433 WEBSTER ST., SUITE 100  
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AGENCY APPROVALS

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Oakland, CA 94609  
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5553

PLAN CHECK #

ISSUE RECORD

No. Description Date

100 INITIAL APPROVALS

101 INITIAL APPROVALS

102 INITIAL APPROVALS

103 INITIAL APPROVALS

104 INITIAL APPROVALS

105 INITIAL APPROVALS

106 INITIAL APPROVALS

107 INITIAL APPROVALS

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349 INITIAL APPROVALS

350 INITIAL APPROVALS

# RAD BUILD

1433 WEBSTER BUILDING  
 P.O. Box 70075  
 Oakland, CA 94612  
 Tel: 510.343.5893

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**OWNER**  
 WILSON BROS. COMPANY LLC  
 1500 18th Street  
 Oakland, CA 94612

**GENERAL CONTRACTOR**  
 WILSON BROS. COMPANY LLC  
 1500 18th Street  
 Oakland, CA 94612

**ARCHITECT OF RECORD**  
 RAD BUILD  
 1433 Webster St.  
 Oakland, CA 94612

**PROJECT DESIGN**  
 RAD BUILD  
 1433 Webster St.  
 Oakland, CA 94612

**MECHANICAL ENGINEER**  
 WILSON BROS. COMPANY LLC  
 1500 18th Street  
 Oakland, CA 94612

**CIVIL**  
 WILSON BROS. COMPANY LLC  
 1500 18th Street  
 Oakland, CA 94612

**LANDSCAPE ARCHITECT**  
 WILSON BROS. COMPANY LLC  
 1500 18th Street  
 Oakland, CA 94612

**AGENCY APPROVALS**



No.	Description	Date
1	ISSUE RECORD	2-15-2018
2	REVISIONS	2-15-2018
3	REVISIONS	2-15-2018
4	REVISIONS	2-15-2018
5	REVISIONS	2-15-2018
6	REVISIONS	2-15-2018
7	REVISIONS	2-15-2018
8	REVISIONS	2-15-2018
9	REVISIONS	2-15-2018
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12	REVISIONS	2-15-2018
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14	REVISIONS	2-15-2018
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16	REVISIONS	2-15-2018
17	REVISIONS	2-15-2018
18	REVISIONS	2-15-2018
19	REVISIONS	2-15-2018
20	REVISIONS	2-15-2018

**1433 Webster St.**  
 Oakland, CA 94612  
 RAD BUILD  
 P.O. Box 70075  
 Oakland, CA 94612  
 Tel: 510.343.5893

**PLAN**

RAD Project Number: 16501  
 Date: 13 Sept 2017  
 Drawn by: SCS

**A1.7**

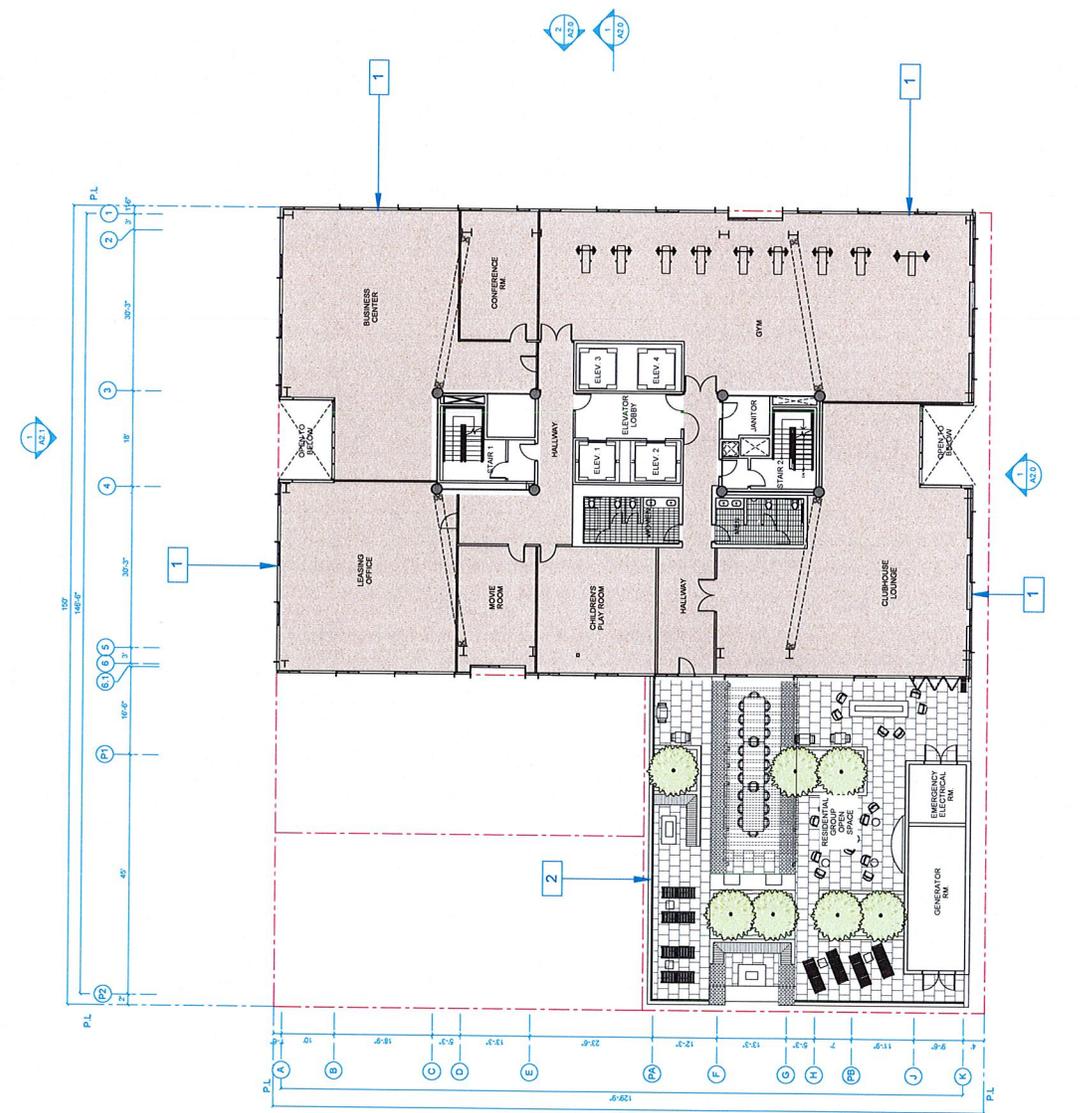
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**NOTATION KEY**

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GIRD
- 2 GLASS GUARDWALL

**SPECIAL NOTES**

**PLAN LOCATION KEY**



**LEVEL 6 PLAN 1**





# RAD BUILD

RAD BUILD  
 1433 Webster St., Oakland, CA 94609  
 P.O. Box 70200, Oakland, CA 94612  
 Tel: 510.343.5583

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**OWNER**  
 VALARIE GILMAN AND JILL  
 1500 15th Street  
 Oakland, CA 94612

**GENERAL CONTRACTOR**  
 RAD BUILD  
 1433 Webster St., Oakland, CA 94609  
 Tel: 510.343.5583

**ARCHITECT OF RECORD**  
 RAD BUILD  
 1433 Webster St., Oakland, CA 94609  
 Tel: 510.343.5583

**PROJECT DESIGN**  
 RAD BUILD  
 1433 Webster St., Oakland, CA 94609  
 Tel: 510.343.5583

**MECHANICAL ENGINEER**  
 RAD BUILD  
 1433 Webster St., Oakland, CA 94609  
 Tel: 510.343.5583

**LANDSCAPE**  
 RAD BUILD  
 1433 Webster St., Oakland, CA 94609  
 Tel: 510.343.5583

**AGENCY APPROVALS**



No.	Description	Date
01	ISSUE RECORD	11/10/2011
02	ISSUE RECORD	11/10/2011
03	ISSUE RECORD	11/10/2011
04	ISSUE RECORD	11/10/2011
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17	ISSUE RECORD	11/10/2011
18	ISSUE RECORD	11/10/2011
19	ISSUE RECORD	11/10/2011
20	ISSUE RECORD	11/10/2011

**1433 Webster St.**  
 Oakland, CA 94609  
 RAD BUILD  
 1433 Webster St.  
 Oakland, CA 94609  
 Tel: 510.343.5583

**PLAN**

RAD Project Number: 16521  
 Date: 13 Sept 2017  
 Drawn by: SCS

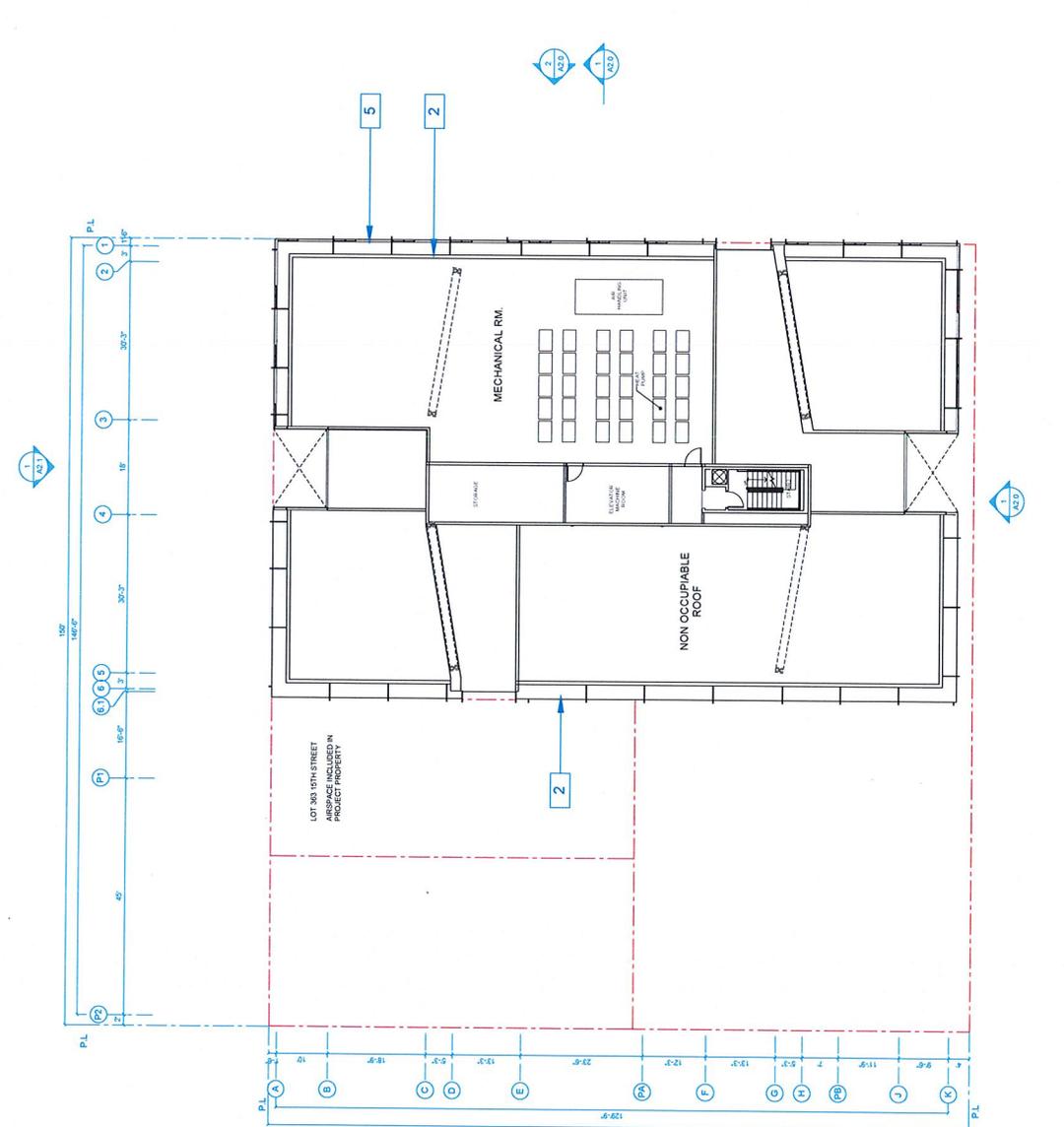
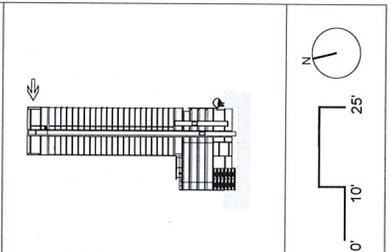
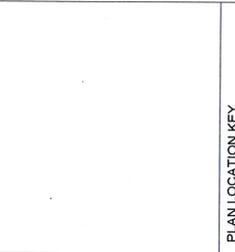
**A1.10**  
 Scale: 3/32" = 1'-0"

**NOTATION KEY**

1	CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
2	LIGHT FEATURE

**SPECIAL NOTES**

ALL MECHANICAL SPACES SHOWN IS SCHEMATIC AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.



## ROOF TERRACE AND MECHANICAL 1



OWNER  
VALERIE BROWN CHANDLER LLC  
1500 34th STREET  
OAKLAND, CA 94612

GENERAL CONTRACTOR  
RAD BUILD  
1500 34th STREET  
OAKLAND, CA 94612

ARCHITECT OF RECORD  
RAD BUILD  
1500 34th STREET  
OAKLAND, CA 94612

PROJECT DESIGN  
RAD BUILD  
1500 34th STREET  
OAKLAND, CA 94612

CIVIL  
RAD BUILD  
1500 34th STREET  
OAKLAND, CA 94612

LANDSCAPE  
RAD BUILD  
1500 34th STREET  
OAKLAND, CA 94612

AGENCY APPROVALS



ISSUE RECORD

No.	Description	Date
01	ISSUE FOR PERMITTING	08/22/2016
02	ISSUE FOR PERMITTING	08/22/2016
03	ISSUE FOR PERMITTING	08/22/2016
04	ISSUE FOR PERMITTING	08/22/2016
05	ISSUE FOR PERMITTING	08/22/2016
06	ISSUE FOR PERMITTING	08/22/2016
07	ISSUE FOR PERMITTING	08/22/2016
08	ISSUE FOR PERMITTING	08/22/2016
09	ISSUE FOR PERMITTING	08/22/2016
10	ISSUE FOR PERMITTING	08/22/2016
11	ISSUE FOR PERMITTING	08/22/2016

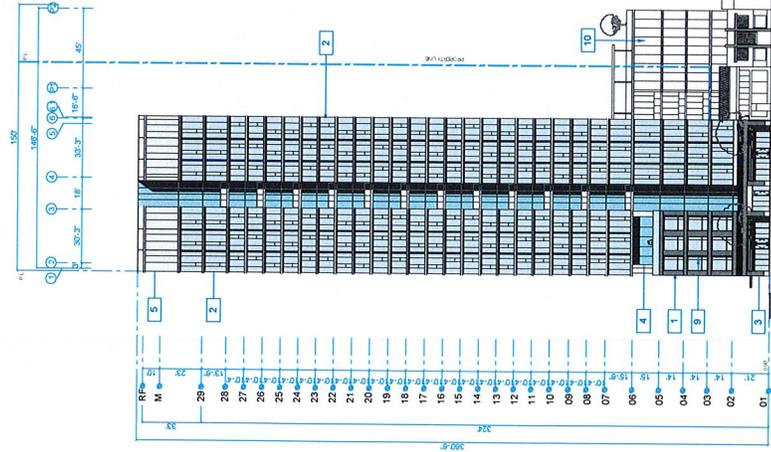
1433 Webster St.  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 3455  
Oakland, CA 94612  
Tel: 510.345.5593

ELEVATION

RAD Project Number: 16501  
Date: 13 Sept 2017  
Drawn by: SDG

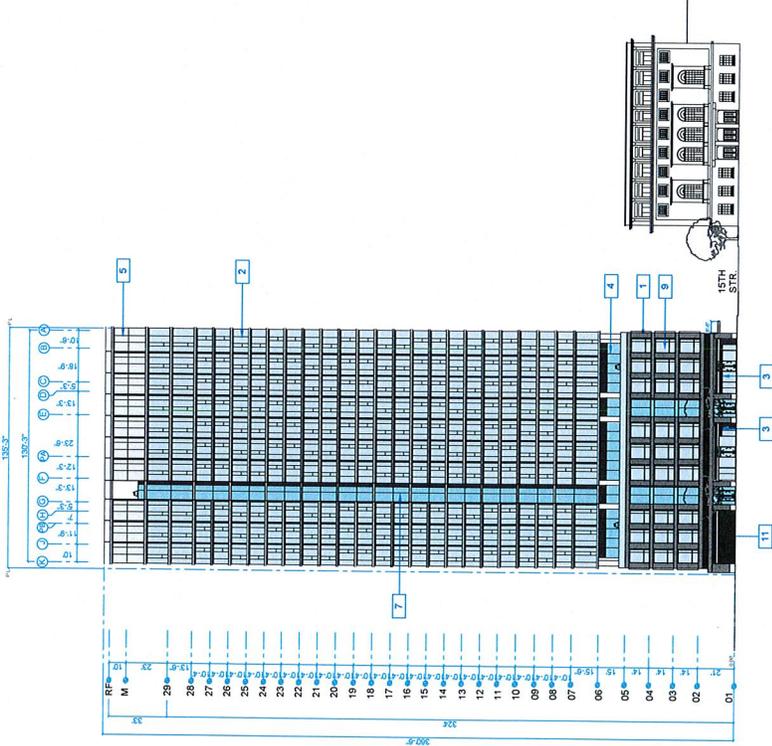
**A2.0**

Scale: 1/16" = 1'-0"



NOTATION KEY

1. THERMOGLASS INSULATED GLAZING UNIT WITH OPERABLE LITE AND EXTENDED MULLION CAP
2. STOREFRONT GLAZING
3. RECESSED CURTAINWALL GLAZING
4. PROGRAMMABLE LIGHT FEATURE
5. ADJACENT BUILDING
6. RECESSED GLASS TYPE 2
7. PRIVATE OPEN SPACE
8. METAL WINDOW
9. METAL PANEL WITH HORIZONTAL MULLION CAP
10. VEHICLE ENTRANCE



SIDE ELEVATION (15TH STREET) 2

FRONT ELEVATION (WEBSTER STREET) 1



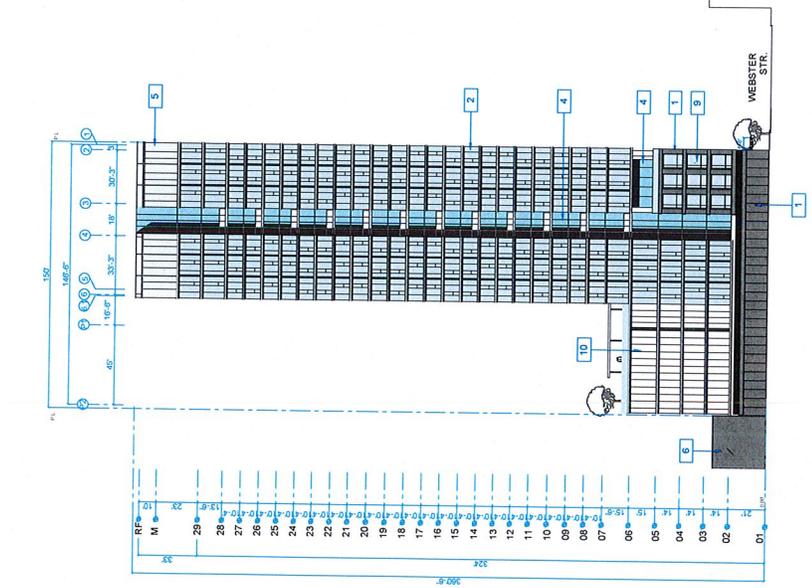
No.	Description	Date
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1433 Webster St.  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94672  
Tel: 510.543.5563

ELEVATION

16501
13. Sept. 2017
SDG

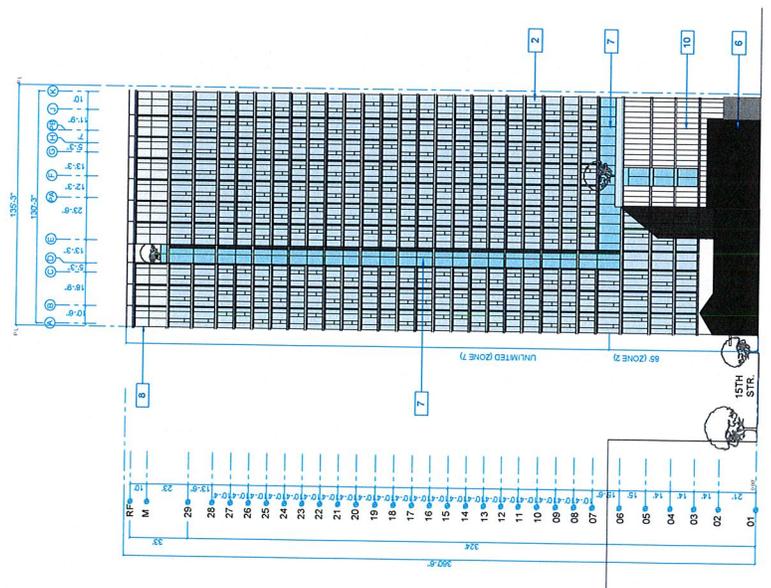
**A2.1**  
Scale 1/16" = 1'-0"



NOTATION KEY

1. TERMOGLOA SIDING
2. METAL GLAZING WITH CURTAINWALL AND MULLION CAP
3. STOREFRONT GLAZING
4. RECESSED CURTAINWALL GLAZING
5. PROGRAMMABLE LIGHT FEATURE
6. ADJACENT BUILDING
7. RECESSED GLASS TYPE 2
8. PRIVATE OPEN SPACE
9. METAL WINDOW
10. METAL PANEL WITH HORIZONTAL MULLION CAP

SIDE ELEVATION (SOUTH LOT LINE) 2



BACK ELEVATION (WEST) 1





RAD BUILD  
P.O. Box 70975, Oakland, CA 94612  
Tel: 510.943.5593

OWNER: **THE BENTLEY TRUST**  
1500 15th St, Oakland, CA 94612  
Tel: 510.434.1100

GENERAL CONTRACTOR:  
**THE BENTLEY TRUST**  
1500 15th St, Oakland, CA 94612  
Tel: 510.434.1100

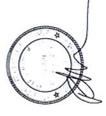
ARCHITECT OF RECORD:  
**THE BENTLEY TRUST**  
1500 15th St, Oakland, CA 94612  
Tel: 510.434.1100

PROJECT DESIGN:  
**THE BENTLEY TRUST**  
1500 15th St, Oakland, CA 94612  
Tel: 510.434.1100

CIVIL:  
**THE BENTLEY TRUST**  
1500 15th St, Oakland, CA 94612  
Tel: 510.434.1100

LANDSCAPE:  
**THE BENTLEY TRUST**  
1500 15th St, Oakland, CA 94612  
Tel: 510.434.1100

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
1	ISSUE FOR PERMIT	4.22.2016
2	ISSUE FOR PERMIT	4.22.2016
3	ISSUE FOR PERMIT	4.22.2016
4	ISSUE FOR PERMIT	4.22.2016
5	ISSUE FOR PERMIT	4.22.2016

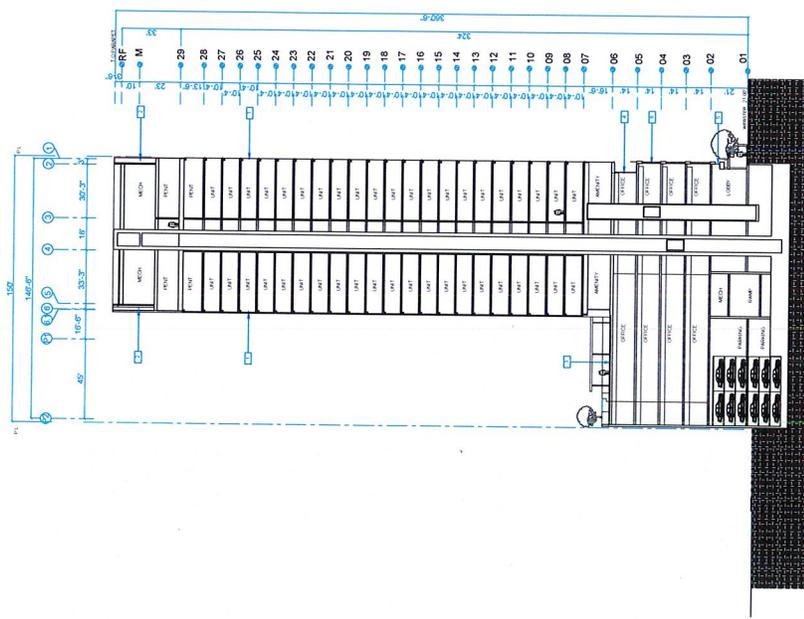
1433 Webster St.  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.943.5593

SECTION

16501  
RAD Project Number  
Date: 13. Sept. 2017  
Drawn by: SDG

**A3.0**

Scale: 1/16" = 1'-0"



NOTATION KEY

- 1 CURTAIN WALL GLAZING WITH EXTRUDED MILLION CAP
- 2 LIGHT FEATURE
- 3 GROUP OPEN SPACE
- 4 CURTAIN WALL GLAZING
- 5 ALUMINUM MECHANICAL LOUVER
- 6 TERMOGLAZING WITH METAL WINDOWS

BUILDING SECTION 1



RAD BUILD  
1433 Webster St  
Oakland, CA 94609

P.O. Box 9910 Oakland, CA 94612  
Tel: 510.343.5593

REGISTERED ARCHITECTS  
REGISTERED ENGINEERS  
REGISTERED CONTRACTORS  
REGISTERED LANDSCAPE ARCHITECTS  
REGISTERED PLANNERS  
REGISTERED INTERIORS DESIGNERS  
REGISTERED ENVIRONMENTAL DESIGNERS  
REGISTERED HISTORIC PRESERVATION SPECIALISTS  
REGISTERED COMMUNITY DEVELOPMENT SPECIALISTS  
REGISTERED POLITICAL AND PUBLIC AFFAIRS SPECIALISTS  
REGISTERED REAL ESTATE BROKERS  
REGISTERED SURVEYORS  
REGISTERED TRANSPORTATION PLANNERS  
REGISTERED URBAN DESIGNERS  
REGISTERED VISUAL QUALITY ANALYSTS

**OWNER**  
YVCA

**CLIENT**  
YVCA

**GENERAL CONTRACTOR**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

**ARCHITECT OF RECORD**  
RAD BUILD  
1433 Webster St  
Oakland, CA 94609

**PROJECT DESIGN**  
ARCHITECTS  
1433 Webster St  
Oakland, CA 94609

**CIVIL**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

**LANDSCAPE**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

**LANDSCAPE ARCHITECT**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

**LANDSCAPE ARCHITECT**  
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1515 15th St  
Oakland, CA 94612

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Oakland, CA 94612

**LANDSCAPE ARCHITECT**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

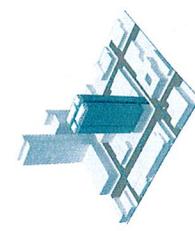
**LANDSCAPE ARCHITECT**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

**LANDSCAPE ARCHITECT**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

**LANDSCAPE ARCHITECT**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

**LANDSCAPE ARCHITECT**  
MCCOY CONSTRUCTION, INC.  
1515 15th St  
Oakland, CA 94612

1



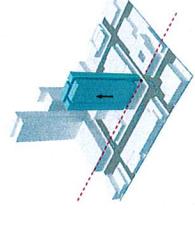
1. EXTRUDE SITE

2



2. CUT MASS INTO TWO BARS, ADD BALCONIES TO THE MIDDLE VOID, ADD A VERTICAL RECESS UP THE EAST AND WEST ELEVATION

3



3. LIFT UP THE FRONT BAR AND INSERT A BUILDING RESPONDING TO THE YVCA

4

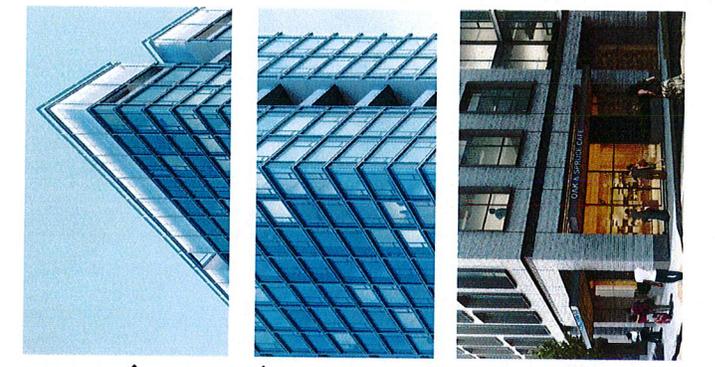


4. CREATE A LANTERN THAT FINISHES TOWARDS THE LAKE AND DOWNTOWN, THIS CONCEALS THE MECHANICAL EQUIPMENT

5



5. WITH EACH BAR WITH A GRID OF EXTRUDED BARS AND STRONG HORIZONTAL REVEALS

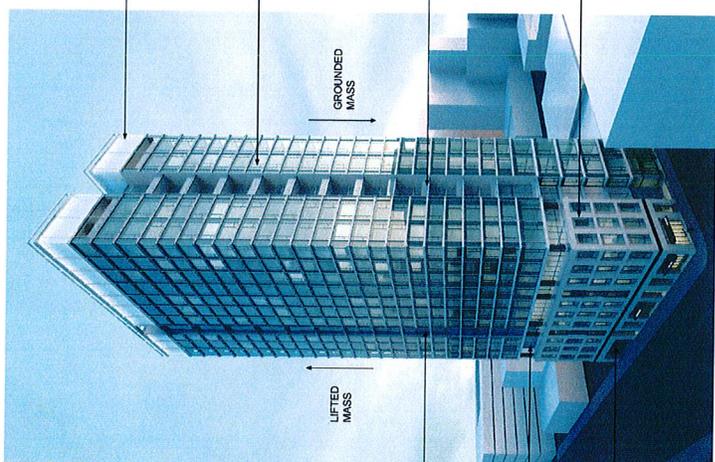


PROGRAMMABLE LIGHT FEATURE WITH MECHANICAL EQUIPMENT

CUSTOM WALL WITH A STAGGERED PATTERN OF OPERABLE WINDOWS, BALCONIES AT EACH FLOOR AND VERTICAL EXTRUDED MILLION GAPS, BALCONIES AT SECOND LEVEL OF DEPTH

LARGE RESIDENTIAL BALCONIES

CONTEXTUAL BASE CLAD IN TERRAZZO AND LANTERN CLADDING AND WINDOWS



VERTICAL RECESS WITH BALCONY

OUTDOOR SPACE FOR OFFICE PROGRAM

VEHICLE ENTRANCE

GROUND MASS

LIFTED MASS

AGENCY APPROVALS

1433 Webster St  
Oakland, CA 94609  
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

RENDERING

RAD Project Number: 16501  
Date: 13 Sept 2017  
Drawn by: SDG

# A4.1

Scale: NTS

# RAD BUILD

RAD BUILD  
 P.O. Box 101  
 Oakland, CA 94612  
 Tel: 510.343.5593

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OWNER	WILLIAM GILBY OAKLAND LLC 1515 14TH STREET OAKLAND, CA 94612
GENERAL CONTRACTOR	PERI CONSTRUCTION 1515 14TH STREET OAKLAND, CA 94612
ARCHITECT OF RECORD	PERI CONSTRUCTION 1515 14TH STREET OAKLAND, CA 94612
PROJECT DESIGN	PERI CONSTRUCTION 1515 14TH STREET OAKLAND, CA 94612
MECHANICAL	PERI CONSTRUCTION 1515 14TH STREET OAKLAND, CA 94612
CIVIL	PERI CONSTRUCTION 1515 14TH STREET OAKLAND, CA 94612
LANDSCAPE	PERI CONSTRUCTION 1515 14TH STREET OAKLAND, CA 94612

## AGENCY APPROVALS



ISSUE RECORD	
No.	Date
001	09/13/2017
002	09/13/2017
003	09/13/2017
004	09/13/2017
005	09/13/2017
006	09/13/2017
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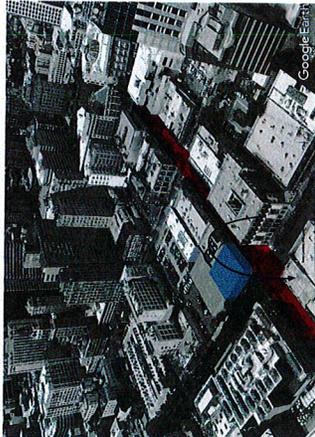
1433 Webster St.  
 Oakland, CA 94609  
 RAD BUILD  
 P.O. Box 101  
 Oakland, CA 94612  
 Tel: 510.343.5593

RENDERING
16501
13. Sep 2017
SUG

**A4.2**

Scale: NTS

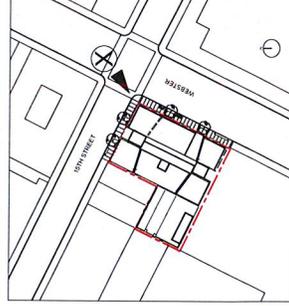
PEDESTRIAN SCALE



CONTINUE THE SCALE OF THE RETAIL ON 15TH STREET



VIEW LOCATION PLAN



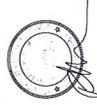
WEBSTER AND 15TH STREET 1

# RAD BUILD

1433 Webster St  
 Oakland, CA 94609  
 Tel: 510.543.3555

<b>OWNER</b>	YMCCA OF OAKLAND 1515 15th Street Oakland, CA 94612 Tel: 510.434.3300
<b>GENERAL CONTRACTOR</b>	WATSON & ASSOCIATES, INC. 1515 15th Street Oakland, CA 94612 Tel: 510.434.3300
<b>ARCHITECT OF RECORD</b>	WATSON & ASSOCIATES, INC. 1515 15th Street Oakland, CA 94612 Tel: 510.434.3300
<b>PROJECT DESIGN</b>	WATSON & ASSOCIATES, INC. 1515 15th Street Oakland, CA 94612 Tel: 510.434.3300
<b>LANDSCAPE</b>	WATSON & ASSOCIATES, INC. 1515 15th Street Oakland, CA 94612 Tel: 510.434.3300

## AGENCY APPROVALS



PLANNING	ISSUE RECORD	
No.	Description	Date
001	ISSUE RECORD	10/2/2017
002	ISSUE RECORD	10/2/2017
003	ISSUE RECORD	10/2/2017
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018	ISSUE RECORD	10/2/2017
019	ISSUE RECORD	10/2/2017
020	ISSUE RECORD	10/2/2017

**1433 Webster St**  
 Oakland, CA 94609  
 RAD BUILD  
 P.O. Box 7097/5  
 Oakland, CA 94612  
 Tel: 510.543.3555

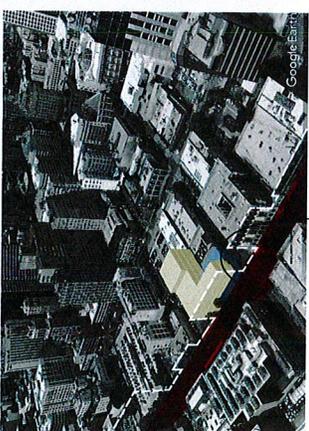
## RENDERING

RAD Project Number	165301
Date	13, Sept. 2017
Drawn by	SDG

# A4.3

Scale \_\_\_\_\_ NTS

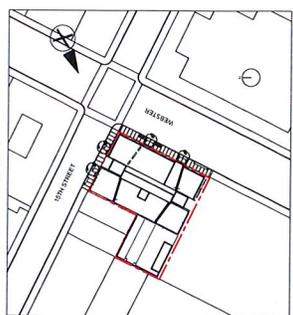
HISTORICAL CONTEXT SCALE



CONTINUE THE SCALE OF THE YWCA BUILDING ON WEBSTER STREET



VIEW LOCATION PLAN



WEBSTER AND 15TH STREET 1

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**OWNER**  
WILLIAM DEAN DANIELS LLC  
1515 14TH STREET, OAKLAND, CA 94612  
Tel: 510.343.5593

**GENERAL CONTRACTOR**  
RAD BUILD  
1515 14TH STREET, OAKLAND, CA 94612  
Tel: 510.343.5593

**ARCHITECT OF RECORD**  
RAD BUILD  
1515 14TH STREET, OAKLAND, CA 94612  
Tel: 510.343.5593

**PROJECT DESIGN**  
RAD BUILD  
1515 14TH STREET, OAKLAND, CA 94612  
Tel: 510.343.5593

**CIVIL**  
MORRIS CIVIL ENGINEERS LLP  
1515 14TH STREET, OAKLAND, CA 94612  
Tel: 510.343.5593

**LANDSCAPE**  
MORRIS CIVIL ENGINEERS LLP  
1515 14TH STREET, OAKLAND, CA 94612  
Tel: 510.343.5593

**AGENCY APPROVALS**



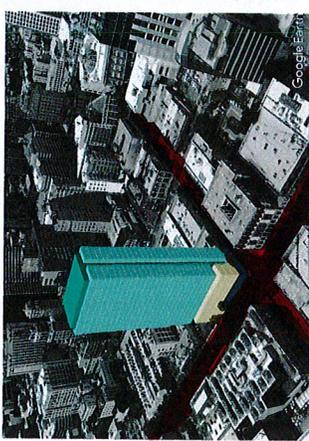
PARAGRAPH #	ISSUE RECORD
101	CONTRACT ADMINISTRATION
102	PERMITS
103	CONSTRUCTION ADMINISTRATION
104	FINAL AS-BUILT

**1433 Webster St.**  
Oakland, CA 94609  
RAD BUILD  
1515 14TH STREET  
OAKLAND, CA 94612  
Tel: 510.343.5593

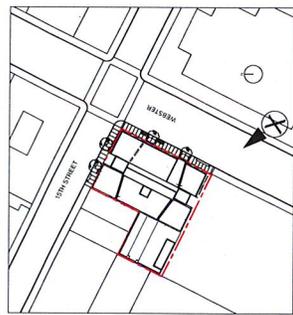
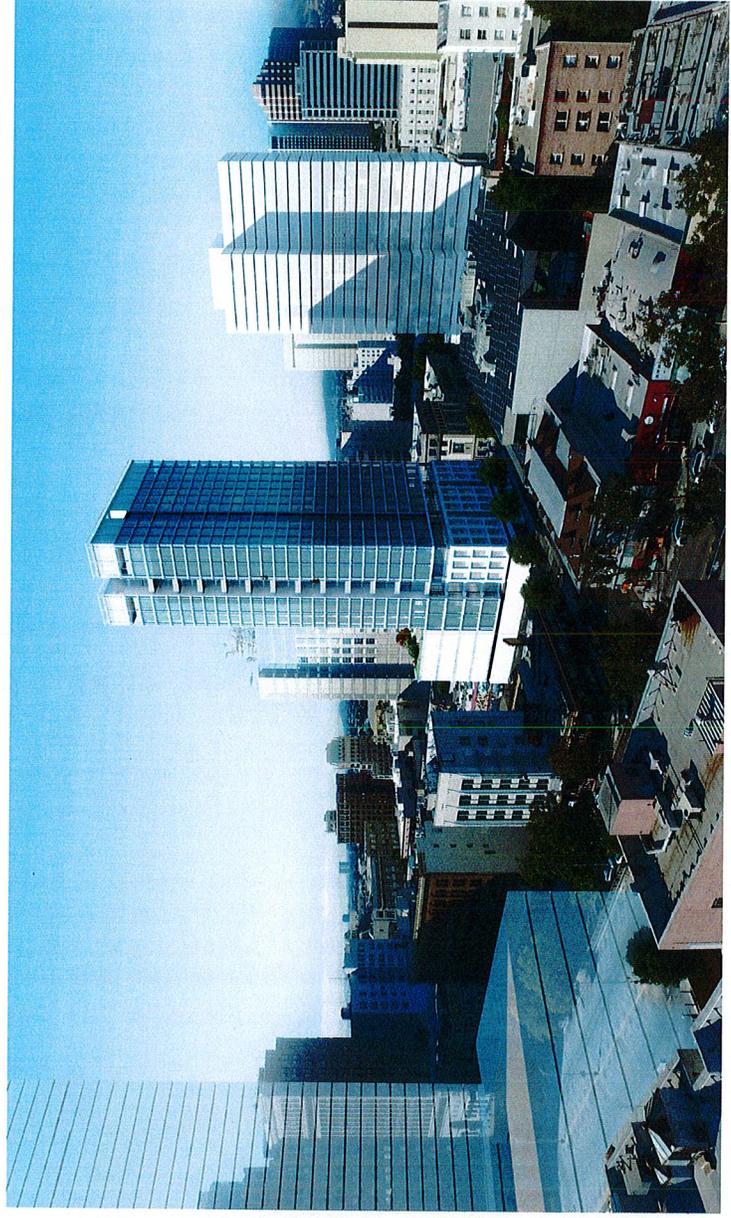
**RENDERING**

Scale: NTS  
**A4.4**

URBAN CONTEXT SCALE



CONTINUE THE PATTERN OF NEW HIGH RISE DEVELOPMENT IN THE NEIGHBORHOOD ESTABLISHED BY 1314 FRANKLIN AND 1510 WEBSTER



AERIAL VIEW LOOKING NORTH 1





REGULATORY AND THE PLANNING DEPARTMENT  
 THE CITY OF OAKLAND, CALIFORNIA  
 1500 14TH STREET, 15TH FLOOR, OAKLAND, CA 94612  
 TEL: 510.343.5593

OWNER  
 1433 WEBSTER ST  
 OAKLAND, CA 94612

GENERAL CONTRACTOR  
 1500 14TH STREET, 15TH FLOOR  
 OAKLAND, CA 94612

ARCHITECT OF RECORD  
 1500 14TH STREET, 15TH FLOOR  
 OAKLAND, CA 94612

PROJECT DESIGN  
 1500 14TH STREET, 15TH FLOOR  
 OAKLAND, CA 94612

CIVIL  
 1500 14TH STREET, 15TH FLOOR  
 OAKLAND, CA 94612

LANDSCAPE  
 1500 14TH STREET, 15TH FLOOR  
 OAKLAND, CA 94612

AGENCY APPROVALS



PLANCHER #	ISSUE RECORD
No.	Description
1	ISSUE RECORD
2	ISSUE RECORD
3	ISSUE RECORD
4	ISSUE RECORD
5	ISSUE RECORD
6	ISSUE RECORD
7	ISSUE RECORD
8	ISSUE RECORD
9	ISSUE RECORD
10	ISSUE RECORD
11	ISSUE RECORD
12	ISSUE RECORD
13	ISSUE RECORD
14	ISSUE RECORD
15	ISSUE RECORD
16	ISSUE RECORD
17	ISSUE RECORD
18	ISSUE RECORD
19	ISSUE RECORD
20	ISSUE RECORD

1433 Webster St  
 Oakland, CA 94612  
 RAD BUILD  
 P.O. Box 780  
 Oakland, CA 94612  
 Tel: 510.343.5593

RENDERING

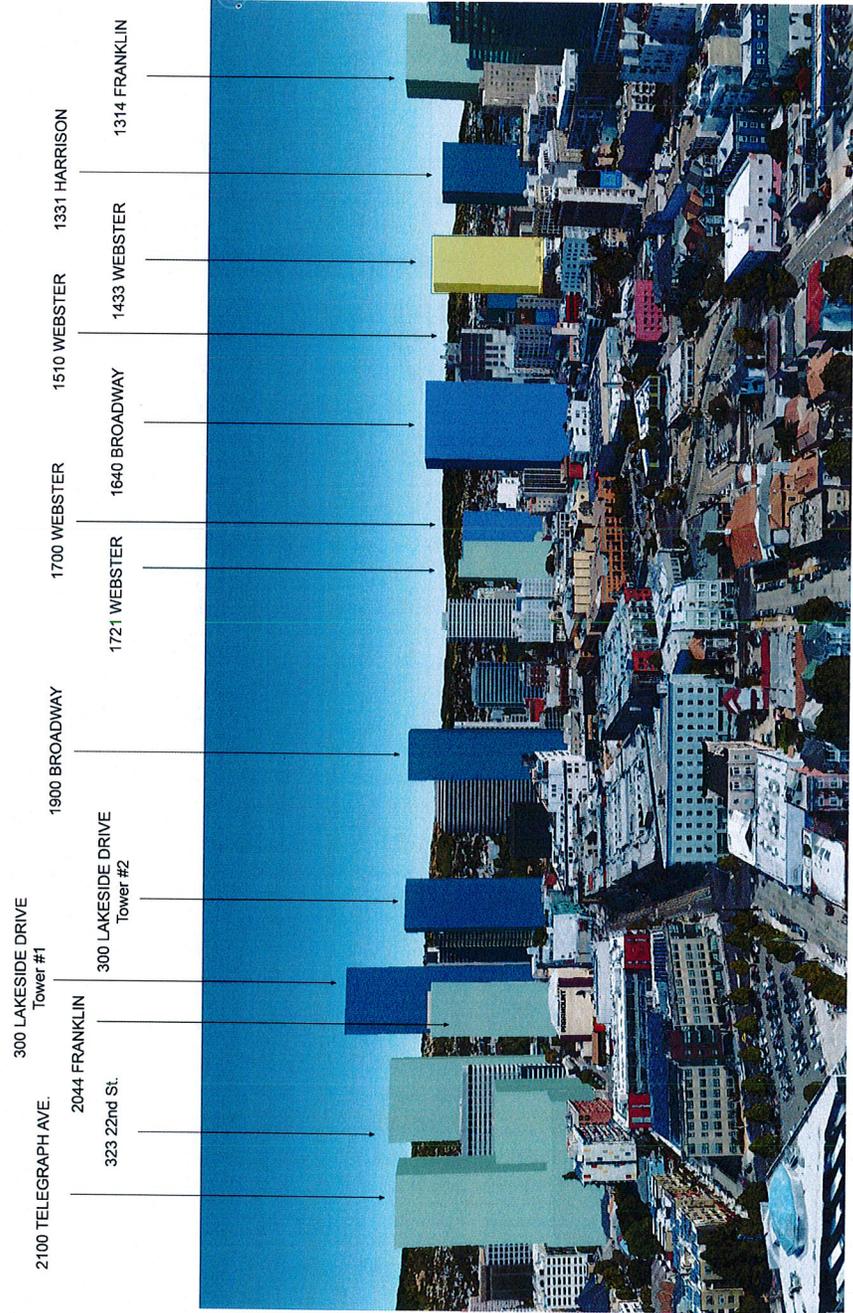
RAD Project Number: 16501  
 Date: 13 Sept 2017  
 Drawn by: SPS

A4.7

Scale: NTS

\* Future project locations and statistics obtained through the following sources:  
 • www.arcgis.com under "Major Projects - September 2016"  
 • City of Oakland Bureau of Planning "List of Active Major Development Projects / Fall 2016"

- APPLICATION APPROVED
- APPLICATION UNDER REVIEW
- 1433 WEBSTER STREET
- BUILDINGS UNDER CONSTRUCTION



VIEW LOOKING EAST

GENERAL CONTRACTOR  
1433 WEBSTER ST  
OAKLAND, CA 94612  
TEL: 510.343.5593

ARCHITECT OF RECORD  
1433 WEBSTER ST  
OAKLAND, CA 94612  
TEL: 510.343.5593

PROJECT DESIGN  
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OAKLAND, CA 94612  
TEL: 510.343.5593

LANDSCAPE  
1433 WEBSTER ST  
OAKLAND, CA 94612  
TEL: 510.343.5593

AGENCY APPROVALS



PLAN CHECK #

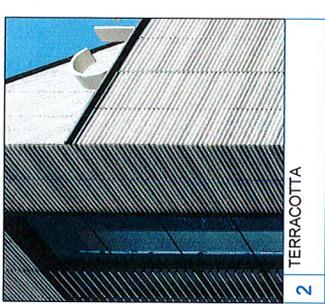
ISSUE RECORD

No.	Description	Date
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2	ISSUE RECORD	12/15/16
3	ISSUE RECORD	12/15/16
4	ISSUE RECORD	12/15/16
5	ISSUE RECORD	12/15/16
6	ISSUE RECORD	12/15/16
7	ISSUE RECORD	12/15/16
8	ISSUE RECORD	12/15/16
9	ISSUE RECORD	12/15/16
10	ISSUE RECORD	12/15/16

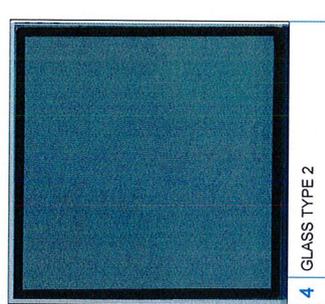
1433 Webster St.  
Oakland, CA 94612  
RAD BUILD  
1433 WEBSTER ST  
OAKLAND, CA 94612  
Tel: 510.343.5593

MATERIALS

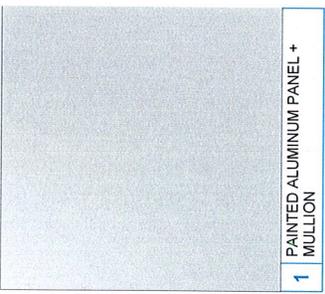
RAD Project Number: 16501  
Date: 13 Sept 2017  
Drawn by: SDG



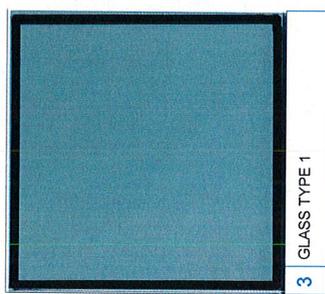
2 TERRACOTTA



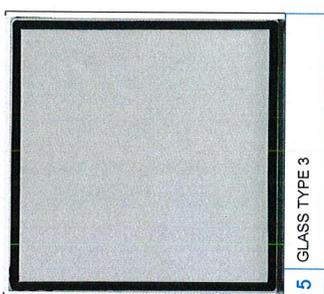
4 GLASS TYPE 2



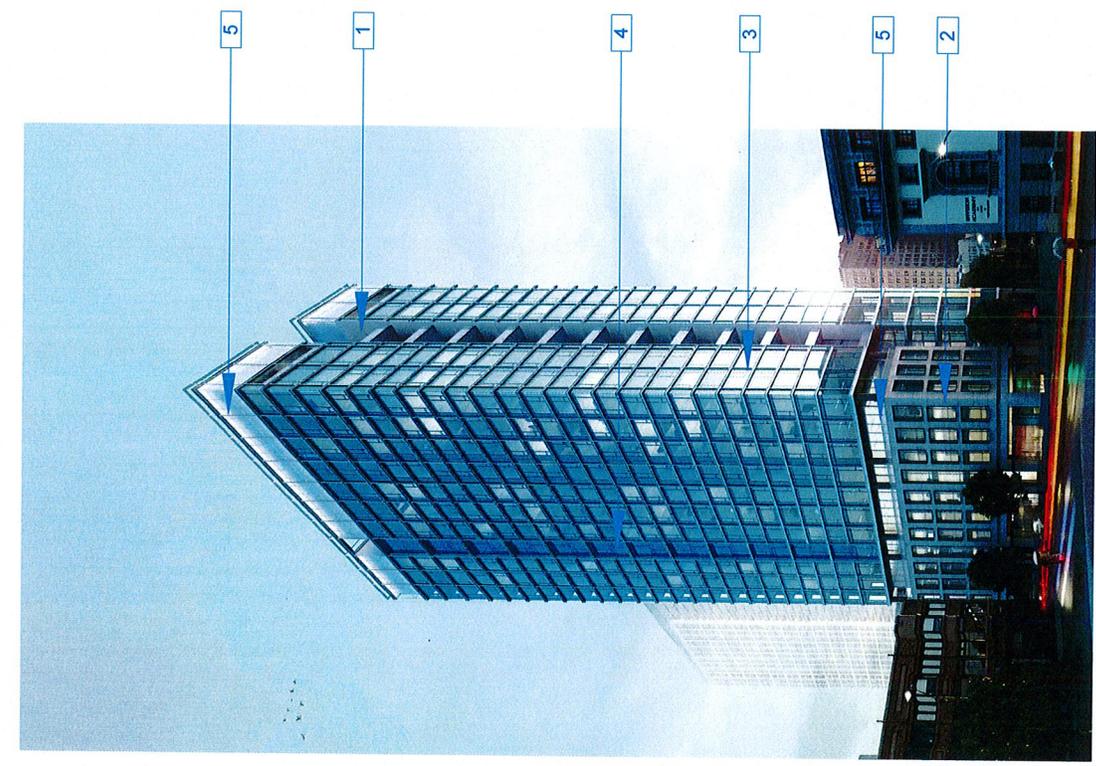
1 PAINTED ALUMINUM PANEL + MULLION



3 GLASS TYPE 1



5 GLASS TYPE 3



# 1433 WEBSTER STREET

BASIC APPLICATION FOR DEVELOPMENT REVIEW



RAD BUILD  
P.O. Box 70975, Oakland, CA 94612  
Tel: 510.343.5593

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L 510.343.5593

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**PROJECT DESIGN**  
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CHICAGO, IL 60611  
L 510.459.3795

**CIVIL**  
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636 9TH STREET  
OAKLAND, CA 94607  
L 510.873.8868

**LANDSCAPE**  
PAMELA BURTON & COMPANY  
1430 OLYMPIC BOULEVARD  
SANTA MONICA, CA 90404  
L 310.828.9554

**AGENCY APPROVALS**



**PLAN CHECK #**

**ISSUE RECORD**

No.	Description	Date
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002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	09-13-2017

**1433 Webster St.**

Oakland, CA 94609

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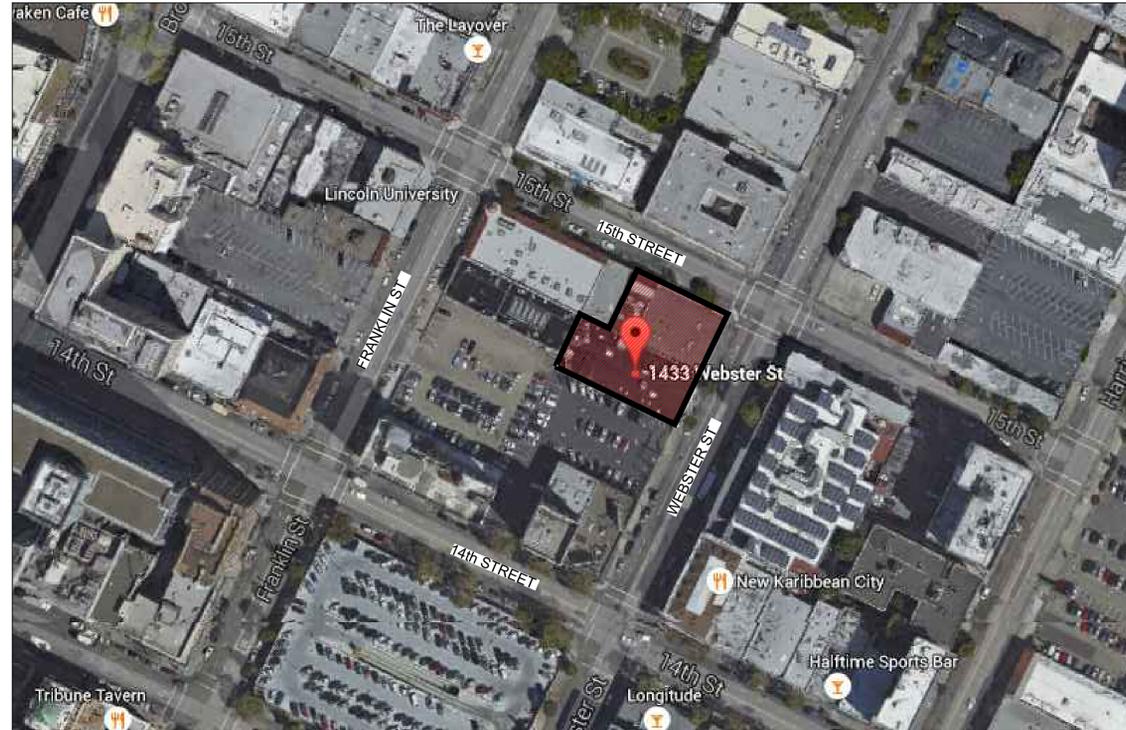
**TITLE SHEET**

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

**A0.1**

Scale

**PROJECT LOCATION**



**SHEET INDEX**

Sheet	Drawing	Scale	Submittal 1
<b>PROJECT INFORMATION &amp; SITE PLAN</b>			
A0.1	Title Sheet	NTS	X
A0.2	Project Data	NTS	X
A0.3	Density Bonus	NTS	X
A0.4	Existing Condition Photos	NTS	X
A0.5	Existing Condition Photos	NTS	X
A0.6	Demolition Plan	3/32"=1'-0"	X
A0.7	Greenpoint	NTS	X
A0.8	Site Plan	1/16"=1'-0"	X
<b>CIVIL</b>			
C0.0	Topographic Survey	1"=20'-0"	X
C1.0	Stormwater Management	1"=10'-0"	X
C2.0	Tree Exhibit	N.T.S	X
<b>LANDSCAPE DESIGN</b>			
L1.1	Level 1 Plan	3/32"=1'-0"	X
L1.2	Level 6 Plan	3/32"=1'-0"	X
L1.4	Trees	NTS	X
L1.5	Shrubs	NTS	X

<b>ARCHITECTURAL</b>			
A1.3	Level P1	3/32"=1'-0"	X
A1.4	Level 1	3/32"=1'-0"	X
A1.5	Level 2-4	3/32"=1'-0"	X
A1.6	Level 5	3/32"=1'-0"	X
A1.7	Level 6	3/32"=1'-0"	X
A1.8	Level 7-28	3/32"=1'-0"	X
A1.9	level 29	3/32"=1'-0"	X
A1.10	Mechanical Plan	3/32"=1'-0"	X
A1.11	Roof Plan	1/4"=1'-0"	X

A2.0	Building Elevation	1/16"=1'-0"	X
A2.1	Building Elevation	1/16"=1'-0"	X
A2.2	Building Signage	NTS	X

A3.0	Building Section	1/16"=1'-0"	X
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<b>BUILDING MASSING AND RENDERINGS</b>			
A4.1	Perspective Rendering	N.T.S	X
A4.2	Perspective Rendering	N.T.S	X
A4.3	Perspective Rendering	N.T.S	X
A4.4	Perspective Rendering	N.T.S	X
A4.5	Perspective Rendering	N.T.S	X
A4.6	Perspective Rendering	N.T.S	X
A4.7	Future Development	N.T.S	X

A5.0	Materials	N.T.S	X
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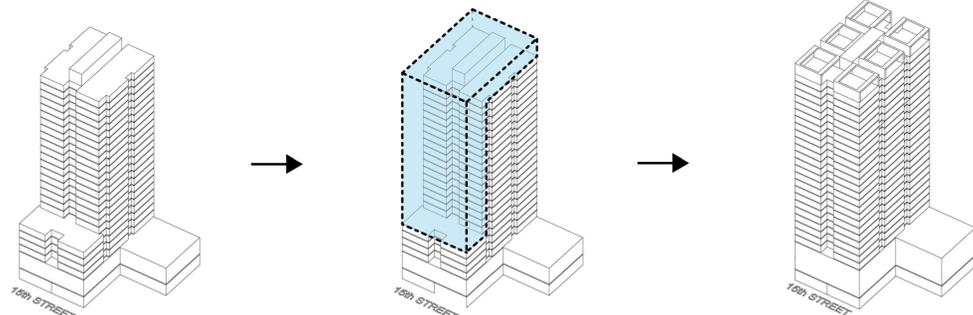




**DENSITY BONUS SUMMARY (see project manual for full density bonus narrative)**

City of Oakland municipal code chapter 17.107: table 17.107.02: density bonus for providing units for very low income households. This project proposes 5% very low income units which allows 20% density bonus.

Waiver:	Pursuant to the California Density Bonus Law, this project requests an increase from the 85'-0" maximum building height limit applicable to the lot at 359 15th Street to a maximum building height of 360'-8"
Concession:	Pursuant to the California Density Bonus Law, this project requests a concession from the open space requirement and associated 50% landscape requirement such that a total of 6,787 sf of open space is provided instead of the required 13,425 sf of open space.



**\*\*Note: To accommodate the 20% increase in units the project requests a waiver from the city to increase the maximum height limit from 85 feet to 360 feet at lot 359 15th street.**

**WAIVER & CONCESSION 1**

MAXIMUM DWELLING UNIT DENSITY			
LOT	LOT AREA	RESIDENTIAL DENSITY	ALLOWABLE UNITS
1433 WEBSTER	9,750	90	108
359 15th ST	6,146	200	30
363 15th St (Air Parcel)	2,108	200	11
<b>TOTAL</b>	<b>18,004</b>		<b>149</b>
Density Bonus for Providing 5% very Low Income Units = 20%			1.20 179***

MAXIMUM FAR		
LOT AREA	FAR	TOTAL
9,750	20	195,000
6,146	6	36,876
2,108	6	12,648
<b>TOTAL</b>		<b>244,524</b>

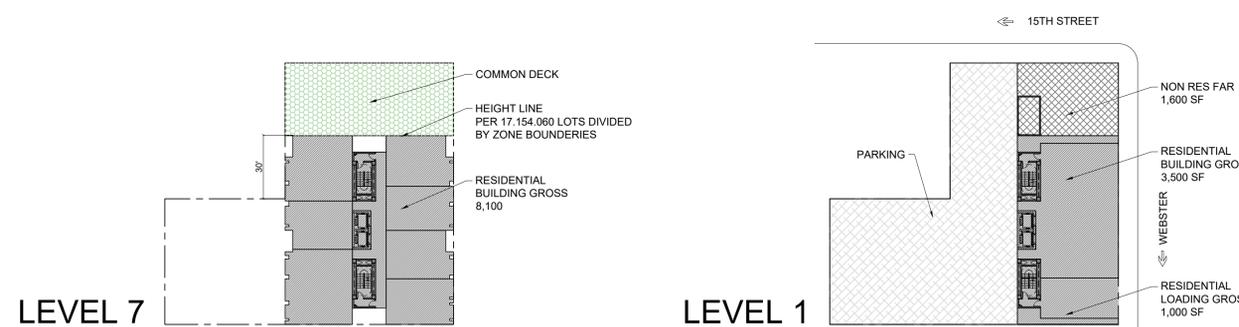
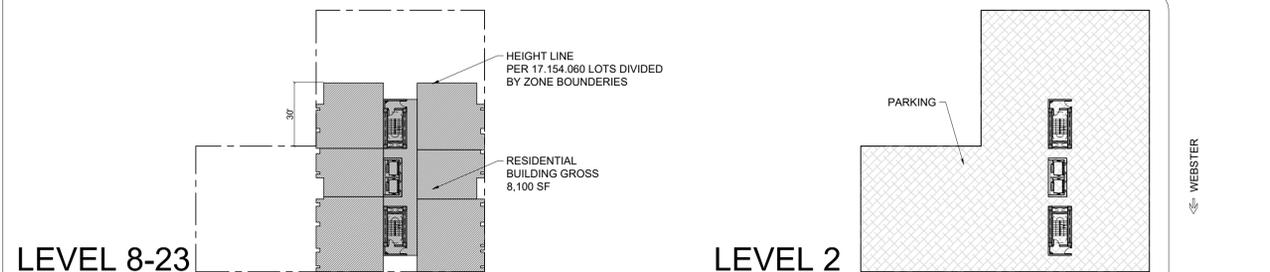
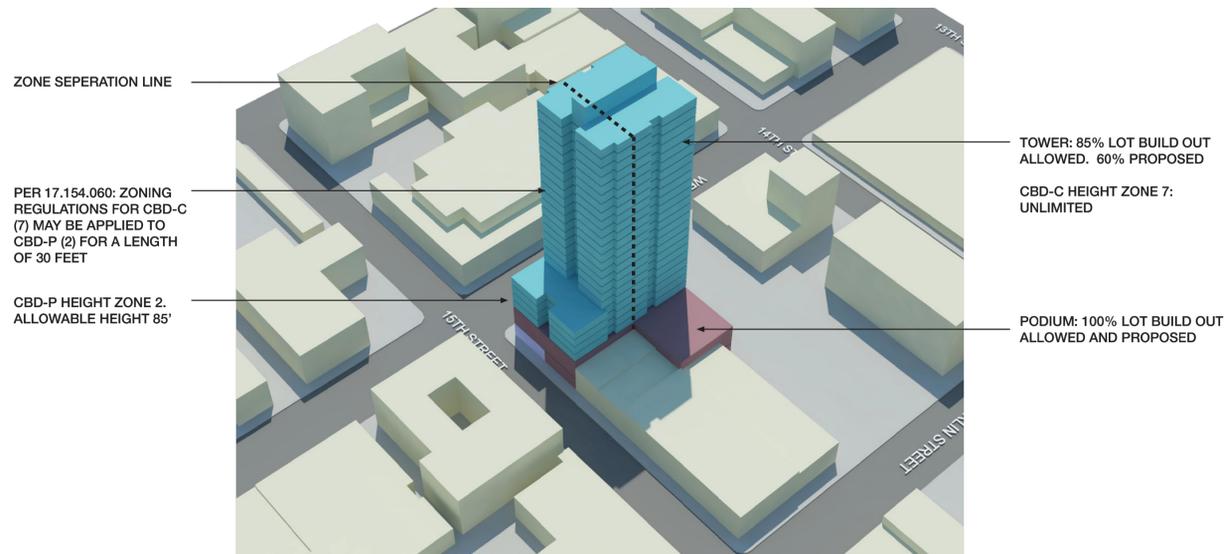
\*\*\*PER OMC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP\*\*\*

**1433 WEBSTER STREET: DENSITY BONUS BASE PROJECT**

**\*\*Note: Base project assumes (1) 85' height limit at 359 15th street (2) total height under 250' (3) Gross Building SF is under 200,000 sf (4) The total units is 146.\*\***

HEIGHT	INCLUDED IN GROSS BUILDING AREA (PLANNING)										BUILDING EFFICIENCY		EXCLUDED FROM GROSS BUILDING AREA (PLANNING)					
	FLOOR TO FLOOR	LEVEL	1 BED 860 SF	2 BED 1260 SF	TOTAL UNITS	AMENITY	LOBBY/ LEASING /MAIL	LOADING/ TRASH/ MECH	RETAIL	FLOOR AREA PER OMC	NON-RES. FAR	BUILDING NET	EFF.	PARKING	PRIVATE OPEN SPACE	GROUP OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
249	10	ROOF																
239	10	23	2	4	6				8,100		6,464	80%						0
229	10	22	2	4	6				8,100		6,464	80%						0
219	10	21	2	4	6				8,100		6,464	80%						0
209	10	20	2	4	6				8,100		6,464	80%						0
199	10	19	2	4	6				8,100		6,464	80%						0
189	10	18	2	4	6				8,100		6,464	80%						0
179	10	17	2	4	6				8,100		6,464	80%						0
169	10	16	2	4	6				8,100		6,464	80%						0
159	10	15	2	4	6				8,100		6,464	80%						0
149	10	14	2	4	6				8,100		6,464	80%						0
139	10	13	2	4	6				8,100		6,464	80%						0
129	10	12	2	4	6				8,100		6,464	80%						0
119	10	11	2	4	6				8,100		6,464	80%						0
109	10	10	5	2	7				8,100		6,464	80%						0
99	10	9	5	2	7				8,100		6,464	80%						0
89	10	8	5	2	7				8,100		6,464	80%						0
79	10	7	5	2	7				8,100		6,464	80%			1,800	1,800		0
69	10	6	2	8	10				11,230		9,100	81%						0
59	10	5	2	8	10				11,230		9,100	81%						0
49	10	4	2	8	10				11,230		9,100	81%						0
39	10	3	2	8	10				11,230		9,100	81%			4,100	4,100		0
14	25	2	0	0	0				0	0			11,000					88
0	14	1	0	0	0			3,500	1,000	1,600	6,100		1,600	6,210				58
<b>TOTAL</b>			<b>54</b>	<b>92</b>	<b>146</b>	<b>0</b>	<b>3,500</b>	<b>1,000</b>	<b>1,600</b>	<b>188,720</b>	<b>1,600</b>			<b>17,210</b>	<b>0</b>	<b>11,375</b>	<b>11,375</b>	<b>146</b>

**BASE PROJECT DATA 1**



**BASE PROJECT PLAN 1**



RAD BUILD  
P.O. Box 70975, Oakland, CA 94612  
Tel: 510.343.5593

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T. 510.343.5593

**GENERAL CONTRACTOR**

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**ARCHITECT OF RECORD**

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**PROJECT DESIGN**

RAD DESIGN/ SDG  
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T. 510.459.3795

**CIVIL**

SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
636 9TH STREET  
OAKLAND, CA 94607  
T. 510.873.8866

**LANDSCAPE**

PAMELA BURTON & COMPANY  
1430 OLYMPIC BOULEVARD  
SANTA MONICA, CA 90404  
T. 310.828.9554

**AGENCY APPROVALS**



**PLAN CHECK #**

**ISSUE RECORD**

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-22-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	09-13-2017

**1433 Webster St.**

Oakland, CA 94609

RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

**DENSITY BONUS BASE PROJECT**

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

**A0.3**

Scale NTS

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

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1433 Webster St.

Oakland, CA 94609

RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

EXISTING CONDITION

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

# A0.4

Scale NTS

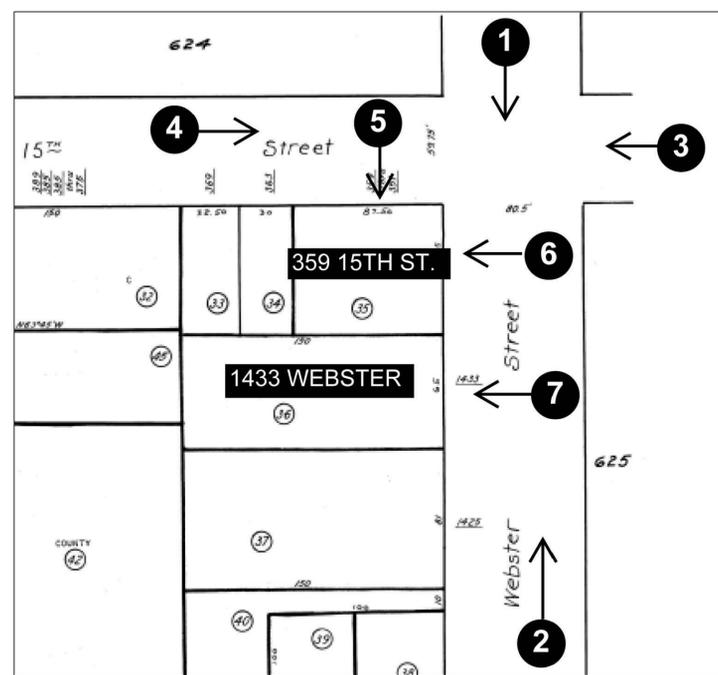
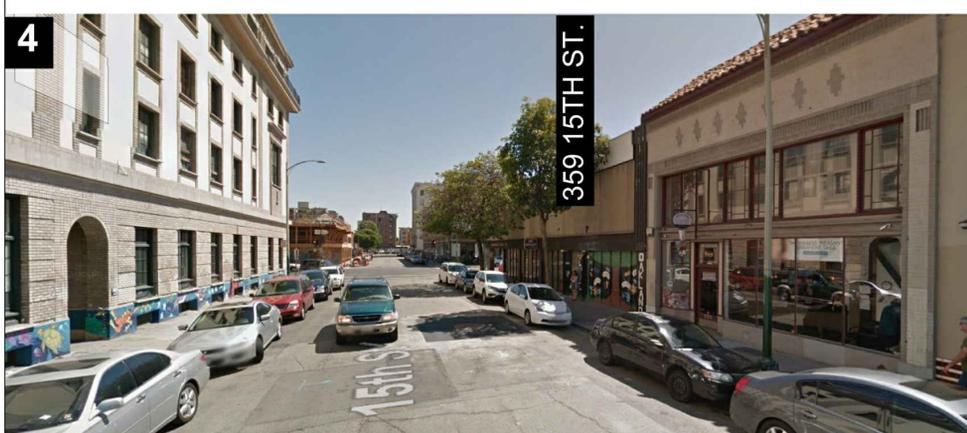


PHOTO LOCATION

## SITE PHOTOGRAPHY: PROJECT SITE 1

SIDE

FRONT

FRONT

SAME SIDE OF PROJECT SITE: 15TH STREET



359-349 15TH STREET



359 15TH STREET  
(PROJECT SITE)



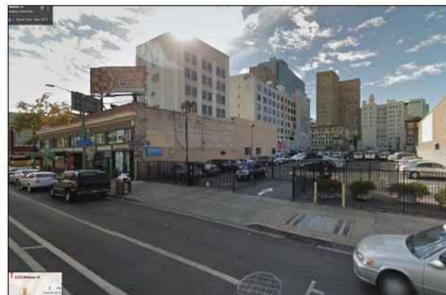
363 15TH STREET  
369 15TH STREET



377-389 15TH STREET

WEBSTER STREET

SAME SIDE OF PROJECT SITE: WEBSTER STREET



PARKING LOT



1433 WEBSTER STREET  
(PROJECT SITE)



359 15TH STREET  
(PROJECT SITE)



YWCA

1523 WEBSTER

15TH STREET

ACROSS FROM PROJECT SITE: 15TH STREET



395-376 15TH STREET



YWCA



330 15TH STREET



336 15TH STREET

WEBSTER STREET

ACROSS FROM PROJECT SITE: WEBSTER STREET



1510 WEBSTER



330 15TH STREET



1438 15TH STREET



1410 WEBSTER



340 14TH STREET

15TH STREET



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EXISTING CONDITION

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

A0.5

Scale NTS







**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERN LINE OF WEBSTER STREET, DISTANT THEREON NORTHERLY FROM THE NORTHERLY LINE OF FOURTEENTH STREET, ONE HUNDRED AND NINETY-ONE (191) FEET; THENCE RUNNING NORTHERLY ALONG SAID WESTERN LINE OF WEBSTER STREET, SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES WESTERLY ONE HUNDRED AND FIFTY (150) FEET; THENCE AT RIGHT ANGLES SOUTHERLY SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES EASTERLY ONE HUNDRED AND FIFTY (150) FEET TO THE WESTERLY LINE OF WEBSTER STREET AND POINT OF COMMENCEMENT.

APN: 008-0624-036-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERN LINE OF WEBSTER STREET WITH THE SOUTHERN LINE OF 15TH STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 47.50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT RIGHT ANGLES EASTERLY, 47.50 FEET TO THE WESTERN LINE OF WEBSTER STREET; AND THENCE NORTHERLY ALONG SAID LINE OF WEBSTER STREET, 70.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF 15TH STREET, DISTANT THEREON 47.50 FEET WESTERLY FROM THE WESTERN LINE OF WEBSTER STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 40 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT RIGHT ANGLES EASTERLY, 40 FEET; AND THENCE AT RIGHT ANGLES NORTHERLY, 70.25 FEET TO THE POINT OF BEGINNING.

APN: 008-0624-035-00

**SURVEY NOTES**

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED AS OF AUGUST 4, 2015, ORDER NUMBER 991-23068599-SLO, FURNISHED TO SANDIS ENGINEERS, FOR USE WITH THIS TRANSACTION ONLY. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEBSTER STREET WHICH IS A DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
- BUILDING AREAS SHOWN HEREON ARE BASED UPON FIELD LOCATIONS AND MEASUREMENTS (ROUNDED TO THE NEAREST TENTH OF A FOOT (0.1)) FOR THE SUBJECT BUILDINGS TAKEN AT THE OUTSIDE BUILDING ENVELOPE AT GROUND LEVEL AS DIMENSIONED HEREON AND DOES NOT REPRESENT "DRIP LINE" OR THE ENTIRE BUILDING AREA AT ALL LEVELS OR REPRESENT THE EXISTENCE OF OR NON-EXISTENCE OF ANY MEZZANINES.

**FLOOD ZONE CLASSIFICATION**

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06001C0067G DATED AUGUST 3, 2009.

**BASIS OF BEARINGS**

THE BEARING OF N 27°24'57" E FOR THE MONUMENT LINE OF WEBSTER STREET AS SHOWN ON THAT CERTAIN PARCEL MAP FILED ON MAY 11, 2000, IN BOOK 252 OF MAPS AT PAGE 1-2, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS OF THE BEARINGS SHOWN ON THIS SURVEY.

**SURVEY NOTES**

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: FEBRUARY 2016

**UNDERGROUND UTILITY NOTE**

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

**TOPOGRAPHIC SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF NAUTILUS GROUP ON MARCH 21, 2016.

*Christian Cintean*  
 DATE: MARCH 21, 2016  
 CHRISTIAN CINTEAN, L.S. 8941



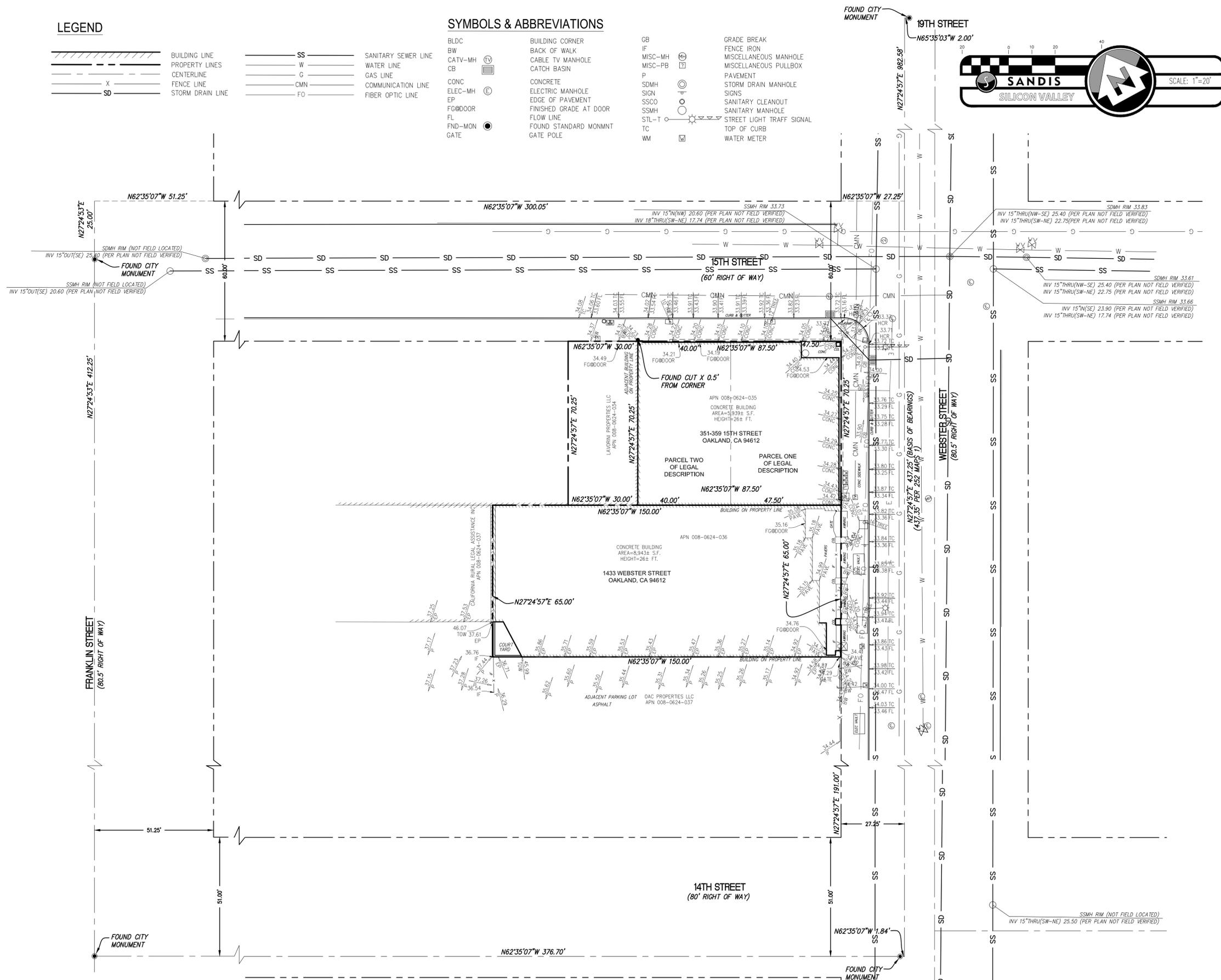
**LEGEND**

- BUILDING LINE
- PROPERTY LINES
- CENTERLINE
- FENCE LINE
- STORM DRAIN LINE

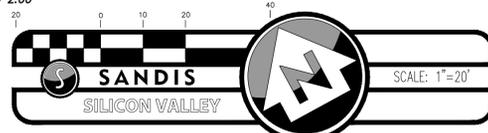
- SS - SANITARY SEWER LINE
- W - WATER LINE
- G - GAS LINE
- CMN - COMMUNICATION LINE
- FO - FIBER OPTIC LINE

**SYMBOLS & ABBREVIATIONS**

- BLDC - BUILDING CORNER
- BW - BACK OF WALK
- CATV-MH - CABLE TV MANHOLE
- CB - CATCH BASIN
- CONC - CONCRETE
- ELEC-MH - ELECTRIC MANHOLE
- EP - EDGE OF PAVEMENT
- FG8DOOR - FINISHED GRADE AT DOOR
- FL - FLOW LINE
- FND-MON - FOUND STANDARD MONMNT
- GATE - GATE POLE
- GB - GRADE BREAK
- IF - FENCE IRON
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- P - PAVEMENT
- SDMH - STORM DRAIN MANHOLE
- SN - SIGNS
- SSCO - SANITARY CLEANOUT
- SSMH - SANITARY MANHOLE
- STL-T - STREET LIGHT TRAFF SIGNAL
- TC - TOP OF CURB
- WM - WATER METER



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**SANDIS** CIVIL ENGINEERS SURVEYORS PLANNERS  
 1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net  
 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

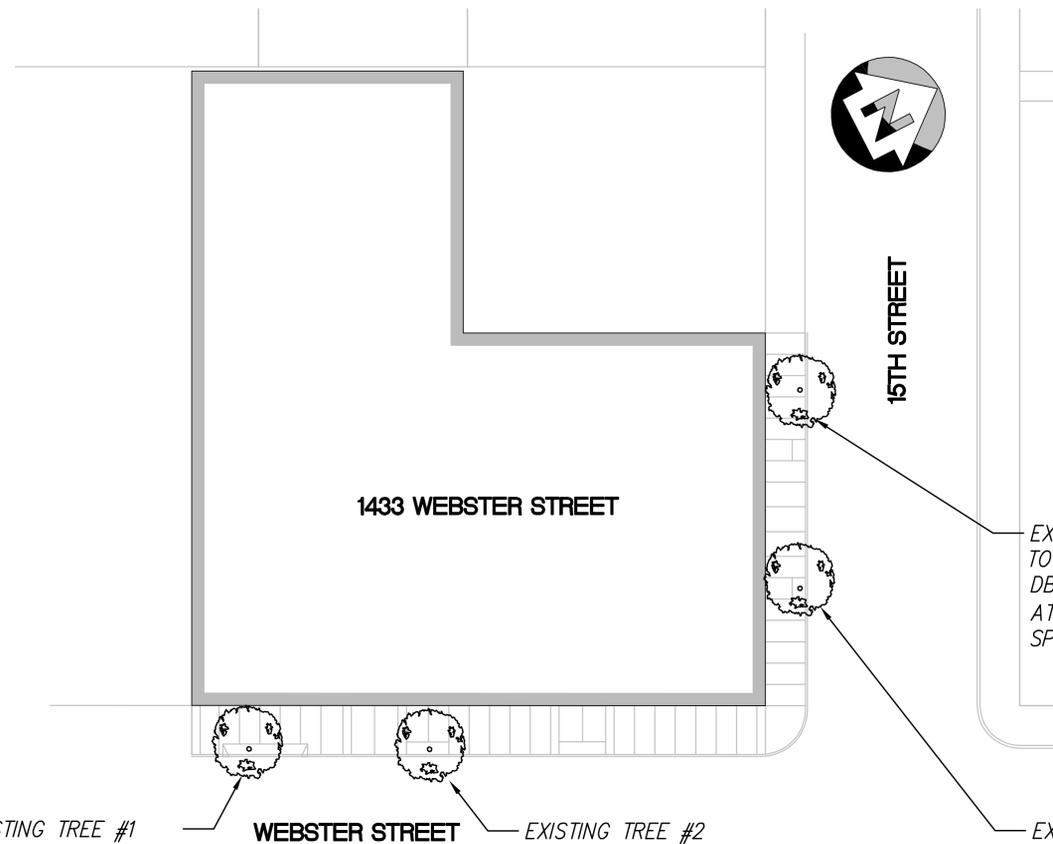
DATE:	02/29/16
SCALE:	1"=20'
DRAWN BY:	DS
APPROVED BY:	CC
DRAWING NO.:	616011

No.	REVISION/ISSUE	DATE	BY

**TOPOGRAPHIC SURVEY**  
 1433 WEBSTER STREET/351-359 15TH STREET  
 OAKLAND CALIFORNIA

SHEET  
**C0.0**  
 OF 1 SHEETS





EXISTING TREE #1  
TO BE REMOVED  
DBH = DIAMETER OF TREE  
AT 4.5' ABOVE BASE = 12.5"  
SPECIES: LOPHOSTEMON CONFERTUS

EXISTING TREE #2  
TO BE REMOVED  
DBH = DIAMETER OF TREE  
AT 4.5' ABOVE BASE = 14.5"  
SPECIES: LOPHOSTEMON CONFERTUS

EXISTING TREE #4  
TO BE REMOVED  
DBH = DIAMETER OF TREE  
AT 4.5' ABOVE BASE = 11"  
SPECIES: LOPHOSTEMON CONFERTUS

EXISTING TREE #3  
TO BE REMOVED  
DBH = DIAMETER OF TREE  
AT 4.5' ABOVE BASE = 14"  
SPECIES: LOPHOSTEMON CONFERTUS



TREE #1



TREE #2



TREE #3



TREE #4

# RAD BUILD

RAD BUILD  
P.O. Box 70975, Oakland, CA 94612  
Tel: 510.343.5593

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**GENERAL CONTRACTOR**

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**ARCHITECT OF RECORD**

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**PROJECT DESIGN**

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636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net

EAST BAY/SF

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
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**1433 Webster Ave.**

Oakland, CA 94609

RAD BUILD  
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NEMO Building Systems, LLC  
18231 Murphy Pkwy  
Lathrop, CA 95330

TREE EXHIBIT

RAD Project Number 0001  
Date 13, Sept 2017  
Drawn by EA

C2.0

Scale NTS

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**LANDSCAPE**

PAMELA BURTON & COMPANY  
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T 310.523.9504

**AGENCY APPROVALS**

**PLAN CHECK #**

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RAD BUILD  
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**LANDSCAPE PLAN**

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by CR / DC

**L1.1**

Scale 1/8" = 1'-0"

← 15TH STREET

BIKE RACKS

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	4

**STREETSCAPE PLANTER SHRUB MIX:**

PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
Olea europaea 'Little Ollie' / Little Ollie Olive	15 GAL	30" o.c.	50%
Trachelospermum jasminoides / Star jasmine	5 GAL	18" o.c.	50%

WEBSTER STREET  
⇄

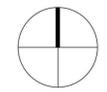
ACCENT PAVING BAND  
NATURAL GREY CONCRETE SIDEWALK WITH SAW CUT JOINTS

24" BOX TRISTANIA CONFERTA STREET TREES PLANTED IN 4'x8' SIDEWALK PLANTER

**IRRIGATION NOTE:**  
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



NORTH



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SANTA MONICA, CA 90404  
L 310.828.9504

**AGENCY APPROVALS**

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Oakland, CA 94609

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**LANDSCAPE PLAN**

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by CR / DC

# L1.2

Scale 1/8" = 1'-0"

## PLANT SCHEDULE LEVEL 6 TERRACE

TREES BOTANICAL NAME COMMON NAME CONT QTY

	ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	60L	7
---	--------------------	---------------------	-----	---

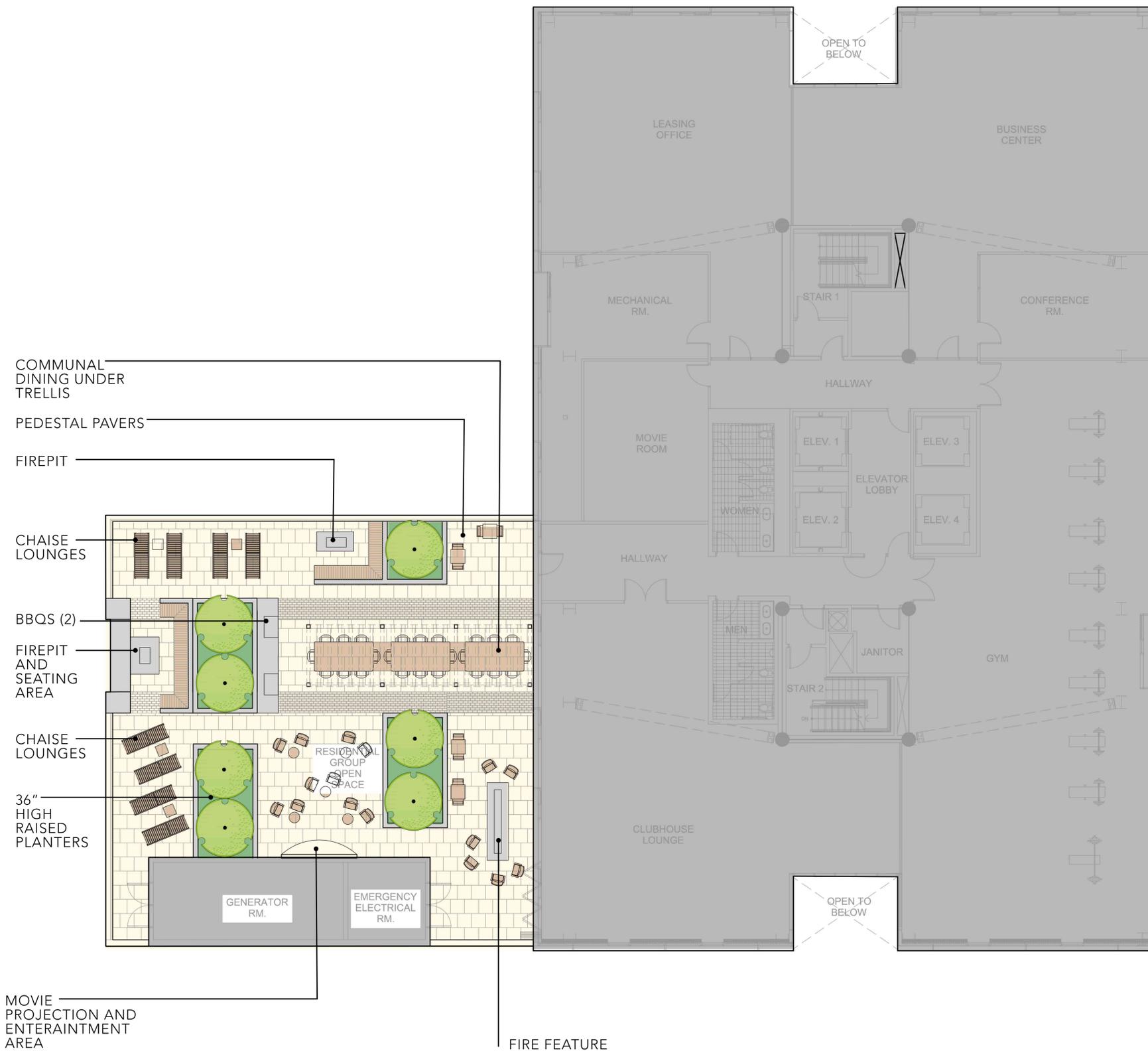
**SHRUB MIX**



PLANT NAME (BOTANICAL/COMMON) CONT. SPACING % AREA

PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
<b>6TH FLOOR ROOF MIX</b>			
Agave x 'Blue Flame'	5 GAL	18" o.c.	20%
Asparagus meyeri / Foxtail Fern	1 GAL	24" o.c.	20%
Olea europaea 'Little Ollie' / Little Olive Olive	15 GAL	30" o.c.	20%
Rosmarinus officinalis 'Prostratus' / Rosemary	5 GAL	18" o.c.	20%
Westringia fruticosa 'Mundi'	5 GAL	18" o.c.	20%

NOTE: PROVIDE LIGHTWEIGHT PLANTING SOIL FOR LEVEL 6 PLANTING AREAS



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## PLANT PALETTE - TREES



*Arbutus marina*  
Strawberry Tree



*Olea europaea* 'Swan Hill'  
Fruitless Olive

## PLANT PALETTE - STREET TREES



*Tristania conferta*  
Brisbane Box



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# RAD

B U I L D

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**PROPOSED TREES**

RAD Project Number 16501

Date 13, Sept 2017

Drawn by CR / DC

# L1.4

Scale 1/8" = 1'-0"

**PROPOSED TREES**

**1**

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**PROPOSED SHRUBS**

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by CR / DC

**L1.5**

Scale 1/8" = 1'-0"

**PLANT PALETTE - SHRUBS**



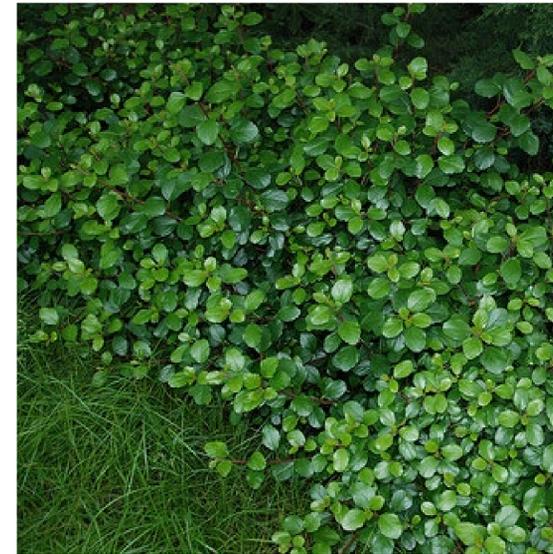
*Rosmarinus 'Blue Spires'*  
Blue Spires Upright Rosemary



*Rosmarinus officinalis 'Prostratus'*  
Trailing Rosemary



*Olea europaea 'Little Ollie'*  
Little Ollie Olive



*Ribes viburnifolium*  
Evergreen Currant



*Agave 'Blue Flame' and 'Blue Glow'*



*Olea eurpoea 'Little Ollie'*  
Little Ollie Olive



*Asparagus meyeri*  
Foxtail Fern

**AGENCY APPROVALS**



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**PLAN**

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

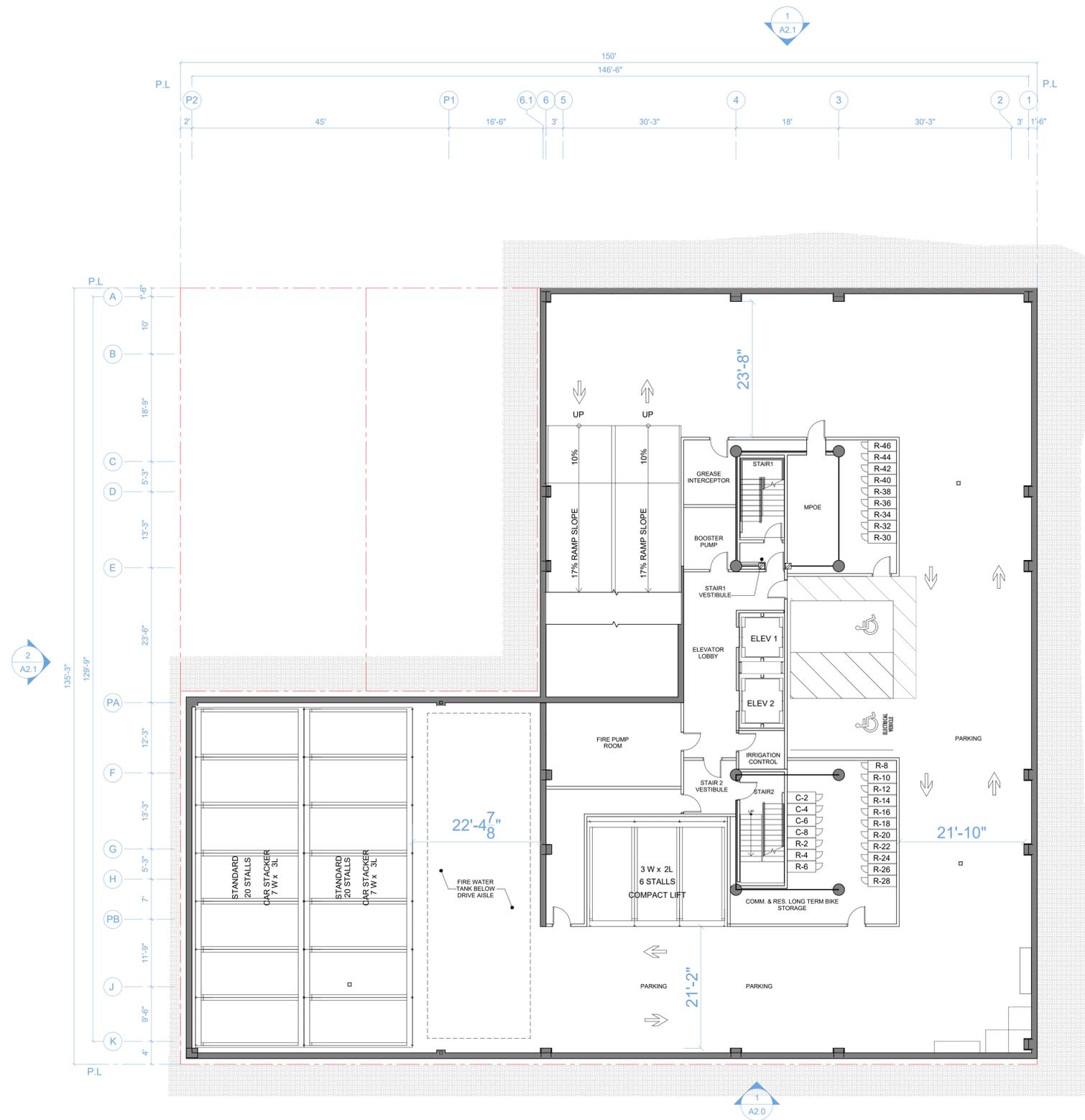
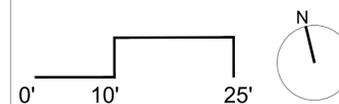
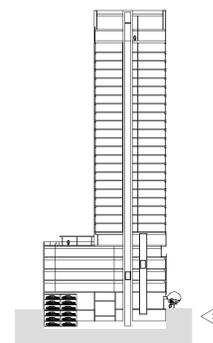
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Scale 3/32" = 1'-0"

**NOTATION KEY**

**SPECIAL NOTES**

**PLAN LOCATION KEY**



**AGENCY APPROVALS**



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# A1.4

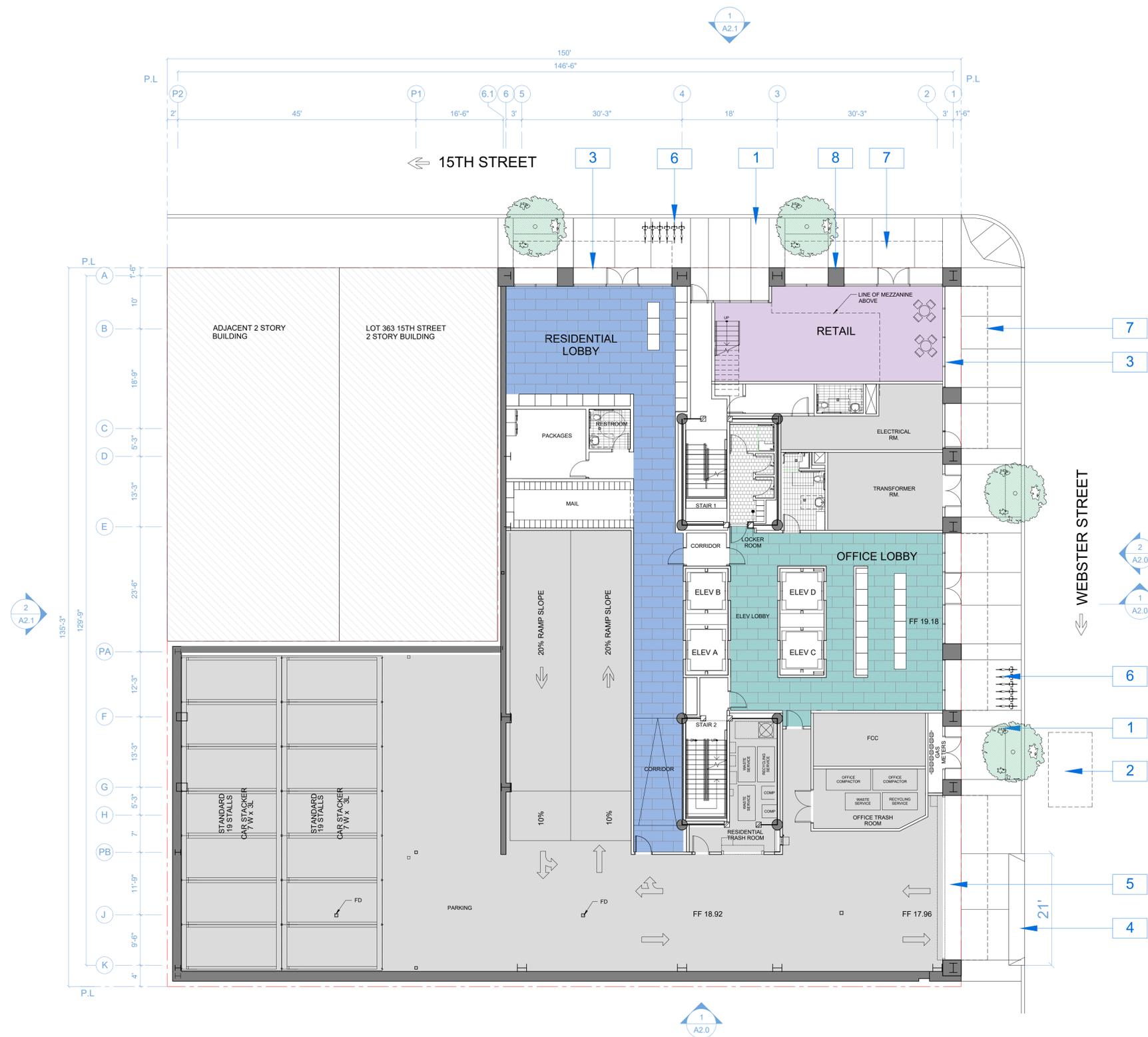
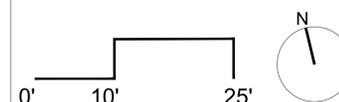
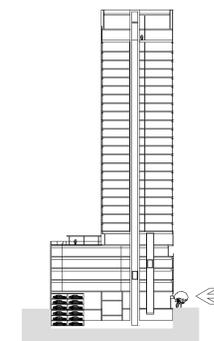
Scale 3/32" = 1'-0"

**NOTATION KEY**

- 1 NEW STREET TREES
- 2 UNDERGROUND VAULT
- 3 STOREFRONT GLAZING
- 4 CITY STANDARD CURB CUT
- 5 RESIDENTIAL VEHICLE ENTRY
- 6 SHORT TERM BIKE PARKING
- 7 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
- 8 TERRACOTTA SIDING

**SPECIAL NOTES**

**PLAN LOCATION KEY**



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# A1.5

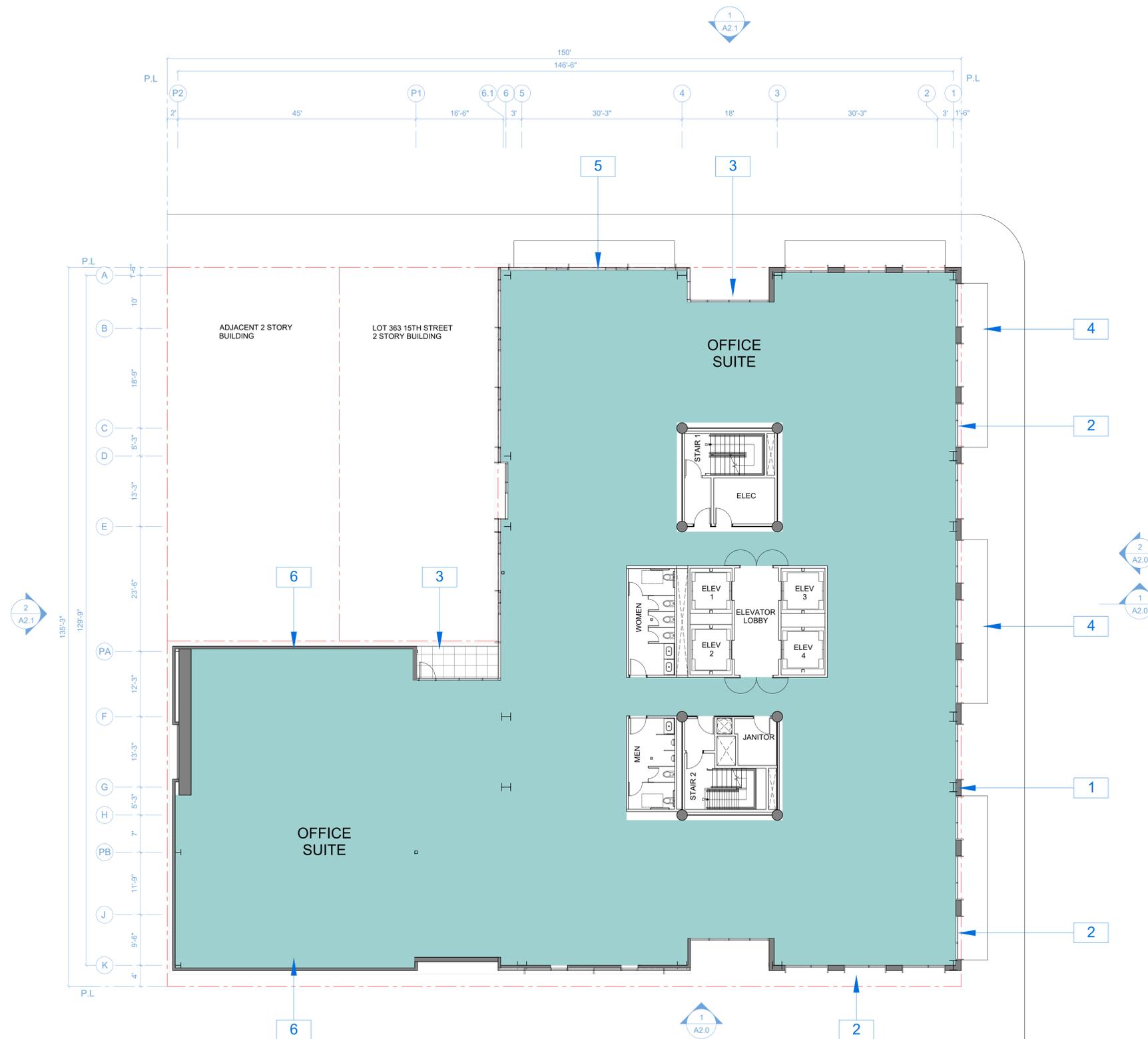
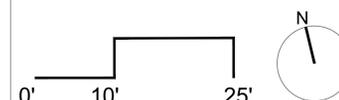
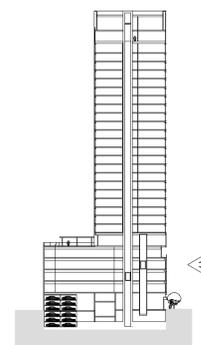
Scale 3/32" = 1'-0"

**NOTATION KEY**

- 1 TERRACOTTA SIDING
- 2 METAL WINDOWS WITH METAL WINDOW SURROUND
- 3 CURTAINWALL GLAZING
- 4 LVL 1 CANOPY ENCROACHING 8.5 FEET BEYOND PROPERTY LINE.
- 5 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 6 HORIZONTAL MULLION CAP WITH METAL PANEL INFILL

**SPECIAL NOTES**

**PLAN LOCATION KEY**



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230 E. OHIO ST., SUITE 410  
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**CIVIL**

SANDIS CIVIL ENGINEERS SURVEYORS, INC.  
636 9TH STREET  
OAKLAND, CA 94607  
T. 510.873.8868

**LANDSCAPE**

PAMELA BURTON & COMPANY  
1430 OLYMPIC BOULEVARD  
SANTA MONICA, CA 90404  
T. 310.828.9054

**AGENCY APPROVALS**



**PLAN CHECK #**

**ISSUE RECORD**

No.	Description	Date
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**1433 Webster St.**

Oakland, CA 94609

RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

**PLAN**

RAD Project Number 16501

Date 13, Sept 2017

Drawn by SDG

# A1.6

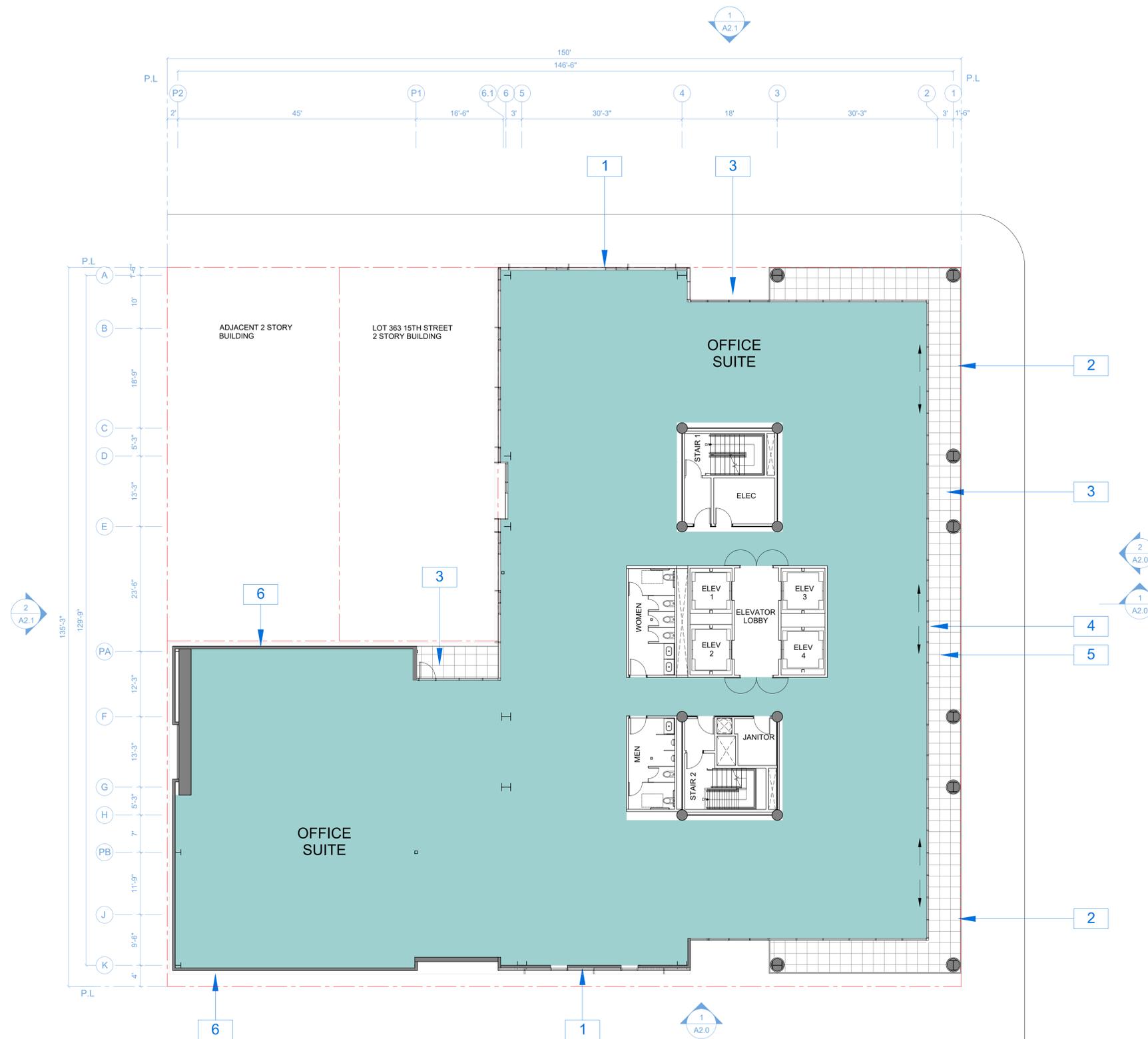
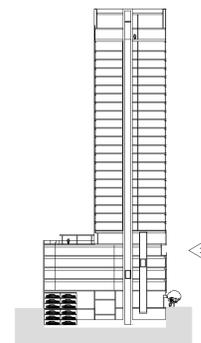
Scale 3/32" = 1'-0"

**NOTATION KEY**

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 GLASS GUARDRAIL
- 3 CURTAINWALL GLAZING
- 4 SLIDING GLASS DOORS
- 5 BALCONY
- 6 HORIZONTAL MULLION CAP WITH METAL PANEL INFILL

**SPECIAL NOTES**

**PLAN LOCATION KEY**



**AGENCY APPROVALS**



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**PLAN**

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

# A1.7

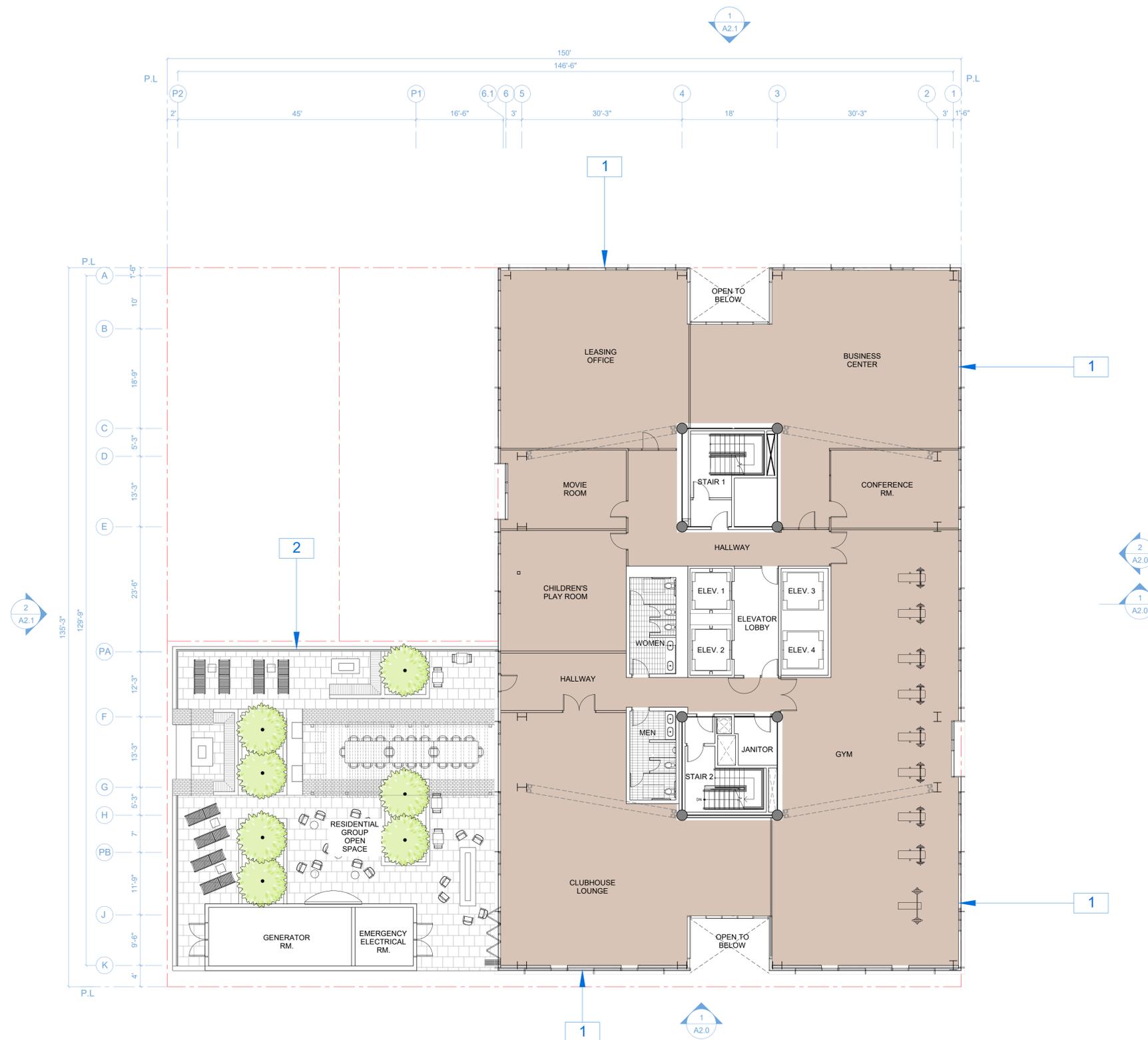
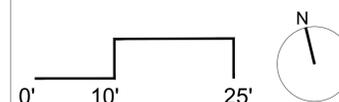
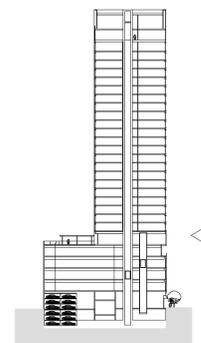
Scale 3/32" = 1'-0"

**NOTATION KEY**

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 GLASS GUARDRAIL

**SPECIAL NOTES**

**PLAN LOCATION KEY**



**AGENCY APPROVALS**



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# A1.8

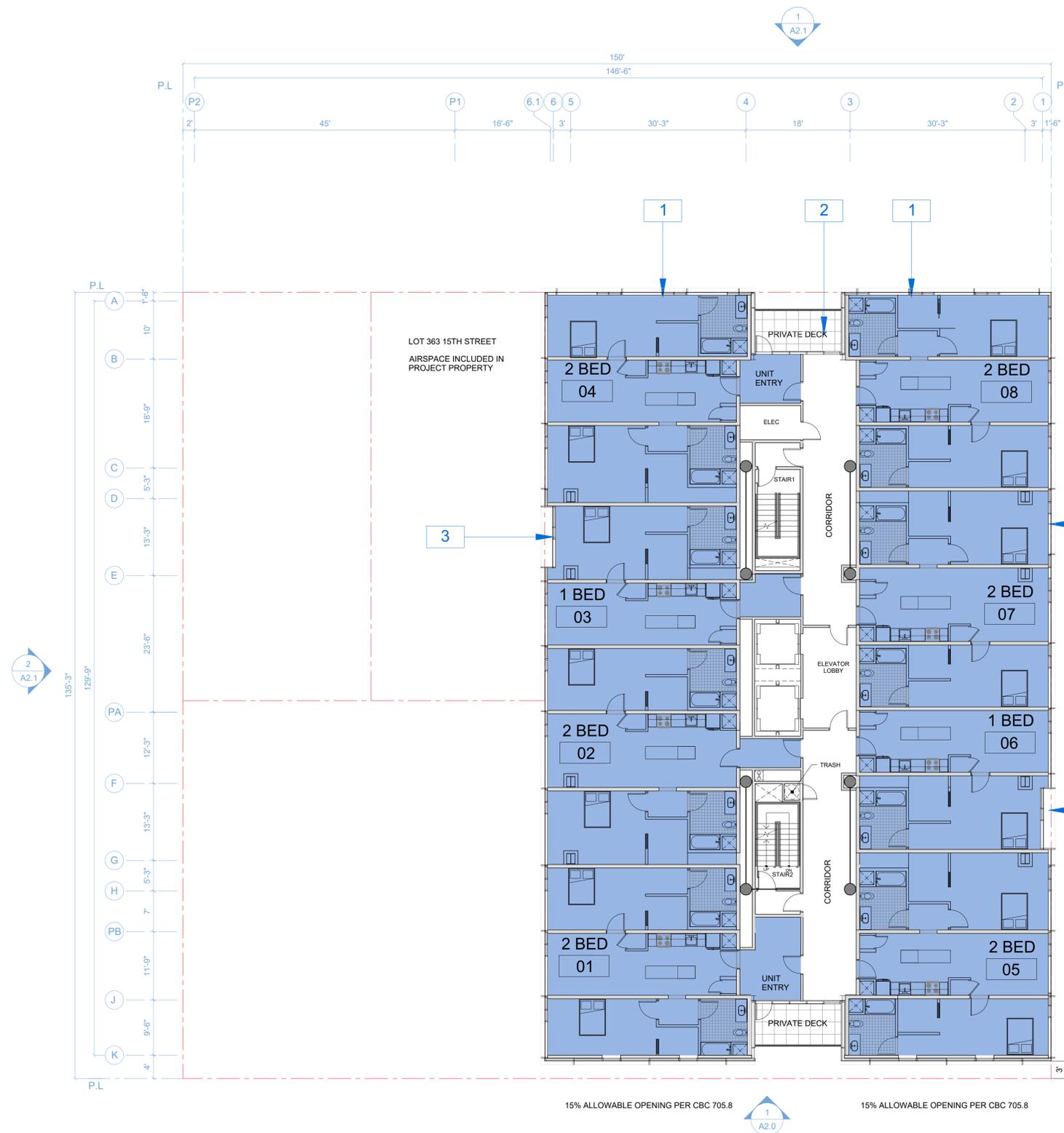
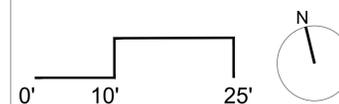
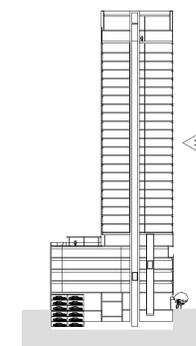
Scale 3/32" = 1'-0"

**NOTATION KEY**

- 1** CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2** PRIVATE BALCONY WITH GLASS GUARDRAIL
- 3** CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2

**SPECIAL NOTES**

**PLAN LOCATION KEY**



**AGENCY APPROVALS**



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**PLAN**

RAD Project Number 16501  
Date 13, Sept 2017  
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# A1.9

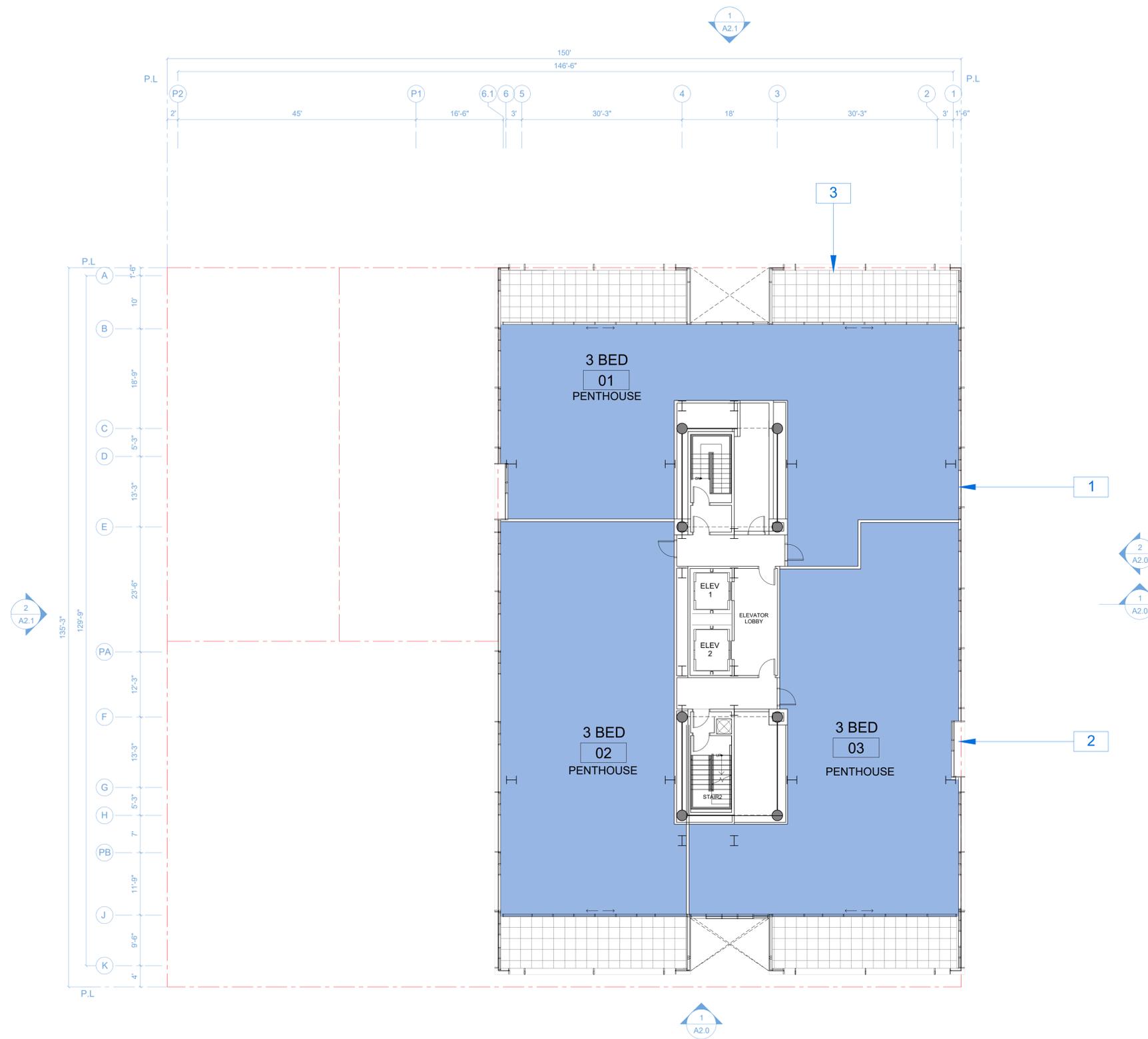
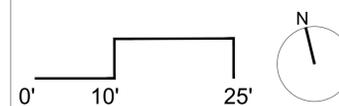
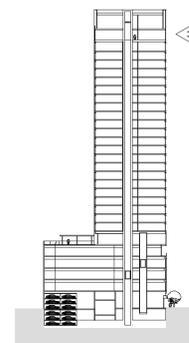
Scale 3/32" = 1'-0"

**NOTATION KEY**

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2
- 3 PRIVATE DECK

**SPECIAL NOTES**

**PLAN LOCATION KEY**



**AGENCY APPROVALS**



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**PLAN**

RAD Project Number 16501  
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# A1.10

Scale 3/32" = 1'-0"

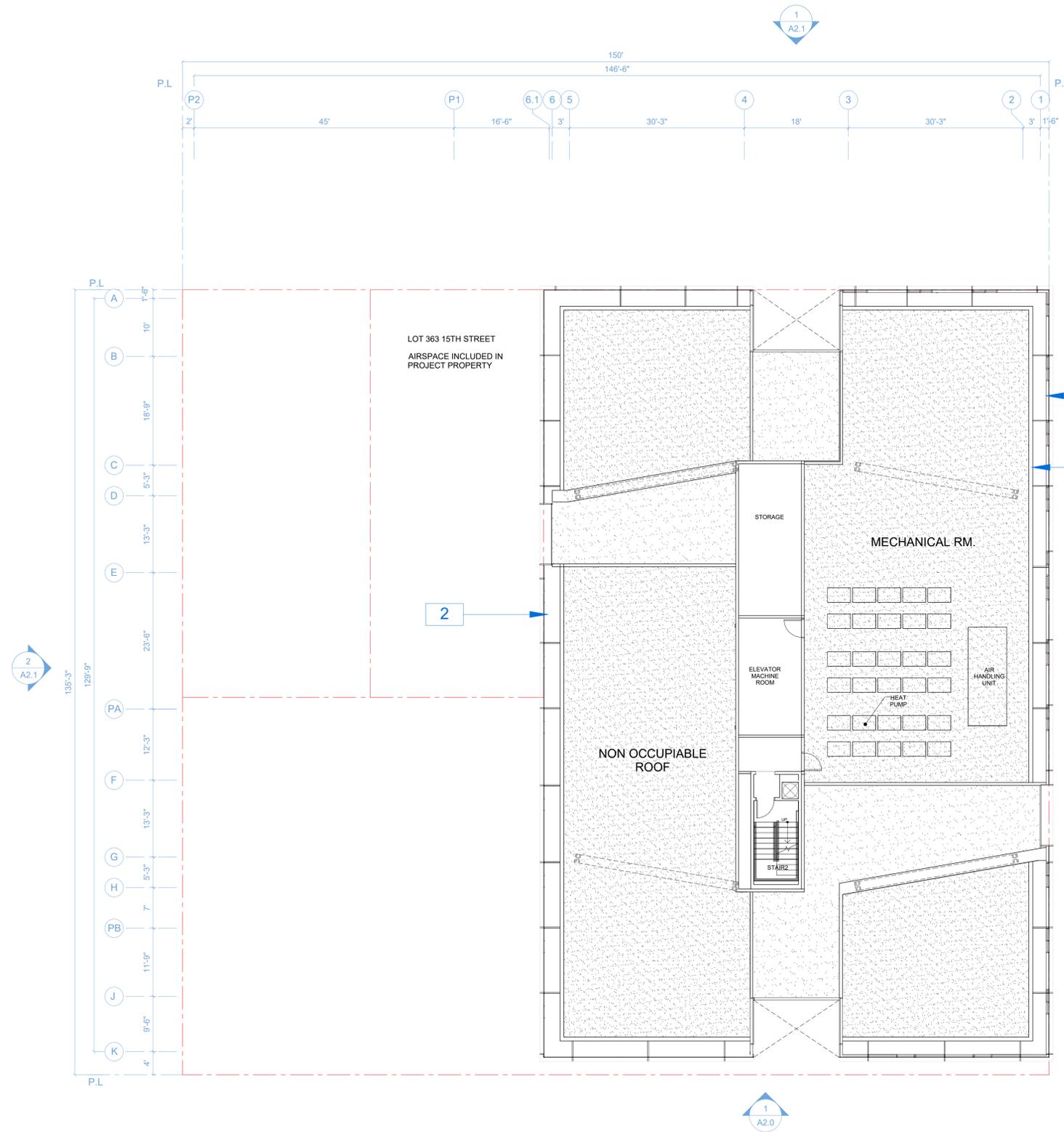
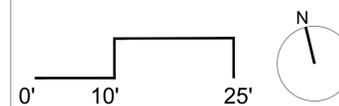
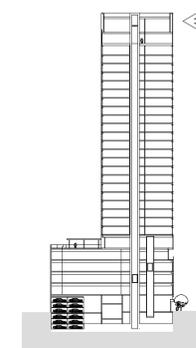
**NOTATION KEY**

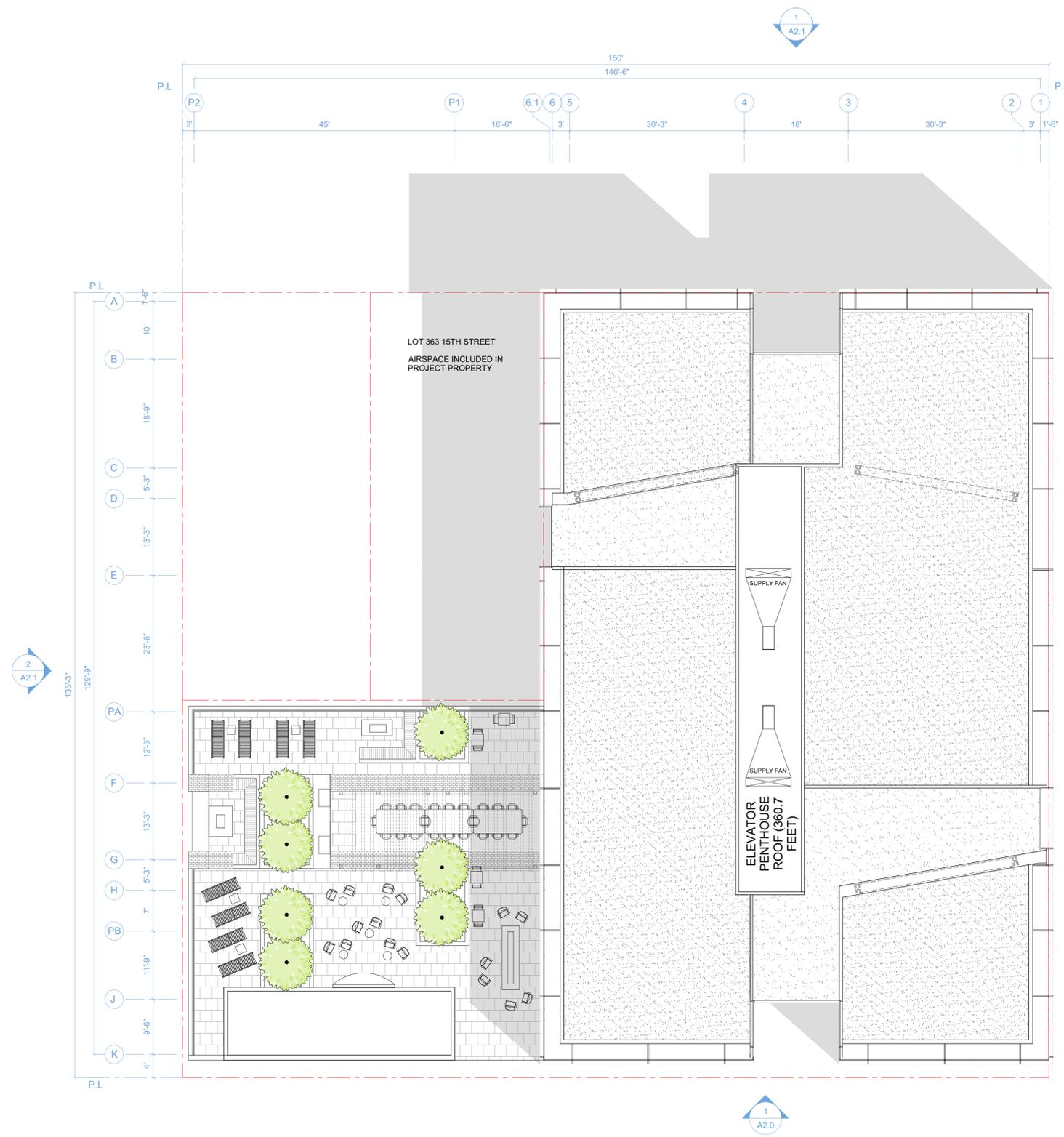
- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 LIGHT FEATURE

**SPECIAL NOTES**

ALL MECHANICAL SPACES SHOWN IS SCHEMATIC AND NOT THE FINAL EQUIPMENT LOCATION OR SIZE. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

**PLAN LOCATION KEY**



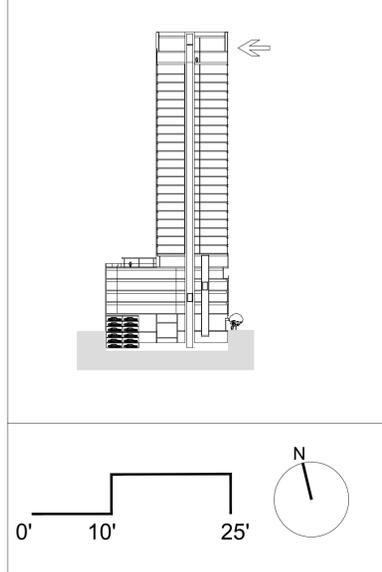


**NOTATION KEY**

**SPECIAL NOTES**

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**PLAN LOCATION KEY**



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**GENERAL CONTRACTOR**  
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**ARCHITECT OF RECORD**  
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**LANDSCAPE**  
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**PLAN**

RAD Project Number 16501  
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**A1.11**

Scale 3/32" = 1'-0"

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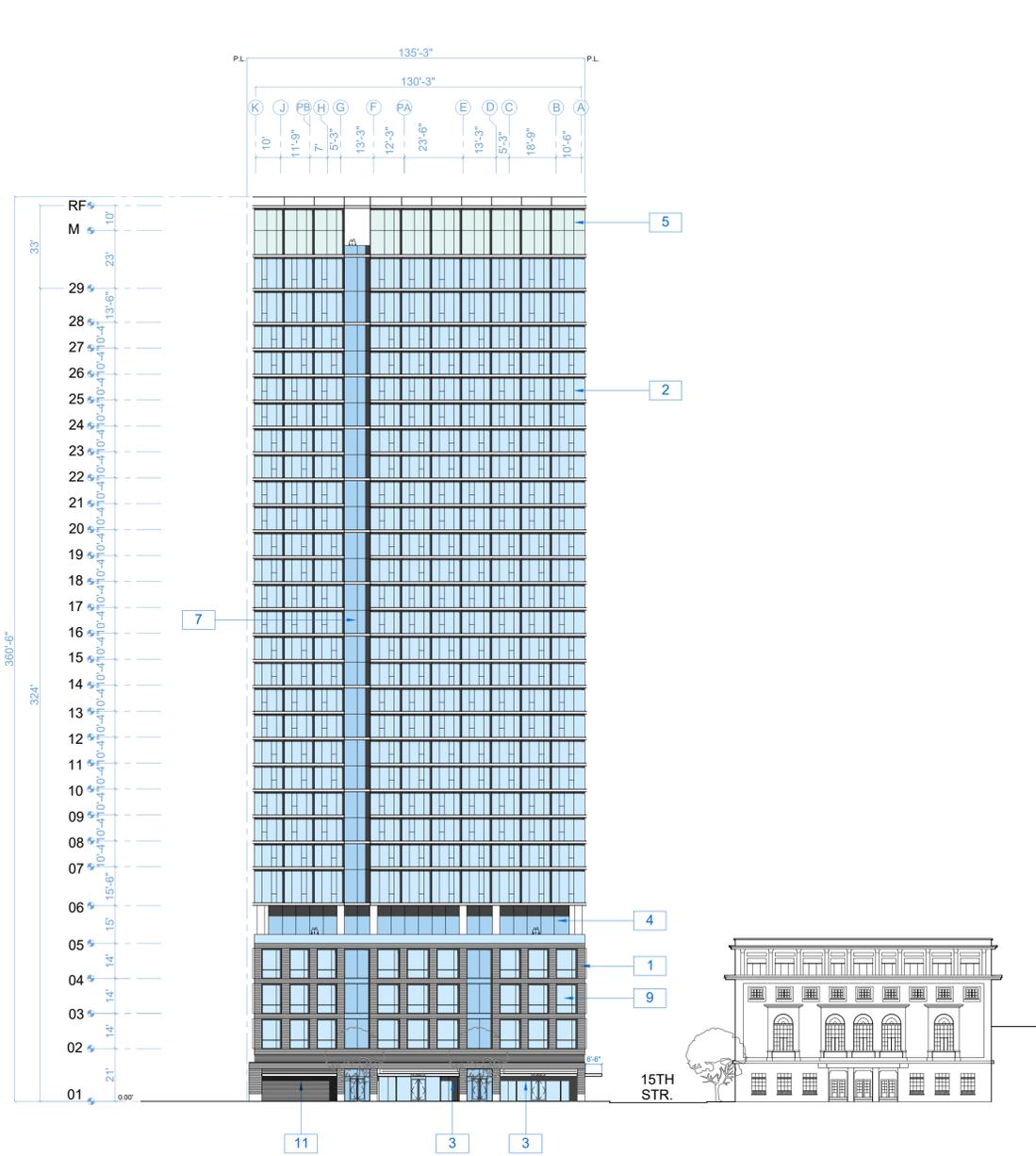
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

**ELEVATION**

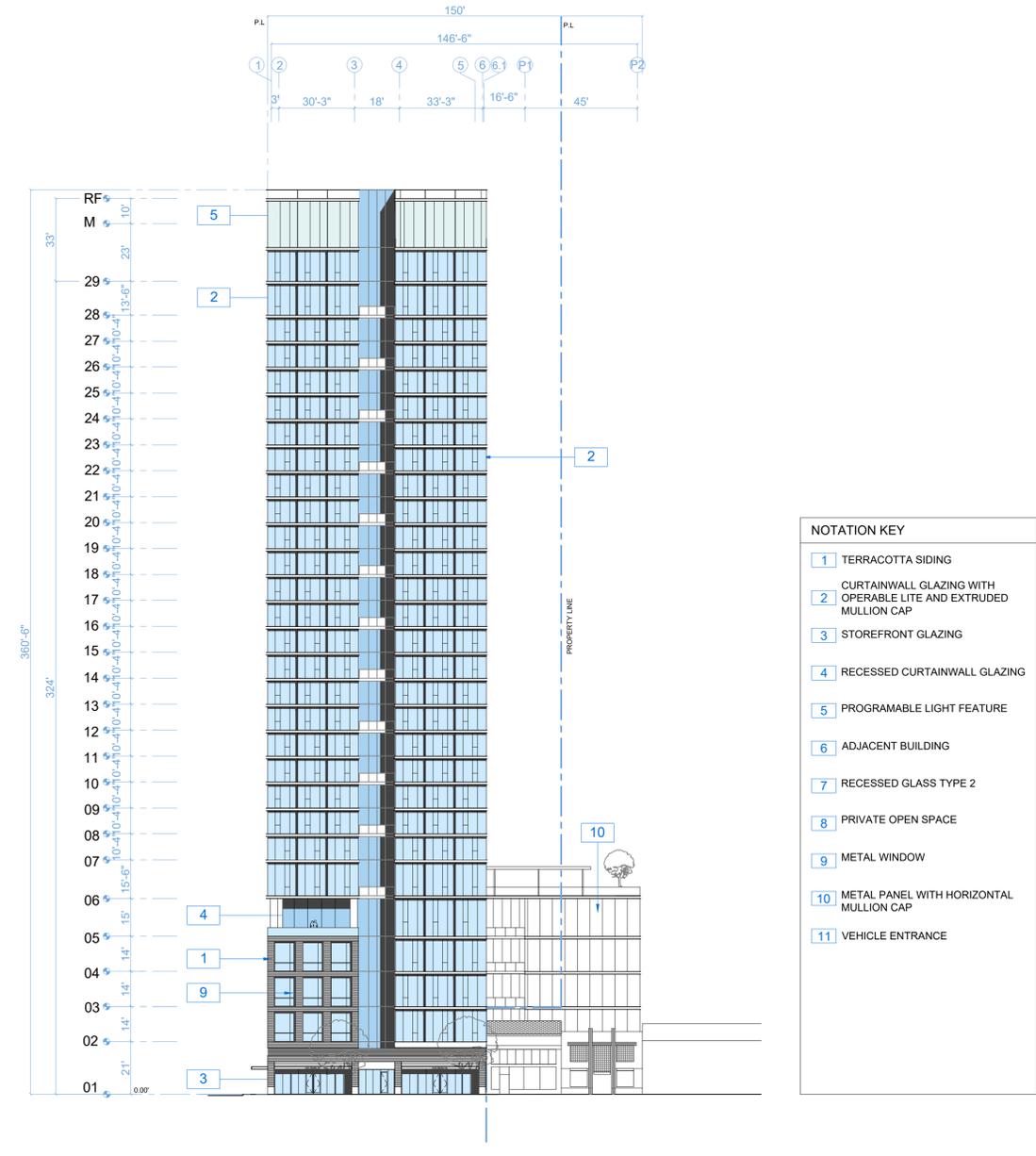
RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

# A2.0

Scale 1/16" = 1'-0"



FRONT ELEVATION (WEBSTER STREET) 1



SIDE ELEVATION (15TH STREET) 2

**NOTATION KEY**

- 1 TERRACOTTA SIDING
- 2 CURTAINWALL GLAZING WITH OPERABLE LITE AND EXTRUDED MULLION CAP
- 3 STOREFRONT GLAZING
- 4 RECESSED CURTAINWALL GLAZING
- 5 PROGRAMABLE LIGHT FEATURE
- 6 ADJACENT BUILDING
- 7 RECESSED GLASS TYPE 2
- 8 PRIVATE OPEN SPACE
- 9 METAL WINDOW
- 10 METAL PANEL WITH HORIZONTAL MULLION CAP
- 11 VEHICLE ENTRANCE

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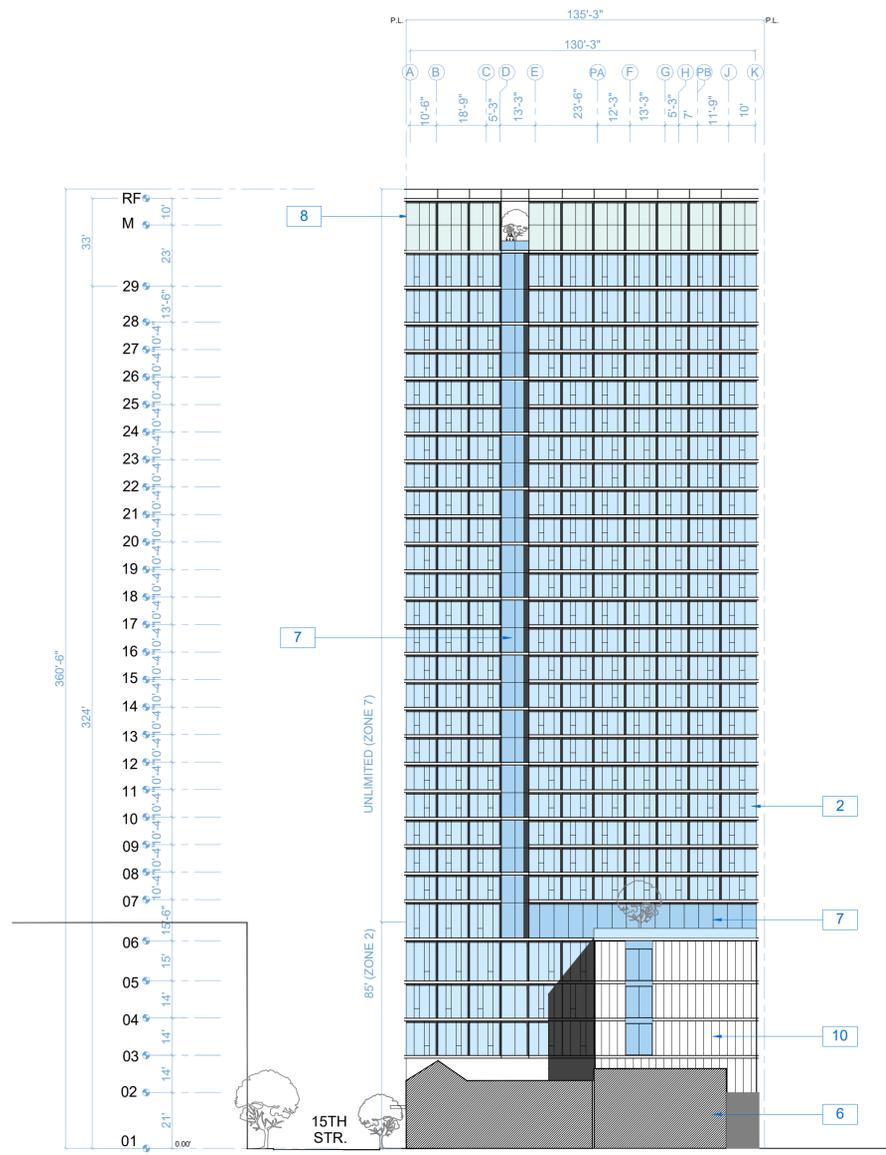
RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

**ELEVATION**

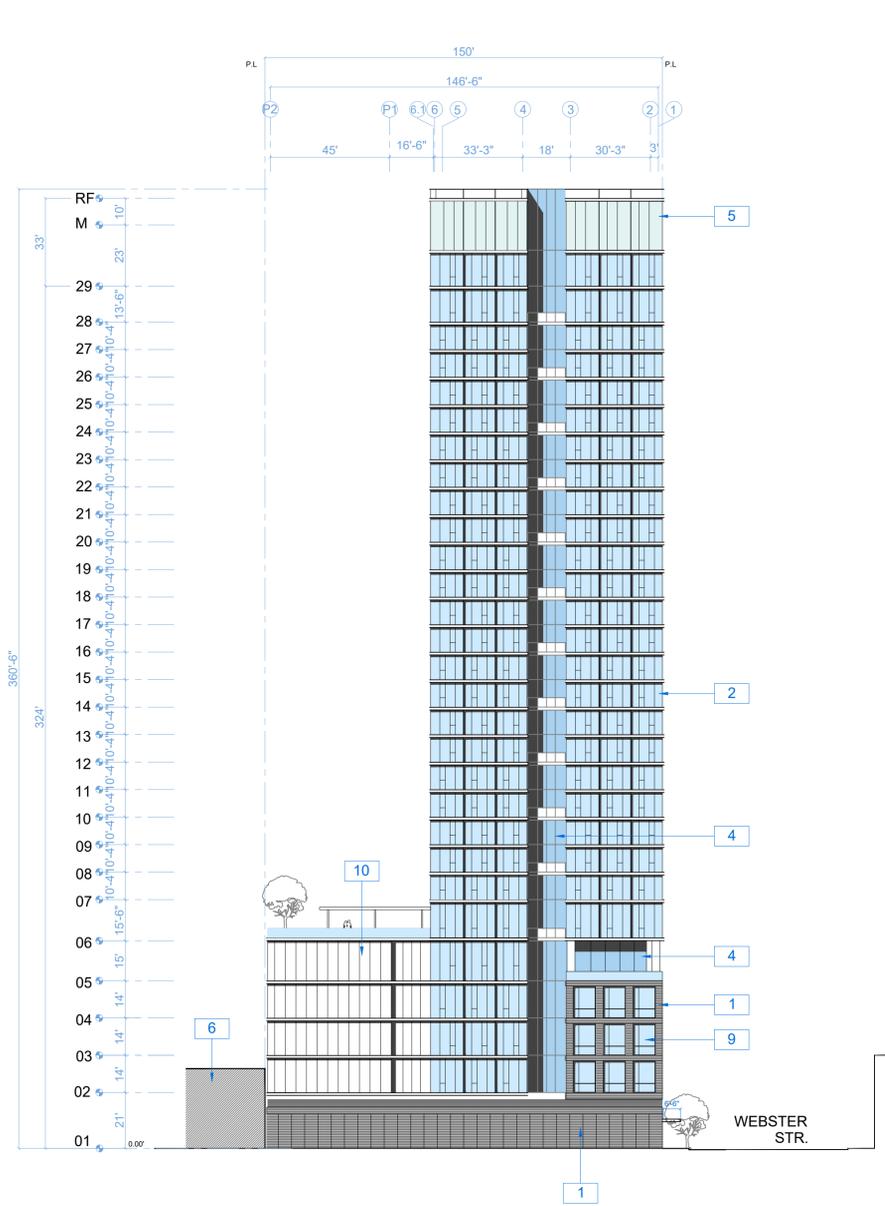
RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

# A2.1

Scale 1/16" = 1'-0"



BACK ELEVATION (WEST) 1



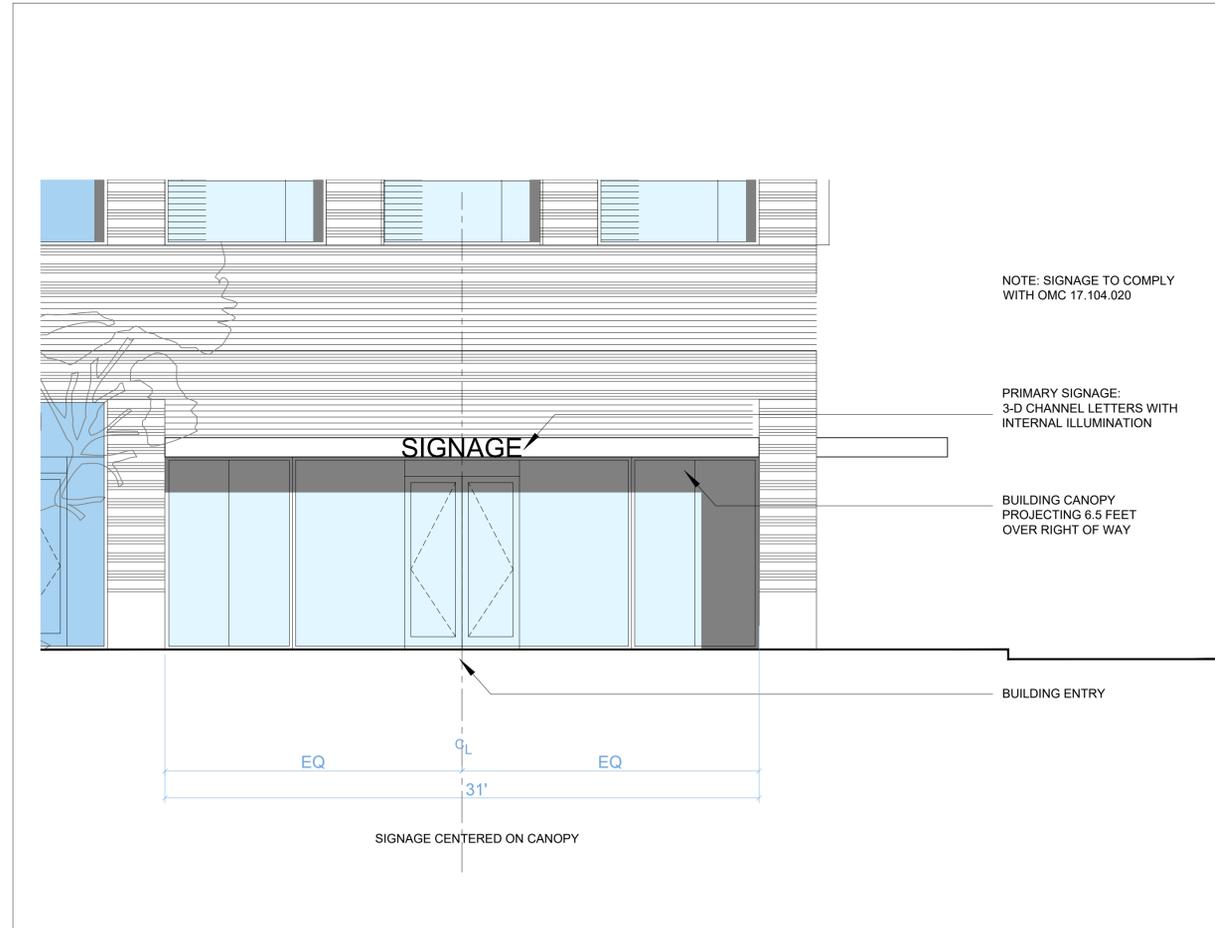
SIDE ELEVATION (SOUTH LOT LINE) 2

**NOTATION KEY**

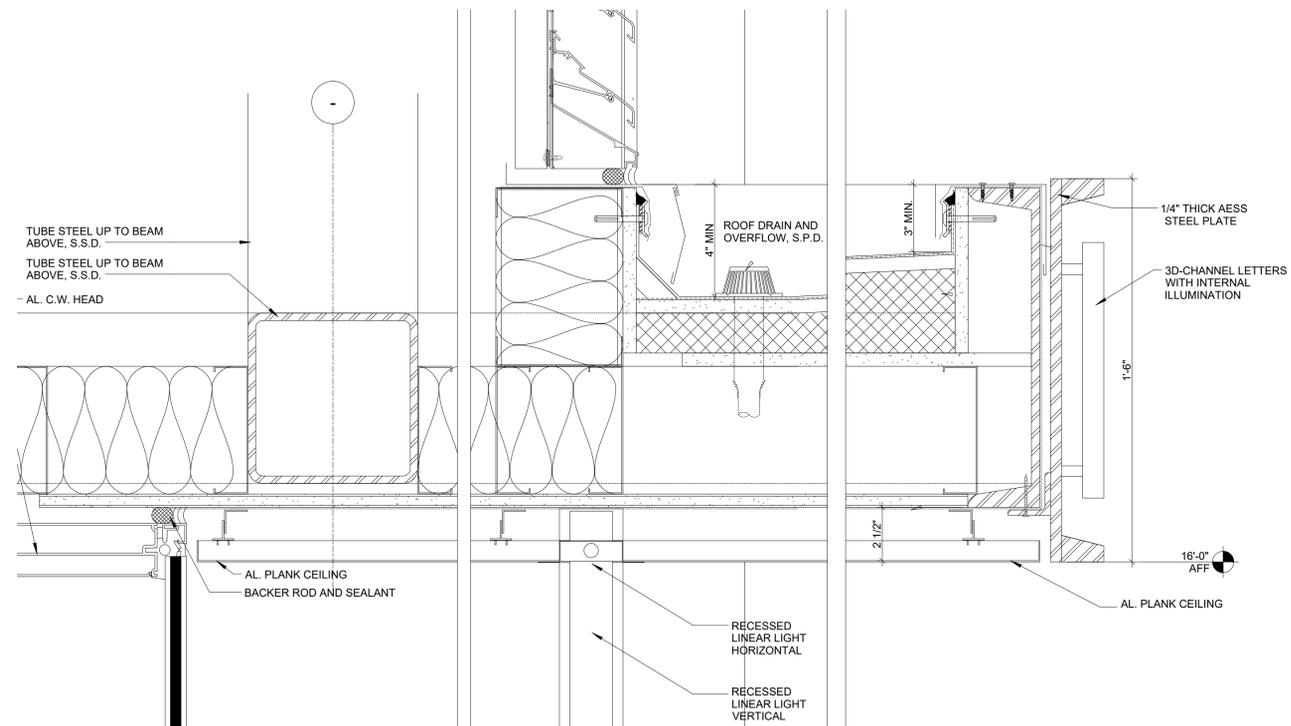
- 1 TERRACOTTA SIDING
- 2 CURTAINWALL GLAZING WITH OPERABLE LITE AND EXTRUDED MULLION CAP
- 3 STOREFRONT GLAZING
- 4 RECESSED CURTAINWALL GLAZING
- 5 PROGRAMABLE LIGHT FEATURE
- 6 ADJACENT BUILDING
- 7 RECESSED GLASS TYPE 2
- 8 PRIVATE OPEN SPACE
- 9 METAL WINDOW
- 10 METAL PANEL WITH HORIZONTAL MULLION CAP



LEVEL 1 SIGNAGE LOCATION PLAN



LEVEL 1 SIGNAGE ELEVATION



CANOPY DETAIL 3" = 1'-0"

BUILDING CANOPY DETAIL AND SIGNAGE

1

**RAD**  
B U I L D

RAD BUILD  
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BUILDING  
SIGNAGE

RAD Project Number 16501

Date 13, Sept 2017

Drawn by SDG

**A2.2**

Scale NTS





VIEW FROM WEBSTER AND 15TH STREET 1

**RAD**  
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**RENDERING**

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**A4.0**

Scale NTS

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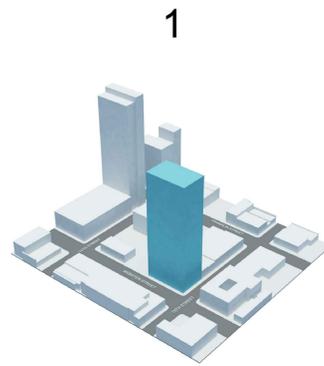
RAD BUILD  
P.O. Box 70975  
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**RENDERING**

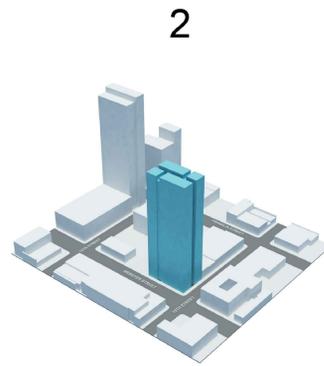
RAD Project Number 16501  
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# A4.1

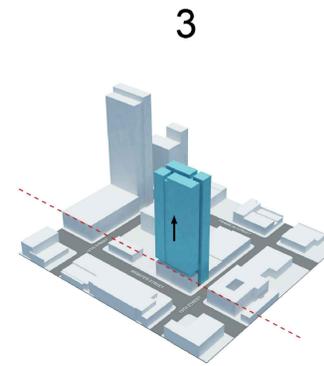
Scale NTS



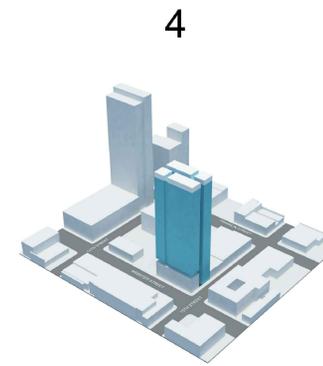
1: EXTRUDE SITE



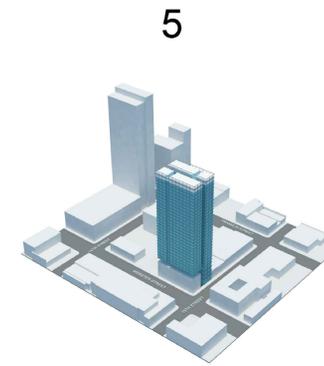
2: CUT MASS INTO TWO BARS. ADD BALCONIES TO THE MIDDLE VOID. ADD A VERTICAL RECESS UP THE EAST AND WEST ELEVATION.



3: LIFT UP THE FRONT BAR AND INSERT A BUILDING RESPONDING TO THE YWCA.



4: CREATE A LANTERN THAT SHINES TOWARDS THE LAKE AND DOWNTOWN. THIS CONCEALS THE MECHANICAL EQUIPMENT



5: WRAP EACH BAR WITH A GRID OF EXTRUDED MULLIONS AND STRONG HORIZONTAL REVEALS



PROGRAMMABLE LIGHT FEATURE: CONCEALS MECHANICAL EQUIPMENT



CURTAINWALL WITH A STAGGERED PATTERN OF OPERABLE WINDOWS, HORIZONTAL REVEALS AT EACH FLOOR AND VERTICAL EXTRUDED MULLION CAPS. SHADOWBOX PROVIDES A SECOND LEVEL OF DEPTH.



LARGE RESIDENTIAL BALCONIES

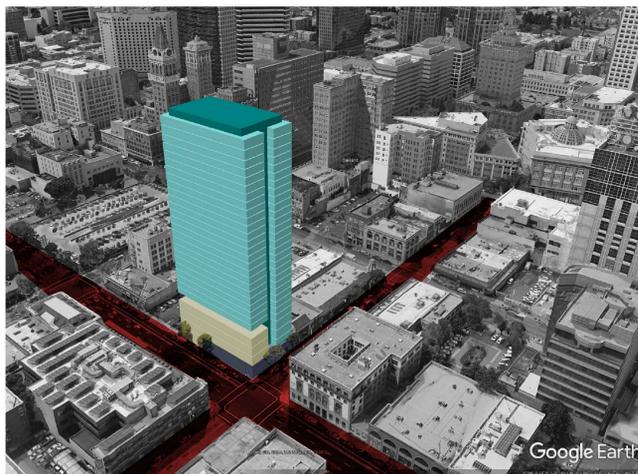
CONTEXTUAL BASE CLAD IN TERRECOTTA AND LAYERED WITH A SECONDARY METAL CLADDING AND WINDOWS



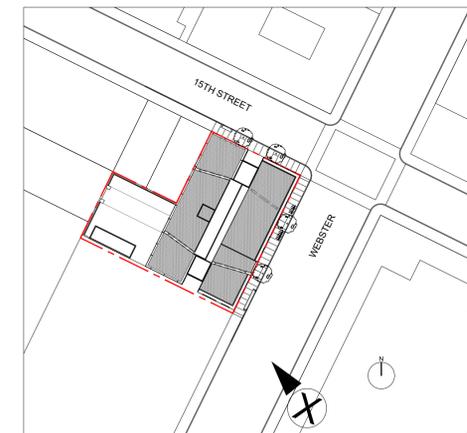




URBAN CONTEXT SCALE



CONTINUE THE PATTERN OF NEW HIGH RISE DEVELOPMENT IN THE NEIGHBORHOOD ESTABLISHED BY 1314 FRANKLIN AND 1510 WEBSTER



AERIAL VIEW LOOKING NORTH 1



RAD BUILD  
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**1333 Webster St.**  
Oakland, CA 94609

RAD BUILD  
P.O. Box 70975  
Oakland, CA 94612  
Tel: 510.343.5593

RENDERING

RAD Project Number 16501  
Date 13, Sept 2017  
Drawn by SDG

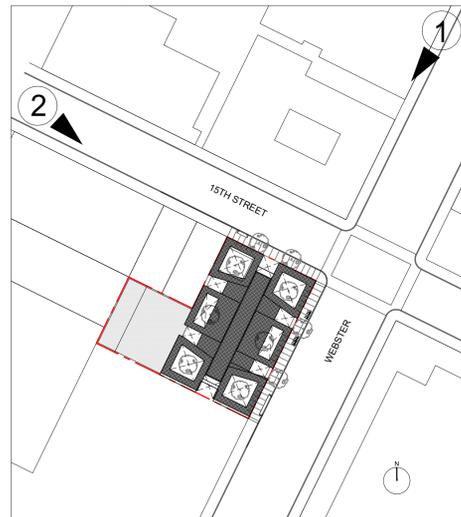
**A4.4**

Scale NTS



NORTH ELEVATION 2

VIEW LOCATION PLAN



15TH STREET LOOKING EAST 1



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**ARCHITECT OF RECORD**  
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**PROJECT DESIGN**  
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**CIVIL**  
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**LANDSCAPE**  
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AGENCY APPROVALS



PLAN CHECK #

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**A4.6**

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VIEW FROM 18TH STREET PIER





5

1

4

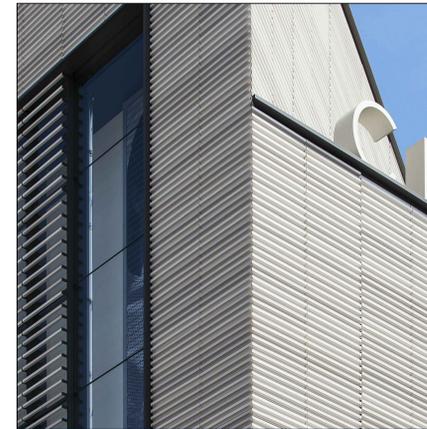
3

5

2



1 PAINTED ALUMINUM PANEL + MULLION



2 TERRACOTTA



3 GLASS TYPE 1



4 GLASS TYPE 2



5 GLASS TYPE 3

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## MATERIALS

RAD Project Number 16501  
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# A5.0

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