















& @ C ACOUS. ADJ. A.F.F. A.F.G. AL. APPROX. ARCH. BD. BLDG. BK. BLKG. BM. B.O. C.B. CEM. CER. CL. CLR. CLG. COL. CONC. CONN. CONST. CONT. CONTR. CNTR. CTR. D.F. DBL. DEPT. DET. DIA. DIM. DISP. DN. D.S. DWG. (E) EA. E.C. EL. ELEC. ELEV. EMER. ENCL. EQ. EQP. EXT. F.A. F.D. F.F. F.R.P. F.T. FDN. FIN.FL. FLUOR. FPRF. FT. FTG. GA. GALV. G.B. G.C. GL. GND. GYP.	AND AT CENTERLINE ACOUSTICAL ADJACENT ABOVE FINISH FLOOR ABOVE FINISH GRADE ALUMINUM APPROXIMATE ARCHITECTURAL BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF CATCH BASIN CEMENT CERAMIC CLOSET CLEAR CEILING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COUNTER CENTER DOUGLAS FIR DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOWN SPOUT DRAWING EXISTING EACH ELECTRICAL CONTRACTOR ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT EXTERIOR FIRE ALARM FLOOR DRAIN FINISH FACE FIBER REINFORCED PANEL FIRE TREATED FOUNDATION FINISH FLOOR FLUORESCENT FIRE PROOF FOOT/FEET FOOTING GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GYPSUM	HOR. HT. HM. I.D. I.G. INSUL. INT. LAM. LAV. LT. K.E.C. MAX. M.C. MECH. M.E.P. MFR. MGR. MIN. MISC. MTD. MTL. N.I.C. N.I.K.E.C. N.T.S. O.C. O.D. OPP. P.C. PL. PLAM PLAS. PLYWD. PR. P.T. PTD. R. R.D. REF. RM. RWD. R.W.L. S.A. S.C. SCHED. SECT. SHT. SIM. SPEC. SQ. S&R S.S. STD. STL. STR. SUSP. T.V. T.O. TRAN. TYP. U.O.N. V.I.F. VERT. W/ W.C. W.D. W/O W.R. WT. WWM	HORIZONTAL HEIGHT HOLLOW METAL INSIDE DIAMETER INSULATED GLASS INSULATION INTERIOR LAMINATE LAVATORY LIGHT KITCHEN EQUIPMENT CONTRACTOR MAXIMUM MECHANICAL CONTRACTOR MECHANICAL MECHANICAL ELECTRICAL PLUMBING MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MOUNTED METAL NOT IN CONTRACT NOT IN KITCHEN EQUIP. CONTRACT NOT TO SCALE ON CENTER OUTSIDE DIAMETER OPPOSITE PLUMBING CONTRACTOR PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PRESSURE TREATED PAINTED RADIUS ROOF DRAIN REFRIGERATOR ROOM REDWOOD RAINWATER LEADER SMOKE ALARM SOLID CORE SCHEDULE SECTION SHEET SIMILAR SPECIFICATION SQUARE SHELF AND ROD STAINLESS STEEL STANDARD STEEL STRUCTURE SUSPENDED TELEVISION TOP OF TRANSOM TYPICAL UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL WITH WATER CLOSET WOOD WITHOUT WATER RESISTANT WEIGHT WELDED WIRE MESH
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ABBREVIATIONS

	DOOR NUMBER		REFERENCE TO LIGHT FIXTURE
	WINDOW NUMBER		REFERENCE TO FIXTURE / FURNITURE
	REFERENCE TO FINISH		DATUM POINT
	DETAIL REFERENCE		SECTION REFERENCE
	ELEVATION REFERENCE		REVISION
	NOTATION		DIMENSION TO FACE OF STUD AND SUBFLOOR, (U.O.N.)
	DISCONTINUITY		ALIGN FINISH SURFACES

SYMBOLS

1. SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.	11. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.
2. THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED, AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SYMBOLS, STRUCTURAL DRAWINGS.	12. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.	13. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH THE REQUIRED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERCEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.
4. THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.	14. DIMENSIONS: A. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. B. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE / CONC. BLOCK WALLS, EDGE OF SLAB, FACE OF FINISH UNLESS OTHERWISE NOTED. C. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING. D. DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE, BLOCK OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERINGS OR ROOFING U.O.N. E. DO NOT SCALE DRAWINGS: FOLLOW DIMENSIONS
5. RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHODS INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT / OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.	15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES
6. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.	16. THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.
7. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.	17. THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
8. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.	18. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.
9. ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS	
10. STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.	

GENERAL NOTES

- 2016 CALIFORNIA BUILDING CODE WITH OAKLAND AMENDMENTS
- 2016 CALIFORNIA RESIDENTIAL CODE WITH OAKLAND AMENDMENTS
- 2016 CALIFORNIA MECHANICAL CODE WITH OAKLAND AMENDMENTS
- 2016 CALIFORNIA PLUMBING CODE WITH OAKLAND AMENDMENTS
- 2016 CALIFORNIA ELECTRICAL CODE WITH OAKLAND AMENDMENTS
- 2016 CALIFORNIA ENERGY CODE WITH OAKLAND AMENDMENTS
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPLICABLE CODES

NEW CONSTRUCTION OF A 6-STORY 88 UNIT MULTIFAMILY RESIDENTIAL BUILDING ON EMPTY LOT.

SCOPE OF WORK

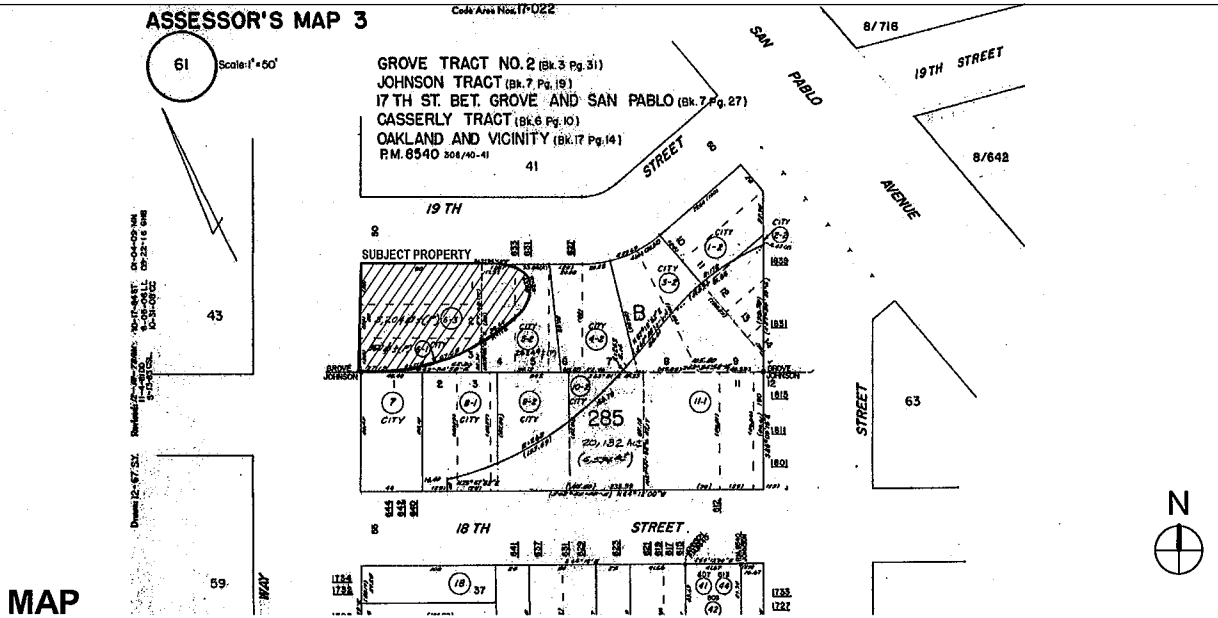
PLANNING SUBMITTAL  
MAY 16, 2018

LOCATION:	1888 M.L.K JR WAY OAKLAND, CA 94612	ARCHITECTURAL	SURVEY AND CIVIL
LOT DIMENSIONS:	80.5 FT X 107.37 FT (APPROXIMATE)	A0.01 PROJECT INFORMATION	SIP-1 SIDEWALK IMPROVEMENT PLAN
LOT AREA:	8,202 SF	A0.11 NEIGHBORHOOD PHOTOS	SIP-2 SIDEWALK IMPROVEMENT PLAN
APN:	3-61-6-3	A0.12 NEIGHBORHOOD PHOTOS	SIP-3 SIDEWALK IMPROVEMENT PLAN
ZONING DISTRICT:	CBD-X	A0.21 GREEN BUILDING COMPLIANCE	SIP-4 SIDEWALK IMPROVEMENT PLAN
OCCUPANCY GROUP:	R-2	A0.31 OPEN SPACE AREAS	SIP-5 SIDEWALK IMPROVEMENT PLAN
CONSTRUCTION TYPE:	I-A & III-A	A0.32 OPEN SPACE AREAS	SUR-1 BOUNDRY AND TOPOGRAPHIC SURVEY
# OF STORIES:	6 STORIES	A1.01 SITE PLAN	
EXISTING BUILDING HEIGHT:	N/A	A1.02 ENLARGED SITE PLAN	
BUILDING HEIGHT PROPOSED:	85'-0"	A1.11 GROUND LEVEL LANDSCAPE PLAN	
		A1.12 SECOND LEVEL LANDSCAPE PLAN	
		A1.13 ROOF LEVEL LANDSCAPE PLAN	
BUILDING INFO		A2.01 GROUND FLOOR PLAN	
RESIDENTIAL DENSITY		A2.02 2ND FLOOR PLAN	
ALLOWED	93 UNITS	A2.03 TYPICAL FLOORPLAN	
PROPOSED	88 UNITS	A2.04 ROOF PLAN	
HEIGHT LIMIT		A3.01 BUILDING ELEVATIONS	
ALLOWED	85 FT / 275 FT	A3.02 BUILDING ELEVATIONS	
PROPOSED	85 FT	A3.03 BUILDING ELEVATIONS	
OPEN SPACE		A3.04 BUILDING ELEVATIONS	
TOTAL REQUIREMENT	6600 SQ. FT.	A4.01 BUILDING SECTIONS	
TOTAL PROVIDED	6759 SQ. FT.	A4.02 BUILDING SECTIONS	
CAR PARKING:		A11.01 MATERIAL BOARD	
REQUIREMENT	0	A11.02 3D RENDERINGS	
PROPOSED	0	A11.03 3D RENDERINGS	
BICYCLE PARKING:		A11.04 3D RENDERINGS	
LONG-TERM			
REQUIREMENT	24		
PROPOSED	88		
SHORT-TERM			
REQUIREMENT	4		
PROPOSED	4		

PROJECT INFORMATION

CLIENT CONTACT INFORMATION:	ARCHITECTURE:	GREENPOINT RATER:
JOHN N.CAPPIELLO CRC DEVELOPMENT 364 41ST STREET, 2ND FLOOR OAKLAND, CA 94609	MATT BARAN BARAN STUDIO ARCHITECTURE 5621 LOWELL STREET OAKLAND, CA 94608	NATHAN KRANTZ KRANTS CONSULTANTS, LLC 2625 ALCATRAZ AVE., #183 BERKELEY, CA 94705
SURVEY:		
PETER BEKEY KCA ENGINEERING INC. 318 BRANNAN ST., 2ND FLOOR SAN FRANCISCO, CA 94107		

PROJECT DIRECTORY



MAP

**baran studio**  
architecture

5621 LOWELL STREET, OAKLAND, CA 94608  
OFFICE: 510.595.6744

**1888 MLK**  
OAKLAND, CA 94612

No.	Description	Date

Stamp:

**LICENSED ARCHITECT**  
**MATTHEW BARAN**  
**C-28926**  
REG. 07/31/19  
STATE OF CALIFORNIA

**PROJECT INFORMATION**

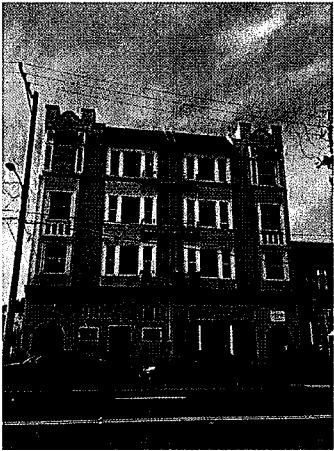
Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

**A0.01**

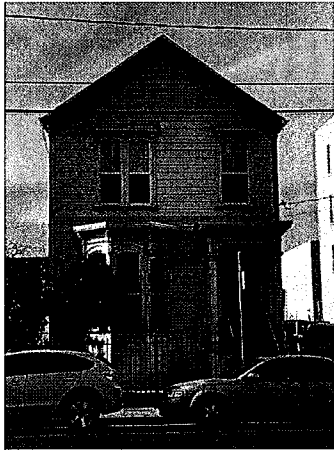
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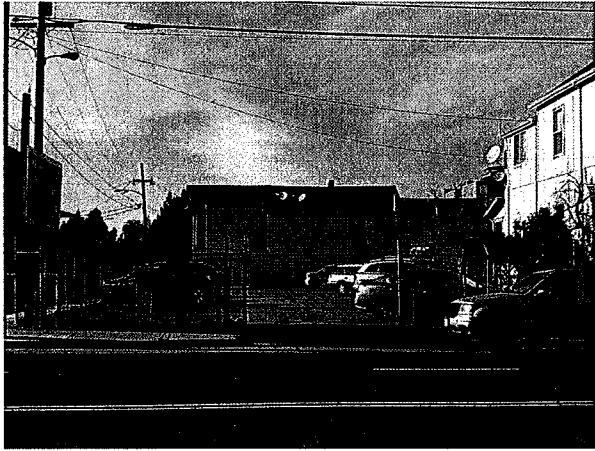
1. 1925 MLK JR. WAY



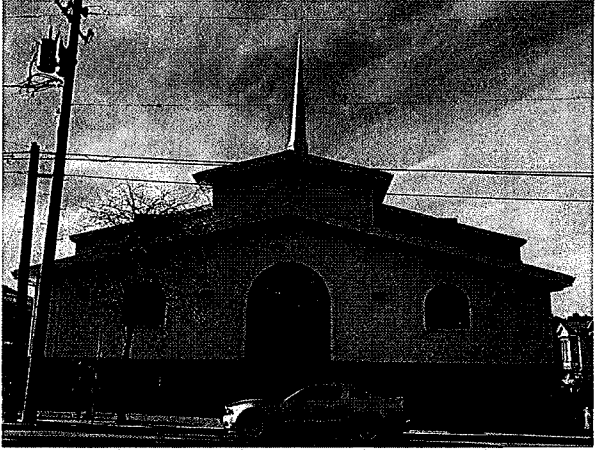
2. 1919 MLK JR. WAY



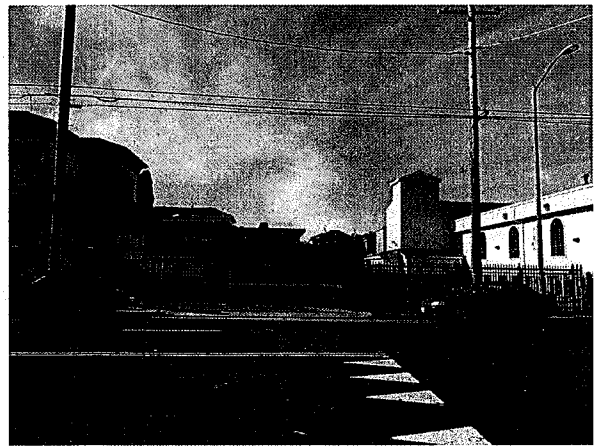
3. 1911 MLK JR. WAY



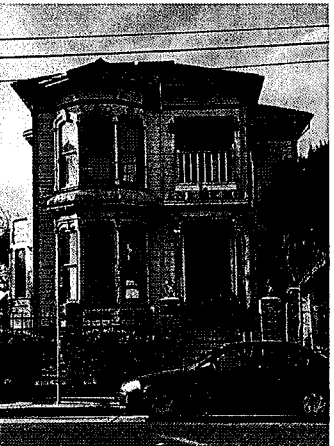
4. 1905 MLK JR. WAY



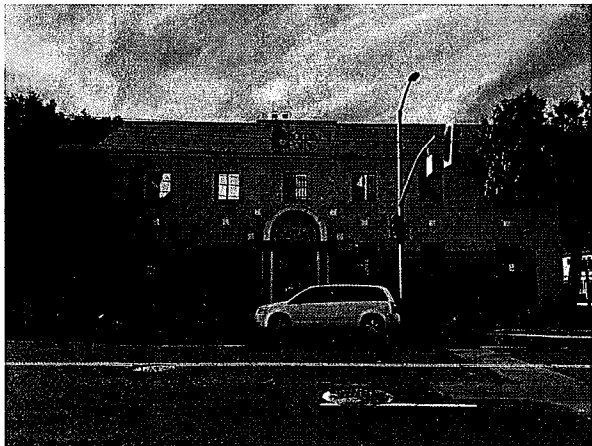
5. 1827 MLK JR. WAY



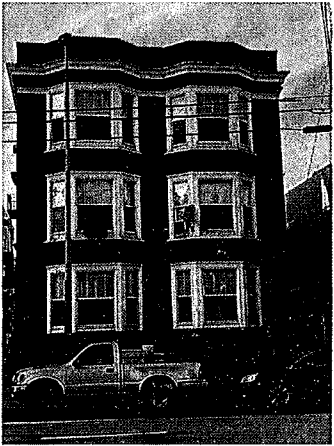
6. 1827 MLK JR. WAY PARKING LOT



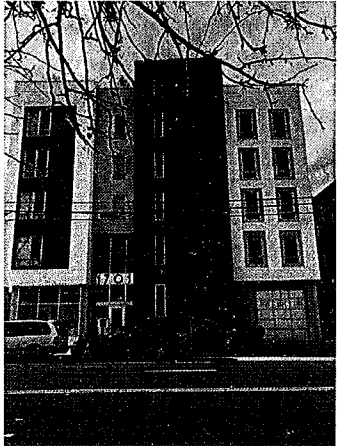
7. 1807 MLK JR. WAY



8. 1727 MLK JR. WAY



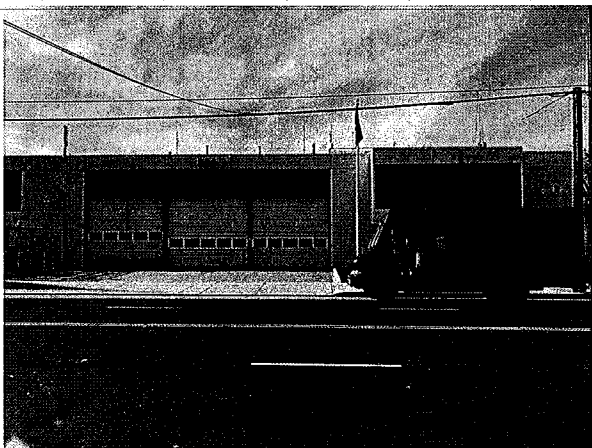
9. 1705 MLK JR. WAY



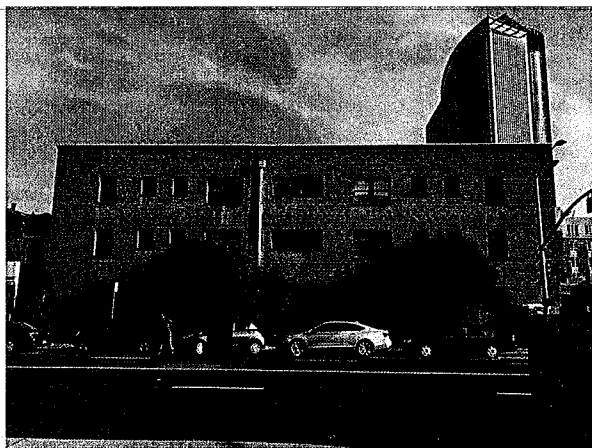
10. 1701 MLK JR. WAY



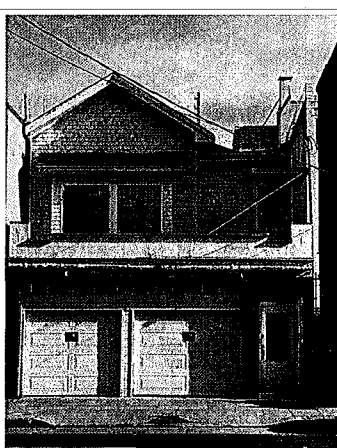
11. 1605 MLK JR. WAY



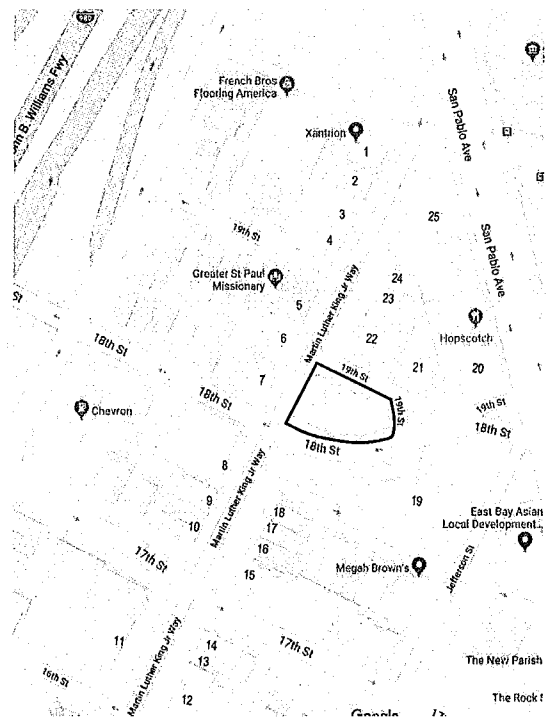
11. 1605 MLK JR. WAY



12. 646 16TH ST

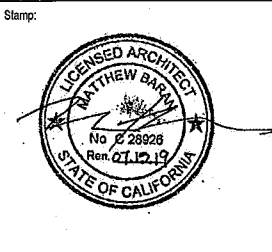


13. 1618 MLK JR. WAY



1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

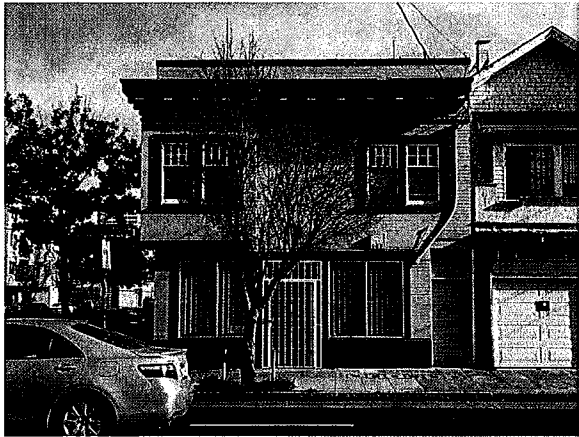


NEIGHBORHOOD  
PHOTOS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

A0.11

Scale



14. 641 17TH ST



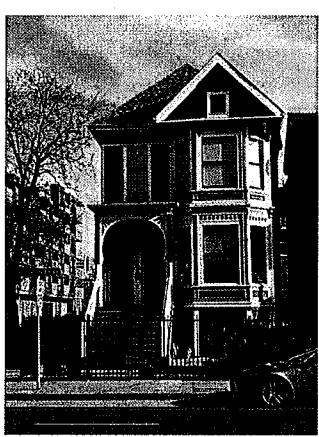
15. 620 17TH ST



16. 1722 MLK JR. WAY



17. 1726 MLK JR. WAY



18. 1734 MLK JR. WAY



19. 612 18TH ST



19. 612 18TH ST



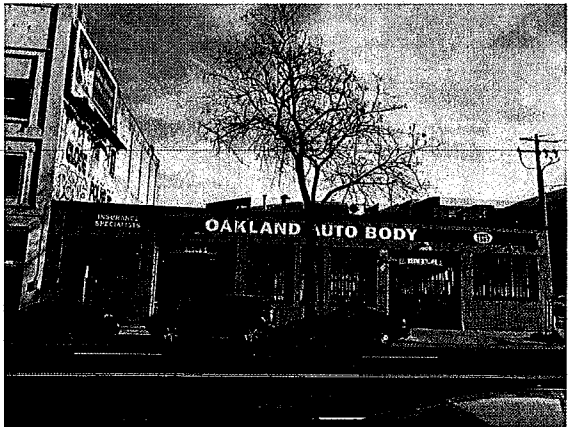
20. 1901 SAN PABLO AVE



21. 630 19TH ST



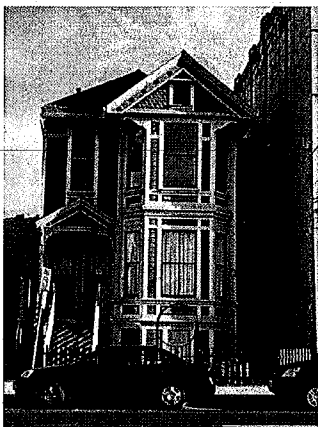
22. 1900 MLK JR. WAY



22. 1900 MLK JR. WAY



23. 1918 MLK JR. WAY



24. 1926 MLK JR. WAY



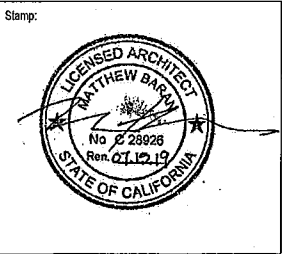
25. 1955 SAN PABLO AVE



25. 1955 SAN PABLO AVE

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

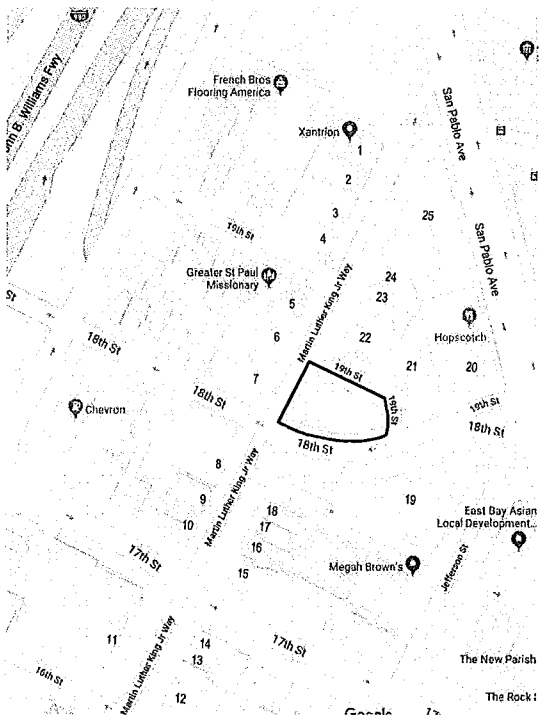


NEIGHBORHOOD  
PHOTOS

Project number MLK, 1888  
Date MAY 16, 2018  
Drawn by XL  
Checked by TT

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Scale





NEW HOME RATING SYSTEM, VERSION 6.0

Blueprint Scc

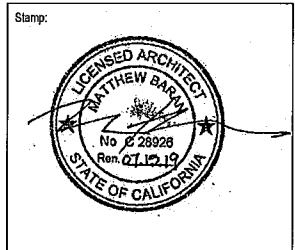
1888 MLK  
Krantz Consultants rv'd 180125

1888 MLK Krantz Consultants rv'd 180125		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
			Possible Points				
CALGreen							
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1
A. SITE							
A2. Job Site Construction Waste Diversion							
Yes	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	2				2	
C. LANDSCAPE							
9.98%	Enter the landscape area percentage						
C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	1					2
E. EXTERIOR							
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
G. PLUMBING							
G2. Install Water-Efficient Fixtures							
Yes	G2.2 WaterSense Bathroom Faucets	1					1
Yes	G5. Submeter Water for Tenants	2					2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1		
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2012 Ventilation Residential Standards	Y	R	R	R	R	R
J. BUILDING PERFORMANCE AND TESTING							
J5. Building Performance Exceeds Title 24 Part 6							
0.00%	J5.1 Home Outperforms Title 24	0		30			
0.00%	J5.2 Non-Residential Spaces Outperform Title 24	0		15			
K. FINISHES							
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
L. FLOORING							
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3		
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	M7. Gearless Elevator	1		1			
N. COMMUNITY							
N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
N3. Pedestrian and Bicycle Access							
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2	2				
7	Enter the number of Tier 1 services						
6	Enter the number of Tier 2 services						
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Summary							
Total Available Points in Specific Categories		381	43	138	61	86	53
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		35	7	6	6	8	8



1888 MLK  
OAKLAND, CA 94612

No.	Description	Date



GREEN BUILDING COMPLIANCE

Project number MLK, 1888  
Date MAY 16, 2018  
Drawn by XL  
Checked by TT

A0.21

Scale

1888 MLK

OAKLAND, CA 94612

No.	Description	Date

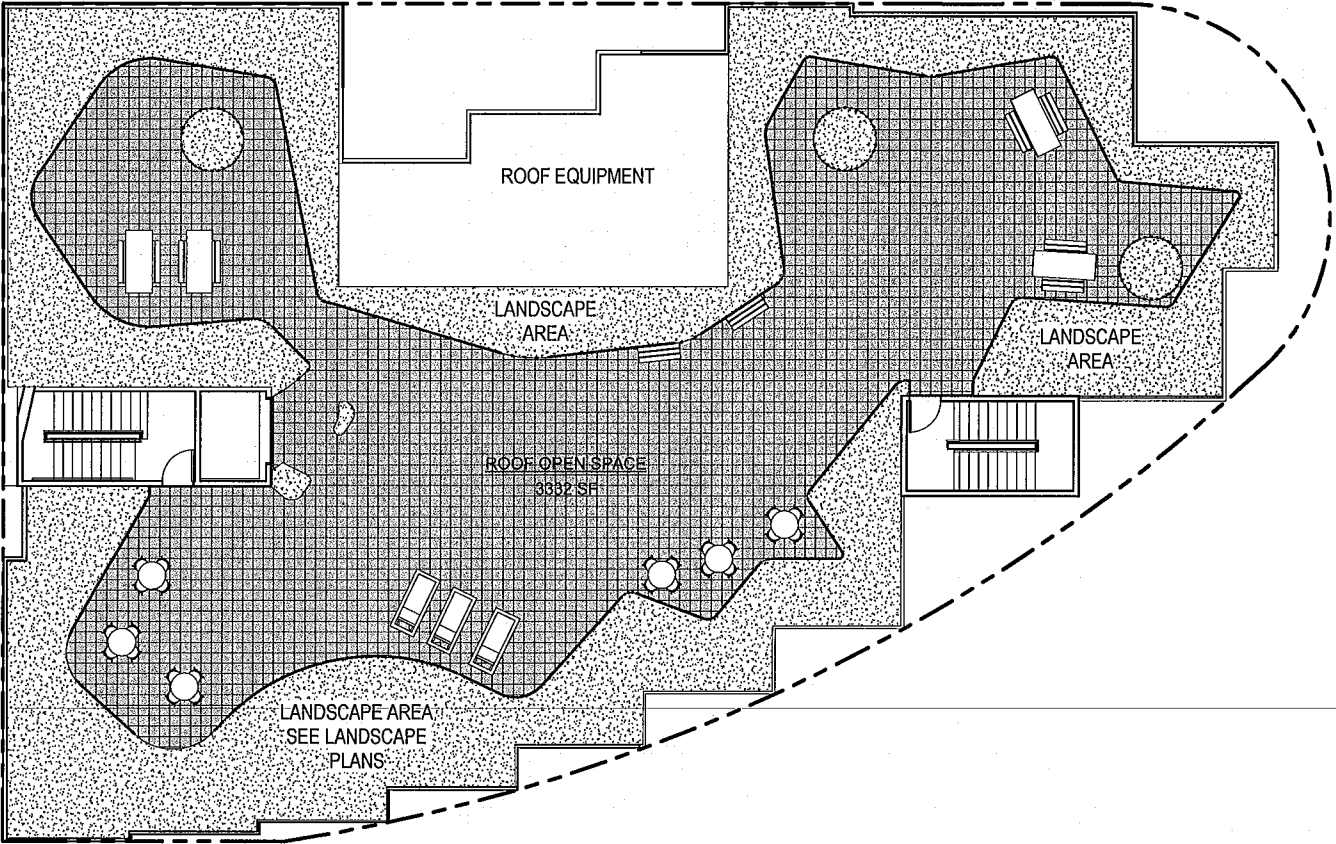


OPEN SPACE  
AREAS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

A0.31

LEVEL 2(PRIVATE)	1447 SF
LEVEL 3 - 6(PRIVATE)	1980 SF
TOTAL NON-ROOF OPEN SPACE	3427SF
TOTAL ROOF OPEN SPACE	3332 SF
GRAND TOTAL	6759 SF

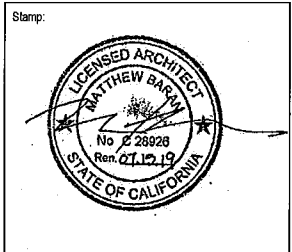


1T.O. ROOF



**1888 MLK**  
OAKLAND, CA 94612

No.	Description	Date

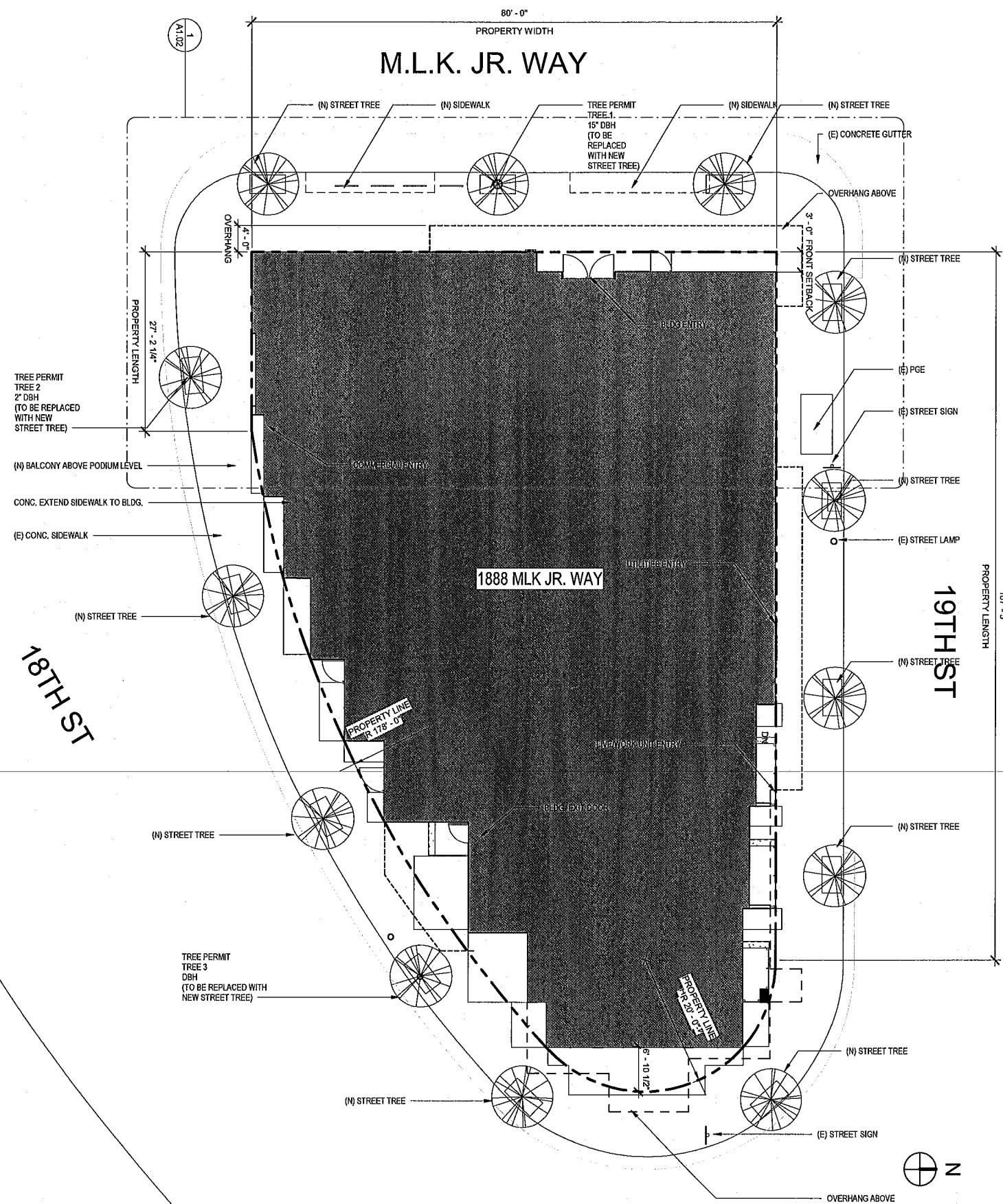


**SITE PLAN**

Project number **MLK, 1888**  
Date **MAY 16, 2018**  
Drawn by **XL**  
Checked by **TT**

**A1.01**

Scale 1" = 10'-0"





5821 LOWELL STREET, OAKLAND, CA 94608  
OFFICE: 510.595.6744

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

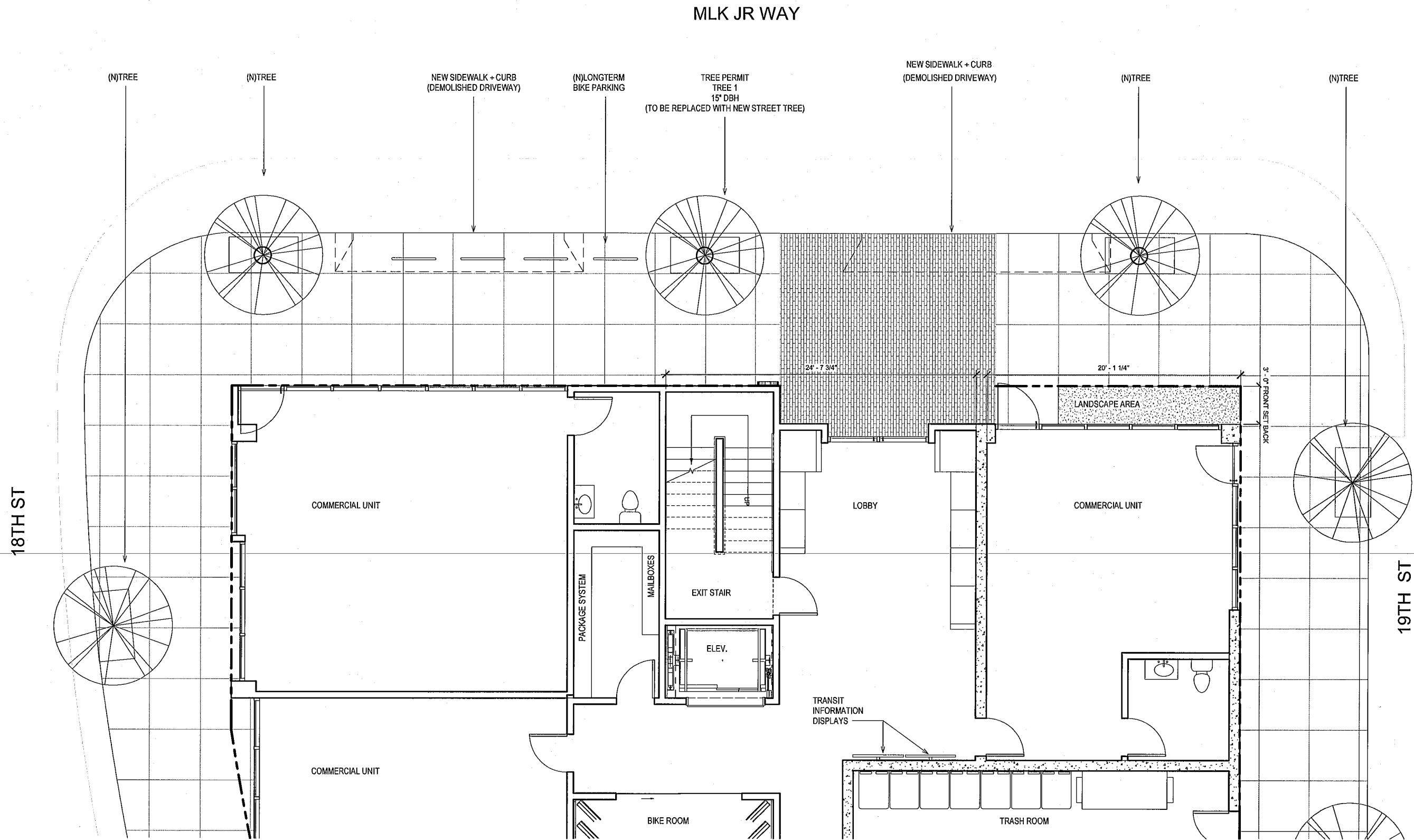


ENLARGED SITE PLAN

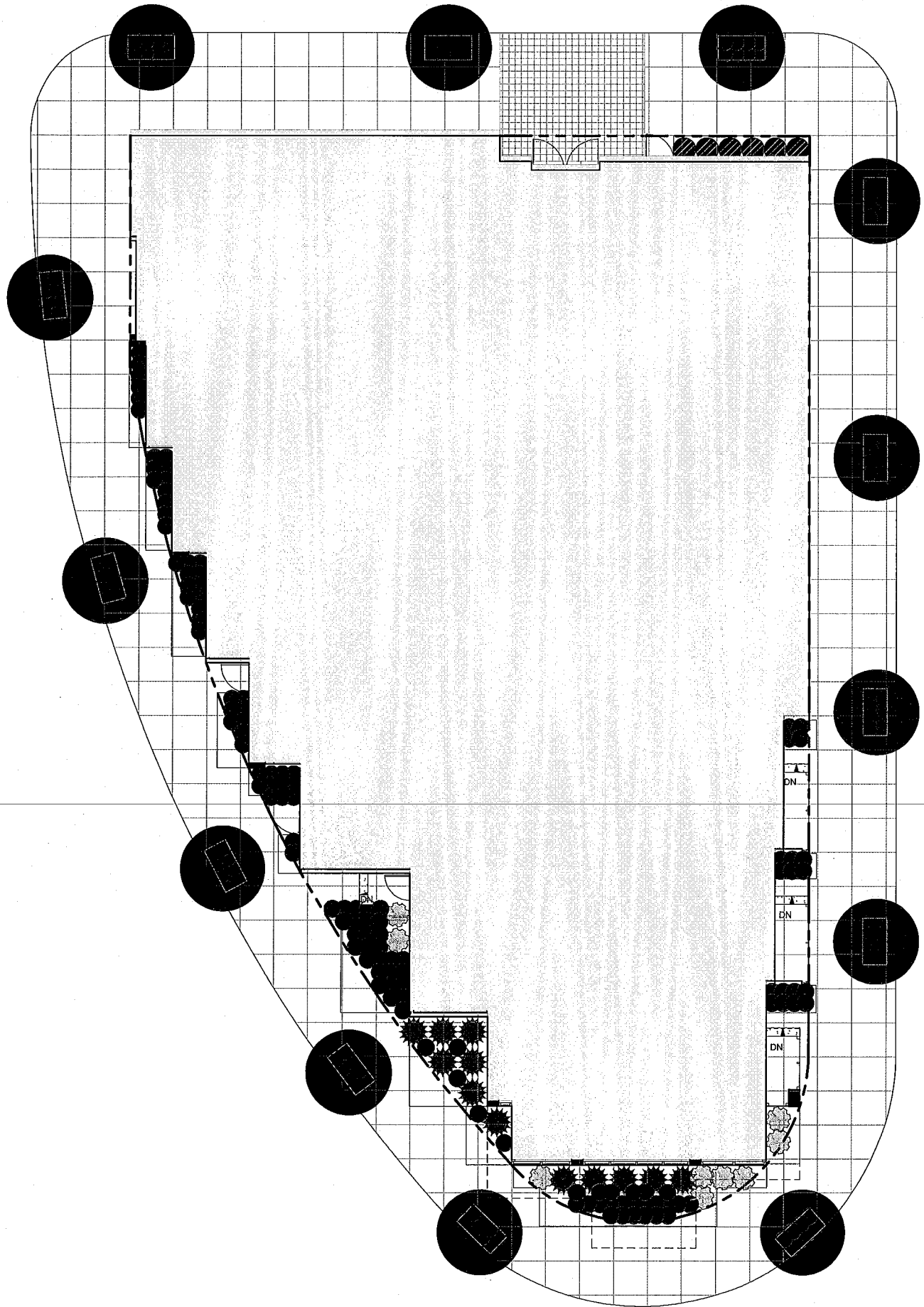
Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

A1.02





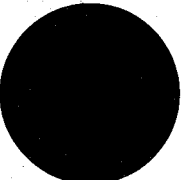
Scale 1/4" = 1'-0"



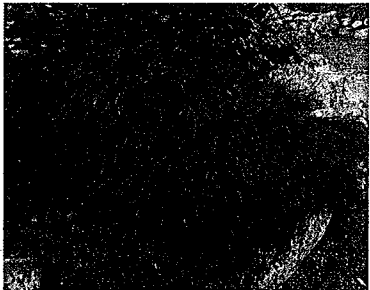
1 ENLARGED SITE PLAN AT MLK JR. WAY  
1/4" = 1'-0"



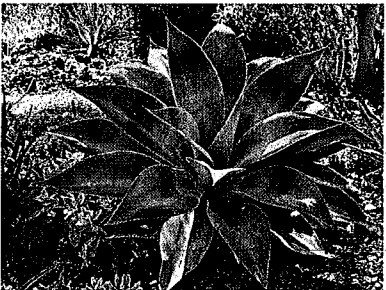
CANDIDATE PLANT LIST

Botanical name	WUCOLS	Common Name	Size	Spacing	Qty
 <i>Acacia cognata</i> 'Cousin It'	L	Little River Wattle	1 Gal.	48" O.C.	5
 <i>Agave attenuata</i> 'Nova'	L	Blue Foxtail Agave	5 Gal.	36" O.C.	12
 <i>Nandina domestica</i> 'Gulf Stream'	L	Compact Heavenly Bamboo	5 Gal.	Per Plan	10
 <i>Lomandra confertifolia</i> 'Seascape'	L	Seascape Mat Rush	1 Gal.	24" O.C.	94
 <i>Eriobotrya deflexa</i>	M	Bronze Loquat	36" Box	Per Plant	13

CANDIDATE PLANT PALETTE



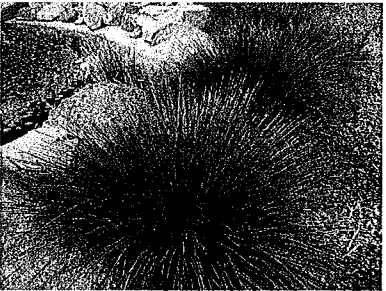
ACACIA COGNATA / LITTLE RIVER WATTLE



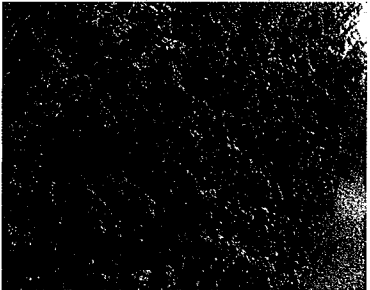
AGAVE ATTENUATA 'NOVA' / BLUE FOXTAIL AGAVE



NANDINA DOMESTICA 'GULF STREAM' / COMPACT HEAVENLY BAMBOO



LOMANDRA CONFERTIFOLIA / SEASCAPE MAT RUSH



TRIBES S. GLUTINOSUM / RED FLOWERING CURRANT



ERIBOTRYA DEFLEXA / BRONZE LOQUAT



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1888 MLK  
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No.	Description	Date

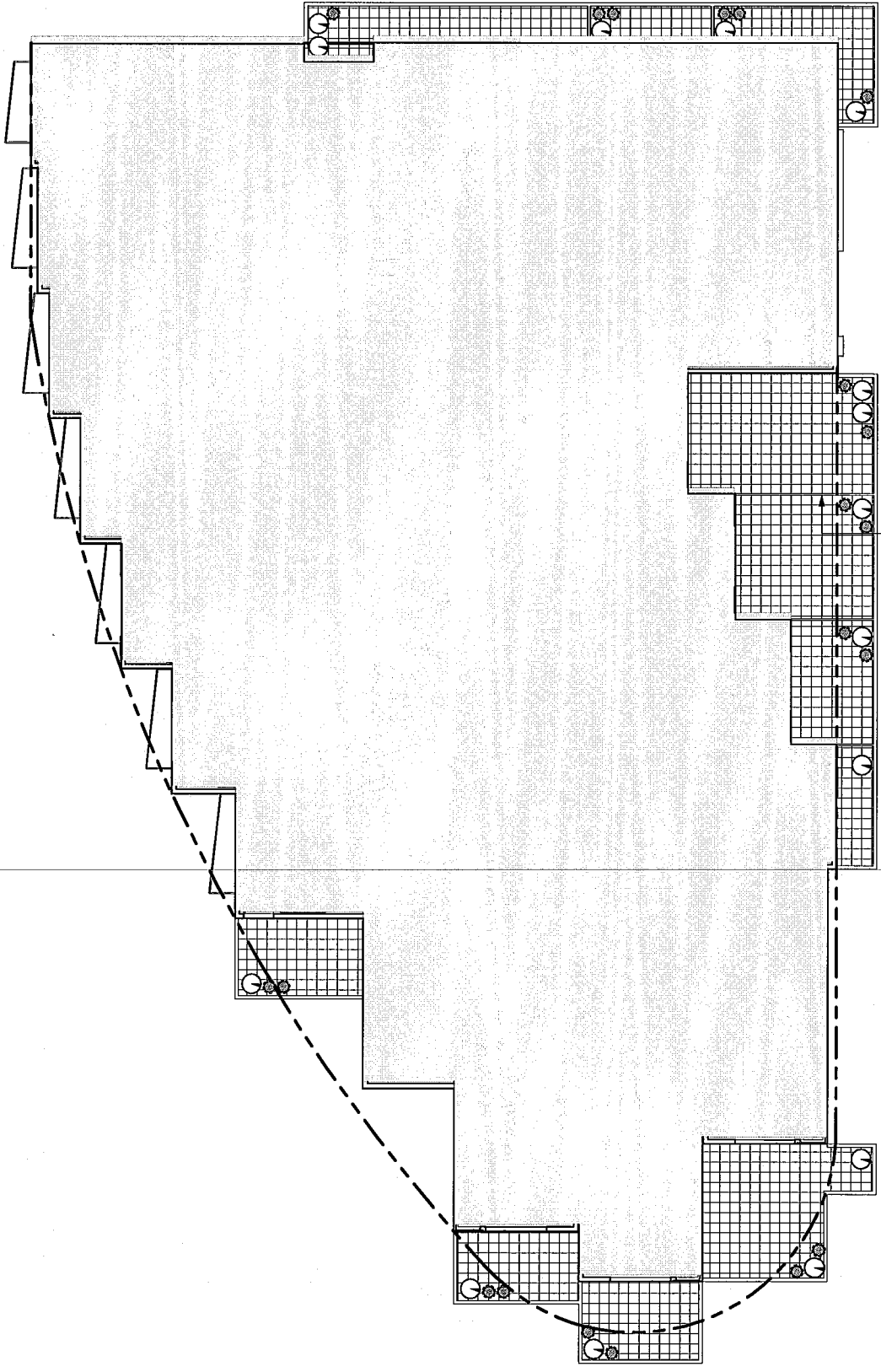


GROUND LEVEL  
LANDSCAPE PLAN



Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	LE
Checked by	TT

A1.11

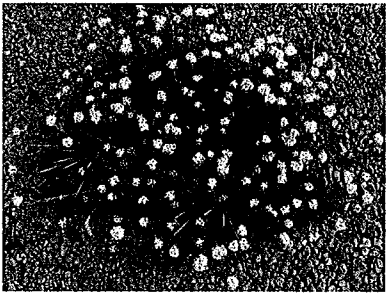
Scale As Indicated



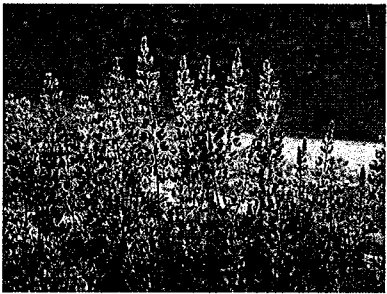
CANDIDATE PLANT LIST

	Botanical name	WUCOLS	Common Name	Size	Spacing	Qty
	Achillea millefolium	L	Yarrow	1 Gal.	Potted	15
	Lupinus albus	L	Silver Lupine	1 Gal.	Potted	20

CANDIDATE PLANT PALETTE



ACHILLEA MILLEFOLIUM / YARROW



LUPINUS ALBIFRONS / SILVER LUPINE


PRIVACY FENCE, TYP.



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1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

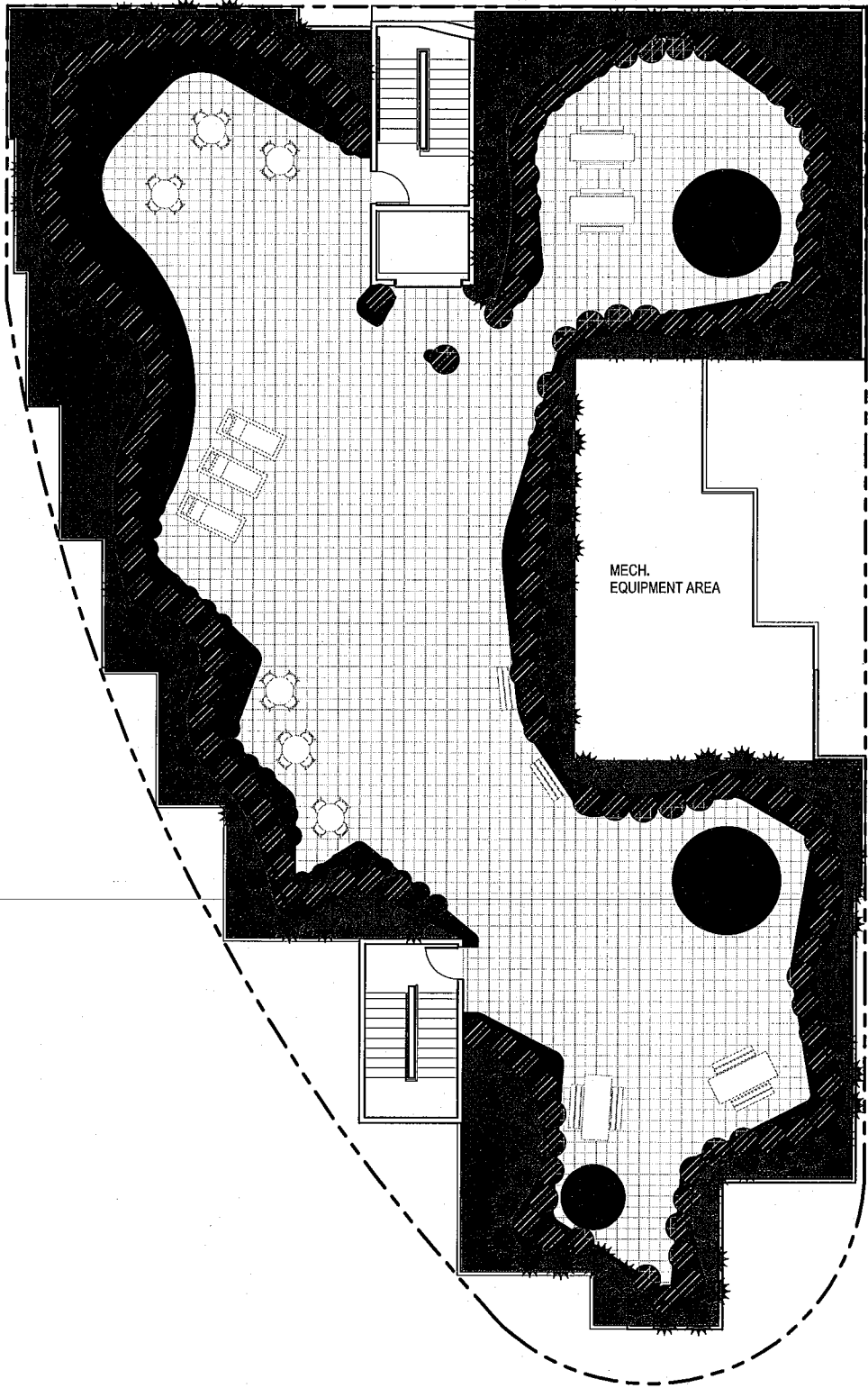
Stamp:

SECOND LEVEL  
LANDSCAPE PLAN





Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	LE
Checked by	TT

A1.12

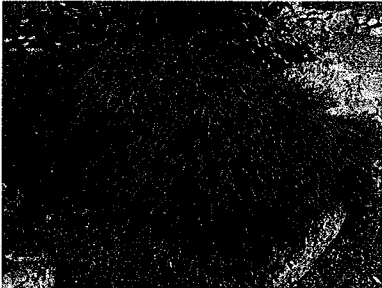
ScaleAs indicated



CANDIDATE PLANT LIST

Botanical name	WUCOLS	Common Name	Size	Spacing	Qty
 <i>Acacia cognata</i> 'Cousin Itt'	L	Little River Wattle	1 Gal.	24"-48" O.C.	141
 <i>Agave attenuata</i> 'Nova'	L	Blue Foxtail Agave	5 Gal.	36" O.C.	124
 <i>Lomandra confertifolia</i> 'Seascape'	L	Seascape Mat Rush	1 Gal.	24" O.C.	60
 <i>Ribes S. glutinosum</i>	L	Red Flowering Currant	5 Gal.	54" O.C.	3

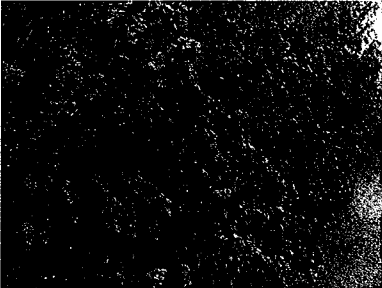
CANDIDATE PLANT PALETTE



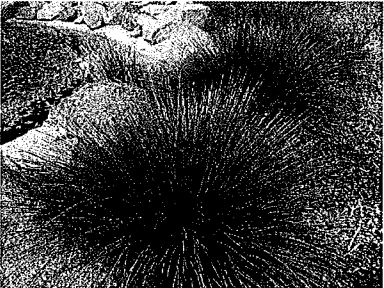
ACACIA COGNATA / LITTLE RIVER WATTLE



AGAVE ATTENUATA 'NOVA' / BLUE FOXTAIL AGAVE



RIBES S. GLUTINOSUM / RED FLOWERING CURRANT



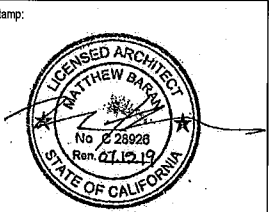
LOMANDRA CONFERTIFOLIA / SEASCAPE MAT RUSH



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OFFICE: 510.595.6744

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

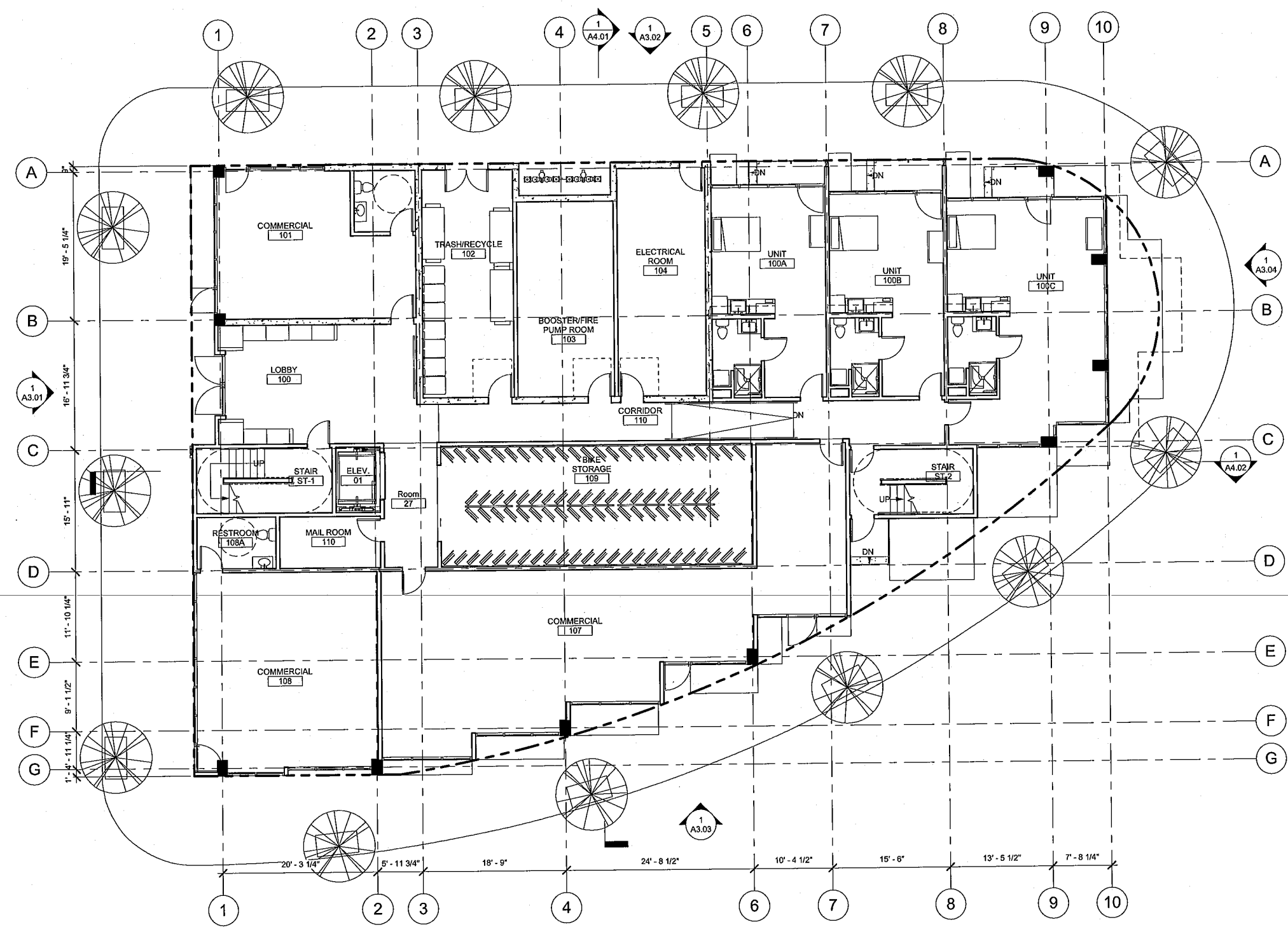


ROOF LEVEL  
LANDSCAPE PLAN

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	LE
Checked by	TT

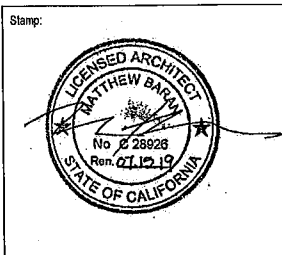
A1.13

**1888 MLK**  
OAKLAND, CA 94612



**1** LEVEL 1  
SCALE: 1/8" = 1'-0"

No.	Description	Date

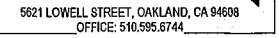


**GROUND FLOOR  
PLAN**

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

**A2.01**

Scale 1/8" = 1'-0"



OAKLAND, CA 94612

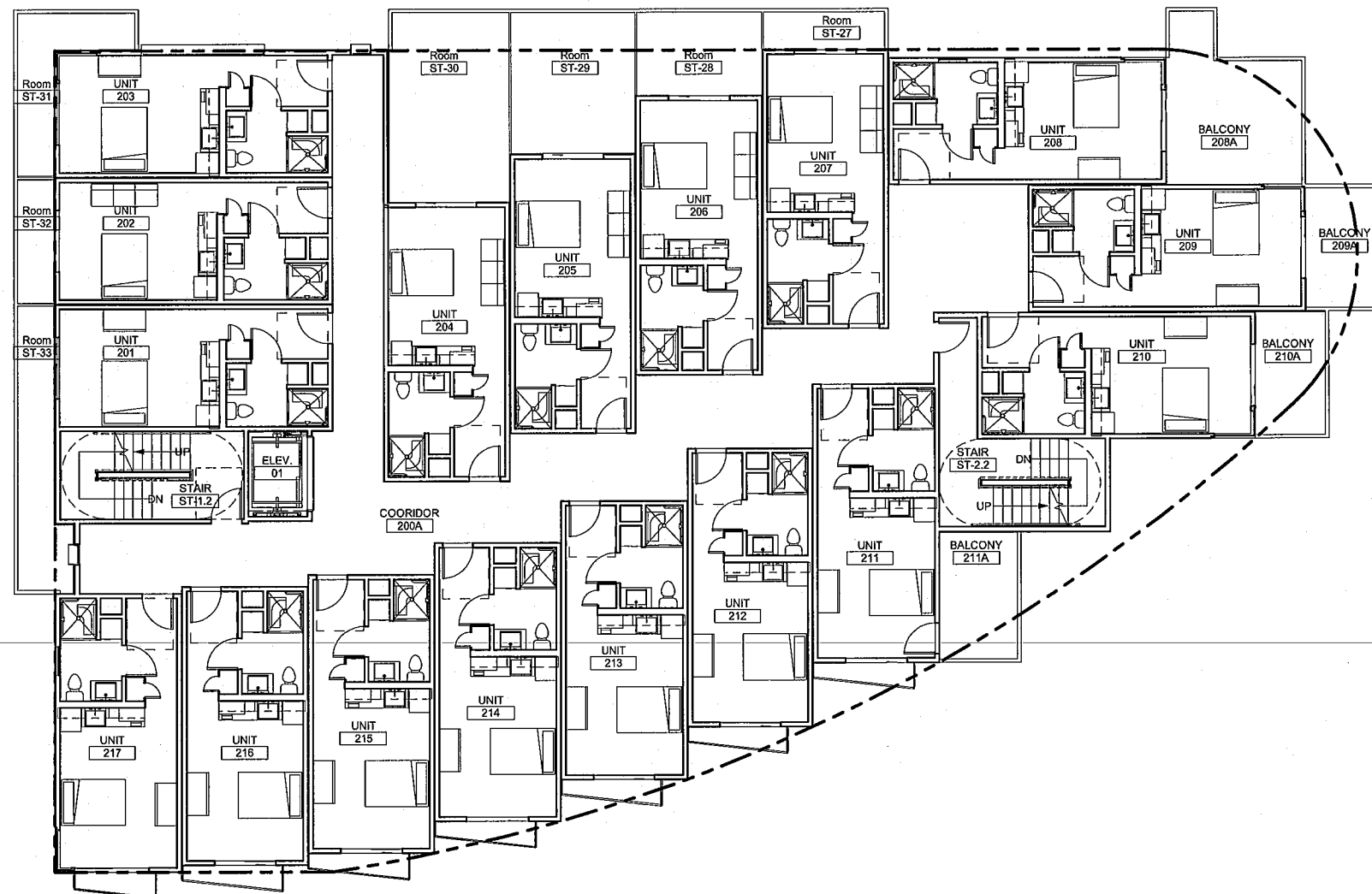
Stamp: \_\_\_\_\_

## 2ND FLOOR PLAN

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

## A2.02

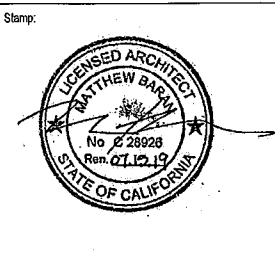
Scale  $1/8" = 1'-0"$



1 LEVEL 2  
SCALE: 1/8" = 1'-0"

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

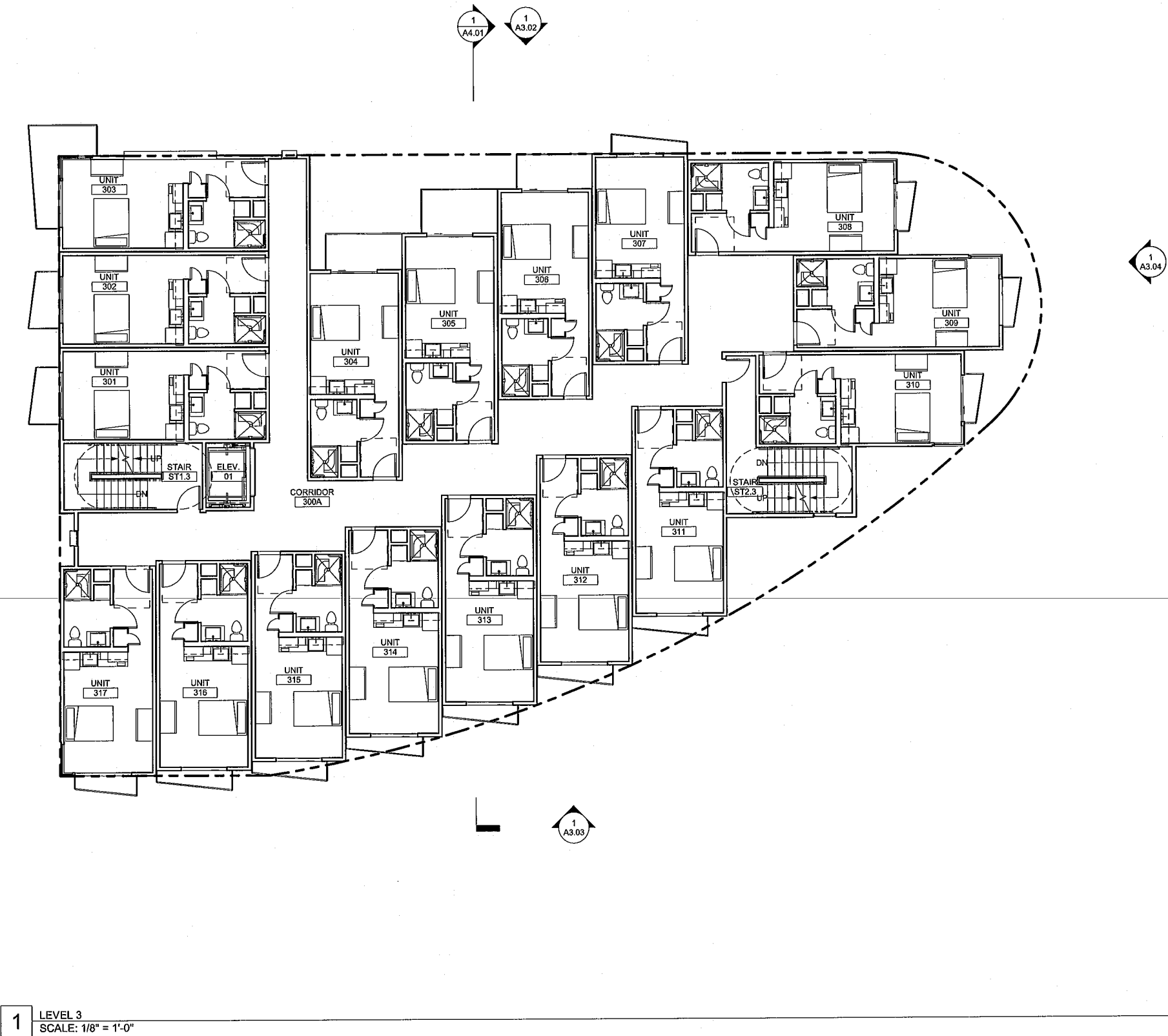


TYPICAL  
FLOORPLAN

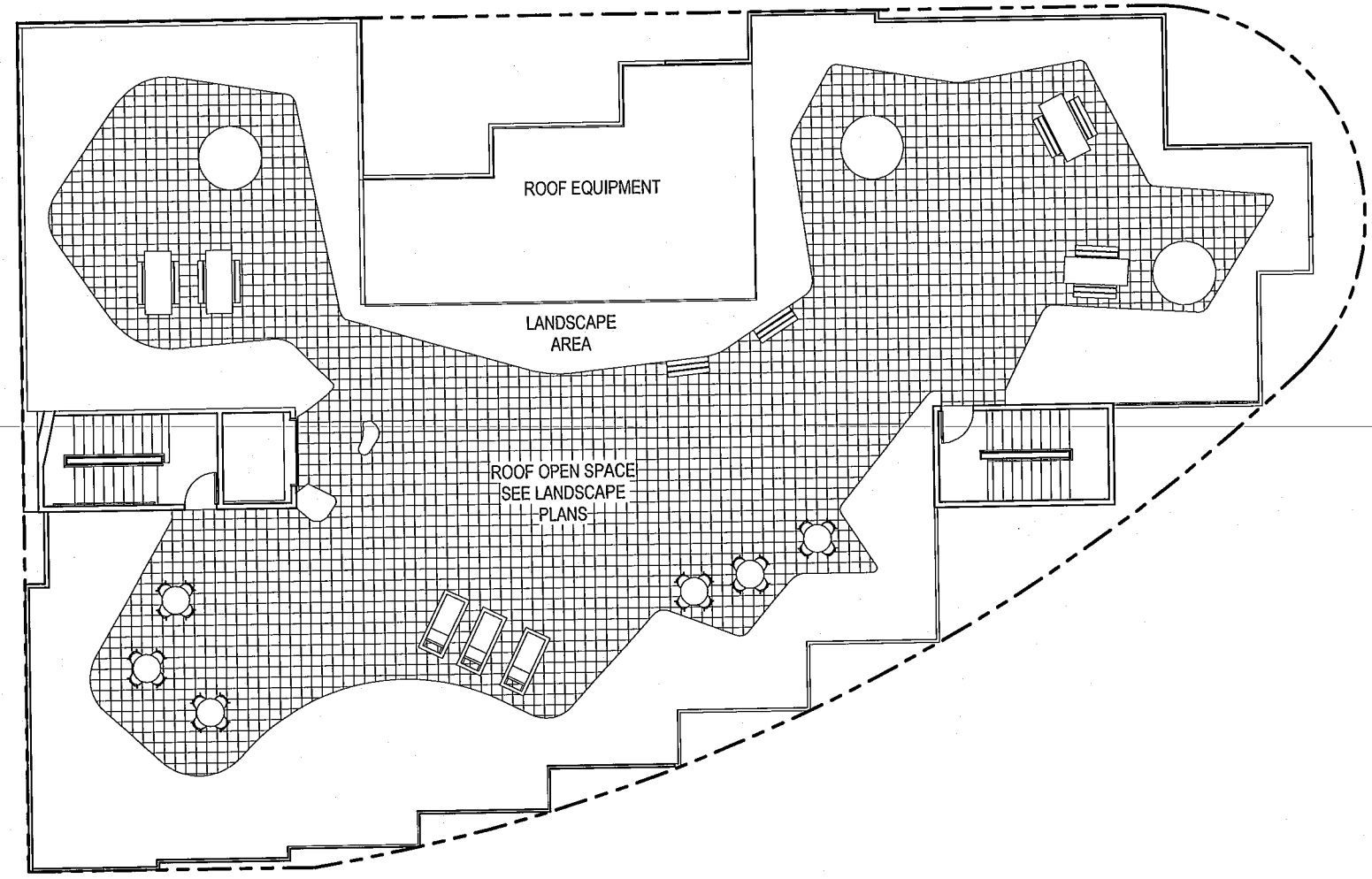
Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	Author
Checked by	Checker

A2.03

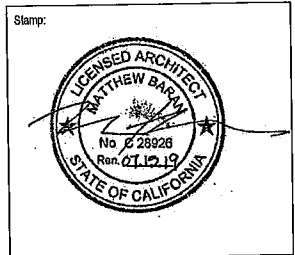
Scale 1/8" = 1'-0"



**1888 MLK**  
OAKLAND, CA 94612



No.	Description	Date



**ROOF PLAN**

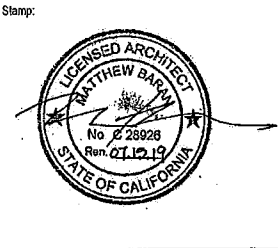
Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

**A2.04**

Scale 1/8" = 1'-0"

1888 MLK  
OAKLAND, CA 94612

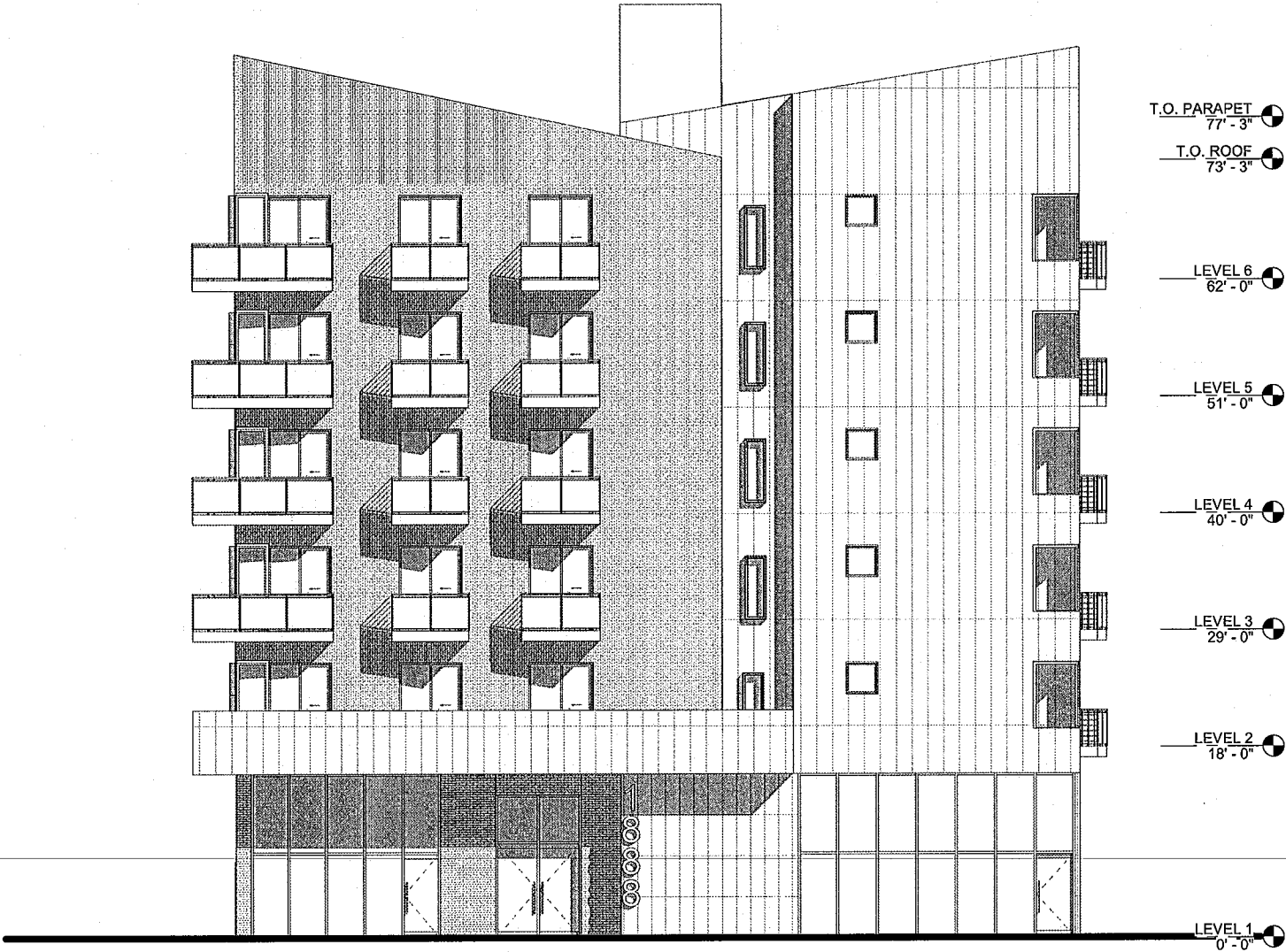
No.	Description	Date

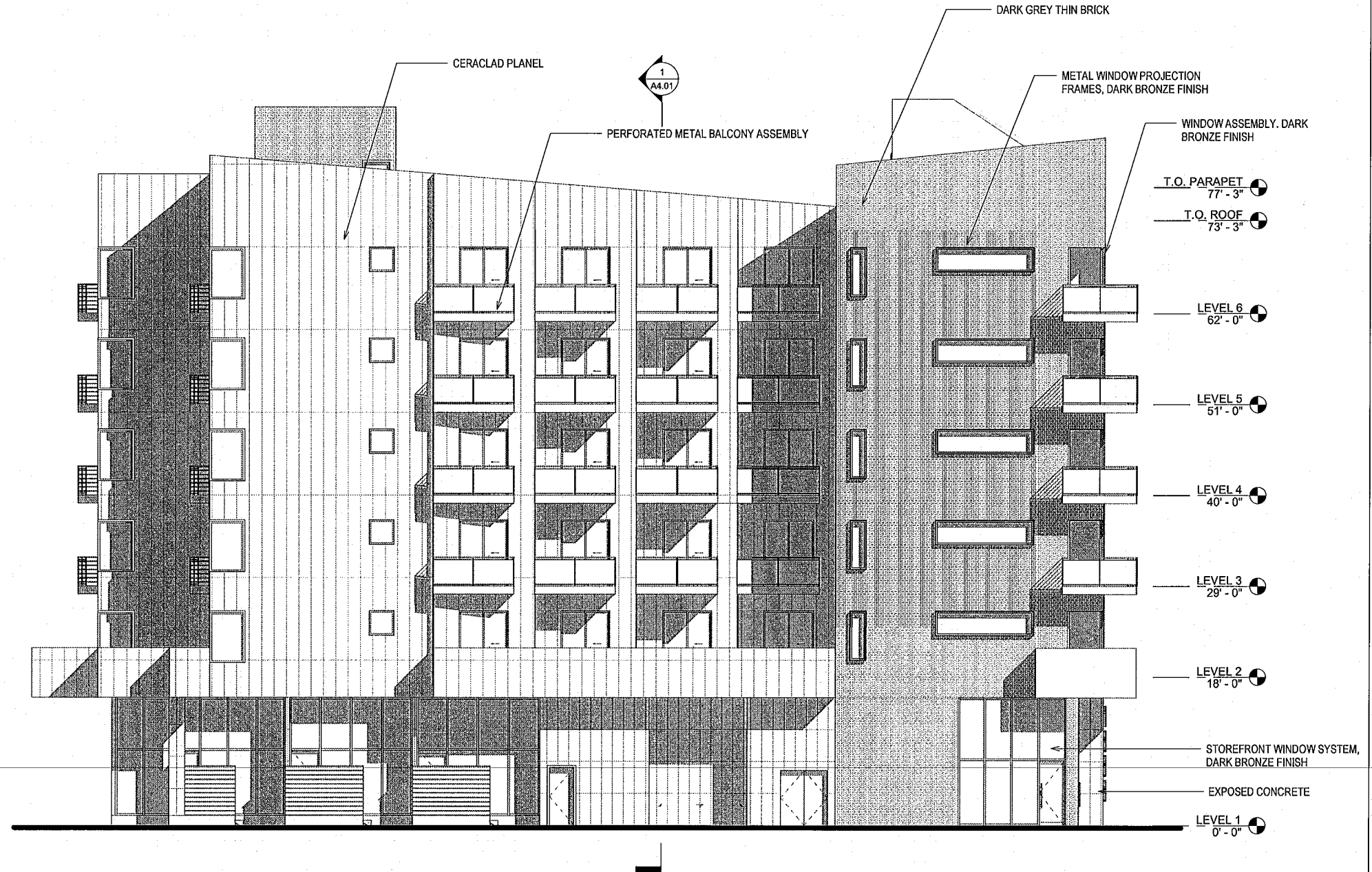


BUILDING  
ELEVATIONS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

A3.01

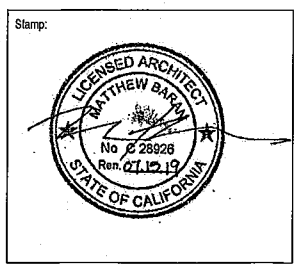




1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

1888 MLK  
OAKLAND, CA 94612

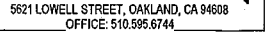
No.	Description	Date



BUILDING  
ELEVATIONS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

A3.02



OAKLAND, CA 94612

[illegible]

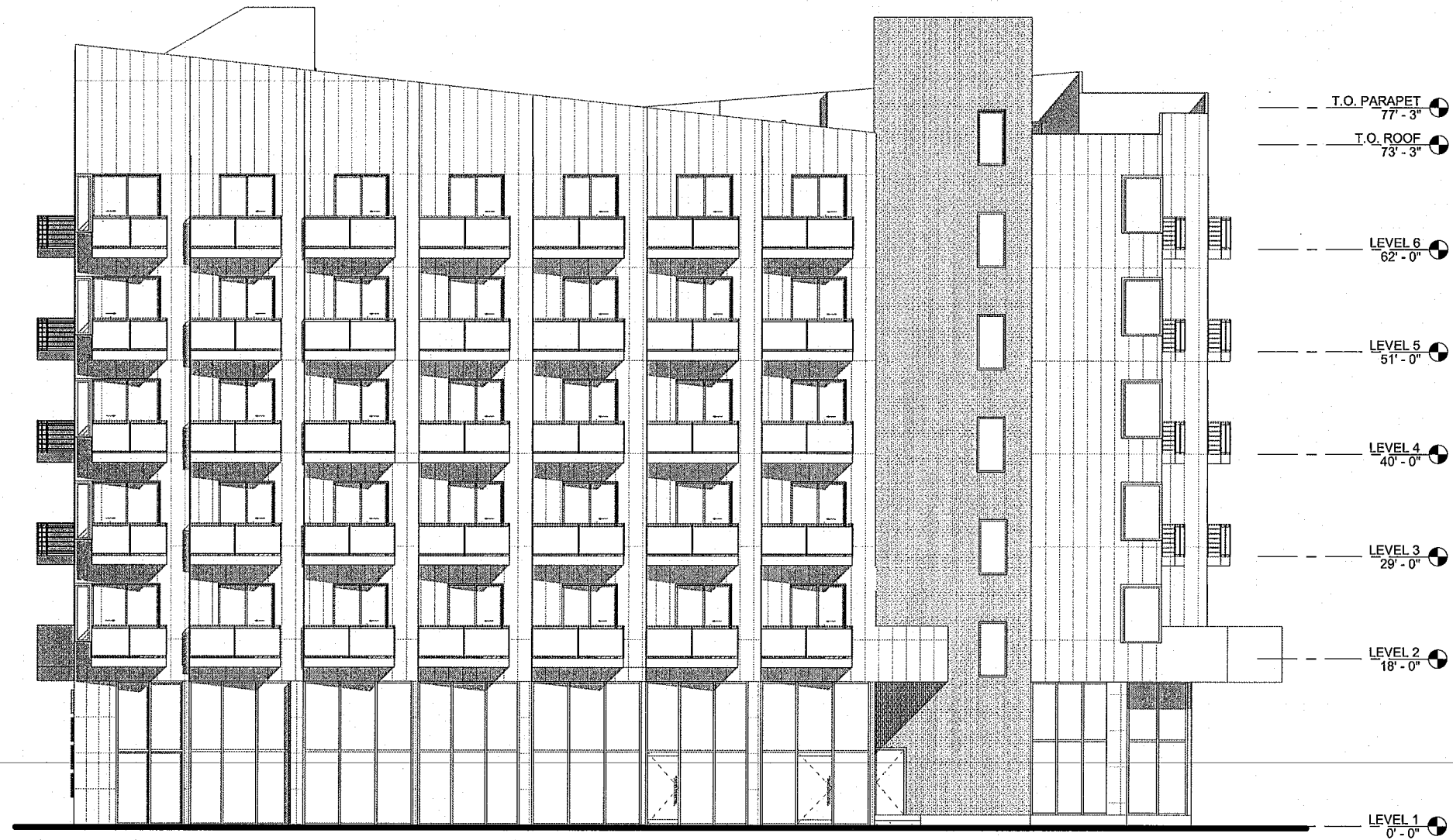
A circular professional seal for Matthew Baran, a Licensed Architect in the State of California. The seal features the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. In the center, the name "MATTHEW BARAN" is written above the license number "No. 28928" and the renewal date "Ren. 07.15.19". The seal is crossed out with a large 'X'.

## BUILDING ELEVATIONS

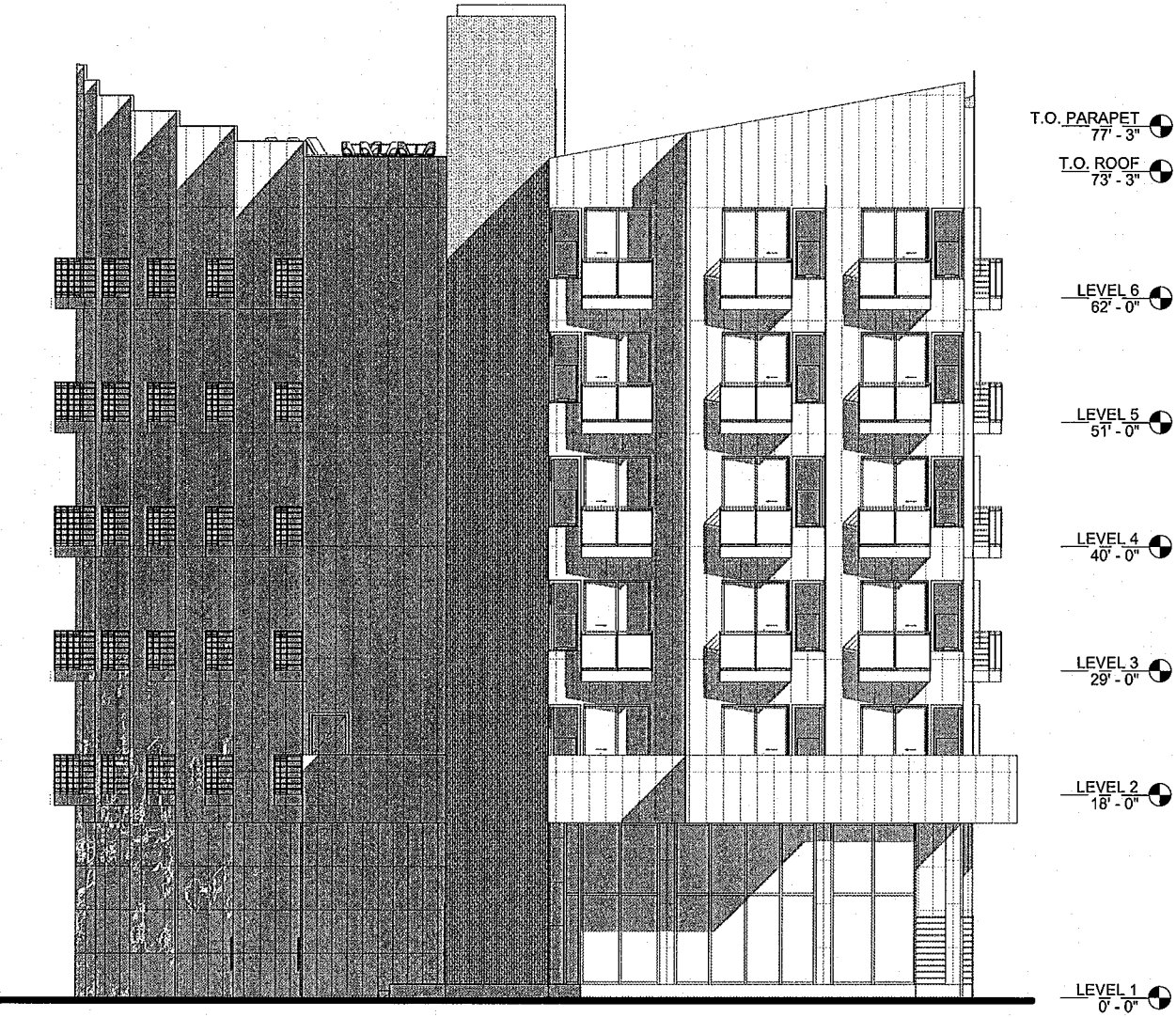
Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

### A3.03

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



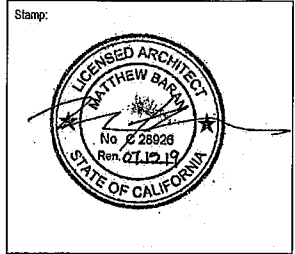
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date



BUILDING  
ELEVATIONS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

A3.04



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1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

Stamp:

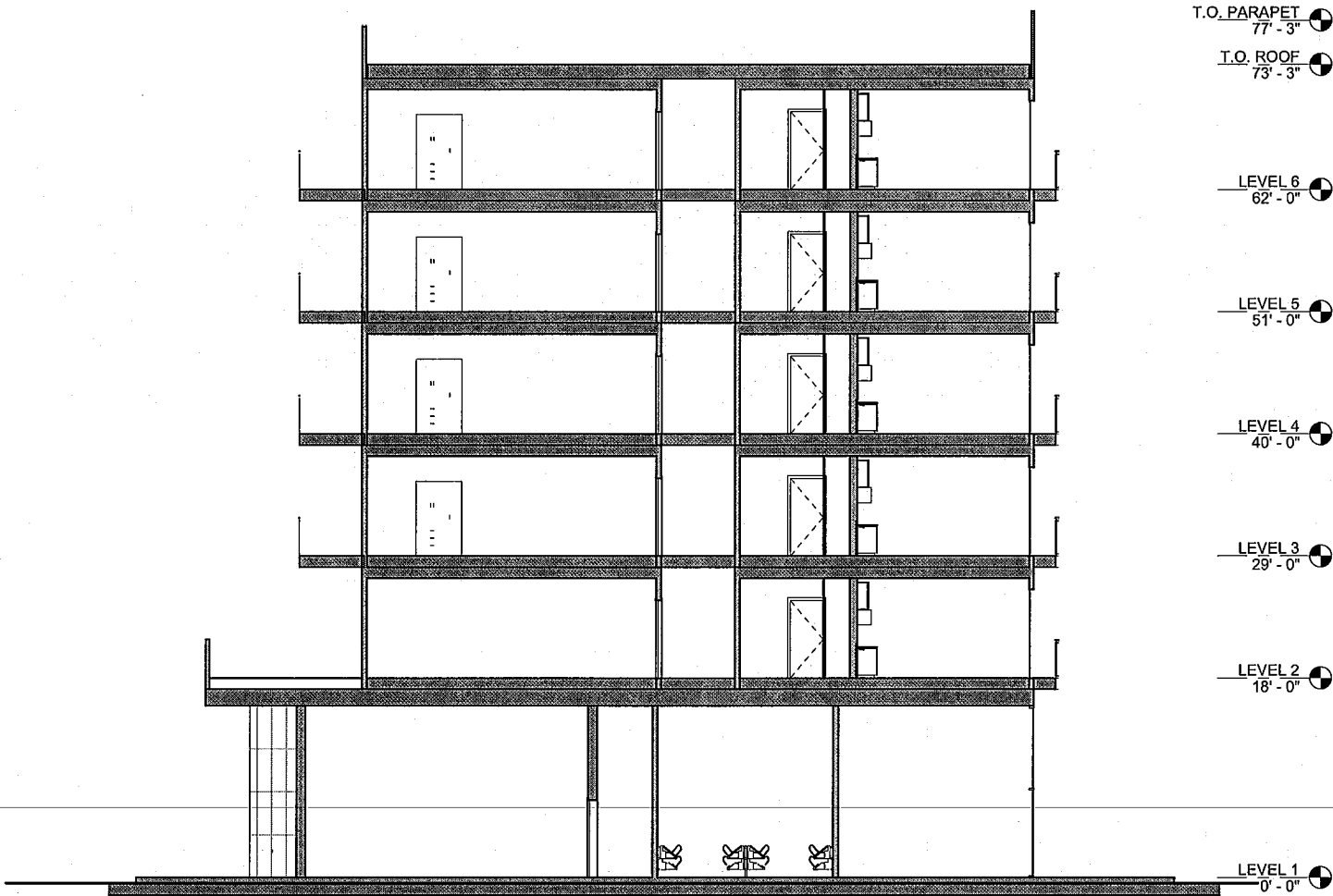


BUILDING  
SECTIONS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

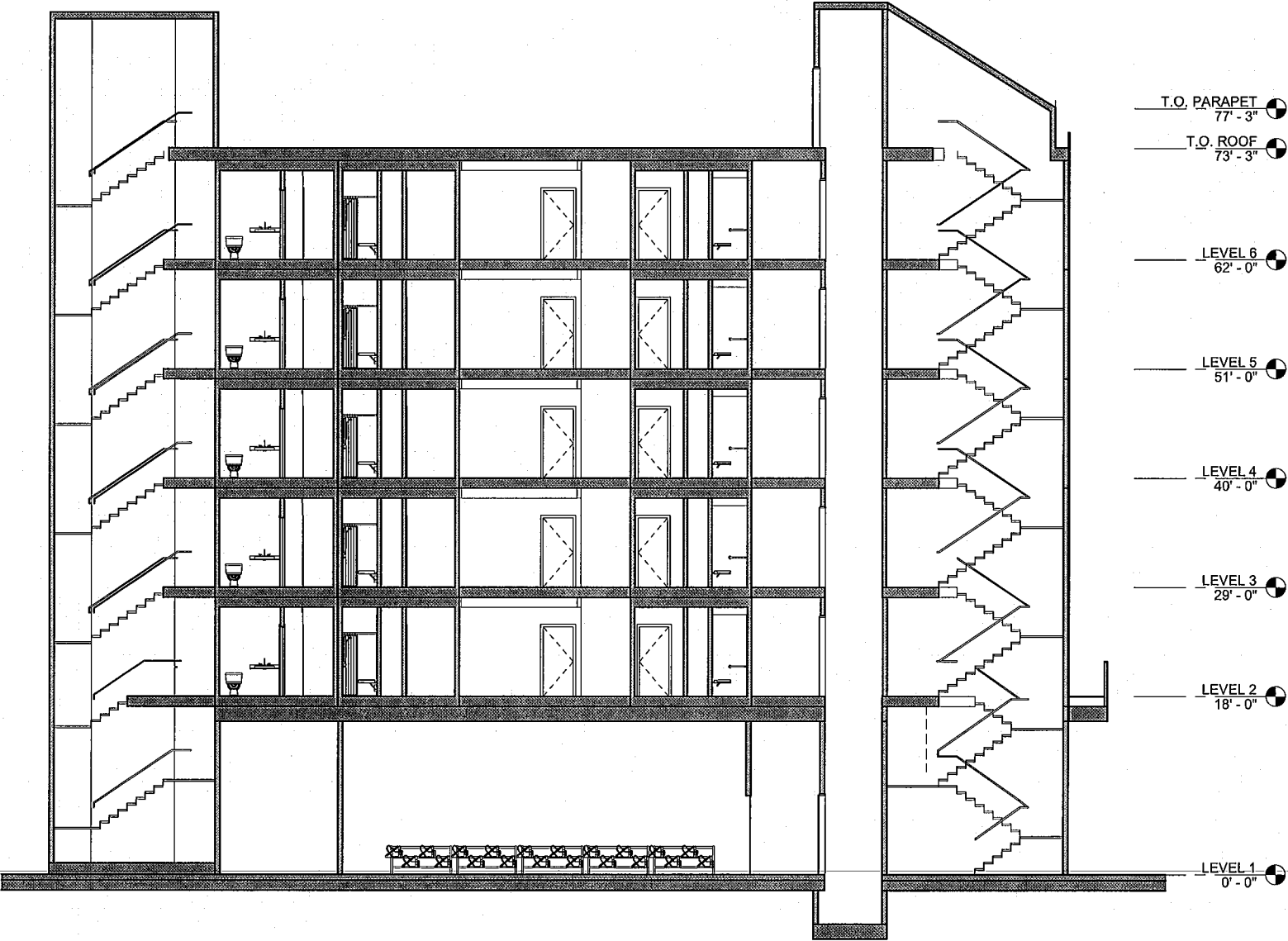
A4.01

Scale 1/8" = 1'-0"



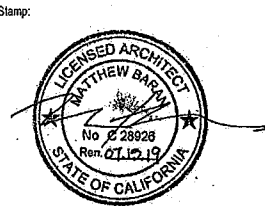
1 SECTION 1  
SCALE: 1/8" = 1'-0"

1888 MLK  
OAKLAND, CA 94612



1 SECTION 2  
SCALE: 1/8" = 1'-0"

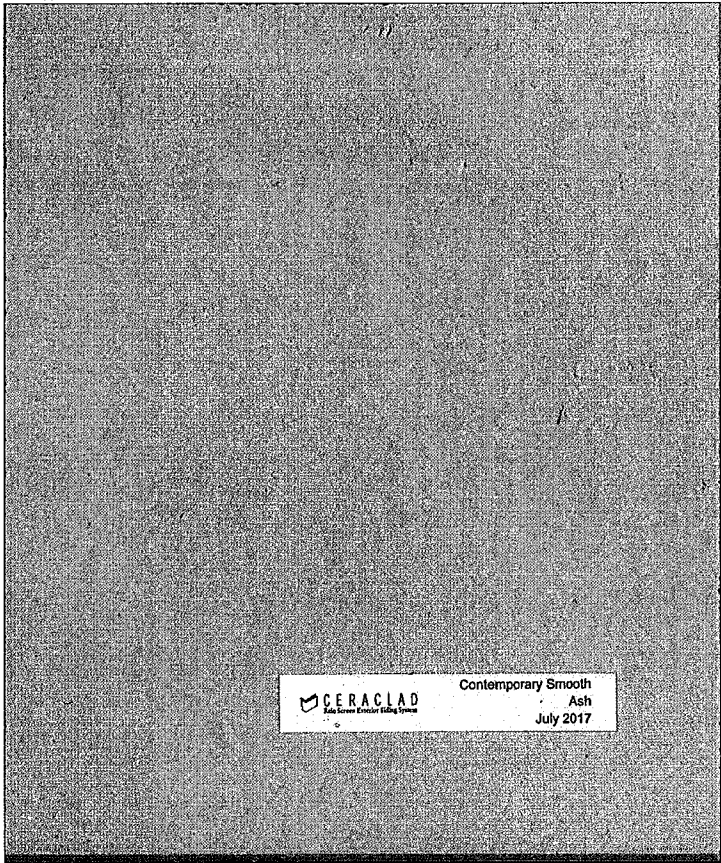
No.	Description	Date



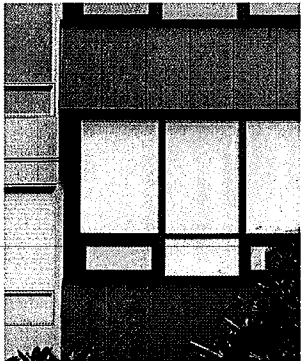
BUILDING  
SECTIONS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

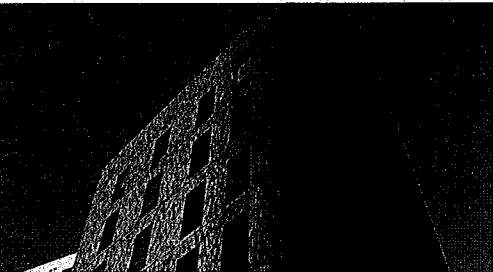
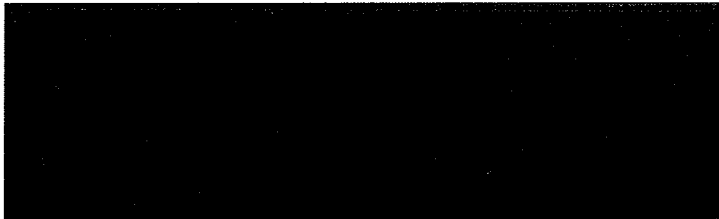
A4.02



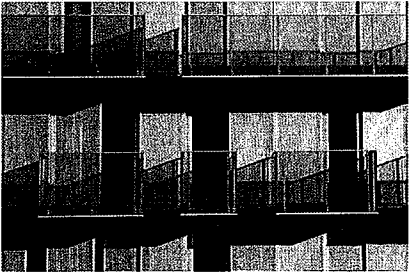
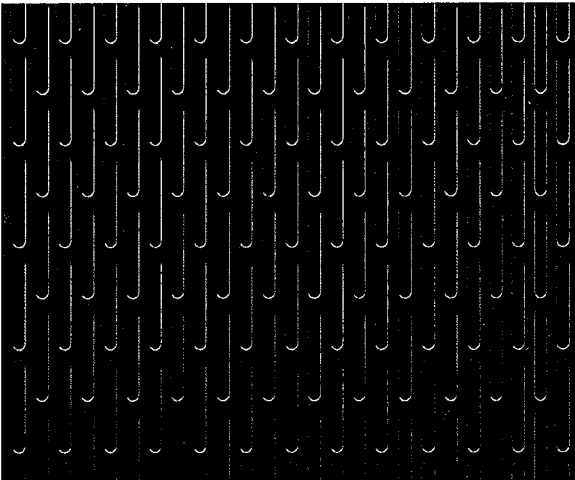
CERACLAD Contemporary Smooth  
Ash  
July 2017



1. BUILDING VOLUME:  
FIBER CEMENT PANEL RAIN SCREEN  
COLOR: MEDIUM GREY



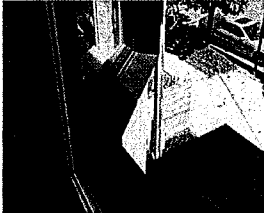
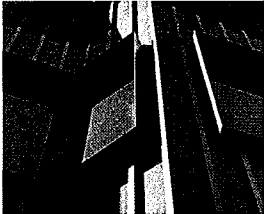
2. BUILDING VOLUME:  
DARK GREY THIN BRICK



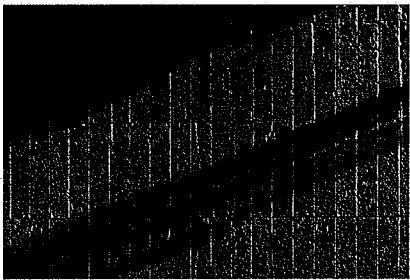
3. BALCONY MATERIAL:  
PERFORATED METAL PANEL



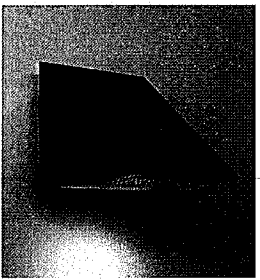
4. STOREFRONT WINDOW  
ALUMINIUM  
COLOR: DARK BRONZE



5. WINDOW PROJECTIONS/ BALCONIES  
METAL PANEL  
COLOR: DARK GREY



6. ENTRY PODIUM WALLS  
BOARD FORM CONCRETE  
COLOR: NATURAL CONCRETE



7. ENTRANCE LIGHT FIXTURE:  
WEDGE DOWNLIGHT  
COLOR: DARK BRONZE



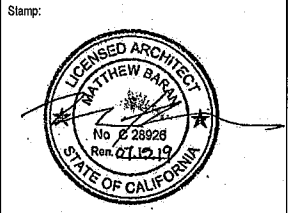
8. BUILDING ENTRANCE RENDERING



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1888 MLK  
OAKLAND, CA 94612

No.	Description	Date



MATERIAL BOARD

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

A11.01

Scale



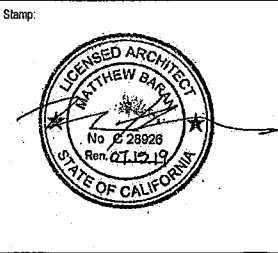
FRONT VIEW ON MLK



VIEW FROM MLK & 18TH

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

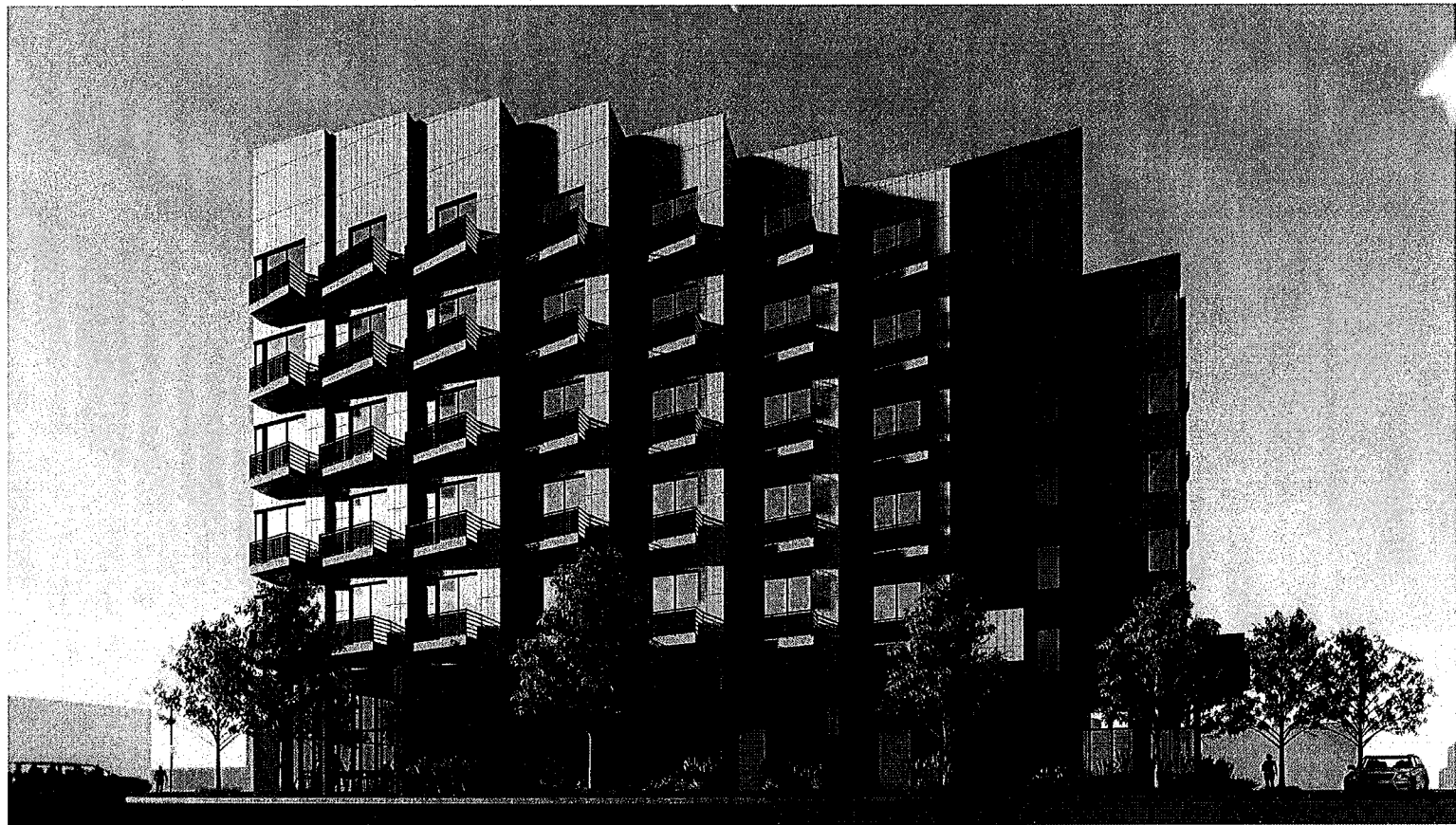


3D RENDERINGS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	Author
Checked by	Checker

A11.02

Scale



FRONT VIEW ON 18TH ST



FRONT VIEW FROM SAN PABLO AVE




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OFFICE: 510.595.6744

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

Stamp:



3D RENDERINGS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	Author
Checked by	Checker

A11.03

Scale



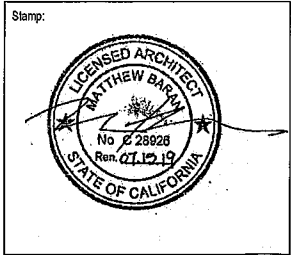
VIEW ON 19TH ST



ENTRANCE VIEW ON MLK

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

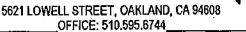


3D RENDERINGS

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	Author
Checked by	Checker


A11.04

Scale



OAKLAND, CA 94612

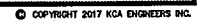
Stamp:



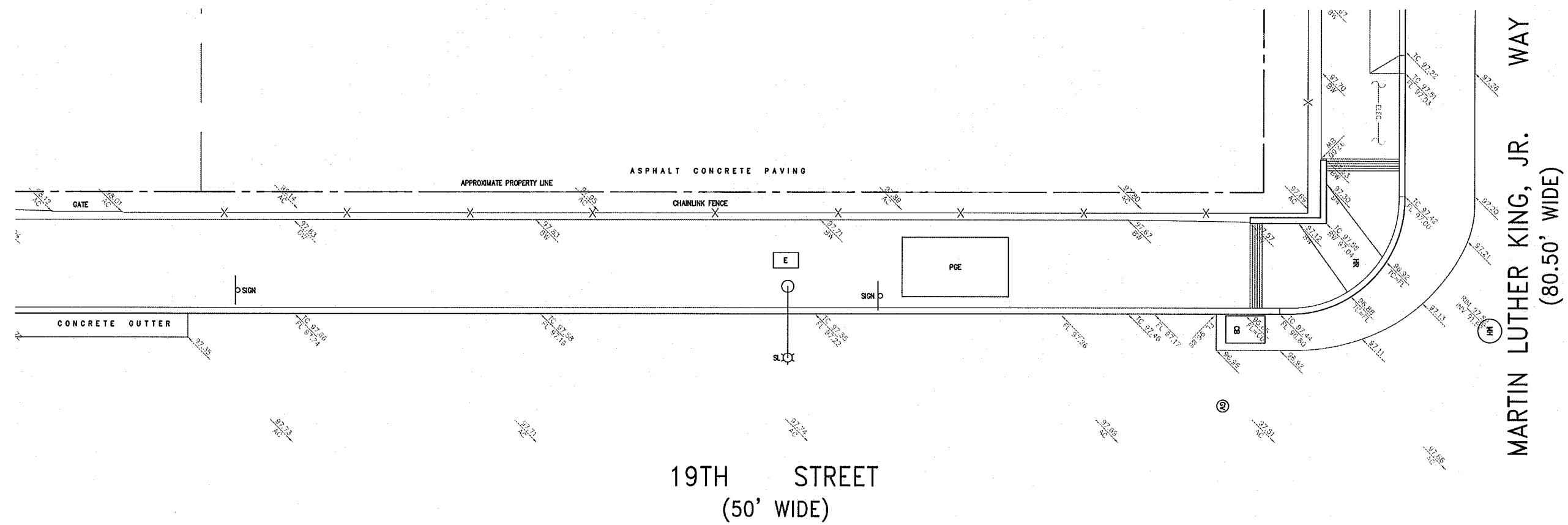
Professional Engineer Seal for Matthew Barnum, State of California. The seal is circular with "LICENSED ARCHITECT" at the top, "MATTHEW BARNUM" in the center, and "STATE OF CALIFORNIA" at the bottom. It includes the registration number "No. 28026" and the expiration date "Ren. 07.12.19". A star is on the left and a crossed-out star is on the right.

Project number	MLK, 1888
Date	MAY 16, 2018
Drawn by	XL
Checked by	TT

ale



1888 MLK  
OAKLAND, CA 94612



**GENERAL NOTES:**

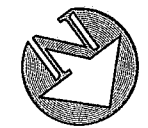
1. ALL CONSTRUCTION TO BE UNDERTAKEN IN ACCORDANCE WITH THE CITY OF OAKLAND, COUNTY OF ALAMEDA STANDARD PLANS AND SPECIFICATIONS.
2. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REROUTE THE PEDESTRIAN AND VEHICULAR TRAFFIC WITHIN THE CONSTRUCTION AREA.
3. ELEVATIONS BASED ON ASSUMED DATUM = 100.00'.
4. UTILITY INFORMATION BASED ON SURVEYED IMPROVEMENTS AND RECORD INFORMATION. DUE TO INHERENT UNCERTAINTIES IN LOCATING UNDERGROUND FACILITIES THIS INFORMATION CANNOT BE GUARANTEED TO BE COMPLETE, NOR CAN THE ACCURACY BE GUARANTEED. OTHER LIVE AND ABANDONED UTILITIES MAY EXIST IN SURVEY AREA BUT WERE NOT LOCATABLE. EXCAVATE WITH CAUTION. VERIFY LOCATIONS IN FIELD PRIOR TO DIGGING. CALL UNDERGROUND SERVICE ALERT PRIOR TO DIGGING AT 1-800-842-2444.
5. NO NEW UTILITY SERVICE LINES ARE PROPOSED FOR CONSTRUCTION.

**CONSTRUCTION NOTES:**

- ① LIMIT OF WORK.
- ② SAW CUT LINE.
- ③ MATCH EXISTING.

**ABBREVIATIONS:**

- |      |                  |
|------|------------------|
| AC   | ASPHALT CONCRETE |
| BW   | BACK OF WALK     |
| CATV | CABLE TV         |
| CO   | CLEANOUT         |
| FL   | FLOW LINE        |
| GV   | GAS VALVE        |
| NPS  | NP PARKING SIGN  |
| PACB | PACIFIC BELL     |
| PCE  | POLE BOX         |
| PM   | PARKING METER    |
| SBC  | SBC BOX          |
| SL   | STREET LIGHT     |
| SLB  | STREET LIGHT BOX |
| TC   | TOP OF CURB      |
| UNK  | UNKNOWN          |
| WM   | WATER METER      |



GRAPHIC SCALE

( IN FEET )  
1 inch = 4 ft.

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APPROVED:	PROJECT NO.	DES. GW	DRW. YL		
		CHKD. REV. PJB			
APPROVED:		DATE DEC. 2017			
		JOB NO. 6451			
			NO. 1 DATE	DESCRIPTION	

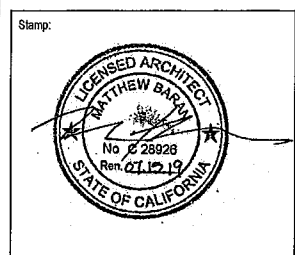
SIDEWALK IMPROVEMENT PLAN FOR  
1880 MARTIN LUTHER KING, JR. WAY  
APN: 003-061-006-03

SAN FRANCISCO

CALIFORNIA

SCALE:	
HORIZ. 1" = 4'	
VERT. 1" = 4'	
2 OF 5	

No.	Description	Date



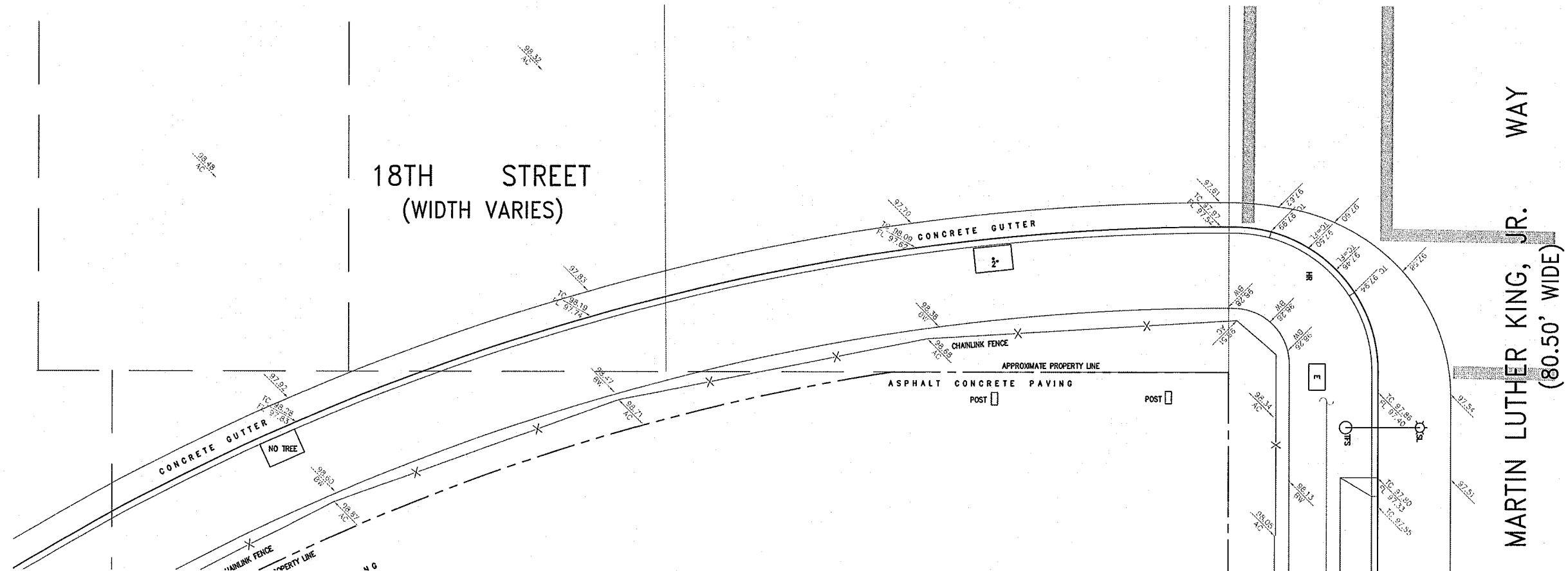
**SIDEWALK  
IMPROVEMENT  
PLAN**

Project number MLK, 1888  
Date MAY 16, 2018  
Drawn by XL  
Checked by TT

SIP-2

Scale

1888 MLK  
OAKLAND, CA 94612



**GENERAL NOTES:**

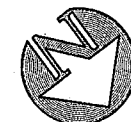
1. ALL CONSTRUCTION TO BE UNDERTAKEN IN ACCORDANCE WITH THE CITY OF OAKLAND, COUNTY OF ALAMEDA STANDARD PLANS AND SPECIFICATIONS.
2. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REROUTE THE PEDESTRIAN AND VEHICULAR TRAFFIC WITHIN THE CONSTRUCTION AREA.
3. ELEVATIONS BASED ON ASSUMED DATUM = 100.00'.
4. UTILITY INFORMATION BASED ON SURVEYED IMPROVEMENTS AND RECORD INFORMATION. DUE TO INHERENT UNCERTAINTIES IN LOCATING UNDERGROUND FACILITIES THIS INFORMATION CANNOT BE GUARANTEED TO BE COMPLETE, NOR CAN THE ACCURACY BE GUARANTEED. OTHER LIVE AND ABANDONED UTILITIES MAY EXIST IN SURVEY AREA BUT WERE NOT LOCATABLE. EXCAVATE WITH CAUTION. VERIFY LOCATIONS IN FIELD PRIOR TO DIGGING. CALL UNDERGROUND SERVICE ALERT PRIOR TO DIGGING AT 1-800-642-2444.
5. NO NEW UTILITY SERVICE LINES ARE PROPOSED FOR CONSTRUCTION.

**CONSTRUCTION NOTES:**

- ① LIMIT OF WORK.
- ② SAW CUT LINE.
- ③ MATCH EXISTING.

**ABBREVIATIONS:**

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CATV	CABLE TV
CO	CLEANOUT
FL	FLOW LINE
GV	GAS VALVE
NPS	NP PARKING SIGN
PACB	PACIFIC BELL
PCE	POSE BOX
PM	PARKING METER
SSC	SSC BOX
SL	STREET LIGHT
SLB	STREET LIGHT BOX
TC	TOP OF CURB
UNK	UNKNOWN
WM	WATER METER



GRAPHIC SCALE

( IN FEET )  
1 inch = 4 feet

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APPROVED:

APPROVED:

PROJECT NO.

DES. GW

CHKD. REV'D. PJB

DATE DEC. 2017

JOB NO. 6451

NO. DATE DESCRIPTION

01.11.18 PRELIMINARY

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

SAN FRANCISCO

SIDEWALK IMPROVEMENT PLAN FOR  
1880 MARTIN LUTHER KING, JR. WAY  
APN: 003-061-006-03

CALIFORNIA

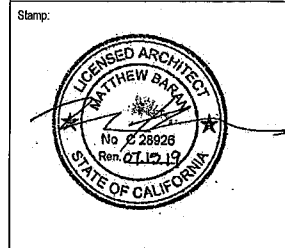
SCALE:

HORIZ. 1" = 4'

VERT. 1" = 4'

3 OF 5

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SIDEWALK  
IMPROVEMENT  
PLAN

Project number MLK, 1888

Date MAY 16, 2018

Drawn by XL

Checked by TT

SIP-3

Scale

1888 MLK  
OAKLAND, CA 94612

No.	Description	Date

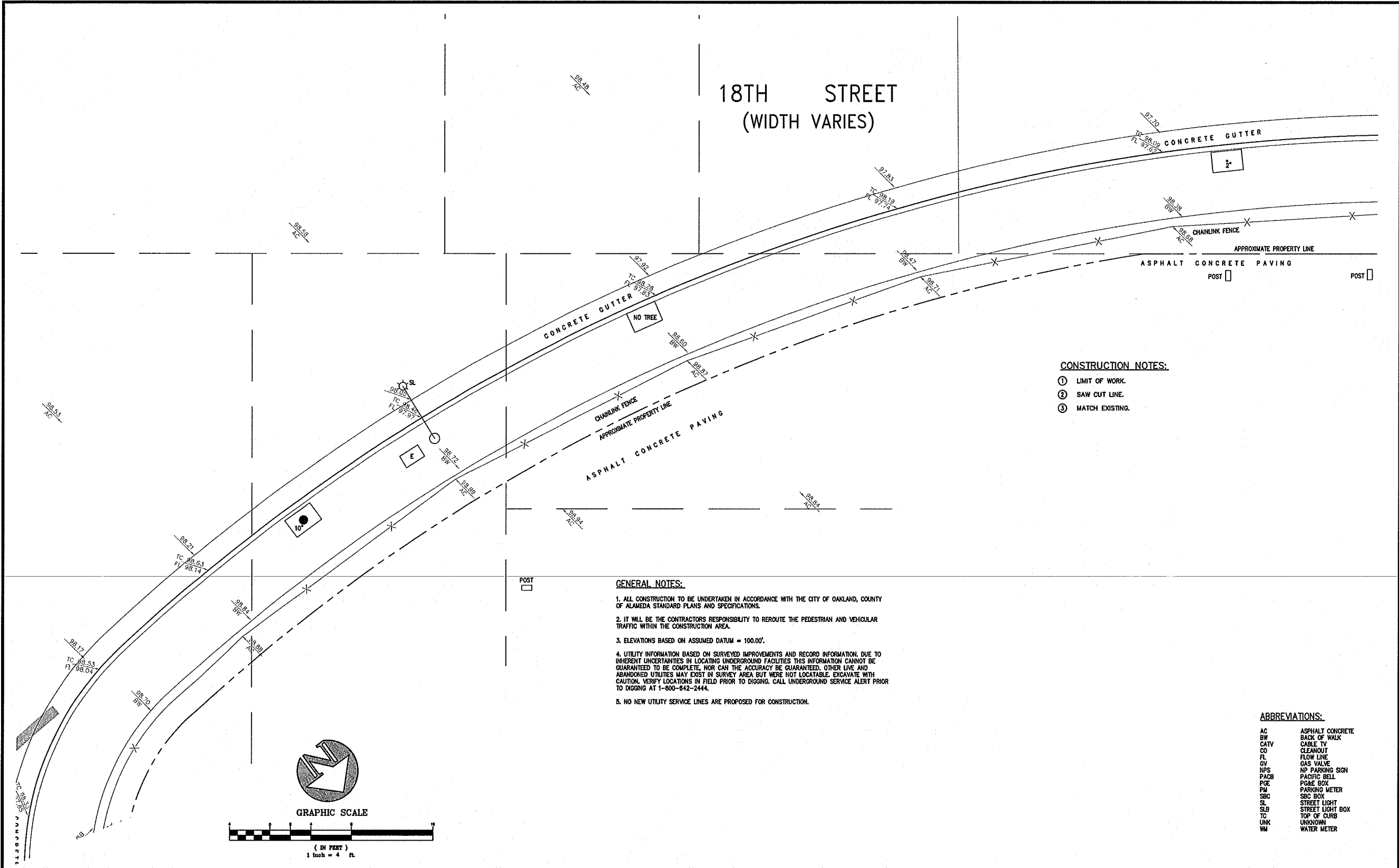


**SIDEWALK  
IMPROVEMENT  
PLAN**

Project number MLK, 1888  
Date MAY 16, 2018  
Drawn by XL  
Checked by TT

**SIP-4**

Scale



- CONSTRUCTION NOTES:**
- ① LIMIT OF WORK.
  - ② SAW CUT LINE.
  - ③ MATCH EXISTING.

- GENERAL NOTES:**
1. ALL CONSTRUCTION TO BE UNDERTAKEN IN ACCORDANCE WITH THE CITY OF OAKLAND, COUNTY OF ALAMEDA STANDARD PLANS AND SPECIFICATIONS.
  2. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REROUTE THE PEDESTRIAN AND VEHICULAR TRAFFIC WITHIN THE CONSTRUCTION AREA.
  3. ELEVATIONS BASED ON ASSUMED DATUM = 100.00'.
  4. UTILITY INFORMATION BASED ON SURVEYED IMPROVEMENTS AND RECORD INFORMATION. DUE TO INHERENT UNCERTAINTIES IN LOCATING UNDERGROUND FACILITIES THIS INFORMATION CANNOT BE GUARANTEED TO BE COMPLETE, NOR CAN THE ACCURACY BE GUARANTEED. OTHER LIVE AND ABANDONED UTILITIES MAY EXIST IN SURVEY AREA BUT WERE NOT LOCATABLE. EXCAVATE WITH CAUTION. VERIFY LOCATIONS IN FIELD PRIOR TO DIGGING. CALL UNDERGROUND SERVICE ALERT PRIOR TO DIGGING AT 1-800-642-2444.
  5. NO NEW UTILITY SERVICE LINES ARE PROPOSED FOR CONSTRUCTION.

**ABBREVIATIONS:**

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CATV	CABLE TV
CO	CLEANOUT
FL	FLOW LINE
GV	GAS VALVE
NPS	NP PARKING SIGN
PACB	PACIFIC BELL
PGB	PG&E BOX
PJM	PARKING METER
SBC	SBC BOX
SL	STREET LIGHT
SLB	STREET LIGHT BOX
TC	TOP OF CURB
UNK	UNKNOWN
WM	WATER METER

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APPROVED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

DES. GW	DRW. YL		
CHK. REV. PUB			
DATE DEC. 2017			
JOB NO. 6451			
NO.	DATE	DESCRIPTION	

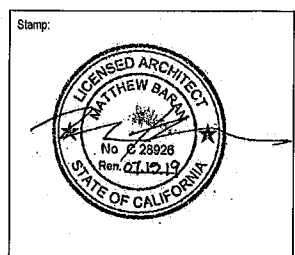
SIDEWALK IMPROVEMENT PLAN FOR  
1880 MARTIN LUTHER KING, JR. WAY  
APN: 003-061-006-03  
SAN FRANCISCO CALIFORNIA

SCALE:  
HORIZ. 1" = 4'  
VERT. \_\_\_\_\_  
4 OF 5



1888 MLK  
OAKLAND, CA 94612

No.	Description	Date



BOUNDARY AND  
TOPOGRAPHIC  
SURVEY

Project number MLK, 1888  
Date MAY 16, 2018  
Drawn by XL  
Checked by TT

SUR-1

Scale

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

**PARCEL ONE:**  
LOTS 1, 2 AND 3, BLOCK B, MAP OF THE GROVE TRACT, FILED MAY 01, 1877, MAP BOOK 03, PAGE 31, ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM SAID LOT 3 THAT PORTION DESCRIBED IN FINAL JUDGMENT IN CONDEMNATION HAD IN THE SUPERIOR COURT OF ALAMEDA COUNTY, CASE NO. 434581, ENTITLED CITY OF OAKLAND, A MUNICIPAL CORPORATION, VS. WILLIAM POON, ET AL., A CERTIFIED COPY RECORDED OCTOBER 04, 1974, SERIES NO. 129439, REEL 3789 OFFICIAL RECORDS, IMAGE 265.

**PARCEL TWO:**  
BEING A PROTION OF EACH OF THE FOLLOWING LOTS: LOT 4 AND LOT 5 AS THOSE LOTS APPEAR ON BLOCK B OF THAT CERTAIN MAP ENTITLED "MAP OF GROVE TRACT NO. 2, REDIVIDED APRIL, 1877," FILED MAY 01, 1877 AT MAP BOOK 03, ON PAGE 31 IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERN CORNER OF THE HEREINABOVE MENTIONED BLOCK B AND RUNNING THENCE SOUTHER 62°34'58" EAST, 89.99 FEET (THE BEARING OF 19TH STREET BEING TAKEN AS SOUTH 62°34'58" EAST FOR PURPOSES OF THIS DESCRIPTION); ALONG THE MOST SOUTHERN LINE OF 19TH STREET TO THE ACTUAL POINT OF BEGINNING; THENCE CONTINUING SOUTH 62°34'58" EAST, 17.37 FEET TO A TANGENT POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET; THENCE ALONG SAID ARC 47.89 FEET TO A POINT OF COMPOUND CURVATURE WITH THE ARC OF CIRCLE HAVING A RADIUS OF 178 FEET WHOSE CENTER BEARS NORTH 15°23'23" WEST AND THENCE ALONG SAID LAST NAMED ARC 38.64 FEET AND THENCE NORTH 27°25'02" EAST, 57.66 FEET TO THE ACTUAL POINT OF BEGINNING.

ASSESSOR'S PARCEL NO: 003-061-006-03

**OWNER:**  
NAME  
ADDRESS

**BASIS OF BEARINGS:**  
CENTER LINE WITHIN 19TH STREET BETWEEN MARTIN LUTHER KING JR WAY AND SAN PABLO AVENUE PER DEED FOR APN: 003-061-006-03  
BEARING: S62°34'58"E

**BENCHMARK:**  
ELEVATIONS BASED ON ASSUMED DATUM = 100.00'

**NOTE:**  
LOT NUMBERS SHOWN AREA FROM GROVE TRACT REDIVIDED DATED MAY 1, 1877, 3 MAPS 31.

**BASIS OF SURVEY:**  
THE LOT LOCATION WAS BASED UPON CURB SPLIT IN 19TH STREET AND MARTIN LUTHER KING JR WAY AND THE MONUMENTS ESTABLISHING THE RIGHT OF WAYS OF 19TH STREET AND MARTIN LUTHER KING JR. WAY.

1. PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED NOVEMBER 17, 2017, ORDER NUMBER FWAC-5851701863-KD.

2. MONUMENT MAP NUMBER 220 AND 221 FILED IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF ALAMEDA.

3. MAP OF THE GROVE TRACT, FILED MAY 01, 1877, MAP BOOK 03, PAGE 31, ALAMEDA COUNTY RECORDS.

**ENGINEER'S STATEMENT:**  
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF JOHN CAPPIELLO ON NOVEMBER 10 2017.

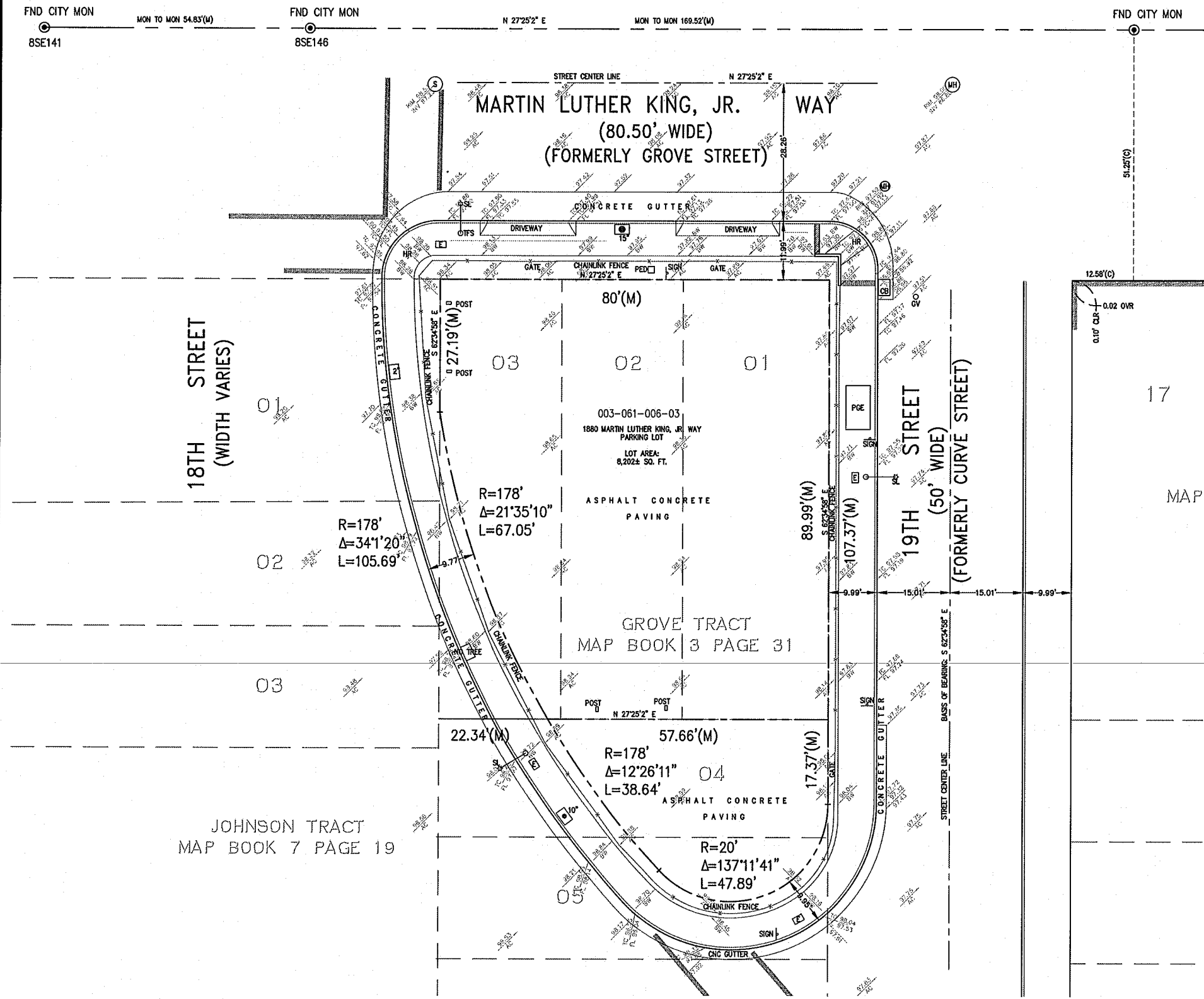
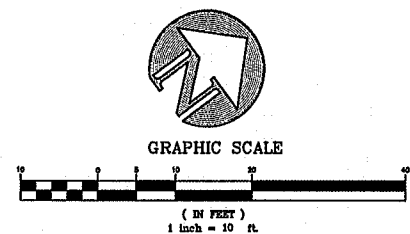
I HEREBY STATE THAT ALL THE MONUMENTS AND CURB SPLITS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS SURVEY MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED BOUNDARY AND SITE SURVEY MAP, IF ANY.

A RECORD OF SURVEY PLAN IS IN THE PROCESS OF BEING PREPARED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

KCA ENGINEERS, INC.  
PETER J. BEKEY  
R.C.E. NO. 14788  
LICENSE EXPIRES: MARCH 31, 2019

- ABBREVIATIONS:**
- |      |                  |
|------|------------------|
| AC   | ASPHALT CONCRETE |
| BW   | BACK OF WALK     |
| CATV | CABLE TV         |
| CO   | CLEANOUT         |
| FL   | FLOW LINE        |
| GV   | GAS VALVE        |
| NPS  | NP PARKING SIGN  |
| PACB | PACIFIC BELL     |
| PGE  | PGE BOX          |
| PM   | PARKING METER    |
| SGC  | SGC BOX          |
| SL   | STREET LIGHT     |
| SLB  | STREET LIGHT BOX |
| TC   | TOP OF CURB      |
| UNK  | UNKNOWN          |
| WM   | WATER METER      |



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APPROVED:	PROJECT NO.	DES. GW	DRW. YL
		CHKD. REV. PJB	
APPROVED:	DATE DEC. 2017	NO. DATE	DESCRIPTION
		01.17.18	CURB SPLIT
		01.12.18	PRELIMINARY
		6451	

BOUNDARY AND TOPOGRAPHIC SURVEY MAP FOR  
1880 MARTIN LUTHER KING, JR. WAY  
APN: 003-061-006-03

SAN FRANCISCO CALIFORNIA

SCALE:  
HORIZ. 1" = 10'  
VERT. 1" = 10'

1 OF 1

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