



Design Review Committee Staff Report

Location:	2044 Franklin St.
Assessor's Parcel Number:	008-0651-018-01
Proposal:	Proposal to construct a new 29 story mixed use primary building containing 179 residential units with a secondary low rise 3 story townhouse building with 5 units and ground floor commercial. The entire project would have 184 units approximately 57,000 square feet of office and 5,000 square feet of commercial at the ground floor. This proposal will require a Regular Design Review permit for new construction; Major Conditional Use Permit for development exceeding 200,000 square feet; and Tentative Parcel Map to merge two lots.
Applicant:	Lih-Chuin Loh
General Plan:	Central Business District
Zoning:	CBD-C; Height Area 7(no limit)Central Business District
Environmental Determination:	Determination Pending
Historic Status:	None
City Council District:	3
For further information:	Contact case planner Rebecca Lind at 510-238-3472 or by email: rlind@oaklandnet.com

EXECUTIVE SUMMARY

The Nautilus Group has filed an application with the Bureau of Planning to develop a mixed use 29 story building that would include two structures with 184 market rate dwelling units, approximately 57,000 square feet of office and 5,000 square feet of ground floor commercial.

The subject property consists of two lots with a slightly irregular parcel configuration and frontage on three streets, Franklin, 21st and Webster. All streets are important in this part of downtown but Webster and Franklin are considered primary. There is an existing two story commercial building on site at the corner of Franklin and 21st St. with a parking lot at the Webster and 21st Street corner.

STAFF RECOMMENDATION(S)

Staff recommends the DRC review the proposed project for appropriate site and building design considerations and provide direction to the applicant and city staff. The DRC should also provide input as to whether they wish to see the item return to them prior to being scheduled for a Planning Commission hearing.

SURROUNDING USES

The district consists of a mix of low rise and high rise structures including a 20 story, 220 foot building and a 10 story, 110 foot building on 21st street adjacent to the subject site to the north. Both of these are commercial office buildings.

The internal lot line to the south abuts a 6 story, 75 foot high commercial building. The site is immediately across Webster Street from the Kaiser Plaza and rooftop garden.

The building is located in a mixed commercial neighborhood with a blend of lower scale, 1950s era bank and office buildings to the west and south and taller office buildings to the north and east. Indeed, amongst the existing high rises are the two current, tallest buildings (The Ordway Building and the Kaiser Plaza building) in Oakland.

SIMILAR CASES

As noted above, this is a section of downtown Oakland with several larger buildings, many for commercial purposes. There are also several larger projects in the wider vicinity that are under construction, that have been permitted, or are seeking entitlements. Below is a brief summary of each and a map showing the location of each.

Under Construction:

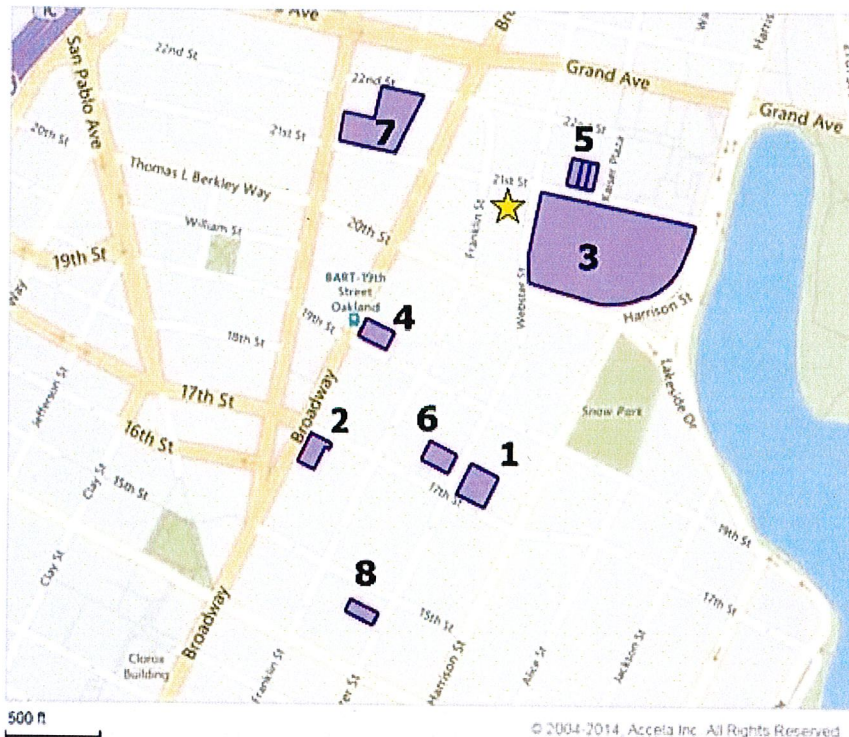
1. *1700 Webster*: This 25 story, 250 unit project was approved by Planning Commission in Late 2015 and commenced site demolition work in February of 2017.
2. *1640 Broadway (449 17th St)*: Approved in early 2016 by the Planning Commission, this new residential building broke ground in March of 2017. It will be 33 stories tall with 254 units and would be the largest residential building in the City.

Permitted but not yet built:

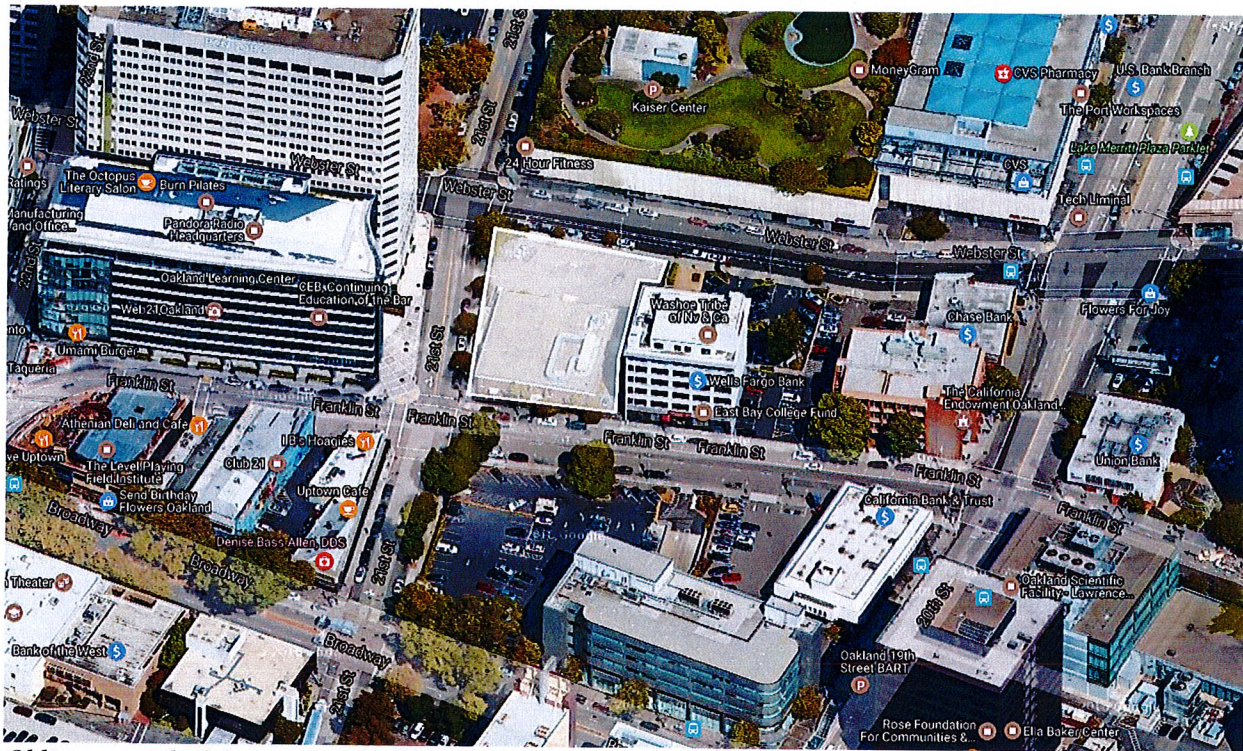
3. *Kaiser Rooftop*: This project was approved in and consists of two commercial office towers located on top of a portion of the Kaiser Center rooftop garden (directly across Webster St from subject site). The total net new office square footage would be approximately 1.47 million square feet.
4. *1900 Broadway*: The 2015 approved project would build 345 residential units, approximately 9,700 square feet of commercial in a 33 story high rise. It would also encompass and rehabilitate the 1920's era historic building (The Tapscott Building) at the corner of 19th and Broadway.

Under Review:

5. *2 Kaiser Plaza*: This site is an existing parking lot roughly 70 yards to the east from the subject property. The applicant is studying two options, A) 1.1 million square feet of office building approximately 450 feet tall or B) a 600,000 square foot office building approximately 250 feet tall. This project is being reviewed and went to the Design Review Committee in February.
6. *1721 Webster*: This is a proposed 250 unit, 25 story residential tower that was heard by the Design Review Committee in March. It is almost directly across the street from the 1700 Webster project across the street.
7. *2100 Telegraph*: A recently submitted project, the City is reviewing an application for approximately 880,000 square feet of office, 395 residential units and approximately 18,000 square feet of retail.
8. *1433 Webster*: This is a similar building not only in scale but design as its proposed by the same developer and involves the same modular construction method. It's included in this list even so due to the visual closeness this proposal shares with the project being analyzed.



PROJECT LOCATION



Oblique aerial of the site and surroundings, looking east.

GENERAL PLAN AND ZONING

The property is in the Central Business District of the General Plan. The goal of the Central Business District Classification 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 Downtown policies further clarify this intent with Policy D2.1 Enhancing the Downtown which states “*Downtown development should be visually interesting, harmonize with its surroundings, respect and enhance important views in and of the downtown, respect the character, history, and pedestrian orientation of the downtown, and contribute to an attractive skyline*”.

These policies are implemented by the CBD- C Zone. This is a mixed use zoning that allows high density residential, office and retail/service in the downtown. It includes standards such as height, density, parking and setbacks that encourage the type of projects that will develop the City Center as a pedestrian area with high rise development. The CBD-C Zone also includes design requirements for new buildings including criteria for the entrance, design of the building at the ground floor, location of parking, elements to make the street/sidewalk area interesting and busy, the bulk and size of the building, upper story windows, and the building base and top.

PROJECT DESCRIPTION

The proposed project would demolish the existing building and construct a new mixed use complex with two structures: Building 1, a 353 foot high 28 story tower with a 77 foot high 6 story podium, and Building 2, a 40 foot high 3 story low rise building. The uses

include commercial office, retail and residential proposed at a height and density that complies with the General Plan policy framework and the CBD-C zoning standards.



View of proposal from Franklin St.

The tower portion of this proposal is substantially similar to the project at 1433 Webster Street. The tower “Base” and “Top” designs are modified as is the south elevation which previously showed a blank wall. The internal configuration of the building remains much the same including proposed activities and number/size of dwelling units. The 29th story is changed to include 3 penthouse units. This project is located on a larger, three sided parcel, in a different section of the downtown. It is also coupled with a new low rise building, of similar design but with smaller scale proportions that complement the tower and contribute to the feeling of the streetscape with additional ground floor retail.

Building 1 Tower/Podium Summary

1. The ground floor 1,400 square feet of retail at the corner of Webster and 21st St, with the entry on 21st.

- 15 foot ceiling height.
- Entries: residential on 21st Street and office on Webster.
- Mechanical parking system accommodating 86 cars for residential use is proposed at the back of the ground floor in the podium portion of the building.
- Parking access on Webster. A ramp leads to a subterranean level where additional parking would be provided.
- Trash, one loading berth, mail/package room, and a locker room with showers are also provided on the first floor in the interior of the building.
- Long term commercial bicycle parking is in the subterranean level.

2. Levels two through five 57,873 square feet of office.

- The fifth floor terraces open to the streets.
- The office space extends over the parking area in the podium portion of the building.
- The sixth floor provides amenity spaces for the residents of the building with access out to a roof top outdoor open space.
- Long term residential bicycle parking is also located on this floor.

3. Levels 7 through 28: residential floors with eight units per floor for a total of 176 apartments: 44 1bed and 132 2 bed

4. 29th level/ tower rooftop would contain 3 penthouses with 3 bedroom units.

Building 2 Low Rise Summary



Ground floor elevation of the proposed building

This building will include 5 townhouses on the 2nd and 3rd floors with 3950 sq. ft. of ground floor retail. The ground floor retail has a 15' ceiling height. The retail would wrap around the corner of 21st and Franklin with entrances on both frontages. The "L" shaped footprint is 20-30' deep to allow enough room for retail uses, and two smaller storefront areas are proposed separated by a mechanical room, residential and commercial trash room, and commercial bicycle storage on the ground floor. The juxtaposition of the low rise building and the tower/podium create an internal group open space between the buildings. The open space has gated access to 21st Street and though the parking garage. One townhouse unit is proposed as an ADA unit and it would have a 200 sq. f.t entry on the ground floor. The other townhouse units would have access through the open space via enclosed stairs at the rear of the units. Private open space is proposed on the roof of the townhouse units.

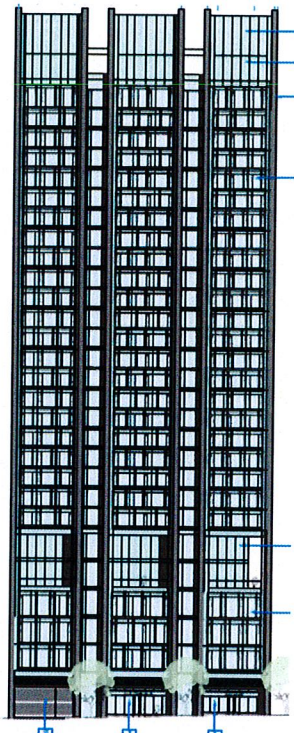
DESIGN REVIEW

Building 1 Tower and Podium The building façade is made of painted aluminum panels mounted on a system of pillars that extend from the ground to the top of the building with various modulations and window treatments.

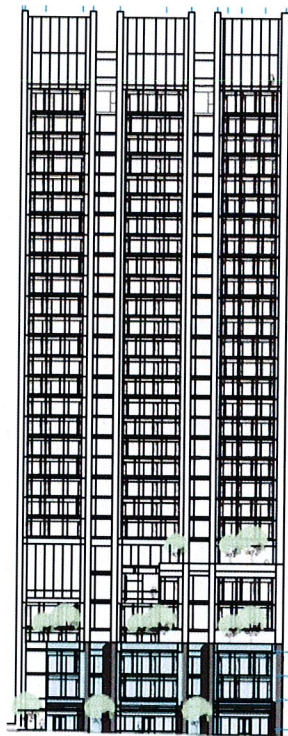
East and West Elevations Design Elements and Massing

The east and west elevations have the same design concept. On these elevations the pillars are repeated across the façade. Three strong vertical elements are created from windows repeated up the length of the tower and framed by the pillars. These window banks have off set mullions which create additional texture and complexity but read "flat" so do not offset the strong vertical feel of the design. There are no upper story setbacks so the building presents as a straight shot from earth to sky.

A 13 foot wide modulation occurs at approximately 30 foot intervals resulting from introduction of a recessed window bank treated with darker glass. Although it does break up the building mas, the modulated area reads as a line of darker texture running from the base to the top of the structure and as a result reinforce vertical feel of the building.



Webster Street Elevation



Franklin Street Elevation

Massing

Design requirements in the CBD-C zone require the mass of newly-constructed principal buildings to be broken up into smaller forms to reduce the scale and enhance the visual interest from the street and on the horizon. Providing a visually differentiated base, middle and top of a building is one method of complying with this requirement. Other methods include providing building articulation, varied materials, and contrasting window patterns or treatments.

Base

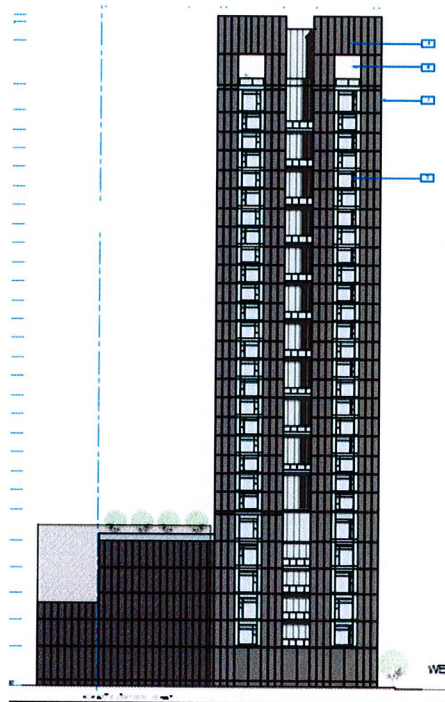
The 6th floor of the east and west elevations begins to differentiate the base and top. A change to larger window glass with lighter hue on floors 5 and 6 creates a light horizontal band breaking up the building mass. On the east elevation the ground floor windows also are presented with the lighter glass.

The podium itself creates an element of a base where it connects to the tower at the 6th story. The 3 story low rise building adds to the base by creating a stepped back building form where it wraps around the podium on the Franklin and 21st street elevations. The two story components of the podium and low rise building further articulate the mass of the tower structure from the Franklin side.

Top

The design requirement for the top of the tower is the building to include a distinct visual terminus integrated into the design concept of the building. Two floors of windows with no mullion cap are proposed creating a horizontal element composed of three rectangles that draw the eye to the top of the building. Lighting would highlight the three rectangles. This design applies only to the east and west elevations. The north and south sides of the top are treated with a continuation of aluminum cladding with a smaller window and no lighting.

Interior lot Elevation (South)

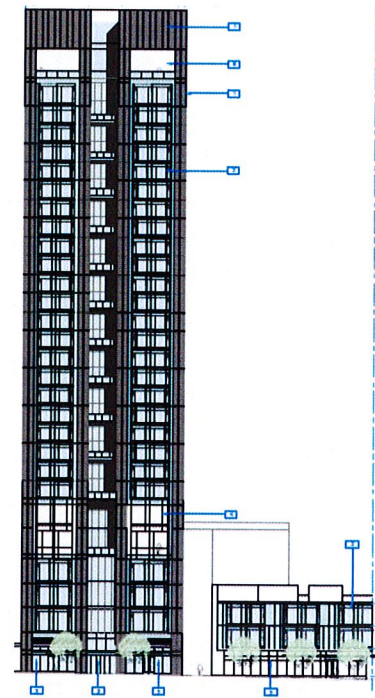


South Elevation

The South elevation occurs on the inner lot line but the upper stories will be visible from the adjacent properties at street level and will contribute to the skyline. The first 4 floors have a balcony panel but the windows are not recessed. This elevation has the least differentiation on the amenity floor (6th) where the other elevations make a stronger effort to differentiate the base.

The ‘Top’ and ‘Base’ treatments on this elevation are a continuation of the pillars. Window treatment at the base is also different. There is no transparency at the ground floor where the parking drive aisle is located on the site plan

21st St Elevation (North)



North Elevation 21st St.

The North elevation has two banks of windows and narrower aluminum clad pillars. With increased transparency and reduction of pillar width, the visual effect is both a lighter color and less mass. Larger windows on floors 2-6 introduce a horizontal element that begins to define a base. North side also has ground floor retail with larger display windows and a distinct residential entry that enhances the visual experience for pedestrians. These features distinguish this portion of the building from the upper stories.

The ‘Top’ is the same concept as on the South elevation but larger window bays and less aluminum panel mass.

Building 2 Low Rise



Franklin Elevation

The low rise building uses the same pillar and window system proposed for the east and west elevations. This version of the façade has the larger window bays with a narrower aluminum clad pillar and a 13' modulation with recessed windows. Only the east and south elevations are seen from the street. The building wraps the corner of Franklin and 21st creating pedestrian oriented retail on the street side and the opportunity for courtyard common open space in the interior of the lot.

The tower elevation as experienced from the courtyard would be a 22 foot long and 77 foot high blank wall on the podium south side on half of the façade and a continuation of the pillar and window system. The east elevation of the podium wall is not clarified but based on window placement on the floor plans, level 2-6 is a continuation of pillar and window system as shown on the tower north elevation. No elevations of the interior walls of the low rise structure are as yet submitted. A proposed canopy is shown at street level.

DEVELOPMENT STANDARDS

Density and Ratio of the floor area on a lot to the land area (FAR)

CBD-C Zone within Height Area 7. The Height Area 7 does not set any restriction on building height and allows a density of one dwelling unit per 90 square feet of lot area and a Commercial Floor Area Ratio (FAR) of 20.0. The FAR applies only to the commercial portion of the project. In this zone all of the land area can be used to calculate both the density and FAR. The proposed development meets these standards as it has a lower density and a lower FAR than the CBD-C zone allows.

Density/FAR Requirements Summary

Site	Area	Residential Density	Commercial FAR	Max Units/ Floor Area
2044 Franklin St Allowed	25,568	1:90	20.0	284.8 / 511,360 sq. ft. FAR 20
2044 Franklin St Proposed	25,568	1:90	63,221sq. ft. commercial 2.68 FAR	184 /325,934 sq. ft. residential and commercial combined FAR 12.7

Height and Bulk

Height Area 7 allows unlimited height however building bulk and scale are still regulated by the maximum FAR and the requirement that the structure not exceed 85% of the site area above the base height. The proposed project is 44% of the site area.

Maximum Setback

To facilitate buildings with active street fronts and a continuous street wall, the CBD-C zone allows zero setbacks on all frontages. The intent is to reduce dead spaces along the street.

- Zoning sets a maximum setback of 5 feet on the ground floor and the first 2 upper stories on at least 75% of the frontage.
- The proposal meets both the front and side setback standard.
 - The buildings are placed within 5 feet of the property line on Webster (3 feet) and Franklin (5 feet).
 - On 21st Street the corner of the building is within 5 to 10.11 feet of the property line for 47 feet of the 189.9 foot frontage which just meets the 75% criteria.
 - This corner area is shown with outdoor seating and a differentiated paving design.

ADDITIONAL DESIGN PERFORMANCE STANDARDS RELATED TO DESIGN REVIEW

Transparency

Design standards require a 55% ground floor transparency for the principal building. The project exceeds the standard for the tower. This standard does not apply to the low rise structure as it is the secondary building, but is encouraged because it supports the quality of the pedestrian environment.

Transparency Summary

Street	Transparency Required (sq. ft.)	Provided (sq. ft.) Tower	Additional Transparency Provided (sq. ft.) Low Rise
Franklin primary	854	none	1242
21 st primary	938	1008	1026
Webster primary	602	912	

Building Entrances

Design Standards require one prominent entrance facing a primary street.

- For nonresidential activities the entrance is to be at grade.
- Entrances may be identified by elements such as projecting or recessing door area, change in material, awnings, detailing or stairs.
- The tower building complies with this requirement but the Low Rise building does not.

Tower Building

- The 21st Street façade has both residential and retail entries at grade. Both are recessed, have transparent doors and a canopy over the entry that projects 3 feet from the building. The retail entry has a change in paving material between the building and the sidewalk in the front setback area.
- The Webster St façade has a commercial entry with transparent doors and a similar canopy.
- The tower building has no entry on Franklin St.

Low Rise Building

- The 21st St façade has retail entries but no residential main entry. Townhouse entries are at the back of the building off of the common open space courtyard and are not visible public entries for residents, guests and deliveries.
- Retail entries have transparent doors and a canopy that projects 3 feet into the sidewalk over the entry. The canopy turns the corner of the building, extending 22 feet down the Franklin frontage but ends before the entries to the Franklin side of the building.
- The Franklin façade has two retail entries with transparent doors and no canopy.

Active Street Requirements and Parking Entrance

New buildings are required to have active first floor uses. In order to promote active uses, parking spaces, locker areas, mechanical rooms, and other non-active spaces may not be located within thirty (30) feet from the front of the ground floor of the principal building. For newly-constructed principal buildings, the design standards stipulate that garage doors shall not be from the principal street when alternative access such as a secondary street or alley is feasible.

Tower Building

- The Webster St. frontage does not meet this standard. 156 feet of the 186 foot frontage has non active street level ground floor use including the parking access, parking spaces, locker areas, mechanical rooms, located within thirty (30) feet from the street. While there is 24' of ground floor retail on this frontage it does not have an entry to the street. (See Plan Sheet A1.1).
- 21st St. meets the standard with ground floor retail with entrances, the residential lobby, and outdoor seating area proposed.

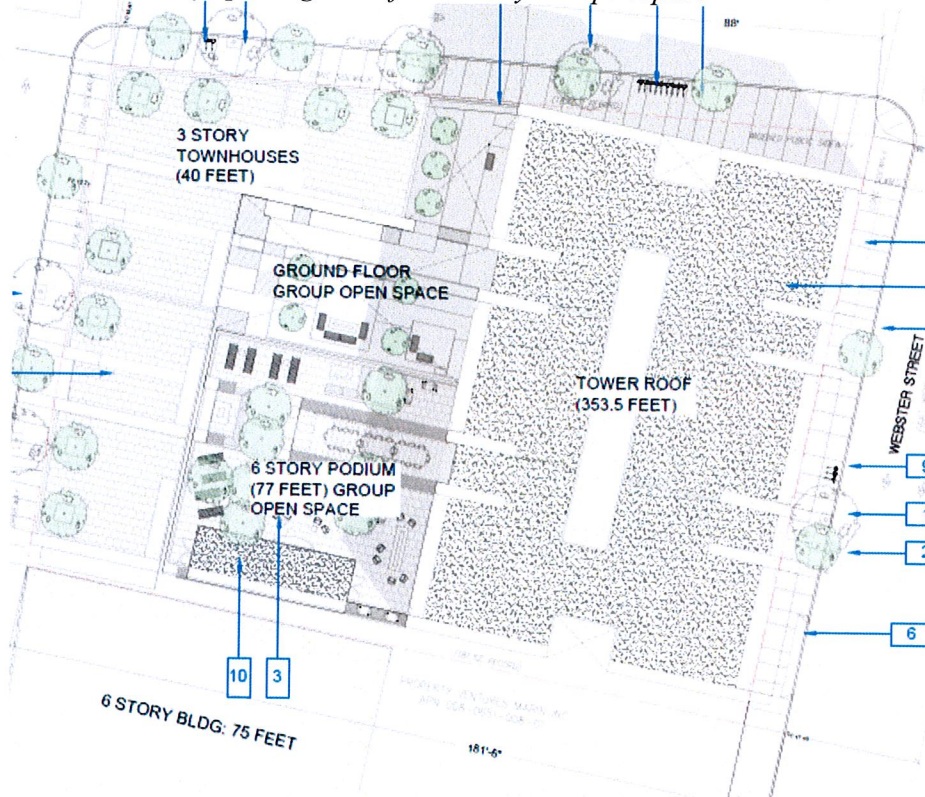
Low Rise Building

- The standard is met with ground floor retail on both 21st St and Franklin.

Open Space

Group open space is provided in the courtyard between the buildings and on the 6th floor roof. Private open space is proposed as balconies available to 22 units on the north and south sides of the tower, as balconies for the penthouse and on the private roof tops of the townhouse units. The project meets code requirements in the aggregate although the group open space represents 46% of required area and the private open space is serving just 30 of the 184 total units. The CBD-C zone does not include a standard for the ratio of public to private open space.

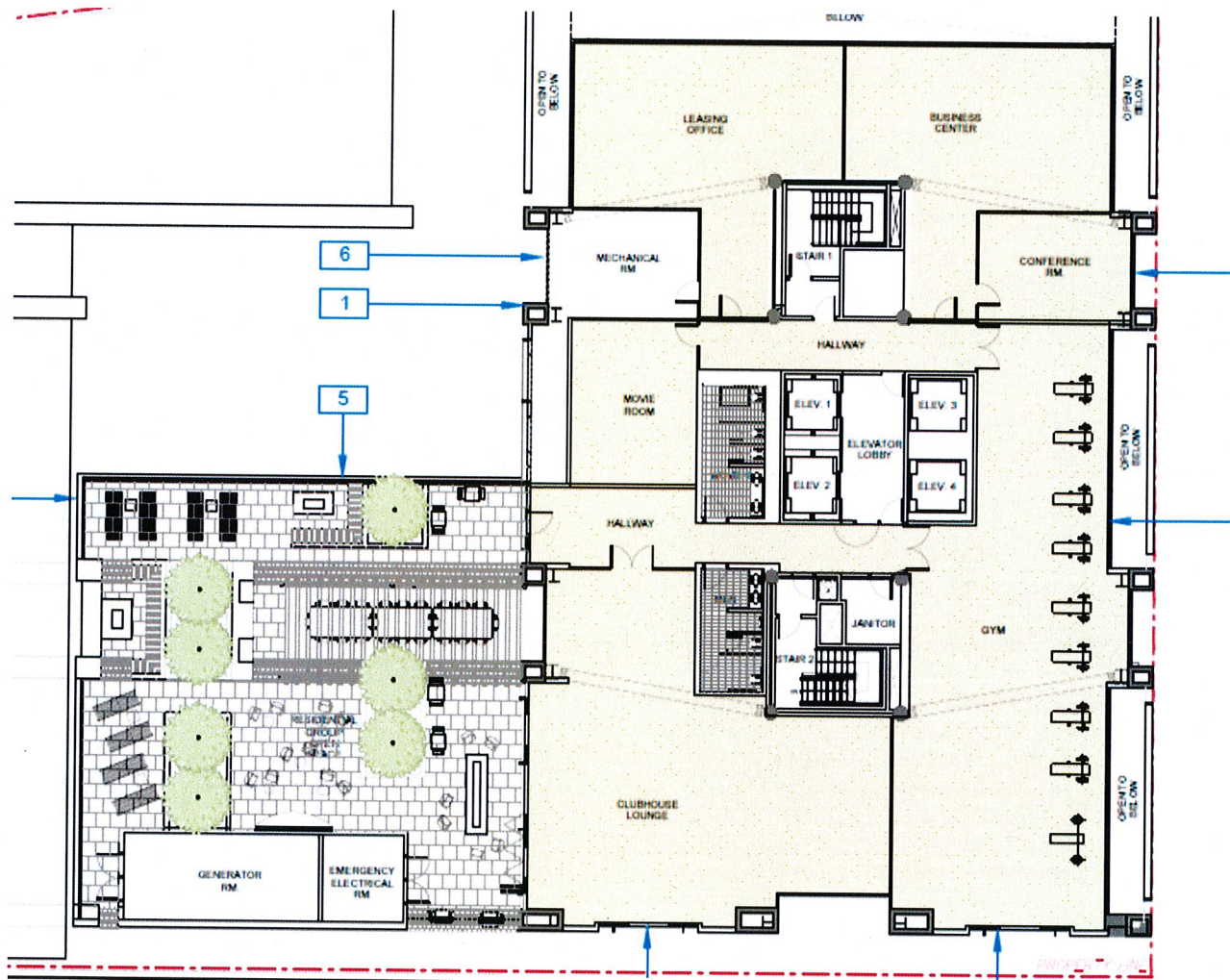
Townhouse rooftop and ground floor courtyard open space



Open Space Requirements Summary

75 sq. ft./unit	Required	Public	Private
Penthouse 3 units	225sf		2,000 sf in 3 units
Tower 176 units	13,700sf	3500 sf on 6 th floor	2,200 sf in 22 units
Townhouse 5 units	375sf	2840 sf in courtyard	4,300 sf in 5 units
Total	13,800sf	6,340sf	8,500sf

An indoor gym of approximately 2,500 sf, a lounge of 1,600 sf and a movie room of 400sf is also provided for use by residents and business tenants. While this space does not count toward required open space it does provide additional group recreation opportunity and functional gathering space.



Podium roof top open space and 6th floor amenity level are shown in this illustration

This detail of the 6th Floor Podium open space shows both lounge, gym and movie room relative to the public open space. The drawing also shows the landscaping proposal.

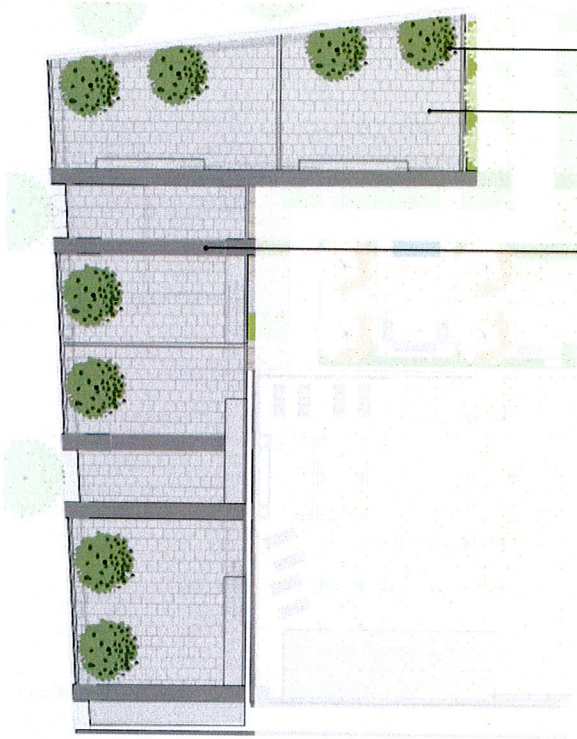
The landscape material in the proposed planter boxes is a mix of Europea (Olive) trees 15 gallon in size and a variety of agave, fern rosemary and coast rosemary (*Westfringia Fruticose*). The landscape area does not meet the required 50% of the roof open space area.

The tree plantings would be visible from the street and the tower.

Coast Rosemary (Westfringia Fruticose)



Landscaping for Low Rise Roof Top



Townhouse Open Space



Olea europaea 'Little Ollie'
Little Ollie Olive

This private open space on the roof of the 5 townhouse units is also subject to the 50% landscape requirement. Eight Olive (*Olea Europea*) Trees are proposed in 36" boxes. Based on concerns raised about the Olive by the City Tree Division staff a different tree type may be more appropriate in this area. Olive trees are messy: olives stain carpets/hardscape and make a slip and fall situation.

Additional plant material will be required and could be accommodated in planters.

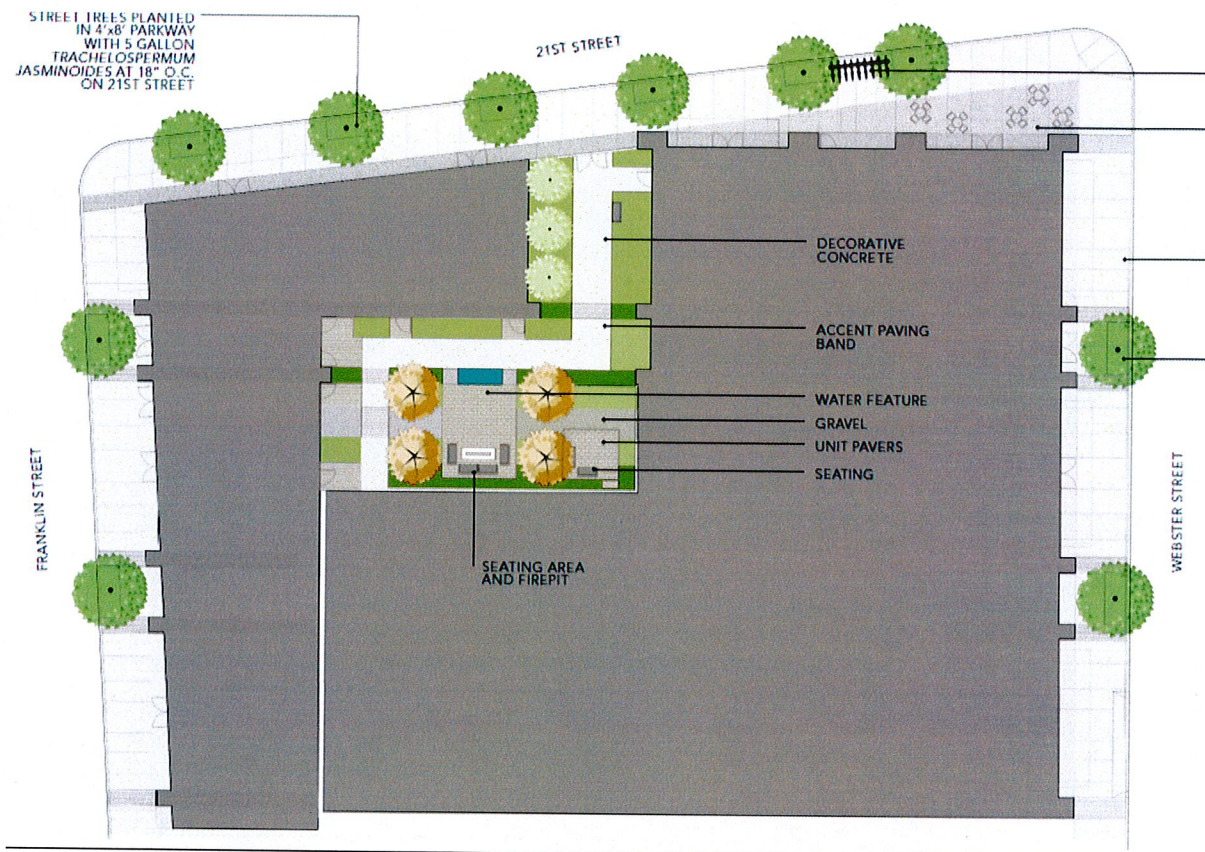
The tree plantings would be also visible from the street, and the tower, and in this case from the courtyard common open space on the 6th story roof.

Landscaped elements potentially add to the amenity value of both the low rise building and the courtyard but are as yet undefined.

Street Trees and Courtyard Open Space Landscaping

Courtyard Landscaping: 50% landscape enhancements required.

- A shady courtyard mix of plantings with 10 varieties or equal proportions is proposed combined with 4 Japanese Maples in a 48" box and 3 Arbutus multi-trunk (Strawberry Tree) in a 36" box. The Strawberry tree grows from 8-35 feet as a single or multi-trunk ornamental. The planted area appears to be approximately 300' shy of the required 50%.



Arbutus (Strawberry Tree)



Japanese Maple

Street Trees

- Seven existing trees will be removed (see Sheet C2.0) and replaced with a combination of Olive (*Olivea Europea*) trees 15 gal, 24" OC Star Jasmine (*Trachaelosperm Jasiminoides*) plant 5 gal 18" OC (See Sheet L1.1).

The City's Tree Section staff request different tree selection

- Replacement trees should have the potential to get to 15" in diameter
- Trees should be at least 15 gallon size when planted.
- The Olive tree is messy: olives stain carpets/hardscape and make a slip and fall situation. A replacement suggestion was not made.
- The Star Jasmine is a fragrant flowering 2-3 foot shrub, not a tree, that can be trained as a vine climbing 18 to 20 feet tall.

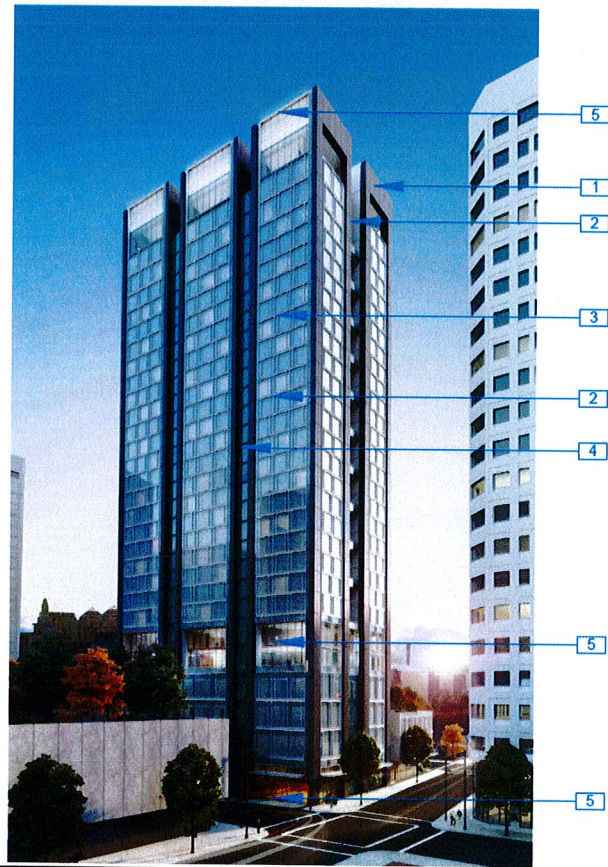
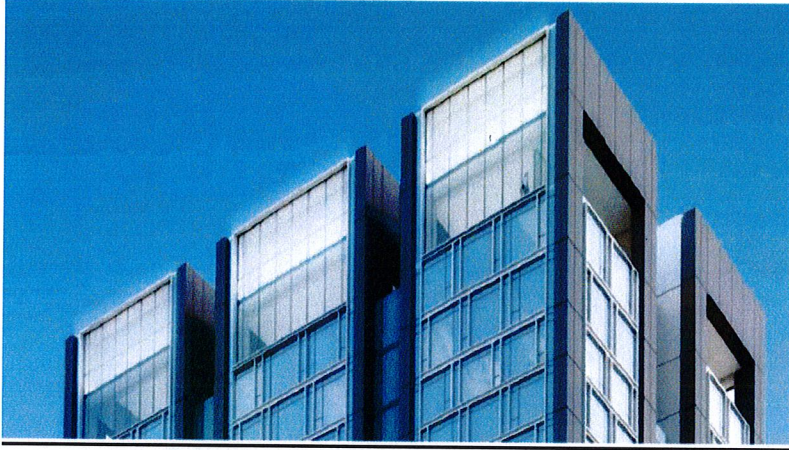


Star Jasmine (Trachaelosperm Jasiminoides)

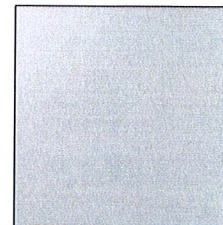
Upper Story Windows

The design standards require ample placement of windows above the ground floor at all street-fronting facades to achieve a coherent and appealing composition on the facade.

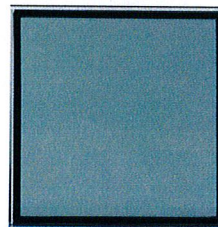
Larger windows at the top of the building and on the 6th floor amenity level are proposed. Both revised window treatments, and glass types are proposed.



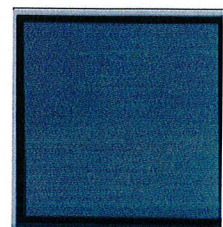
1 PAINTED ALUMINUM PANEL



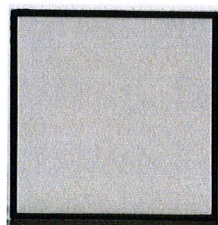
2 PAINTED ALUMINUM MULLION CAP AND PANEL



3 GLASS TYPE 1



4 GLASS TYPE 2



5 GLASS TYPE 3

Exterior Materials

During the earlier DRC review of this tower this issue of the black aluminum paneling system, which would provide a very dark appearance to the building. A concern was that this dark appearance would cause the building to stand out within the context of the skyline. Staff continues to request feedback from the Committee as to the appropriateness of the exterior color of the building within the context of the skyline.



The sixth floor of the building previously was proposed with large louvers for the mechanical systems within the building. Staff recommends that these either be better concealed or that more creative design treatments are provided to better incorporate this element into the balcony recess break at this portion of the building. Mechanical systems are now proposed on the tower roof.

Issues

Addressing the following issues will help achieve the goals for downtown development (See Policy D2.1 Enhancing the Downtown) and the CBD-C zone design requirements.

- A. To meet CBD zone building frontage and street activation requirements consider establishing 2 “fronts” for the development; one on Webster serving the tower, and one on Franklin serving the low rise building.
 - a. The two separate buildings on this site would benefit from two separate addresses and distinct building entries.
 - b. The east and west tower facades read as “fronts” because they have the wider building width with three banks of window bays; there is greater transparency and texture in the upper stories, and the facades have more distinctive tops. Both of these elevations will be noticeable on the skyline and from the street.
 - c. The north and south facades read as sides of the building and do not provide the distinction of “fronts”.
- B. To meet front entry requirements of the CBD zone consider requiring a front entry to the residential units in the low rise building off of Franklin Street.
 - a. The proposal shows these residential entries off of the internal courtyard with access through the parking garage and through an exterior gate to 21st Street.
 - b. A clear residential entry with an address on Franklin will
- C. To respect the pedestrian orientation of the downtown and parking entry and street activity requirements of the CBD zone, consider requiring re-organization of the first floor activities to activate Webster St. Although the Webster tower façade reads as the front of the building, the street level reads more like a side. The commercial lobby is

located on Webster but it is the only use with active pedestrian potential on this side of the building.

- a. Consider moving the parking entry to 21st St.
- b. Consider requiring a retail entry and outdoor dining to the Webster frontage.
- D. To harmonize the building with its surroundings and enhance views of the downtown consider a lighter hue for the aluminum panel treatment and light glass treatment to de-emphasize the dark vertical elements of the building and reduce the visual prominence of the building within the context of the skyline.
- E. To achieve an attractive skyline and make the building more visually interesting, and to address the building terminus, consider extending the same "top" element presented for the east and west elevation to the north and south elevations: that is windows and lighting.

Staff recommends that the DRC consider these issues and provide further direction to staff.

Prepared by:



REBECCA LIND

Planner III

Approved:



ROBERT MERKAMP

Development Projects Manager

PROJECT INFORMATION: PLANNING

ADDRESS:	2044 Franklin Street, Oakland, CA (Cross Street: 21st)																																										
ZONING SUMMARY:	Lot Area: 25,568 sf Zoning District: CBD-C (Commercial Zone) Height Limit: No Limit (CBD- Height Area 7) Max Height Base: 120'. Max FAR: 20.0 Residential Density: 90 sf of lot area required per unit																																										
EXISTING SITE :	The site contains a two story brick and masonry building with business occupancy. The building will be demolished.																																										
PROJECT DESCRIPTION:	The project consists of a new 29 story mixed-use tower with a separate low-rise town homes building. Project contains 179 apartment units, 5 town homes, 57,873 SF of commercial office space and 5,348 SF of ground floor retail.																																										
HEIGHT:	The project contains a tower with a height of up to 353'-6" feet																																										
OCCUPANCY:	R-2 Multi-Residential, S-2 Garage, B-Business, A3-Assembly, A-2 Restaurant																																										
CONSTRUCTION:	Type IA (High-rise) Type II-B (Low-rise)																																										
BULK:	Max allowed up to 120 feet = 100% Max allowed above 120 feet= 85% (21,675 sf) Proposed: 44% coverage above 120 feet (11,500 sf)																																										
ALLOWABLE DEVELOPMENT DENSITY	<table><tr><th colspan="3">ALLOWABLE MAX DWELLING UNIT</th></tr><tr><th>Lot Area</th><th>Res Density</th><th>Allowable Units</th></tr><tr><td>25,568</td><td>90</td><td>284</td></tr><tr><th colspan="3">ALLOWABLE MAX FLOOR AREA</th></tr><tr><th>Lot Area</th><th>FAR</th><th>Total</th></tr><tr><td>25,568</td><td>20</td><td>511,360</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td>Total</td><td>511,360</td></tr></table> <table><tr><th colspan="2">PROPOSED DWELLING UNIT</th></tr><tr><th>Type of Unit</th><th>Count</th></tr><tr><td>Market Rate</td><td>184</td></tr><tr><th colspan="2">PROPOSED FLOOR AREA</th></tr><tr><th>Type of Area</th><th>TOTAL</th></tr><tr><td>Residential</td><td>262,713</td></tr><tr><td>Retail</td><td>5,348</td></tr><tr><td>Commercial</td><td>57,873</td></tr><tr><td>Total</td><td>325,934</td></tr></table>	ALLOWABLE MAX DWELLING UNIT			Lot Area	Res Density	Allowable Units	25,568	90	284	ALLOWABLE MAX FLOOR AREA			Lot Area	FAR	Total	25,568	20	511,360					Total	511,360	PROPOSED DWELLING UNIT		Type of Unit	Count	Market Rate	184	PROPOSED FLOOR AREA		Type of Area	TOTAL	Residential	262,713	Retail	5,348	Commercial	57,873	Total	325,934
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BUILDING SUMMARY

BUILDING 1 : TOWER											
FLOOR/ LEVEL			DWELLING UNITS				FAR	OPEN SPACE			PARKING
HEIGHT	FLOOR TO FLOOR	LEVEL	1 BED	2 BED	PH	TOTAL	FLOOR AREA	GROUP OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
350.0	0	ROOF									
340.0	10	MECH					347				
317.0	23	29			3	3	8,050		2000	2000	
303.5	13.50	28	2	6	0	8	10,505			0	
293.5	10.00	27	2	6	0	8	10,505		200	200	
283.5	10.00	26	2	6	0	8	10,505		0	0	
273.5	10.00	25	2	6	0	8	10,505		200	200	
263.5	10.00	24	2	6	0	8	10,505		0	0	
253.5	10.00	23	2	6	0	8	10,505		200	200	
243.5	10.00	22	2	6	0	8	10,505		0	0	
233.5	10.00	21	2	6	0	8	10,505		200	200	
223.5	10.00	20	2	6	0	8	10,505		0	0	
213.5	10.00	19	2	6	0	8	10,505		200	200	
203.5	10.00	18	2	6	0	8	10,505		0	0	
193.5	10.00	17	2	6	0	8	10,505		200	200	
183.5	10.00	16	2	6	0	8	10,505		0	0	
173.5	10.00	15	2	6	0	8	10,505		200	200	
163.5	10.00	14	2	6	0	8	10,505		0	0	
153.5	10.00	13	2	6	0	8	10,505		200	200	
143.5	10.00	12	2	6	0	8	10,505		0	0	
133.5	10.00	11	2	6	0	8	10,505		200	200	
123.5	10.00	10	2	6	0	8	10,505		0	0	
113.5	10.00	9	2	6	0	8	10,505		200	200	
103.5	10.00	8	2	6	0	8	10,505		0	0	
93.5	10.00	7	2	6	0	8	10,505		200	200	
77.0	16.50	6	0	0	0	0	10,649	3,500		3500	
63.0	14.00	5	0	0	0	0	13,202			0	
49.0	14.00	4	0	0	0	0	14,602			0	
35.0	14.00	3	0	0	0	0	14,602			0	
21.0	14.00	2	0	0	0	0	14,602			0	
11.0	10.00	Mez	0	0	0	0	336			0	
0.0	11.00	1	0	0	0	0	5,739	0		0	38
-14.5	-14.50	P1	0	0	0	0	1,448			0	48
TOTAL			44	132	3	179	314,687	3,500	4,200	7,700	86

BUILDING 2: LOW RISE											
FLOOR/ LEVEL			DWELLING UNITS				FAR	OPEN SPACE			PARKING
HEIGHT	FLOOR TO FLOOR	LEVEL	1 BED	2 BED	TOWN HOUSE	TOTAL	FLOOR AREA RATIO	GROUP OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
39.0	0.00	Roof	0	0	0	0	340		4,300	4300	
27.0	12.00	3	0	0	0	0	5,250	0		0	
15.0	12.00	2	0	0	4	4	5,250	0		0	0
0.0	15.00	1	0	0	1	1	5,000	2,840		2840	0
TOTAL			0	0	5	5	15,840	2,840	4,300	7,140	0

GRAND TOTAL											
			44	132	8	184	330,527	6,340	8,500	14,840	86

PARKING:

Vehicular Parking Required				Vehicular Parking Provided	
Type	Units / Area	Parking Factor	Required (Units x Open space factor)	TYPE	Count
Residential	184	0	0	Residential	86
Commercial	0	0	0	Commerical	0
Total			0	Total Open Space	86

Residential Bicycle Parking Required				Residential Bicycle Parking Provided	
Type		Parking Factor	Required (Units x Open space factor)	TYPE	Count
Residential - Short Term	184	1/20	9	Residential - Short Term	9
Residential - Long Term	184	1/4	46	Residential - Long Term	46
Total			55	Total	55

Commercial Bicycle Parking Required				Commercial Bicycle Parking Provided	
Type		Parking Factor	Required (Units x Open space factor)	TYPE	Count
Commercial - Short Term	57,873	1/20000	3	Commercial - Short Term	3
Commercial - Long Term	57,873	1/10000	6	Commercial - Long Term	8
Total			9	Total	11

Retail Bicycle Parking Required				Retail Bicycle Parking Provided	
Type		Parking Factor	Required (Units x Open space factor)	TYPE	Count
Commercial - Short Term	5,348	1/12,000	2 (Min.)	Retail - Short Term	2
Commercial - Long Term	5,348	1/5,000	2 (min.)	Retail - Long Term	2
Total			4	Total	4

OPEN SPACE:

OPEN SPACE REQUIRED			OPEN SPACE PROVIDED	
Units	Open Space Factor	Required (Units x Open space factor)	TYPE	Count
184	75	13,800	Private Open Space	7,760
			Group Open Space	6,340
			Total Open Space	14,100

All group open space to have 50% planted area

GROUND FLOOR TRANSPARENCY:

GROUND FLOOR TRANSPARENCY							
Building 1: Tower							
Frontage Length	Frontage Height	Frontage Area		Glazing Length	Glazing Height	Glazing Area	
134	21	2814		63	16	1008	
86	21	1806		57	16	912	
		4620	Bldg 1 Total			1920	Bldg 1 Total
Building 2: Low Rise							
Frontage Length	Frontage Height	Frontage Area		Glazing Length	Glazing Height	Glazing Area	
122	15	1830		92	13.5	1242	
76	15	1140		76	13.5	1026	
		2970	Bldg 2 Total			2268	Bldg 2 Total
Project Total				Project Total			
7590 Frontage Area				4188 Glazing Area			
				55.18% Percent Glazing			



RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD		
No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

2044 Franklin St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

DATA SHEET

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A0.2

Scale

GreenPoint Rated NEW HOME RATING SYSTEM, VERSION 7.0 MULTIFAMILY CHECKLIST

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

The minimum requirements of GreenPoint Rated are verification of 60 or more points. Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (5), Resource (5), and Water (5). And meet the non-negotiable CALGreen Minimums (B2.1, H4.1, L.1, O1, O2, O3, O4, O5, O6, O7, O8, O9, O10, O11, O12, O13, O14, O15, O16, O17, O18, O19, O20, O21, O22, O23, O24, O25, O26, O27, O28, O29, O30, O31, O32, O33, O34, O35, O36, O37, O38, O39, O40, O41, O42, O43, O44, O45, O46, O47, O48, O49, O50, O51, O52, O53, O54, O55, O56, O57, O58, O59, O60, O61, O62, O63, O64, O65, O66, O67, O68, O69, O70, O71, O72, O73, O74, O75, O76, O77, O78, O79, O80, O81, O82, O83, O84, O85, O86, O87, O88, O89, O90, O91, O92, O93, O94, O95, O96, O97, O98, O99, O100).

The owner of this green building project must have an approved GreenPoint Rated Home Rating Manual. For more information please visit www.greenpoint.org/engines

Build It Green is not an enforcement agency.

A home to earn GreenPoint Rated 4-6 points are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily - Version 7

Project Name: 2044 Franklin Street
Project Street: 2044 Franklin Street
Project City: Oakland
Project Zip: 94612

Measures

Category: CALGreen Res (REQUIRED)

Points: 4

Notes: light color paving, overhangs, underground parking

Category: A1. Construction Footprint

Points: 0

Category: A2. Job Site Construction Waste Diversion

Points: 0

Category: A2.1 75% C&D Waste Diversion (Excluding Alternative Daily Cover)

Points: 0

Category: A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)

Points: 2

Category: A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility

Points: 1

Category: A3. Recycled Content Base Material

Points: 0

Category: A4. Heat Island Effect Reduction (Non-Roof)

Points: 1

Category: A5. Construction Environmental Quality Management Plan Including Flush-Out

Points: 1

Category: A6. Stormwater Control: Prescriptive Path

Points: 0

Category: A6.1 Permeable Paving Material

Points: 0

Category: A6.2 Filtration and/or Bio-Retention Features

Points: 1

Category: A6.3 Non-Leaching Roofing Materials

Points: 0

Category: A6.4 Smart Stormwater Street Design

Points: 0

Category: A7. Stormwater Control: Performance Path

Points: 0

Category: B1. Fly Ash and/or Slag in Concrete

Points: 0

Category: B2. Radon-Resistant Construction

Points: 0

Category: B3. Foundation Drainage System

Points: 0

Category: B4. Moisture Controlled Crawlspace

Points: 0

Category: B5. Structural Pest Controls

Points: 0

Category: B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections

Points: 1

Category: B5.2 Termite Shields, Bases, or Stems at Least 36 inches from the Foundation

Points: 0

Category: C1. Plants Grouped by Water Needs (Hydrozoning)

Points: 1

Category: C2. Three Inches of Mulch in Planting Beds

Points: 1

Category: C3. Resource Efficient Landscapes

Points: 1

Category: C3.1 No Invasive Species Listed by Cal-IPC

Points: 1

Category: C3.2 Plants Chosen and Located to Grow to Natural Size

Points: 0

Category: C3.3 Low-Water Plants, Grasses, or Other Appropriate Species

Points: 0

Category: C4. Minimal Turf to Landscape

Points: 0

Category: C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide

Points: 0

Category: C4.2 Turf on a Small Percentage of Landscaped Area

Points: 0

Category: C5. Trees to Moderate Building Temperature

Points: 0

Category: C6. High-Efficiency Irrigation System

Points: 0

Category: C7. One Inch of Compost in the Top Six to Twelve Inches of Soil

Points: 0

Category: C8. Rainwater Harvesting System

Points: 0

Category: C9. Recycled Wastewater Irrigation System

Points: 0

Category: C10. Submeter or Dedicated Meter for Landscape Irrigation

Points: 0

Category: C11. Landscape Meets Water Budget

Points: 0

Category: C12. Environmentally Preferable Materials for Site

Points: 0

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GreenPoint Rated New Home Multifamily Checklist Version 7.0

Project Name: 2044 Franklin Street
Project Street: 2044 Franklin Street
Project City: Oakland
Project Zip: 94612

Points: 0

Category: C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing

Points: 0

Category: C12.2 Play Structures and Surfaces Have an Average Recycled Content 20%

Points: 0

Category: C13. Reduced Light Pollution

Points: 0

Category: C14. Large Stature Trees

Points: 0

Category: C15. Third-Party Landscape Program Certification

Points: 0

Category: C16. Maintenance Contract with Certified Professional

Points: 1

Category: C17. Community Garden

Points: 0

Category: D1. Optimal Value Engineering

Points: 3

Category: D1.1 Joists, Rafters, and Studs at 24 Inches on Center

Points: 1

Category: D1.2 Non-Load Bearing Door and Window Headers Sized for Load

Points: 1

Category: D1.3 Advanced Framing Methods

Points: 0

Category: D2. Construction Material Efficiencies

Points: 0

Category: D3. Engineered Lumber

Points: 1

Category: D3.1 Engineered Beams and Headers

Points: 1

Category: D3.2 Wood Joists or Wall Trusses for Floors

Points: 1

Category: D3.3 Engineered Lumber for Roof Rafters

Points: 1

Category: D3.4 Engineered or Finger-Jointed Studs for Vertical Applications

Points: 0

Category: D3.5 OSB for Subfloor

Points: 0

Category: D3.6 OSB for Wall and Roof Sheathing

Points: 0

Category: D4. Insulated Headers

Points: 0

Category: D5. FSC-Certified Wood

Points: 0

Category: D5.1 Dimensional Lumber, Studs, and Timber

Points: 1

Category: D5.2 Panel Products

Points: 1

Category: D6. Solid Wall Systems

Points: 0

Category: D6.1 At Least 90% of Floors

Points: 0

Category: D6.2 At Least 90% of Exterior Walls

Points: 0

Category: D6.3 At Least 90% of Roofs

Points: 0

Category: D7. Energy Heats on Roof Trusses

Points: 0

Category: D8. Overhangs and Gutters

Points: 0

Category: D9. Reduced Pollution Entering the Home from the Garage

Points: 2

Category: D9.1 Detached Garage

Points: 0

Category: D9.2 Migration Strategies for Attached Garage

Points: 0

Category: D10. Structural Pest and Rot Controls

Points: 1

Category: D10.1 All Wood Located At Least 12 Inches Above the Soil

Points: 1

Category: D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood

Points: 1

Category: D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)

Points: 2

Category: E1. Environmentally Preferable Decking

Points: 0

Category: E2. Flashing Installation Third-Party Verified

Points: 2

Category: E3. Rain Screen Wall System

Points: 2

Category: E4. Durable and Non-Combustible Cladding Materials

Points: 1

Category: E5. Durable Roofing Materials

Points: 1

Category: E5.1 Durable and Fire Resistant Roofing Materials or Assembly

Points: 0

Category: E5.2 Roofing Warranty for Single Roofing

Points: 0

Category: E6. Vegetated Roof

Points: 0

Category: F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content

Points: 1

Category: F1.1 Walls and Floors

Points: 1

Category: F1.2 Ceilings

Points: 1

Category: F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions

Points: 1

Category: F2.1 Walls and Floors

Points: 1

Category: F2.2 Ceilings

Points: 1

Category: F3. Insulation That Does Not Contain Fire Retardants

Points: 1

Category: F3.1 Cavity Walls and Floors

Points: 1

Category: F3.2 Ceilings

Points: 1

Category: F3.3 Interior and Exterior Insulation

Points: 0

Category: G1. Efficient Distribution of Domestic Hot Water

Points: 1

Category: G1.1 Insulated Hot Water Pipes

Points: 1

Category: G1.2 WaterSense Volume Limit for Hot Water Distribution

Points: 1

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GreenPoint Rated New Home Multifamily Checklist Version 7.0

Project Name: 2044 Franklin Street
Project Street: 2044 Franklin Street
Project City: Oakland
Project Zip: 94612

Points: 0

Category: G2.1 Increased Efficiency in Hot Water Distribution

Points: 2

Category: G2.2 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve

Points: 1

Category: G2.3 WaterSense Bathroom Faucets with 1.0 gpm or less

Points: 1

Category: G2.4 WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf

Points: 0

Category: G2.5 WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf

Points: 0

Category: G3. Pre-Plumbing for Graywater System

Points: 0

Category: G4. Operational Graywater System

Points: 0

Category: G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout

Points: 1

Category: G6. Submeter Water for Tenants

Points: 2

Category: H1. Sealed Combustion Units

Points: 1

Category: H1.1 Sealed Combustion Furnace

Points: 2

Category: H1.2 Sealed Combustion Water Heater

Points: 0

Category: H2. High Performing Zoned Hydronic Radiant Heating System

Points: 1

Category: H3. Effective Ductwork

Points: 1

Category: H3.1 Duct Mastic on Duct Joints and Seams

Points: 1

Category: H3.2 Pressure Balance the Ductwork System

Points: 1

Category: H4. ENERGY STAR Bathroom Fans Per RVI Standards with Air Flow Verified

Points: 1

Category: H5. Advanced Practices for Cooling

Points: 0

Category: H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms

Points: 0

Category: H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units

Points: 0

Category: H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality

Points: 1

Category: H6.1 Meet ASHRAE Standard 62.3-2010 Ventilation Residential Standards

Points: 1

Category: H6.2 Advanced Ventilation Standards

Points: 1

Category: H6.3 Outdoor Air is Filtered and Tempered

Points: 1

Category: H7. Effective Range Design and Installation

Points: 1

Category: H7.1 Effective Range Hood Ducting and Design

Points: 0

Category: H7.2 Automatic Range Hood Control

Points: 1

Category: H8. High Efficiency HVAC Filter (MERV 13+)

Points: 0

Category: H9. Advanced Refrigerants

Points: 0

Category: I. Renewable Energy

Points: 0

Category: I1. Pre-Plumbing for Solar Water Heating

Points: 0

Category: I2. Preparation for Future Photovoltaic Installation

Points: 0

Category: I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)

Points: 0

Category: I4. Net Zero Energy Home

Points: 0

Category: I4.1 Near Zero Energy Home

Points: 0

Category: I4.2 Net Zero Electric

Points: 0

Category: I5. Energy Storage System

Points: 0

Category: I6. Solar Hot Water Systems to Preheat Domestic Hot Water

Points: 0

Category: I7. Photovoltaic System for Multifamily Projects

Points: 0

Category: J. Building Performance and Testing

Points: 0

Category: J1. Third-Party Verification of Quality of Insulation Installation

Points: 2

Category: J2. Supply and Return Air Flow Testing

Points: 1

Category: J3. Mechanical Ventilation Testing

Points: 1

Category: J4. Combustion Appliance Safety Testing

Points: 1

Category: J5. Building Energy Performance

Points: 11

Category: J5.1 Home Meets or Exceeds Energy Compliance Pathway

Points: 3

Category: J5.2 Non-Residential Spaces Outperform Title 24

Points: 1

Category: J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst

Points: 0

Category: J7. Participation in Utility Program with Third-Party Plan Review

Points: 0

Category: J8. ENERGY STAR for Homes

Points: 1

Category: J9. EPA Indoor airPlus Certification

Points: 0

Category: J10. Blower Door Testing

Points: 0

Category: J11. Compartmentalization of Units

Points: 0

Category: K. Finishes

Points: 1

Category: K1. Entryways Designed to Reduce Tracked-In Contaminants

Points: 1

Category: K1.1 Entryways to Individual Units

Points: 0

Category: K1.2 Entryways to Buildings

Points: 2

Category: K2. Zero-VOC Interior Wall and Ceiling Paints

Points: 1

Category: K3. Low-VOC Caulks and Adhesives

Points: 1

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GreenPoint Rated New Home Multifamily Checklist Version 7.0

Project Name: 2044 Franklin Street
Project Street: 2044 Franklin Street
Project City: Oakland
Project Zip: 94612

Points: 0

Category: K4. Environmentally Preferable Materials for Interior Finish

Points: 0

Category: K4.1 Cabinets

Points: 0

Category: K4.2 Interior Trim

Points: 0

Category: K4.3 Shelving

Points: 0

Category: K4.4 Doors

Points: 0

Category: K4.5 Countertops

Points: 0

Category: K5. Formaldehyde Emissions in Interior Finish Exceed CARB

Points: 0

Category: K5.1 Doors

Points: 0

Category: K5.2 Cabinets and Countertops

Points: 0

Category: K5.3 Interior Trim and Shelving

Points: 0

Category: K6. Products That Comply With the Health Product Declaration Open Standard

Points: 0

Category: K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion

Points: 0

Category: K8. Comprehensive Installation of Low-Emitting Finishes

Points: 2

Category: K9. Durable Cabinets

Points: 0

Category: K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes

Points: 0

Category: L. FLOORING

Points: 0

Category: L1. Environmentally Preferable Flooring

Points: 0

Category: L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential

Points: 1

Category: L3. Durable Flooring

Points: 0

Category: L4. Thermal Mass Flooring

Points: 0

Category: M. APPLIANCES AND LIGHTING

Points: 1

Category: M1. ENERGY STAR® Dishwasher

Points: 0

Category: M2. Efficient Clothes Washing and Drying

Points: 0

Category: M2.1 DEE-Rated Clothes Washer

Points: 1

Category: M2.2 Energy Star Dryer

Points: 1

Category: M2.3 Solar Dryer Laundry Lines

Points: 1

Category: M3. Size-Efficient ENERGY STAR Refrigerator

Points: 0

Category: M4. Permanent Centers for Waste Reduction Strategies

Points: 0

Category: M4.1 Built-In Recycling Center

Points: 0

Category: M4.2 Built-In Composting Center

Points: 0

Category: M5. Lighting Efficiency

Points: 2

Category: M5.1 High-Efficiency Lighting

Points: 2

Category: M5.2 Lighting System Designed to Reduce Footcandle Standards or Designed by Lighting Consultant

Points: 1

Category: M6. Electric Vehicle Charging Stations and Infrastructure

Points: 0

Category: M7. Central Laundry

Points: 1

Category: M8. Gearless Elevator

Points: 0

Category: N. COMMUNITY

Points: 2

Category: N1. Smart Development

Points: 1

Category: N1.1 Infill Site

Points: 1

Category: N1.2 Designated Brownfield Site

Points: 1

Category: N1.3 Conserve Resources by Increasing Density

Points: 1

Category: N1.4 Cluster Homes for Land Preservation

Points: 0

Category: N1.5 Home Size Efficiency

Points: 0

Category: N2. Home(s)/Development Located Near Major Transit Stop

Points: 1

Category: N2.1 Within 1/4 Mile of a Major Transit Stop

Points: 0

Category: N2.2 Within 1/2 Mile of a Major Transit Stop

Points: 0

Category: N3. Pedestrian and Bicycle Access

Points: 2

Category: N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services

Points: 1

Category: N3.2 Enter the number of Tier 1 services

Points: 1

Category: N3.3 Enter the number of Tier 2 services

Points: 1

Category: N3.4 Connection to Pedestrian Pathways

Points: 1

Category: N3.5 Traffic Calming Strategies

Points: 0

Category: N3.6 Sidewalks Buffered from Roadways and 5-8 Feet Wide

Points: 1

Category: N3.7 Bicycle Storage for Residents

Points: 1

Category: N3.8 Bicycle Storage for Non-Residents

Points: 1

Category: N3.9 Reduced Parking Capacity

Points: 2

Category: N4. Outdoor Gathering Places

Points: 1

Category: N4.1 Public or Semi-Public Outdoor Gathering Places for Residents

Points: 1

Category: N4.2 Public Outdoor Gathering Places with Direct Access to 1 or 1 Community Services

Points: 0

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GreenPoint Rated New Home Multifamily Checklist Version 7.0

Project Name: 2044 Franklin Street
Project Street: 2044 Franklin Street
Project City: Oakland
Project Zip: 94612

Points: 0

Category: N5. Social Interaction

Points: 0

Category: N5.1 Resident Entry with Views to Caters

Points: 0

Category: N5.2 Entrances Visible from Street and/or Other Front Doors

Points: 0

Category: N5.3 Porches Oriented to Street and Public Space

Points: 0

Category: N6. Passive Solar Design

Points: 0

Category: N6.1 Heating Load

Points: 0

Category: N6.2 Cooling Load

Points: 0

Category: N7. Adaptable Building

Points: 2

Category: N7.1 Universal Design Principles in Units

Points: 0

Category: N7.2 Full-Function Independent Rental Unit

Points: 0

Category: N8. Affordability

Points: 0

Category: N8.1 Dedicated Units for Households Making 80% of AMI or Less

Points: 0

Category: N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less

Points: 0

Category: N8.3 At Least 20% of Units at 120% AMI or Less are for Sale

Points: 0

Category: N9. Mixed-Use Developments

Points: 0

Category: N9.1 Live/Work Units Include a Dedicated Commercial Entrance

Points: 0

Category: N9.2 At Least 2% of Development Floor Space Supports Mixed Use

Points: 0

Category: N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service

Points: 0

Category: N9. Resiliency

Points: 0

Category: N9.1 Climate Impact Assessment

Points: 0

Category: N9.2 Strategies to Address Assessment Findings

Points: 0

Category: N9. Social Equity

Points: 0

Category: N9.1 Diverse Workforce

Points: 0

Category: N9.2 Community Location

Points: 0

Category: O. OTHER

Points: 0

Category: O1. GreenPoint Rated Checklist in Blueprints

Points: 2

Category: O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors

Points: 0

Category: O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs

Points: 0

Category: O4. Builders or Developer's Management Staff are Certified Green Building Professionals

Points: 0

Category: O5. Home System Monitors

Points: 1

Category: O5.1 Energy Home System Monitors

Points: 1

Category: O5.2 Water Home System Monitors

Points: 1

Category: O6. Green Building Education

Points: 0

Category: O6.1 Marketing Green Building

Points: 0

Category: O6.2 Green Building Signage

Points: 0

Category: O7. Green Appraisal Addendum

Points: 0

Category: O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation

Points: 2

Category: O9. Residents Are Offered Free or Discounted Transit Passes

Points: 1

Category: O10. Vandalism Deterrence Practices and Vandalism Management Plan

Points: 2

Category: O11. Tobacco Free Buildings

Points: 0

Category: O12. Integrated Pest Management Plan

Points: 0

Category: P. DESIGN CONSIDERATIONS

Points: 1

Category: P1. Acoustics, Noise and Vibration Control

Points: 1

Category: P1.1 Enter the number of Tier 1 practices

Points: 1

Category: P1.2 Enter the number of Tier 2 practices

Points: 1

Category: P2. Mixed-Use Design Strategies

Points: 1

Category: P2.1 Tenant Improvement Requirements for Build-Outs

Points: 1

Category: P2.2 Commercial Loading Area Separated for Residential Area

Points: 1

Category: P2.3 Separate Mechanical and Plumbing Systems

Points: 1

Category: P3. Commissioning

Points: 0

Category: P3.1 Design Phase

Points: 3

Category: P3.2 Construction Phase

Points: 2

Category: P3.3 Post-Construction Phase

Points: 1

Category: P4. Building Enclosure Testing

Points: 1

Category: Summary

Points: 120

Category: Total Available Points in Specific Categories

Points: 400

Category: Minimum Points Required in Specific Categories

Points: 50

Category: Total Points Achieved

Points: 120

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P.O. Box 70978, Oakland, CA 94612
Tel: 510.343.5593

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LANDSCAPE

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

2044 Franklin St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

GREEN POINT

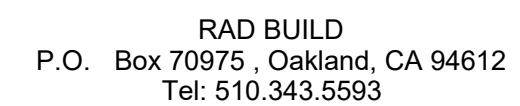
RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A0.3A

Scale

GREEN POINT: FRANKLIN TOWER BUILDING

1



OWNER


VILLAGE GLENN OAKLAND 2, LLC
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AGENCY APPROVALS



PLAN CHECK #

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Tel: 510.343.5593

RAD Project Number	16502
Date	30, MARCH 2017
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Scale

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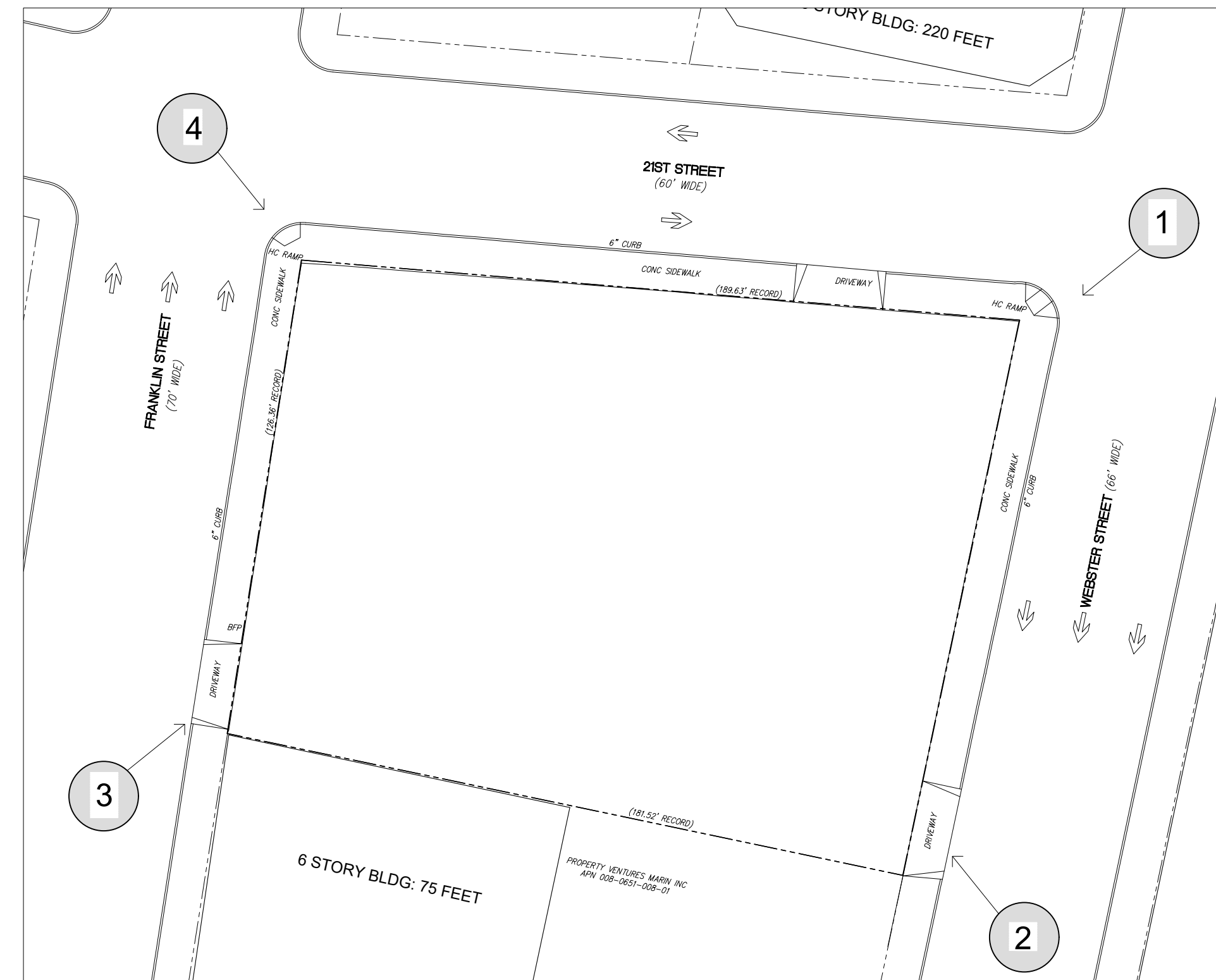
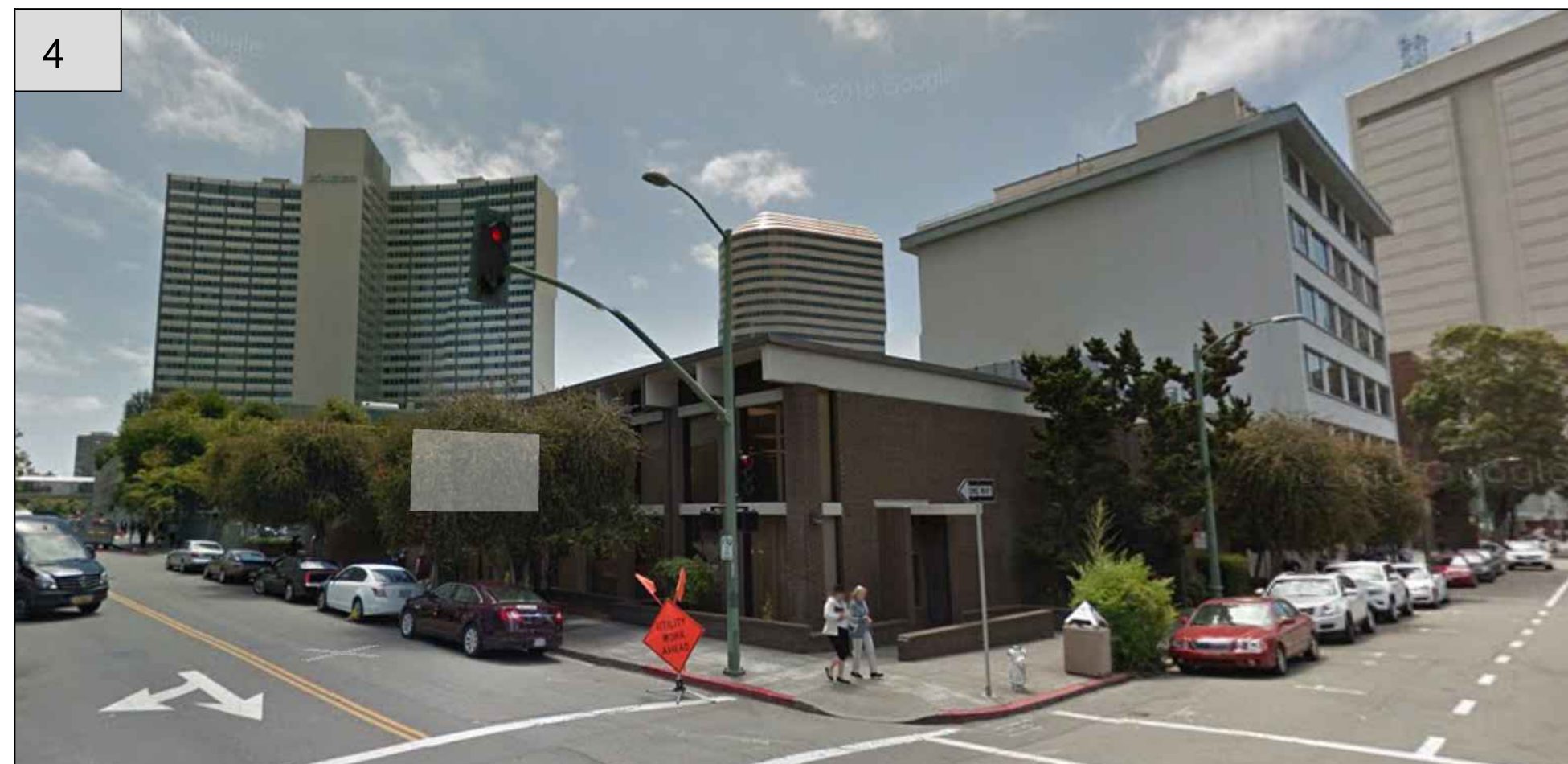
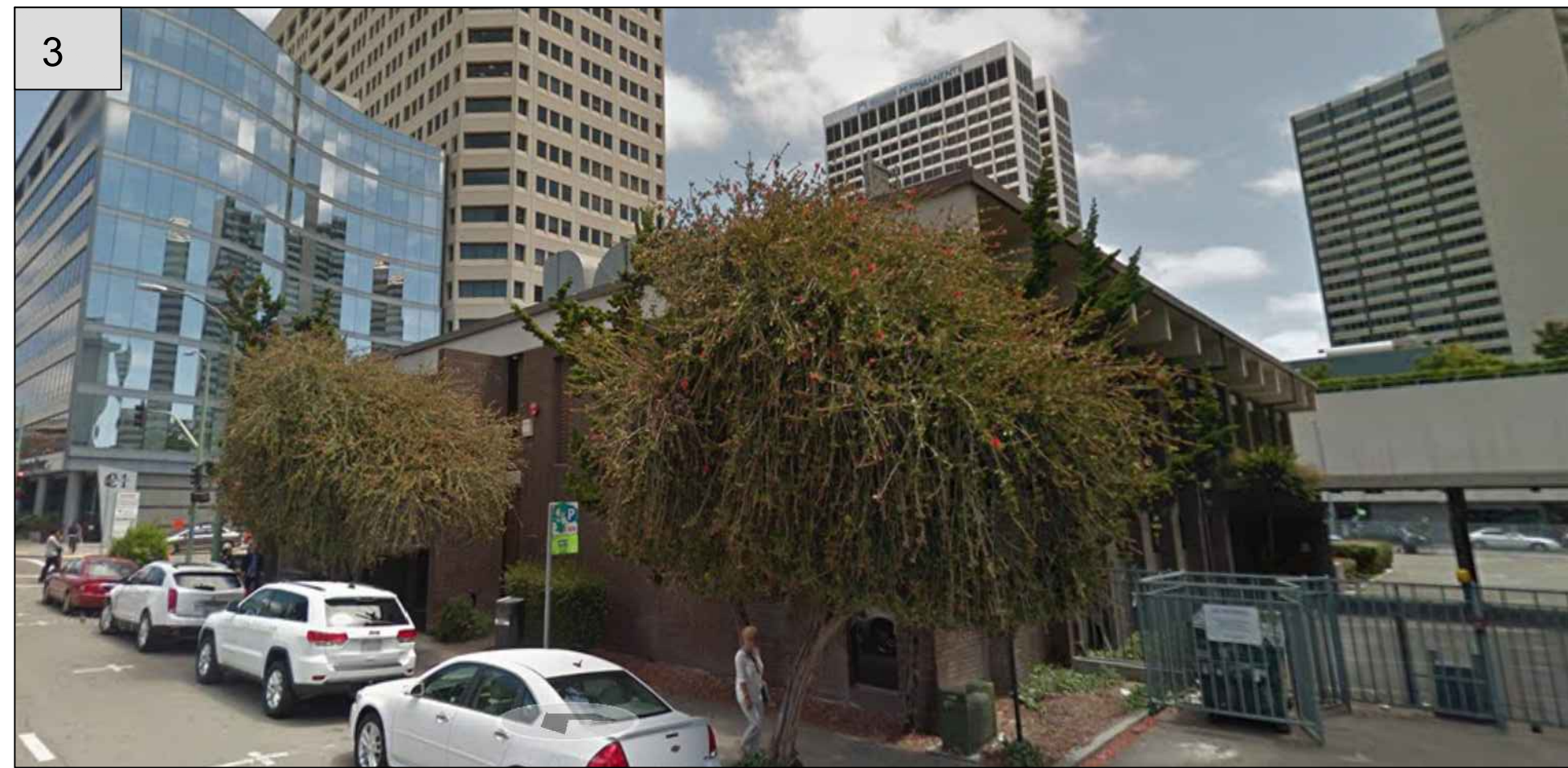
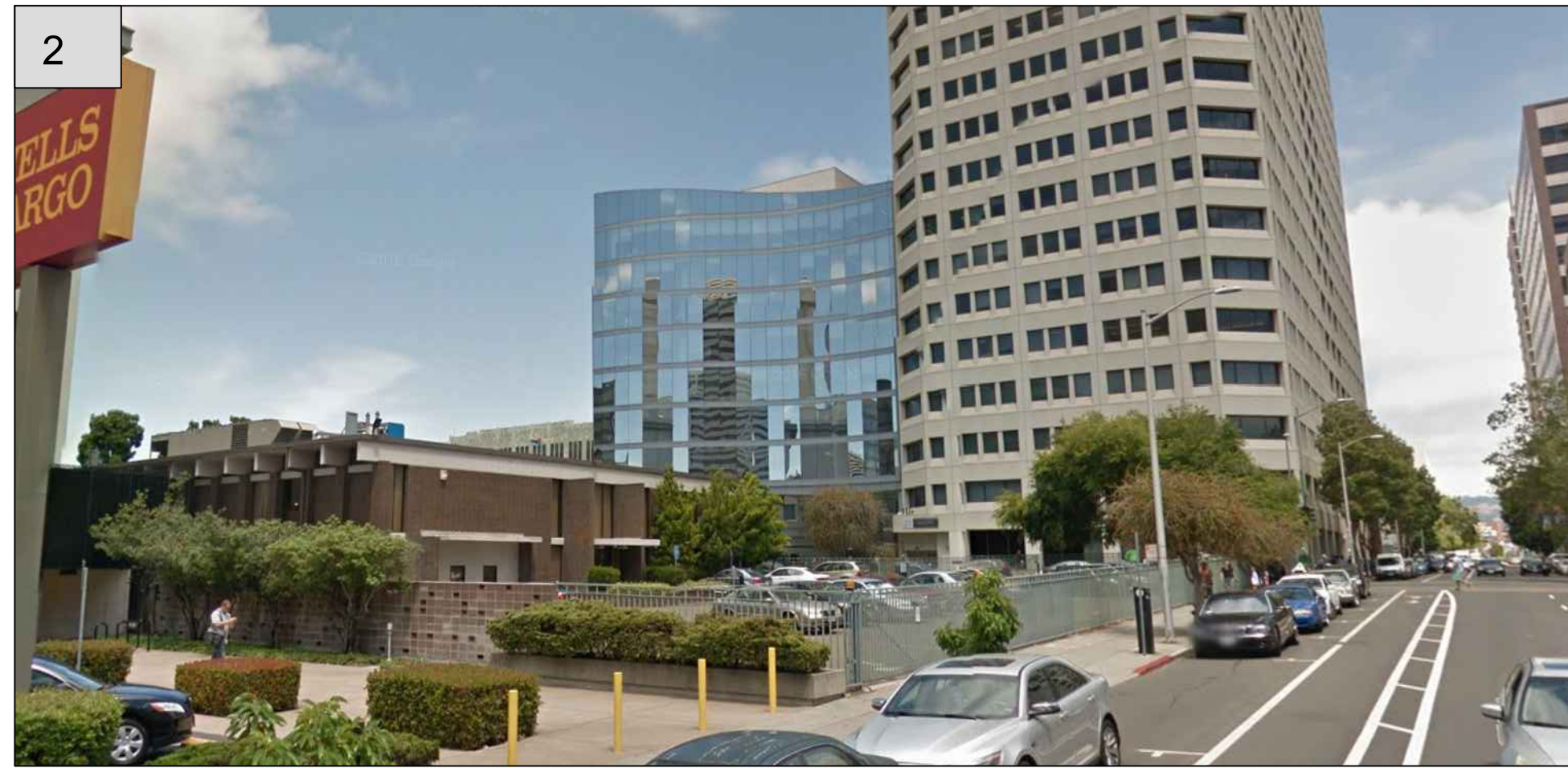
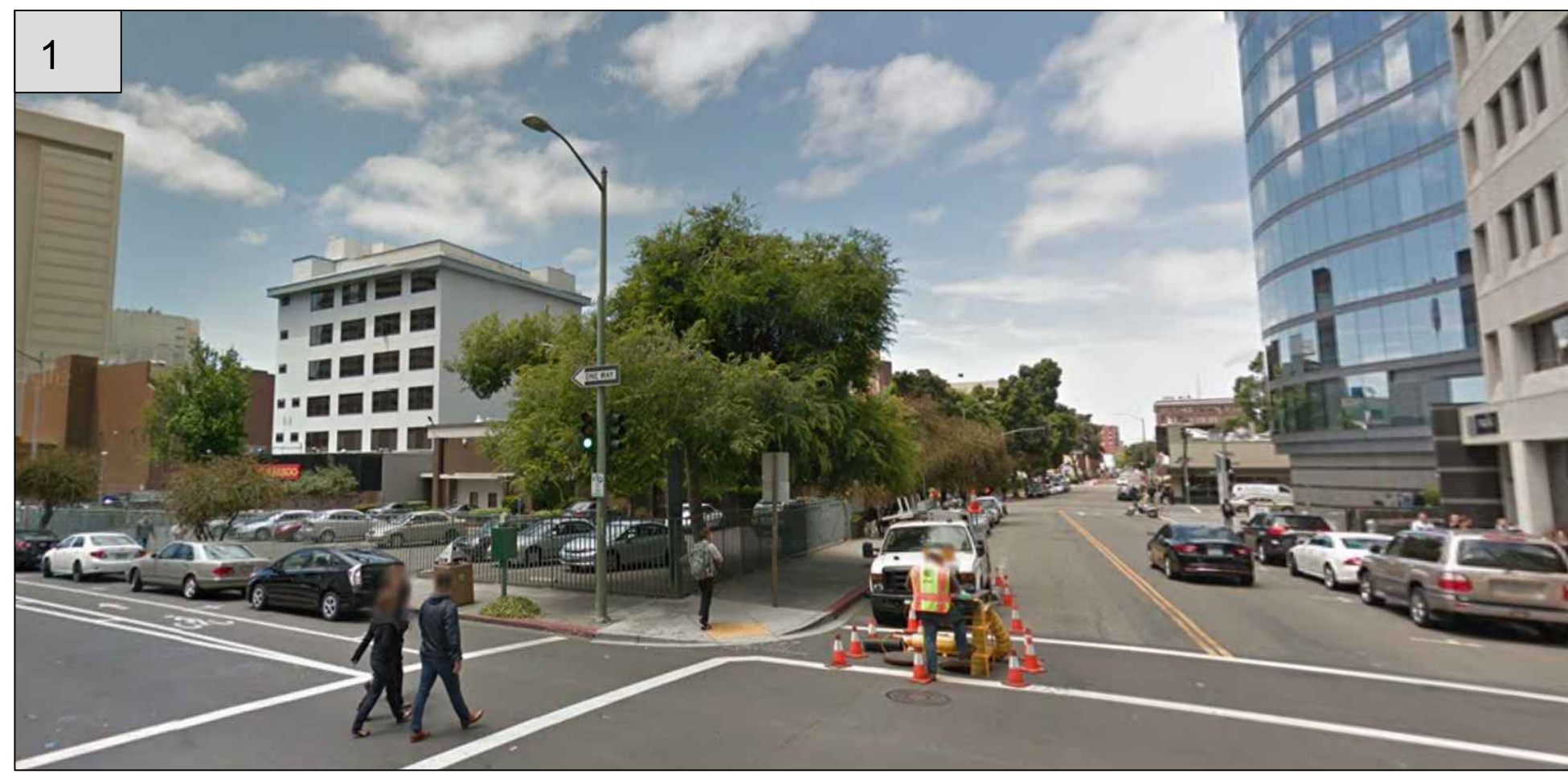


PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE 1



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AGENCY APPROVALS



PLAN CHECK

ISSUE RECORD

[illegible]

2044 Franklin St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

EXISTING
CONDITION

RAD Project Number	16502
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Date	30, MARCH 2017
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Drawn by	
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A0.4

Scale	NTS
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AERIAL KEY



BROADWAY

NORTH SIDE OF 21ST STREET

FRANKLIN STREET



2100 WEBSTER

2101 WEBSTER STREET

WEBSTER STREET



338 21ST STREET



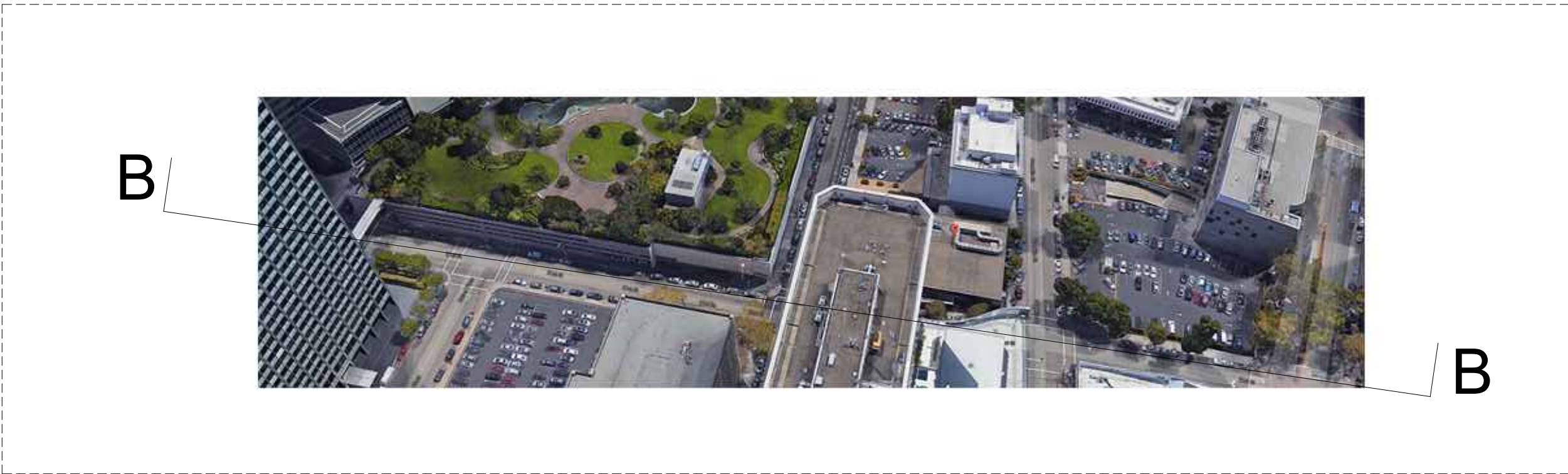
FRANKLIN STREET

THE ORDWAY BUILDING

NORTH SIDE OF 21ST STREET

1

AERIAL KEY



KAISER CENTER AND PARKING GARAGE



344 20TH STREET:
24 HOUR FITNESS



WEBSTER STREET



N/E CORNER OF SITE



N/W CORNER OF SITE

PROJECT SITE: 2044 FRANKLIN STREET

FRANKLIN STREET

SOUTH SIDE OF 21ST STREET

2

RAD
B U I L D

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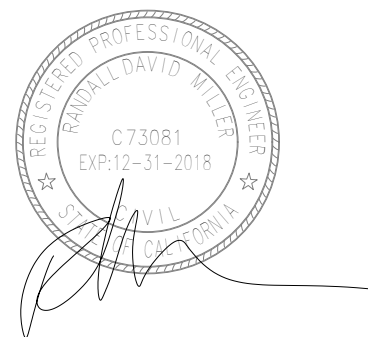
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LANDSCAPE

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

2044 Franklin St.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
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Tel: 510.343.5593

EXISTING
CONDITION

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A0.4B

Scale NTS



NORTH SIDE OF 21ST STREET 21ST STREET



2044 FRANKLIN STREET



2030 FRANKLIN STREET



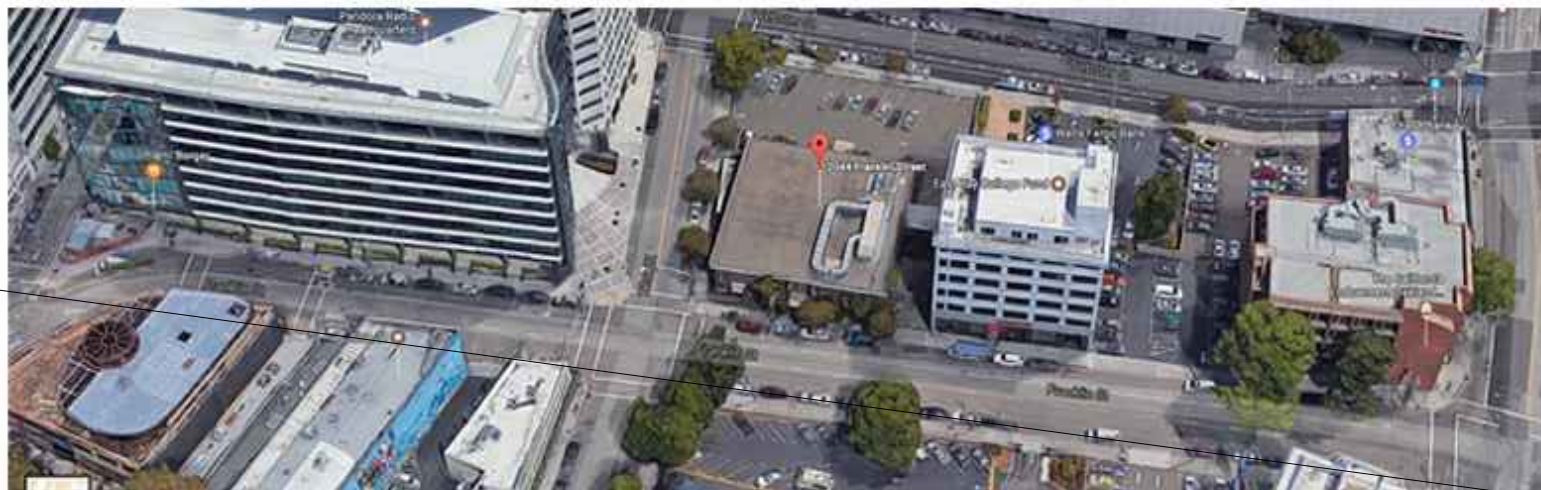
2100 FRANKLIN STREET



350 20TH STREET 20TH STREET

A

A



AERIAL KEY

RAD
B U I L D

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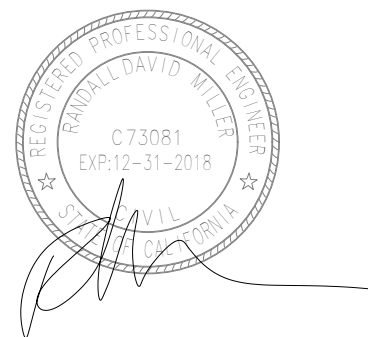
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EXISTING
CONDITION

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A0.4C

Scale NTS



20TH STREET 400 20TH STREET



2001 FRANKLIN STREET 2044 BROADWAY



21 ST STREET 400 21ST STREET



2115 21ST STREET



2124 BROADWAY 2128 BROADWAY 2135 FRANKLIN STREET

B

B



AERIAL KEY

B

B

NORTH SIDE OF FRANKLIN STREET

1

SOUTH SIDE OF FRANKLIN STREET

2



344 20TH STREET:
24 HOUR FITNESS



20TH STREET

1

An aerial photograph of a city street intersection. A large, modern, light-colored building with a grid-like facade is prominent on the right side. To its left, there's a smaller building with a blue roof. The street is wide with multiple lanes, and there are various vehicles and pedestrians visible. The image is labeled 'B' at both the top left and bottom right corners.



2021 WEBSTER



PROJECT SITE: 2044 FRANKLIN STREET



2101 WEBSTER STREET

2



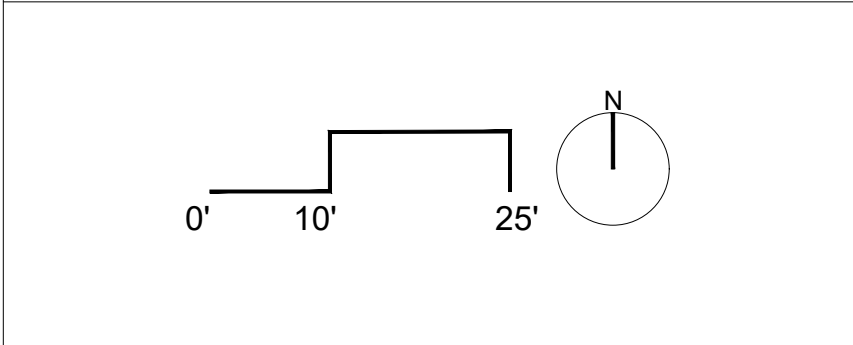
NTS



- NOTATION KEY
- 1 (E) STREET TREE TO BE REMOVED
 - 2 NEW STREET TREE
 - 3 RESIDENTIAL OPEN SPACE
 - 4 (E) CURB CUT TO BE REMOVED
 - 5 NON-OCCUPIABLE ROOF
 - 6 20 FOOT CITY STANDARD CURB CUT
 - 7 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
 - 8 COURTYARD ENTRY GATE
 - 9 SHORT TERM BIKE PARKING
 - 10 MECHANICAL ROOM

SPECIAL NOTES

ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.



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2044 Franklin St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SITE PLAN

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A0.7

Scale 1/16" = 1'-0"

SITE PLAN 1

LEGAL DESCRIPTION

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

PARCEL ONE:

PORTION OF LOTS 9, 10, 11 AND 12, IN BLOCK 3, MAP OF THE PACIFIC HOMESTEAD, RECORDED JULY 23, 1866, IN BOOK W, OF DEEDS, PAGE 2, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF 21ST STREET FORMERLY HOBART STREET, WITH THE WESTERN LINE OF WEBSTER STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF WEBSTER STREET 149.55 FEET TO A POINT DISTANT THEREON 480.00 FEET SOUTHERLY FROM THE SOUTHERN LINE OF 22ND STREET, FORMERLY 21ST STREET, FORMERLY WALNUT STREET, AS SHOWN ON THE MAP HEREIN REFERRED TO; THENCE WESTERLY AT A RIGHT ANGLE 181.52 FEET TO THE EASTERN LINE OF FRANKLIN STREET, AS WIDENED; RUNNING THENCE NORTHERLY ALONG THE LAST NAMED LINE 126.36 FEET TO THE SAID SOUTHERN LINE OF 21ST STREET; THENCE EASTERLY ALONG THE LAST MENTIONED LINE 189.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ANY AND ALL FIXTURES AND IMPROVEMENTS NOW OR HEREINAFTER LOCATED UPON THE ABOVE DESCRIBED LAND.

PARCEL TWO:

ALL FIXTURES AND IMPROVEMENTS NOW OR HEREINAFTER LOCATED UPON THE HEREIN DESCRIBED LAND:

PORTION OF LOTS 9, 10, 11 AND 12, IN BLOCK 3, MAP OF THE PACIFIC HOMESTEAD, RECORDED JULY 23, 1866, IN BOOK W, OF DEEDS, PAGE 2, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

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APN: 008-0651-018-01

EXCEPTIONS TO TITLE

- 8 SUCH EASEMENTS OR OTHER RIGHTS FOR THE ACCESS, MAINTENANCE, USE AND SUPPORT OF BUILDINGS AND IMPROVEMENTS SITUATED ON AND EXCEPTED FROM THE LAND DESCRIBED HEREIN, AS MAY BE IMPLIED FROM THE SEVERANCE OF THE TITLE TO BUILDINGS AND IMPROVEMENTS EXCEPTED BY, SECURITY CAPITAL CORPORATION, A CALIFORNIA CORPORATION, IN DEED RECORDED MARCH 21, 1974 AS INSTRUMENT NO. 1974-33046 IN REEL 3634, IMAGE 628 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS. (NOTHING TO PLOT)

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY DATED AS OF NOVEMBER 2, 2015, ORDER NUMBER NCS-762936-LA2 (AMENDED NOVEMBER 30, 2015) FURNISHED TO SANDIS ENGINEERS, FOR USE WITH THIS TRANSACTION ONLY. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEBSTER STREET, FRANKLIN STREET AND 21ST STREET WHICH ARE DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
- BUILDING AREAS SHOWN HEREON ARE BASED UPON FIELD LOCATIONS AND MEASUREMENTS (ROUNDED TO THE NEAREST TENTH OF A FOOT (0.1)) FOR THE SUBJECT BUILDINGS TAKEN AT THE OUTSIDE BUILDING ENVELOPE AT GROUND LEVEL AS DIMENSIONED HEREON AND DOES NOT REPRESENT "DRIP LINE" OR THE ENTIRE BUILDING AREA AT ALL LEVELS OR REPRESENT THE EXISTENCE OF OR NON-EXISTENCE OF ANY MEZZANINES.

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: MARCH 2016

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

TOPOGRAPHIC SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF NAUTILUS GROUP ON MARCH 7, 2016.

DAVID W. BETHAM
No. 7047
STATE OF CALIFORNIA

LAND AREA

25,568± SQ. FT.

SITE ADDRESS

2044 FRANKLIN ST, OAKLAND, CA

PARKING COUNT

REGULAR PARKING SPACES	24
ACCESSIBLE PARKING SPACE	2
TOTAL	26

BASIS OF BEARINGS

THE BEARING OF N 26°14'58" E FOR THE MONUMENT LINE OF BROADWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 7702, FILED ON MAY 1, 2006, IN BOOK 288 OF MAPS AT PAGE 91-92, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS OF THE BEARINGS SHOWN ON THIS SURVEY.

BENCH MARK NOTE

CITY MONUMENT K-7 S.F.B.A.R.T. 1963 LOCATED AT THE INTERSECTION OF BROADWAY AVENUE AND 21ST STREET ELEVATION 17.243 MEAN SEA LEVEL DATUM (N.G.V.D. 1929) (FOR CONVERSION TO CITY OF OAKLAND DATUM SUBTRACT 3.00 FEET FROM THE NUMERICAL VALUES OF THE ELEVATIONS SHOWN ON THIS SURVEY)

LEGEND

	BUILDING LINE
	PROPERTY LINE
	CENTERLINE
	MONUMENT LINE
	EASEMENT LINE
	FENCE LINE
AC	ASPHALTIC CONCRETE
ARV	AIR RELEASE VALVE
CI	CURB INLET
COL	COLUMN
COM-PB	COMMUNICATIONS PULLBOX
COM-MH	COMMUNICATIONS MANHOLE
CONC	CONCRETE
DI	DRAIN INLET
EPB	ELECTRIC PULLBOX
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FND MON	FOUND MONUMENT
GM	GAS METER
HE	HARDSCAPE ELECTRIC LIGHT
H-SYM	ACCESSIBLE PARKING SYMBOL
IF	IRON FENCE
IRR	IRRIGATION BOX/VALVE
LANDSC	LANDSCAPE
MISC.	MISCELLANEOUS
MISC-MH	MISCELLANEOUS MANHOLE
OH	BUILDING OVERHANG
PED	UTILITY PEDESTAL
PIV	POST INDICATOR VALVE
SDMH	STORM DRAIN MANHOLE
SIGN	SIGN
STPB	STREETLIGHT PULL BOX
SSOD	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STL-D	STREET LIGHT-DOUBLE
STL-S	STREET LIGHT-SINGLE ARM
SW,S/W	SIDEWALK
TD	TRENCH DRAIN
TRAFF-S	TRAFFIC SIGNAL
TRANS	TRANSFORMER
VL	VAULT
WF	WOOD FENCE
WM	WATER METER
WPB	WATER PULLBOX
WV	WATERVALVE
#	EXCEPTION AS PER TITLE REPORT

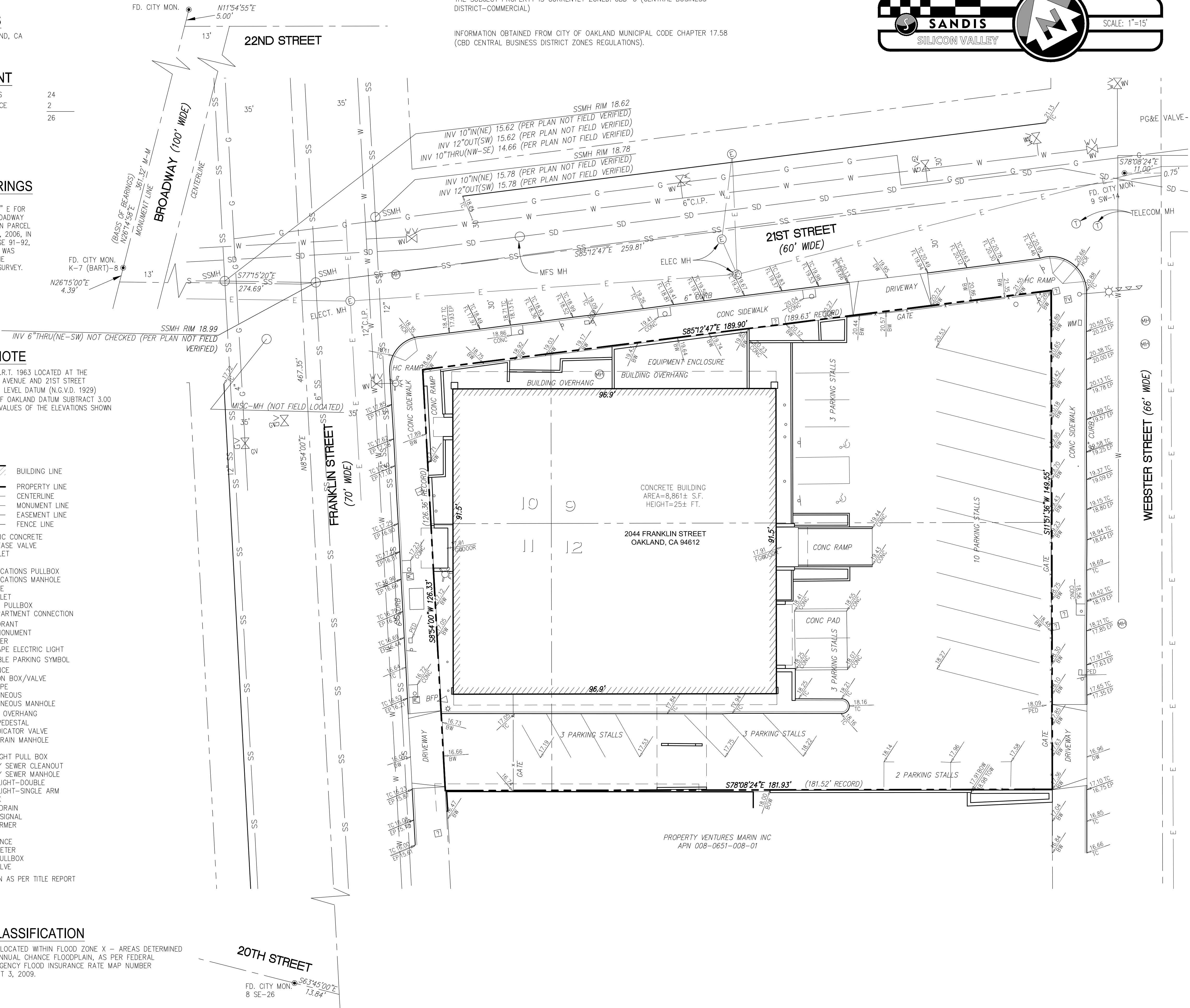
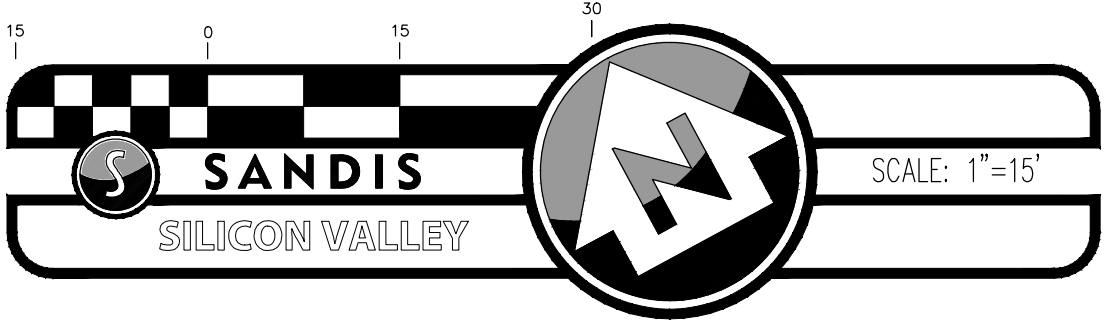
FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06001C00670 DATED AUGUST 3, 2009.

ZONING CLASSIFICATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED: CBD-C (CENTRAL BUSINESS DISTRICT-COMMERCIAL)

INFORMATION OBTAINED FROM CITY OF OAKLAND MUNICIPAL CODE CHAPTER 17.58 (CBD CENTRAL BUSINESS DISTRICT ZONES REGULATIONS).



NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



SANDIS

CIVIL ENGINEERS
SURVEYORS
PLANNERS

936 E. Duane Ave. | Sunnyvale, CA 94085 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net

SUNNYVALE

ROSEVILLE

OAKLAND

DATE:	04/06/16
SCALE:	1"=30'
DRAWN BY:	DS/CC
APPROVED BY:	CC
DRAWING NO.:	617006

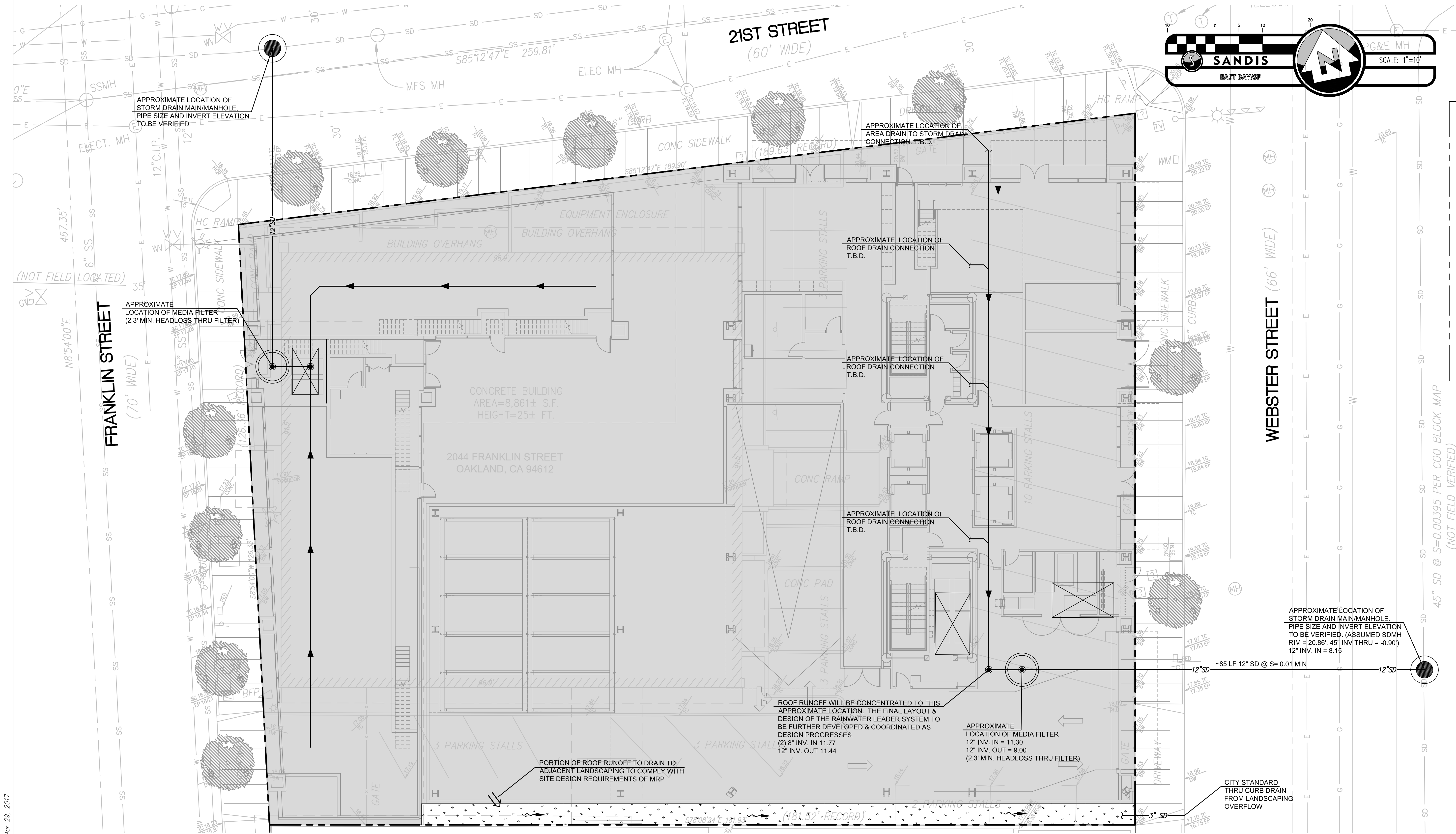
No.	REVISION/ISSUE	DATE	BY

BOUNDARY & TOPOGRAPHIC SURVEY
2044 FRANKLIN STREET
OAKLAND
CALIFORNIA

SHEET

1

OF 1 SHEETS



RAD BUILD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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LANDSCAPE
PAMELA BERTON & COMPANY
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T. 310.826.8254

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

2044 Franklin St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

STORMWATER MANAGEMENT PLAN

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

C1.0

Scale 1"=10'

STORMWATER MANAGEMENT PLAN NOTES

- THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 - NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2015-0049).
- 50% RULE CHECK - WHERE A REDEVELOPMENT PROJECT RESULTS IN AN ALTERATION OF MORE THAN 50 PERCENT OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, THE ENTIRE PROJECT, CONSISTING OF ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES, MUST BE INCLUDED IN THE TREATMENT SYSTEM DESIGN. THIS PROJECT IS REPLACING ALL THE EXISTING IMPERVIOUS SURFACES ON SITE AND WILL THEREFORE BE TREATING ALL IMPERVIOUS SURFACES ON SITE.
- THIS PROJECT IS CONSIDERED A SPECIAL CATEGORY TYPE B LARGER INFILL PROJECT WHICH IS LESS THAN OR EQUAL TO 2 ACRES OF IMPERVIOUS SURFACE. THEREFORE, THE PROJECT CAN UTILIZE NON-LID STORMWATER TREATMENT MEASURES AS ALLOWED BY APPENDIX J OF THE ALAMEDA COUNTY C.3 TECHNICAL MANUAL (2016). PER TABLE K-1 (CATEGORY B LID TREATMENT REDUCTION CREDITS, BASED ON THE DENSITY OF DEVELOPMENT) THE PROJECT DENSITY (APPROX. 300 UNITS PER ACRE) EXCEEDS 100 UNITS PER ACRE AND THEREFORE 100% OF THE C.3.D AMOUNT OF RUNOFF MAY BE TREATED WITH NON-LID MEASURES.
- GENERAL STORMWATER QUALITY APPROACH - THE PROJECT WILL INSTALL ONE OR MORE MEDIA FILTER DEVICES TO TREAT RUNOFF FROM THE ROOF AND PODIUM LEVELS. SITE DESIGN MEASURES WILL INCLUDE DIRECTING SOME ROOF RUNOFF TO ADJACENT LANDSCAPING AREAS. SOURCE CONTROL MEASURES WILL INCLUDE PLUMBING INTERIOR FLOOR DRAINS TO SEWER, COVERING THE TRASH/RECYCLING STORAGE AREAS, AND PLUMBING THESE AREAS TO SANITARY SEWER.
- SIZING CRITERIA - STORMWATER QUALITY FEATURES WILL BE SIZED TO COMPLY WITH THE NPDES PERMIT PROVISION C.3 AND THE LATEST EDITION (2013) OF THE ALAMEDA COUNTY STORMWATER MANUAL. THE PROPOSED MEDIA FILTER HAS BEEN SIZED USING A FLOW HYDRAULICS DESIGN BASIS, ASSUMING A FLOW OF RUNOFF RESULTING FROM A RAIN EVENT EQUAL TO AT LEAST 0.2 IN/HR INTENSITY RATE.
- HYDROMODIFICATION - THE PROJECT DOES NOT CREATE OR REPLACE ONE ACRE OR MORE OF IMPERVIOUS AND THEREFORE IS NOT SUBJECT TO COMPLYING WITH HYDROMODIFICATION REQUIREMENTS.
- PEAK FLOW ANALYSIS - THE PROPOSED SITE ADDS APPROXIMATELY 1,736 SF OF IMPERVIOUS SURFACE. THE PRE-DEVELOPMENT PEAK RUNOFF FLOW RATE FOR A 10-YEAR STORM EVENT, CALCULATED PER THE CITY OF OAKLAND STORMWATER GUIDELINES, IS APPROXIMATELY 1.81 CFS. THE POST DEVELOPMENT PEAK RUNOFF FOR A TEN YEAR STORM IS APPROXIMATELY 1.87 CFS. THIS RESULTS IN AN INCREASE OF 0.06 CFS FOR A 10 YEAR STORM EVENT. THE PROJECT IS THEREFORE NOT PROPOSING ADDITIONAL FLOW CONTROL MEASURES SINCE THIS INCREASE IS CONSIDERED NEGLIGIBLE.

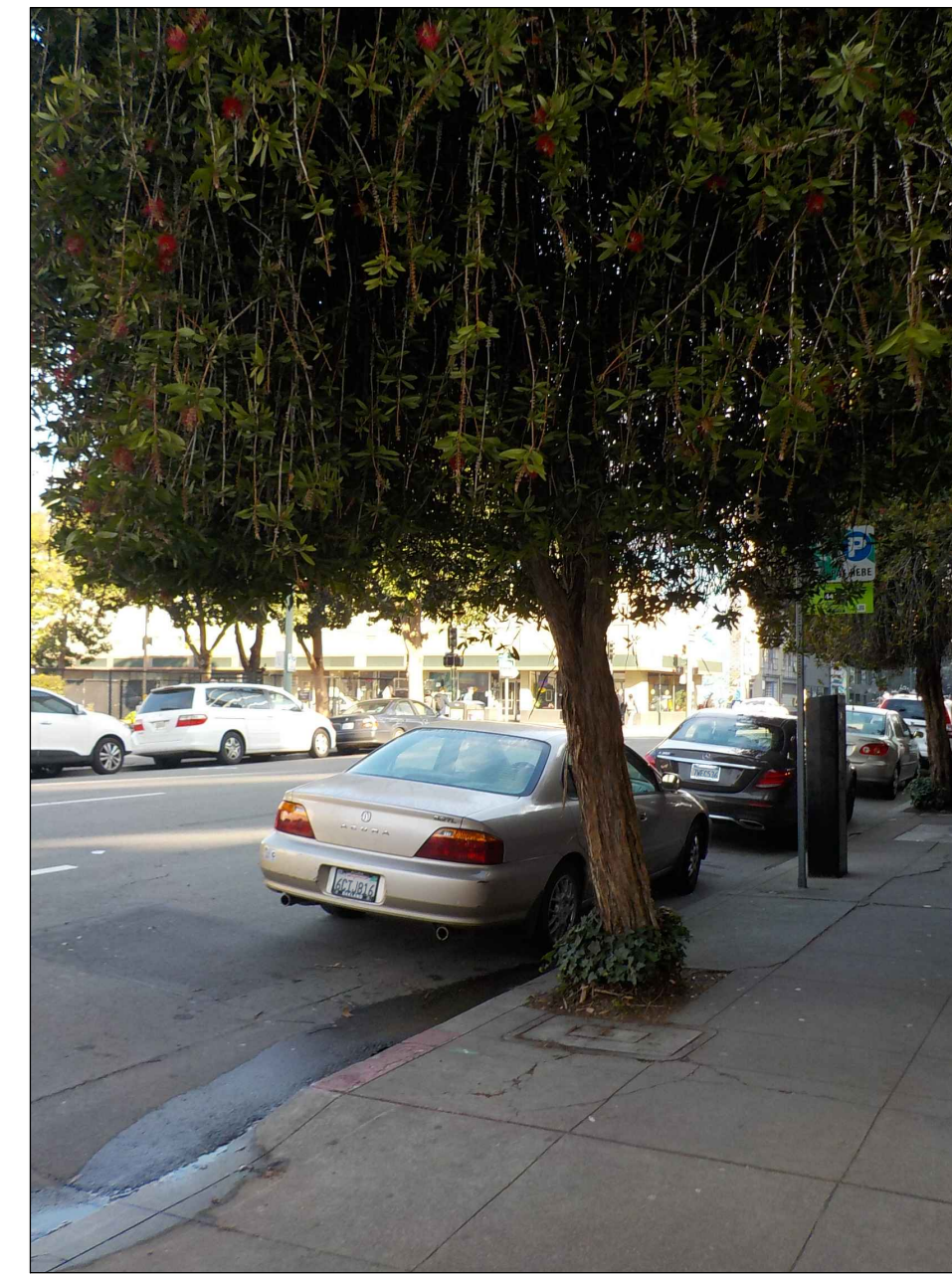
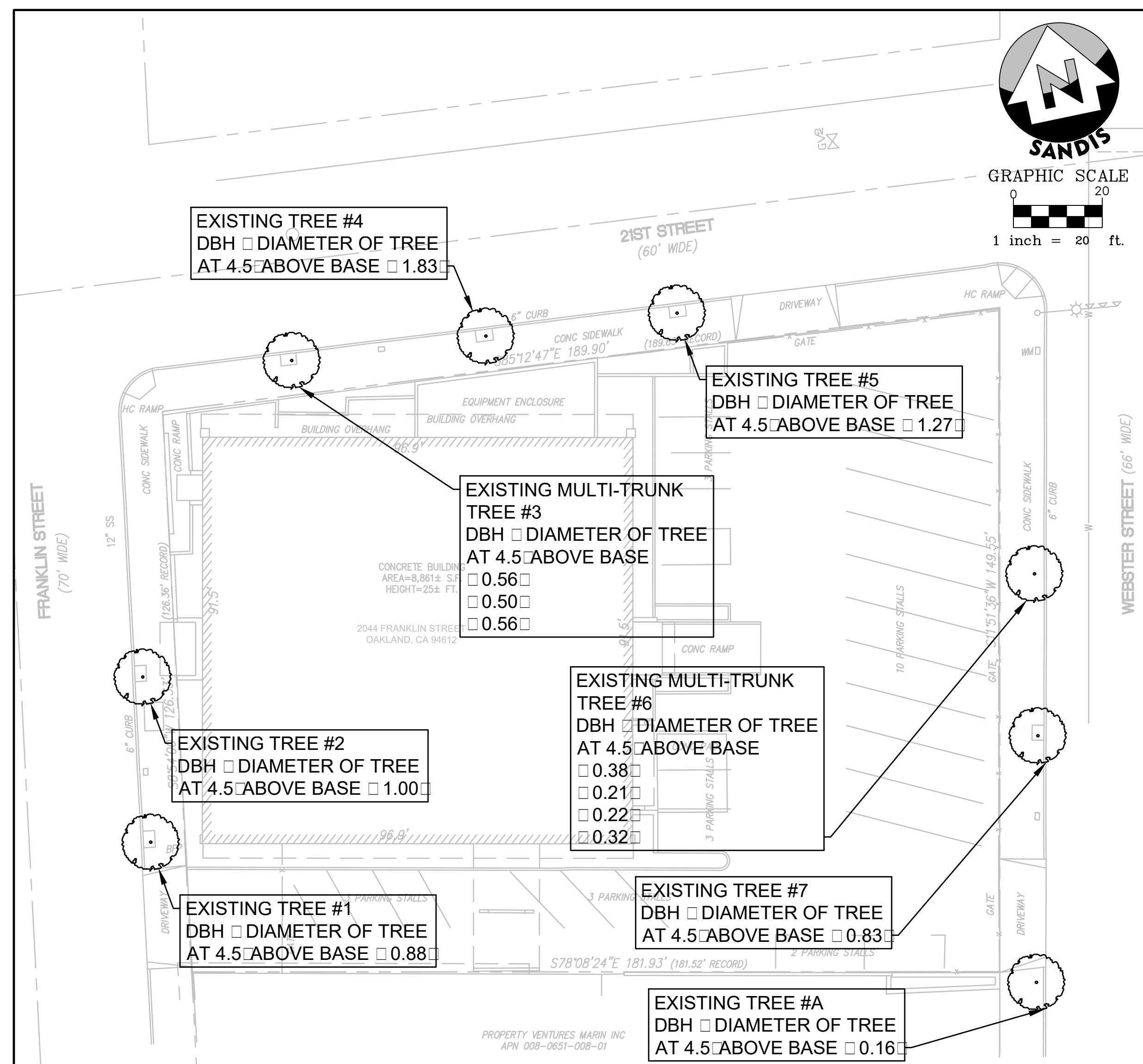
AREA SUMMARY

TOTAL SITE AREA ⁶	TOTAL AREA DISTURBED ¹	TOTAL EXISTING / PRE-PROJECT IMPERVIOUS SURFACE ²	REPLACED IMPERVIOUS SURFACE ³	NEW IMPERVIOUS SURFACE ⁴	TOTAL POST-PROJECT IMPERVIOUS SURFACE ⁵	TOTAL POST-PROJECT PERVIOUS SURFACE
25,568 SF	25,568 SF	23,832 SF	23,832 SF	1,070 SF	25,568 SF	666 SF

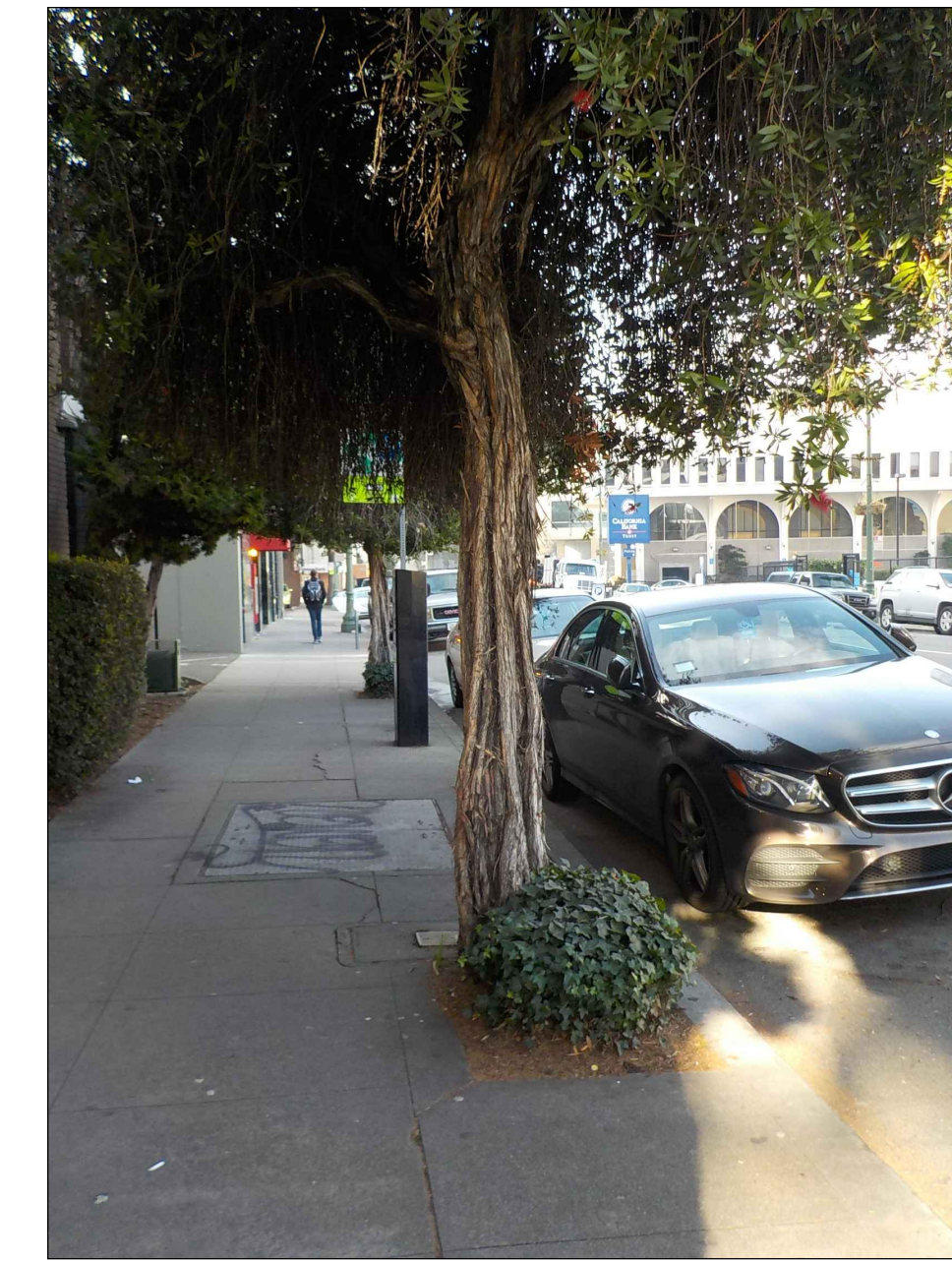
- LAND AREA DISTURBED = SURFACE AREA OF CONSTRUCTION ACTIVITIES, INCLUDING GRADING, CONSTRUCTION, STAGING, AND STORAGE AREAS.
- EXISTING/PRE-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE PRIOR TO THE PROJECT.
- REPLACED IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT IMPERVIOUS SURFACE.
- NEW IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT PERMEABLE SURFACE.
- POST-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE AFTER COMPLETION OF THE PROJECT.
- SITE AREA IS ASSUMED TO BE AREA WITHIN PROPERTY LINES AND DOES NOT INCLUDE AREA IN PUBLIC RIGHT OF WAY.

LEGEND

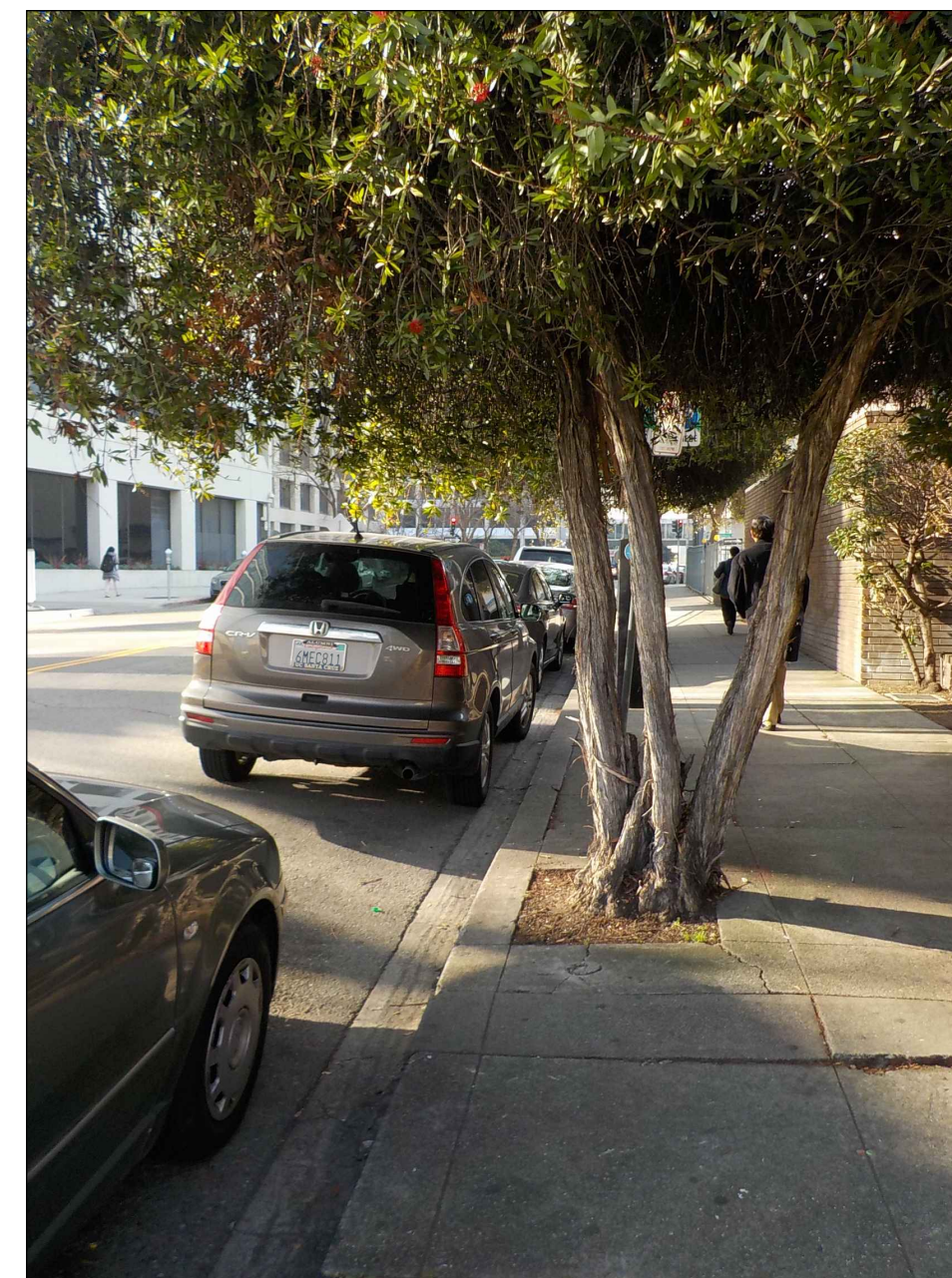
- PROPERTY LINE
- DRAINAGE AREA
- EXISTING STORM DRAIN MAIN
- PROPOSED STORM DRAIN LINE
- PROPOSED ROOF DRAIN
- APPROXIMATE DIRECTION OF ROOF RUNOFF
- DIRECTION OF RUNOFF
- MEDIA FILTER AND VAULT (5 CARTRIDGE 18" KRISTAR PERKFILTER MANHOLE PROPOSED)
- PROPOSED PERVIOUS AREA
- EXISTING, NEW, AND/OR REPLACED IMPERVIOUS AREA TO BE TREATED
- TRASH ROOM



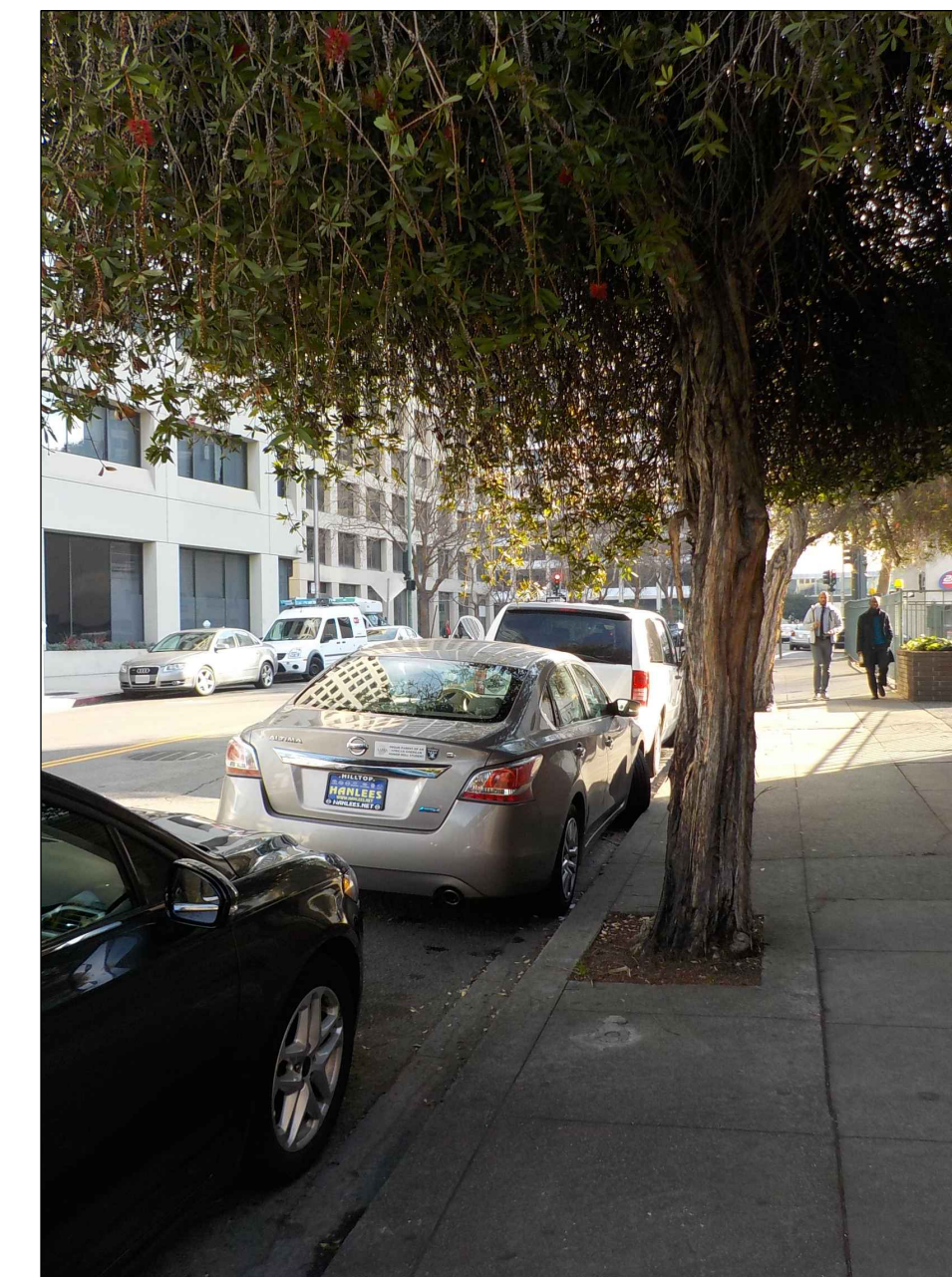
TREE #1



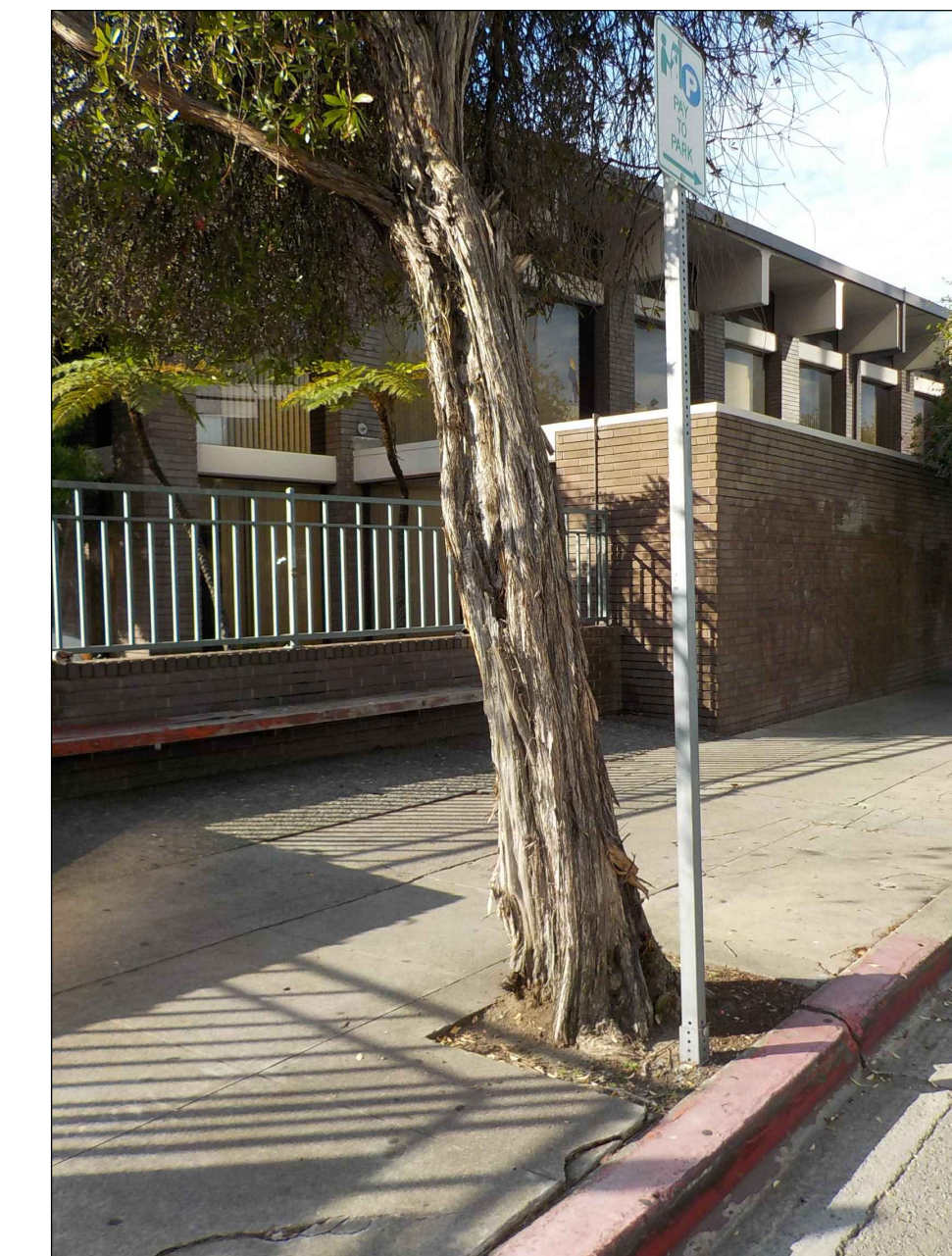
TREE #2



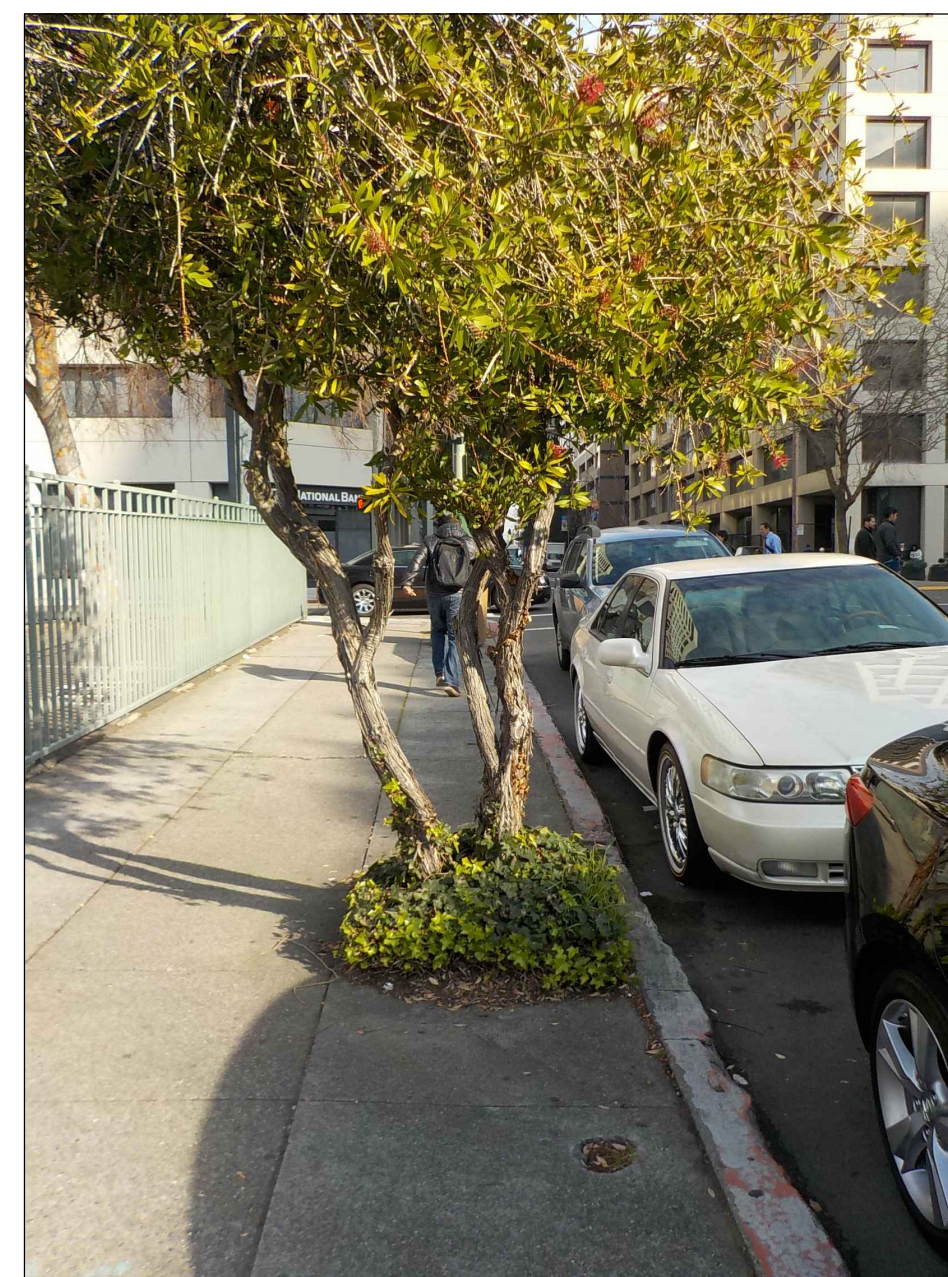
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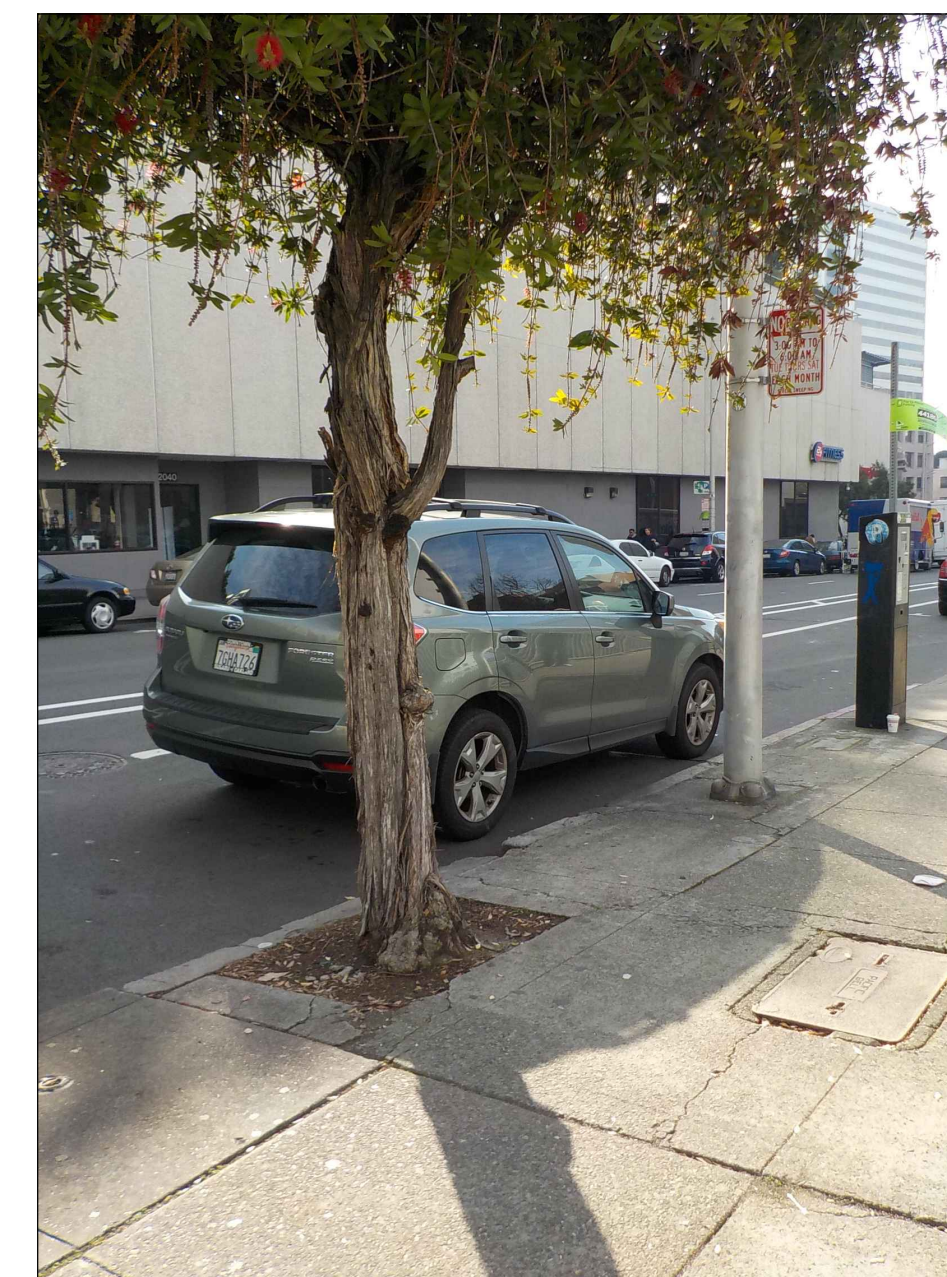
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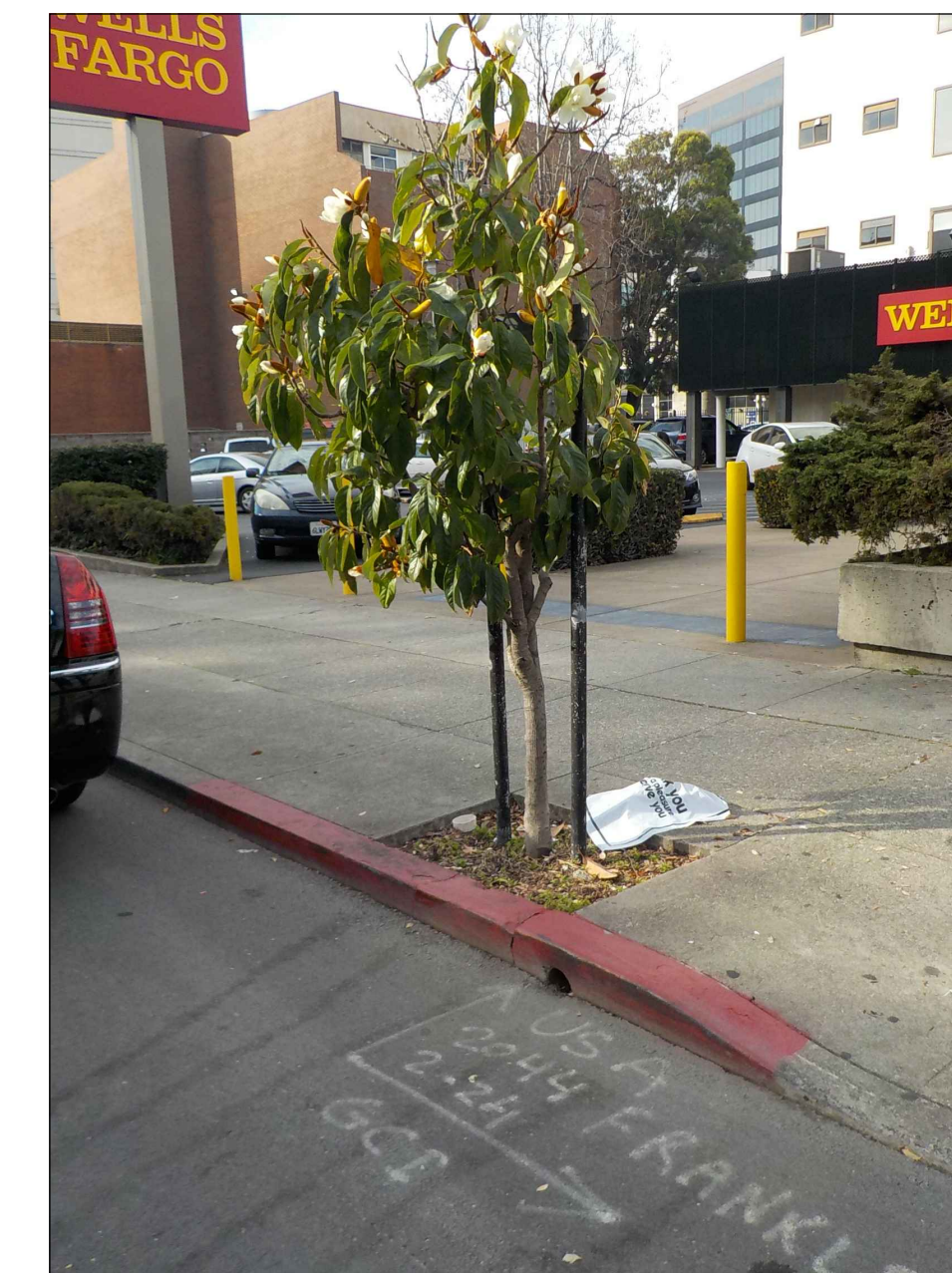
TREE #5



TREE #6



TREE #7



TREE #A



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LANDSCAPE

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SANTA MONICA, CA 90404
T. 310.828.8054

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

2044 Franklin St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

TREE SURVEY

RAD Project Number 16502

Date 30, MARCH 2017

Drawn by _____

C2.0

Scale 1"=20'

STREET TREES PLANTED
IN 4'x8' PARKWAY
WITH 5 GALLON
TRACHELOSPERMUM
JASMINOIDES AT 18" O.C.
ON 21ST STREET

21ST STREET

BIKE RACKS

OUTDOOR BISTRO
SEATING
AND ACCENT
PAVING

NATURAL GREY
CONCRETE
SIDEWALK WITH
SAW CUT JOINTS

STREET TREES
PLANTED IN 4'x10'
PARKWAY WITH 5 GALLON
OLEA EUROPAEA 'LITTLE
OLLIE' PLANTED AT 24"
O.C. ON WEBSTER AND
FRANKLIN STREETS

DECORATIVE
CONCRETE

ACCENT PAVING
BAND

WATER FEATURE

GRAVEL

UNIT PAVERS

SEATING

SEATING AREA
AND FIREPIT

WEBSTER STREET

FRANKLIN STREET

RAD
B U I L D

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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RAD BUILD
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GROUND FLOOR
LANDSCAPE PLAN

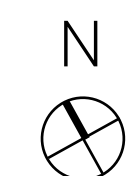
RAD Project Number 16502

Date 30, MARCH 2017

Drawn by CR

L1.1

Scale 3/32" = 1'-0"



IRRIGATION NOTE:

The irrigation system will be designed to meet the State of California Model Water Efficient Landscape Ordinance (MWELO). All planting areas will be irrigated with a drip irrigation system and weather-based irrigation controller that includes moisture and/or rain sensor shutoff.

PLANT SCHEDULE GROUND FLOOR COURTYARD AND STREETScape

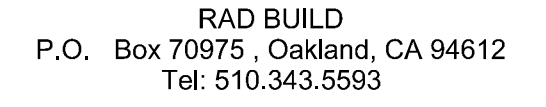
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acer palmatum	Multi-Trunk Japanese Maple	48"box	4
	Arbutus x 'Marina'	Arbutus Multi-Trunk	36"box	3
	Tristania conferta	Brisbane Box	24"box	10

PLANT MIXES

PLANT NAME (BOTANICAL/COMMON) CONT. SPACING % AREA

SHADY COURTYARD MIX			
Blechnum spicant / Deer Fern	5 GAL	24" o.c.	10%
Clivia minata 'Yellow' / Yellow Kaffir Lilly	1 GAL	18" o.c.	10%
Coprosma repens 'Marble Queen' / Mirror Plant	5 GAL	24" o.c.	10%
Helleborus argutifolius / Coriscan Hellebore	5 GAL	24" o.c.	10%
Heuchera / Coral Bells	5 GAL	12" o.c.	10%
Mahonia repens / Creeping Mahonia	5 GAL	36" o.c.	10%
Sagina subulata / Irish Moss	4" Plugs	6" o.c.	10%
Soleirolia soleirolia / Baby Tears	4" Plugs	6" o.c.	10%
Dianella tasmanica 'Variegata'	5 GAL	24" o.c.	10%
Cornus sericea / Red Twig Dogwood	5 GAL	30" o.c.	10%

ACCENT PLANT MIX			
Ribes viburnifolium / Evergreen Currant	1 GAL	36" o.c.	50%
Olea europaea 'Little Ollie'	15 GAL	36" o.c.	50%



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AGENCY APPROVALS

AN CHECK

ISSUE RECORD

[illegible]

2044 Franklin St.

Oakland, CA 94609

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Oakland, CA 94612
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4TH FLOOR ROOF LANDSCAPE PLAN

AD Project Number	16502
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30, MARCH 2017

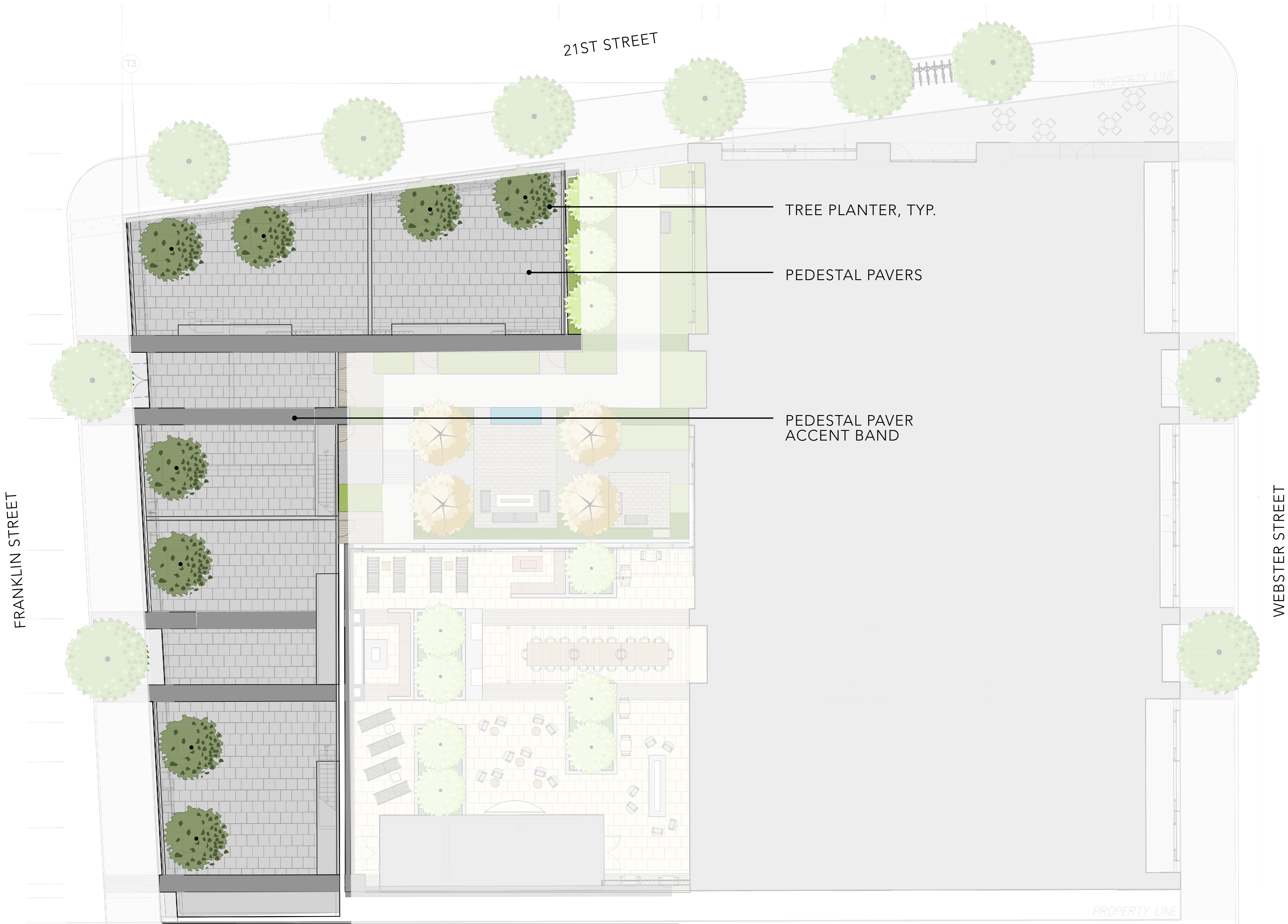
Drawn by CR

1.4


scale	$3/32" = 1'-0"$
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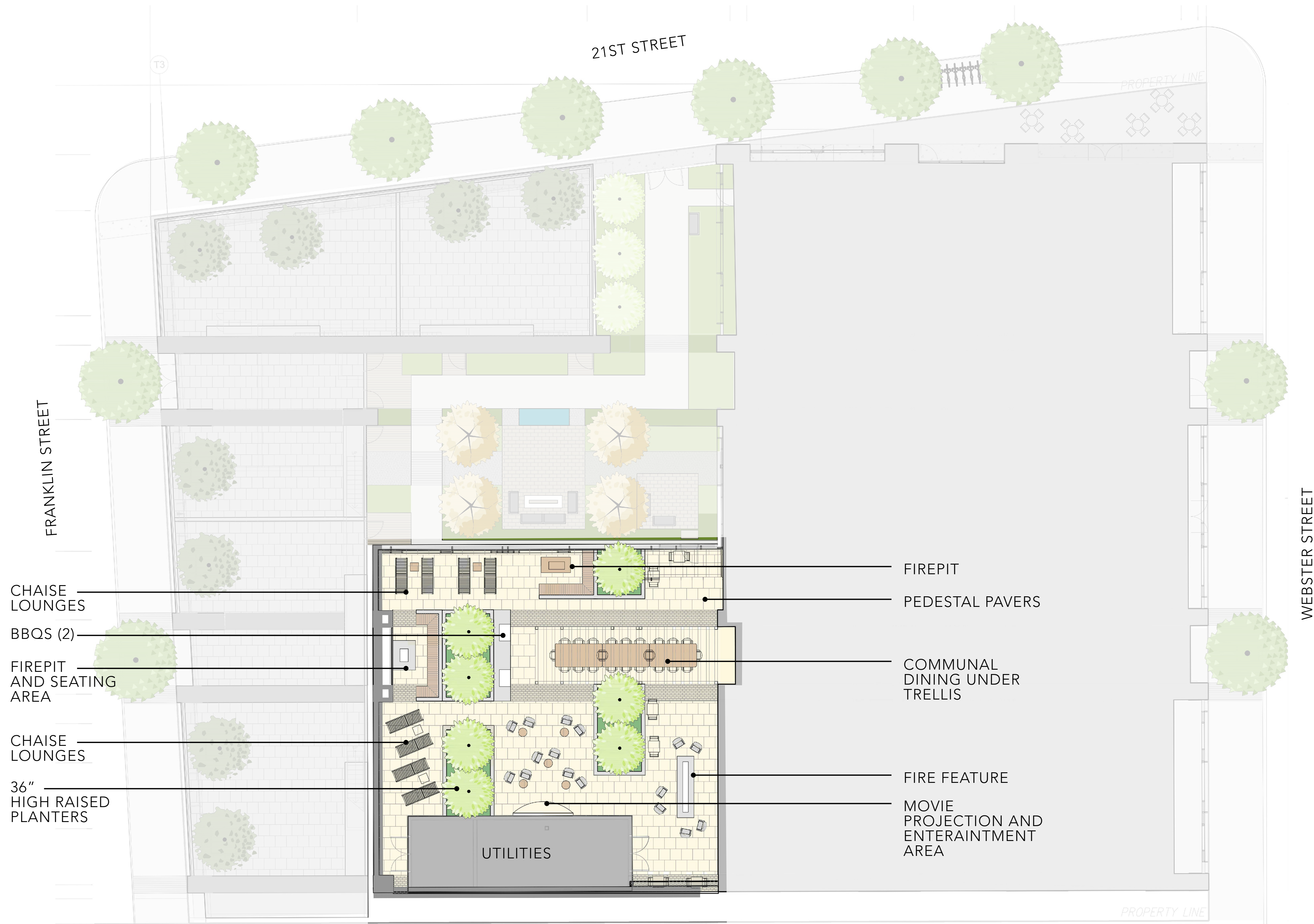
IRRIGATION NOTE:

The irrigation system will be designed to meet the State of California Model Water Efficient Landscape Ordinance (MWELO). All planting areas will be irrigated with a drip irrigation system and weather-based irrigation controller that includes moisture and/or rain sensor shutoff.

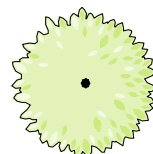


PLANT SCHEDULE TOWNHOUSE

<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Olea europaea 'Swan Hill' TM	Swan Hill Olive	36"box	8



PLANT SCHEDULE 6TH FLOOR ROOF GARDEN

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Arbutus x 'Marina'	Arbutus Multi-Trunk	36"box	7

PLANT NAME (BOTANICAL/COMMON) CONT. SPACING % AREA

6TH FLOOR ROOF MIX			
Agave x 'Blue Flame'	5 GAL	18" o.c.	20%
Asparagus meyeri / Foxtail Fern	1 GAL	24" o.c.	20%
Olea europaea 'Little Ollie' / Little Olive	15 GAL	30" o.c.	20%
Rosmarinus officinalis 'Prostratus' / Rosemary	5 GAL	18" o.c.	20%
Westringia fruticosa 'Mundi'	5 GAL	18" o.c.	20%

IRRIGATION NOTE:

The irrigation system will be designed to meet the State of California Model Water Efficient Landscape Ordinance (MWELO). All planting areas will be irrigated with a drip irrigation system and weather-based irrigation controller that includes moisture and/or rain sensor shutoff.



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t: 510.343.5593

PROJECT DESIGN

RAD DESIGN SDG
230 E. OHIO ST. SUITE 410
CHICAGO, IL 60611
t: 510.459.3795

CIVIL

SANDIS CIVIL ENGINEERS SURVEYORS, INC.
638 9TH STREET
OAKLAND, CA 94607
t: 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
t: 310.325.0554

AGENCY APPROVALS

PLAN CHECK #

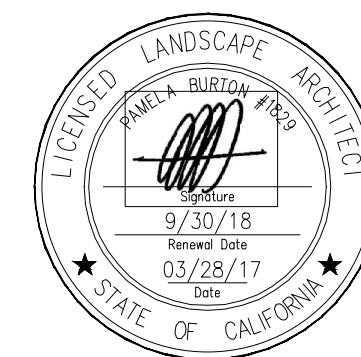
ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

2044 Franklin St.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593



6TH FLOOR ROOF
LANDSCAPE PLAN

RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	CR

L1.6

Scale 3/32" = 1'-0"

PLANT PALETTE - TREES



Acer palmatum
Japanese Maple



Arbutus marina
Strawberry Tree



Olea europaea 'Swan Hill'
Fruitless Olive

PLANT PALETTE - STREET TREES



Tristania conferta
Brisbane Box



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GENERAL CONTRACTOR

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ARCHITECT OF RECORD

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TREE IMAGERY -
OVERALL PLAN

RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	CR

L2.0

Scale 3/32" = 1'-0"

PLANT PALETTE - SHRUBS AT GROUND FLOOR COURTYARD



Olea europaea 'Little Ollie'
Little Ollie Olive



Ribes viburnifolium
Evergreen Currant



Clivia minata 'Yellow'
Yellow Kaffir Lilly



Blechnum spicant
Deer Fern



Cornus sericea
Red Twig Dogwood



Heuchera x 'Santa Ana Cardinal'
Coral Bells



Soleirolia soleiroliae
Baby's Tears



Coprosma repens 'Marble Queen'
Marble Queen Mirror Plan



Helleborus argutifolius
Corsican Hellebore



Mahonia repens
Creeping Mahonia



Sagina subulata
Irish Moss



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SHRUB IMAGERY -
GROUND FLOOR
COURTYARD

RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	CR

L2.1

PLANT PALETTE - SHRUBS AT 6TH FLOOR ROOF DECK



Rosmarinus 'Blue Spires'
Blue Spires Upright Rosemary



Rosmarinus officinalis 'Prostratus'
Trailing Rosemary



Agave 'Blue Flame' and 'Blue Glow'



Olea eurpoea 'Little Ollie'
Little Ollie Olive



Asparagus meyeri
Foxtail Fern



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SHRUB IMAGERY -
6TH FLOOR ROOF

RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	CR

L2.2

Scale 3/32" = 1'-0"



149'-4⁵/₈"

130'-3"

12'-3"

13'-3"

5'-3"

7'

11'-9"

10'

4'-5⁵/₁₆"

P.L.

K

L

J

PB

H

G

F

PA

23'-8"

13'-3"

5'-3"

18'-9"

10'

12'-4⁵/₁₆"

P.L.

A

B

C

D

E

36'-11⁷/₁₆"

T2

41'

T1

25'-6"

3'

6

5

29'-9"

18'

3

29'-9"

3'

2

1

1'-6"

P.L.

T3

188'-5⁷/₁₆"

2

A2.0

PROPERTY LINE

STAIR1

BOOSTER PUMP

MPOE

STAIR1 VESTIBULE

ELEVATOR LOBBY

STAIR2

STAIR2 VESTIBULE

COMM. & RES. LONG TERM BIKE STORAGE

R-22

R-24

R-28

R-26

R-14

R-16

R-18

R-20

R-10

R-12

R-8

R-6

R-4

R-2

C-8

C-6

C-4

C-2

STAIR2

C-10

C-12

21'-10"

21'-2"

22'-4⁷/₈"

20'

23'-8"

17% RAMP SLOPE

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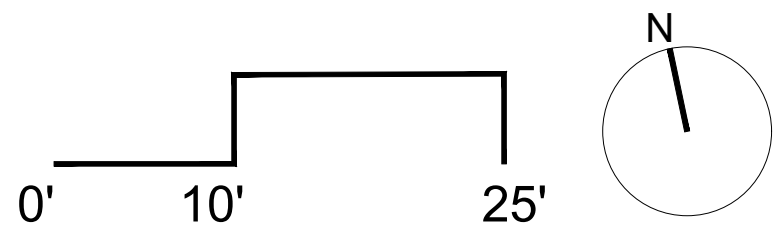
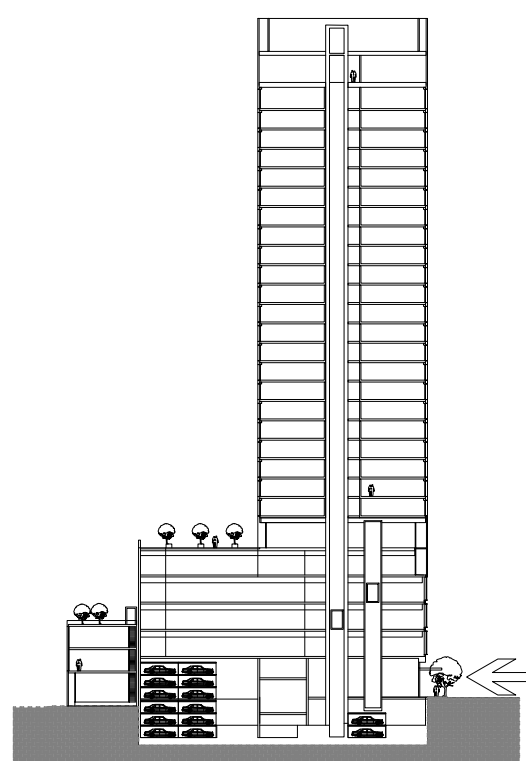
NOTATION KEY

- 1 NEW STREET TREES
- 2 METAL PANEL
- 3 STOREFRONT GLAZING
- 4 CITY STANDARD CURB CUT
- 5 RESIDENTIAL VEHICLE ENTRY
- 6 SHORT TERM RESIDENTIAL BIKE PARKING
- 7 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
- 8 SHORT TERM COMMERCIAL BIKE PARKING
- 9 SHORT TERM RETAIL BIKE PARKING

SPECIAL NOTES

STANDARD PARKING: 38
HC PARKING: 0
L1-TOTAL PARKING: 38

PLAN LOCATION KEY



RAD
B U I L D

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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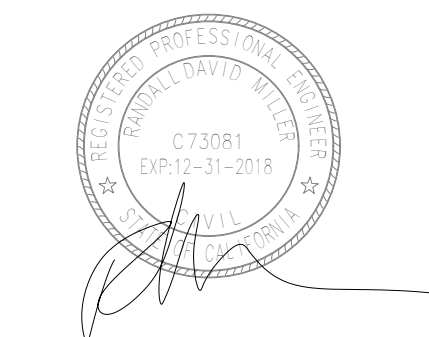
RAD DESIGN/ SDG
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LANDSCAPE

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PLAN

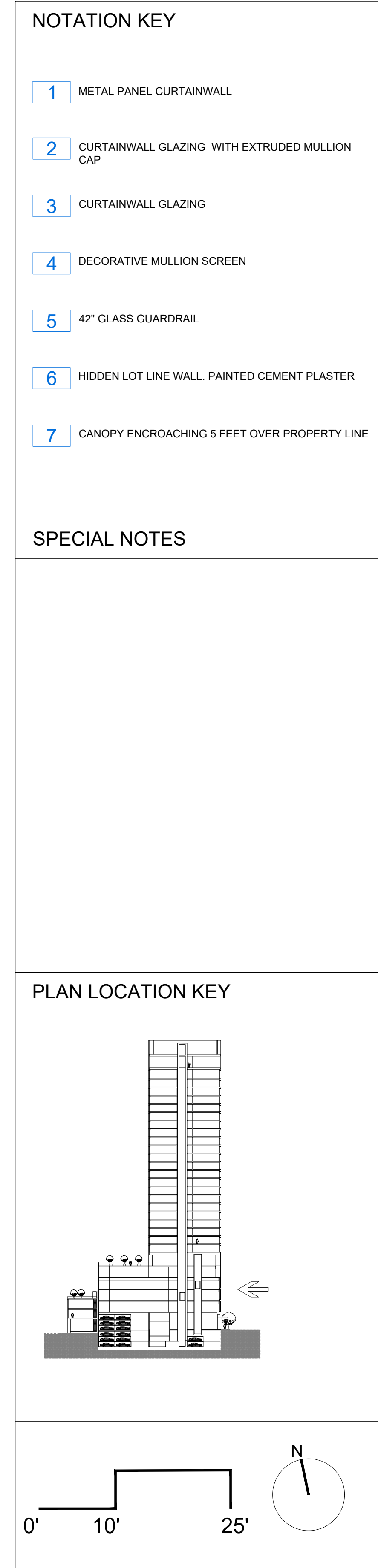
RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A1.1

Scale 3/32" = 1'-0"

LEVEL 1 PLAN

1

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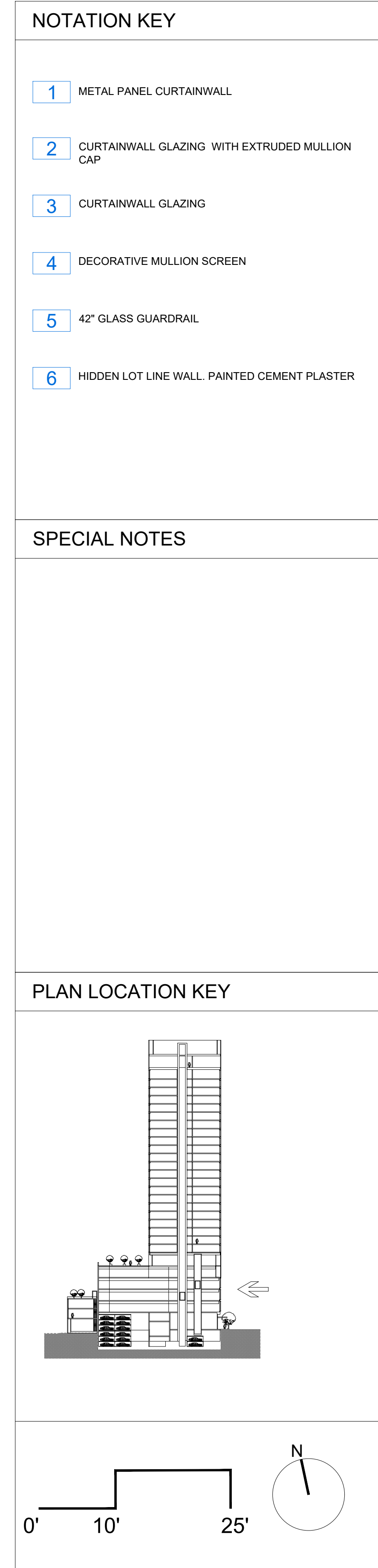
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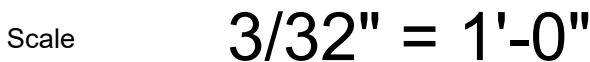
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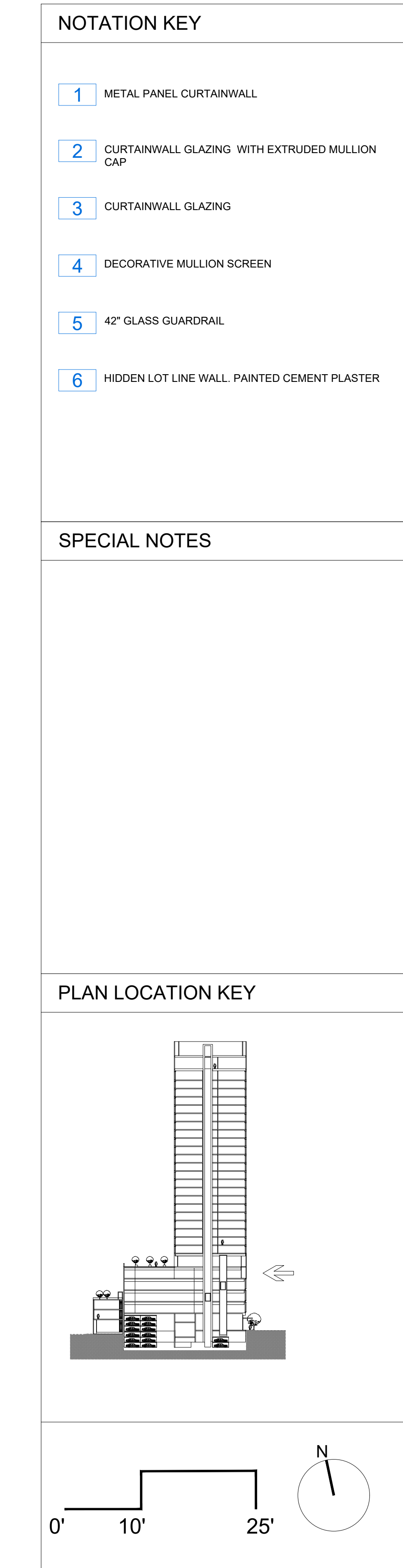
RAD Project Number	16502
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Drawn by	

A1.2

Scale $3/32" = 1'-0"$

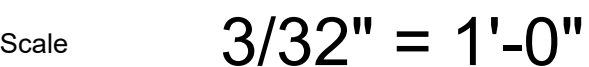




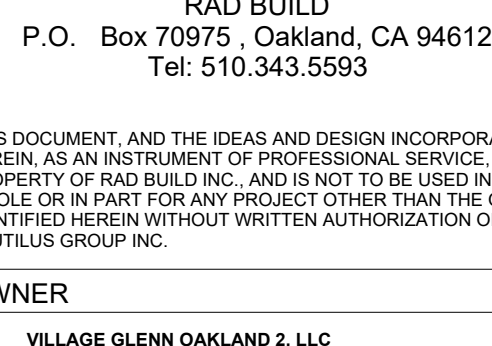




3/32" = 1'-0"







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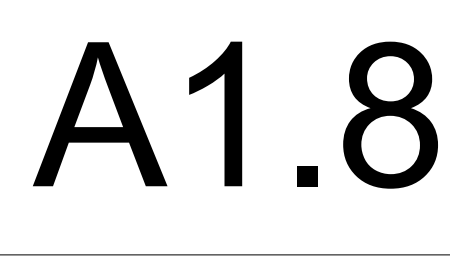
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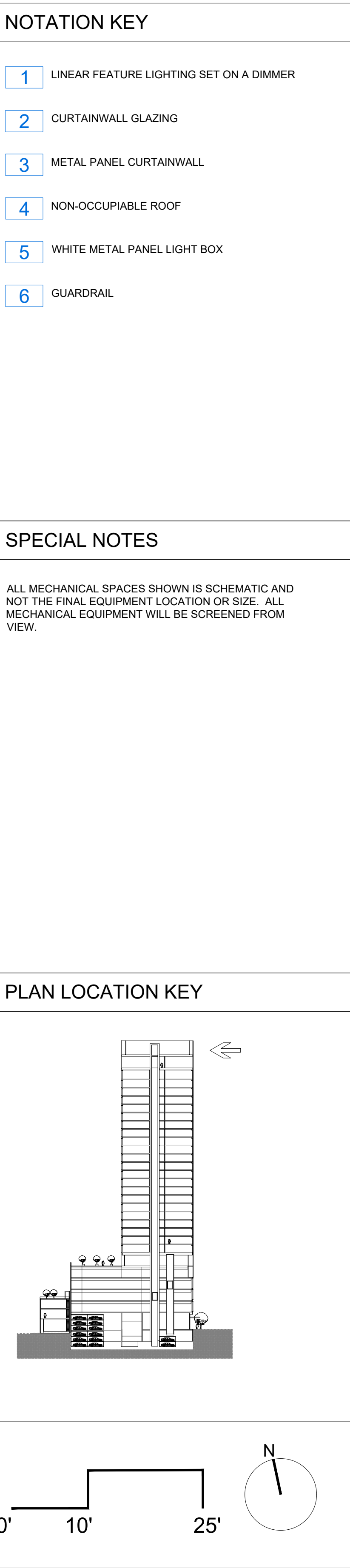
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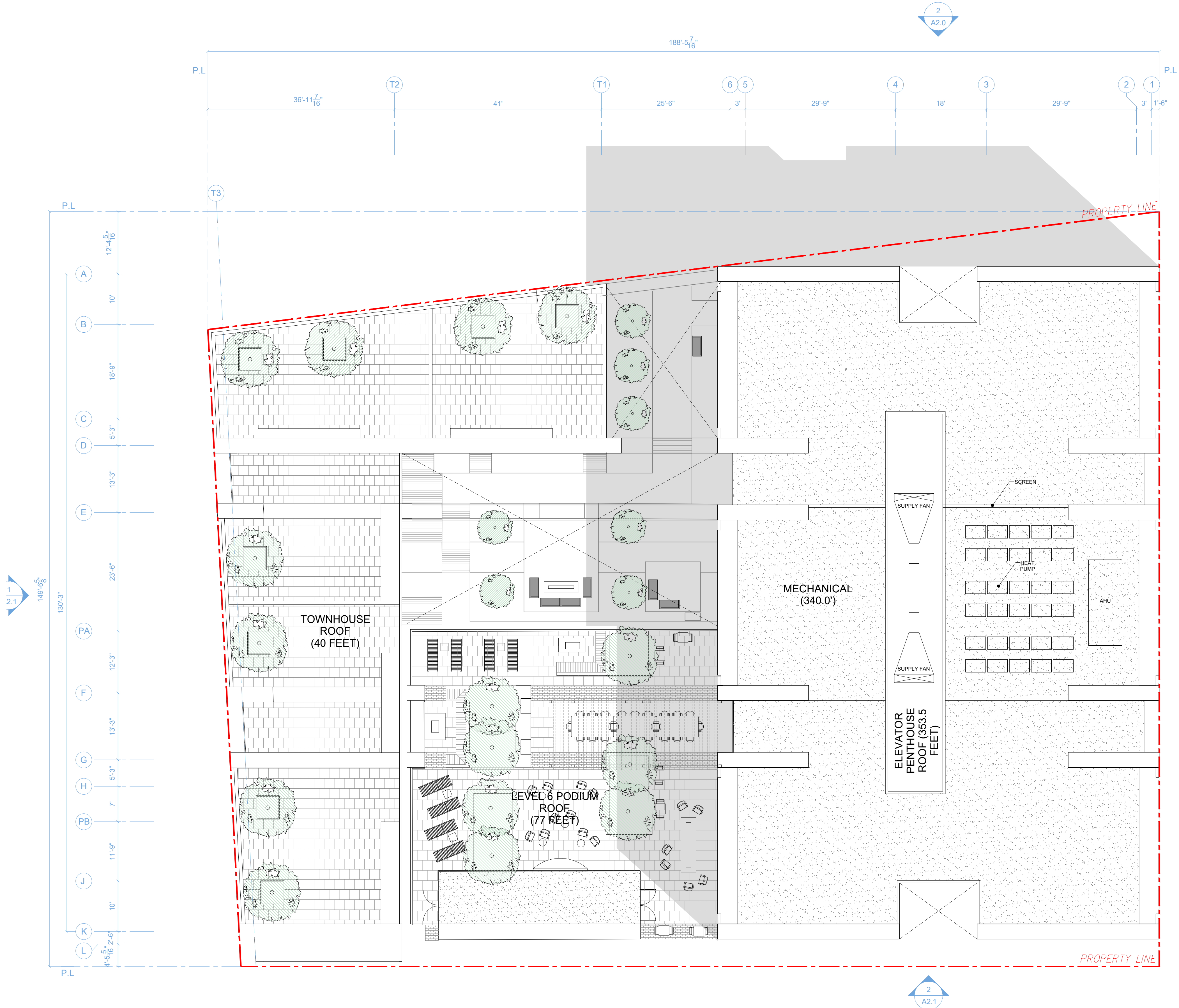
PLAN

RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	



Scale	3/32" = 1'-0"
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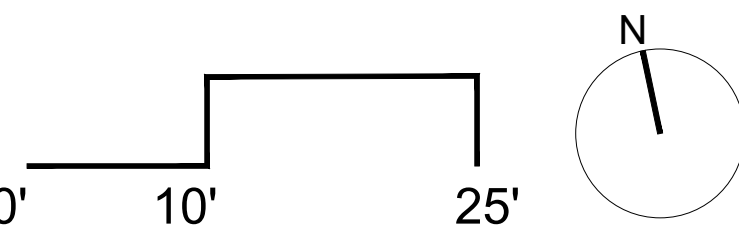
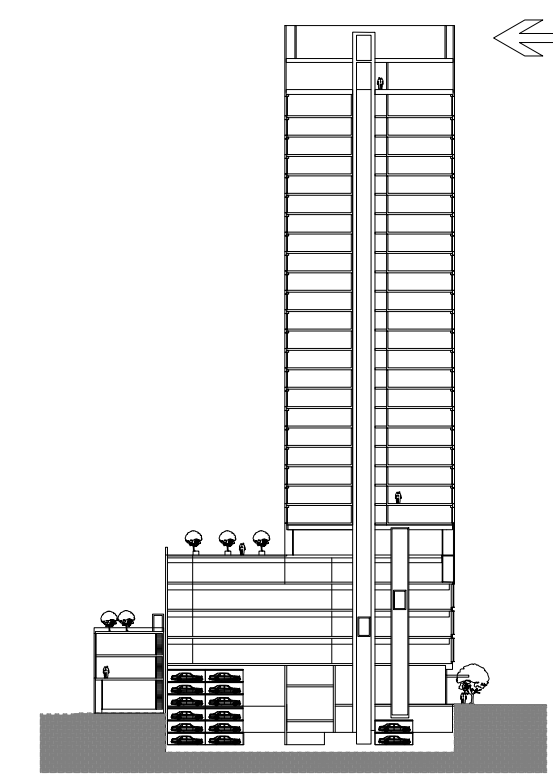


NOTATION KEY

SPECIAL NOTES

ALL MECHANICAL SPACES SHOWN IS SCHEMATIC AND NOT THE FINAL EQUIPMENT LOCATION OR SIZE. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

PLAN LOCATION KEY



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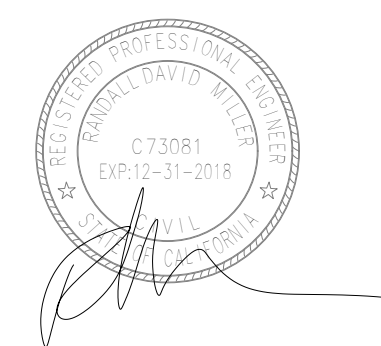
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PLAN

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A1.10

Scale 3/32" = 1'-0"

ROOF PLAN

1



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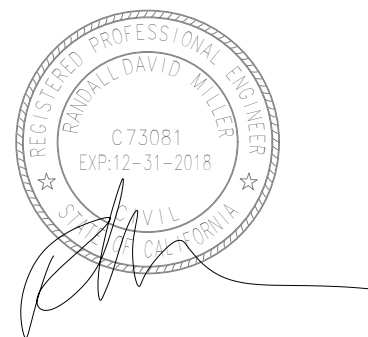
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ELEVATION

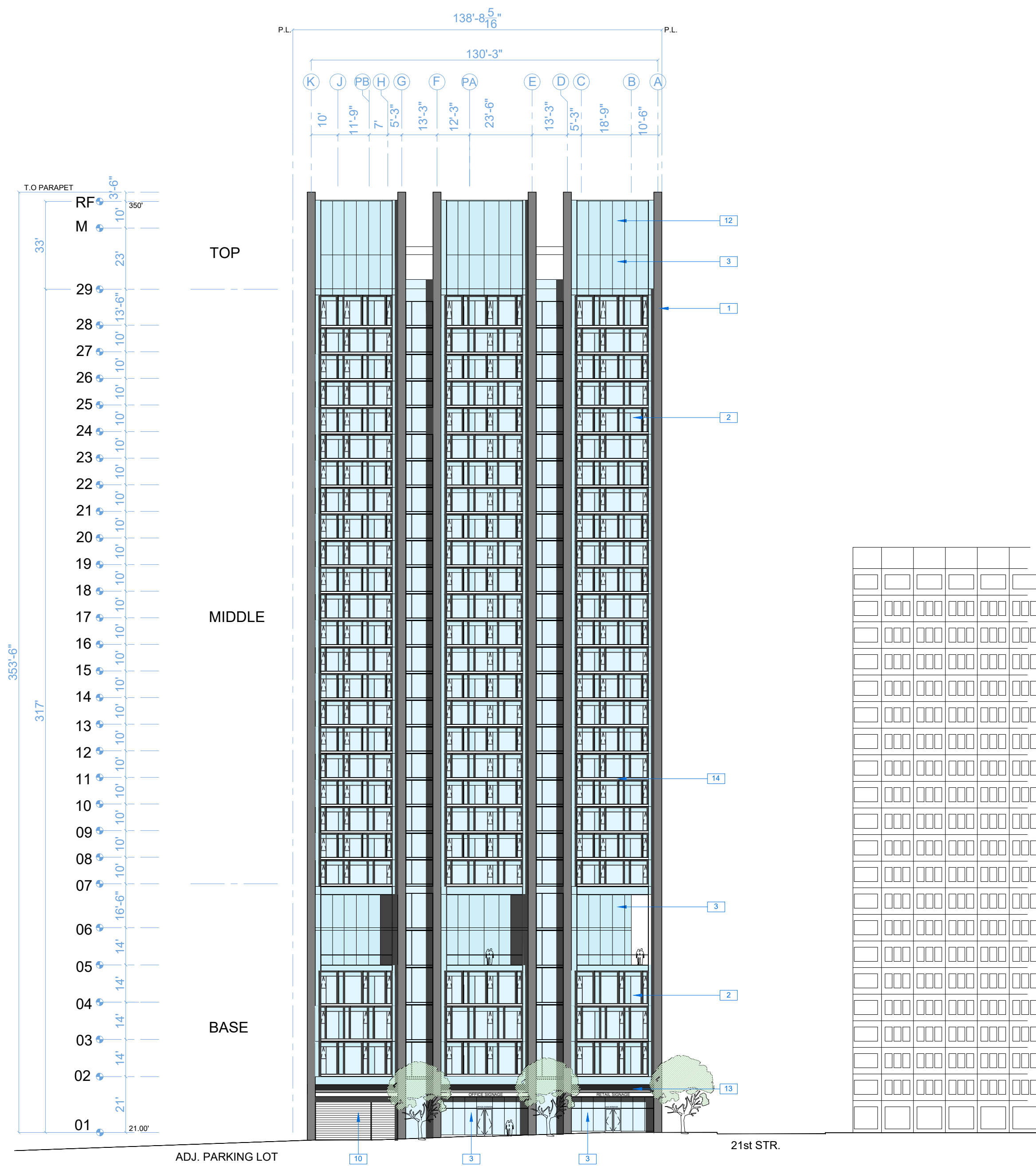
RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A2.0

Scale 1/32" = 1'-0"

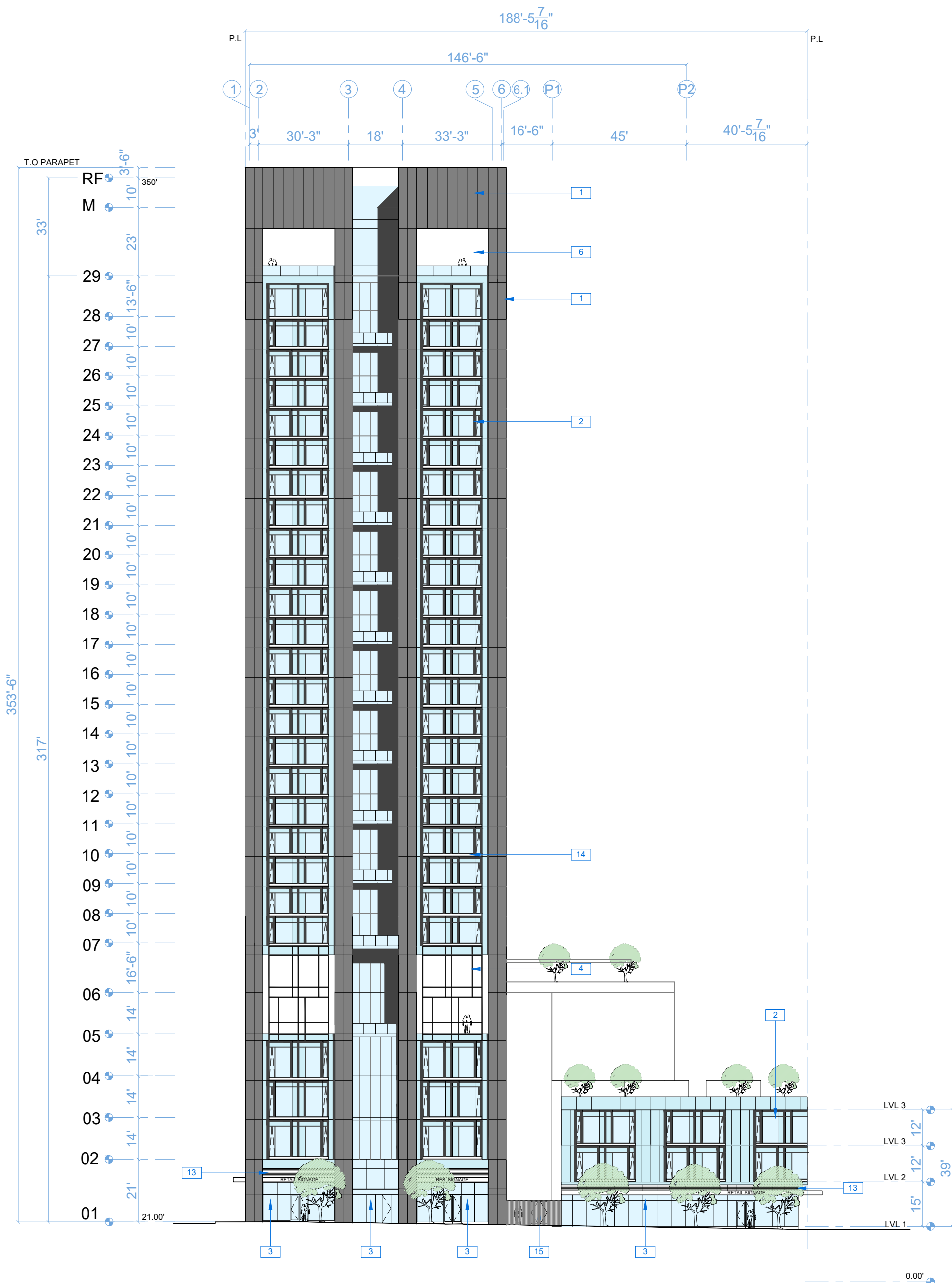
NOTATION KEY

- | | |
|---|--|
| 1 METAL PANEL CURTAINWALL | 9 CANOPY ENCRANCHING 3 FEET OVER PROPERTY LINE |
| 2 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP | 10 RESIDENTIAL PARKING ENTRANCE PERFORATED OVERHEAD DOOR |
| 3 STOREFRONT GLAZING | 11 CEMENT PLASTER |
| 4 DECORATIVE MULLION SCREEN | 12 TOWER TOP FEATURE-LIGHTING |
| 5 PRIVATE OUTDOOR DECK (OFFICE) | 13 ALUMINUM MECHANICAL LOUVER AT RETAIL |
| 6 PRIVATE OUTDOOR DECK | 14 PERFORATED ALUMINUM VENT COVER AT FLOOR SLAB |
| 7 BALCONY WITH GLASS GUARDRAIL | 15 VERTICAL MTL PICKET PRIVACY FENCE AND ENTRY GATE |
| 8 SIGNAGE | |



EAST ELEVATION (WEBSTER STREET)

1



NORTH ELEVATION (21st STREET)

2

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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LANDSCAPE

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SANTA MONICA, CA 90404
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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

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ELEVATION

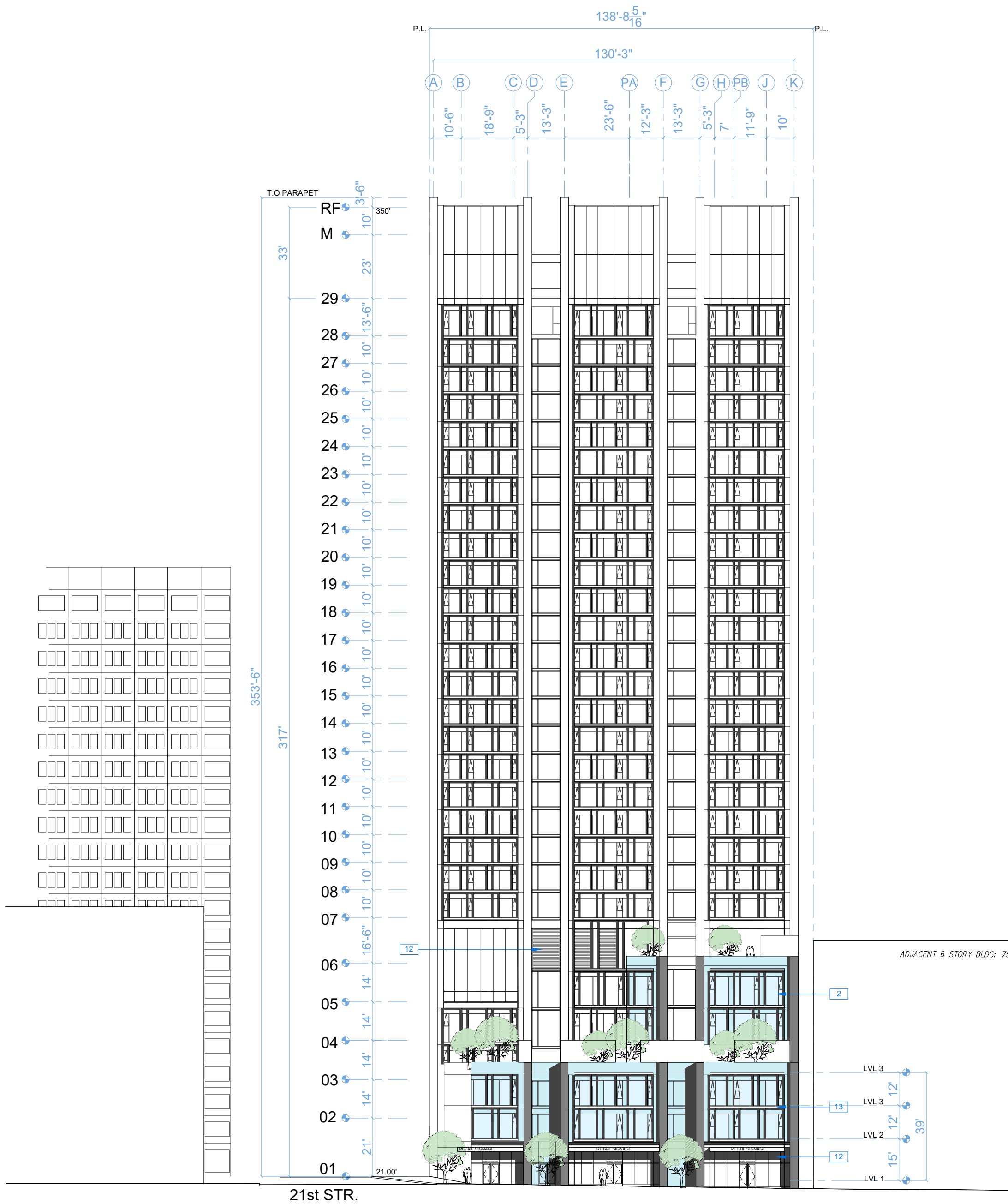
RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A2.1

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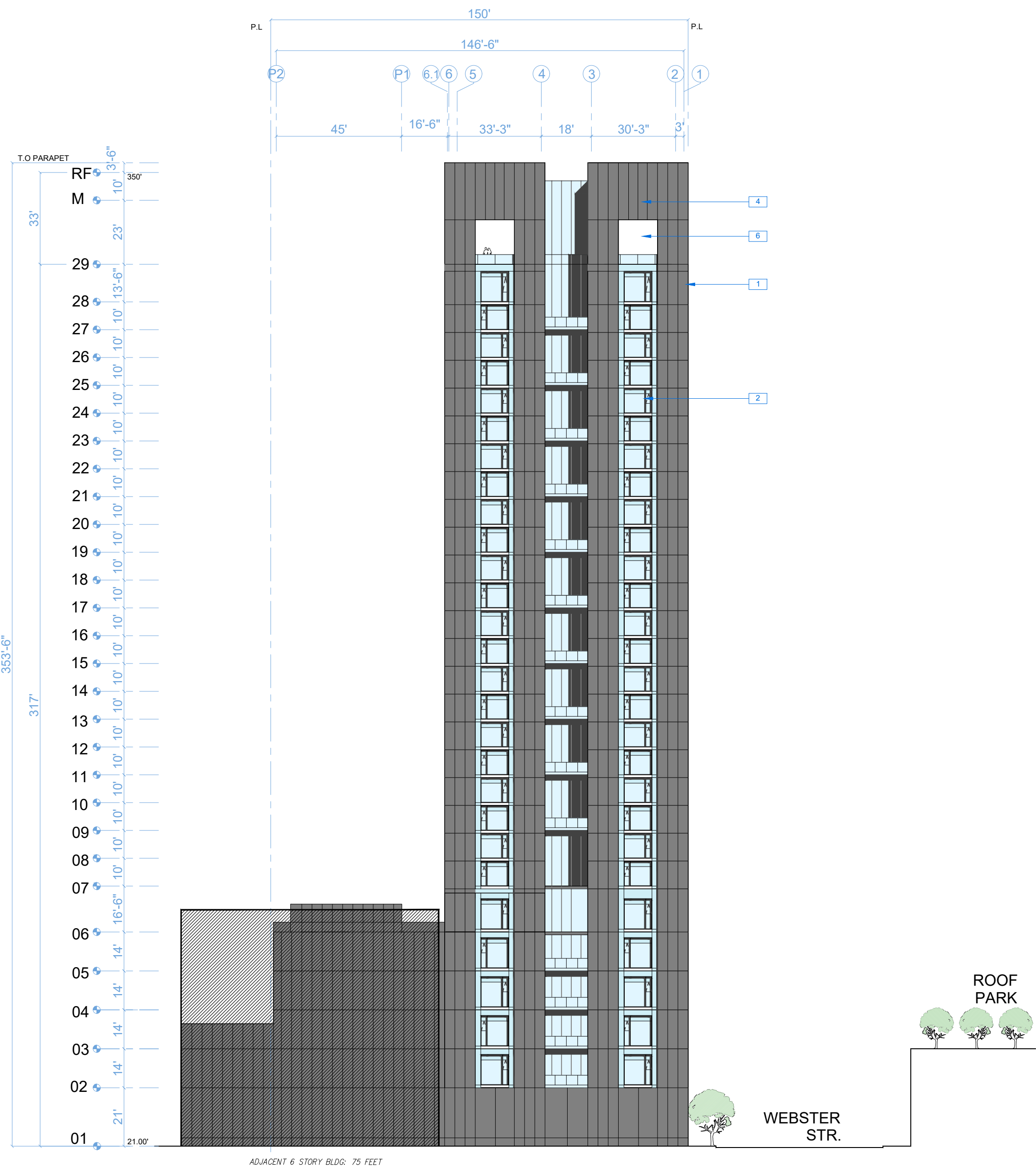
NOTATION KEY

- | | |
|---|--|
| 1 METAL PANEL CURTAINWALL | 8 SIGNAGE |
| 2 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP | 9 CANOPY ENCROACHING 3 FEET OVER PROPERTY LINE |
| 3 STOREFRONT GLAZING | 10 RESIDENTIAL PARKING ENTRANCE PERFORATED OVERHEAD DOOR |
| 4 DECORATIVE MULLION SCREEN | 11 CEMENT PLASTER |
| 5 PRIVATE OUTDOOR DECK (OFFICE) | 12 ALUMINUM MECHANICAL LOUVER |
| 6 PRIVATE OUTDOOR DECK | 13 PERFORATED ALUMINUM VENT COVER AT FLOOR SLAB |
| 7 BALCONY WITH GLASS GUARDRAIL | |



WEST ELEVATION (FRANKLIN ST.)

1



SOUTH ELEVATION

2



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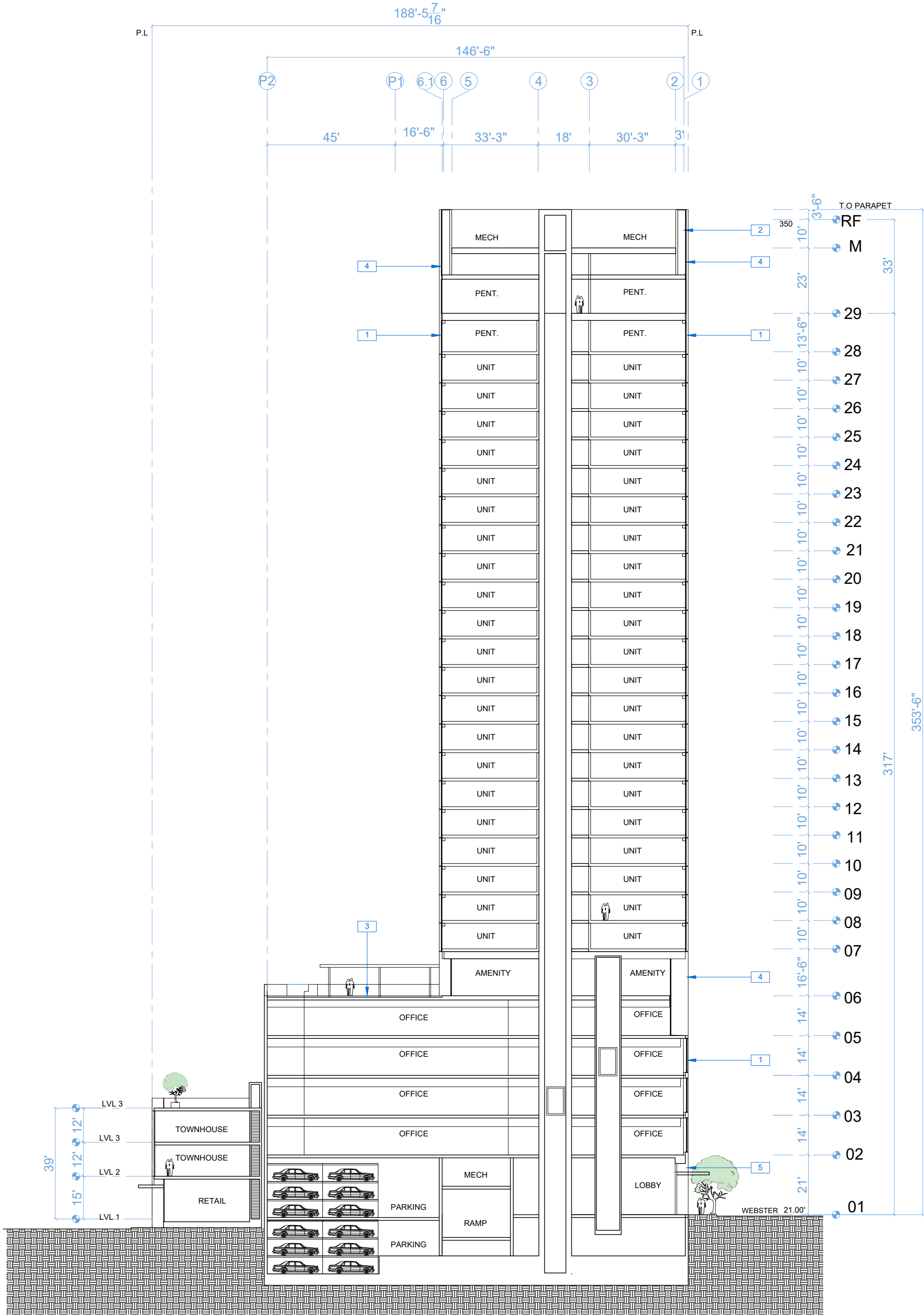
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SECTION

RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	

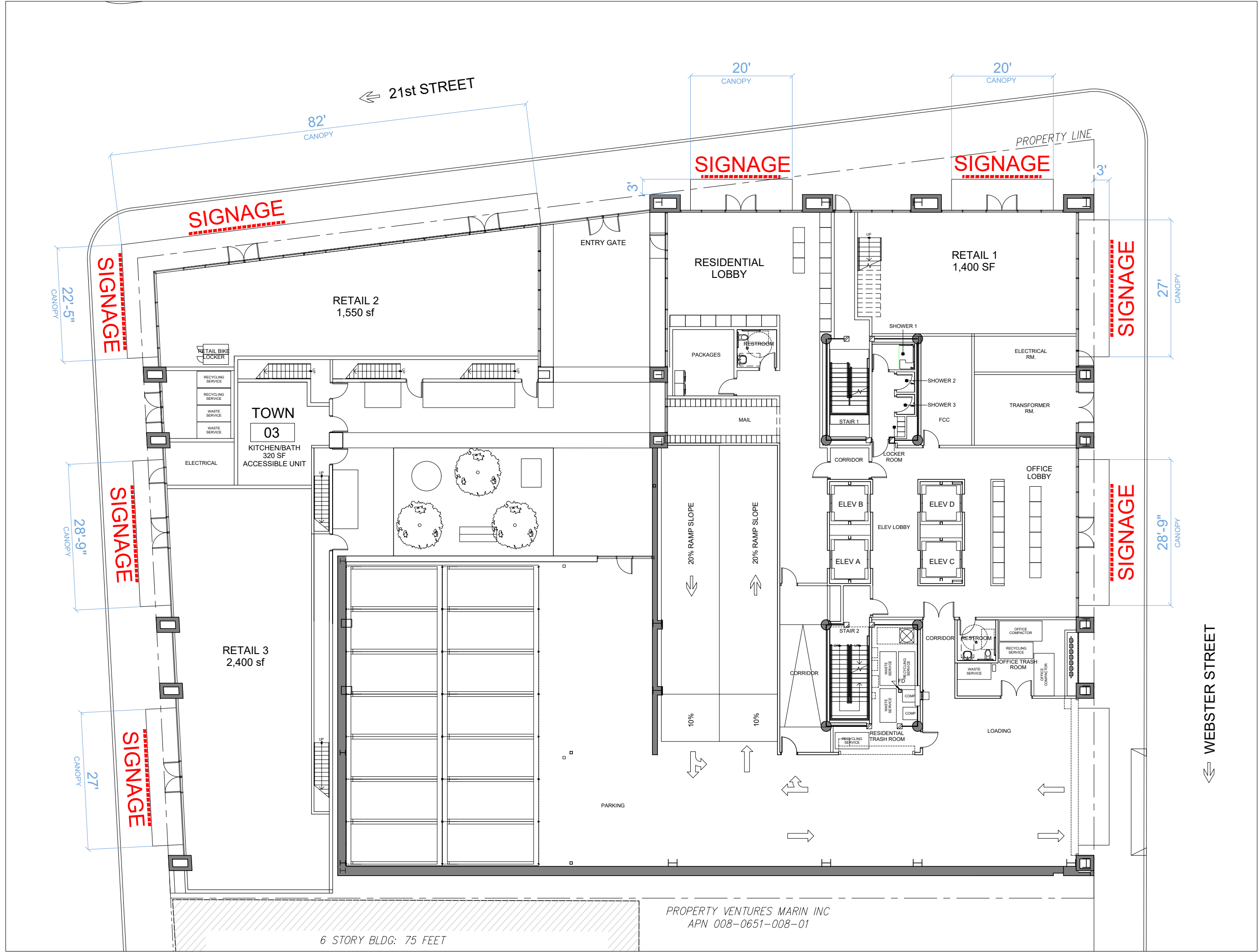
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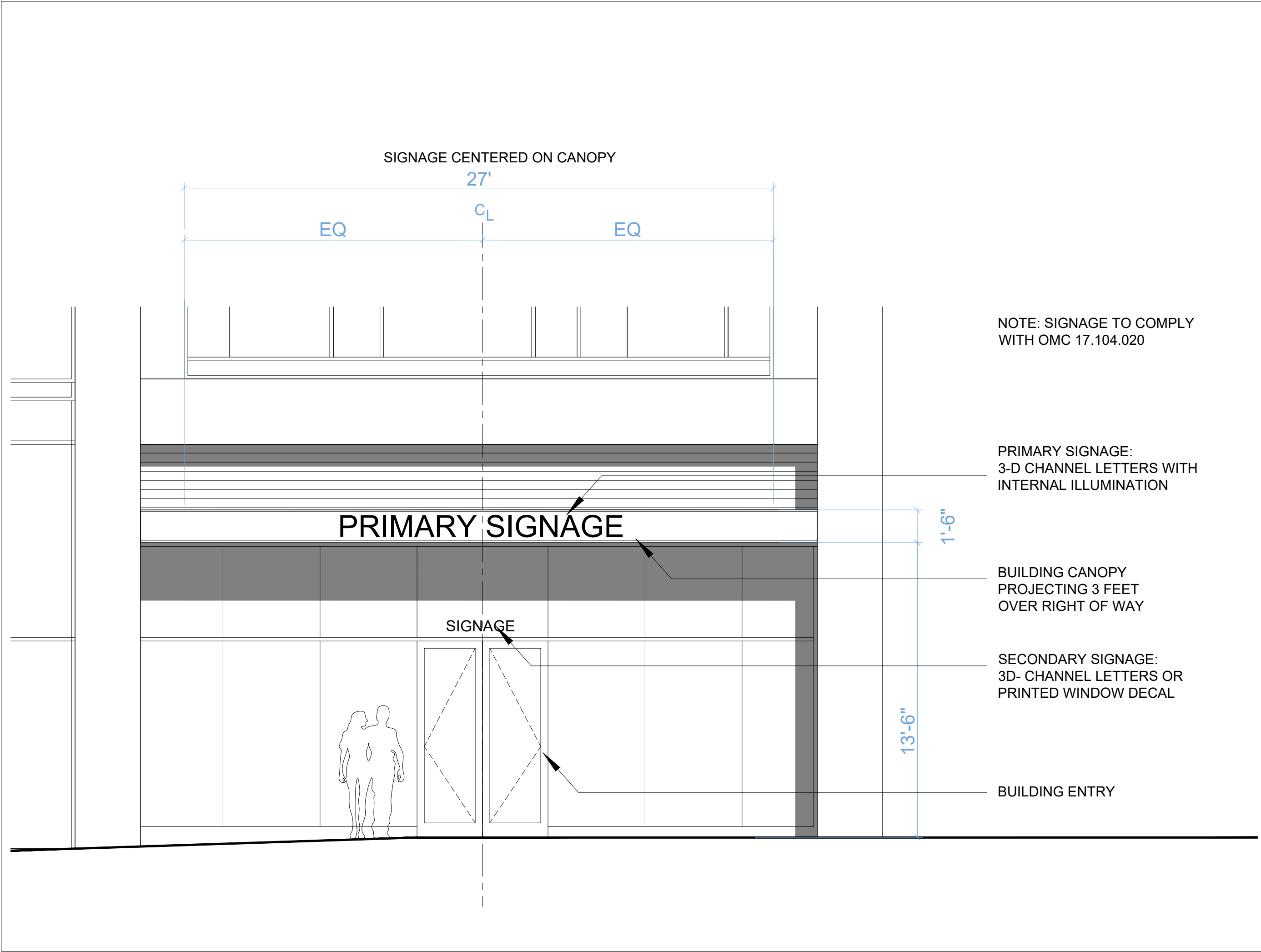


NOTATION KEY	
1	CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP
2	LIGHT FEATURE
3	GROUP OPEN SPACE
4	CURTAINWALL GLAZING
5	ALUMINUM MECHANICAL LOUVER

SECTION 1



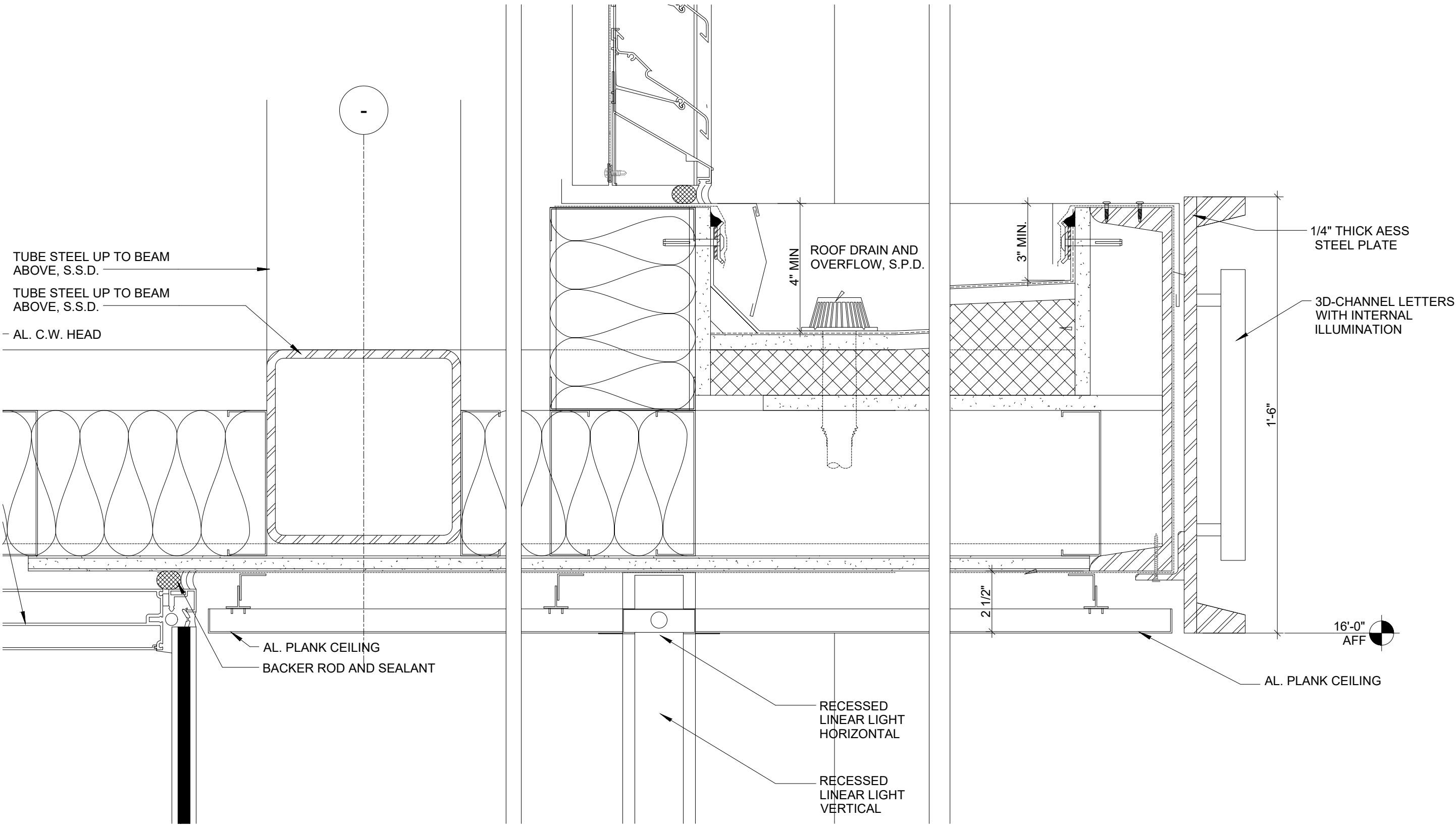
LEVEL 1 SIGNAGE LOCATION PLAN



LEVEL 1 SIGNAGE ELEVATION



LEVEL 1: CANOPY RENDERING



CANOPY DETAIL 3" = 1'-0"

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AGENCY APPROVALS



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BUILDING
SIGNAGE

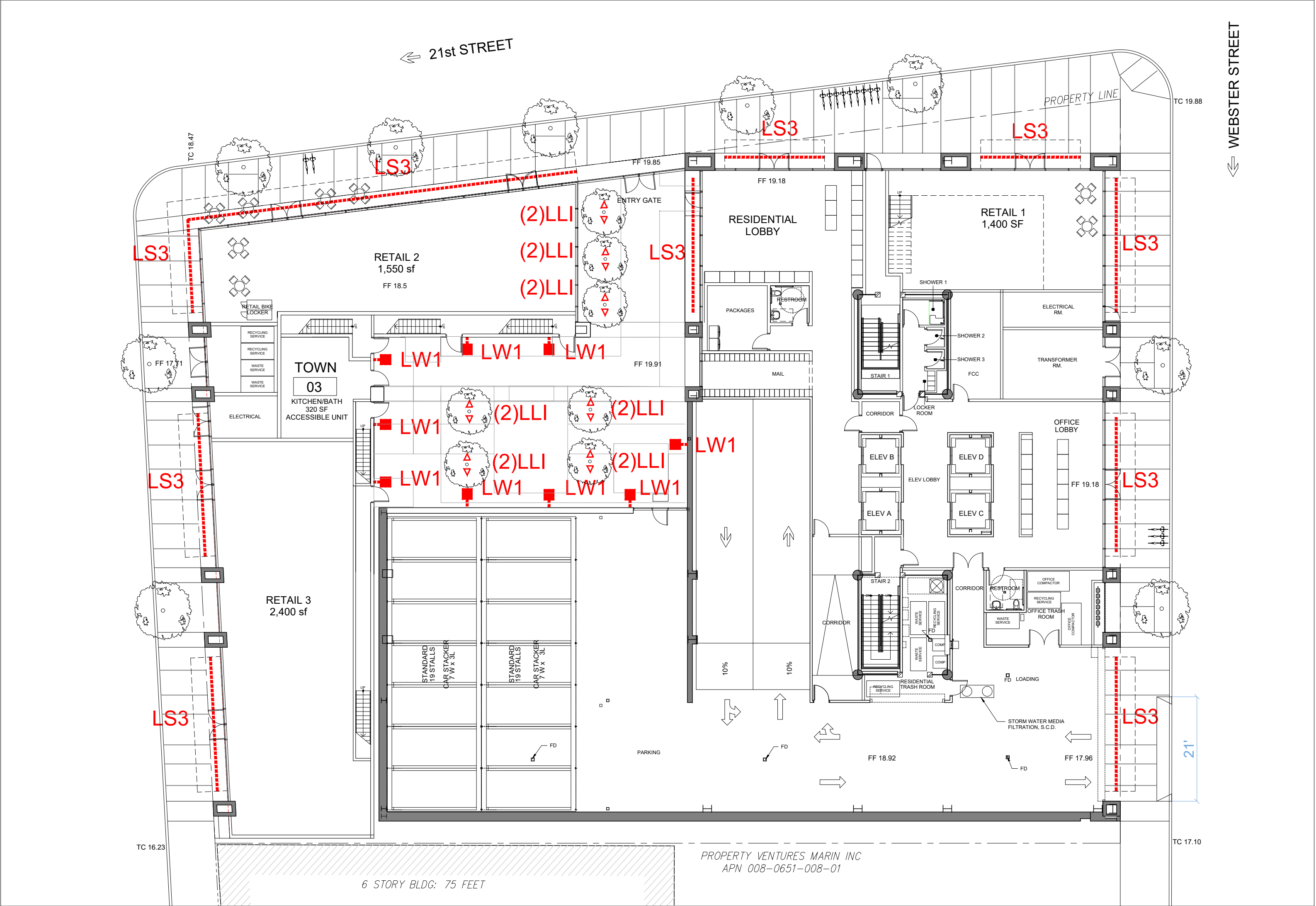
RAD Project Number 16502

Date 30, MARCH 2017

Drawn by

A4.0

Scale NTS



LEVEL 1 PLAN



LEVEL 1: CANOPY RENDERING

LIGHTING TYPE: LS3

RECESSED LED LINEAR DOWNLIGHT

VIA WET LED

RECESSED

3

LUMENWERX
WWW.LUMENWERX.COM



DESCRIPTION

Via Wet offers architectural lighting for wet locations in both exterior and interior applications. With a simple 3 1/2" high by 4 1/2" wide profile of extruded aluminum, Via Wet can be installed in recessed, ceiling, wall, or pendant mounting.

Fully sealed, Via Wet is suitable for extreme weather conditions, -20°F/-4°F to 40°F/104°F. A choice of output options provides up to 1000 lumens per foot section.

PROJECT:

TYPE:

NOTES:

ORDER GUIDE		LED		CUT		LUMEN PACKAGES		COLOR TEMP	
LUMINAIRE ID	OPTICS	LIGHT SOURCE							
VIAWET - via wet recessed	TMO - Tempered Clear Glass PVC - Clear Polycarbonate HMO - High Efficiency Lambertian Optic PMO - Precision Micro-Prism Optic	LED - High performance LED		80 - 80CRI	90 - 90CRI	800 - low output 500lm/ft	900 - med output 750lm/ft	1000 - high output 1000lm/ft	30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K
LUMINAIRE LENGTH	VOLTAGE	DRIVER	ELECTRICAL	EF	OHC	POWER FEED		MOUNTING	
Standard sections: 12' 4" For all other specify length +FF - nominal length in feet Continuous Run - 4' sections Join together	120 - 120V 277 - 277V UNV - 120V/277V SMT - 240V	DI - Full dimming 0-10V DI - 0-10V dimming 0-10V UNV - 120V/277V SMT - 240V	1 - Exit DI - Emergency light circuit +HLM - high light circuit +ETDR - emergency transfer device, 120V or 277V	1 - Exit DI - Emergency light circuit +HLM - high light circuit +ETDR - emergency transfer device, 120V or 277V	EF - end feed OHC - other ceiling (specify)	EF - end feed OHC - other ceiling (specify)		W - install within 6" of wall CF - custom finish specify RFL+	

See page 2 for ordering code detailed information

LIGHTING TYPE: LW1

WALL MOUNTED SCENCE

TWILIGHT - model: WS-W55
LED Outdoor



Shown without accessories (with channel)

PRODUCT DESCRIPTION

Maximizes light of day through the trim. Indirect LED illumination behind a lattice screen gives the illusion of daylight. Clear lens illumination with indirect and down lighting for safety, security and architectural accents.

FEATURES

- Precast - Wet location listed
- STL & STL listed
- ADA compliant, low profile design
- Removable cage for maintenance
- Replaceable LED module
- No maintenance or labor required
- 50,000 hour rated life
- Color Temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Height	Width	Watt	Voltage	Lumens	Finish
WS-W55	24"	12"	20W	120V	1200	BL - Black GR - Copper

LIGHTING TYPE: LL1

STAKE MOUNTED LED FLOODLIGHT

B-K LIGHTING

PRODUCTS

IMAGES

ABOUT US

AGENT LOCATOR

YOUR ACCOUNT

SEARCH

Micro Nite Star™ Solid State (BKSLL-F) Power of 1'

Features Documentation Product Images Project Images Rep Tools For Use With



Micro Nite Star™
Shown in Black Satin Finish (BLP)

LIGHTING TYPES

CANOPY SECTION

SCHEMATIC LEVEL 1 LIGHTING PLAN

1

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CIVIL

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LANDSCAPE

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AGENCY APPROVALS



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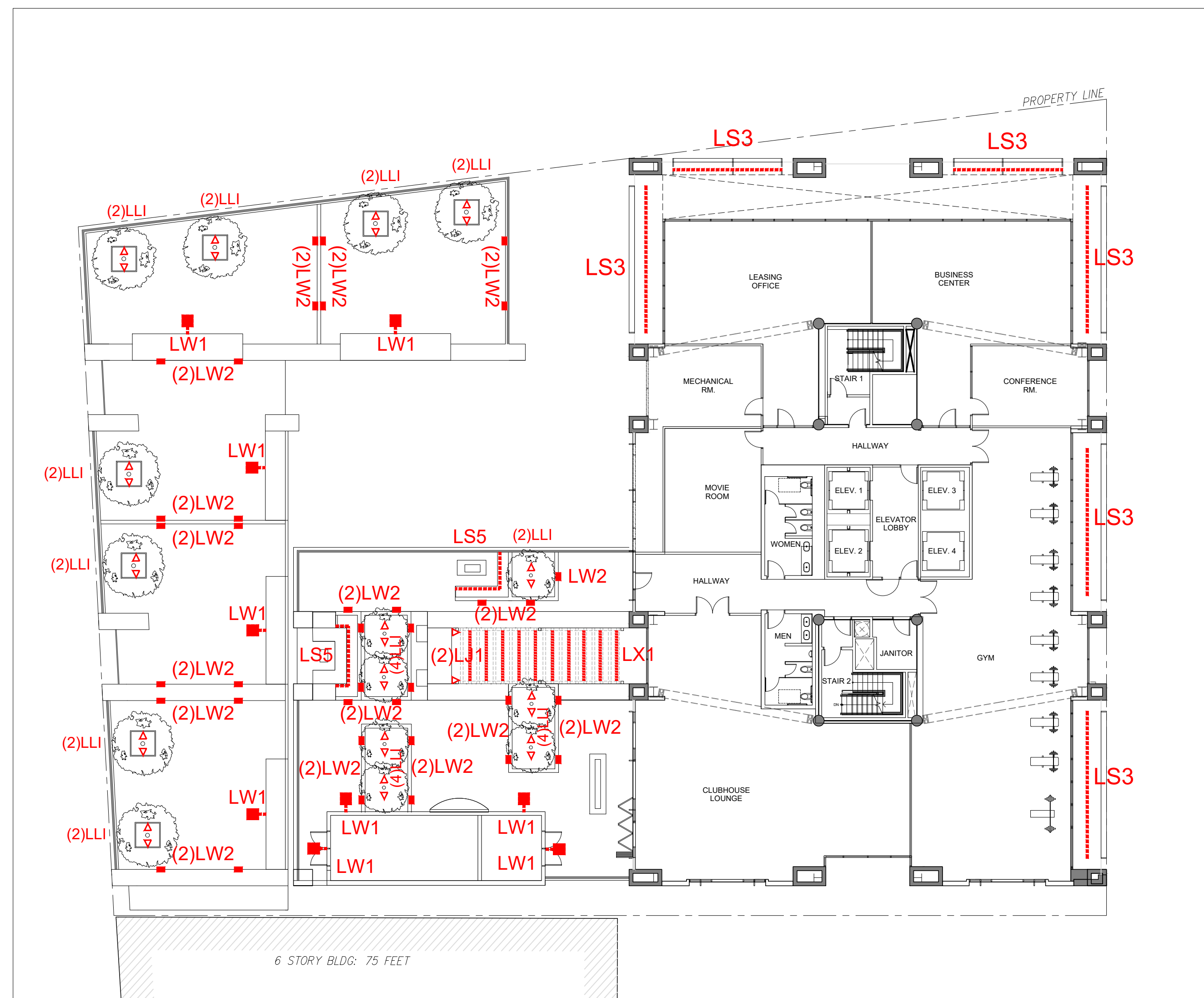
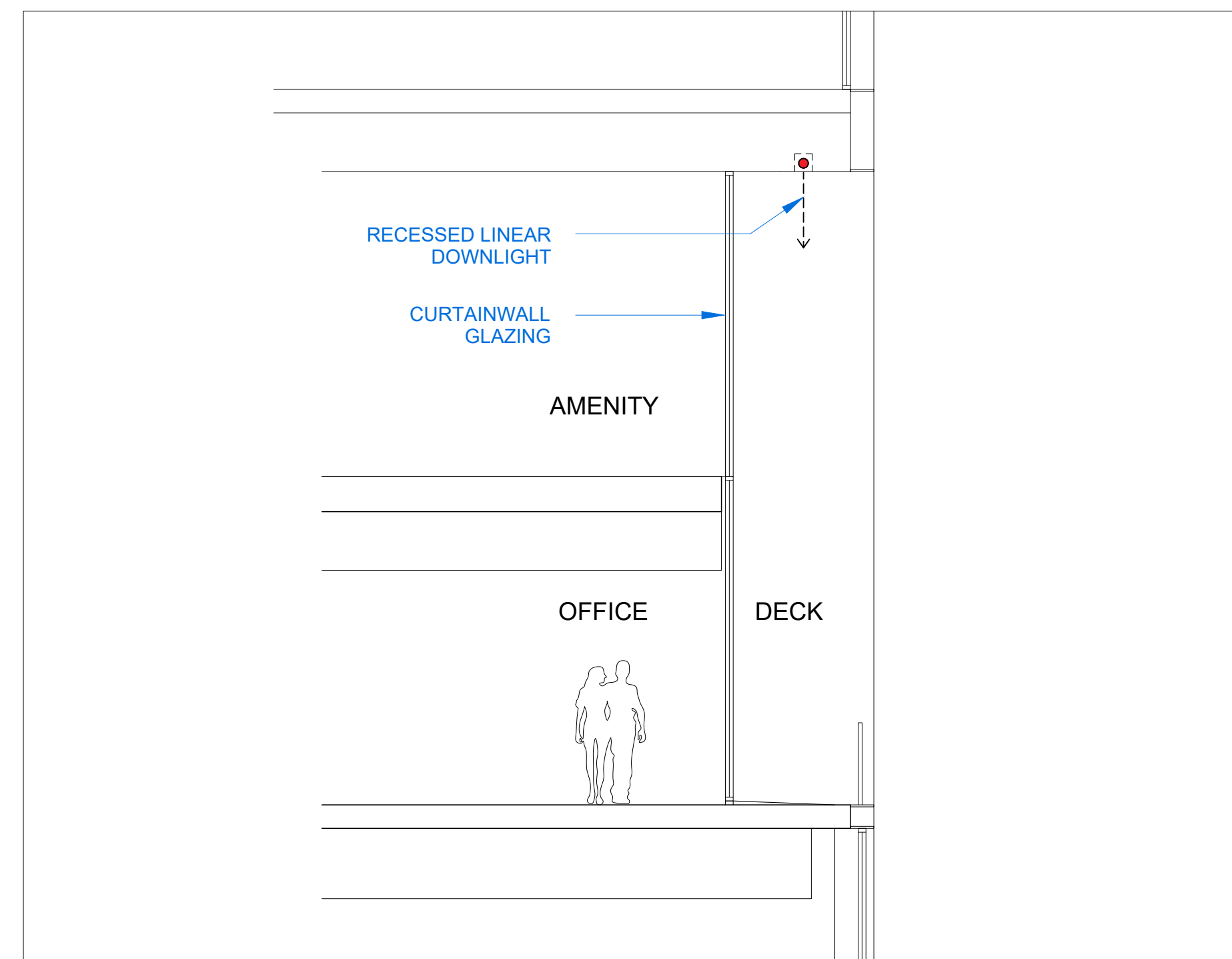
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SCHEMATIC LIGHTING PLAN

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

A4.1

Scale N.T.S

[illegible]

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SCHEMATIC LIGHTING PLAN

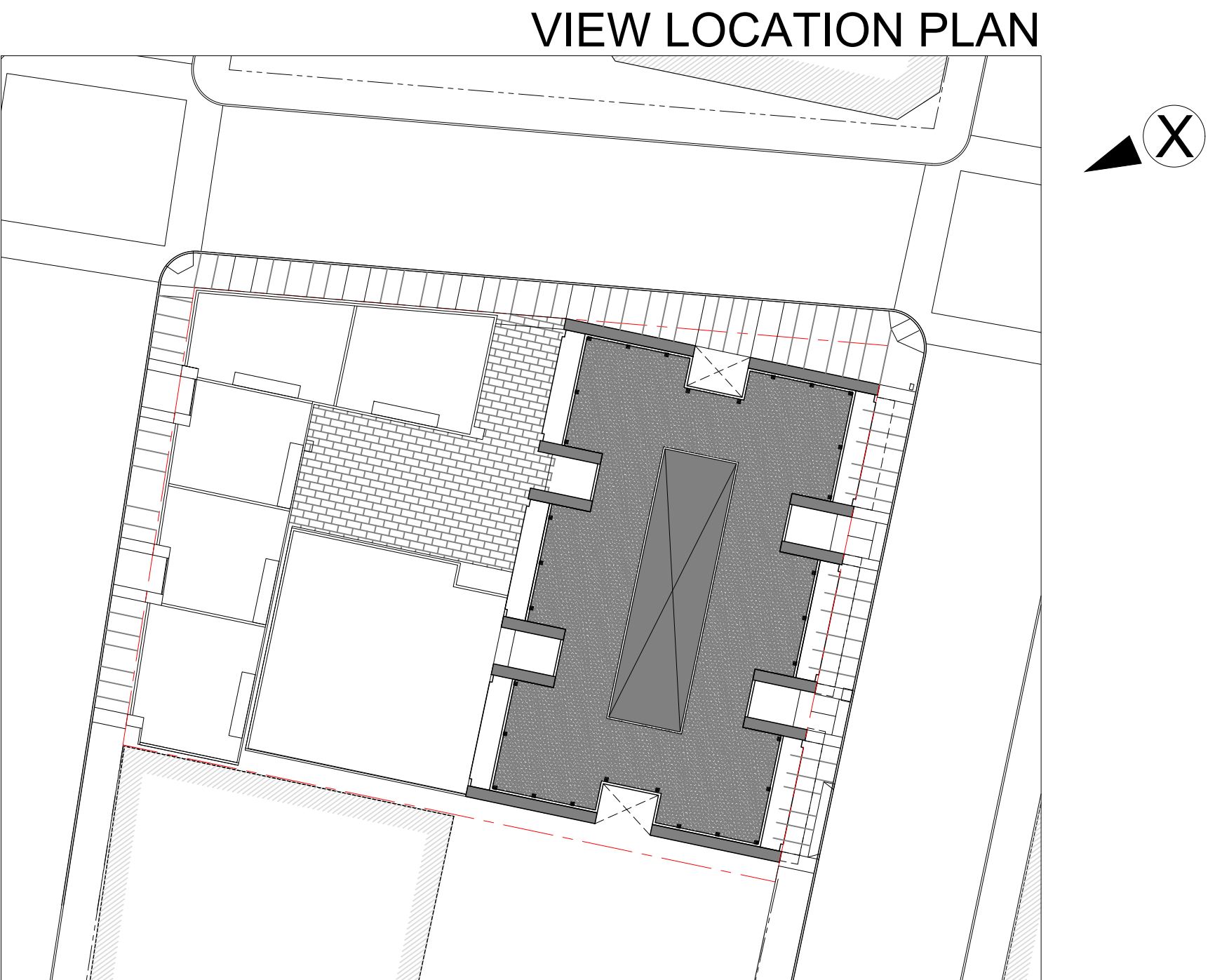
RAD Project Number	16502
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Date	20 MARCH 2017
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Scale N.T.S



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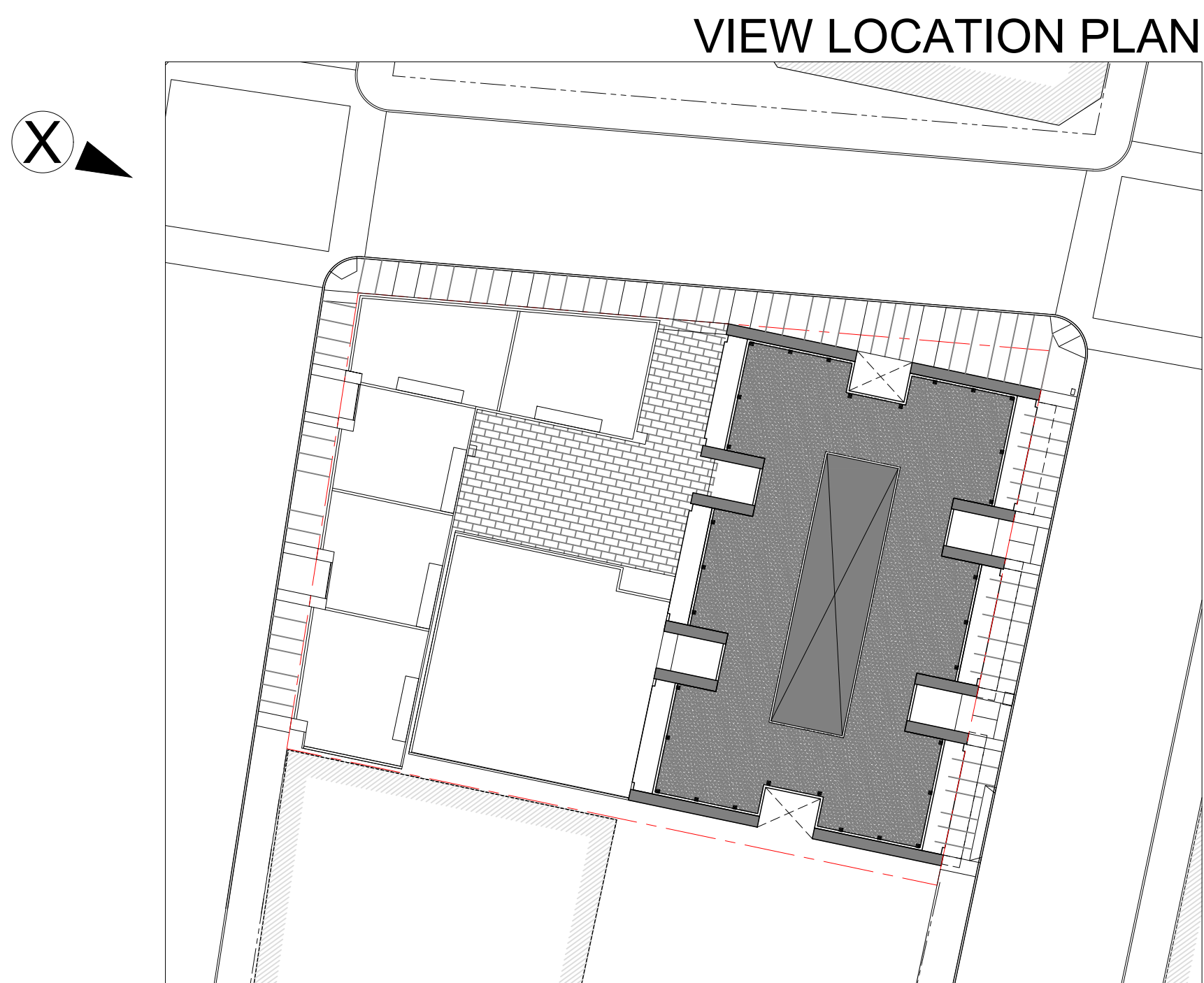
PERSPECTIVE

RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	

A5.0

Scale 1/16" = 1'-0"

PERSPECTIVE: NORTH-EAST CORNER 1



PERSPECTIVE: WEST ELEVATION

1



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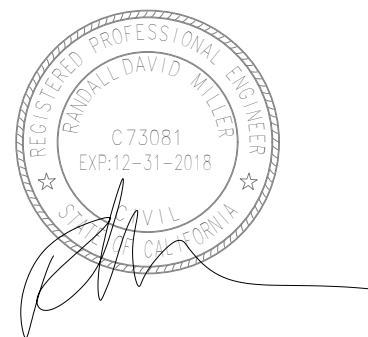
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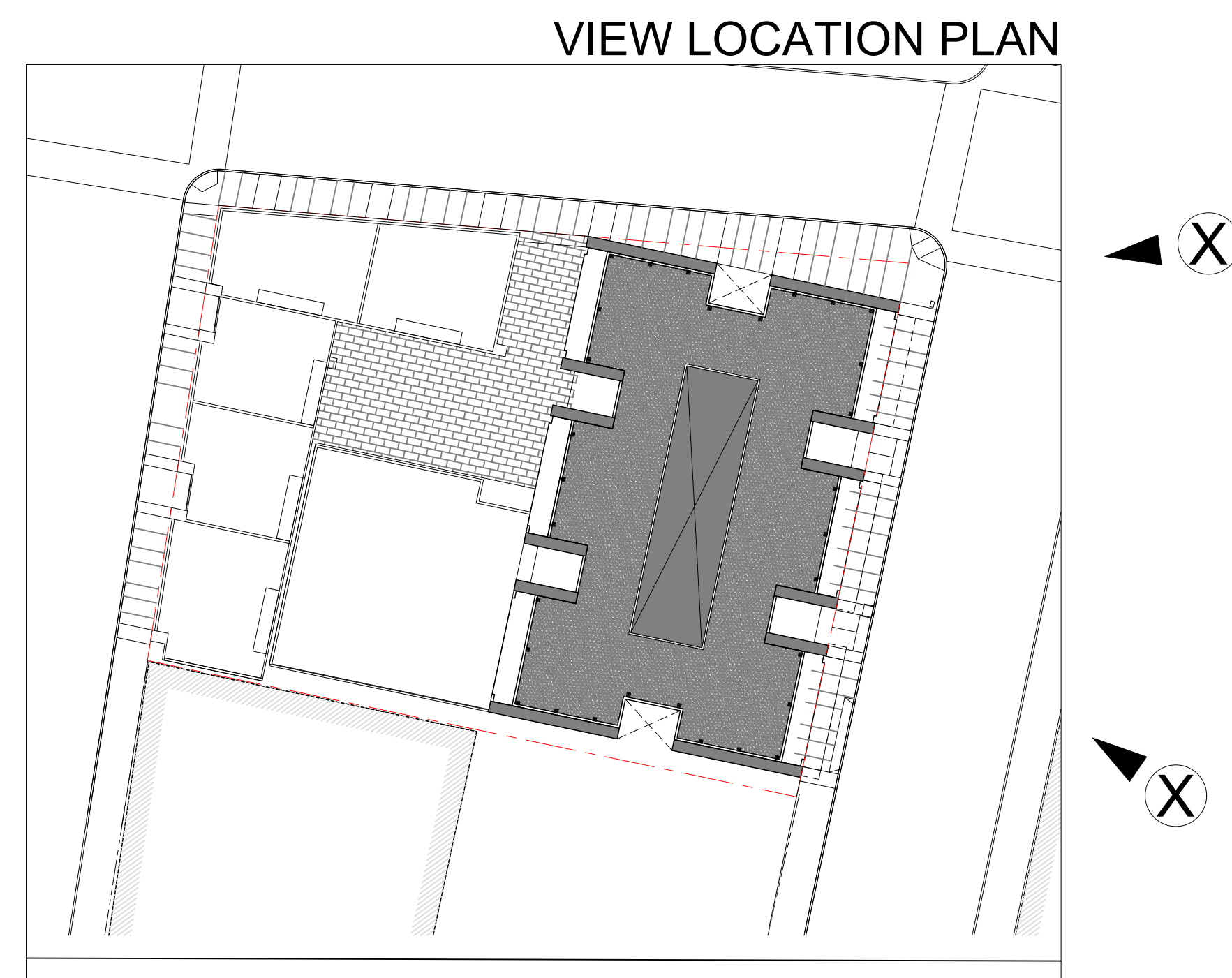
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PERSPECTIVE

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

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Scale 1/16" = 1'-0"



PERSPECTIVE: WEST ELEVATION

1

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PLAN CHECK

ISSUE RECORD

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PERSPECTIVE

RAD Project Number	16502
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Date	30, MARCH 2017
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A5.2

Scale NTS

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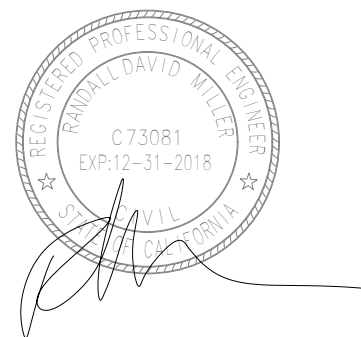
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PERSPECTIVE

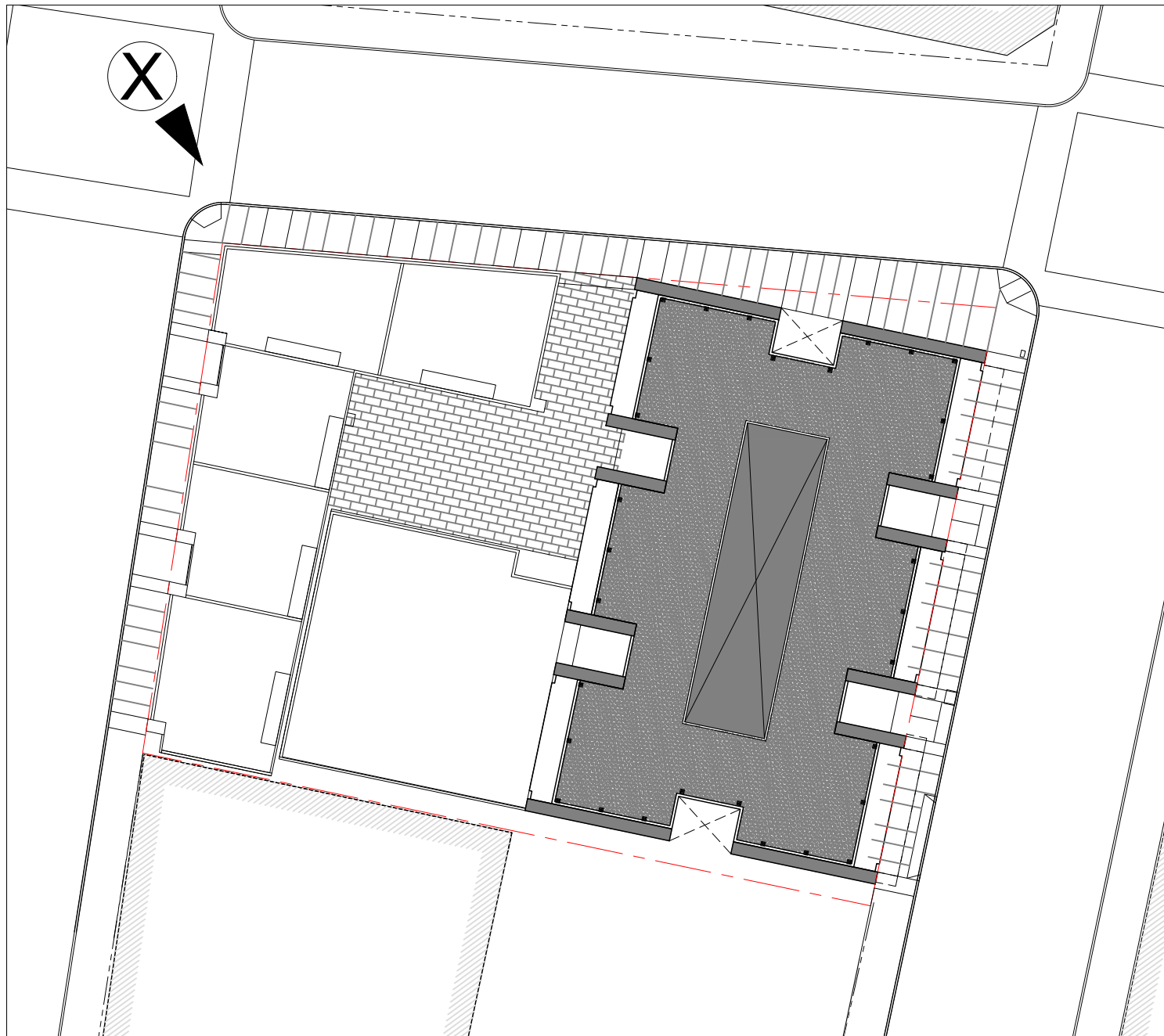
RAD Project Number 16502
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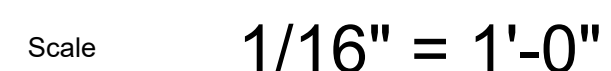
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Scale NTS



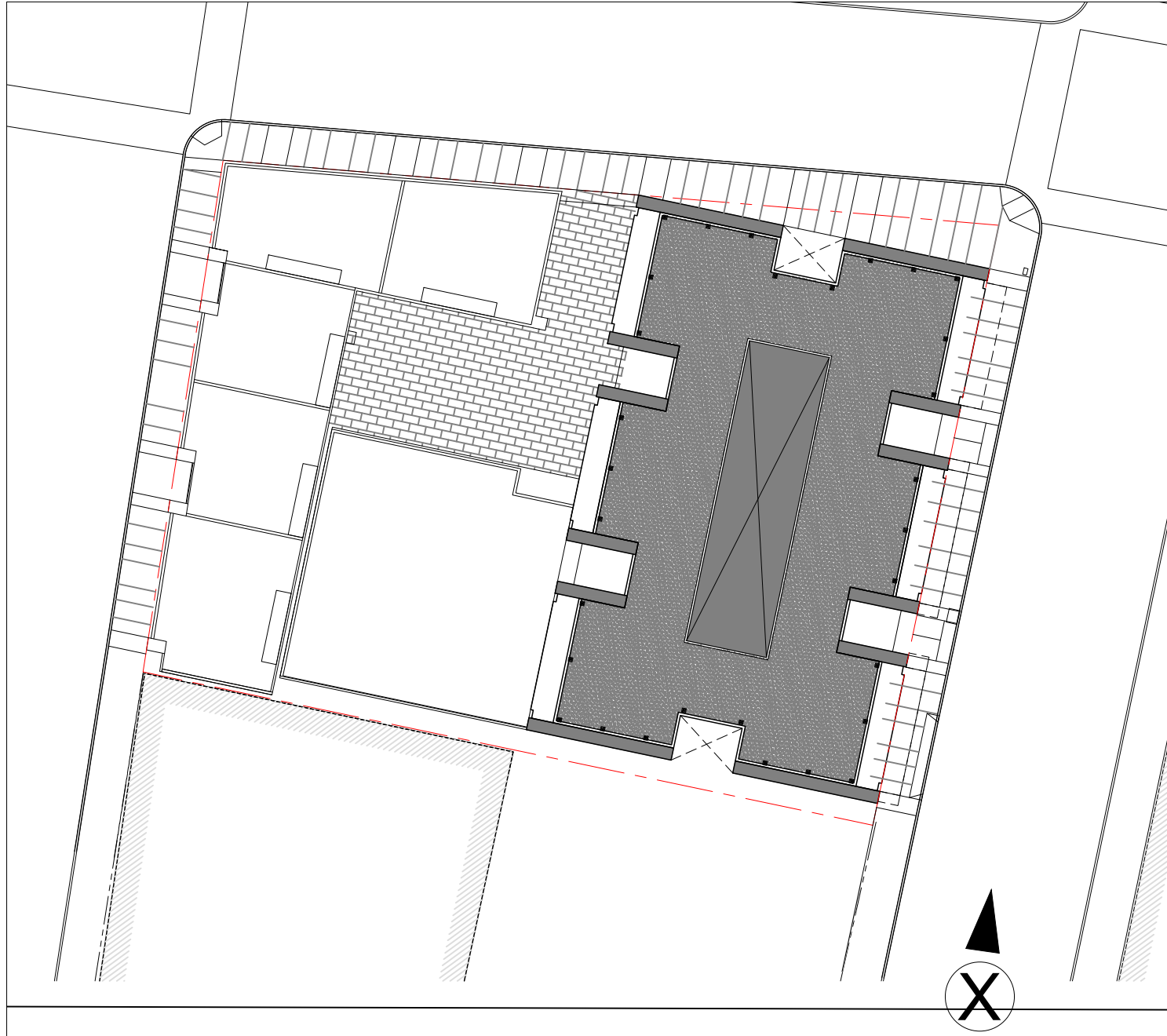
VIEW LOCATION PLAN







VIEW LOCATION PLAN



PERSPECTIVE: SOUTH ELEVATION

1



RAD BUILD
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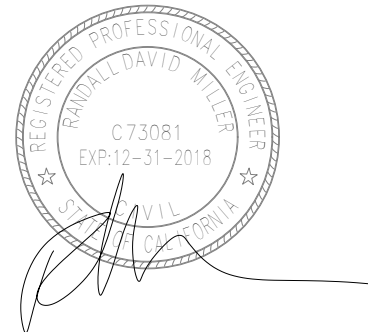
CIVIL

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LANDSCAPE

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017

2044 Franklin St.

Oakland, CA 94609

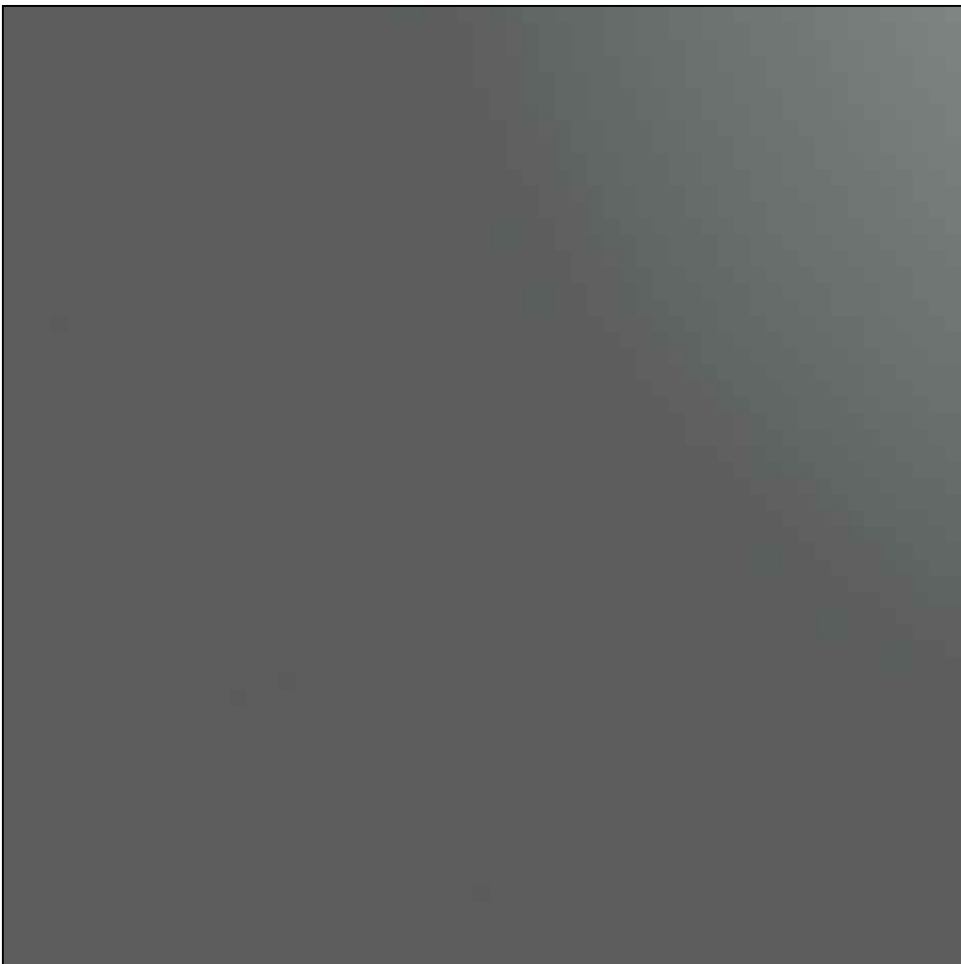
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PERSPECTIVE

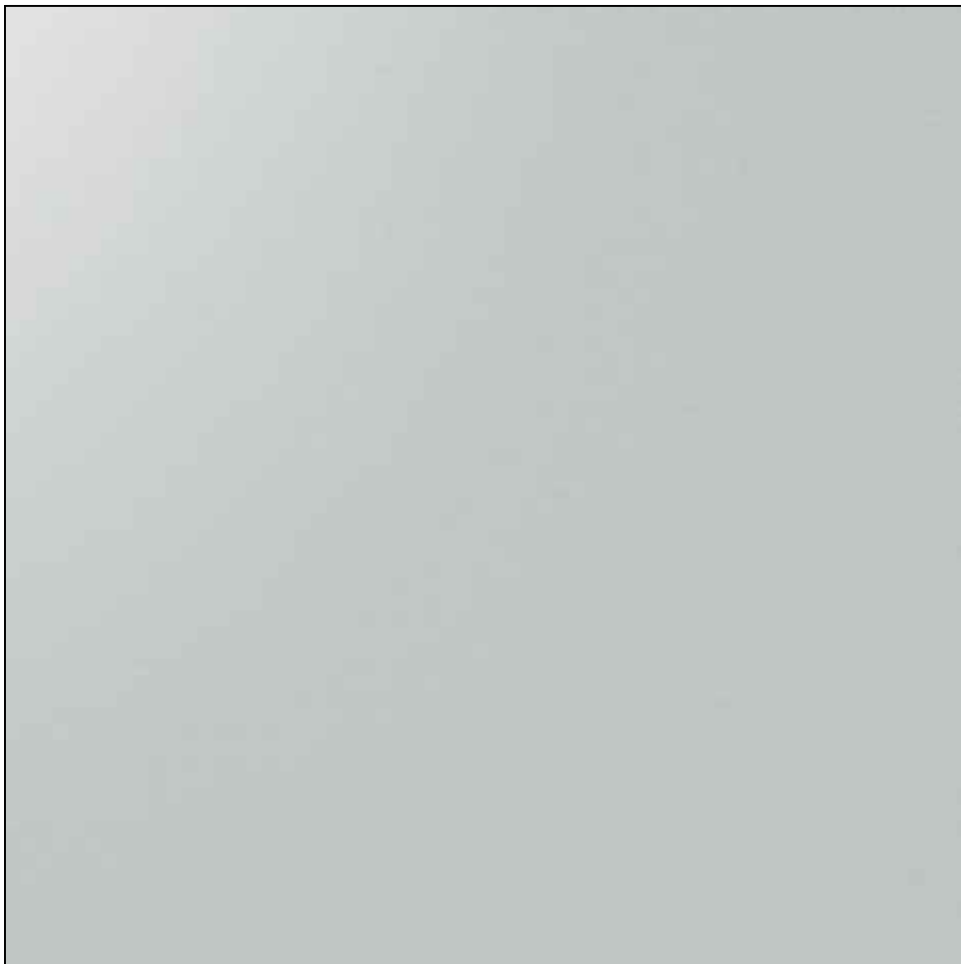
RAD Project Number	16502
Date	30, MARCH 2017
Drawn by	

A5.5

Scale NTS



1 PAINTED ALUMINUM PANEL



2 PAINTED ALUMINUM MULLION CAP AND PANEL



3 GLASS TYPE 1



4 GLASS TYPE 2



5 GLASS TYPE 3

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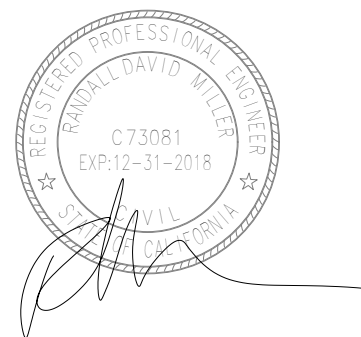
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PERSPECTIVE

RAD Project Number 16502
Date 30, MARCH 2017
Drawn by

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Scale NTS

- Future project locations and statistics obtained through the following sources:
 - "www.arcgis.com" under "Major Projects - September 2016"
 - City of Oakland Bureau of Planning "List of Active Major Development Projects / Fall 2016"

