Landmarks Preservation Advisory Board STAFF REPORT

Case File Number PLN20121; PLN20121-ER01 **January 11, 2021**

Location:	**316 12th Street (See map on reverse)**
Assessor's Parcel Number:	002-0063-007-00
Proposal:	Proposal is for the construction of three stories above an existing two-story commercial building to create 21 residential units. Three residential units will be affordable housing units at the low-income level.
Applicant:	Colin Nelson, Owow Design – (530) 966-5777
Owner:	316 12th St. LLC
Planning Permits Required:	Regular Design Review for new construction of multi-family residential facility
General Plan:	Central Business District
Zoning:	Lake Merritt Station Area District Mixed - 4 Commercial (D-LM-4) Zone Height Area – 85 feet
Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
Historic Status:	Potential Designated Historic Property (PDHP) on the Local and California Registers of Historical Resources; Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
City Council District:	2
Status:	Pending
Action to be Taken:	Review development proposal and provide comments to staff
For Further Information:	Contact Case Planner **Michele T. Morris** at **510-238-2235** or **by e-mail at mmorris2@oaklandca.gov**

SUMMARY

The purpose of this report is to seek input and design recommendations from the Landmarks Preservation Advisory Board (LPAB) regarding the applicant's proposal to add three new floors containing 21 residential dwelling units to an existing two-story commercial building. The proposed development would be approximately 64 feet tall with a total of five stories.

The project is located within the Lake Merritt Station Area Plan (LMSAP) and the King Building Group Area of Primary Importance (API) which is on the California Register of Historic Places and eligible for the National Register of Historic Places. The project site itself is a contributor to the API.

The development proposal would be required to meet the Regular Design Review Findings due to the construction of new dwelling units, as well as additional Findings related to historic properties.

As the project involves a California Environmental Quality Act (CEQA) historic resource per Policy 3.8 of the General Plan's Historic Preservation Element, further historical analysis is needed to determine whether the project will have a significant effect either on the existing building or the API as a whole. However, this analysis cannot be started until a project design has been largely finalized as the design is integral to the determination of an impact. Therefore, in order to start the CEQA historic analysis, staff is requesting the LPAB provide comments on the design.

PROPERTY DESCRIPTION

The subject property consists of an approximately 9,453 square-foot lot on the northeast side of 12th Street between Webster and Harrison Streets and is occupied by a two-story commercial building.

The building is currently undergoing an interior renovation to convert the building to an office and add a mezzanine level. In addition, the renovation also includes minor exterior improvements to the front façade such as removal and replacement of one storefront bay including its clerestory to provide an accessible entry, repair and restoration of the front and rear façade, restoration of the small inlay panels at the tops of the piers, replacement of the roll-up door at the alley façade, addition of a new interior elevator, and replacement of the roof. This work (Case File DS200136) was approved on June 3, 2020 as part of a Small Project Design Review Permit.

Historic Background

King Building Group

The King Building Group (King Block) API is a full city block bounded by 12th, 13th, Webster and Harrison Streets. The King Block group is listed on the California Register and determined eligible for the National Register.

The Oakland Cultural Heritage Survey (OCHS) records describe the King Block as five buildings and an alley which were developed between 1904 and 1922 by the Charles H. King family and constitute the principal surviving Oakland structures associated with the wheat and lumber baron Charles H. King and his locally prominent descendants. In addition, the King Block provides a good and somewhat unusual example of an early 20th century downtown development project that was carried out in phases and represents work of several notable early 20th century Oakland architects. The buildings are visually related by zero setbacks, similar widths, pressed brick surfaces, black glazed tile store bases, skeletal articulation, Renaissance/ Baroque ornamentation and the lack of any vacant lots or intrusions; and alley extending into the middle of the block from Harrison Street is unusual in Oakland, and further unifies the block. In its very mixed setting, the block is a strong unified presence. Horizontality dominates the King Block, as each building occupies long street frontages and rises only one to two stories, except for the one, four-story focal building (King Building). The prominent use of arcades on three of the corner buildings is another unifying element. The alley entrances are masked within the facades of two of the buildings.

316 12th Street, Subject Building

The property is one of five buildings in the King Block. The subject building itself is listed as a City of Oakland Potentially Designated Historic Property (PDHP) and has a survey rating of C1+, which means it is a contributor to the API. Per the State Office of Historic Preservation's Built Environment Resource Directory the building is on the California Register and eligible for the National Register as a contributor to the King Block API (status code 2D2).

The subject building at 316 12th Street encompasses the addresses 312 through 332 12th Street. The OCHS record states that the architect of the building was Charles W. Dickey, one of Oakland's most important early 20th century architects. The building is a tall, one-story mid-block building with painted pressed brick surfaces in a six-bay enframed window-wall composition. The framing piers extend the full height of the building and have stucco panels at transom level; at the tops of the storefronts, they may originally have had ornamental capitals. The bases of the piers have a tall ledgerock wainscot which has covered or replaced the original.

The OCHS record describes a wood cornice with dentils and modillion blocks which spans the top of the façade above a wide frieze and an architrave molding. The frieze has large stucco panels over the storefronts and smaller painted terra cotta, or possibly marble, panels set into the brickwork above the piers. The storefronts have had their clerestories covered over with corrugated metal and their original doors replaced with aluminum, but are to be repaired and restored according to the parameters of the Small Project Design Review Permit and the current building permit.

PROJECT DESCRIPTION

The proposed project would construct 21 residential units within a three-story addition on top of the existing commercial building for a total of five stories, approximately 64 feet in height. Three of the residential units would be low-income deed restricted affordable housing units. The ground and second/mezzanine levels of the building will contain administrative/office activities after being restored and repaired. The new third through fifth floors would consist of residential units.

The proposed addition to the top of the existing historic commercial building will have a front façade of light taupe and light tan colored stucco, and feature anodized aluminum window surrounds in architectural bronze. The addition will echo the position of the columns below and use a grooved rainscreen cladding (porcelain or through-body fiber cement) on the third and fourth-stories which will provide texture and visual interest to the new construction. The multiple window design and placement enhance the architecture of the existing building and the adjacent King Building without competing with their artistic stature.

The cornice will be simple in design but will have a distinctly modern feel. The I-beam construction of the connection between the levels of the stairs and its generous fenestration is a striking feature of the building. The stairs provide a complementary transition between the King Building and the addition, and which does not compete with the ornate cornice of the existing subject building.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The General Plan's Land Use and Transportation Element (LUTE) designates the project site as being in the Central Business District (CBD) land use classification. This classification is intended 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, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the LUTE policies and objectives applicable to the proposed project are the following:

- Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.

- Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

- Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

- Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

The proposed project is consistent with the referenced policies and objectives and the general intent of the CBD classification by constructing 21 new dwelling units within close walking distance to the 12th Street and Lake Merritt BART stations.

Historic Preservation Element

As noted above the project is located on an existing building which is a PDHP and contributor to an API. As such, the policies and goals of the General Plan's Historic Element apply to the project including the following:

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

- Policy 3.5 – Historic Preservation and Discretionary Permit Approvals - For additions or alteration to Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that: (1) the design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or (2) the proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

Lake Merritt Station Area Plan

The project site is located within the Upper Chinatown Area subdistrict of the Lake Merritt Station Area Plan (LMSAP). The LMSAP provides a planning framework for future growth and development in the area surrounding the Lake Merritt BART Station. The Planning Area encompasses 315 acres in the heart of Oakland, a major urban center within the San Francisco Bay Area. Adjacent neighborhoods and destinations include Downtown Oakland, Lake Merritt, the Jack London District, Old Oakland, and Uptown.

The site is also within the historic King Block, which is referenced specifically several times throughout the LMSAP. The vision for the King Block is for revitalization of the historic buildings and activation of the King Block Alley as a destination that is able to take advantage of the unique historic nature of the site (Policy LU-19). The LMSAP also references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King

Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.
The proposed development would be consistent with a number of broadly stated development related goals to housing and economic development and goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation including the following:

- LMSAP Policy LU-2 - High intensity development potential. Support transit-oriented development and accommodate regional growth projections by promoting high intensity and high density development in the Planning Area.

  LMSAP Policy LU-19 – King Block Alley. Encourage redevelopment of the King Block alley as an active use space that creates a unique destination.

ZONING ANALYSIS

The subject property is located within the Lake Merritt Station Area District Mixed - 4 Commercial Zone (D-LM-4 Zone). The site is also located within the D-LM Height Area 85 which limits development to 85 feet in height. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities. The Height Area 85 allows for a maximum residential density of one dwelling unit per 225 square feet of lot area or 42 units and a maximum commercial Floor Area Ratio (FAR) of 5.0 for the 9,453 square-foot lot.

The existing building currently has a FAR of 2.0, and the applicant is proposing to construct 21 residential units.

Affordable Housing and Density

Of the 21 units proposed, the applicant will designate three as low-income (greater than 50 percent to 80 percent of median income) affordable units within the project. The three affordable units would account for 10 percent of the total proposed residential units.

The applicant requests one concession with the inclusion of affordable housing units to reduce the required usable open space for the new residential units pursuant to the Planning Code Chapter 17.107 and Government Code Section 65915. The D-LM-4 Zone requires of 75 square feet of open space per dwelling unit and 60 square feet of open space per affordable unit for a total of 1,530 square feet. A courtyard open space located on the front of the building accounts for 1,180 square feet of open space. The rear courtyard would be 812 square feet of open space but would not comply with the contiguous size and shape requirement for usable open space.

Other Requirements

No other Zoning requirements are triggered by the Project. The project is under the maximum height limit, and the D-LM-4 Zone does not require front, side or rear setbacks, parking for the residential units or loading. However, the proposal requires six long-term bike parking stalls and two short-term bike parking stalls that would be provided in bike racks in a storage room within the interior of the building on the first floor.

Planning Permits Required

The construction of residential units requires Regular Design Review pursuant to Planning Code Chapters 17.101G.020 and 17.136, subject to several Design Review Criteria. Furthermore, pursuant to Section 17.136.055.C, the proposal is required to appear before the Landmarks Preservation Advisory Board for a

recommendation prior to a decision being made upon the application involving a Local Register Property that requires Regular Design Review approval.

KEY ISSUES

Staff has provided comments on three different exterior designs, the last one of which is being presented to the LPAB as part of this staff report for their review and design input. The review of the exterior design of the building is being conducted concurrently with the necessary environmental review of the development proposal.

Staff is requesting the LPAB provide comments on the proposed development within the context of the listed design review criteria below in this section as well as the applicable LMSAP Design Guidelines which are discussed below, along with staff's initial assessment.

The proposal must meet the following three sets of Design Review criteria. Each specific criterion that is not applicable to the project is shown in ~~strikethrough~~:

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

1. *That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;*

2. *That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;*

~~*3. That the proposed design will be sensitive to the topography and landscape;*~~

4. ~~*That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;*~~

5. *That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.*

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

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

Section 17.136.055.B.2 - Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones.

a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;

~~*b. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street;*~~

c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.

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

e. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and

f. For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below

Barring anything to the contrary in the CEQA historic analysis yet to be prepared, staff believes that the project is compatible with the API in terms of setting, scale, height, materials and quality, massing, rhythm, composition, patterns of openings, and intensity of detailing. The new design is simple and a modern interpretation of the character defining details of the King Building and King Block which include articulated and ornamented facades, material changes distinguishing the base from the top, ornamental cornices, entries and windows, and arched windows. The project includes a modest height of approximately 64 feet and five stories and an upper-story setback from the existing building and from the King Building. The front façade includes more detailed windows with divided lights and recess, symmetry in window size, and proportion of fenestration to wall between the existing building and proposed addition. Material changes differentiate the existing historic building, from the middle and upper floor of the addition as well as from the King Building. A thick metal cornice tops the building and complements the adjacent King Building.

The glass stairway and its generous, transparent, and open fenestration creates a visual impact which serves to highlight the King Building's ornamentation and façade details. The setback of the addition from the front of the existing building helps to make the existing building the prominent structure when seen from the street. The materials and design of the addition connect to the stairway tower and help visually integrate the tower with the addition. The brief setback of the stairway tower from the King Building allows the return side of the King Building to remain separate, and, in effect, defers to the King Building as the most important building in the API.

DG-58 Contribute to Historic Districts. *New buildings developed within historic districts or adjacent to historic buildings should seek to contribute to the existing historic and architectural character of the area.*

Consider how the style, massing, rhythm, setbacks and material of new development may affect the character of adjacent resources.

The design has been revised to eliminate the brick veneer, recessed panel feature between floors, and roof cornice with vertical detailing which resulted in a fake historical addition to the building. Now, staff believes the addition meets this guideline because the design has been modified to include more detailed windows, symmetry in window size, and proportion of fenestration to wall between the existing building and proposed addition, and an enhanced cornice that complements the adjacent King Building.

DG-59 Complement and Reinforce the Scale. *The massing and scale of new buildings within historic districts or adjacent to historic buildings should reinforce the existing rhythm of buildings and spaces between buildings. The King Block has typically larger parcel sizes, but frontage is typically broken into smaller increments.*

The design and pattern of openings in the current design mimic the King Building while manages to not compete with the massing of buildings in the King Block. The windows groupings are consistent with the horizontal proportions of the existing building and block. The cornice has heft and the proportion similar to that on the existing building below and it looks integrated into the design.

DG-61 Complement and Reinforce Building Articulation. *Entrances, stoops, porches, and other projections should be incorporated in new buildings within historic districts or adjacent to historic buildings which relate to the pattern of existing adjacent buildings and contribute to a consistent rhythm and continuity of features along the street. For instance, front stoops and porches occur on many historic buildings in the 7th Street API and could be a compatible feature on new buildings.*

DG-62 Complement and Reinforce Architectural Details. *The architectural details of new buildings within historic districts or adjacent to historic buildings should relate to existing buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork. Since there is such a large variety of styles and details within the historic districts in the Planning Area, new development must specifically consider adjacent properties.*

The vertical cornice design and grooved rainscreen cladding (porcelain or through-body fiber cement) detail complement without mimicking the King Building's cornice style which feature ornamentation in a modern way. Simple vertical elements between the levels of the stairs and between the floors help tie the glass staircase and building together.

DG-63 Building Form. *The complexity of the form and shape of new buildings within historic districts or adjacent to historic buildings should be compatible with existing adjacent buildings. The degree to which a new building is simple or complex in form and shape should be based upon the dominant characteristics of architecture of the area. New buildings in areas where simpler Development that is adjacent to historic buildings should be forms prevail should reflect that simplicity, while the existence of more complex forms (e.g. Queen Anne and other Victorian styles) allows for more richness and variation.*

The addition to the subject building relates to the existing building and API but is not faux historic. There is a balance between the ornateness of the district and the proposal which give a complementary modern feel to the architecture of the addition.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATIONS:

1. Receive any testimony from the applicant and/or interested parties.

2. Provide direction and recommendations to staff and the applicant regarding the design pursuant to the Regular and LMSAP Design Review Criteria.

Prepared by:

Michele T. Morris
Planner II

Reviewed by:

Robert Merkamp
Zoning Manager

ATTACHMENTS:
Attachment A: Plans, dated January 5, 2021

ATTACHMENT A

316 12TH STREET
OAKLAND, CA

1/5/2021 2:05:46 PM

316 12th Street

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Received 01-05-2021

DRAWN BY: JF
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:
COVER SHEET

SHEET NUMBER
2.G000

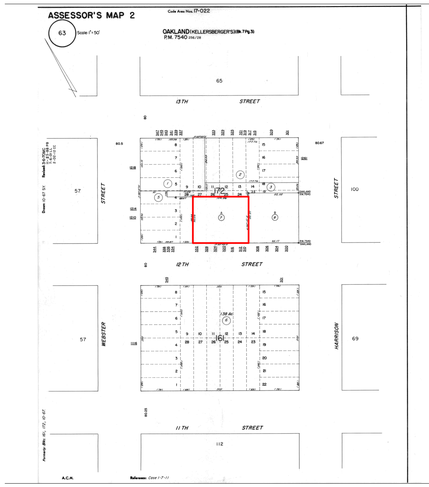
316 12TH STREET

316 12th Street, Oakland CA, 94607

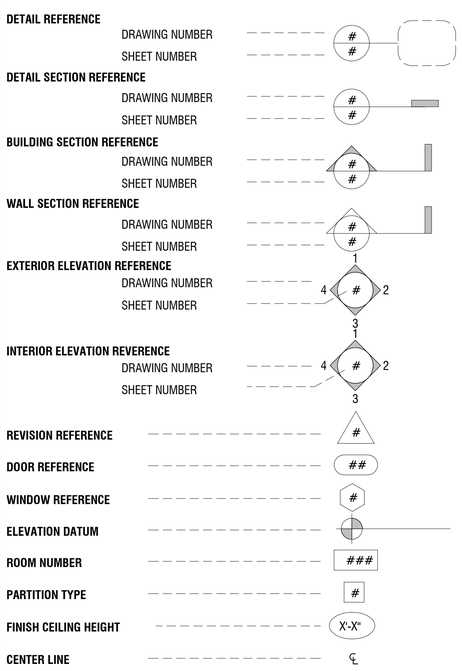
ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ACOUS	ACOUSTICAL	MISC	MISCELLANEOUS
ACS	ACCESSIBLE	MTL	METAL
ADJ	ADJUSTABLE/ADJACENT	MTD	MOUNTED
AFF	ABOVE FINISHED FLOOR	MUL	MULLION
AL	ALIGN		
ALT	ALTERNATE	(N)	NEW
APROV	APPROVED	NEG	NEGATIVE
ARCH	ARCHITECTURAL	NIC	NOT IN CONTRACT
AUTO	AUTOMATIC	NO	NUMBER
		NOM	NOMINAL
BD	BOARD	NTS	NOT TO SCALE
BLDG	BUILDING		
BLKG	BLOCKING	OC	ON CENTER
BM	BEAM	OD	OUTSIDE DIAMETER
BO	BOTTOM OF	OP	OPENING
BS	BOTH SIDES	OPP	OPPOSITE
		ORIG	ORIGINAL
CAB	CABINET		
CBC	CALIFORNIA BUILDING CODE	PAF	POWDER ACTUATED FASTENER
CER	CERAMIC	PART	PARTITION
CI	CAST IRON	PL	PLATE
CIP	CAST IN PLACE	PLAM	PLASTIC LAMINATE
CJ	CONSTRUCTION JOINT	PLYWD	PLYWOOD
CL	CLEAR	PN	PLATE NAILING
CMU	CONCRETE MASONRY UNIT	PP	PARTIAL PENETRATION
COL	COLUMN	PRES	PRESSURE
CON	CONNECTION	PS	PRESTRESSED
CONT	CONTINUOUS	PT	PRESSURE TREATED
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	QUAL	QUALITY
CTC	CENTER TO CENTER	QUAN	QUANTITY
CTR	CENTER		
CW	COLD WATER	RAD	RADIUS
		RDWD	REDWOOD
DBL	DOUBLE	RECPT	RECEPTACLE
DEPT	DEPARTMENT	REF	REFERENCE
DET	DETAIL	REIN	REINFORECMENT
DF	DOUGLAS FIR	REQ	REQUIRED
DIA	DIAMETER	REV	REVISION
DIV	DIVISION	RH	RIGHT HAND
DN	DOWN	RHR	RIGHT HAND REVERSE
DR	DOOR	RM	ROOM
DRWR	DRAWER	RND	ROUND
DS	DIAGONAL SHEATHING	RO	ROUGH OPENING
DWG	DRAWING	RWL	RAIN WATER LEADER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SCD	SEE CIVIL DRAWINGS
EF	EACH FACE	SCHED	SCHEDULE
EL	ELEVATION	SECT	SECTION
ELEC	ELECTRICAL	SED	SEE ELECTRICAL DRAWINGS
ELEV	ELEVATOR	SFCD	SEE FINISHED CARPENTRY DRAWINGS
EN	EDGE NAILING	SHT	SHEET
ENG	ENGINEER	SIM	SIMILAR
EQ	EQUAL	SJ	SEISMIC JOINT
EQUIP	EQUIPMENT	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EW	EACH WAY	SLD	SEE LANDSCAPE DRAWINGS
EX	EXHAUST	SM	SHEET METAL
EXP	EXPEDITE	SMD	SEE MECHANICAL DRAWINGS
EXT	EXTERIOR	SP	SPACE
		SPD	SEE PLUMBING DRAWINGS
FA	FIRE ALARM	SPEC	SPECIFICATION
FAB	FABRICATE	SQ	SQUARE
FE	FIRE EXTINGUISHER	SQFT	SQUARE FOOT/FEET
FF	FINISHED FLOOR	SS	SANITARY SEWER
FIN	FINISH	SSD	SEE STRUCTURAL DRAWINGS
FL	FLUSH	SSTL	STAINLESS STEEL
FLR	FLOOR	ST	STRAP TIE
FLOUR	FLOURESCENT	STAG	STAGGERED
FOC	FACE OF CONCRETE	STAND	STANDARD
FOF	FACE OF FINISH	STL	STEEL
FOS	FACE OF STUD	STOR	STORAGE
FOUND	FOUNDATION	STRUCT	STRUCTURAL
FOW	FACE OF WALL	SUS	SUSPENDED
FR	FRAMING	SYM	SYMMETRICAL
FTNG	FOOTING	SYS	SYSTEM
FUR	FURRING		
		T&B	TOP AND BOTTOM
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED, GALVANIZING	TD	TIE DOWN
GL	GLASS, GLAZING	TEMP	TEMPERED
GLULAM	GLUE LAMINATED BEAM	TH	THICKNESS
GYP BD	GYPSUM BOARD	THR	THREADED
		TN	TRUE NORTH
HD	HOLD DOWN	TOC	TOP OF CONCRETE
HORIZ	HORIZONTAL	TOF	TOP OF FINISH
HSB	HIGH STRENGTH BOLTS	TOP	TOP OF PLATE
HSR	HIGH STRENGTH RODS	TOS	TOP OF STEEL
HT	HEIGHT	TOW	TOP OF WALL
HVAC	HEATING VENTILATION & AIR CONDITIONING	TYP	TYPICAL
HW	HOT WATER	UL	UNDER WRITERS LABORATORY
		UON	UNLESS OTHERWISE NOTED
INC	INCLUDING, INCLUDED	UTIL	UTILITY, UTILITIES
INFO	INFORMATION		
INT	INTERIOR	VER	VERIFY
		VERT	VERTICAL
JH	JOIST HANGER	VEST	VESTIBULE
JT	JOINT	VIF	VERIFY IN FIELD
L	LONG, LENGTH	W/	WITH
LB	POUND	W/O	WITHOUT
LAM	LAMINATE	WC	WATER CLOSET
LH	LEFT HAND	WD	WOOD
LHR	LEFT HAND REVERSE	WH	WATER HEATER
LT	LIGHT		
LTW	LIGHT WEIGHT	YD	YARD
MANF	MANUFACTURER		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MB	MACHINE BOLTS		
MECH	MECHANICAL		
MEZZ	MEZZANINE		
MFR	MANUFACTURER		

PARCEL MAP



GRAPHIC SYMBOLS



PROJECT DIRECTORY

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PROJECT LOCATION

DRAWING LIST

DRAWING INDEX

SHEET NUMBER	SHEET NAME
2.G000	COVER SHEET
2.G001	PROJECT INFORMATION
2.G003A	SOUTH FAÇADE VIEW FROM SOUTHEAST
2.G004A	SOUTH FAÇADE VIEW FROM SOUTH
2.G005A	SOUTH FAÇADE VIEW FROM SOUTHEAST
2.G050A	FAÇADE MATERIALS PALLETE
2.G005	GREEN BUILDING CHECKLIST
2.A101	SITE PLAN
2.A201	LEVEL 1 FLOOR PLAN
2.A202	LEVEL 2 FLOOR PLAN
2.A203	TYPICAL LEVEL 3-5 FLOOR PLAN
2.A204	ROOF PLAN
2.A205	UPPER ROOF PLAN
2.A301	EXTERIOR ELEVATIONS
2.A302	EXTERIOR ELEVATIONS
2.A301A	SOUTH ELEVATION
2.A321	BUILDING SECTIONS
2.A322	BUILDING SECTIONS

PROJECT DESCRIPTION

316 12TH STREET IS AN EXISTING BUILDING IN DOWNTOWN OAKLAND. PROJECT 1 IS COMPRISED OF TWO LEVELS OF COMMERCIAL SPACE BUILT WITH A TYPE IV CLT STRUCTURAL SYSTEM WITHIN THE EXISTING BUILDING ENVELOPE.

PROJECT 2 (THIS PROJECT) IS A PROPOSED ADDITION OF THREE LEVELS OF RESIDENTIAL UNITS BUILT ON TOP OF PROJECT 1, WITH A CONTINUATION OF THE TYPE IV CLT STRUCTURAL SYSTEM.

PROJECT DATA

BUILDING ADDITION INFORMATION
(OMC 17.101G)

BUILDING ADDRESS:	316 12TH ST, OAKLAND, CA 94607
LOT AREA:	9,453 SF
NUMBER OF STORIES:	5 TOTAL (3 ADDITIONAL)
ALLOWABLE UNIT QTY:	225 SF LOT AREA / DWELLING UNIT 9,453 SF / 225 SF = 42 MAX
PROPOSED UNIT QTY:	21 (3 LOW-INCOME BMR UNITS, 18 MARKET-RATE-UNITS)
ALLOWABLE HEIGHT:	45' MAX BUILDING BASE 85' MAX OVERALL
PROPOSED HEIGHT:	64'-1"
CONSTRUCTION TYPE:	TYPE IV

ZONING INFORMATION

ASSESSOR'S PARCEL #:	002 006300700
ZONING DISTRICT:	D-LM-4 / LM-85
HISTORIC:	YES

CAR PARKING INFORMATION
(OMC 17.116.060)

NUMBER OF SPACES:	NO PARKING REQUIRED

BICYCLE PARKING INFORMATION
(OMC 17.117.090)

NUMBER OF SPACES:	REQUIRED:
LONG-TERM:	1 SPACE / 4 DWELLING UNITS
SHORT-TERM:	1 SPACE / 20 DWELLING UNITS
21 DWELLING UNITS:	6 LONG-TERM REQ., 6 PROVIDED 1 SHORT-TERM REQ., 2 PROVIDED

TRASH AND RECYCLING INFORMATION
(OMC 8.28.140 / 17.118.030)

TRASH GALLON CAPACITY:	REQUIRED: 20 GALLONS / UNIT 21 UNITS x 20 GALLONS = 420 GALLONS
RECYCLING CUBIC FEET CAPACITY:	REQUIRED: 2 CUBIC FEET / UNIT 21 UNITS x 2 CUBIC FEET = 42 CUBIC FEET

OPEN SPACE INFORMATION
(OMC 17.101G.060)

SF REQUIRED:	75 SF / UNIT 21 UNITS x 75 SF = 1,575 SF
	983 SF PROVIDED*
	*REDUCTION IN OPEN SPACE IS A CONCESSION FOR ADDITION OF AFFORDABLE HOUSING UNIT

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316 12th Street

oWOW
316 12TH STREET, OAKLAND CA 94607

OWNER
OWOW
411 2nd Street
Oakland, CA 94607
Phone: 415.644.8970

ARCHITECT
OWOW DESIGN
411 2nd Street
Oakland, CA 94607
Phone: 415.644.8970

STRUCTURAL
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San Francisco, CA 94115
Phone: 415.497.2668

CIVIL ENGINEERING
CALICHI DESIGN GROUP
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Oakland, CA 94608
Phone: 512.250.7877

DRAWN BY: JF
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER
2.G001

SOUTH FACADE: VIEW FROM SOUTHEAST

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316 12th Street

oWOW
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#	DATE	ISSUES & REVISIONS	BY
	10/22/20	Planning Resubmission	JF
	12/10/20	Planning Resubmission	MB

DRAWN BY: Author
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

SOUTH FACADE
VIEW FROM
SOUTHEAST

SHEET NUMBER
2.G003A

SOUTH FACADE: VIEW FROM SOUTH

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316 12th Street

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#	DATE	ISSUES & REVISIONS	BY
	10/22/20	Planning Resubmission	JF
	12/10/20	Planning Resubmission	MB

DRAWN BY: Author
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

SOUTH FACADE
VIEW FROM
SOUTH

SHEET NUMBER
2.G004A

SOUTH FACADE: VIEW FROM SOUTHWEST

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316 12th Street

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#	DATE	ISSUES & REVISIONS	BY
	10/22/20	Planning Resubmission	JF
	12/10/20	Planning Resubmission	MB

DRAWN BY: Author
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

SOUTH FACADE
VIEW FROM
SOUTHWEST

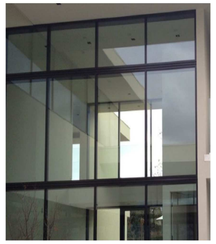
SHEET NUMBER
2.G005A

1.

2.

3.

4 & 5.



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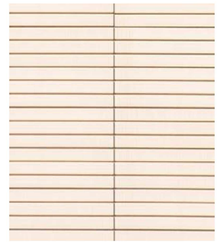

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316 12th Street

oWOW
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#	DATE	ISSUES & REVISIONS	BY
	10/22/20	Planning Resubmission	JF
	12/10/20	Planning Resubmission	MB

DRAWN BY: Author
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

FACADE MATERIALS PALETTE

SHEET NUMBER
2.G050A

GreenPoint RATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 8.2
MULTIFAMILY

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.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Commuity (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites depending on State. For California: CALGreen Mandatory, E5.2 , H6.1, J5.1, J6, O1, O7. Outside California: ICC 700 Mandatory Measures, E5.2, H6.1, J5.1, O1, O7.

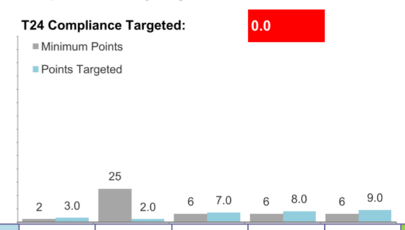
The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v8.2. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

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

New Home Multifamily Version 8.2

Planning Scoresheet

Points Targeted: 29.0
Certification Level Targeted: None - Minimum Not Reached
Compliance Pathway Targeted: TBD
T24 Compliance Targeted: 0.0



316 12th St, Phase 2 — Measures		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	CALGreen (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	A1. Construction Footprint					1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	A3. Recycled Content Base Material					1		
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1				
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	A7. Stormwater Control: Performance Path						3	
B. FOUNDATION								
TBD	B1. Fly Ash and/or Slag in Concrete					1		
TBD	B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)				2			
TBD	B3. Foundation Drainage System					2		
TBD	B4. Moisture Controlled Crawlspace				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
TBD	C1. Plants Grouped by Water Needs (Hydrozoning)						1	
TBD	C2. Three Inches of Mulch in Planting Beds						1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species According to Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
TBD	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	1					2	
TBD	C5. Trees to Moderate Building Temperature			1	1		1	
	C6. High-Efficiency Irrigation System							
TBD	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers						2	
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil						2	
TBD	C8. Rainwater Harvesting System						3	
TBD	C9. Recycled Wastewater Irrigation System						1	
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation						2	

316 12th St, Phase 2		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
TBD	C11. Landscape Meets Water Budget						1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					1		
Yes	C13. Reduced Light Pollution	1	1					
TBD	C14. Large Stature Tree(s)		1					
TBD	C15. Third Party Landscape Program Certification						1	
TBD	C16. Maintenance Contract with Certified Professional						1	
TBD	C17. Community Garden		2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	3		1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	D2. Construction Material Efficiencies					1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
TBD	D3.2 OSB for Subfloor					0.5		
TBD	D3.3 OSB for Wall and Roof Sheathing					0.5		
TBD	D4. Insulated Headers			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	D7. Energy Heels on Roof Trusses			1				
TBD	D8. Overhangs and Gutters			1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1		

316 12th St, Phase 2		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
E. EXTERIOR								
TBD	E1. Environmentally Preferable Decking					1		
TBD	E2. Flashing Installation Third-Party Verified					2		
TBD	E3. Rain Screen Wall System					2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
TBD	E6. Vegetated Roof		2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5		
TBD	F1.2 Ceilings					0.5		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				0.5			
TBD	F2.2 Ceilings				0.5			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior Insulation				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.1 Insulated Hot Water Pipes			1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.1 WaterSense Bathroom Facuets ≤ 1.0 gpm	1					1	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1					2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf						1	
TBD	G3. Pre-Plumbing for Graywater System						1	
TBD	G4. Operational Graywater System						3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout						1	
TBD	G6. Submeter Water for Tenants						2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1			
	H3. Effective Ductwork							
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
	H4. ENERGY STAR® Bathroom Fans							
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms			1				
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	H8. High Efficiency HVAC Filter (MERV 16+)				1			
TBD	H9. Advanced Refrigerants				1			

316 12th St, Phase 2		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
I. RENEWABLE ENERGY								
0.0%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				
	I2. Net Zero Energy Home							
TBD	I2.1 Near Zero Energy Home			2				
TBD	I2.2 Low Carbon Home			4				
TBD	I3. Energy Storage			1				
TBD	I4. Solar Hot Water Systems to Preheat Domestic Hot Water			4				
TBD	I5. Photovoltaic System for Multifamily Projects			8				
J. BUILDING PERFORMANCE AND TESTING								
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1			
TBD	J2. Supply and Return Air Flow Testing			1	1			
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1			
TBD	J4. All Electric or Combustion Appliance Safety Testing				1			
	J5. Building Energy Performance							
TBD	J5.1 Home Outperforms Title 24	0		25+				Compliance margin is 10% over T24 or higher w/o PV credit OR 4% over T24 and 40% including PV and Process Credit. Low Rise: Minimum Total (EDR) margin ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. Option 2: All Electric Compliance - High-Rise: meet T24. Low Rise: Meet Efficiency (EDR) margin based on climate zone (0-5). PV and Storage credit allowed. Option 3: Annual Energy Use - Minimum 20% compliance based on annual energy use. PV credit not allowed
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		1				
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				
TBD	J8. ENERGY STAR® for Homes			1				
No	J9. EPA Indoor airPlus Certification				2			
TBD	J10. Blower Door Testing				3			
TBD	J11. Compartmentalization of Units			1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Entryways to Individual Units				1			
TBD	K1.2 Entryways to Buildiings				1			
	K2. Low-VOC Interior Wall and Ceiling Paints							
TBD	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)				2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
TBD	K9. Durable Cabinets					2		
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1		

316 12th St, Phase 2		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
L. FLOORING								
TBD	L1. Environmentally Preferable Flooring					3		
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3			
TBD	L3. Durable Flooring					1		
TBD	L4. Thermal Mass Flooring			1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
	M2. Efficient Clothes Washing and Drying							
TBD	M2.1. CEE-Rated Clothes Washer			1			2	
TBD	M2.2 ENERGY STAR® Dryer			1				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
TBD	M3. Size-Efficient ENERGY STAR® Refrigerator			2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
TBD	M5.1 High-Efficacy Lighting			2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TBD	M6. Electric Vehicle Charging Stations and Infrastructure			2				
TBD	M7. Central Laundry						1	
TBD	M8. Gearless Elevator			1				
N. COMMUNITY								
	N1. Smart Development							
TBD	N1.1 Infill Site		1			1		
TBD	N1.2 Designated Brownfield Site		1			1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2		
TBD	N1.4 Cluster Homes for Land Preservation		1			1		
	N1.5 Home Size Efficiency					10		
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Transit							
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1					
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways		1					
TBD	N3.3 Traffic Calming Strategies		2					
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1					
TBD	N3.5 Bicycle Storage for Residents		1					
TBD	N3.6 Bicycle Storage for Non-Residents		1					
TBD	N3.7 Reduced Parking Capacity		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
	N8. Resiliency							

316 12th St, Phase 2		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
TBD	N8.1 Climate Impact Assessment		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce		1			1		
TBD	N9.2 Community Location		1		1			
	N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2					
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1					
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
	N11. Mixed-Use Developments							
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance		1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5.1. Home Energy Monitoring Systems			1				
TBD	O5.2. Home Water System Monitors						1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2					
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan		1					
TBD	O11. Smokefree Housing				2			
TBD	O12. Integrated Pest Management Plan				1			
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1			
TBD	P2.3 Separate Mechanical and Plumbing Systems				1			
	P3. Commissioning							
TBD	P3.1 Design Phase			1	1			
TBD	P3.2 Construction Phase			2	1			
TBD	P3.3 Post-Construction Phase			2	1			
TBD	P4. Building Enclosure Testing			1	1	1		
INNOVATIONS								
TBD	Enter Innovation 1 description here. Enter up to four points at right.							
TBD	Enter Innovation 2 description here. Enter up to four points at right.							
TBD	Enter Innovation 3 description here. Enter up to four points at right.							
TBD	Enter Innovation 4 description here. Enter up to four points at right.							
	Summary		Community	Energy	IAQ/Health	Resources	Water	
	Total Available Points in Specific Categories	405	47	136	73	91	58	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
	Total Points Targeted	29.0	3.0	2.0	7.0	8.0	9.0	

oWOW DESIGN

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N PROJECT NORTH
N TRUE NORTH

DRAWN BY: JF
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

GREEN BUILDING CHECKLIST

SHEET NUMBER
2.G005

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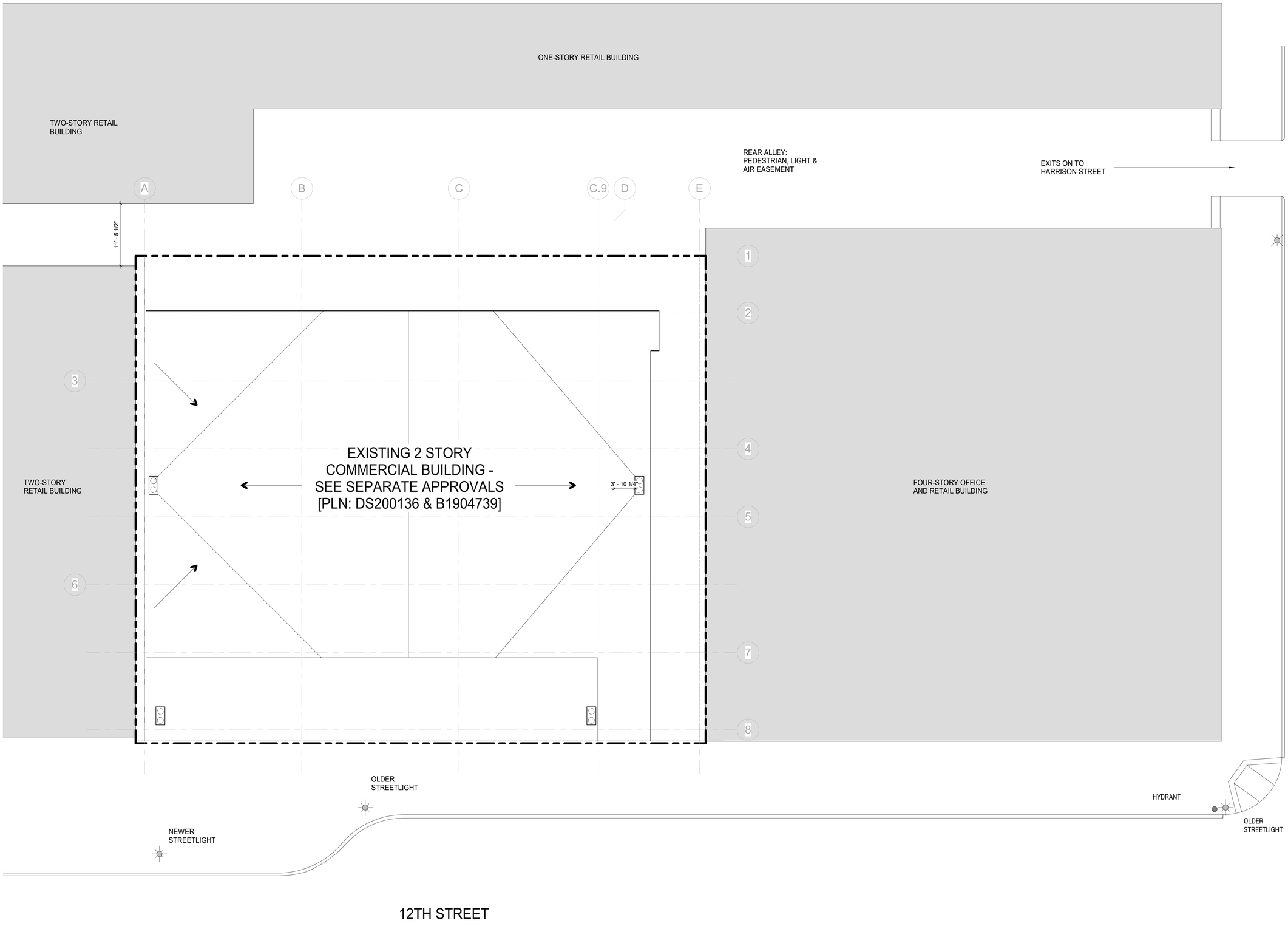

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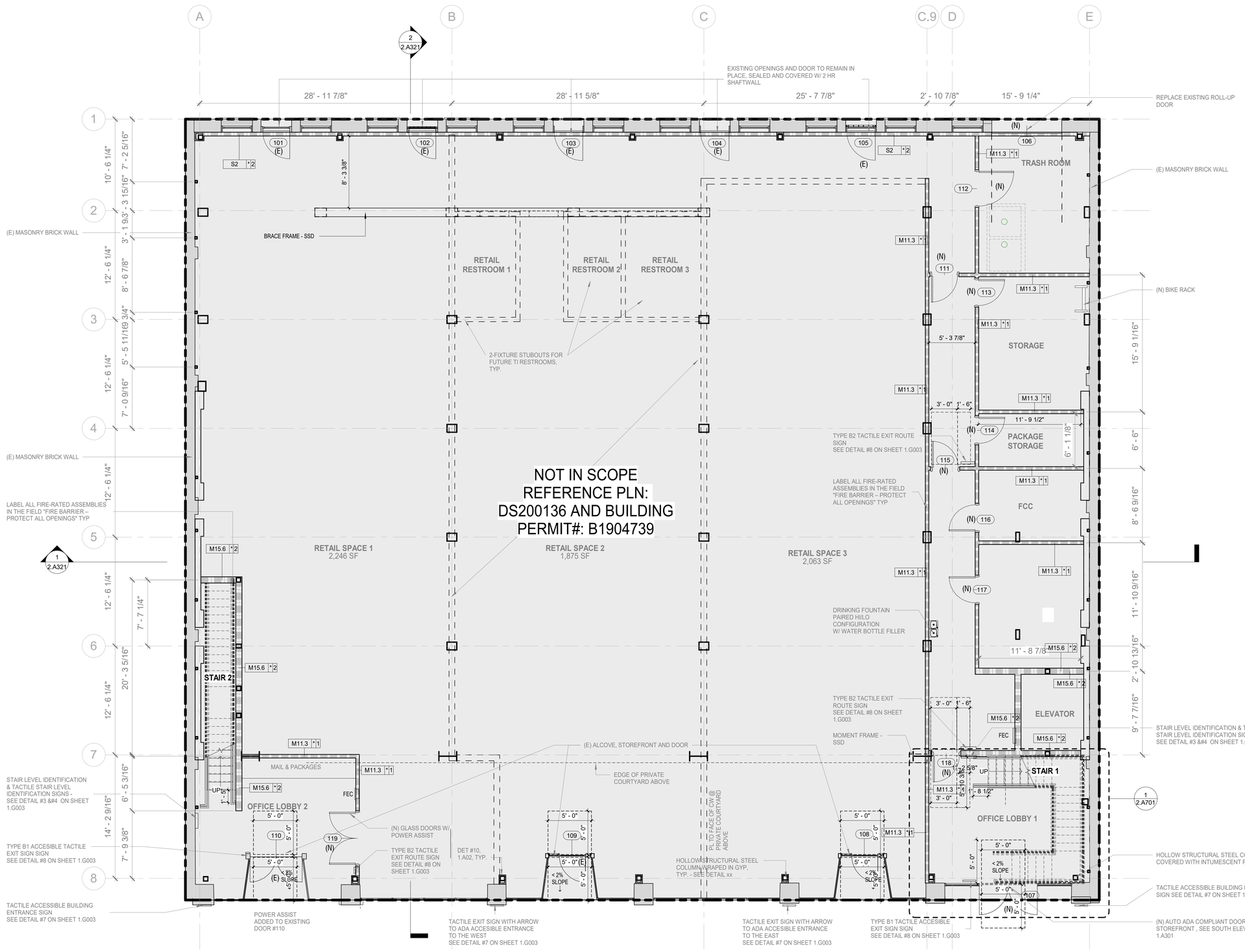
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

SITE PLAN

SHEET NUMBER
2.A101



1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

1/5/2021 2:09:26 PM

SHEET NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD, OR CL OF PARTY WALL UNLESS OTHERWISE NOTED.
2. SCD FOR LOCATION OF GRID SYSTEM ON PROPERTY.
3. SCD FOR DEFINTION OF VERTICAL DATUM
4. ALL ROOF MEMBRANE SLOPE AT 1/4" PER 1'
5. ROOF AVERAGE INSULATION VALUE IS R-30

LEGEND

- NEW UNRATED CONSTRUCTION
- NEW 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- NEW 2-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- EXISTING WALL TO REMAIN
- X — WALL TYPE
- X — WINDOW TYPE
- 101 — DOOR TAG
- EXISTING AREA / NOT IN SCOPE

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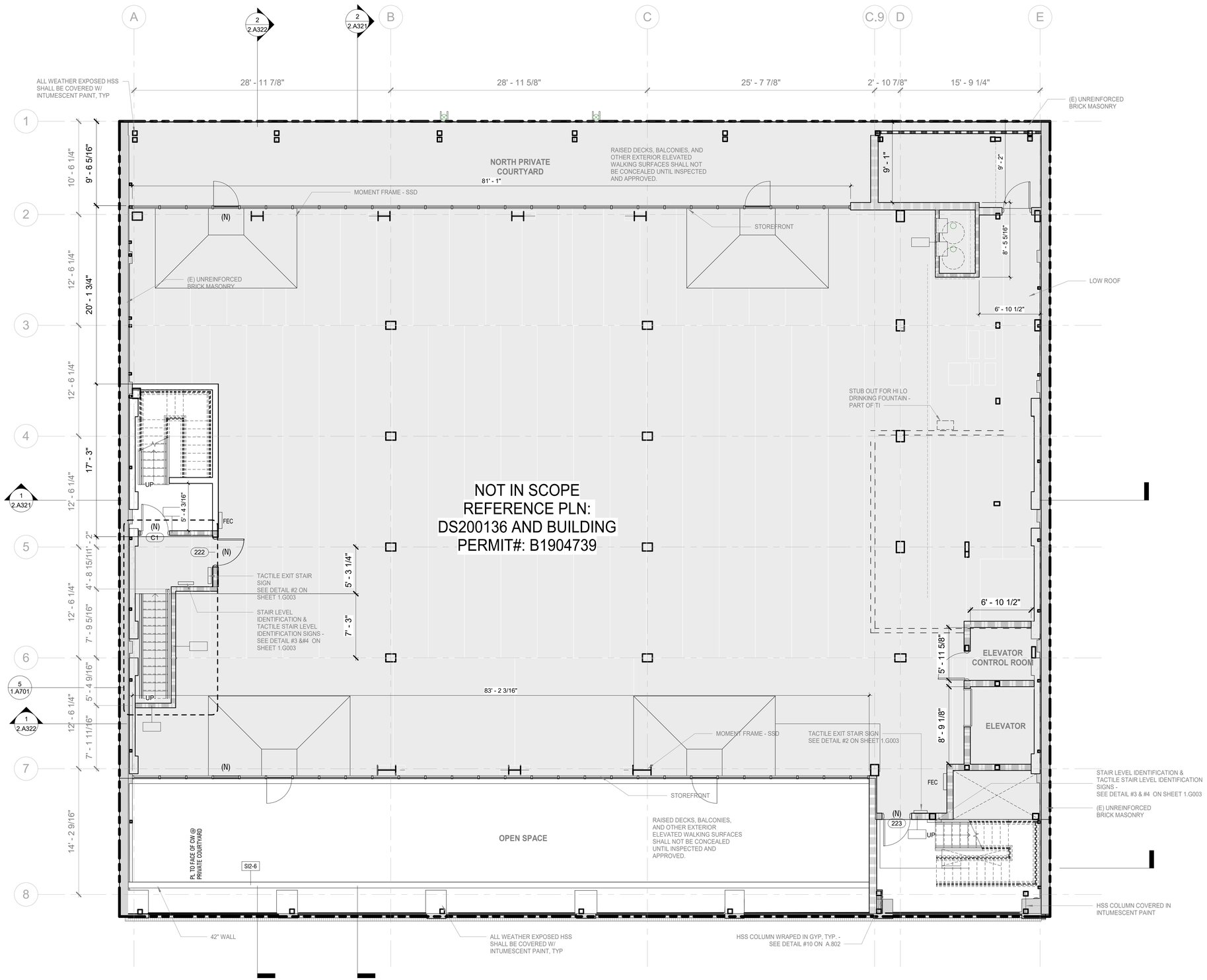
LEVEL 1 FLOOR PLAN

SHEET NUMBER
2.A201



1 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

SHEET NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD, OR CL OF PARTY WALL UNLESS OTHERWISE NOTED.
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3. SCD FOR DEFINTION OF VERTICAL DATUM
4. ALL ROOF MEMBRANE SLOPE AT 1/4" PER 1'
5. ROOF AVERAGE INSULATION VALUE IS R-30

LEGEND

- NEW UNRATED CONSTRUCTION
- NEW 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- NEW 2-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- EXISTING WALL TO REMAIN
- X — WALL TYPE
- X — WINDOW TYPE
- 101 — DOOR TAG
- EXISTING AREA / NOT IN SCOPE

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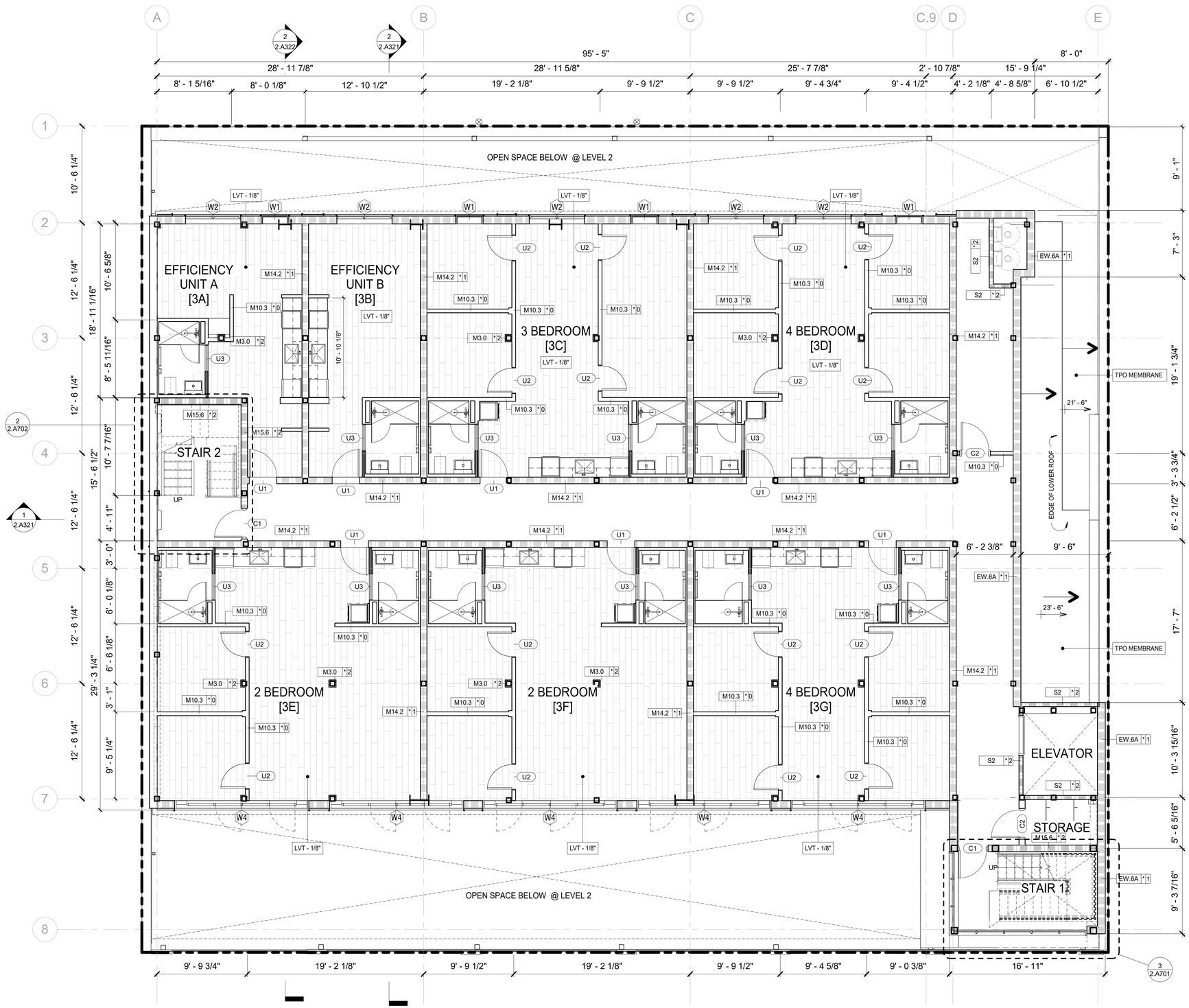
LEVEL 2 FLOOR PLAN

SHEET NUMBER
2.A202

1/5/2021 2:09:34 PM



1 TYPICAL LEVEL 3-5
3/16" = 1'-0"

SHEET NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD, OR CL OF PARTY WALL UNLESS OTHERWISE NOTED.
2. SCD FOR LOCATION OF GRID SYSTEM ON PROPERTY.
3. SCD FOR DEFINTION OF VERTICAL DATUM
4. ALL ROOF MEMBRANE SLOPE AT 1/4" PER 1'
5. ROOF AVERAGE INSULATION VALUE IS R-30

LEGEND

- NEW UNRATED CONSTRUCTION
- NEW 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- NEW 2-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- EXISTING WALL TO REMAIN
- X — WALL TYPE
- X — WINDOW TYPE
- 101 — DOOR TAG
- EXISTING AREA / NOT IN SCOPE

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TYPICAL LEVEL 3-5 FLOOR PLAN

SHEET NUMBER
2.A203

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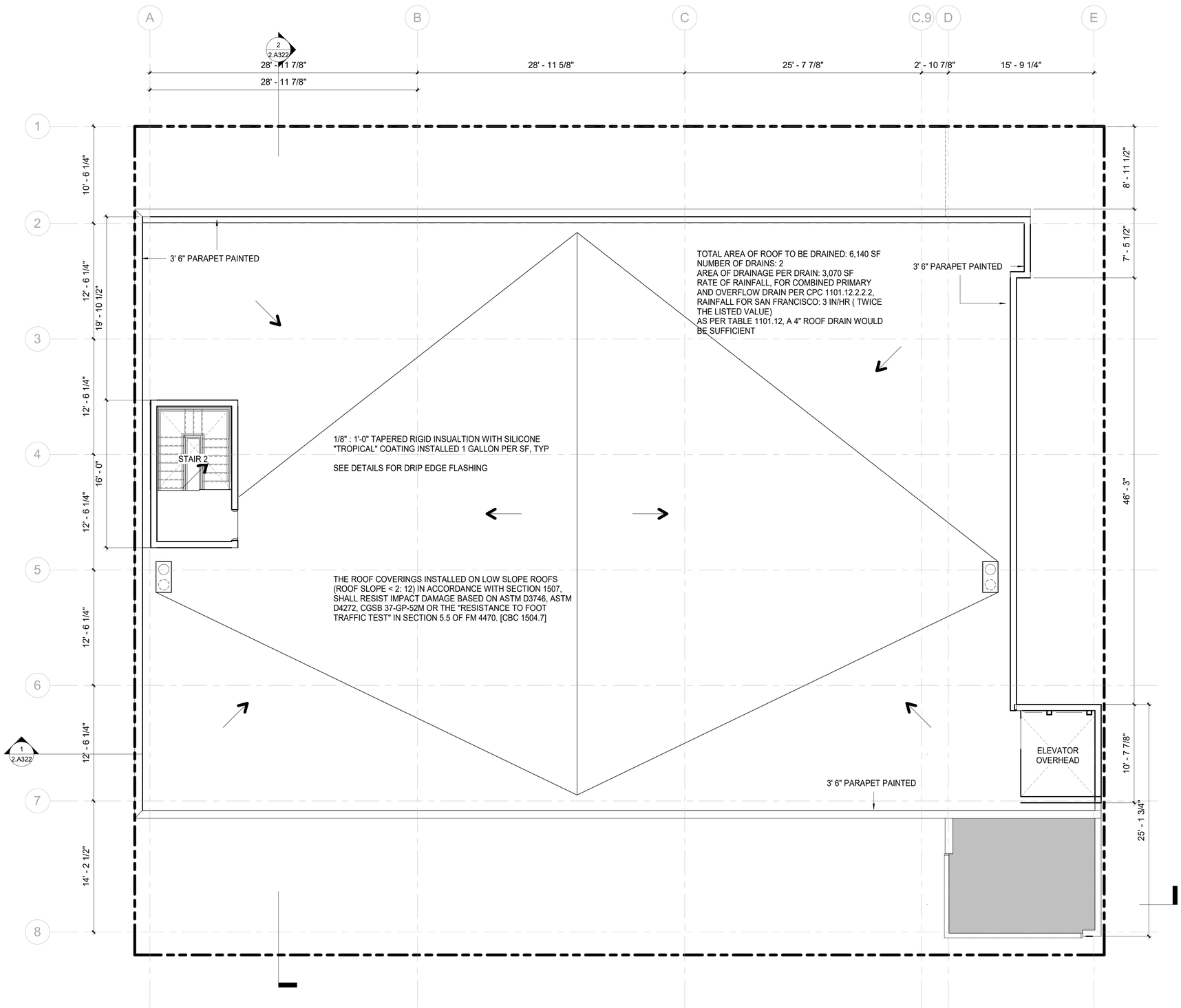

1 ROOF PLAN
3/16" = 1'-0"

SHEET NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD, OR CL OF PARTY WALL UNLESS OTHERWISE NOTED.
2. SCD FOR LOCATION OF GRID SYSTEM ON PROPERTY.
3. SCD FOR DEFINTION OF VERTICAL DATUM
4. ALL ROOF MEMBRANE SLOPE AT 1/4" PER 1'
5. ROOF AVERAGE INSULATION VALUE IS R-30

LEGEND

- NEW UNRATED CONSTRUCTION
- NEW 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- NEW 2-HR FIRE-RESISTANCE-RATED CONSTRUCTION
- EXISTING WALL TO REMAIN
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- X — WINDOW TYPE
- 101 — DOOR TAG
- EXISTING AREA / NOT IN SCOPE

RAINWATER DRAINAGE SHALL NOT BE CONVEYED TO A SANITARY SEWER.

RAINWATER DRAINAGE BELOW MAIN STORM DRAIN LEVEL SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 409.

APPROVAL SHALL BE OBTAINED FROM THE BUILDING OFFICIAL PRIOR TO CONNECTING RAINWATER DRAINAGE DIRECTLY TO A PUBLICLY MAINTAINED STORM WATER DRAINAGE SYSTEM. ISSUANCE OF A PERMIT FOR SUCH CONNECTIONS SHALL BE DISCRETIONARY.

RAIN WATER DRAINAGE MAY BE CONVEYED BY A PUBLIC STREET GUTTER TO A PUBLICLY MAINTAINED STORM WATER DRAINAGE SYSTEM PROVIDED SUCH GUTTER IS CONTINUOUSLY PAVED AND FURTHER PROVIDED SUCH DRAINAGE IS CONDUCTED UNDER A PUBLIC SIDEWALK AND THROUGH THE CURB BY METHODS APPROVED BY THE BUILDING OFFICIAL.

EXTERIOR RAINWATER PIPING ON THAT PART OF A BUILDING CONTIGUOUS WITH A PUBLIC WALKING SURFACE SHALL BE GALVANIZED WROUGHT IRON, GALVANIZED STEEL, OR CAST IRON PIPING FOR NOT LESS THAN FIVE (5) FEET ABOVE THE WALKING SURFACE.

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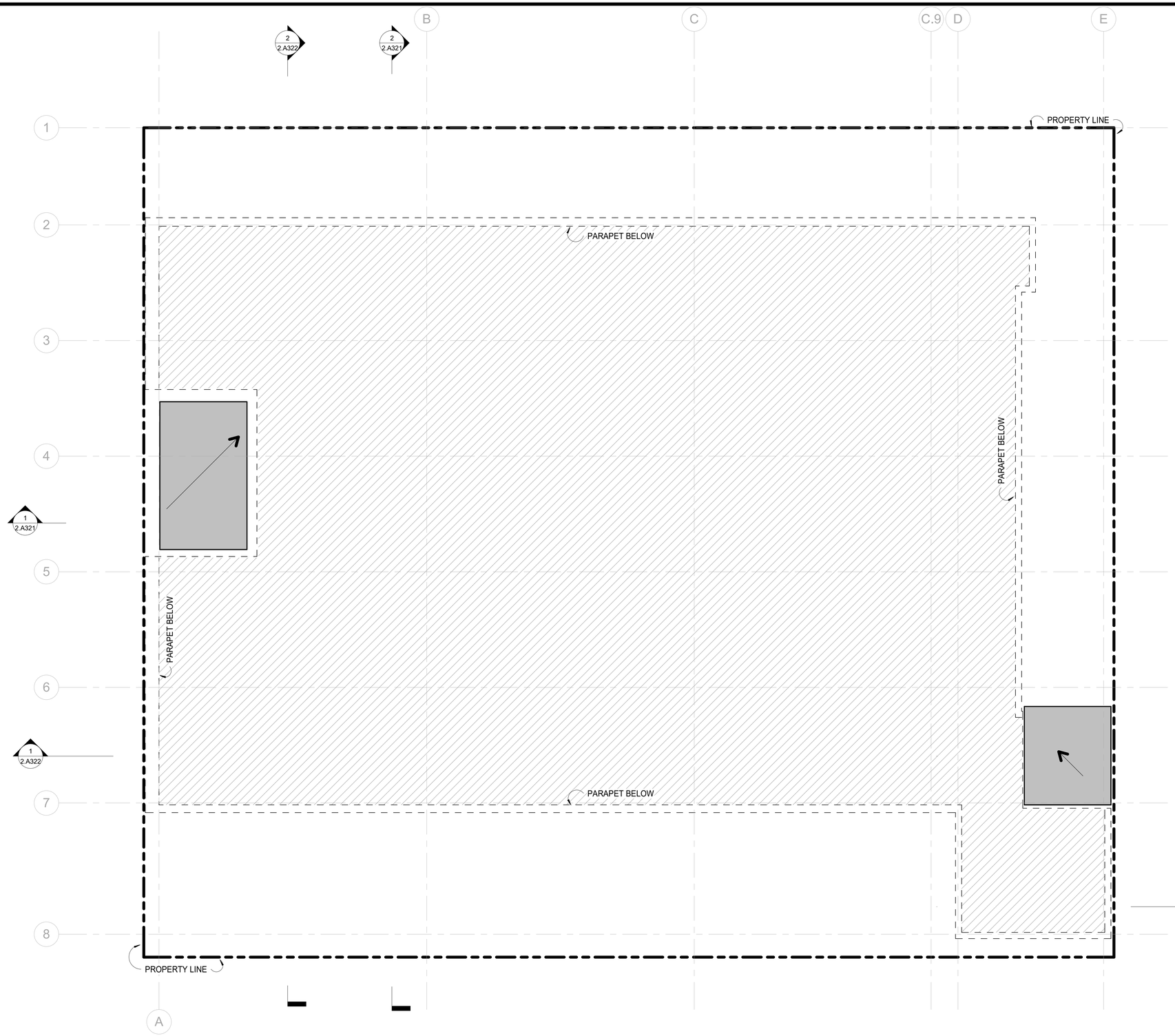
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

ROOF PLAN

SHEET NUMBER
2.A204

1/5/2021 2:34:16 PM



1 STAIR ROOF
3/16" = 1'-0"

1/5/2021 2:09:57 PM

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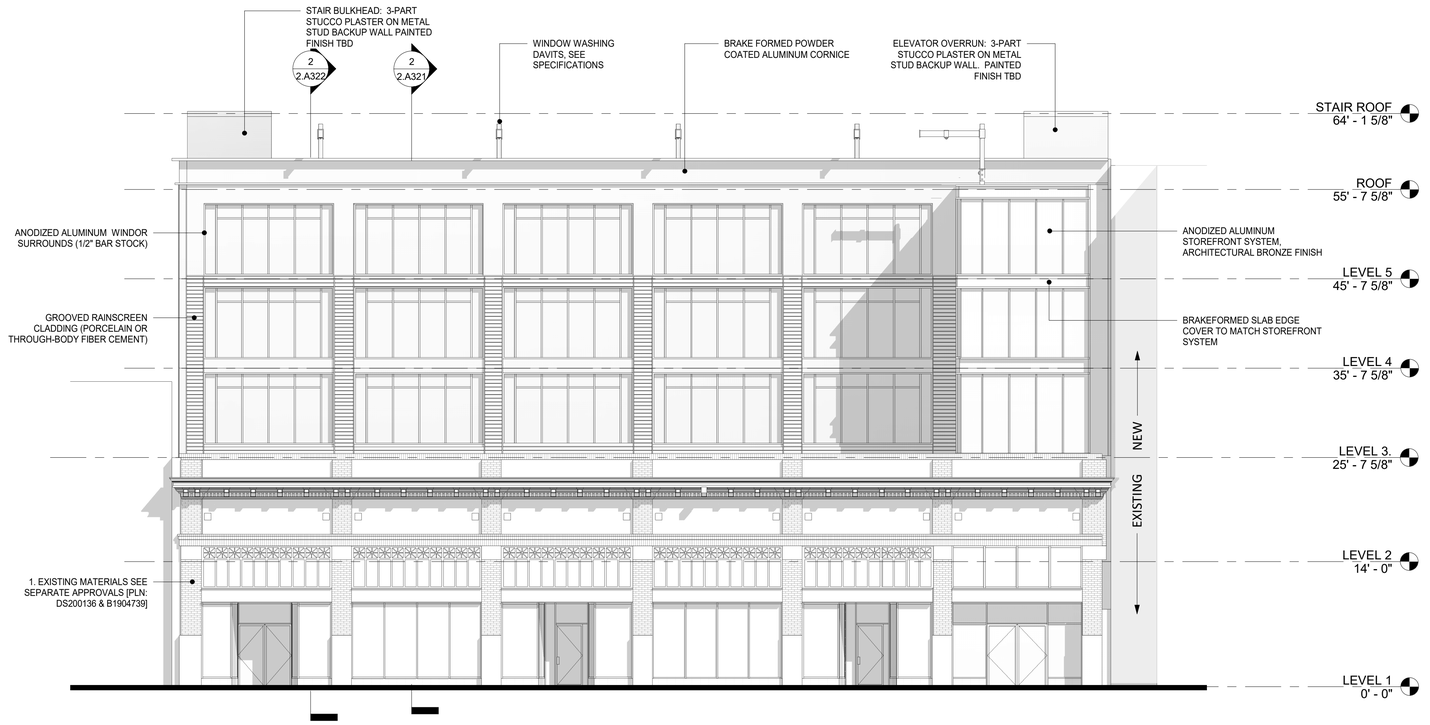
PROJECT NORTH
TRUE NORTH

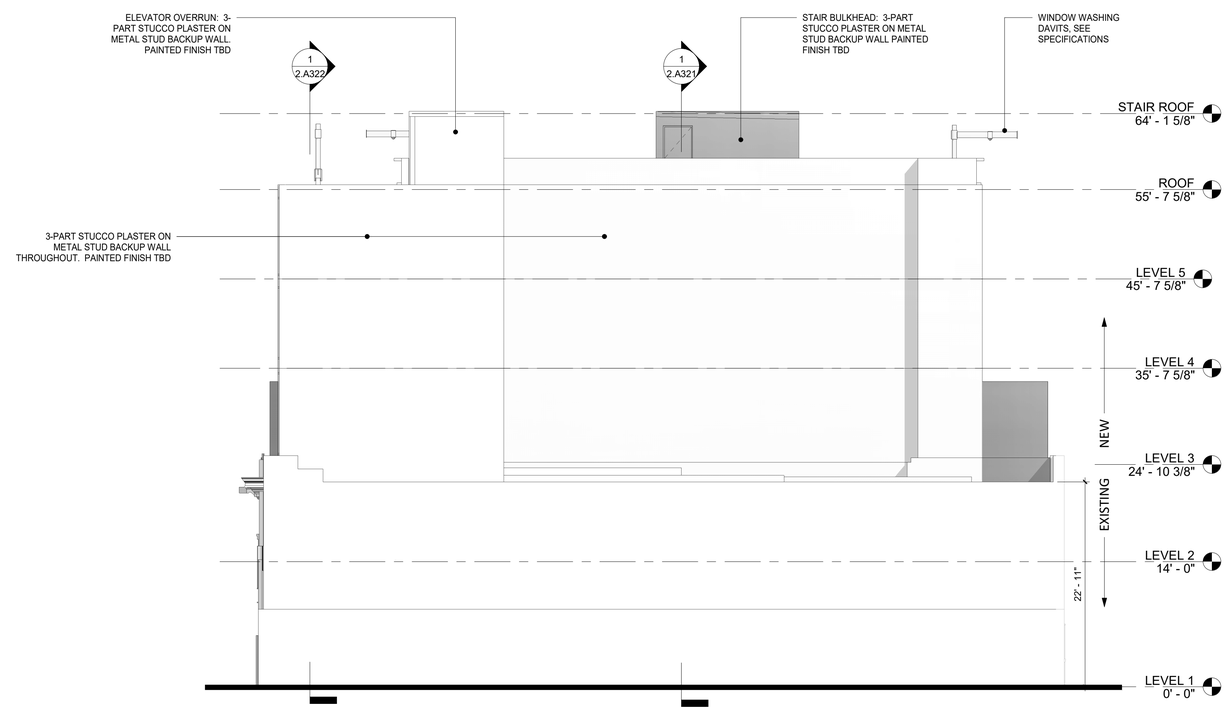
DRAWN BY: Author
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

UPPER ROOF PLAN

SHEET NUMBER
2.A205



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



2 EAST ELEVATION
1/8" = 1'-0"

1/5/2021 2:39:47 PM

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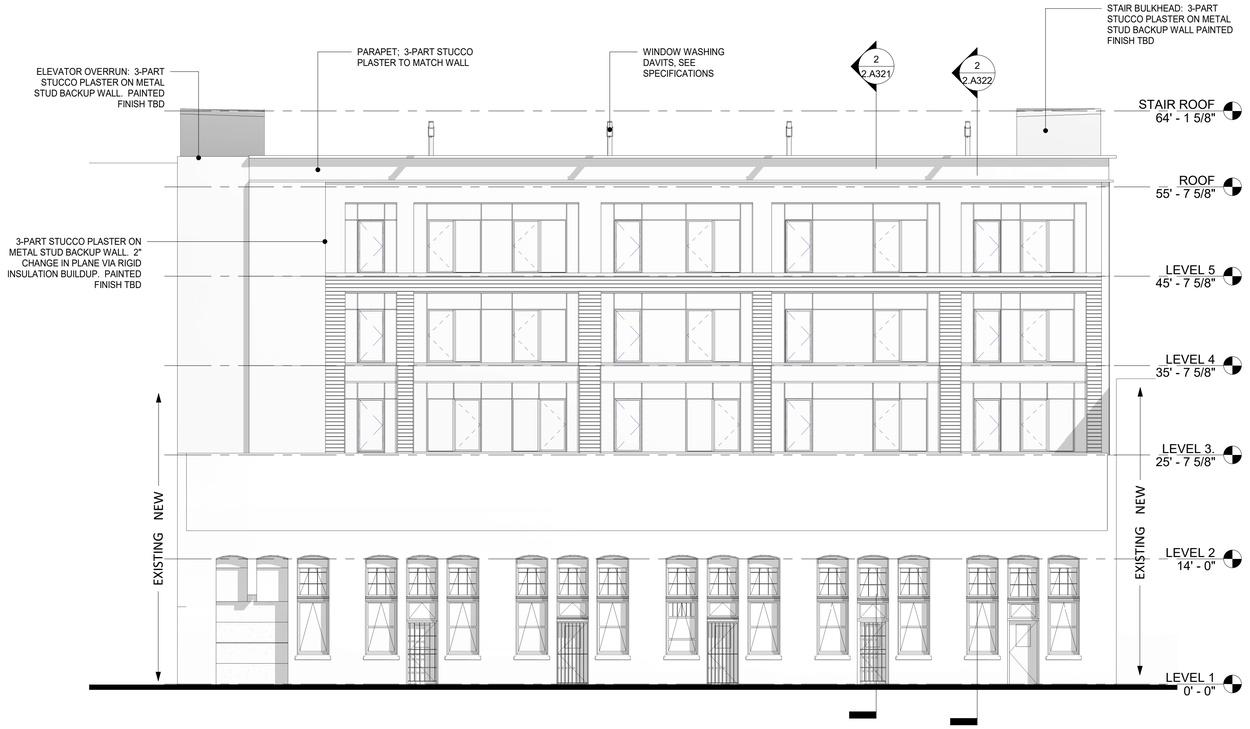
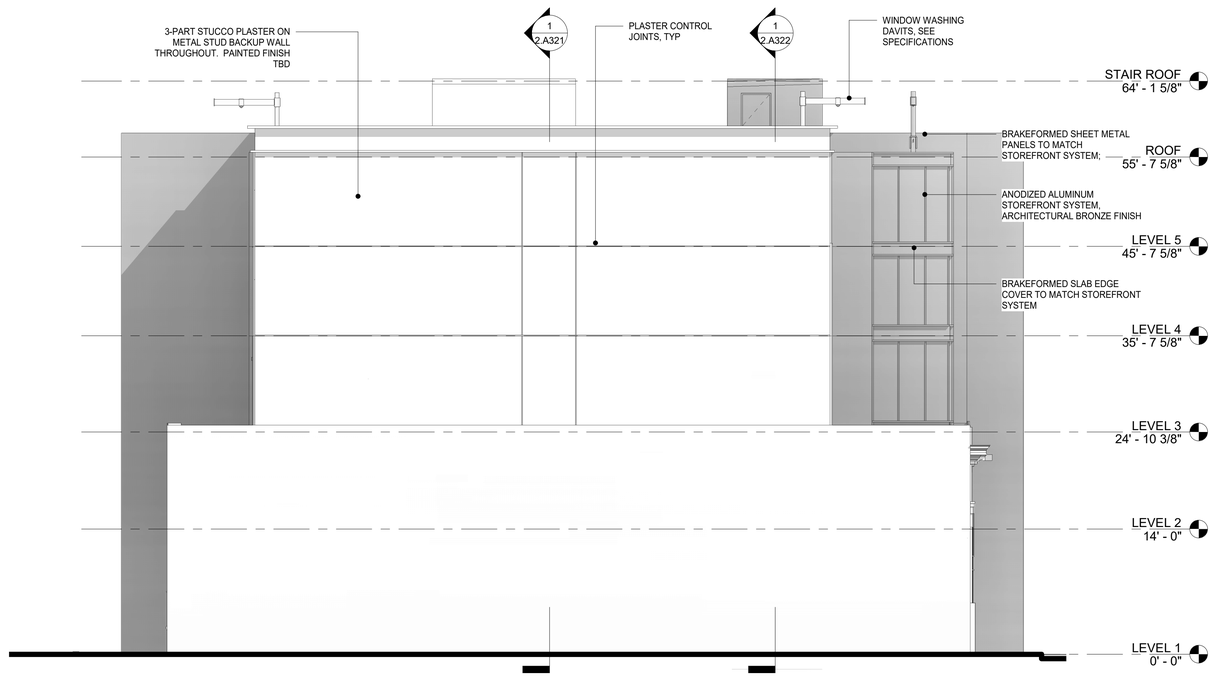
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER
2.A301



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



2 WEST ELEVATION
1/8" = 1'-0"

1/5/2021 2:40:12 PM

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PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER
2.A302

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

12/10/2020 4:23:11 PM

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#	DATE	ISSUES & REVISIONS	BY
	10/22/20	Planning Resubmission	JF
	12/10/20	Planning Resubmission	MB

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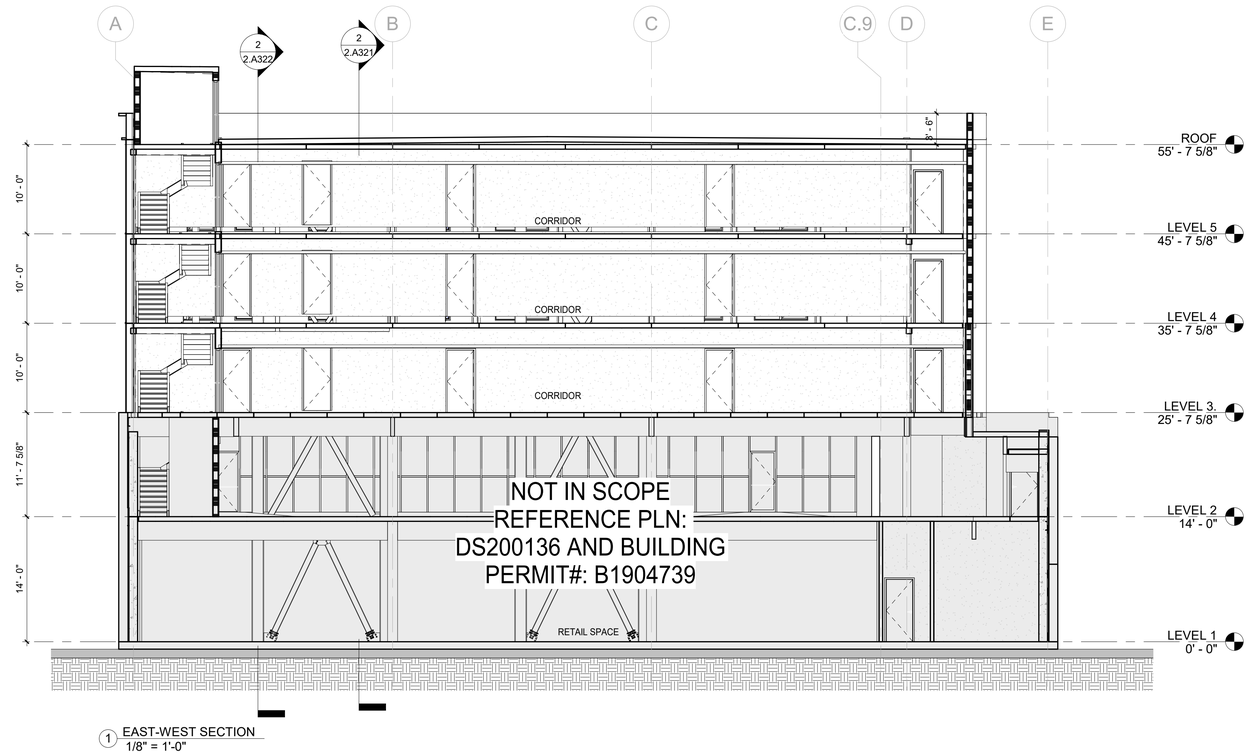
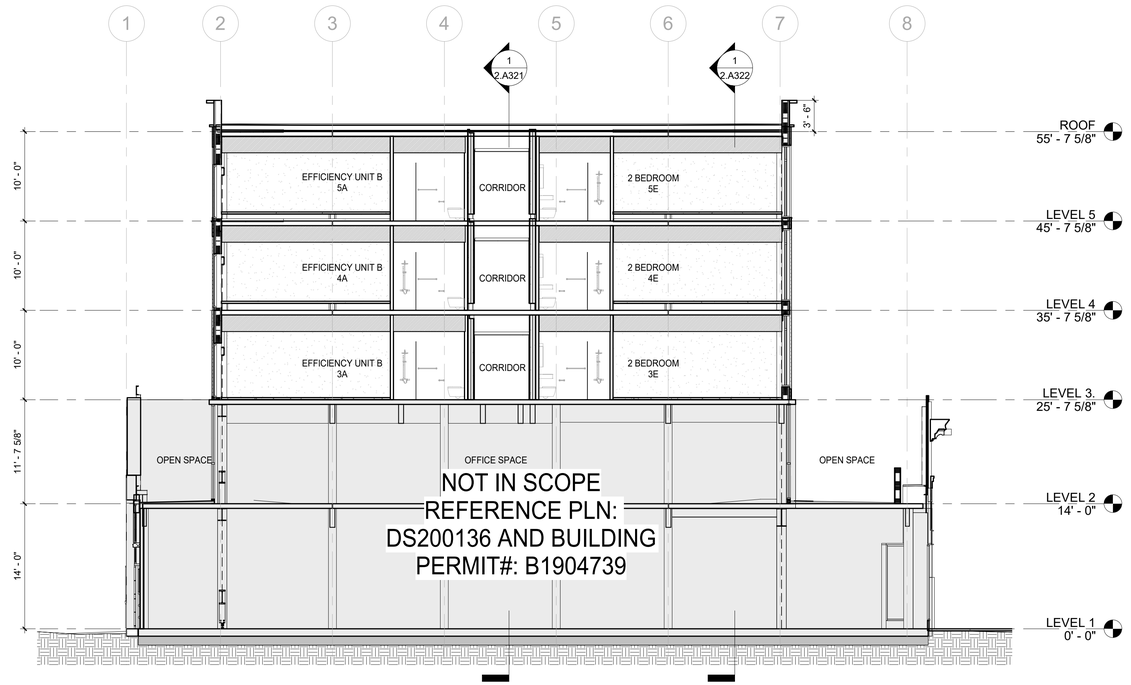
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

SOUTH ELEVATION

SHEET NUMBER
2.A301A



1 EAST-WEST SECTION
1/8" = 1'-0"



2 NORTH-SOUTH SECTION
1/8" = 1'-0"

1/5/2021 2:10:14 PM

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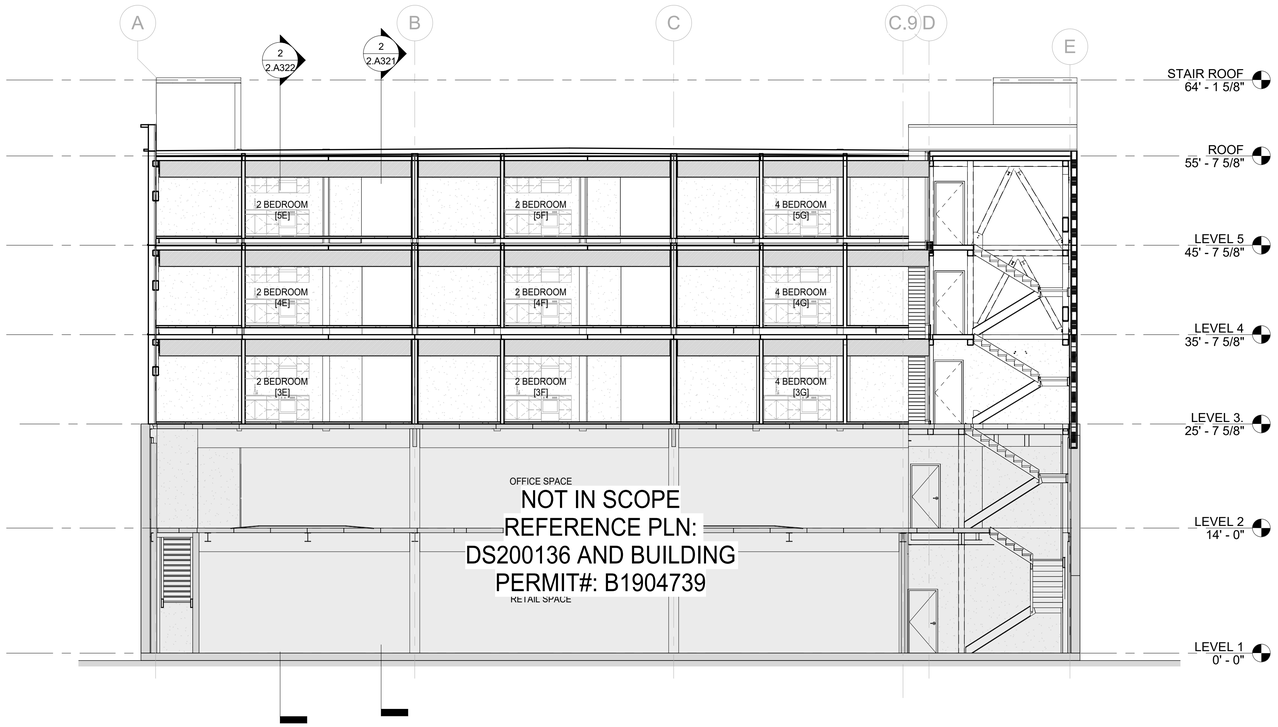
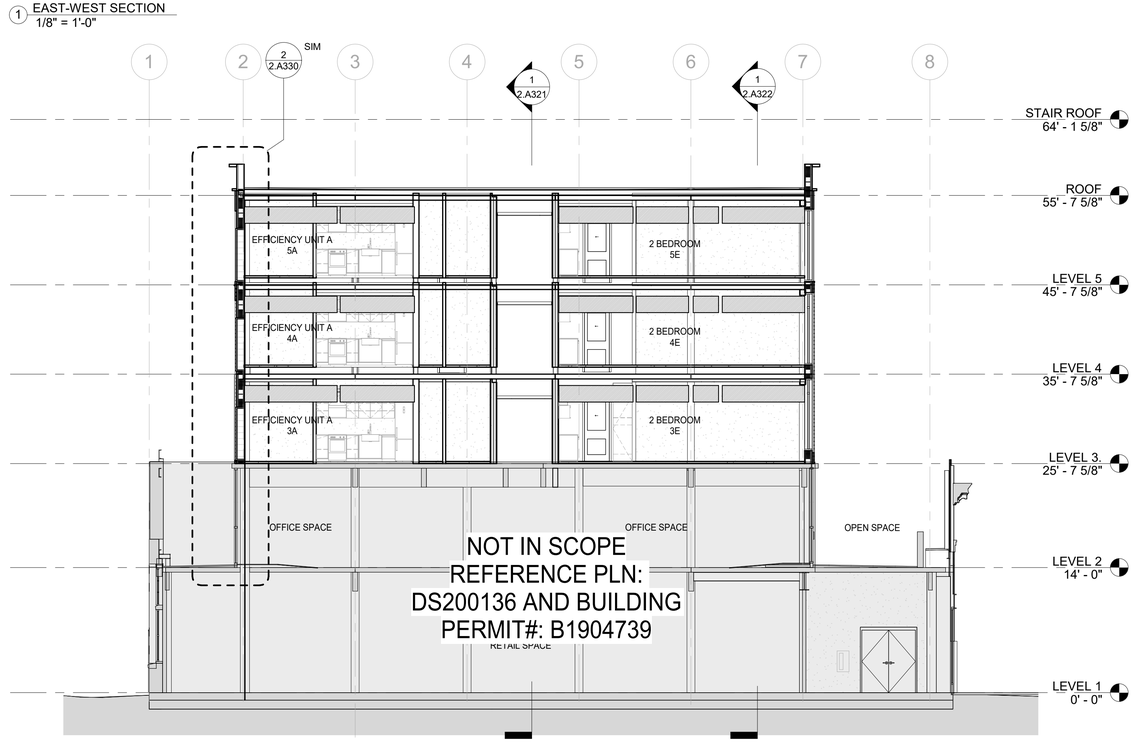
PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER
2.A321



1 EAST-WEST SECTION
1/8" = 1'-0"



2 NORTH-SOUTH SECTION
1/8" = 1'-0"

1/5/2021 2:10:21 PM

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PROJECT NUMBER:
SHEET ISSUE DATE: 1/05/21
SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER
2.A322