STAFF REPORT

Case File Number: PLN20125

December 8, 2021

Location:	1431 Franklin Street
Assessor's Parcel Number(s):	008 062100807
Proposal:	Major Conditional Use Permit and Regular Design Review to construct a 36-story (392.5-foot tall) 377,300 square feet residential tower with 194 space parking garage above grade.
Applicant:	TC II 1431 Franklin, LLC
Contact Person/ Phone Number:	Kyle Winkler, Tidewater Capital/(510) 290-9901
Owner:	TC II 1431 Franklin, LLC
Case File Number:	PLN20125
Planning Permits Required:	Major Conditional Use Permit for large scale development; Regular Design Review
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action
Historic Status:	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
City Council District:	3
Finality of Decision:	No decision by DRC; receive public testimony and provide comments on design.
For Further Information:	Contact case planner Michele Morris at (510) 238-2235 or by e-mail at mmorris2@oaklandca.gov

SUMMARY

The proposed project is the for construction of a new 36-story residential tower at 1431 Franklin Street which is currently a parking lot in the Downtown Historic District, an Area of Primary Importance with regards to historic significance. The applicant proposes a 233 market-rate dwelling units and requests a 50 percent State Density Bonus for a total of 350 dwelling units. Fifteen percent (or 35 dwelling units) of the residences would be at the Very Low Income affordability level.

PROJECT SITE AND SURROUNDING AREA

The project site currently contains a parking lot located at the center of the block between 14th and 15th Streets, and one block east of Broadway. The proposal would encompass this 20,974 square-foot Potential Designated Historic Property (PDHP) in the heart of the downtown Oakland and within the Historic Downtown district, an Area of Primary Importance to the City of Oakland. Its eastern property line fronts Franklin Street, and the remaining property lines are surrounded by existing buildings at 1411 and 1441 Franklin Street (PDHP), 420 and 436 14th Street, 421 15th Street, 425 15th Street (PDHP), and 1440 Broadway (Local Register) at the rear property line. Also, on the corner of this block is the Local Landmarks the Oakland Title

Insurance Co. building, at 401 15th Street, and the Alameda County Title Insurance building at 1404 Franklin Street.

CITY OF OAKLAND PLANNING COMMISSION



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

PROJECT BACKGROUND

History and Context

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

PROJECT DESCRIPTION

The proposed project plans, elevations, and illustrations are provided in **Attachment A** to this report. In general, the proposed plans include a modern architectural styled, 36-story residential development with a lobby entrance, abundant glazing at the ground floor and throughout the proposed building. The proposed tower design would have five floors of parking and two floors of amenity spaces within the tower and one on the rooftop.

GENERAL PLAN ANALYSIS

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

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

- Policy D6.1 Developing Vacant Lots. Construction on vacant land or to replace surface parking lots should be encouraged throughout the downtown, where possible.
 The subject property currently contains a parking lot.
- Objective D10: Maximize housing opportunities in the downtown to create a better sense of community.

- The proposal is for a tower with 350 residential units, 15 percent would be affordable housing stock and serve very low-income residents.
- Policy D10.4 Providing Housing for a Range of Needs. Housing in the downtown should not be geared toward any one housing market, but rather should be promoted for a range of incomes, ownership options, household types, household sizes, and needs.
 - The project proposes a mix of market-rate and affordable housing dwelling units.

ZONING ANALYSIS

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

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

Criteria	CBD-P	Proposed	Analysis
Permanent Residential	Permitted	Residential	Allowed
Maximum Density (Sq. Ft. of Lot Area Required Per Unit)	•		
Dwelling unit	90	377,300	
Minimum Lot Dimensions			
Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
Frontage	25 ft.	100.18 ft.	Complies
Lot Area	4,000 sf	20,974 sf	Complies
Minimum/Maximum Setbacks			
Minimum Front Setback	0 ft.		Complies
Maximum front and street side for the first story (see Additional Regulation #3)	5 ft.	0 ft.	Complies
Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3)	5 ft.	0 ft.	Complies
Minimum interior side	0 ft.	0 ft.	Complies
Rear	0 ft.	0 ft.	Complies

Zoning Analysis

Oakland City Planning Commission Design Review Committee Case File Number PLN20125

Maximum Height of Building Base	120 ft.	60 ft.	Complies	
Maximum Height, Total	No height limit			
Minimum Height, New principal buildings	45 ft.	392.5 ft.	Complies	
State Density Bonus at 50%	The Density Bonus calculation states that 15% affordable units at the Very Low Income allows 50% Density Bonus Level	Base number of dwelling units is 233. Density Bonus at 50%: 233 x 1.5 is approx. 350 units total.	Complies	
Maximum Lot Coverage				
Building base (for each story)	100% of site area	100%	Complies	
Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	65%	Complies	
Tower Regulations				
Maximum average area of floor plates	No maximum	approx. 10,481sf	Complies	
Maximum tower elevation length	No maximum	392.5 ft.	Complies	
Maximum diagonal length	No maximum	Unclear.	Unknown	
Minimum distance between towers on the same lot Sec. 17.58.070 C. Usable open	No minimum	Only one tower is proposed.	Complies	
space standards, Table 17.58.05, Required Dimensions of Usable Open Space				
Private open space	10 ft. for space on the ground floor, no dimensional requirement elsewhere.	9,000 sf	Unclear	
Public Ground-Floor Plaza open space	10 ft.	Unknown	Does Not Comply	
Rooftop open space	15 ft.	8,000 sf	Does Not Comply	
17.116.060 - Off-street parking—Residential Activities, A. Minimum Parking for Residential Activities -Total Required Parking - Multifamily Dwelling	No spaces required.	194	Complies	
17.116.060 - Off-street parking—Residential Activities, B.Maximum Parking for Residential Activities - Maximum Number of Parking Spaces	One and one-quarter (1¼) parking spaces per dwelling unit (438)	194	Complies	

Design Review

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

ZONING AND RELATED ISSUES

Design

Staff has worked with the applicant to refine the proposed design for the building site. The applicant team has worked to improve the overall design of the project. Staff reviewed the proposed project in accordance with the Design Review Regulations for CBD Zones, Regular Design Review, Special Regulations for Historic Properties in the Central Business District and the Lake Merritt Station Area District Zones, and Historic Preservation Element findings. The project meets the following key criteria:

Zoning Design Regulations Sec. 17.58.060 B	Requirement	Compliance Analysis
4. Parking and Loading Location	For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley.	Complies
6. Upper Story Windows	An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.	Complies
Design Guidelines for Corridors and Commercial Areas		Compliance Analysis
#5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.		Complies

Issues

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

Regulation/Finding	Compliance Analysis
Historic Preservation Element, Policy 3.5, Findings	
1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design;	Does not comply
#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	Does not comply
Sec. 17.136.055 B – Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones, 2. Findings	
a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;	Does not comply
c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.	Does not comply
d. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction,	Does not comply

- Historic Preservation Element Policy 3.5 findings and Special Regulations for historic properties in the CBD zones The design proposal requires more details on the plans such as arrangement, bulk, texture, materials, and appurtenances, especially in relation to other facilities in the vicinity, and within the tower. The overall design lacks the details of cladding composition and method of application. It is difficult to discern the quality of materials which directly impacts the integrity of the API.
 - Does the DRC think the proposed design should be revised to clearly relate to the API in rhythm, ornamentation, projections, materials or colors, and level of detailing?

RECOMMENDATION

Staff recommends the DRC review and comment on the proposed project, with attention to the issues raised by staff in this report.

Prepared by:

Michele T. Morris, Planner III

Reviewed by:

Catherine Payne

Catherine Payne, Development Planning Manager Bureau of Planning

Attachment:

- A. Proposed Plans, dated June 24, 2021
- B. Design Review Conformance Matrix (PLN20125)



1431 FRANKLIN ST Residential Entitlement - 05/12/2021

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





SITE CONTEXT AXONIMETRIC

LARGE architecture



SITE CONTEXT AXONIMETRIC

LARGE architecture





1 - View to site from south

2 - View to site from south-east



3 - View towards site from east



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SITE PHOTOS



4 - View from site to east

5 - View from site to south-east

6 - View from site to south



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SITE PHOTOS



7 • View along franklin ave. to north-east

8 - View along franklin ave. to south-west



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SITE PHOTOS



9 - 1205 Franklin St

10 - Tribune Tower, 09 13TH St

11 - 1305 Franklin St

12 - 1901 Harrison St

13 - 1407 Franklin St

SITE PHOTOS







14 - 1445 Franklin St

15 - 401 15TH St



16 - 1517 Franklin St



17 - 1587 Franklin St

18 - 1701 Franklin St

SITE PHOTOS







19 - 1430 Franklin St

20 - 1444 Franklin St

PRORT



21 - 1504 Franklin St



22 - 1510 Franklin St





23 - 1582 Franklin St

SITE PHOTOS





24 - 1400 Franklin St

25 - 385 14TH St

26 - 393 13TH St



28 - 1168 Franklin St

SITE PHOTOS





FRANKLIN STREET





OAKLAND SITE HER BY Ó 1470 51 13101 51 879-57 7714 51 VICINITY MAP SYMBOLS & LEGEND EXISTING CITY MONUMENT NAIL AND TAG VALVE FIRE HVORANT FIRE DEPARTMENT CONNECTION RISER SIGN SIGN SIGNET LIGHT LIGHT POLE * LIMIT POLE

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CONTENT LINE
CONTENT LINE
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FONCE
SOUTH LINE
FONCE
SUITARY SEWER
UNDERGROUND ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELECOM LINE
UNDERGROUND TELECOM LINE
PARKING STRIPE
C BULCING WAI' === ss-b-BUILDING WALL

CONCRETE

ABBREVIATIONS

С	ASPHALT CONCRETE	PGE	PACIFIC GAS & ELECTRIC
PN	ASSESSOR'S PARCEL NUMBER	RWL	RAIN WATER LEADER
LRD	BOLLARD	SD	STORM DRAIN
0	CLEAN OUT	SDMH	STORM DRAIN MANHOLE
ONC	CONCRETE	SL	STREETLIGHT
I	DROP INLET	SS	SANITARY SEWER
IA	DIAMETER	SSMH	SANITARY SEWER MANHOLE
W	DRIVEWAY	TC	TOP FACE OF CURB
	ELECTRIC	TEL	TELECOMMUNICATION
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BENCHMARK: CITY OF OAKLAND BENCHMARK STATIION 31/A, STANDARD OAKLAND DISC UNDER STANDARD CASTING IN THE WALK AT THE NORTHEAST CORNER OF 17TH STREET AND BROAWAY 11.3 EAST OF THE EAST CUBB OF BROADWAY AND 6.8' NORTH OF THE NORTH CUBB OF 17TH STREET, ELEVATION 26.144' (DATUM: CITY OF OAKLAND MEAN SEA LEVEL).

FIELD SURVEY DATE: APNRIL 15TH, 2020.

TOPOGRAPNHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIB MAPN WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAPN. CHANGES TO THIS MAPN MUST BE REQUESTED IN WRITING AND MUST BE APHRPOVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APN/PROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SUPFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAPH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OUISSION OF RELATED INFORMATION.

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

BRE ENGINEERS



SITE SURVEY

LARGE

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PRELIMINARY STORMWATER CONTROL PLAN



LARGE



1431 FRANKLIN ST Residential Entitlement San Francisco, CA 94104

TIDEWATER CAPITAL 564 Market Street, Suite 225

PRELIMINARY EROSION CONTROL PLAN

05/12/2021 Page - 14

LARGE

architecture

ØBKF Engineers



LARGE



LEED v4 for New Construction and Major Renovations

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

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			d	5	Access to Quality Transit	
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d Prereq 4 Fundamental Refrigerant Management

Enhanced Commissioning

Optimize Energy Performance (20%)

Advanced Energy Metering (MF path)

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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points

1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

	CHAPTER 3 GREEN BUILDING	Y NA J	PARTY		Y	NA RESPON	•	Y NA P	PARTY	
11 1	SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	X	ELE		×	0	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.304.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and			DIVISION EFFICIEN 4.406 ENHA
	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or asize. The requirements shall apply only to and/or within the specific area of the addition or alteration. Note: On and after January 1, 2214, residential buildings undergoing permitted alterations, additions, or alterations.	,		requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2.1 tem 3.		PLU	 urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.1, 4.303.1.2, 4.303.1.3, and 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1, a	× - (GC	4.406.1 RODEN sole/botto openings agency. 4.408 CONS 4.408.1 CONST percent of
	improvements shall replace noncompliant plumbing futures with water-conserving plumbing futures. Plumbing future replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing future, types of residential buildings affected and other important enactment dates.			Note: Electric Vehicle charging stations serving public housing are required to comply with the Californi Building Code, Chapter 11B. 4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be	- m	PLU	4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.		GC	4.408.2, 4 managem Exception
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may gopk to either low-rise residential buildings high-rise residential buildings, to both. Individual sections all be designated by burnens to incluate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings. no banner will be used.			 the minimum length of each EV space shall be 16 feet (5486 mm). The minimum length of each EV space shall be 16 feet (2433 mm). The minimum width of each EV space shall be 16 feet (2433 mm). One in every 35 EV spaces, but not less than one EV space, shall have an 8-doot (2438 mm). One in every 35 EV spaces, but not less than the EV space. In this is that the permitted provided the minimum width of the EV socce is 12 feet (3656 mm). 		x	Note: The effective flush volume of dual flush tolets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Shoverheads.			1. Excav 2. Altern recycl close 3. The e jobsit
	SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building			 Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 		PLU	4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8	X□		4.408.2 CONST in conform necessary 1. Identii
	shall comply with the specific green building measures applicable to each specific occupancy. ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety	□X		4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommoding a 2082/40-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside daimeter). The raceway shall or diplate at the main service or subpanel and shall terminate into a listed cabinet. Box or endocume in close protinging to the proposed location of the EV space. Construction capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit and space(s) reserved to permit installation of a branch circuit and space(s) reserved to permit.	,		4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outsits controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outsit to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.		GC	2. Specil bulk n 3. Identif taken. 4. Identif
	OSHFD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New	X -	ELE	4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents		PLUI	4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall MB not be less than 0.0 gallons per minute at 22 psi.	X	_	5. Specif by we 4.408.3 WASTE enforcing
	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES			at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.			4.303.14.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 galaxies per initude at 60 psi. 4.303.14.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver		GC	demolition Note: Th materials
	DIVISION 4.1 PLANNING AND DESIGN SECTION 4.102 DEFINITIONS 4.102.10EFMITION The following terms are defined in Chapter 2 (and are included here for reference)	X- [- X	ELE	4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces			more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 pai. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.			weight of o lbs./sq.ft. o Section 4. 4.408.4.1 weight of o
	FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel dianage or runoff water. WATTLES. Watties are used to reduce sediment in runoff. Watties are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Watties are also			capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity			Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing futures and fittings shall be installed	×	_	4.408.5 DOCUM complianc
	used for perimeter and inter controls. 4.106 SITE DEVELOPMENT 14.106. IGENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosino controls shall comply with this action.			 of facilitating future EV changing. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with 			in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	0	GC	Notes: 1.
BKF	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent ension and relatin soil rundit on the site.			Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. TABLE 4.106.4.3.1			TABLE - MAXIMUM FIXTURE WATER USE	×	_	2. 4.410 BUILI 4.410.1 OPERA disc, web-
	 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, water or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. 			TOTAL NUMBER OF PARKING NUMBER OF REQUIRED EV SPACES 0			SHOWER HEADS 1.8 GMP @ 80 PSI (RESIDENTIAL) 1.8 GMP @ 80 PSI LAVATORY FAUCETS MAX. 1.2 GPM @ 60 PSI (RESIDENTIAL) MIN. 0.8 GPM @ 20 PSI			following s 1. Direction life cyco 2. Operation a.
	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)			10-25 1 26-50 2 51-75 4			LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS KITCHEN FAUCETS 1.8 GPM @ 60 PSI METERING FAUCETS 0.2 GALICYCLE		GC	b. c. d. e.
BKF	4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: Swales Water collection and disposal systems 			76-100 5 101-150 7 151-200 10			WATER CLOSET 1.28 GAL/FLUSH URINALS 0.125 GAL/FLUSH		CXA	 Informative resource Public Education Education Education Informative resource
	 French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 			201 and over 6 percent of total 4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:			4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water reflicient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.			water. 7. Instruction feet av 8. Inform paintir 9. Inform
	4106.4 Electric vehicle (EV) charging for new construction. New construction that comply with Sections 4.106.4.1, 4.108.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply eupiment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions:			The minimum length of each EV space shall be 18 feet (5486mm). Z. The minimum width of each EV space shall be 9 feet (2743mm) 4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be design in accordance with Section 4.106.4.2.3.		L-AF	RCH NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 27, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/	×	=	10. A copy 4.410.2 RECYCL building site, pro- depositing, stora corrugated cardb
	 On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. 1.2 Where there is one commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner of the developer by more than \$400.00 per develing unit. Accessory Owelling Units (ADU) and Junior Accessory Develing Units (IADU) without additional 	'		4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4. 4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5. 4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3.EV spaces for hotels/modes and all EVSE when installed, shall comply with the accessibility provisions for the EV chargin				L	LRG	ordinance, if mor
	parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelliou uni, install a listed accowny to accommodate a dedicated 208/240-with branch circuit. The raceway			stations in the California Building Code, Chapter 11B.						DIVISION SECTION 4. 4.501.1 Scope
	proposed location of an EV charger. Rearways are required to be confinuous at enclosed, inaccassible or concaveled interes and spaces. The service paral and/or subpanel infull provide organized to install a 40-amperer minimum depicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective division. 4.165.4.1.1 Identification: The service parallel or subcamel circuit directory shall identify the overcurrent		1	1.201 GENERAL 2011 SEOPE: For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to edopt mandatory standards.						The provisions of irritating and/or h SECTION 4. 5.102.1 DEFINIT The following ter
X== ELE	protective downe space(s) instande for future EV dwigning as "EV CAPABLE". The raceway termination tockion shall be permanently and webly marked as "EV CAPABLE". The raceway termination 4.106.4.2 New multitamily dwellings. If insidential parking is available, ten (10) percent of the folal number of parking spaces on a balance to a balance the provided for all notes of parking facilities, shall be reformed with parking as the percent of the folal number of parking spaces (or spaces) appeals of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded to it for market where purches.									AGRIFIBER PR comes, not includ COMPOSITE W modum density sinuctural panels wood i-joads or
	Notes: 1. Construction documents are internded to demonstrate the project's capability and sapacity for toociation future EV charging 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.									DIRECT-VENT A
	4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common awe parking is provided at least one EV space shall be (cealed or the common but parking area and shall be available for use by all enableds.)									

1431 FRANKLIN ST TIDEWATER CAPITAL 564 Market Street, Suite 225 Residential Entitlement San Francisco, CA 94104

4.4 MATERIAL CONSERVATION AND RESOURCE CY

NCED DURABILITY AND REDUCED MAINTENANCE

T PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such with cement mortar, concrete masonry or a similar method acceptable to the enforcing

TRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING RUCTON WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 the non-hazardoxi construction and demolition wastle in accordance with either Section 408.3 or 4.408.4, or meet a more stringent local construction and demolition wastle en demolecome

and and and fund-charing dehrin. In white neutron methods device, and the second secon

RUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan ance with litems 1 through 5. The construction waste management plan shall be updated as and shall be available during construction for examination by the enforcing agency.

e construction and demolition waste materials to be diverted from disposal by recycling, the project or salvage for future use or sale. construction and demolition waste materials will be sorted on-site (source separated) or

ed (single stream). diversion facilities where the construction and demolition waste material collected will be

nstruction methods employed to reduce the amount of construction and demolition waste

eo. that the amount of construction and demolifon waste materials diverted shall be calculated it or volume, but not by both.

MANAGEMENT COMPANY. Utilize a waste management company, approved by the agency, which can provide verifiable documentation that the percentage of construction and waste material diverted from the landfill complies with Section 4.408.1.

owner or contractor may make the determination if the construction and demolition waste will be diverted by a waste management company.

STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined construction and demolition waste disposed of in landfills, which do not exceed 3.4 of the building area shall meet the minimum 65% construction waste reduction requirement in 40.1

WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combine construction and demolition waste disposed of in landfills, which do not exceed 2 pounds foot of the building area, shall meet the minimum 65% construction waste reduction in in Section 4.00.1

ENTATION. Documentation shall be provided to the enforcing agency which demonstrates with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hod.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. Mixed construction and demoiltion debris (C ± D) processors can be located at the California Department of Resources Recycling and Recovery (CaliRecycle).

DING MAINTENANCE AND OPERATION TION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact based reference or other media acceptable to the enforcing agency which includes all of the hall be placed in the building:

shall be placed in the building: ations to the owner or occupant that the manual shall remain with the building throughout the cyle of the structure. ation and maintenance instructions for the following: Evolution of the structure of the structure of the structure of the structure of the pholonomical systems, electric on their damages, water-heading systems and other major appliances and equipment, including condensers and air fitters. Landscape impains nystems. Water reuse systems. Water reuse systems mation from local utility, water and waste recovery providers on methods to further reduce are consumption, including recycle programs and locations. Landscape impains on systems. ational material on the positive impacts of an interior relative humidity between 30-60 percent ation methods to maintain the reales the main lysel in that range. mation about water-conserving landscape and ringition design and contollers which conserve unions for maindain on utility and in divension design and contollers which conserve to conserve the impact of and ringition design and contollers which conserve to the providence of the positive interaction of divention water at least 5.

ions for maintaining gutters and downspouts and the importance of diverting water at least 5 ay from the foundation. way from the foundation. g. grading around the building, etc. ation about state solar energy and incentive programs available. of all special inspections verifications required by the enforcing agency or this code.

LING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a vide readily accessible area(s) that serves all buildings on the site and are identified for the grand collection of non-hazardour smaterials for recycling, including (at a minimum) paper, oard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling readir/time.

: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

4.5 ENVIRONMENTAL QUALITY

501 GENERAL

If this chapter shall outline means of reducing the quality of air contaminants that are odorous, armful to the comfort and well being of a building's installers, occupants and neighbors.

502 DEFINITIONS HONS mis are defined in Chapter 2 (and any included here for reference)

DUCTS: Agnitiser products indicate wheatboard, strawboard, panel substrates and door ig furnitizer, futures and equipment (FF&E) not considered trase building elements.

COO PRODUCTS. Composite wood products include hardwood phywood, particlebbard and fbertoard. "Composite wood products" does not include hardboard. structural phywood, structural composite kumber, oriented strand board, glund laminated limber, prelabricated imperjoriental Juner, all as apposited in Catelionia Gobe of reguimenous (CCR), title 17. Sectors

PPLIANCE: A tuel-burning appliance with a sealed combustion system that draws all air for the outside atmosphere and decourges will fue gases to the outside atmosphere.

Y ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VEHICLATION WITH THE FULL CODE





2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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					T						СНАРТ
	MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change			TABLE 4.504.2 - SEALANT VOC LIMI				TABLE 4.504.5 - FORMALDEHYDE LIMITS	117	1 1	
	compound to the "Base Reactive Organic Gas (ROG) Mixture" per weig hundredths of a gram (g O ² /g ROC).			(Less Water and Less Exempt Compounds in Gram				MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	117	1 1	702 QU
	Note: MIR values for individual compounds and hydrocarbon solvents a and 94701.	re specified in CCR, Title 17, Sections 94700		SEALANTS ARCHITECTURAL	250				x -		702.1 INS
	MOISTURE CONTENT. The weight of the water in wood expressed in p	percentage of the weight of the oven-dry wood.		MARINE DECK	760				1	1 1	certification p
	PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for	r all ingredients in a product subject to this		NONMEMBRANE ROOF	300			PARTICLE BOARD 0.09	117	GC	Examples of
	article. The PWMIR is the total product reactivity expressed to hundred product (excluding container and packaging).	ths of a gram of ozone formed per gram of		ROADWAY	250			MEDIUM DENSITY FIBERBOARD 0.11	117		
	Note: PWMIR is calculated according to equations found in CCR, Title 1	17, Section 94521 (a).		SINGLE-PLY ROOF MEMBRANE	450			THIN MEDIUM DENSITY FIBERBOARD2 0.13	117	1 1	2. Pul
	REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the	e potential, once emitted, to contribute to		OTHER	420			1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED	117	1 1	4. Pro
	ozone formation in the troposphere.			SEALANT PRIMERS				BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE		\square	
	VOC. A volatile organic compound (VOC) broadly defined as a chemica with vapor pressures greater than 0.1 millimeters of mercury at room te	al compound based on carbon chains or rings mperature. These compounds typically contain		ARCHITECTURAL				WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17. SECTIONS 93120 THROUGH		$ \rightarrow$	
	with vapor pressures greater than 0.1 millimeters of mercury at room te hydrogen and may contain oxygen, nitrogen and other elements. See C	CR Title 17, Section 94508(a).		NON-POROUS	250			93120.12.	117	1 1	
v	4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent set	aled combustion time. Any installed		POROUS	775			2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM	117	1 1	other certification
~	woodstove or pellet stove shall comply with U.S. EPA New Source Perl	ormance Standards (NSPS) emission limits as		MODIFIED BITUMINOUS	500			THICKNESS OF 5/16" (8 MM).	117	1 1	
	applicable, and shall have a permanent label indicating they are certifie pellet stoves and fireplaces shall also comply with applicable local ordin	ances.		MARINE DECK	760				117	1 1	2. Ce
	4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECH			OTHER	750				117	1 1	3. Su
	CONSTRUCTION. At the time of rough installation, during storage on t	he construction site and until final						DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)	117	1 1	
GC	startup of the heating, cooling and ventilating equipment, all duct and of openings shall be covered with tape, plastic, sheet metal or other method	ods acceptable to the enforcing agency to				X=	_	4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product regimester of all least one of the following:	117	1 1	
	reduce the amount of water, dust or debris which may enter the system						LRG		117	1 1	
	4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials	s shall comply with this section.					GC	 Carpet and Rug Institute's Green Label Plus Program. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile 	117	1 1	(
	4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealan	t and caulks used on the project shall meet the		TABLE 4.504.3 - VOC CONTENT LI ARCHITECTURAL COATINGS23	MITSFOR			Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).	117	1 1	
	requirements of the following standards unless more stringent loo management district rules apply:	al or regional air pollution or air quality		GRAMS OF VOC PER LITER OF COATING, LES	SS WATER & LESS EXEMPT			 NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold. 	117	1 1	this code. Sp
	1. Adhesives, adhesive bonding primers, adhesive primer	is sealants sealant primers and caulks		COMPOUNDS		X			117	1 1	particular typ recognized s
LRC	shall comply with local or regional air pollution control applicable or SCAQMD Rule 1168 VOC limits, as show	or air quality management district rules where		COATING CATEGORY	VOC LIMIT		-"	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.	117	1 1	shall be close
GC	Such products also shall comply with the Rule 1168 pr	ohibition on the use of certain toxic		FLAT COATINGS	50	X		4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	117	i 1	
	compounds (chloroform, ethylene dichloride, methylen tricloroethylene), except for aerosol products, as speci			NON-FLAT COATINGS	100	Vo		4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving	117	1 1	projec
	2. Aerosol adhesives, and smaller unit sizes of adhesives	, and sealant or caulking compounds (in		NONFLAT-HIGH GLOSS COATINGS	150		1.5	resilient flooring shall comply with one or more of the following:		1 1	703 1/5
	units of product, less packaging, which do not weigh m than 16 fluid ounces) shall comply with statewide VOC	ore than 1 pound and do not consist of more		SPECIALTY COATINGS			LRO	Fuctors complete with the callorina beganiterin of Fuctor Reading, Statuter Method of the Testing and	V		
	prohibitions on use of certain toxic compounds, of Cali	fornia Code of Regulations, Title 17,		ALUMINUM ROOF COATINGS	400		GC	Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material	\mathbf{n}	$ \rightarrow$	limited to, o
	commencing with section 94507.			BASEMENT SPECIALTY COATINGS	400			in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).	117	i 1	documentat
2	4.504.2.2 Paints and Coatings. Architectural paints and coating the ARB Architectural Suggested Control Measure, as shown in	is shall comply with VOC limits in Table 1 of Table 4.504.3, unless more stringent local limit:		BITUMINOUS ROOF COATINGS	50			 Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of 	117	1 1	the appropr
LRG		efinitions for the specialty coatings categories		BITUMINOUS ROOF PRIMERS	350			Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers*, Version 1.1, February 2010 (also known as Specification 01350).	117	1 1	
GC	coating, based on its gloss, as defined in subsections 4.21, 4.36, Board, Suggested Control Measure, and the corresponding Flat,	and 4.37 of the 2007 California Air Resources		BOND BREAKERS	350	×-			117	1 1	
GC	Table 4.504.3 shall apply.	Nomac or Normal-High Globa VOC Intern		CONCRETE CURING COMPOUNDS CONCRETE/MASONRY SEALERS	350	A 2	"	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for	117	1 1	
2	4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and co Limits for ROC in Section 94522(a)(2) and other requirements, in	atings shall meet the Product-weighted MIR		DRIVEWAY SEALERS	50			formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5	117	1 1	
LRG	compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of		DRIVEWAT SEALERS	150	X□		4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested	117	1 1	
	Regulations, Title 17, commencing with Section 94520; and in an Quality Management District additionally comply with the percent	eas under the jurisdiction of the Bay Area Air		FAUX FINISHING COATINGS	350	[]	<u> </u>	by the enforcing agency. Documentation shall include at least one of the following:	117	1 1	
GC	8, Rule 49.			FIRE RESISTIVE COATINGS	350			 Product certifications and specifications. 	117	1 1	
0	4.504.2.4 Verification. Verification of compliance with this sector			FLOOR COATINGS	100			 Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see 	117	1 1	
	enforcing agency. Documentation may include, but is not limited	to, the following:		FORM-RELEASE COMPOUNDS	250			CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered	INSTAL Image: Instant Instant Image: Instant Instant		
	 Manufacturer's product specification. Field verification of on-site product containers. 			GRAPHIC ARTS COATINGS (SIGN PAINTS)	500			Wood Association, the Australian ASINZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.	117	1 1	
GC				HIGH TEMPERATURE COATINGS	420			 Other methods acceptable to the enforcing agency. 	117	1 1	
				INDUSTRIAL MAINTENANCE COATINGS	250			4.505 INTERIOR MOISTURE CONTROL	117	1 1	
	TABLE 4.504.1 - ADHESIVE VOC LIMIT			LOW SOLIDS COATINGS	120			4.505.1 General. Buildings shall meet or exceed the previsions of the California Building Standards Code.	117	1 1	
	(Less Water and Less Exempt Compounds in Grams			MAGNESITE CEMENT COATINGS	450	X¤		4.595.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the	117	1 1	
	ARCHITECTURAL APPLICATIONS	VOC LIMIT		MASTIC TEXTURE COATINGS	100		LRG	California Building Code, Chapter 19, or concrete station-ground modes required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.	117	1 1	
	INDOOR CARPET ADHESIVES	50		METALLIC PIGMENTED COATINGS	500	X□		4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the	117	1 1	
	CARPET PAD ADHESIVES	150		MULTICOLOR COATINGS	250			following:	117	1 1	
	OUTDOOR CARPET ADHESIVES	100		PRETREATMENT WASH PRIMERS	420		LRG	 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding. 	117	1 1	
	WOOD FLOORING ADHESIVES	60		PRIMERS, SEALERS, & UNDERCOATERS	100		LING	shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.	117	1 1	
	RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES	50		REACTIVE PENETRATING SEALERS	350			 Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. 	117	1 1	
	CERAMIC TILE ADHESIVES	65		RECYCLED COATINGS	250				117	1 1	
	VCT & ASPHALT TILE ADHESIVES	50		ROOF COATINGS	50	×		4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent	117	1 1	
	DRYWALL & PANEL ADHESIVES	50		RUST PREVENTATIVE COATINGS	250			moisture content. Moisture content shall be verified in compliance with the following:		1 1	
	COVE BASE ADHESIVES	50		SHELLACS				 Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements 		1 1	
	MULTIPURPOSE CONSTRUCTION ADHESIVE	70		CLEAR	730		LRC	found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end	117	1 1	1
	STRUCTURAL GLAZING ADHESIVES	100		OPAQUE	550			of each piece verified.		1 1	
	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250		SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100			At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.		1 1	
	OTHER ADHESIVES NOT LISTED	50		STAINS	250			Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to	117	1 1	
	SPECIALTY APPLICATIONS			STONE CONSOLIDANTS	450			enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.		1 1	
	PVC WELDING	510		SWIMMING POOL COATINGS	340				117	1 1	1
	CPVC WELDING	490		TRAFFIC MARKING COATINGS	100			4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the	117	r 1	1
	ABS WELDING	325		TUB & TILE REFINISH COATINGS	420			following:	117	1 1	
	PLASTIC CEMENT WELDING	250		WATERPROOFING MEMBRANES	250			 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a 	117	i 1	1
	ADHESIVE PRIMER FOR PLASTIC	550		WOOD COATINGS	275			 Oness initiationing as a component or a whole noise vehiliation system, rans must be controlled by a humidity control. 		1 1	1
	CONTACT ADHESIVE	-80		WOOD PRESERVATIVES	350			a. Humidity controls shall be capable of adjustment between a relative humidity range less than or	117	1 1	
	SPECIAL PURPOSE CONTACT ADHESIVE	250		ZING-RICH PRIMERS	-340			equal to 50% to a miximum of 80%. A humidity control may utilize manual or automatic means of adjustment.	117	i 1	
	STRUCTURAL WOOD MEMBER ADHESIVE	54 0		1. GRAME OF VOC PER LITER OF COATING. EXEMPT COMPOUNDS	INCLUDING WATER &			A humality control may be a separate component to the exhaust fan and is not required to be integral (i.e. built-m)		1 1	
	TOP & TRIM ADHESIVE	250		2 THE SPECIFIED LIMITS REMAIN IN EFFECT	T UNLESS REVISED LIMITS			Nulles:	117	i 1	1
	SUBSTRATE SPECIFIC APPLICATIONS			ARE LISTED IN SUBSEQUENT COLUMNS IN T	THE TABLE			 For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 	117	r 1	1
	METAL TO METAL	30		 VALUES IN THIS TABLE ARE DERIVED FRO THE GALIFORNIA AIR RESOURCES BOARD. A 	ARCHITECTURAL COATINGS			tub/shower combination.		1 1	
		50		SUGGESTED CONTROL MEASURE, FEB. 1, 20	008 MORE INFORMATION IS			 Lighting integral to ballmoorn achaust fans shall comply with the California Energy Code. 	117	i 1	
	PLASTIC FDAMS			AVAILABLE FROM THE AIR REBOURCES BOA	NNU.	X		4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be		1 1	
	POROUS MATERIAL (EXCEPT WOOD)	50						sized, designed and have their equipment selected using the following methods:	117	1 1	1
	POROUS MATERIAL (EXCEPT WOOD) WOOD	30									
	POROUS MATERIAL (EXCEPT WOOD)						MAT	1. The feat loss and hear gain is established assording to ANSI/ACCA 2 Manual J - 2011 (Residential		1 1	
	POROUS MATERIAL (EXCEPT WOOD) WOOD FIBERIGLASS	30 -80					ME	CH Load Calculation). ASHRAE bandbooks or other equivalent design software or methods. Durt systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems).			
	POROLIS MATERIAL (EXCEPT WOOD) WOOD FIBERISLASS	30 80 SUBSTRATES TOGETHER,					ME	CH Load Calculation), ASHRAE bandhooks of other equivalent design software or methods. 2: Dust systems we size according to ANUBICAC1 A Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent desays software or methods. 3: Suite Investign and cooling equivalent according to ANUBICAC3 Manual S - 2014 (Residential			
	POROUS MATERIAL (EXCEPT WOOD) WOOD FRIEERSLASS 1. IF AN ADNESIVE IS USED TO BOND DISSIMILAR THE ADNESIVE WITH THE HIGHEST VOC CONTEN	30 80 SUBŠTRATES TOGETHER, IT SHALL BE ALLOWED					ME	CH Load Calk(utation), ASHRAE bandhocks of other equivalent design software or methods. 2 Dud systems are sized according to ANSUACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbocks or other equivalent dealen software or methods.			
	POROLIS MATERIAL (EXCEPT WOOD) WOOD FIBERISLASS	50 80 SUBSTRATES TOGETHER, IT SHALL BE ALLOWED METHODS TO MEASURE					ME	CH Load Calculation), ASHRAE bandhooks of other equivalent design software or methods. 2: Dust systems we size according to ANUBICAC1 A Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent desays software or methods. 3: Suite Investign and cooling equivalent according to ANUBICAC3 Manual S - 2014 (Residential			

1431 FRANKLIN ST TIDEWATER CAPITAL 564 Market Street, Suite 225 Residential Entitlement San Francisco, CA 94104

R & SPECIAL INSPECTOR QUALIFICATIONS ICATIONS

FIGATIONS LER TRAINING, HVAC system installers shall be trained and certified in the prop-systems including ducts and equipment by a nationality or regionality recognized training in . Uncertified persons may perform HVAC installations when under the direct supervision enson trained and certified to install HVAC systems or contractor litenade to install HVAC on trained and solution on training and cert e but are not limited to the fo

ed apprenticeship programs.

or apprentizes in programs. y training programs. gyrams sponsored by trade, labor or stalev iponsored by manufacturing organizations. rams acceptable to the enforcing agency.

tams acceptation to the emercing agency. LINSPECTION [IACD]. When required by the enforcing agency, the owner or the ting as the owner's agent shall employ one or more special inspectors to provide inspection by a substantiate compliance with this code. Special inspectors shall demonstrate a compet-tive source that the particular type of inspection or task to be performed. In addition of gradifications acceptable to the energical gradient of the lowing certifications or education in forcing agency when evaluating the qualifications of a special inspector:

by a national or regional green building program or standard publisher. by a statewide energy consulting or verification organization, such as HERS raters, building e contractors, and home energy audiors. completion of a third party apprentice training program in the appropriate trade. area acceptable to the enforcing agency.

ial inspectors shall be independent entities with no financial interest in the materials or the ct they are inspecting for compliance with this code. S raters are special inspectors certified by the California Energy Commission (CEC) to rate es in California according to the Home Energy Rating System (HERS).

d by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall special inspectors to provide inspection or other duties necessary to substantiate compliance with spectors shall demonstrate competence to the satisfaction of the enforcing agency for the special or task to be performed. In addition, the special inspector shall have a certification from a sional or international association, as determined by the local agency. The area of certification de to the primary job function, as determined by the local agency.

inspectors shall be independent entities with no financial interest in the materials or the inspecting for compliance with this code.

CATIONS IENTATION. Documentation used to show compliance with this code shall include but is not to documents, plans, specifications, builder or installer certification, inspection reports, or other to the enforcing agency which demonstrate substantial conformance. When specific special inspection is necessary to verify compliance, that method of compliance will be specified in tion or identified applicable theoldized.

SSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FLAL CODE













PROGRAM DIAGRAM





BUILDING SECTION





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

FRANKLIN STREET



FLOOR PLAN - LEVEL 2 SCALE: x" = 1'-0" 0' 5' 15' 30'



FLOOR PLAN - LEVEL 3 ~ 4 SCALE: x" = 1'-0" 0' 5' 15' 30'



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


























NORTH ELEVATION

1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104







SOUTH ELEVATION

1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104





EAST ELEVATION

1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104







WEST ELEVATION

1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104









STREET ELEVATION

LARGE architecture





























LANDSCAPE PLAN







LANDSCAPE PLAN

LARGE architecture



LANDSCAPE PLAN

LARGE architecture



LANDSCAPE PLAN



EXTERIOR FACADE





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PROJECT MATERIALS PALETTE



AMENITY



1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104

PROJECT MATERIALS PALETTE





PROJECT MATERIALS PALETTE

LARGE architecture

RESIDENTIAL UNITS







1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104

PROJECT MATERIALS PALETTE





NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION



1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104 WEST ELEVATION

EXTERIOR LIGHTING LAYOUT

LARGE architecture

FEBRUARY 23, 2016

FEBRUARY 23, 2016

SPECIFICATIONS

FINISH: AA - Anodized Salah Aluminum AP - Powder Coat Aluminum BK - Powder Coat Black BZ - Powder Coat Brower WT - Pewder Coat White N - Natural, for Bross

Optics SP - Spot, 12^a NF - Narrow Flood, 24^a FL - Flood, 36^a

MATERIAL

DESCRIPTION: Compact adjustable LED accent fixture: Suitable for wet/damp/dry location installa

Standard overall material is 6061 aluminum HL-360-xLED - Machined Aluminum HL-360-xLED-26 - Machined Brass

LAMPING: Lamp Type - High output LED, warm white (3000K CCT) standard, others averable, SLED - 3x2 TW LED, ave light output 360 Im, 8LED - 3x2 TW LED, ave light output 457 Im

VOLTAGE: 12 - 12 VAC output transformer required, and included.

MOUNTING: Fixture is designed with a 1/2-NPS adjustable mounting stem.

mountrage semi-Gara shields GL-10 - Short Angled, alumnium GL-11 - Angled, alumnium GL-12 - Angled, alumnium GL-14 - Sharght, prass GL-14 - Sharght, prass GL-14 - Sharght, prass Care - Darker Coor Fares Loss - Hexcell Louver (Bacs) Loss - Hexcell Louver (Bacs) Loss - Environ School (Share) Loss - Bun Imis Loss - Bun Imis Loss - Bun Imis Loss - Bun Imis

SAMPLE ORDER SPECIFICATION: HL-360-3LED 5Z-NF-12-GL-12 RATING: Wet/damp/dry location MADE IN THE USA

ORDER SPECIFICATION:

FROJECT:

APPROVED

NOTE

TYPE

DECEMBER 28, 2015 DESIGN DEVELOPMENT



SEAN O'CONNOR LIGHTING

8820 Wilshire Boulevard, Suite 320 6230 YUCCA STREET Beverly Hills, California 90211 Telephone 310 659 5900 HOLLYWOOD CA, 90028 www.seanoconnorlighting.com Project No. 487



SEAN O'CONNOR Facsimile 310 859 5915 LIGHTING www.seanoconnorlighting.com

 BB20 Wilshire Boulevard, State 320
 6230 YUCCA STREET

 Beverly Hills, Califorma 90(2)1
 HOLLYWOOD CA, 9002

 Telephone 310 659 5900
 HOLLYWOOD CA, 9002
HOLLYWOOD CA, 90028

Project No. 487

No substantions will be considered to the specifications of this project unless signed and approved by Sean O'Connor Lighting: Sean O'Connor Lighting is not responsible for any changes made to the specifications that are not approved by Sean O'Connor Lighting

HEVI LITE, INC.

9714 Vanel Ave: Chatsworth, CA 91311 TeL, (818) 341-8091 - Fax (818) 998-1966. Web Site http://www.heviiite.com

CATALOG NUMBER

HL-360-xLED

TYPE F25 PAGE 66



Electrical: (Flue

D.**d** In----- unshielded 2267F X111 1 13W OF wrings (C) 1110 216 410 BEGA-US 1000 BEGA Way, Carpinteria, CA 53013 (805) 684-0533 FAX (805) 586-9474 www.bega-us.com E-ICEA BECCA CES 2014 Contamon C

No substitutions will be considered to the specifications of this project unless signed and approved by Sean O'Connor Lighting Sean O'Connor Lighting is not responsible for any changes made to the specifications that are not approved by Sean O'Connor Lighting 6820 Wilshire Boulevard, Suite 320 6230 YUCCA STREET HOLLYWOOD CA, 90028

1431 FRANKLIN ST TIDEWATER CAPITAL 564 Market Street, Suite 225 Residential Entitlement San Francisco, CA 94104

Facsimile 310 659 5915

Recessed wall luminaires · unshielded for wall and steps

Housing: Constructed of die-cast and extruded aluminum Notang, Construction of the case and entropies annual mutual with integral wining compartment. Mounting tabs provided. Die castings are marine grade, copper free (s. 0.3% copper content) A380.0 aluminum alloy. Enclosure: One piece die-cast aluminum faceplate. 1% thick clear tempered glass with translucent white ceramic coating.

aceptate is secured by two (2) socket head, stainless steel, aptive screws threaded into stainless steel inserts in the using casting. Continuous bink towards r weather tight operation.

scent) Lampholder; type GX23 (13W) Electrical, ("notices init Lamp outer, type doct (1977) rated 75%, 250V. Ballasts are magnetic, available 120V or 277V-specify. Through Wiring: All units are suitable for a maximum of four (4) No. 12 AWG conductors (plus ground) suitable for 75°C. Provided with two ½* NPT ided conduit entries.

Finish: All EEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four stand BEGA colors: Black (BL/K): Write (WHT): Bronze (BR/2); Si (SU/). To specify, add appropriate suffix to catalog number Custom colors supplied on special order.

ULL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground, Suitab for all types of construction including poured concrete. Protection class: IP64.

Type BEGA Product: Project: Voltage: Color: Options: Modified



O'CONNOR LICHTUNC Beverty Hills California 99311 Telephone 310 659 5905 Pacamile 310 659 5915 www.seanoconnorlighting.com

TYPE F29 PAGE 72

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Project No. 487

EXTERIOR LIGHT FIXTURE

LARGE

architecture



NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

SIGNAGE

LARGE architecture









	LEVELS	FLOOR HEIGHT (FT.)	HEIGHT ABOVE GRADE (FT.)	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	GROSS HORIZONTAL AREA	EXCLUDED AREA	FLOOR AREA (1)
ROOF	ROOF	15	392.5	(-)	1			~ ~]	The second s		
POOL DECK	36	15	377.5						4,300	9.1	4,300
	35	15	362.5	(+)	3	3	3	9	11,940	-	11,940
	34	10.25	352.25	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	3	3	3	9	11,940		11,940
	33	10.25	342	(- (-) - (-)	3	3	3	9	11,940		11,940
	32	10.25	331.75		3	3	3	9	11,940		11,940
	31	10.25	321,5		3	3	3	9	11,940	-	11,940
	30	10.25	311.25		3	3	3	9	11,940		11,940
1	29	10.25	301		2	8		10	11,940		11,940
-	28	10.25	290.75		2	8		10	11,940		11,940
	27	10.25	280.5		2	8		10	11,940	-	11,940
	26	10.25	270.25		2	8		10	11,940	~ -	11,940
RESIDENTIAL LEVELS	25	10.25	260	· · · · · · · ·	2	8		10	11,940	-	11,940
	24	10.25	249.75		2	8		10	11,940		11,940
	23	10.25	239.5	1	2	8		10	11,940	÷	11,940
	22	10.25	229.25	3	7	4	-	14	11,940	e	11,940
	21	10.25	219	3	7	4	-	14	11,940	÷	11,940
	20	10.25	208.75	3	7	4	-	14	11,940	-	11,940
	19	10.25	198.5	3	7	4		14	11,940	×	11,940
	18	10.25	188.25	3	7	4	1.1.1.1.1	14	11,940	11 - A11	11,940
	17	10.25	178	3	7	4		14	11.940	2	11,940
	16	10.25	167.75	3	7	4		14	11,940	· · · · · · · · · · · · · · · · · · ·	11,940
Ē	15	10.25	157.5	3	7	4	-	14	11,940	8.1	11,940
	14	10.25	147.25	3	7	4		14	11,940	6	11,940
	13	10.25	137	3	7	4	-	14	11,940		11,940
	12	10.25	126.75	3	7	4		14	11,940		11,940
	11	10.25	116.5	3	7	4		14	11,940		11,940
	10	10.25	106.25	3	7	4		14	11,940	-	11,940
	9	10.25	96	3	7	4	10 A	14	11,940		11,940
	8	10.25	85.75	6	5	4	1	15	11,940	· · · ·	11,940
	7	10.25	75.5	6	5	4	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	15	11,940	8	11,940
AMENITY	6	15.5	60	4	10.00			- 4 - 1	11,940	÷	11,940
GARAGE	5	15		· · · · · · · · · · · · · · · · · · ·	1			1. A	19,350	17,300	2,050
	. 4	10		÷	1.				19,350	17,300	2,050
	3	10			1.000	2/+S	-		19,350	17,300	2,050
	2	10		÷	X.				19,350	17,300	2,050
LOBBY	1	15	0	the second	Hina decard		-	-	20,630	14,030	6,600
TOTAL				54	140	138	18	350	460,530	83,230	377,300
				15%	40%	39%	5%	100%			

RESIDENTIAL BUILDING MATRIX

PROJECT NAME:	1431 FRAN
PROJECT ADDRESS:	1431 FRAN
OWNER:	TIDEWATE
APN:	8-621-8-7
ZONING:	CENTRAL B
ZONING SPECIFIC PLAN:	DOWNTOW
TOTAL LOT AREA:	20,974 SQL
DENSITY:	AT 1 UNIT WITH STAT <u>NOTE:</u> PER
TOTAL STORIES: Lot Coverage (Allowed) Lot Coverage (Provided)	36 STORIE: 85% 65%

OPEN SPACE SUMMARY (3)

PARKING SUMMARY

BICYCLE PARKING SUMMARY

	UNITS	SQFT / UNIT	TOTAL (SQFT)	$F_{-} = -21$	UNITS	STALLS / UNIT	TOTAL		UNITS	BIKES / UNIT	TOTAL
REQUIRED	350	75	26,250	ALLOWED	350	1,25	438	LONG-TERM	350	1 BIKE / 4 UNITS	88
PROVIDED	Private Open Space		9,000	PROVIDED	350	0.554	194	SHORT-TERM	350	1 BIKE / 20 UNITS	18
	Public Open Space		14,000	Concernence of the	1. State 1.	0		PROVIDED		and the second second second	106
-			23,000					the second se			

Notes

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

2. Areas used for off-street parking spaces or loading berths and driveways and maneuvering aisles relating thereto; Areas which qualify as usable open space under the standards for required usable open space in Chapter 17.126; arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

3. Not more than 50% of required open space may be located on the uppermost roof of the building

4. Landscaping enhancements area at public open space is 50%

1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104

PROJECT INFORMATION

KLIN RESIDENCES

KLIN STREET OAKLAND, CA 94612

R CAPITAL

BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL ZONE (CBD-P)

NN SPECIFIC PLAN (PROPOSED); HEIGHT AREA 7, NO LIMIT

UARE FEET

PER 90 SQUARE FEET = 233 MARKET RATE DWELLING UNITS ALLOWED TE DENSITY BONUS: 233 UNITS X 50% BONUS = 350 DWELLING UNITS & AFFORDABLE HOUSING DENSITY BONUS SUPP. FORM, TABLE 3

ES

INFORMATION







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APPENDIX - PROJECTED SHADOW STUDY



MARCH/SEPTEMBER - 9AM

APPENDIX - SHADOW STUDIES

LARGE architecture



MARCH/SEPTEMBER - 12PM

APPENDIX - SHADOW STUDIES

LARGE architecture



MARCH/SEPTEMBER - 3PM

APPENDIX - SHADOW STUDIES

LARGE architecture



JUNE - 9AM

APPENDIX - SHADOW STUDIES

LARGE architecture



JUNE - 12PM

APPENDIX - SHADOW STUDIES

LARGE architecture



JUNE - 3PM

APPENDIX - SHADOW STUDIES

LARGE architecture



DECEMBER - 9AM

APPENDIX - SHADOW STUDIES

LARGE architecture



DECEMBER - 12PM

APPENDIX - SHADOW STUDIES

LARGE architecture


DECEMBER - 3PM

APPENDIX - SHADOW STUDIES

LARGE architecture

Urban Double Stacker - Standard Aisle



©2017 Urban Bicycle Parking Systems Inc.

DOUBLE STACKER BIKE PARKING (LONG TERM)

CAPITOL " BIKE RACK

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

MATERIAL	TIMSHES	GUIDELINES & SECURITY	INSTALLATION	MAINTENANCE
Rody is maile of correspon- realization with predenical predenical basis)	Eco the Termi-Scharts Provinced Chart for details Cautor R4. cools not invational of an uportage. Due to no investment requer of while caming, goos powdercolls are not tokend for jum Camponenti.	Minim Americation of Pedestrian and moyole Protoscionan (APEP) guidelines A locking part detail and mounting Configuratives that milel APEP guidelines uan (In found corpage 1 and 2 of 196 minimum).	Capital Bile Backs must be sufface mounted with enforded pactors. Names steel anchars and lamper-resident etiologic med scores are included.	 Metal surfaces can be clouned as needed using a soft cabl) or breat with warm water and a mild detergent. Ages abrasive cleaners.
iominal dimen	ISIONS (35)	han h	i bues.	

47 (102 mm 34¹ IB6A.ntr 25 mi (t1.4

LOCKING POINT AND CONFIGURATION EXAMPLES

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



page 1 of 2 1 Rev. 06-14-17

PHILIPPET ISAN



LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)





ENVIRONMENTAL CONSIDERATIONS

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

MOOFL.	DESCRIPTION	
SKCAP	Cariby Rive Park	

Cushen HAL p

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

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

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

7 500.401.0410 1 www.forms-surfaces.com

1000-1-01-0 1 All-1-05-1-8-1-2







High Performance Low-E Glass (PPG, Equal or better)







Pedestal Paver







1431 FRANKLIN ST Residential Entitlement TIDEWATER CAPITAL 564 Market Street, Suite 225 San Francisco, CA 94104

Window Wall System (Kawneer, Equal or better)





IRRIGATION LEGEND & NOTES



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

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

24 SQ. FT.

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

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

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

TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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

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







IRRIGATION LEGEND & NOTES



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

IRRIGATED LANDSCAPE AREA (THIS FLOOR) 368 SQ. FT. TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT. WATER METER: IRRIGATION WATER PROVIDED BY DEDICATED POTABLE WATER SERVICE METER OR SUB METER.

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

TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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





RESIDENTIAL LEVEL 6 IRRIGATION PLAN





IRRIGATION LEGEND & NOTES



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

IRRIGATED LANDSCAPE AREA (THIS FLOOR) 381 SQ. FT. TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT.

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

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

TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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

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





RESIDENTIAL POOL DECK IRRIGATION PLAN



	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
Zonin	g Regulations (OMC Title 17)			
	Chapter 17. 58 CBD-P Central Business District			
	Pedestrian Retail Commercial Zone			
	Sec. 17.58.060 A. Zone Specific Standards,			
	Table 17.58.03			
	Minimum Lot Dimensions			
	Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
	Frontage	25 ft.	100.18 ft.	Complies
	Lot Area	4,000 sf	20,974 sf	Complies
	Minimum/Maximum Setbacks			
	Minimum Front Setback	0 ft.	0 ft.	Complies
	Maximum front and street side for the first	5 ft.	0 ft.	Complies
	story (see Additional Regulation #3 at			
	https://library.municode.com/ca/oakland/code			
	s/planning_code?nodeId=TIT17PL_CH17.58CBC			
	EBUDIZORE_17.58.060PRDEST) [See footnote			
	1].			
	Maximum front and street side for the second	5 ft.	0 ft.	Complies
	and third stories or 35 ft., whatever is lower			
	(See Additional Regulation #3 at			
	https://library.municode.com/ca/oakland/code			
	s/planning_code?nodeId=TIT17PL_CH17.58CBC			
	EBUDIZORE_17.58.060PRDEST) [See Footnote			
	1]			
	Minimum interior side	0 ft.	0 ft.	Complies
	Rear	0 ft.	0 ft.	Complies
	Design Regulations			
	Ground floor commercial facade transparency	65%		NA

Minimum height of ground floor Nonresidential Facilities	15 ft.	NA
Minimum separation between the grade and ground floor living space	N/A	NA
Sec. 17.58.060 B. Design Standards Applying to All Zones		
1. Entrance.	Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.	Does Not Comply

erials shall be durable, of high ity, and display a sense of nanence. Such materials ude, but are not limited to ne, tile, brick, metal panel ems, glass, and/or other lar materials. Further, the und level of a newly structed building shall be gned to enhance the visual erience for pedestrians and nguish it from upper stories. is achieved by designing a ding base that is distinct from
manence. Such materials ude, but are not limited to re, tile, brick, metal panel ems, glass, and/or other lar materials. Further, the und level of a newly structed building shall be gned to enhance the visual erience for pedestrians and nguish it from upper stories. is achieved by designing a
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erience for pedestrians and nguish it from upper stories. is achieved by designing a
nguish it from upper stories. is achieved by designing a
is achieved by designing a
ding base that is distinct from
rest of the building through
use of some combination of
nge of material, enhanced
iling, lighting fixtures,
ices, awnings, canopies,
/or other elements. For
dings with nonresidential
ind floor space, visual interest
l also be achieved through
lulating the ground floor into
gular cadence of storefront

3. Active Space Requirement.	For newly-constructed principal	Complies
	buildings, parking spaces, locker	
	areas, mechanical rooms, and	
	other non-active spaces shall not	
	be located within thirty (30) feet	
	from the front of the ground floor	
	of the principal building except	
	for incidental entrances to such	
	activities elsewhere in the	
	building. Driveways, garage	
	entrances, or other access to	
	parking and loading facilities may	
	be located on the ground floor of	
	this area as regulated by	
	Subsection [B4].	
4. Parking and Loading Location.	For newly constructed principal 194 spaces.	Complies
	buildings, access to parking and	
	loading facilities through	
	driveways, garage doors, or other	
	means shall not be from the	
	principal street when alternative	
	access is feasible from another	
	location such as a secondary	
	frontage or an alley. Open parking	
	areas shall not be located	
	between the sidewalk and a	
	principal building.	

5. Massing.	The mass of newly-constructed	Does Not Comply
	principal buildings shall be broken	
	up into smaller forms to reduce	
	the scale and enhance the visual	
	interest of the streetscape. The	
	massing requirements contained	
	in this note shall be applied on all	
	visible facades and achieved	
	through some coordinated	
	combination of changes in plane,	
	building articulation, varied	
	materials, contrasting window	
	patterns and treatments, varying	
	roof heights, separating upper-	
	story floor area into two or more	
	towers, contrasting colors, a	
	distinct base, middle, and top, or	
	other methods.	

6. Upper Story Windows.	An ample placement of windows	The building façade	Complies
	above the ground floor is	proposes a high level of	
	required at all street-fronting	glazing.	
	facades. To create visual interest,		
	the placement and style of		
	windows shall contribute to a		
	coherent and appealing		
	composition on the facade. Less		
	window space is only permitted		
	in exceptional cases if it		
	contributes to a specific objective		
	of the visual style and aesthetic		
	effect of the building. Whenever		
	possible, windows should be on		
	all sides of a tower.		
7. Building Terminus.	The top of each newly-		Does Not Comply
	constructed principal building		
	shall include an element that		
	provides a distinct visual		
	terminus. The visual terminus		
	shall be integrated into the design		
	concept of the building. Examples		
	include, but are not limited to,		
	curvilinear or stepped forms that		
	soften the truncated tops of		
	buildings, cornices, and other		
	architectural forms. These		
	rooftop elements shall be sized,		
	shaped, and sited to screen all		
	rooftop mechanical equipment		
	from view.		

8. Utility Storage.	For newly-constructed buildings,		Complies
	areas housing trash, storage, or		
	other utility services shall be		
	located in the garage or be		
	otherwise completely concealed		
	from view of the public right-of-		
	way. Backflow prevention devices		
	shall be located in a building		
	alcove, landscaped area, or utility		
	room within the building, outside		
	of the public right-of-way, and		
	completely screened from view		
	from the public right-of-way		
	unless required otherwise by a		
	department of the City.		
Height Area 7, no limit			
Table 17.58.04 Height, Density, Bulk, and			
Maximum Density (Sq. Ft. of Lot Area Required			
Per Unit)			
Dwelling unit	90	377,300	Complies
Rooming unit	45	None	
Maximum Floor Area Ratio	20	Not provided	Does Not Comply
Maximum Height of Building Base	120 ft.	60	Complies
Maximum Height, Total	No height limit		Complies
Minimum Height, New principal buildings	45 ft.	392.5 ft.	Complies
State Density Bonus at 50%	The Density Bonus calculation	Base number of dwelling	Unclear
	states that 15% affordable units	units is 233. Density	
	at the Very Low Income allows	Bonus at 50%: 233 x 1.5=	
	50% Density Bonus Level	approx. 350 units total.	
Maximum Lot Coverage			

Building base (for each story)	100% of site area	100%	Complies
Average per story lot coverage above the	85% of site area of 10,000 sf.,	65%	Complies
building base	whichever is greater		
Tower Regulations			
Maximum average area of floor plates	No maximum	Unclear: approx. 10,481	Does Not Comply
		sf (377,300sf/36 floors)	
Maximum tower elevation length	No maximum	392.5 ft.	Complies
Maximum diagonal length	No maximum	Unclear	Unknown
Minimum distance between towers on the	No minimum	Only one tower is	NA
same lot		proposed.	
Sec. 17.58.070 C. Usable open space	This Section contains the usable		
standards, Table 17.58.05, Required	open space standards and		
Dimensions of Usable Open Space	requirements for residential		
	development in the CBD Zones.		
	These requirements shall		
	supersede those in Chapter		
	17.126.		
Private open space	10 ft. for space on the ground	9,000 sf	Does Not Comply
	floor, no dimensional		
	requirement elsewhere.		
Public Ground-Floor Plaza open space	10 ft.	Unknown	Does Not Comply
Rooftop open space	15 ft.	8,000 sf	Does Not Comply
Courtyard open space	15 ft.	6,000 sf	Does Not Comply
17.116.060 - Off-street parking—Residential			
Activities, A. Minimum Parking for Residential			
Activities			
Total Required Parking - Multifamily Dwelling	No spaces required.	194	Complies
17.116.060 - Off-street parking—Residential			
Activities, B.Maximum Parking for Residential			
Activities	1		

Guidi 1. Bui that l	eline for Corridors and Commercial Areas	spaces per dwelling unit.	
Guidi 1. Bui that l			
1. Bui that l	ing Principles		
1. Bui that l	ing Principles		
that l			Compliance: Y/N
	ild upon patterns of urban development		Does Not Comply
- Enha	end a special sense of place.		
	ance existing neighborhoods that have a		
well-o	defined and vibrant urban design context.		
- Dev	elop attractive urban neighborhoods in		
areas	where they do not currently exist.		
2. Pro	ovide elements that define the street and		Does Not Comply
the p	lace for pedestrians.		
- Poca	ate buildings to spatially define the		
street	t.		
- Øon:	struct high quality storefronts and		
grour	nd floor residential space.		
- 🛙 rea	ate a connection between the public		
right	of way and ground floor activities.		
- Red	uce the negative visual impact of on-site		
parkiı	ng.		
- Enha	ance the pedestrian space by framing the		
sidew	valk area with trees, awnings, and other		
featu	res.		

3.图llow for a diversity of architectural	Does Not Comply
expression to prevent monotony.	
 Allow for street fronts with a variety of 	
architectural expression that is appropriate in	
its context.	
 Respect the design vocabulary of historic 	
and established neighborhoods while allowing	
for a variety of architectural styles.	
4. encourage high quality design and	Does Not Comply
construction.	
- 🛽 dd visual interest and distinction to the	
community.	
- Construct buildings with high quality	
materials and detailing that make a lasting	
contribution.	
 Develop buildings with pleasing 	
compositions and forms.	
6.@reate transitions in height, massing, and	Does Not Comply
scale.	
- 图chieve a compatible transition between	
areas with different scale buildings.	
7. ₽se sustainable design techniques.	Complies
- 🛙 reat on-site stormwater.	
- Øse green building techniques.	
Guidelines	Compliance: Y/N
#1.1.1 Commercial Building Placement -	Complies
Spatially define the street front by locating	
storefronts near the property lines facing the	
corridor and adjacent to one another.	
#2.1.1 Integrate open space into the site plan.	Complies
# 2.1.2 Site common open space to be easily	Complies
accessible to residents and/or the public.	

# 2.1.3 Wherever feasible, orient group open	Complies
space to have solar exposure and toward living	
units or commercial space.	
# 3.1.1 Place parking areas and parking	Complies
podiums behind active space or underground.	
# 3.1.2 Limit driveways, garage doors, and curb	Complies
cuts on the corridor.	
# 3.3.1 Locate loading docks out of view from	Complies
the corridor.	
# 3.3.2 Locate service elements such as utility	Complies
boxes, transformers, conduits, trash	
enclosures, loading docks, and mechanical	
equipment screened and out of view from the	
corridor.	
# 3.3.2 [sic] Size, place, and screen rooftop	Complies
mechanical equipment, elevator penthouses,	
antennas, and other equipment away from the	
public view.	
#4.1.1 Establish a prominent and differentiated	Does Not Comply
ground floor in residential buildings.	
#4.1.2 Design ground floor residential space to	NA
have grade separation from the sidewalk.	
#4.1.3 Provide well designed ground floor	Does Not Comply
residential frontages through the use of stoops,	
forecourts, front yards, and lobbies.	
#4.2.4 Provide ground floor architectural	Does Not Comply
detailing that provides visual interest to	
pedestrians and distinguishes the ground floor	
from upper floors.	

#4.2.5 Coordinate horizontal ground floor	Does Not Comply
features with other commercial facades to	
create a unified composition at the street wall.	
#4.2.6 Do not set back the ground floor of	NA
commercial facades from upper stories	
#4.2.7 Provide floor space dimensions and	Does Not Comply
facilities that create an economically viable and	
flexible commercial space.	
#4.3.1 Integrate garage doors into the building	NA
design and reduce their prominence on the	
street.	
#4.3.2 Establish prominent and frequent	Does Not Comply
entrances on facades facing the corridor.	
#4.4.1 Install consistently spaced street trees,	Does Not Comply
extend an existing positive street tree context,	
and install trees appropriate for the zoning	
district.	
#4.4.2 Place features that create a transition	Does Not Comply
between the sidewalk and the development.	
#5.1.1 Integrate the various components of a	Does Not Comply
building to achieve a coherent	
composition and style.	
#5.1.2 Reduce the visual scale of a large	Does Not Comply
building frontage.	
#5.2.1 Relate new buildings to the existing	Does Not Comply
architecture in a neighborhood with a strong	
design vocabulary.	
#5.3.1 Avoid large blank walls on the street	Complies
facade of a building; provide visual interest	
when blank walls are unavoidable.	

:	#5.3.2 Integrate architectural details to provide	Does Not Comply
,	visual interest to the façade of a building.	
:	#5.4.1 Where feasible, place stairwells in the	Complies
İ	interior of a building.	
÷	#5.4.2 Provide a roofline that integrates with	Does Not Comply
-	the building's overall design concept.	
-	#5.4.3 Design parking structure facades as an	Does Not Comply
i	integral part of the project it serves, consistent	
i	in style and materials with the rest of the	
	project.	
	#5.4.4 Integrate balconies into the design of a	Does Not Comply
	building.	
	#6.1.1 Install durable and attractive materials	Does Not Comply
	on the ground floor façade of buildings.	
	#6.2.1 Recess exterior street-facing windows.	Does Not Comply
	#6.3.1 Exterior materials on the upper levels of	Does Not Comply
	buildings should create a sense of permanence,	
	provide an attractive visual quality, and be	
	consistent with the design concept of the	
	building.	
	#6.4.1 Implement sustainable development	Complies
	methods.	
	#9.1.1 Design developments to maximize the	Does Not Comply
	natural surveillance of the streetscape and	
	open space.	

#9.1.2 Establish "territoriality" at a	Unclear
development. Territoriality is the principle of	
providing clear delineation between public,	
private, and semi-private areas, to make it	
easier for pedestrians to understand the	
function of an area and participate in an it's	
appropriate use.	
#9.3.1 Control access into a development	Unclear
#9.4.1 Promote activity at a development. For	Does Not Comply
example, create an atmosphere conducive to	
pedestrian travel or developing well- designed	
frontages, and a connection between private	
and public space.	
listoric Preservation Element of the General Plan	
Historic Preservation Element, Policy 3.5,	
Findings:	
1. The design matches or is compatible with,	Does Not Comply
but not necessarily identical to, the property's	
existing or historical design; or	
2. The proposed design comprehensively	Does Not Comply
modifies and is at least equal in quality to the	Does Not comply
existing design and is compatible with the	
character of the neighborhood; or	
3. The existing design is undistinguished and	Does Not Comply
does not warrant retention and the proposed	
design is compatible with the character of the	
neighborhood.	
equired Findings	

Conditional Use Permit Criteria	
Sec. 17.134.050	Meets the finding: Y/N
A. That the location, size, design, and operating	Does Not Comply
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;	
B.That the location, design, and site planning of	Does Not Comply
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;	
C.That the proposed development will enhance	Complies
the successful operation of the surrounding	
area in its basic community functions, or will	
provide an essential service to the community	
or region;	

D.That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;	Does Not Comply
E.That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.	Does Not Comply
Sec. 17.58.060. Table 17.58.03, Additional Regulation #3d:	
The maximum yard requirements above the ground floor may be waived upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, the proposal must also meet each of the following criteria:	
 i. It infeasible to both accommodate the use proposed for the space and meet the maximum yard requirement; 	NA
ii. The proposal will not weaken the street definition provided by buildings with reduced setbacks; and	NA
iii. The proposal will not interrupt a continuityof 2nd and 3rd story facades on the street thathave minimal front yard setbacks.	NA

Regular Design Review	
Sec. 17.136.050 - Regular design review	
criteria, A. For Residential Facilities	
1. That the proposed design will create a	Does Not Comply
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,	Does Not Comply
preserve, or enhance desirable neighborhood	
characteristics	
3. That the proposed design will be sensitive to	Complies
the topography and landscape	
4. That, if situated on a hill, the design and	NA
massing of the proposed building relates to the	
grade of the hill	
5. That the proposed design conforms in all	Does Not Comply
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.	
Sec. 17.58.060. Table 17.58.03, Additional	
Regulation #3c:	

	1	
In the CBD-P, CBD-C, and CBD-X Zones, these		
maximum yards apply to seventy-five percent		
(75%) of the street frontage on the principal		
street and fifty percent (50%) on other streets,		
if any. All percentages, however, may be		
reduced to fifty percent (50%) upon the		
granting of Regular design review (see Chapter		
17.136 for the design review procedure). In		
addition to the criteria contained in Section		
17.136.050, the proposal must also meet each		
of the following criteria:		
i. Any additional yard area abutting the		Does Not Comply
principal street is designed to accommodate		
publicly accessible plazas, sidewalk cafes, or		
restaurants;		
ii. The proposal will not impair a generally		Complies
continuous wall of building facades;		
iii. The proposal will not weaken the		Does Not Comply
concentration and continuity of retail facilities		
at ground-level, and will not impair the		
retention or creation of an important shopping		
frontage; and		
iv. The proposal will not interfere with the		Complies
movement of people along an important		
pedestrian street.		
Sec. 17.136.055 B – Special regulations for		
historic properties in the Central Business		
District and the Lake Merritt Station Area		
District Zones, 2. Findings		

a. Any proposed new construction is compatible with the existing API in terms of		Does Not Comply
massing, siting, rhythm, composition, patterns		
of openings, quality of material, and intensity		
of detailing;		
b. New street frontage has forms that reflect		Does Not Comply
the widths and rhythm of the facades on the		
street, and entrances that reflect the patterns		
on the street		
c. The proposal provides high visual interest		Does Not Comply
that either reflects the level and quality of		
visual interest of the API contributors or		
otherwise enhances the visual interest of the		
API.		

d. The proposal is consistent with the visual	Does Not Comply
cohesiveness of the API. For the purpose of this	
finding, visual cohesiveness is the architectural	
character, the sum of all visual aspects,	
features, and materials that defines the API. A	
new structure contributes to the visual	
cohesiveness of a district if it relates to the	
design characteristics of a historic district while	
also conveying its own time. New construction	
may do so by drawing upon some basic building	
features, such as the way in which a building is	
located on its site, the manner in which it	
relates to the street, its basic mass, form,	
direction or orientation (horizontal vs. vertical),	
recesses and projections, quality of materials,	
patterns of openings and level of detailing.	
When some combination of these design	
variables are arranged in a new building to	
relate to those seen traditionally in the area,	
but integral to the design and character of the	
proposed new construction, visual	
cohesiveness results	

	e. Where height is a character-defining element		NA
	of the API there are height transitions to any		
	neighboring contributing historic buildings.		
	"Character-defining elements" are those		
	-		
	features of design, materials, workmanship,		
	setting, location, and association that identify a		
	property as representative of its period and		
	contribute to its visual distinction or historical		
	significance. APIs with a character-defining		
	height and their character-defining height level		
1	are designated on the zoning maps; and		
	g. For construction of new principal buildings:		
	i.The project will not cause the API to lose its		Does Not Comply
	status as an API;		
	ii.The proposal will result in a building or		Does Not Comply
	addition with exterior visual quality,		
	craftsmanship, detailing, and high quality and		
	durable materials that is at least equal to that		
	of the API contributors; and		
	iii.The proposal contains elements that relate		Does Not Comply
	to the character-defining height of the API, if		
	any, through the use of a combination of upper		
	story setbacks, window patterns, change of		
	materials, prominent cornice lines, or other		
	techniques. APIs with a character-defining		
	height and their character-defining height level		
	are designated on the zoning maps.		