Landmarks Preservation Advisory Board STAFF REPORT

Case File Number: PLN20137 **September 12, 2022**

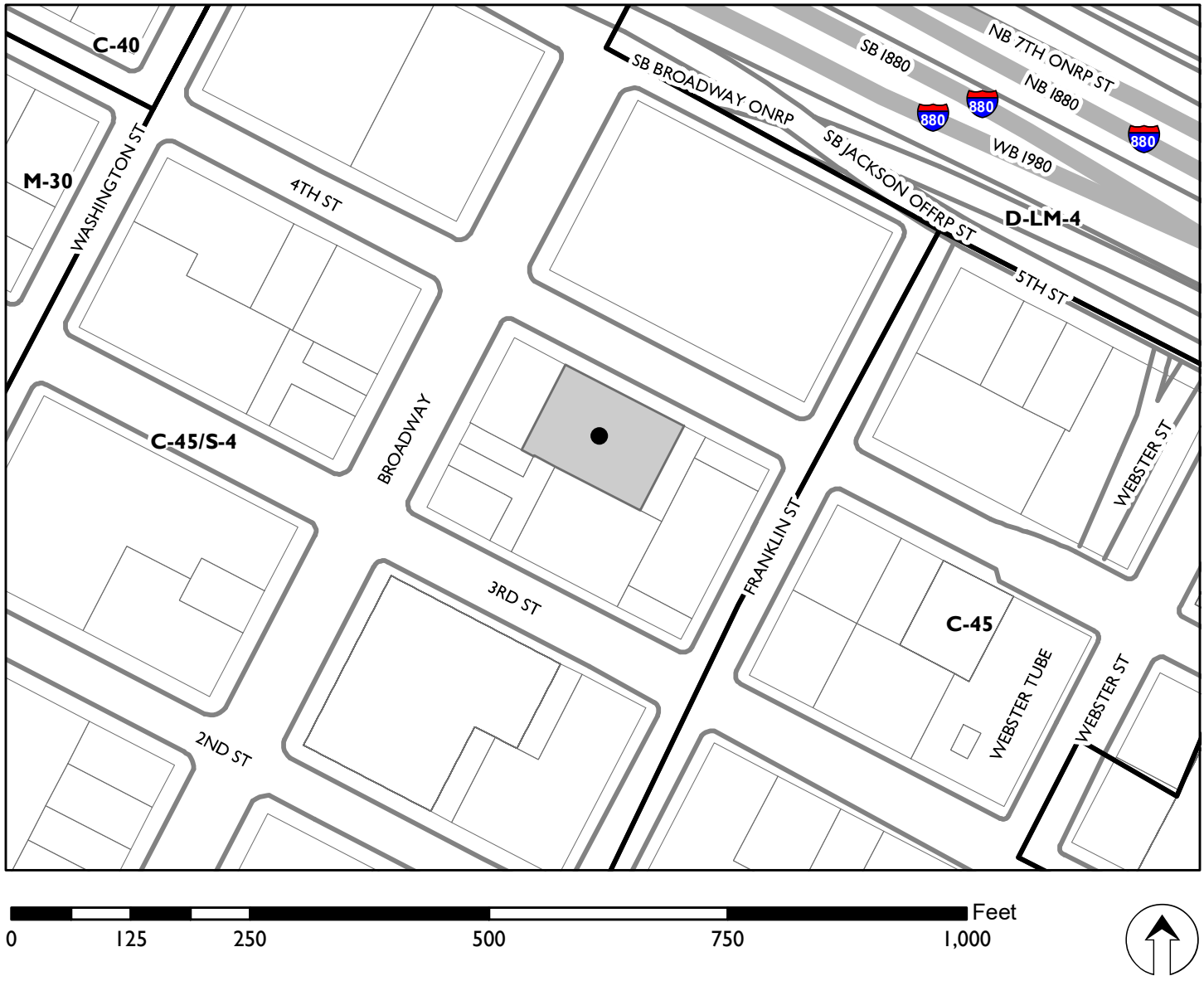
Location:	**419 4th Street (See map on reverse)**
Assessor's Parcel Number	001 013901500
Proposal:	Upper story addition to an existing one-story warehouse building to create an eight-story, 101-unit mixed-use building.
Applicant:	Mark Donahue, Lowney Architecture
Phone Number:	510-269-1123
Owner:	Dodwell Company, Inc.
Case File Number:	PLN20137
Planning Permits Required:	Regular Design Review for construction of new dwelling units and an over 100 percent addition to a structure and Minor Conditional Use Permits for density and to allow parking areas within 75 feet of the front property line.
General Plan:	EPP - Retail Dining Entertainment - 2
Zoning:	C-45 Community Shopping Commercial Zone / S-4 Design Review Combining Zone
Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
Historic Status:	Potentially Designated Historic Property (PDHP). Area of Primary Importance (API): Produce District. OCHS Rating Dc1+ "Noodle Factory"
City Council district:	3
Status:	Under Review
Action to be Taken:	Receive public and Landmarks Preservation Advisory Board comments on the design.
For further information:	Contact Case Planner **Neil Gray** at **510-238-3878** or **by e-mail ngray@oaklandca.gov**

SUMMARY

This item is a revision to a proposed multi-story addition above a one-story commercial building in the Produce Market Area of Primary Importance, which was presented to the Landmark Preservation Advisory Board (LPAB) on November 8, 2021. The revision would add an 8th story and 8'-9" in height to the proposal and responded to the input provided by a subcommittee of the LPAB. This revised upper story façade had a three-by-six grid pattern (see Attachment A), which eliminated the prominent base, middle, and top design presented to the LPAB on November 8, 2021. Acting on a request from staff, the applicant revised the plans to reflect the base, middle, and top design but stated that they preferred the repeating grid pattern because it more reflected the warehouse designs in the district.

Staff requests that the LPAB review and comment on the revised plans contained in Attachment A and provide input on the two options for the treatment of the front façade.

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: PLN20137
Applicant: Lowney Architecture
Address: 419 4th Street
Zone: C-45/S-4

BACKGROUND

The project was previously presented to the LPAB on April 12, 2021, and the applicant and staff received the following direction:

1. Increase the proposed setback of the upper-story addition.
2. Increase the size of the windows on the front façade and include industrial-style window sashes.
3. Incorporate a thick metal cornice on top of the building.
4. Simplify the exterior materials.
5. Provide more elevations/renderings from across the street.

The LPAB requested the project return to them once further revisions have been made. Staff brought the project back to the LPAB on November 8, 2021 (see Attachment B for the Staff Report for this item). The LPAB stated that the design reflected their prior input and asked the applicant to meet with a subcommittee to refine design issues and then prepare a historic resource analysis.

On July 28, 2022, staff met with the architect and applicant, and they presented a new design, which added an 8th story and 8'-9" in height to the proposal and responded to the input provided by the LPAB subcommittee. This revised upper story façade had a three-by-six grid pattern (see Attachment A), which eliminated the prominent base, middle, and top design presented to the LPAB on November 8, 2021. Acting on a request from staff, the applicant revised the plans to reflect the base, middle, and top design but stated that they preferred the repeating grid pattern because it more reflected the warehouse designs in the district.

Staff requests input regarding the revised eight-story design contained in Attachment A. Staff also requests input regarding LPAB's preference between staff's recommended base, middle, top design or the applicant's preferred repeating grid.

SITE DESCRIPTION

The property is a flat, rectangular, 13,986 square-foot, midblock parcel containing a one-story, 1922 warehouse building currently occupied by a noodle processing facility. The site is on the south side of 4th Street, at the western edge of the Produce Market API ("the API or District"). It is flanked by the locally designated Buswell Block building at 322 Broadway to the west, in the Lower Broadway Area of Secondary Importance (ASI), and a two-story District contributor at 415 4th Street to the east. The site is across 4th Street from the Alameda County Probation Center at 400 Broadway. The API's industrial character is continued east of Webster Street by the separate and larger Waterfront Warehouse District API (on the National Register, at the request of its property owners) that extends from Webster to Jackson Streets and 2nd to 5th Streets.

<u>History and Context</u>

Produce Market District API

The project site is at the west end of the API. The District occupies portions of seven city blocks between Broadway and Webster Street and between the Embarcadero (1st Street and Southern Pacific tracks) and the Nimitz Freeway (5th Street). The District is centered on the original market buildings at 3rd and Franklin Streets. The Western Pacific railroad tracks historically crossed the District on 3rd Street. Of the 27 buildings included in the District, all low-rise warehouses or produce related, five Designated Historic Properties (DHPs) are components of the original Fruit and Produce Realty (F&PR) Co. complex at 3rd and Franklin Streets that establishes the District's character, 16 more are classified as contributing, three as noncontributing, and three as potential contributors when older or

restored. Architecturally, the API's unique feature, and its physical and historical centerpiece, is the 1916-17 complex of one-story canopied, screen-fronted, concrete and stucco market buildings designed by Charles McCall for the F&PR Co.

Surrounding the F&PR Co. buildings, other contributing buildings in the API are a mix of utilitarian warehouse, garage, and storefront styles, often adapted for produce market use with the wide bays and metal sidewalk canopies that define the District. Buildings in the District include the l920s ornamental pressed brick storefront style adapted to market and warehouse use (400-414 and 416-426 3rd Street, 424 2nd Street, and 116-126 Broadway), and the one-story garage style with wide openings and shaped parapet such as the subject building at 419-435 4th Street.

419-435 4th Street, Subject Building

The proposed project site is in the group of properties surrounding the F&PR Co. buildings. It is a one-story reinforced concrete and stucco garage building on an interior 1ot, 16 feet high, with a north-facing sky-lit sawtooth roof. Its facade consists of six bays separated by full-height paneled pilasters with stepped-pyramid tops and diamond patterns high on the panels. End bays have low gabled parapets, and parapet spandrels on all

bays have plain panels with painted signs. Except where interrupted by three, tall rolling doors, half a bay wide, each bay has a high transom with vertical mullions. Most bays have been partly or completely bricked in with smaller doors and windows. Bays were originally alternating store and garage entries. The rear of the building abuts 416-426 3rd Street, a former Lucky supermarket warehouse. For a time, these two buildings were connected.

According to permit 65760, issued December 10, 1921, 419 4th Street was built as a garage, including a machine shop and "garage laundry", for the Bruzzone Estate. The garage construction cost $20,000 and was designed by engineer R. Vane Woods, who a year later designed the back-to-back 416-426 3rd Street warehouse for Hyman Davis. Directories through the 1920s identify it as the Merchant's Garage of James Doyne, J.A. Whitton, and E. J. Monni. The building's use became food oriented in the 1940s, as a warehouse for wholesale fish and wholesale groceries.

Despite the alterations, this is a good example of 1920s utilitarian construction. The building's design and original use reflect the general industrial/warehouse history of the waterfront, and the subsequent food related uses tie it to the Produce Market API. The use by Lucky reflects the development of the supermarket as a system of food distribution parallel to and competing with that of the old-style, specialized produce merchants in the Franklin Street market.

While the "Produce Market District" on the EPP's map is only for the F&PR Co. buildings, this map does not reflect the entire Produce Market API. As an API contributor, 419 4th Street is on the Local Register.

PROJECT DESCRIPTION

The proposed project (Attachment A for plans) would construct seven stories over an existing 11,527 square-foot commercial warehouse building. The building would be 86'-9" to the top of the parapet, while the prior project contained six stories over above the base and was 78'-8" to the top of the parapet. The proposal would contain 101 units (39 efficiency and 62 regular dwelling units), while the prior plans proposed a total of 69 dwelling units.

As directed by the LPAB, the proposed upper-story additions would have increased setbacks, with floors two through eight having a and 18-foot setback from the façade of the existing building. The upper stories have industrial references to existing and new buildings in the Jack London area. This includes large window areas with industrial style sashes. As discussed, staff is presenting two options for the front façade to the LPAB: staff's

recommended design with a prominent top, middle and base and the applicant's preferred design with a repeated grid pattern. The front façade of the existing building would remain and be integrated into the proposed development. The front façade of the ground floor would incorporate roll-up style industrial glazing at the ground floor to maintain the warehouse style elements at the pedestrian level.

The ground floor would contain 41 parking spaces, and a 1,422 square-foot commercial space. There is private and group open space contained within the second-floor setback from the façade of the existing building.

The front wall of the building would be restored through the addition of clerestory windows, transom band glass, and restoration of the concrete ornamentation. The existing garage bays would be converted into commercial storefronts and ingress/egress points to the building. The proposal would consolidate the existing four curb cuts into one 25-foot curb cut. The existing façade and upper-story setback would distinguish the base of the building from the upper stories.

GENERAL PLAN ANALYSIS

Applicable policies are found in the Estuary Policy Plan and the Historic Preservation Element.

Estuary Policy Plan (EPP)

The site is in the Retail Dining Entertainment - 2 EPP land use classification, which has a maximum nonresidential floor area ratio (FAR) of 7.0 and maximum residential density of one regular unit per 261 square feet of lot area. The project has an FAR of 5.5, which is less than that required under the EPP.

The project is also consistent with the density allowed under the EPP. The EPP permits one unit per 261 square feet of lot area. The Zoning Manager has determined in prior projects that, consistent with the Planning Code, efficiency units are allowed twice the maximum density as regular units under the Land Use and Transportation Element of the General Plan (LUTE). Carrying this determination to this site is appropriate because the EPP sets the LUTE policies for the Estuary Plan area. This formula allows one efficiency unit per 130.5 square feet of site area. Further, the applicant is proposing 50 percent additional units under the State Density Bonus Law by providing 15 percent of units affordable to very low-income residents.

The project contains 39 efficiency units and 62 regular dwelling units, which is within the density permitted under the EPP and the State Density Bonus Law. Under the base EPP maximum density, the application is permitted 26 efficiency units and 41 regular units. Under the State Density Law, these numbers are increased to 39 efficiency units and 61.5 regular dwelling units (rounded up to 62).

The proposal is also consistent with the following EPP Policies.

Policy JL – 1.2: Intensify Phase 1 of Jack London Square. Phase 1 portion of Jack London Square is between Clay Street and Webster Street.

Policy JL – 4: Preserve the historic character of the Produce District and encourage activities that create a viable urban mixed-use district.

Policy JL -4.1 Encourage the sensitive rehabilitation and adaptive reuse of existing buildings. Policy JL – 4.2: Provide for a mix of new uses in the Produce District.

Land Use and Transportation Element of the General Plan (LUTE)

The project conforms to the following LUTE Policies:

Policy I/C2.2 Reusing of Abandon Buildings.
The reuse of abandoned industrial buildings by non-traditional activities should be encouraged where the uses are consistent with and will assist in the attainment of, the goals and objectives of all elements of the Plan.

Policy D1.11 Supporting the Jack London District
The continuing commercial growth and success of Jack London Square should be supported and linkages such as the Bay Trail, bicycle lanes, and pedestrian walks to downtown Oakland and the airport should be improved.

Policy I/C3.2 Enhancing Business Districts
Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

Policy I/C3.4 Strengthening Vitality.
The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

Policy D10.6 Creating Infill Housing.
Infill housing that respects surrounding development and the streetscape should be encouraged in the downtown to strengthen or create distinct districts.

Historic Preservation Element (HPE)

The HPE sets out a hierarchy of historic properties based on OCHS ratings and local, state, and federal designations. About 20% of Oakland's buildings are classified as Potential Designated Historic Properties (PDHPs) which "warrant consideration for possible preservation" (HPE Policy 1.2). About two to four percent, individually or as district contributors, make up Oakland's Local Register, the most significant properties as defined for CEQA and other regulatory purposes. These are properties individually rated A or B, formally designated, or within APIs, i.e. National Register quality districts.

The existing building is a PDHP and on the Local Register as a contributor to an API. The project affects both the individual building and the API. As such, the policies and goals of the HPE apply to the project including the following:

Policy 3.1 –Minimize Adverse Historic Preservation Impacts Related to Discretionary City Actions
The City will make all reasonable efforts to avoid or minimize adverse effects on the Character-Defining Elements of existing or Potential Designated Historic Properties which could result from private or public projects requiring discretionary City actions.

Policy 3.5 – Historic Preservation and Discretionary Permit Approvals
For additions or alteration to Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that: (1) the design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or (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 (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

ZONING ANALYSIS

The subject property is within the C-45 Community Shopping Commercial (C-45) Zone / S-4 Design Review Combining (S-4) Zone. The intent of the C-45 Zone is: "to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long- and short-term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares." The C-45 Zone does not have a general height limit but does have a 7.0 FAR. The base allowable density is one unit per 300 square-feet of lot area. The S-4 Zone requires approval for construction pursuant to the design review procedure in Chapter 17.136 of the Oakland Planning Code.

Development Standards

The following table describes key development standards for the project.

Regulation	Required	Proposed
Maximum Residential Density	• Permitted: One unit per 300 square feet of lot area for regular dwelling units and one unit 150 square feet of lot area for efficiency units. • Conditionally Permitted: One unit per 200 square feet of lot area for regular dwelling units and one unit per 100 square feet of lot area for efficiency units.	42 regular and 39 efficiency units. Site needs to be at least 12,300 square feet. The proposal meets the requirement upon the granting of a Conditional Use Permit because the site is 13,986 square feet.
Maximum Floor Area Ratio	7.0	5.4
Maximum Height	No maximum	86'-9" to top of parapet
Minimum Usable Open Space	15,150 square feet of usable open space. (150 square feet of usable open space per required for regular units and 75 square feet required per efficiency units. Each square foot of private usable open space counts as two square feet of usable open space but a minimum of 30 square feet of group usable open space is required per unit.)	5,473 square feet of usable open space. The applicant has proposed a waiver from the usable open space requirements per the State Density Bonus Law.
Parking	71 parking spaces (one parking space per unit, reduced by 30 percent due to proximity to public transit).	41 parking spaces. The applicant is seeking a waiver from parking requirements per the State Density Bonus Law.

ENVIRONMENTAL DETERMINATION

An analysis of the project's compliance with the California Environmental Quality Act (CEQA) has not been completed. Analysis is expected to include the effect of the modification of this API contributor both on the individual Local Register building and on the overall integrity of the District, with reference to the Secretary of the Interior's Standards and the City's CEQA Thresholds of Significance.

KEY ISSUES

Staff requests that the LPAB compare and provide input on the elevations contained on pages G2.1A and G2.1 of the project plans (see Attachment B). Staff recommends the elevation contained in G2.1 of the project plans because its prominent base, middle and top will appear less top-heavy, which will emphasize the significance of the existing structure on the ground floor.

Staff further requests input on whether the additional floor (8'-9" in height) of the building is consistent with its location in the API. Staff believes that the additional floor of the addition would not be affect the character differently than the prior proposal because the 18-foot upper story stepback will highlight the existing building and subordinate the addition above.

RECOMMENDATIONS:

1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction and recommendations to staff and the applicant regarding design of the building.

Prepared by:

Neil Gray
Planner IV

Reviewed by:

Robert D. Merkamp, Zoning Manager
Bureau of Planning

ATTACHMENTS:
A. Project Plans
B. November 8, 2021 LPAB Staff Report

ENTITLEMENT SET

Noodle Factory - 419 4th Street, Oakland CA

08/12/2022

lowney arch

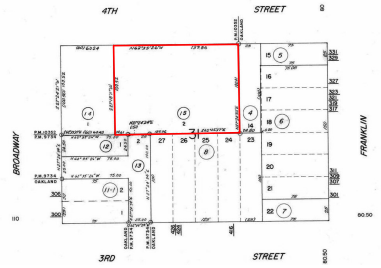
419 4TH STREET, OAKLAND CA

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
AL	ALIGN
ALT	ALTERNATE
AB	ANCHOR BOLT
APROV	APPROVED
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BD	BOARD
BO	BOTTOM OF
BS	BOTH SIDES
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
CI	CAST IRON
CIP	CAST IN PLACE
COL	COLUMN
CTR	CENTER
CL	CENTER LINE
CTC	CENTER TO CENTER
CER	CERAMIC
CJ	CONSTRUCTION JOINT
CL	CLEAR
CMU	CONCRETE MASONRY UNIT
CON	CONNECTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
CS	COUNTERSUNK
CW	COLD WATER
DET	DETAIL
DEPT	DEPARTMENT
DIA	DIAMETER
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DF	DOUGLAS FIR
DN	DOWN
DS	DIAGONAL SHEATHING
DWG	DRAWING
DRWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EACH FACE
EW	EACH WAY
EN	EDGE NAILING
EL	ELEVATION
ELEV	ELEVATOR
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXHAUST
EXP	EXPEDITE
EXT	EXTERIOR
FAB	FABRICATE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FIN	FINISH
FF	FINISHED FLOOR
FE	FIRE EXTINGUISHER
FA	FIRE ALARM
FLR	FLOOR
FLUOR	FLUORESCENT
FL	FLUSH
FOUND	FOUNDATION
FTNG	FOOTING
FR	FRAMING
FUR	FURRING
GA	GAUGE
GALV	GALVANIZED, GALVANIZING
GL	GLASS, GLAZING
GLULAM	GLUE LAMINATED BEAM
GYP BD	GYPSUM BOARD
HVAC	HEATING VENTILATION & AIR CONDITIONING
HSR	HIGH STRENGTH RODS
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
HD	HOLD DOWN
HORIZ	HORIZONTAL
HW	HOT WATER
INC	INCLUDING, INCLUDED
INFO	INFORMATION
INT	INTERIOR
JH	JOIST HANGER
JT	JOINT
LAM	LAMINATE
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LT	LIGHT
LTW	LIGHT WEIGHT
L	LONG, LENGTH
MB	MACHINE BOLTS
MAINT	MAINTENANCE
MAX	MAXIMUM
MECH	MECHANICAL
MANF	MANUFACTURER
MTL	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION

(N)	NEW
NEG	NEGATIVE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OP	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
PART	PARTITION
PP	PARTIAL PENETRATION
PAF	POWDER ACTUATED FASTENER
PLAM	PLASTIC LAMINATE
PL	PLATE
PN	PLATE NAILING
PLYWD	PLYWOOD
PT	POINT
LB	POUND
PRES	PRESSURE
QUAL	QUALITY
QUAN	QUANTITY
PT	PRESSURE/ PRESERVATIVE TREATED
PS	PRESTRESSED
PART	PARTITION
RAD	RADIUS
RWL	RAIN WATER LEADER
RECPT	RECEPTACLE
REF	REFERENCE
REIN	REINFORCEMENT,REINFORCED
REQ	REQUIRED
RDWD	REDWOOD
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
REV	REVISION
SS	SANITARY SEWER
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CONSULTANT DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SKD	SEE KITCHEN CONSULTANT DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SFMD	SEE FINISH CARPENTRY DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SJ	SEISMIC JOINT
SCHED	SCHEDULE, SCHEDULE
SECT	SECTION
SHT	SHEET
SM	SHEET METAL
SIM	SIMILAR
SP	SPACE
SPEC	SPECIFICATION
SQ	SQUARE
SQFT	SQUARE FOOT
ST	STRAP TIE
STAG	STAGGERED
SSTL	STAINLESS STEEL
STAND	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUS	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
TEMP	TEMPERED
TH	THICKNESS
THR	THREADED
TD	TIE DOWN
T&B	TOP AND BOTTOM
TOC	TONGUE AND GROOVE
TOC	TOP OF CONCRETE
TOF	TOP OF FINISH
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TN	TRUE NORTH
TYP	TYPICAL
UL	UNDER WRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
UTL	UTILITY, UTILITIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
VER	VERIFY
VEST	VESTIBULE
WC	WATER CLOSET
WH	WATER HEATER
W/	WITH
W/O	WITH OUT
WD	WOOD
YD	YARD

PARCEL MAP



PROJECT DIRECTORY

OWNER:	SMART GROWTH, INC, 482 W. MACARTHUR BLVD, OAKLAND, CA 94609 510-250-2499 510-250-5627 (FAX) cporto@smartgrowth.co
ARCHITECT:	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 510,836,5400 510,836,5454 (FAX)
LANDSCAPE ARCHITECT:	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 510,836,5400 510,836,5454 (FAX)
CIVIL ENGINEER:	COMPANY NAME ADDRESS ADDRESS CONTACT PHONE # FAX # EMAIL ADDRESS

PROJECT DESCRIPTION

CONSTRUCTION OF NEW MIXED USE BUILDING PRESERVING EXISTING BUILDING FACADE. NEW BUILDING HAS THREE PODIUM LEVELS IN TYPE I STRUCTURE AND FIVE LEVELS ABOVE IN TYPE III STRUCTURE.
GROUND LEVEL CONTAINS RETAIL SPACE, RESIDENTIAL LOBBY AND PARKING FOR 41 VECHICLES INCLUDING 2 ADA STALLS AND EV PARKING. SEVEN LEVELS ABOVE ARE RESIDENTIAL (101 UNITS TOTAL) AND AT THE LEVEL 2 THERE IS A OUTDOOR DECK ACESSIBLE FOR RESIDENTS.

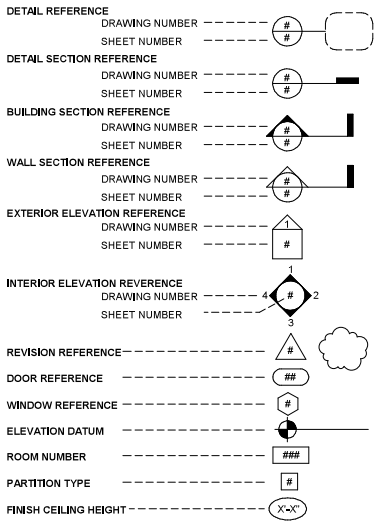
DRAWING LIST

DRAWING LIST

SHEET NUMBER	SHEET NAME
A3.1A	EXTERIOR ELEVATION - STREET FRONT ALT.
A3.3A	EXTERIOR ELEVATION - SOUTH SIDE ALT.
G2.1A	3D VIEW - ALT.
G2.2A	3D VIEW - ALT.
G2.3A	3D VIEW - ALT.
GENERAL	
G0.0	COVER SHEET
G0.1	INDEX
G0.2	PROJECT DATA
G0.3	GREEN POINT CHECKLIST
G0.4	GREEN POINT CHECKLIST
G0.5	GREEN POINT CHECKLIST
G1.1	SITE PHOTOS
G1.2	SURVEY
G2.1	3D VIEW
G2.2	3D VIEW
G2.3	3D VIEW
CIVIL	
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	EXISTING BUILDING
A2.1	GROUND FLOOR PLAN
A2.2	LEVEL 2 PLAN
A2.3	LEVELS 3-6 PLAN
A2.4	ROOF LEVEL
A3.1	EXTERIOR ELEVATION - STREET FRONT
A3.2	EXTERIOR ELEVATION - EAST SIDE
A3.3	EXTERIOR ELEVATION - SOUTH SIDE
A3.4	EXTERIOR ELEVATION - WEST SIDE
A4.1	EAST-WEST SECTION
A4.2	NORTH - SOUTH SECTION
A4.3	NORTH - SOUTH SECTION
A5.1	ENLARGED UNIT PLANS
A6.1	SIGNAGE
A8.1	MATERIALS AND COLOR BOARD
LANDSCAPE	
L3.0	STREETSCAPE PLAN
L3.1	LANDSCAPE MATERIAL PLAN
L3.2	LANDSCAPE PLANTING PLAN
L3.4	LANDSCAPE HYDROZONE PLAN
L3.5	ROOF LIGHTING PLAN
L3.6	PODIUM LIGHTING PLAN

SHEET TOTAL: 39

GRAPHIC SYMBOLS



PROJECT LOCATION

DEFERRED SUBMITTALS

FIRE SPRINKLERS

MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS

lowney arch

INDEX G0.1

ENTITLEMENT SET - 08/12/2022

PROJECT DATA

BUILDING INFORMATION

BUILDING ADDRESS:	419 4TH STREET, OAKLAND CA
NUMBER OF STORIES:	8
ALLOWABLE HEIGHT:	NO GENERAL MAXIMUM HT PRESCRIBED
PROPOSED HEIGHT:	88' 8" (T.O. PARAPETS)
CONSTRUCTION TYPE:	TYPE III AND TYPE I-A
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	A3 (COMMUNITY SPACE & FITNESS) R2 M (MERCANTILE) S2 (PARKING)

ZONING INFORMATION

ASSESSOR'S PARCEL #:	001 013901500
ZONING DISTRICT:	C-45/S-4

LOT AREA

TOTAL	13,986 SF

DENSITY BONUS CALCULATION

	Unit Mix	Permitted Density	Base Units #	Affordability Level	Density Bonus	DB Units #	Allowable Units # with DB	Proposed Units #	BMR Units #
Efficiency Unit	24.5%	130.5 sf / lsf	26.3	15% VLI	50%	13.1	39.4	39	10
Regular Unit	75.5%	261 sf / lsf	41.0			20.5	61.5	62	
Total			67.3				101.0	101	

INCENTIVES / CONCESSIONS

1. AUTO PARKING

2. OPEN SPACE

SETBACKS

FRONT AT 4TH:	0 FT
SIDE:	0 FT
REAR:	8FT AND 14 FT

PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	1 FOR EACH DWELLING UNIT = 101 STALLS 30% REDUCTION FOR TAA = 71 STALLS 20% REDUCTION FOR CAR SHARE = 50 STALLS	41 STALLS	2 LEVEL PUZZLE PARKING SYSTEM
COMMERCIAL	5 SPACES 1 SPACE FOR EACH 600 SF	0 STALLS	

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	6 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	20 SPACES	26 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	32 SPACES	
COMMERCIAL	NONE REQ'D. FOR COMM. SPACE > 3,000 SF	0 SPACES	NONE REQ'D. FOR COMM. SPACE > 3,000 SF	0 SPACES	REF. 17.116.080

PROJECT AREA COUNT

Area summay:

Lev #	Type	Parking	Retail	Leasable	Amenity	Office	Res. Circ. Int	Mech/ Service	Net sq ft	Gross sq ft	F to F height
8	Res	-	-	8,027	-	-	979	64	9,070 nsf	10,202 gsf	9 ' 11'
7	Res	-	-	8,027	-	-	979	64	9,070 nsf	10,202 gsf	10 ' 0'
6	Res	-	-	8,027	-	-	979	64	9,070 nsf	10,202 gsf	10 ' 0'
5	Res	-	-	8,027	-	-	979	64	9,070 nsf	10,202 gsf	10 ' 0'
4	Res	-	-	8,027	-	-	979	64	9,070 nsf	10,202 gsf	10 ' 0'
3	Res	-	-	8,027	-	-	979	64	9,070 nsf	10,202 gsf	10 ' 0'
2	Res	-	-	6,779	942	-	1,125	64	8,910 nsf	10,202 gsf	10 ' 0'
1	Ret/Park	9,413	1,572	-	797	102	362	833	13,079 nsf	13,874 gsf	15 ' 0'
Total		**9,413 sf**	**1,572 sf**	**54,941 sf**	**1,739 sf**	**102 sf**	**7,361 sf**	**1,281 sf**	**76,409 nsf**	**85,288 gsf**	**84 ' 11'**

Unit mix square footage:

Level 2

Studio			1-BR	2-BR	Scuare footage	Unit count
393	360	377	587		6,779 sf	17 1 level
394	377	377	569		6,779 sf	17 1 levels
367	377	377				
377	377	360				
371	377	362				

Level 3-8

Studio		1-BR		2-BR	Scuare footage	Unit count
372		694	662	710	8,027 sf	14 6 level
383		563	662	701	48,162 sf	84 6 levels
372		597	662			
383		594	662			

Grand total

	Studio	1-BR	2-BR	Total unit Square footage	Total unit count
Units #	39	50	12	54,941 sf	101 7 levels
%	39%	50%	12%		100%

RECYCLING & GARBAGE SPACE ALLOCATION

RESIDENTIAL	REQUIRED	PROVIDED	NOTES
RECYCLING	1,346 GALLONS (2CF X 101 UNITS = 202 CF = 1,511 GAL)	1,536 GALLONS (16 x 96 GALLON TOTER CARTS)	LOCATED IN TRASH ROOM ON GROUND FLOOR
GARBAGE	15 CY (4.3CF X 101 UNITS = 435CF = 16.1 CY)	18 CY (3@6 YD BIN)	LOCATED IN TRASH ROOM ON GROUND FLOOR

OPEN SPACE CALCULATIONS

	# OF UNITS			NOTES
OPEN SPACE REQUIRED TOTAL	150 SF/UNIT	101	15,150 SF	17,56,180 - MINIMUM USABLE OPEN SPACE
PRIVATE OPEN SPACES: LEVEL 2	1,797 SF	= 3,594 SF GROUP SPACE		1 SF PRIVATE OPEN SPACE = 2 SF GROUP OPEN SPACE
GROUP OPEN SPACES: LEVEL 2		1,879 SF GROUP SPACE		
OPEN SPACE PROVIDED TOTAL		5,473 SF		

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NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

GreenPoint RATED

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: Verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (23), Indoor Air Quality/Health (5), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E1.2 , H6.1, J3.1, O1, O7.

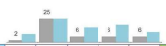
Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual.
For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green

Points Targeted:	80
Certification Level Targeted:	Silver
Compliance Pathway Targeted:	None

POINTS REQUIRED



New Home Multifamily Version 8

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
Yes	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	1				1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 70% C&D Waste Diversion **including** Alternative Daily Cover					2		
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
Yes	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	1				1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Small Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)						3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size (Limit Maintenance)					1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
Yes	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded)	3		1	1		1	
TBD	**C6. High-Efficiency Irrigation System**						2	
TBD	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)						2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2	

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%					1		
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1					
TBD	**C14. Large Stature Tree(s)**		1					
TBD	**C15. Third Party Landscape Program Certification**						1	
Yes	**C15. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional or Equiv.)	1					1	
TBD	**C17. Community Garden**		2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)					1		
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
TBD	**D4. Insulated Headers**			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 94% of Floors					1		
TBD	D6.2 At Least 94% of Exterior Walls			1		1		
TBD	D6.3 At Least 94% of Roofs			1		1		
Yes	**D7. Energy Heels on Roof Trusses**	1		1				
16 inches	**D8. Overhangs and Gutters**	1		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregrated, or Wall Materials Other Than Wood					1		
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**					1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
TBD	**E3. Rain Screen Wall System**					2		
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1		
	E5. Durable Roofing Materials							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1		
TBD	E5.2 Roofing Warranty for Shingle Roofing		R	R	R	R	R	
TBD	**E6. Vegetated Roof**		2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5		

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GREEN POINT CHECKLIST
ENTITLEMENT SET - 08/12/2022

G0.3

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	F1.2 Ceilings					0.5		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				0.5			
TBD	F2.2 Ceilings				0.5			
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior Insulation				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
TBD	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve						2	
TBD	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm						1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf						2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	
TBD	**G3. Pre-Plumbing for Graywater System**						1	
TBD	**G4. Operational Graywater System**						3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms			1				
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2013 Ventilation Residential Standards	Y	R	R	R	R	R	
Yes	H6.2 Advanced Ventilation Standards	2			2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
TBD	H7.2 Automatic Range Hood Control				1			
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1			
TBD	**H9. Advanced Refrigerants** (low global warming potential refrigerants)				1			
I. RENEWABLE ENERGY								
0.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I2. Low Carbon Homes							
TBD	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)			2				
TBD	I2.2 Low Carbon Home (meet its CO2e/sq.ft. threshold)			4				
TBD	**I3. Energy Storage**			1				
TBD	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**			4				
≥10% of residences	**I5. Photovoltaic System for Multifamily Projects**	8		8				

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
J. BUILDING PERFORMANCE AND TESTING								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1			
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
Yes	**J3. Mechanical Ventilation Testing**				1			
TBD	**J4. All Electric or Combustion Appliance Safety Testing**				1			
Select Compliance Pathway for J5.1	**J5. Building Energy Performance**							Compliance Pathway Input
3								Climate Zone Input
10	J5.1 Home Meets or Exceeds Energy Compliance Pathway	9		25+				
3.40%	J5.2 Non-Residential Spaces Outperform Title 24	3.4		15				
TBD	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR® for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**				2			
TBD	**J10. Blower Door Testing**				3			
TBD	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)			1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)				1			
TBD	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in permanent walk-off mat or grill)				1			
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2			
Yes	**K3. Low-VOC Caulks and Adhesives**				1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
TBD	**K9. Durable Cabinets** (Plywood for casework and doors, ball bearing drawerslides, dovetail joints, two directional metal hinges)					2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1		
L. FLOORING								
≥25%	**L1. Environmentally Preferable Flooring**					3		
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
TBD	**L3. Durable Flooring** (All flooring is hard surface)					1		
Yes	**L4. Thermal Mass Flooring**			1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**						1	
	M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer			1				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
<25 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**			2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center					1		
TBD	M4.2 Built-In Composting Center					1		

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GREEN POINT CHECKLIST

ENTITLEMENT SET - 08/12/2022

G0.4

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**			2				
Yes	**M7. Central Laundry**	1					1	
TBD	**M8. Gearless Elevator**			1				
N. COMMUNITY								
	N1. Smart Development							
TBD	N1.1 Infill Site					1		
TBD	N1.2 Designated Brownfield Site					1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2		
TBD	N1.4 Cluster Homes for Land Preservation					1		
	N1.5 Home Size Efficiency					9		
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1						
TBD	N2.2 Within 1/2 mile of a Major Transit Stop		2					
	N3. Pedestrian and Bicycle Access							
TBD	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1						
TBD	N3.3 Traffic Calming Strategies		2					
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide							
Yes	N3.5 Bicycle Storage for Residents	1						
Yes	N3.6 Bicycle Storage for Non-Residents	1						
TBD	N3.7 Reduced Parking Capacity		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents							
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services							
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers							
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors							
Yes	N5.3 Porches Oriented to Street and Public Space	1						
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units				1			
TBD	N7.2 Full-Function Independent Rental Unit							
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation				1	1		
TBD	N8.2 Strategies to Address Assessment Findings				1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)					1		
TBD	N9.2 Community Location Disadvantaged Community)				1			
	N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 60% of AMI or Less		2					
TBD	N10.2. Units with Multiple Bedrooms for Households Making 30% of AMI or Less							
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale							

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	N11. Mixed-Use Development						
Yes	N11.1 Live/Work Units include a Dedicated Commercial Entrance	1	1				
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1				
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5
Yes	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	2		0.5	0.5	0.5	0.5
	O5. Home System Monitors						
TBD	O5.1 Energy Home System Monitors			2			
TBD	O5.2. Water Home System Monitors						1
	O6. Green Building Education						
Yes	O6.1 Marketing Green Building	2	2				
Yes	O6.2 Green Building Signage	1		0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1	
TBD	**O11. Smoke-free Housing**				2		
Yes	**O12. Integrated Pest Management Plan**	1				1	
P. DESIGN CONSDERATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1		
	Enter the number of Tier 1 practices						
	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
	P3. Commissioning						
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		
TBD	**P4. Building Enclosure Testing**			1	1	1	
	Summary						
	Total Available Points in Specific Categories	330	46	110	69	91	54
	Minimum Points Required in Specific Categories	53	2	25	6	6	6
	Total Points Achieved	80.4	9.0	25.4	16.0	19.0	11.0

lowney arch

GREEN POINT CHECKLIST

ENTITLEMENT SET - 08/12/2022

G0.5

EXISTING FRONT FACADE ON SITE

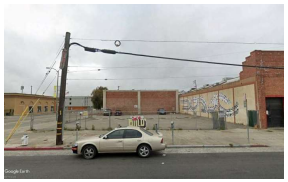
NEIGHBOURS FROM WEST SIDE


322 BROADWAY

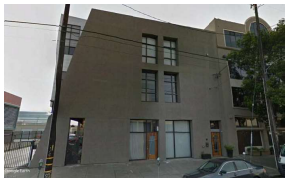

333 BROADWAY

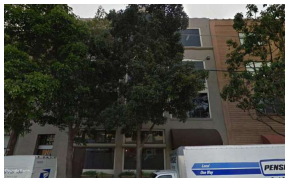

469 4TH ST


475 4TH ST

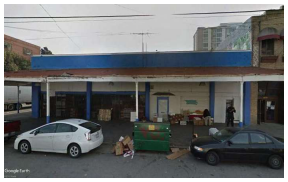

331 WASHINGTON ST

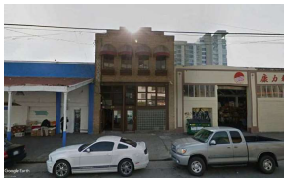
NEIGHBOURS FROM EAST SIDE


373 4TH ST


383 4TH ST


330 FRANKLIN ST


331 FRANKLIN ST


415 4TH ST

NEIGHBOURS ACROSS THE STREET


518 4TH ST


409 WASHINGTON ST


499 5TH ST


401 BROADWAY

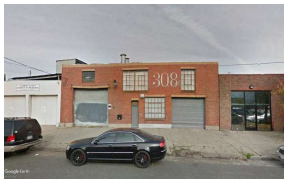

430 BROADWAY


400 FRANKLIN ST


WEBSTER ST


4TH ST


333 5TH ST



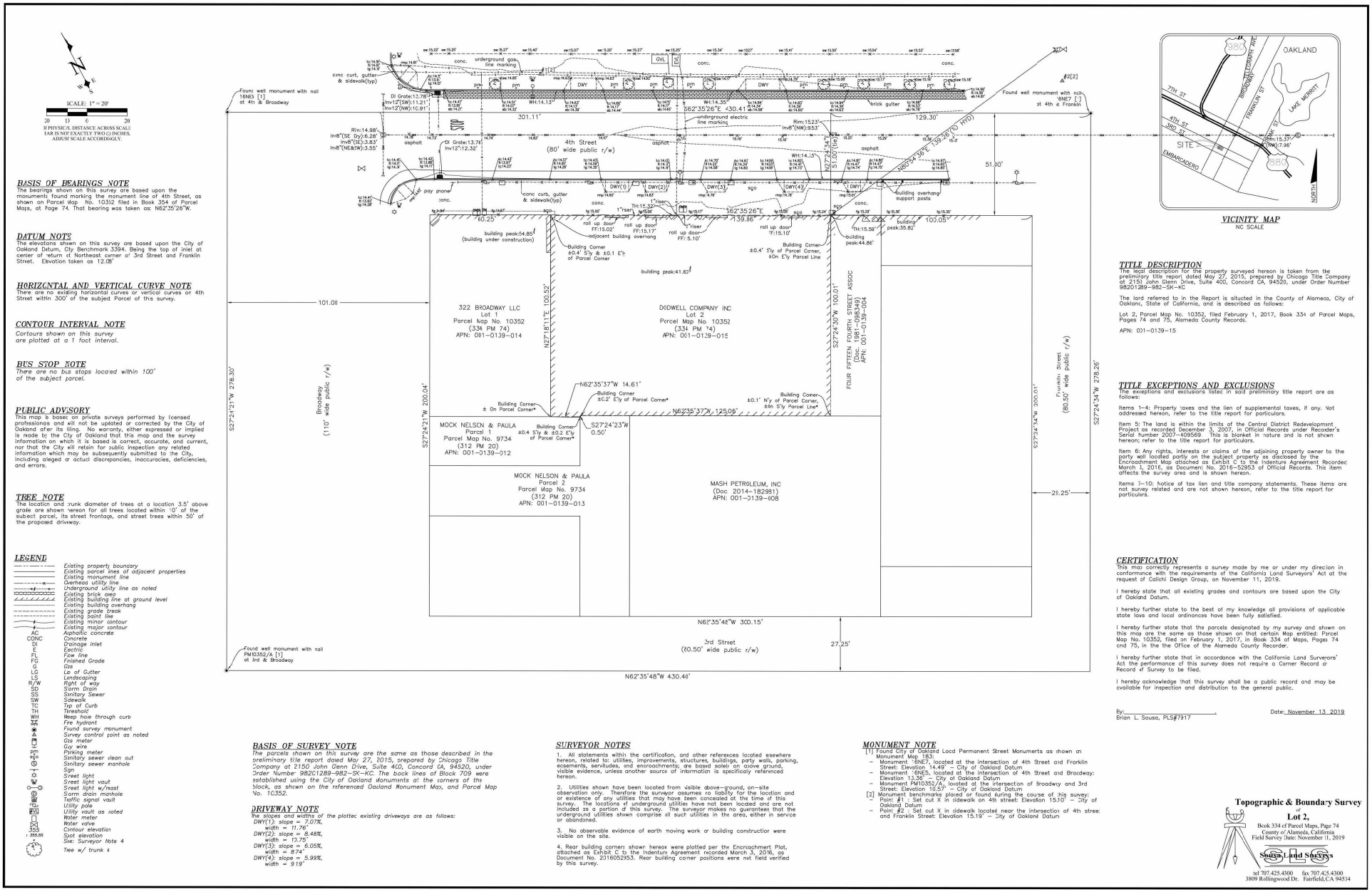
308 4TH ST

lowney arch

SITE PHOTOS

ENTITLEMENT SET - 08/12/2022

G1.1



VICINITY MAP
NC SCALE

BASIS OF BEARINGS NOTE
The bearings shown on this survey are based upon the monuments found marking the monument line of 4th Street, as shown on Parcel Map No. 10352 filed in Book 334 of Parcel Maps, at Page 74. That bearing was taken as N62°35'26"W.

DATUM NOTE
The elevations shown on this survey are based upon the City of Oakland Datum, City Benchmark 3394. Being the top of inlet at center of return at Northeast corner of 3rd Street and Franklin Street. Elevation taken as 12.08'

HORIZONTAL AND VERTICAL CURVE NOTE
There are no existing horizontal curves or vertical curves on 4th Street within 300' of the subject Parcel of this survey.

CONTOUR INTERVAL NOTE
Contours shown on this survey are plotted at a 1 foot interval.

BUS STOP NOTE
There are no bus stops located within 100' of the subject parcel.

PUBLIC ADVISORY
This map is based on private surveys performed by licensed professionals and will not be updated or corrected by the City of Oakland after its filing. No warranty, either expressed or implied is made by the City of Oakland that this map and the survey information on which it is based is correct, accurate, and current, nor that the City will retain for public inspection any related information which may be subsequently submitted to the City, including alleged or actual discrepancies, inaccuracies, deficiencies, and errors.

TREE NOTE
The location and trunk diameter of trees at a location 3.5' above grade are shown hereon for all trees located within 10' of the subject parcel, its street frontage, and street trees within 50' of the proposed driveway.

LEGEND
- Existing property boundary
- Existing parcel lines of adjacent properties
- Existing monument line
- Overhead utility line
- Underground utility line as noted
- Existing brick area
- Existing building line at ground level
- Existing building overhang
- Existing grade break
- Existing paint line
- Existing minor contour
- Existing major contour
- AC Asphaltic concrete
- CONC Concrete
- DI Drainage inlet
- E Electric
- FL Flow line
- FG Finished Grade
- G Gas
- LG Lip of Gutter
- LS Landscaping
- R/W Right of way
- SD Storm Drain
- SS Sanitary Sewer
- SW Sidewalk
- TC Top of Curb
- TH Threshold
- WH Weep hole through curb
- Fire hydrant
- Found survey monument
- Survey control point as noted
- Gas meter
- Guy wire
- pm Parking meter
- Sanitary sewer clean out
- Sanitary sewer manhole
- Sign
- Street light
- Street light vault
- Street light w/mast
- Storm drain manhole
- Traffic signal vault
- Utility pole
- UVL Utility vault as noted
- Water meter
- Water valve
- 355 Contour elevation
- + 355.55 Spot elevation
- Site: Surveyor Note 4
- Tree w/ trunk ⌀

BASIS OF SURVEY NOTE
The parcels shown on this survey are the same as those described in the preliminary title report dated May 27, 2015, prepared by Chicago Title Company at 2150 John Genn Drive, Suite 400, Concord CA, 94520, under Order Number: 98201289-982-SK-KC. The back lines of Block 709 were established using the City of Oakland monuments at the corners of the block, as shown on the referenced Oakland Monument Map, and Parcel Map No. 10352.

DRIVEWAY NOTE
The slopes and widths of the plottec existing driveways are as follows:
- DWY(1): slope = 7.07%, width = 11.76'
- DWY(2): slope = 8.48%, width = 13.75'
- DWY(3): slope = 6.05%, width = 9.74'
- DWY(4): slope = 5.99%, width = 9.19'

SURVEYOR NOTES
1. All statements within the certification, and other references located esewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, ecsements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
3. No observable evidence of earth moving work or building construction were visible on the site.
4. Rear building corners shown hereos were plotted per the Encrocahment Plat, attached as Exhibit C to the Indenture Agreement recorded March 3, 2016, as Document No. 2016052153. Rear building corner positions were not field verified by this survey.

MONUMENT NOTE
[1] Found City of Oakland Locd Permanent Street Monuments as shown on Monument Map 183:
- Monument 'ENE7', located at the intersection of 4th Street and Franklin Street: Elevation 14.49' – City of Oakland Datum
- Monument 'ENE5, located at the intersection of 4th Street and Broadway: Elevation 13.36' – City of Oakland Datum
- Monument PM10352/A, located at the intersection of Broadwy and 3rd Street: Elevation 10.57' – City of Oakland Datum

[2] Monument benchmarks placed or found during the course of this survey:
- Point #1 - Set cut X in sidewalk on 4th street: Elevation 15.10' – City of Oakland Datum
- Point #2 - Set cut X in sidewalk located near the intersection of 4th stree: and Franklin Street: Elevation 15.19' – City of Oakland Datum

TITLE DESCRIPTION
The legal description for the property surveyed hereon is taken from the preliminary title report dated May 27, 2015, prepared by Chicago Title Company at 2151 John Glenn Drive, Suite 400, Concord CA, 94520, under Order Number 98201289-982-SK-KC

The land referred to in the Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Lot 2, Parcel Map No. 10352, filed February 1, 2017, Book 334 of Parcel Maps, Pages 74 and 75, Alameda County Records.

APN: 001-0139-15

TITLE EXCEPTIONS AND EXCLUSIONS
The exceptions and exclusions listed in said preliminary title report are as follows:

Items 1-4: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.

Item 5: The land is within the limits of the Central District Redevelopment Project as recorded December 3, 2007, in Official Records under Recorder's Serial Number 2007-409569. This is blanket in nature and is not shown hereon; refer to the title report for particulars.

Item 6: Any rights, interests or claims of the adjoining property owner to the party wall located partly on the subject property as disclosed by the Encroachment Map attached as Exhibit C to the Indenture Agreement Recordec March 3, 2016, as Document No. 2016-52953 of Official Records. This item affects the survey area and is shown hereon.

Items 7-10: Notice of tax lien and title company statements. These items are not survey related and are not shown hereon, refer to the title report for particulars.

CERTIFICATION
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the California Land Surveyors' Act at the request of Calichi Design Group, on November 11, 2019.

I hereby state that all existing grades and contours are based upon the City of Oakland Datum.

I hereby further state to the best of my knowledge all provisions of applicable state laws and local ordinances have been fully satisfied.

I hereby further state that the parcels designated by my survey and shown on this map are the same as those shown on that certain Map entitled: Parcel Map No. 10352, filed on February 1, 2017, in Book 334 of Maps, Pages 74 and 75, in the the Office of the Alameda County Recorder.

I hereby further state that in accordance with the California Land Surveyors' Act the performance of this survey does not require a Corner Record or Record of Survey to be filed.

I hereby acknowledge that this survey shall be a public record and may be available for inspection and distribution to the general public.

By:_____ Date: November 13, 2019
Brian L. Sousa, PLS#7917

Topographic & Boundary Survey
of
Lot 2,
Book 334 of Parcel Maps, Page 74
County of Alameda, California
Field Survey Date: November 11, 2019

Sousa Land Surveys
tel 707.425.4300 fax 707.425.4300
3809 Rollingwood Dr. Fairfield,CA 94534

lowney arch

3D VIEW

ENTITLEMENT SET - 08/12/2022

G2.1

lowney arch

3D VIEW - ALT. G2.1A

ENTITLEMENT SET - 08/12/2022

lowney arch

3D VIEW

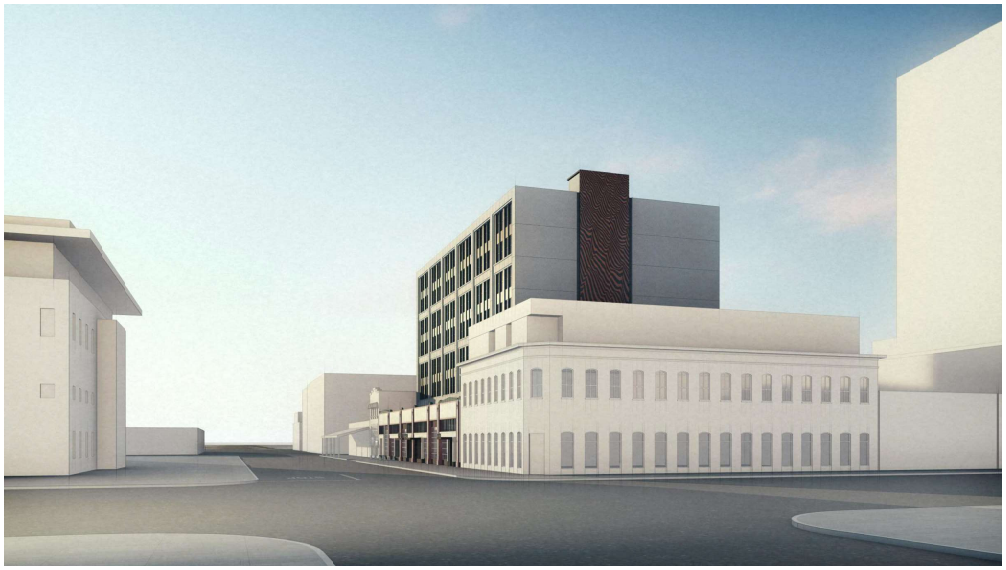
ENTITLEMENT SET - 08/12/2022

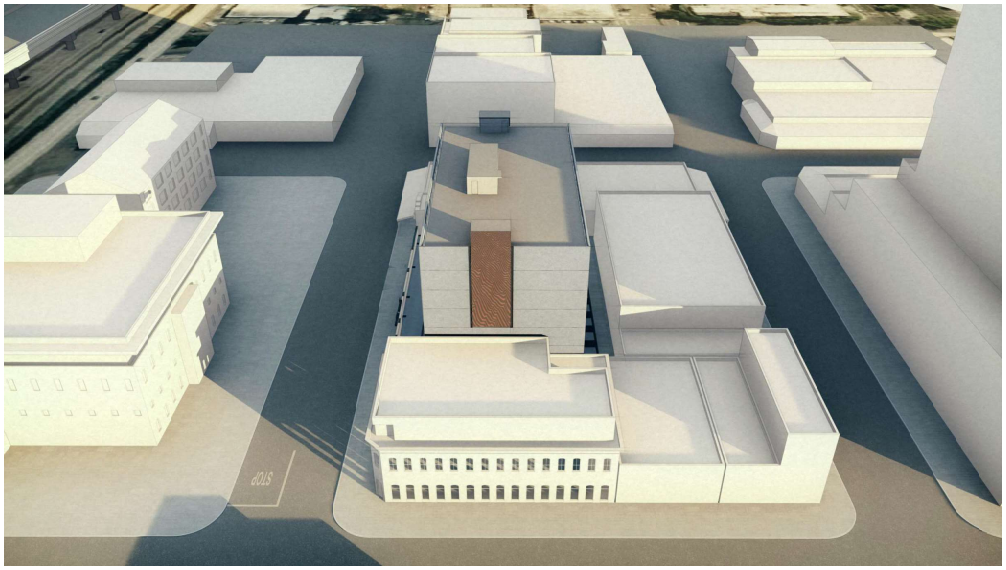
G2.2

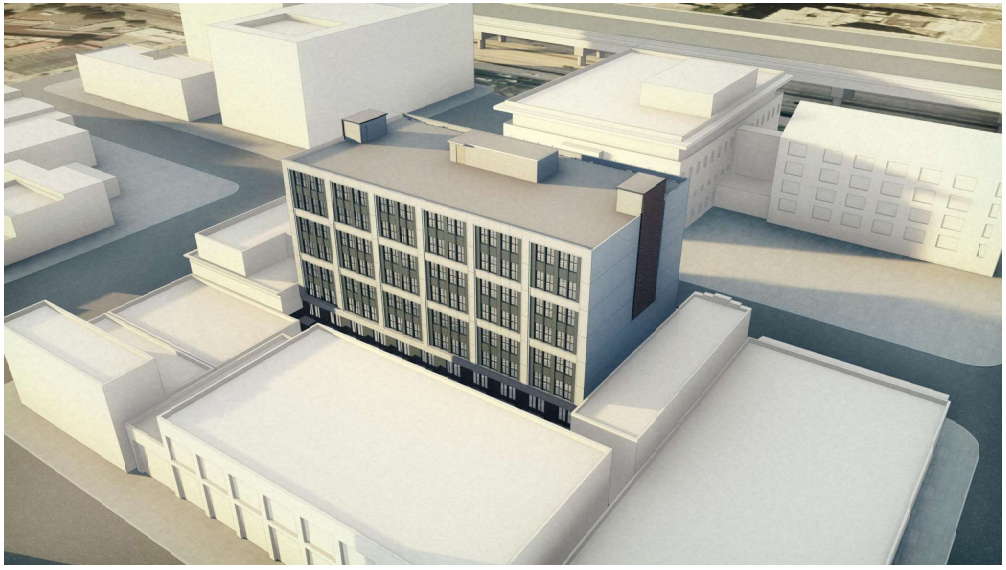
lowney arch

3D VIEW - ALT. G2.2A

ENTITLEMENT SET - 08/12/2022





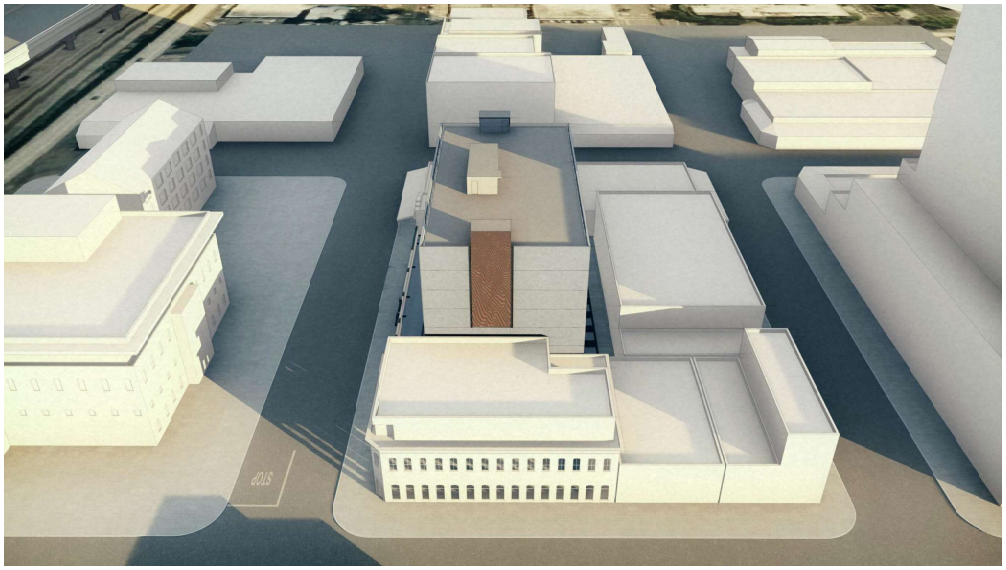


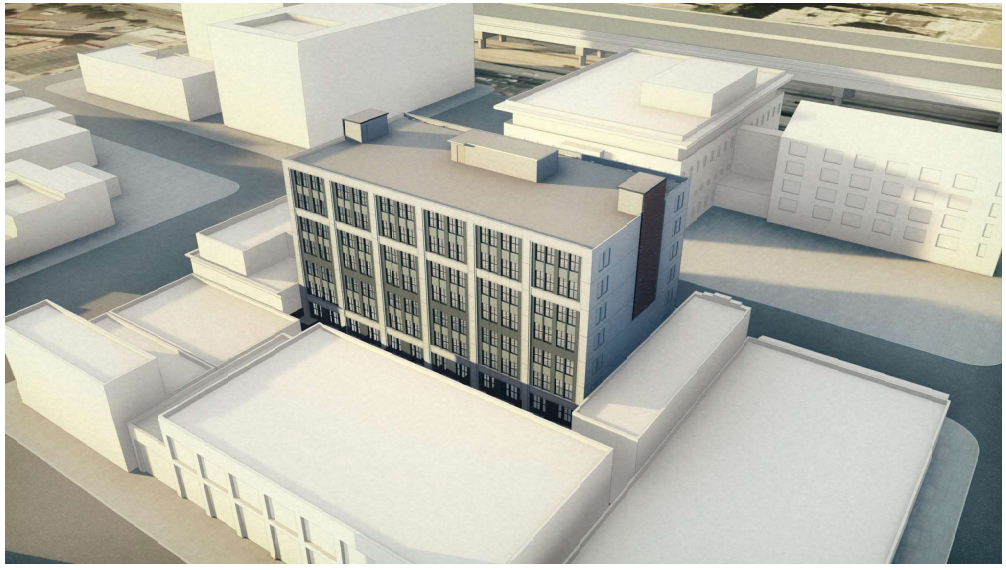
lowney arch

3D VIEW

ENTITLEMENT SET - 08/12/2022

G2.3





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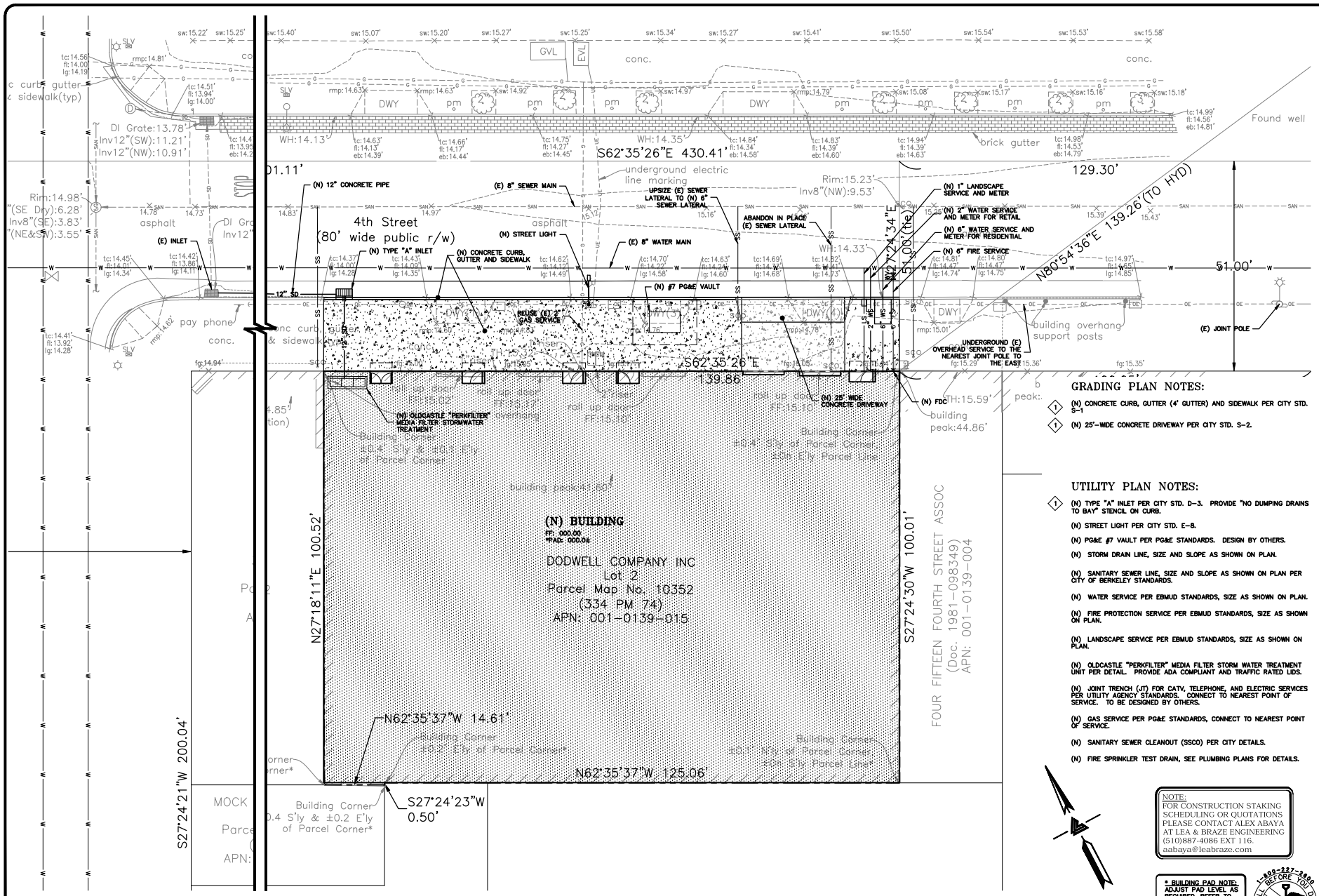
3D VIEW - ALT. **G2.3A**

ENTITLEMENT SET - 08/12/2022



GRADING PLAN NOTES:

1. (N) CONCRETE CURB, GUTTER (4' GUTTER) AND SIDEWALK PER CITY STD. S-1
1. (N) 25'-WIDE CONCRETE DRIVEWAY PER CITY STD. S-2.

UTILITY PLAN NOTES:

1. (N) TYPE "A" INLET PER CITY STD. D-3. PROVIDE "NO DUMPING DRAINS TO BAY" STENCIL ON CURB.

(N) STREET LIGHT PER CITY STD. E-8.

(N) PG&E #7 VAULT PER PG&E STANDARDS. DESIGN BY OTHERS.

(N) STORM DRAIN LINE, SIZE AND SLOPE AS SHOWN ON PLAN.

(N) SANITARY SEWER LINE, SIZE AND SLOPE AS SHOWN ON PLAN PER CITY OF BERKELEY STANDARDS.

(N) WATER SERVICE PER EBMUD STANDARDS, SIZE AS SHOWN ON PLAN.

(N) FIRE PROTECTION SERVICE PER EBMUD STANDARDS, SIZE AS SHOWN ON PLAN.

(N) LANDSCAPE SERVICE PER EBMUD STANDARDS, SIZE AS SHOWN ON PLAN.

(N) OLDCASTLE "PERKFILTER" MEDIA FILTER STORM WATER TREATMENT UNIT PER DETAIL. PROVIDE ADA COMPLIANT AND TRAFFIC RATED LIDS.

(N) JOINT TRENCH (JT) FOR CATV, TELEPHONE, AND ELECTRIC SERVICES PER UTILITY AGENCY STANDARDS. CONNECT TO NEAREST POINT OF SERVICE. TO BE DESIGNED BY OTHERS.

(N) GAS SERVICE PER PG&E STANDARDS, CONNECT TO NEAREST POINT OF SERVICE.

(N) SANITARY SEWER CLEANOUT (SSCO) PER CITY DETAILS.

(N) FIRE SPRINKLER TEST DRAIN, SEE PLUMBING PLANS FOR DETAILS.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

0 5 10 20
SCALE: 1" = 10'

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: REDWOOD CITY DUBLIN SAN JOSE
WWW.LEABRAZE.COM

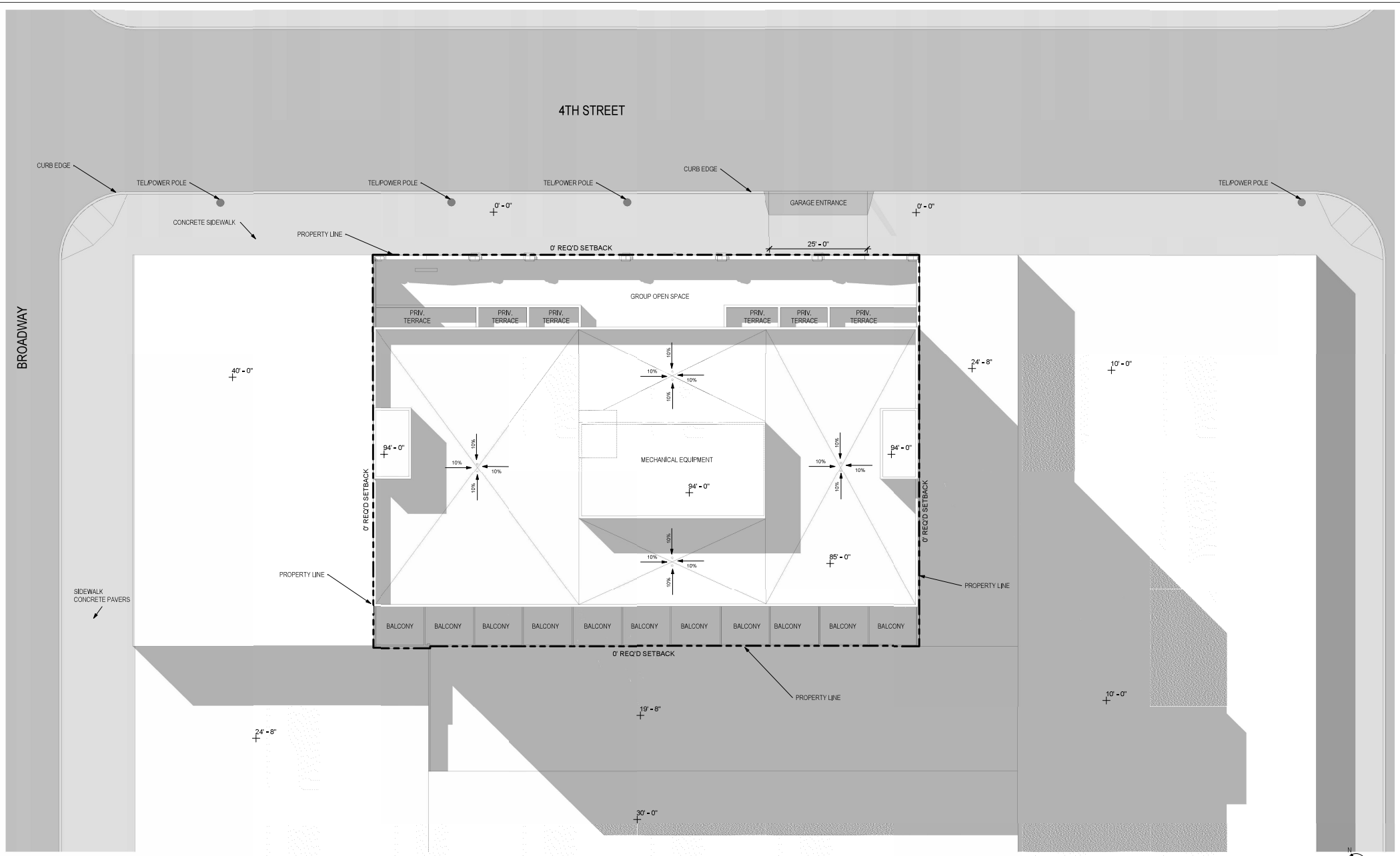
NOODLE FACTORY
MIXED-USE
419 4TH STREET
OAKLAND, CALIFORNIA
APN: 001-0139-015
ALAMEDA COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2191493
DATE: XX-XX-XX
SCALE: AS NOTED
DESIGN BY: DY
CHECKED BY: XX
SHEET NO: C-2.0
03 OF XX SHEETS

SCHEMATIC DESIGN – NOT FOR CONSTRUCTION

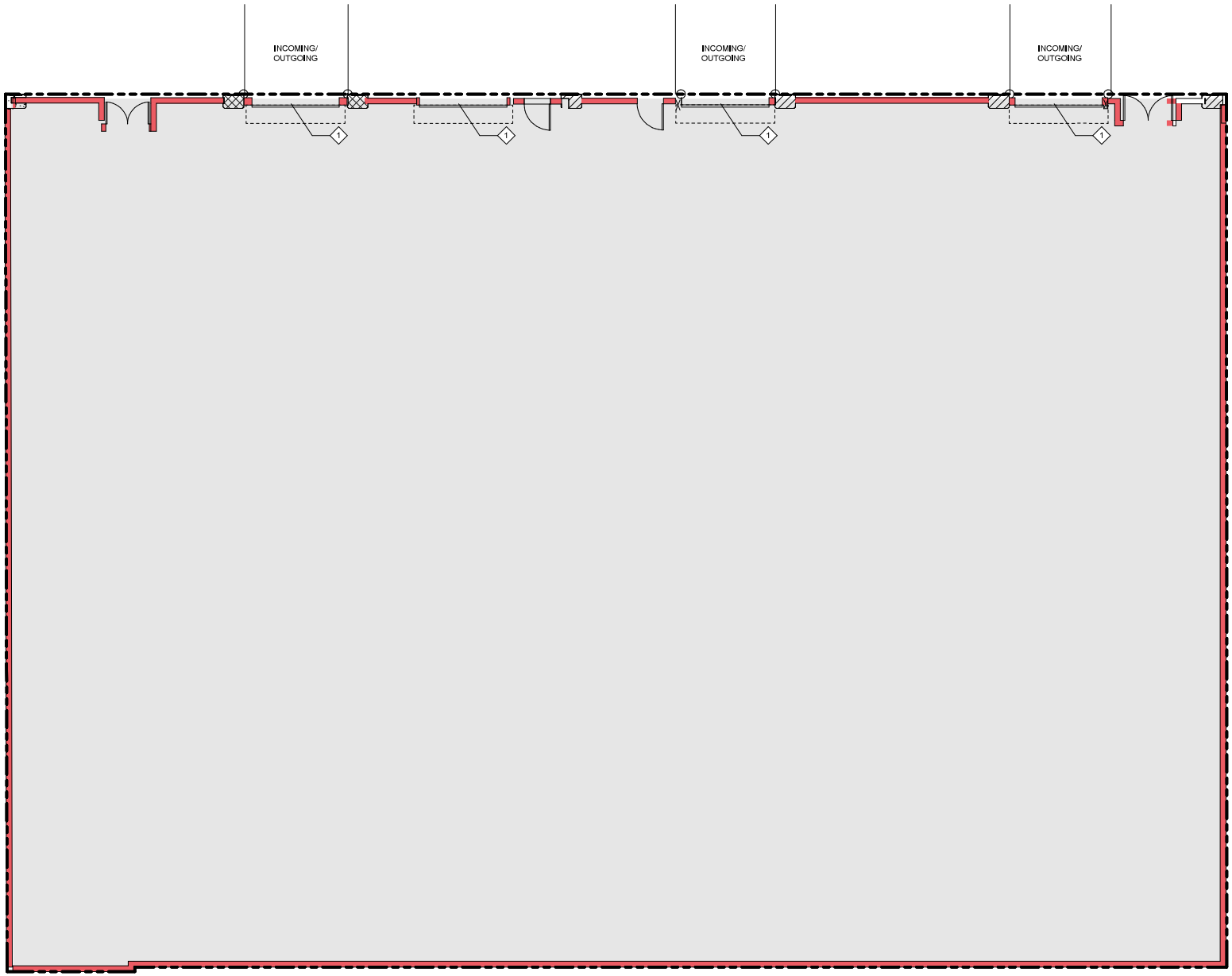


lowney arch

SITE PLAN

ENTITLEMENT SET - 08/12/2022

A1.0



SHEET NOTES

1. EXISTING FACADE TO PRESERVE

2. CONTRACTOR TO VERIFY EXISTING CONDITIONS. IN CASE OF CONFLICT BETWEEN DRAWINGS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT.

KEY NOTES

1 ROLL UP DOORS

LEGEND

EXISTING EXTERIOR WALLS

PROPERTY LINE

EXISTING COLUMNS INCORPORATED IN FACADE

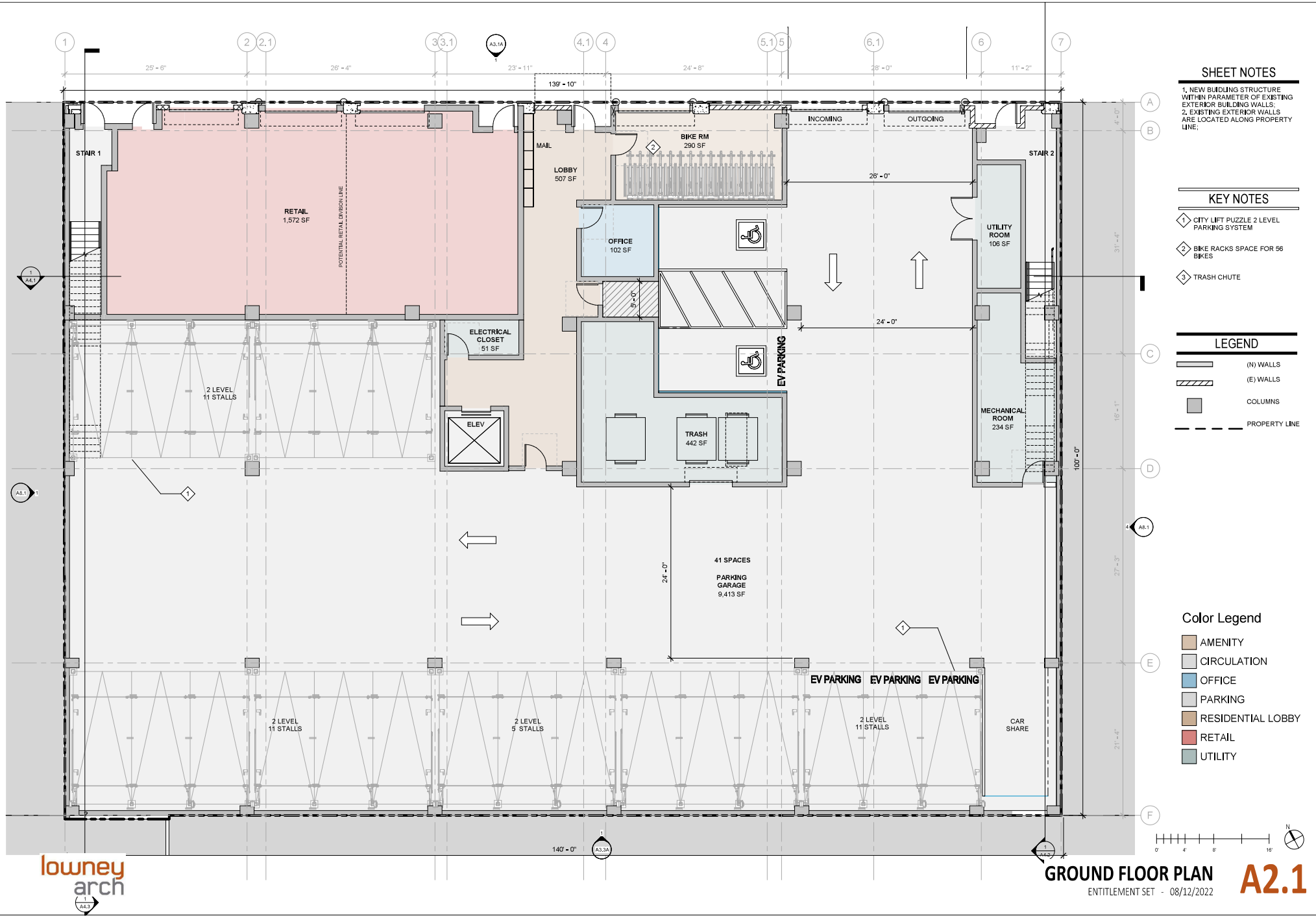
0' 4' 8' 16'

lowney arch

EXISTING BUILDING

ENTITLEMENT SET - 08/12/2022

A1.1



SHEET NOTES

1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. CITY LIFT PUZZLE 2 LEVEL PARKING SYSTEM
2. BIKE RACKS SPACE FOR 56 BIKES
3. TRASH CHUTE

LEGEND

- (N) WALLS
- (E) WALLS
- COLUMNS
- PROPERTY LINE

Color Legend

- AMENITY
- CIRCULATION
- OFFICE
- PARKING
- RESIDENTIAL LOBBY
- RETAIL
- UTILITY

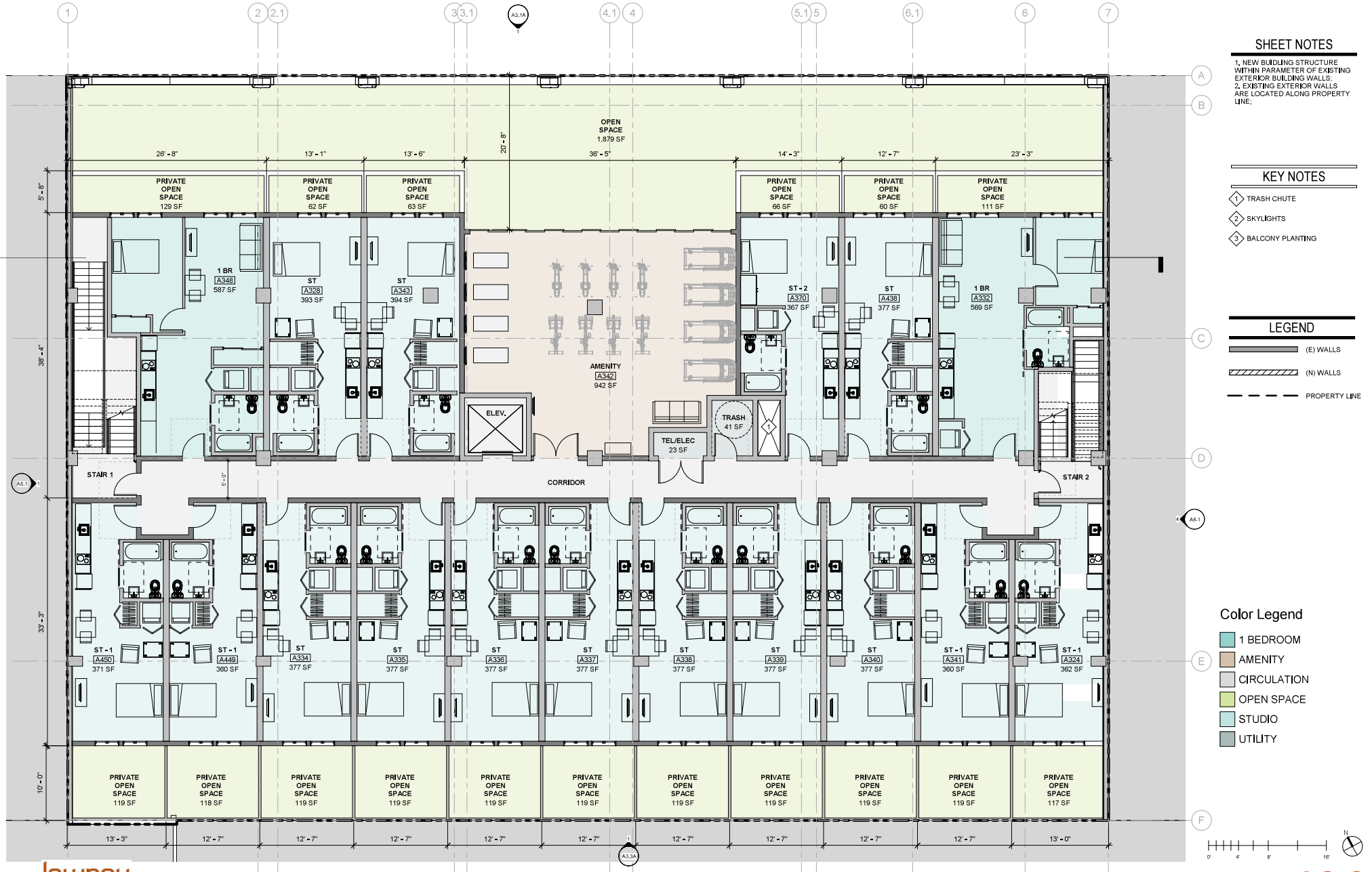
0' 4' 8' 16'

lowney arch

GROUND FLOOR PLAN

ENTITLEMENT SET - 08/12/2022

A2.1



SHEET NOTES

1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

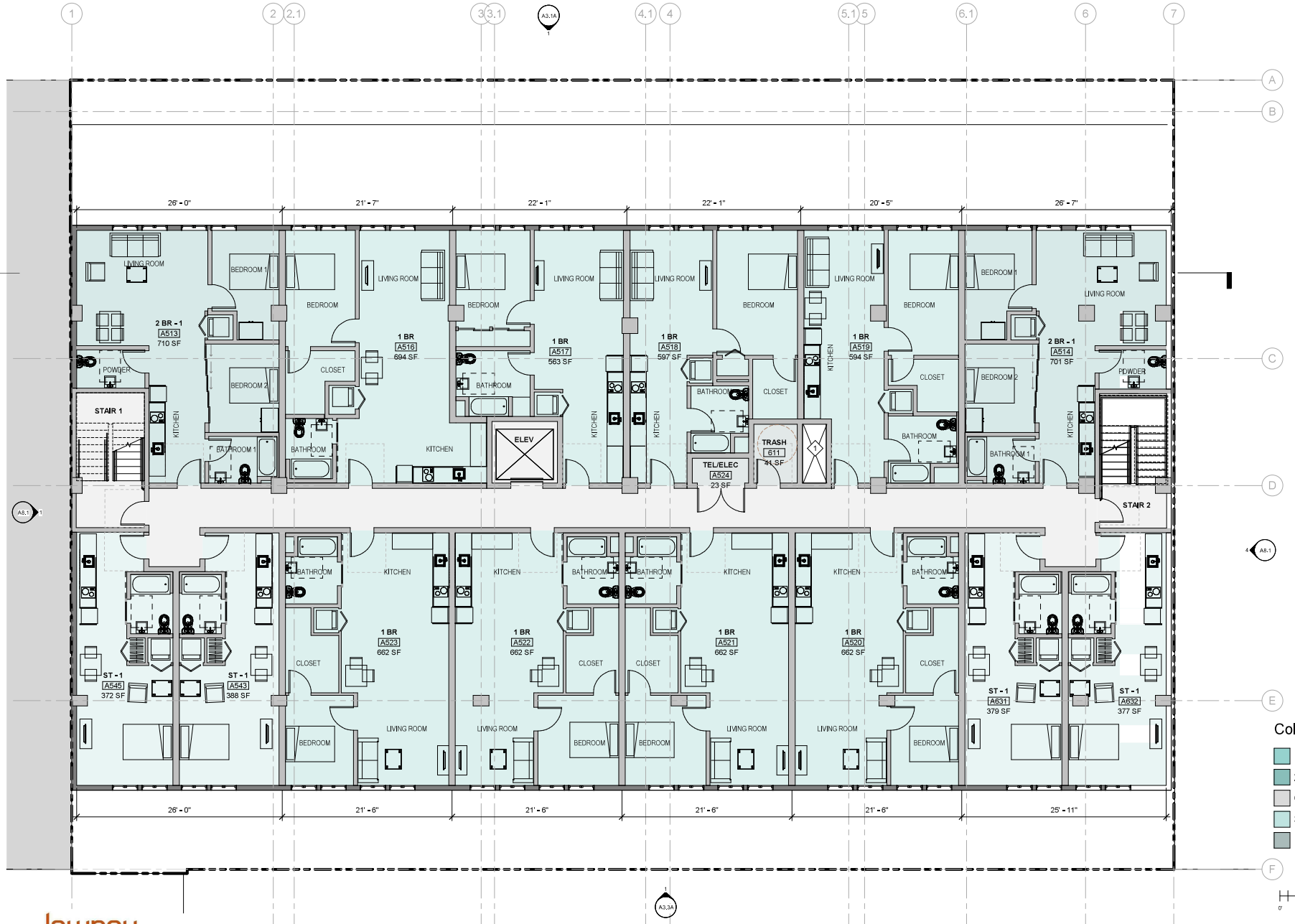
- 1 BEDROOM
- AMENITY
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

lowney arch

LEVEL 2 PLAN

ENTITLEMENT SET - 08/12/2022

A2.2



SHEET NOTES

1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- STUDIO
- UTILITY

0' 4' 8' 16'

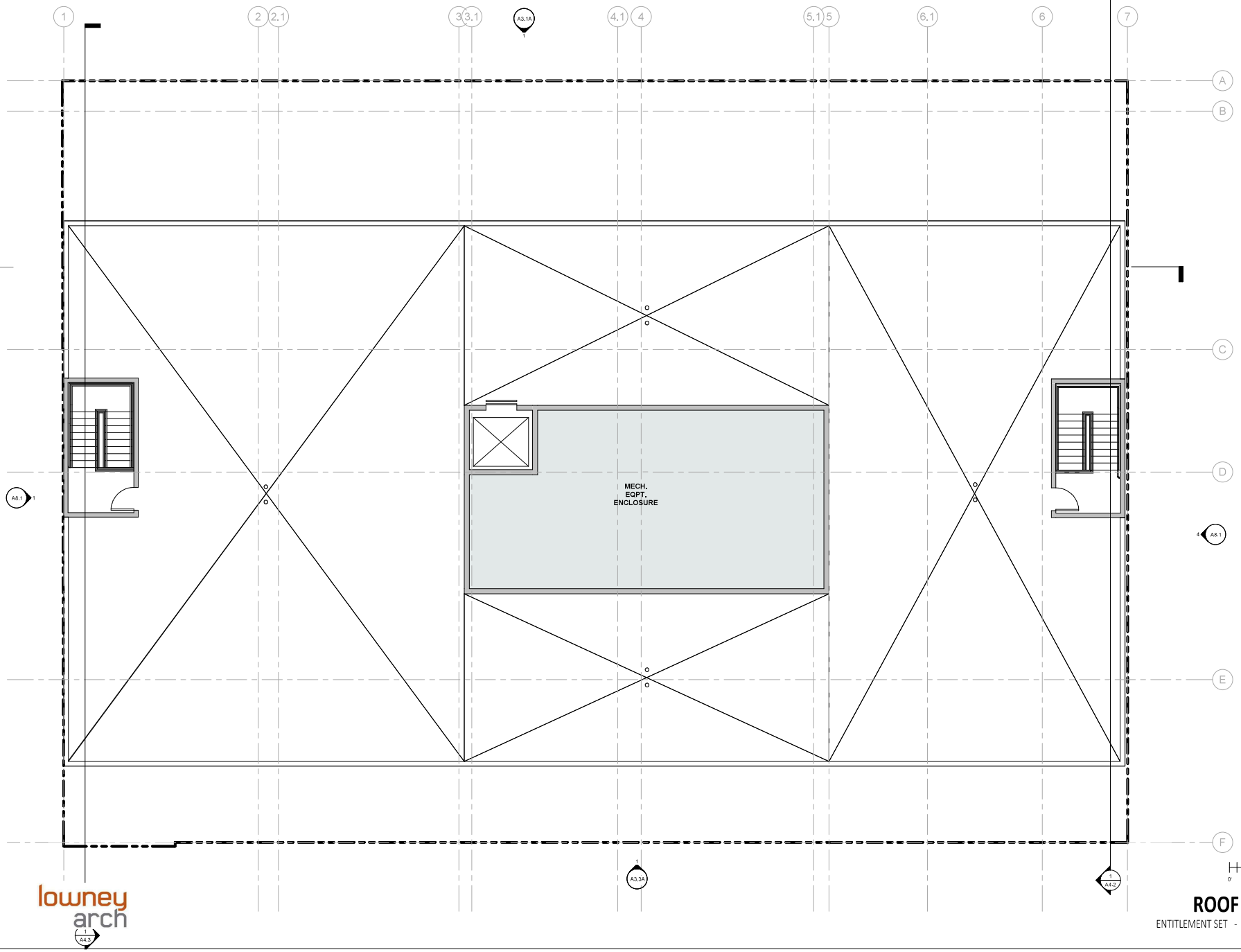
N

lowney arch

LEVELS 3-8 PLAN

ENTITLEMENT SET - 08/12/2022

A2.3



SHEET NOTES

1. NEW BUIDLING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

0' 4' 8' 16'

N

lowney arch

ROOF LEVEL

ENTITLEMENT SET - 08/12/2022

A2.4

lowney arch

EXTERIOR ELEVATION - STREET FRONT

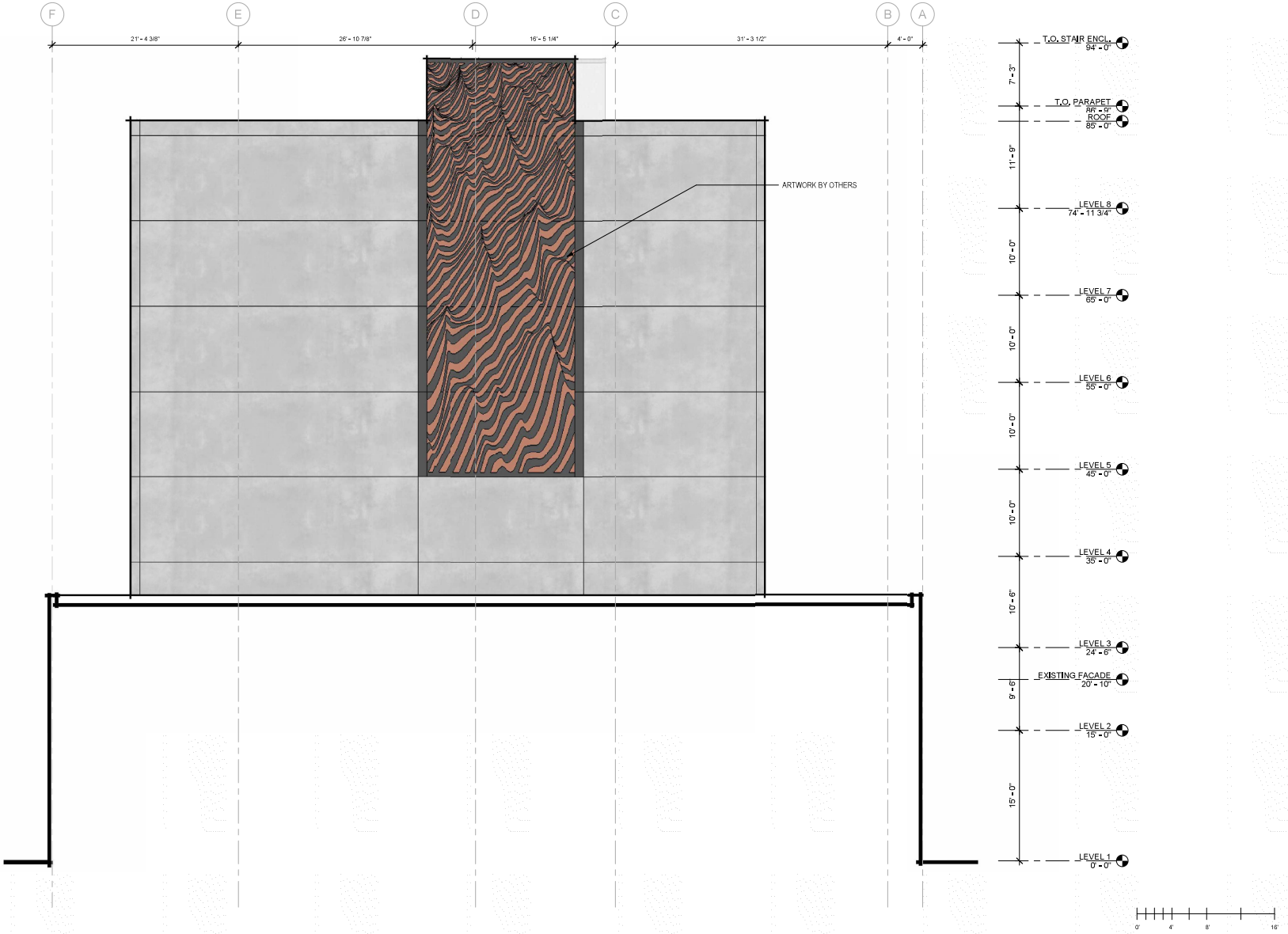
ENTITLEMENT SET - 08/12/2022

A3.1

lowney arch

EXTERIOR ELEVATION - STREET FRONT ALT. A3.1A

ENTITLEMENT SET - 08/12/2022

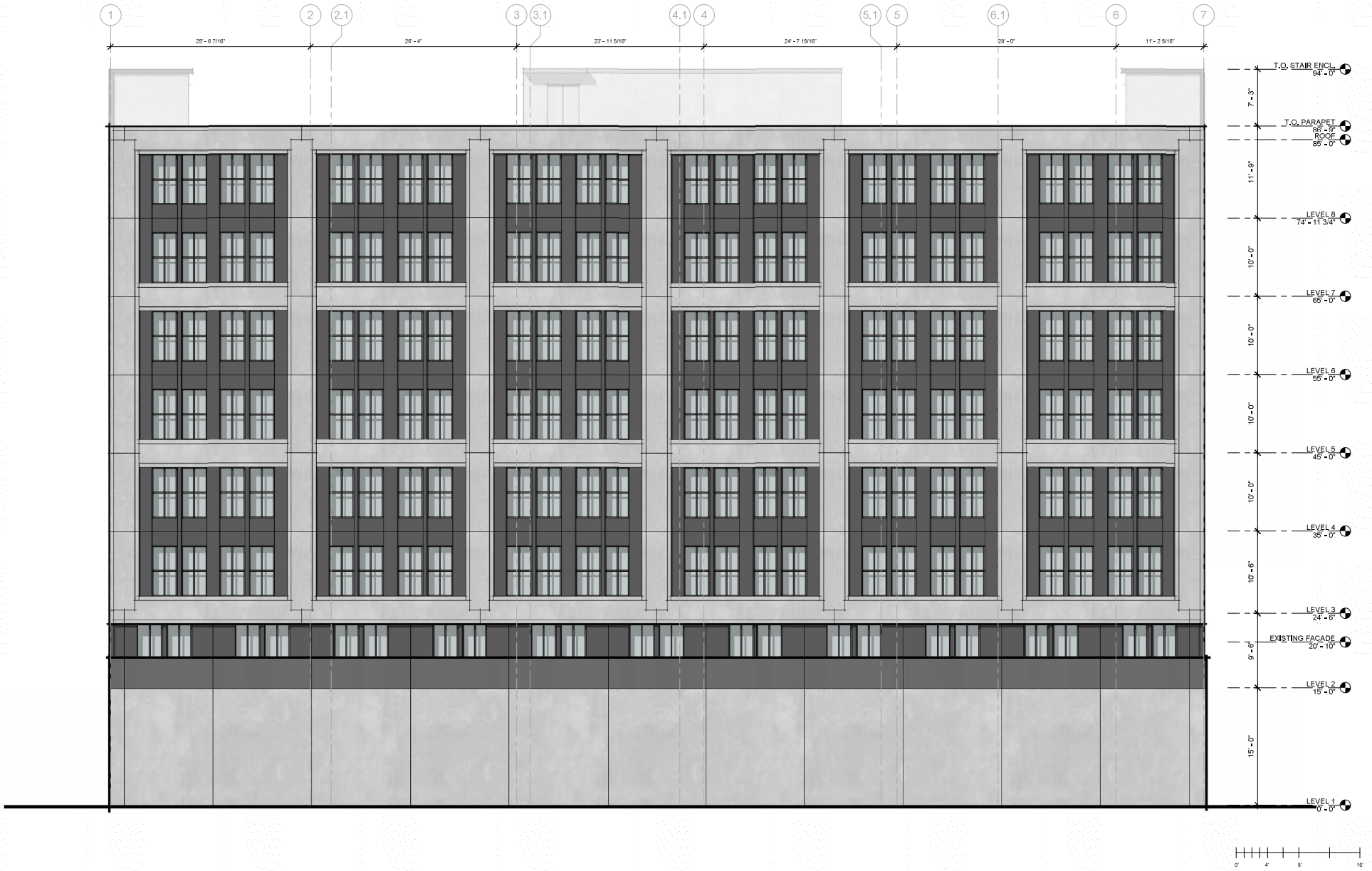


lowney arch

EXTERIOR ELEVATION - EAST SIDE

ENTITLEMENT SET - 08/12/2022

A3.2

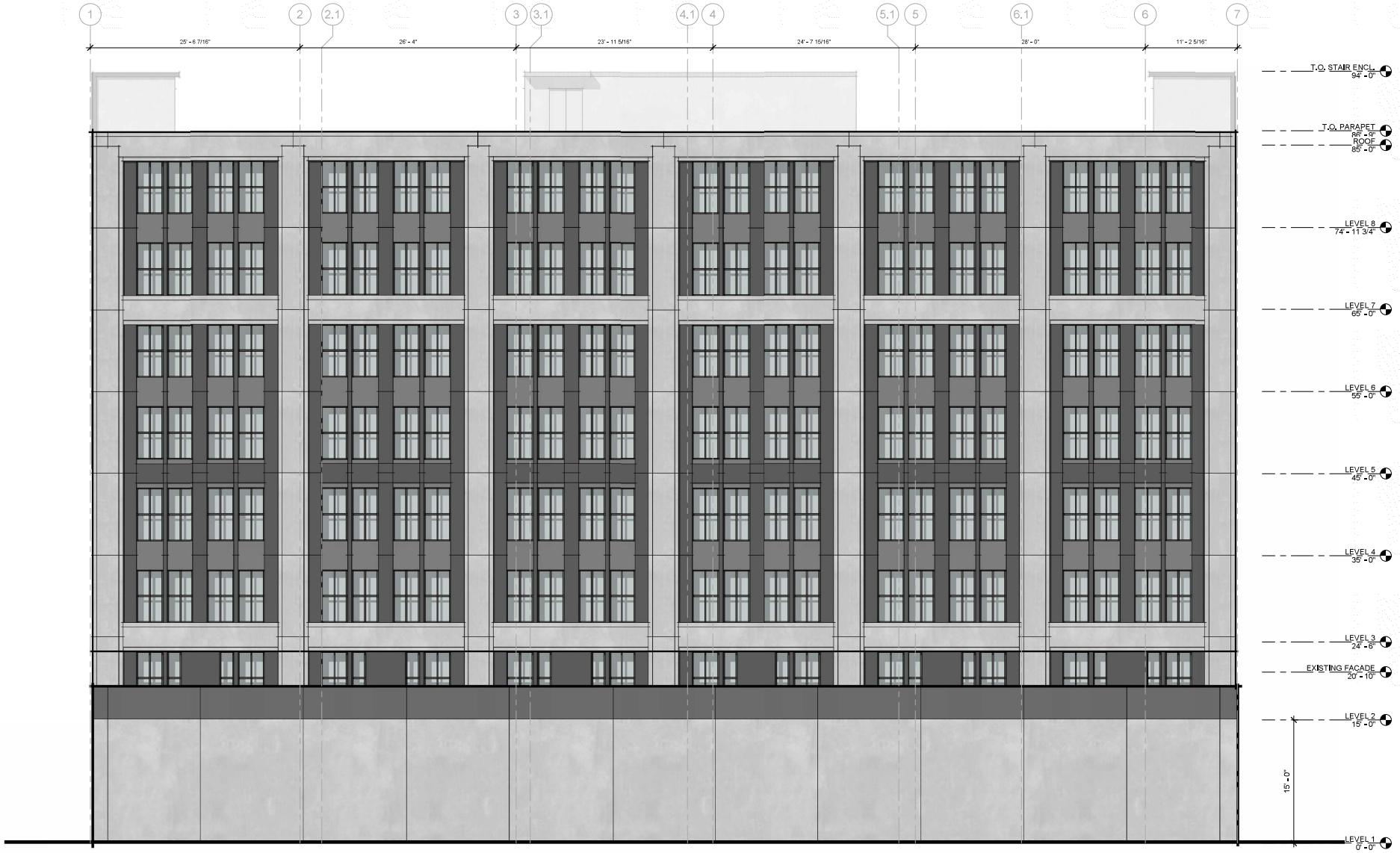


lowney arch

EXTERIOR ELEVATION - SOUTH SIDE

ENTITLEMENT SET - 08/12/2022

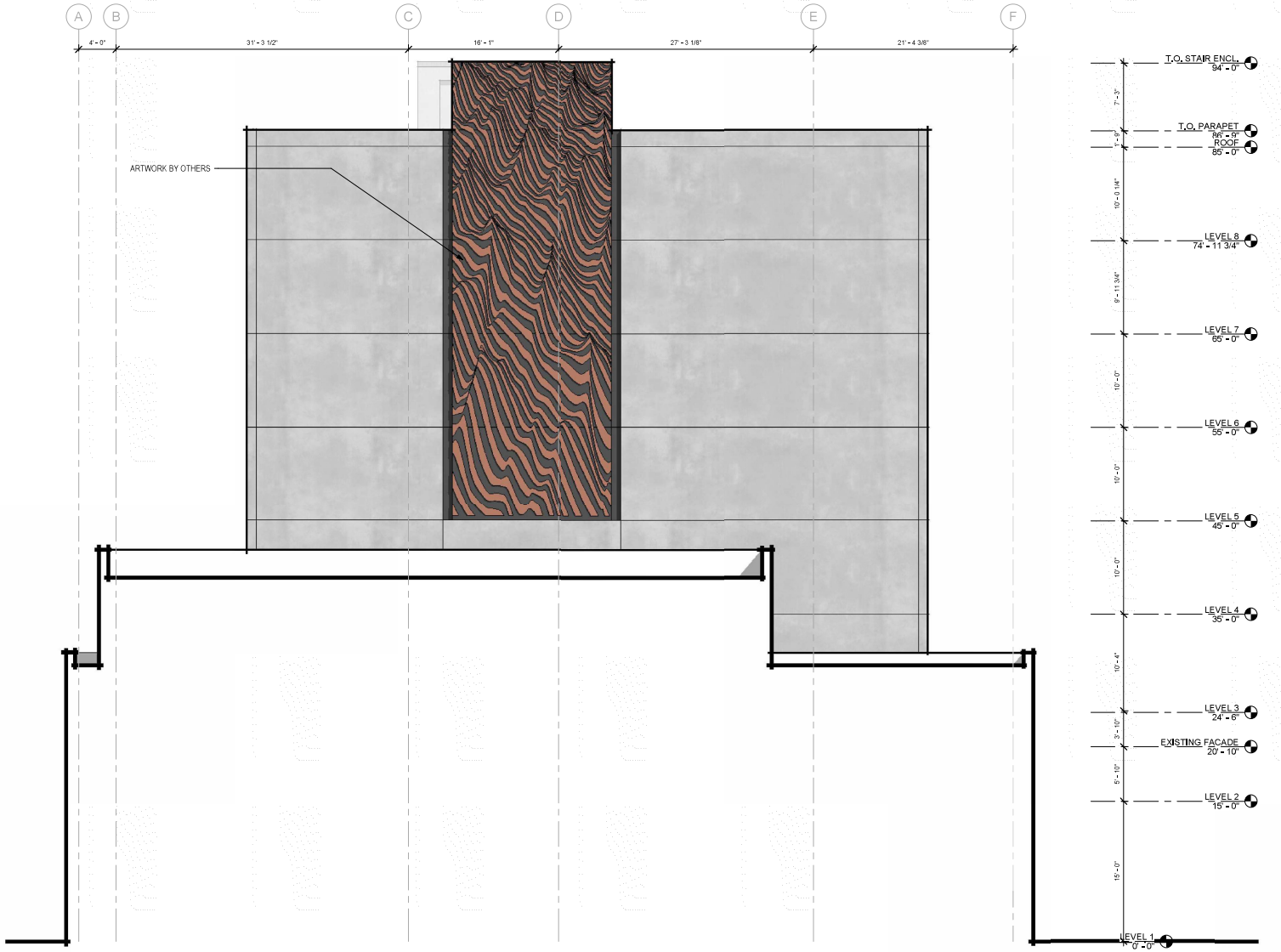
A3.3



lowney arch

EXTERIOR ELEVATION - SOUTH SIDE ALT. A3.3A

ENTITLEMENT SET - 08/12/2022



lowney arch

EXTERIOR ELEVATION - WEST SIDE

ENTITLEMENT SET - 08/12/2022

A3.4

SHEET NOTES

1.

KEY NOTES

1. ELEVATOR ENCLOSURE
2. STAIRCASE ENCLOSURE
3. BIKE RACKS
4. PARKING PUZZLE SYSTEM

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

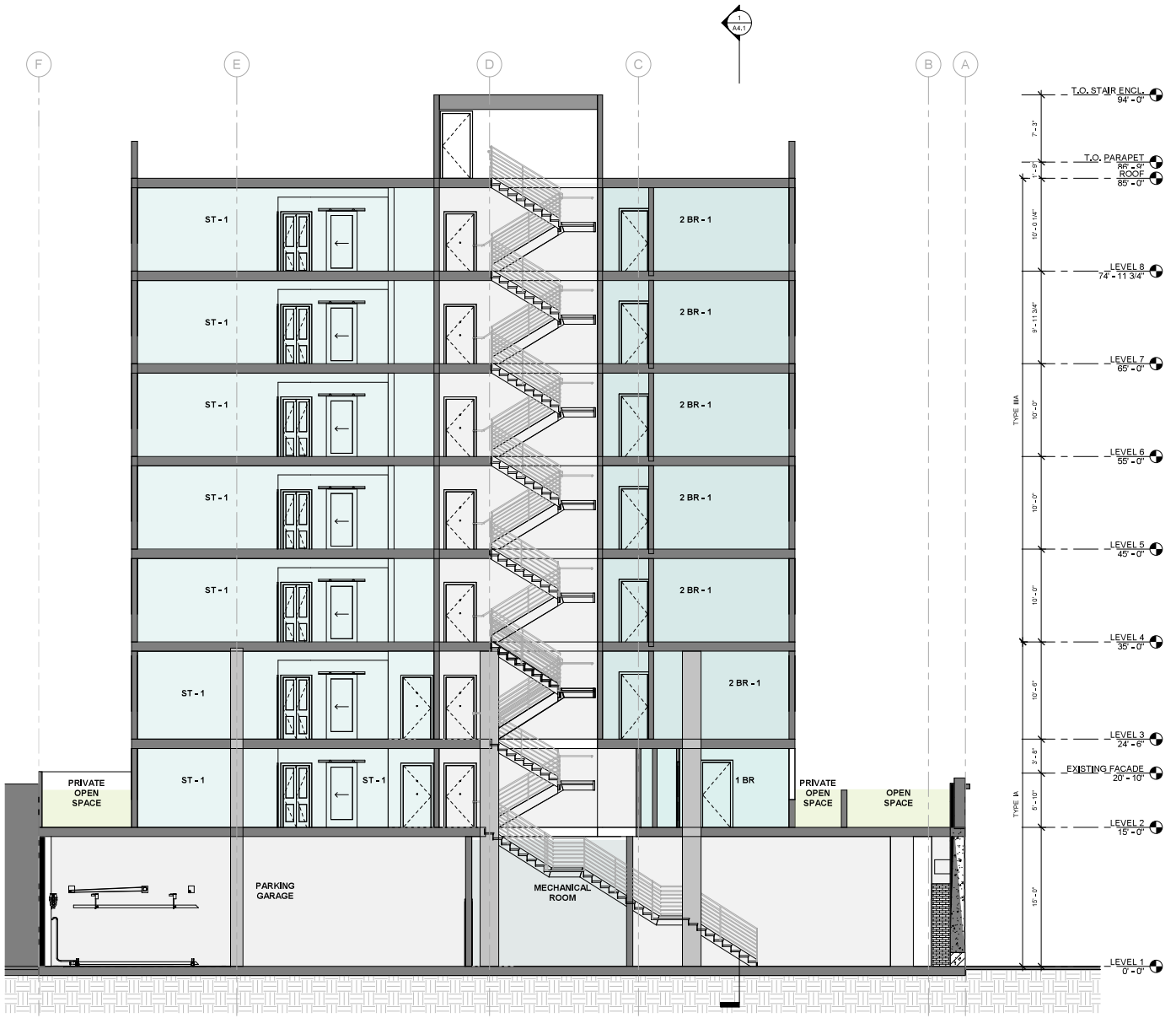
0' 4' 8' 16'

lowney arch

EAST-WEST SECTION

ENTITLEMENT SET - 08/12/2022

A4.1



SHEET NOTES

1.

KEY NOTES

1. ELEVATOR ENCLOSURE
2. STAIRCASE ENCLOSURE
3. BIKE RACKS
4. PARKING PUZZLE SYSTEM

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

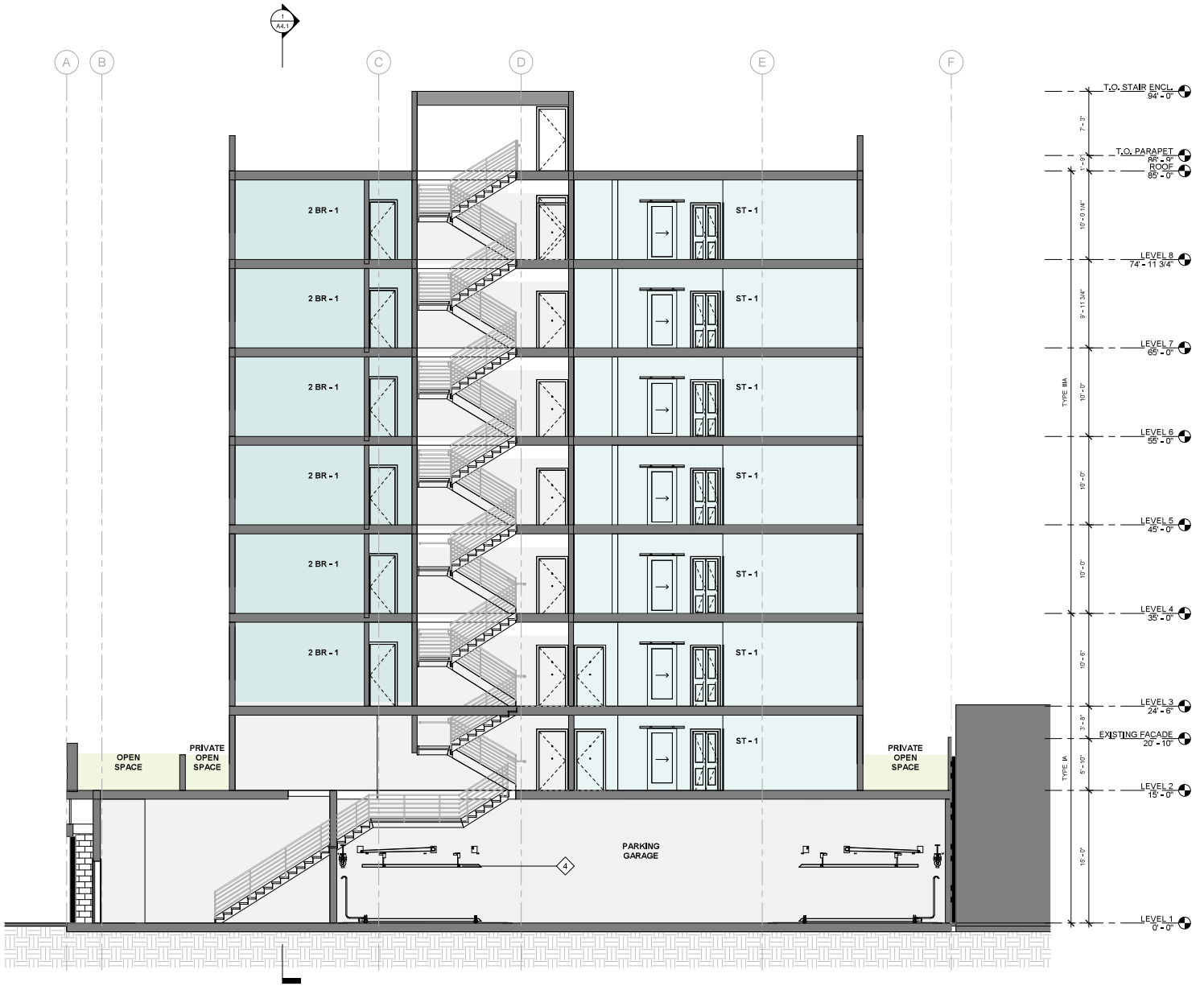
0' 4' 8' 16'

lowney arch

NORTH - SOUTH SECTION

ENTITLEMENT SET - 08/12/2022

A4.2



SHEET NOTES

1.

KEY NOTES

1. ELEVATOR ENCLOSURE
2. STAIRCASE ENCLOSURE
3. BIKE RACKS
4. PARKING PUZZLE SYSTEM

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

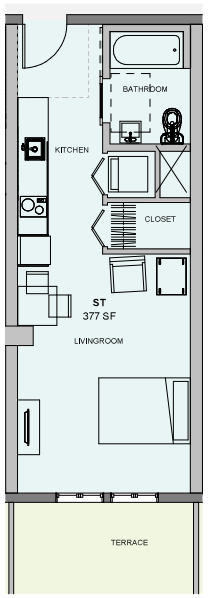
0' 4' 8' 16'

lowney arch

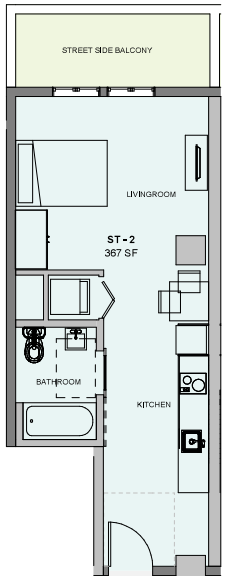
NORTH - SOUTH SECTION

ENTITLEMENT SET - 08/12/2022

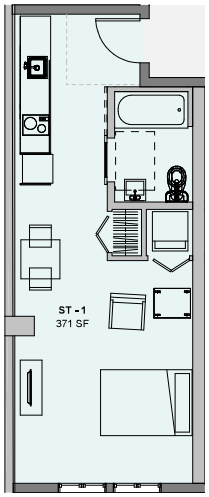
A4.3



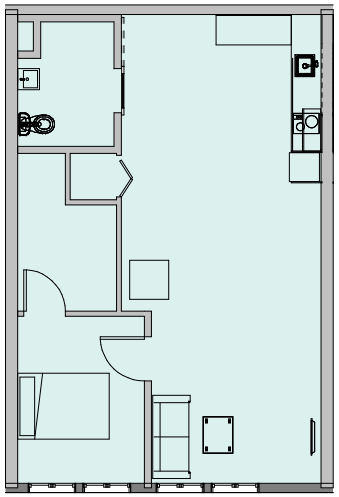
LEVEL 2 - TYPICAL STUDIO WITH PRIVATE TERRACE



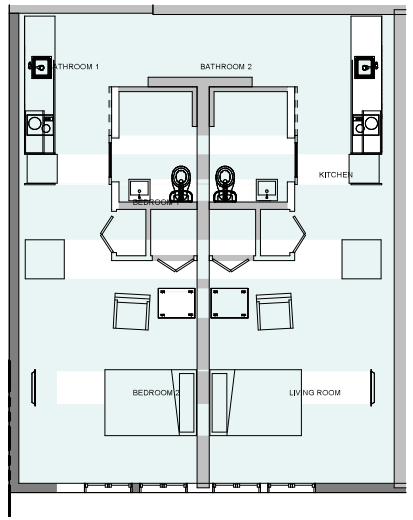
LEVEL 2 - STUDIO - 2



LEVEL 2- 3 - STUDIO - 1



LEVEL 3-8 - TYPICAL 1 BEDROOM



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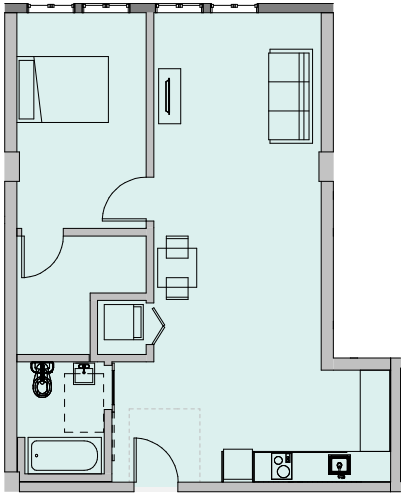
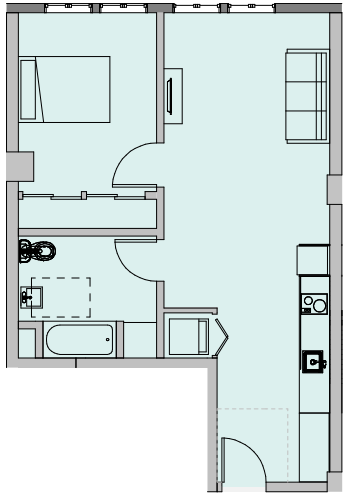
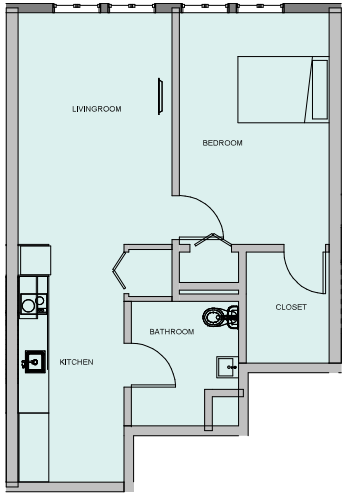


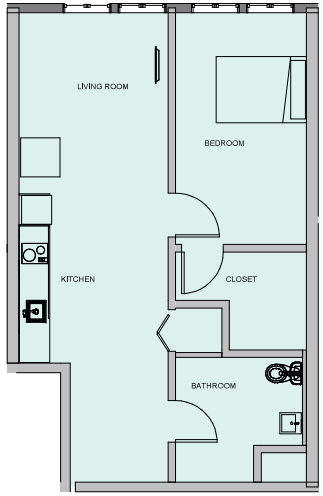
LEVEL 3-8 - 1 BEDROOM -1



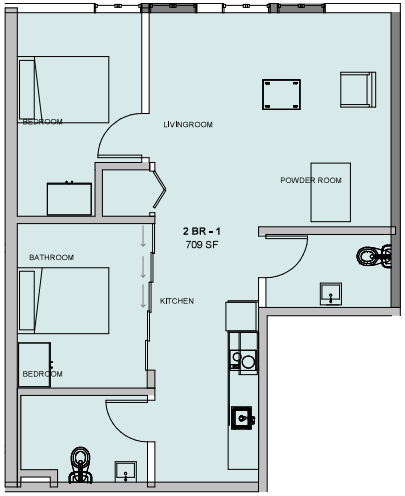
LEVEL 3-8 - 1 BEDROOM -2



LEVEL 3-8 - 1 BEDROOM-3



LEVEL 3-8 1 BEDROOM-4



LEVEL 3-8 - 2 BEDROOM NEAR STAIR

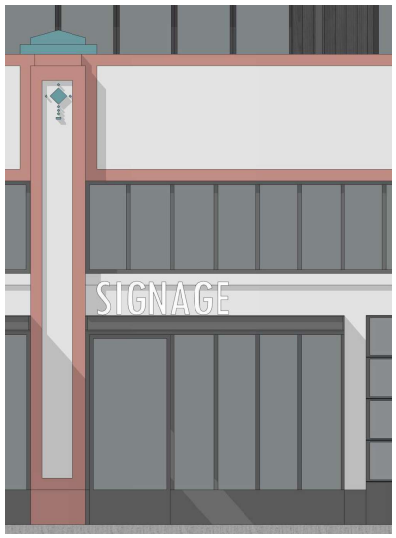
lowney arch

ENLARGED UNIT PLANS

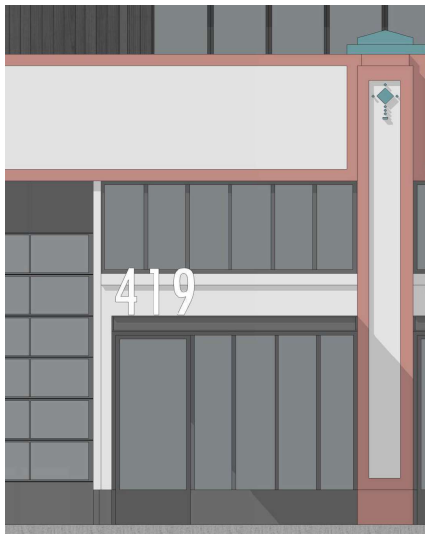
ENTITLEMENT SET - 08/12/2022

A5.1

1 RETAIL SIGNAGE

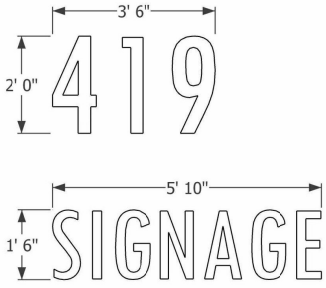


2 LOBBY SIGNAGE



RETAIL / LOBBY SIGNAGE EXAMPLE

RETAIL / LOBBY SIGNAGE DIMENSION



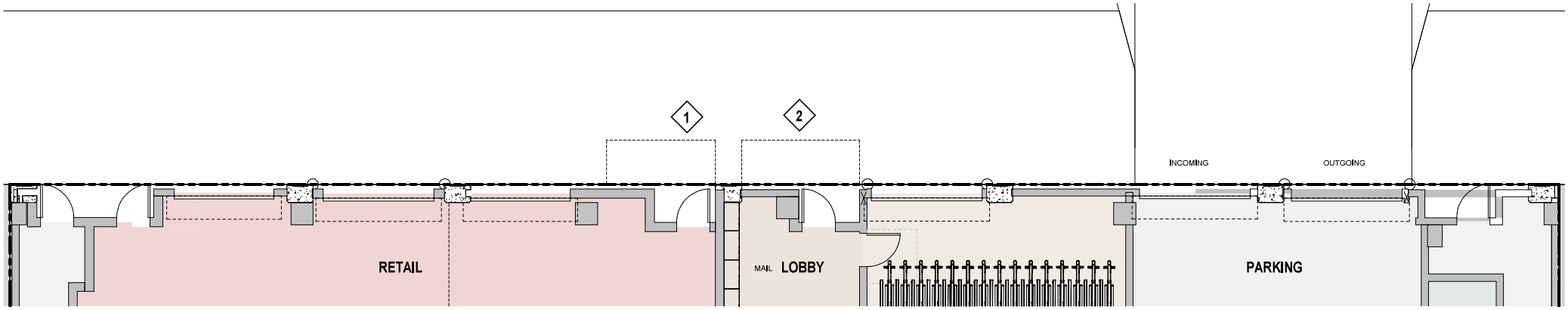
SHEET NOTES

1. SIGNAGE ABOVE RETAIL CAN BE MOUNTED TO THE STRIPE ON THE FACADE ABOVE THE ENTRANCE
2. SIGNAGE ABOVE LOBBY CAN BE MOUNTED ON THE TOP OF CANOPY
3. BOTH SIGNAGES ARE METAL LETTERS WITH BACK LIT

KEY NOTES

1 RETAIL SIGNAGE

2 LOBBY SIGNAGE



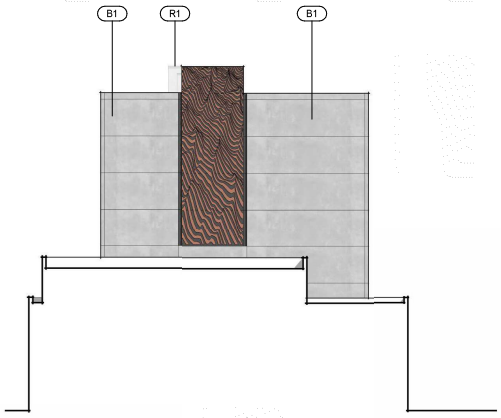
1 SITE PLAN
1/4" = 1'-0"

lowney arch

SIGNAGE
ENTITLEMENT SET - 08/12/2022

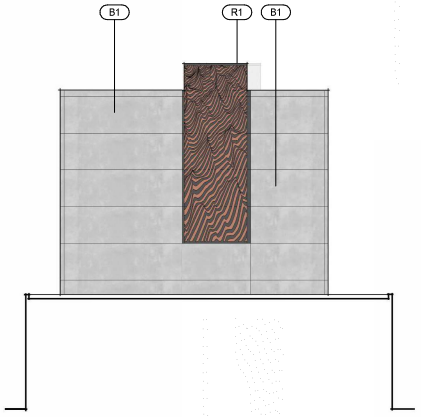
A6.1

2 STREET FRONT
1/16" = 1'-0"

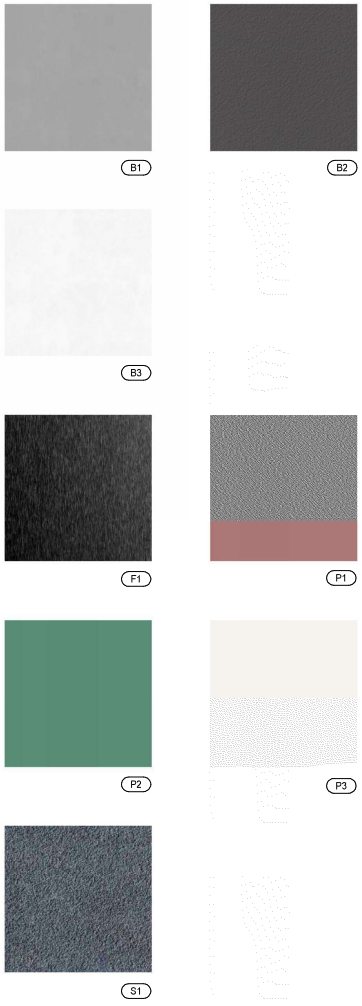


1 WEST SIDE
1/16" = 1'-0"

3 SOUTH SIDE
1/16" = 1'-0"



4 EAST SIDE
1/16" = 1'-0"



LEGEND

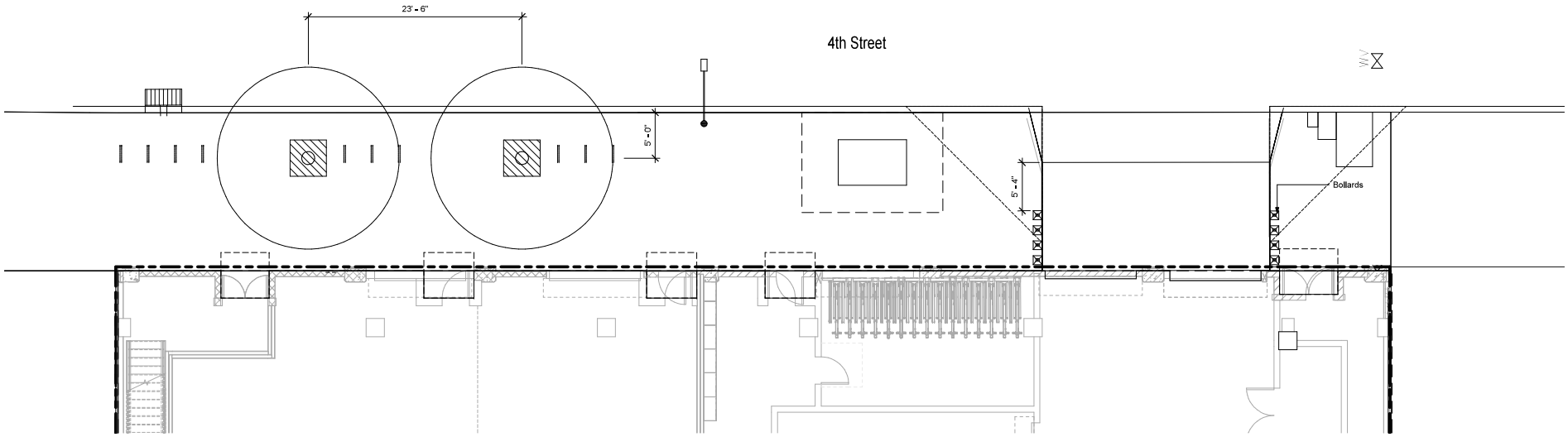
- B1 STUCCO - FINE SAND FINISH GRAY
- B2 FIBER CEMENT PANEL CEMBRIT SOLID S101 PLUTO (508) OR EQUAL
- B3 STUCCO - FINE SAND FINISH WHITE
- F1 WINDOW FRAME ANODIZED ALUMINUM, DARK GRAY
- P1 PAINT SW 0061 SALON ROSE
- P2 PAINT SW 0060 ALEXANDRITE
- P3 PAINT WHITE
- R1 SINGLE-PLY MEMBRANE ROOFING
- S1 FIBER CEMENT PANEL CEMBRIT PATINA ROUGH P070 OR EQUAL

lowney arch

MATERIALS AND COLOR BOARD

ENTITLEMENT SET - 08/12/2022

A8.1



Trident Maple
Acer buergeranum

Inverted U
Bike Rack

Bollards

lowney arch

STREETSCAPE PLAN
ENTITLEMENT SET - 01/21/21

L3.0

Landmarks Preservation Advisory Board STAFF REPORT

Case File Number PLN20137 **November 8, 2021**

Location:	**419 4th Street (See map on reverse)**
Assessor's Parcel Number	001 013901500
Proposal:	Modification of an existing one-story warehouse building to construct a seven-story, 69-unit mixed-use building.
Applicant:	Mark Donahue, Lowney Architecture
Phone Number:	510-269-1123
Owner:	Dodwell Company, Inc.
Case File Number:	PLN20137
Planning Permits Required:	Regular Design Review for modification of an existing one-story warehouse and construction of a seven-story, 69-unit mixed use building and Minor Conditional Use Permits for density and to allow parking areas within 75 feet of the front property line.
General Plan:	EPP - Retail Dining Entertainment - 2
Zoning:	C-45 Community Shopping Commercial Zone / S-4 Design Review Combining Zone
Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
Historic Status:	Potentially Designated Historic Property (PDHP). Area of Primary Importance (API): Produce District. OCHS Rating Dc1+ "Noodle Factory"
City Council district:	3
Status:	Under Review
Action to be Taken:	Receive public and Landmarks Preservation Advisory Board comments on the design.
For further information:	Contact Case Planner **Jose M. Herrera-Preza** at **510-238-3808** or **by e-mail** jherrera@oaklandca.gov

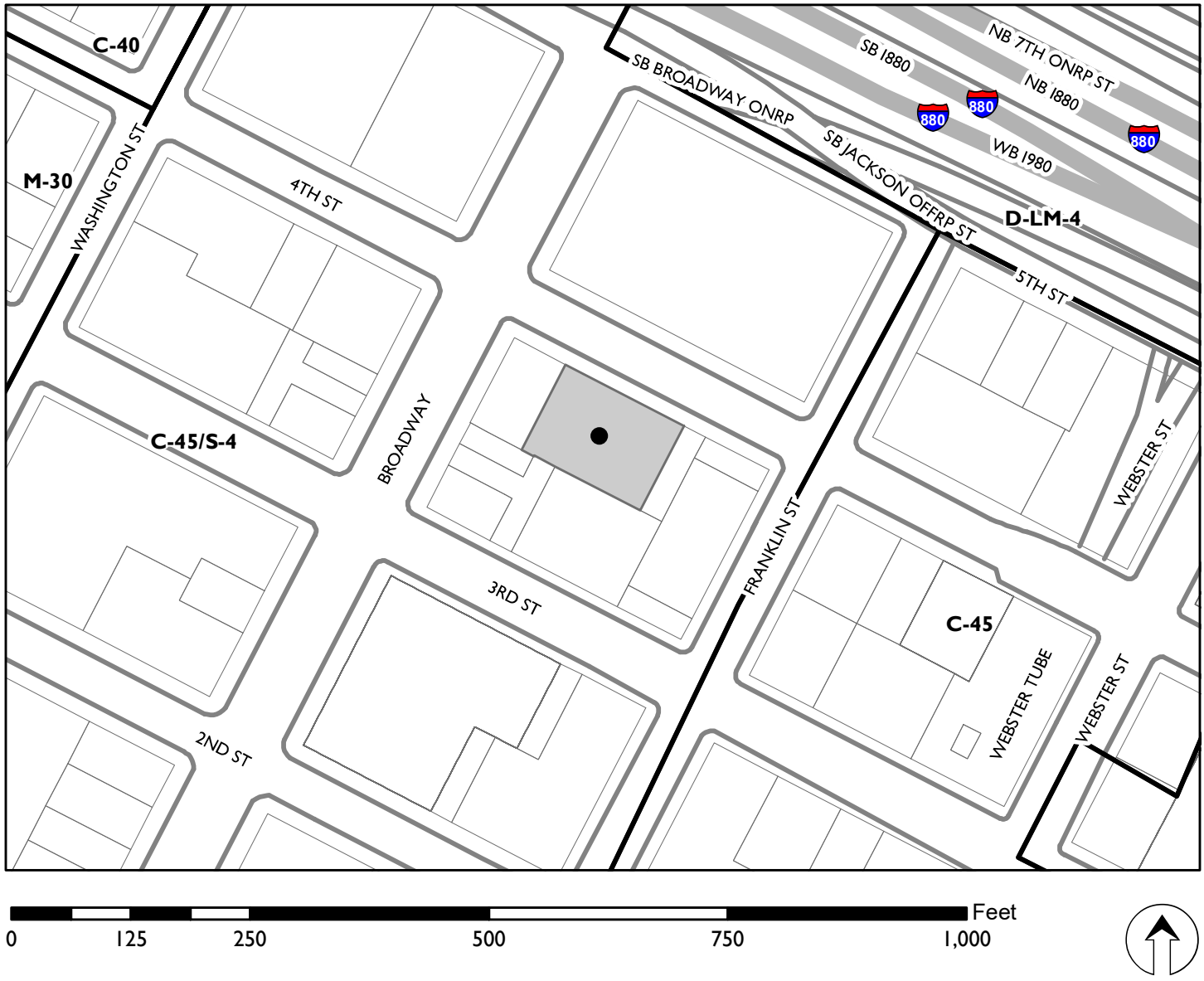
SUMMARY

Staff seeks input and design recommendations regarding the applicant's proposal to modify an existing, one-story warehouse building on the Local Register of Historical Resources (Local Register), while preserving the original commercial façade and the three exterior walls. The addition would be above and behind the existing ground floor perimeter walls and result in a seven-story, 68-dwelling unit, 80-foot-tall mixed-use building.

The project is in the Jack London neighborhood and the Estuary Policy Plan's (EPP) Retail Dining Entertainment - 2 land use classification. The building is on the edge of, and a contributor to, the Produce Market District Area of Primary Importance (API), which is on the Local Register and recorded in the State Inventory as appearing eligible for the National Register of Historic Places. Its individual Oakland Cultural Heritage Survey (OCHS) rating is Dc1+, reflecting previous moderate alterations and API contributor status. Signs identify the occupant since 2015 as "HL Noodle Inc."

As the project involves a California Environmental Quality Act (CEQA) historic resource per Policy 3.8 of the General Plan's Historic Preservation Element, further historical analysis is needed to determine whether the project would have a significant effect either on the existing building or the API. However, this analysis cannot begin until an agreed upon design has been established. The Landmarks Preservation Advisory Board's (LPAB) comments are solicited at this meeting on the current design proposal.

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: PLN20137
Applicant: Lowney Architecture
Address: 419 4th Street
Zone: C-45/S-4

BACKGROUND

The project was previously presented to the LPAB on April 12, 2021, and the applicant and staff received the following direction:

1. Increase the proposed setback of the upper-story addition.
2. Increase the size of the windows on the front façade and include industrial-style window sashes.
3. Incorporate a thick metal cornice on top of the building.
4. Simplify the exterior materials.
5. Provide more elevations/renderings from across the street.

The LPAB requested the project return to them once further revisions have been made.

SITE DESCRIPTION

The property is a flat, rectangular, 13,986 square-foot, midblock parcel containing a one-story, 1922 warehouse building currently occupied by a noodle processing facility. The site is on the south side of 4th Street, at the western edge of the Produce Market API ("the API or District"). It is flanked by the locally designated Buswell Block building at 322 Broadway to the west, in the Lower Broadway Area of Secondary Importance (ASI), and a two-story District contributor at 415 4th Street to the east. The site is across 4th Street from the Alameda County Probation Center at 400 Broadway. The API's industrial character is continued east of Webster Street by the separate and larger Waterfront Warehouse District API (on the National Register, at the request of its property owners) that extends from Webster to Jackson Streets and 2nd to 5th Streets.

History and Context

Produce Market District API

The project site is at the west end of the API. The District occupies portions of seven city blocks between Broadway and Webster Street and between the Embarcadero (1st Street and Southern Pacific tracks) and the Nimitz Freeway (5th Street). The District is centered on the original market buildings at 3rd and Franklin Streets. The Western Pacific railroad tracks historically crossed the District on 3rd Street. Of the 27 buildings included in the District, all low-rise warehouses or produce related, five Designated Historic Properties (DHPs) are components of the original Fruit and Produce Realty (F&PR) Co. complex at 3rd and Franklin Streets that establishes the District's character, 16 more are classified as contributing, three as noncontributing, and three as potential contributors when older or restored. Architecturally, the API's unique feature, and its physical and historical centerpiece, is the 1916-17 complex of one-story canopied, screen-fronted, concrete and stucco market buildings designed by Charles McCall for the F&PR Co.

Surrounding the F&PR Co. buildings, other contributing buildings in the API are a mix of utilitarian warehouse, garage, and storefront styles, often adapted for produce market use with the wide bays and metal sidewalk canopies that define the District. Buildings in the District include the l920s ornamental pressed brick storefront style adapted to market and warehouse use (400-414 and 416-426 3rd Street, 424 2nd Street, and 116-126 Broadway), and the one-story garage style with wide openings and shaped parapet such as the subject building at 419-435 4th Street.

419-435 4th Street, Subject Building

The proposed project site is in the group of properties surrounding the F&PR Co. buildings. It is a one-story reinforced concrete and stucco garage building on an interior 1ot, 16 feet high, with a north-facing sky-lit sawtooth roof. Its facade consists of six bays separated by full-height paneled pilasters with stepped-pyramid tops and diamond patterns high on the panels. End bays have low gabled parapets, and parapet spandrels on all

bays have plain panels with painted signs. Except where interrupted by three, tall rolling doors, half a bay wide, each bay has a high transom with vertical mullions. Most bays have been partly or completely bricked in with smaller doors and windows. Bays were originally alternating store and garage entries. The rear of the building abuts 416-426 3rd Street, a former Lucky supermarket warehouse. For a time, these two buildings were connected.

According to permit 65760, issued December 10, 1921, 419 4th Street was built as a garage, including a machine shop and "garage laundry", for the Bruzzone Estate. The garage construction cost $20,000 and was designed by engineer R. Vane Woods, who a year later designed the back-to-back 416-426 3rd Street warehouse for Hyman Davis. Directories through the 1920s identify it as the Merchant's Garage of James Doyne, J.A. Whitton, and E. J. Monni. The building's use became food oriented in the 1940s, as a warehouse for wholesale fish and wholesale groceries.

Despite the alterations, this is a good example of 1920s utilitarian construction. The building's design and original use reflect the general industrial/warehouse history of the waterfront, and the subsequent food related uses tie it to the Produce Market API. The use by Lucky reflects the development of the supermarket as a system of food distribution parallel to and competing with that of the old-style, specialized produce merchants in the Franklin Street market.

While the "Produce Market District" on the EPP's map is only for the F&PR Co. buildings, this map does not reflect the entire Produce Market API. As an API contributor, 419 4th Street is on the Local Register.

PROJECT DESCRIPTION

The proposed project (Attachment A) would create a series of alterations and additions to the existing 11,527 square-foot commercial warehouse building. As directed by the LPAB, the proposed upper-story additions would have increased setbacks, with floor 2 having a 5-foot setback, and floors 3-7 setback 18 feet from the façade of the building. In addition, the upper stories have been revised to have more industrial references to existing and new buildings in the Jack London area. This includes larger window areas with industrial style sashes.

The project would preserve the two off-street side walls and the rear wall as site wall to the project. The front façade would remain and be integrated into the proposed development. The front façade has incorporated roll-up style industrial glazing at the ground floor to maintain the warehouse style elements at the pedestrian level.

The ground floor would contain 41 parking spaces (8,263 square-feet), a 1,422 square-foot commercial space, and 472 square-feet of residential amenities. Floors 2-7 would consist of 68 residential units. Floor 8 would consist of rooftop open space.

The preserved front wall of the building would be restored through the addition of clerestory windows, transom band glass, and restoration of the concrete ornamentation. The existing garage bays would be converted into commercial storefronts and ingress/egress points to the building. The proposal would consolidate the existing four curb cuts into one 25-foot curb cut. The existing façade and upper-story setback would distinguish the base of the building from the upper stories.

GENERAL PLAN ANALYSIS

Applicable policies are found in the Estuary Policy Plan and the Historic Preservation Element.

Estuary Policy Plan (EPP)

The site is in the Retail Dining Entertainment - 2 EPP land use classification, which has a maximum nonresidential floor area ratio (FAR) of 7.0 and maximum residential density of one unit per 261 square feet of lot area. The site is adjacent to the Produce Market EPP District which has a maximum nonresidential FAR of 1.0 and maximum density of one unit per 1,089 square feet of lot area (see Attachment B).

The proposal to construct a mixed-use building is consistent with and meets the policies (noted below) through residential intensification and the addition of ground floor commercial spaces.

Policy JL – 1.2: Intensify Phase 1 of Jack London Square. Phase 1 portion of Jack London Square is between Clay Street and Webster Street.

Policy JL – 4: Preserve the historic character of the Produce District and encourage activities that create a viable urban mixed-use district.

Policy JL -4.1 Encourage the sensitive rehabilitation and adaptive reuse of existing buildings.

Policy JL – 4.2: Provide for a mix of new uses in the Produce District.

Land Use and Transportation Element of the General Plan (LUTE)

The project conforms to the following LUTE Policies and Objective:

Policy I/C2.2 Reusing of Abandon Buildings.
The reuse of abandoned industrial buildings by non-traditional activities should be encouraged where the uses are consistent with and will assist in the attainment of, the goals and objectives of all elements of the Plan.

Policy D1.11 Supporting the Jack London District
The continuing commercial growth and success of Jack London Square should be supported and linkages such as the Bay Trail, bicycle lanes, and pedestrian walks to downtown Oakland and the airport should be improved.

Policy I/C3.2 Enhancing Business Districts
Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

Policy I/C3.4 Strengthening Vitality.
The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

Policy D10.6 Creating Infill Housing.
Infill housing that respects surrounding development and the streetscape should be encouraged in the downtown to strengthen or create distinct districts.

Historic Preservation Element (HPE)

The HPE sets out a hierarchy of historic properties based on OCHS ratings and local, state, and federal designations. About 20% of Oakland's buildings are classified as Potential Designated Historic Properties (PDHPs) which "warrant consideration for possible preservation" (HPE Policy 1.2). About 2% to 3%,

individually or as district contributors, make up Oakland's Local Register, the most significant properties as defined for CEQA and other regulatory purposes. These are properties individually rated A or B, formally designated, or within APIs, i.e. National Register quality districts.

The existing building is a PDHP and on the Local Register as a contributor to an API. The project affects both the individual building and the API. As such, the policies and goals of the HPE apply to the project including the following:

- Policy 3.1 – Avoid of Minimize Adverse Historic Preservation Impacts Related to Discretionary City Actions - The City will make all reasonable efforts to avoid or minimize adverse effects on the Character-Defining Elements of existing or Potential Designated Historic Properties which could result from private or public projects requiring discretionary City actions.

- Policy 3.5 – Historic Preservation and Discretionary Permit Approvals - For additions or alteration to Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that: (1) the design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or (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 (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

ZONING ANALYSIS

The subject property is within the C-45 Community Shopping Commercial (C-45) Zone / S-4 Design Review Combining (S-4) Zone. The intent of the C-45 Zone is: "to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long- and short-term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares." The C-45 Zone does not have a general height limit but does have a 7.0 FAR. The base allowable density is one unit per 300 square-feet of lot area. The S-4 Zone requires approval for construction pursuant to the design review procedure in Chapter 17.136 of the Oakland Planning Code.

Development Standards

The following table describes key development standards for the project.

Regulation	Required	Proposed
Maximum Residential Density	1 unit per 300 square-feet of lot area. 1 unit per 200 square-feet with a Minor Conditional Use Permit.	1 unit per 200 square-feet of lot area.
Maximum Floor Area Ratio	7.0	7.0
Maximum Height	No maximum	78'-8"
Minimum Usable Open Space	150 per unit. – 10,350 square-feet	10,361
Minimum Parking	1 space per unit or 69 spaces.	41 includes 50% reduction.

Planning Permits Required

Regular Design Review

The construction of residential units requires Regular Design Review approval pursuant to Planning Code Sections 17.101G.020 and 17.136.050 and is subject to the following Design Review Criteria:

Section 17.136.050. A – Regular Design Review Criteria (Residential Facilities)

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
3. That the proposed design will be sensitive to the topography and landscape;
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Section 17.136.050(C) For Local Register Properties that are not Landmarks or located in the S-7 or S-20 Zone

1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall he given to design, form, scale, materials, texture, lighting, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

LPAB Review

Prior to project approval, the following projects require a hearing in front of the LPAB for its recommendations and/or advice to the decision-making body:

1. Any construction of a new principal building in an API;
2. An addition to an API contributor when required by Subsection 17.136.055.B.2.f.
3. With the exception of additions that are not visible from a street or other public area, projects in an API that would result in a building taller than the character-defining height of the district, if any. Districts with a character-defining height and their character-defining height levels are designated on the zoning maps. An addition is considered "visible from a street or other public area" if it is located within the "critical design area," defined as the area within forty (40) feet of any street line, public alley, public path, park or other public area.
4. New construction or an addition to a building when required by Subsection 17.136.055.B.3.d.
5. Any proposal involving a Local Register Property that requires Regular Design Review approval

The proposal is required to appear before the LPAB for a recommendation prior to a decision being made upon the application involving a Local Register property that requires Regular Design Review approval.

Conditional Use Permits

The project is also subject to Minor Conditional Use Permits for density and to allow parking areas within 75 feet of the front property line and is subject to the following criteria:

Section 17.134.050 – General Use Permit Criteria

1. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk,

coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

2. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;
3. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;
4. That the proposal conforms to all applicable regular design review criteria set forth in the r Regular design review procedure at Section 17.136.050
5. 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.

ENVIRONMENTAL DETERMINATION

An analysis of the project's compliance with CEQA has not been completed. Analysis is expected to include the effect of the modification of this API contributor both on the individual Local Register building and on the overall integrity of the District, with reference to the Secretary of the Interior's Standards and the City's CEQA Thresholds of Significance.

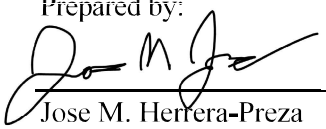
KEY ISSUES

Staff believes that the current version of the proposal is significantly more consistent with the API in terms of architectural context and scale. The design has incorporated design elements found in historic industrial buildings within the District and recently constructed buildings in Jack London. The simple and classic form of the addition and the upper story step backs highlight the existing building in a subordinate and differential manner. The historic ornamentation of the existing building would be preserved and restored without visual competition from the proposed building above. The upper stories are clearly distinguished from the ground floor in design vocabulary and materials and incorporates elements to reduce the perceived visual bulk through a mixture of setbacks, façade detailing, and window patterns.

RECOMMENDATIONS:

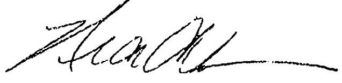
1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction and recommendations to staff and the applicant regarding design of the building.

Prepared by:



Jose M. Herrera-Preza
Planner III

Reviewed by:



Heather Klein Acting for
Robert D. Merkamp, Zoning Manager
Bureau of Planning

ATTACHMENTS:

A. Plans, dated November 1, 2021
B. Estuary Policy Plan District Map

lowney arch

ENTITLEMENT SET

Noodle Factory - 419 4th Street, Oakland CA

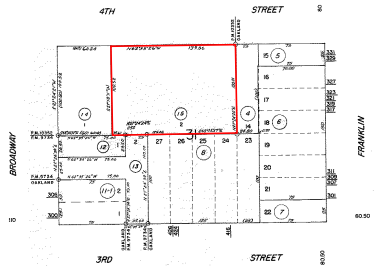
10/11/21

419 4TH STREET, OAKLAND CA

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APPROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	ORIG	ORIGINAL
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
CAB	CABINET	PL	PLATE
CBC	CALIFORNIA BUILDING CODE	PN	PLATE NAILING
CI	CAST IRON	PLYWD	PLYWOOD
CIP	CAST IN PLACE	PT	POINT
COL	COLUMN	LB	POUND
CTR	CENTER	PRES	PRESSURE
CL	CENTER LINE		
CTC	CENTER TO CENTER	QUAL	QUALITY
CER	CERAMIC	QUAN	QUANTITY
CJ	CONSTRUCTION JOINT		
CL	CLEAR	PT	PRESSURE/
CMU	CONCRETE MASONRY UNIT		PRESERVATIVE TREATED
CON	CONNECTION	PS	PRESTRESSED
CONT	CONTINUOUS	PART	PARTITION
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	RAD	RADIUS
CW	COLD WATER	RWL	RAIN WATER LEADER
		RECPT	RECEPTACLE
DET	DETAIL	REF	REFERENCE
DEPT	DEPARTMENT	REIN	REINFORCEMENT,REINFORCED
DIA	DIAMETER	REQ	REQUIRED
DIV	DIVISION	RDWD	REDWOOD
DR	DOOR	RH	RIGHT HAND
DBL	DOUBLE	RHR	RIGHT HAND REVERSE
DF	DOUGLAS FIR	RM	ROOM
DN	DOWN	RND	ROUND
DS	DIAGONAL SHEATHING	RO	ROUGH OPENING
DWG	DRAWING	REV	REVISION
DRWR	DRAWER		
		SS	SANITARY SEWER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SCD	SEE CONSULTANT DRAWINGS
EF	EACH FACE	SED	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SKD	SEE KITCHEN CONSULTANT
EN	EDGE NAILING	SSD	DRAWINGS
EL	ELEVATION	SLD	SEE STRUCTURAL DRAWINGS
ELEV	ELEVATOR	SMD	SEE LANDSCAPE DRAWINGS
ELEC	ELECTRICAL	SFMD	SEE MECHANICAL DRAWINGS
ENG	ENGINEER	SPD	SEE FINISH CARPENTRY DRAWINGS
EQ	EQUAL	SJ	SEE PLUMBING DRAWINGS
EQUIP	EQUIPMENT	SCHED	SEISMIC JOINT
EX	EXHAUST	SECT	SCHEDULE, SCHEDULE
EXP	EXPEDITE	SHT	SECTION
EXT	EXTERIOR	SM	SHEET
		SIM	SHEET METAL
FAB	FABRICATE	SP	SIMILAR
FOC	FACE OF CONCRETE	SPEC	SPACE
FOF	FACE OF FINISH	SQ	SPECIFICATION
FOS	FACE OF STUD	SQFT	SQUARE
FOW	FACE OF WALL	ST	SQUARE FOOT
FIN	FINISH	STAG	STRAP TIE
FF	FINISHED FLOOR	SSTL	STAGGERED
FE	FIRE EXTINGUISHER	STAND	STAINLESS STEEL
FA	FIRE ALARM	STL	STANDARD
FLR	FLOOR	STOR	STEEL
FLUOR	FLUORESCENT	STRUCT	STORAGE
FL	FLUSH	SUS	STRUCTURAL
FOUND	FOUNDATION	SYM	SUSPENDED
FTNG	FOOTING	SYS	SYMMETRICAL
FR	FRAMING		SYSTEM
FUR	FURRING	TEMP	
		TH	TEMPERED
GA	GAUGE	THK	THICKNESS
GALV	GALVANIZED, GALVANIZING	TD	THREADED
GL	GLASS, GLAZING	T&B	TIE DOWN
GLULAM	GLUE LAMINATED BEAM	T&G	TOP AND BOTTOM
GYP BD	GYPSUM BOARD	TOC	TONGUE AND GROOVE
		TOF	TOP OF CONCRETE
HVAC	HEATING VENTILATION	TOP	TOP OF FINISH
	& AIR CONDITIONING	TOS	TOP OF PLATE
HSR	HIGH STRENGTH RODS	TOW	TOP OF STEEL
HSB	HIGH STRENGTH BOLT	TN	TOP OF WALL
HT	HEIGHT	TYP	TRUE NORTH
HD	HOLD DOWN		TYPICAL
HORIZ	HORIZONTAL	UL	
HW	HOT WATER	UON	UNDER WRITERS LABORATORY
		UTIL	UNLESS OTHERWISE NOTED
INC	INCLUDING, INCLUDED		UTILITY, UTILITIES
INFO	INFORMATION		
INT	INTERIOR	VERT	VERTICAL
		VIF	VERIFY IN FIELD
JH	JOIST HANGER	VER	VERIFY
JT	JOINT	VEST	VESTIBULE
		WC	WATER CLOSET
LAM	LAMINATE	WH	WATER HEATER
LH	LEFT HAND	W/	WITH
LHR	LEFT HAND REVERSE	W/O	WITH OUT
LT	LIGHT	WD	WOOD
LTW	LIGHT WEIGHT		
L	LONG, LENGTH	YD	YARD
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

PARCEL MAP



PROJECT DIRECTORY

OWNER:	SMART GROWTH, INC. 482 W. MACARTHUR BLVD, OAKLAND, CA 94609 510-250-2499 510-250-5627 (FAX) cporto@smartgrowth.co
ARCHITECT:	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 510,836.5400 510,836.5454 (FAX)
LANDSCAPE ARCHITECT:	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 510,836.5400 510,836.5454 (FAX)
CIVIL ENGINEER:	COMPANY NAME ADDRESS ADDRESS CONTACT PHONE # FAX # EMAIL ADDRESS

PROJECT DESCRIPTION

CONSTRUCTION OF NEW MIXED USE BUILDING PRESERVING EXISTING BUILDING FACADE. NEW BUILDING HAS TWO PODIUM LEVELS IN TYPE I STRUCTURE AND FIVE LEVELS ABOVE IN TYPE III STRUCTURE.
GROUND LEVEL CONTAINS RETAIL SPACE, RESIDENTIAL LOBBY AND PARKING FOR 40 VECHICLES INCLUDING 2 ADA STALLS AND EV PARKING, SIX LEVELS ABOVE ARE RESIDENTIAL (69 UNITS TOTAL) AND AT THE ROOF LEVEL THERE IS A ROOF DECK ACESSIBLE FOR RESIDENTS.

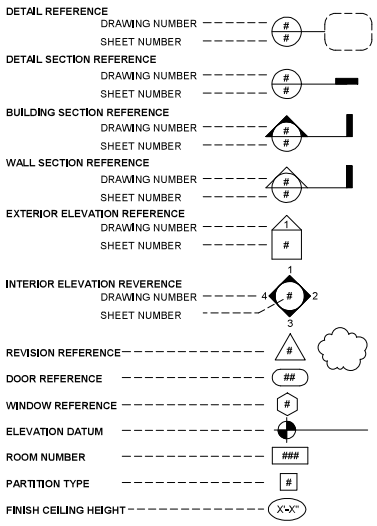
DRAWING LIST

DRAWING LIST

SHEET NUMBER	SHEET NAME
GENERAL	
G0.0	COVER SHEET
G0.1	INDEX
G0.2	PROJECT DATA
G0.3	GREEN POINT CHECKLIST
G0.4	GREEN POINT CHECKLIST
G0.5	GREEN POINT CHECKLIST
G1.1	SITE PHOTOS
G1.2	SURVEY
G2.1	3D VIEWS
G2.2	3D VIEWS
G3.4	3D VIEWS
CIVIL	
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	EXISTING BUILDING
A2.1	GROUND FLOOR PLAN
A2.2	LEVEL 2 PLAN
A2.3	LEVEL 3 PLAN
A2.4	LEVEL 4 PLAN
A2.5	LEVEL 5 PLAN
A2.6	LEVEL 6 PLAN
A2.7	LEVEL 7 PLAN
A2.8	LEVEL 8, ROOF LEVEL
A3.1	EXTERIOR ELEVATIONS - STREET FRONT
A3.2	EXTERIOR ELEVATIONS - EAST SIDE
A3.3	EXTERIOR ELEVATIONS - SOUTH SIDE
A3.4	EXTERIOR ELEVATIONS - WEST SIDE
A4.1	EAST-WEST SECTION
A4.2	NORTH - SOUTH SECTION
A4.3	NORTH - SOUTH SECTION
A5.1	ENLARGED UNIT PLANS
A6.1	SIGNAGE
A8.1	MATERIALS AND COLOR BOARD
LANDSCAPE	
L3.0	STREETSCAPE PLAN
L3.1	LANDSCAPE MATERIAL PLAN
L3.2	LANDSCAPE PLANTING PLAN
L3.4	LANDSCAPE HYDROZONE PLAN
L3.5	ROOF LIGHTING PLAN
L3.6	PODIUM LIGHTING PLAN

SHEET TOTAL: 38

GRAPHIC SYMBOLS



PROJECT LOCATION

DEFERRED SUBMITTALS

FIRE SPRINKLERS

MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS

lowney arch

INDEX G0.1

ENTITLEMENT SET - 10/11/21

PROJECT DATA

BUILDING INFORMATION

BUILDING ADDRESS:	419 4TH STREET, OAKLAND CA
NUMBER OF STORIES:	7
ALLOWABLE HEIGHT:	NO GENERAL MAXIMUM HT PRESCRIBED'
PROPOSED HEIGHT:	78' 8" (T.O. PARAPETS)
CONSTRUCTION TYPE:	TYPE III AND TYPE I-A
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	A2 (COMMUNITY SPACE) A3 (FITNESS) R2 M (MERCANTILE) S2 (PARKING)

ZONING INFORMATION

ASSESSOR'S PARCEL #:	001 013901500
ZONING DISTRICT:	C-45/S-4

LOT AREA

TOTAL	13,986 SF

DENSITY

ZONE	ALLOWED DENSITY	LOT AREA	ALLOWED UNITS	PROPOSED UNITS
C-45/S-4	150 SF/UNIT	13,986 SF	93	69

SETBACKS

FRONT AT 4TH:	0 FT
SIDE:	0 FT
REAR:	8FT AND 14 FT

PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	1 FOR EACH DWELLING UNIT = 69 STALLS 30% REDUCTION FOR TAA = 48 STALLS 20% REDUCTION FOR CAR SHARE = 35 STALLS	41 STALLS	2 LEVEL PUZZLE PARKING SYSTEM
COMMERCIAL	5 SPACES 1 SPACE FOR EACH 600 SF	0 STALLS	

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	4 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	20 SPACES	18 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	32 SPACES	
COMMERCIAL	NONE REQ'D. FOR COMM. SPACE > 3,000 SF	0 SPACES	NONE REQ'D. FOR COMM. SPACE > 3,000 SF	0 SPACES	REF. 17.116.080

RECYCLING & GARBAGE SPACE ALLOCATION

RESIDENTIAL	REQUIRED	PROVIDED	NOTES
RECYCLING	1,032 GALLONS (2CF X 69 UNITS = 138 CF = 1,032 GAL)	1,056 GALLONS (11 x 96 GALLON TOTER CARTS)	LOCATED IN TRASH ROOM ON GROUND FLOOR
GARBAGE	11 CY (4.3CF X 69 UNITS = 297CF = 11 CY)	12 CY (2@6 YD BIN)	LOCATED IN TRASH ROOM ON GROUND FLOOR

PROJECT AREA COUNT

Area summay:

Lev #	Type	Parking	Retail	Leasable	Amenity	Office	Res. Circ. Int	Mech.	Net sq ft	Gross sq ft:	F to F height
8	Ame/Mech	-	-	560	-	-	330	1014	1,904 nsf	2,291 gsf	- -
7	Residential	-	-	8,306	-	-	1041	47	9,394 nsf	10,188 gsf	10 0"
6	Res	-	-	8,306	-	-	1041	47	9,394 nsf	10,187 gsf	10 0"
5	Res	-	-	8,306	-	-	1041	47	9,394 nsf	10,187 gsf	10 0"
4	Res	-	-	8,306	-	-	1041	47	9,394 nsf	10,187 gsf	10 0"
3	Res	-	-	8,306	-	-	1041	47	9,394 nsf	10,187 gsf	10 0"
2	Res/Ame	-	-	7,275	867	609	1,636	56	10,443 nsf	11,706 gsf	10 0"
1	Ret/Park	9,425	1,569	-	775	102	300	844	13,015 nsf	13,874 gsf	15 0"
	Total	**9,425 sf**	**1,569 sf**	**49,365 sf**	**1,642 sf**	**711 sf**	**7,471 sf**	**2,149 sf**	**72,332 nsf**	**78,707 gsf**	**75 0"**

Unit mix square footage:

Level 2

Studio			1-BR	2-BR	3-BR	4-3R	Mezz.	Square footage	Unit count	
312	482	371						7,275 sf	19	1 level
357	377	376						7,275 sf	19	1 levels
357	376	375								
359	374	376								
439	376	378								
437	374									
403	376									

Level 3-7

Studio	1-BR	2-BR	3-BR	4-3R	Mezz.	Square footage	Unit count	
371	557	708	945	1,146		8,306 sf	10	1 level
428		717		1,144		41,530 sf	50	5 levels
				1,144				
				1,146				

Level 8

Studio	1-BR	2-BR	3-BR	4-3R	Mezz.	Square footage	Unit count	
					140	560 sf	4	1 level
					140	560 sf	4	1 levels
					140			
					140			

Grand total

	Studio	1-BR	2-BR	3-BR	4-BR	Mezz.	Total unit Square footage	Total unit count	
Units #	29	5	10	5	20	4	49,365 sf	69	7 levels
%	42%	7%	14%	7%	29%			100%	

OPEN SPACE CALCULATIONS

	# OF UNITS			NOTES
OPEN SPACE REQUIRED TOTAL	150 SF/UNIT	69	10,350 SF	17.56.180 - MINIMUM USABLE OPEN SPACE
PRIVATE OPEN SPACES:				
LEVEL 2	1,805 SF	= 3,610 SF GROUP SPACE		1 SF PRIVATE OPEN SPACE = 2 SF GROUP OPEN SPACE
LEVEL 3	2,006 SF	= 4,012 SF GROUP SPACE		
LEVEL 4-7	1,024 SF	= 2,048 SF GROUP SPACE		
LEVEL 8	428 SF	= 856 SF GROUP SPACE		
GROUP OPEN SPACES:				
LEVEL 2		144 SF GROUP SPACE		
LEVEL 8		3,983 SF GROUP SPACE		
OPEN SPACE PROVIDED TOTAL		14,653 SF		

COMPLIANT

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

GreenPoint Rated

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy(25), Indoor Air Quality/Health (5), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 . H5.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes', "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual.
For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Targeted:	88
Certification Level Targeted:	Silver
Compliance Pathway Targeted:	None

POINTS REQUIRED

New Home Multifamily Version 8

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Measures			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
Yes	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	1				1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)					2		
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
Yes	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	1				1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Onsite)						3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	1				1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1		
C. LANDSCAPE								
0.30%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)					1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
Yes	**C5. Trees to Moderate Building Temperature** (at least 50% of West Facing Glazing and Walls Shaded	3		1	1		1	
TBD	**C6. High-Efficiency Irrigation System**						2	
TBD	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)						2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2	

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	**C11. Landscape Meets Water Budget**						1
	C12. Environmentally Preferable Materials for Site						
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1	
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%					1	
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1				
TBD	**C14. Large Stature Tree(s)**		1				
TBD	**C15. Third Party Landscape Program Certification**						1
Yes	**C16. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional or Equiv.)	1					1
TBD	**C17. Community Garden**		2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
TBD	D1.3 Advanced Framing Measures					2	
TBD	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of project)					1	
	D3. Engineered Lumber						
Yes	D3.1 Engineered Beams and Headers	1				1	
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1	
TBD	D3.3 Engineered Lumber for Roof Rafters					1	
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
TBD	**D4. Insulated Headers**			1			
	D5. FSC-Certified Wood						
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
	D6. Solid Wall Systems						
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
Yes	**D7. Energy Heels on Roof Trusses**	1		1			
16 inches	**D8. Overhangs and Gutters**	1		1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached Garage				2		
TBD	D9.2 Mitigation Strategies for Attached Garage				1		
	D10. Structural Pest and Rot Controls						
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1	
E. EXTERIOR							
TBD	**E1. Environmentally Preferable Decking**					1	
TBD	**E2. Flashing Installation Third-Party Verified**					2	
TBD	**E3. Rain Screen Wall System**					2	
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1	
	E5. Durable Roofing Materials						
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
TBD	E5.2 Roofing Warranty for Shingle Roofing		R	R	R	R	R
TBD	**E6. Vegetated Roof**		2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
TBD	F1.1 Walls and Floors					0.5	

lowney arch

GREEN POINT CHECKLIST
ENTITLEMENT SET - 10/11/21

G0.3

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	F1.2 Ceilings					0.5		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				0.5			
TBD	F2.2 Ceilings				0.5			
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior Insulation				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
TBD	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve						2	
TBD	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm						1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf						2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	
TBD	**G3. Pre-Plumbing for Graywater System**						1	
TBD	**G4. Operational Graywater System**						3	
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1	
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms			1				
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
Yes	H6.2 Advanced Ventilation Standards	2			2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
TBD	H7.2 Automatic Range Hood Control				1			
Yes	**H8. High Efficiency HVAC Filter (MERV 16+)**	1			1			
TBD	**H9. Advanced Refrigerants** (low global warming potential refrigerants)				1			
I. RENEWABLE ENERGY								
0.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I2. Low Carbon Homes							
TBD	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)			2				
TBD	I2.2 Low Carbon Home (meet lbs CO2e/sq.ft. threshold)			4				
TBD	**I3. Energy Storage**			1				
TBD	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**			4				
≥10% of residences	**I5. Photovoltaic System for Multifamily Projects**	8		8				

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
J. BUILDING PERFORMANCE AND TESTING								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1			
Yes	**J2. Supply and Return Air Flow Testing**	2		1	1			
Yes	**J3. Mechanical Ventilation Testing**	1			1			
TBD	**J4. All Electric or Combustion Appliance Safety Testing**				1			
Select Compliance Pathway for J5.1	**J5. Building Energy Performance**							Compliance Pathway Input
3								Climate Zone Input
10	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0		25+				
3.40%	J5.2 Non-Residential Spaces Outperform Title 24	3.4		15				
TBD	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR® for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**				2			
TBD	**J10. Blower Door Testing**				3			
TBD	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)			1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)				1			
TBD	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)				1			
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
TBD	**K9. Durable Cabinets** (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)					2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1		
L. FLOORING								
≥25%	**L1. Environmentally Preferable Flooring**	1				3		
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
TBD	**L3. Durable Flooring** (All flooring is hard surface)					1		
Yes	**L4. Thermal Mass Flooring**	1		1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated Clothes Washer			1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		1				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
<25 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	1		2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
TBD	M4.2 Built-In Composting Center					1		

lowney arch

GREEN POINT CHECKLIST

ENTITLEMENT SET - 10/11/21

G0.4

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**			2			
Yes	**M7. Central Laundry**	1					1
TBD	**M8. Gearless Elevator**			1			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1			1	
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Major Transit Stop						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
TBD	N2.2 Within 1/2 mile of a Major Transit Stop		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
Yes	N3.6 Bicycle Storage for Non-Residents	1	1				
TBD	N3.7 Reduced Parking Capacity		2				
	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
Yes	N5.3 Porches Oriented to Street and Public Space	1	1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
	N8. Resiliency						
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
	N9. Social Equity						
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1	
TBD	N9.2 Community Location (Disadvantaged Community)		1		1		
	N10. Affordability						
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				

Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	N11. Mixed-Use Development						
Yes	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	1	1				
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1				
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5
Yes	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	2		0.5	0.5	0.5	0.5
	O5. Home System Monitors						
TBD	O5.1 Energy Home System Monitors				2		
TBD	O5.2 Water Home System Monitors						1
	O6. Green Building Education						
Yes	O6.1 Marketing Green Building	2	2				
Yes	O6.2 Green Building Signage	1		0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1	
TBD	**O11. Smokefree Housing**				2		
Yes	**O12. Integrated Pest Management Plan**	1				1	
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1		
	Enter the number of Tier 1 practices						
	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
	P3. Commissioning						
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		
TBD	**P4. Building Enclosure Testing**			1	1	1	
	Summary						
	Total Available Points in Specific Categories	370	46	110	69	91	54
	Minimum Points Required in Specific Categories	53	2	25	6	6	6
	Total Points Achieved	80.4	9.0	25.4	16.0	19.0	11.0

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GREEN POINT CHECKLIST

ENTITLEMENT SET - 10/11/21

G0.5

EXISTING FRONT FACADE ON SITE

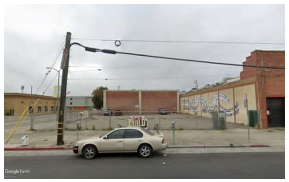
NEIGHBOURS FROM WEST SIDE


322 BROADWAY

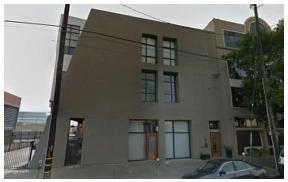

333 BROADWAY

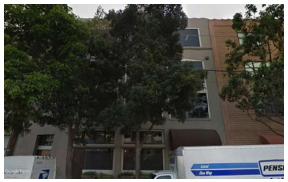

469 4TH ST

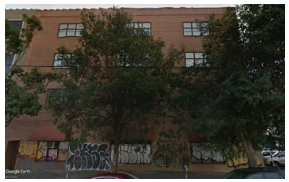

475 4TH ST

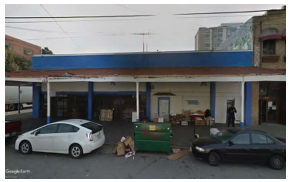

331 WASHINGTON ST

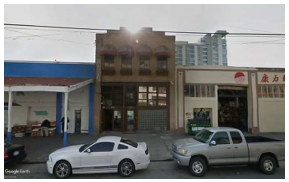
NEIGHBOURS FROM EAST SIDE


373 4TH ST


383 4TH ST


330 FRANKLIN ST


331 FRANKLIN ST


415 4TH ST

NEIGHBOURS ACROSS THE STREET


518 4TH ST


409 WASHINGTON ST


499 5TH ST


401 BROADWAY

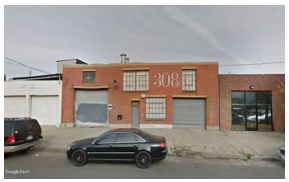

430 BROADWAY


400 FRANKLIN ST


WEBSTER ST


4TH ST


333 5TH ST

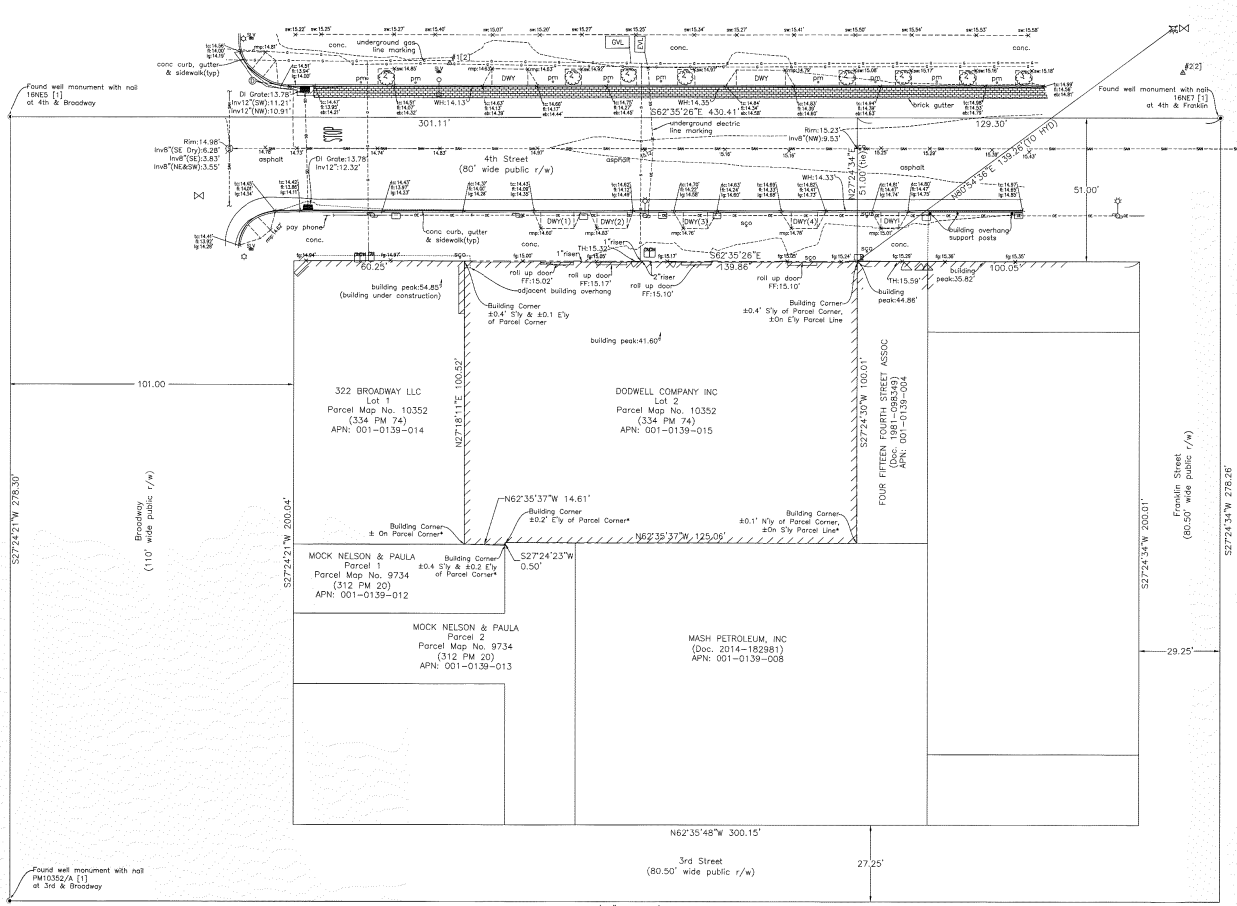


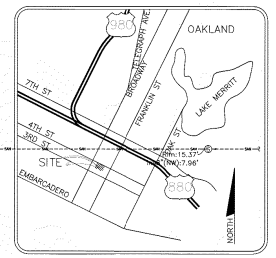
308 4TH ST

lowney arch

SITE PHOTOS
ENTITLEMENT SET - 10/11/21

G1.1





VICINITY MAP
NO SCALE

BASIS OF BEARINGS NOTE
The bearings shown on this survey are based upon the monuments found marking the monument line of 4th Street, as shown on Parcel Map No. 10352 filed in Book 334 of Parcel Maps, at Page 74. That bearing was taken as: N62°35'26"W.

DATUM NOTE
The elevations shown on this survey are based upon the City of Oakland Datum, City Benchmark 3394. Being the top of inlet at center of return at Northeast corner of 3rd Street and Franklin Street. Elevation taken as 12.08'

HORIZONTAL AND VERTICAL CURVE NOTE
There are no existing horizontal curves or vertical curves on 4th Street within 330' of the subject Parcel of this survey.

CONTOUR INTERVAL NOTE
Contours shown on this survey are plotted at a 1 foot interval.

BUS STOP NOTE
There are no bus stops located within 100' of the subject parcel.

PUBLIC ADVISORY
This map is based on private surveys performed by licensed professionals and will not be updated or corrected by the City of Oakland after its filing. No warranty, either expressed or implied is made by the City of Oakland that this map and the survey information on which it is based is correct, accurate, and current, nor that the City will retain for public inspection any related information which may be subsequently submitted to the City, including alleged or actual discrepancies, inaccuracies, deficiencies, and errors.

TREE NOTE
The location and trunk diameter of trees at a location 3.5' above grade are shown hereon for all trees located within 10' of the subject parcel, its street frontage, and street trees within 50' of the proposed driveway.

LEGEND
- Existing property boundary
- Existing parcel lines of adjacent properties
- Existing monument line
- Overhead utility line
- Underground utility line as noted
- Existing brick area
- Existing building line at ground level
- Existing building overhang
- Existing grade break
- Existing paint line
- Existing minor contour
- Existing major contour
- AC Asphaltic concrete
- CONC Concrete
- DI Drainage inlet
- E Electric
- FL Flow line
- FG Finished Grade
- G Gas
- LG Lip of Gutter
- LS Landscaping
- R/W Right of way
- SD Storm Drain
- SS Sanitary Sewer
- SW Sidewalk
- TC Top of Curb
- TH Threshold
- WH Weep hole through curb
- Fire hydrant
- Found survey monument
- Survey control point as noted
- Gas meter
- Guy wire
- PPM Parking meter
- Sanitary sewer clean out
- Sanitary sewer manhole
- Sign
- Street light
- Street light vault
- Street light w/mast
- Storm drain manhole
- Traffic signal vault
- Utility pole
- Utility vault as noted
- Water meter
- Water valve
- 355.55 Contour elevation
- x 355.55 Spot elevation
- See: Surveyor Note 4
- Tree w/ trunk ø

BASIS OF SURVEY NOTE
The parcels shown on this survey are the same as those described in the preliminary title report dated May 27, 2015, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord CA, 94520, under Order Number 98201289-982-SK-KC. The black lines of Block 709 were established using the City of Oakland Monuments at the corners of the block, as shown on the referenced Oakland Monument Map, and Parcel Map No. 10352.

DRIVEWAY NOTE
The slopes and widths of the plotted existing driveways are as follows:
- DWY(1): slope = 7.07%, width = 11.76'
- DWY(2): slope = 8.48%, width = 10.75'
- DWY(3): slope = 6.05%, width = 8.74'
- DWY(4): slope = 5.99%, width = 9.19'

SURVEYOR NOTES
1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
3. No observable evidence of earth moving work or building construction were visible on the site.
4. Rear building corners shown hereon were plotted per the Encroachment Plat, attached as Exhibit C to the Indenture Agreement recorded March 3, 2016, as Document No. 2016052953. Rear building corner positions were not field verified by this survey.

MONUMENT NOTE
[1] Found City of Oakland Local Permanent Street Monuments as shown on Monument Map 183:
- Monument 16NE7, located at the intersection of 4th Street and Franklin Street: Elevation 14.49' - City of Oakland Datum
- Monument 16NE5, located at the intersection of 4th Street and Broadway: Elevation 13.36' - City of Oakland Datum
- Monument PM10352/A, located at the intersection of Broadway and 3rd Street: Elevation 10.57' - City of Oakland Datum

[2] Monument benchmarks placed or found during the course of this survey:
- Point #1 : Set cut X in sidewalk on 4th street: Elevation 15.10' - City of Oakland Datum
- Point #2 : Set cut X in sidewalk located near the intersection of 4th street and Franklin Street: Elevation 15.19' - City of Oakland Datum

TITLE DESCRIPTION
The legal description for the property surveyed hereon is taken from the preliminary title report dated May 27, 2015, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord CA, 94520, under Order Number 98201289-982-SK-KC

The land referred to in the Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Lot 2, Parcel Map No. 10352, filed February 1, 2017, Book 334 of Parcel Maps, Pages 74 and 75, Alameda County Records.

APN: 001-0139-15

TITLE EXCEPTIONS AND EXCLUSIONS
The exceptions and exclusions listed in said preliminary title report are as follows:

Items 1-4: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.

Item 5: The land is within the limits of the Central District Redevelopment Project as recorded December 3, 2007, in Official Records under Recorder's Serial Number 2007-409569. This is blanket in nature and is not shown hereon, refer to the title report for particulars.

Item 6: Any rights, interests or claims of the adjoining property owner to the party wall located partly on the subject property as disclosed by the Encroachment Map attached as Exhibit C to the Indenture Agreement Recorded March 3, 2016, as Document No. 2016-52953 of Official Records. This item affects the survey area and is shown hereon.

Items 7-10: Notice of tax lien and title company statements. These items are not survey related and are not shown hereon, refer to the title report for particulars.

CERTIFICATION
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the California Land Surveyors' Act at the request of Calichi Design Group, on November 11, 2019.

I hereby state that all existing grades and contours are based upon the City of Oakland Datum.

I hereby further state to the best of my knowledge all provisions of applicable state laws and local ordinances have been fully satisfied.

I hereby further state that the parcels designated by my survey and shown on this map are the same as those shown on that certain Map entitled: Parcel Map No. 10352, filed on February 1, 2017, in Book 334 of Maps, Pages 74 and 75, in the the Office of the Alameda County Recorder.

I hereby further state that in accordance with the California Land Surveyors' Act the performance of this survey does not require a Corner Record or Record of Survey to be filed.

I hereby acknowledge that this survey shall be a public record and may be available for inspection and distribution to the general public.

By:_____ Date: November 13, 2019
Brian L. Sousa, PLS#7917

Topographic & Boundary Survey
of
Lot 2,
Book 334 of Parcel Maps, Page 74
County of Alameda, California
Field Survey Date: November 11, 2019

Sousa Land Surveys
tel 707.425.4300 fax 707.425.4300
3809 Rollingwood Dr. Fairfield, CA 94534

lowney arch

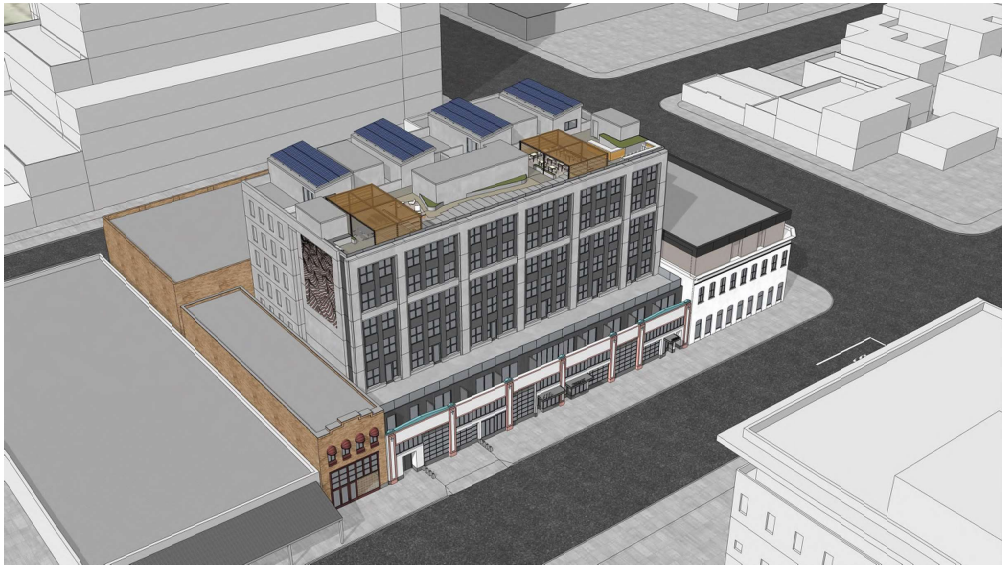
3D VIEWS
ENTITLEMENT SET - 10/11/21

G2.1

lowney arch

3D VIEWS
ENTITLEMENT SET - 10/11/21

G2.2



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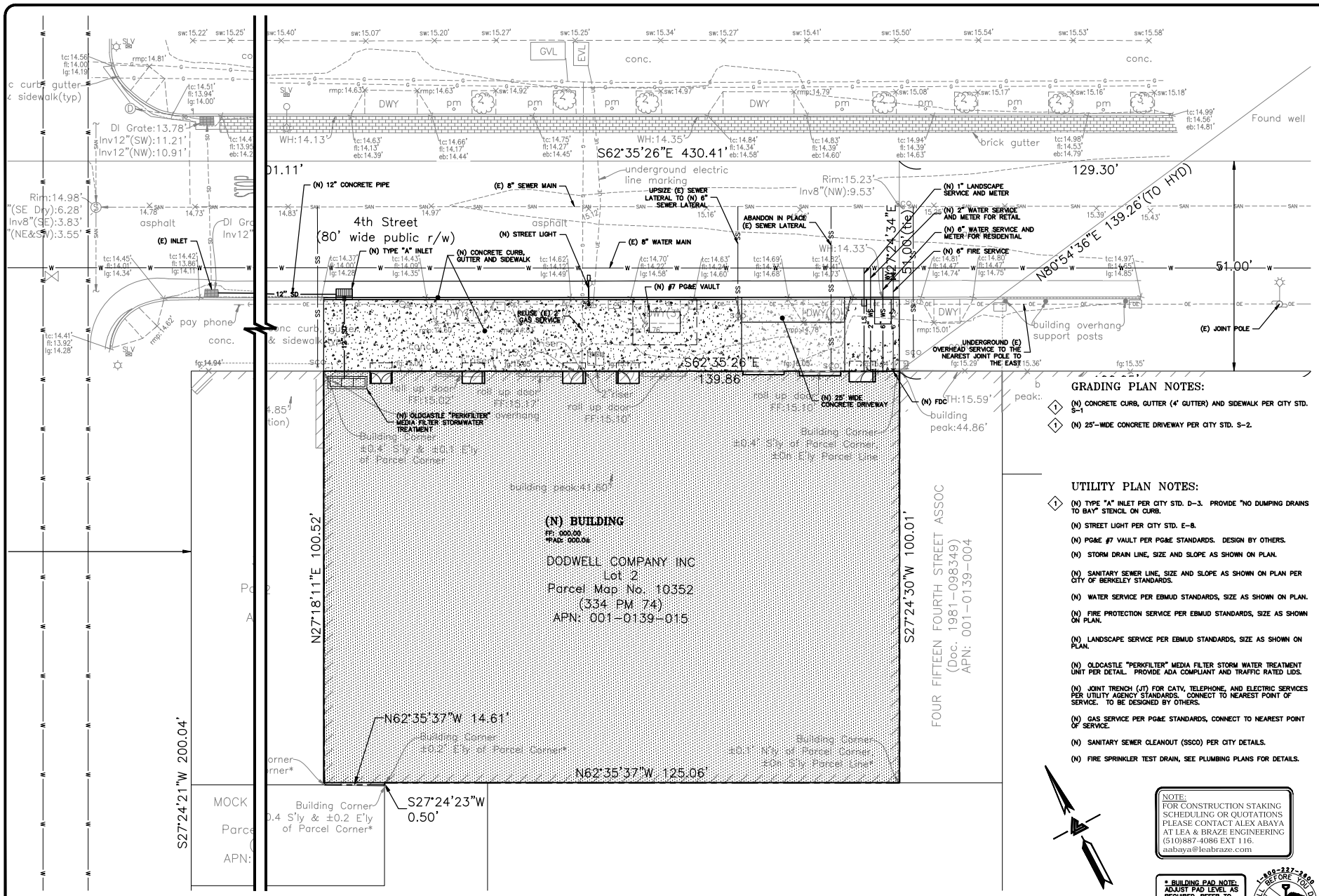
3D VIEWS

ENTITLEMENT SET - 10/11/21

G3.4



GRADING PLAN NOTES:

1. (N) CONCRETE CURB, GUTTER (4' GUTTER) AND SIDEWALK PER CITY STD. S-1
1. (N) 25'-WIDE CONCRETE DRIVEWAY PER CITY STD. S-2.

UTILITY PLAN NOTES:

1. (N) TYPE "A" INLET PER CITY STD. D-3. PROVIDE "NO DUMPING DRAINS TO BAY" STENCIL ON CURB.

(N) STREET LIGHT PER CITY STD. E-8.

(N) PG&E #7 VAULT PER PG&E STANDARDS. DESIGN BY OTHERS.

(N) STORM DRAIN LINE, SIZE AND SLOPE AS SHOWN ON PLAN.

(N) SANITARY SEWER LINE, SIZE AND SLOPE AS SHOWN ON PLAN PER CITY OF BERKELEY STANDARDS.

(N) WATER SERVICE PER EBMUD STANDARDS, SIZE AS SHOWN ON PLAN.

(N) FIRE PROTECTION SERVICE PER EBMUD STANDARDS, SIZE AS SHOWN ON PLAN.

(N) LANDSCAPE SERVICE PER EBMUD STANDARDS, SIZE AS SHOWN ON PLAN.

(N) OLDCASTLE "PERKFILTER" MEDIA FILTER STORM WATER TREATMENT UNIT PER DETAIL. PROVIDE ADA COMPLIANT AND TRAFFIC RATED LIDS.

(N) JOINT TRENCH (JT) FOR CATV, TELEPHONE, AND ELECTRIC SERVICES PER UTILITY AGENCY STANDARDS. CONNECT TO NEAREST POINT OF SERVICE. TO BE DESIGNED BY OTHERS.

(N) GAS SERVICE PER PG&E STANDARDS, CONNECT TO NEAREST POINT OF SERVICE.

(N) SANITARY SEWER CLEANOUT (SSCO) PER CITY DETAILS.

(N) FIRE SPRINKLER TEST DRAIN, SEE PLUMBING PLANS FOR DETAILS.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

0 5 10 20
SCALE: 1" = 10'

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: REDWOOD CITY DUBLIN SAN JOSE
WWW.LEABRAZE.COM

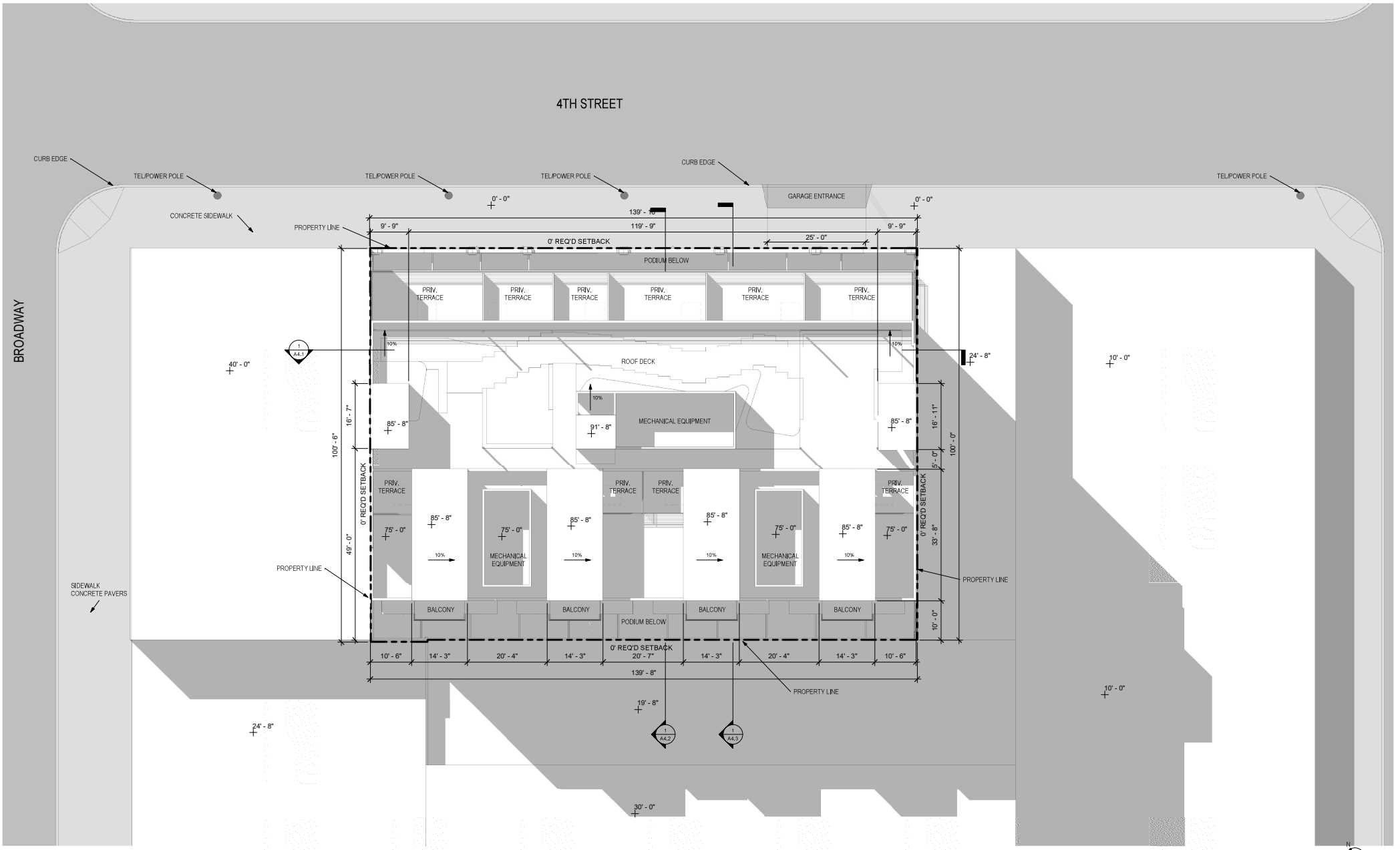
NOODLE FACTORY
MIXED-USE
419 4TH STREET
OAKLAND, CALIFORNIA
APN: 001-0139-015
ALAMEDA COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2191493
DATE: XX-XX-XX
SCALE: AS NOTED
DESIGN BY: DY
CHECKED BY: XX
SHEET NO: C-2.0
03 OF XX SHEETS

SCHEMATIC DESIGN – NOT FOR CONSTRUCTION

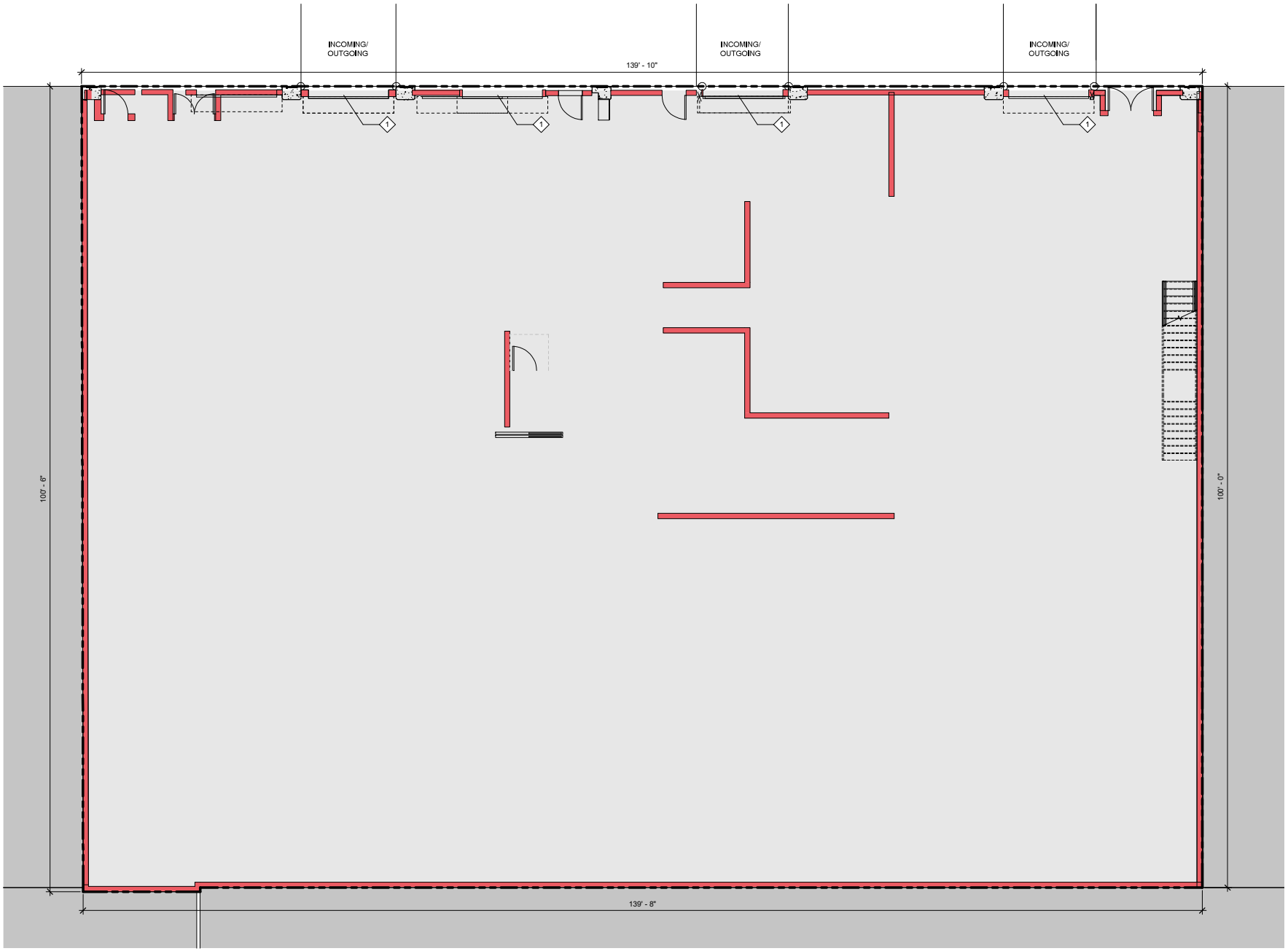


lowney arch

SITE PLAN

ENTITLEMENT SET - 10/11/21

A1.0



SHEET NOTES

1. EXISTING FACADE TO PRESERVE

2. CONTRACTOR TO VERIFY EXISTING CONDITIONS. IN CASE OF CONFLICT BETWEEN DRAWINGS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT.

KEY NOTES

1 ROLL UP DOORS

LEGEND

EXISTING EXTERIOR WALLS

PROPERTY LINE

EXISTING COLUMNS INCORPORATED IN FACADE

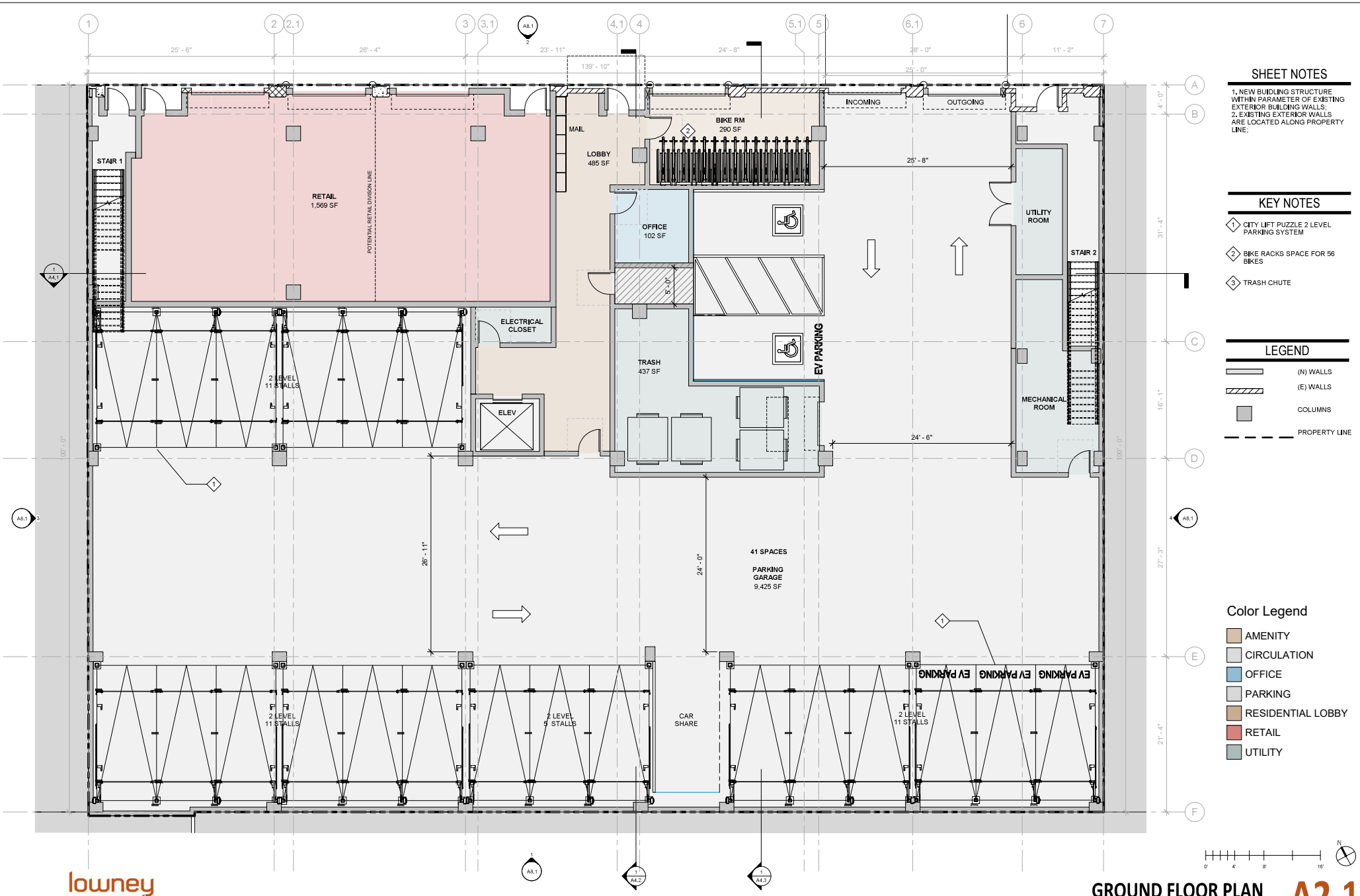
0' 4' 8' 16'

lowney arch

EXISTING BUILDING

ENTITLEMENT SET - 10/11/21

A1.1



SHEET NOTES

1. NEW BUIDLING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE.

KEY NOTES

1. CITY LIFT PUZZLE 2 LEVEL PARKING SYSTEM
2. BIKE RACKS SPACE FOR 56 BIKES
3. TRASH CHUTE

LEGEND

- (N) WALLS
- (E) WALLS
- COLUMNS
- PROPERTY LINE

Color Legend

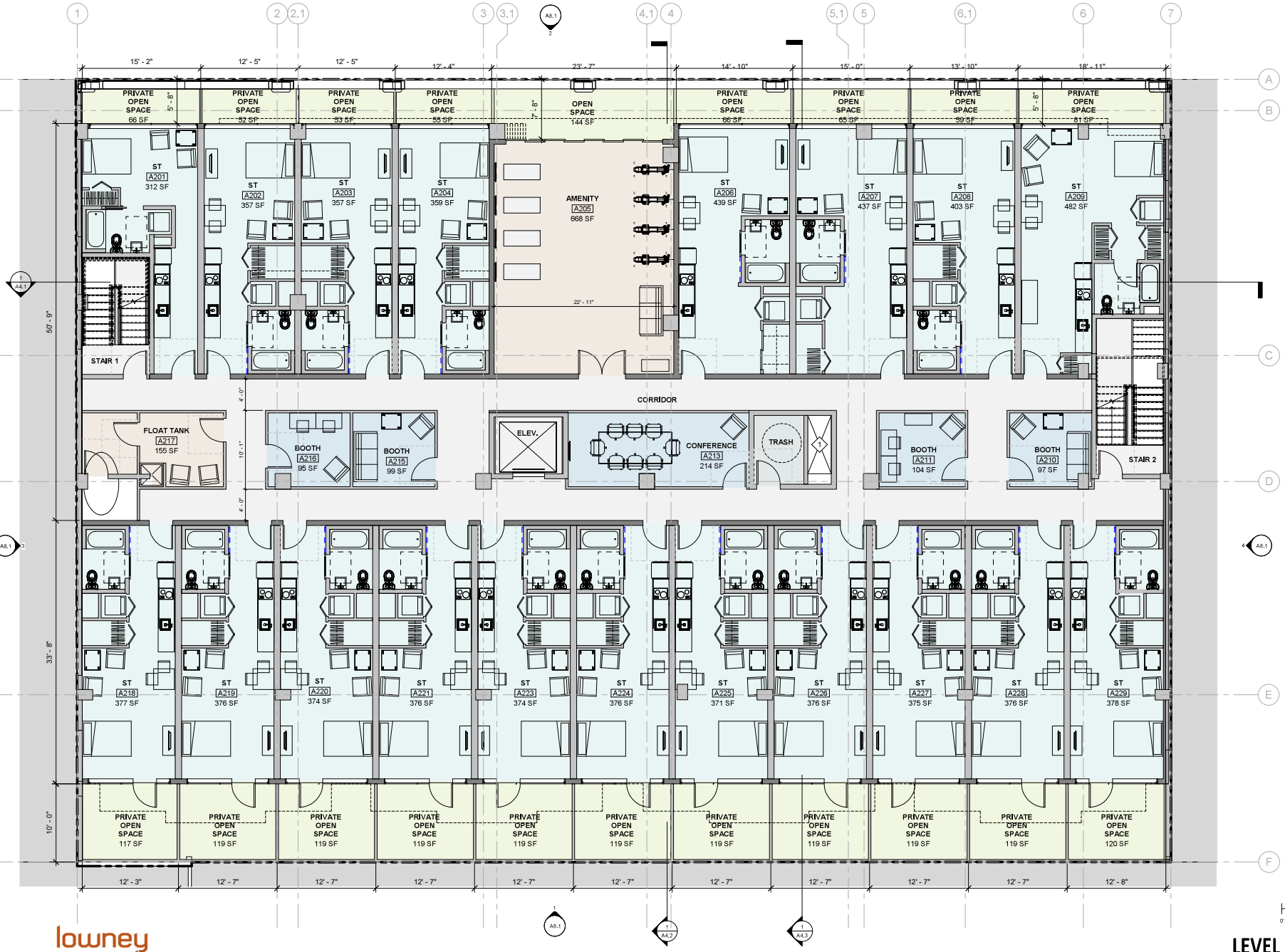
- AMENITY
- CIRCULATION
- OFFICE
- PARKING
- RESIDENTIAL LOBBY
- RETAIL
- UTILITY

lowney arch

GROUND FLOOR PLAN

ENTITLEMENT SET - 10/11/21

A2.1



SHEET NOTES

1. NEW BUIDLING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- AMENITY
- CIRCULATION
- OFFICE
- OPEN SPACE
- STUDIO
- UTILITY

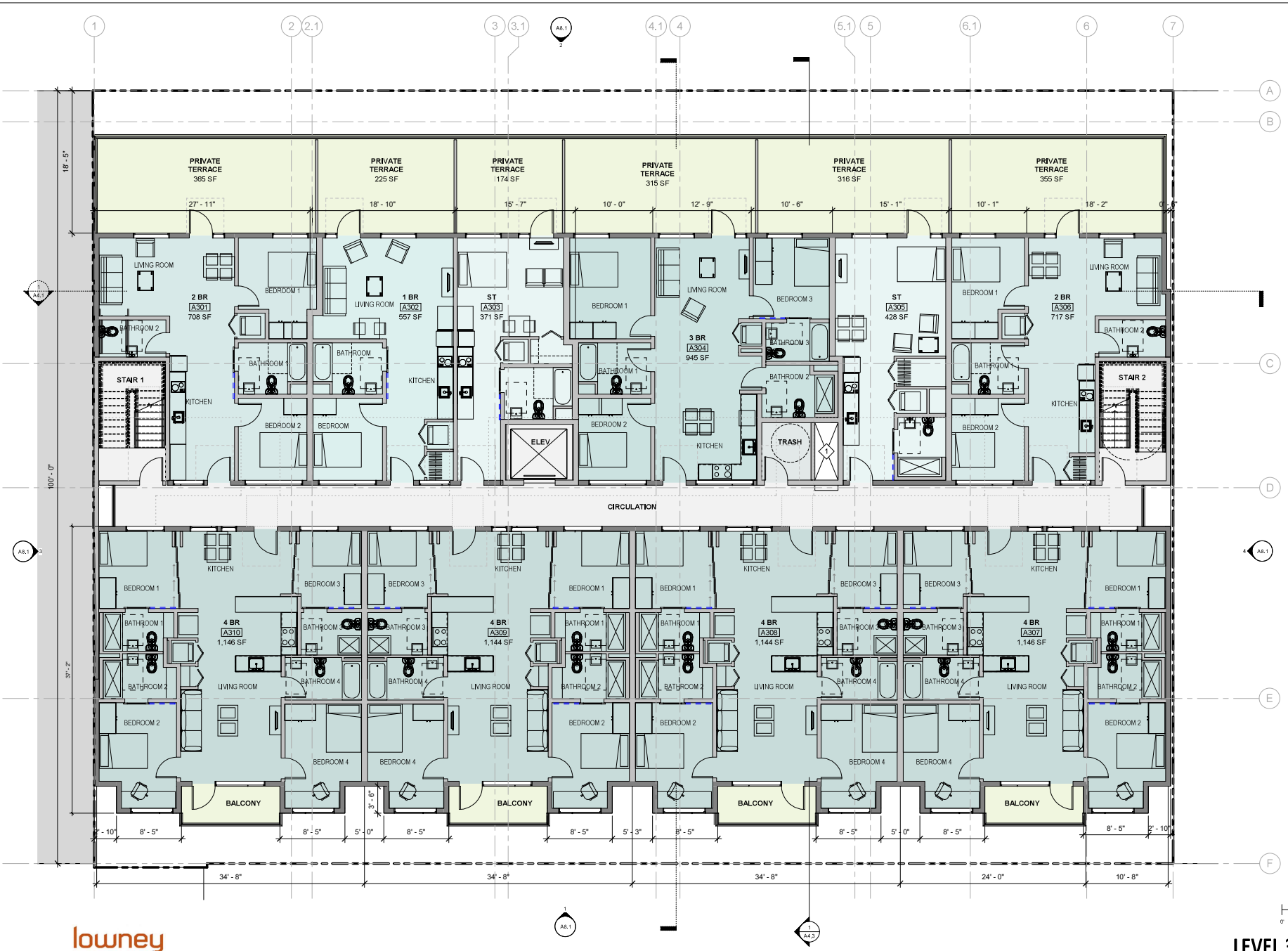
0' 4' 8' 16'

lowney arch

LEVEL 2 PLAN

ENTITLEMENT SET - 10/11/21

A2.2



SHEET NOTES

1. NEW BUIDLING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

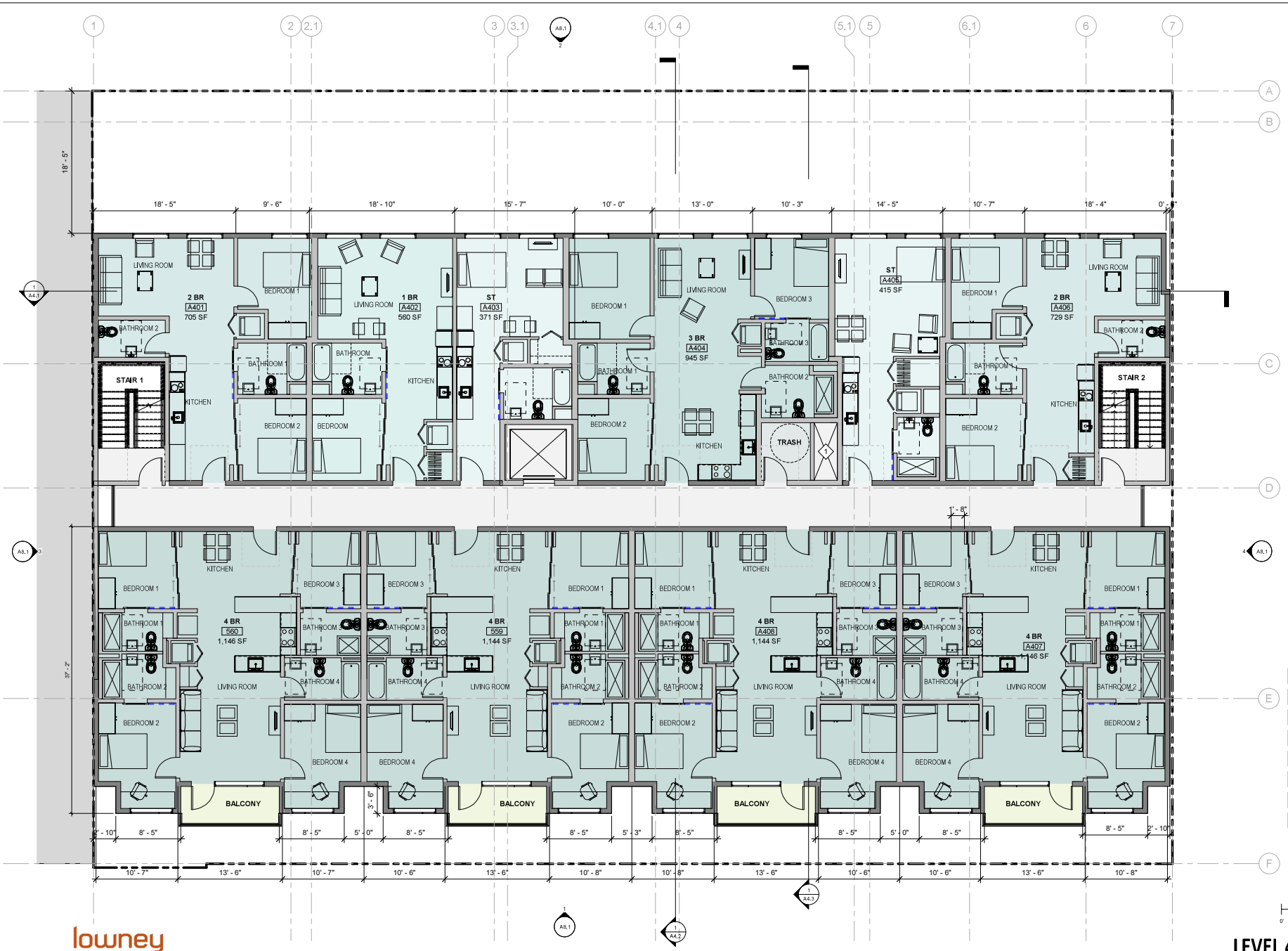
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

lowney arch

LEVEL 3 PLAN

ENTITLEMENT SET - 10/11/21

A2.3



SHEET NOTES

1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

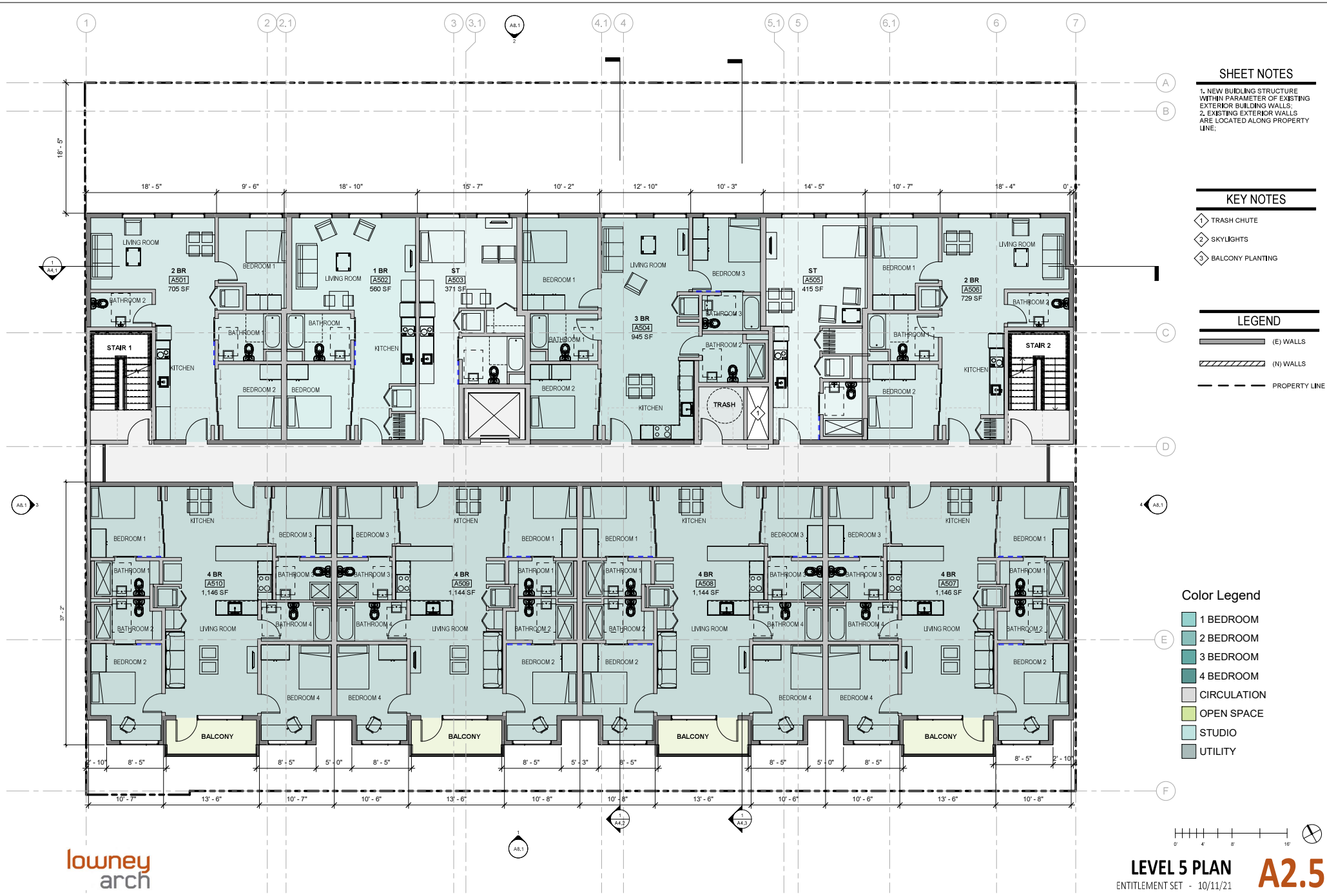
0' 4' 8' 16'

lowney arch

LEVEL 4 PLAN

ENTITLEMENT SET - 10/11/21

A2.4



SHEET NOTES

1. NEW BUIDLING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

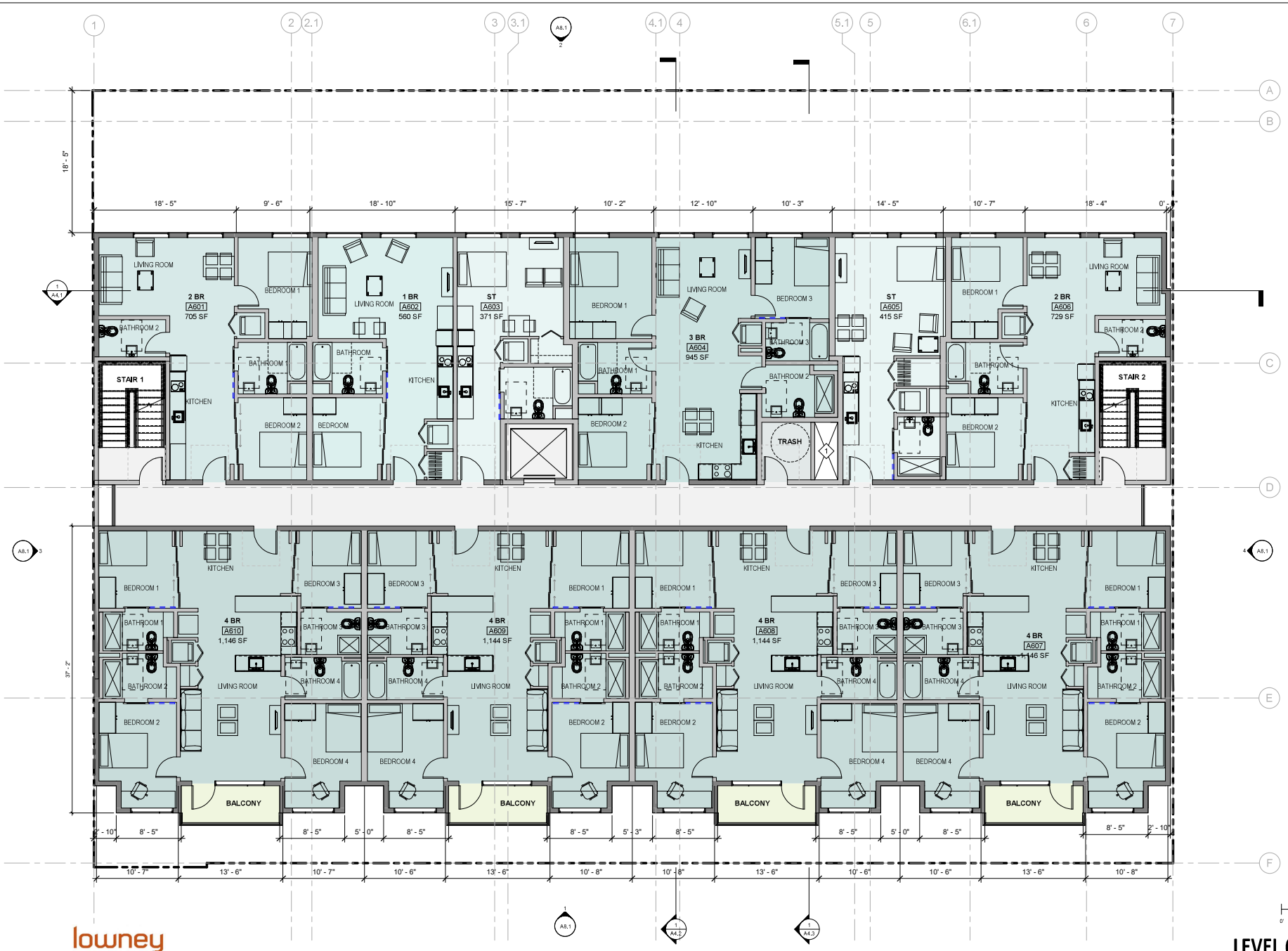
0' 4' 8' 16'

lowney arch

LEVEL 5 PLAN

ENTITLEMENT SET - 10/11/21

A2.5



SHEET NOTES

1. NEW BUIDLING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

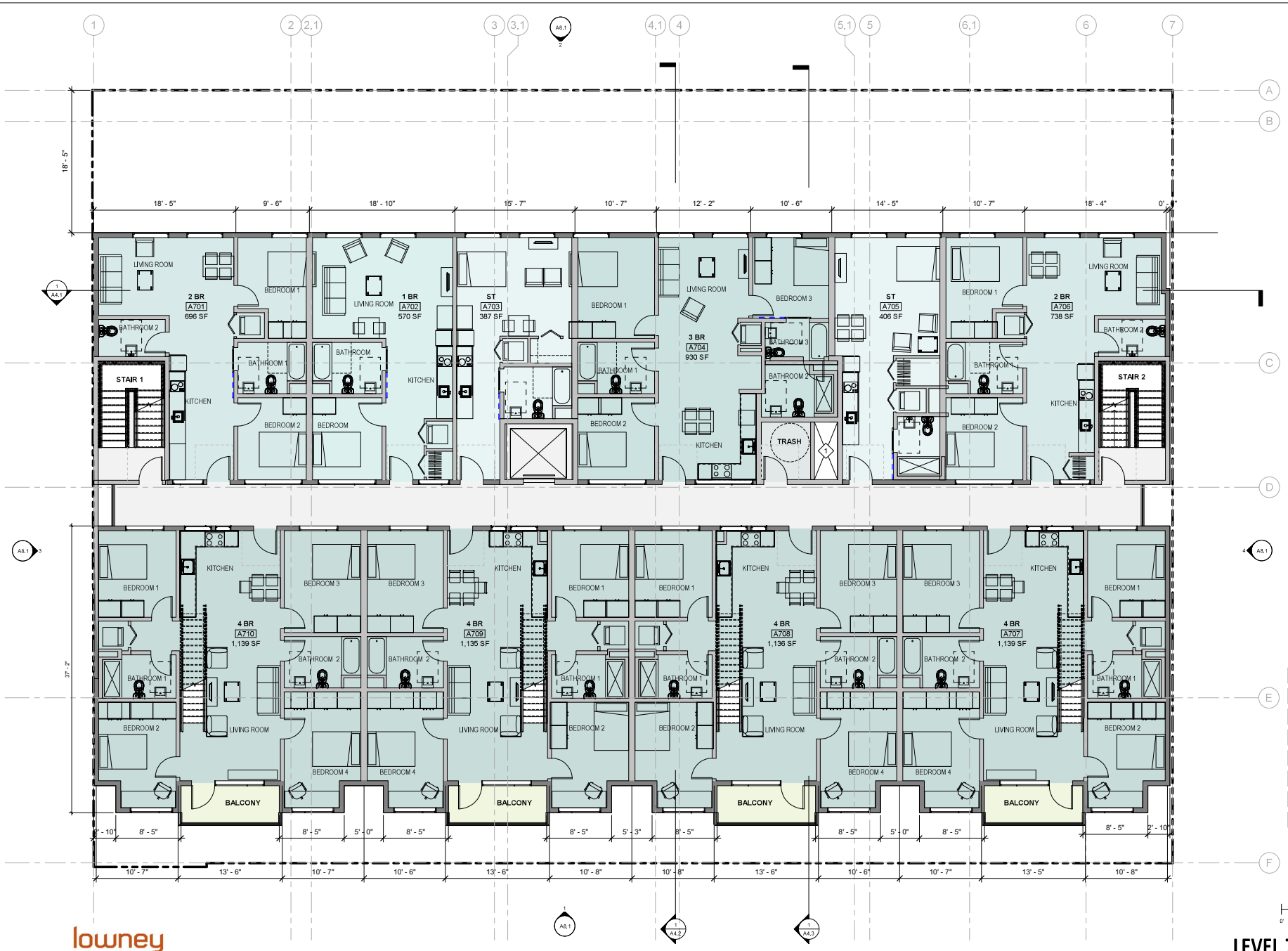
0' 4' 8' 16'

lowney arch

LEVEL 6 PLAN

ENTITLEMENT SET - 10/11/21

A2.6



SHEET NOTES

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2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

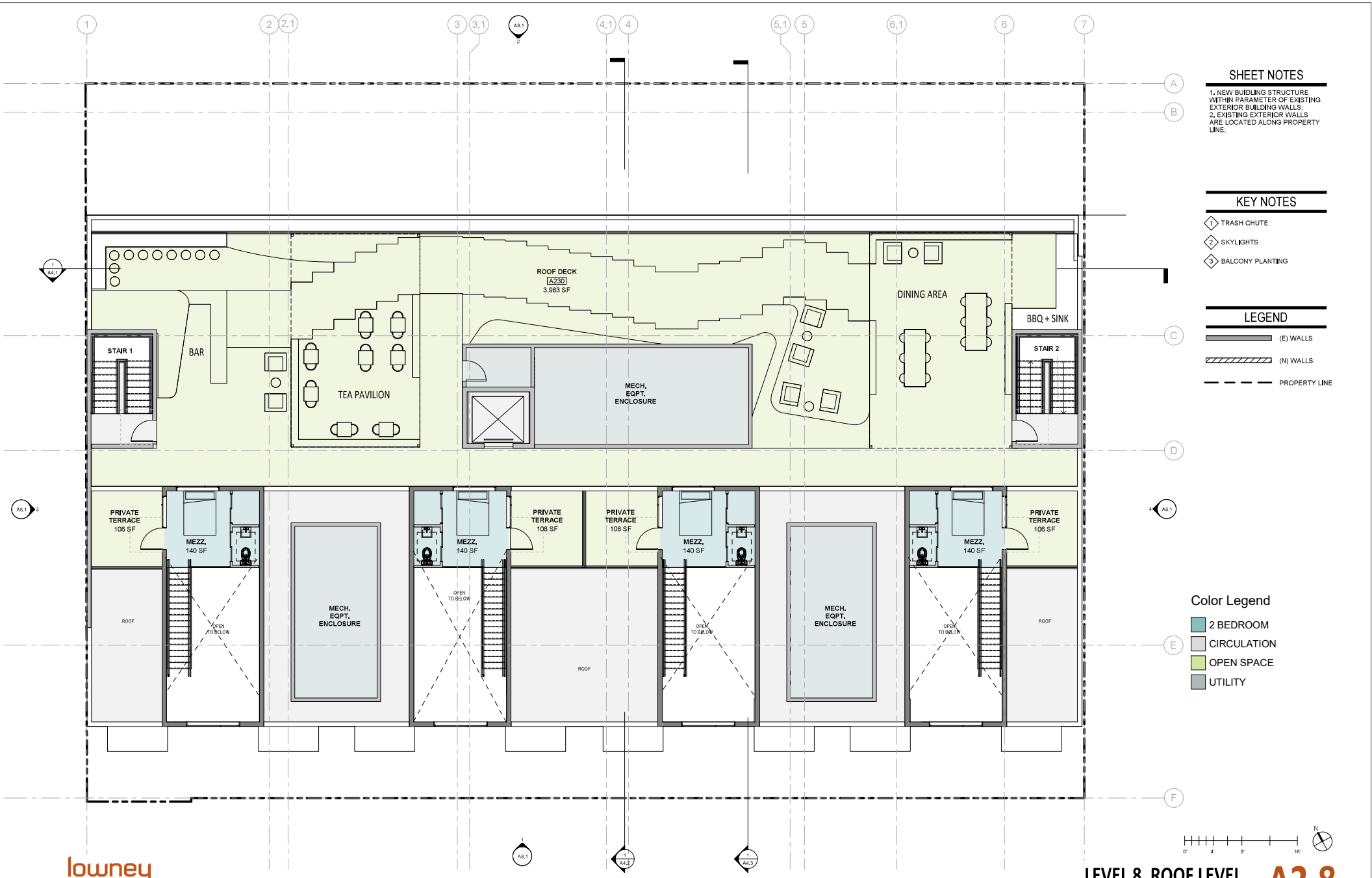
0' 4' 8' 16'

lowney arch

LEVEL 7 PLAN

ENTITLEMENT SET - 10/11/21

A2.7



SHEET NOTES

1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

1. TRASH CHUTE
2. SKYLIGHTS
3. BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 2 BEDROOM
- CIRCULATION
- OPEN SPACE
- UTILITY

lowney arch

LEVEL 8, ROOF LEVEL

ENTITLEMENT SET - 10/11/21

A2.8

lowney arch

EXTERIOR ELEVATIONS - STREET FRONT

ENTITLEMENT SET - 10/11/21

A3.1

lowney arch

EXTERIOR ELEVATIONS - EAST SIDE

ENTITLEMENT SET - 10/11/21

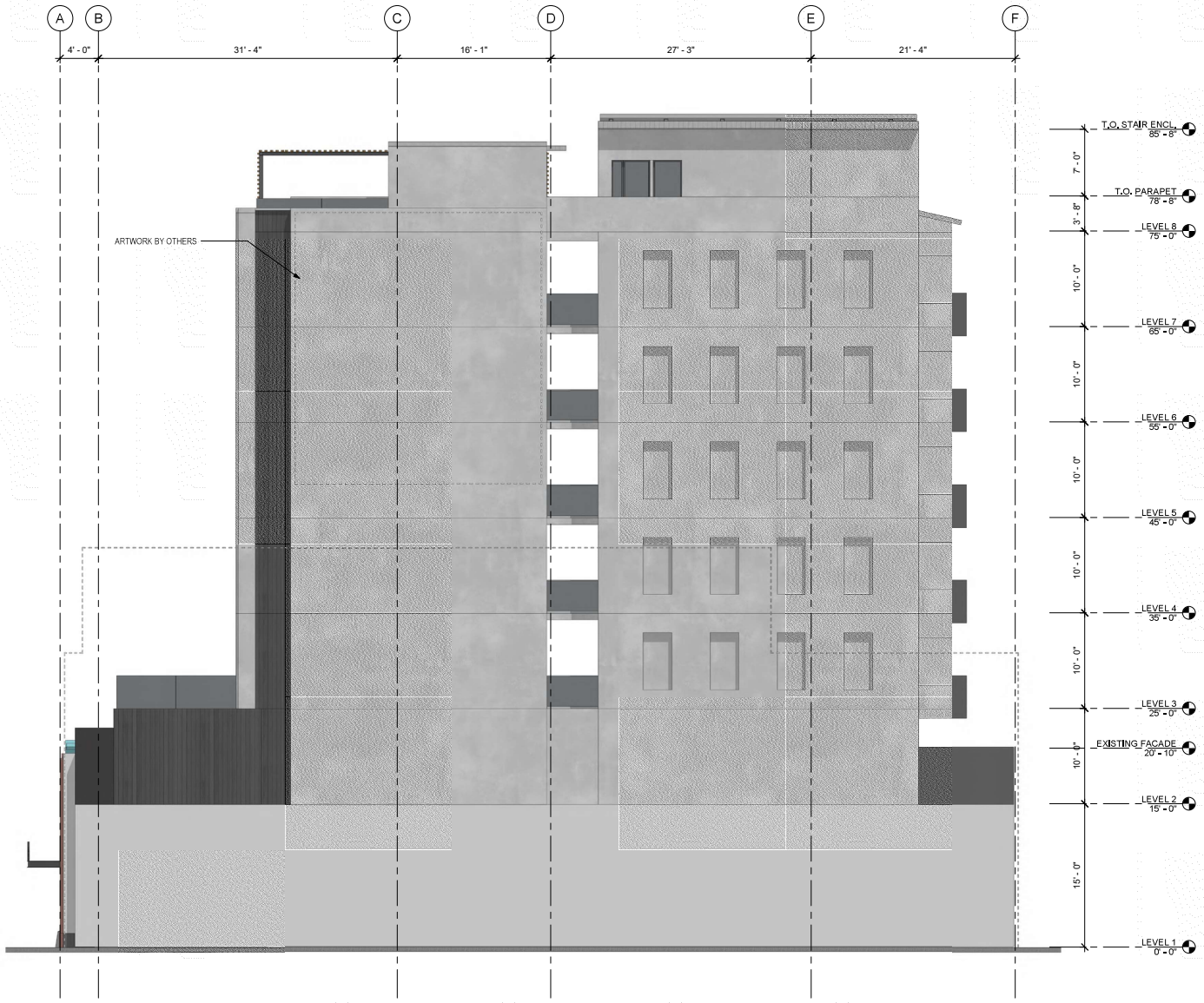
A3.2

lowney arch

EXTERIOR ELEVATIONS - SOUTH SIDE

ENTITLEMENT SET - 10/11/21

A3.3



lowney arch

EXTERIOR ELEVATIONS - WEST SIDE

ENTITLEMENT SET - 10/11/21

A3.4

SHEET NOTES

1.

KEY NOTES

1. ELEVATOR INCLOSURE
2. STAIRCASE INCLOSURE
3. BIKE RACKS
4. PARKING PUZZLE SYSTEM

LEGEND

(E) WALLS

(N) WALLS

PROPERTY LINE

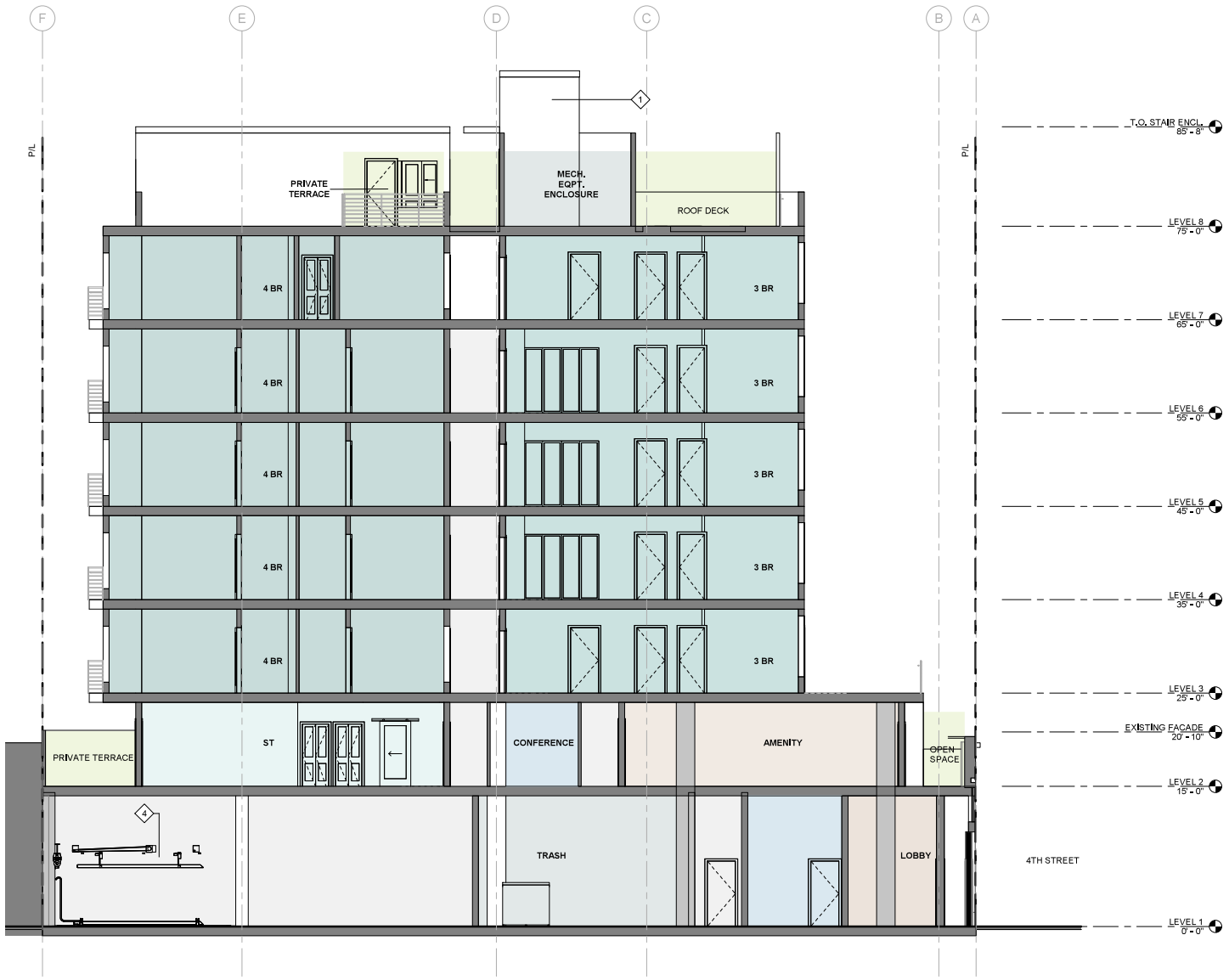
0' 4' 8' 16'

lowney arch

EAST-WEST SECTION

ENTITLEMENT SET - 10/11/21

A4.1



SHEET NOTES

1.

KEY NOTES

1. ELEVATOR INCLOSURE
2. STAIRCASE INCLOSURE
3. BIKE RACKS
4. PARKING PUZZLE SYSTEM

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

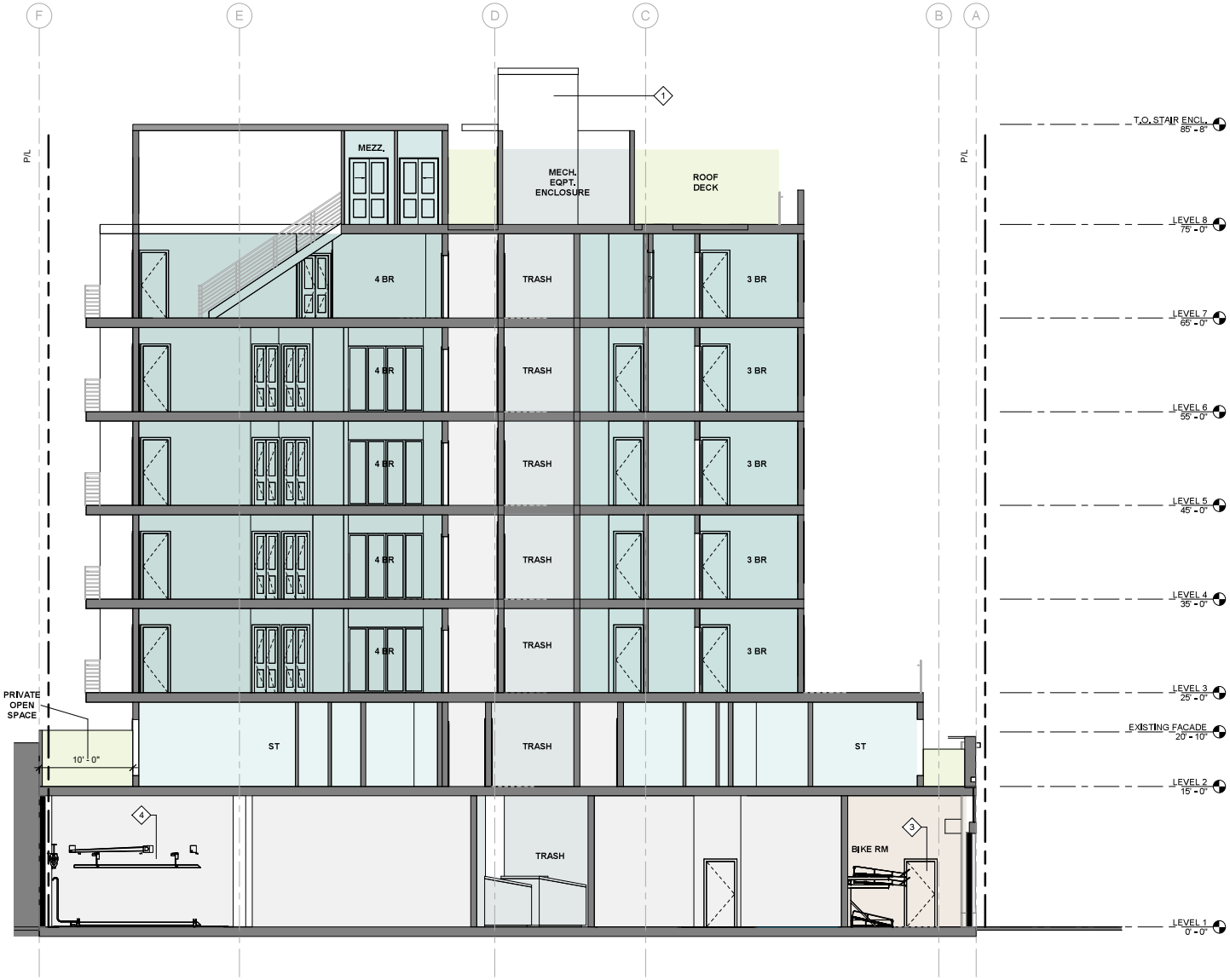
0' 4' 8' 16'

lowney arch

NORTH - SOUTH SECTION

ENTITLEMENT SET - 10/11/21

A4.2



SHEET NOTES

1.

KEY NOTES

1. ELEVATOR INCLOSURE
2. STAIRCASE INCLOSURE
3. BIKE RACKS
4. PARKING PUZZLE SYSTEM

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

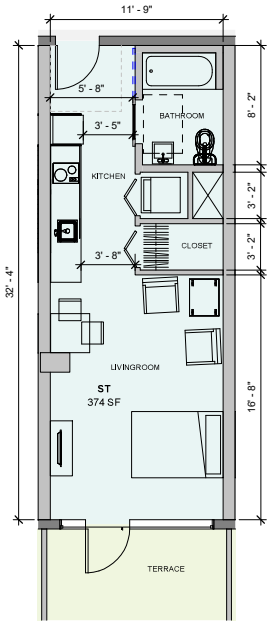
0' 4' 8' 16'

lowney arch

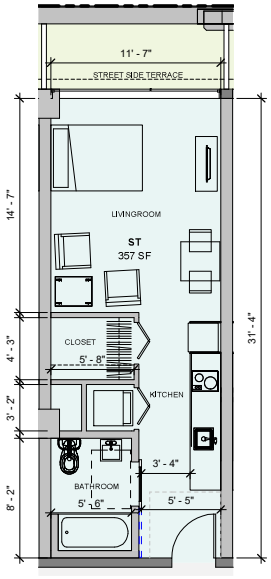
NORTH - SOUTH SECTION

ENTITLEMENT SET - 10/11/21

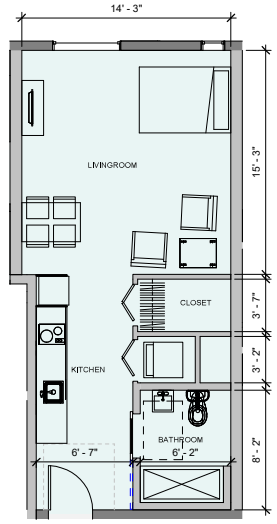
A4.3



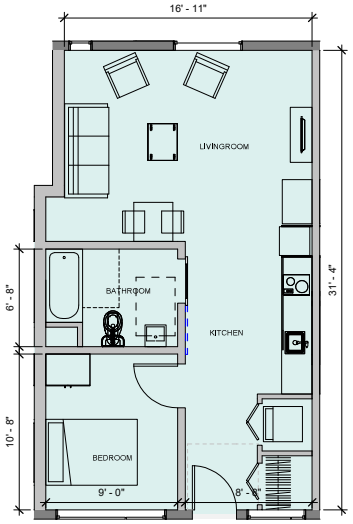
LEVEL 2 - TYPICAL STUDIO WITH PRIVATE TERRACE



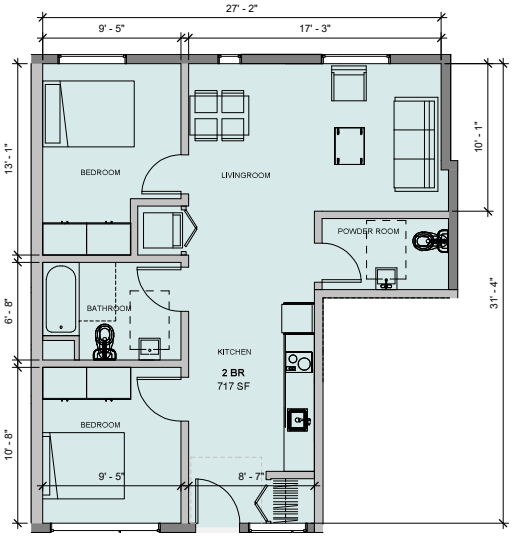
LEVEL 2 - TYPICAL STUDIO



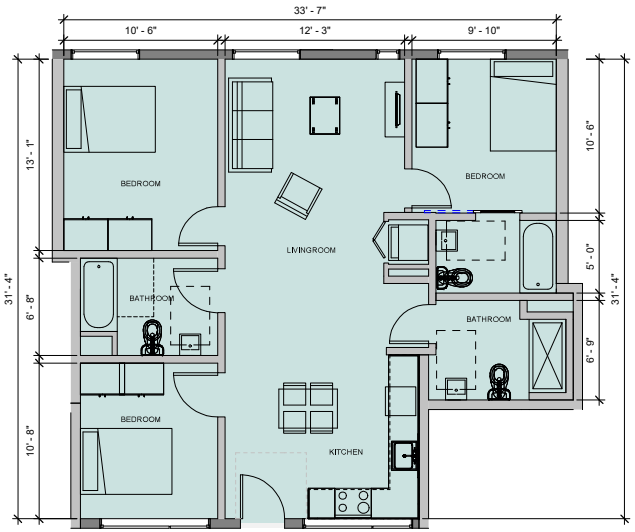
LEVEL 3-6 - TYPICAL STUDIO



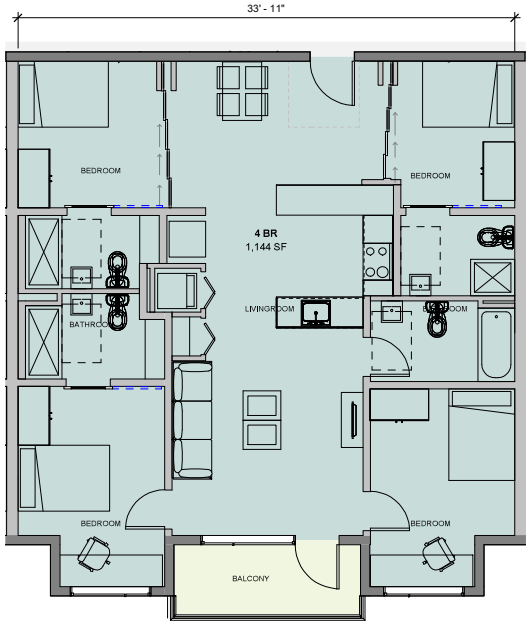
LEVEL 3-6 - TYPICAL 1 BEDROOM



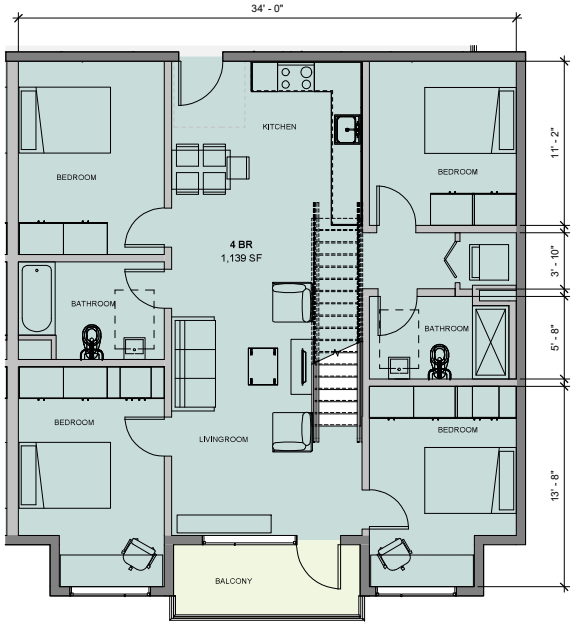
LEVEL 3-6 - TYPICAL 2 BEDROOM



LEVEL 3-6 - TYPICAL 3 BEDROOM



LEVEL 3-6 - TYPICAL 4 BEDROOM



LEVEL 7 - TYPICAL 4 BEDROOM

lowney arch

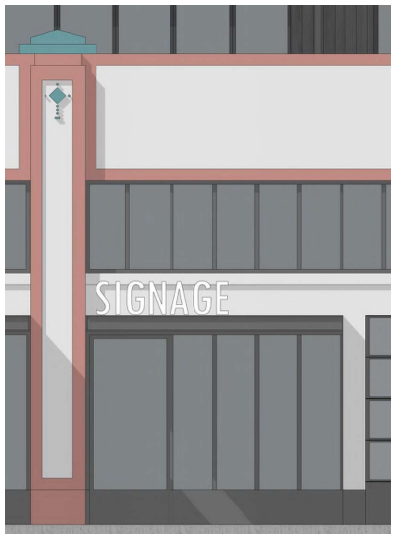
0 4' 8'

ENLARGED UNIT PLANS

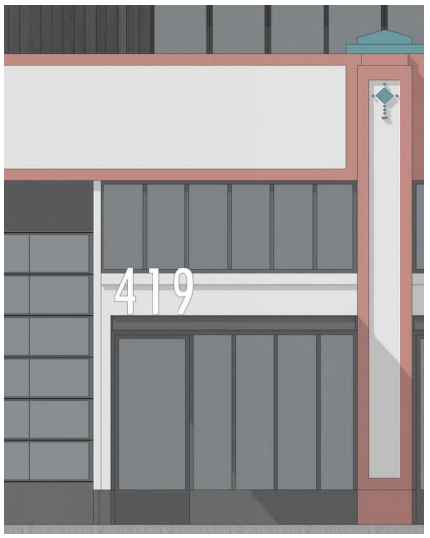
ENTITLEMENT SET - 10/11/21

A5.1

1 RETAIL SIGNAGE

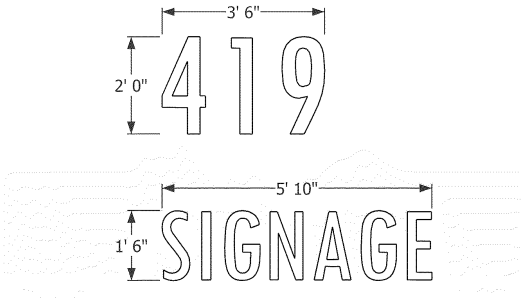


2 LOBBY SIGNAGE



RETAIL / LOBBY SIGNAGE EXAMPLE

RETAIL / LOBBY SIGNAGE DIMENSION



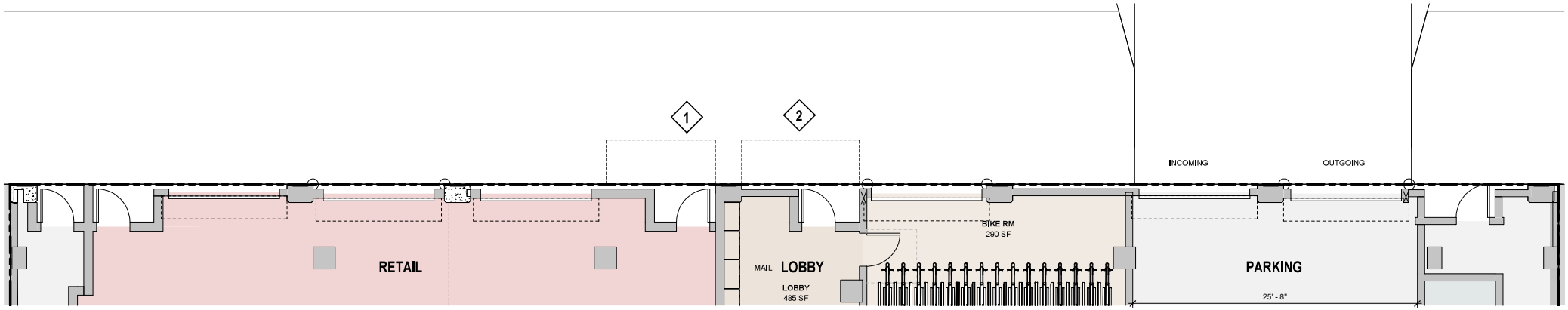
SHEET NOTES

1. SIGNAGE ABOVE RETAIL CAN BE MOUNTED TO THE STRIPE ON THE FACADE ABOVE THE ENTRANCE
2. SIGNAGE ABOVE LOBBY CAN BE MOUNTED ON THE TOP OF CANOPY.
3. BOTH SIGNAGES ARE METAL LETTERS WITH BACK LIT

KEY NOTES

1 RETAIL SIGNAGE

2 LOBBY SIGNAGE

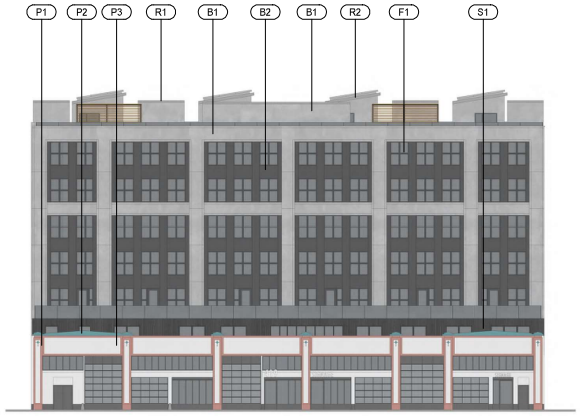


1 SITE PLAN
1/4" = 1'-0"

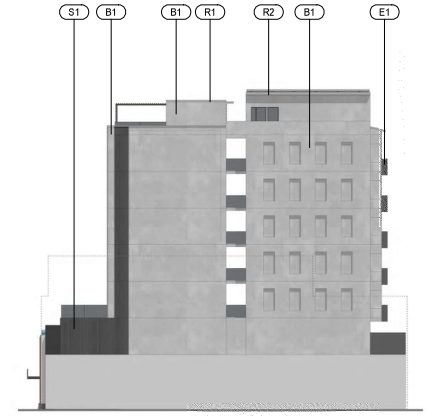
lowney arch

SIGNAGE
ENTITLEMENT SET - 10/11/21

A6.1

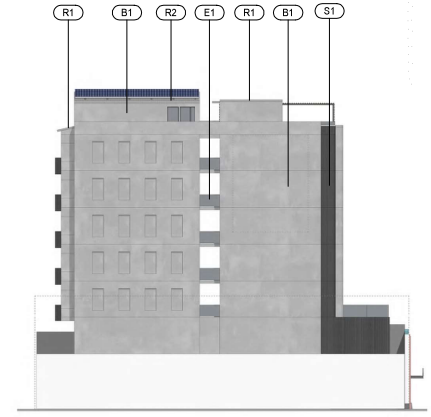


2 STREET FRONT
1/16" = 1'-0"



3 WEST SIDE
1/16" = 1'-0"

1 SOUTH SIDE
1/16" = 1'-0"

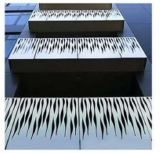


4 EAST SIDE
1/16" = 1'-0"

B1

B2

B3



E1

F1

P1

P2

P3

S1

LEGEND

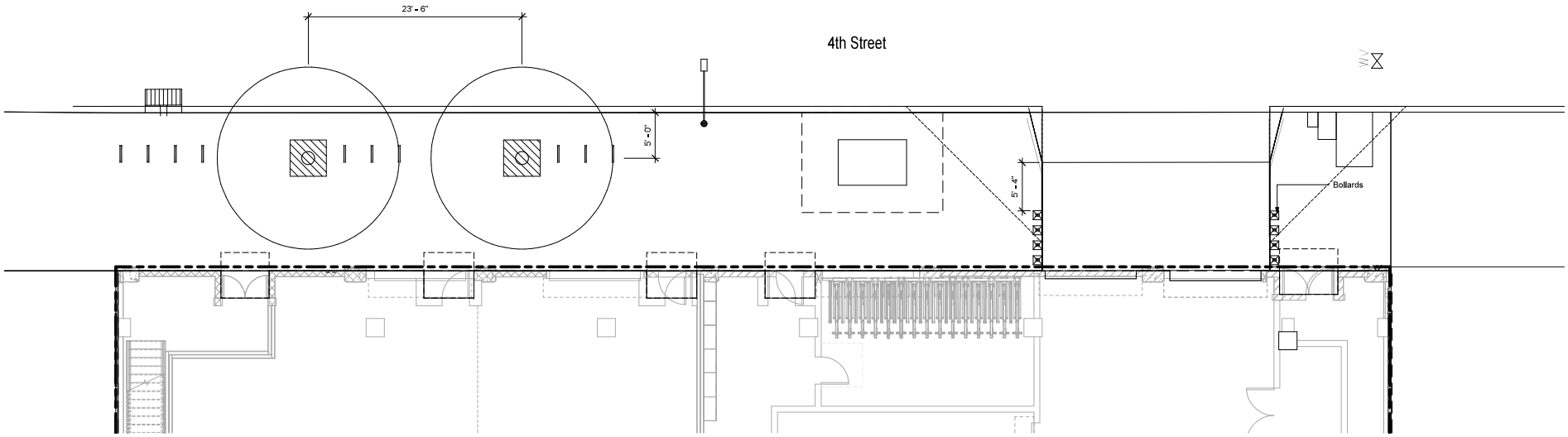
- B1 STUCCO - FINE SAND FINISH GRAY
- B2 FIBER CEMENT PANEL CEMBRIT SOLID S101 PLUTO (508) OR EQUAL
- B3 STUCCO - FINE SAND FINISH WHITE
- E1 METAL PERFORATED RAILING
- F1 WINDOW FRAME ANODIZED ALUMINUM, DARK GRAY
- P1 PAINT SW 0061 SALON ROSE
- P2 PAINT SW 0060 ALEXANDRITE
- P3 PAINT WHITE
- R1 SINGLE-PLY MEMBRANE ROOFING
- R2 ASPHALT SHINGLES
- S1 FIBER CEMENT PANEL CEMBRIT PATINA ROUGH P070 OR EQUAL

lowney arch

MATERIALS AND COLOR BOARD

ENTITLEMENT SET - 10/11/21

A8.1



Trident Maple
Acer buergeranum

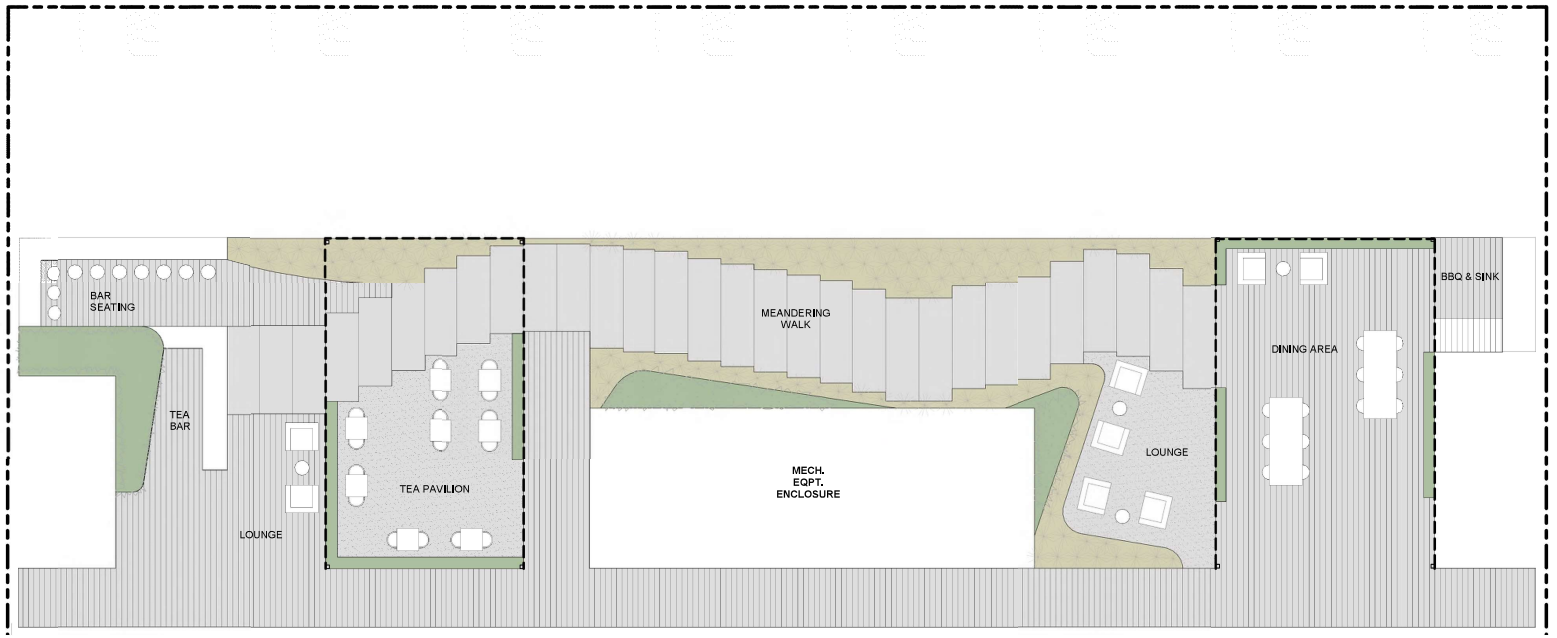
Inverted U
Bike Rack

Bollards

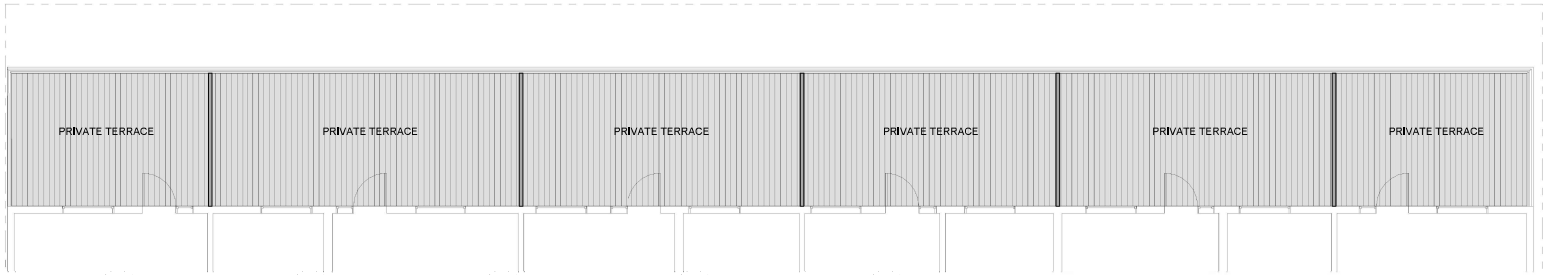
lowney arch

STREETSCAPE PLAN
ENTITLEMENT SET - 01/21/21

L3.0



① ROOF MATERIALS PLAN
3/16" = 1'-0"



② PODIUM MATERIALS PLAN
3/16" = 1'-0"

Planter Box
Planting Tray
Decking
Gravel
Paving Slabs
Dining Table
Floor Seating
Lounge Chair
Trellis Extents

ROOF GARDEN MATERIAL PALETTE


DINING TABLE


FLOOR SEATING


TRELLIS W/ SIDE SLAT PANELS


BBQ + SINK


PLANTING AREAS

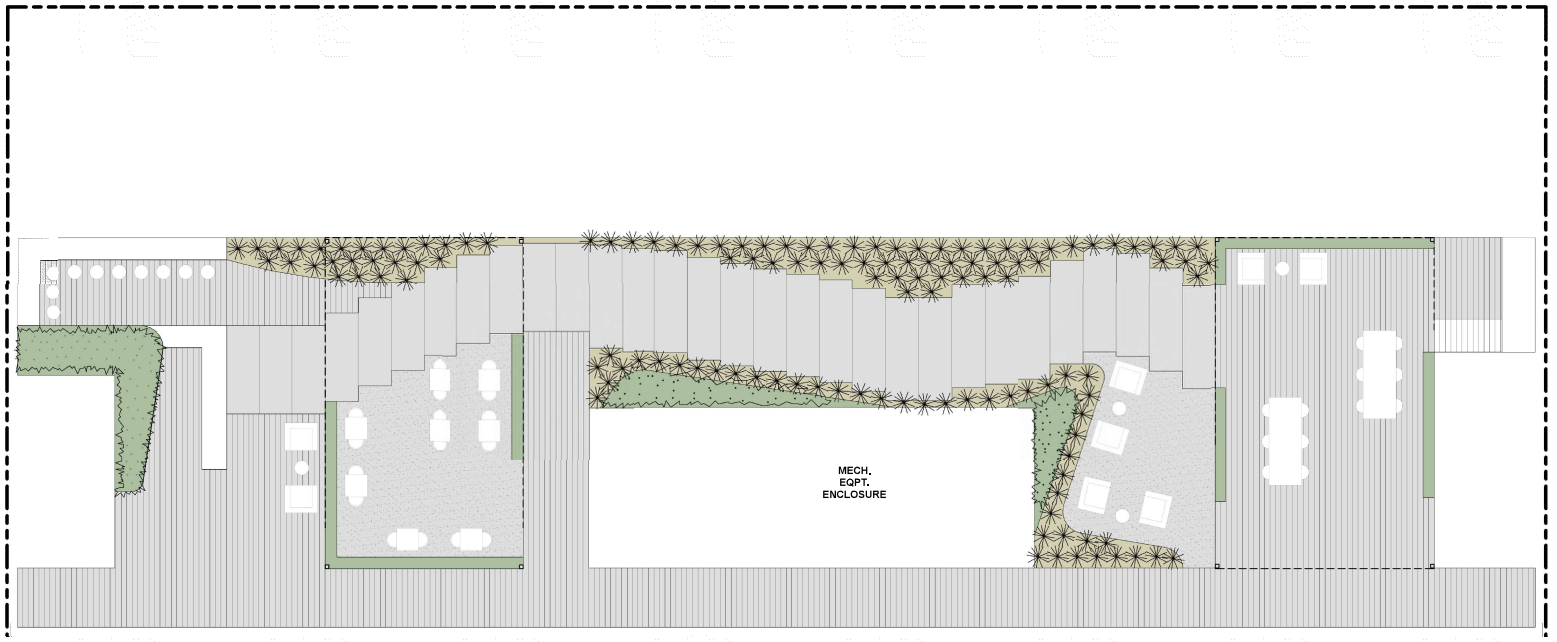

PAVING SLABS AND GRAVEL

lowney arch

LANDSCAPE MATERIAL PLAN

ENTITLEMENT SET - 10/11/21

L3.1



① ROOF GARDEN PLANTING PLAN
3/16" = 1'-0"

White Cloud Muhly

Fishpole Bamboo

Side Slat Panels
w/ Plants

ROOF GARDEN PLANTING PALETTE

White Cloud Muhly
Muhlenbergia 'White Cloud'
L

Fishpole Bamboo
Phyllostachys aurea
L

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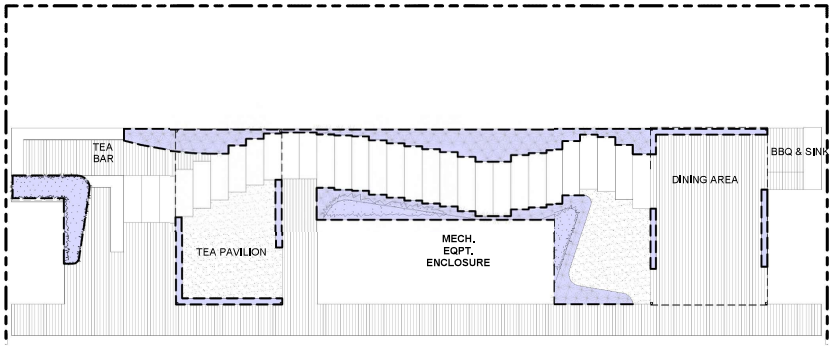
LANDSCAPE PLANTING PLAN

ENTITLEMENT SET - 10/11/21

L3.2



② ROOF HYDROZONE PLAN
1" = 10'-0"

Date	1/6/2020
Project Name	Noodle Factory
Project Contact	Jennifer Ivanovich
Project Contact Email	jennifer@lowneyarch.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	41.8	0.45	-	2,241	26,135	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)]

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	41.8	900	-	23,312	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				2,823	Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	ony Moderate	Drip	412	0.40	0.81	203
	2	BalconyLow	Drip	412	0.10	0.81	51
	3	um Moderate	Drip	719	0.40	0.81	355
	4	Podium High	Drip	64	0.70	0.81	55
	5	Roof Deck	Drip	634	0.30	0.81	235
	Landscape area (not including SLA)			2,241			900

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation	2,241

Irrigation design intent

Irrigation system is designed to provide the minimum amount of water necessary to sustain good plant health. All selected components are commercial grade, selected for durability, vandal resistance and minimum maintenance requirement. The system is a combination of subsurface irrigation and tree bubblers as appropriate to plant type, exposure, and slope conditions.

Control of the system is via a weather-enabled controller capable of daily self-adjustment based on real-time weather conditions as measured by an on-site weather sensor.

The system includes a master control valve and flow sensing capability which will shut down all or part of the system if leaks are detected.

High Water Use

Moderate Water Use

Low Water Use

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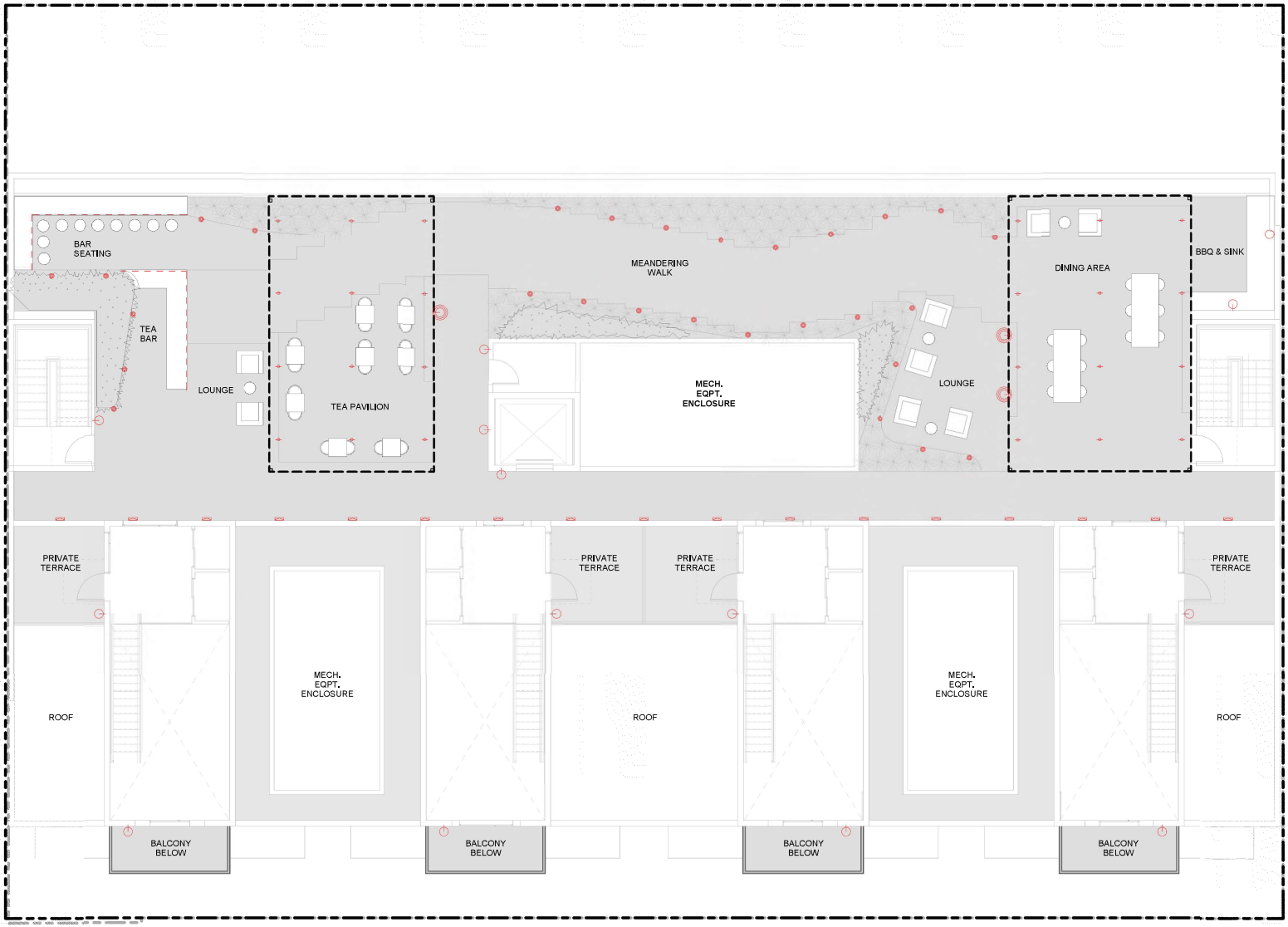
LANDSCAPE HYDROZONE PLAN

ENTITLEMENT SET - 10/11/21

L3.4



① ROOF LIGHTING PLAN
3/16" = 1'-0"

Tape Light
PH-PERFORMANCE 300 (OUTDOOR)
BY KELVIX
https://kelvix.com

Can Light
LED CEILING-MOUNTED DOWNLIGHT
66975
BY BEGA
www.bega-us.com

Wall Mount
"PITCH SINGLE" 700WSPIT
BY TECHLIGHTING
www.techlighting.com

Wall Luminaire - Directed Light
33395
BY BEGA
www.bega-us.com

Bollard
PATHWAY BOLLARD
77 263
By BEGA
www.bega-us.com

Recessed Wall Luminaire - Directed Light
33058
By BEGA
www.bega-us.com

Recessed Lights
Q-CAP Flexible Fixtures
BY Q TRAN
BOXA- SW
www.q-tran.com

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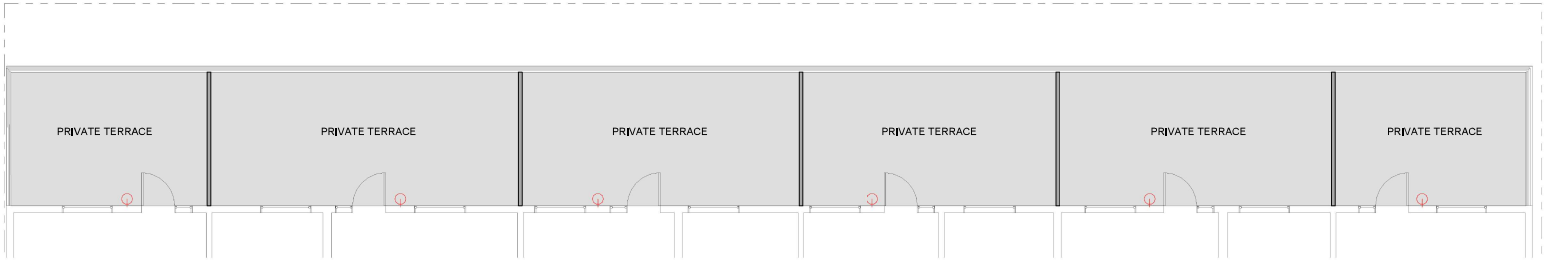
ROOF LIGHTING PLAN

ENTITLEMENT SET - 10/11/21

L3.5



① PODIUM LIGHTING PLAN
3/16" = 1'-0"

Tape Light
PH-PERFORMANCE 300 (OUTDOOR)
BY KELVIX
https://kelvix.com

Can Light
LED CEILING-MOUNTED DOWNLIGHT
66975
BY BEGA
www.bega-us.com

Wall Mount
"PITCH SINGLE" 700WSPIT
BY TECHLIGHTING
www.techlighting.com

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By BEGA
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Recessed Lights
Q-CAP Flexible Fixtures
BY Q TRAN
BOXA- SW
www.q-tran.com

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PODIUM LIGHTING PLAN
ENTITLEMENT SET - 10/11/21

L3.6