

Location:	1431 Franklin Street
Assessor's Parcel Number:	008 062100807
Proposal:	Major Conditional Use Permit and Regular Design Review to construct a 40-story (413-foot tall), 421,056 square foot residential tower with a parking garage above grade.
Applicant:	TC II 1431 Franklin, LLC
Phone Number:	Kyle Winkler, Tidewater Capital, (510) 290-9901
Case File Number:	PLN20125
Owner:	TC II 1431 Franklin, LLC
Planning Permits Required:	Major Conditional Use Permit for large scale development; Regular Design Review
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
Historic Status:	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
City Council District:	3
Status:	In review
Action to be Taken:	Receive public and Landmarks Preservation Advisory Board comments on the revised design.
For Further Information:	Contact case planner Michele T. Morris at 510-238-2235 or mmorris2@oaklandca.gov

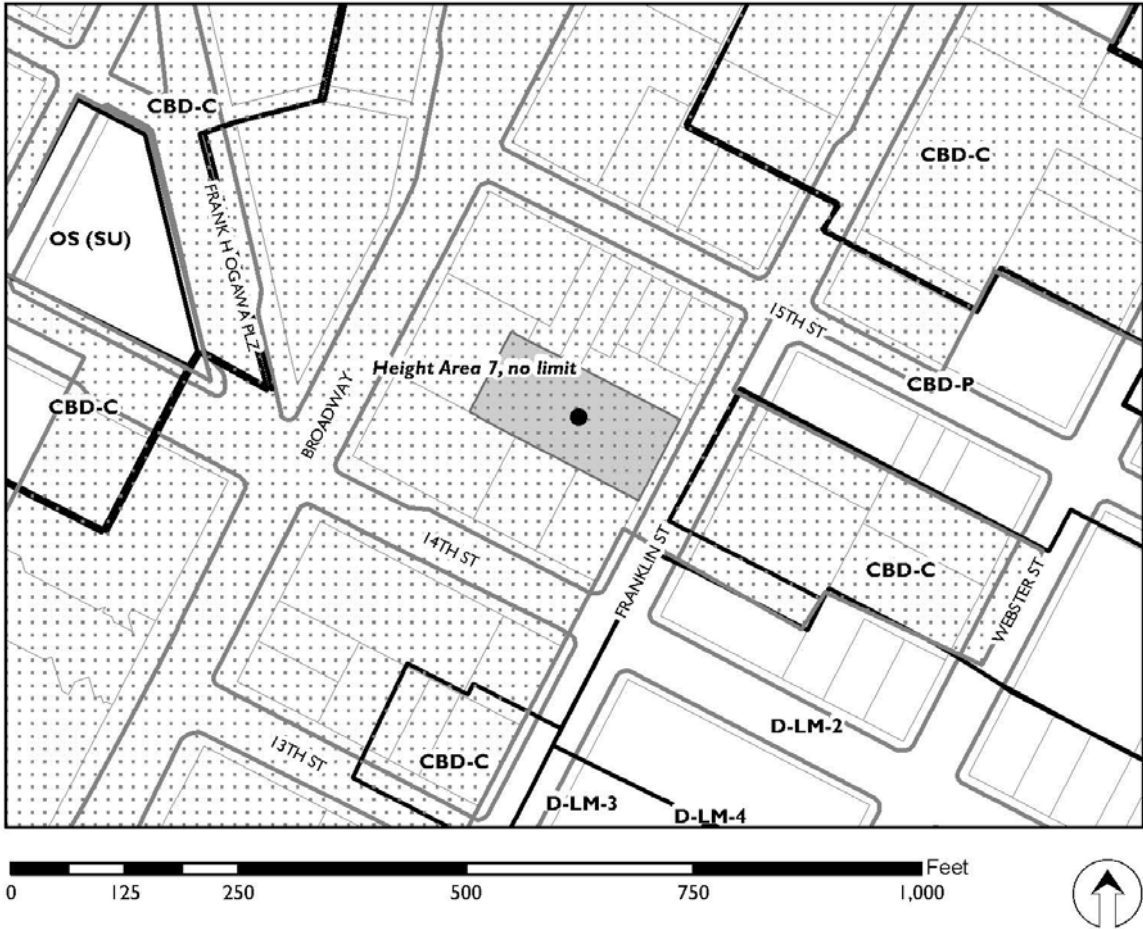
SUMMARY

The purpose of this report is to seek input and comment regarding compliance with historic resource regulations from the Landmarks Preservation Advisory Board (LPAB) regarding a revised proposal for construction of a new 40-story residential tower at 1431 Franklin Street. The proposed development would be approximately 413 feet tall and include an above-grade parking garage.

The project is located at 1431 Franklin Street which is currently a surface parking lot in the Downtown National Register Historic District, an Area of Primary Importance (API).

The development proposal would be required to meet the Regular Design Review Findings, Major Conditional Use Permit for large-scale developments that involve more than 200,000 square feet of new floor area due to the construction of new dwelling units, as well as additional Findings related to historic properties such as Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones, and Policy 3.5 of the Historic Preservation Element of the General Plan.

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: PLN20125
 Applicant: TC II 1431 Franklin, LLC
 Address: 1431 Franklin Street
 Zone: CBD-P
 Height Area: 7 , No limit

PROPERTY DESCRIPTION

The subject property consists of an approximately 20,974 square-foot lot on the northwest side of Franklin Street which currently contains a surface parking lot. The property is located at the center of the block between 14th and 15th Streets, and one block east of Broadway. The eastern property line fronts Franklin Street, and the remaining property lines are surrounded by existing buildings at 1411 and 1441 Franklin Street (a Potentially Designated Historic Property or PDHP), 420 and 436 14th Street, 421 15th Street, 425 15th Street (PDHP), and 1440 Broadway (Local Register) at the rear property line. Also, on the corner of this block is the Oakland Title Insurance Co. building, at 401 15th Street (a Local Landmark), and the Alameda County Title Insurance building at 1404 Franklin Street. The site is located within the Downtown Historic District, an Area of Primary Importance (API).

Background and Context

Historic Context

The project site is located in the Downtown Oakland Historic District API which includes approximately 11 city blocks. Tall buildings and lower height buildings can be found throughout the district and include varying sized office, retail, civic and institutional buildings. According to the National Register of Historic Places (U.S. Department of the Interior, National Park Service), the Downtown Oakland Historic District API developed with most of its tall office buildings east of Broadway. Also, most of the district's buildings were built with little or no front or side setbacks. Contributing buildings to the district showcase "general unity of design," including brick and masonry surfaces, neoclassical ornament, terra cotta or metal cornices, and Chicago-style window styling. Other common features include generous openings facing the street for commercial ground floors, four-story glass base, and spacious office lobbies.

Application

The applicant has two proposals for the 1431 Franklin site: one entitlement application for a residential project; and a separate entitlement application for a commercial project. The LPAB is currently reviewing the proposed residential project.

Public Review to Date

Design Review Committee of the Planning Commission

The proposed project was considered by the Design Review Committee (DRC) at their meeting of December 8, 2021. DRC questions and comments are paraphrased and summarized as follows:

- Show the typical floor plan and note the percentage of glazing at the ground floor lobby.
- The expression of the building design does not relate to the context of the buildings in the vicinity.
- There are no breaks in the façade or plane of the building; the building appears as an "extruded envelope."
- Commissioners suggested a "different materiality or a different base" to meet the design standards of the context of the API.
- Commissioners were concerned that the design would not meet the required findings.
- The building's massing at the ground is imposing.

The DRC instructed the applicant to use the feedback from the upcoming LPAB meeting on the commercial office design to make revisions to the residential design before bringing a revised residential proposal back to the DRC

for further consideration and comments. The applicant is now seeking further input on the residential design at this LPAB meeting before returning to the DRC.

PROJECT DESCRIPTION

The proposed project plans, elevations, and illustrations are provided in Attachment A to this report. In general, the proposed plans include a modern architectural styled, 40-story residential development with a lobby entrance, abundant glazing at the ground floor and throughout the proposed building. The new tower would be approximately 413 feet tall and encompass 421,056 square feet in area. The proposed tower design would have three floors of parking, an indoor lounge and fitness center with outdoor amenity space at the sixth floor, two floors of the tower will feature private balconies, and a pool deck and indoor amenity space at the top floor. The proposal includes 167 regular parking spaces and six tandem parking spaces. The parking garage is set back from the front property line which allows for a high-ceiling lobby.

The applicant has revised the design in terms of fenestration pattern and type, and architectural style. The redesign uses beige brick veneer façade with bronze metal fins starting above the ground floor level and moving up to emphasize the verticality of the building. The building steps back and its width narrows as it ascends which gives the visual effect similar to a pyramid shape. The design employs a regular pattern of punched windows (a pre-cast system) with a brick facade and aluminum anodized windows throughout the building. At the ground floor level, there are many slim rectangular brick columns surrounding the recessed entry to the lobby. The balcony at the sixth floor will wrap around the sides and rear of the building, and the balconies floors 18 and 29 wrap around the sides and front of the building. All outdoor balconies have a glazed façade with doors that lead outside to the balcony with glass railings lined with shrubs in raised planters. Many units will have recessed balconies, but no detailed information on these is provided. The outdoor amenity space and rooftop amenity will feature shrubs in planters, glass railings, and columns clad in clad in minimally reflective metal.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The proposed project site is in the Central Business District General Plan land use designation. The intent of the Central Business District land use designation is “to encourage, support, and enhance the downtown area as a high-density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California.” The Land Use Element further describes the desired character and uses of this designation to include a “mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.”

The following is an analysis of how the proposed project meets applicable General Plan objectives (staff analysis in indented, italicized text below each objective):

- Policy D6.1 - Developing Vacant Lots. Construction on vacant land or to replace surface parking lots should be encouraged throughout the downtown, where possible.
 - *The subject property currently contains a parking lot.*
- Objective D10: Maximize housing opportunities in the downtown to create a better sense of community.
 - *The proposal is for a tower with 381 residential units, 15 percent would be affordable housing stock and serve very low-income residents; 42 efficiency dwelling units are proposed.*

- Policy D10.4 – Providing Housing for a Range of Needs. Housing in the downtown should not be geared toward any one housing market, but rather should be promoted for a range of incomes, ownership options, household types, household sizes, and needs.
 - *The project proposes a mix of market-rate and affordable housing dwelling units.*

ZONING ANALYSIS

The project is located within the Historic Downtown district in the CBD-P Central Business District Pedestrian Retail Commercial Zone. The following discussion outlines the purpose of the CBD-P regulations, with staff analysis provided below in indented, italicized text:

- Create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.
 - *The project proposes the construction of a building tower for primarily residential use that will contribute to cohesiveness and sustainability of the Historic Downtown district.*

Zoning Analysis

Criteria	CBD-P	Proposed	Analysis
Permanent Residential	Permitted	Proposed	Compliance
<u>Maximum Density (Sq. Ft. of Lot Area Required Per Unit)</u>			
Dwelling unit	90	212	
Rooming Efficiency Unit	45	42	
<u>Minimum Lot Dimensions</u>			
Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
Frontage	25 ft.	100.18 ft.	Complies
Lot Area	4,000 sf	20,974 sf	Complies
<u>Minimum/Maximum Setbacks</u>			
Minimum Front Setback	0 ft.		Complies
Maximum front and street side for the first story (see Additional Regulation #3)	5 ft.	0 ft.	Complies
Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3)	5 ft.	0 ft.	Complies
Minimum interior side	0 ft.	0 ft.	Complies
Rear	0 ft.	0 ft.	Complies

Maximum Height of Building Base	120 ft.	60 ft.	Complies
Maximum Height, Total	No height limit	413 ft.	Complies
Minimum Height, New principal buildings	45 ft.	413 ft.	Complies
<u>State Density Bonus at 50%</u>	The Density Bonus calculation states that 15% affordable units at the Very Low Income allows 50% Density Bonus Level	Base number of dwelling units (DU) is 212. Efficiency units proposed are 42. $212+42=254$ du. Density Bonus at 50%: $254 \times 50\% = 127$ more du or 381 units total.	Complies
<u>Maximum Lot Coverage</u>			
Building base (for each story)	100% of site area	100%	Complies
Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	70%	Complies
<u>Tower Regulations</u>			
Maximum average area of floor plates	No maximum	approx. 12,526 sf	Complies
Maximum tower elevation length	No maximum	353 ft.	Complies
Maximum diagonal length	No maximum	Not provided	Unknown
Minimum distance between towers on the same lot	No minimum	Only one tower is proposed.	Complies
<u>Sec. 17.58.070 C. Usable open space standards, Table 17.58.05, Required Dimensions of Usable Open Space</u>			
Private open space	75 sf Regular Dwelling Unit (DU) and 38 square feet per Rooming Unit or Efficiency Dwelling Unit.	14,900 sf of Private Open Space; 8,100 Public Open Space: 23,000 sf total.	Does not comply. Required: Efficiency DU requires 1,596 sf and Reg. DU requires 25,425 sf.
<u>17.116.060 - Off-street parking—Residential Activities, A. Minimum Parking for Residential Activities -Total Required Parking - Multifamily Dwelling</u>	No spaces required.	167	Complies
<u>17.116.060 - Off-street parking—Residential Activities, B. Maximum Parking for Residential Activities - Maximum Number of Parking Spaces</u>	One and one-quarter (1¼) parking spaces per dwelling unit	476	Complies

Design Review

The Design Review Compliance Matrix for the proposed project is provided as **Attachment B** to this report. Where the project is not in compliance with any findings or design guidelines as noted in the compliance matrix, the lack of compliance is discussed in the *Zoning and Related Issues* section of this report.

Planning Permits Required

The construction of a building facility requires Regular Design Review pursuant to Planning Code Chapters 17.58.020 and 17.136, subject to several Design Review Criteria. Furthermore, pursuant to Section 17.136.055.C, the proposal is required to appear before the Landmarks Preservation Advisory Board for a recommendation prior to a decision being made upon the application involving any construction of a new principal building in an API.

KEY ISSUES

Design

Staff has worked with the applicant to refine the proposed design for the building site. Staff is requesting the LPAB provide comments on the proposed development within the context of the Design Review Regulations for CBD Zones, Regular Design Review, Special Regulations for Historic Properties in the Central Business District, and Historic Preservation Element findings. The project meets the following key criteria:

Zoning Design Regulations Sec. 17.58.060 B	Requirement/Description	Compliance Analysis
1. Entrance	Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.	Complies
6. Upper Story Windows	An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.	Complies
Historic Preservation Element, Policy 3.5, Findings		Compliance Analysis
2. The proposed design comprehensively modifies and is at least equal in quality to the existing		Complies

design and is compatible with the character of the neighborhood		
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Issues

Design issues remain and the project plans require more detail in response to the design guidelines and findings listed above in the *Design* section. The applicant has responded to staff comments with explanations of the design approach and architectural style of the design, however staff has identified the following outstanding design issues related to the project excerpted from **Attachment B** to this report. Staff would like LPAB to consider addressing the following issues:

Regulation/Finding	Compliance Analysis
<u>Sec. 17.58.070 C. Usable open space standards, Table 17.58.05, Required Dimensions of Usable Open Space</u>	
75 sf per Regular Dwelling Unit and 38 square feet per Rooming Unit or Efficiency Dwelling Unit	Does not comply. The proposal included 381 units and 23,000 sf of Open Space where 25,425 sf are required.

Although the revised design uses materials and architectural styling that better complements the existing buildings in the surrounding area, staff believes the architectural details on the plans can be refined to expand the extent of proposed open space and include detailed information on the dimensions of recessed balconies, wraparound private balcony space and public open space. Nonetheless, staff believes that the proposal conveys a tapered, vertical design which complements the surrounding buildings and enhances the visual interest of the API. The proposed design relates well to the API in ornamentation, projections, materials or colors, and level of detailing.

ENVIRONMENTAL DETERMINATION

An analysis of the project’s compliance with CEQA has not been completed at this time. However, a scope of work for environmental review has been submitted, and staff is in the process of finalizing the document.

RECOMMENDATIONS:

1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction and recommendations to staff and the applicant regarding the design of the proposed building, with specific regards to:
 - a. Has the applicant provided adequately detailed information on the design to demonstrate a well-composed design with consideration to bulk and massing?
 - b. Is the proposed design compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing?
 - c. Does the street-facing frontage include forms that reflect the widths and rhythm of the existing façades fronting Franklin Street?
 - d. Would the proposal result in a building with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors?

Prepared by:



Michele T. Morris
Planner III

Reviewed by:



Catherine Payne, Development Planning Manager
Bureau of Planning

ATTACHMENTS:

- A. Proposed Plans, dated August 2, 2022
- B. Design Review Conformance Matrix (PLN20125)



1431 FRANKLIN ST

Residential Entitlement - 07/29/2022

TIDEWATER CAPITAL
564 Market Street, Suite 225
San Francisco, CA 94104

LARGE
architecture

CONTENTS

DESIGN PROGRESS	3	PLANS & SECTIONS	49
Podium Update	4	Ground Floor Plan	50
Tower Update	6	Level 2 Plan	51
SITE	7	Level 3-4Plan	52
Plan	8	Level 5 Plan	53
Context Axonometric	9	Level 6 Plan	54
Context Photos	11	Level 7-9 Plan	55
TOWER PROGRAM	18	Level 10-17 Plan	56
DESIGN PARTI	20	Level 18-28 Plan	57
Massing Diagram	21	Level 29-35 Plan	58
Historical Reference	22	Level 36-38 Plan	59
Building Materials	25	Level 39 Plan	60
TOWER DESIGN ELEMENTS	26	Level 40 Pool Deck Plan	61
View From Franklin	27	Roof Plan	62
Lobby & Garage Section	28	Sections	63
Lobby Entry	29	Elevations	64
Lobby Details	30	Exterior Lighting	68
Private Terraces	31	Signage	69
Facade Details	32	Building Matrix	70
OVERALL RENDERS	33	APPENDIX	71
PROJECT IN CONTEXT	38	Shadow Studies	72
		Bike Parking	76
		Irrigation Plans	77
		Landscape Plans	82
		Site Survey	89
		Storm Water Plan	90
		Erosion Control	91
		LEED Checklist	93
		CA Standards Code	94

DESIGN PROGRESS

DESIGN PROGRESS
PODIUM UPDATE



PREVIOUS DESIGN



CURRENT DESIGN

DESIGN PROGRESS
PODIUM UPDATE



PREVIOUS DESIGN



CURRENT DESIGN

DESIGN PROGRESS
TOWER UPDATE

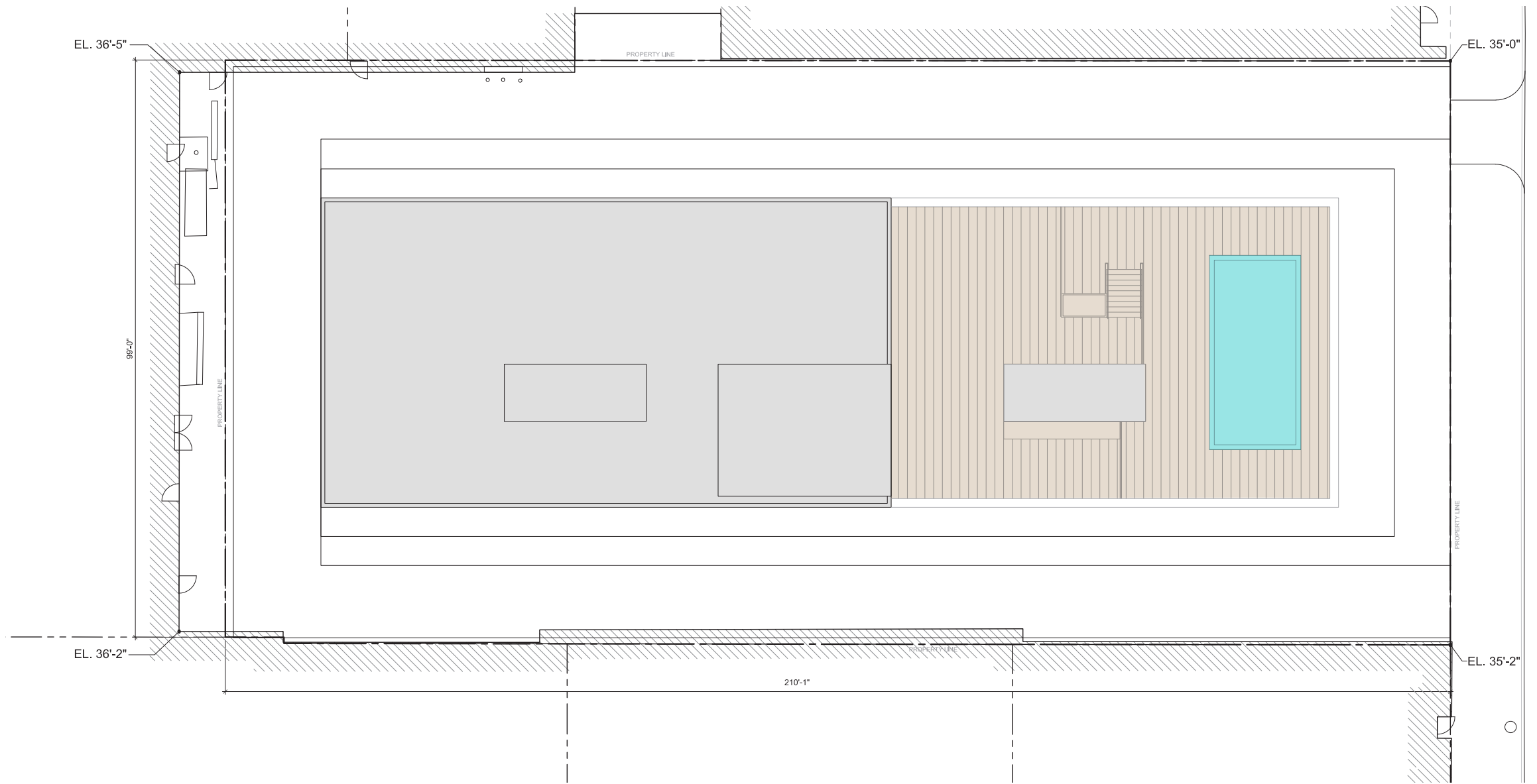


PREVIOUS DESIGN



CURRENT DESIGN

SITE



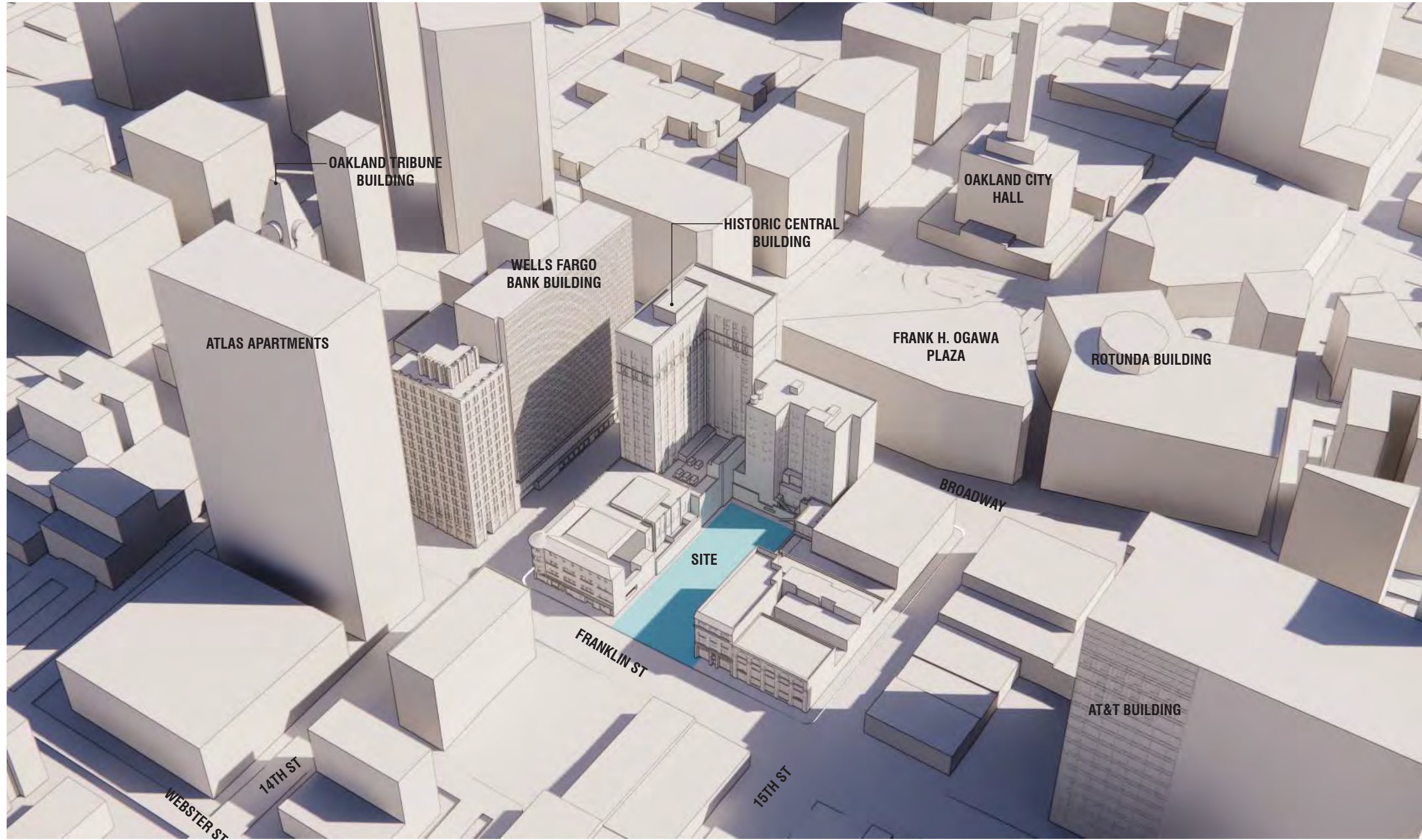
FRANKLIN STREET

SITE PLAN

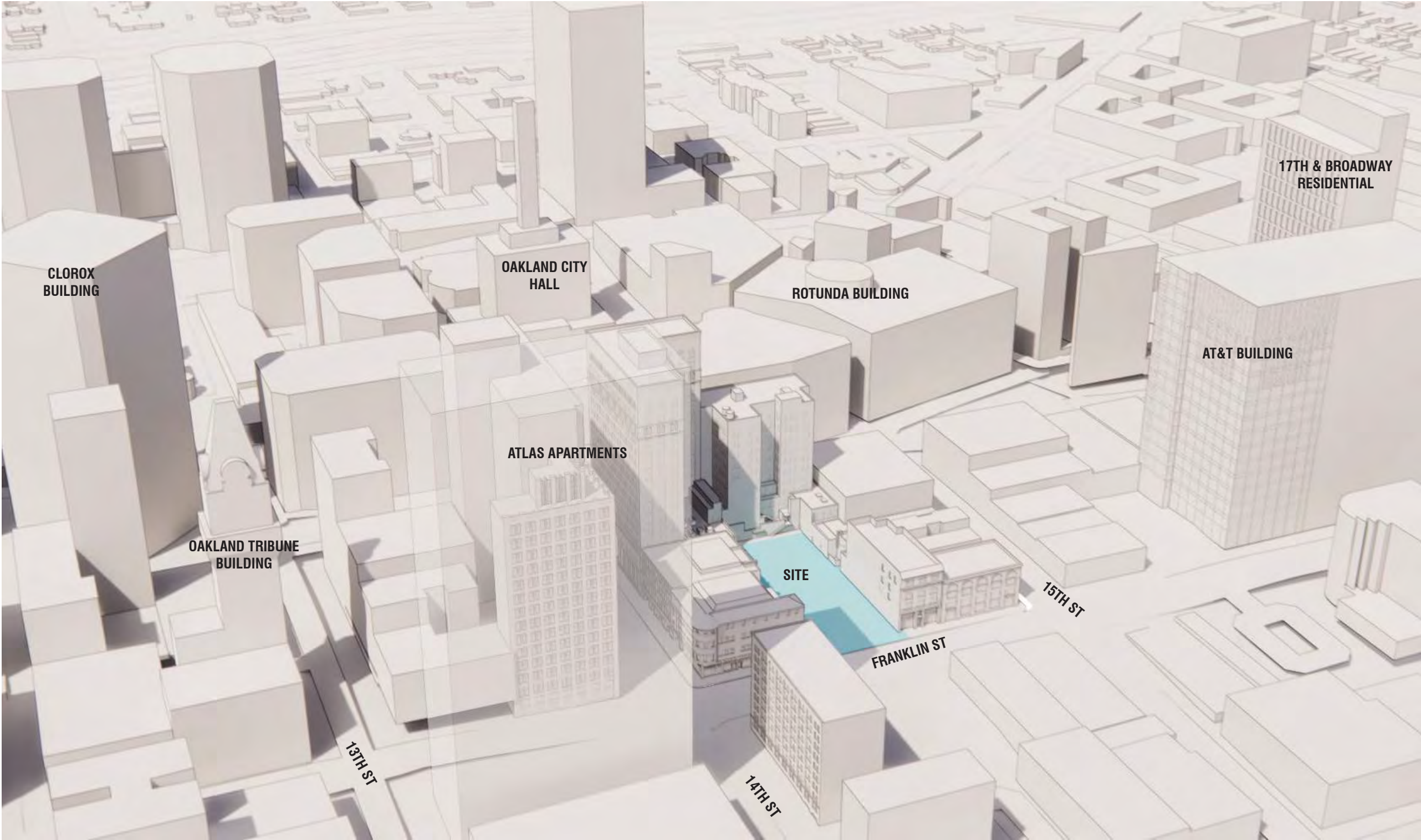
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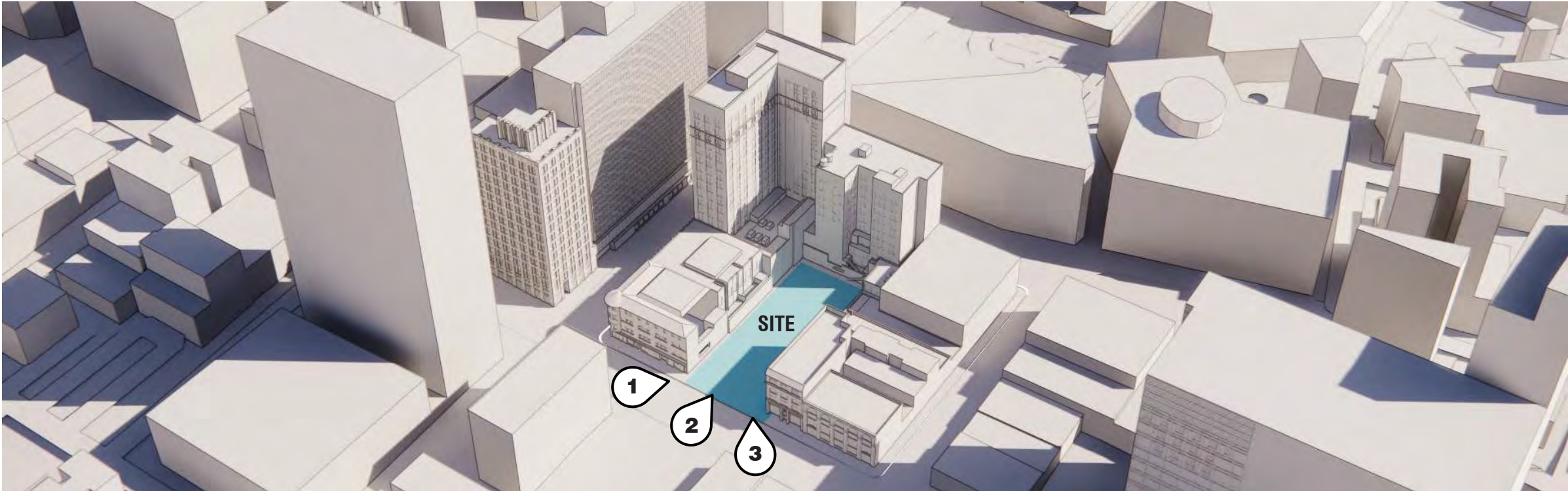
SITE
CONTEXT AXONOMETRIC



SITE
CONTEXT AXONOMETRIC



SITE
CONTEXT PHOTOS



1 - View to site from south

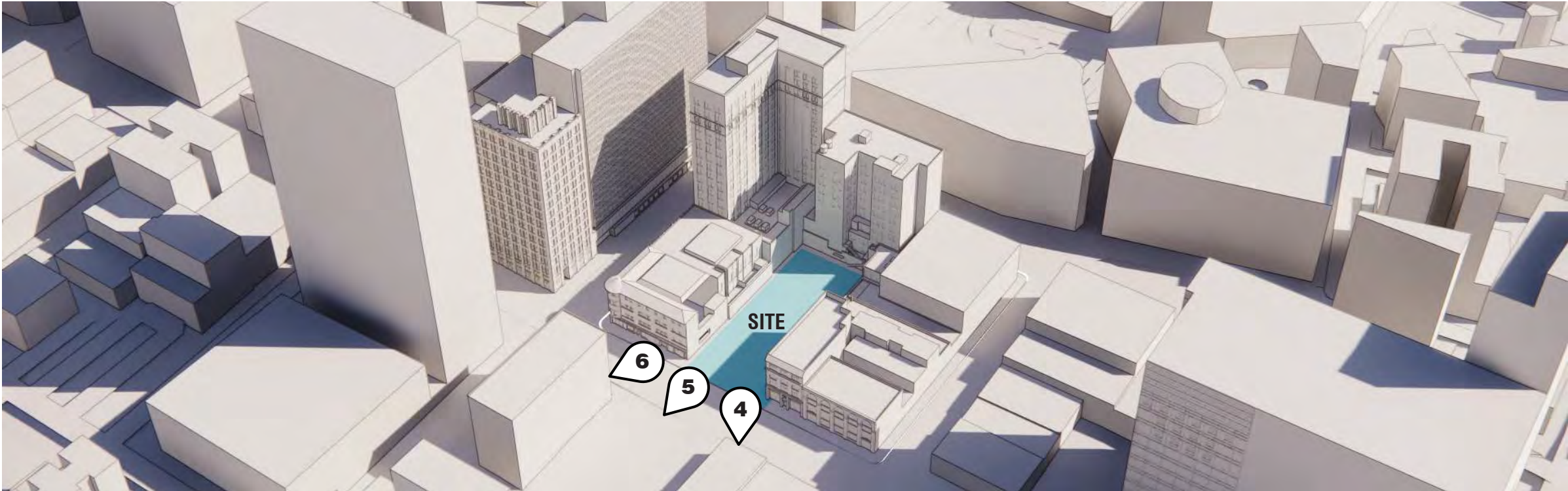


2 - View to site from south-east

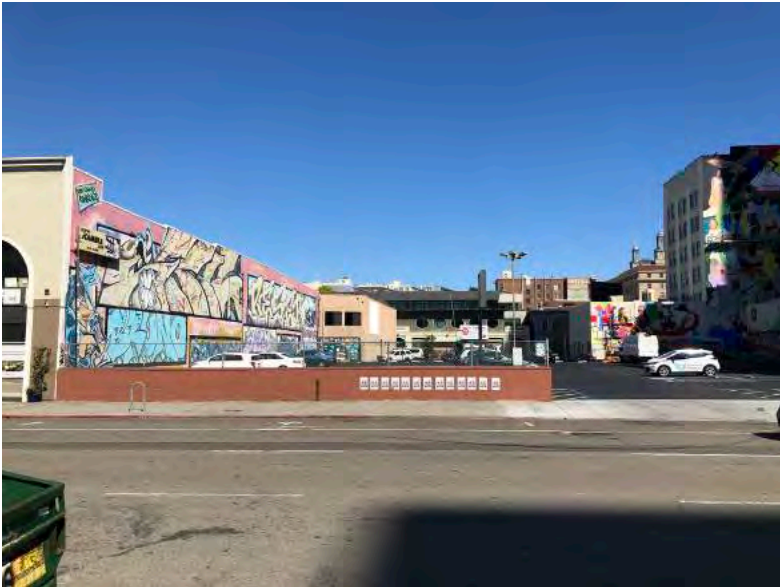


3 - View towards site from east

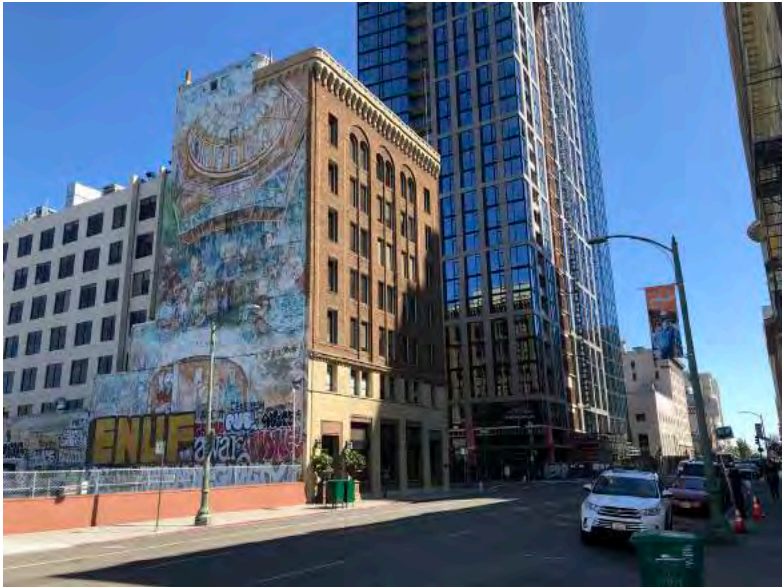
SITE
CONTEXT PHOTOS



4 - View from site to east

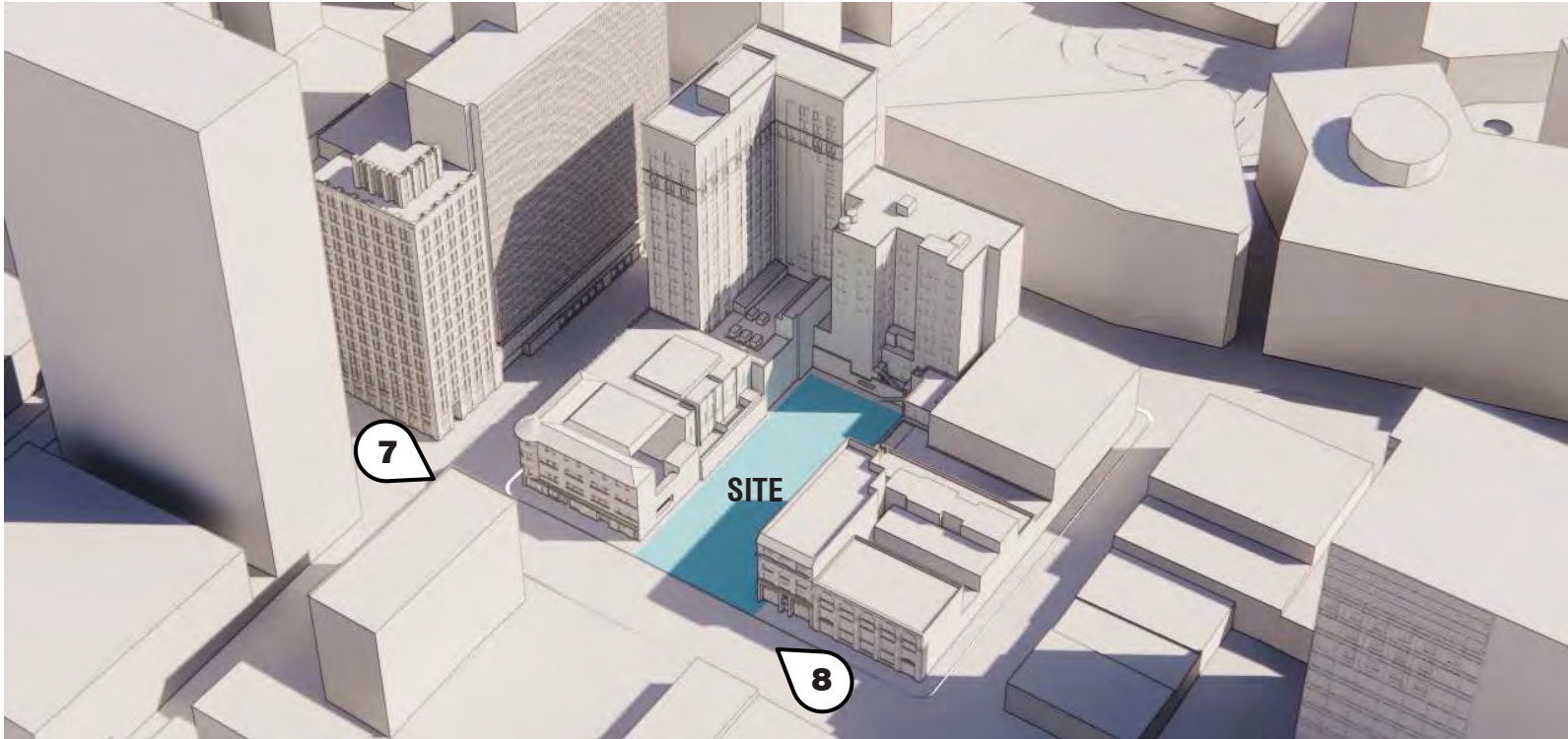


5 - View from site to south-east



6 - View from site to south

SITE
CONTEXT PHOTOS

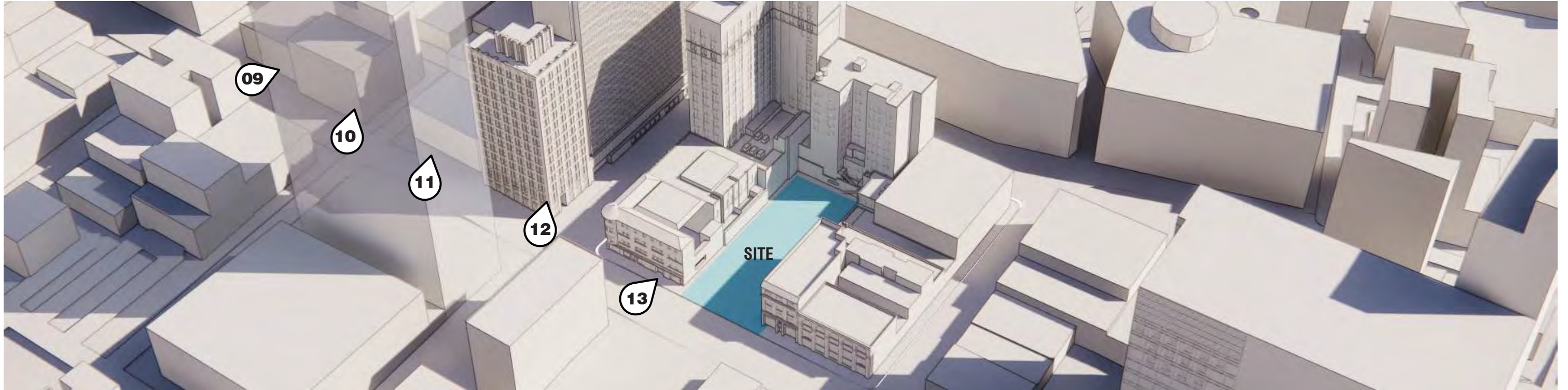


7 - View along franklin ave. to north-east



8 - View along franklin ave. to south-west

SITE
CONTEXT PHOTOS



9 - 1205 Franklin St



10 - Tribune Tower, 09 13TH St



11 - 1305 Franklin St



12 - 1901 Harrison St



13 - 1407 Franklin St

SITE
CONTEXT PHOTOS



14 - 1445 Franklin St



15 - 401 15TH St



16 - 1517 Franklin St

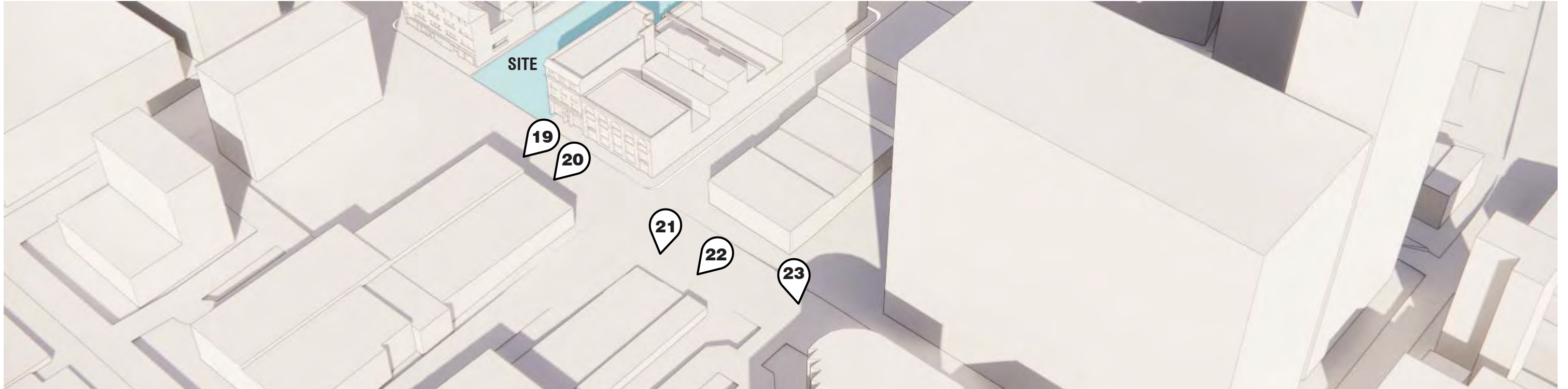


17 - 1587 Franklin St



18 - 1701 Franklin St

SITE
CONTEXT PHOTOS



19 - 1430 Franklin St



20 - 1444 Franklin St



21 - 1504 Franklin St

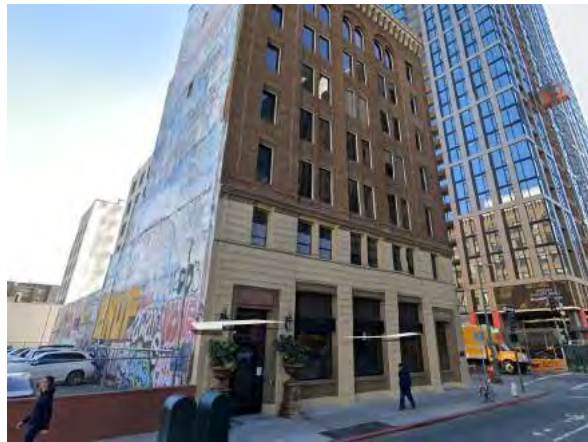
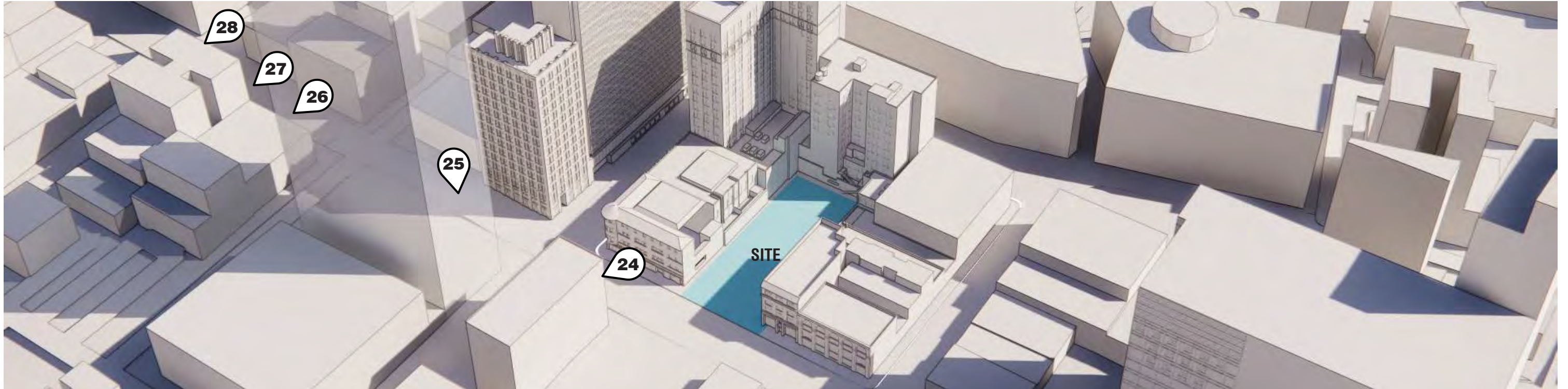


22 - 1510 Franklin St



23 - 1582 Franklin St

SITE
CONTEXT PHOTOS



24 - 1400 Franklin St



25 - 385 14TH St



26 - 393 13TH St



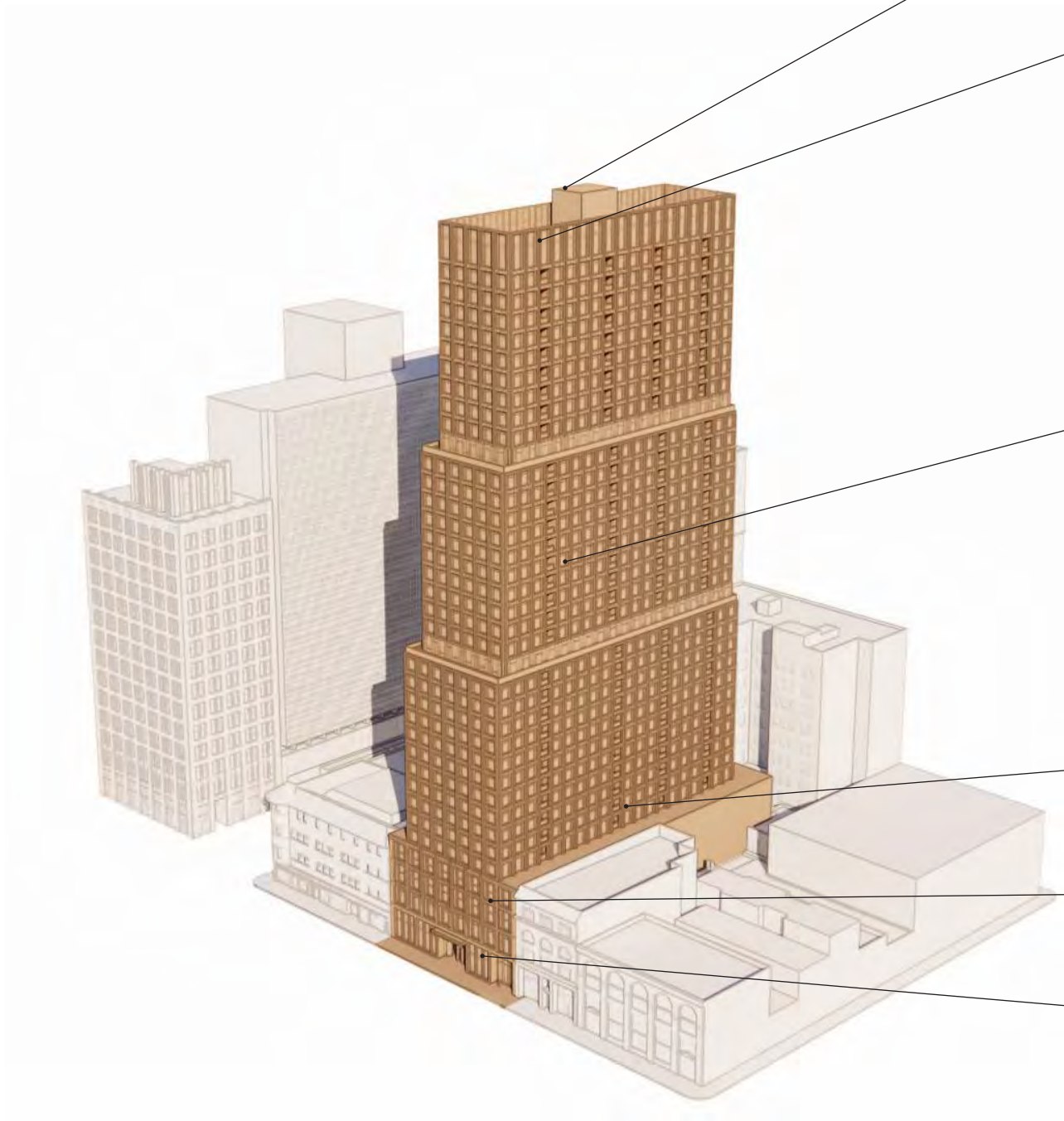
27 - 394 12TH St



28 - 1168 Franklin St

RESIDENTIAL TOWER PROGRAM

**OFFICE TOWER PROGRAM
PROGRAM DIAGRAM**

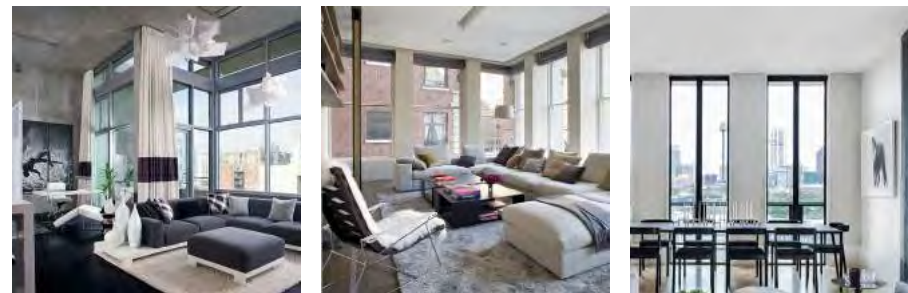


MECHANICAL

ROOFTOP AMENITY
indoor and outdoor amenities on roof



381 RESIDENTIAL UNITS



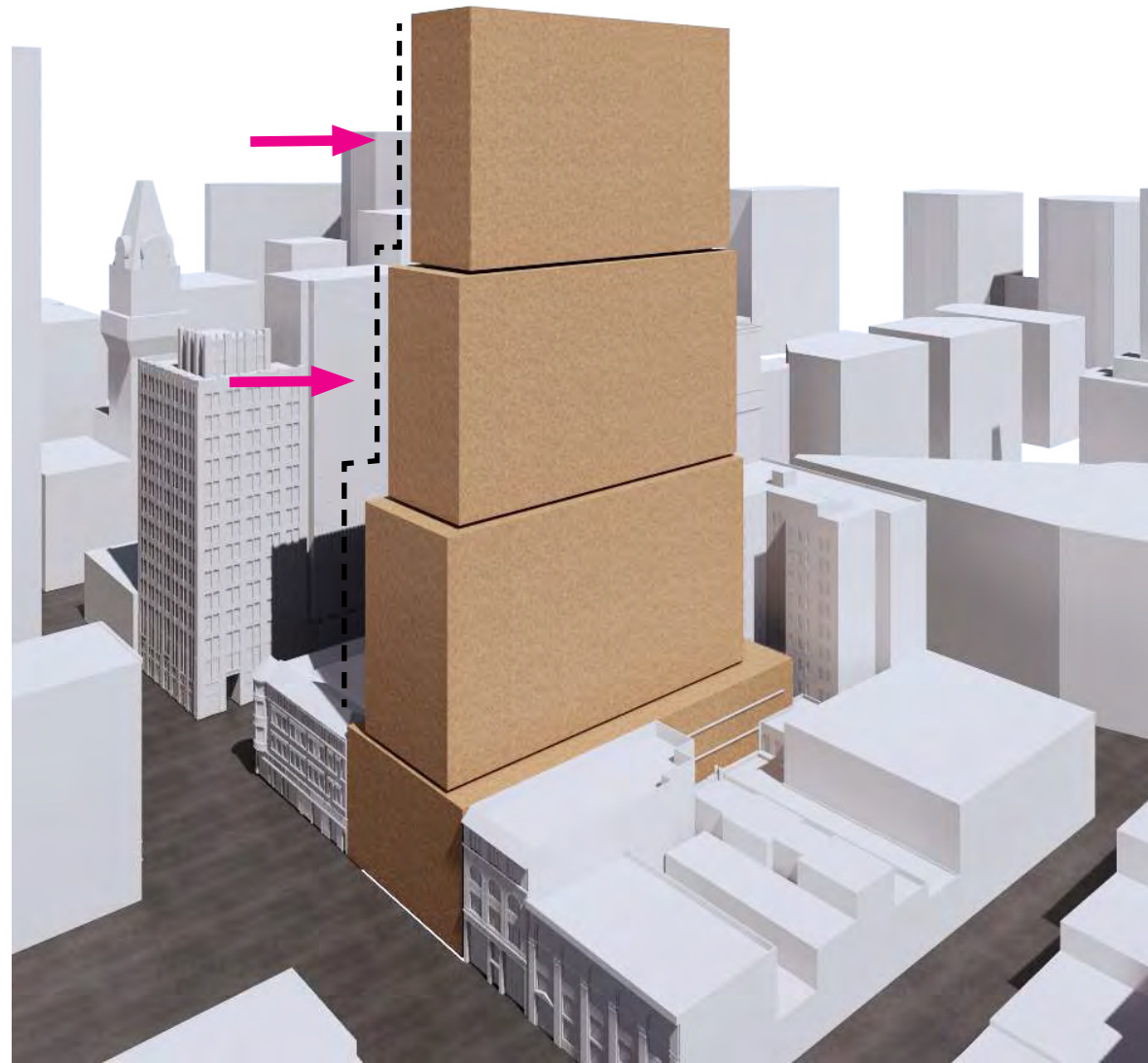
BUILDING AMENITY

PARKING GARAGE
167 stalls of 4 floors

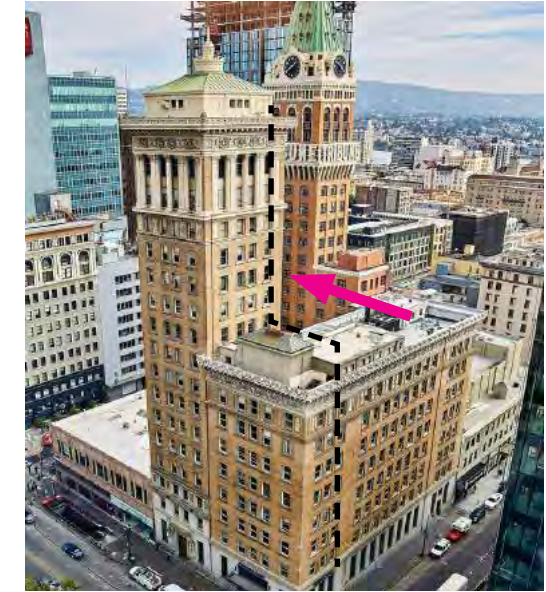
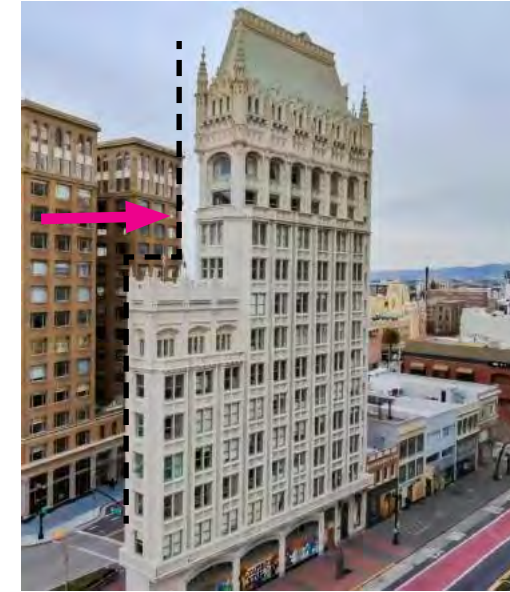
LOBBY
Res lobby and back of house



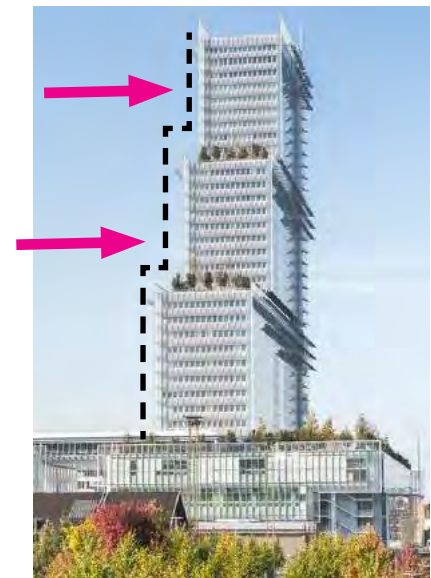
DESIGN PART I



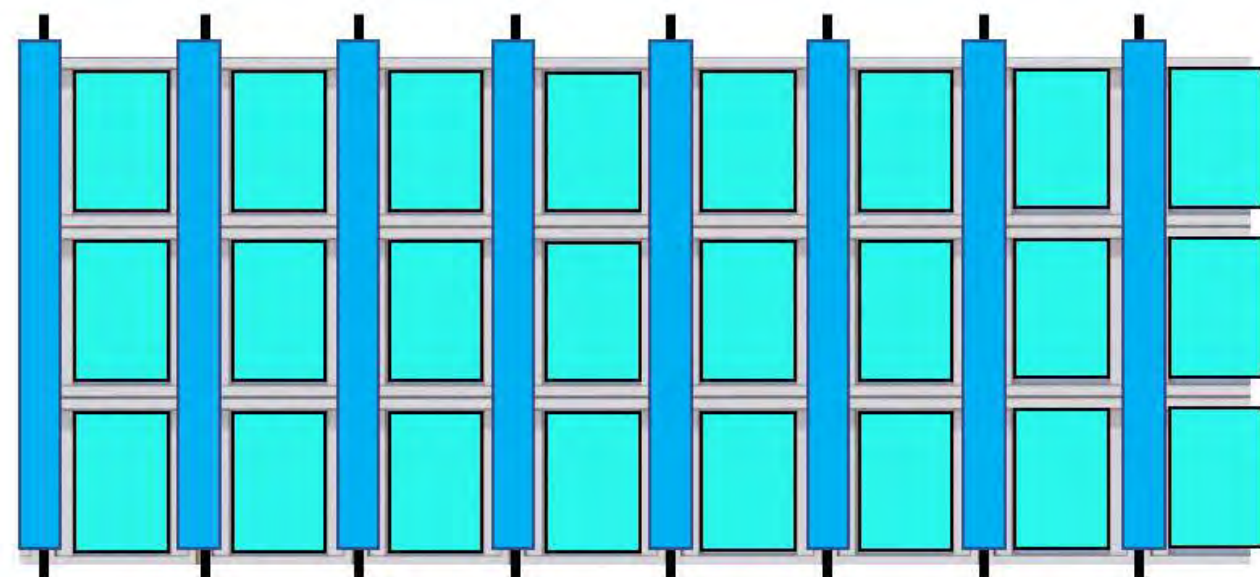
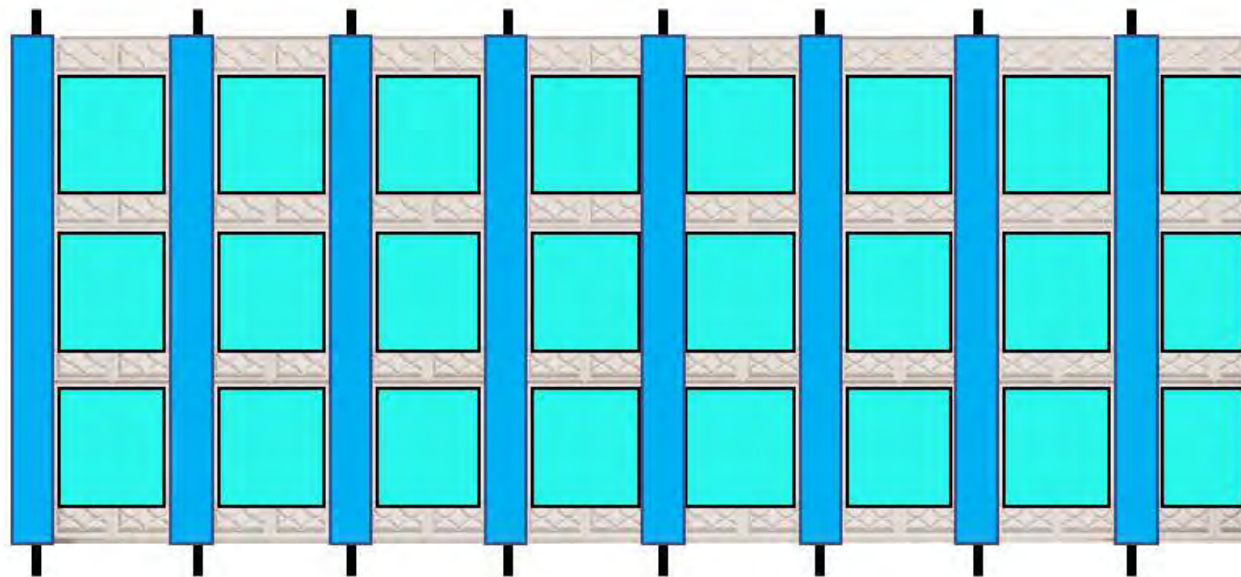
SPIRE-LIKE BUILDINGS AROUND THE SITE WITH STEPPED MASSING



MODERN EXAMPLE



DESIGN PART I
FACADE HISTORICAL REFERENCE



CATHEDRAL BUILDING: 1615 Broadway

Cathedral Building verticality and rhythm.

FRANKLIN RESIDENTIAL PROPOSAL: 1431 Franklin St.

Proposed building verticality and rhythm. Windows were elongated to further to reinforce historic allusions.



EXISTING STREET ELEVATION



FACADES EXTENDED

Continuing the adjacent facades across the site reveals the existing relationships. The primary commonality is that both are solid walls with punched-windows. Furthermore, the facades both employ a classical three part break down. This results in approximate datum lines and window sizes that can be leveraged to create a blended proposal.

BUILDING DESIGN

DESIGN PART I
FACADE HISTORICAL REFERENCE



Great care was taken in aligning openings and window sashes with adjacent buildings to maintain the continuity of the streetscape.

DESIGN PART I
BUILDING MATERIALS



HISTORIC ROTUNDA BUILDING: 300 Frank H. Ogawa Plaza



FRANKLIN RESIDENTIAL PROPOSAL: 1431 Franklin St.

Proposed building brick color to match the Historic Rotunda Building.

TOWER DESIGN ELEMENTS

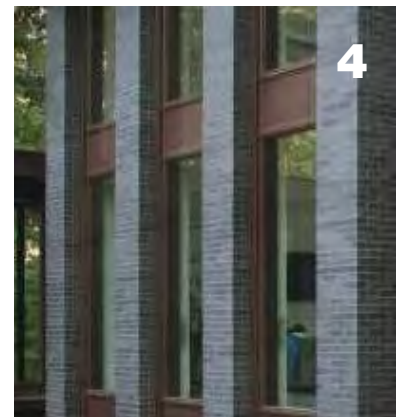
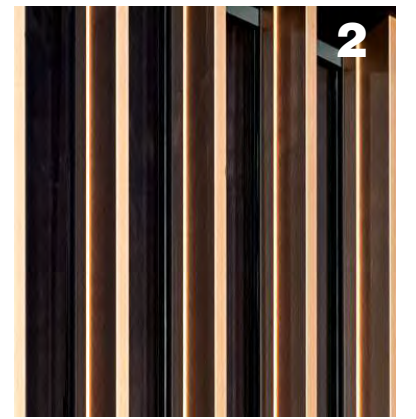
TOWER DESIGN
VIEW FROM FRANKLIN STREET



TOWER DESIGN
SECTION THROUGH LOBBY AND GARAGE

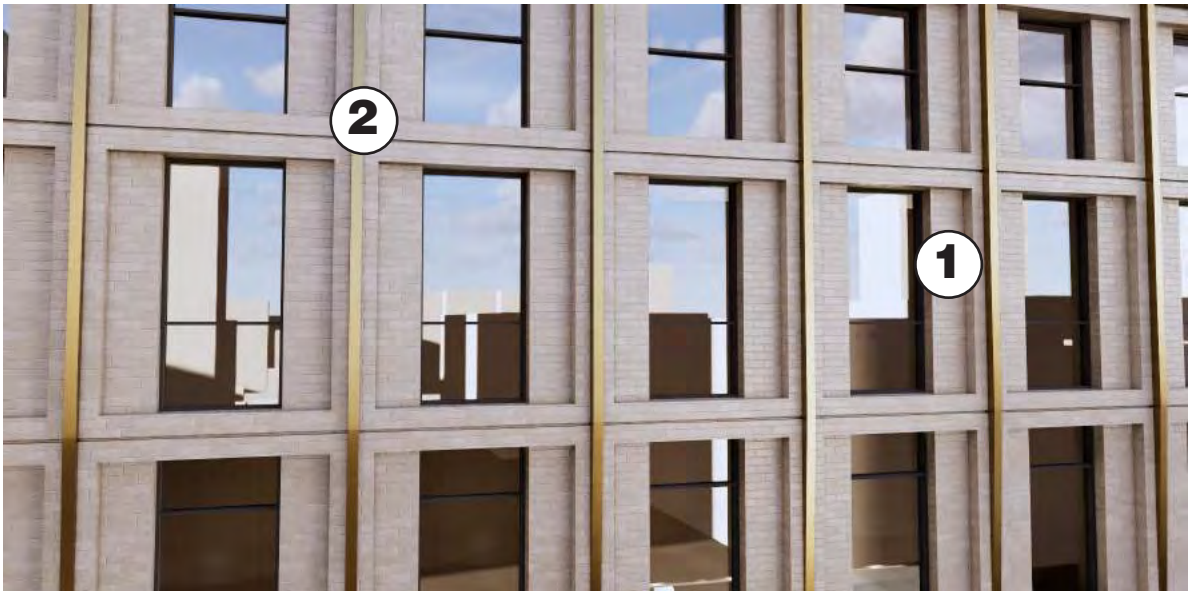


TOWER DESIGN
LOBBY ENTRY



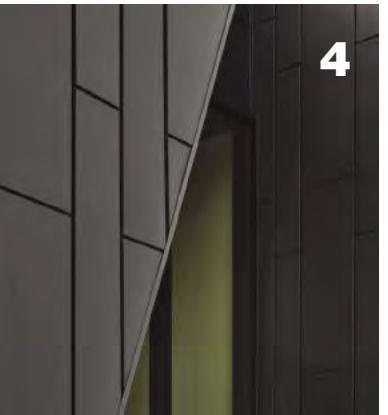
- 1. BEIGE BRICK VENEER ON PRECAST PANEL
- 2. BRONZE COLORED METAL FIN
- 3. ANODIZED ALUMINUM METAL SOFFIT
- 4. METAL FRAMED WINDOWS WITH BRICK PILASTER

TOWER DESIGN
LOBBY DETAILS



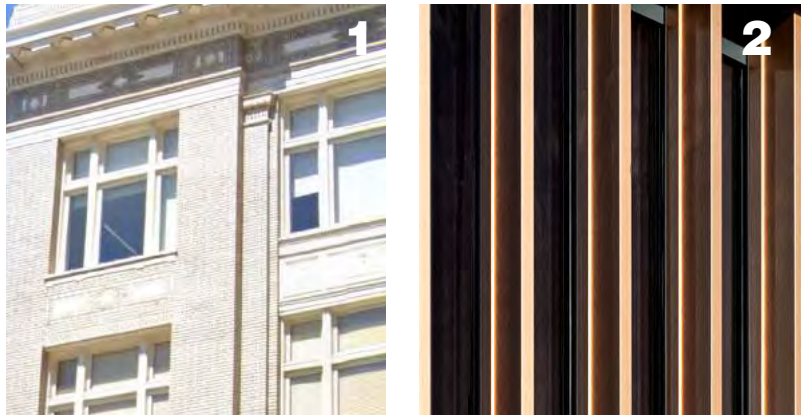
- 1. BEIGE BRICK VENEER ON PRECAST PANEL
- 2. BRONZE COLORED METAL FIN
- 3. ANODIZED ALUMINUM METAL SOFFIT
- 4. METAL FRAMED WINDOWS WITH BRICK PILASTER

TOWER DESIGN
PRIVATE TERRACES

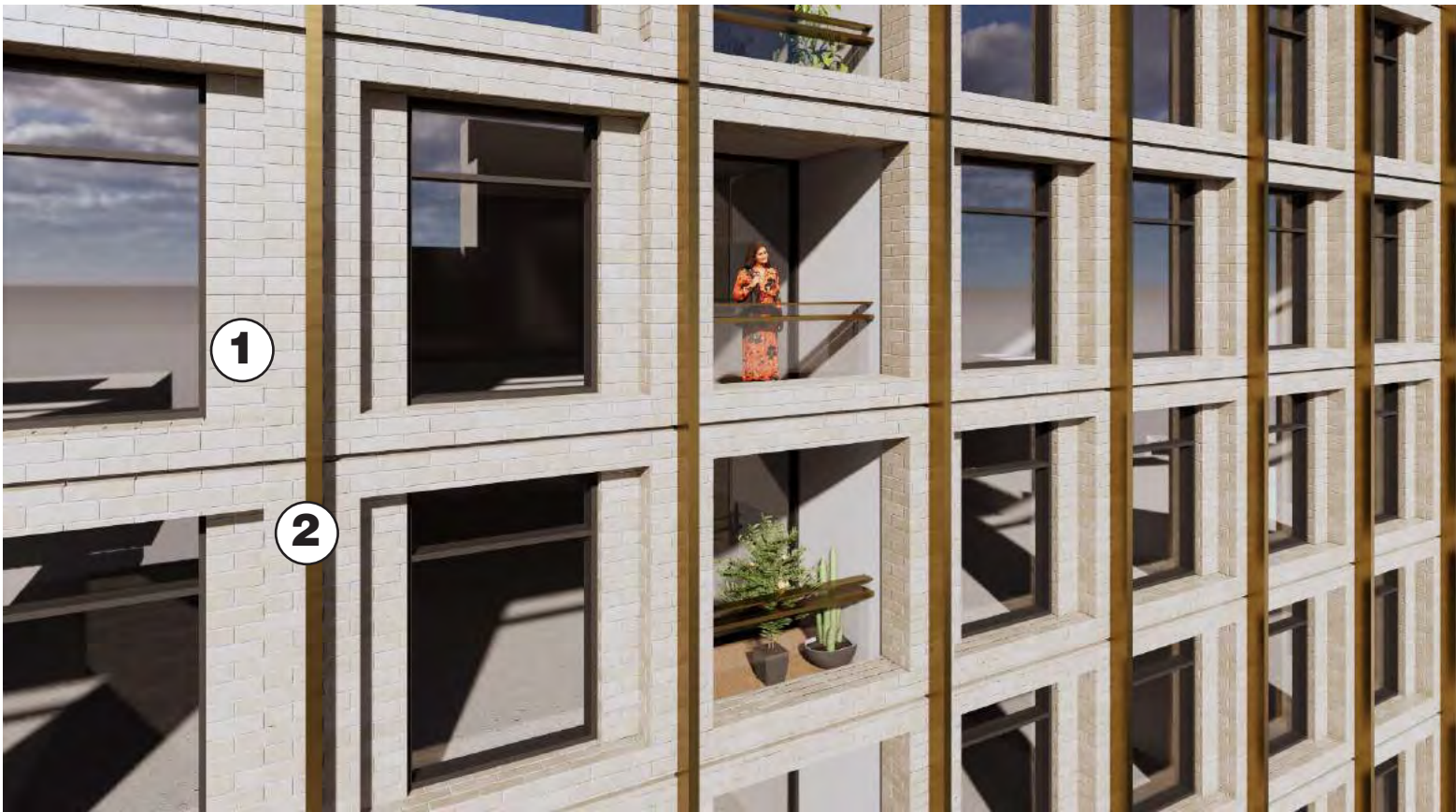


- 1. BEIGE BRICK VENEER ON PRECAST PANEL
- 2. BRONZE COLORED METAL FINIS
- 3. GLAZED FACADE
- 4. DARK BRONZE COLORED PLANTERS

TOWER DESIGN
FACADE DETAILS



1. BEIGE BRICK VENEER ON PRECAST PANEL
2. BRONZE METAL FIN



OVERALL RENDERS



OVERALL LOOKING SOUTH-WEST



OVERALL LOOKING NORTH-WEST



FRANKLIN STREET ELEVATION LOOKING SOUTH-WEST



FRANKLIN STREET ELEVATION LOOKING NORTH-WEST

PROJECT IN CONTEXT

EXISTING



VIEW FROM 14TH LOOKING WEST

PROPOSED



EXISTING



VIEW FROM BROADWAY LOOKING EAST

PROPOSED



EXISTING

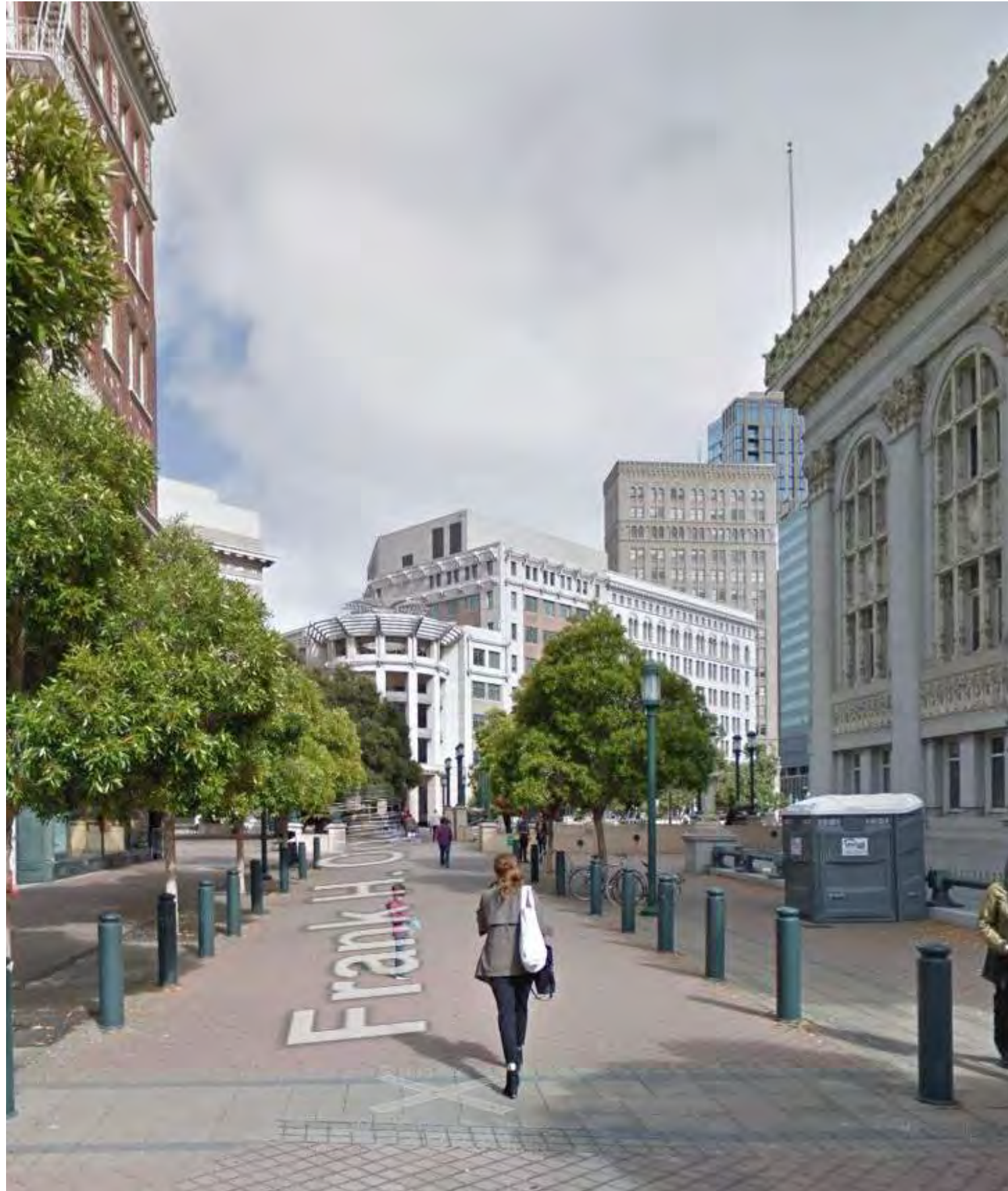


PROPOSED

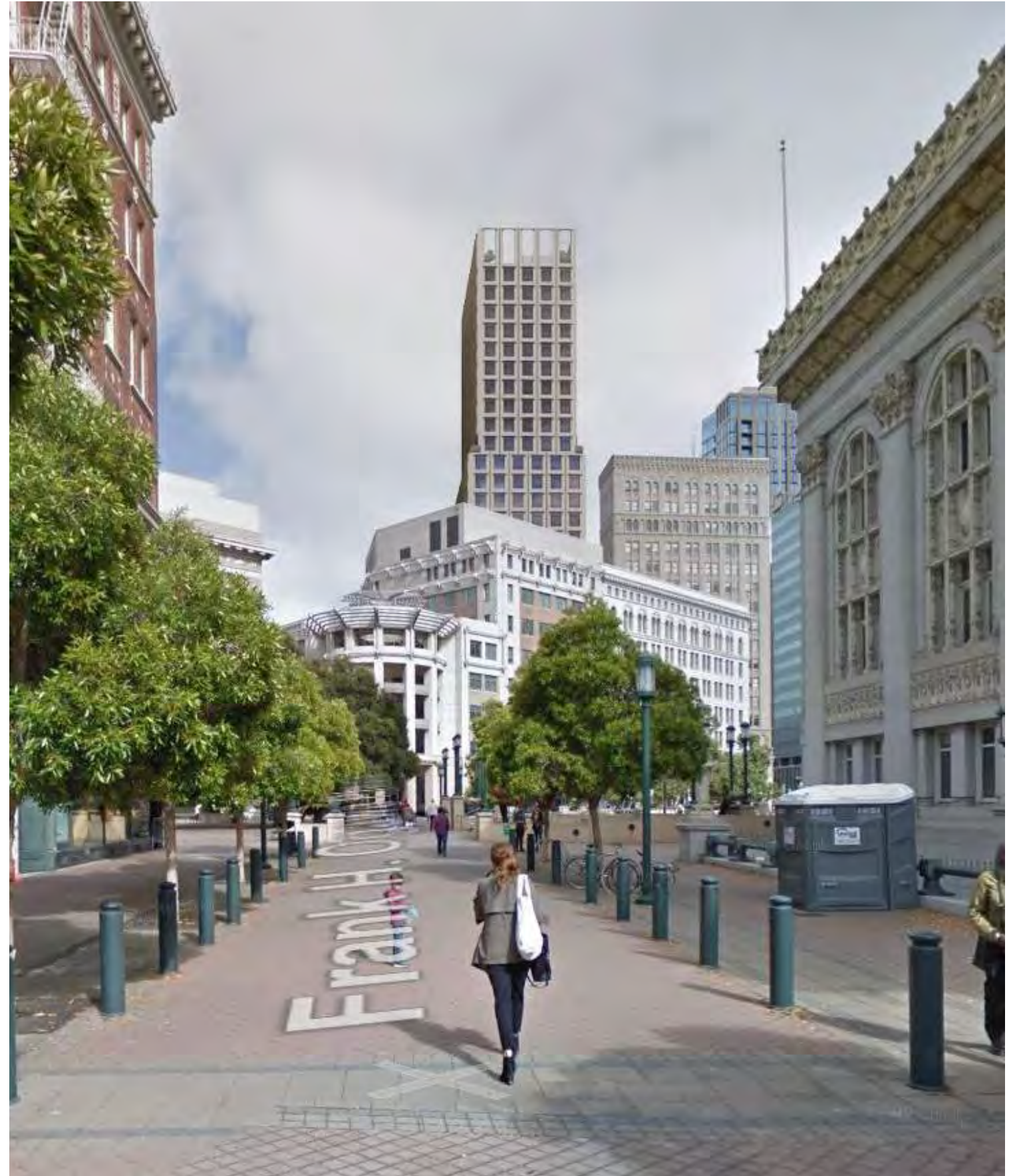


VIEW FROM CITY HALL LOOKING EAST

EXISTING



PROPOSED



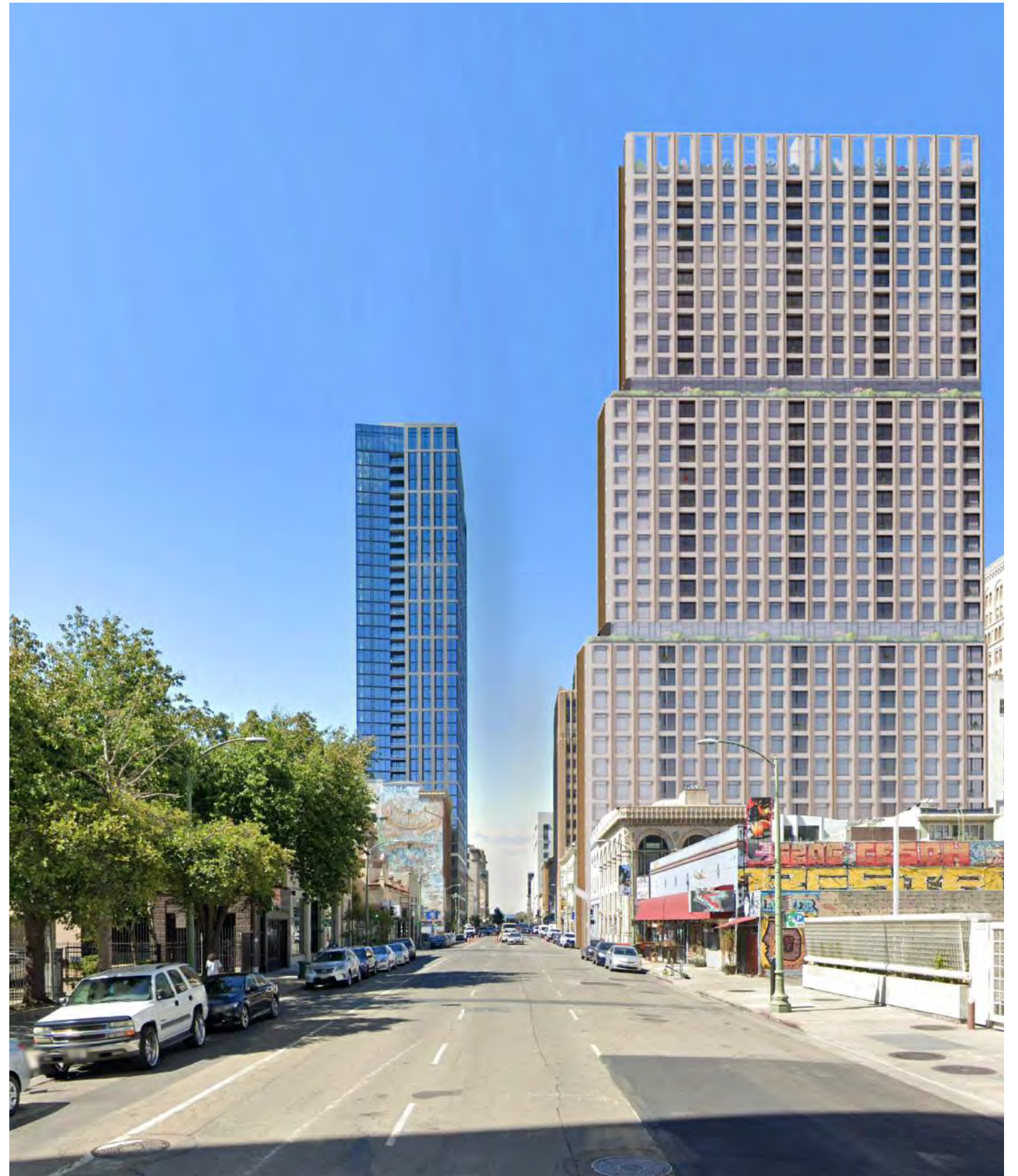
VIEW FROM CITY HALL LOOKING EAST

EXISTING



VIEW FROM CITY FRANKLIN LOOKING SOUTH

PROPOSED

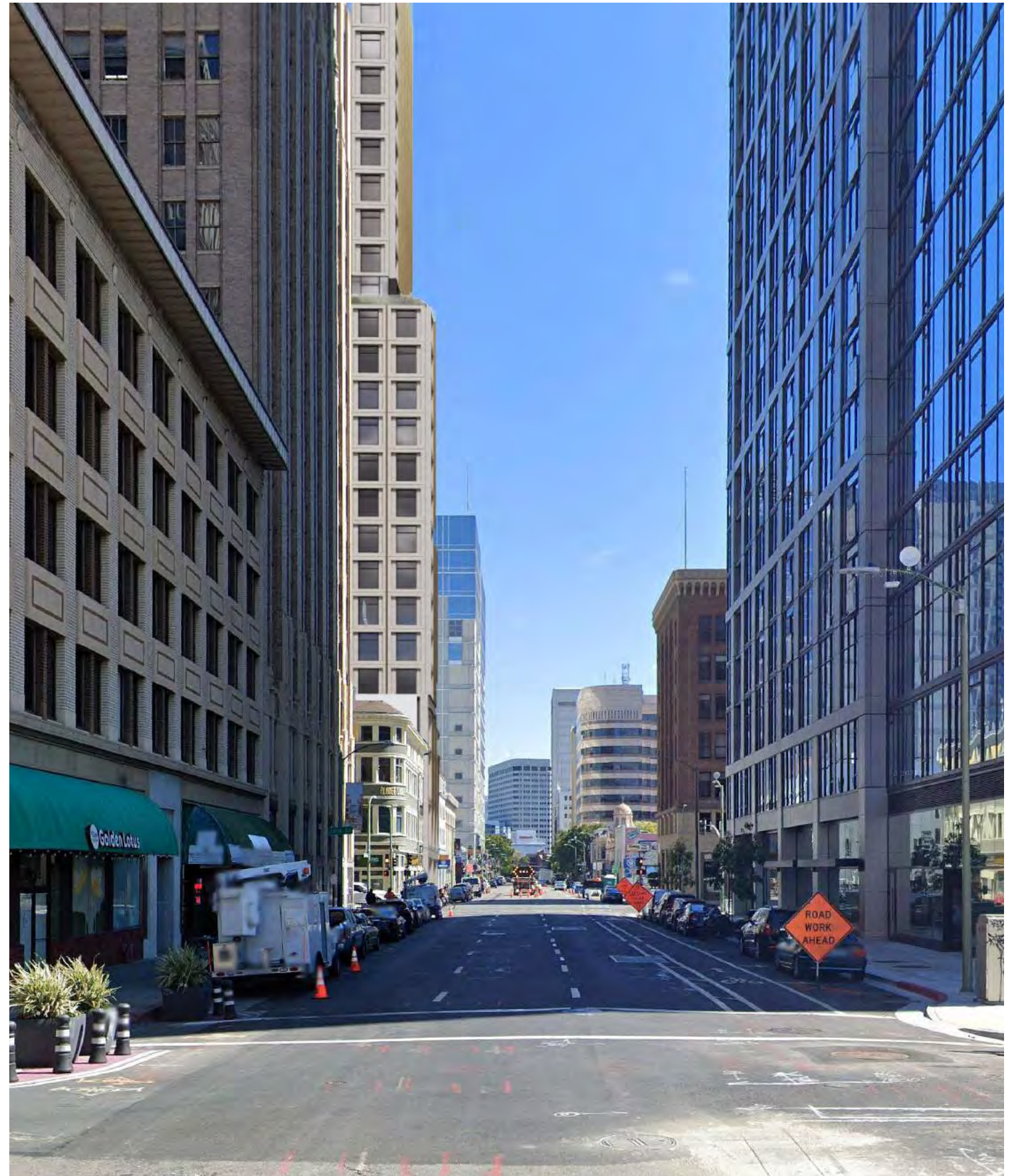


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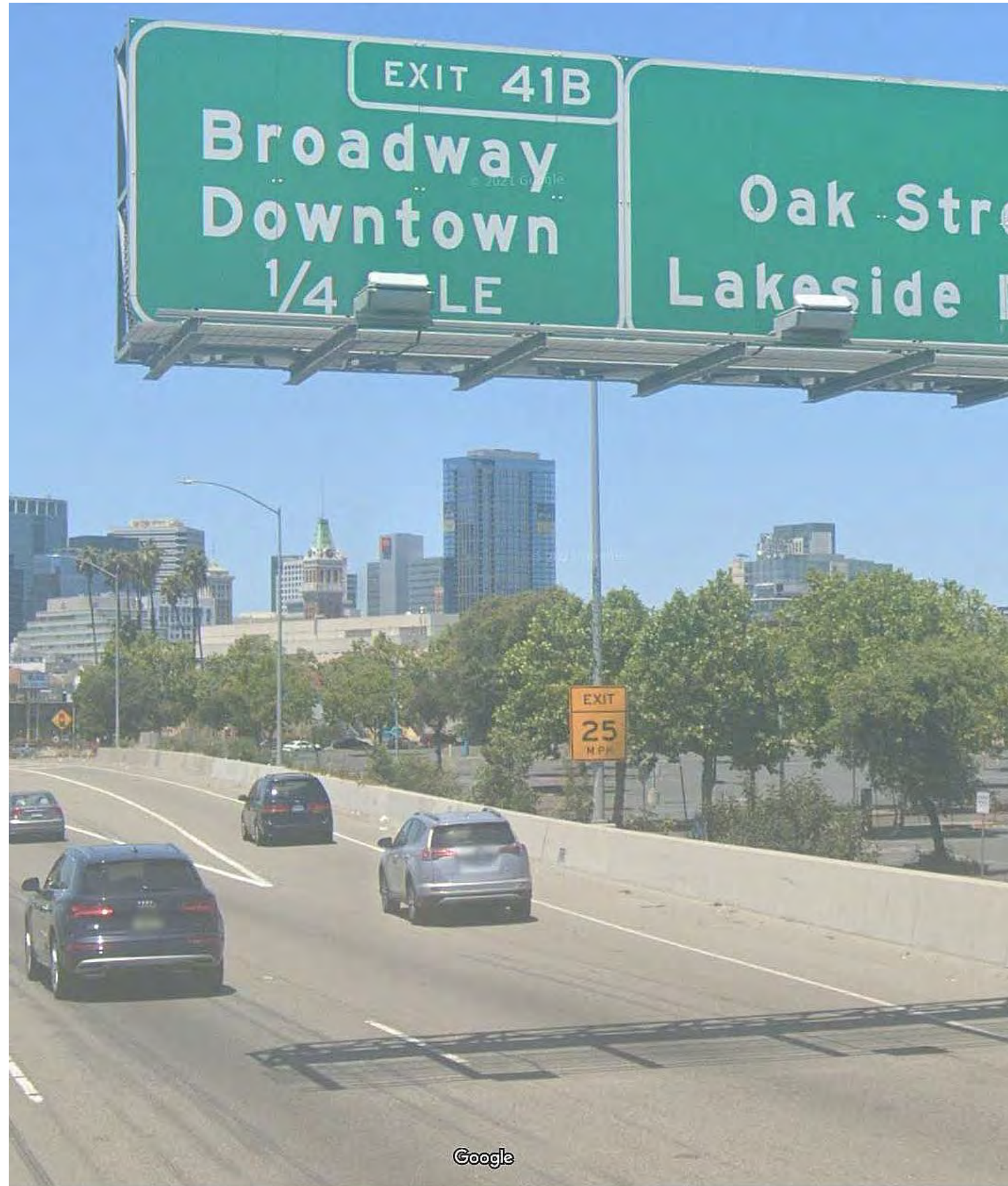


VIEW FROM FRANKLIN LOOKING NORTH

PROPOSED



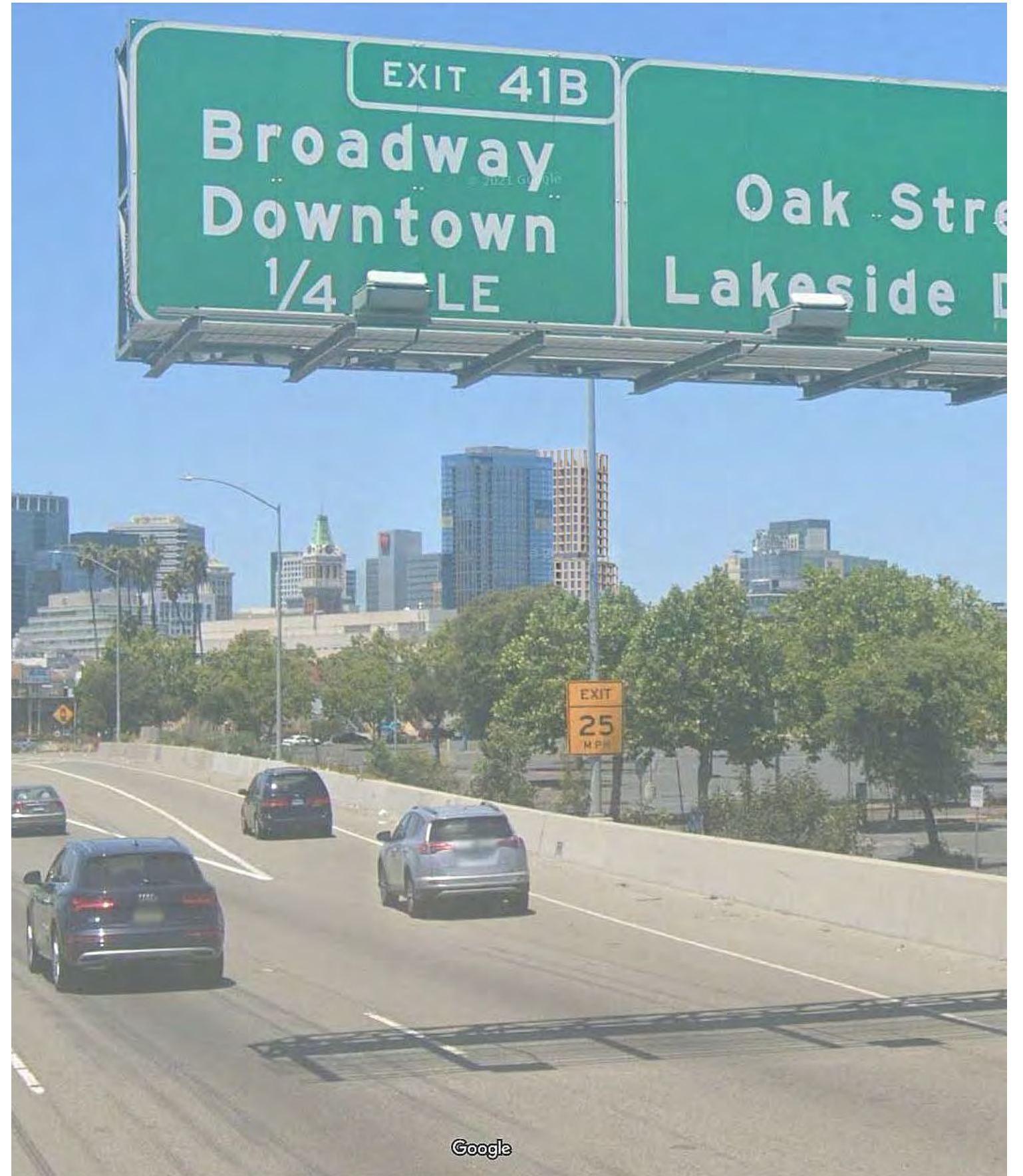
EXISTING



Google

VIEW FROM I-880

PROPOSED



Google

EXISTING

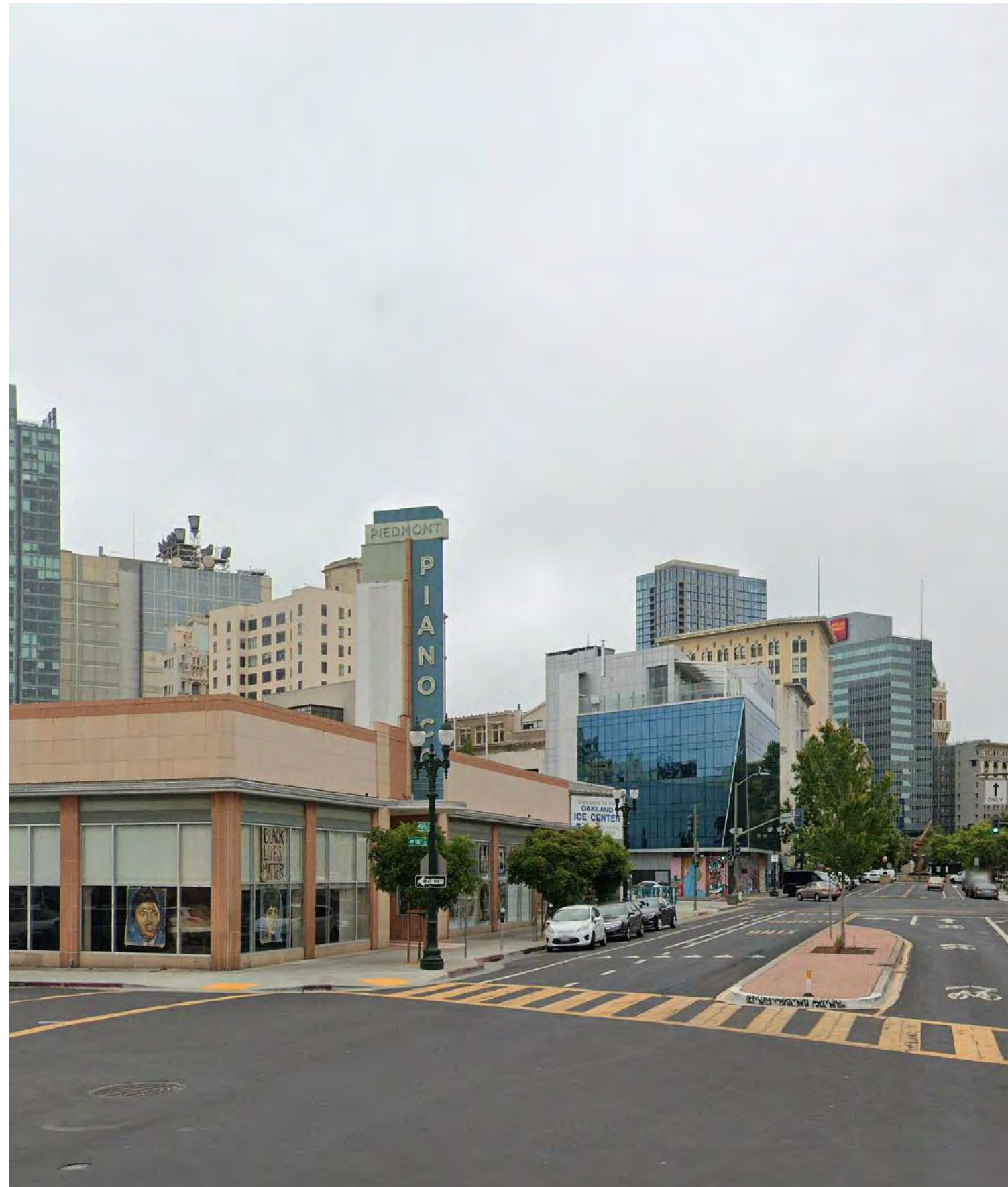


PROPOSED

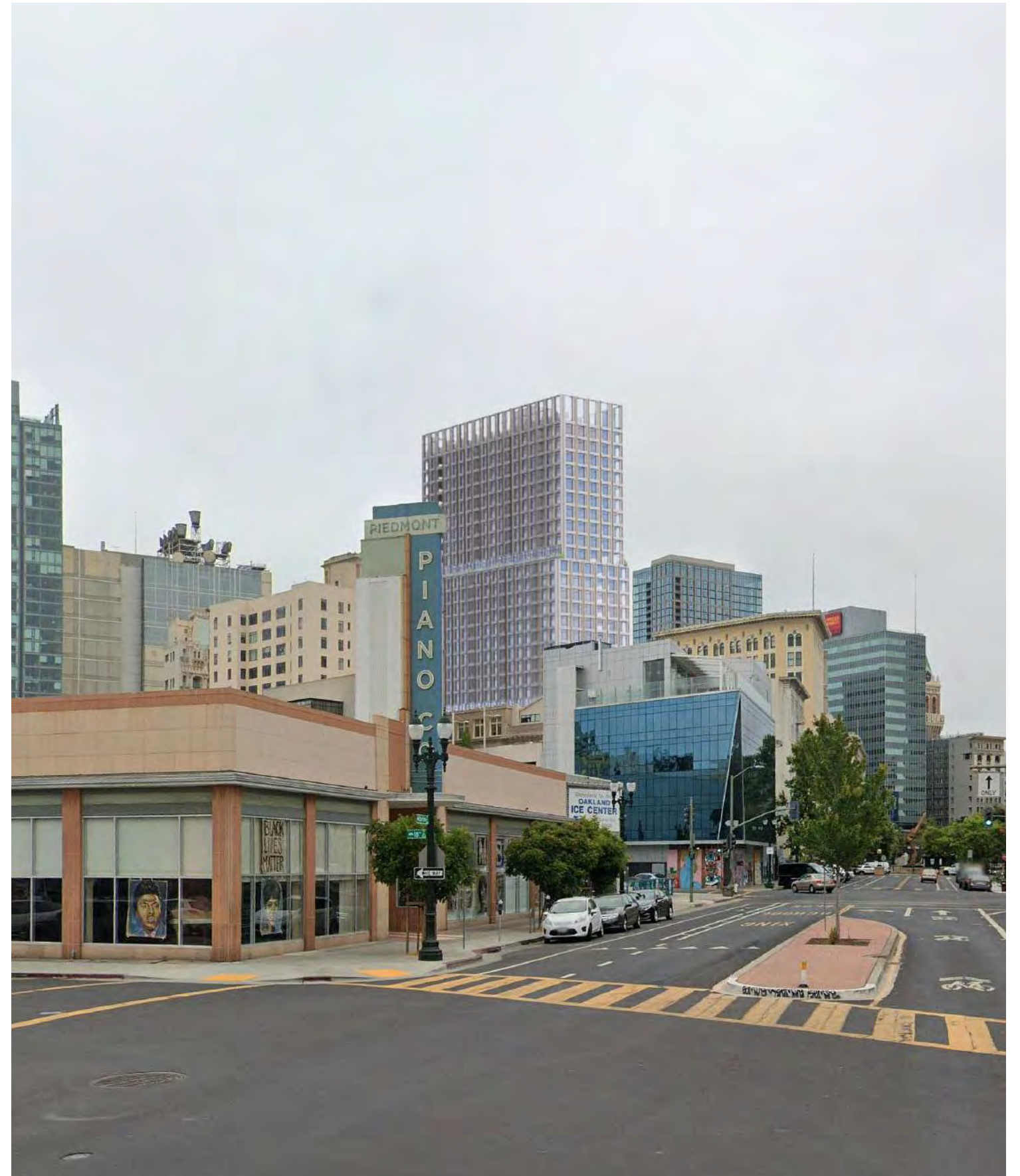


VIEW FROM I-980

EXISTING



PROPOSED

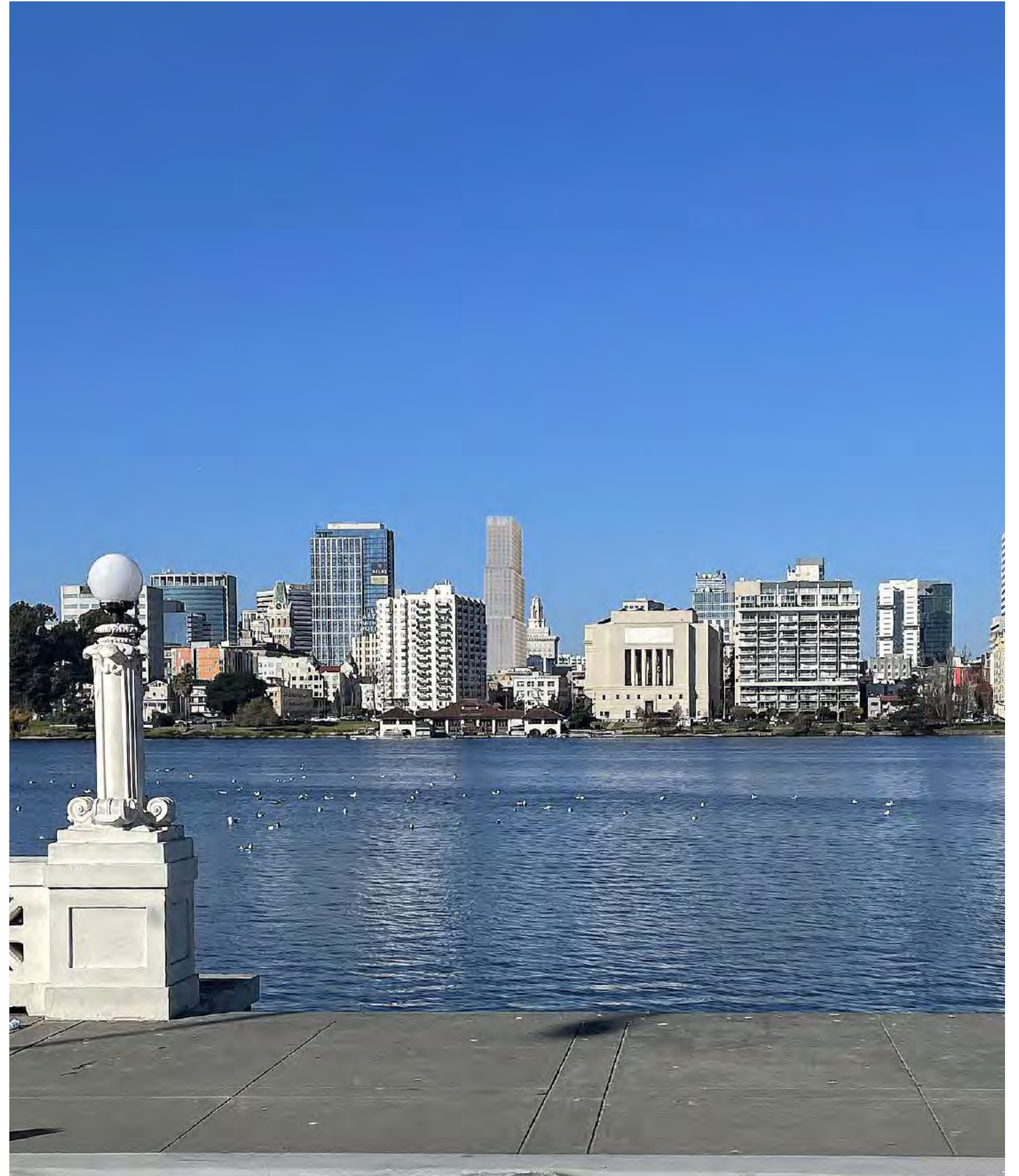


VIEW FROM SAN PABLO AVE

EXISTING

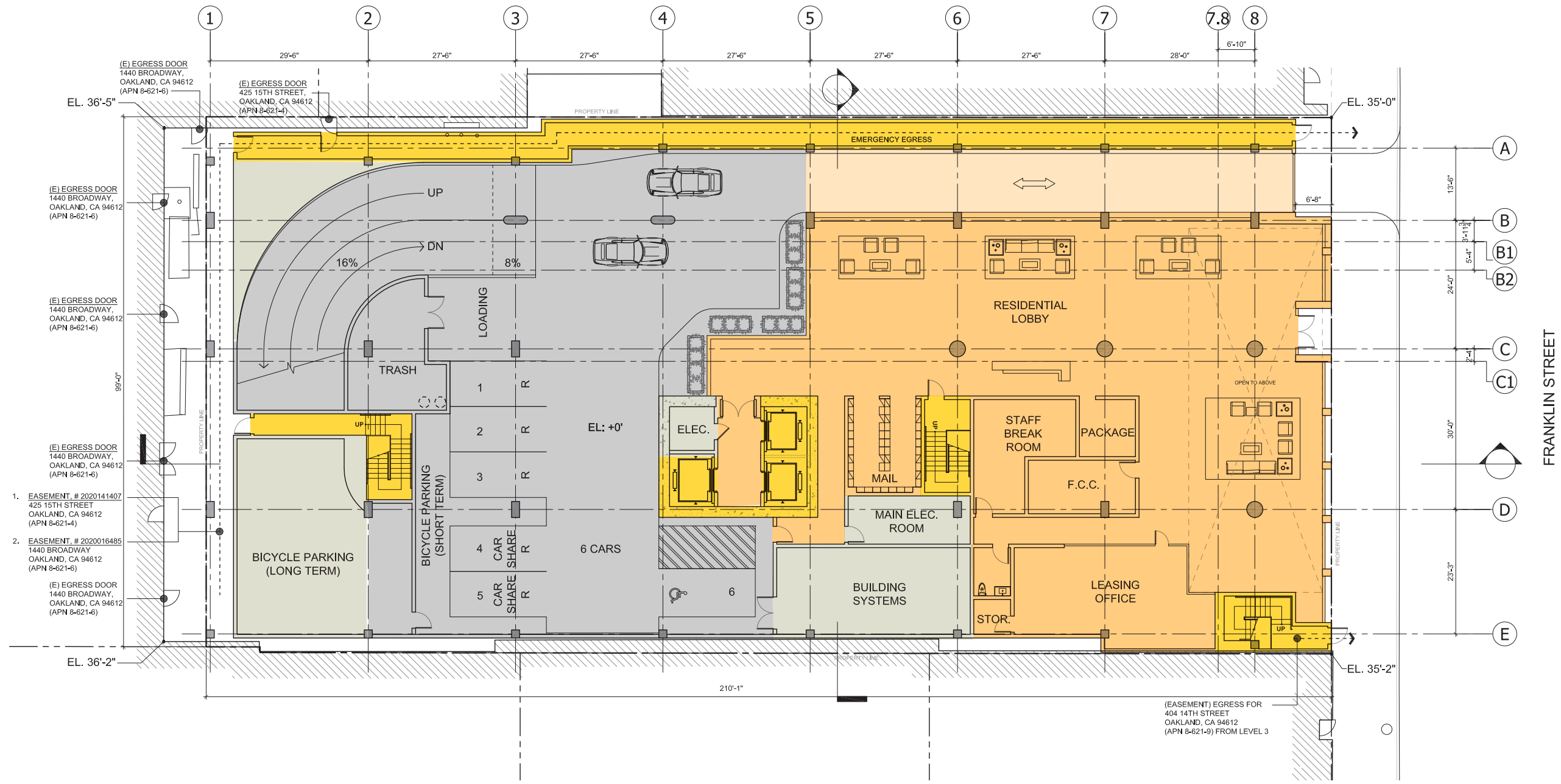


PROPOSED



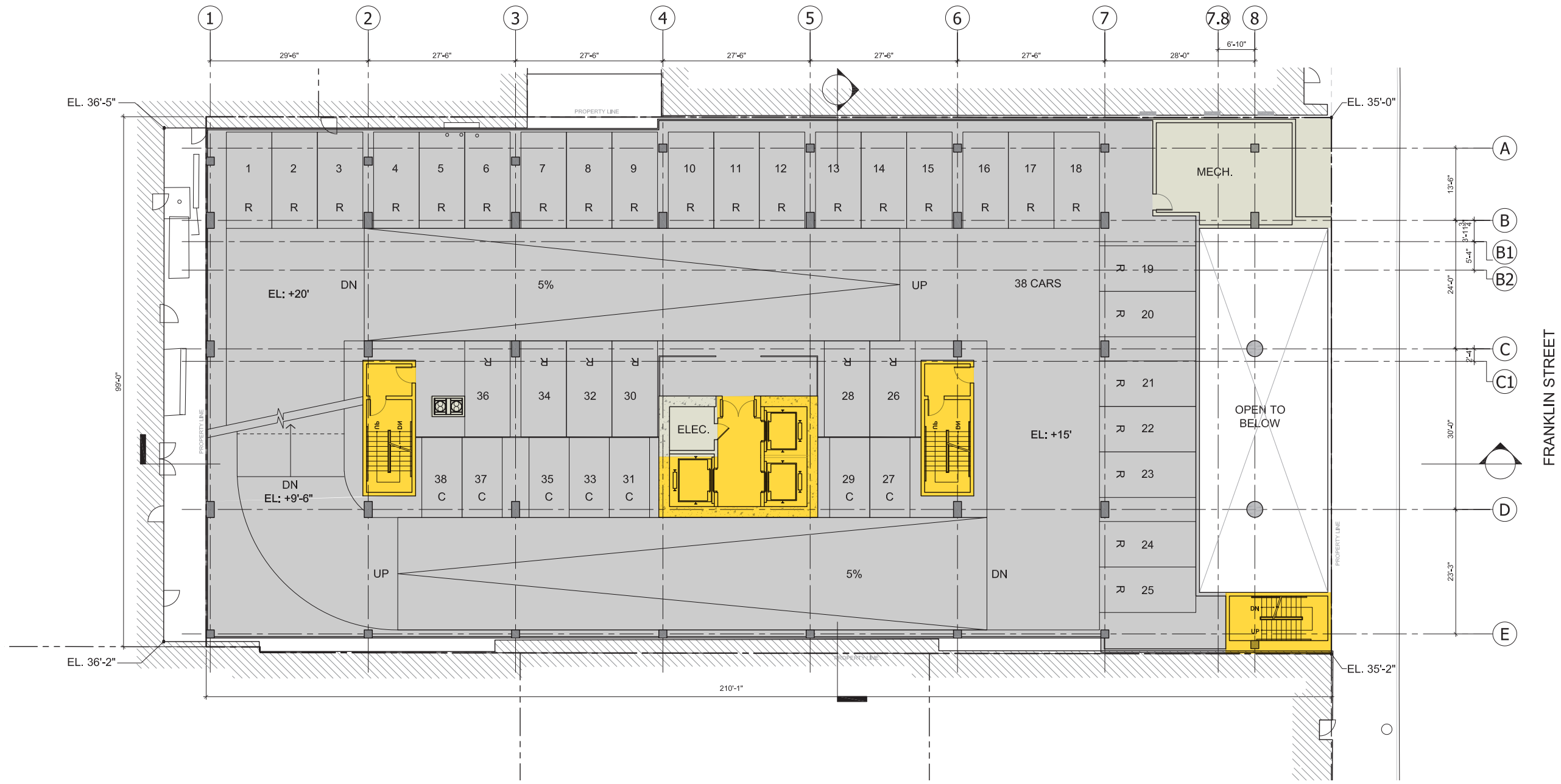
VIEW FROM 18TH ST

PLANS AND SECTIONS



FLOOR PLAN (LEVEL 1)
 SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





FLOOR PLAN (LEVEL 2)

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





FLOOR PLAN (LEVEL 3 - 4)

SCALE: x" = 1'-0" 0' 5' 15' 30'

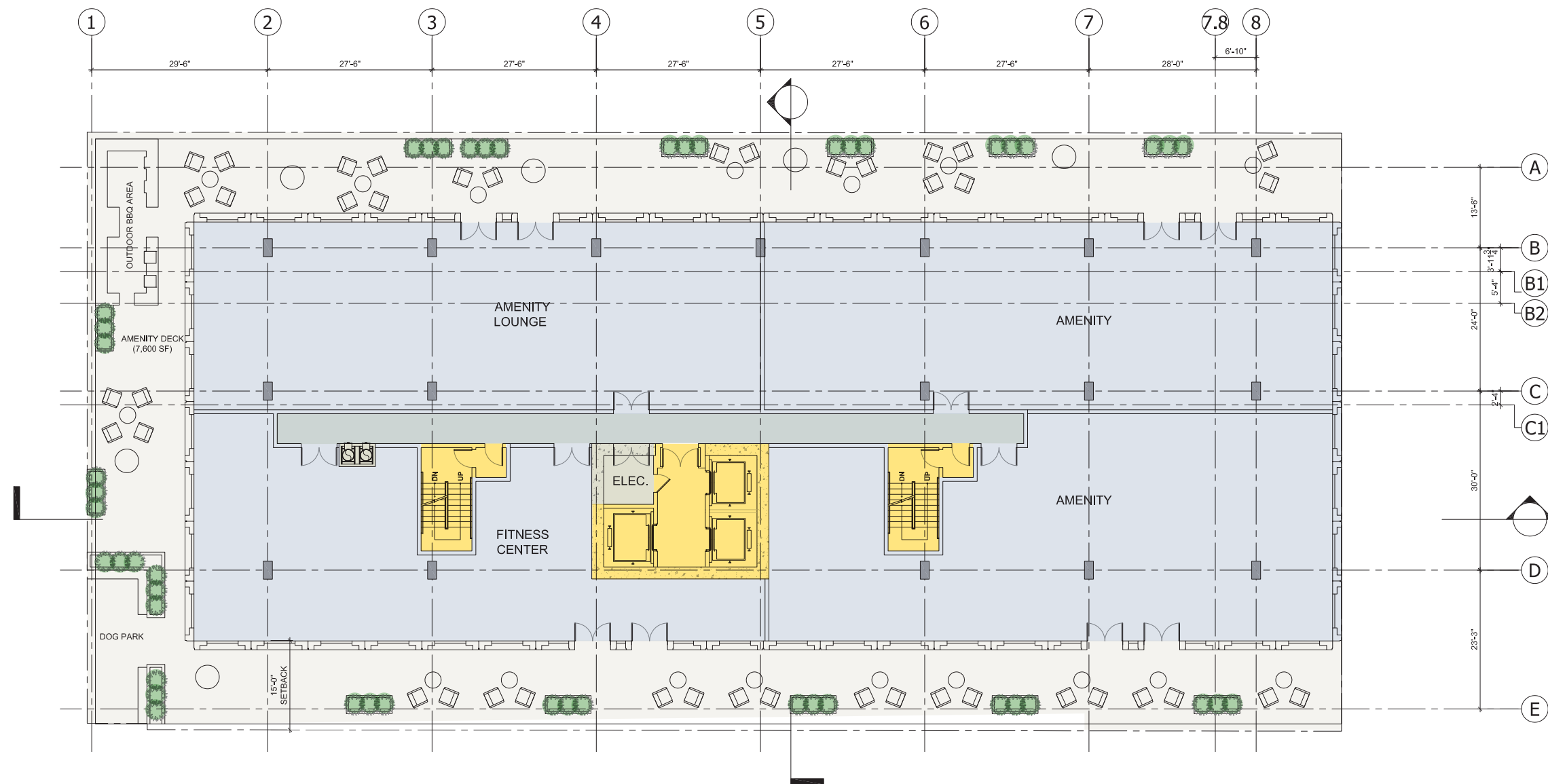




FLOOR PLAN (LEVEL 5)

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'

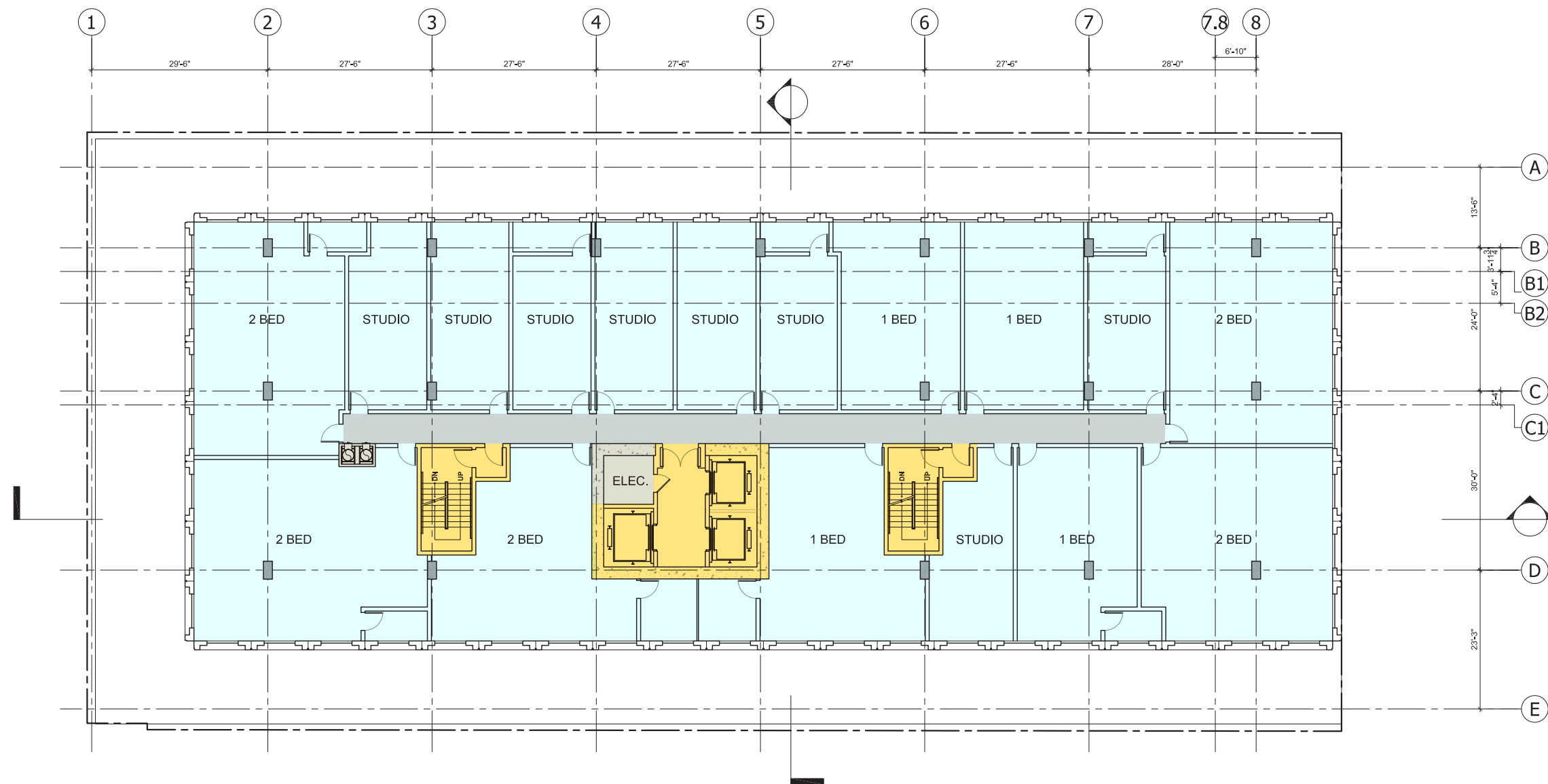




FLOOR PLAN (LEVEL 6)

SCALE: x" = 1'-0" 0' 5' 15' 30'

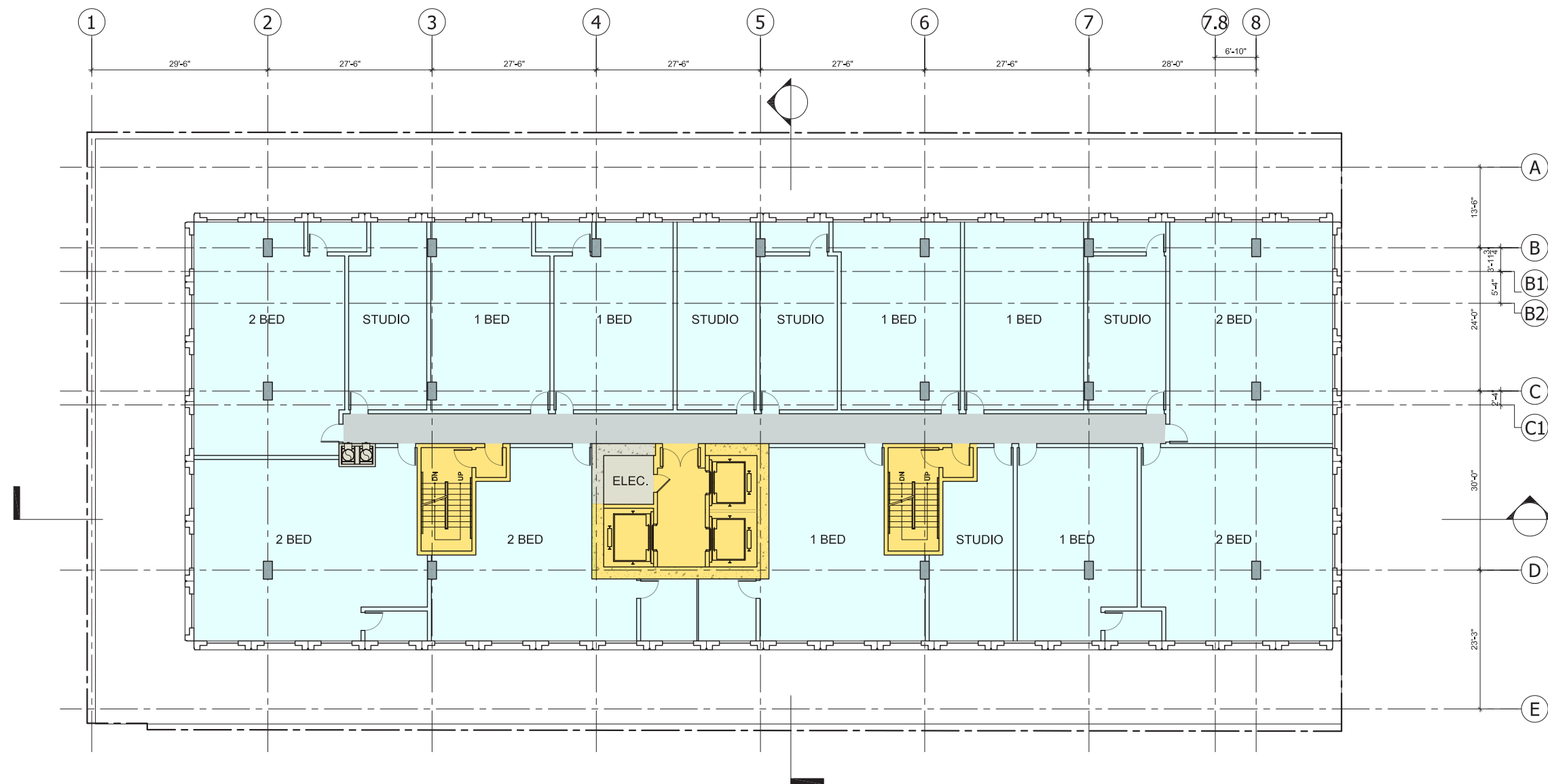




FLOOR PLAN (LEVEL 7 - 9)

SCALE: x" = 1'-0" 0' 5' 15' 30'

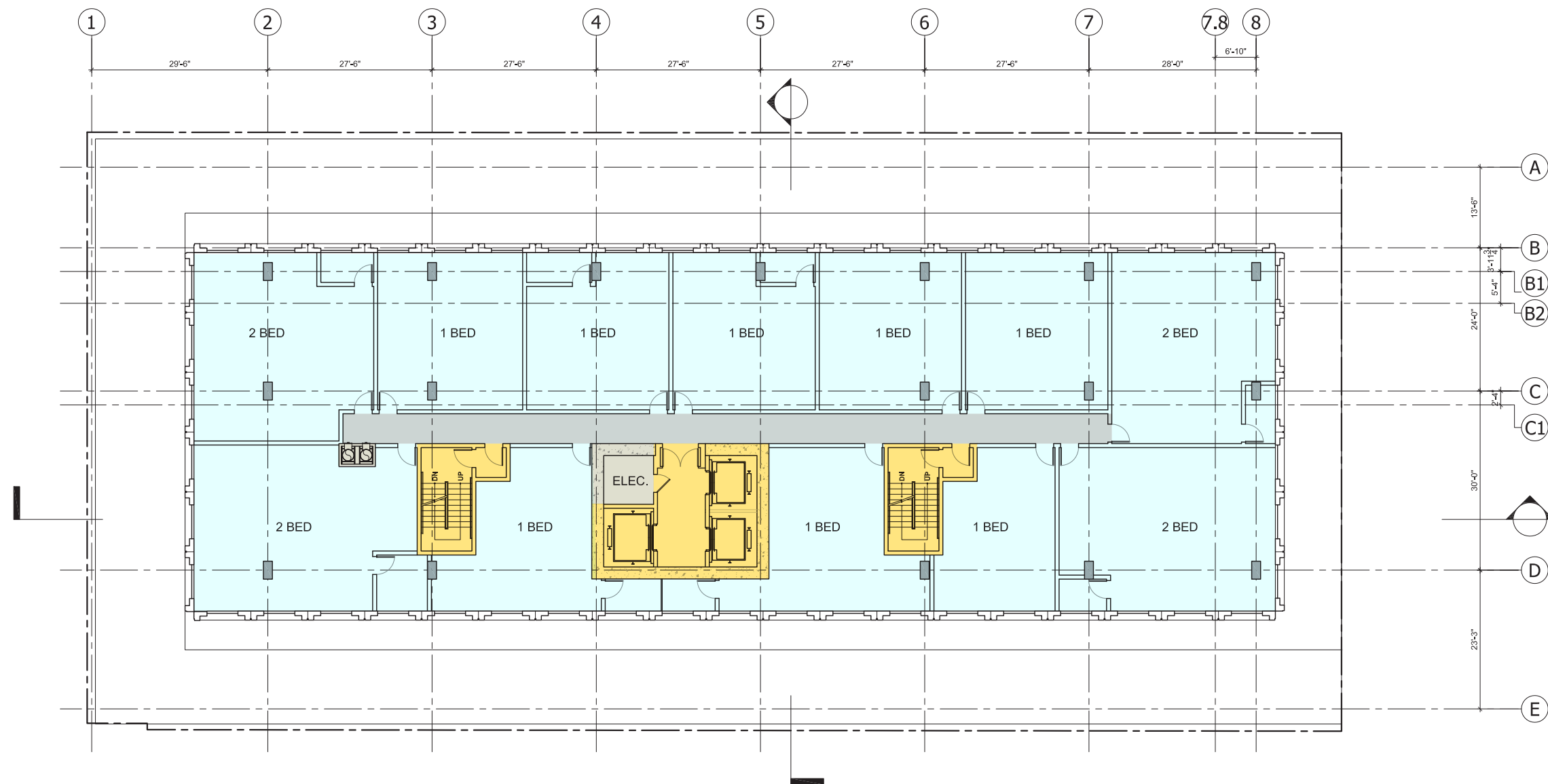




FLOOR PLAN (LEVEL 10 - 17)

SCALE: x" = 1'-0" 0' 5' 15' 30'

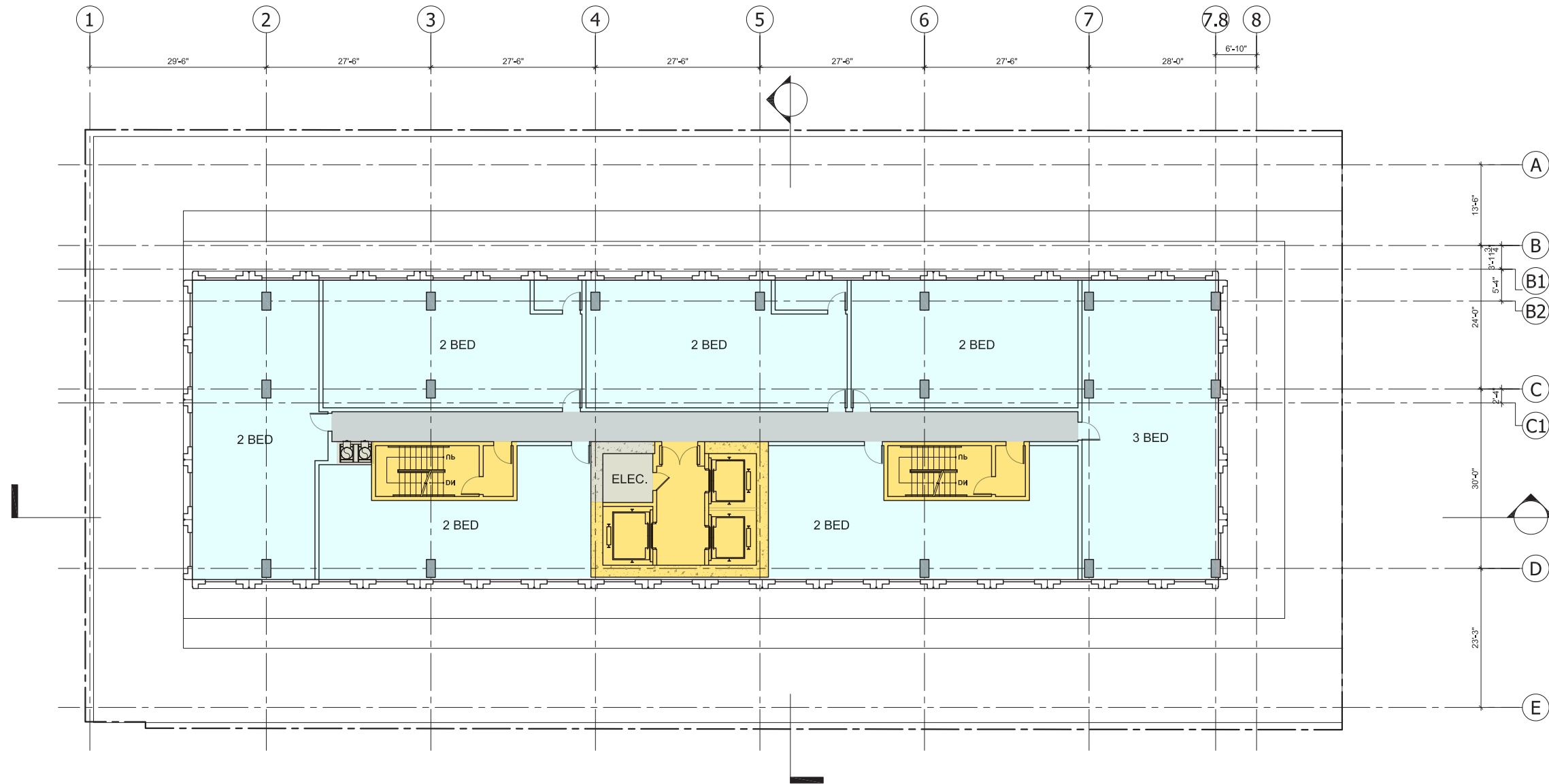




FLOOR PLAN (LEVEL 18 - 28)

SCALE: x" = 1'-0" 0' 5' 15' 30'

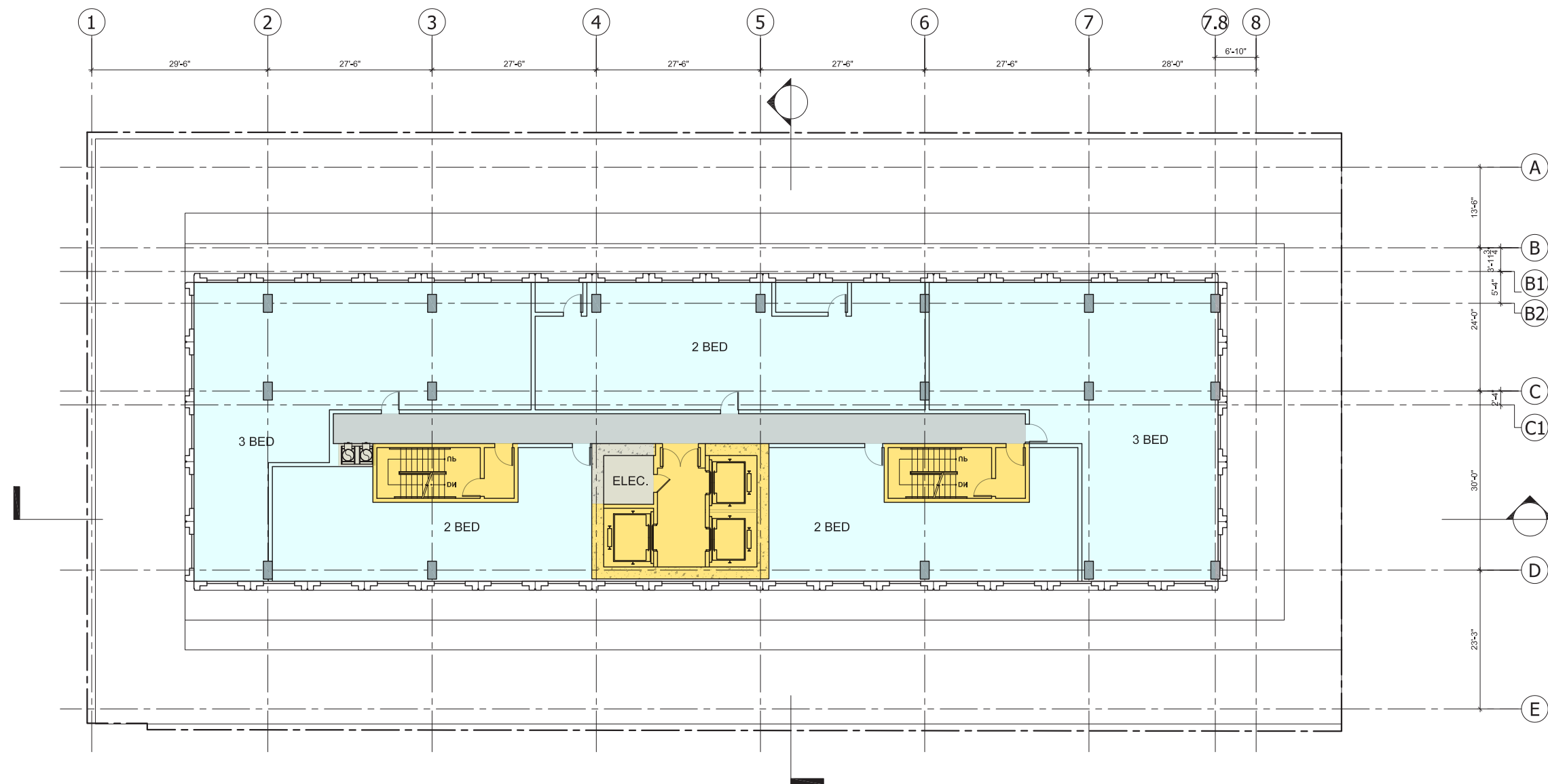




FLOOR PLAN (LEVEL 29 - 35)

SCALE: x" = 1'-0" 0' 5' 15' 30'

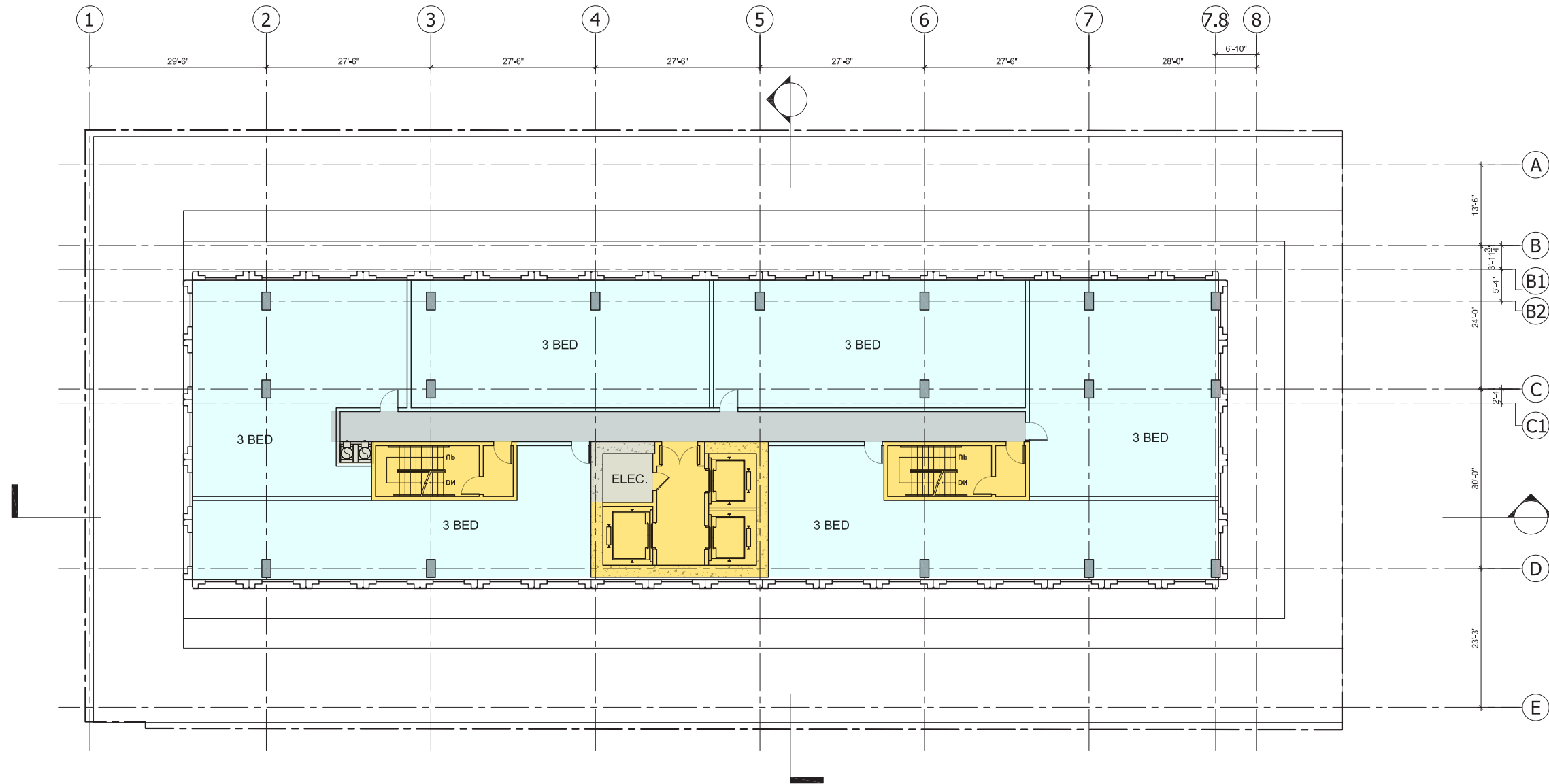




FLOOR PLAN (LEVEL 36 - 38)

SCALE: x" = 1'-0" 0' 5' 15' 30'

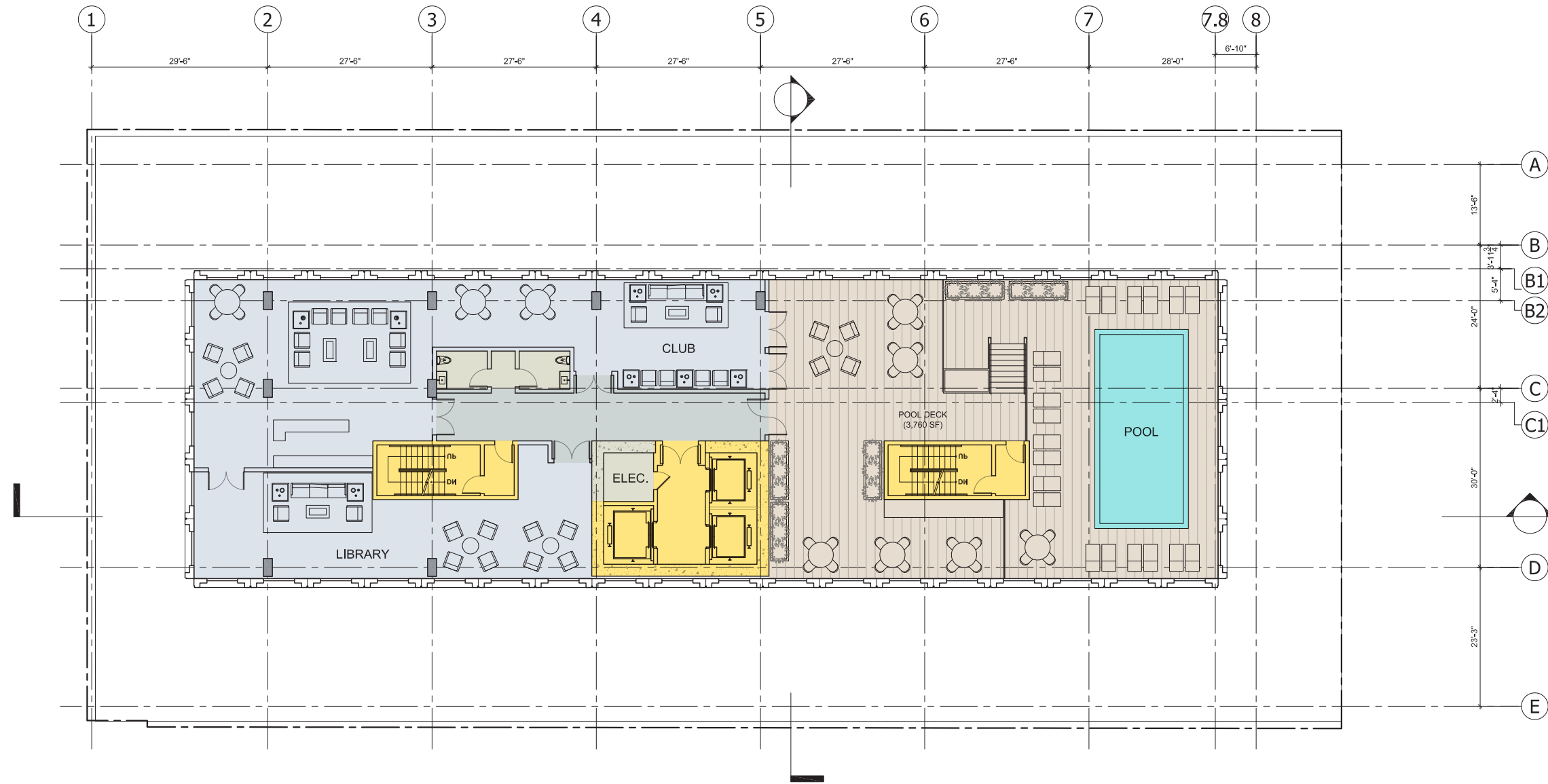




FLOOR PLAN (LEVEL 39)

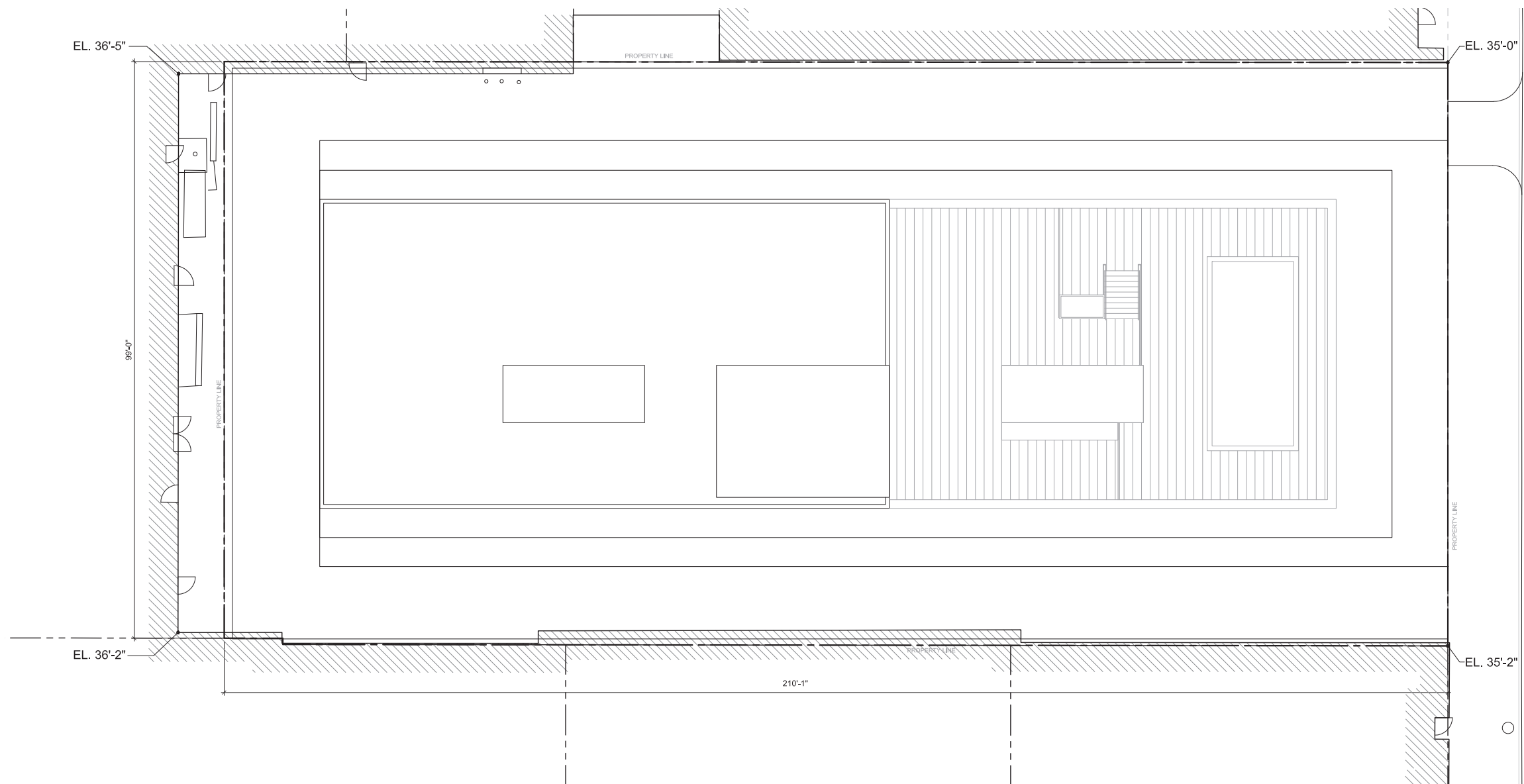
SCALE: 1" = 1'-0" 0' 5' 15' 30'





FLOOR PLAN (ROOF DECK AMENITY)
 SCALE: x" = 1'-0" 0' 5' 15' 30'



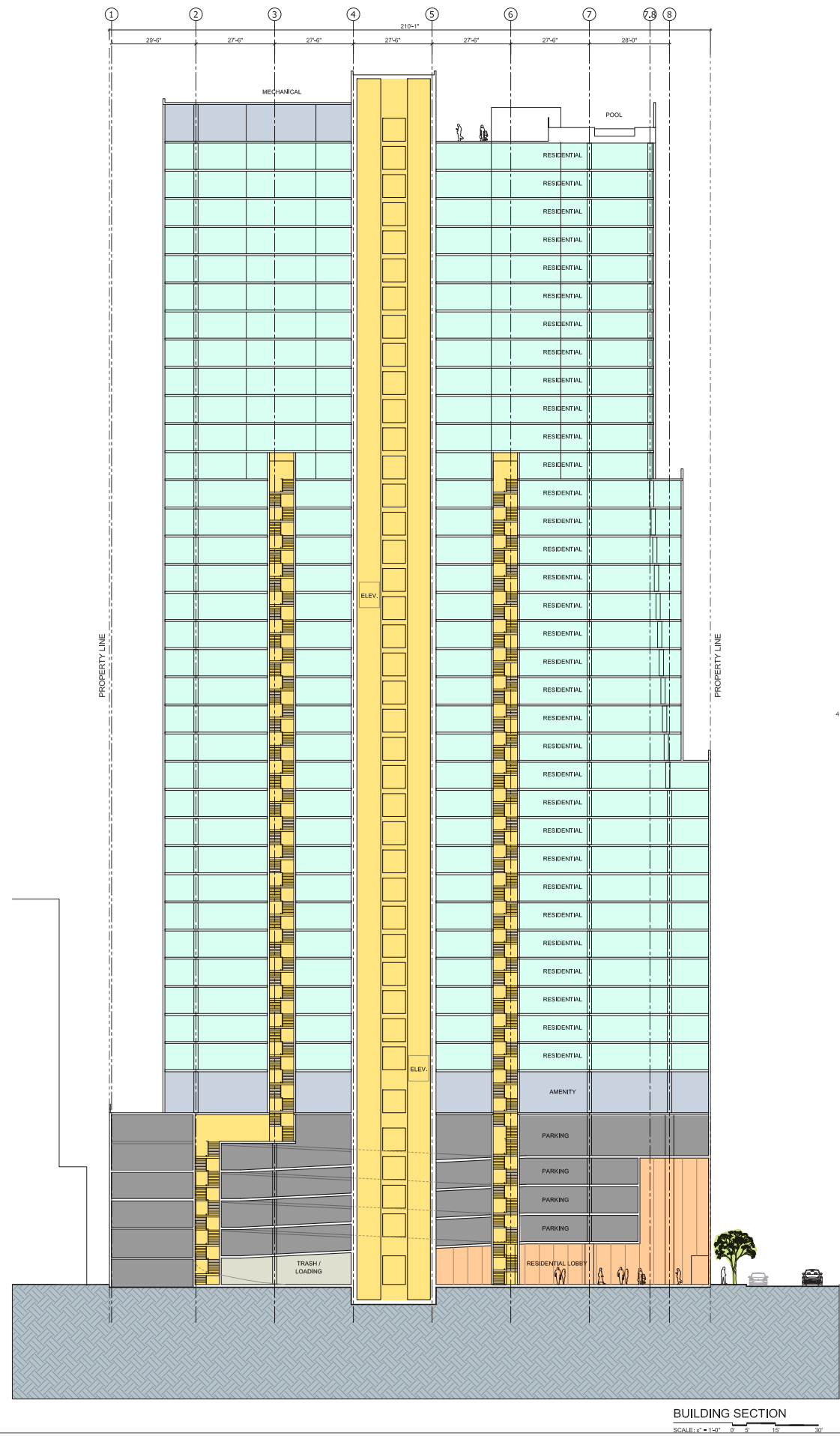


FRANKLIN STREET

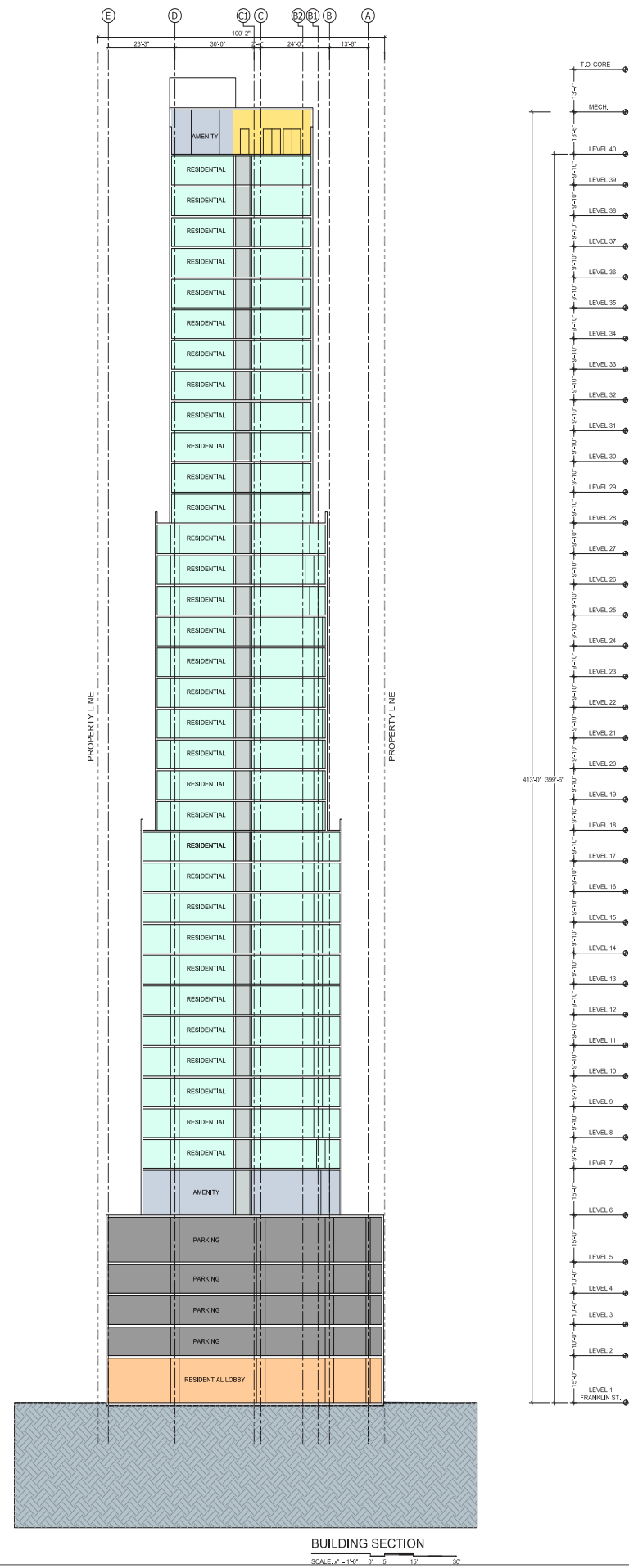
ROOF PLAN

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





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



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

Mechanical screen
Amenity deck. Glass enclosure screen

Private terraces

Punched window pre-cast system with brick facade and aluminum anodized window and low-e glass. Brick color to be determined (Approximate color shown is proposed)

Private terraces

Amenity terrace

T.O. ROOF
413' ABOVE GRADE

TERRACE
291'-4" ABOVE GRADE

TERRACE
183'-2" ABOVE GRADE

TERRACE
60' ABOVE GRADE

NORTH ELEVATION

Amenity deck, glass enclosure screen

Private terraces

Punched window pre-cast system with brick facade and aluminum anodized window and low-e glass. Brick color to be determined (Approximate color shown is proposed)

Private terraces

Amenity terrace

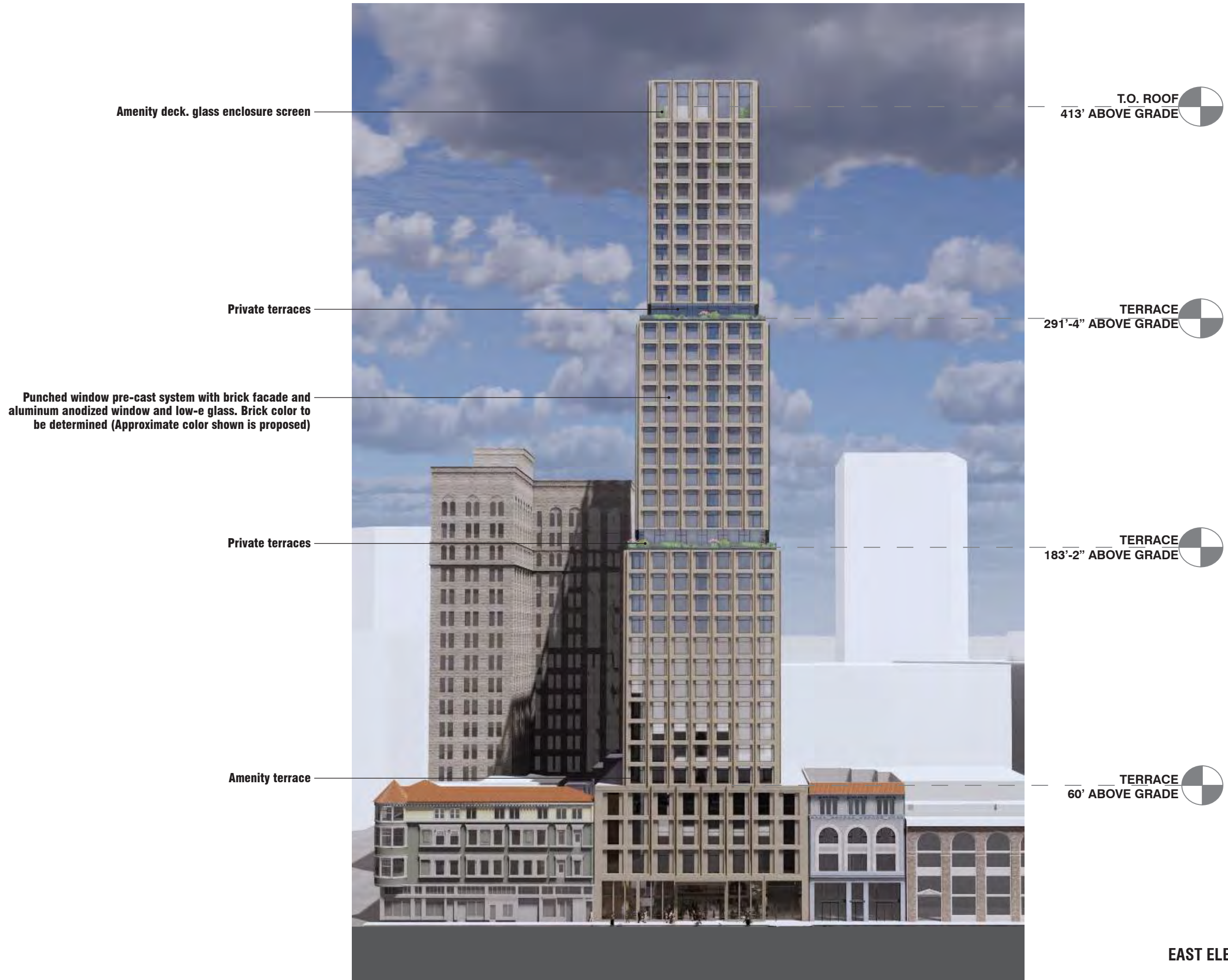
T.O. ROOF
413' ABOVE GRADE

TERRACE
291'-4" ABOVE GRADE

TERRACE
183'-2" ABOVE GRADE

TERRACE
60' ABOVE GRADE

SOUTH ELEVATION



Amenity deck. glass enclosure screen

Private terraces

Punched window pre-cast system with brick facade and aluminum anodized window and low-e glass. Brick color to be determined (Approximate color shown is proposed)

Private terraces

Amenity terrace

T.O. ROOF
413' ABOVE GRADE

TERRACE
291'-4" ABOVE GRADE

TERRACE
183'-2" ABOVE GRADE

TERRACE
60' ABOVE GRADE

EAST ELEVATION

Amenity deck. Glass enclosure screen

Private terraces

Private terraces

Punched window pre-cast system with brick facade and aluminum anodized window and low-e glass. Brick color to be determined (Approximate color show is proposed)

Amenity terrace

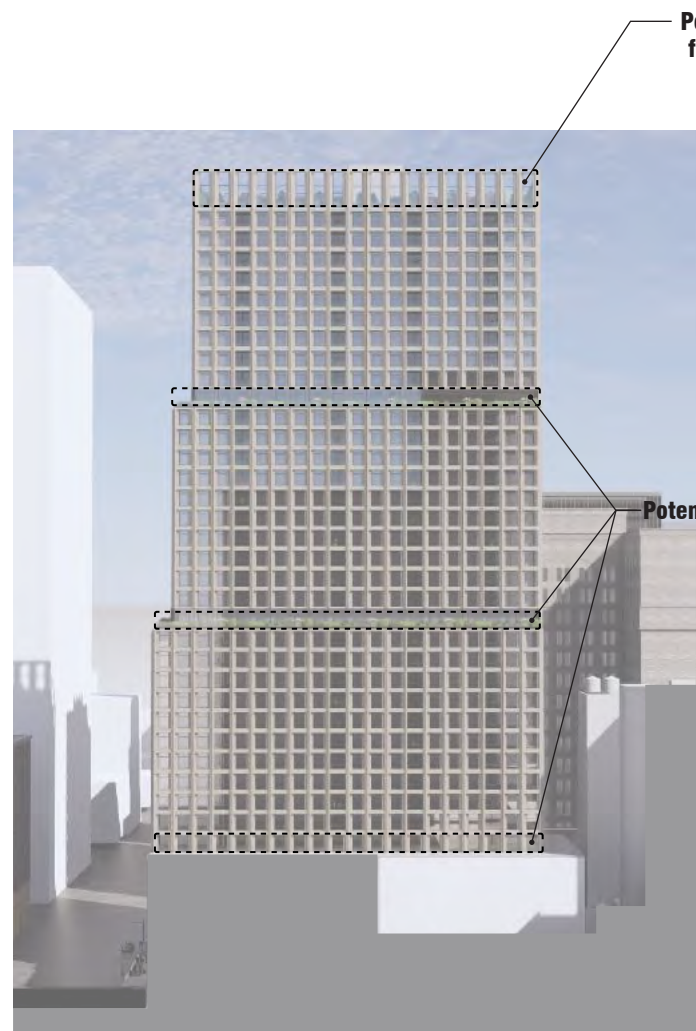
T.O. ROOF
413' ABOVE GRADE

TERRACE
291'-4" ABOVE GRADE

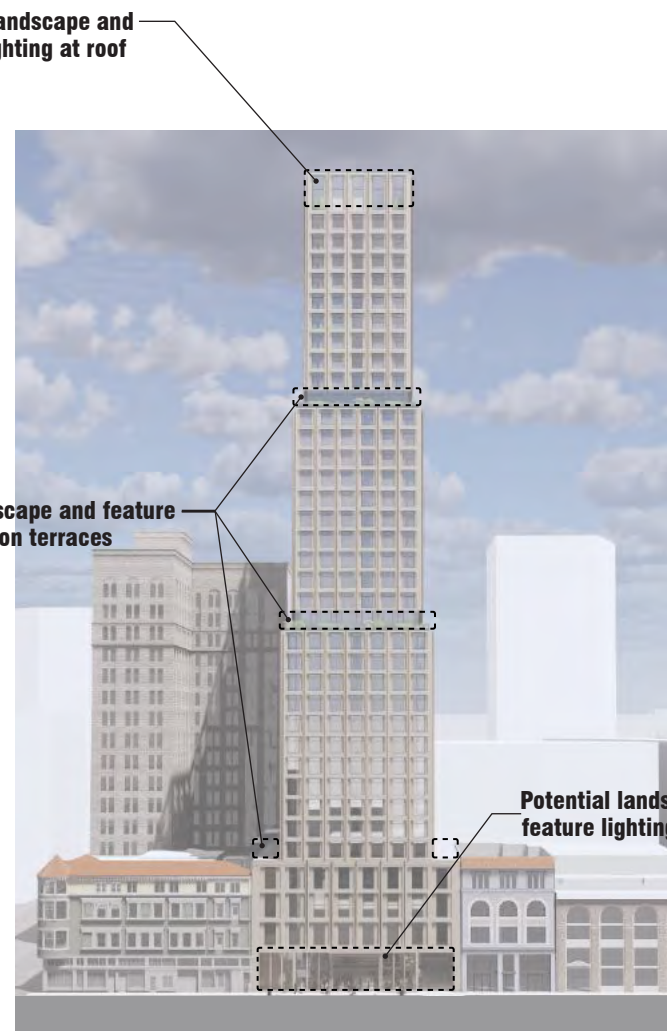
TERRACE
183'-2" ABOVE GRADE

TERRACE
60' ABOVE GRADE

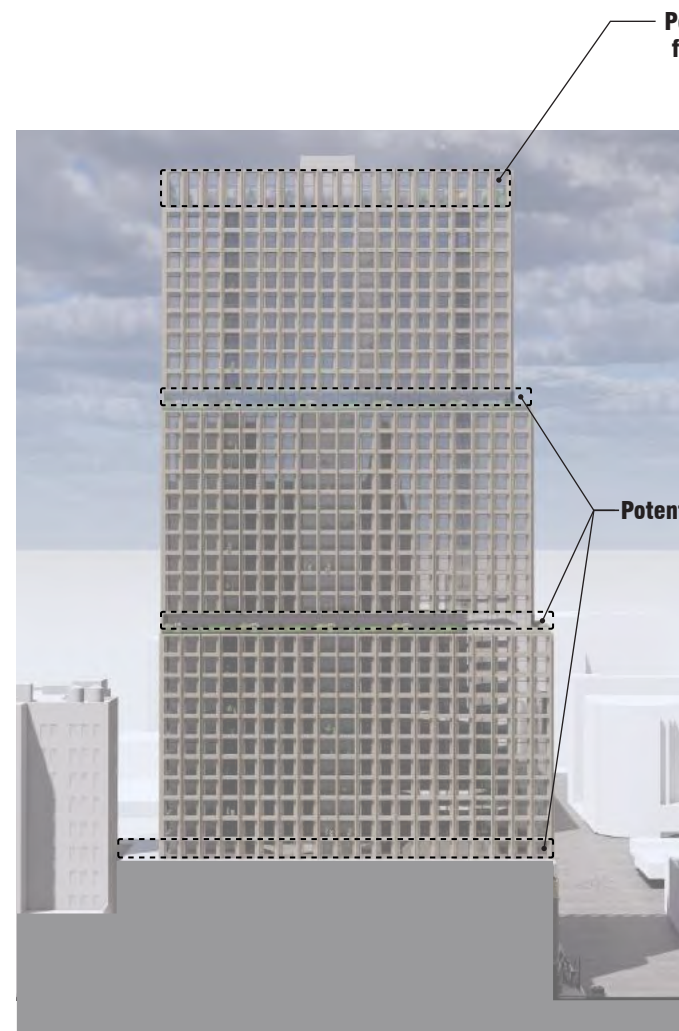
WEST ELEVATION



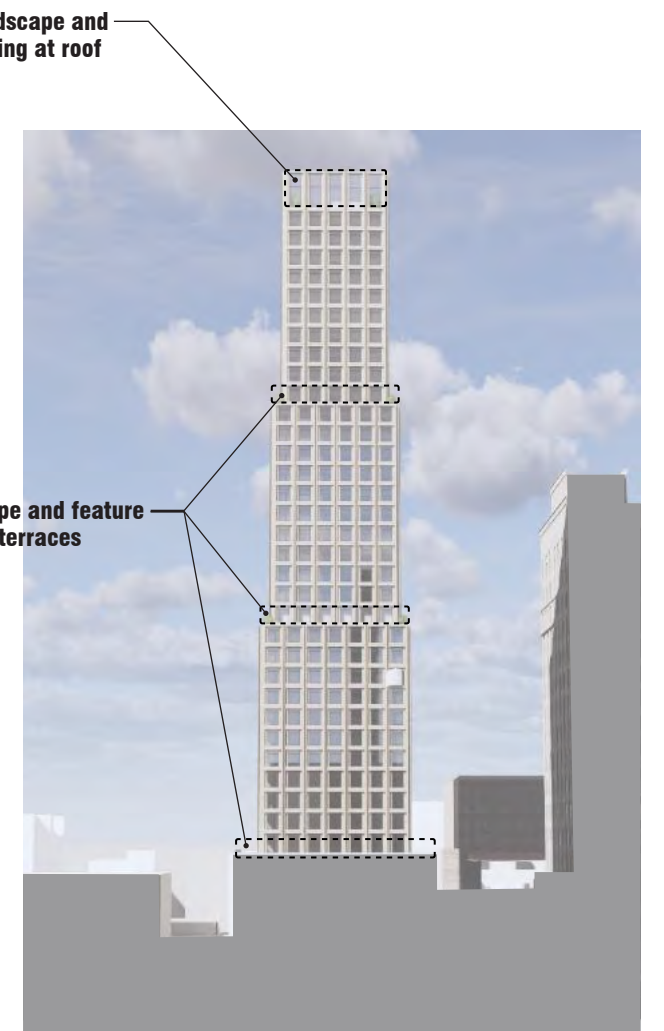
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



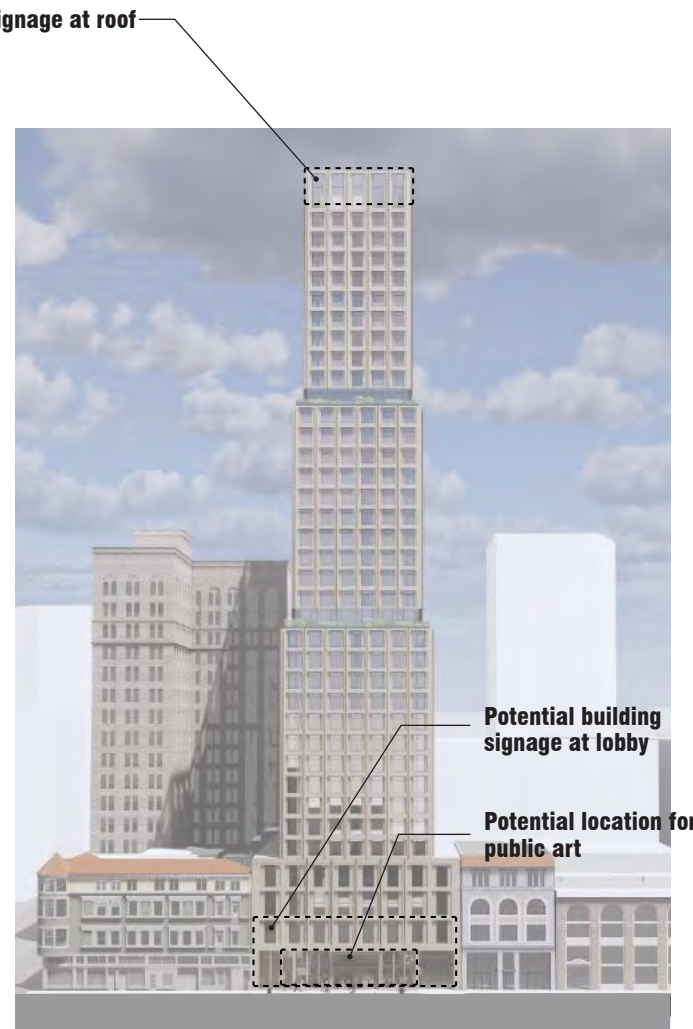
WEST ELEVATION



EXTERIOR LIGHTING LAYOUT



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SIGNAGE

RESIDENTIAL BUILDING MATRIX

	LEVELS	FLOOR HEIGHT (FT.)	HEIGHT ABOVE GRADE (FT.)	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	GROSS HORIZONTAL AREA	EXCLUDED AREA (2)	FLOOR AREA (1)															
ROOF	-	-	413'-0"	-	-	-	-	-	-	-	-															
POOL DECK	40	13'-6"	399'-6"	-	-	-	-	-	5,425	-	5,425															
RESIDENTIAL LEVELS	39	9'-10"	389'-8"	-	-	0	6	6	9,258	-	9,258															
	38	9'-10"	379'-10"	-	-	3	2	5	9,258	-	9,258															
	37	9'-10"	370'-0"	-	-	3	2	5	9,258	-	9,258															
	36	9'-10"	360'-2"	-	-	3	2	5	9,258	-	9,258															
	35	9'-10"	350'-4"	-	-	6	1	7	9,258	-	9,258															
	34	9'-10"	340'-6"	-	-	6	1	7	9,258	-	9,258															
	33	9'-10"	330'-8"	-	-	6	1	7	9,258	-	9,258															
	32	9'-10"	320'-10"	-	-	6	1	7	9,258	-	9,258															
	31	9'-10"	311'-0"	-	-	6	1	7	9,258	-	9,258															
	30	9'-10"	301'-2"	-	-	6	1	7	9,258	-	9,258															
	29	9'-10"	291'-4"	-	-	6	1	7	9,258	-	9,258															
	28	9'-10"	281'-6"	-	8	4	-	12	9,258	-	9,258															
	27	9'-10"	271'-8"	-	8	4	-	12	11,607	-	11,607															
	26	9'-10"	261'-10"	-	8	4	-	12	11,607	-	11,607															
	25	9'-10"	252'-0"	-	8	4	-	12	11,607	-	11,607															
	24	9'-10"	242'-2"	-	8	4	-	12	11,607	-	11,607															
	23	9'-10"	232'-4"	-	8	4	-	12	11,607	-	11,607															
	22	9'-10"	222'-6"	-	8	4	-	12	11,607	-	11,607															
	21	9'-10"	212'-8"	-	8	4	-	12	11,607	-	11,607															
	20	9'-10"	202'-10"	-	8	4	-	12	11,607	-	11,607															
	19	9'-10"	193'-0"	-	8	4	-	12	11,607	-	11,607															
	18	9'-10"	183'-2"	-	8	4	-	12	11,607	-	11,607															
	17	9'-10"	173'-4"	5	6	5	-	16	11,607	-	11,607															
	16	9'-10"	163'-6"	5	6	5	-	16	14,167	-	14,167															
	15	9'-10"	153'-8"	5	6	5	-	16	14,167	-	14,167															
	14	9'-10"	143'-10"	5	6	5	-	16	14,167	-	14,167															
	13	9'-10"	134'-0"	5	6	5	-	16	14,167	-	14,167															
	12	9'-10"	124'-2"	5	6	5	-	16	14,167	-	14,167															
11	9'-10"	114'-4"	5	6	5	-	16	14,167	-	14,167																
10	9'-10"	104'-6"	5	6	5	-	16	14,167	-	14,167																
9	9'-10"	94'-8"	8	4	5	-	17	14,167	-	14,167																
8	9'-10"	84'-10"	8	4	5	-	17	14,167	-	14,167																
7	9'-10"	75'-0"	8	4	5	-	17	14,167	-	14,167																
AMENITY	6	15'-0"	60'-0"	N/A					14,167	-	14,167															
GARAGE	5	15'-0"	45'-0"						N/A					20,205	18,036	2,169										
	4	10'-0"	35'-0"											N/A					20,205	18,036	2,169					
	3	10'-0"	25'-0"																N/A					20,205	18,036	2,169
	2	10'-0"	15'-0"																					N/A		
LOBBY	1	15'-0"	0'-0"	N/A					20,205	7,860	12,345															
TOTAL									64	148	150	19	381	501,060	80,004	421,056										
									16.8%	38.8%	39.4%	5.0%	100%													

PROJECT INFORMATION

PROJECT NAME:	1431 FRANKLIN RESIDENCES
PROJECT ADDRESS:	1431 FRANKLIN STREET OAKLAND, CA 94612
OWNER:	TIDEWATER CAPITAL
APN:	8-621-8-7
ZONING:	CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL ZONE (CBD-P)
ZONING SPECIFIC PLAN:	DOWNTOWN SPECIFIC PLAN (PROPOSED); HEIGHT AREA 7, NO LIMIT
TOTAL LOT AREA:	20,974 SQUARE FEET
DENSITY:	<u>MARKET RATE DWELLING UNITS</u> 20,974 X 91% = 19,086 SF, AT 1 UNIT PER 90 SF = 212 UNITS ALLOWED <u>EFFICIENCY DWELLING UNITS</u> 20,974 X 9% = 1,888 SF, AT 1 UNIT PER 45 SF = 42 UNITS ALLOWED <u>WITH STATE DENSITY BONUS</u> 212 + 42 = 254 UNITS X 50% BONUS = 381 DWELLING UNITS NOTE: PER AFFORDABLE HOUSING DENSITY BONUS SUPP. FORM, TABLE 3
TOTAL STORIES:	39 STORIES
Lot Coverage (Allowed)	85%
Lot Coverage (Provided)	70%

OPEN SPACE SUMMARY (3)

	UNITS	SQFT / UNIT	TOTAL (SQFT)
REQUIRED	381	75	28,575
PROVIDED	Private Open Space		14,900
	Public Open Space		8,100
			23,000

PARKING SUMMARY

	UNITS	STALLS / UNIT	TOTAL
ALLOWED	381	1.25	476
PROVIDED	381	0.438	167

BICYCLE PARKING SUMMARY

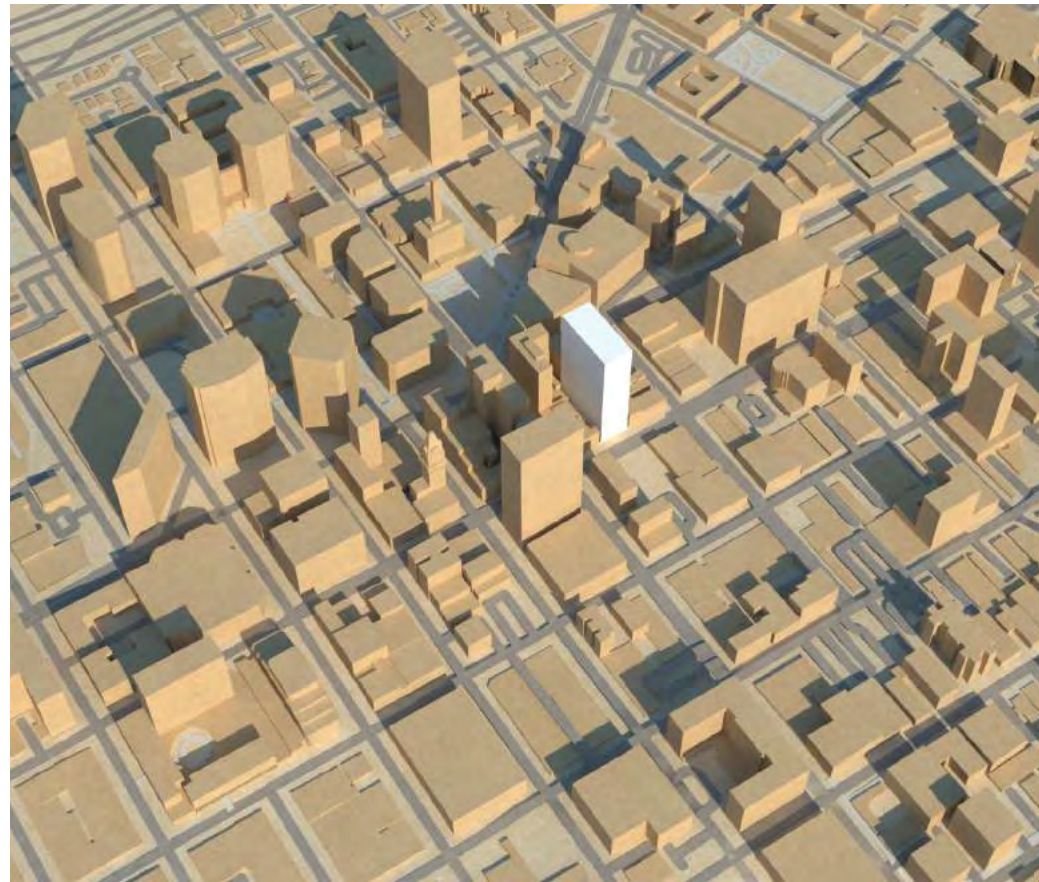
	UNITS	BIKES / UNIT	TOTAL
LONG-TERM	381	1 BIKE / 4 UNITS	96
SHORT-TERM	381	1 BIKE / 20 UNITS	20
PROVIDED			116

- Notes
- Per Chapter 17.09.040: "Floor area," for all projects except those with one or two dwelling units on a lot, means the total of the gross horizontal areas of all floors, including usable basements, below the roof and within the outer surfaces of the main walls of principal or accessory buildings or the center lines of party walls separating such buildings or portions thereof, or within lines drawn parallel to and two (2) feet within the roof line of any building or portion thereof without walls, but excluding the following: a. Areas used for off-street parking spaces or loading berths and driveways and maneuvering aisles relating thereto; b. Areas which qualify as usable open space under the standards for required usable open space in Chapter 17.126; c. In the case of Nonresidential Facilities: arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.
 - Areas used for off-street parking spaces or loading berths and driveways and maneuvering aisles relating thereto; Areas which qualify as usable open space under the standards for required usable open space in Chapter 17.126; arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.
 - Not more than 50% of required open space may be located on the uppermost roof of the building
 - Landscaping enhancements area at public open space is 50%

APPENDIX



APPENDIX - PROJECTED SHADOW STUDY



MARCH/SEPTEMBER - 9AM



MARCH/SEPTEMBER - 12PM



MARCH/SEPTEMBER - 3PM

APPENDIX - SHADOW STUDIES



JUNE - 9AM

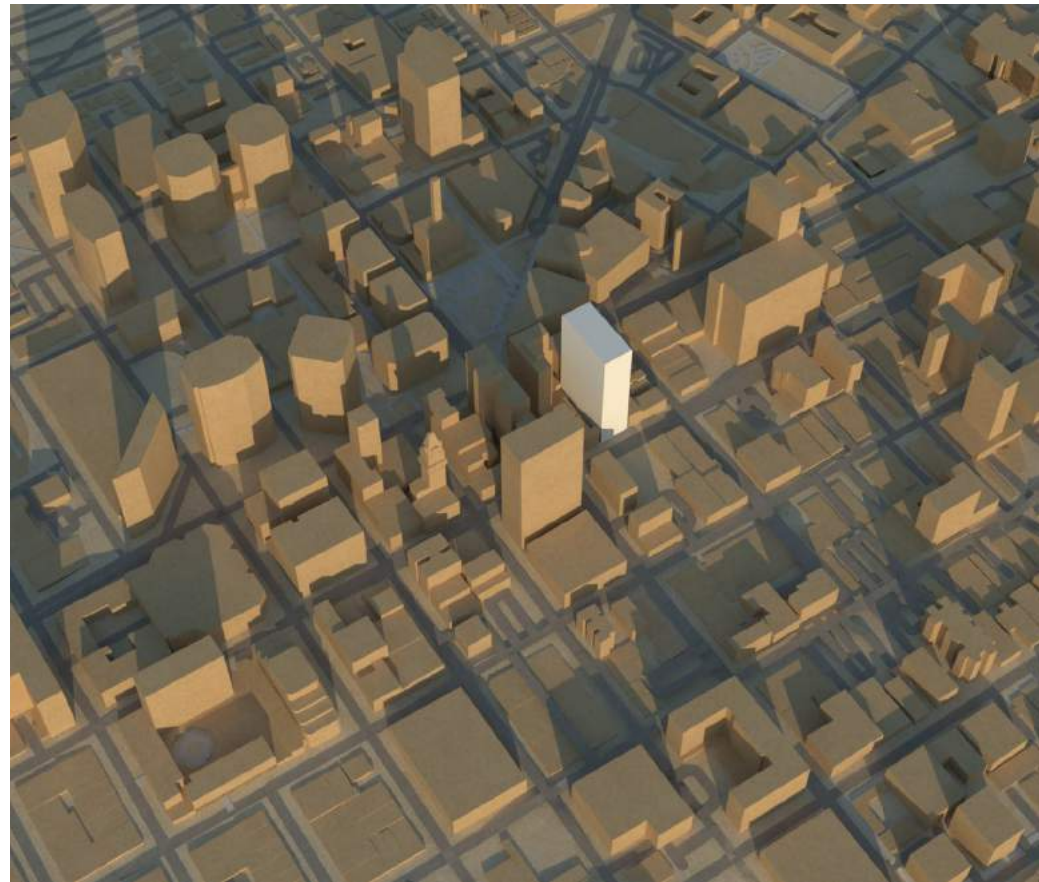


JUNE - 12PM



JUNE - 3PM

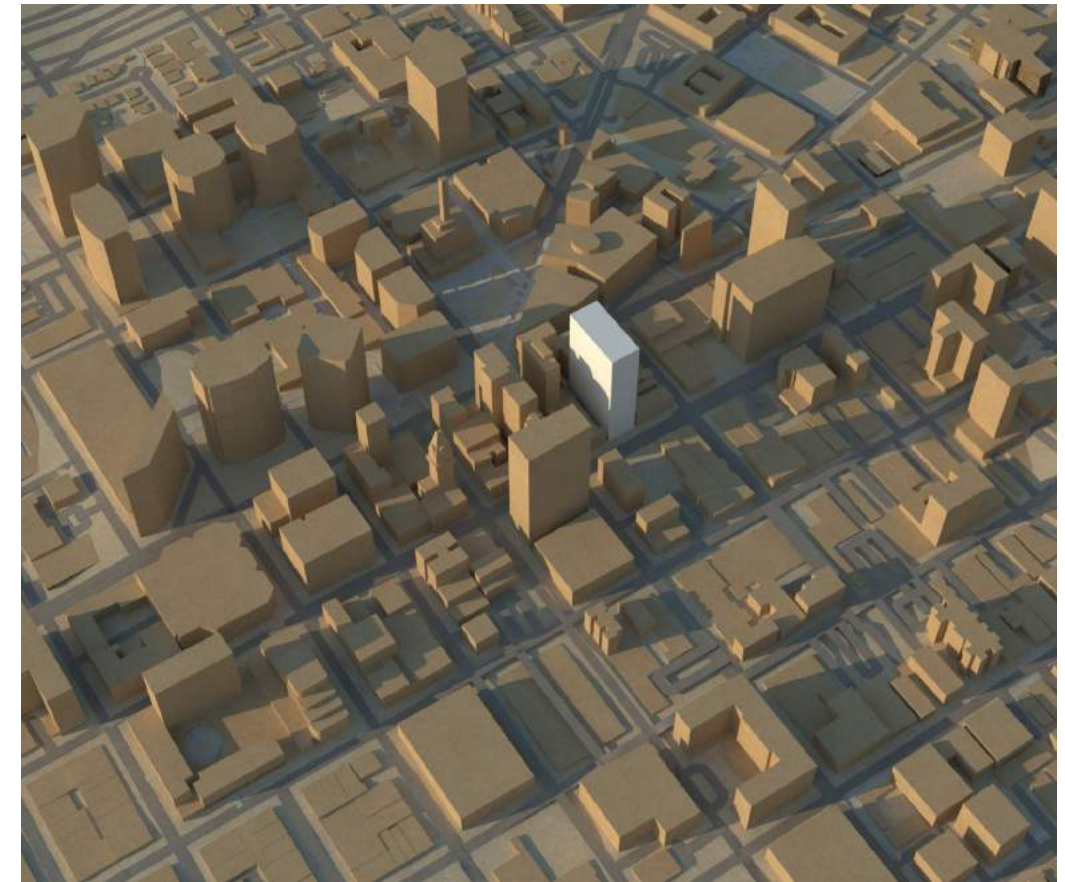
APPENDIX - SHADOW STUDIES



DECEMBER - 9AM



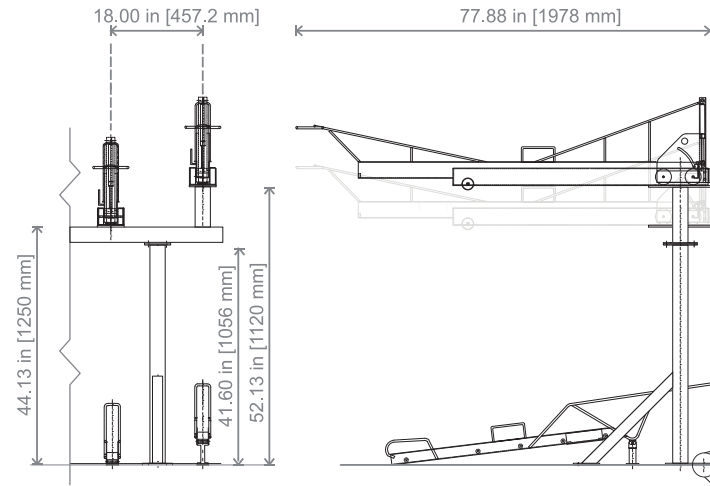
DECEMBER - 12PM



DECEMBER - 3PM

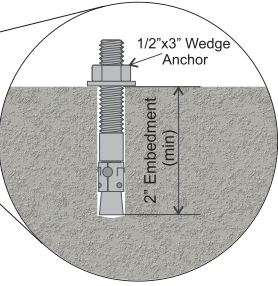
APPENDIX - SHADOW STUDIES

Urban Double Stacker - Standard Aisle



Specifications

Capacity	
Bicycles per set	2 (one up and one down)
Bicycle spacing	18.00 or 24.00 in [457.2 or 609.6 mm]
Rise differential	6.00 or 8.00 in [152.4 or 203.4 mm]
Weight	
Per two bicycle spaces	± 89.65 lbs [40.75 kg]
Materials	
Assembly material	Steel
Available finishes	
Powder coated (RAL 7016 - Anthracite Grey)	
Hot Dipped Galvanized	



These drawings are not for construction purposes and are for information purposes only. All information contained herein was current at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate.

URBAN RACKS

INNOVATIVE | BICYCLE PARKING

1-888-717-8881 sales@urbanracks.com
For more product and company information, please visit us at www.urbanracks.com

DOUBLE STACKER BIKE PARKING (LONG TERM)

CAPITOL™ BIKE RACK

PRODUCT DATA

The Capitol Bike Rack's solid, corrosion-resistant cast aluminum body provides the strength necessary to stand up to continuous use while its simple, space-saving design allows it to engage with its surrounding environment as much or as little as desired. With a design perfect for cityscapes and other contemporary architectural settings, the Capitol Bike Rack is a solution for environments of all types.

MATERIAL & FINISHES		INSTALLATION & MAINTENANCE		
MATERIAL	FINISHES	GUIDELINES & SECURITY	INSTALLATION	MAINTENANCE
<ul style="list-style-type: none"> Body is made of corrosion-resistant cast aluminum with galvanized tripod. 	<ul style="list-style-type: none"> See the Forms+Surfaces Powdercoat Chart for details. Suitable RAL colors are available for an upcharge. Due to the inherent nature of metal castings, glass superimposed are not offered for cast components. 	<ul style="list-style-type: none"> Meets Association of Pedestrian and Bicycle Professionals (APBP) guidelines. A locking point detail and mounting configurations that meet APBP guidelines can be found on page 1 and 2 of this document. 	<ul style="list-style-type: none"> Capitol Bike Racks mount to surfaces provided with embedded anchors. Stainless steel anchors and torque-resistant aluminum steel screws are included. 	<ul style="list-style-type: none"> Minor blemishes can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS

OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
5' (1527 mm)	4" (102 mm)	34" (864 mm)	25 lbs (11.4 kg)

LOCKING POINT AND CONFIGURATION EXAMPLES

The Capitol Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document for more details.

A standard U-lock can be locked at this location to meet APBP guidelines for security and functionality.

LOCKING POINT EXAMPLE
T 800.451.0410 | www.forms-surfaces.com

ACCOUNTING / HARDWARE DETAIL
FORMS+SURFACES®

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page 1 of 7 | Rev 06-14-17

CAPITOL™ BIKE RACK

PRODUCT DATA

LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Capitol Bike Rack Environmental Data Sheet for detailed environmental impact information.
- Capitol aluminum casting has up to 95% recycled content and is fully recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

MODEL NUMBER AND DESCRIPTION

MODEL	DESCRIPTION
3RCA1	Capitol Bike Rack

PRODUCT OPTIONS

The following options are available for an upcharge:

- Premium Texture Coating from Forms+Surfaces Powdercoat Chart
- Custom RAL powdercoat color

LEAD TIME: 4 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at 800.451.0410 or sales@forms-surfaces.com. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, powdercoat color for body casting. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

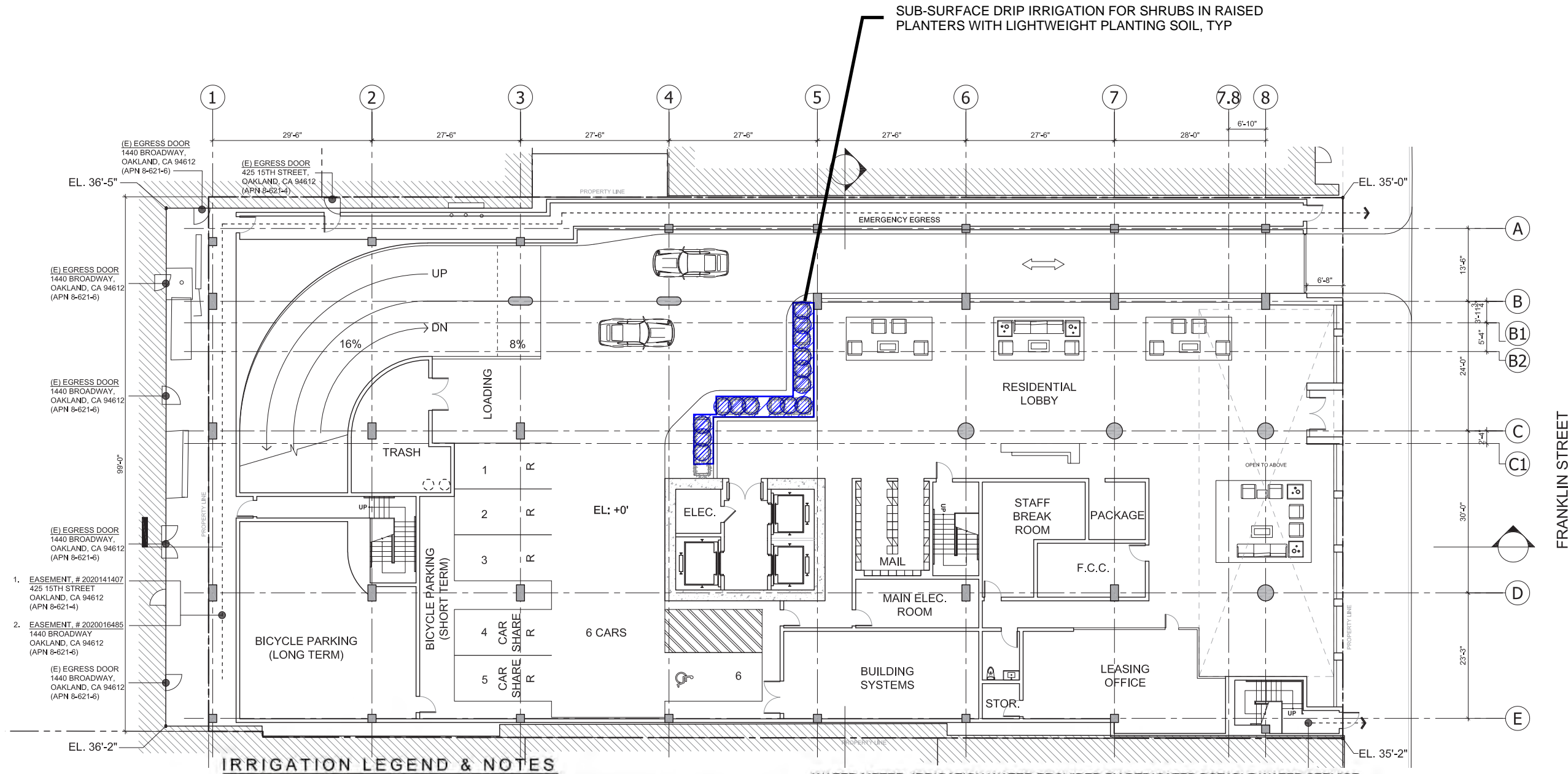
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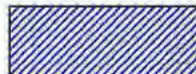
page 2 of 7 | Rev 06-14-17

BIKE RACK (SHORT TERM)



SUB-SURFACE DRIP IRRIGATION FOR SHRUBS IN RAISED PLANTERS WITH LIGHTWEIGHT PLANTING SOIL, TYP

IRRIGATION LEGEND & NOTES

 SUBSURFACE DRIP IRRIGATION VALVED FOR SEPERATE HYDROZONES WITH SIMILAR EXPOSURE AND PLANT WATER USE. 0.5 GPH DRIPPERLINE WITH EMITTERS SPACING AT 12" OC TYPICAL.

IRRIGATED LANDSCAPE AREA (THIS FLOOR) 24 SQ. FT.
 TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT.

WATER METER: IRRIGATION WATER PROVIDED BY DEDICATED POTABLE WATER SERVICE METER OR SUB METER.

BACKFLOW: BACKFLOW PREVENTION DEVICE AS REQUIRED TO PROTECT WATER SUPPLY FROM CONTAMINATION.

CONTROLLER: SMART ET-BASED IRRIGATION CONTROLLER WITH FLOW SENSOR AND MASTER SHUT-OFF VALVE.

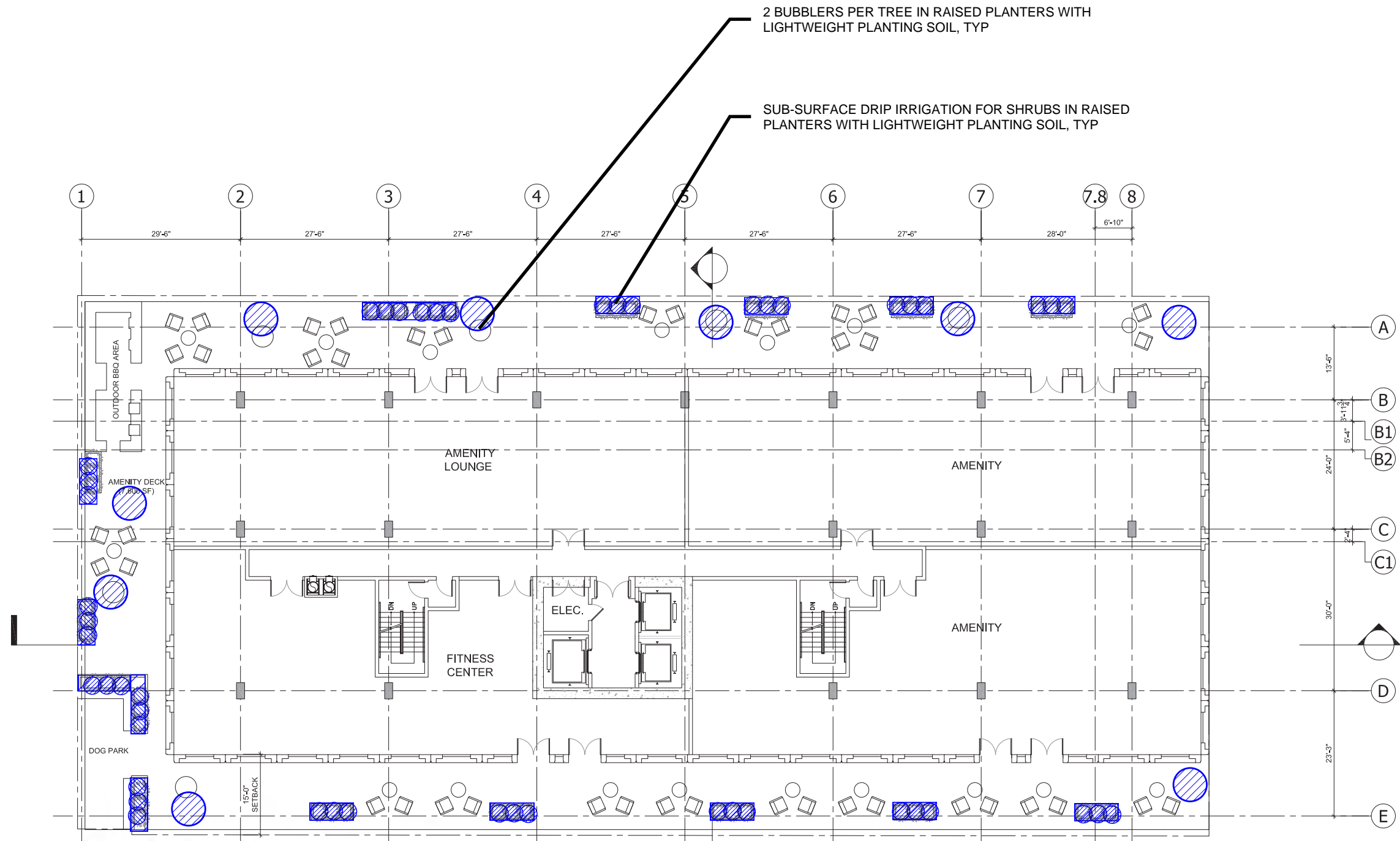
TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

THIS PROJECT WILL APPLY THE CRITERIA OF TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE FOR EFFICIENT USE OF WATER IN THE LANDSCAPE.

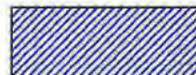
FLOOR PLAN - LEVEL 1

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





IRRIGATION LEGEND & NOTES

 SUBSURFACE DRIP IRRIGATION VALVED FOR SEPERATE HYDROZONES WITH SIMILAR EXPOSURE AND PLANT WATER USE. 0.5 GPH DRIPPERLINE WITH EMITTERS SPACING AT 12' OC TYPICAL.

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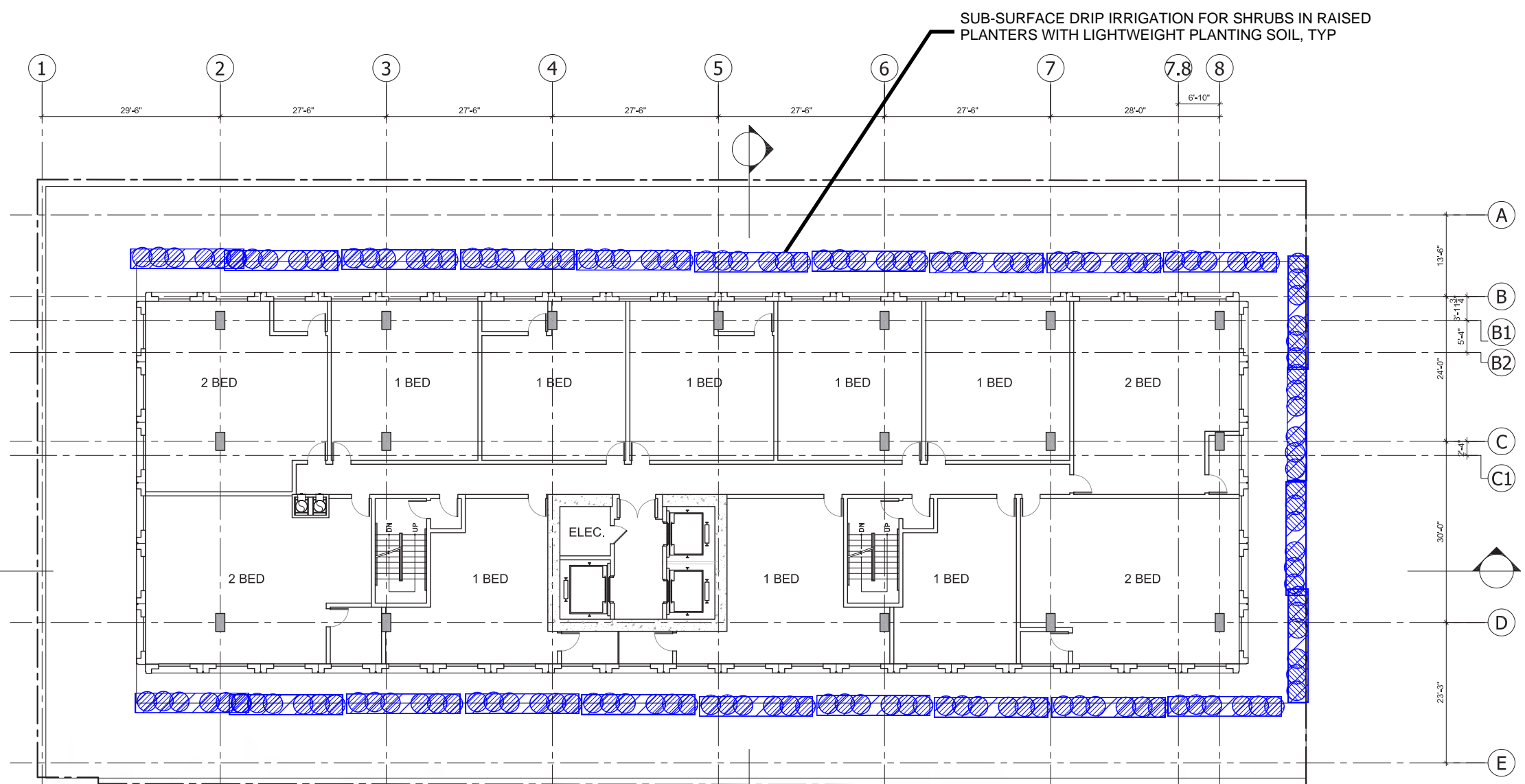
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FLOOR PLAN - LEVEL 6

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





SUB-SURFACE DRIP IRRIGATION FOR SHRUBS IN RAISED PLANTERS WITH LIGHTWEIGHT PLANTING SOIL, TYP

IRRIGATION LEGEND & NOTES



SUBSURFACE DRIP IRRIGATION VALVED FOR SEPERATE HYDROZONES WITH SIMILAR EXPOSURE AND PLANT WATER USE. 0.5 GPH DRIPPERLINE WITH EMITTERS SPACING AT 12" OC TYPICAL.

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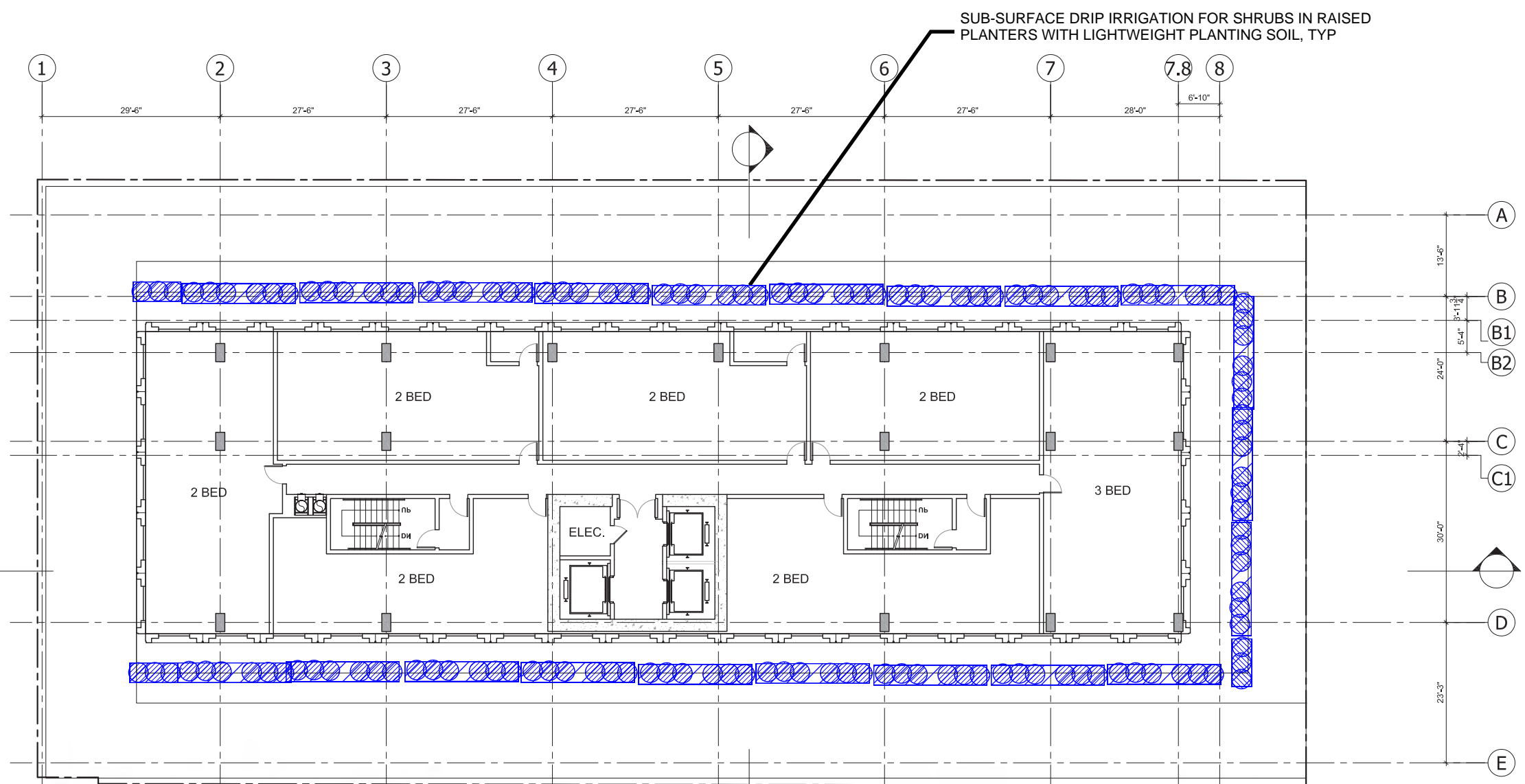
TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

THIS PROJECT WILL APPLY THE CRITERIA OF TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE FOR EFFICIENT USE OF WATER IN THE LANDSCAPE.

FLOOR PLAN - LEVEL 18

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





IRRIGATION LEGEND & NOTES



SUBSURFACE DRIP IRRIGATION VALVED FOR SEPERATE HYDROZONES WITH SIMILAR EXPOSURE AND PLANT WATER USE. 0.5 GPH DRIPPERLINE WITH EMITTERS SPACING AT 12' OC TYPICAL.

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 TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT.

WATER METER: IRRIGATION WATER PROVIDED BY DEDICATED POTABLE WATER SERVICE METER OR SUB METER.

BACKFLOW: BACKFLOW PREVENTION DEVICE AS REQUIRED TO PROTECT WATER SUPPLY FROM CONTAMINATION.

CONTROLLER: SMART ET-BASED IRRIGATION CONTROLLER WITH FLOW SENSOR AND MASTER SHUT-OFF VALVE.

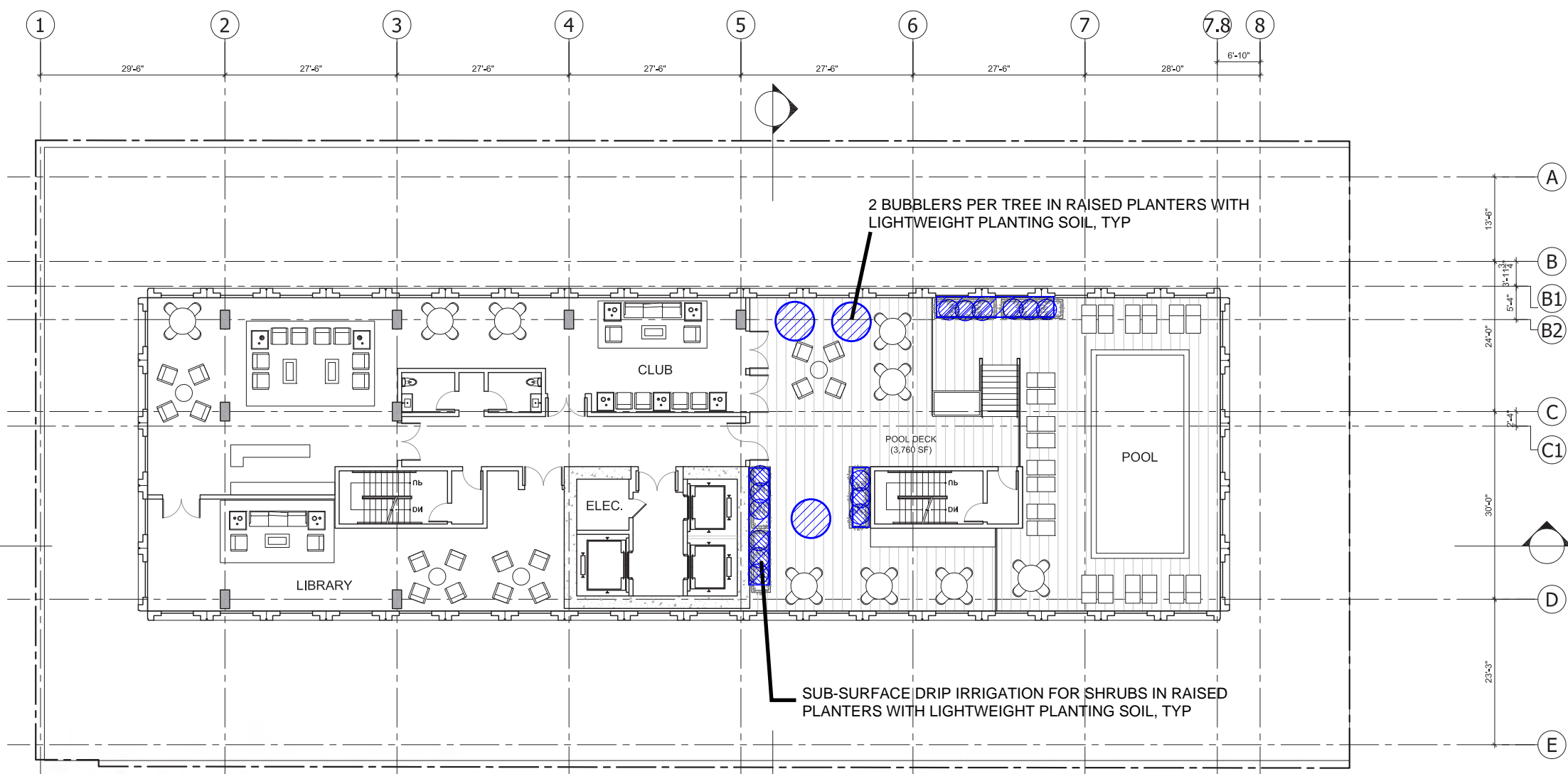
TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

THIS PROJECT WILL APPLY THE CRITERIA OF TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE FOR EFFICIENT USE OF WATER IN THE LANDSCAPE.

FLOOR PLAN - LEVEL 29

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





IRRIGATION LEGEND & NOTES



SUBSURFACE DRIP IRRIGATION VALVED FOR SEPERATE HYDROZONES WITH SIMILAR EXPOSURE AND PLANT WATER USE. 0.5 GPH DRIPPERLINE WITH EMITTERS SPACING AT 12" OC TYPICAL.

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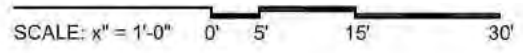
BACKFLOW: BACKFLOW PREVENTION DEVICE AS REQUIRED TO PROTECT WATER SUPPLY FROM CONTAMINATION.

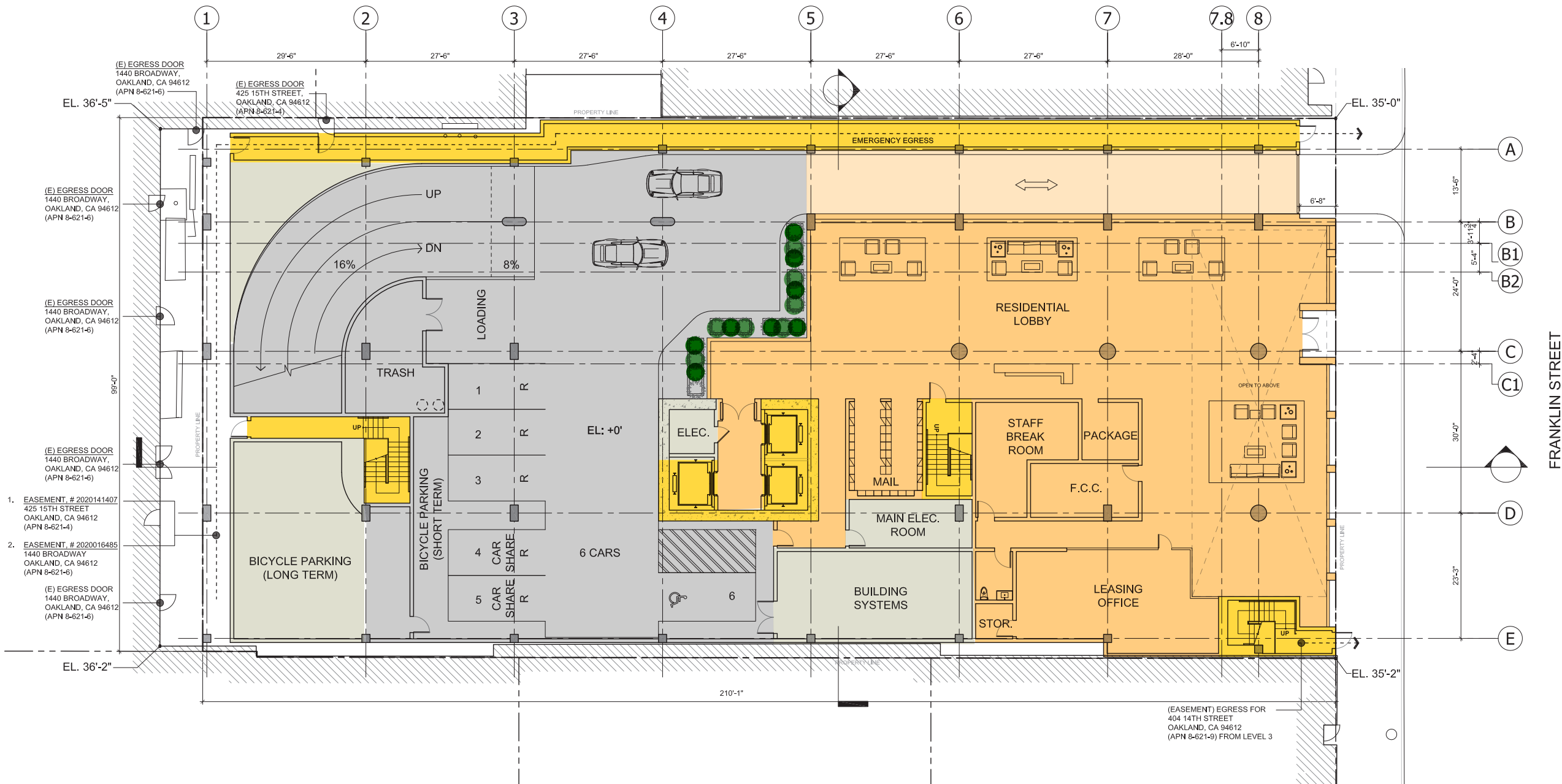
CONTROLLER: SMART ET-BASED IRRIGATION CONTROLLER WITH FLOW SENSOR AND MASTER SHUT-OFF VALVE.

TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

THIS PROJECT WILL APPLY THE CRITERIA OF TITLE 23 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE FOR EFFICIENT USE OF WATER IN THE LANDSCAPE.

FLOOR PLAN - POOL LEVEL





LANDSCAPE FLOOR PLAN (LEVEL 1)

SCALE: x" = 1'-0" 0' 5' 15' 30'





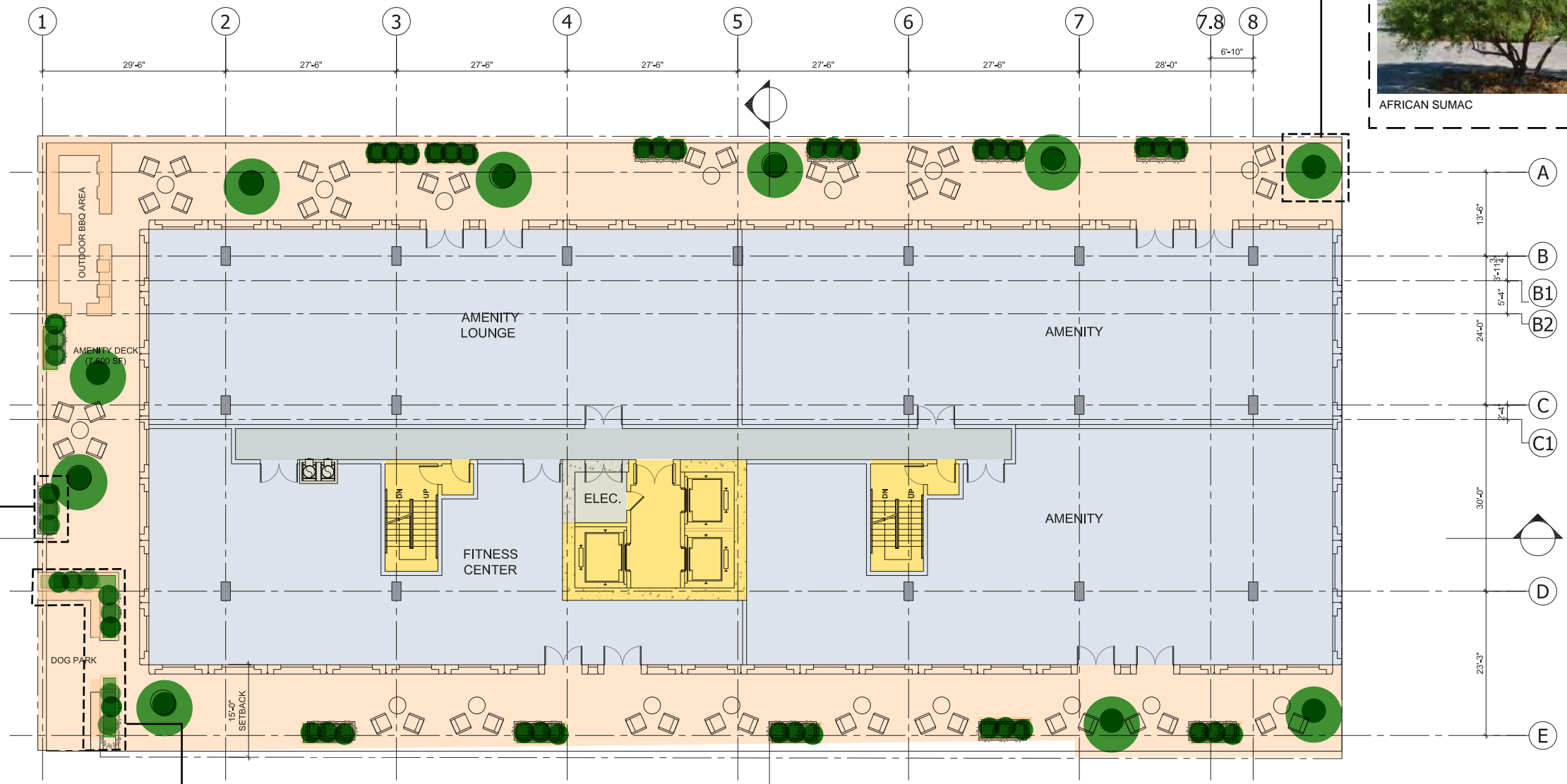
MARINA STRAWBERRY TREE



LOMANDRA



TRAILING ROSEMARY



AFRICAN SUMAC



BERKELEY SEDGE



RED YUCCA



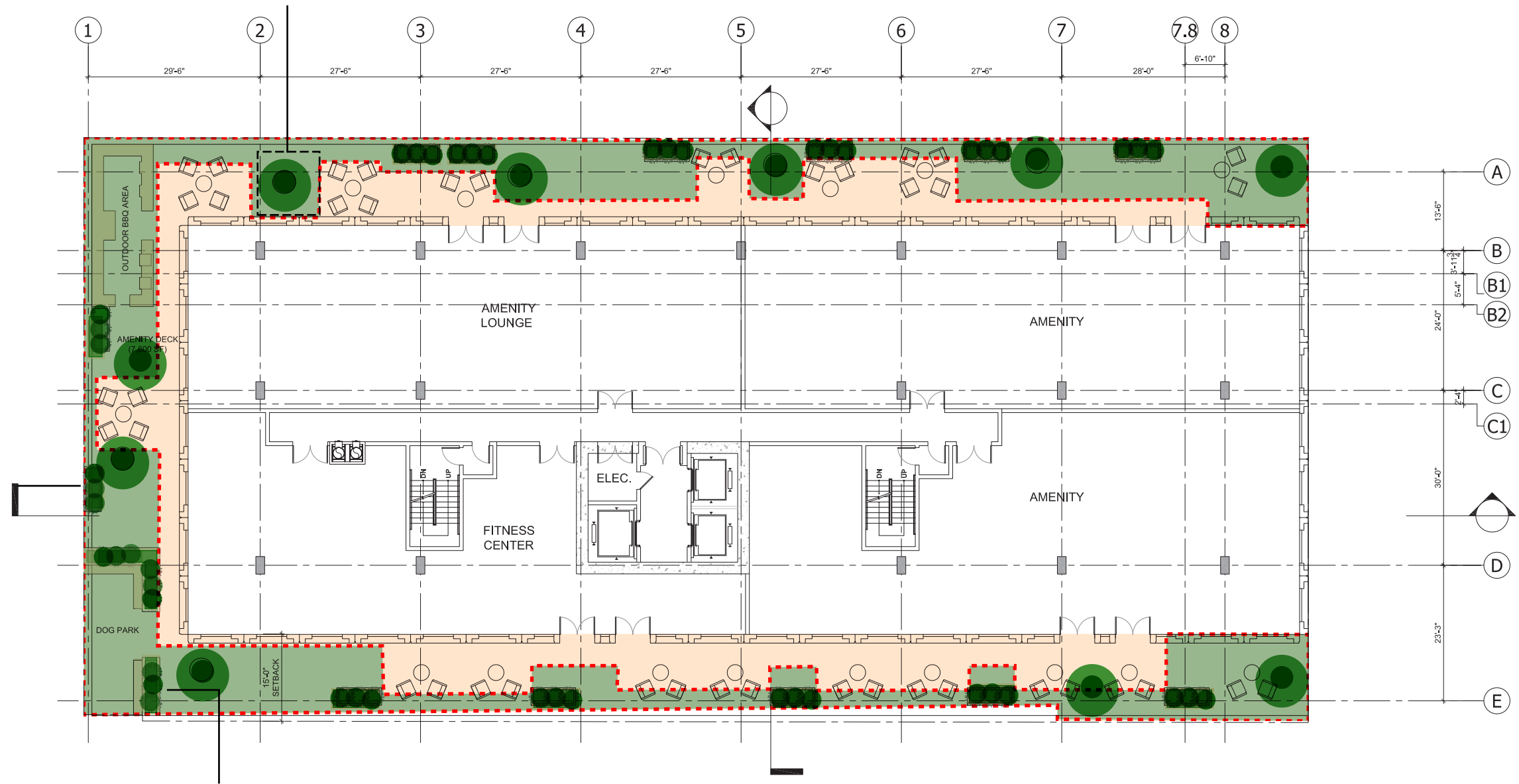
LOMANDRA



PACIFIC WAX MYRTLE

LANDSCAPE FLOOR PLAN (LEVEL 6)

SCALE: 1" = 1'-0" 0' 5' 15' 30'



LANDSCAPE AREA: 50% OF PUBLIC OPEN SPACE

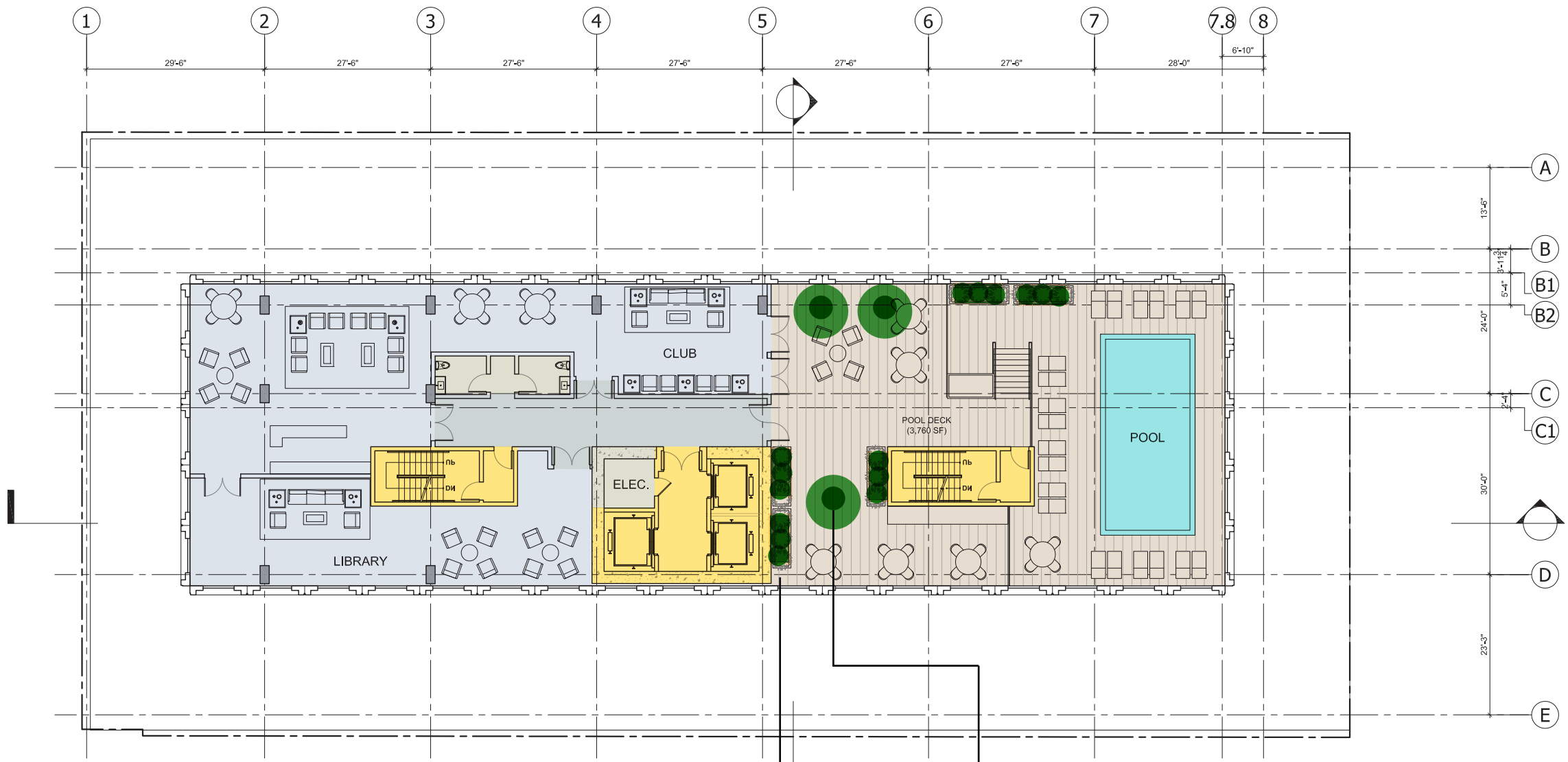
PUBLIC OPEN SPACE: 7,600 SF

LANDSCAPE AREA: 3,800 SF

LANDSCAPE FLOOR PLAN (LEVEL 6)

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





LANDSCAPE FLOOR PLAN (ROOF DECK AMENITY)

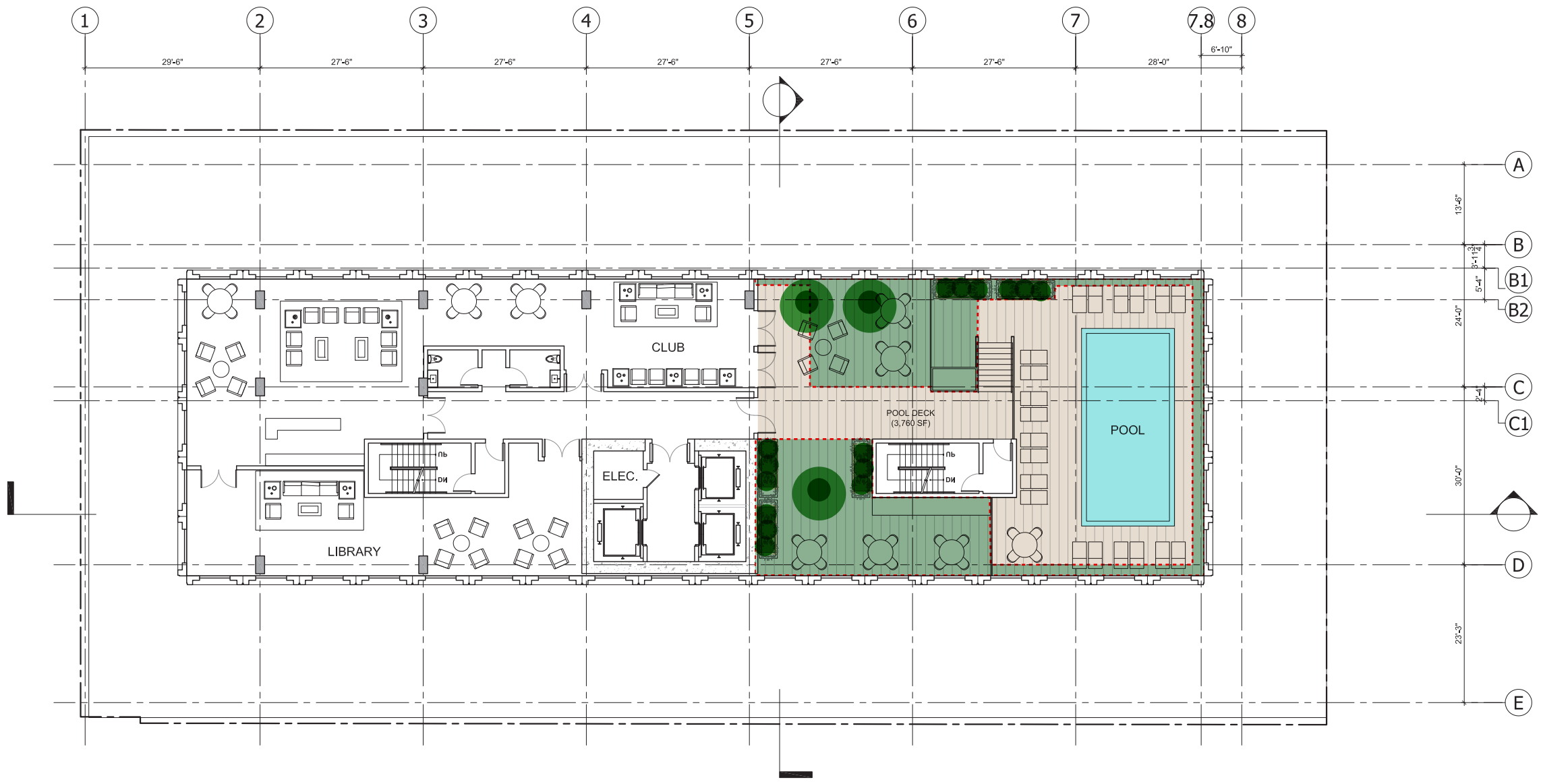
SCALE: x" = 1'-0" 0' 5' 15' 30'



TRAILING ROSEMARY

LOMANDRA

AFRICAN SUMAC



LANDSCAPE AREA: 50% OF PUBLIC OPEN SPACE

PUBLIC OPEN SPACE: 3,300 SF

LANDSCAPE AREA: 1,650 SF

LANDSCAPE FLOOR PLAN (ROOF DECK AMENITY)

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'



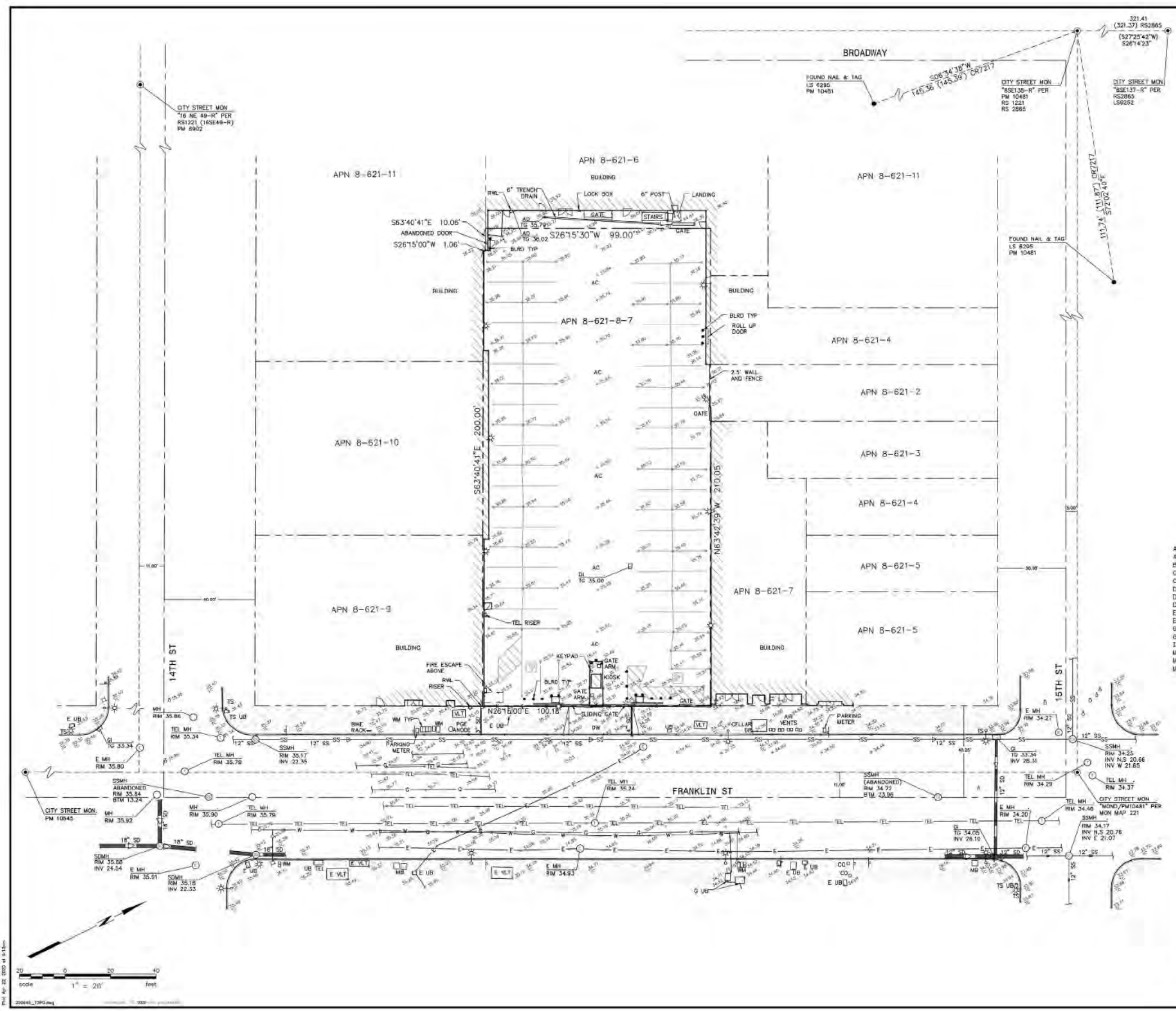


JONATHAN P. SHATTUCK PLS 8940



1431 FRANKLIN ST
APN 8-621-8-7
OAKLAND CA, ALAMEDA COUNTY
TOPOGRAPHIC MAP

Scale	AS SHOWN
Design	JKM
Drawn	JKM
Checked	JKM
Date	04-22-2020
Scale	AS SHOWN
Design	JKM
Drawn	JKM
Checked	JKM
Date	04-22-2020
Scale	AS SHOWN
Design	JKM
Drawn	JKM
Checked	JKM
Date	04-22-2020



VICINITY MAP
NOT TO SCALE

- SYMBOLS & LEGEND**
- EXISTING**
- CITY MONUMENT
 - NAIL AND TAG
 - VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - RISER
 - SIGN
 - STREET LIGHT
 - LIGHT POLE
- PROPERTY LINE
ADJOINER PROPERTY LINE
CENTER LINE
MONUMENT LINE
FENCE
STORM DRAIN
SANITARY SEWER
WATER
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND TELECOM LINE
PARKING STRIPE
BUILDING WALL
CONCRETE

- ABBREVIATIONS**
- | | | | |
|------|--------------------------|------|------------------------|
| AC | ASPHALT CONCRETE | PGE | PACIFIC GAS & ELECTRIC |
| APN | ASSESSOR'S PARCEL NUMBER | RWL | RAIN WATER LEADER |
| BLRD | BOLLARD | SD | STORM DRAIN |
| CO | CLEAN OUT | SSMH | STORM DRAIN MANHOLE |
| CONC | CONCRETE | SL | STREETLIGHT |
| DI | DROP INLET | SS | SANITARY SEWER |
| DIA | DIAMETER | SSMH | SANITARY SEWER MANHOLE |
| DW | DRIVEWAY | TC | TOP FACE OF CURB |
| E | ELECTRIC | TEL | TELECOMMUNICATION |
| EX | EXISTING | TG | TOP OF GRATE |
| G | GAS | TS | TRAFFIC SIGNAL |
| GI | GRATE INLET | TV | TELEVISION |
| INV | BOTTOM INSIDE OF PIPE | TYP | TYPICAL |
| MB | MAILBOX | UB | UTILITY BOX |
| MH | MANHOLE | VL | VAULT |
| MON | MONUMENT | W | WATER |
| | | WM | WATER METER |

BASIS OF BEARINGS: THE BEARING OF NORTH 26°15'00" EAST FOR THE NORTHWESTERLY LINE OF FRANKLIN STREET, AS DESCRIBED IN THE CERTAIN GRANT DEED FILED FOR RECORD ON NOVEMBER 14, 2010 UNDER RECORDER'S SERIES NO. 2019233419, RECORDS OF ALAMEDA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

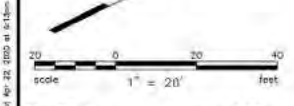
BENCHMARK: CITY OF OAKLAND BENCHMARK STATION 317A, STANDARD OAKLAND DISC UNDER STANDARD CASTING IN THE WALK AT THE NORTHEAST CORNER OF 17TH STREET AND BROADWAY 11.3' EAST OF THE EAST CURB OF BROADWAY AND 6.8' NORTH OF THE NORTH CURB OF 17TH STREET, ELEVATION 26.144' (DATUM: CITY OF OAKLAND MEAN SEA LEVEL).

FIELD SURVEY DATE: APRIL 15TH, 2020.

TOPOGRAPHIC NOTES
UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

MISCELLANEOUS BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD DATA AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.



DMA SUMMARY TABLE

DMA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT FLOW RATE (GPM)	NUMBER OF CARTRIDGES REQUIRED	NUMBER OF CARTRIDGES PROVIDED	BMP PROVIDED
1	19,907	1,067	37.0	2	2	MEDIA FILTER

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, TRANSIT-ORIENTED DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "C"

- a. IS THE PROJECT LOCATED WITHIN A 1/4 MILE OF AN EXISTING TRANSIT HUB?
YES, THE PROJECT IS WITHIN A 1/4 MILE OF THE 12TH STREET BART STATION.
- b. IS THE PROJECT CHARACTERIZED AS A NON-AUTO-RELATED PROJECT?
YES, IS A RESIDENTIAL DEVELOPMENT.
- c. DOES THE PROJECT HAVE A MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE?
YES, THE PROJECT HAS A DENSITY OF 336 DU/0.48 ACRES = 700 DU/ACRE.

LOCATION CREDIT

50% TREATMENT REDUCTION CREDIT WITHIN A 1/2 MILE OF A TRANSIT HUB.

DENSITY CREDIT

30% TREATMENT REDUCTION CREDIT FOR A DENSITY GREATER THAN 100 DWELLING UNITS PER ACRE.

MINIMIZED SURFACE PARKING CREDIT

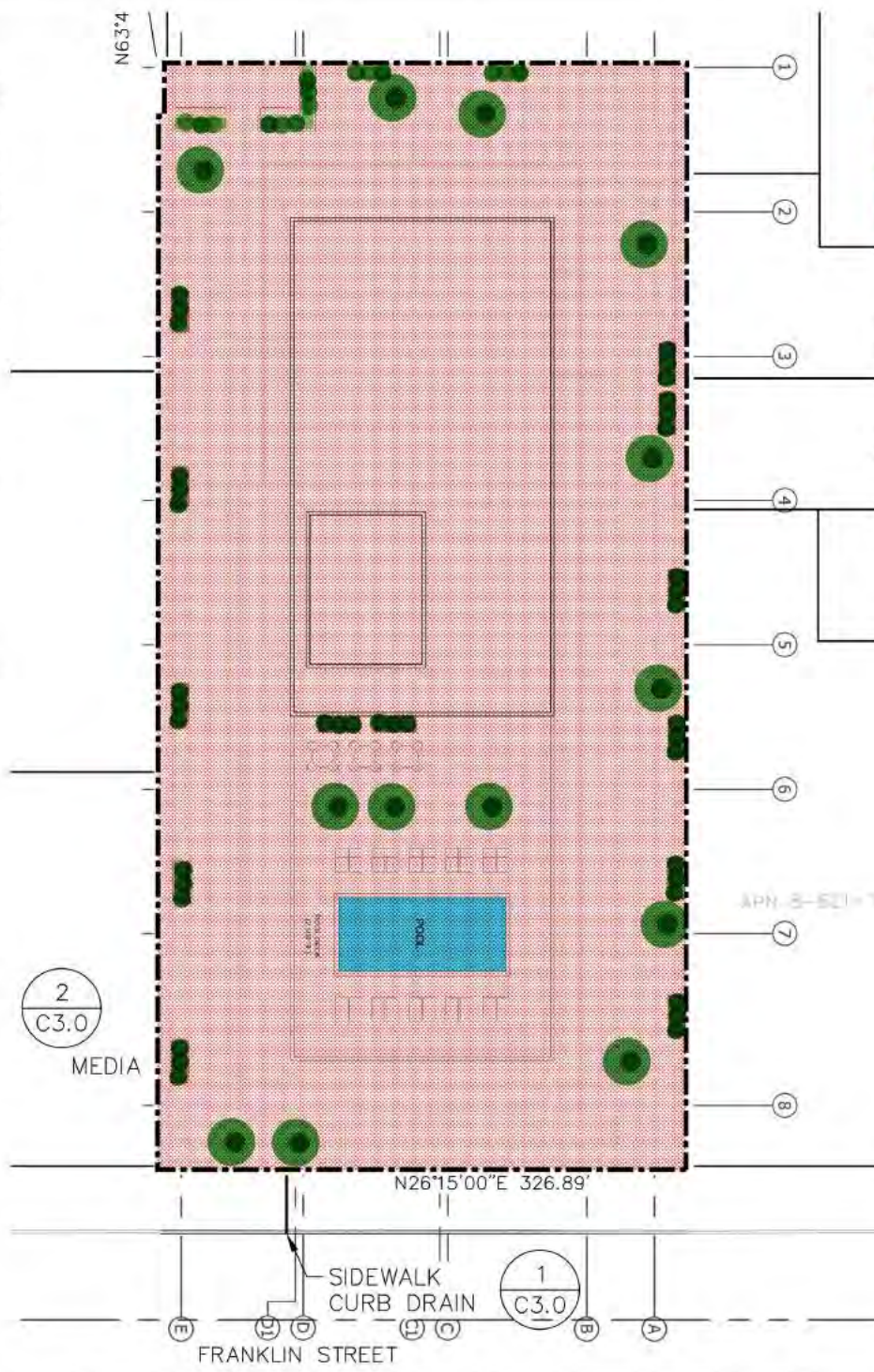
20% TREATMENT REDUCTION CREDIT FOR NOT HAVING SURFACE PARKING.

STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT = 100%

TOTAL IMPERVIOUS AREA = 19,907 SF

AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER)
IMPERVIOUS AREA = 19,907 SF



LEGEND

- ROOF OR PODIUM
- TRADITIONAL PLANTER ON PODIUM
- SELF-TREATING AREA (POOL)

TREATMENT FLOW CALCULATION

PROPOSED IMPERVIOUS SURFACE 19,907 SF
 PROPOSED PERVIOUS SURFACE 1,067 SF
 TOTAL SITE AREA 20,974 SF

$$C = (19,907 \cdot 0.9 + 1,067 \cdot 0.1) / 20,974 = 0.86$$

$$Q = C \cdot i \cdot A$$

$$Q = (0.86)(0.2 \text{"/HR})(0.48 \text{ AC})$$

$$Q = 0.082 \text{ CFS} = 37.0 \text{ GPM}$$



DRAWING NAME: K:\2020\200645_1431_Franklin_St_Oakland\ENG\SD\plotted sheets\C1.0 STORMWATER CONTROL.dwg
 PLOT DATE: 07-30-20 PLOTTED BY: rnmr



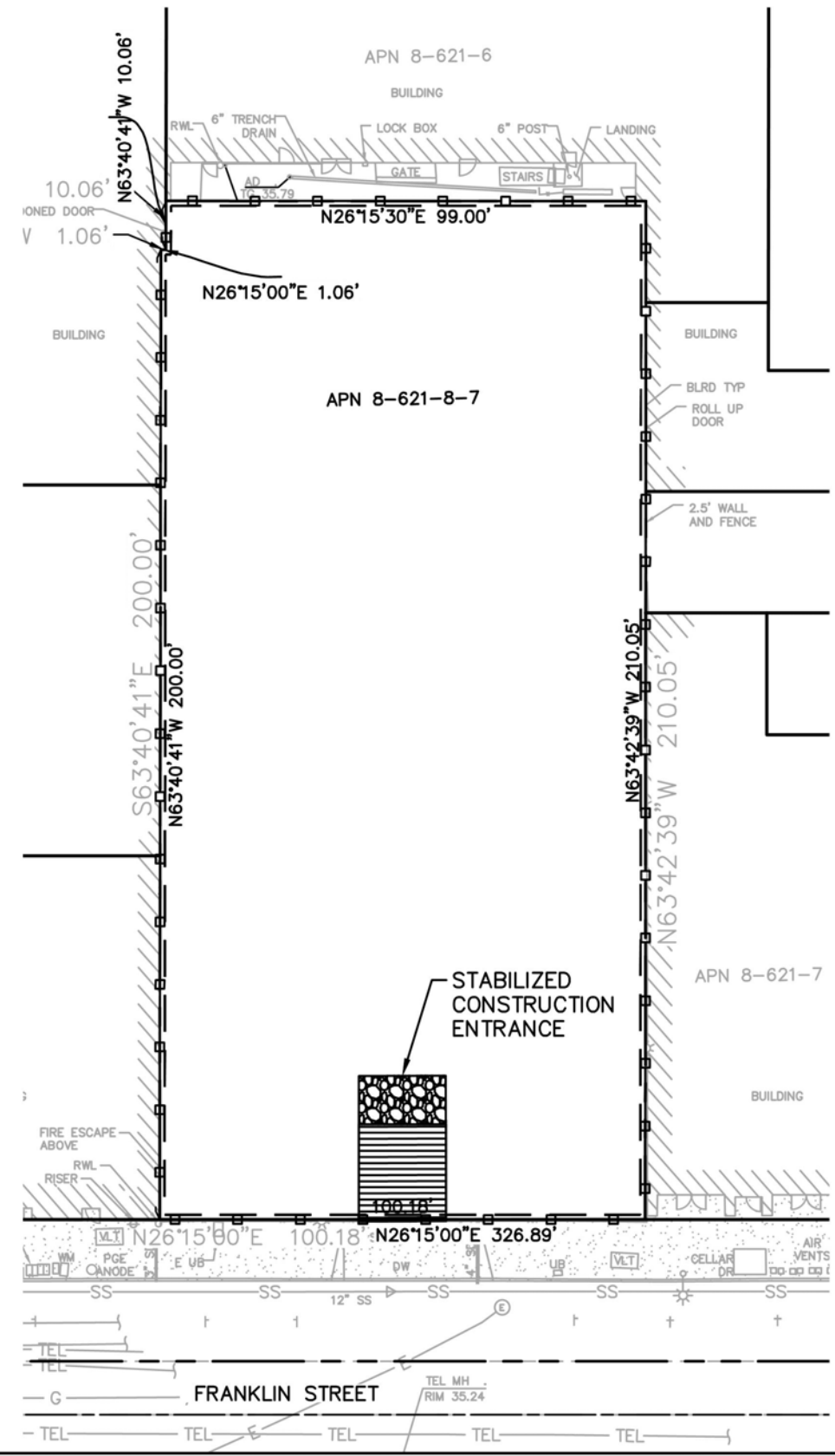
CALIFORNIA
 1431 FRANKLIN STREET
 PLANNING ENTITLEMENT
 PRELIMINARY STORMWATER CONTROL PLAN
 ALAMEDA COUNTY
 CITY OF OAKLAND

Date	07/29/20	No.	
Scale	1" = 30'	Design	JW
		Drawn	AW
		Approved	JW
		Job No.	200645
Sheet Number		C1.0	
		1 of 3	

PRELIMINARY STORMWATER CONTROL PLAN

Revisions	No.	Date	By
		07/20/20	
		Scale 1" = 30'	
		Design: JMR	
		Drawn: JMR	
		Approved: JMR	
		Job No. 200000000	
Sheet Number: C2.0			
2 of 3			

DRAWING NAME: K:\2020\200645_1431_Franklin_St_Oakland\ENG\SD\plotted sheets\C2.0 EROSION CONTROL PLAN.dwg
PLOT DATE: 07-30-20 PLOTTED BY: rnmr



EROSION CONTROL LEGEND

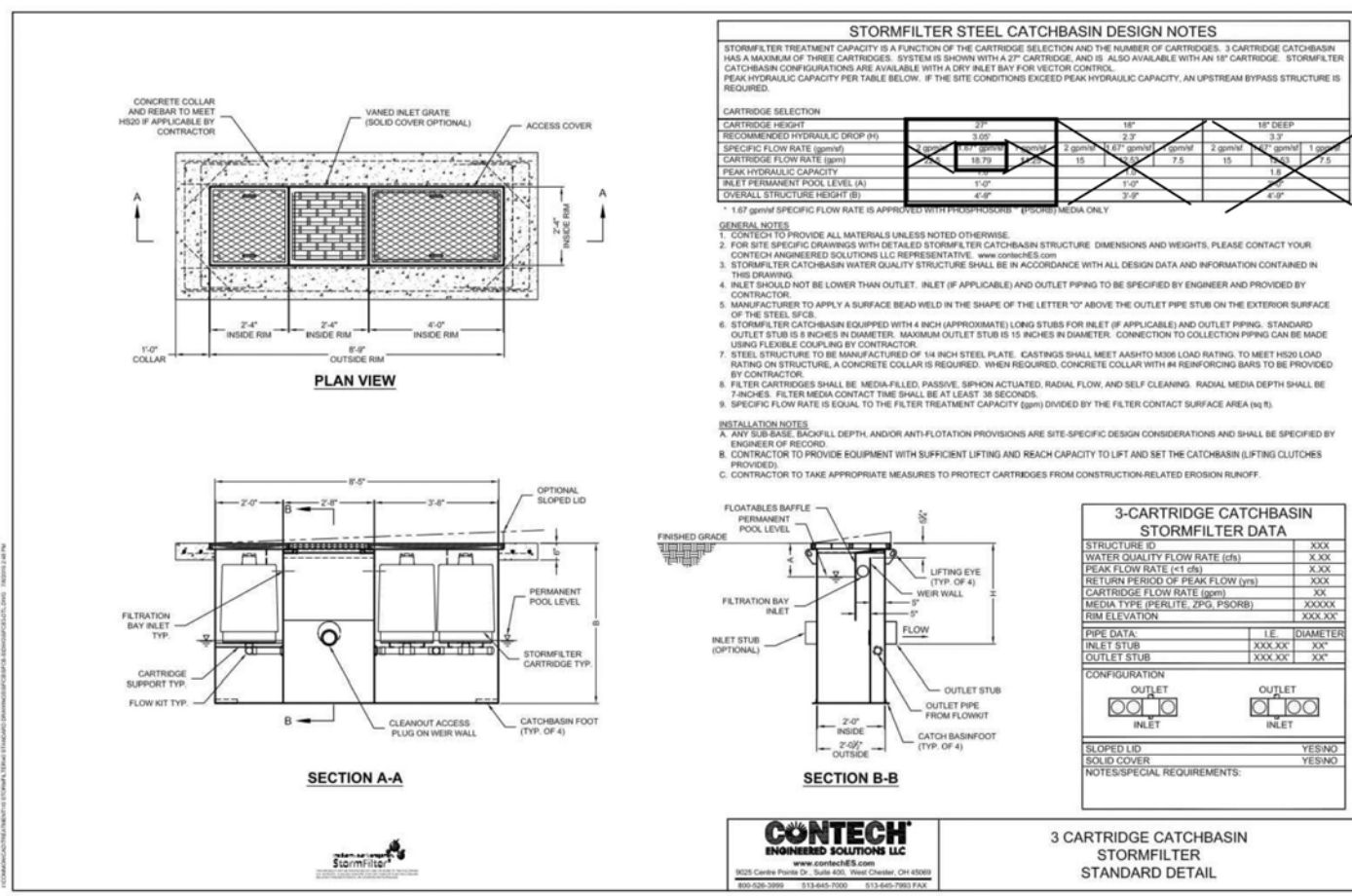
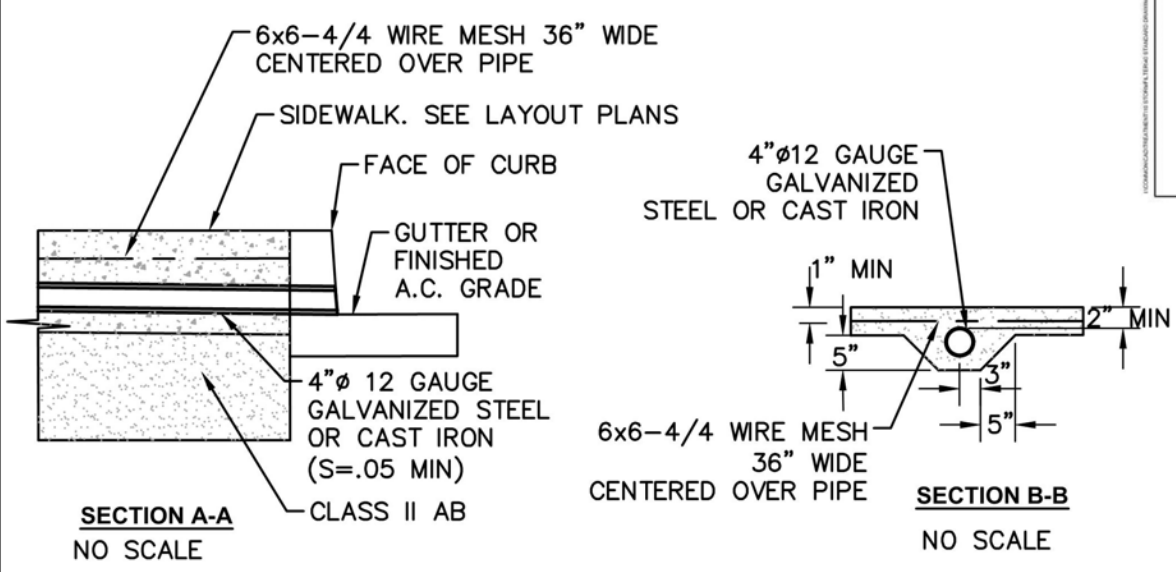
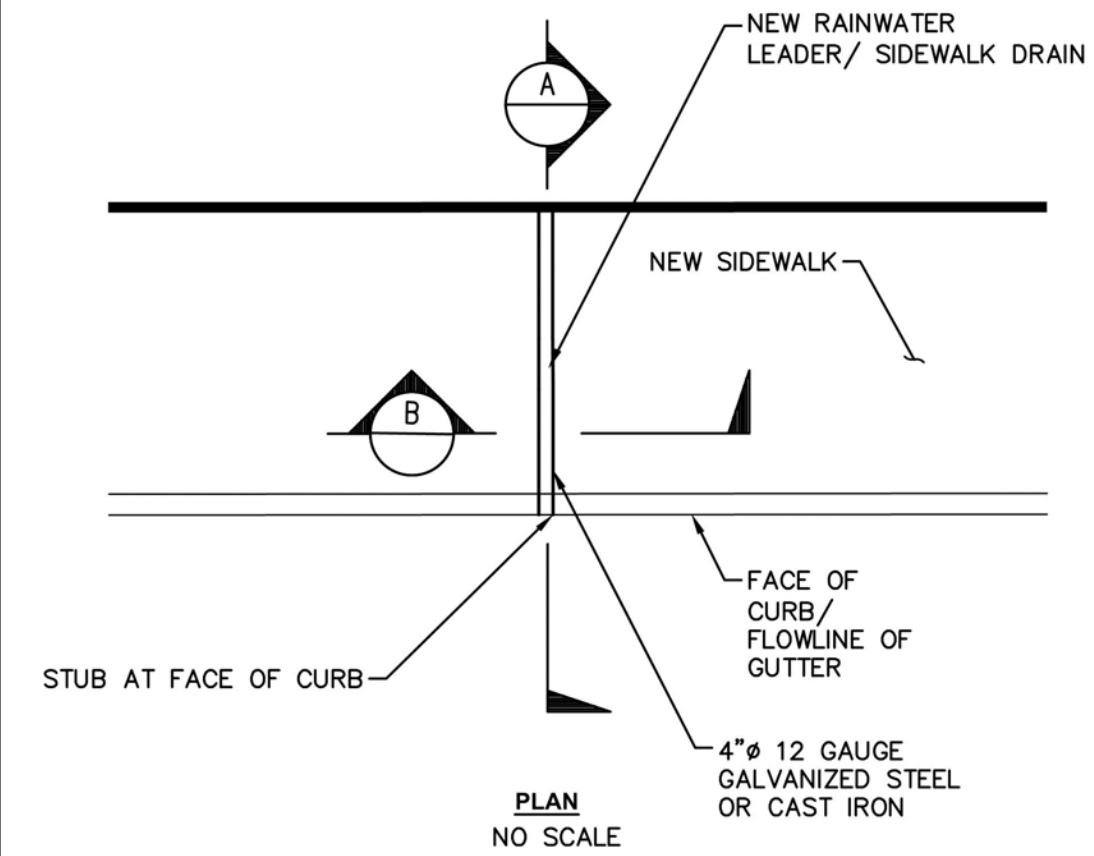
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- FIBER ROLL
- CONSTRUCTION FENCE

NOTE:
EROSION CONTROL PLAN REPRESENTS INITIAL CONDITION ONLY. UPDATES TO PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.



PRELIMINARY EROSION CONTROL PLAN

DRAWING NAME: K:\2020\200845_1431_Franklin_St_Oakland\ENG\SD\plotted sheets\c3.0 DETAILS.dwg
 PLOT DATE: 07-30-20 PLOTTED BY: rnmr



Revisions	No.	Date	By	Check	Appr.	Job No.

Sheet Number: **C3.0**
 1 of 3



LEED v4 for Core and Shell Development

Project Name: 1431 Franklin Office
 Date: July 28, 2020
 Certification Level: Silver



1	0	0	0	IP - Integrative Process	Possible Points:	1
Y	?Y	?N	N			
1				d 1 Integrative Process		1

18	0	1	1	LT - Location and Transportation	Possible Points:	20
Y	?Y	?N	N			
			20	d 1 LEED for Neighborhood Development Location		20
2				d 2 Sensitive Land Protection		2
2			1	d 3 High Priority Site		2 to 3
6				d 4 Surrounding Density and Diverse Uses		2 to 6
6				d 5 Access to Quality Transit		1 to 6
		1		d 6 Bicycle Facilities		1
1				d 7 Reduced Parking Footprint		1
1				d 8 Green Vehicles		1

5	0	1	5	SS - Sustainable Sites	Possible Points:	11
Y	?Y	?N	N			
Y				c Prereq 1 Construction Activity Pollution Prevention		
1				d 1 Site Assessment		1
		1	1	d 2 Site Development - Protect or Restore Habitat		1 to 2
			1	d 3 Open Space		1
			3	d 4 Rainwater Management		2 to 3
2				d 5 Heat Island Reduction		1 to 2
1				c 6 Light Pollution Reduction		1
1				d 7 Tenant Design and Construction Guidelines		1

5	2	2	2	WE - Water Efficiency	Possible Points:	11
Y	?Y	?N	N			
Y				d Prereq 1 Outdoor Water Use Reduction		
Y				d Prereq 2 Indoor Water Use Reduction		
Y				d Prereq 3 Building-Level Metering		
1	1		1	d 1 Outdoor Water Use Reduction (v4.1 credit)		1 to 3
3		1	1	d 2 Indoor Water Use Reduction		1 to 6
1		1		d 3 Cooling Tower Water Use		1 to 2
	1			d 4 Water Metering		1

12	5	3	13	EA - Energy and Atmosphere	Possible Points:	33
Y	?Y	?N	N			
Y				c Prereq 1 Fundamental Commissioning and Verification		
Y				d Prereq 2 Minimum Energy Performance		
Y				d Prereq 3 Building-Level Energy Metering		
Y				d Prereq 4 Fundamental Refrigerant Management		
3		1	2	c 1 Enhanced Commissioning		2 to 6

8	2	2	6	EA - Energy and Atmosphere (cont.)	Possible Points:	33
Y	?Y	?N	N			
	1			d 2 Optimize Energy Performance (17%)		1 to 18
			2	d 3 Advanced Energy Metering		1
			3	c 4 Demand Response		1 to 2
1				d 5 Renewable Energy Production		1 to 3
	2			d 6 Enhanced Refrigerant Management		1
				c 7 Green Power and Carbon Offsets		1 to 2

4	1	3	6	MR - Materials and Resources	Possible Points:	14
Y	?Y	?N	N			
Y				d Prereq 1 Storage and Collection of Recyclables		
Y				c Prereq 2 Construction Waste Management		
		3	3	c 1 Building Life-Cycle Impact Reduction		2 to 6
1			1	c 2 BPDO - Environmental Product Declarations (v4.1)		1 to 2
	1		1	c 3 BPDO - Sourcing Raw Materials (v4.1)		1 to 2
1			1	c 4 BPDO - Material Ingredients (v4.1)		1 to 2
2				c 5 Construction Waste Management		1 to 2

3	0	2	5	Indoor Environmental Quality	Possible Points:	10
Y	?Y	?N	N			
Y				d Prereq 1 Minimum Indoor Air Quality Performance		
Y				d Prereq 2 Environmental Tobacco Smoke (ETS) Control		
		1	1	d 1 Enhanced Indoor Air Quality Strategies		1 to 2
2		1		c 2 Low-Emitting Materials		1 to 3
1				c 3 Construction IAQ Management Plan		1
			3	d 4 Daylight		1 to 3
			1	d 5 Quality Views		1

2	2	2	0	Innovation and Design Process	Possible Points:	6
Y	?Y	?N	N			
	1			1.1 Innovation in Design		1
		1		1.2 Innovation in Design		1
	1			1.3 Pilot Credit		1
1				1.4 Exemplary Performance: Reduced Parking Footprint		1
		1		1.5 Exemplary Performance		1
1				c 2 LEED Accredited Professional		1

1	2	1	0	Regional Priority Credits	Possible Points:	4
Y	?Y	?N	N			
1				1.1 Access to Quality Transit (5 points)		1
	1			1.2 Optimize Energy Performance (10 points)		1
		1		1.3 Building Lifecycle Impact Reduction (3 points)		1
	1			1.4 BPDO Sourcing of Raw Materials (1 point)		1

51	12	15	32	Total	Possible Points:	110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points						

Alternotes: Rainwater Management (3 points), Indoor Water Use Reduction (4 points)

CHECKLIST

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y NA RESPON PARTY YES APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the applicable checklist contained in this code.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances.

SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS 303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL 5.101.1 SCOPE. The provisions of this chapter outline planning, design and development methods that include environmental sensitive site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS 5.102.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following: 1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CVC based (original requirement manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962, 2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 15 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of decongesting.

NOTE: Source: Vehicle Code, Division 1, Section 698 ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

- 5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance. 5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs. 1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow. d. Mulching or hydroseeding to stabilize disturbed soils. e. Erosion control to protect slopes. f. Protection of storm drain inlets (gravel bags or catch basin inserts). g. Perimeter sediment control (perimeter sill fence, fiber rolls). h. Sediment trap or sediment basin to retain sediment on site. i. Stabilized construction exits. j. Wind erosion control. k. Other soil loss BMPs acceptable to the enforcing agency. 2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Demolition activities. b. Material handling and waste management. c. Building materials stockpile management. d. Management of washout areas (concrete, paints, sludge, etc.). e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g. Spill prevention and control. h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale. Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit). The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversion design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency. Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter. 5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitor's entrance, readily visible passively, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. 5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. 5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be converted from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates. 5.106.4.2 Bicycle parking [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessible to a minimum of four two-bike capacity racks per new building. 5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING. Table with 2 columns: TOTAL NUMBER OF PARKING SPACES, NUMBER OF REQUIRED SPACES. Rows include 0-9, 10-25, 26-50, 51-75, 76-100, 101-150, 151-200, 201 AND OVER.

5.106.5.2.1 - Parking stall marking. Paint. In the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: 1. The type and location of the EVSE. 2. A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. 3. The raceway shall not be less than trade size 1". 4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent. 5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3, a raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: 1. The type and location of the EVSE. 2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent. 3. Plan design shall be based upon 40-ampere minimum branch circuits. 4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated ampere. 5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE. Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply. 2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3. Table with 2 columns: TOTAL NUMBER OF PARKING SPACES, NUMBER OF REQUIRED SPACES. Rows include 0-9, 10-25, 26-50, 51-75, 76-100, 101-150, 151-200, 201 AND OVER.

1. Calculation for spaces shall be rounded up to the nearest whole number. 5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

5.106.8 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N] 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code. 2. Emergency lighting. 3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N] 1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways. 2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B. 3. Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS. Table with 6 columns: ALLOWABLE RATING, LIGHTING ZONE L20, LIGHTING ZONE L21, LIGHTING ZONE L22, LIGHTING ZONE L23, LIGHTING ZONE L24. Rows include MAXIMUM ALLOWABLE BACKLIGHT RATING, MAXIMUM ALLOWABLE UPLIGHT RATING (U), MAXIMUM ALLOWABLE GLARE RATING (G).

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code. 2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section. 3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met. 4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting". 5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales. 2. Water collection and disposal systems. 3. French drains. 4. Water retention gardens. 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6. 5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years. Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation. 5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years. Exceptions: Playfields for organized sport activity are not included in the total area calculation. 5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years. Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY SECTION 5.201 GENERAL 5.201.1 SCOPE [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION SECTION 5.301 GENERAL 5.301.1 SCOPE. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS 5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference) EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape. FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks. METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscape area and climatological parameters. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE [MWELO], [HCD]. The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5. POTABLE WATER [HCD]. Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter. WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2. 5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

- 1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day. 5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 5.303.3.2 Urinals. 5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. 5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush. 5.303.3.3 Showerheads. [BSC-CG] 5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psf. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psf, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y N/A RESPON. PARTY YES NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

Table with 4 columns: Y, N/A, RESPON. PARTY, and content. Content includes sections like 5.303.3.4 Faucets and fountains, 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT, 5.410.2 COMMISSIONING, and 5.410.4.2 Testing and adjusting.

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**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
Zoning Regulations (OMC Title 17)				
	Chapter 17. 58 CBD-P Central Business District Pedestrian Retail Commercial Zone			
	Sec. 17.58.060 A. Zone Specific Standards, Table 17.58.03			
	<u>Minimum Lot Dimensions</u>			
	Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
	Frontage	25 ft.	100.18 ft.	Complies
	Lot Area	4,000 sf	20,974 sf	Complies
	<u>Minimum/Maximum Setbacks</u>			
	Minimum Front Setback	0 ft.	0 ft.	Complies
	Maximum front and street side for the first story (see Additional Regulation #3 at https://library.municode.com/ca/oakland/code_s/planning_code?nodeId=TIT17PL_CH17.58CBCBUDIZORE_17.58.060PRDEST) [See footnote 1].	5 ft.	0 ft.	Complies
	Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3 at https://library.municode.com/ca/oakland/code_s/planning_code?nodeId=TIT17PL_CH17.58CBCBUDIZORE_17.58.060PRDEST) [See Footnote 1]	5 ft.	0 ft.	Complies
	Minimum interior side	0 ft.	0 ft.	Complies
	Rear	0 ft.	0 ft.	Complies
	<u>Design Regulations</u>			

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	Ground floor commercial facade transparency	65%		NA
	Minimum height of ground floor Nonresidential Facilities	15 ft.		NA
	Minimum separation between the grade and ground floor living space	NA		NA
	Sec. 17.58.060 B. Design Standards Applying to All Zones			
	1. Entrance.	Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.		Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	2. Ground Floor Treatment.	All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.		Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	3. Active Space Requirement.	For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection [B4].		Complies
	4. Parking and Loading Location.	For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.	167 parking spaces.	Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	5. Massing.	The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.		Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	6. Upper Story Windows.	An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.		Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	7. Building Terminus.	The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.		Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	8. Utility Storage.	For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.		Complies
	Height Area 7, no limit Table 17.58.04 Height, Density, Bulk, and			
	<u>Maximum Density (Sq. Ft. of Lot Area Required Per Unit)</u>			
	Dwelling unit	90	212	Complies
	Rooming (Efficiency unit)	45	42	Complies
	Maximum Floor Area Ratio (non-residential)	20	421,056	Complies. There is no non-residential floor area proposed.
	Maximum Height of Building Base	120 ft.	60	Complies
	Maximum Height, Total	No height limit	413 ft.	Complies
	Minimum Height, New principal buildings	45 ft.	413 ft.	Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	State Density Bonus at 50%	The Density Bonus calculation states that 15% affordable units at the Very Low Income allows for 50% Density Bonus Level	Base number of dwelling units (DU) is 212. Efficiency units proposed are 42. 212+42=254 du. Density Bonus at 50%: 254 x 50%= 127 more du or 381 units total.	Complies
	<u>Maximum Lot Coverage</u>			
	Building base (for each story)	100% of site area	100%	Complies
	Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	70%	Complies
	<u>Tower Regulations</u>			
	Maximum average area of floor plates	No maximum	Approx. 12,526 sf	Complies
	Maximum tower elevation length	No maximum	353 ft.	Complies
	Maximum diagonal length	No maximum	Not provided	Unknown
	Minimum distance between towers on the same lot	No minimum	Only one tower is proposed.	NA
	Sec. 17.58.070 C. Usable open space standards, Table 17.58.05, Required Dimensions of Usable Open Space	This Section contains the usable open space standards and requirements for residential development in the CBD Zones. These requirements shall supersede those in Chapter 17.126.		

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	Private open space	75 sf Regular Dwelling Unit and 38 square feet per Rooming Unit or Efficiency Dwelling Unit.	14,900 sf of Private Open Space; 8,100 Public Open Space: 23,000 sf total.	Does not comply. Required: Efficiency DU requires 1,596 sf and Reg. DU requires 25,425 sf.
	17.116.060 - Off-street parking—Residential Activities, A. Minimum Parking for Residential Activities			
	Total Required Parking - Multifamily Dwelling	No spaces required.	167	Complies
	17.116.060 - Off-street parking—Residential Activities, B. Maximum Parking for Residential Activities			
	Maximum Number of Parking Spaces	One and one-quarter (1¼) parking spaces per dwelling unit.	476	Complies
Design Guidelines for Corridors and Commercial Areas				
	Guiding Principles			Compliance: Y/N
	1. Build upon patterns of urban development that lend a special sense of place. - Enhance existing neighborhoods that have a well-defined and vibrant urban design context. - Develop attractive urban neighborhoods in areas where they do not currently exist.			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	<p>2. Provide elements that define the street and the place for pedestrians.</p> <ul style="list-style-type: none"> - Locate buildings to spatially define the street. - Construct high quality storefronts and ground floor residential space. - Create a connection between the public right of way and ground floor activities. - Reduce the negative visual impact of on-site parking. - Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features. 			Complies
	<p>3. Allow for a diversity of architectural expression to prevent monotony.</p> <ul style="list-style-type: none"> - Allow for street fronts with a variety of architectural expression that is appropriate in its context. - Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles. 			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	4.Encourage high quality design and construction. - Add visual interest and distinction to the community. - Construct buildings with high quality materials and detailing that make a lasting contribution. - Develop buildings with pleasing compositions and forms.			Complies
	6.Create transitions in height, massing, and scale. - Achieve a compatible transition between areas with different scale buildings.			Complies
	7.Use sustainable design techniques. - Treat on-site stormwater. - Use green building techniques.			Complies
	Guidelines			Compliance: Y/N
	#1.1.1 Commercial Building Placement - Spatially define the street front by locating storefronts near the property lines facing the corridor and adjacent to one another.			Complies
	#2.1.1 Integrate open space into the site plan.			Complies
	# 2.1.2 Site common open space to be easily accessible to residents and/or the public.			Complies
	# 2.1.3 Wherever feasible, orient group open space to have solar exposure and toward living units or commercial space.			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	# 3.1.1 Place parking areas and parking podiums behind active space or underground.			Complies
	# 3.1.2 Limit driveways, garage doors, and curb cuts on the corridor.			Complies
	# 3.3.1 Locate loading docks out of view from the corridor.			Complies
	# 3.3.2 Locate service elements such as utility boxes, transformers, conduits, trash enclosures, loading docks, and mechanical equipment screened and out of view from the corridor.			Complies
	# 3.3.2 [sic] Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.			Complies
	#4.1.1 Establish a prominent and differentiated ground floor in residential buildings.			Complies
	#4.1.2 Design ground floor residential space to have grade separation from the sidewalk.			NA
	#4.1.3 Provide well designed ground floor residential frontages through the use of stoops, forecourts, front yards, and lobbies.			NA
	#4.2.4 Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	#4.2.5 Coordinate horizontal ground floor features with other commercial facades to create a unified composition at the street wall.			Complies
	#4.2.6 Do not set back the ground floor of commercial facades from upper stories			NA
	#4.2.7 Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.			NA
	#4.3.1 Integrate garage doors into the building design and reduce their prominence on the street.			NA
	#4.3.2 Establish prominent and frequent entrances on facades facing the corridor.			Complies
	#4.4.1 Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the zoning district.			Does Not Comply. No street trees are proposed.
	#4.4.2 Place features that create a transition between the sidewalk and the development.			Complies
	#5.1.1 Integrate the various components of a building to achieve a coherent composition and style.			Complies
	#5.1.2 Reduce the visual scale of a large building frontage.			Complies
	#5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	#5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.			Complies
	#5.3.2 Integrate architectural details to provide visual interest to the façade of a building.			Complies
	#5.4.1 Where feasible, place stairwells in the interior of a building.			Complies
	#5.4.2 Provide a roofline that integrates with the building's overall design concept.			Complies
	#5.4.3 Design parking structure facades as an integral part of the project it serves, consistent in style and materials with the rest of the project.			Complies
	#5.4.4 Integrate balconies into the design of a building.			Complies
	#6.1.1 Install durable and attractive materials on the ground floor façade of buildings.			Complies
	#6.2.1 Recess exterior street-facing windows.			Complies
	#6.3.1 Exterior materials on the upper levels of buildings should create a sense of permanence, provide an attractive visual quality, and be consistent with the design concept of the building.			Complies
	#6.4.1 Implement sustainable development methods.			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	#9.1.1 Design developments to maximize the natural surveillance of the streetscape and open space.			Complies
	#9.1.2 Establish "territoriality" at a development. Territoriality is the principle of providing clear delineation between public, private, and semi-private areas, to make it easier for pedestrians to understand the function of an area and participate in an it's appropriate use.			Complies
	#9.3.1 Control access into a development			NA
	#9.4.1 Promote activity at a development. For example, create an atmosphere conducive to pedestrian travel or developing well- designed frontages, and a connection between private and public space.			Complies
Historic Preservation Element of the General Plan				
	<u>Historic Preservation Element, Policy 3.5, Findings:</u>			
	1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or			NA
	2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.			NA
Required Findings				
	Conditional Use Permit Criteria			
	Sec. 17.134.050			Meets the finding: Y/N
	A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;			Complies
	B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	C.That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;			Complies
	D.That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;			Does Not Comply
	E.That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.			Does Not Comply
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3d:			
	The maximum yard requirements above the ground floor may be waived upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, the proposal must also meet each of the following criteria:			
	i. It infeasible to both accommodate the use proposed for the space and meet the maximum yard requirement;			NA

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	ii. The proposal will not weaken the street definition provided by buildings with reduced setbacks; and			NA
	iii. The proposal will not interrupt a continuity of 2nd and 3rd story facades on the street that have minimal front yard setbacks.			NA
	<u>Regular Design Review</u>			
	Sec. 17.136.050 - Regular 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;			Complies
	2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics			Complies
	3. That the proposed design will be sensitive to the topography and landscape			Complies
	4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill			NA

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	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.			Complies
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3c:			
	In the CBD-P, CBD-C, and CBD-X Zones, these maximum yards apply to seventy-five percent (75%) of the street frontage on the principal street and fifty percent (50%) on other streets, if any. All percentages, however, may be reduced to fifty percent (50%) upon the granting of Regular design review (see Chapter 17.136 for the design review procedure). In addition to the criteria contained in Section 17.136.050, the proposal must also meet each of the following criteria:			
	i. Any additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, sidewalk cafes, or restaurants;			Complies
	ii. The proposal will not impair a generally continuous wall of building facades;			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	iii. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and			Complies
	iv. The proposal will not interfere with the movement of people along an important pedestrian street.			Complies
	Sec. 17.136.055 B – Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones, 2. Findings			
	a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;			Complies
	b. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street			Complies
	c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	<p>d. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results</p>			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	<p>e. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and</p>			NA
	<p>g. For construction of new principal buildings:</p>			
	<p>i. The project will not cause the API to lose its status as an API;</p>			Complies
	<p>ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and</p>			Complies

**ATTACHMENT B - Design Review Conformance Matrix
1431 Franklin St. Residential Proposal (PLN20125)**

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
	iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.			Complies