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September 22, 2015

VIA EMAIL AND U.S. MAIL

Rachel Marie Flynn
Director, Planning & Building
City of Oakland
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Oakland, CA 94612
Email: rflynn@oaklandnet.com

LaTonda D. Simmons
City Clerk
City of Oakland
One Frank H. Ogawa Plaza
First and Second Floors
Oakland, CA 94612
Email: lsimmons@oaklandnet.com

VIA EMAIL ONLY

Mike Rivera, mriviera@oaklandnet.com

Re: Public Records Act Request – 5110 Telegraph Avenue Project,
PLN15074

Dear Ms. Flynn, Ms. Simmons and Mr. Rivera:

We are writing on behalf of International Brotherhood of Electrical Workers, Local 595, Plumbers & Steamfitters, Local 342 and Sheet Metal Workers, Local 104 to request any and all public records related to the proposed 5110 Telegraph Avenue Project (PLN15074) by the Nautilus Group/Brian Caruso in Oakland. The Assessor Parcel Numbers for the project site are 014-122600902 and 014-122601300. The proposal is for 185 residential units and 50,000 square feet of commercial space.

1410-360rc

September 22, 2015

Page 2

We are making this request pursuant to the California Public Records Act ("Act"),¹ and request the above documents pursuant to section 6253(a) of the Act. In addition, we request these materials pursuant to Article I, section 3(b) of the California Constitution, which provides a constitutional right of access to information concerning the conduct of the government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to government information and further requires that any statute that limits the right of access to information be narrowly construed.

In responding to this request, please bear in mind that any exemptions from disclosure the City may believe to be applicable are to be narrowly construed.² If the City declines to produce any of the requested documents on the grounds of an exemption, please bear in mind that the Public Records Act imposes a duty on the City to distinguish between the exempt and the non-exempt portion of any such records, and to attempt in good faith to redact the exempt portion and to disclose the balance of such documents.³ Please bear in mind further that should the City choose to withhold any document from disclosure, the City has a duty under Government Code section 6255, subd. (a) to "justify withholding any record by demonstrating that the record in question is exempt under express provisions" of the Public Records Act or that "the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record."⁴ The City may not seek recovery of costs for any staff time related to responding to this Public Records Act request.⁵

If any of the requested items are available on the Internet, we request that the City direct us to the appropriate URL web address or other site for accessing the documents. Pursuant to Government Code section 6253.9, if the requested documents are in electronic format and are 10 MB or less (or can be easily broken into chunks of 10 MB or less), please email them as attachments. We request

¹ Gov. Code, §§ 6250, et seq.

² *Marken v. Santa Monica-Malibu Unif. Sch. Dist.* (2012) 202 Cal. App. 4th 1250, 1262; *Citizens for Ceres v. Super. Ct.* (2013) 217 Cal.App.4th 889, 913.

the common interest doctrine cannot apply to communications between a developer and a reviewing public agency made before project approval.

³ Gov. Code § 6253(a).

⁴ *Id.*

⁵ *North County Parents v. Dept. of Education* (1994) 23 Cal.App.4th 144; *County of Los Angeles v. Super. Ct.* (2000) 82 Cal.App.4th 819, 826.

September 22, 2015

Page 3


access to the above documents, including any electronic documents, in their original form, as maintained by the City.⁶

Please use the following contact information for all correspondence regarding these requests:

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601 Gateway Boulevard, Ste. 1000
South San Francisco, CA 94080
jlaurain@adamsbroadwell.com
Phone: (650) 589-1660
Fax: (650) 589-5062

Thank you for your assistance with this matter.

Sincerely,



Janet Laurain
Paralegal

JML:ric

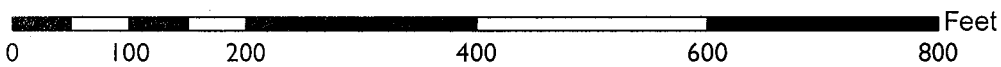
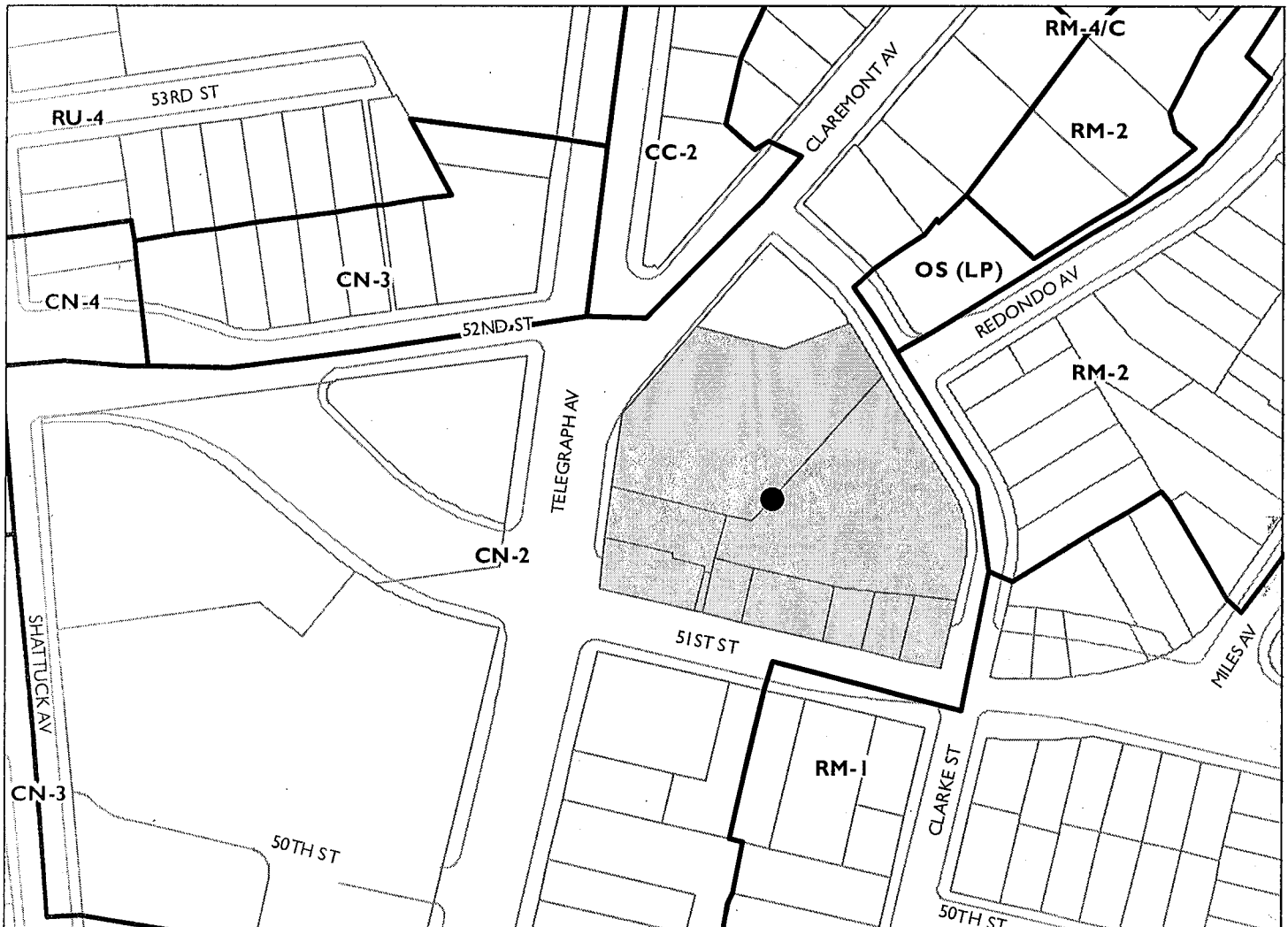
⁶ Gov. Code § 6253.9(a)(1); *See Sierra Club v. Super. Ct.* (2013) 57 Cal. 4th 157, 161.

Property Location & Assessor's Parcel Numbers:	5110-5132 Telegraph Avenue 014-1226-008-00; 014-1226-013-00; 014-1226-014-00 & others
Proposal:	To construct a four to six-story mixed-use development consisting of 204 residential units and 33,800 square feet of ground-floor retail space, including two levels of underground garage for 297 parking spaces. The development includes the demolition of the two-story vacant commercial building "Global Video".
Applicant/ Phone Number:	Brian Caruso for Nautilus Group / (510) 213-6226
Property Owner:	NGI 5110 Telegraph, LLC
Case File Number:	PLN15074
Planning Permits Required:	Major Conditional Use Permit for non-residential facilities over 25,000 square foot of floor area in the CN-2 Zone; Regular Design Review for new construction; Minor Conditional Use Permit to conduct a Limited Agriculture Activity on the roof of the principal building; and Minor Variance for commercial loading berths where two berths are required within the property and no berths are proposed.
General Plan:	Neighborhood Commercial; Mixed Use Residential
Zoning:	CN-2 Neighborhood Commercial.
Environmental Determination:	Determination Pending
Property Historic Status:	Non-Historic Property
Service Delivery District:	2
City Council District:	1
Action to be Taken:	Conduct Design Review, make recommendations to Staff & Applicant
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mriviera@oaklandnet.com

PROJECT SUMMARY

The proposal is for a mixed-use residential and commercial development, located at the intersection of Telegraph Avenue and 51st Street in the Temescal District. The project is a four-story to a six-story building that includes ground-floor retail and two levels of underground garage. The property is occupied by a commercial building, a private commercial parking lot and vacant lots. The project would remove the two-story vacant commercial building "Global Video", the parking lot and the lots will be merged. The property contains several trees that are proposed for removal and other street trees that will remain. The property is bounded by Claremont Avenue to the northwest, Clarke Street to the east, 51st Street to the south and Telegraph Avenue to the west. The property is also surrounded by a mix of multi-family and single-family residences, a playground and other commercial properties.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN15074
Applicant: Brian Caruso for Nautilus
Address: 5110 Telegraph Avenue
Zone: CN-2

Staff is seeking comments and direction from the Design Review Committee, based on the City's General Plan Policies, Design Review Guidelines for Corridors and Commercial Areas and Design Review Criteria applicable for this application. The proposal will require final review and determination by the Planning Commission on a future public hearing date.

SITE DESCRIPTION

The commercial site is located on a 72,866 square foot property and contains nine lots that will be merged through a separate subdivision Planning Permit. The property is surrounded by a chain-link fence, and the existing two-story building, paved surfaces, trees, parking lot and curb cuts will be removed. The property is bounded by four public streets and by a neighboring four-story multi-residential building, located in the same commercial zone, CN-2. The property is adjacent or nearby a mix of commercial and residential facilities, the Temescal Public Library, a public playground "Frog Park", and a Fire Station. The property is also located along two major thoroughfares, Telegraph Avenue and 51st Street that are also used by AC transit bus lines. Within distance, the property is also close to freeway access ramps of CA-24 to the north.

PROPERTY BACKGROUND

In 2006 and 2008, two separate Planning permits were approved by the Planning Commission for the same project site, to be built side by side. The 2006 project was for the construction of a 67 residential units and 2,900 square feet of commercial space. The 2008 project was also for the construction of a 102 residential units and 5,893 square feet of commercial space. Subsequently, the applicants for these two approved projects were not able to file for building permits, and eventually sold the properties and Planning permit entitlements to the new property owner, Nautilus Group. The applicant (current property owner) is instead seeking new separate Planning permit approvals for a proposed mixed-use residential and commercial development that will include 204 residential units, approximately 33,800 square foot of commercial space and two levels of underground parking. Due to so much public interest on the previous approved projects, the new applicant had engaged in community outreach meetings with the Temescal neighborhood to discuss the new project proposal and prior to the submission of the application to the Planning Division.

PROJECT DESCRIPTION

The proposal is for the construction of a four-story and six-story mixed-use residential and commercial facility that includes a two-level underground garage and a roof farm. The building envelope covers most of the entire property except for the entry plaza on Telegraph Avenue and a landscaped pathway to the north, between Clarke Street and Claremont Avenue. The mixed-use building varies in height, where the six-story building covers approximately $\frac{3}{4}$ of the site and the four-story building covers approximately $\frac{1}{4}$ to the east side of site facing Clarke Street.

The 204 unit residential building contains a mix of:

- 23 studios,
- 100 one-bedrooms,
- 71 two-bedrooms and
- 10 three-bedrooms

This totals approximately 222,720 square feet including common areas. Some of the one-bedroom and two-bedroom residential "loft" units will be on the ground-floor/mezzanine level, adjacent to the "public path" and near the intersection of Clarke Street and 51st Street. The 33,800 square feet ground-floor retail space is divided into four separate building "shop" areas. Two retail (#1 and #2) building spaces face

Telegraph Avenue, 51st Street and Claremont Avenue. One retail (#3) building space is located in the "retail alley" pedestrian walkway and is adjacent to the main residential lobby. The larger retail (#4) building space located in the center of the site has two main entries along 51st Street and one along the "retail alley" pedestrian walkway. While the retail spaces are separate from each other, these will be connected by the proposed "retail alley" that is partially covered by the above residential building. The "retail alley" measures 24 feet wide and approximately 22 feet high and also provides seating. The project proposes bicycle racks near the outer side of the sidewalk along 51st Street and Telegraph Avenue including bicycle share docks, near Claremont and Telegraph Avenues.

The entry for the two-level underground 297 parking space garage is from Clarke Street, and will be used by the residential tenants (Level B2) and commercial patrons (Level P1). The Level B2 garage includes enclosed bicycle rooms, storage and trash areas. The Level P1 garage includes additional bicycle and trash rooms including utility rooms. The project also includes two residential loading berths, located on Level 1 between the garage entry and the enclosed trash area along Clarke Street. While the underground garage provides required off-street parking for the residents, retail patrons and residential loading berths for the project, no off-street commercial loading berths are proposed within the property. The applicant, however, proposes commercial loading berth near the southeast of the site, in front retail #4 and along 51st Street.

The roof farm is designed for growing, harvesting and processing of plants to be delivered to off-site customers. The roof farm contains rows of raised planter beds, preparation/staging areas and three separate greenhouses, each measuring 28' x 36' square foot and 12 foot high. The greenhouses have a pitched roof and utilize steel trusses and glazed polycarbonate walls. The raised planter beds will cover much of the roof area, except for the common roof deck, farm staging area and access/exit stairway. Two of the roof farm greenhouses are located near the southerly edge of the south wing building (facing 51st Street), and one of the greenhouses is located on the southeast edge of the north wing building. The farm also includes a roof perimeter hedgerow around the buildings (see details on Sheets RF1.1 to RF1.5). As part of the mixed-use project, the applicant also proposes a Minor Conditional Use Permit to operate this independently urban farm facility on the roof of the building. Access to the roof farm will be limited to residents only to observe the working of the farm activity.

The applicant proposes new landscaping within the property and along 51st Street and Clarke Street. The entry plaza contains a low bridge with side glass railings over a water retention area, raised planters, a water wall fountain, large rocks, pebbles and accent pavers. The "park extension" public pathway located along the north side of the building contains an aggregate concrete paving walkway, wood benches, planters, sloped berms, cluster of rock, accent trees, water rock fountains and a gravel water channel. The upper courtyard/deck for the use of the residential tenants has raised planter areas and groups of accent trees. The courtyard will overlook the entry plaza, Telegraph Avenue and Clarke Street. Several planter boxes and clerestory window planters are also proposed along the façade of the retail stores. The project includes the installation of at least 16 street trees along 51st Street and Clarke Street including bio-swale planters.

GENERAL PLAN ANALYSIS

The development site is located in the Neighborhood Center and Mixed Housing Residential Use Classification of the Oakland General Plan Land Use and Transportation Element (LUTE). The intent of the Neighborhood Center is "to identify, create, maintain and enhance mixed use neighborhood commercial center typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural or entertainment uses. The desired character and uses for future development within this classification should be commercial or mixed uses that are pedestrian-oriented and serve nearby neighborhoods or urban residential with ground-floor commercial. The intent of

the Mixed Housing Residential is “to create, maintain and enhance residential areas typically located near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings and neighborhood business where appropriate. The desired character and uses for future development should be primarily residential with live-work types of development and small commercial enterprises. In general, the proposal will create and enhance the desired character of the Neighborhood Center and Mixed Housing Residential by developing a mixed-use residential and commercial facility on an underutilized vacant property. The proposal will be located along two arterials, Telegraph Avenue and 51st Street, and will serve nearby neighborhoods and will be compatible to the mix of residential uses in the Temescal district. Listed below are the General Plan Policies applicable to the proposal and the project should be consistent when a final determination is made by the Planning Commission:

Policy N1.1 / Concentrating Commercial Development: *Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.*

Policy N1.4 / Locating Large-Scale Commercial Activities: *Commercial uses which serve long term retail needs or regional consumers and which primarily offers high volume goods should be located in areas visible or amenable to high volumes of traffic. Traffic generated by large scale commercial developments should be directed to arterials streets and freeways and not adversely affect nearby residential streets.*

Policy N1.5 / Designing Commercial Development: *Commercial development should be designed in a manner that is sensitive to surrounding residential uses.*

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

Policy N3.2 / Encouraging Infill Development: *In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.*

Policy N3.8 / Required High-Quality Design: *High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.*

Policy N3.9: Orienting Residential Development. *Residential development should be encouraged to face the street and to orient their units to desirable sunlight and view, while avoiding unreasonably blocking sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.*

Policy N3.10: Guiding the Development of Parking. *Off-street parking for residential buildings should be adequate in amount and conveniently located and laid out, but its visual prominence should be minimized.*

Policy N6.1: Mixing Housing Types. *The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of income.*

ZONING SUMMARY

The residential and commercial development proposal is located in the CN-2 Neighborhood Commercial Zone. The intent of the CN-2 zone is “to enhance the character of established neighborhood commercial

centers that have a compact, vibrant pedestrian environment.” The commercial proposal would continue and keep in with the character of the surrounding neighborhood that has nearby commercial centers such as the ones near the intersection of Telegraph Avenue and 49th Street. With the addition of the multi-unit residential facility and combined with the existing commercial centers, the commercial project would increase foot traffic and will contribute to the success of a vibrant neighborhood pedestrian environment.

The applicant also requests a “Density Bonus” to allow the increase of residential units over the maximum permitted density (152 units) in the CN-2 zone. The purpose of the “Density Bonus” provisions is to encourage the construction of affordable housing and other incentives and concessions per the California Government Code, Sections 65915-65918. This code provides that a local government shall grant a density bonus and concessions, or financially equivalent incentive(s) to a developer of a housing development constructing a specified percentage of housing for low income households, very low income households (11% (17 units)), senior citizens, or providing child care facilities. The applicant proposes a density increase of up to 35% (53 units) over the otherwise permitted base density at this property.

The proposal includes at least the following Planning permits: (i) a Major Conditional Use Permit for commercial facilities over 25,000 square foot in area in the CN-2 Zone, (ii) a Minor Conditional Use Permit to operate an urban agriculture facility on the roof of the proposed mixed-use building, (iii) Regular Design Review for new construction, and (iv) Minor Variance for not providing two required commercial loading berths within the property. (Note: a commercial loading area measuring 66 feet deep and 16.5 feet wide is being proposed in the street, along 51st Street).

The project is subject to the required development standards that need to be met for this application. The project also has to meet the general criteria for Conditional Use Permit, Design Review and other applicable Findings prior to a final decision by the Planning Commission of a future public hearing date. For the purpose of this public hearing, staff has listed the required Findings for Regular Design Review Criteria below.

REGULAR DESIGN REVIEW CRITERIA

Regular design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

A. For Residential Facilities.

1. That 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.
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.
3. That the proposed design will be sensitive to the topography and landscape.
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.
5. That 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 have been adopted by the Planning Commission or City Council.

B. For Nonresidential Facilities.

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some

significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.
3. That 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 have been adopted by the Planning Commission or City Council.

KEY ISSUES

Building Design

The six-story and four-story building has an upper courtyard in the center of the building that starts from the main plaza and extends towards Clarke Street. The building design has a flat roof plane, a variation of wall planes that include sections of large size window projections and medium size window recesses, storefront glazing with dark aluminum framing and recessed clerestory windows, composite panel siding with reveal joints and other ornamental features such as horizontal wood screens with planter boxes along the storefront, planters along the clerestory windows and small planter boxes in some of the recessed residential windows. The project includes four separate ground-floor retail spaces with their entries facing Telegraph Avenue and 51st Street, except for the smaller retail space where its main entry is from the "retail alley" pedestrian walkway. The retail spaces #1 and #2 along Telegraph Avenue have recessed door entries, except for the retail spaces #3 and #4. The property has a landscaped plaza off Telegraph Avenue which is the main access to the residential lobby, retail spaces and to the "retail alley" pedestrian walkway, where outdoor seating is also proposed. The project includes a mix of landscape features such as the entry plaza, the "park extension" public pathway and street trees that would contribute to the design of the contemporary building. Overall, the proposal shows a well composed building façade by using plane changes and various architectural designs to break down the visual mass of the building.

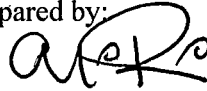
The development proposal is subject to the General Plan Policies, Zoning Regulations, Design Guidelines for Commercial Development, and Design Review Criteria for new construction. During preliminary review of the project, staff had recommended the applicant to make revisions to the design such as providing different roof planes to break up building mass, relocate the "retail alley" pedestrian walkway facing the street and remove the planters along the clerestory windows of the retail space. Currently, the proposed plans do not reflect the comments made by staff. In addition to the staff comments above, the following are additional comments/questions suggested by staff for discussion with the Design Review Committee:

- a. Break-up roof planes to reduce building mass in order to create visual interest;
- b. Improve the entry of the residential "lofts" along Clarke Street to create a transition to the sidewalk;
- c. Replace the main door of the larger retail space #4 with one that is prominent along 51st Street;
- d. Show on plans how the commercial deliveries will be made from the loading area to the retail area;
- e. Move the bicycle racks from the sidewalk curb to and near the building;
- f. Show the location of the existing AC transit bus stop along 51st Street;
- g. Clarify on plans the party responsible for operating and maintain the "pedestrian public pathway" and the state any restrictions;
- h. Show on plans street improvements around the site such as crosswalks, traffic calming techniques, streetlights, etc.
- i. Show detail plans for the maneuvering of the residential loading docks within the site and street;
- j. Submit door details for the underground garage and for the residential loading docks
- k. Place a transparent low height gate in front of the residential loading berth on Clarke Street;
- l. Show the location and screening for all utility meters, transformers, etc. within the property

RECOMMENDATION

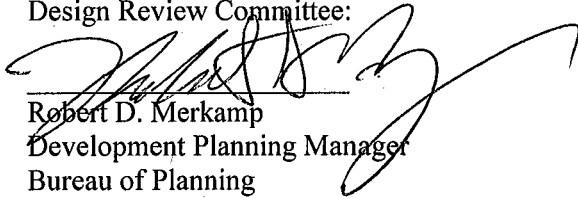
Staff recommends that the Design Review Committee consider the proposed preliminary design plans, staff comments and provide further comments and direction to staff and applicant before the proposal is considered by the Planning Commission on a new public hearing.

Prepared by:



Mike Rivera
Planner II, Major Projects
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Robert D. Merkamp
Development Planning Manager
Bureau of Planning

ATTACHMENT

A. Design Plans, submitted September 11, 2015

5110 TELEGRAPH AVENUE

PROJECT LOCATION



SHEET INDEX

Sheet	Drawing	Scale	Summary
PROJECT INFORMATION & SITE PLAN			
AP.1	Project Data	NTS	X
AP.2	Project Data	NTS	X
AP.3a	Existing Condition	NTS	X
AP.3b	Existing Condition	NTS	X
AP.5	Site Plan	1/8"=1'-0"	X
CIVIL			
C1.0	Demolition Plan	1/8"=1'-0"	X
C1.1	Site Grading & Drainage	1/8"=1'-0"	X
C2.0	Stormwater Management	1/8"=1'-0"	X
LANDSCAPE DESIGN			
L1.0	Landscape & Material Plans	1/8"=1'-0"	X
L1.1	Planting Schedule	1/8"=1'-0"	X
L1.2	Planting Schedule	1/8"=1'-0"	X
L1.3	Planting Schedule	1/8"=1'-0"	X
L1.4	Planting Schedule	1/8"=1'-0"	X
L1.5	Planting Schedule	1/8"=1'-0"	X
L2.0	Reference Images	NTS	X
L3.0	Planting Images	NTS	X
L3.1	Planting Images	NTS	X
ROOF FARM DESIGN			
RF.1.1	Roof Plan	As Shown	X
RF.1.2	Roof Plan	As Shown	X
RF.1.3	Roof Plan	As Shown	X
RF.1.4	Roof Plan	As Shown	X
RF.1.5	Concepts & Notes	As Shown	X

PROJECT OVERVIEW
(See sheet A0.2 for full project data)

ADDRESS:	5110 Telegraph Ave, Oakland, CA
PROJECT DESCRIPTION:	New 204,414 sq. ft. 8 STORY Residential/Mixed use building with 33,000 sq. ft. of ground floor retail over two levels of subterranean parking and a Roof Farm. This is a Covered Apartment Residential Building per 160B.1.2 (Pub. Law, Multi-Family), 1 Day Automatic Sprinkler.
EXISTING SITE CONDITION:	Subject property contains an existing building 2 story commercial building occupying 11% lot coverage. This building is to be demolished.
ZONING:	ON-2 (General Plan: Neighborhood Center, Mixed-Use Residential)
HEIGHT:	The site has a total height limit of 85' in the west and 45' to the east. (See sheets A0.4) This project proposes a height ranging from 73' at Telegraph Ave to 43' and 22' along Clare.
OCCUPANCY:	R-2 Multi-Residential, S-2 Garage, M-Mercantile, B-Business
LOT COVERAGE:	PROPOSED: 60,944 SF/72,885 SF LOT AREA = 69.91%
CONSTRUCTION TYPE:	Type I-B (R-2) over Type I-A (M-S-2)

PROJECT DIRECTORY

OWNER:	NGI 5110 Telegraph, LLC 350 Frank H. Ogawa Plaza, suite 310 Oakland, CA 94612	Randy Marr 510.343.5593
ARCHITECT OF RECORD:	Nautilus Group 350 Frank H. Ogawa Plaza, suite 310 Oakland, CA 94612	Brian Curcio 510.343.5593
PROJECT DESIGN:	Studio Dan Germain 415 Elm Street #1007 Chicago, IL 60611	Dan Germain 510.458.3795
LANDSCAPE:	Shades of Green 1508 Broadway Suite A San Francisco, CA 94103	Alko Oyo 415.332.1485
CIVIL:	Sandis Civil Engineers Surveyors, INC. 639 9TH STREET OAKLAND, CA 94607	Jenifer Phillips 510.873.8866
ROOF FARM:	True Leaf Farms 2500 Lakeside Road Kearney, NE 68124	Ben Falmer 831-487-2378

ATTACHMENT A

RECEIVED
SEP 11 2015

City of Oakland
Planning & Zoning Division

nautilus group

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Oakland, CA 94612
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OWNER
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Oakland, CA 94612
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Fax: 510.343.5594
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GENERAL CONTRACTOR
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ARCHITECT OF RECORD
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Tel: 510.343.5593
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nautilusgroup.com

PROJECT DESIGN
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Chicago, IL 60611
Tel: 312.467.1007
Fax: 312.467.1008
studio-dan.com

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Tel: 415.332.1485
Fax: 415.332.1486
shadesofgreen.com

CIVIL
Sandis Civil Engineers Surveyors, INC.
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Tel: 510.873.8866
Fax: 510.873.8867
sandiscivil.com

ROOF FARM
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Kearney, NE 68124
Tel: 831.487.2378
Fax: 831.487.2379
trueleaffarms.com

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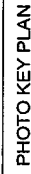
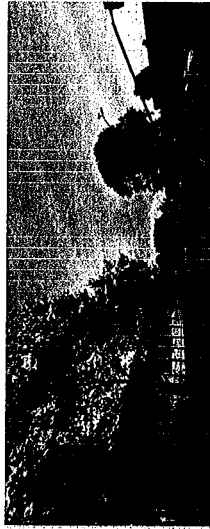
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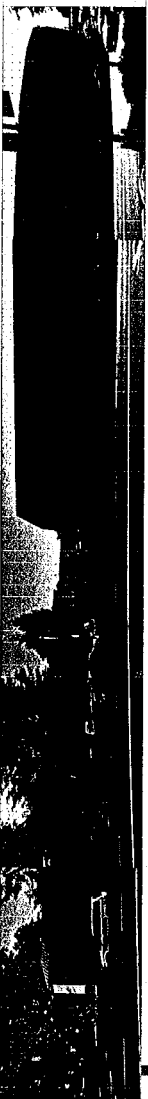




51st STREET - VIEW 1



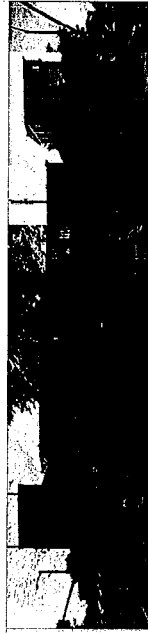
51st STREET - VIEW 2



51st STREET - VIEW 3



TELEGRAPH AVE - VIEW 1



TELEGRAPH AVE - VIEW 2



TELEGRAPH AVE - VIEW 3



CLAREMONT AVE - VIEW 1



CLAREMONT AVE - VIEW 2



CLAREMONT AVE - VIEW 3

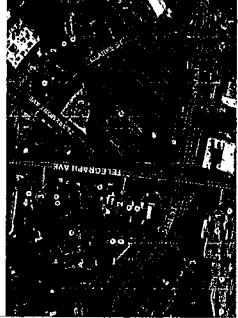


CLARKE STREET - VIEW 1



CLARKE STREET - VIEW 2

PHOTO KEY PLAN



- INDICATES EXTENT OF STREET VIEW
- INDICATES DIRECTION OF VIEW
- INDICATES VIEW NUMBER

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AGENCY APPROVALS

ISSUE RECORD	
No.	Description
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5110 Telegraph Ave.
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Nautilus Group
350 Frank H. Ogden Plaza, Suite 310
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NAUTILUS GROUP SYSTEMS, LLC
18251 H. Ave. #100
Livermore, CA 94550

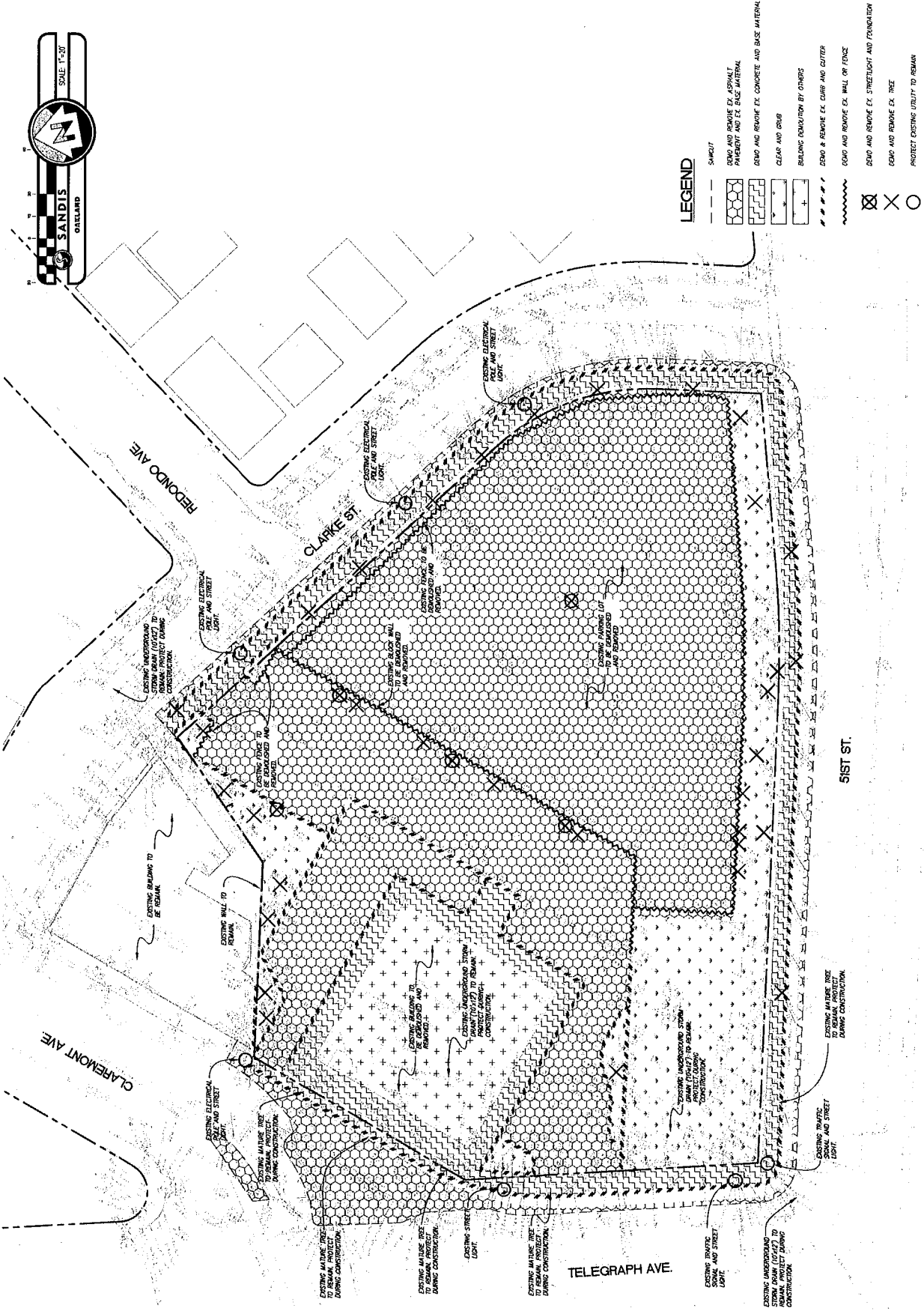


EXISTING
CONDITION
PHOTOS

Nautilus Project Number: 13501
Date: 11 SEPTEMBER 2015
Drawn by: SDC

A0.3b

Scale: NTS



LEGEND

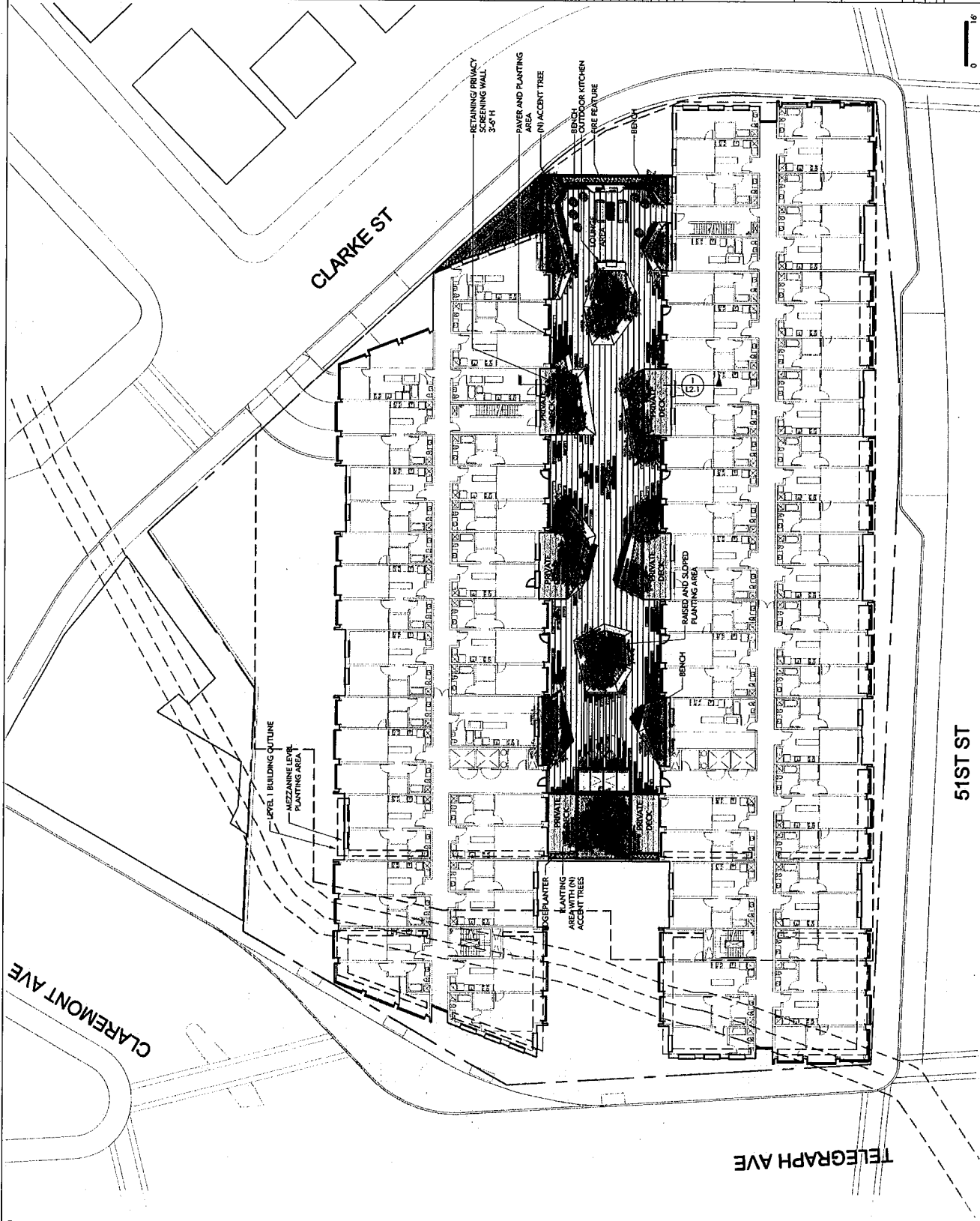
- SAWCUT
- [Pattern] DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
- [Pattern] DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
- [Pattern] CLEAR AND GRAB
- [Pattern] BUILDING DEMOLITION BY OTHERS
- [Pattern] DEMO & REMOVE EX. CURB AND GUTTER
- [Pattern] DEMO AND REMOVE EX. WALL OR FENCE
- [Pattern] DEMO AND REMOVE EX. STREETLIGHT AND FOUNDATION
- [Pattern] DEMO AND REMOVE EX. TREE
- [Pattern] PROTECT EXISTING UTILITY TO REMAIN

$\sigma^2 = 1.0$ $\sigma = 1.0$

LEVEL

GENERAL LAYOUT LEGEND

SYMBOL	DESCRIPTION
—	PROPERTY LINE
(E)	EXISTING
PA	PLANTING AREA
○	DETAIL CALLOUT NUMBER
○	SHEET NUMBER
○	ALIGN
○	EQUAL
○	EXISTING TREES



nautilus group

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LANDSCAPE:
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ROOF FASB:
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NEWCO BUILDING LLC
1823 Market Street
Lathrop, CA 94550

N

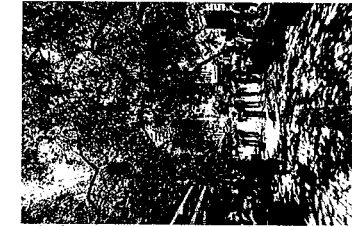
LAYOUT & MATERIALS PLAN

Nautilus Project Number: 13501
Date: 11 SEPTEMBER 2015
Drawn by: Shadon Green

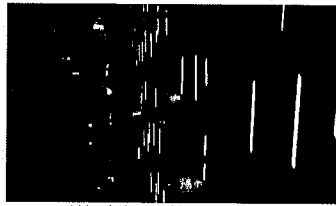
L1.3

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

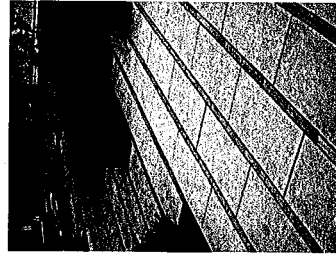
SITE PLAN -LEVEL 2



Outdoor dining



In ground lighting



Accent paving with planting



Fern Valley



Water feature

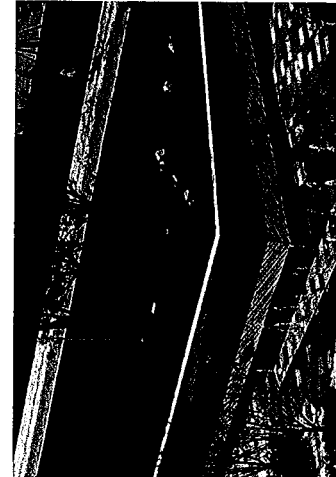


Main garden Water retention area

1. STREETSCAPE & ENTRY PLAZA -LEVEL 1



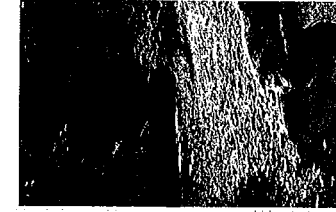
Redwood forest walk - Extension of Frog Park



Planted slope



Privacy screening wall and planting



Dry creek and water features

2. PARK EXTENSION -LEVEL 1



Planter with trees



Power with "puff" joints



Amenities: fire feature, outdoor kitchen, etc.

3. PODIUM COURTYARD -LEVEL 2

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AGENCY APPROVALS

Table with 2 columns: Item, Description, Date

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PROJECT DESIGN
ARCHITECT OF RECORD
GENERAL CONTRACTOR
LANDSCAPE ARCHITECT
CIVIL ENGINEER
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
PLUMBING ENGINEER
FIRE PROTECTION ENGINEER
AGENCY APPROVALS

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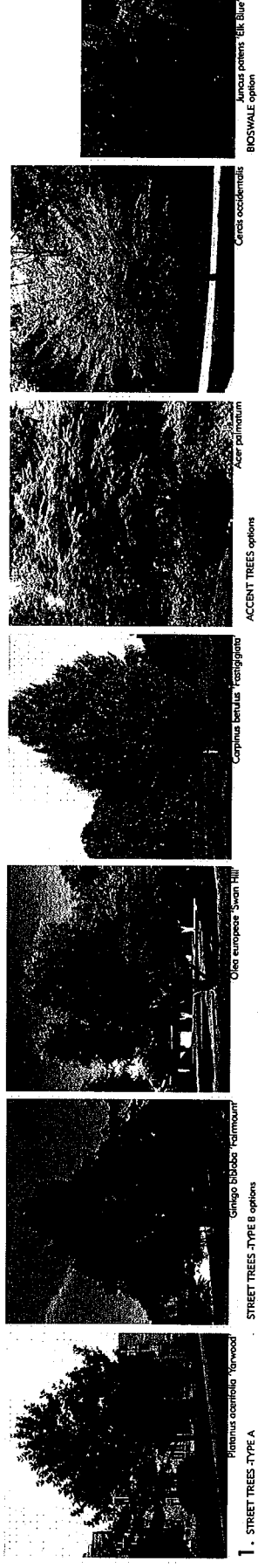
5110 Telegraph Ave.
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Nautilus Group
330 Frank N. Owens
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MEMO Building Systems, LLC
15371 Mission Blvd.
Livermore, CA 94550

PLANTING IMAGES

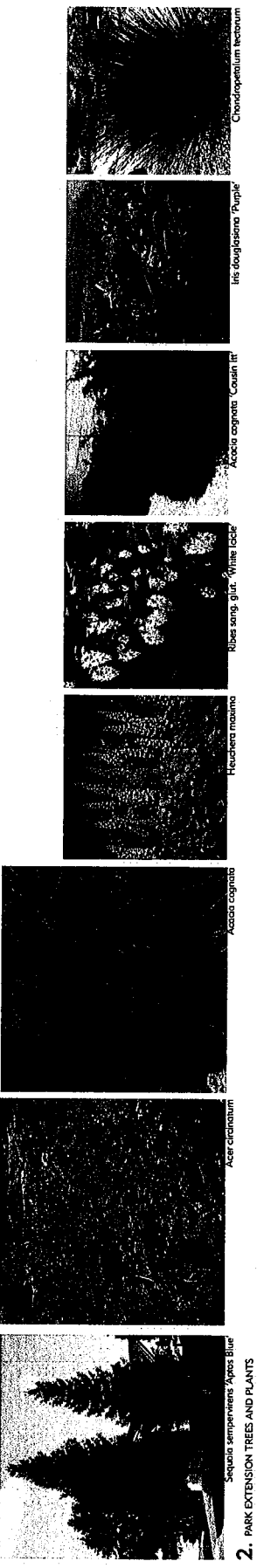
Nautilus Project Number: 13501
Date: 11, SEPTEMBER 2015
Drawn by: Shoshana Green

L3.1

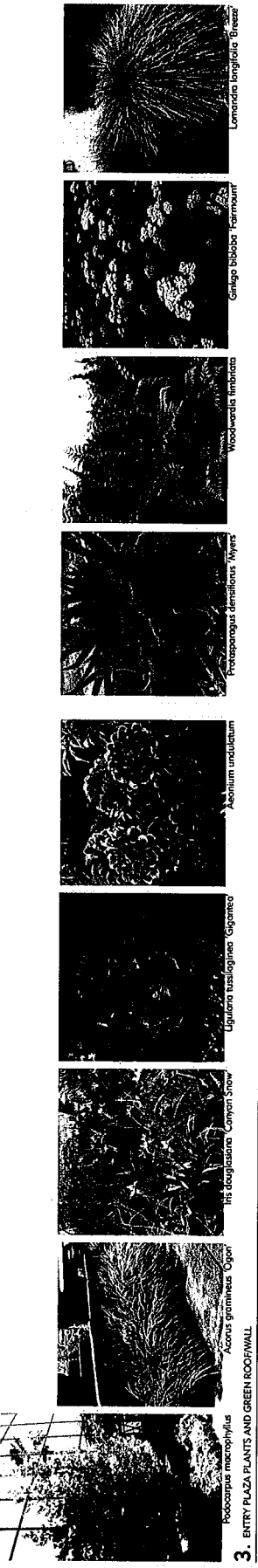
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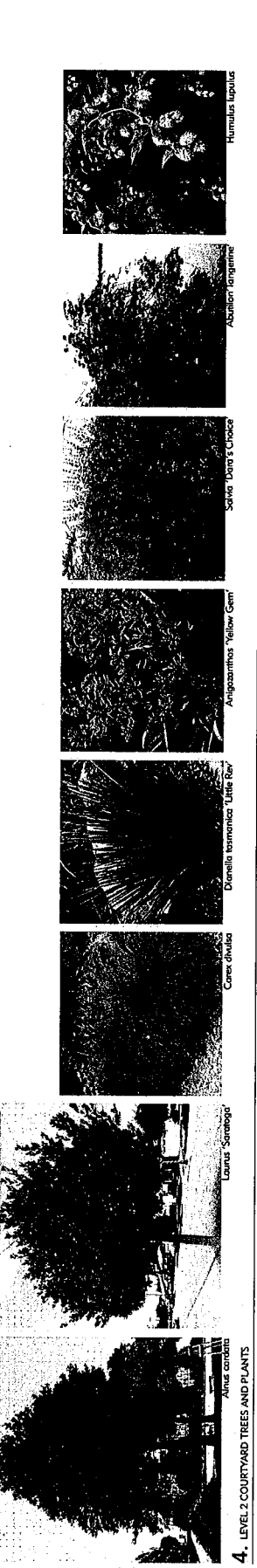
1. STREET TREES - TYPE A
Platanus occidentalis 'Fordwood'
Olea europaea 'Sunt Hill'
Carpinus betulus 'Fastigiata'
Acer palmatum
Acer palmatum



2. PARK EXTENSION TREES AND PLANTS
Sedula sempervirens 'Apost Blue'
Acer circinnatum
Acer circinnatum
Acer circinnatum
Acer circinnatum



3. ENTRY PLAZA PLANTS AND GREEN ROOFWALL
Podocarpus macrophyllus
Acorus gramineus 'Ogon'
Iris douglasiana 'Canyon Snow'
Ugueria luteolaginea 'Gigantea'
Acorus gramineus 'Ogon'



4. LEVEL 2 COURTYARD TREES AND PLANTS
Araucaria arborescens
Laurus 'Santapaga'
Carex chusca
Daniella formicosa 'Little Red'
Anagallis 'Yellow Gem'
Salvia 'Dona's Choice'
Abutilon longistylis
Humulus lupulus

5. BIOSWALE OPTION
Junonia patens 'El Blue'

GREENHOUSES:

There are 3 primary greenhouses each with a footprint of 1005 square feet. They are roughly 28' wide x 36' long. Rainwater catchment is 12,000 gallons annually per structure and is collected in smaller amounts for farm and garden use.

These structures are made with columns that are 4"x4", 13 ga. galvanized steel. Trusses are 2" x 15 ga. steel with a spacing at 12 ft. centers. They have a 6/12 pitch roof and are glazed with 8mm triple wall polycarbonate.

FARM BED GREENHOUSES: (4) Located on the southern building these have the potential to be dynamic greenhouses that roll along a track similar to the Rimol Rolling Thunder greenhouse. Plantings inside are similar to the field beds.

PROPAGATION GREENHOUSE: (5) Located on the north building and is the main propagation space for the farm. Here seeds are started and plants spend the first 3-5 weeks of growing before transplanted out into the main growing beds. The interior is equipped with propagation equipment, flood tables, heat mats and climate controls. Extra work space for filling trays and seeding as well as space for transplanting into larger containers.

STAGING AREA:

FARM ANNEX(6) Farm staging area and annex for rooftop production. Includes work tables, counter work space, irrigation timer parts, production tools, harvesting equipment and storage for packaging materials. The structure is designed for seedlings and plants up to 4' in height as well as a rainwater catchment area of 6,000 gallons. The structure is designed so that the sides of this structure are open air with option of roll down during extreme weather. A common deck adds as additional staging space and houses a picnic table for residents to observe the workings of the farm. Once the produce is processed and staged here, it travels down to the basement level walk-in cooler until delivered to customers.

NOTATION KEY

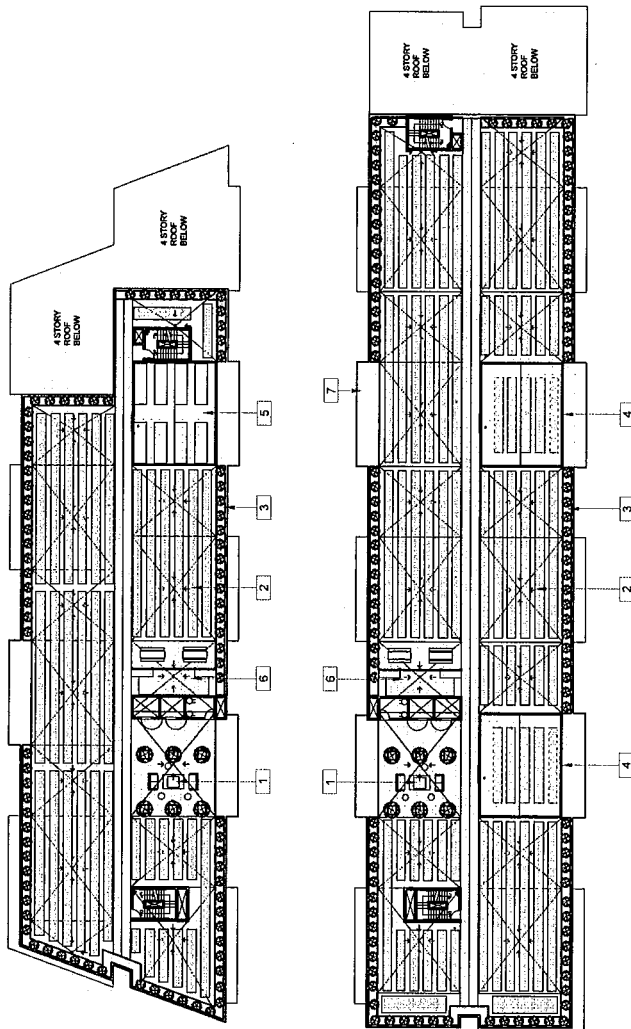
- 1 COMMON ROOF DECK
- 2 PLANTED FARM BEDS
- 3 ROOF PERIMETER HEDGEROW
- 4 FARM BED GREENHOUSE
- 5 PROPAGATION GREENHOUSE
- 6 FARM STAGING AREA
- 7 RAISED ROOF PLATFORM

USE OF SPACE:

Total Roof	36,116
Farm Beds	15,358
Pathways	11,720
Hedgerows	3,107
Greenhouses	3,015
Common Deck	2,392
Processing area	524



- Greenhouses
- Pathways
- Hedgerows
- Growing Beds
- Common Deck
- Staging Area



ROOF FARM PLAN 1
1" = 20'-0"

PLANTINGS:

PLANTED FARM BEDS - (2) These are densely planted growing areas that are in continual rotation with both seeded crops and transplants. These beds range in size in general they are 36" wide and 55' in length with a 16' pathway in between. They are arranged into 14 main blocks that are separated by 20' pathways. The pathways are formed by a 3' excavation of the medium that is then placed on top of the growing beds giving a 7' high pathway and 15' growing bed.

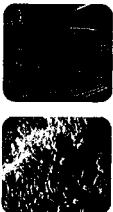
PERIMETER HEDGEROW - (3) A 35' perimeter planting that is a diversity of native and non-native shrubs and trees that stay stunted due to the shallow root zone. This area also has a wide selection of herbaceous plants and some annual planting interspersed. The main function of this area is to provide beneficial insect habitat and also provide a buffer to the wind and elements.

NOTATION KEY

- 1. COMMON ROOF DECK
- 2. PLANTED FARM BEDS
- 3. ROOF PERIMETER HEDGEROW
- 4. FARM BED GREENHOUSE (SEE RFLX FOR DETAIL)
- 5. PROPAGATION GREENHOUSE (SEE RFLX FOR DETAIL)
- 6. FARM PROCESSING AREA (SEE RFLX FOR DETAIL)
- 7. RAISED ROOF PLATFORM



Angels



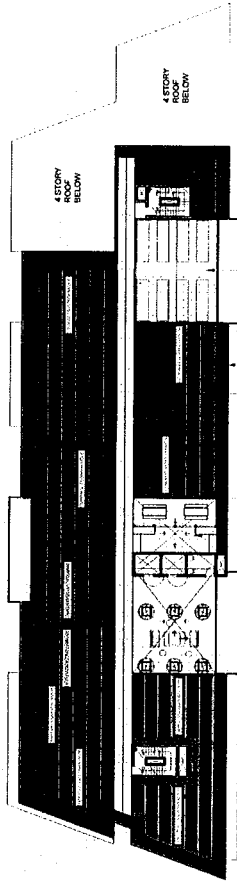
Kale, Chard



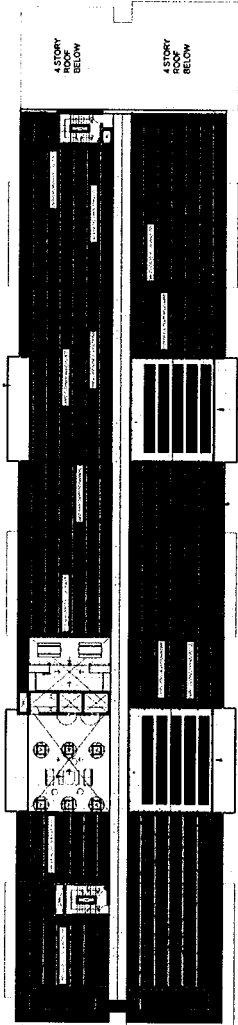
Mixed Lettuce, Herb, Tomato, Tree-So, Asian Greens, Green Onions



Tomatoes, Strawberries, Asparagus and Mixed Cut Flowers



7



4

2

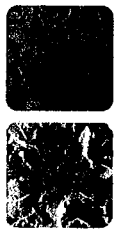
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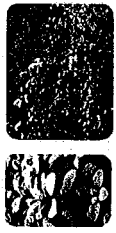
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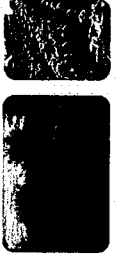
Perennial Hedgerow



Sprouting Broccoli, Radish, Small Squashes



Mixed hedgerow of perennials, Culinary Herbs, and Edible Flowers



Basil, Borage, Pea Shoots

ROOF FARM PLANTING PLAN 1
1" = 20'-0"



nautilus group

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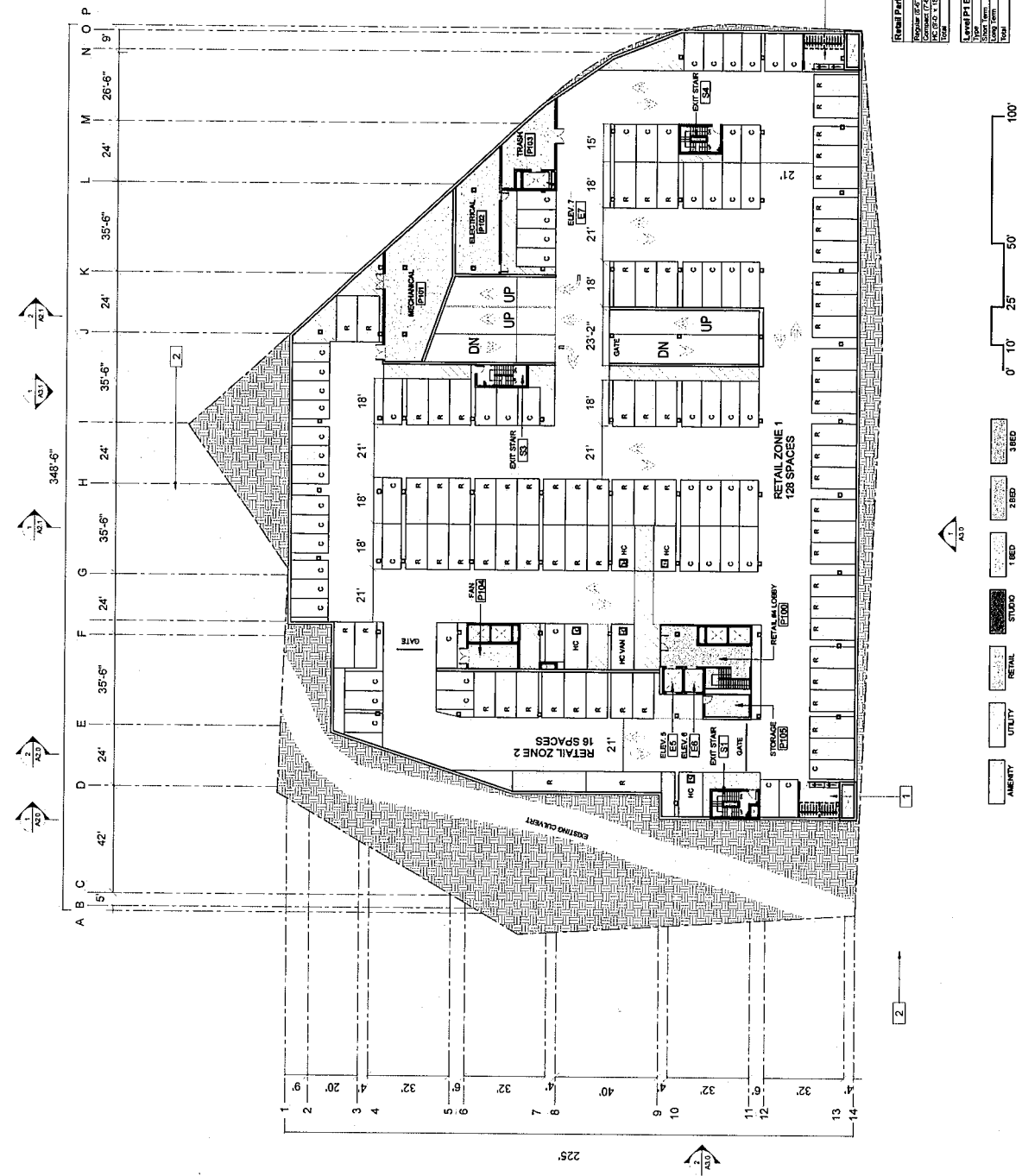
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NOTATION KEY

1	COMMERCIAL BICYCLE STORAGE
2	EXISTING UNDERGROUND STORAGE TANK
C	COMPACT STALL 7'-6" X 15'-0"
R	REGULAR STALL 8'-6" X 18'-0"
HC	ACCESSIBLE STALL 8'-6" X 18'-0"



Retail Parking

Zone	Zone 1	Zone 2	Total
Regular 8'-6" x 18'-0"	65	6	71
Compact 7'-6" x 15'-0"	49	1	50
HC 8'-6" x 18'-0"	15	1	16
Total	129	8	137

Level P1 Bicycle Parking

Zone	Zone 1	Zone 2	Total
Regular 8'-6" x 18'-0"	65	6	71
Compact 7'-6" x 15'-0"	49	1	50
HC 8'-6" x 18'-0"	15	1	16
Total	129	8	137

LEVEL P1 PLAN 1

Scale: 1" = 20'-0"

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Tel 510.343.5887
Fax 510.343.5888
www.nautilusgroup.com
Nautilus Group is a registered service mark of Nautilus Group, Inc. All other marks are the property of their respective owners.

OWNER	NAUTILUS GROUP
ARCHITECT	NAUTILUS GROUP
ARCHITECT OF RECORD	NAUTILUS GROUP
PROJECT DESIGNER	NAUTILUS GROUP
STRUCTURAL ENGINEER	NAUTILUS GROUP
METMECHANICAL, ELECTRICAL, PLUMBING	NAUTILUS GROUP
LANDSCAPE ARCHITECT	NAUTILUS GROUP
ENVIRONMENTAL ENGINEER	NAUTILUS GROUP
AGENCY APPROVALS	NAUTILUS GROUP

DATE	11/11/2015
DESCRIPTION	ISSUE RECORD
BY	NAUTILUS GROUP
NO.	001
REV.	001

5110 Telegraph Ave.	Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310	Nautilus Group
Oakland, CA 94612	Nautilus Group
NEWMO Building Systems, LLC	Nautilus Group
18251 Magna Hwy	Nautilus Group
Lathrop, CA 94530	Nautilus Group

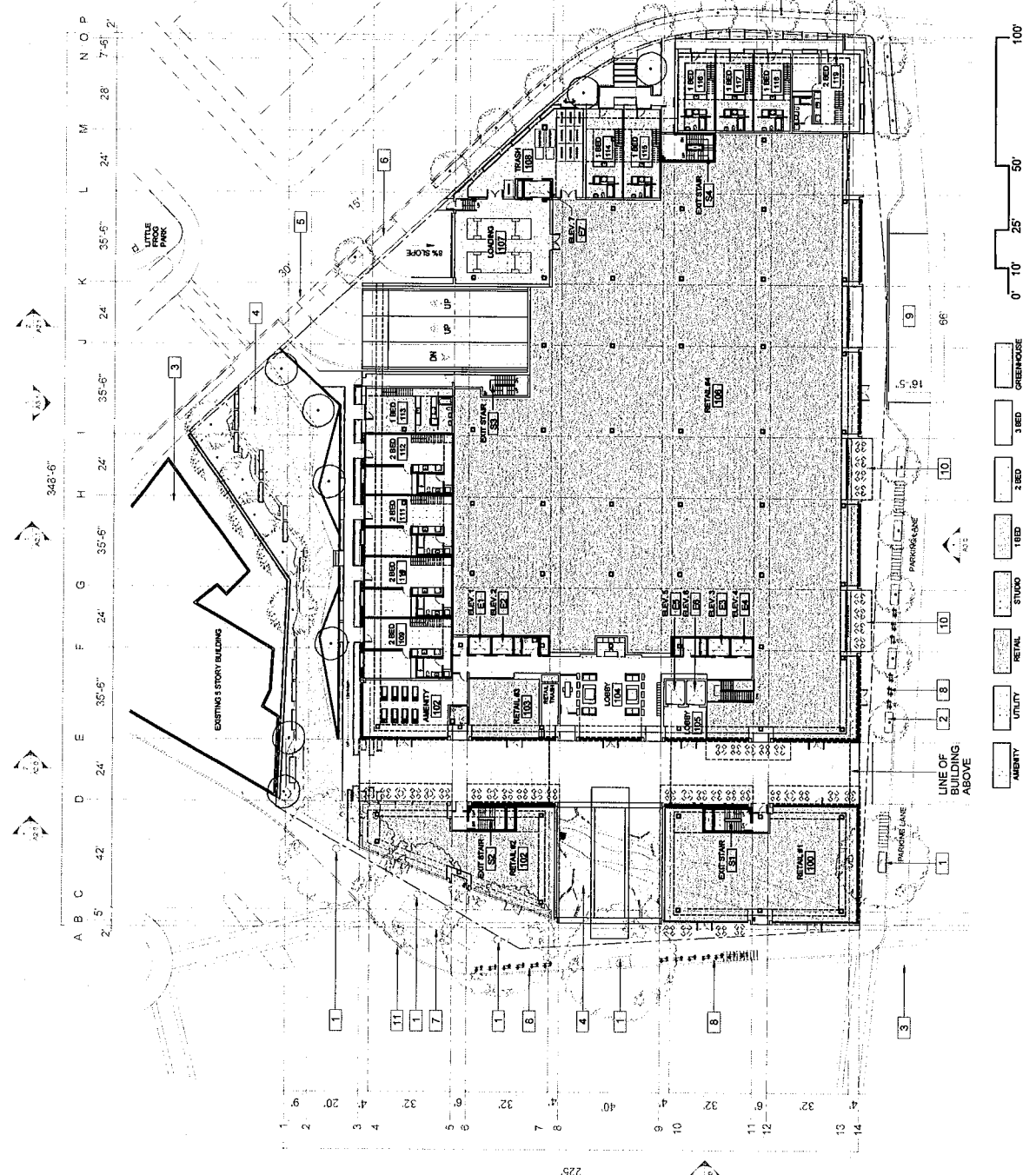
PLAN	1
DATE	11/11/2015
DESCRIPTION	ISSUE RECORD
BY	NAUTILUS GROUP
NO.	001
REV.	001

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Oakland, CA 94612	Nautilus Group
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Lathrop, CA 94530	Nautilus Group

PLAN	1
DATE	11/11/2015
DESCRIPTION	ISSUE RECORD
BY	NAUTILUS GROUP
NO.	001
REV.	001

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Oakland, CA 94612	Nautilus Group
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18251 Magna Hwy	Nautilus Group
Lathrop, CA 94530	Nautilus Group

NOTATION KEY	
1	LANDMARK TREES
2	NEW STREET TREES
3	EXISTING LANDSCAPE
4	EXISTING LANDSCAPE
5	EXISTING LANDSCAPE
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9	EXISTING LANDSCAPE
10	EXISTING LANDSCAPE
11	EXISTING LANDSCAPE
BMR	BELOW MARKET RATE UNIT (VERY LOW INCOME)



LEVEL 1 PLAN 1

OWNER	Nautilus Group, LLC
GENERAL CONTRACTOR	Nautilus Group, LLC
ARCHITECT OF RECORD	Nautilus Group, LLC
PROJECT DESIGN	Nautilus Group, LLC
STRUCTURAL	Nautilus Group, LLC
MECHANICAL, ELECTRICAL, & PLUMBING	Nautilus Group, LLC
CIVIL	Nautilus Group, LLC
LANDSCAPE	Nautilus Group, LLC
ROOF FIRM	Nautilus Group, LLC
AGENCY APPROVALS	Nautilus Group, LLC

MECHANICAL, ELECTRICAL, PLUMBING

5110 Telegraph Ave.
Oakland, CA 94612

Nautilus Group
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Oakland, CA 94612

Nautilus Building Systems, LLC
1831 Murphy Pl
Oakland, CA 94612

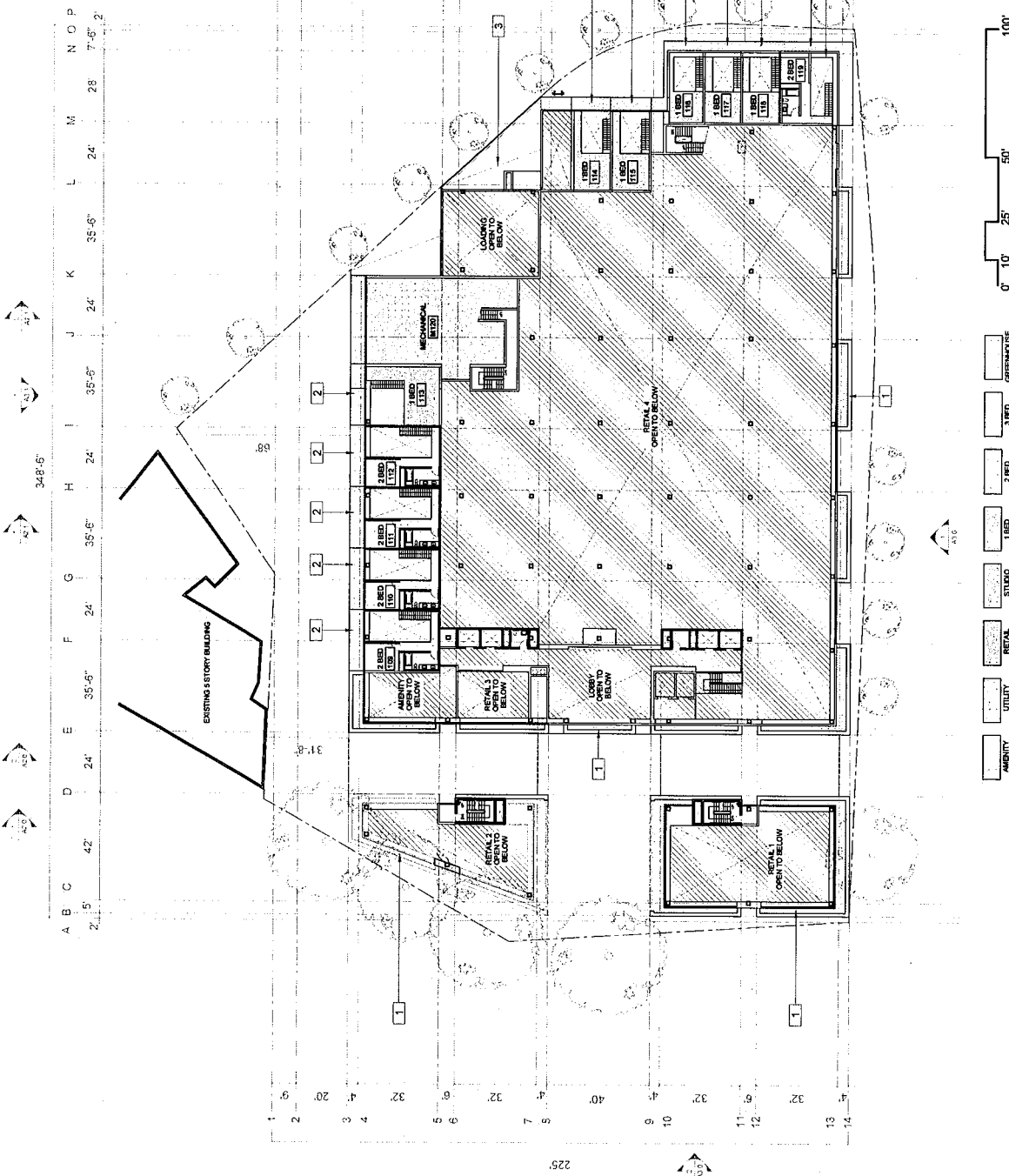
PLAN

Nautilus Project Number: 13501
Date: 11 SEPTEMBER 2015
Drawn by: SDG

A1.4

Scale: 1" = 20'-0"

NOTATION KEY	
1	LOFT SHELF WITH INTEGRAL PLANTER BED AND CLEARSTORY WINDOW
2	PRIVATE OPEN SPACE DECK
3	NON OCCUPABLE ROOF
4	OPEN TO BELOW
BMR	BELOW MARKET RATE UNIT (VERY LOW INCOME)



MEZZANINE PLAN 1

NOTATION KEY

1. RESIDENTIAL GROUP OPEN SPACE (SEE L-SERIES)

2. NON OCCUPABLE ROOF

3. PRIVATE OPEN SPACE (SEE L-SERIES)

4. SKYLIGHT

BMR. BELOW MARKET RATE UNIT (VERY LOW INCOME)

PER 17.108.120 A

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LANDSCAPE
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Tel: 510.543.1987

ROOT FARM
Nautilus Group
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AGENCY APPROVALS

ISSUE RECORD

No.	Description	Date
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Oakland, CA 94612
Nautilus Group, LLC
12511 N. Latrop, CA 95330

PLAN

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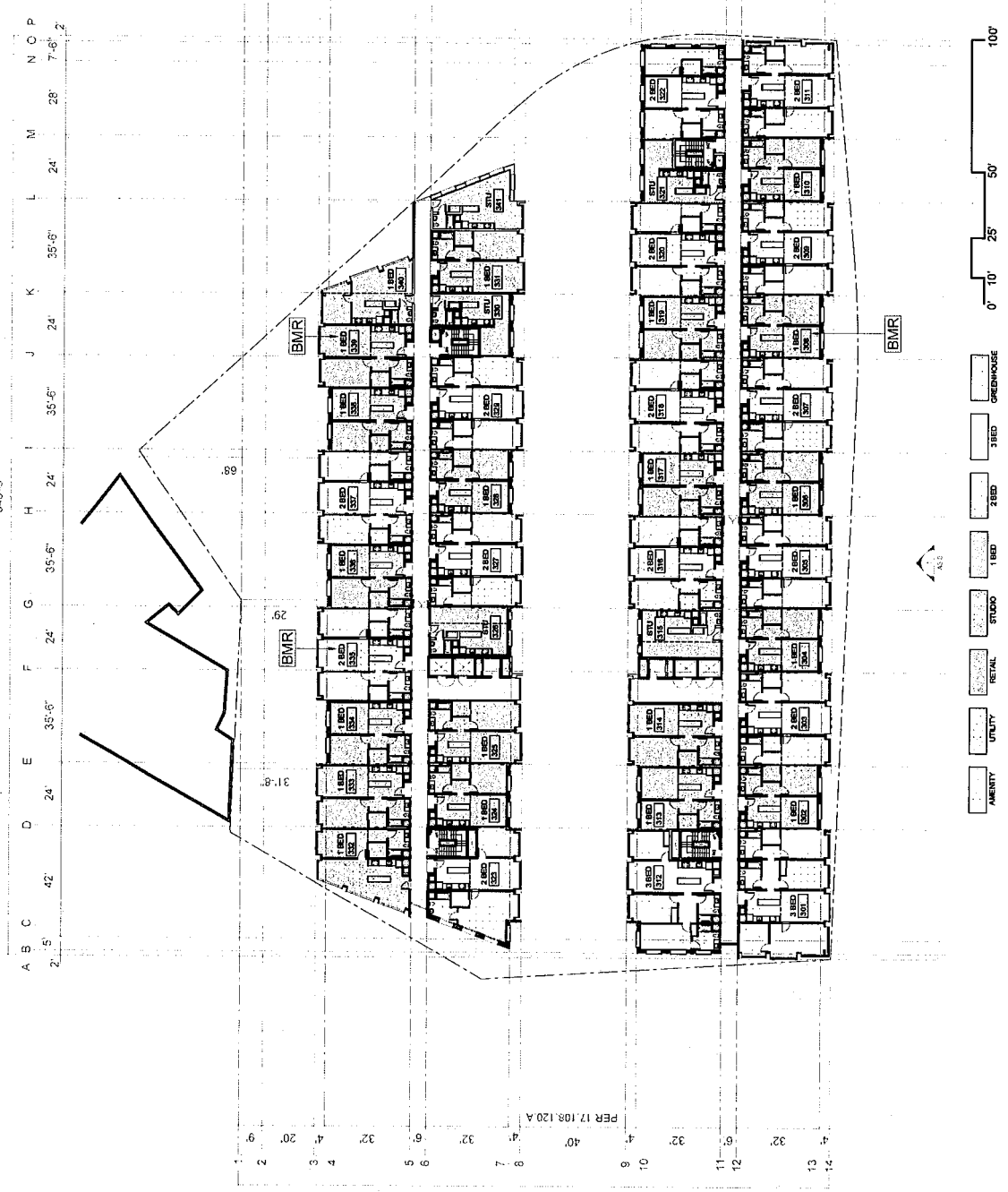
PLAN

PLAN

PLAN

NOTATION KEY

BMR BELOW-MARKET RATE UNIT (VERY LOW INCOME)



LEVEL 3 PLAN 1

LEVEL 3 PLAN 1

LEVEL 3 PLAN 1

LEVEL 3 PLAN 1

LEVEL 3 PLAN 1

LEVEL 3 PLAN 1

NOTATION KEY
BMR BROWMAN MARKET RATE UNIT (VERY LOW INCOME)

A B C D E F G H I J K L M N O P
2' 5' 4' 2' 24' 35'-6" 24' 35'-6" 24' 35'-6" 24' 35'-6" 24' 28' 7'-6" 2'

34'-8" 5'

89

31'-8"

PER 17 109,120.A

225

0' 10' 25' 50' 100'

AGENCY UTILITY PERAL STUDIO 1BED 2BED 3BED GREENHOUSE

AS 1

BMR

BMR

BMR

LEVEL 4 PLAN 1

A1.7

Scale 1" = 20'-0"

PLAN



5110 Telegraph Ave.
Oakland, CA 94609
Nautilus Group
350 Frank H. Ogden Plaza, Suite 110
Oakland, CA 94612
NEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

PLAN SHEET #	
No.	Description
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AGENCY APPROVALS

LANDSCAPE
ROSEBERRY
CIVIL
STRUCTURAL
ELECTRICAL
MECHANICAL
PLUMBING
POTABLE WATER
SEWER
GAS
FIRE
Hazardous Waste
Soils
Geotechnical
Architectural
Engineering
Environmental
Health & Safety
Occupational Safety & Health
Pesticides
Public Works
Public Utilities
Fire Department
Police Department
Health Department
Social Services
Housing Department
Community Development
Planning Department
Transportation Department
Parks & Recreation
Public Works
Public Utilities
Fire Department
Police Department
Health Department
Social Services
Housing Department
Community Development
Planning Department
Transportation Department
Parks & Recreation

ARCHITECT OF RECORD
GENERAL CONTRACTOR
MECHANICAL CONTRACTOR
ELECTRICAL CONTRACTOR
PLUMBING CONTRACTOR
POTABLE WATER CONTRACTOR
SEWER CONTRACTOR
GAS CONTRACTOR
FIRE CONTRACTOR
Hazardous Waste CONTRACTOR
Soils CONTRACTOR
Geotechnical CONTRACTOR
Architectural CONTRACTOR
Engineering CONTRACTOR
Environmental CONTRACTOR
Health & Safety CONTRACTOR
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Public Works CONTRACTOR
Public Utilities CONTRACTOR
Fire CONTRACTOR
Police CONTRACTOR
Health CONTRACTOR
Social Services CONTRACTOR
Housing CONTRACTOR
Community Development CONTRACTOR
Planning CONTRACTOR
Transportation CONTRACTOR
Parks & Recreation CONTRACTOR

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Nautilus Group is a subsidiary of Nautilus Group, Inc. (NGI). NGI is a public company listed on the New York Stock Exchange (NYSE) under the ticker symbol "NGL". NGI is a leading provider of energy services to the oil and gas industry. NGI's services include engineering, construction, and operations. NGI is a member of the International Association of Oilfield Contractors (IAOC).

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Tel: 510.543.1307

ARCHITECT OF RECORD:
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STRUCTURAL:
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CIVIL:
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LANDSCAPE ARCHITECTURE:
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AGENCY APPROVALS:

5110 Telegraph Ave.
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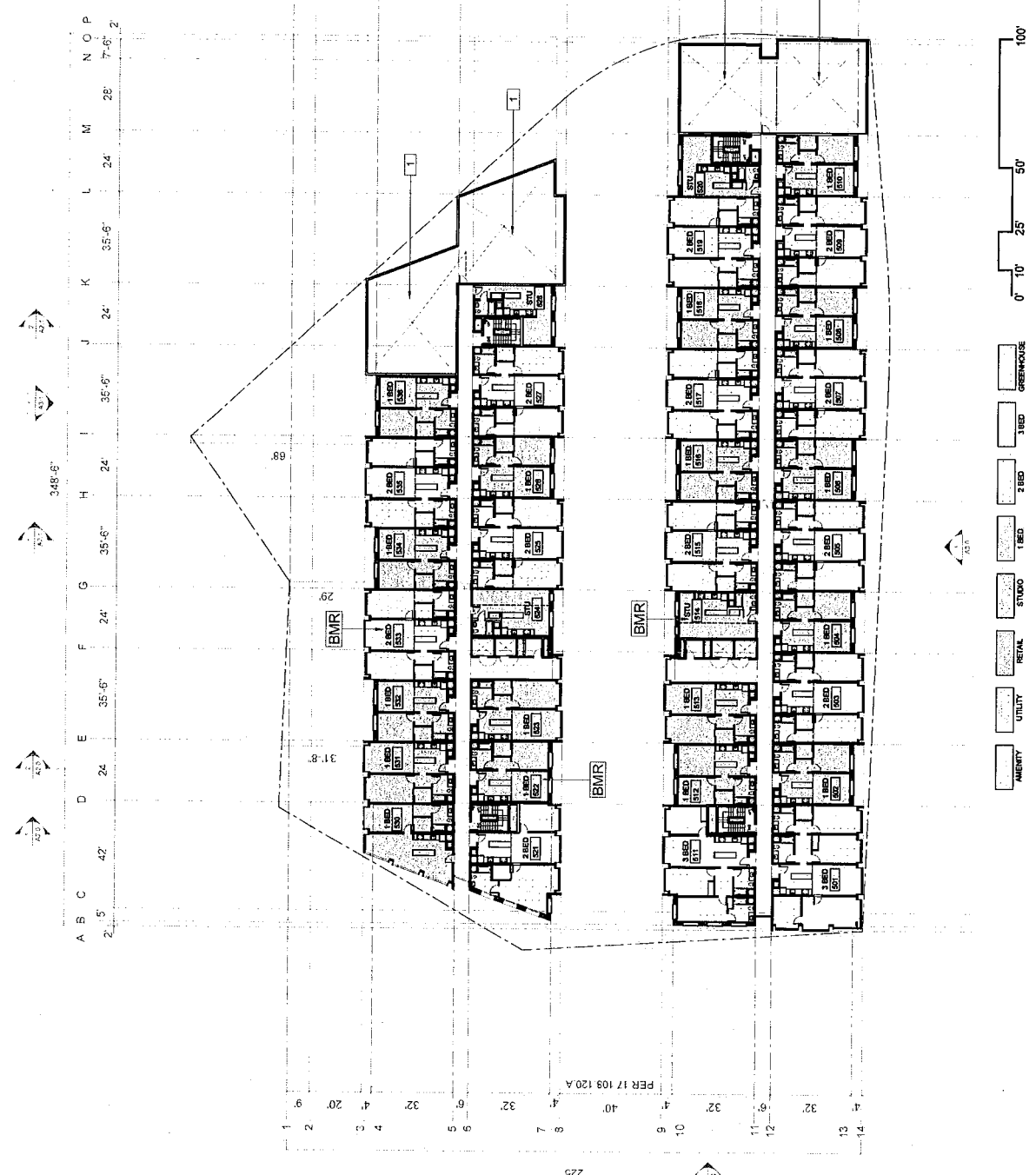
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NOTATION KEY	
1	NON OCCUPABLE ROOF
BMR	BELOW-MARKET RATE UNIT (VERY LOW INCOME)



LEVEL 5 PLAN 1

A1.8

1" = 20'-0"

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GENERAL CONTRACTOR
ARCHITECT OF RECORD
MECHANICAL/ELECTRICAL/PLUMBING
STRUCTURAL ENGINEER
LANDSCAPE ARCHITECT
CIVIL ENGINEER
ROOF FARM
AGENCY APPROVALS

5110 Telegraph Ave.
Oakland, CA 94609
Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612
Nautilus Group, LLC
1821 Mariposa Drive
Lathrop, CA 95330

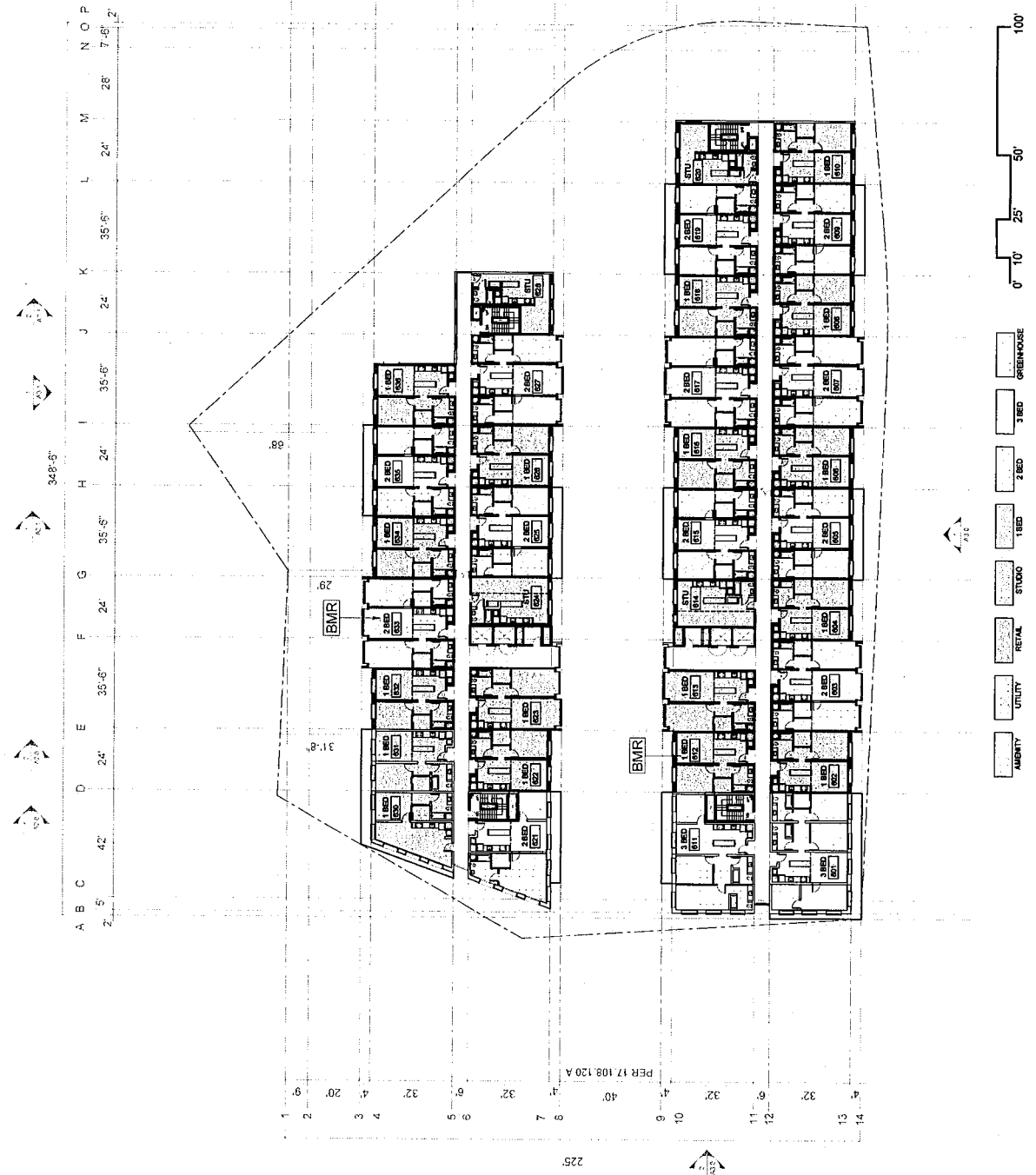
PLAN CHECK #
ISSUE RECORD
No. Description Date
1. 10/1/2015

PLAN
N

Nautilus Project Number: 13301
Date: 11 SEPTEMBER 2015
Drawn by: SDG

A1.9
Scale: 1" = 20'-0"

NOTATION KEY
BMR BELOW MARKET RATE UNIT (VERY LOW INCOME)



LEVEL 6 PLAN 1

[illegible]

5110 Telegraph Ave.
Oakland, CA 94609

Nautilus Group
350 Frank H. Ogawa Plaza, Suite
310
Oakland, CA 94612

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



CONCEPTUAL LIGHTING & SIGNAGE PLAN	13501
Manitex Project Number	11, SEPTEMBER 2015
Date	SDG
Drawn by	

A1.11

NTS

[illegible]

Architectural floor plan of a building with various lighting fixtures labeled. The plan shows a large rectangular building with a central corridor and several rooms. The following labels are present:

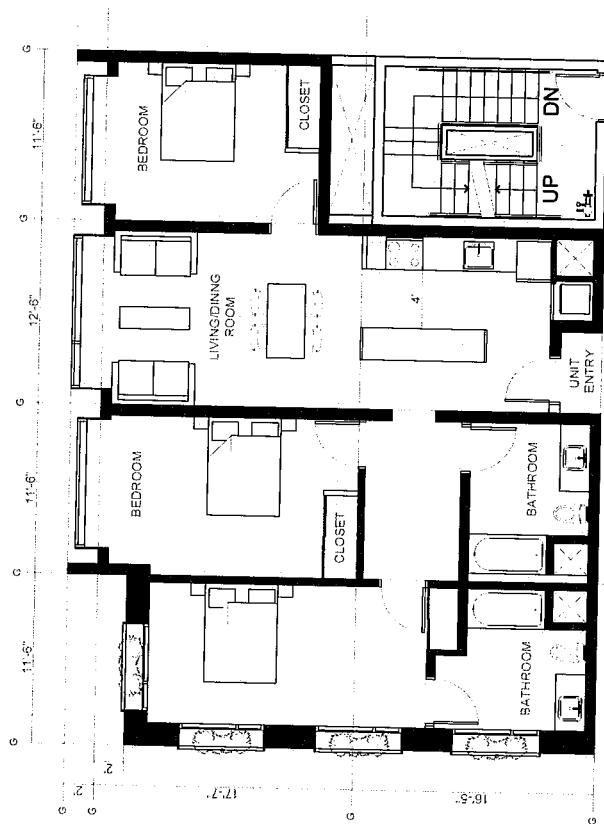
- EGRESS LIGHTING (top left)
- EGRESS LIGHTING (top right)
- EGRESS LIGHTING (bottom left)
- EGRESS LIGHTING (bottom right)
- DECK LIGHTING EGRESS PATH (center, pointing to a path on the right side)
- SURFACE MOUNTED DOWNLIGHT AT ELEVATORS (center, pointing to a room on the right side)

Architectural floor plan of a building with various signage locations labeled. The plan includes a parking garage, loading entry, and several retail areas. Signage locations are marked with lines pointing to specific spots on the building's exterior and interior.

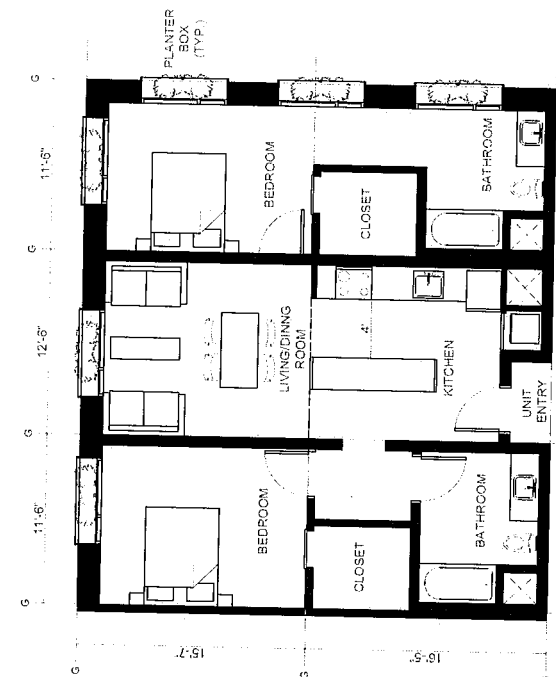
Labels and locations:

- PROG PARK SIGNAGE (Top left exterior)
- PARKING GARAGE ENTRY SIGNAGE (Top left exterior)
- LOADING ENTRY SIGNAGE (Top left exterior)
- RETAIL #2 BLADE SIGNAGE (Left side exterior)
- RETAIL #3 BLADE SIGNAGE (Center left exterior)
- RESIDENTIAL SIGNAGE OVER DOOR (Center left exterior)
- PARKING GARAGE SIGNAGE BLADE SIGNAGE (Center right exterior)
- RETAIL #4 BLADE SIGNAGE (Right side exterior)
- RETAIL #4 SIGNAGE MOUNTED TO LIGHT SHELF 15 FEET A.F.F. (Far right exterior)
- RETAIL #2 SIGNAGE MOUNTED TO LIGHT SHELF 15 FEET A.F.F. (Bottom left exterior)
- RETAIL #2 SIGNAGE OVER DOOR (Bottom left interior)
- RETAIL #1 SIGNAGE MOUNTED TO LIGHT SHELF 15 FEET A.F.F. (Bottom right interior)
- RETAIL #1 SIGNAGE OVER DOOR (Bottom right interior)
- RETAIL #4 SIGNAGE MOUNTED TO LIGHT SHELF 15 FEET A.F.F. (Bottom right exterior)

Architectural floor plan of a building, likely a school or institutional facility, showing two long wings. The plan includes room layouts, furniture, and lighting fixtures. Labels indicate 'SURFACE MOUNTED LIGHT (TYP)', 'DECK LIGHTING (SEE LANDSCAPE PLAN)', and 'EXPRESS LIGHTING'.



3 BEDROOM UNIT (1,350 SF)	1
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2 BEDROOM UNIT (1,200 SF)	2
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H&B 6116 TRADING, LLC
350 FARMER A, CORNER PLAZA, SUITE 210
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GENERAL CONTRACTOR

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C 910.241.5300

ARCHITECT OF RECORD

RENTAL/9 GROUP
260 MARKET COAST PLAZA, SUITE 210
OAKLAND, CA 94612
1 (916) 343-8900

PROJECT DESIGN

STRUCTURAL
REINFORCING GROUP
REINFORCING PLATE, 3/8" X 1/2"

MECHANICAL, ELECTRICAL, PLUMBING

U.S. Environmental Protection Agency, Inc.
Attn: Quality Div.
Alaska, ON 94577
915-595-7411

100-475461
 JAMES V. O'NEILL
 123818 HILL RD
 NEWTON, MASSACHUSETTS 02459

LANDSCAPE

SHADES OF GREEN
1001 WINDYBUSH DRIVE A
SUNOLTA, CA 95120

DOOF FARM

TOP LEAP FARMS

MALDEN, MASS.

AGENCY APPROVAL'S

PERSONAL FINANCIALS	
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NON CHECK •

[illegible]

CLIP SUBMITTAL	03/03/19
ERIC SUBMITTAL	04/11/2019

[illegible]

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110 Telegraph Ave.
Oakland, CA 94608

Nautilus Group
c/o Frank H. Quinn Plaza Suite

310
Oakland, CA 94612

MEMO Building Systems, LLC
18231 Murphy Pkwy
Lathrop, CA 95330

[illegible]

11	ABCD UNIT
----	-----------

ENLARGED UNIT PLANS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Project Number	13501
11, SEPTEMBER 2015	
	END

306	

15

○

1/4" = 1'-0"

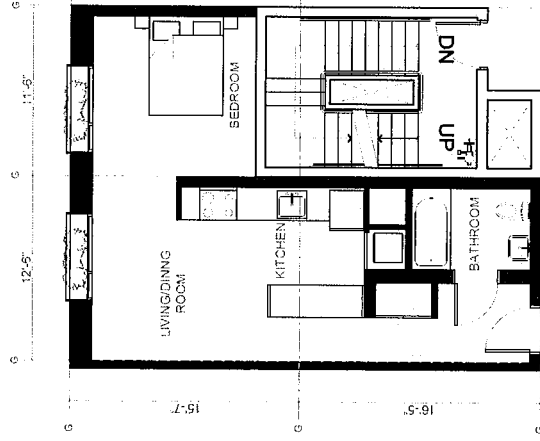
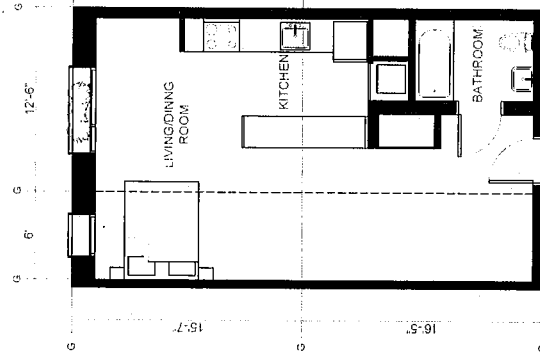
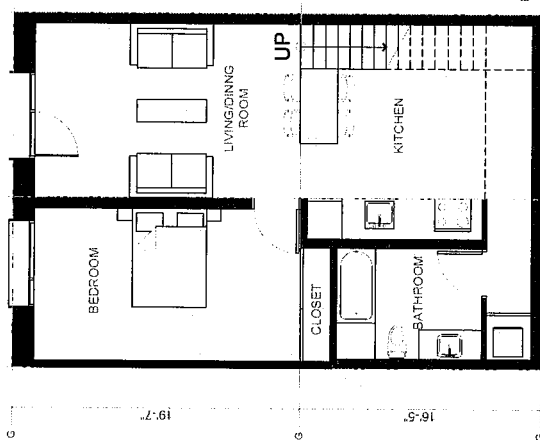
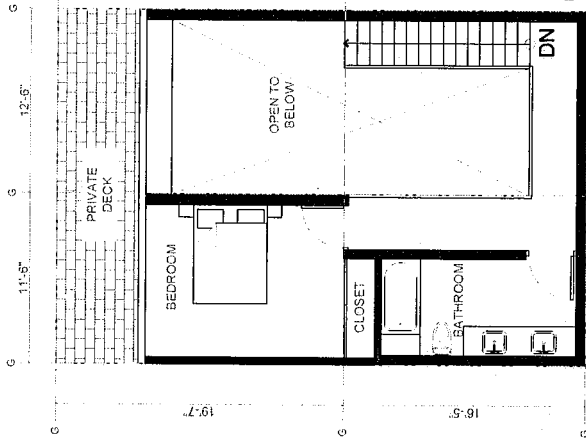
1 BEDROOM UNIT (700 SF)	1
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1 BEDROOM UNIT (780 SF)	2
-------------------------	---

1 BEDROOM UNIT (820 SF)	2
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A1.15

 $1/4" = 1'-0"$



2 BEDROOM TOWNHOUSE (1,280) 1

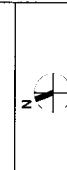
STUDIO (550) 2

STUDIO (560) 3

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GENERAL CONTRACTOR	Nautilus Group 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612 Tel: 510.343.5892
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PROJECT DESIGN	Nautilus Group 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612 Tel: 510.343.5892
STRUCTURAL	Nautilus Group 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612 Tel: 510.343.5892
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ROOF/FAN	Nautilus Group 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612 Tel: 510.343.5892
AGENCY APPROVALS	Nautilus Group 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612 Tel: 510.343.5892

ISSUE RECORD	DATE	DESCRIPTION
1	01/11/2016	ISSUED FOR PERMIT
2	01/11/2016	ISSUED FOR PERMIT
3	01/11/2016	ISSUED FOR PERMIT
4	01/11/2016	ISSUED FOR PERMIT
5	01/11/2016	ISSUED FOR PERMIT
6	01/11/2016	ISSUED FOR PERMIT
7	01/11/2016	ISSUED FOR PERMIT
8	01/11/2016	ISSUED FOR PERMIT
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16	01/11/2016	ISSUED FOR PERMIT
17	01/11/2016	ISSUED FOR PERMIT
18	01/11/2016	ISSUED FOR PERMIT
19	01/11/2016	ISSUED FOR PERMIT
20	01/11/2016	ISSUED FOR PERMIT

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NEMO Building Systems, LLC
10231 Murphy Road
Laurel, CA 95030



ENLARGED UNIT PLANS

Nautilus Project Number	15001
Date	11 SEPTEMBER 2015
Drawn by	SDS

A1.16

Scale 1/4" = 1'-0"



NOTATION KEY	
1	EXTERNAL GREENHOUSE AND STRAWBERRY CULTURE
2	STRAWBERRY RETRAINS/HOUSE PROJECTION OVER HEIGHT LIMIT PER 17.06.03 (A)
3	RETAIL STOREFRONT WITH PLANTED CANTILE
4	RETAIL STREET INTERPRETING GARDEN & WATER FOR THE (SEE 1, 2, 3, 5, 6, 8, 9, 10)
5	RESIDENTIAL COMMON CHICK
6	WINDY WALL WITH INTEGRAL PLANTER
7	RETAIL CORRIDOR
8	ROOF RAMP
9	RETAIL PARKING
10	RESIDENTIAL PARKING
11	GREENHOUSE PROJECTION OVER HEIGHT LIMIT PER 17.06.03 (A)



nautilus group

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ROOFING
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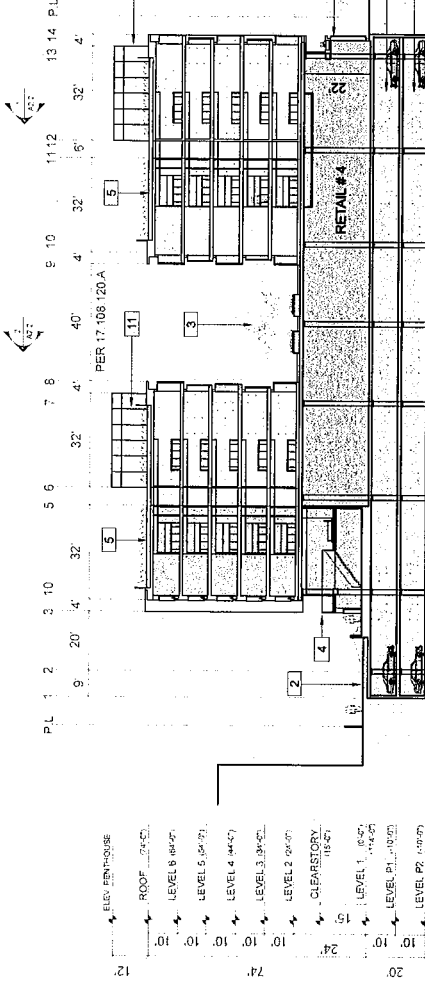
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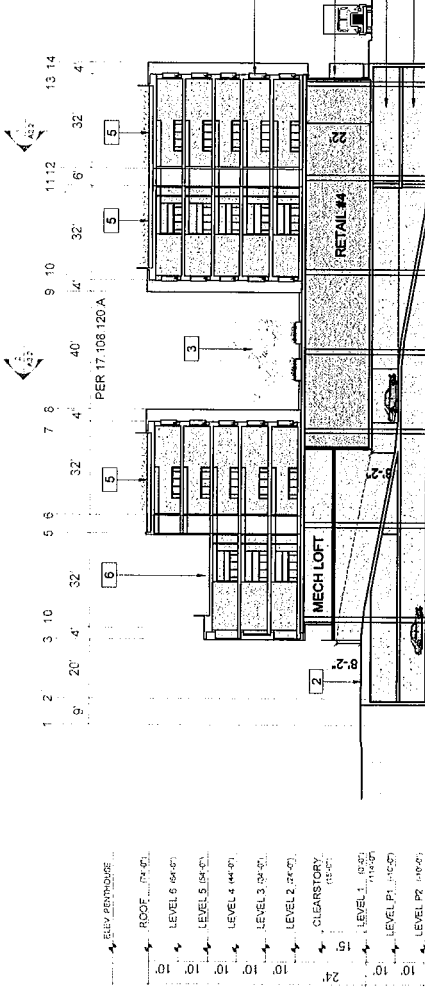
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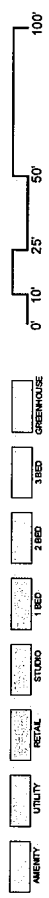
SECTION 1



SECTION 2

NOTATION KEY

1	RETAIL STOREFRONT WITH PLANTED LIGHT SHELF
2	TEMPERAL CHERRY INTERPRETING GARDEN & WATER FEATURE (SEE L-SERIES)
3	RESIDENTIAL COMMON DECK
4	PRIVATE DECK
5	ROOF FARM
6	NON OCCUPABLE ROOF
7	STOREFRONT WITH PERIOLIC RESIN LOUVER
8	WINDOW WALL WITH INTEGRAL PLANTER
9	RETAIL PARKING
10	RESIDENTIAL PARKING
11	LANDSCAPE SECTION OVER HEIGHT (SEE PER 17.08.020 P1)



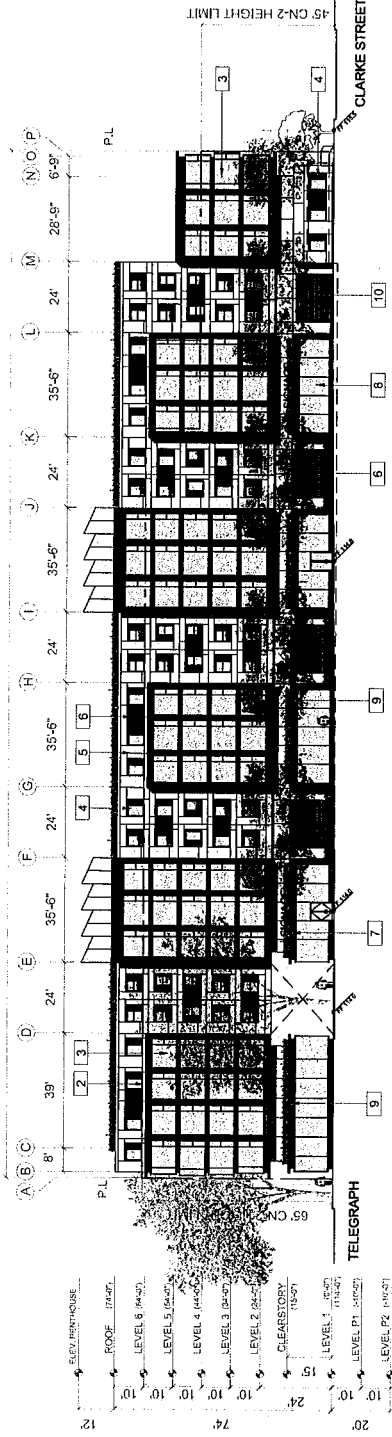
Nautilus Project Number: 155071
Date: 11 SEPTEMBER 2015
Drawn by: GSD

A2.1

Scale: 1" = 20'-0"

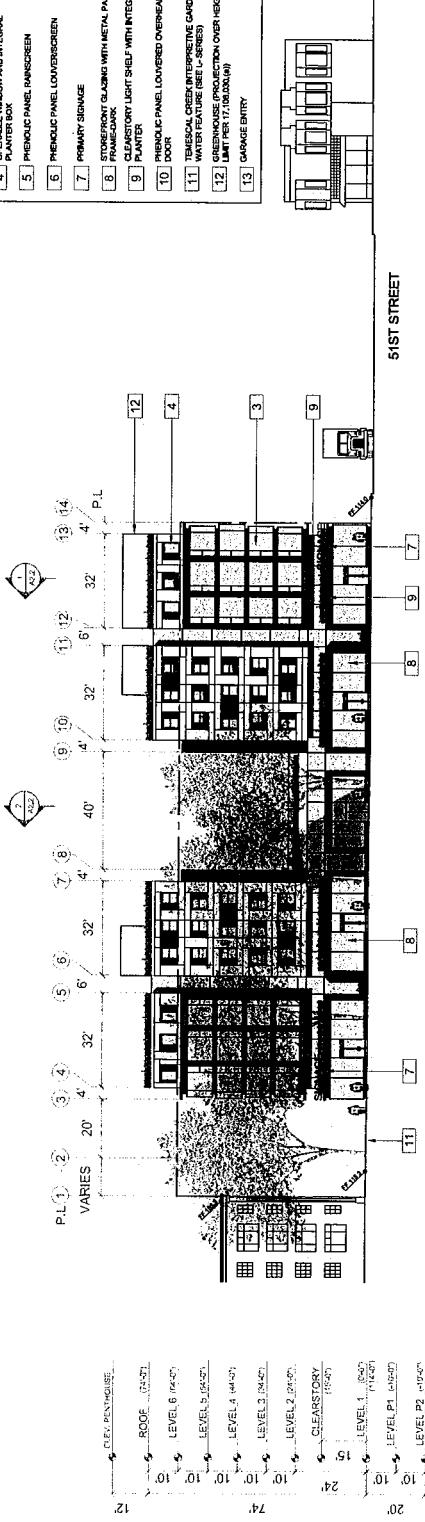
OWNER	Nautilus Group
ARCHITECT	Nautilus Group
GENERAL CONTRACTOR	Nautilus Group
MECHANICAL/ELECTRICAL/PLUMBING	Nautilus Group
STRUCTURAL	Nautilus Group
LANDSCAPE	Nautilus Group
ROOF/PAINT	Nautilus Group
AGENCY APPROVALS	

SOUTH ELEVATION: 51st STREET 1



NOTATION KEY

1. PER 17.15.01 APPLICATION OF REG. TO LOTS DIVIDED BY ZONE BOUNDARIES
2. METAL PANEL CLADDING DARK
3. METAL WINDOW BOX WITH ORNAMENTAL
4. PERIODIC PANEL WINDOW BOX WITH ORNAMENTAL WINDOW AND INTEGRAL PLASTER BOX
5. PERIODIC PANEL WINDOW BOX
6. PERIODIC PANEL WINDOW BOX
7. PRIMARY SIGNAGE
8. STOREFRONT GLAZING WITH METAL PANEL FRAME/CANOPY
9. CLEARSTORY LIGHT SHELTER WITH INTEGRAL PLASTER
10. PLASTER
11. PERIODIC PANEL WINDOW BOX
12. PERIODIC PANEL WINDOW BOX
13. GARAGE ENTRY

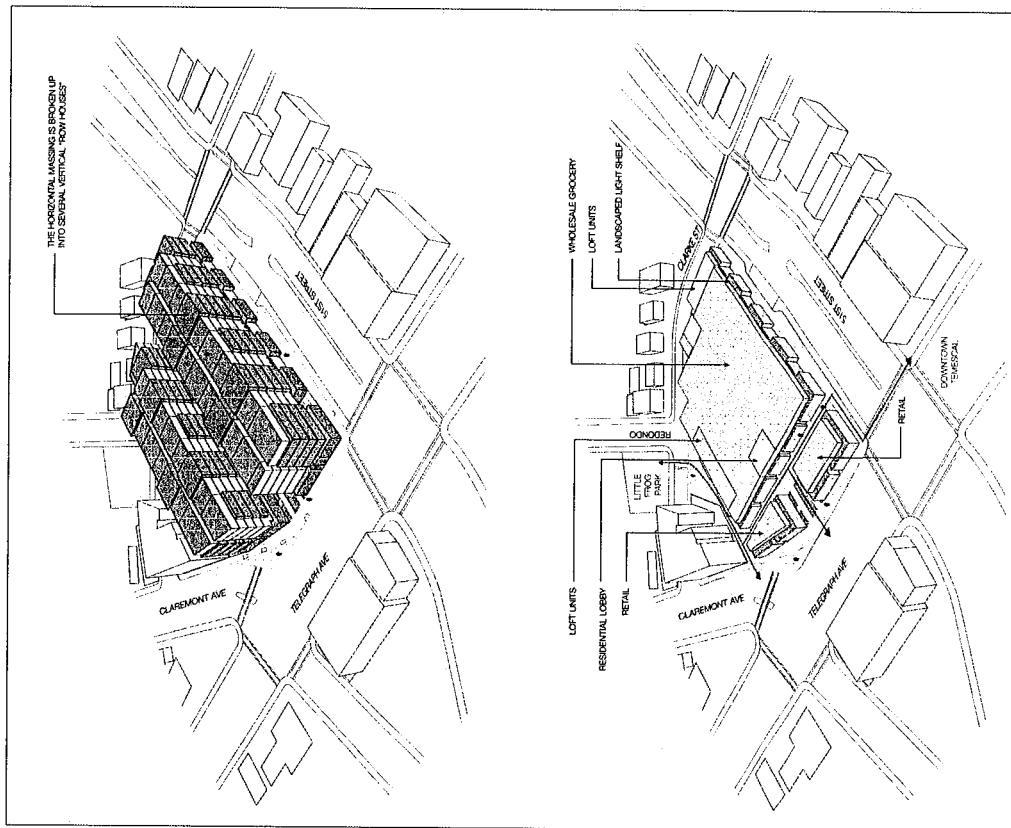


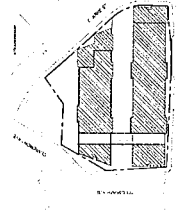
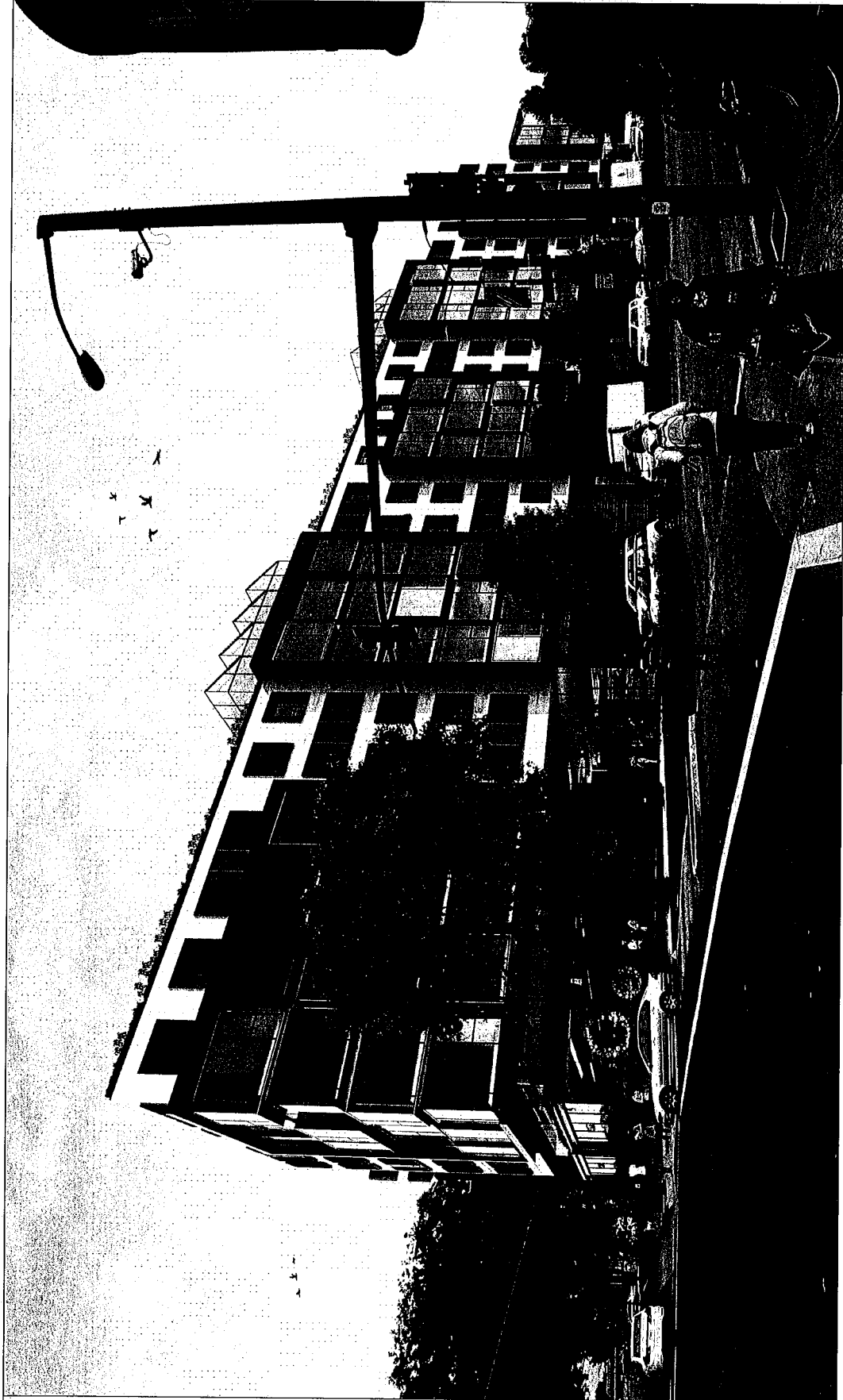
WEST ELEVATION: TELEGRAPH AVENUE 2

ELEVATIONS

Nautilus Project Number	15001
Date	11 SEPTEMBER 2015
Drawn by	NDI

A3.0





CAMERA LOCATION PLAN

TELEGRAPH AVE

PERSPECTIVE

A4.1

Scale: NTS

nautilus group

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612
Tel: 510.343.5595

OWNER
NEMO BUILDING GROUP, LLC
12321 Murphy Drive
Lathrop, CA 95330

GENERAL CONTRACTOR
PACIFIC PACIFIC
1700 14th Street
Oakland, CA 94612

ARCHITECT OF RECORD
PACIFIC PACIFIC
1700 14th Street
Oakland, CA 94612

PROJECT DESIGN
PACIFIC PACIFIC
1700 14th Street
Oakland, CA 94612

STRUCTURAL ENGINEER
PACIFIC PACIFIC
1700 14th Street
Oakland, CA 94612

MECHANICAL/ELECTRICAL/PLUMBING
PACIFIC PACIFIC
1700 14th Street
Oakland, CA 94612

LANDSCAPE
PACIFIC PACIFIC
1700 14th Street
Oakland, CA 94612

ROOF FARM
PACIFIC PACIFIC
1700 14th Street
Oakland, CA 94612

AGENCY APPROVALS

ISSUE RECORD	
No.	Date
1	11/11/2015
2	11/11/2015
3	11/11/2015
4	11/11/2015
5	11/11/2015
6	11/11/2015
7	11/11/2015
8	11/11/2015
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14	11/11/2015
15	11/11/2015
16	11/11/2015
17	11/11/2015
18	11/11/2015
19	11/11/2015
20	11/11/2015

5110 Telegraph Ave.
Oakland, CA 94609

Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612

NEMO BUILDING GROUP, LLC
12321 Murphy Drive
Lathrop, CA 95330



Nautilus Project Number: 13501
Date: 11 SEPTEMBER 2015
Drawn by: SDC

Nautilus Group
350 Frank H. Ogden Plaza, Suite 310
Oakland, CA 94612
Tel: 510.343.5393

[illegible][illegible]

11110 Telegraph Ave.
Oakland, CA 94609

Nautilus Group
150 Frank H. Ogawa Plaza, Suite
310
Oakland, CA 94612

MEMO Building Systems, LLC
16231 Murphy Pkwy
Lathrop, CA 95330

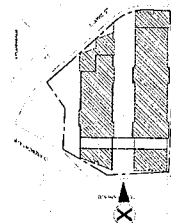


PERSPECTIVE

Illius Project Number	13501
11. SEPTEMBER 2015	
SDG	

A4.2

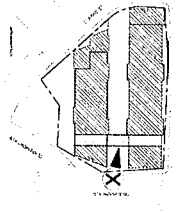
NTS



CAMERA LOCATION PLAN

TELEGRAPH AVE

code



CAMERA LOCATION PLAN

RESIDENTIAL ENTRY COURT

nautilus group

PROJECT INFORMATION	
Project Name	5110
Project Address	5110 Telegraph Ave., Oakland, CA 94609
Project Description	Residential Entry Court
Project Status	Architectural Rendering
OWNER	
Owner Name	Nautilus Group
Owner Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Owner Phone	(510) 462-1234
Owner Email	info@nautilusgroup.com
GENERAL CONTRACTOR	
Contractor Name	Nautilus Group
Contractor Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Contractor Phone	(510) 462-1234
Contractor Email	info@nautilusgroup.com
ARCHITECT OF RECORD	
Architect Name	Nautilus Group
Architect Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Architect Phone	(510) 462-1234
Architect Email	info@nautilusgroup.com
STRUCTURAL	
Structural Engineer	Nautilus Group
Structural Engineer Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Structural Engineer Phone	(510) 462-1234
Structural Engineer Email	info@nautilusgroup.com
MECHANICAL, ELECTRICAL, PLUMBING	
Mechanical Engineer	Nautilus Group
Mechanical Engineer Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Mechanical Engineer Phone	(510) 462-1234
Mechanical Engineer Email	info@nautilusgroup.com
CIVIL	
Civil Engineer	Nautilus Group
Civil Engineer Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Civil Engineer Phone	(510) 462-1234
Civil Engineer Email	info@nautilusgroup.com
LANDSCAPE	
Landscape Architect	Nautilus Group
Landscape Architect Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Landscape Architect Phone	(510) 462-1234
Landscape Architect Email	info@nautilusgroup.com
AGENCY APPROVALS	
Agency Name	Nautilus Group
Agency Address	350 Frank H. Ogawa Plaza, Suite 1100, Oakland, CA 94612
Agency Phone	(510) 462-1234
Agency Email	info@nautilusgroup.com

5110 Telegraph Ave.
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Nautilus Group
350 Frank H. Ogawa Plaza, Suite 1100
Oakland, CA 94612
NBM Building Systems, LLC
18231 Murphy Hwy
Lathrop, CA 95330



PERSPECTIVE

Scale: NTS

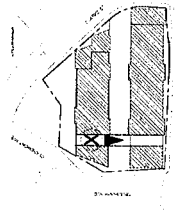
15061

DATE: 11 SEPTEMBER 2015

Drawn by: SWS

Check by: SWS

A4.3



CAMERA LOCATION PLAN

RETAIL EXPERIENCE

Scale NTS

nautilus group

PROJECT INFORMATION	
PROJECT NAME	Nautilus Group
PROJECT ADDRESS	350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612
PROJECT NUMBER	15001
DATE	11 SEPTEMBER 2015
DRAWN BY	600 - 500
OWNER	
OWNER NAME	Nautilus Group
OWNER ADDRESS	350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612
OWNER PHONE	510-434-1000
OWNER FAX	510-434-1001
OWNER EMAIL	nautilus@nautilusgroup.com
ARCHITECT OF RECORD	
ARCHITECT NAME	Nautilus Group
ARCHITECT ADDRESS	350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612
ARCHITECT PHONE	510-434-1000
ARCHITECT FAX	510-434-1001
ARCHITECT EMAIL	nautilus@nautilusgroup.com
ENGINEER	
ENGINEER NAME	Nautilus Group
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ENGINEER FAX	510-434-1001
ENGINEER EMAIL	nautilus@nautilusgroup.com
MECHANICAL, ELECTRICAL, PLUMBING	
M/E/P NAME	Nautilus Group
M/E/P ADDRESS	350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612
M/E/P PHONE	510-434-1000
M/E/P FAX	510-434-1001
M/E/P EMAIL	nautilus@nautilusgroup.com
LANDSCAPE	
LANDSCAPE NAME	Nautilus Group
LANDSCAPE ADDRESS	350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612
LANDSCAPE PHONE	510-434-1000
LANDSCAPE FAX	510-434-1001
LANDSCAPE EMAIL	nautilus@nautilusgroup.com
AGENCY APPROVALS	
AGENCY NAME	Nautilus Group
AGENCY ADDRESS	350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612
AGENCY PHONE	510-434-1000
AGENCY FAX	510-434-1001
AGENCY EMAIL	nautilus@nautilusgroup.com

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Oakland, CA 94612
NEMO Building Systems, LLC
16231 Murphy Pkwy
Lathrop, CA 95330

15001
11 SEPTEMBER 2015
600 - 500

Scale NTS

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Fax: 415.763.1001
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1000 Broadway, Suite 1000
San Francisco, CA 94133

ARCHITECT OF RECORD
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

PROJECT DESIGN
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

STRUCTURAL
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METALLURGICAL & ELECTRICAL, PLUMBING
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

MECHANICAL
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

DATE
10/1/2015

DESIGNED BY
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

ROOF FIRM
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

AGENCY APPROVALS

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Oakland, CA 94609

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NEMO Building Systems, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

PERMITS
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

DATE
10/1/2015

DESIGNED BY
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

ROOF FIRM
NEMO BUILDING SYSTEMS, LLC
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San Francisco, CA 94133

AGENCY APPROVALS

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Oakland, CA 94609

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NEMO Building Systems, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

PERMITS
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

DATE
10/1/2015

DESIGNED BY
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

ROOF FIRM
NEMO BUILDING SYSTEMS, LLC
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San Francisco, CA 94133

AGENCY APPROVALS

5110 Telegraph Ave.
Oakland, CA 94609

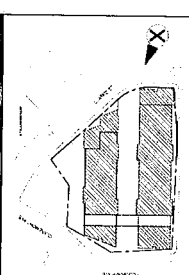
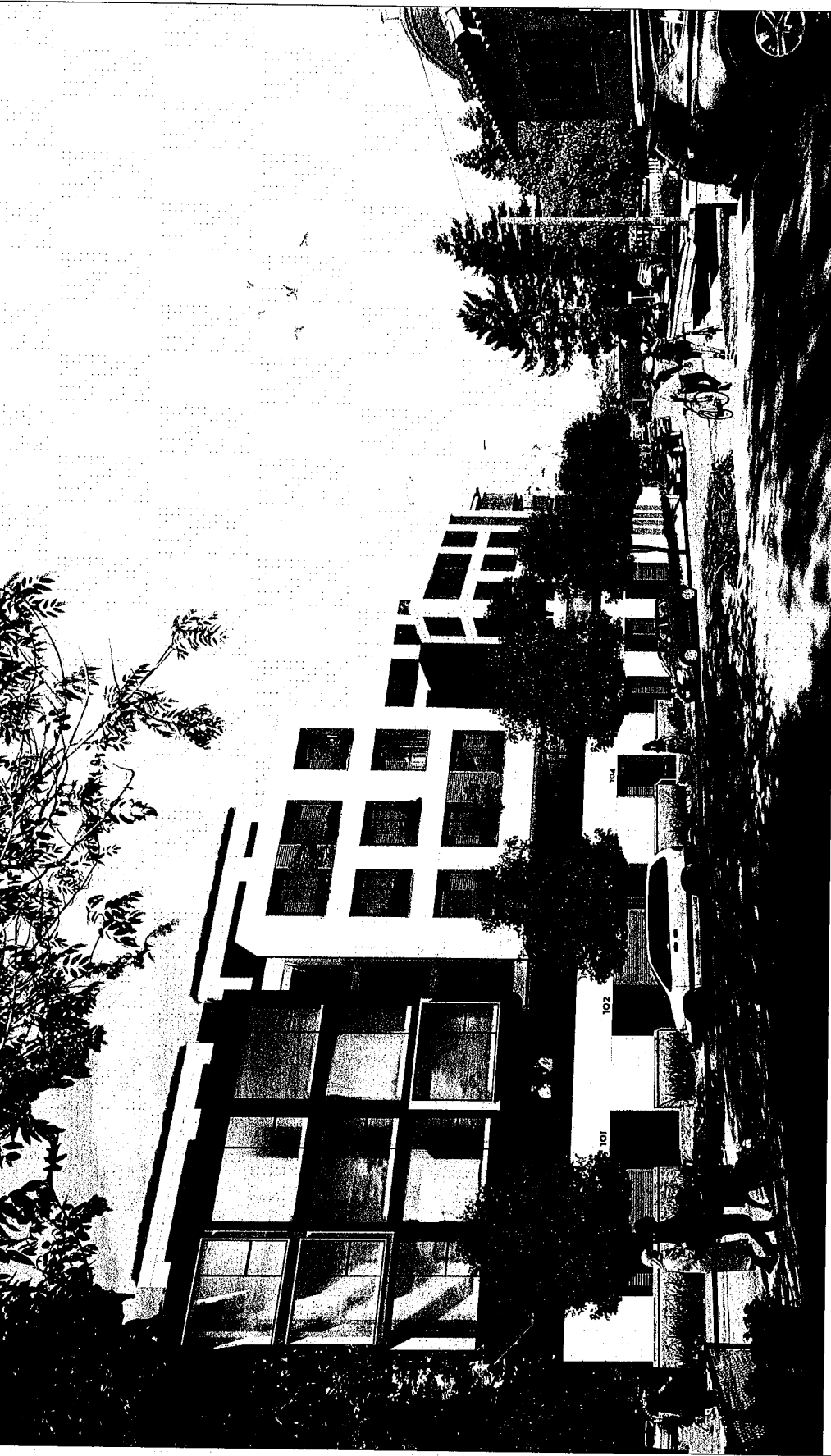
Nautilus Group
350 Frank N. Ogden Plaza, Suite 310
Oakland, CA 94612

NEMO Building Systems, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

PERMITS
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

DATE
10/1/2015

DESIGNED BY
NEMO BUILDING SYSTEMS, LLC
1000 Broadway, Suite 1000
San Francisco, CA 94133

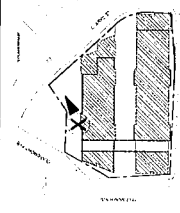


CAMERA LOCATION PLAN

CLARKE STREET TOWNHOUSES

A4.5

Scale: NTS



CAMERA LOCATION PLAN

LITTLE FROG PARK CONNECTION: PUBLIC PATH

Scale NTS

A4.6

Nautilus Project Number 13501
Date 11 SEPTEMBER 2015
Drawn by SAG

PERSPECTIVE



5110 Telegraph Ave.
Oakland, CA 94609
Nautilus Group
360 Frank H. Ogawa Plaza, Suite
Oakland, CA 94612
NEMO Building Systems, LLC
1833 Muirway Place
Lathrop, CA 95330

PLAN CHECK & ISSUE RECORD	
No.	Description
1	ISSUE
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
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15	REVISION
16	REVISION
17	REVISION
18	REVISION
19	REVISION
20	REVISION

GENERAL CONTRACTOR
ARCHITECT OF RECORD
PROJECT DESIGN
STRUCTURAL
MECHANICAL/ELECTRICAL/PLUMBING
LANDSCAPE
AGENCY APPROVALS

CONTRACTOR
ARCHITECT
PROJECT DESIGN
STRUCTURAL
MECHANICAL/ELECTRICAL/PLUMBING
LANDSCAPE
AGENCY APPROVALS

Nautilus Group
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Oakland, CA 94612
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Fax: 415.774.1101
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Fax: 415.774.1101

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Fax: 415.774.1101

ARCHITECT OF RECORD
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MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
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1000 Broadway, Suite 1000
San Francisco, CA 94109
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LANDSCAPE ARCHITECT
THE OAKLAND OLYMPIC COMMITTEE
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Tel: 415.774.1100
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ROOF FIRM
THE OAKLAND OLYMPIC COMMITTEE
1000 Broadway, Suite 1000
San Francisco, CA 94109
Tel: 415.774.1100
Fax: 415.774.1101

AGENCY APPROVALS

5110 Telegraph Ave.
Oakland, CA 94609

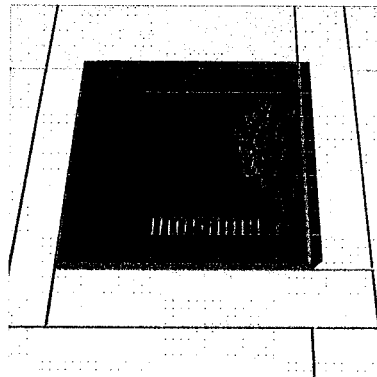
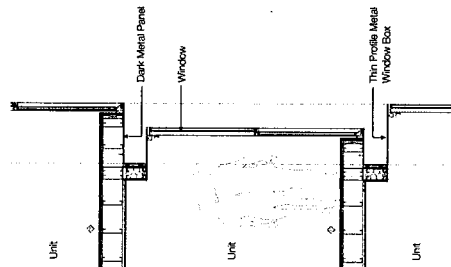
Nautilus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612

NEWBO Building Systems, LLC
1821 Mission Road
Lathrop, CA 95330

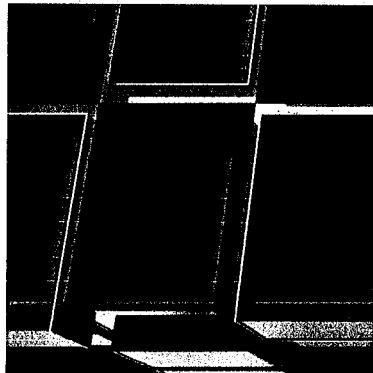
13501
11, SEPTEMBER 2015
300

Scale
NTS

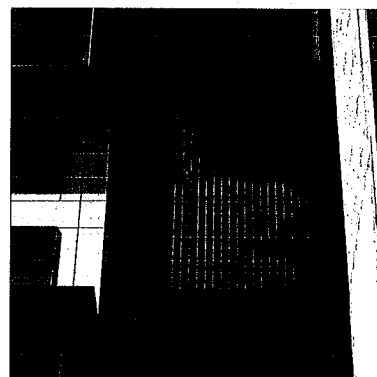
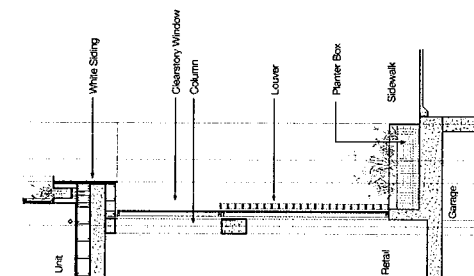
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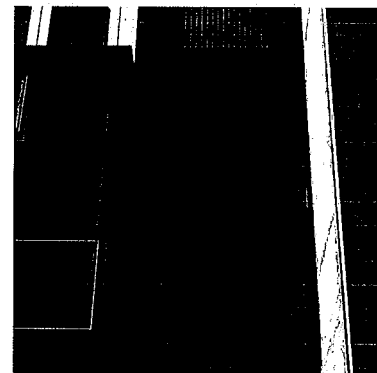
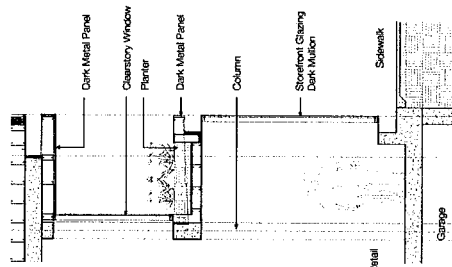
RESIDENTIAL FACADE TYPE A 1



RESIDENTIAL FACADE TYPE B 2



RETAIL FACADE TYPE A 3



RETAIL FACADE TYPE B 4

WALL TYPES



Nautilus Group
350 Frank H. Ogden Plaza, Suite 310
Oakland, CA 94612
Tel: 510.343.5567

OWNER	888 B110 TELEGRAPH, LLC 380 PHARM H. COLONY PLAZA, SUITE 210 OAKLAND, CA 94612 1, PHILADELPHIA
GENERAL CONTRACTOR	MARTELLO GROUP 200 PHARM H. COLONY PLAZA, SUITE 210

1-800-343-3888

ARCHITECT OF RECORD

INSULLIS GROUP
260 PHASE I, COLUMBIA PLAZA, SUITE 700
OAKLAND, CA 94612
1-800-343-3888

PROJECT DESIGN

STUDIO ONE ARCHITECTS

MECHANICAL, ELECTRICAL, PLUMBING

CIVIL

MARION OWLS, CHANGING SUPPLY CO., INC.
608 F STREET,
CHANDLER, CA 94707
1-916-238-9999

L.F. COMMUNITY DEVELOPMENT, INC.
Jedidiah Swander 804-A-1000
Alhambra, CA 91801
800-464-7742

<p>IMAGES OF GREEN 1300 S. Bascom Ave. #A San Jose, CA 95128 415-963-2388</p>	<p>ROOF FARM</p>
<p>TOP LOAF FARMS 240 Lindquist Blvd. Hempstead, NY 11547 877-447-7279</p>	

AGENCY APPROVALS	
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ISSUE RECORD		
No.	Description	Date
1	CLIP BULLETIN	10-10-1968
2	CLIP BULLETIN	10-10-1968

Case No.	Case Name	Case Type	Case Status	Case Date	Case Time	Case Location	Case Description	Case Details	Case Notes
1	Case 1	Case 1 Type	Case 1 Status	Case 1 Date	Case 1 Time	Case 1 Location	Case 1 Description	Case 1 Details	Case 1 Notes
2	Case 2	Case 2 Type	Case 2 Status	Case 2 Date	Case 2 Time	Case 2 Location	Case 2 Description	Case 2 Details	Case 2 Notes
3	Case 3	Case 3 Type	Case 3 Status	Case 3 Date	Case 3 Time	Case 3 Location	Case 3 Description	Case 3 Details	Case 3 Notes
4	Case 4	Case 4 Type	Case 4 Status	Case 4 Date	Case 4 Time	Case 4 Location	Case 4 Description	Case 4 Details	Case 4 Notes
5	Case 5	Case 5 Type	Case 5 Status	Case 5 Date	Case 5 Time	Case 5 Location	Case 5 Description	Case 5 Details	Case 5 Notes
6	Case 6	Case 6 Type	Case 6 Status	Case 6 Date	Case 6 Time	Case 6 Location	Case 6 Description	Case 6 Details	Case 6 Notes
7	Case 7	Case 7 Type	Case 7 Status	Case 7 Date	Case 7 Time	Case 7 Location	Case 7 Description	Case 7 Details	Case 7 Notes
8	Case 8	Case 8 Type	Case 8 Status	Case 8 Date	Case 8 Time	Case 8 Location	Case 8 Description	Case 8 Details	Case 8 Notes
9	Case 9	Case 9 Type	Case 9 Status	Case 9 Date	Case 9 Time	Case 9 Location	Case 9 Description	Case 9 Details	Case 9 Notes
10	Case 10	Case 10 Type	Case 10 Status	Case 10 Date	Case 10 Time	Case 10 Location	Case 10 Description	Case 10 Details	Case 10 Notes

5110 Telegraph Ave.
Oakland, CA 94609

Nauticus Group
350 Frank H. Ogawa Plaza, Suite 310
Oakland, CA 94612
NEMO Building Systems, LLC

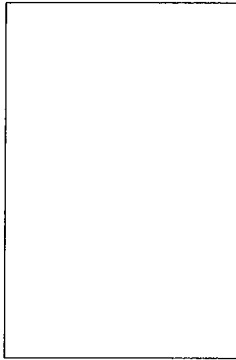
18231 Murphy Hwy Lathrop, CA 95330	
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MATERIALS

Source Project Number	13501
Date	11, SEPTEMBER 2015
Drawn by	NGI

A6.0

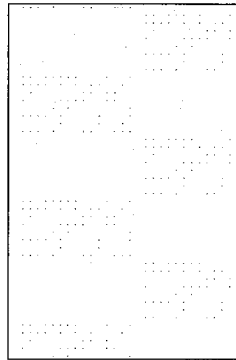
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PHENOLIC PANEL RAINSCREEN



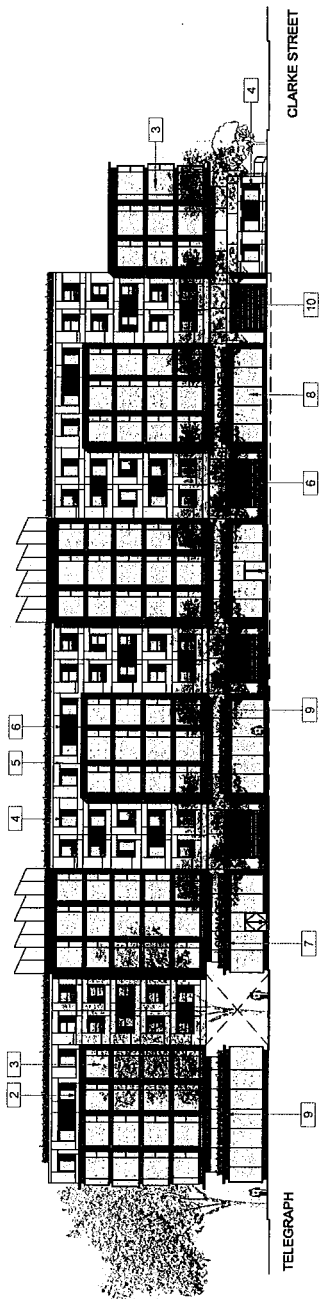
PHENOLIC PANEL RAINSCREEN



GLAZING



**WINDOW & STOREFRONT
ARCHITECTURE METAL
WORK - DARK GRAY**

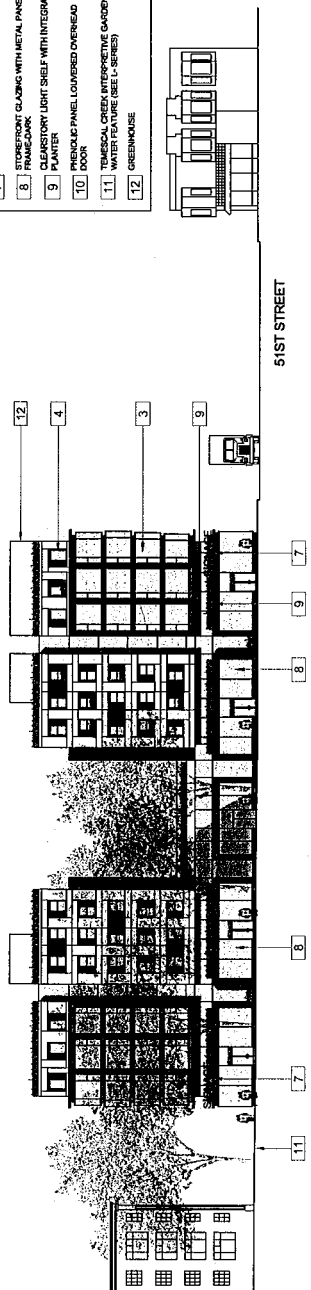


CLARKE STREET

TELEGRAPH

SOUTH ELEVATION: 51st STREET	1
------------------------------	---

NOTATION KEY	
1	PER 1/4" IN. BY 1/4" IN. INTERPRETIVE NEG. TO LOTS DIVIDED BY ZONE BOUNDARIES
2	METAL PANEL CLADDING-DARK
3	METAL WINDOW BOX WITH OFFSHORE
4	PHENOLIC PANEL WINDOW BOX WITH OFFSHORE AND METAL WINDOW BOX WITH PLASTER BOX
5	PHENOLIC PANEL PAINTSCREEN
6	PHENOLIC PANEL LUMBERSCREEN
7	PRIMARY SARGE
8	STONE POINT CLADDING WITH METAL PANEL
9	CLAMSTEADY LIGHT SHELF WITH METAL PLASTER
10	PHENOLIC PANEL LOWERED OVERHEAD DOOR
11	TEMPERED CREEK INTERPRETIVE GARDENIA
12	GREENHOUSE (SEE C-SERIES)



51ST STREET

WEST ELEVATION: TELEGRAPH AVENUE 2

2