



ADJACENT SITES / CONTEXT



EXISTING SITE



HISTORICAL REFERENCE

E 12th Street and Lake Merritt Boulevard, Oakland CA LAKEHOUSE COMMONS

URBAN CORE DEVELOPMENT, LLC
1000 PIERCE AVENUE, SUITE 113
OAKLAND, CA 94612
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1105, 3rd Floor, Apt. 3402, 205
Grandview, CA 94612
2/19/21 Design Review

RENDERINGS

FIG. NUMBER: T0.03
DATE: NOV 2018
SCALE:

- PRELIMINARY - NOT FOR CONSTRUCTION -

T0.03



LAKEHOUSE COMMONS

E 12th Street and Lake Merritt Boulevard, Oakland CA

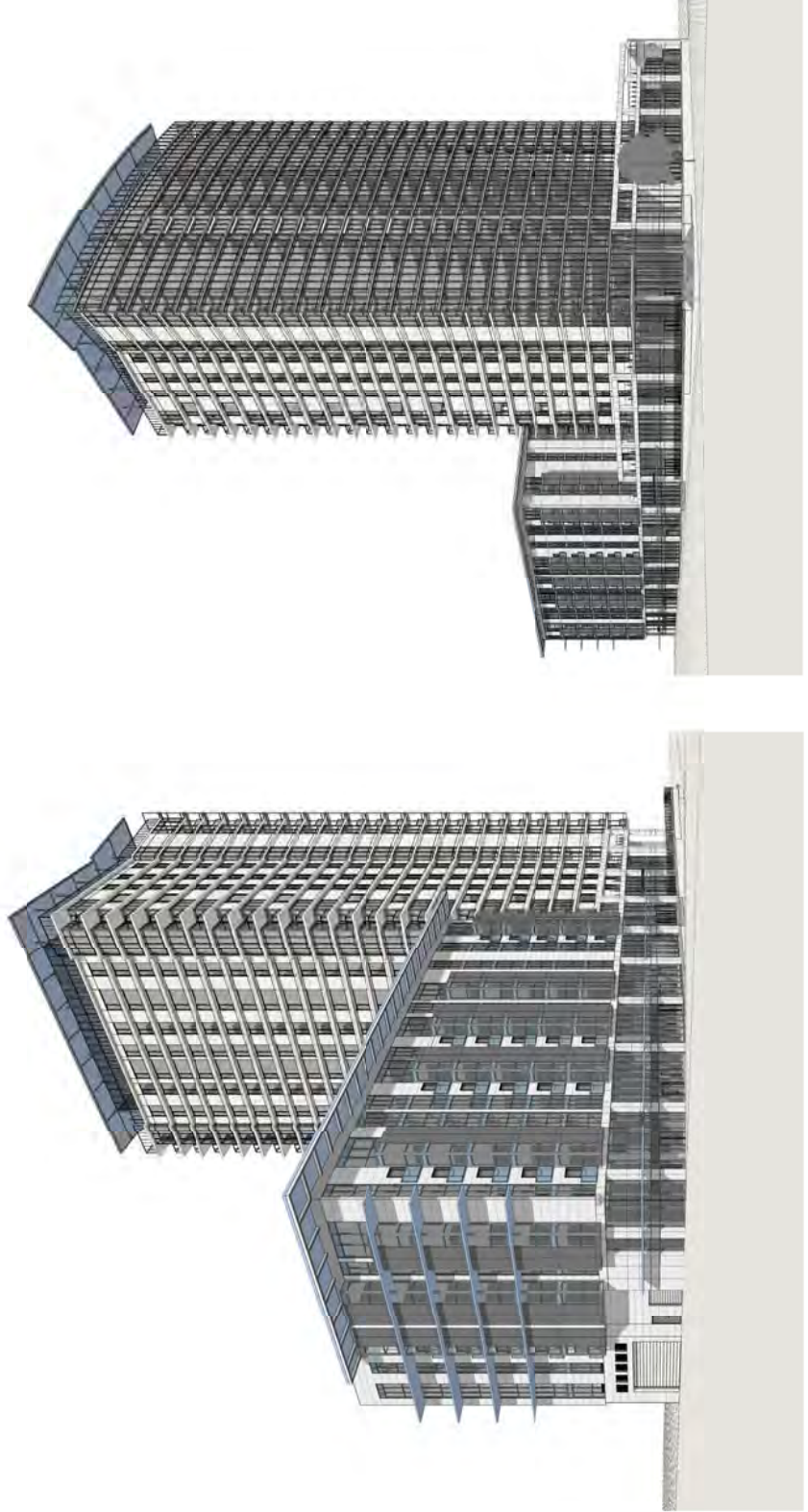
URBAN CORE DEVELOPMENT, LLC
1000 Piedmont Avenue, Suite 111
Oakland, CA 94612
Eugene Kim, AIA, Lead Architect/Designer/Co-
ordinator
1100, 3rd Floor, Apt. 340, 200
Oakland, CA 94612
2016.04.29 Design Review

PERPECTIVE VIEWS

PN NUMBER: T0.05
DATE: None Date
SCALE:

- PRELIMINARY - NOT FOR CONSTRUCTION -

T0.05



PERSPECTIVE VIEWS

PN NUMBER: 1607
 DATE: NOV 2018
 SCALE:

- PRELIMINARY - NOT FOR CONSTRUCTION -

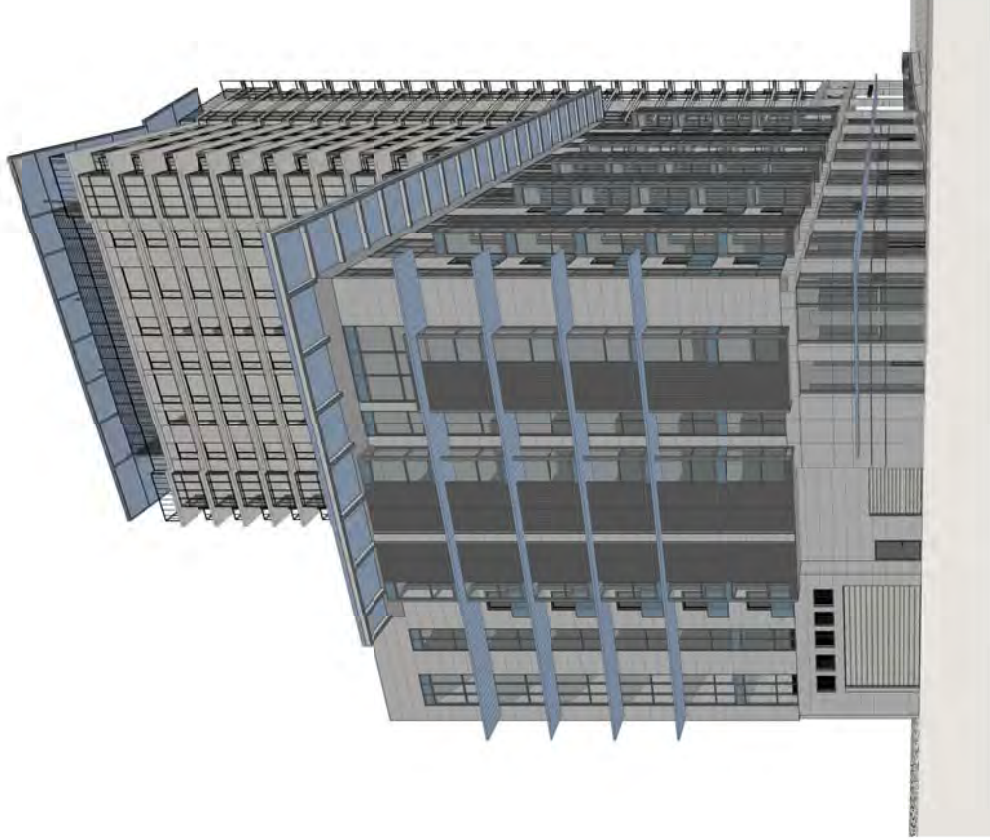
T0.06



Perspective View - Streetscape along E 12th St ②



Perspective View - Streetscape along E 12th St ③



Perspective View - East 12th St. and 2nd Ave. ①

NEW HOME BATING SYSTEM (VERSION 1)
MULTI-PHASE 1

NEW HOME BATHING SYSTEM (VERSION 1)
MULTI-PHASE 1

This diagram illustrates the plumbing layout for a new home bathroom. It includes a bathtub, shower, toilet, and vanity. The system is designed as a multi-phase installation. Key components and annotations include:

- Water Supply:** Cold water supply to the bathtub and shower, and hot water supply to the shower and toilet.
- Drainage:** Drain lines for the bathtub, shower, and toilet, leading to a common stack.
- Fixtures:** Annotations for the bathtub, shower, toilet, and vanity.
- Annotations:** Various notes and callouts providing details about the system, such as 'NEW HOME BATHING SYSTEM (VERSION 1)', 'MULTI-PHASE 1', and 'NEW HOME BATHING SYSTEM (VERSION 1)'. There are also notes about 'NEW HOME BATHING SYSTEM (VERSION 1)' and 'MULTI-PHASE 1'.

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
1	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
2	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
3	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
4	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
5	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
6	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
7	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
8	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
9	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
10	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
11	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
12	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
13	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
14	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
15	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
16	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
17	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
18	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
19	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
20	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
21	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
22	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
23	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
24	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
25	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
26	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
27	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
28	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
29	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
30	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
31	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
32	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
33	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
34	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
35	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
36	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
37	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
38	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
39	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
40	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
41	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
42	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
43	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
44	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
45	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
46	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
47	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
48	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
49	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
50	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Sheet Description: Detail from North Commons Bath System (Version 1)

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Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
51	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
52	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
53	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
54	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
55	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
56	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
57	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
58	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
59	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
60	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
61	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
62	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
63	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
64	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
65	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
66	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
67	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
68	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
69	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
70	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
71	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
72	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
73	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
74	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
75	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
76	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
77	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
78	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
79	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
80	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
81	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
82	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
83	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
84	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
85	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
86	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
87	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
88	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
89	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
90	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
91	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
92	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
93	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
94	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
95	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
96	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
97	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
98	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
99	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
100	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

Lakehouse Commons - North

Item	Description	Quantity	Unit	Notes
101	1/2" CPVC Schedule 40	100	ft	For cold water supply to bathtub and shower
102	1/2" CPVC Schedule 40	100	ft	For hot water supply to shower and toilet
103	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
104	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
105	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
106	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
107	1/2" CPVC Schedule 40	100	ft	For cold water supply to toilet
108	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower
109	1/2" CPVC Schedule 40	100	ft	For cold water supply to shower and toilet
110	1/2" CPVC Schedule 40	100	ft	For hot water supply to bathtub and shower

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LEGEND

- FOUND CITY MONUMENT
- SAINTARY SEWER MANHOLE
- UNKNOWN MANHOLE TYPE
- RAIN INLET
- CURB DRAIN INLET
- BOLLARD
- TRAFFIC SIGNAL
- LIGHT POLE
- ELECTRICAL BOX
- TRAFFIC SIGNAL BOX
- STREET SIGN
- STREET LIGHT WITH SIGNATURE CAP = ILS 3300
- PROPERTY CORNER CROSS OFF SET

- CONCRETE PAVED AREA
- EDGE OF PAVEMENT (EP)
- SAINTARY SEWER
- STORM DRAIN
- FENCE
- IRON FENCE
- PROPERTY BOUNDARY LINE
- PAVE (PUBLIC UTILITY EASEMENT)
- TREE
- WATER METER
- WATER VALVE
- FIRE HYDRANT

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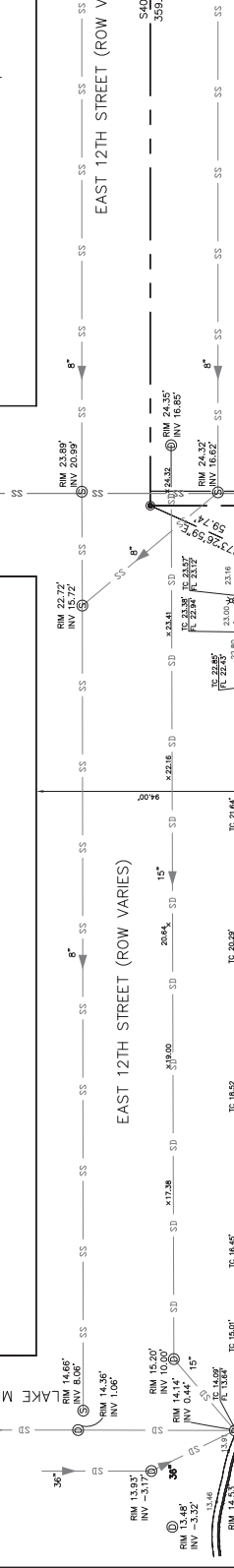
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UTILITY NOTES:

1. LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE AND ARE BASED ON OBSERVED SURFACE EVIDENCE AND UNDERGROUND UTILITY LOCATIONS PROVIDED BY GEOTECH UNDERGROUND UTILITY SURVEY, LLC. NO AVAILABLE RECORD UTILITY DRAWING WAS USED DURING THIS SURVEY.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
4. ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
5. UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

- NOTES:
1. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE SHEETS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 2. UNDERGROUND AND OVERHEAD UTILITIES SHOWN ARE DERIVED FROM DATA PROVIDED BY UTILITY COMPANIES OR CITY OF OAKLAND UTILITY MAPS - SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 3. REVIEW OF TITLE DATA PROVIDED REVEALS NO OTHER UTILITY EASEMENTS.
 4. THIS IS A PHYSICAL SURVEY DONE ON THE GROUND, AND DOES NOT INCLUDE TITLE COMPANY ISSUES SUCH AS ENCUMBRANCES, LEAS, TAXES ETC.

REFERENCE DOCUMENT

- (1) CITY OF OAKLAND - MONUMENT MAP 185
- (2) CITY OF OAKLAND - MONUMENT MAP 185
- (3) PARCEL MAP NO. 0111 (ALAMEDA COUNTY) BOOK 324, PAGES 46

OWNER:

Mr. James Head
Oakland Economic Development Corporation (OEDC)
2550 Broadway, Suite 500
Oakland, CA 94612
Office: (415) 553-4027
PARCEL MAP NO. 10111

DEVELOPER:

Mr. James Head
Oakland Economic Development Corporation (OEDC)
2550 Broadway, Suite 500
Oakland, CA 94612
Office: (415) 553-4027
PARCEL MAP NO. 10111

BASEIS OF BEARING

MONUMENT LINE ON 2ND AVENUE WITH BEARING AT 2ND AVENUE

ELEVATION = CITY OF OAKLAND DATUM

PARCEL MAP NO. 10111

FILED DECEMBER 3, 2013 BOOK 324, PAGES 44-46

ALAMEDA COUNTY RECORDS OF ALAMEDA COUNTY.

BOUNDARY & TOPOGRAPHIC SURVEY

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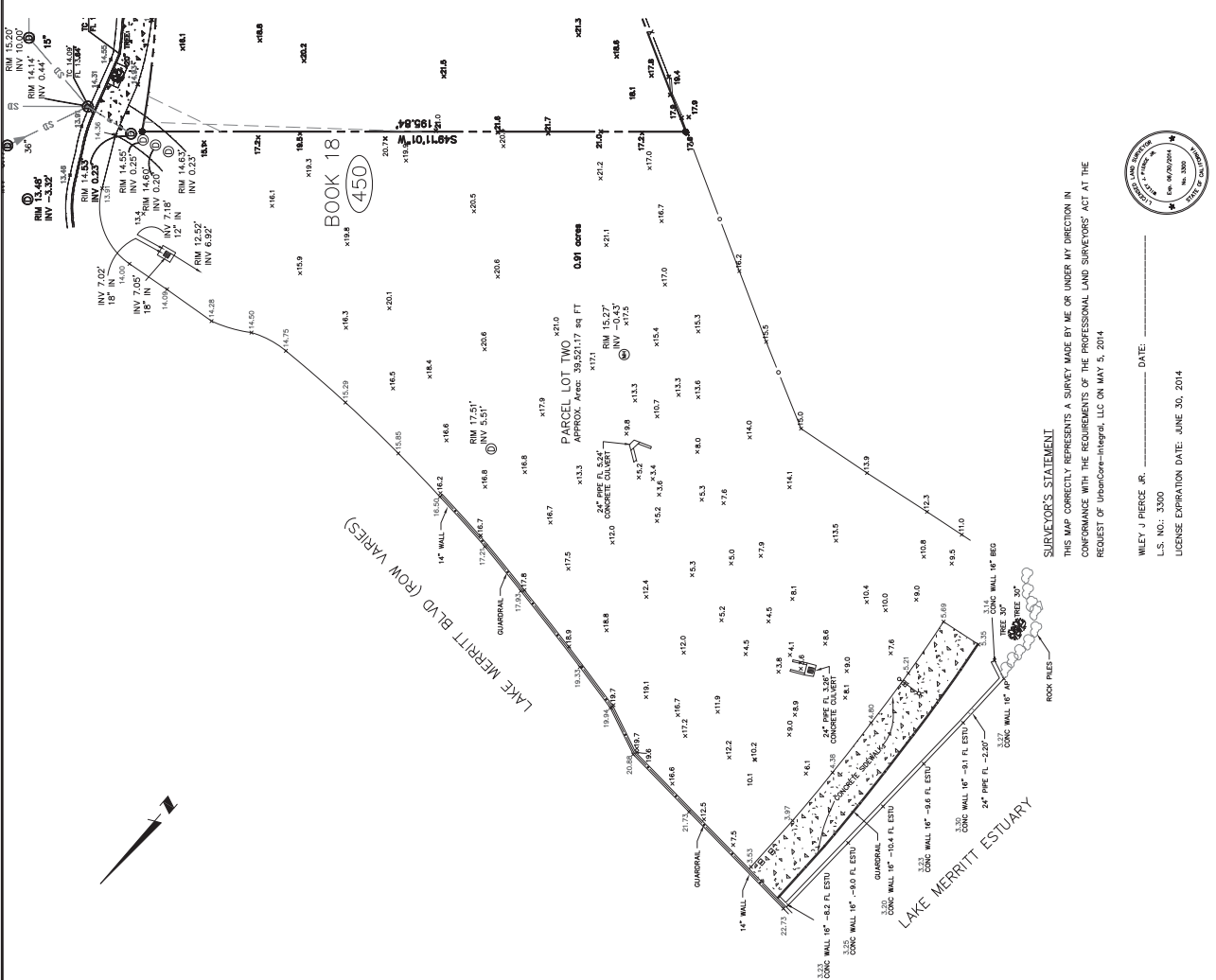
BOOK 19
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LEGEND

- FOUND CITY MONUMENT
- SANITARY SEWER MANHOLE
- UNKNOWN MANHOLE TYPE
- STORM MANHOLE
- STORM DRAIN
- RAIN INLET
- CURB DRAIN INLET
- BOLLARD
- TRAFFIC SIGNAL
- LIGHT POLE
- ELECTRICAL BOX
- TRAFFIC SIGNAL BOX
- STREET SIGN
- STREET LIGHTS WITH SIGNATURE CAP = ILS 3300
- PROPERTY CORNER CROSS OFF SET

- CONCRETE PAVED AREA
- EDGE OF PAVEMENT (EP)
- SANITARY SEWER
- STORM DRAIN
- FENCE
- IRON FENCE
- PROPERTY BOUNDARY LINE
- P.A.U.E. (PUBLIC UTILITY EASEMENT)
- TREE
- WATER METER
- WATER VALVE
- FIRE HYDRANT



UTILITY NOTES:

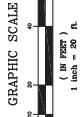
- REVIEW OF ALL UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE AND ARE BASED ON OBSERVED SURFACE EVIDENCE AND UNDERGROUND UTILITY LOCATIONS PROVIDED BY GEOTECH UNDERGROUND UTILITY SURVEY. ILL NO AVAILABLE RECORD UTILITY DRAWING WAS USED DURING THIS SURVEY.
- CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
- SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON
- ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- ALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

NOTES:

- ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE SHEETS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- UNDERGROUND AND OVERHEAD UTILITIES SHOWN ARE DERIVED FROM DATA PROVIDED BY UTILITY COMPANIES OR CITY OF OAKLAND UTILITY MAPS - SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
- REVIEW OF TITLE DATA PROVIDED REVEALS NO OTHER UTILITY EASEMENTS.
- THIS IS A PHYSICAL SURVEY DONE ON THE GROUND, AND DOES NOT INCLUDE TITLE COMPANY ISSUES SUCH AS ENCUMBRANCES, LEAS, TAXES ETC.

REFERENCE DOCUMENT

- (1) CITY OF OAKLAND - MONUMENT MAP 185
- (2) CITY OF OAKLAND - MONUMENT MAP 185
- (3) PARCEL MAP NO. 10111 (ALAMEDA COUNTY)
- (4) BOOK 324, PAGES 46



PRELIMINARY

BASIS OF BEARING
 MONUMENT LINE ON 2ND AVENUE WITH BEARING
 AT 2ND AVENUE
 ELEVATION = CITY OF OAKLAND DATUM



SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF UrbanCore+Integral, LLC ON MAY 5, 2014

WILEY J. PIERCE JR. DATE: _____
 L.S. NO.: 3300
 LICENSE EXPIRATION DATE: JUNE 30, 2014

BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL MAP NO. 10111
 FILED DECEMBER 3, 2013 BOOK 324, PAGES 44-46
 ALAMEDA COUNTY RECORDS OF ALAMEDA COUNTY.

REVISIONS:	DATE:	BY:	DESCRIPTION:

LAKE MERRITT TOWERS & PARK SITE PLAN

PYATOK
 1611 TELEGRAPH AVE, SUITE 200
 OAKLAND, CA 94612
 510.465.7010 p | 510.466.8575 f
 www.pyatok.com

AVRP Studios
 7031 6th Street, Suite 200
 San Diego, CA 92101
 Phone: (619) 704-2700
 Web: | www.avrpstudios.com

PGA design
 10000 Wilshire Blvd, Suite 100
 Los Angeles, CA 90024
 Phone: (310) 206-1000
 Web: | www.pga-design.com

LAKEHOUSE COMMONS
 E 12th Street and Lake Merritt Boulevard, Oakland CA

URBAN ONE DEVELOPMENT LLC
 400 Webster Avenue, Suite 211
 Oakland, CA 94612
 Email: Bob.Miller@UrbanOneDevelopment.Co
 1255 San Pablo Ave., Suite 200
 Oakland, CA 94612

2016.09.15 Design Review Public Set
 2016.09.29 Design Review

LANDSCAPE PLAN
SITE

NUMBER 429716
 DATE 09/16
 SCALE 1"=20'

PRELIMINARY - NOT FOR CONSTRUCTION

L0.01



SMALL NATIVE ORNAMENTAL TREES OR LARGE SHRUBS TO ADD SCALE AND COLOR (CERCIS, BUCKEYE, ELDERBERRY).

GROUND COVER: MOSAIC OF LOW NATIVE SHRUBS AND GRASSES COMPATIBLE WITH THE LAKE SIDE ENVIRONMENT AND BIOSWALE.

LARGE NATIVE TREES (OAKS, BAYS) PLACED IN A RANDOM PATTERN TO OPEN UP VIEWS TO ADJACENT VIEWS TO LAKE FROM TOWER TO BE KEPT OPEN.

LOW SHRUB MASSING TO AVOID HIDDEN AREAS AND RETAIN VIEWS IN AND OUT OF PARK.

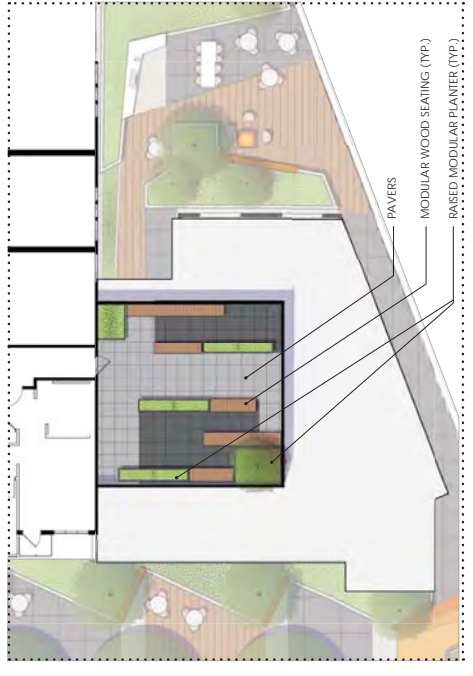
CRIPED: CLEAR ZONE BETWEEN 3' AND 6' (GROUND COVER AND SHRUBS BELOW 3' - TREE BRANCHES TRIMMED UP TO 6') TO RETAIN VIEWS OF CHANNEL AND FOR URBAN PARK SECURITY AND SURVEILLANCE.

PARK DESIGN INTENT
 The park is to be a passive green open space consisting of mostly native plantings of groundcover, shrubs and trees. The park will be used to treat stormwater runoff from the bridge. Visibility through the park in all directions will be integral in keeping the park safe. The groundcover will be low maintenance grasses and wildflowers requiring mowing once or twice a year. Temporary irrigation will be used for two to three years to establish trees and shrubs. Planting will adhere to Bay Facility rules and follow the State 3 Water Efficient Landscape Ordinance.

LAKE MERRITT TOWERS // LEVEL 3 PODIUM PLAN



LEVEL 7 TERRACE PLAN



PVATOK
1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612
510.465.7000 p | 510.465.6575 f
www.pvatok.com

AVRP Studios
703 16th Street, Suite 200
San Diego, CA 92101
Phone: (619) 704-2700
Web: www.avrpstudios.com

PGA design
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Phone: (310) 274-2200
www.pga.com

LAKEHOUSE COMMONS
E 12th Street and Lake Merritt Boulevard, Oakland CA

URBAN FORM DEVELOPMENT, LLC
400 Riverside Avenue, Suite 201
Oakland, CA 94612
Phone: (510) 465-7000
www.urbanform.com

2018.01.15 Design Review Permit Set
2018.04.29 Design Review

LANDSCAPE PLAN
PODIUM

FORM NUMBER: 42576
DATE: 4/27/18
SCALE: 1"=4'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

L0.02

PODIUM PALETTE

AMENITIES



GROUP LOUNGE AREA WITH FIRE PIT HOT TUB



OUTDOOR KITCHEN



PLAY STRUCTURE

SHADE TREES



RED MAPLE
ACER RUBRUM



CSAPE MYRTLE
LAGERSTROEMIA INDICA

SMALL FLOWERING TREES



MOVEABLE FURNITURE



MOVEABLE DINING



OUTDOOR DINING TABLE



SEATING ALONG PLANTER

TALL PLANTING



WESTERN REDBUD
CERCIS OCCIDENTALIS



STRAWBERRY TREE
ARBUUS 'MARINA'



PINEAPPLE GUAVA
FELICIA SELLOWIANA

WOOD DECKING



WOOD DECKING

STORMWATER TREATMENT & PLANTING



BIOREMEDIATION FLOW THROUGH PLANTER

PAVING MATERIALS



COLORED AND TEXTURED CONCRETE TOPPING SLAB



NATURAL STONE PAVERS

GROUND COVER



CAPE RUSH
CHONDROPETALUM TECTORIUM



DUNE SEDGE
CAREX PANSA



FOX TAIL AGAVE
AGAVE ATTENUATA



BLUE FENCER
SENECIO MANDRAKISCAE

LANDSCAPE PODIUM MATERIALS



KANGAROO PAW
ANIGONANTHOS



MEDITERRANEAN SPURGE
EUPHORBIA CHARACIAS



CROCOSMIA 'LUCIFER'

INITIAL PLANTING LIST FOR LAKE MERRITT TOWERS PARK

LARGE TREES



COAST LIVE OAK
QUERCUS AGRIIFOLIA



VALLEY OAK
QUERCUS LOBATA

FLOWERING TREES



WESTERN REDBUD
CERCIS OCCIDENTALIS



CALIFORNIA BUCKEYE
AESCHULUS CALIFORNICUS



CALIFORNIA ELDERBERRY
SAMBUCUS MEXICANA

SHRUBS



ARCTOSTAPHYLOS HOOKERI
WAXSIDE



CEANOTHUS GLABERRIMUS
POINT REYES



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



ZAUSCHNERIA CALIFORNICA
CALIFORNIA FUCHSIA

GROUND COVER



JUNCEA PATENS
C-CAREX PANSA



ACHILLEA MILLEFOLIUM
GOLDEN YARROW



ESCHSCHOLZIA CALIFORNICA
CALIFORNIA POPPY



IRIS DOUGLASSIANA
DOUGLAS IRIS



WYETHIA ANGSTIFOLIA
MULES EARS

LAKE MERRITT TOWERS // STORMWATE CALCULATIONS

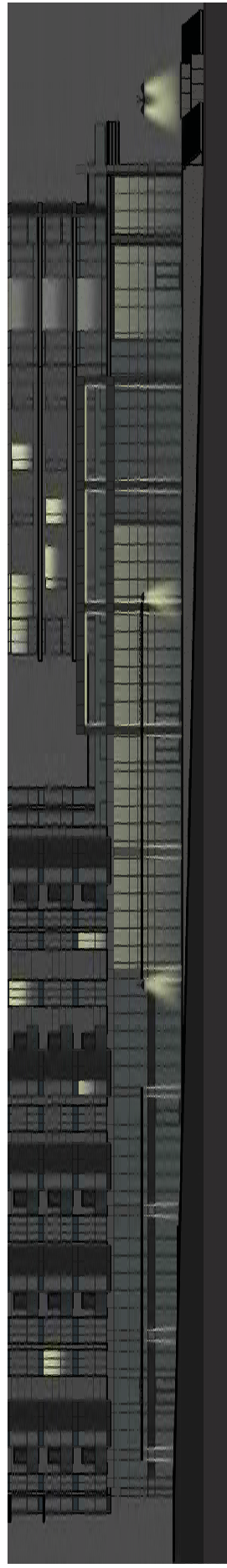
DRAINAGE MANAGEMENT AREAS



TREATMENT AREAS



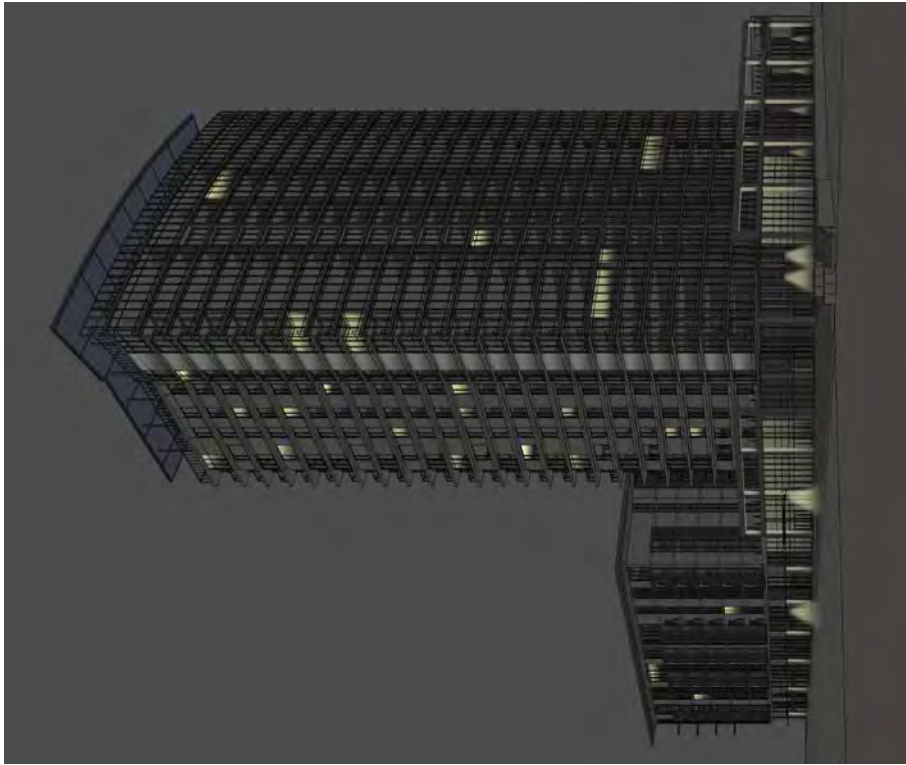
DRAINAGE MANAGEMENT AREA	TOTAL SURFACE AREA (SF)	TOTAL LANDSCAPING (SELF-TREATING) (SF)	TOTAL IMPERVIOUS SURFACES (SF)	TREATMENT AREA REQUIRED (SF)
AREA 1	1836	82	1836	73
AREA 2	1638	425	1638	66
AREA 3	1226	82	1226	49
AREA 4	1241	348	1241	49
AREA 5	1183	82	1183	47
AREA 6	1222	244	1222	49
AREA 7	1941	609	1941	78
AREA 8	2073	100	2073	83
AREA 9	5861	260	5861	234
AREA 10	4950	130	4950	198
AREA 11	3108	228	3108	124
PODIUM PAVING (MECHANICALLY TREATED)	7911			
TOTAL		TOTAL	26279	1080



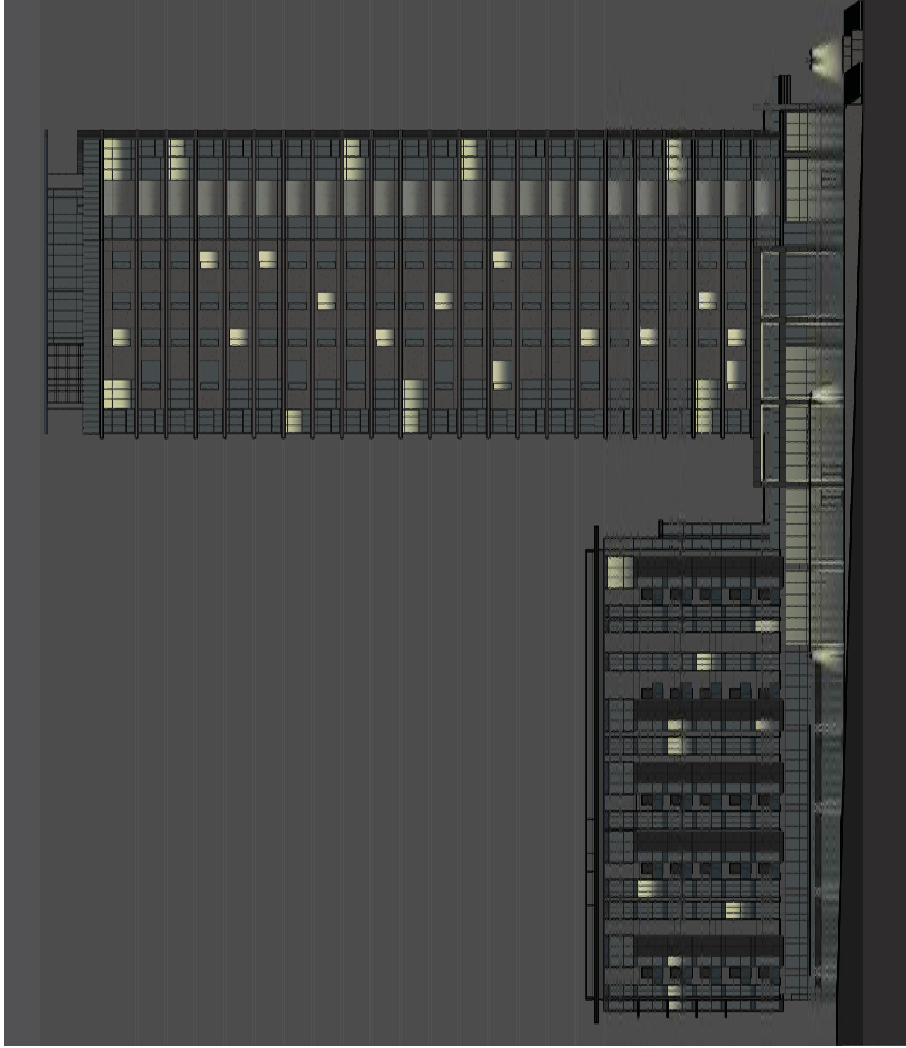
2 12TH STREET ENLARGED ELEVATION - WEST
 3/32" = 1'-0"



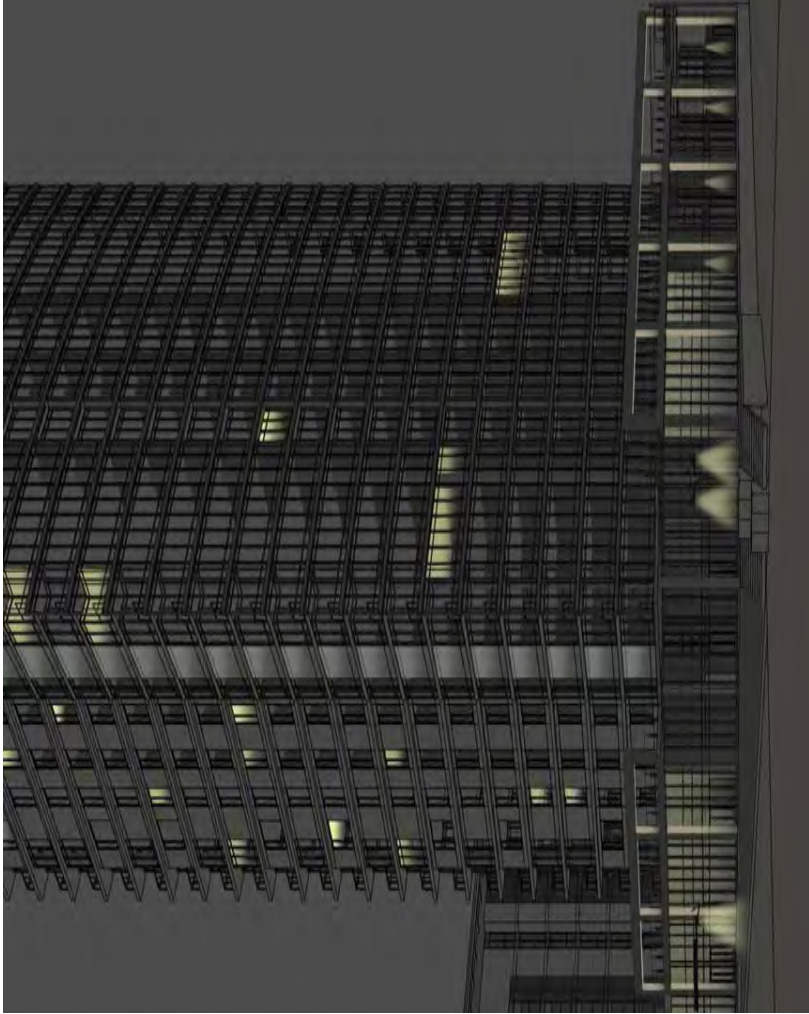
1 BUILDING PLAN - LEVEL 1
 3/32" = 1'-0"



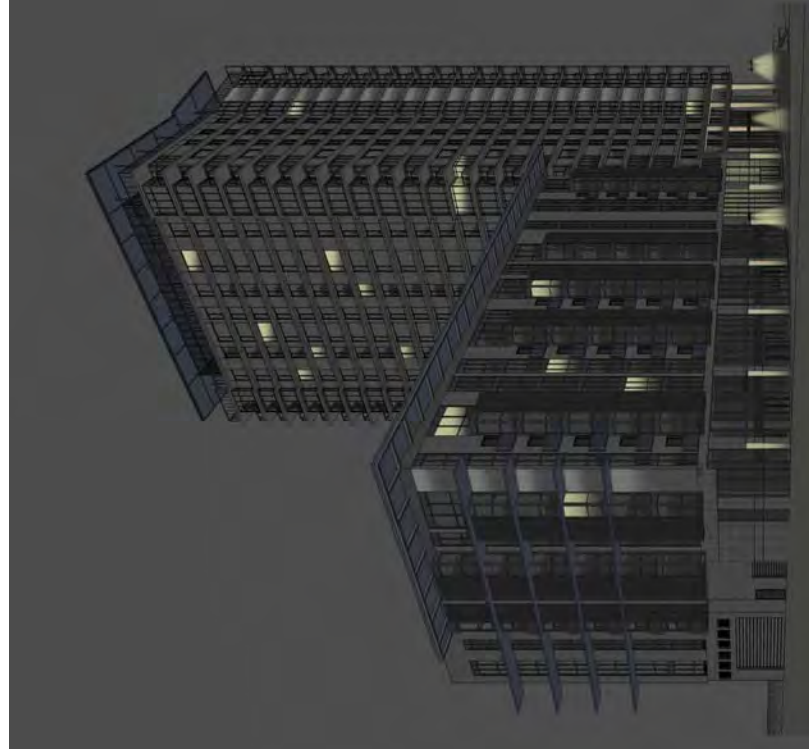
2 Perspective View - East 12th St and Lake Merritt Blvd



1 12TH STREET ELEVATION - WEST
1" = 20'-0"



1 Perspective View - Streetscape along E 12th St



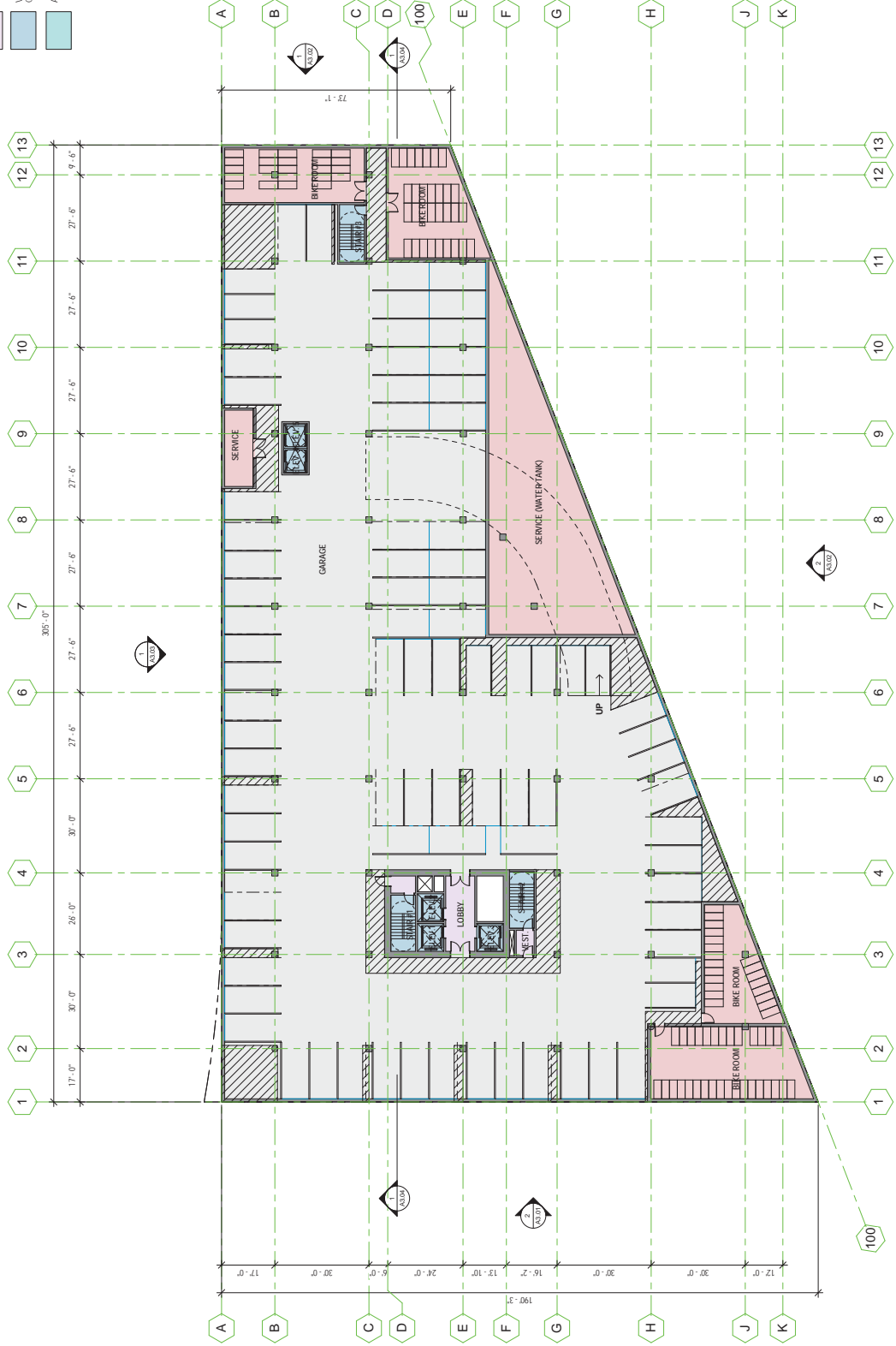
2 Perspective View - East 12th St



SITE PLAN
 1" = 100'0"

TRUE NORTH
 PROJECT NORTH

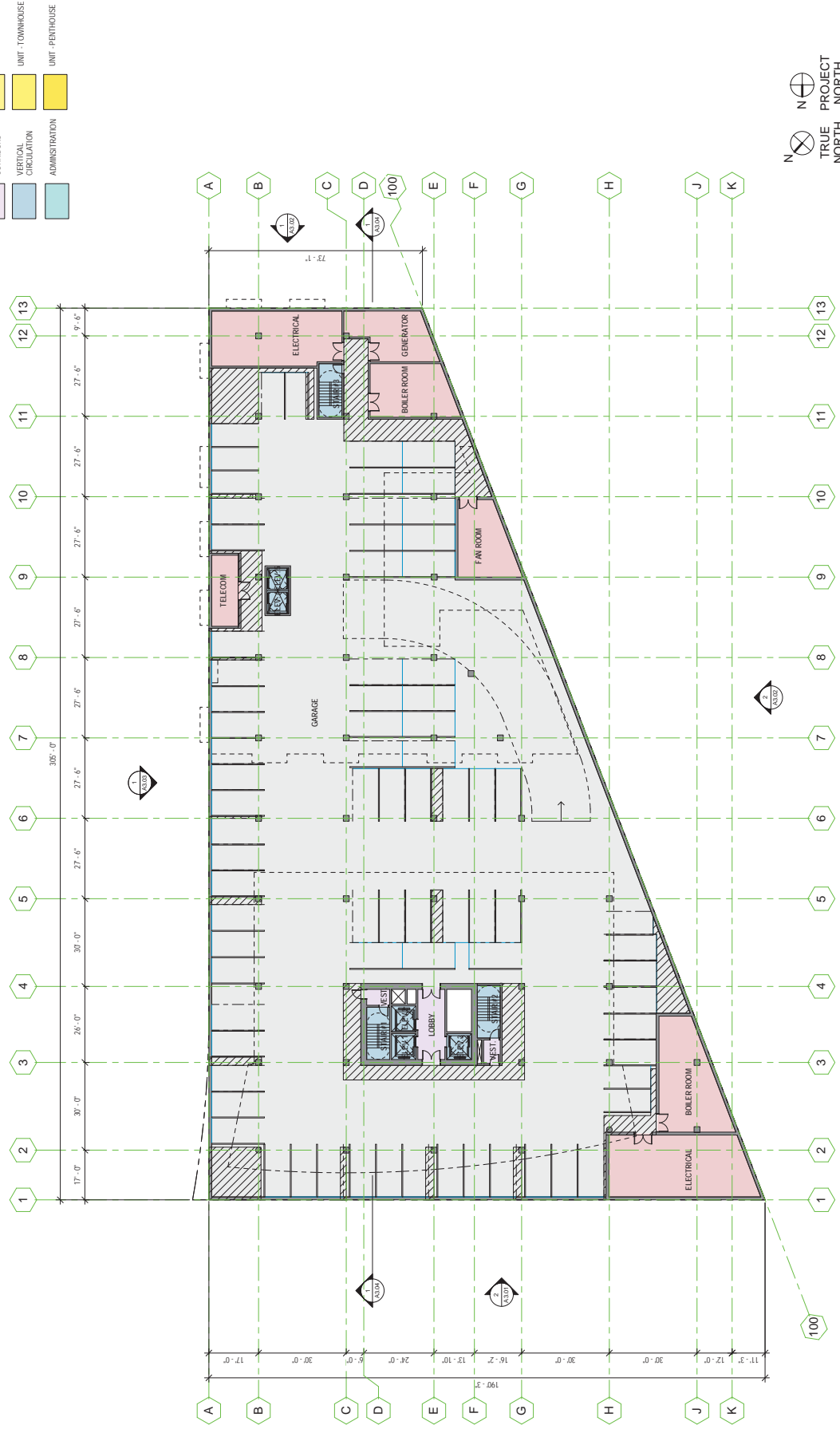
ROOM LEGEND	
	PARKING
	RETAIL
	SERVICE/UTILITY
	AMENITIES
	LOBBIES AND CORRIDORS
	VERTICAL CIRCULATION
	ADMINISTRATION
	ROOF DECK
	UNIT - STUDIO
	UNIT - 1 BEDROOM
	UNIT - 2 BEDROOM
	UNIT - 3 BEDROOM
	UNIT - TOWNHOUSE
	UNIT - PENTHOUSE



BUILDING PLAN - LEVEL B2
 1/16" = 1'-0"

ROOM LEGEND

[Light Blue Box]	PARKING	[Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/ UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Green Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Yellow-Green Box]	UNIT - 3 BEDROOM
[Light Blue Box]	VERTICAL CIRCULATION	[Light Yellow-Green Box]	UNIT - TOWNHOUSE
[Light Green Box]	ADMINISTRATION	[Yellow-Green Box]	UNIT - PENTHOUSE



BUILDING PLAN - LEVEL B1
 1/16" = 1'-0"

ROOM LEGEND

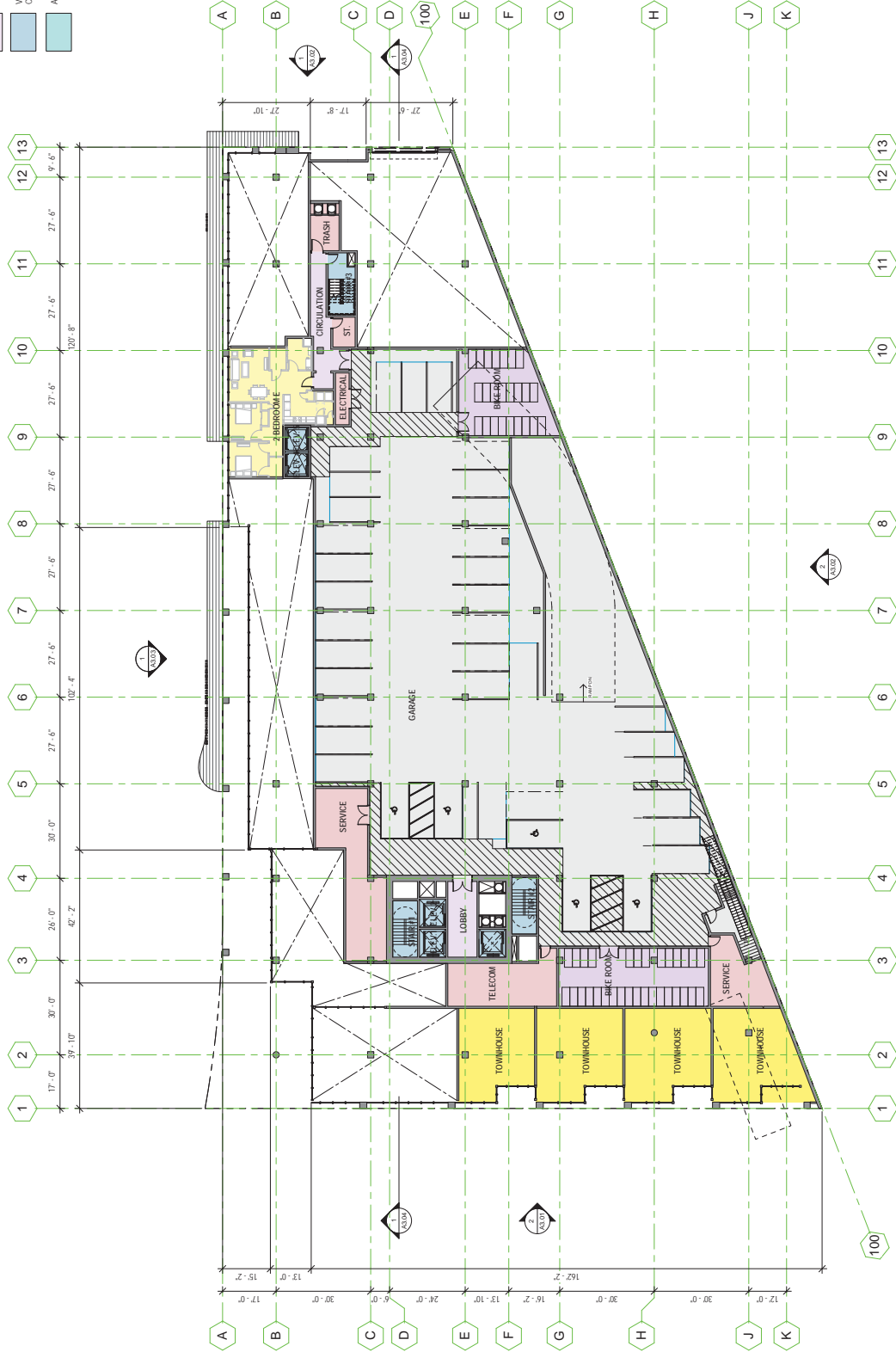
[Light Blue Box]	PARKING	[Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Green Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Yellow-Green Box]	UNIT - 3 BEDROOM
[Light Blue Box]	VERTICAL CIRCULATION	[Yellow-Orange Box]	UNIT - TOWNHOUSE
[Light Green Box]	ADMINISTRATION	[Orange Box]	UNIT - PENTHOUSE



BUILDING PLAN - LEVEL 1
 1/16" = 1'-0"

ROOM LEGEND

[Grey Box]	PARKING	[Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Green Box]	UNIT - 2 BEDROOM
[Light Blue Box]	LOBBIES AND CORRIDORS	[Yellow-Green Box]	UNIT - 3 BEDROOM
[Blue Box]	VERTICAL CIRCULATION	[Light Green Box]	UNIT - TOWNHOUSE
[Teal Box]	ADMINISTRATION	[Yellow-Green Box]	UNIT - PENTHOUSE



TRUE NORTH
 PROJECT NORTH

BUILDING PLAN - LEVEL 2
 1/16" = 1'-0"

ROOM LEGEND

[Light Blue Box]	PARKING	[Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Green Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Yellow-Green Box]	UNIT - 3 BEDROOM
[Light Blue Box]	VERTICAL CIRCULATION	[Light Yellow-Green Box]	UNIT - TOWNHOUSE
[Light Green Box]	ADMINISTRATION	[Yellow-Green Box]	UNIT - PENTHOUSE



BUILDING PLAN - LEVEL 3 AND 4
 1/16" = 1'-0"

ROOM LEGEND

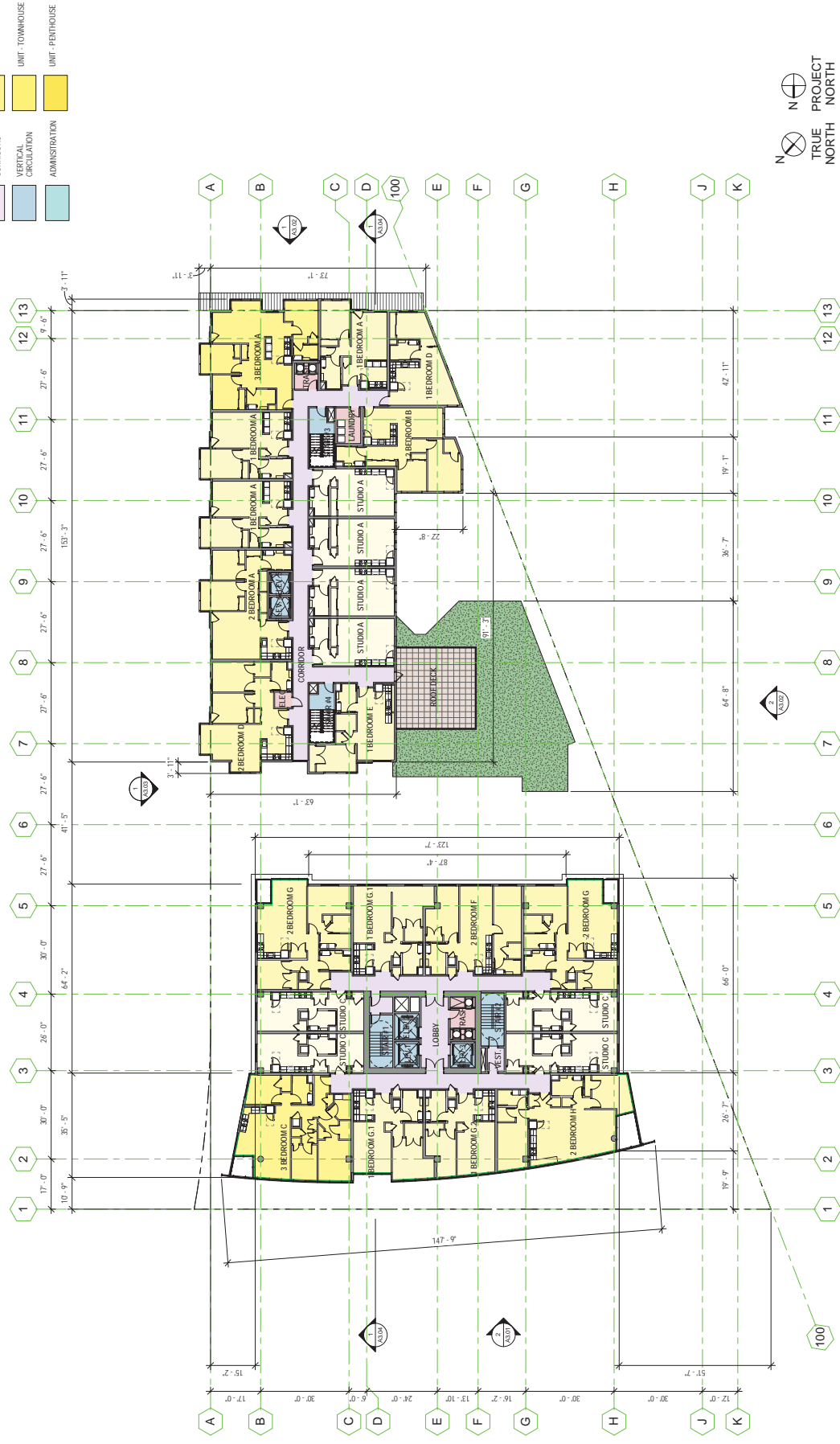
	PARKING		ROOF DECK
	RETAIL		UNIT - STUDIO
	SERVICE/UTILITY		UNIT - 1 BEDROOM
	AMENITIES		UNIT - 2 BEDROOM
	LOBBIES AND CORRIDORS		UNIT - 3 BEDROOM
	VERTICAL CIRCULATION		UNIT - TOWNHOUSE
	ADMINISTRATION		UNIT - PENTHOUSE



BUILDING PLAN - LEVEL 5 AND 6
 1/16" = 1'-0"

ROOM LEGEND

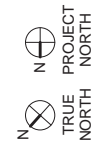
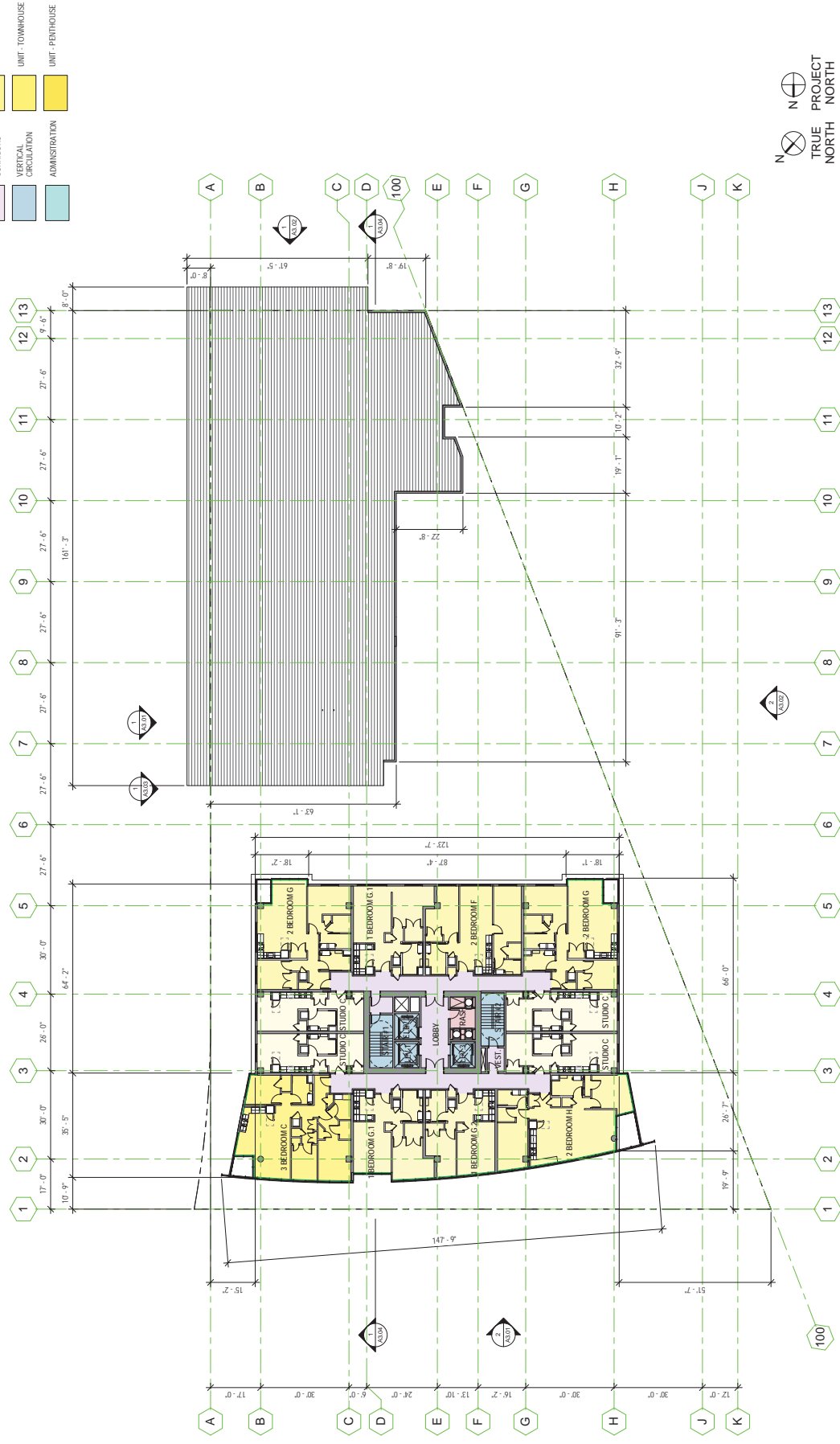
[Light Green Box]	PARKING	[Light Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/UTILITY	[Light Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Yellow Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Light Yellow Box]	UNIT - 3 BEDROOM
[Blue Box]	VERTICAL CIRCULATION	[Light Yellow Box]	UNIT - TOWNHOUSE
[Teal Box]	ADMINISTRATION	[Light Yellow Box]	UNIT - PENTHOUSE



BUILDING PLAN - LEVEL 7 AND 8
 1/16" = 1'-0"

ROOM LEGEND

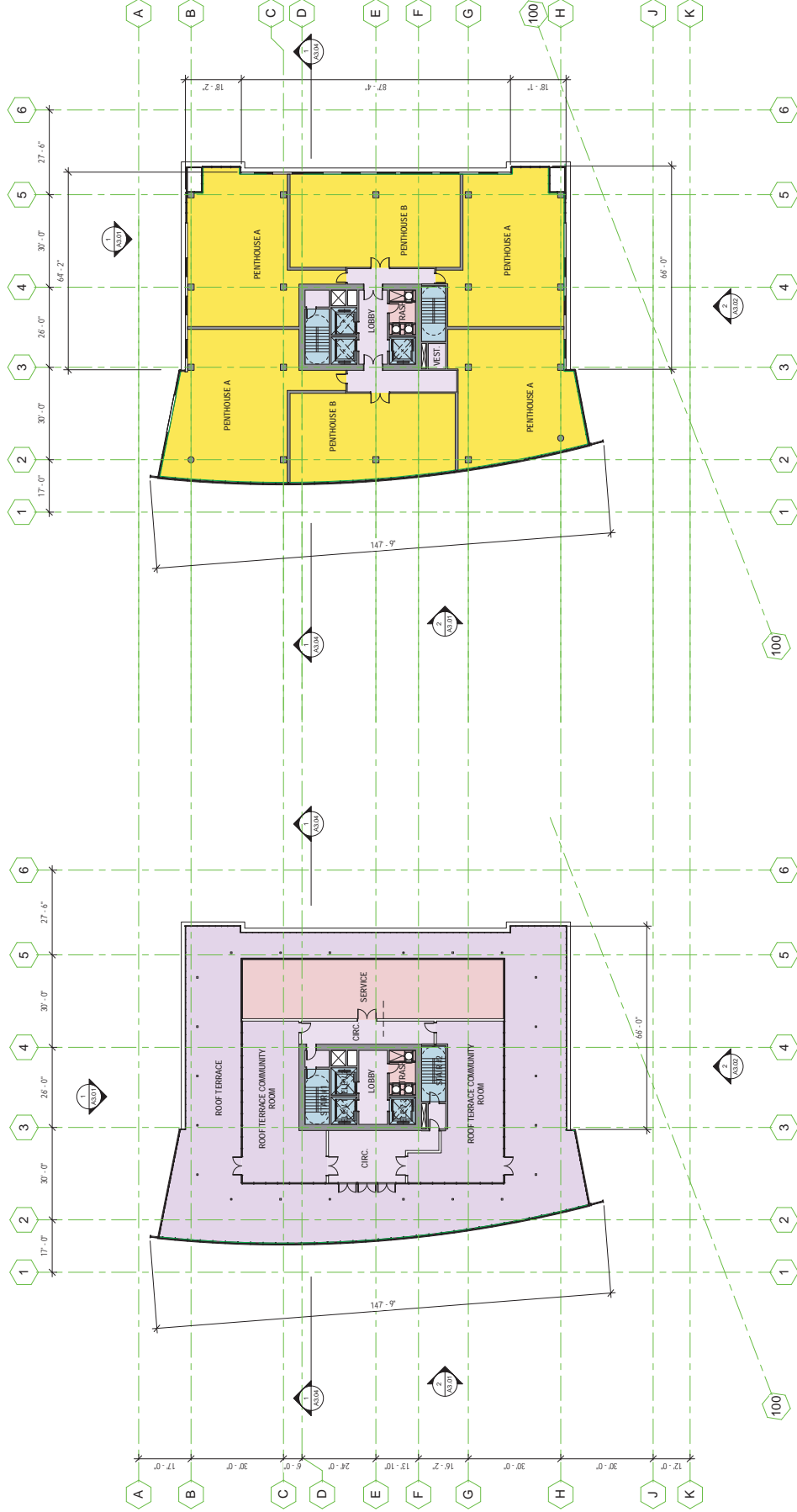
[Light Green Box]	PARKING	[Dark Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Orange Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Orange Box]	UNIT - 3 BEDROOM
[Blue Box]	VERTICAL CIRCULATION	[Light Yellow-Orange Box]	UNIT - TOWNHOUSE
[Teal Box]	ADMINISTRATION	[Yellow-Orange Box]	UNIT - PENTHOUSE



BUILDING PLAN - LEVEL 9 THROUGH 24
 1/16" = 1'-0"

ROOM LEGEND

	PARKING		ROOF DECK
	RETAIL		UNIT - STUDIO
	SERVICE/UTILITY		UNIT - 1 BEDROOM
	AMENITIES		UNIT - 2 BEDROOM
	LOBBIES AND CORRIDORS		UNIT - 3 BEDROOM
	VERTICAL CIRCULATION		UNIT - TOWNHOUSE
	ADMINISTRATION		UNIT - PENTHOUSE



BUILDING PLAN - LEVEL 25
 1/16" = 1'-0"

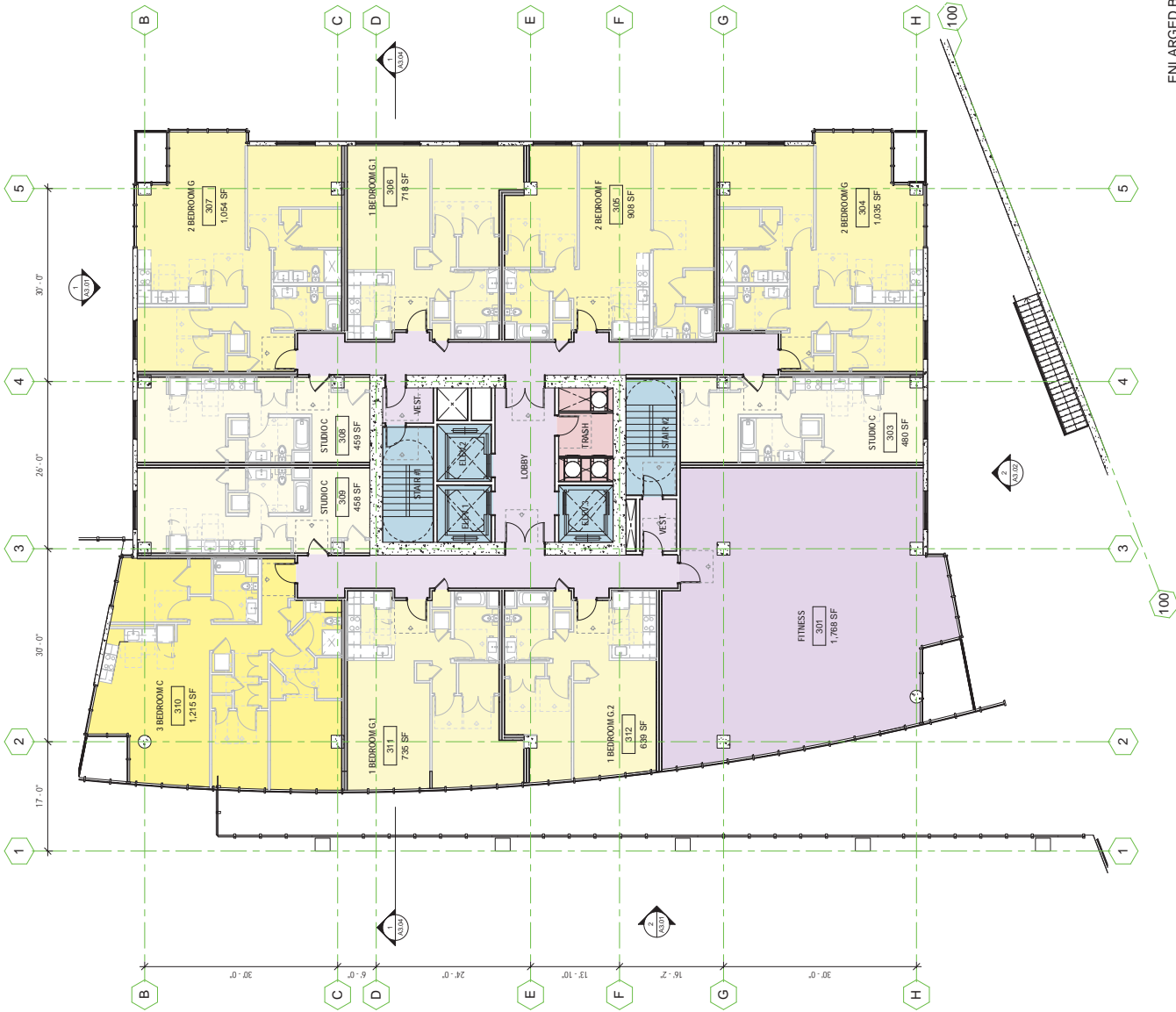
BUILDING PLAN - LEVEL 26
 1/16" = 1'-0"

TRUE NORTH
 PROJECT NORTH

TRUE NORTH
 PROJECT NORTH

ROOM LEGEND

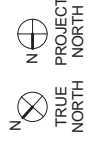
[Light Blue Box]	PARKING	[Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Green Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Yellow-Green Box]	UNIT - 3 BEDROOM
[Light Blue Box]	VERTICAL CIRCULATION	[Light Green Box]	UNIT - TOWNHOUSE
[Light Blue Box]	ADMINISTRATION	[Yellow-Green Box]	UNIT - PENTHOUSE



ENLARGED BUILDING PLAN - LEVEL 3 - NORTH 100
 1/8" = 1'-0"



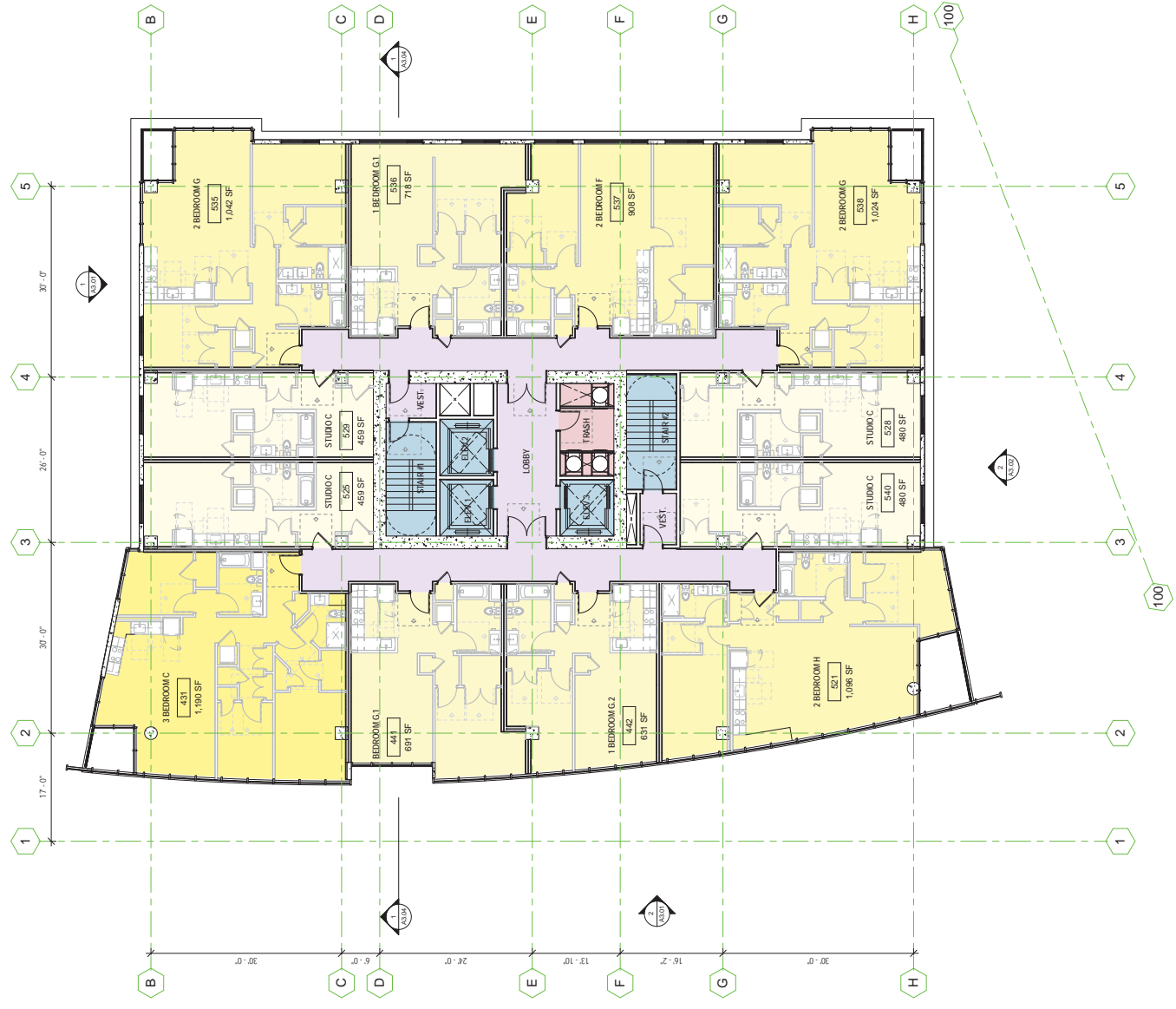
ENLARGED BUILDING PLAN - LEVEL 3 SOUTH
 1/8" = 1'-0"



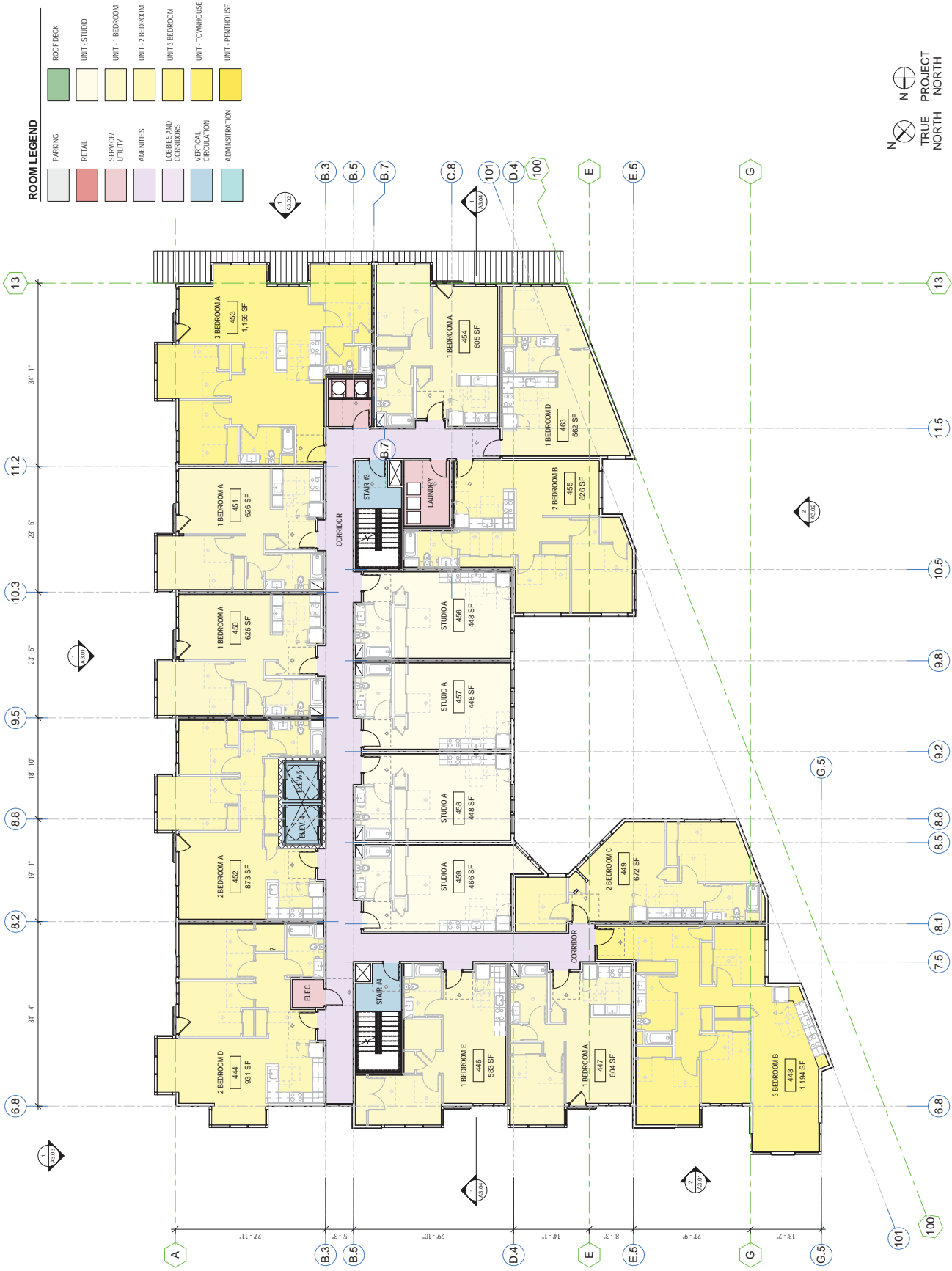
ENLARGED BUILDING PLAN - LEVEL 5 - NORTH
 1/8" = 1'-0"

ROOM LEGEND

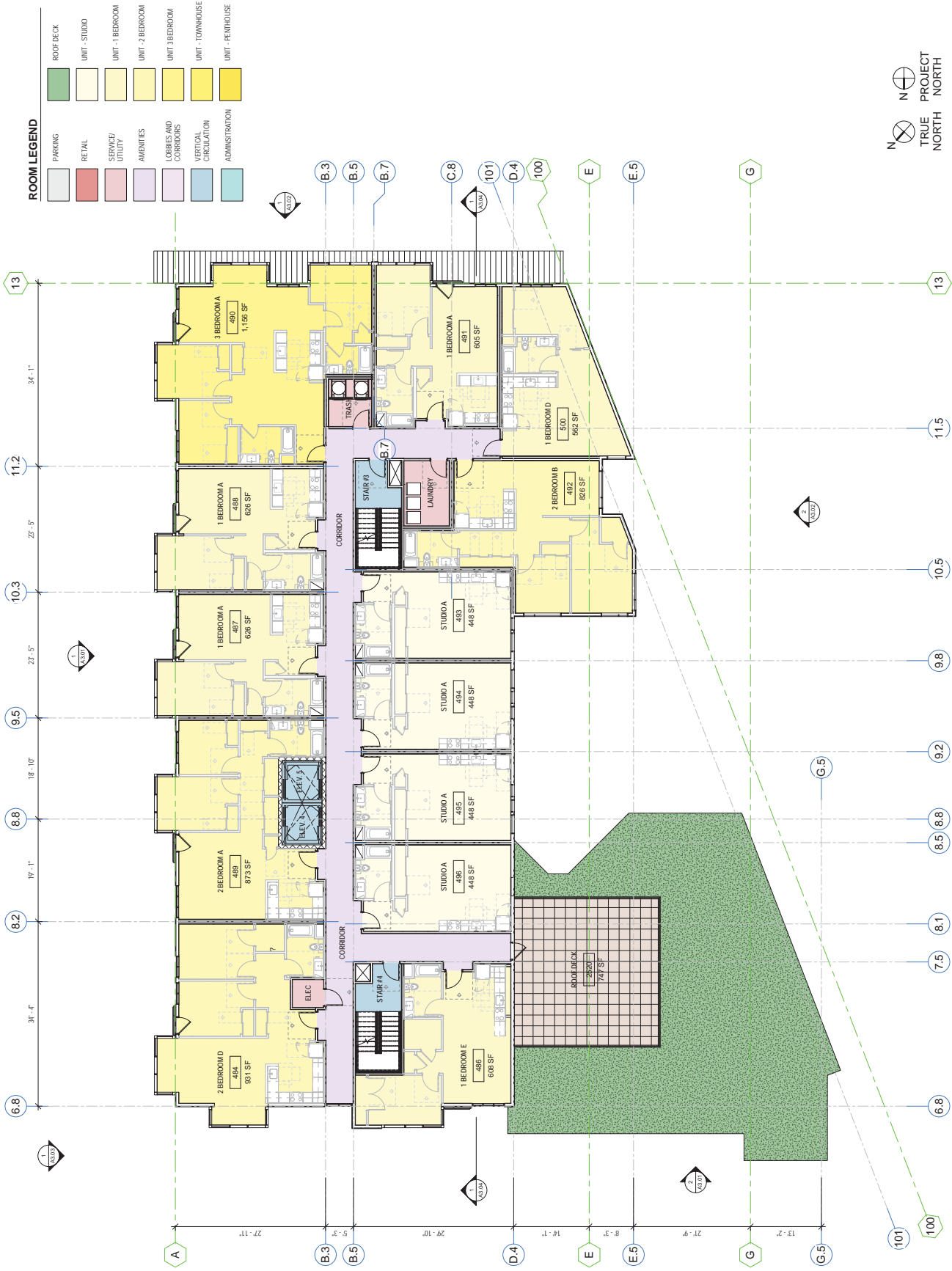
[Light Blue Box]	PARKING	[Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SE SERVICE/ UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Green Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Yellow-Green Box]	UNIT - 3 BEDROOM
[Light Blue Box]	VERTICAL CIRCULATION	[Light Green Box]	UNIT - TOWNHOUSE
[Light Blue Box]	ADMINISTRATION	[Yellow-Green Box]	UNIT - PENTHOUSE



ENLARGED BUILDING PLAN - LEVEL 5 - NORTH
 1/8" = 1'-0"



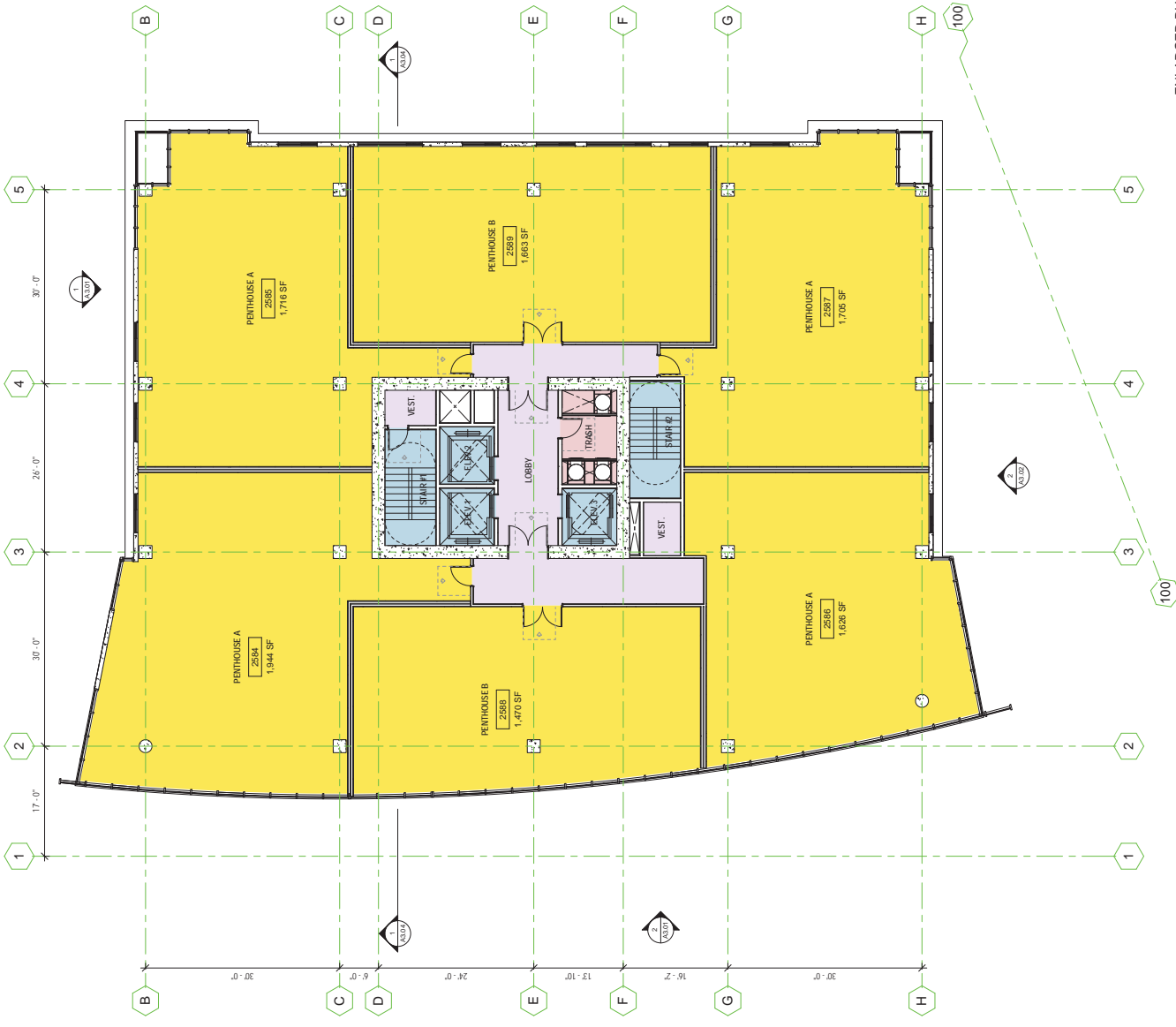
ENLARGED BUILDING PLAN - LEVEL 5 SOUTH
 1/8" = 1'-0"



ENLARGED BUILDING PLAN - LEVEL 7 - SOUTH COMMONS
 1/8" = 1'-0"

ROOM LEGEND

	PARKING		ROOF DECK
	RETAIL		UNIT - STUDIO
	SERVICE/UTILITY		UNIT - 1 BEDROOM
	AMENITIES		UNIT - 2 BEDROOM
	LOBBIES AND CORRIDORS		UNIT - 3 BEDROOM
	VERTICAL CIRCULATION		UNIT - TOWNHOUSE
	ADMINISTRATION		UNIT - PENTHOUSE



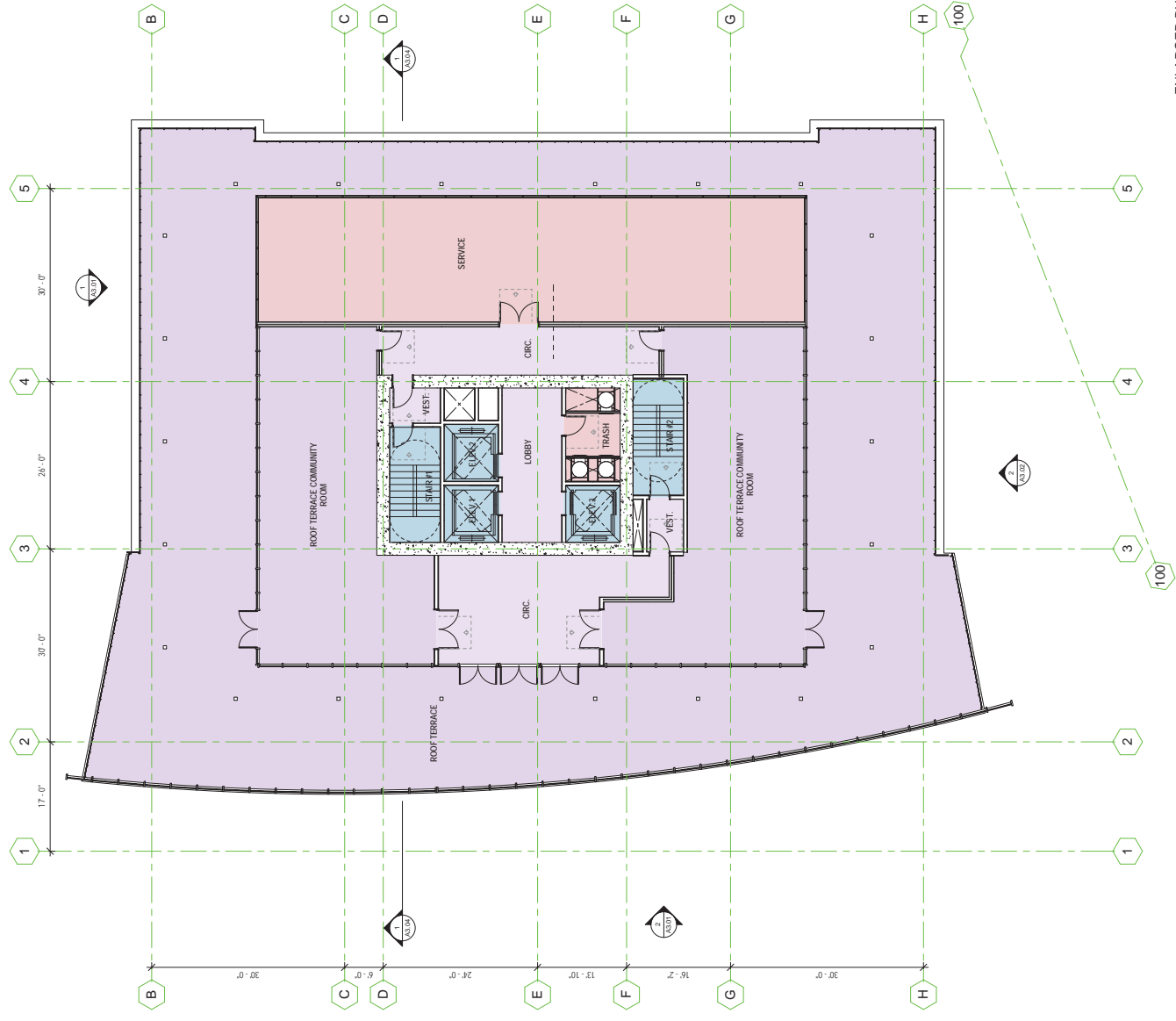
ENLARGED BUILDING PLAN - LEVEL 25 - NORTH
 1/8" = 1'-0"



ENLARGED BUILDING PLAN - LEVEL 26 - NORTH COMMONS
 1/8" = 1'-0"

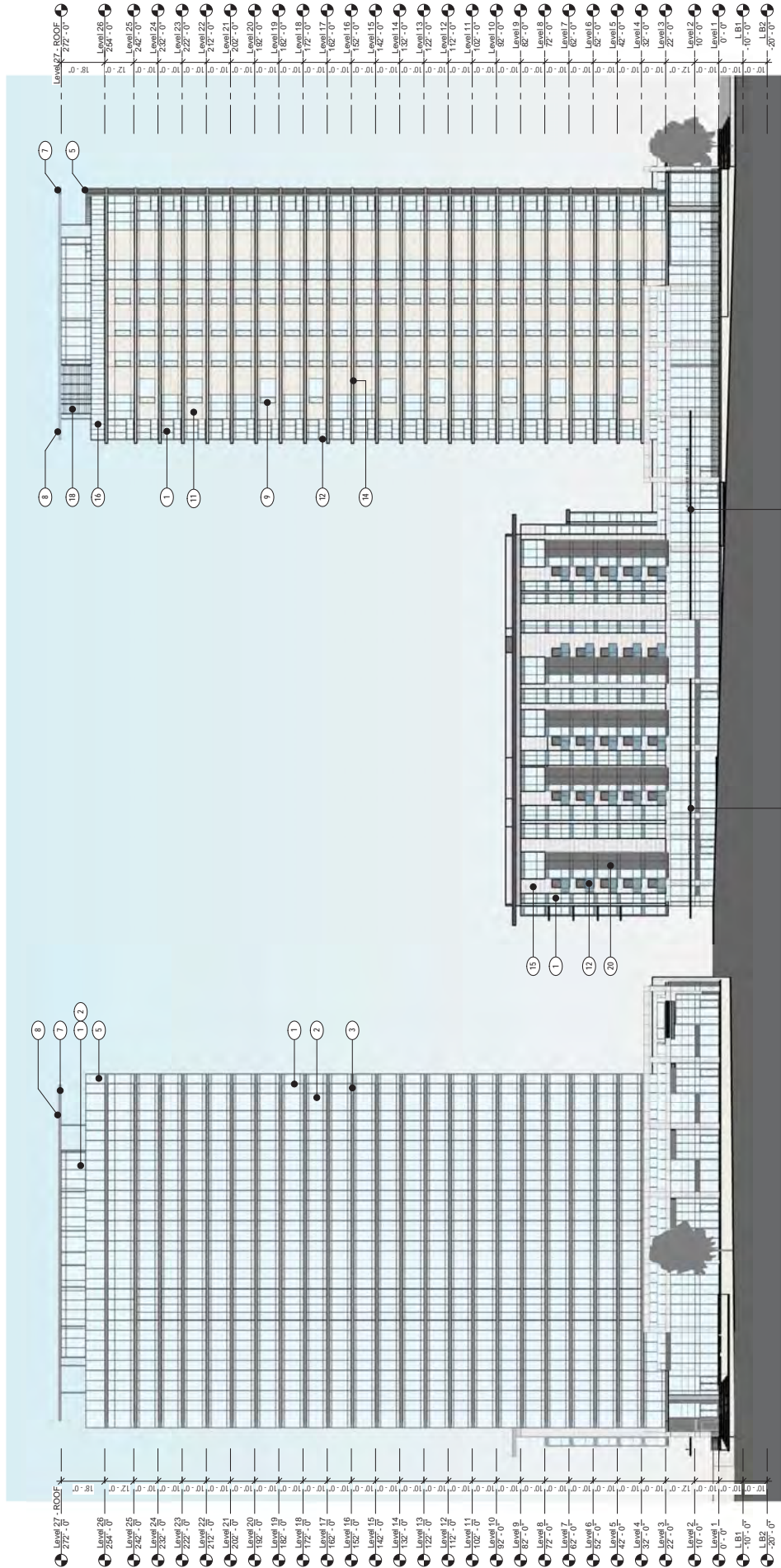
ROOM LEGEND

[Light Blue Box]	PARKING	[Green Box]	ROOF DECK
[Red Box]	RETAIL	[Light Yellow Box]	UNIT - STUDIO
[Pink Box]	SERVICE/UTILITY	[Yellow Box]	UNIT - 1 BEDROOM
[Purple Box]	AMENITIES	[Light Green Box]	UNIT - 2 BEDROOM
[Light Purple Box]	LOBBIES AND CORRIDORS	[Yellow-Green Box]	UNIT - 3 BEDROOM
[Light Blue Box]	VERTICAL CIRCULATION	[Yellow-Orange Box]	UNIT - TOWNHOUSE
[Light Teal Box]	ADMINISTRATION	[Orange Box]	UNIT - PENTHOUSE



ELEVATION GENERAL NOTES	
GENERAL NOTE	NUMBER
ALUMINUM WINDOW WALL SYSTEM WITH SILVER GREY PAINTED FINISH IN ALL FRAME MEMBERS	1
PAINTED COATING WITH BLUE GRAY TINT	2
ALUMINUM WINDOW WALL SYSTEM WITH SILVER GRAY PAINTED FINISH AT SLAB EDGE	3
ALUMINUM WINDOW WALL SYSTEM VIEW SCREEN AT ROOF LEVEL	4
METAL COVER CAP AT PHOTOVOLTAIC PANEL ROOF EDGE WITH TRANSPARENT PHOTOVOLTAIC PANELS ABOVE ROOF TERRACE AREAS IN BLUE GREY TINT	5
ALUMINUM SELF RECESSED WINDOWS	6
GREEN ROOF SYSTEM	7
PRECAST CONCRETE PANELS WITH A FINE TEXTURED LIGHT GRAY FINISH	8
ALUMINUM BALCONY RAILING IN SILVER GRAY PAINTED FINISH WITH BLUE GREEN TINTED GLAZING	9
FLOOR FLOOR TO BE NEUTRAL COLORED WATERPROOF TRAFFIC COATING	10
EXTENDED AND ALIGNED SLAB EDGES AS WELL AS UNDERSIDE OF SLAB PAINTED TO MATCH PRECAST CONCRETE COLOR	11
HARDEE PANEL PAINT SCREEN AT SOUTH COMMONS	12
ALUMINUM WINDOW WALL SYSTEM WITH SILVER GRAY PAINTED FINISH WITH BLUE GREEN TINTED GLAZING	13
CONTINUOUS METAL COVER PANELS IN GRAY BLACK PAINTED FINISH LAMINATED CERAMIC FRT GLASS CANOPY	14
POWDER COATED METAL PANEL	15
	16
	17
	18
	19
	20

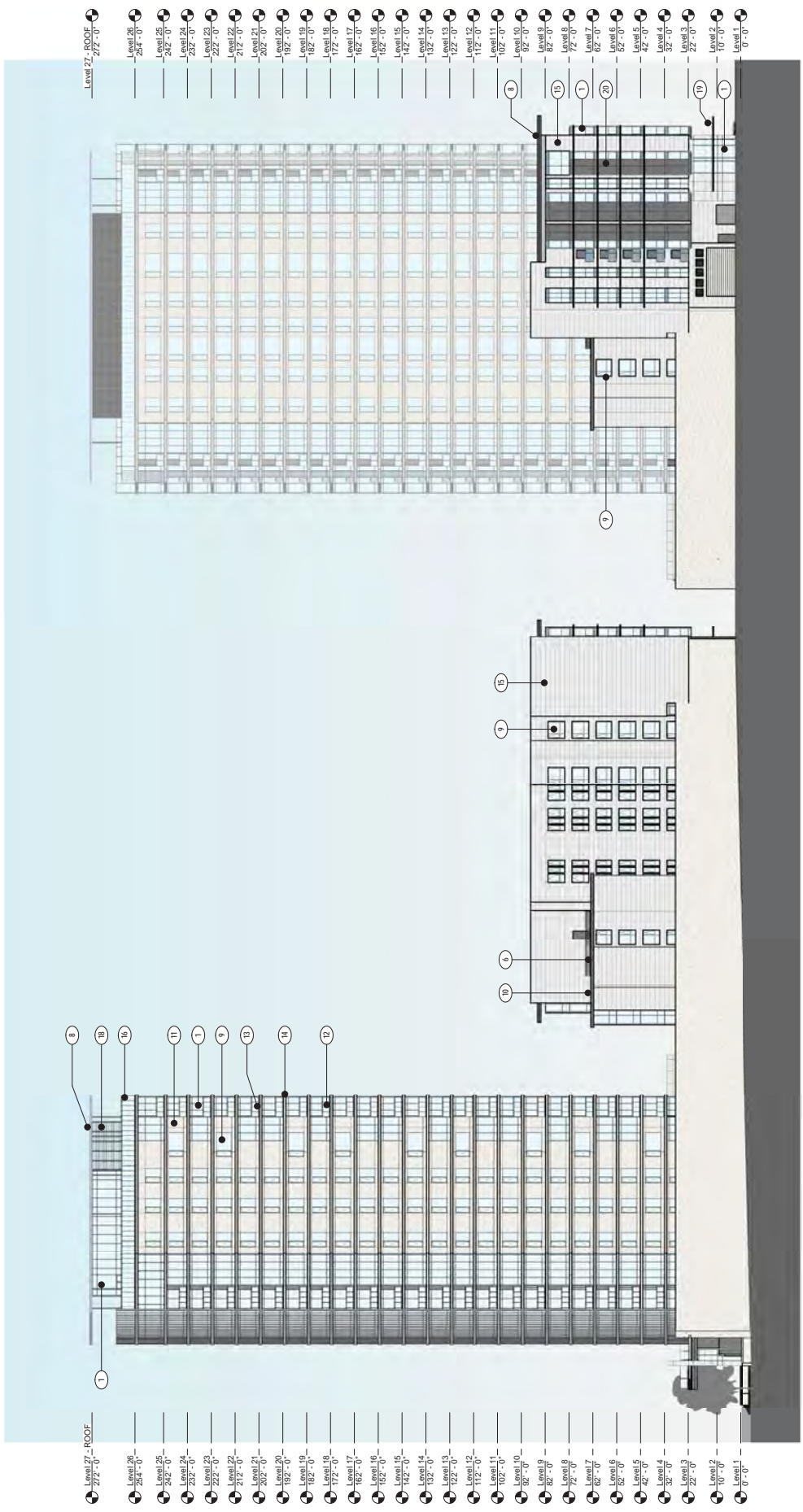
ELEVATION GENERAL NOTES	
GENERAL NOTE	NUMBER
ALUMINUM WINDOW WALL SYSTEM WITH SILVER GREY PAINTED FINISH IN ALL FRAME MEMBERS	1
PAINTED COATING WITH BLUE GRAY TINT	2
ALUMINUM WINDOW WALL SYSTEM WITH SILVER GRAY PAINTED FINISH AT SLAB EDGE	3
ALUMINUM WINDOW WALL SYSTEM VIEW SCREEN AT ROOF LEVEL	4
METAL COVER CAP AT PHOTOVOLTAIC PANEL ROOF EDGE WITH TRANSPARENT PHOTOVOLTAIC PANELS ABOVE ROOF TERRACE AREAS IN BLUE GREY TINT	5
ALUMINUM SELF RECESSED WINDOWS	6
GREEN ROOF SYSTEM	7
PRECAST CONCRETE PANELS WITH A FINE TEXTURED LIGHT GRAY FINISH	8
ALUMINUM BALCONY RAILING IN SILVER GRAY PAINTED FINISH WITH BLUE GREEN TINTED GLAZING	9
FLOOR FLOOR TO BE NEUTRAL COLORED WATERPROOF TRAFFIC COATING	10
EXTENDED AND ALIGNED SLAB EDGES AS WELL AS UNDERSIDE OF SLAB PAINTED TO MATCH PRECAST CONCRETE COLOR	11
HARDEE PANEL PAINT SCREEN AT SOUTH COMMONS	12
ALUMINUM WINDOW WALL SYSTEM WITH SILVER GRAY PAINTED FINISH WITH BLUE GREEN TINTED GLAZING	13
CONTINUOUS METAL COVER PANELS IN GRAY BLACK PAINTED FINISH LAMINATED CERAMIC FRT GLASS CANOPY	14
POWDER COATED METAL PANEL	15
	16
	17
	18
	19
	20



12TH STREET ELEVATION (East) 1
1" = 20'-0"

LAKE MERRITT BLVD ELEVATION (NORTH) 2
1" = 20'-0"

ELEVATION GENERAL NOTES		ELEVATION GENERAL NOTES	
NUMBER	GENERAL NOTE	NUMBER	GENERAL NOTE
1	ALUMINUM WINDOW WALL SYSTEM WITH SILVER-GREY PAINTED FINISH ON ALL FRAME MEMBERS	12	BLACQVNY FLOOR TO BE NEUTRAL COLORED WATERPROOF TRAFFIC COATING
2	INSULATED GLAZING WITH BLUE GRAY TINT	13	EXTENDED AND ALIGNED SLAB EDGE AS WELL AS UNDERSIDE OF SLAB
3	CURVING METAL PANELS WITH SILVER GRAY PAINTED FINISH AT SLAB EDGE	14	HARDBE PANEL BANISTER AT SOUTH COMMONS
5	ALUMINUM WINDOW WALL SYSTEM VIEWS SCREEN AT ROOF LEVEL	15	ALUMINUM ROOF PANELS IN SILVER GRAY PAINTED FINISH WITH BLUE GREEN TINTED GLAZING
6	ALUMINUM WINDOW WALL SYSTEM WITH SILVER-GREY PAINTED FINISH ON ALL FRAME MEMBERS	16	CONTINUOUS METAL LOUVER PANELS IN GRAY, BLACK PAINTED FINISH
7	METAL COVER CAP AT PHOTOVOLTAIC PANEL ROOF EDGE WITH A SILVER GRAY PAINTED FINISH	19	LAMINATED CERAMIC FRIT GLASS CANOPY
8	TRANSLUCENT PHOTOVOLTAIC PANELS ABOVE ROOF TERRACE AREAS IN BLUE-GREY TINT	20	POWDER COATED METAL PANEL
9	ALUMINUM SET-BACK SEESAW WINDOWS		
10	ALUMINUM SET-BACK SEESAW WINDOWS		
11	PRECAST CONCRETE PANELS WITH A FINE TEXTURED LIGHT GRAY FINISH		

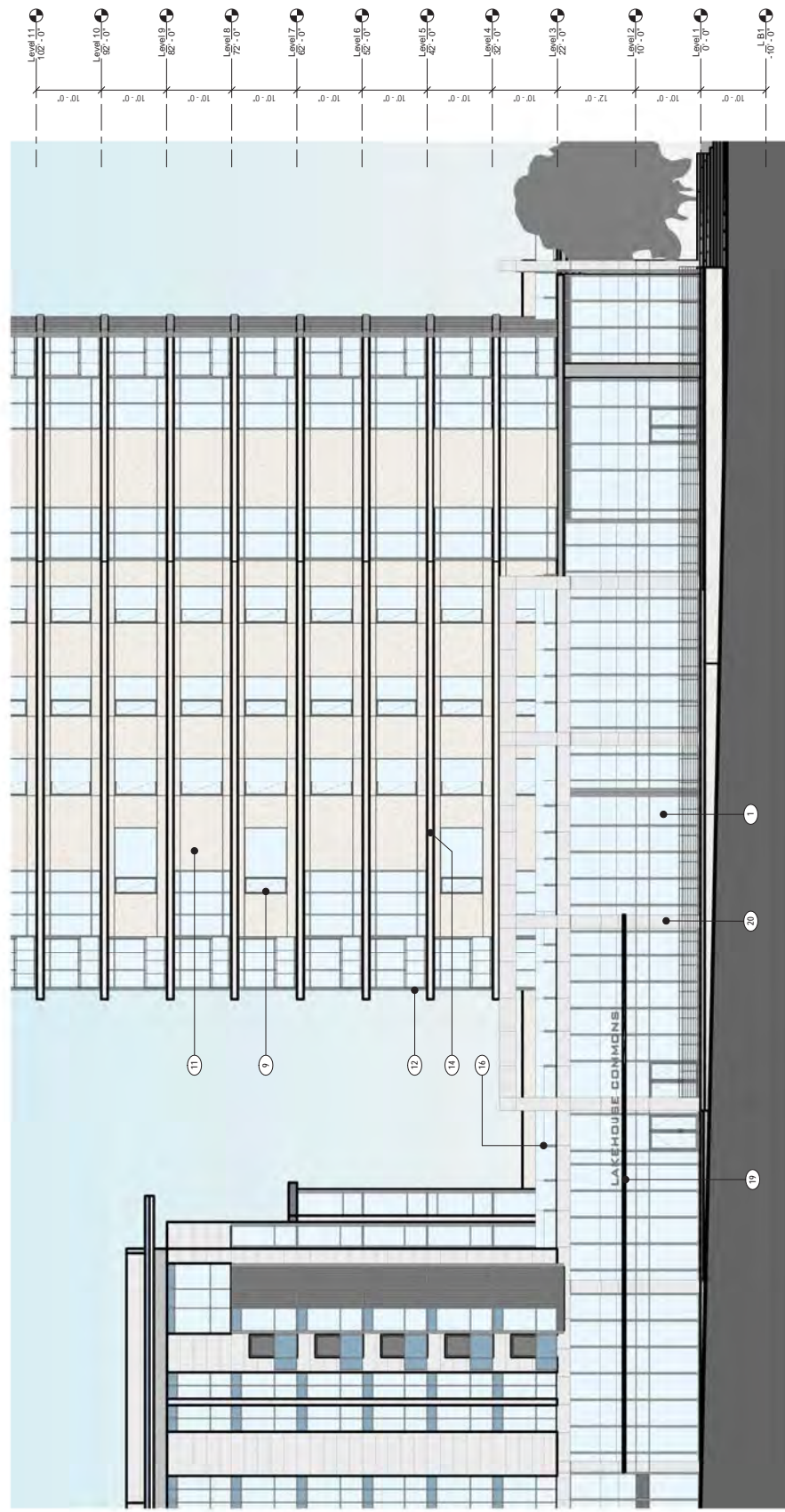


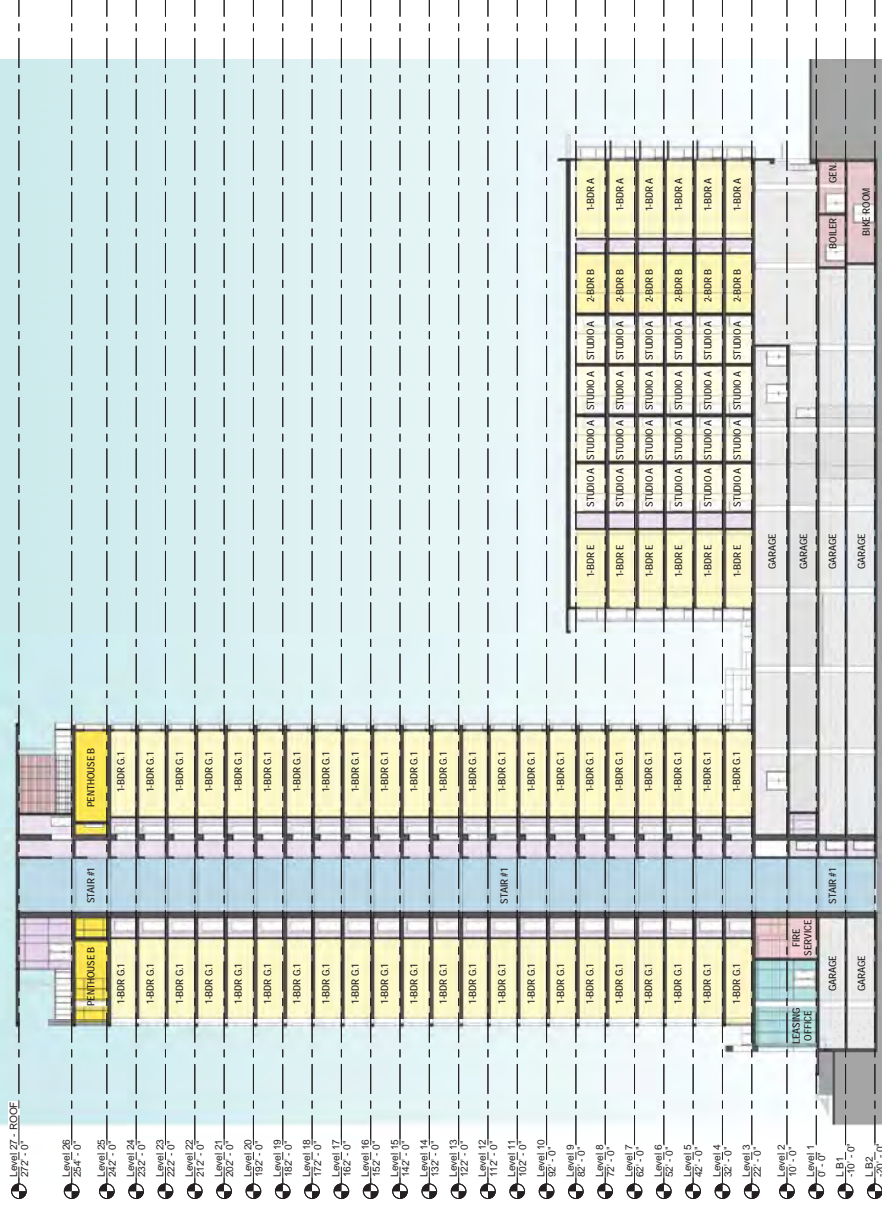
West Elevation
1" = 20'-0" (2)

South Elevation
1" = 20'-0" (1)

ELEVATION GENERAL NOTES

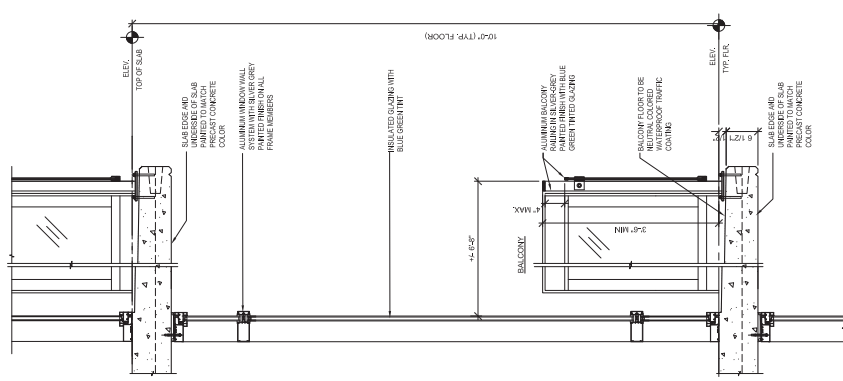
NUMBER	GENERAL NOTE	NUMBER	GENERAL NOTE
1	ALUMINUM WINDOW/WALL SYSTEM WITH SILVER GREY PAINTED FINISH ON ALL FRAME MEMBERS	12	ALUMINUM BALCONY RAILING IN SILVER GREY PAINTED FINISH WITH BLUE GREEN TINTED GLAZING
2	INSULATED GLAZING WITH BLUE GRAY TINT	13	CONCRETE AND ALUMINUM ALIGNED SABOTAGE AS WELL AS UNDERSIDE OF SLAB PAINTED TO MATCH PRECAST CONCRETE COLOR
3	CURVED METAL PANELS WITH SILVER GREY PAINTED FINISH AT SLAB	14	HARDIE PANEL BANIS GREEN AT SOUTH COMMONS
5	ALUMINUM WINDOW/WALL SYSTEM NEW SCREEN AT ROOF LEVEL	15	ALUMINUM ROOF RAILING IN SILVER GREY PAINTED FINISH WITH BLUE GREEN TINTED GLAZING
6	METAL COVER CAP AT PHOTOVOLTAIC PANEL ROOF EDGE WITH A SILVER GREY PAINTED FINISH	16	ALUMINUM PANELS IN GRAY BLACK PAINTED FINISH
7	TRANSPARENT PHOTOVOLTAIC PANELS ABOVE ROOF TERRACE AREAS IN ALUMINUM SELF-RECESSED WINDOWS	18	LAMINATED CERAMIC FROGLASS CANOPY
8	ALUMINUM SELF-RECESSED WINDOWS	19	POWDER COATED METAL PANEL
9	GREEN ROOF SYSTEM	20	
10	ALUMINUM SELF-RECESSED WINDOWS		
11	PRECAST CONCRETE PANELS WITH A FINE TEXTURED LIGHT GRAY FINISH		



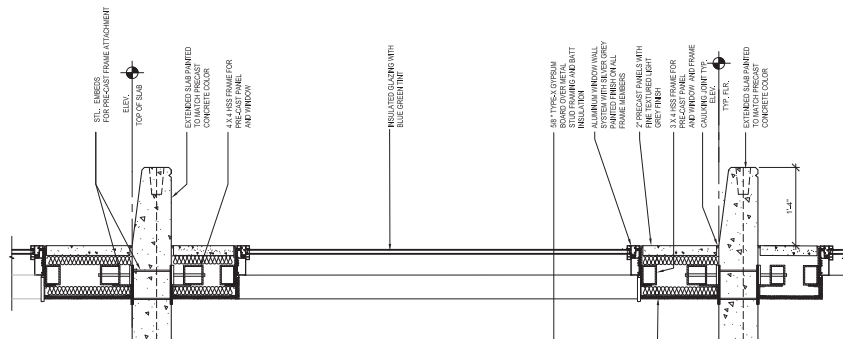


NORTH/SOUTH BUILDING SECTION
 1" = 30'-0" ①

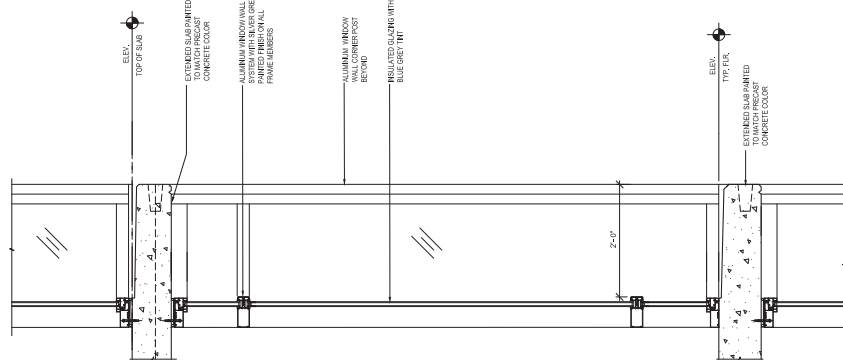
The project includes the proposed excavation of 22' below current grade. Resulting in the excavation of 1,006,900 SF of earth from the 4,073,517 sq.



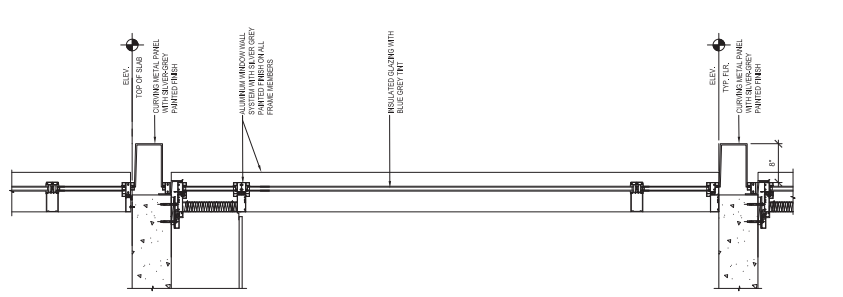
1. WINDOW WALL AT BALCONY AT EAST, WEST ELEVATIONS
1" = 8'-0"



2. WINDOW AT PRE-CAST PANEL AT SOUTH, EAST, WEST ELEVATIONS
1" = 8'-0"

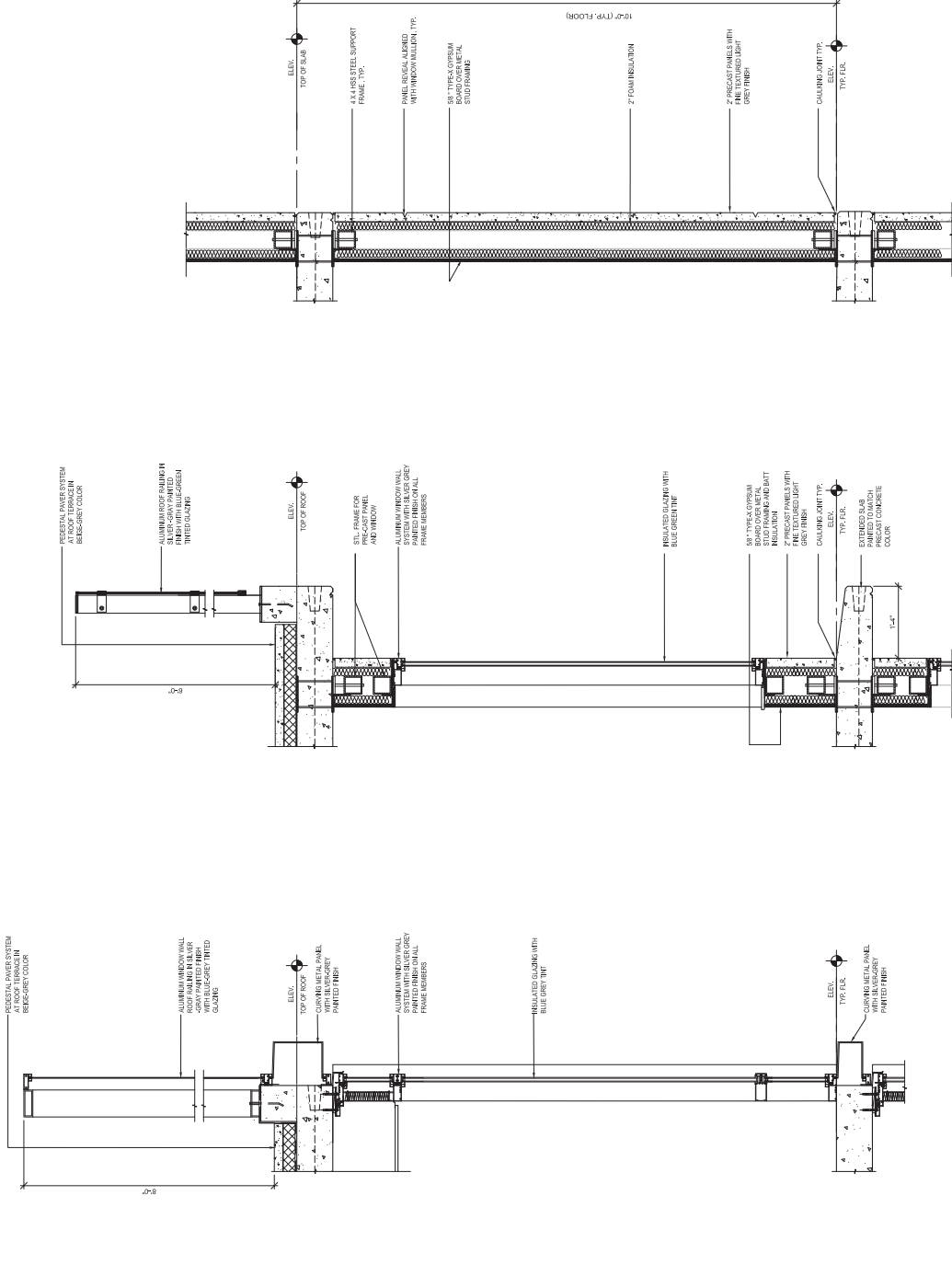


3. WINDOW WALL AT RECESS AT NORTH ELEVATION
1" = 8'-0"



4. WINDOW WALL @ NORTH ELEVATION
1" = 8'-0"

**WALL
 SECTIONS**



**TYPICAL WALL PANEL
 AT EAST ELEVATION**

**WINDOW ROOF PARAPET
 AT EAST, WEST, SOUTH ELEVATIONS**

**WINDOW AT PARAPET
 AT NORTH ELEVATION**



1 Translucent Photovoltaic Panels



2 Opaque Photovoltaic Panels



3 Pre-Cast Concrete Panel



4 Painted Concrete Finish



5 A - Aluminum Window Wall
B - Painted Aluminum



6 Hardie Panel Rainscreen



7 Insulated Glazing



8 Insulated Glazing



9 Glazing Panel



10 Glazing Panel



11 Aluminum Self-Recessed Windows



12 Frameless Glass Enclosure



13 Ceramic Frit Glass Canopy
Powder Coated Aluminum Framing



14 Polished Limestone



15 Aluminum Window Wall



16 Metal Panels
Powder Coated

