

Case File Number PLN18528

July 8, 2019

<b>Location:</b>	623 15 <sup>th</sup> Street
<b>Assessor's Parcel Number:</b>	003-0071-014-00
<b>Proposal:</b>	To construct a three-story, ten-unit residential facility on a vacant parcel.
<b>Owner:</b>	John Cappiello, CRC Development
<b>Applicant:</b>	Travis Tarr, Baran Studio
<b>Case File Number:</b>	PLN18528
<b>Planning Permits Required:</b>	Regular Design Review for new construction; Minor Variance for open space location and openness, specifically the requirements related to cantilevered space over group open space; and Minor Variance for a front setback of 16'-9 3/4" where a maximum of ten feet is allowed.
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	CBD-X, Height Area 1, 55'
<b>Environmental Determination:</b>	15332 – Infill Development; and 15183 – Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Area of Primary Importance: 15 <sup>th</sup> and Grove House Group
<b>City Council District:</b>	3
<b>Action to be Taken:</b>	Review proposal and provide comments to applicant and Staff.
<b>For Further Information:</b>	Contact case planner Brittany Lenoir at (510) 238-4977 or by email: <a href="mailto:blenoir@oaklandca.gov">blenoir@oaklandca.gov</a>

## INTRODUCTION

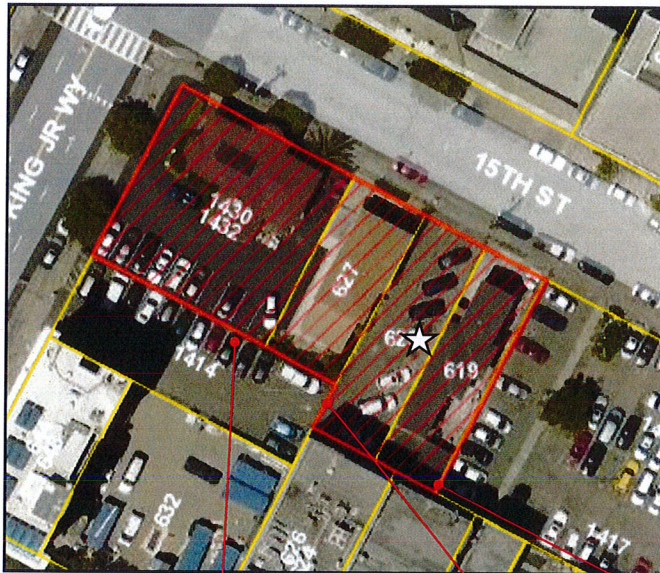
An application has been filed with the Bureau of Planning to develop the vacant parcel at 623 15<sup>th</sup> Street. The proposal includes the construction of a three-story, ten-unit residential facility within the 15<sup>th</sup> and Grove House Group Area of Primary Importance (API). Pursuant to the Planning Code (Section 17.136.055C), any new construction project located within an Area of Primary Importance (API) and within a Central Business District (CBD) Zone requires a hearing in front of the Landmarks Preservation Advisory Board.

The main purpose of this hearing is to receive input from the Landmarks Board regarding the proposed design of the new building within the 15<sup>th</sup> and Grove House Group API prior to a decision being made on the project by the Zoning Manager.

# LANDMARKS PRESERVATION ADVISORY BOARD

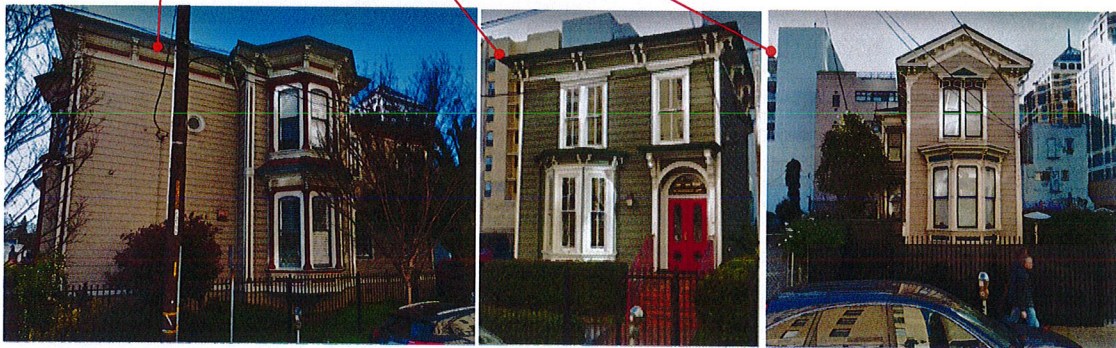


Case File: PLN18528  
Applicant: Travis Tarr, Baran Studio  
Address: 623 15th Street  
Zone: CBD-X  
Height Area: 55 ft



## SITE DESCRIPTION

The subject site is a 3,112 square-foot vacant parcel that is located within the 15<sup>th</sup> and Grove House Group Historic District. This District is considered an Area of Primary Importance (API) and consists of four parcels, 1430-1432 Martin Luther King Jr Way, 627 15<sup>th</sup> St, 623 15<sup>th</sup> St, and 619 15<sup>th</sup> St. The project site is the only vacant parcel within the District. The remaining three properties are on the Local Register. The site to the east, 619 15<sup>th</sup> Street, is also considered a Heritage Property. Refer to the images below for context photographs of the structures in the District.



## PROJECT DESCRIPTION

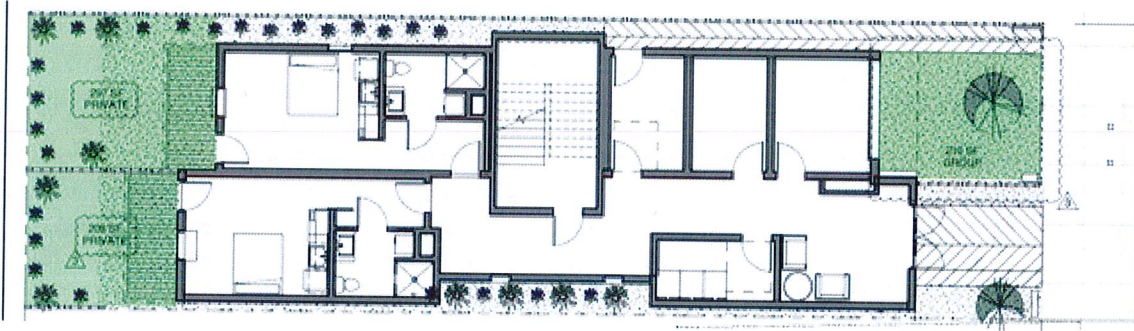
The proposal is to construct a three-story, ten-unit residential building, with two units on the ground floor and four units each on the second and third floors. The building will have a contemporary design, including a combination gable and flat roof. These roof forms will relate to the flat and gable roofs of the adjacent structures. The proposed front and side setbacks, horizontal siding, and prominent entrance also relate to neighboring structures. An awning has been included in the design to emphasize the lobby entrance.

The proposed windows are substantial in size and include a “fin” made of cold rolled steel, which will act as a trim feature to emphasize the windows. A portion of the front façade is recessed by 3’-10” to break up the horizontal massing, similar to the massing achieved through bay windows on adjacent buildings. The grouping of second and third floor large



trimmed windows also relate to the bay windows on the front facades of the existing buildings in the API. The windows are proposed to be a dark bronze vinyl material, but Staff is requesting the windows to be of a higher quality (see *Key Issues and Impacts*).

Open space will be a combination of group ground floor space, private ground floor space, and private balconies. A Variance to allow for part of the open space to be covered is requested because the third floor will cantilever 3'-10" over the front yard group open space.



## ZONING ANALYSIS

The project site is located within the CBD-X, Central Business District Mixed Commercial Zone. The intent of the CBD-X Zone is to designate areas of the Central Business District appropriate for a wide range of upper-story and ground-level residential, commercial, and compatible light industrial activity.

The table below describes how the proposed project meets the CBD-X development standards.

Criteria	CBD-X Zone	Proposed Project	Comments
<b>Density</b>	300 square feet of lot area required per unit	Lot is 3,112.5 square feet, and the project proposal is for 10 units	In compliance
<b>Maximum Floor Area Ratio</b>	4.5	1.8	In compliance
<b>Front Yard Setback</b>	Minimum = 0' Maximum = 10' (with CUP)	12'-11 1/4" and 16'-9 3/4"	A Variance for maximum front yard setback is requested to allow to be consistent with the setbacks of the adjacent buildings.
<b>Height</b>	55 feet	37' - 11 1/2" to roof ridge	In compliance
<b>Open Space</b>	75 square feet per unit	911 square feet	A Variance has been requested for the partial covering of open space.

Below is an analysis on how the proposed project meets the Design Standards for the CBD Zone. The Planning Code excerpt is italicized, while Staff's response is in regular type.

*17.58.060B. Design Standards Applying to All Zones. The following regulations apply to all of the (CBD) zones:*

1. **Entrance.** *Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.*

The proposal includes one residential entrance that leads to the lobby. An awning has been included to emphasize the entrance.

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

To remain consistent with the API, the ground floor is the same material as the upper floors. There is proposed to be a mix of material types, including wood siding and steel.

3. **Active Space Requirement.** *For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection (E4).*

The residential entrance and bike parking will be located on the ground floor façade. This will be an active space area that will lead to the group open space.

4. **Parking and Loading Location.** *For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.*

No parking is required or proposed, but the proposal includes both long-term and short-term bicycle parking. The long-term parking will be located within the building, behind the garage door and adjacent to the group open space area.

5. **Massing.** *The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof*

*heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.*

The height of the building is similar to those in the District. In addition, building articulations, window groupings and treatments, and material changes break up the facades into smaller forms.

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

The proposal is not for a tower, but does have ample windows along the front facade. Although the window style is contemporary, the grouping of the windows and use of trim relate to other buildings in the API.

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

The District has a context of gable and shallow hip roof forms with some cornice detailing. The current proposal does not include a terminus at the top edge of the building. This design standard is more intended for towers; however, Staff recommends a thin cornice at the roof line that is consistent with the contemporary design of the building.

8. ***Utility Storage.*** *For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.*

A condition of approval will be included to require screening of utility, trash, and storage areas.

The Planning Code also requires that the proposal meet the findings for historic properties in the Central Business District, Regular Design Review, and Variances:

***17.136.055 Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones.***

1. *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;*

2. *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;*
3. *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.*
4. *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;*
5. *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*
6. *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.*
7. *For construction of new principal buildings:*
  - i. *The project will not cause the API to lose its status as an API;*
  - ii. *The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and*
  - iii. *The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.*

**17.136.050 Regular Design Review Criteria For Residential Facilities.**

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

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.*

**17.148.050. Variance Findings.**

1. *That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.*
2. *That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.*
3. *That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.*
4. *That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.*
5. *That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050*
6. *That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.*
7. *For proposals involving one (1) or two (2) residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or maximum floor area ratio, the proposal also conforms with at least one of the following additional criteria:*
  - a. *The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or*
  - b. *Over sixty percent (60%) of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition*



*on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.*

**KEY ISSUES AND IMPACTS**

In general, staff feels that the project meets the required findings for design review approval by relating window treatments, roof forms, massing and materials to other buildings in the API in a contemporary manner. For instance, the metal fins surrounding the large windows create significant trim that relates to the trim around the historic buildings in the API, and the front windows are vertically grouped to relate to the bay windows in the District. The combination of roof forms, horizontal siding, and a prominent entrance also reflect architectural elements of the District.

Staff does recommend a few minor changes to the design, including providing a thin terminus at the top of the building, siding that reflects the dimensions of the siding on neighboring homes, high quality window materials such as aluminum, and a lightening of the color scheme. Each of these changes will further tie the building into architectural patterns found in the API.

**RECOMMENDATION:**

1. Receive any testimony from the applicant or interested parties.
2. Provide direction to staff as to whether the Board finds the project as proposed appropriate to the 15<sup>th</sup> and Grove House Group Historic District.

Prepared by:

  
BRITTANY LENOIR  
Planner I

Approved by:

  
ROBERT MERKAMP  
Zoning Manager

**ATTACHMENTS:**

- A. Project Plans, dated April 25, 2019



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

CRC DEVELOPMENT

**623 15th ST**  
623 15TH ST, OAKLAND, CA 94612

PLANNING SUBMITTAL  
APR 25th, 2019

**PROJECT DIRECTORY**

**OWNER / BUILDER**

JOHN N. CAPPIELLO  
CRC DEVELOPMENT  
364 41ST ST., 2ND FLOOR  
OAKLAND, CA 94609

**ARCHITECT**

MATT BARAN  
BARAN STUDIO ARCHITECTURE  
5621 LOWELL STREET  
OAKLAND, CA 94606  
510-343-5593

**GREENPOINT RATER:**

NATHAN KRANTZ  
KRANTS CONSULTANTS, LLC  
2625 ALCATRAZ AVE., #183  
BERKELEY, CA 94705

**CIVIL**

PETER BEKEY  
KCA ENGINEERING INC.  
318 BRANNAN ST., 2ND FLOOR  
SAN FRANCISCO, CA 94107

**STRUCTURAL**

KEVIN TREAT  
KPW STRUCTURAL ENGINEERS, INC.  
55 HARRISON STREET  
SUITE 550.  
OAKLAND, CA 94607

**PLANNING SUBMITTAL REVISION 3**  
**APRIL 25TH, 2019**

**PROJECT INFO**

LOCATION: 623 15TH ST., OAKLAND, CA 94612

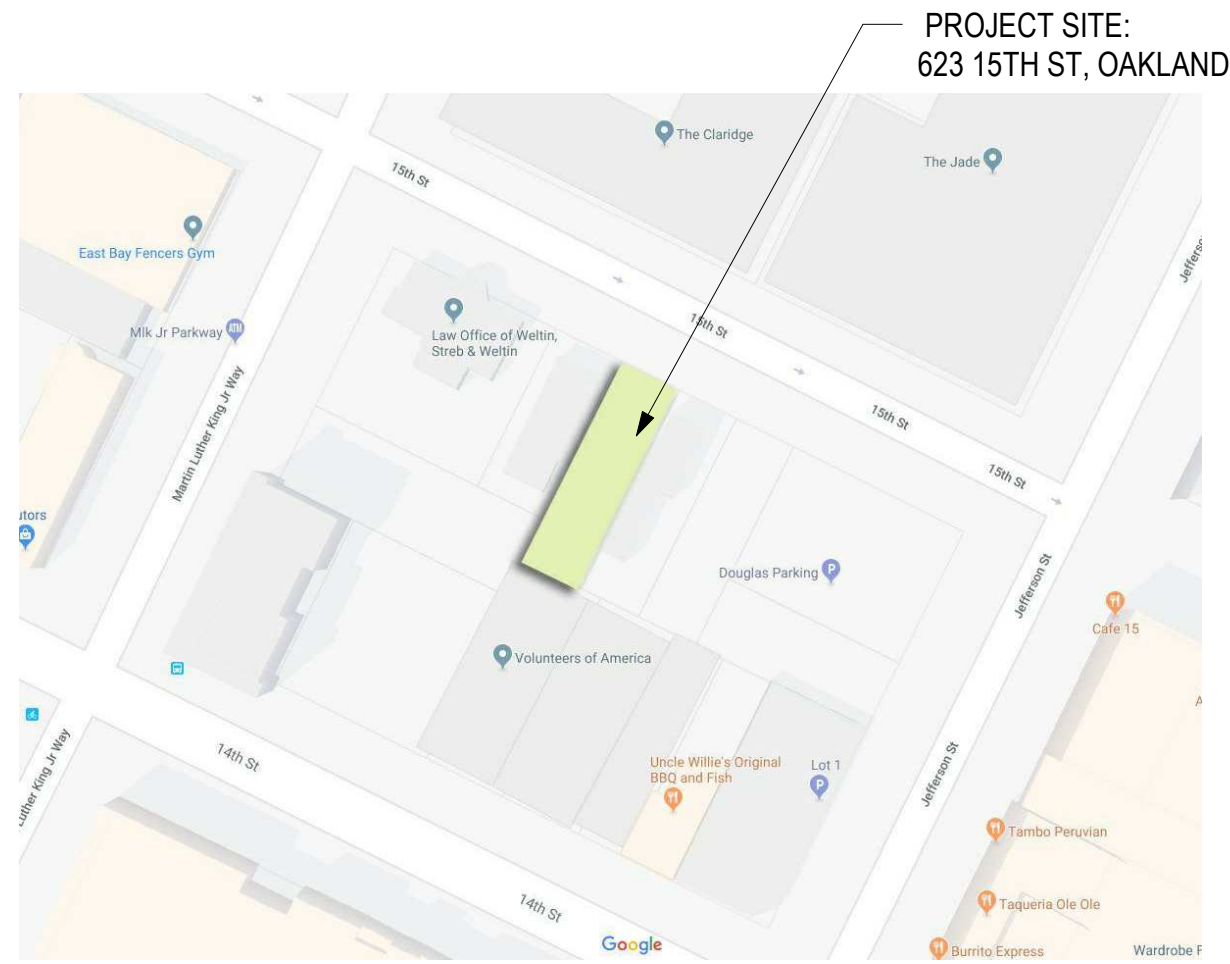
LOT DIMENSIONS: 30 FT X 103.75 FT  
LOT AREA: 3,112.5 SF  
APN: 3-71-14

ZONING DISTRICT: CBD-X  
OCCUPANCY GROUP: R-2  
CONSTRUCTION TYPE: III-B  
# OF STORIES: 3 STORIES  
BUILDING USE: MULTI-FAMILY  
EXISTING BUILDING HEIGHT: N/A  
BUILDING HEIGHT PROPOSED: 38'-0"  
PARKING: N/A  
BIKE PARKING: LONG TERM: 4  
SHORT TERM: 2  
FIRE SPRINKLER: YES

**DRAWING SHEET INDEX**

- ARCHITECTURAL**
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  - A0.2 NEIGHBORHOOD PHOTOS
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  - A0.4 SURVEY
  - A0.5 GROSS AND NET BUILDING AREAS
  - A0.7 OPEN SPACE AREA PLANS
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  - A1.1 LANDSCAPE PLAN
  - A2.1 LEVEL 1 & 2 FLOOR PLANS
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  - A4.1 BUILDING SECTIONS
  - A5.1 MATERIAL BOARD
  - A5.2 3D RENDERING - FRONT VIEW

**LOCATION MAP**



**PARCEL MAP**



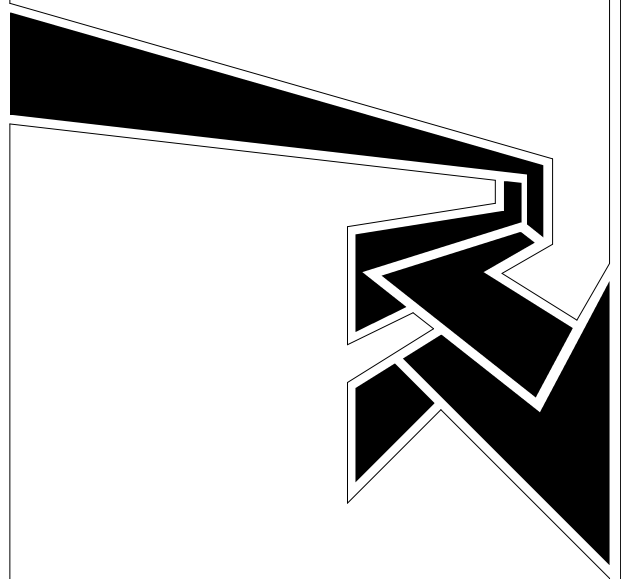
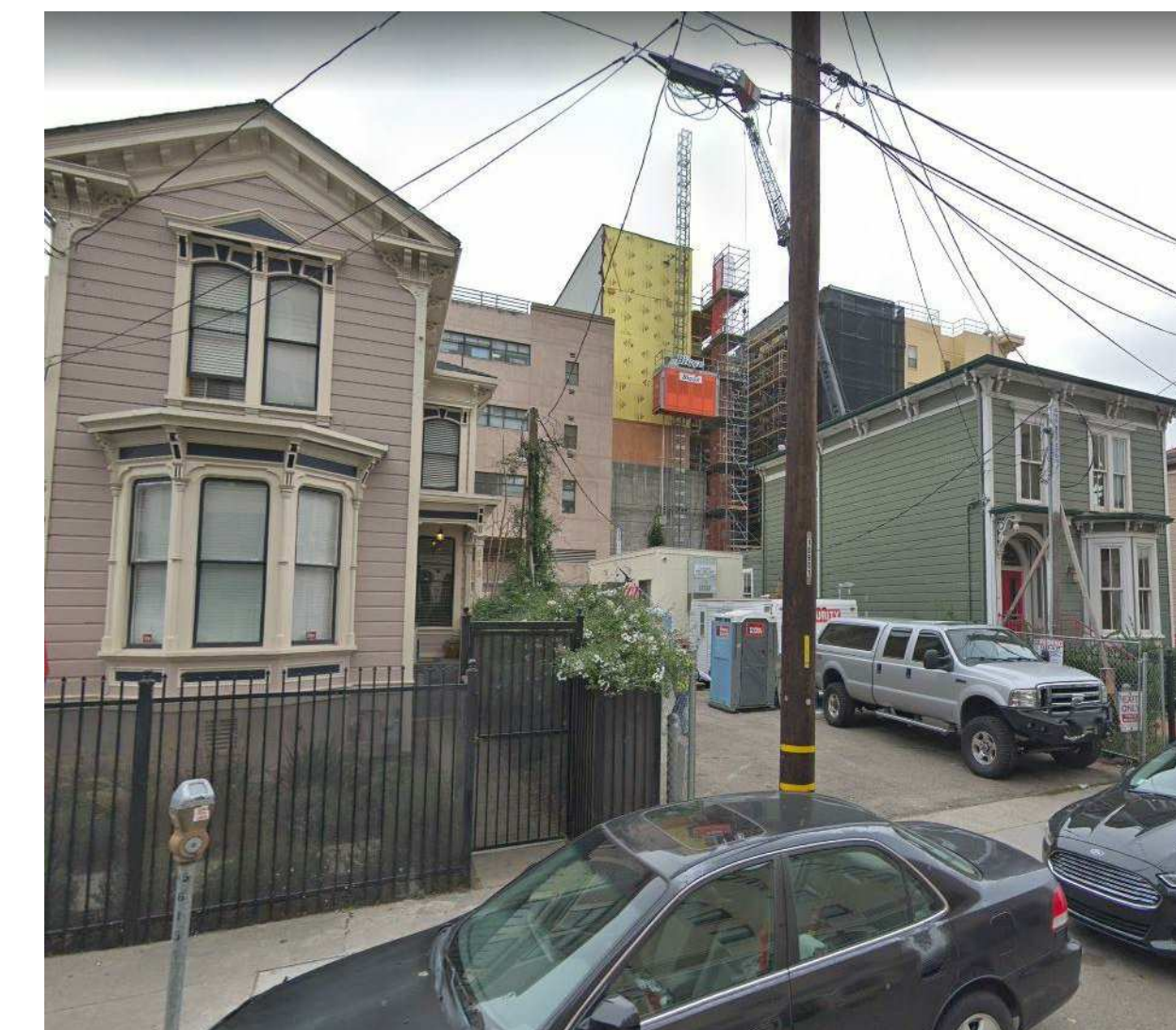
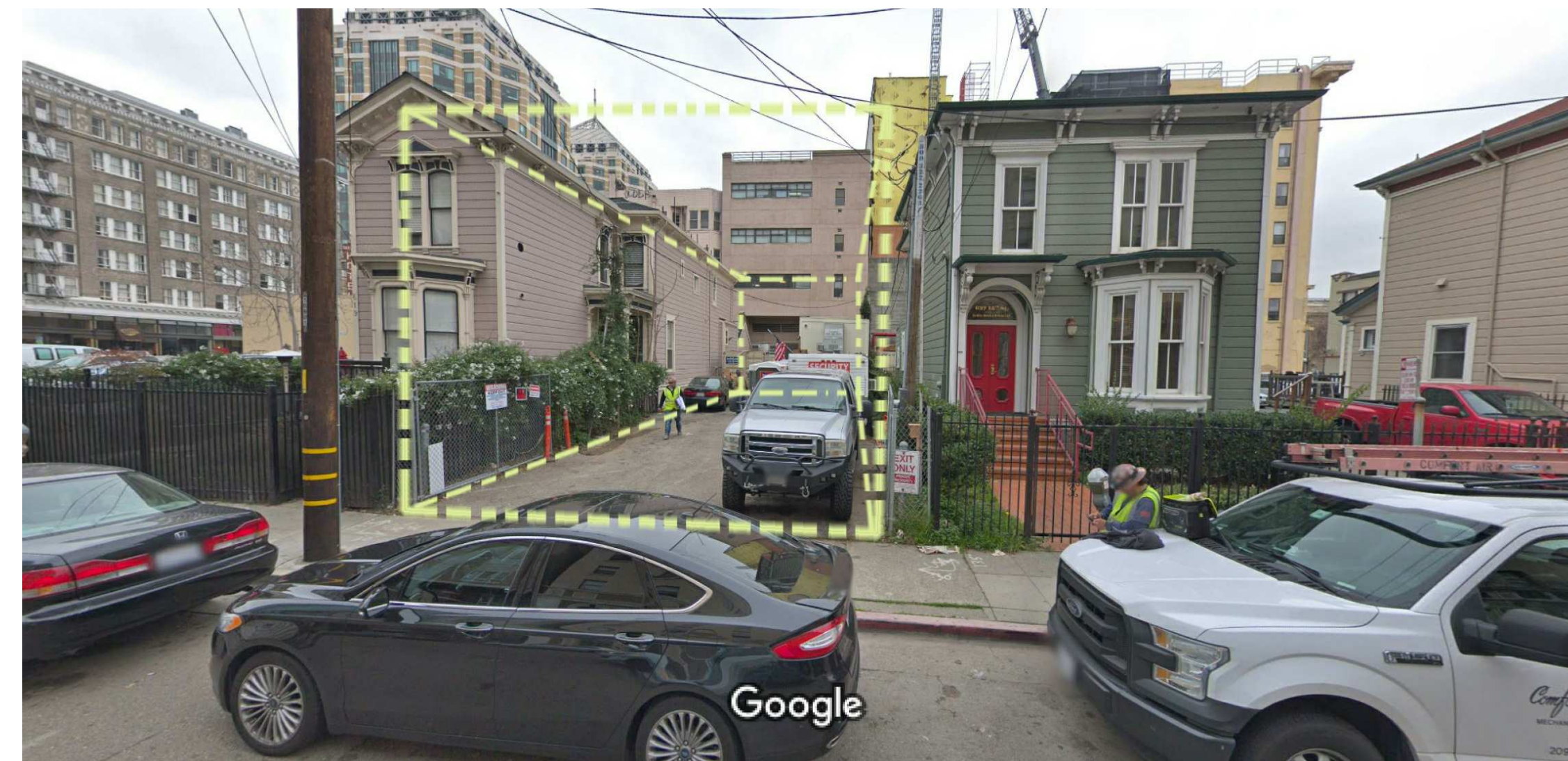
AREA SCHEDULE			
FLOORS	# OF UNITS	NET AREA	GROSS AREA
LEVEL 1	2	1,537 SF	1,839 SF
LEVEL 2	4	1,553 SF	1,827 SF
LEVEL 3	4	1,599 SF	1,877 SF
<b>TOTAL</b>	<b>10</b>	<b>4,689 SF</b>	<b>5,543 SF</b>

LOT COVERAGE	
LOT AREA	3,112.5 SF
BUILDING FOOT PRINT AREA	1,839 SF

OPEN SPACE AREA		
	REQUIRED *	PROVIDED
LEVEL 1	150 SF	715 SF
LEVEL 2	300 SF	98 SF
LEVEL 3	300 SF	98 SF
<b>TOTAL</b>	<b>750 SF</b>	<b>911 SF</b>

\* 75 SF OPEN SPACE FOR EACH UNIT

**SITE IMAGE**



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	12/17/2018
1	PLANNING SUBMITTAL R1	03/15/2019
2	PLANNING SUBMITTAL R2	04/04/2019
3	PLANNING SUBMITTAL R3	04/25/2019

STAMP:

**PROJECT INFORMATION**

PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE:

SHEET NO:

**A0.0**



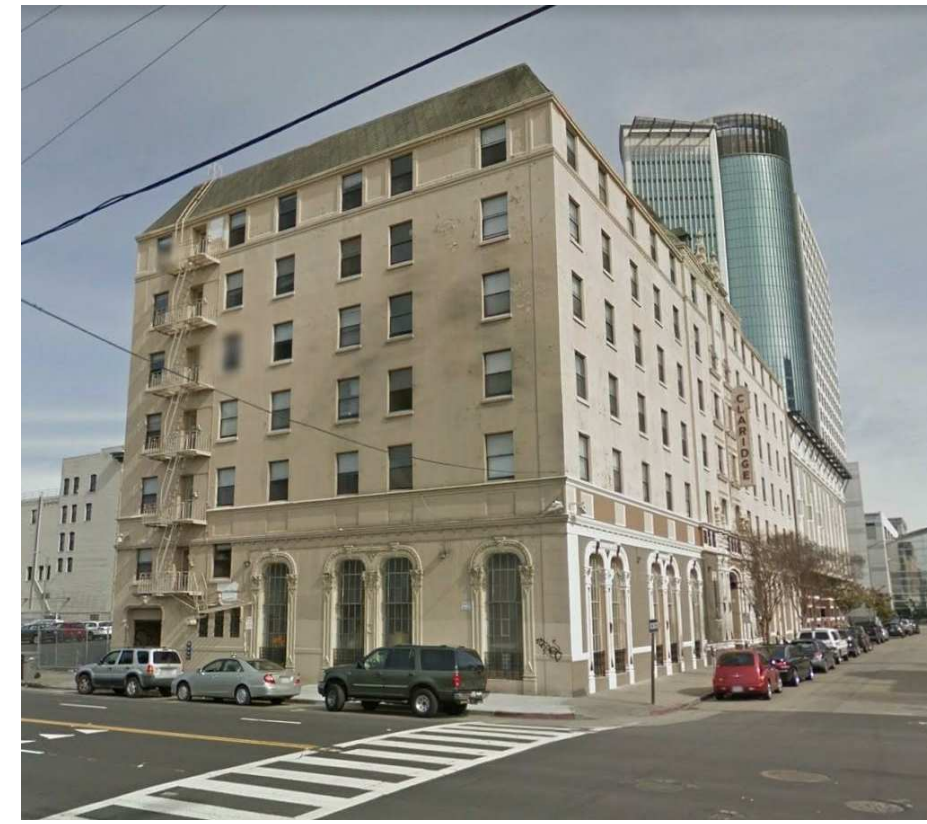
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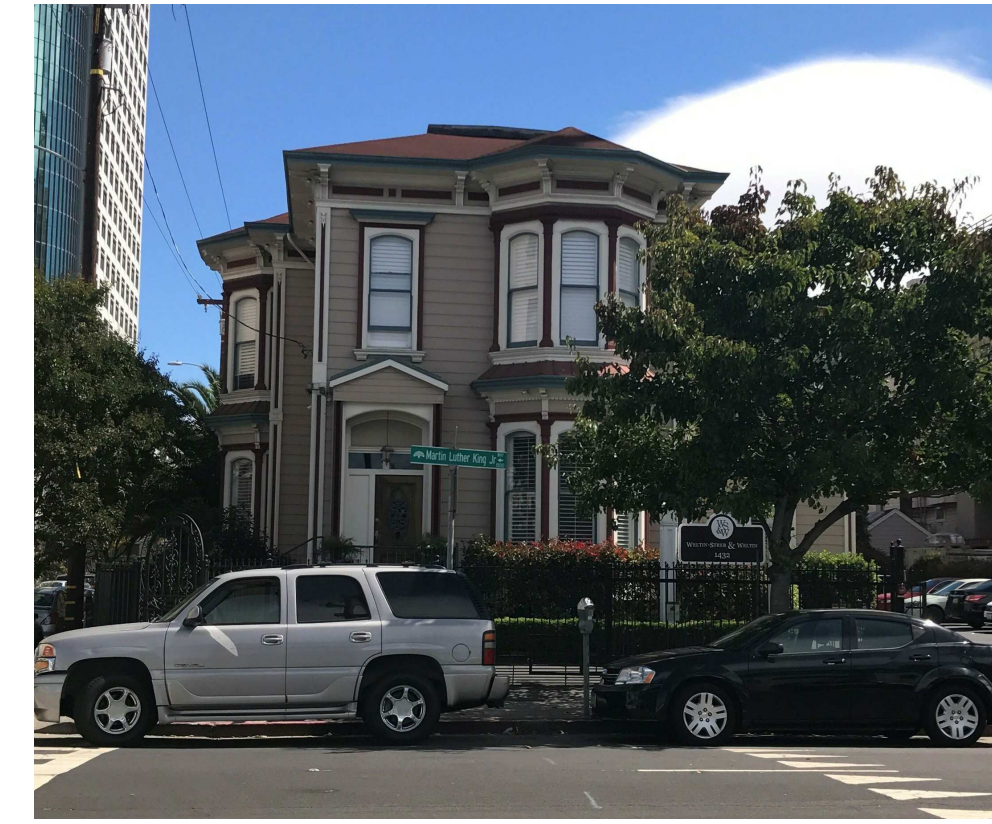
2. 1524 MLK JR. WAY



3. 1518 MLK JR. WAY



4. 634 15TH STREET



5. 1432 MLK JR. WAY



5. 1432 MLK JR. WAY



6. SUBJECT PROPERTY



7. 644 14TH STREET



8. 1307 JEFFERSON STREET



8. 1307 JEFFERSON STREET



9. CITY CENTER GARAGE



10. 659 16TH STREET



11. 1501 MLK JR. WAY



12. 1429 MLK JR. WAY



13. 1423 MLK JR. WAY



14. 1415 MLK JR. WAY



15. 632 14TH STREET



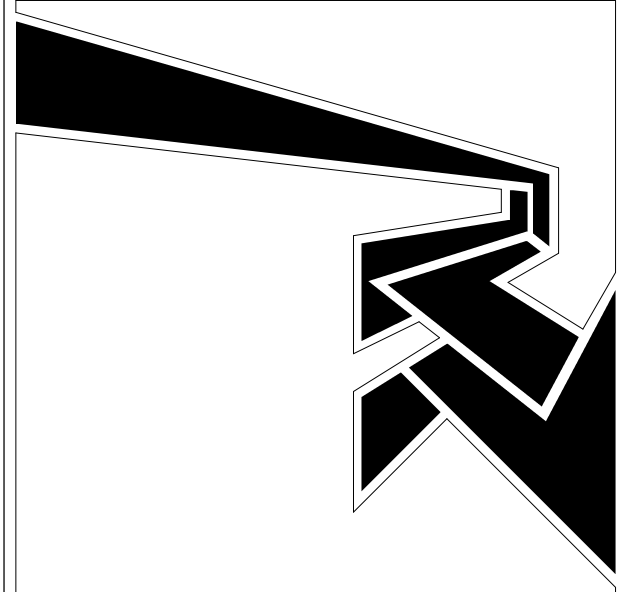
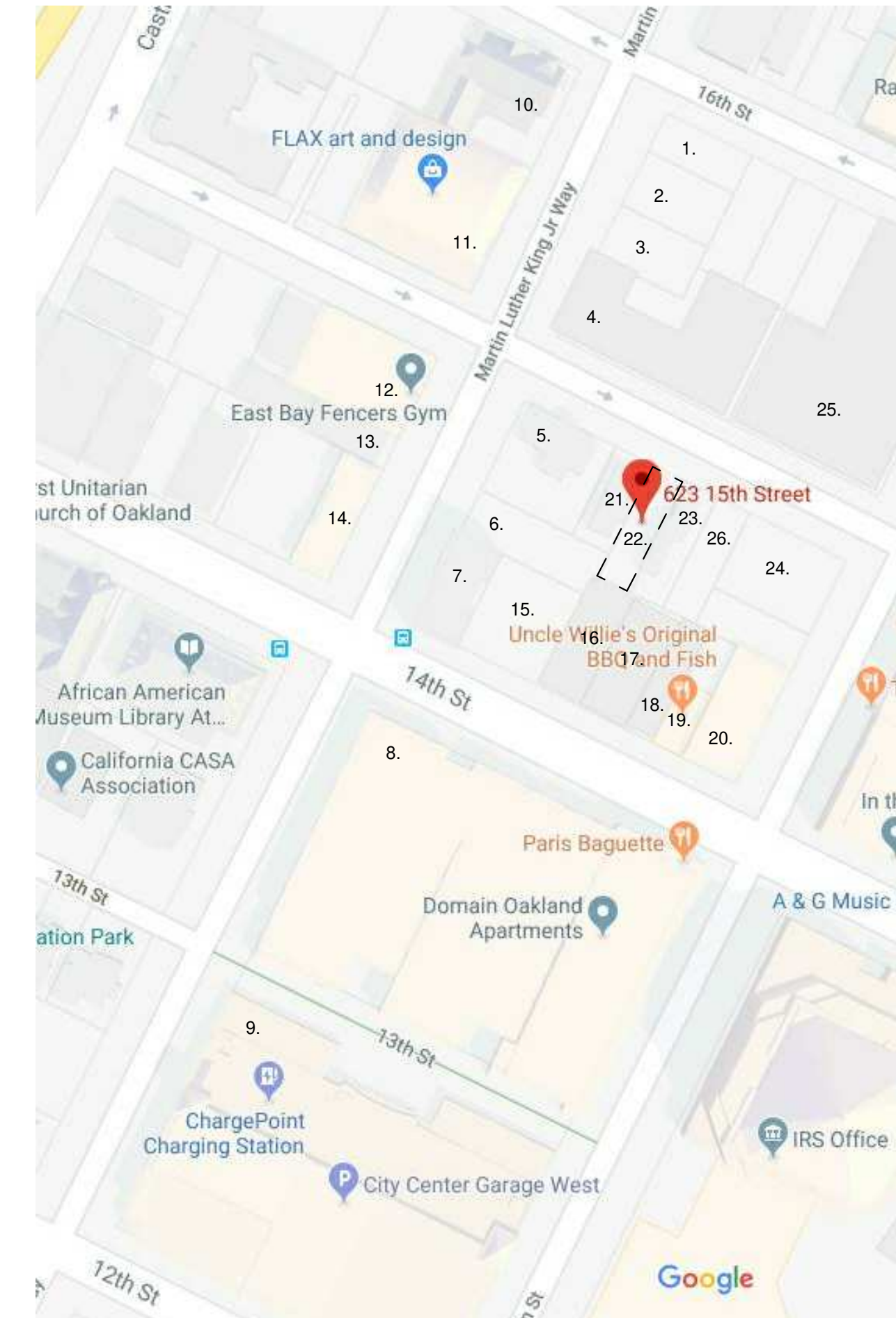
16. 624 14TH STREET



17. 618 14th street



18. 616 14th street



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510 595 6744

623 15th ST  
623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	12/17/2018

STAMP:

### NEIGHBORHOOD PHOTOS

PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE:

SHEET NO:

# A0.1



19. 614 14TH STREET



20. 600 14TH STREET



21. 627 15TH STREET



22. 623 15TH STREET



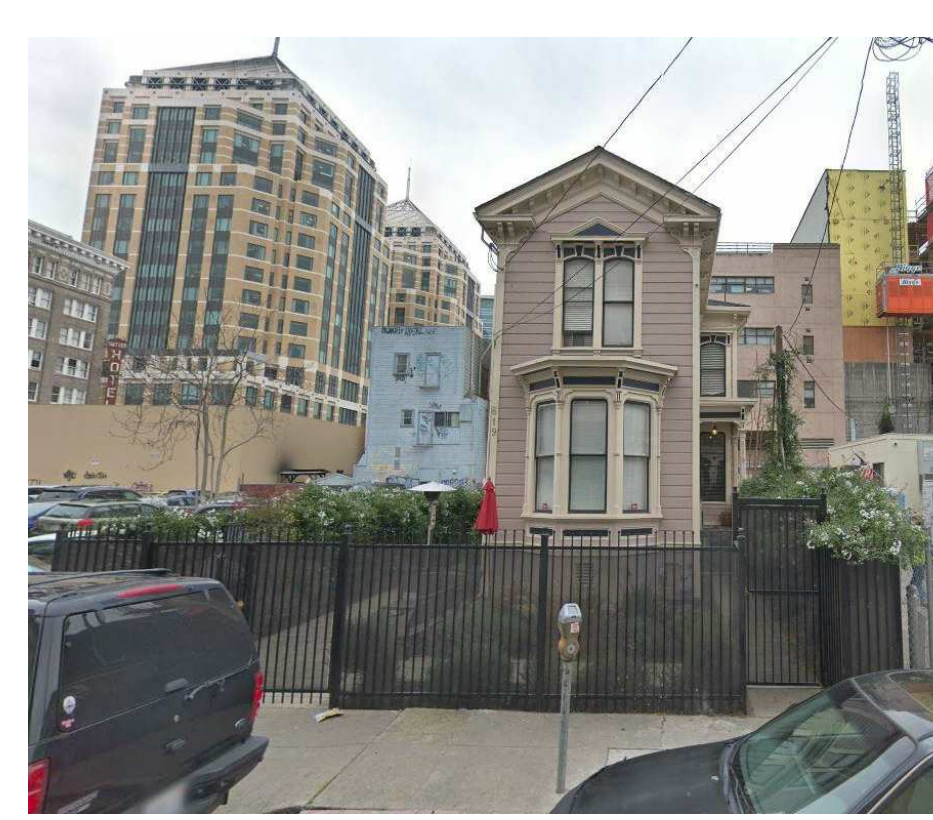
23. 619 15TH STREET



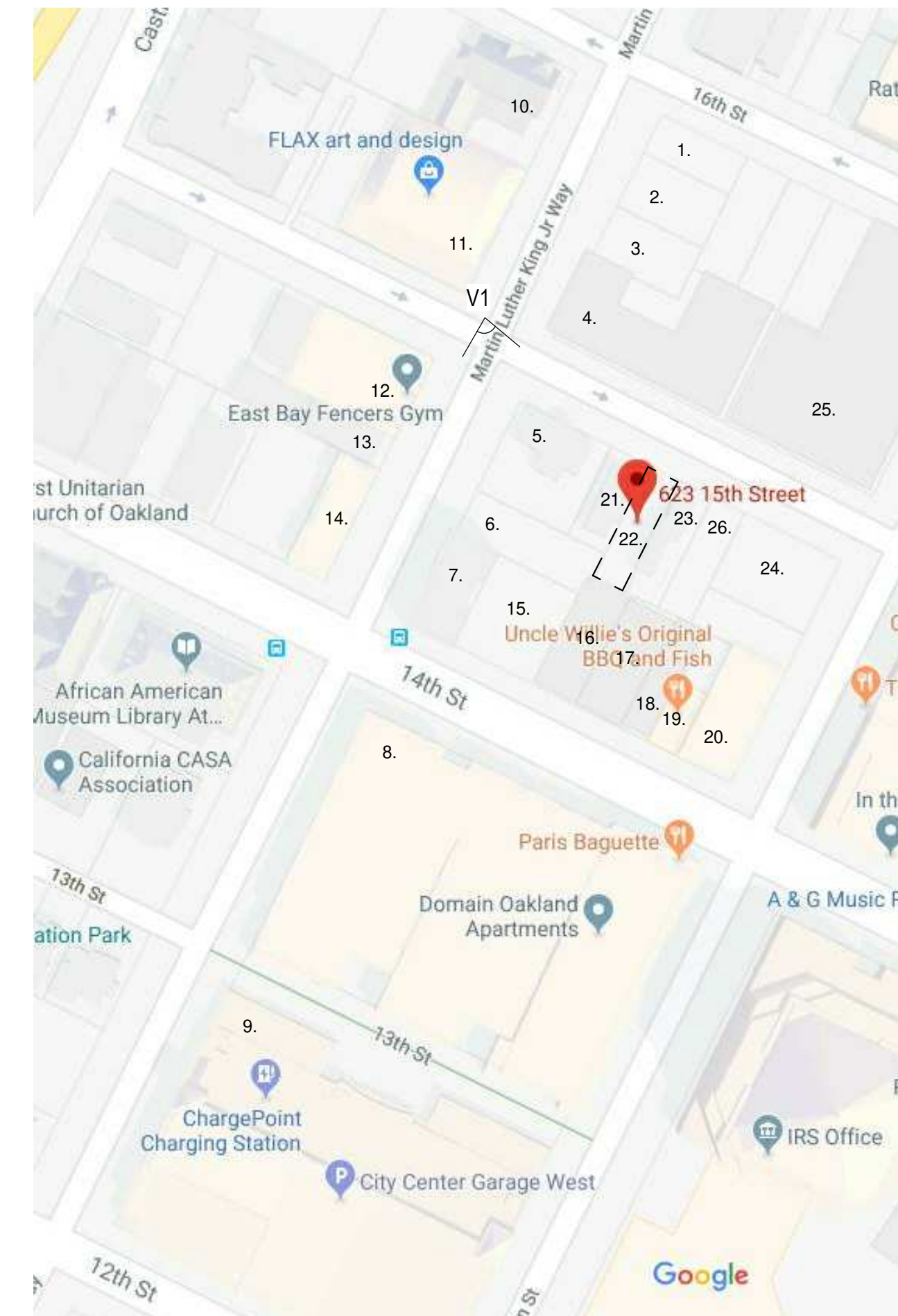
24. 1431 JEFFERSON STREET



25. 1511 JEFFERSON STREET



VIEW 1



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510 595 6744

623 15th ST  
623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
1.	PLANNING SUBMITTAL	12/17/2018
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STAMP:

NEIGHBORHOOD PHOTOS

PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE:

SHEET NO:

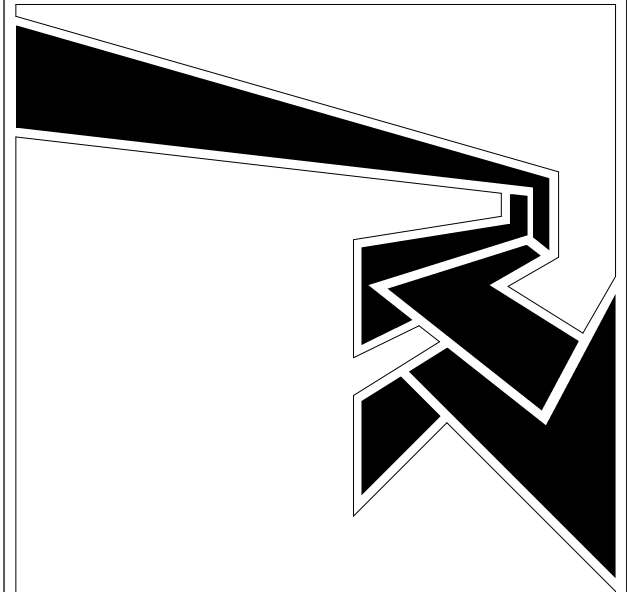
A0.2



NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

623 15th St. Krantz Consultants rv'd 181214		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
		Possible Points							
<b>CALGreen</b>									
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1		
<b>A. SITE</b>									
<b>A2. Job Site Construction Waste Diversion</b>									
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2			
<b>A6. Stormwater Control: Prescriptive Path</b>									
Yes	A6.1 Permeable Paving Material	1					1		
Yes	A6.3 Non-Leaching Roofing Materials	1					1		
<b>C. LANDSCAPE</b>									
19.68%	Enter the landscape area percentage								
<b>C3. Resource Efficient Landscapes</b>									
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
<b>C4. Minimal Turf in Landscape</b>									
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	2					2		
Yes	C6. High-Efficiency Irrigation System	2					2		
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>									
<b>D1. Optimal Value Engineering</b>									
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1			
<b>D9. Reduced Pollution Entering the Home from the Garage</b>									
Yes	D9.1 Detached Garage	2		2					
<b>E. EXTERIOR</b>									
<b>E5. Durable Roofing Materials</b>									
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		
<b>G. PLUMBING</b>									
<b>G2. Install Water-Efficient Fixtures</b>									
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2		
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>									
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1				
<b>H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality</b>									
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
<b>J. BUILDING PERFORMANCE AND TESTING</b>									
<b>J5. Building Performance Exceeds Title 24 Part 6</b>									
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24	0		30+					
<b>K. FINISHES</b>									
Yes	K3. Low-VOC Caulks and Adhesives	1			1				
<b>L. FLOORING</b>									
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3				
<b>M. APPLIANCES AND LIGHTING</b>									
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2					
<b>M5. Lighting Efficiency</b>									
Yes	M5.1 High-Efficacy Lighting	2		2					
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2					
<b>N. COMMUNITY</b>									
<b>N1. Smart Development</b>									
>35	N1.3 Conserve Resources by Increasing Density	4		2		2			
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1			
<b>N2. Home(s)/Development Located Near Transit</b>									
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2						
<b>N3. Pedestrian and Bicycle Access</b>									
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2						
8	Enter the number of Tier 1 services								
4	Enter the number of Tier 2 services								
1 space per unit	N3.7 Reduced Parking Capacity	2	2						
<b>N5. Social Interaction</b>									
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1						
<b>O. OTHER</b>									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R		
<b>Summary</b>									
Total Available Points in Specific Categories		359.5	46	95.5	70	94	54		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
<b>Total Points Targeted</b>		<b>44</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>11</b>		



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510 595 6744

623 15th ST  
623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	12/17/2018

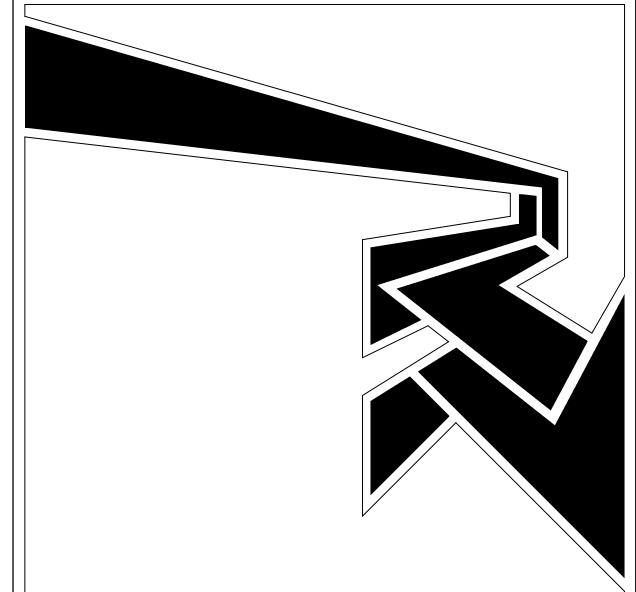
STAMP:

GREEN BUILDING COMPLIANCE

PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE:

SHEET NO:

A0.3

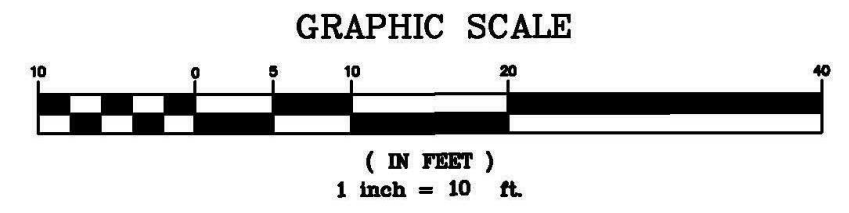
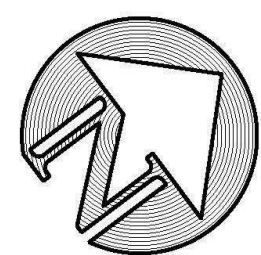


BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510 595 6744

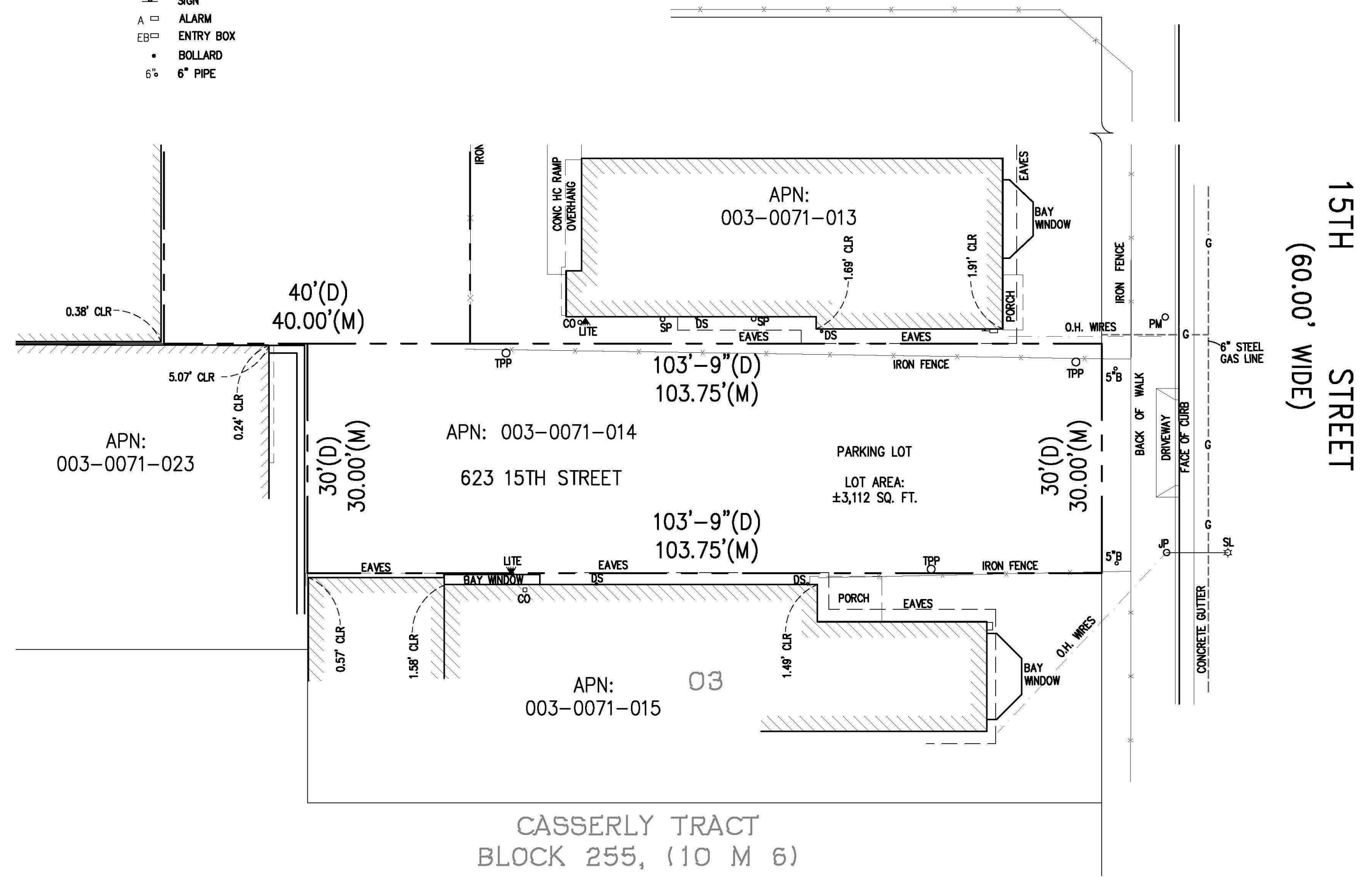
623 15th ST  
623 15TH ST, OAKLAND, CA 94612

LEGEND

- CLR CLEAR OF PROPERTY LINE
OVR OVER PROPERTY LINE
CNC CONCRETE
FNC FENCE
PM PARKING METER
CO CLEAN OUT
TS TRAFFIC SIGNAL PULL BOX
SL STREET LIGHT PULL BOX
TL TELEPHONE PULL BOX
WATER VALVE
GAS VALVE
NP NO PARKING SIGN
P.G. & E.
PACIFIC BELL
CABLE TV
WATER METER
PLANTER BOX 3' X 3'
CATCH BASIN
LIGHT
POB POINT OF BEGINNING
W.H. WEATHER HEAD
G GAS
AP AIR PUMP
P.P.R. POWER POLE W. RISER
SATellite DISH
LIGHT
SIGN
ALARM
ENTRY BOX
BOLLARD
6" PIPE



MARTIN LUTHER KING, JR. WAY  
(FORMERLY GROVE STREET)(80.50' WIDE)



ENCROACHMENT

- OWNERSHIP OF THE FOLLOWING ITEMS IS UNKNOWN, BUT THEY CROSS OVER THE NOTED PROPERTY LINES.
1. NORTHWESTERN PROPERTY LINE
a. IRON FENCE
b. 0.26' OVER EAVE FROM LOT 013
2. 15TH STREET
a. NONE
3. SOUTHWESTERN PROPERTY LINE
a. NONE
4. SOUTHEASTERN PROPERTY LINE
a. IRON FENCE
b. 0.07' OVER EAVE FROM LOT 015

ABBREVIATIONS:

- (D) DEED DISTANCE
(M) MEASURED DISTANCE
5" BOLLARD
APN ASSESSOR'S PARCEL NUMBER
CO CLEANOUTS
DS DOWN SPROUT
JP JOINT POLE
LITE LIGHT
O.H. OVERHANG
P.O.B. POINT OF BEGINNING
PM PARKING METER
SL STREET LIGHT
SN SIGN
SP SPRINKLER
TPP TEMPORARY POWER POLE
TW TREE WELL
UNK UNKNOWN

LEGAL DESCRIPTION

THE LAND REFERRED TO BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE: INTENTIONALLY DELETED.
PARCEL TWO: THE WESTERN 30 FEET OF LOT 3, BLOCK 255, MAP OF CASSERLY TRACT, ON 14TH STREET, FILED JULY 23, 1889, MAP BOOK 6 PAGE 10, ALAMEDA COUNTY RECORDS.
APN: 003-0071-014

GENERAL NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF, AND IN FEET AND INCHES.
3. ALL TITLE INFORMATION HEREON WAS PREPARED SOLELY FOR AND IN CONFORMANCE WITH OUR CLIENTS OR HIS AGENTS REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO KCA ENGINEERS, INC. WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
4. THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF KCA ENGINEERS, INC.
5. ANY INFORMATION ON THIS MAP AND ANY DOCUMENTS PREPARED BY KCA ENGINEERS IN RELATION THERETO SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN IN CONNECTION WITH THE CURRENT TRANSACTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES AND ENCROACHMENT OF IMPROVEMENTS.
7. ONLY OBSERVED VISIBLE SIDEWALK FEATURES ARE SHOWN HEREON.
8. DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
9. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LAND FILL.
10. CURRENTLY FLOOD INSURANCE RATE MAP NO. 06001C0067G DATED AUGUST 3, 2009 COVERS THIS PROPERTY. PROPERTY LIES WITHIN ZONE X
11. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING ON THIS SITE.
12. THERE IS NO OBSERVED EVIDENCE THAT THE SITE IS LOCATED IN A WETLANDS AREA.
13. A CERTIFICATE OF INSURANCE SHOWING LIMITS OF COVERAGE WILL BE SUPPLIED UPON REQUEST.
14. THIS MAP WAS PREPARED IN ACCORDANCE WITH YOUR REQUEST DATED MARCH 19, 2018.

BASIS OF SURVEY

- 1. RECORD OF SURVEY RECORDED ON OCTOBER 01, 2013 IN BOOK 39 OF RECORD OF SURVEY, AT PAGE 02, IN THE OFFICE OF THE COUNTY OF ALAMEDA RECORDER.
2. THIS MAP WAS PREPARED BASED ON AVAILABLE RECORDS AND OCCUPANCY AS DETERMINED BY A SURVEY OF LINES OF POSSESSION AS EVIDENCED BY THE LOCATION OF STRUCTURES AND SURVEY REFERENCE POINT OF UNKNOWN ORIGIN.
3. PRELIMINARY REPORT, ORDER NUMBER NCS-831289-CC PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 01, 2018.
4. MAP OF CASSERLY TRACT, ON 14TH STREET, FILED JULY 23, 1889, MAP BOOK 6 PAGE 10, ALAMEDA COUNTY RECORDS.

TITLE REPORT EXCEPTIONS:

THIS PROPERTY IS SUBJECT TO THE FOLLOWING SURVEY RELATED TITLE REPORT EXCEPTIONS:
1. THERE IS NO SURVEY RELATED EXCEPTION.

ENGINEERS CERTIFICATE:

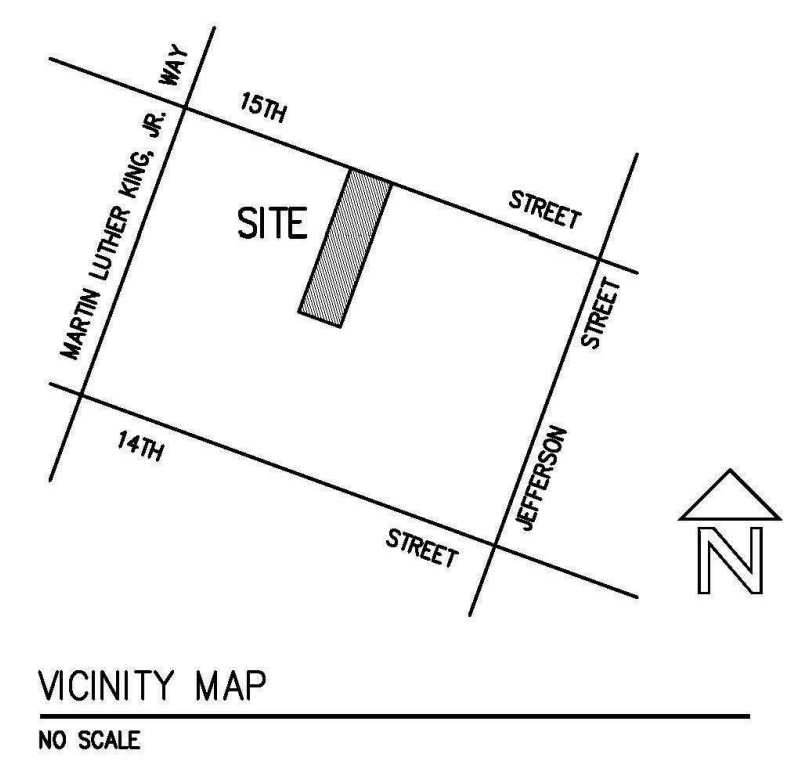
TO: CRC DEVELOPMENT LLC AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 11(VISIBLE UTILITIES IN THE SIDEWALK), 14, 16, 18, AND 20 FROM TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 20, 2018.

SIGNED: [Signature] DATE: APRIL 5, 2018

KCA ENGINEERS, INC.
PETER J. BEKEY
R.C.E. NO. 14786
EXPIRES: MARCH 31, 2019



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

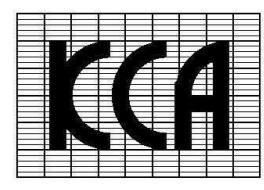


Table with columns for APPROVED, PROJECT NO., DES, DRW, YL, REV, DATE, JOB NO., and REVISIONS.

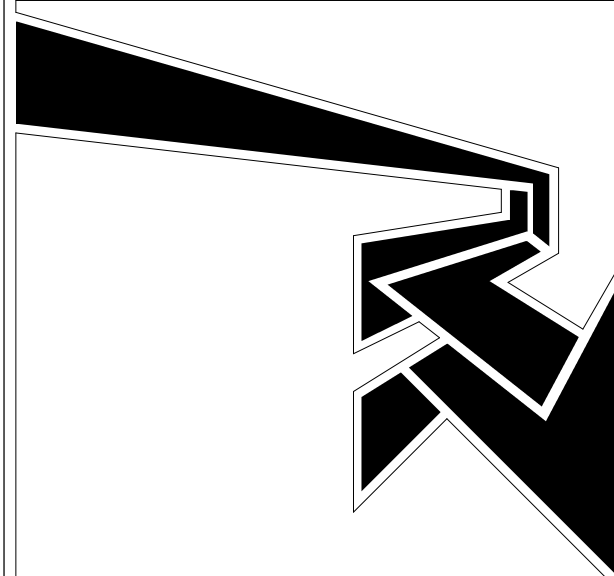
ALTA/NSPS LAND TITLE SURVEY OF
623 15TH STREET
APN: 003-0071-014
CITY OF OAKLAND CALIFORNIA

SCALE:
HORIZ. 1" = 10'
VERT.
1 of 1

Table with columns for NO., DESCRIPTION, and DATE. Entry: PLANNING SUBMITTAL 12/17/2018

STAMP:

SURVEY
PROJECT NO.: 15th ST
DATE: APR 25th, 2019
SCALE:
SHEET NO:
A0.4



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	12/17/2018
1	PLANNING SUBMITTAL R1	03/15/2019
2	PLANNING SUBMITTAL R2	04/04/2019

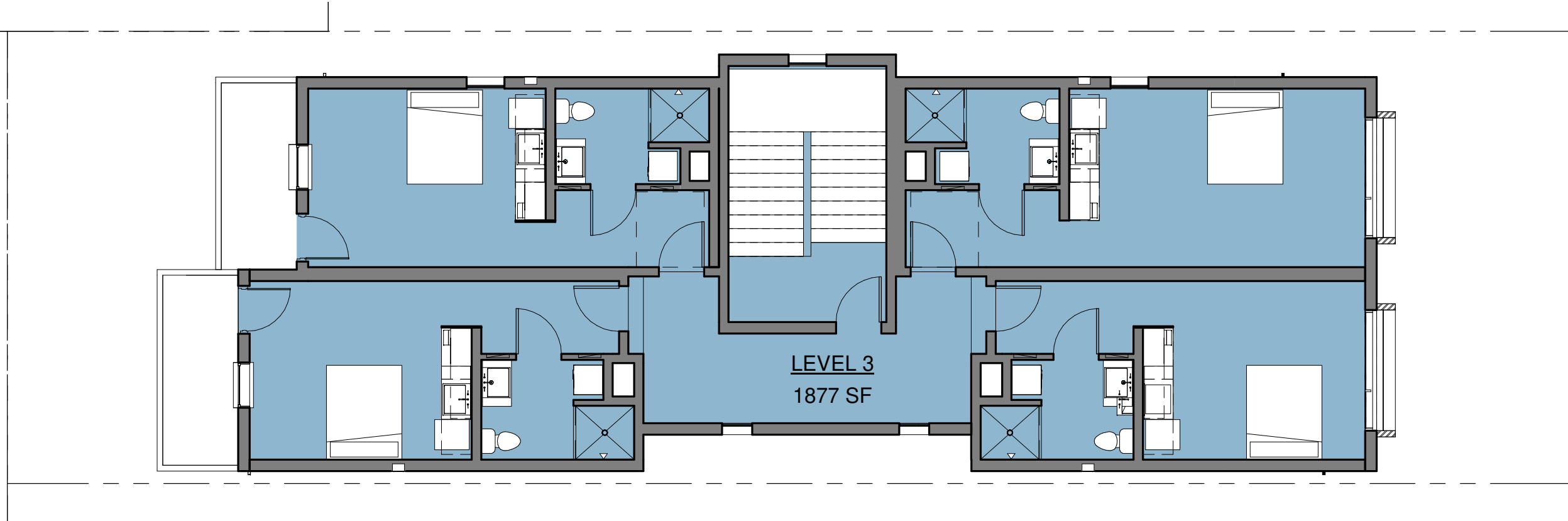
STAMP:

**GROSS AND NET BUILDING AREAS**

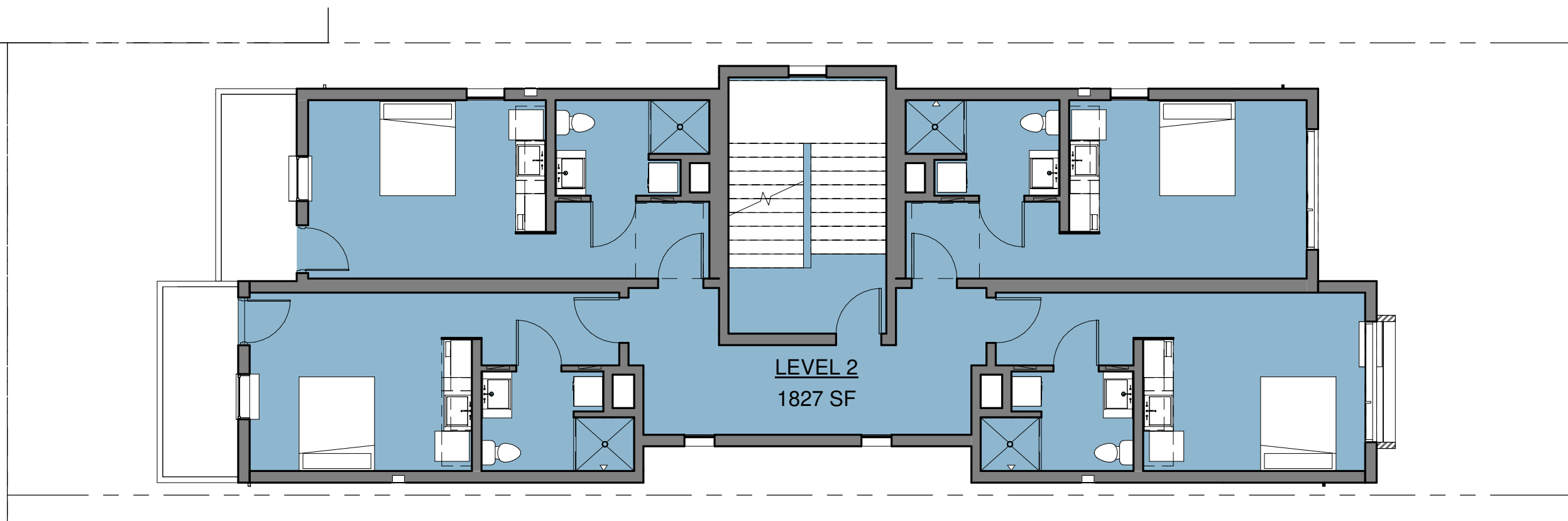
PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE: 1/8" = 1'-0"

SHEET NO:

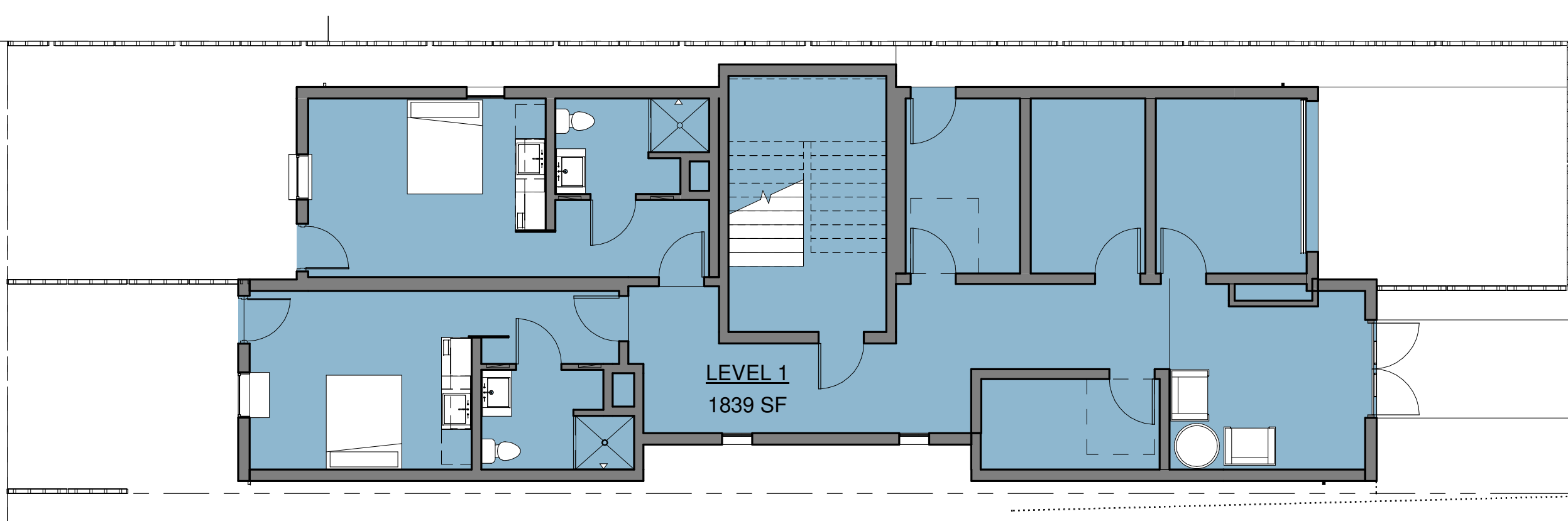
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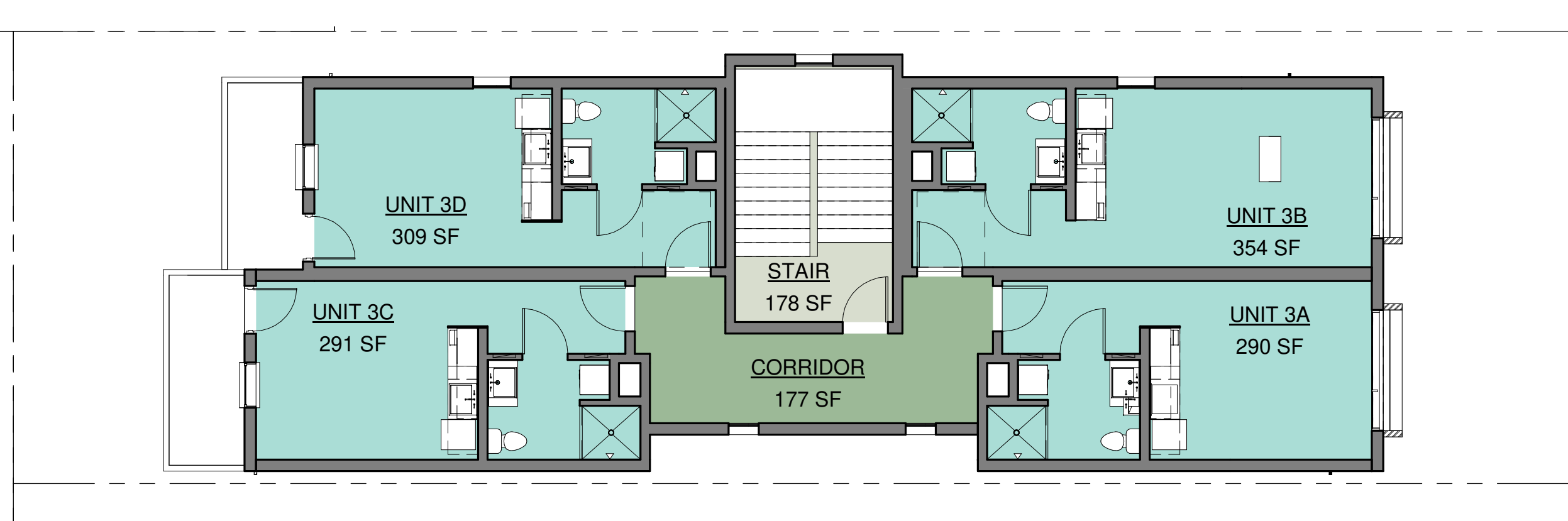
**3** LEVEL 3  
SCALE: 1/8" = 1'-0"



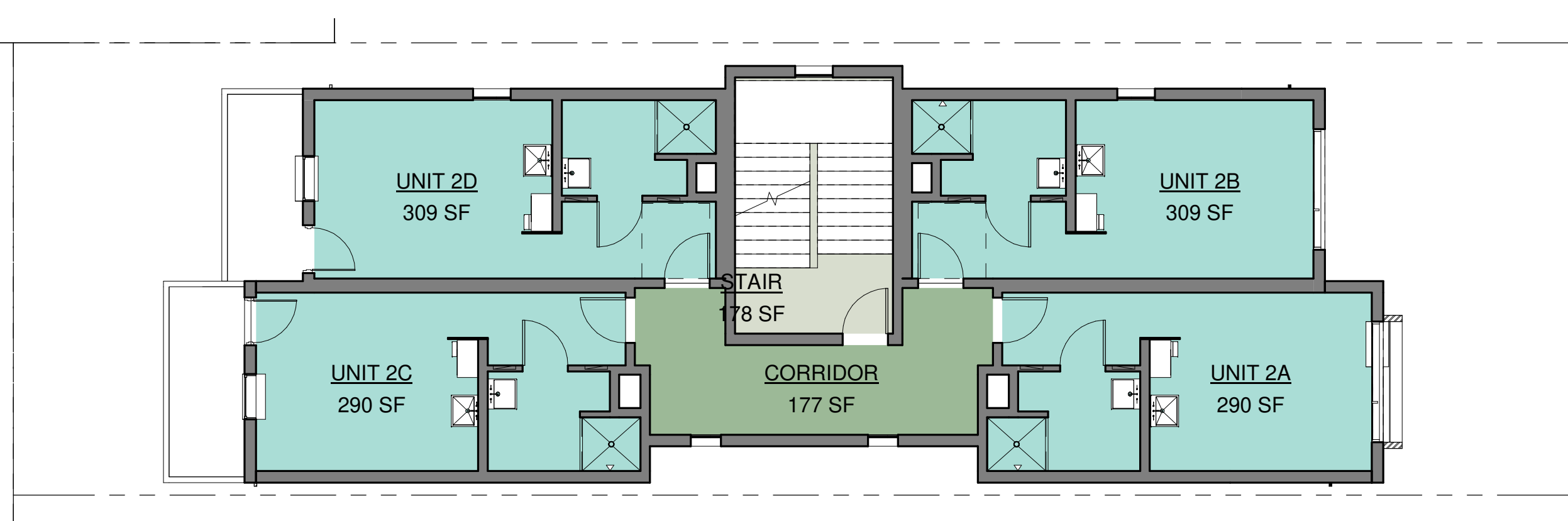
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SCALE: 1/8" = 1'-0"



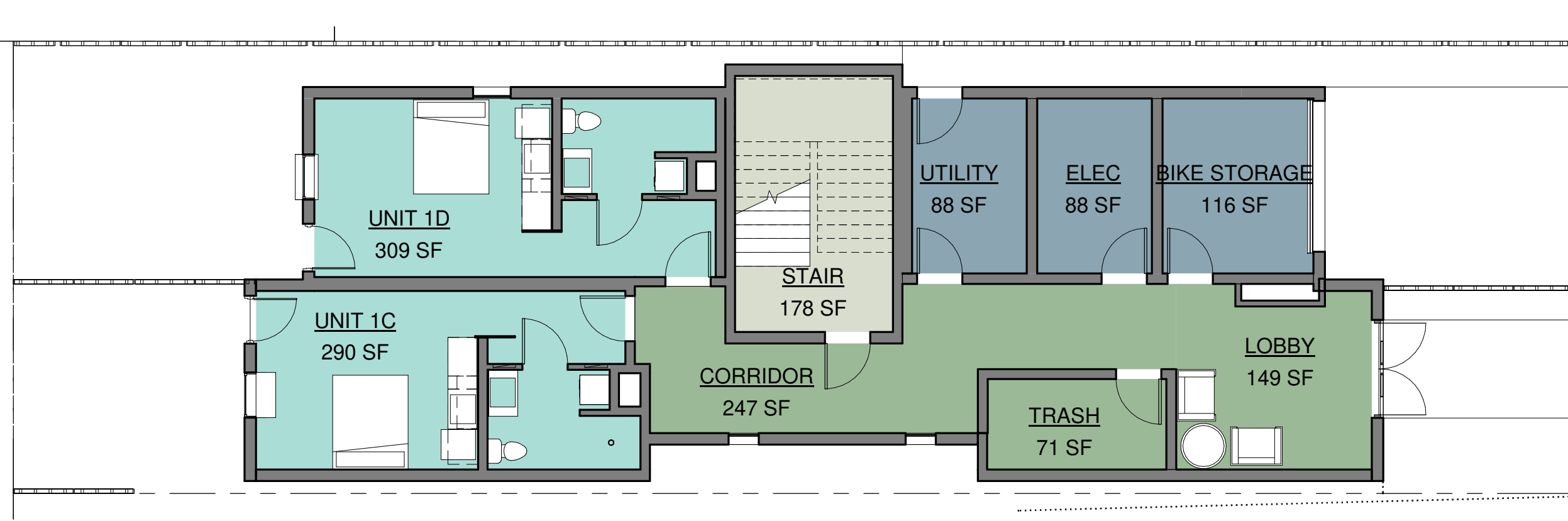
**1** LEVEL 1  
SCALE: 1/8" = 1'-0"



**6** LEVEL 3 - NET AREA PLAN  
SCALE: 1/8" = 1'-0"



**5** LEVEL 2 - NET AREA PLAN  
SCALE: 1/8" = 1'-0"



**4** LEVEL 1 - NET AREA PLAN  
SCALE: 1/8" = 1'-0"

NET AREA SCHEDULE		
Level	Name	Area
LEVEL 1	BIKE STORAGE	116 SF
LEVEL 1	CORRIDOR	247 SF
LEVEL 1	ELEC	88 SF
LEVEL 1	LOBBY	149 SF
LEVEL 1	STAIR	178 SF
LEVEL 1	TRASH	71 SF
LEVEL 1	UNIT 1C	290 SF
LEVEL 1	UNIT 1D	309 SF
LEVEL 1	UTILITY	88 SF
		1537 SF

NET AREA SCHEDULE		
Level	Name	Area
LEVEL 2	CORRIDOR	177 SF
LEVEL 2	STAIR	178 SF
LEVEL 2	UNIT 2A	290 SF
LEVEL 2	UNIT 2B	309 SF
LEVEL 2	UNIT 2C	290 SF
LEVEL 2	UNIT 2D	309 SF
		1553 SF

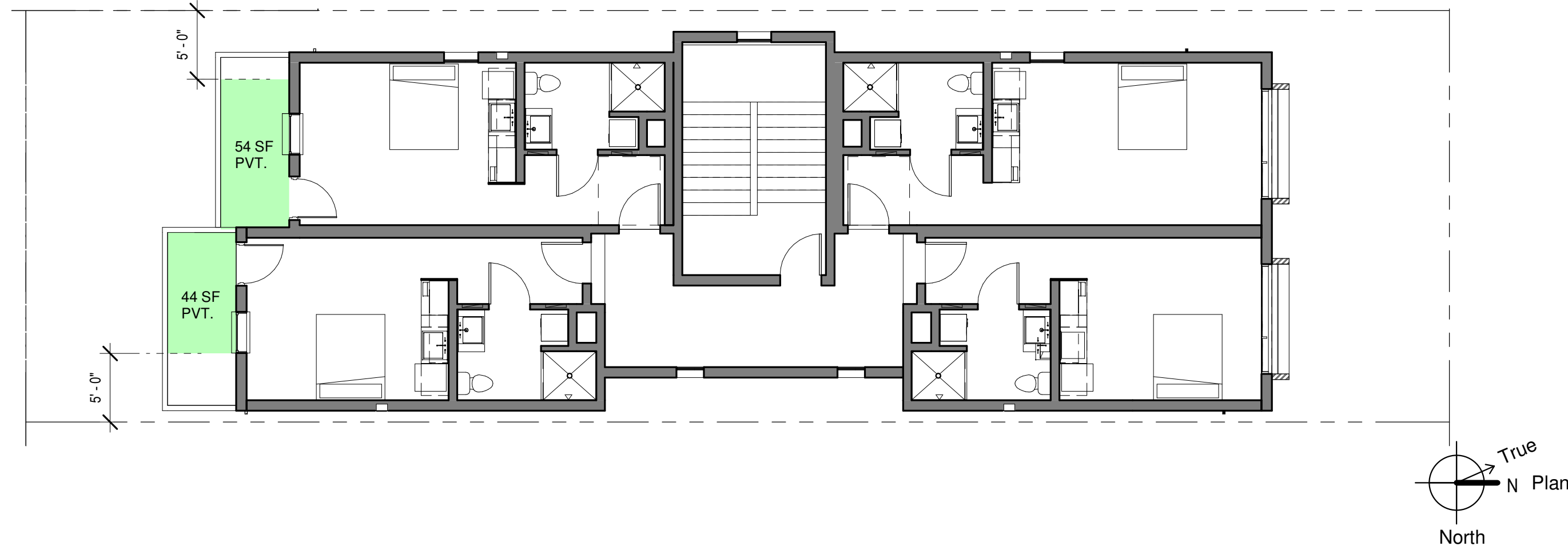
NET AREA SCHEDULE		
Level	Name	Area
LEVEL 3	CORRIDOR	177 SF
LEVEL 3	STAIR	178 SF
LEVEL 3	UNIT 3A	290 SF
LEVEL 3	UNIT 3B	354 SF
LEVEL 3	UNIT 3C	291 SF
LEVEL 3	UNIT 3D	309 SF
		1599 SF
Grand total: 21		4689 SF

GROSS AREA SCHEDULE		
Level	Name	Area
LEVEL 1	LEVEL 1	1839 SF
LEVEL 2	LEVEL 2	1827 SF
LEVEL 3	LEVEL 3	1877 SF
		5543 SF

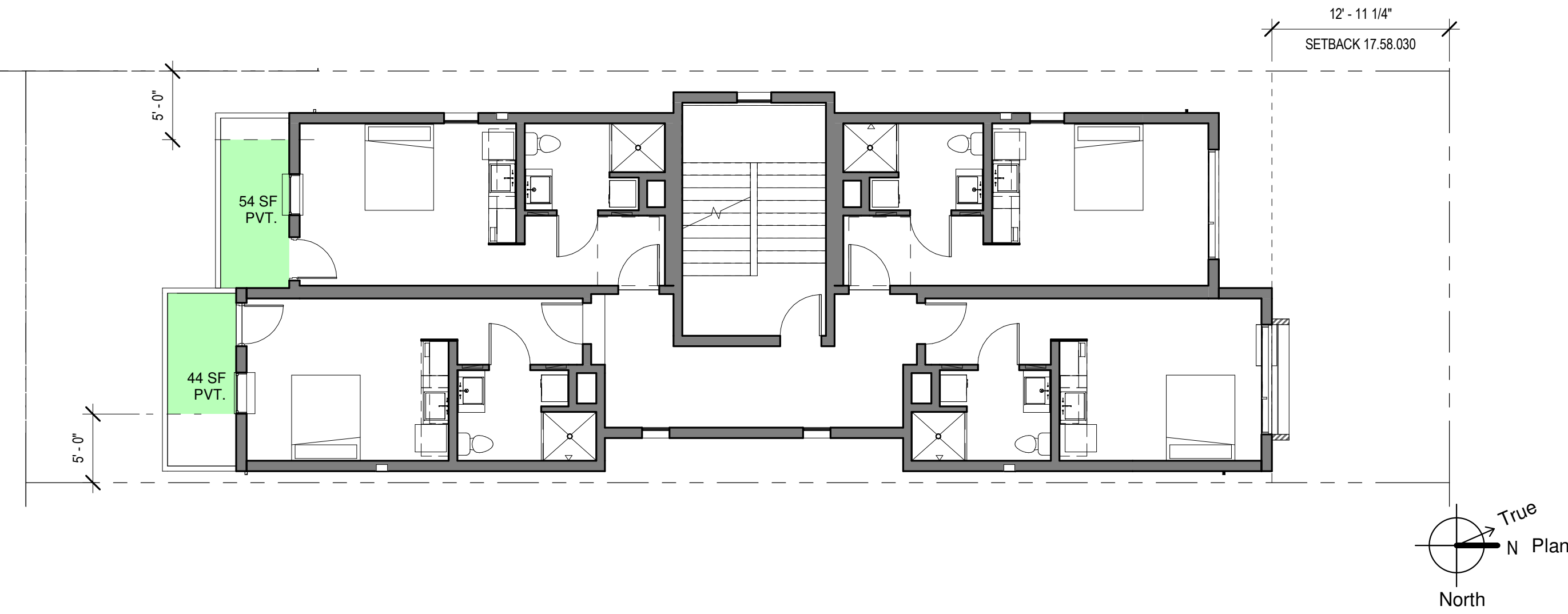
**GROSS AREA SCHEDULE**

**NET AREA SCHEDULE**

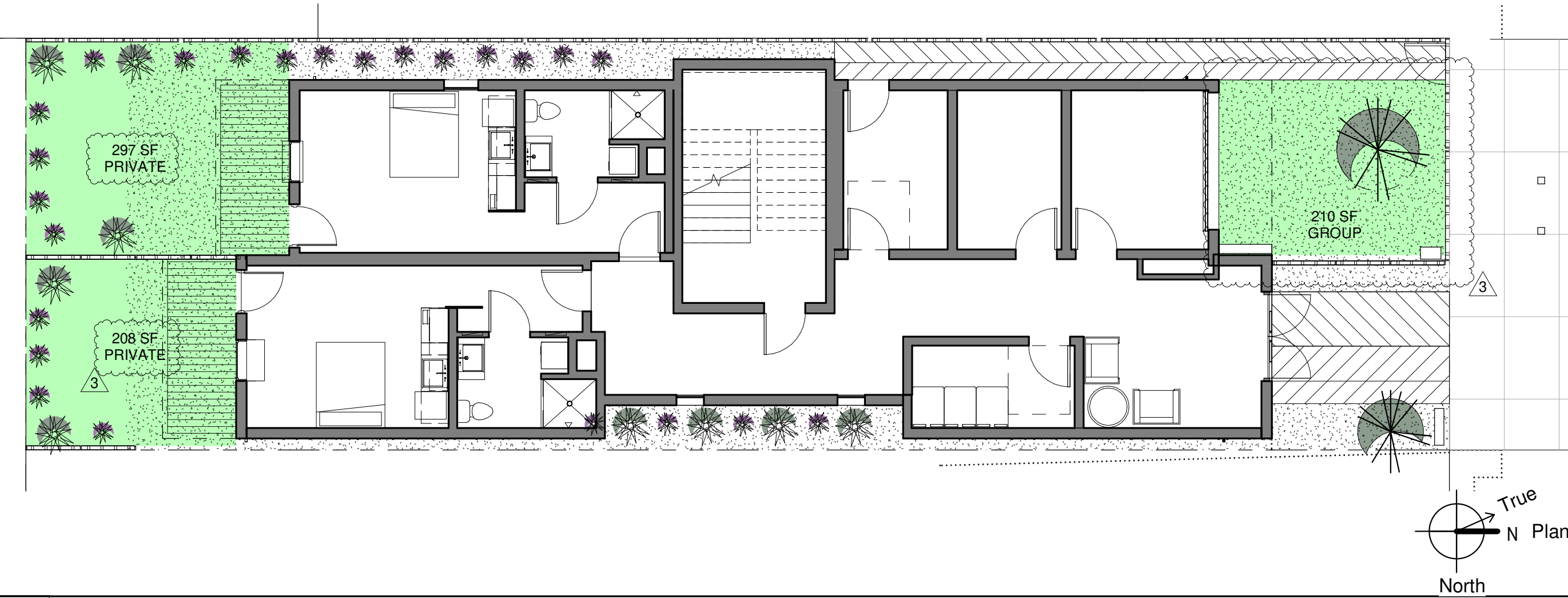




**3** LEVEL 3 - OPEN SPACE PLAN  
SCALE: 1/8" = 1'-0"



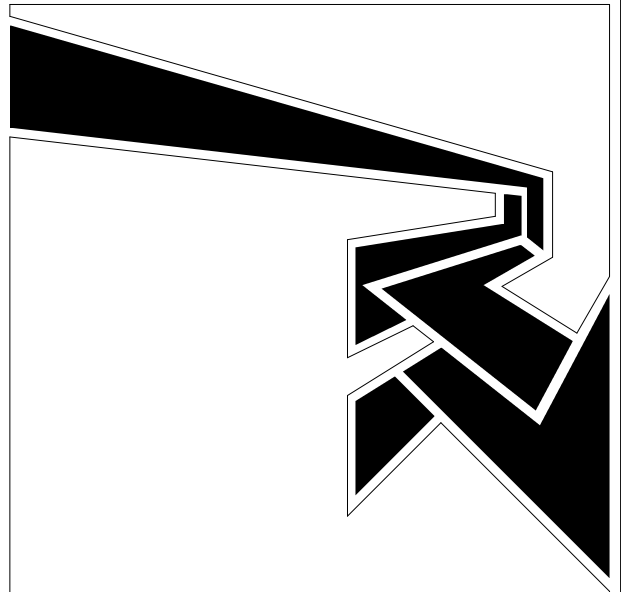
**2** LEVEL 2 - OPEN SPACE PLAN  
SCALE: 1/8" = 1'-0"



**1** LEVEL 1 - OPEN SPACE PLAN  
SCALE: 1/8" = 1'-0"

OPEN SPACE AREA CALCULATION		
	REQUIRED *	PROVIDED
LEVEL 1	150 SF	715 SF
LEVEL 2	300 SF	98 SF
LEVEL 3	300 SF	98 SF
TOTAL	750 SF	911 SF

\* 75 SF OPEN SPACE PER DWELLING UNIT PER O.M.C. 17.58.070



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
623 15TH ST, OAKLAND, CA 94612

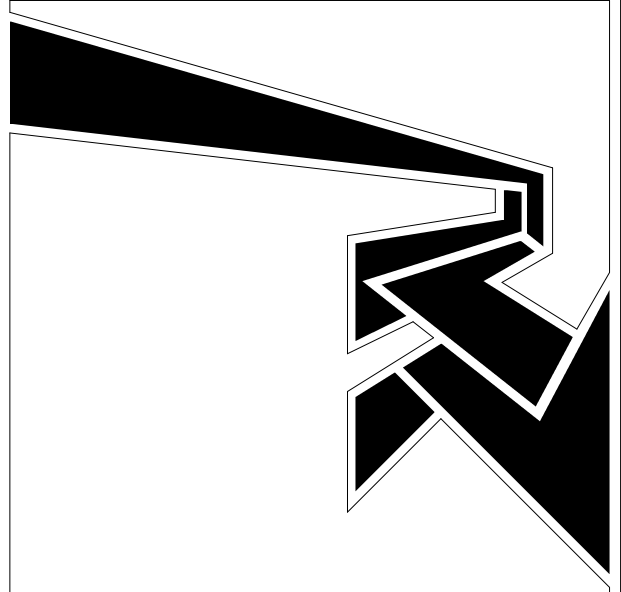
NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	12/17/2018
1	PLANNING SUBMITTAL R1	03/15/2019
2	PLANNING SUBMITTAL R2	04/04/2019
3	PLANNING SUBMITTAL R3	04/25/2019

STAMP:

**OPEN SPACE AREA PLANS**

PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE: As indicated

SHEET NO:  
**A0.7**



**BARAN STUDIO ARCHITECTURE**  
 OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
 623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	12/17/2018
1	PLANNING SUBMITTAL R1	03/15/2019
2	PLANNING SUBMITTAL R2	04/04/2019
3	PLANNING SUBMITTAL R3	04/25/2019

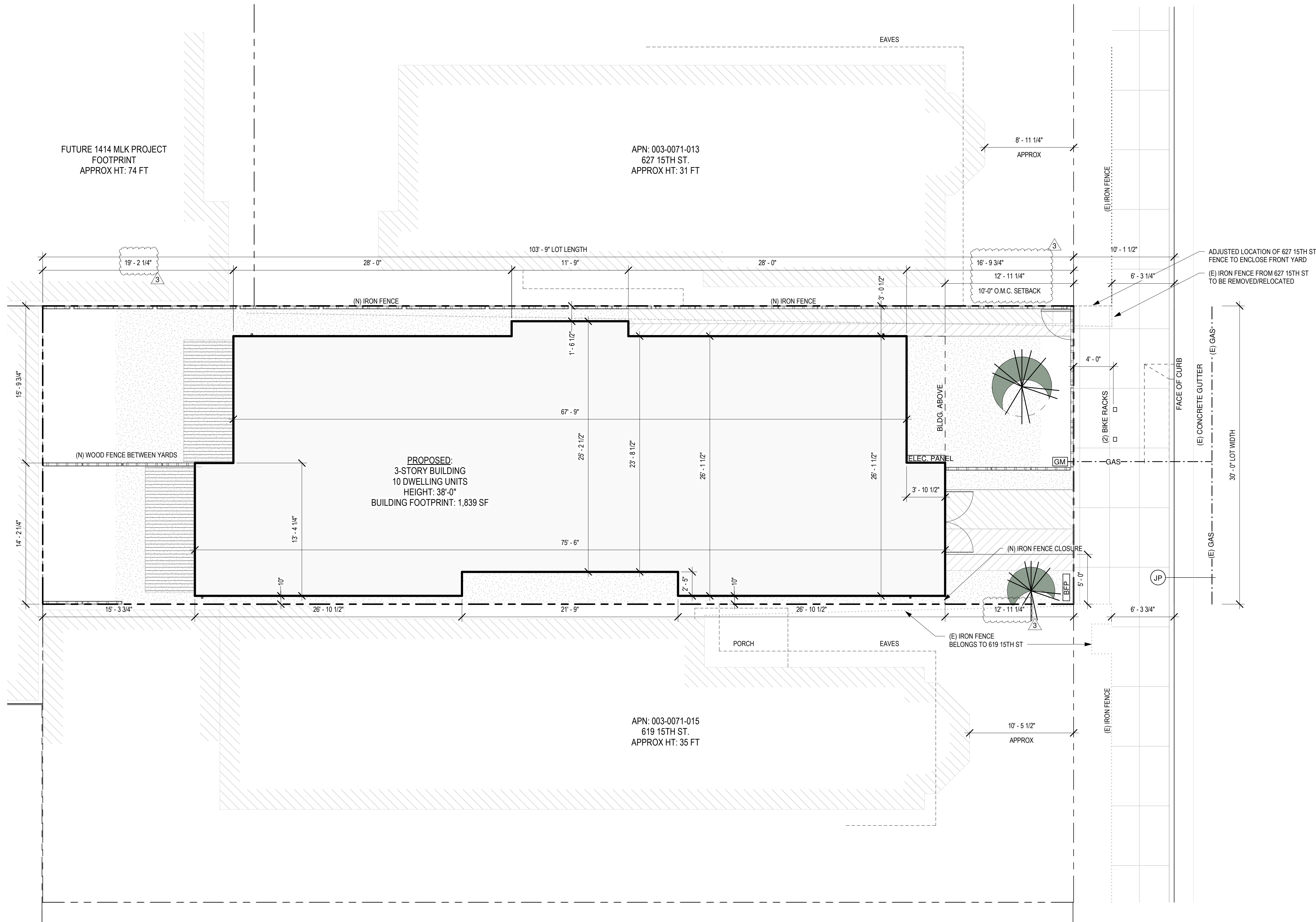
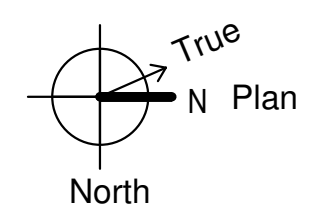
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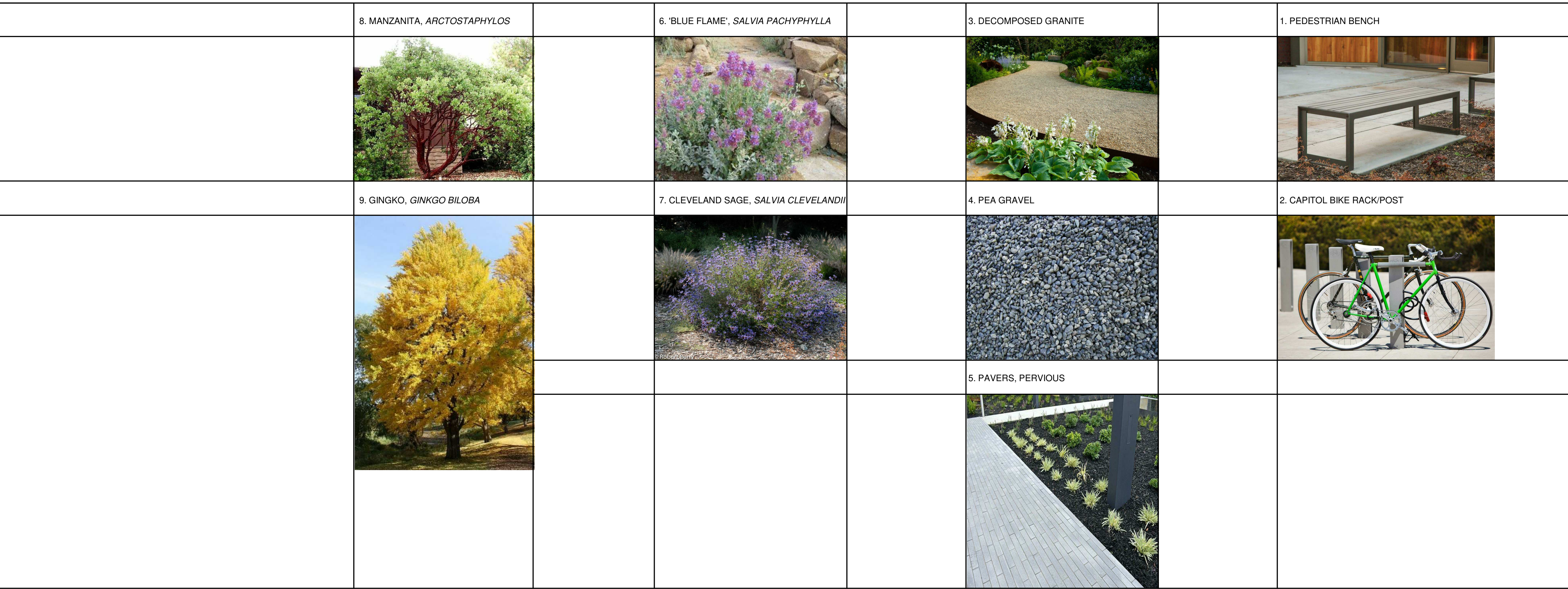
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 DATE: APR 25th, 2019  
 SCALE: 3/16" = 1'-0"

SHEET NO:

**A1.0**



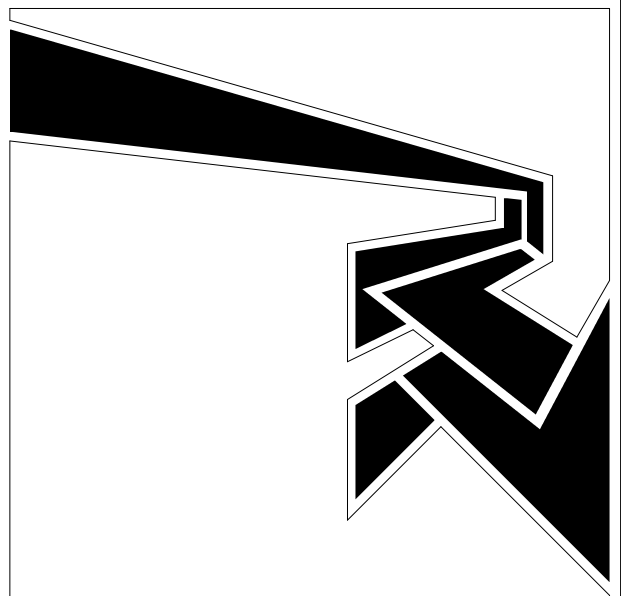
APN: 003-0071-023  
 624 14TH ST  
 APPROX. HT.: 60 FT



### LEGEND

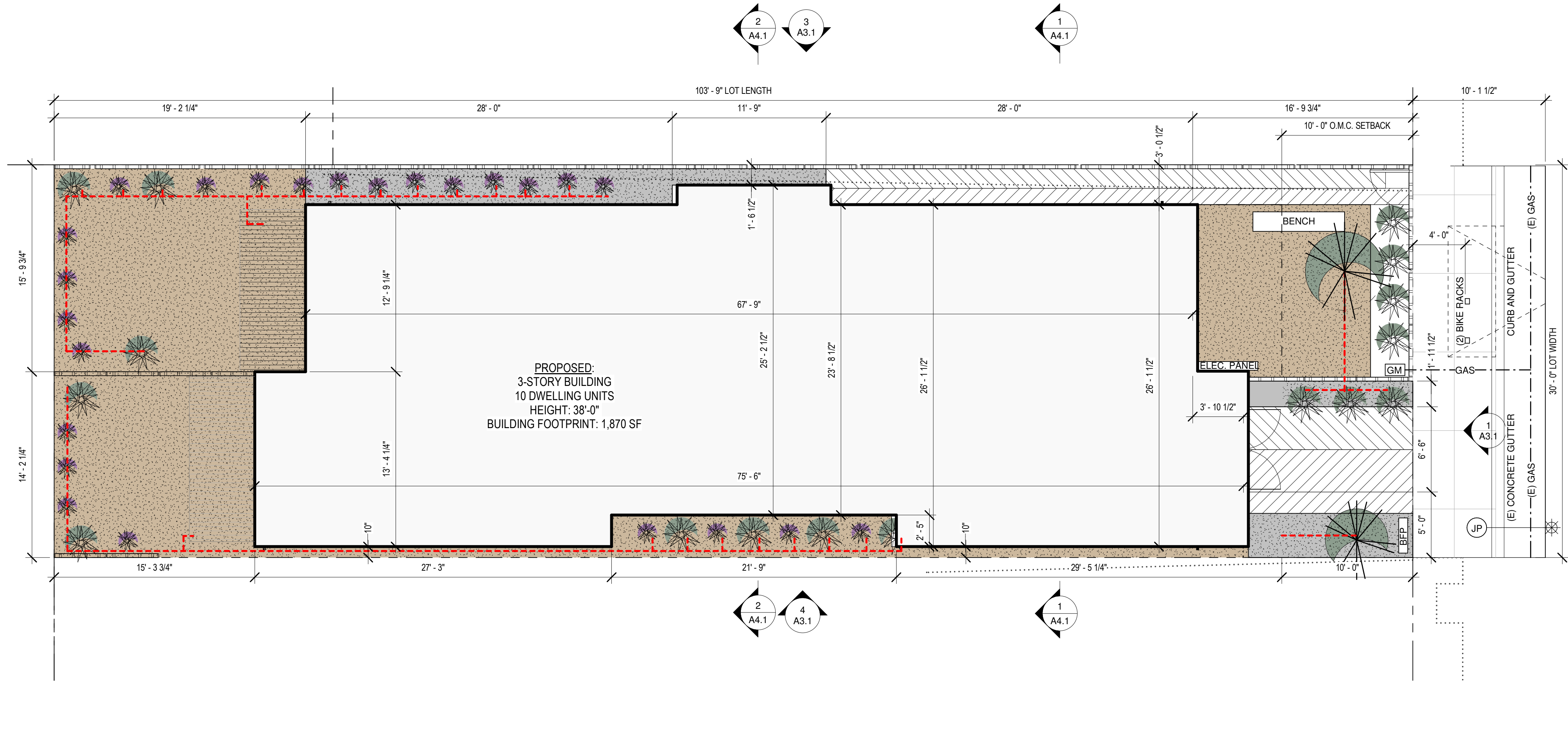
**NOTE:**  
ALL ITEMS NEW UNLESS OTHERWISE NOTED AS (E) EXISTING

- (E) STREET LIGHT
- (E) JOINT POLE
- ELEC. PANEL ELECTRICAL PANEL
- BFP BACK FLOW PREVENTER
- GM GAS METER
- GAS GAS LINE
- IRRIGATION LINE
- BENCH PEDESTRIAN BENCH, IMAGE NO. 1
- CAPITOL BIKE RACK/POST, IMAGE NO. 2
- PEA GRAVEL, IMAGE NO. 4
- PAVERS, PERVIOUS, IMAGE NO. 5
- DECOMPOSED GRANITE, IMAGE NO. 3
- DECKING, COMPOSITE
- 'BLUE FLAME' SAGE, SALVIA PACHYPHYLLA, IMAGE NO. 6
- CLEVELAND SAGE, SALVIA CLEVELANDII, IMAGE NO. 7
- MANZANITA, ARCTOSTAPHYLOS, IMAGE NO. 8
- GINKGO, GINKGO BILOBA, IMAGE NO. 9



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
 623 15TH ST, OAKLAND, CA 94612



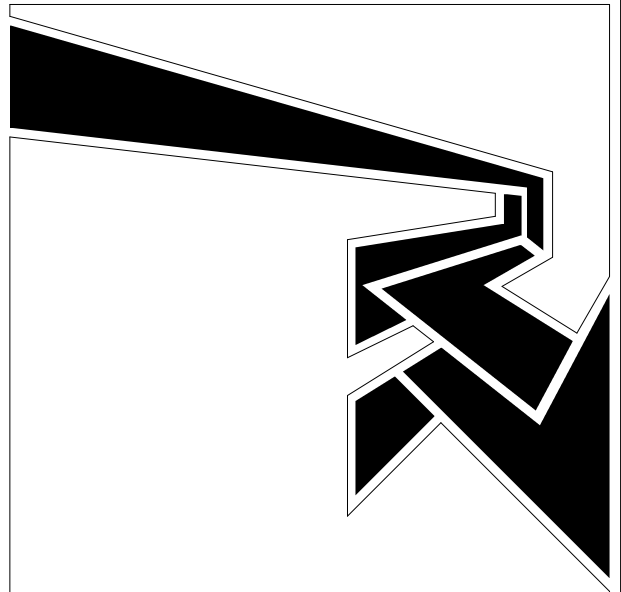
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1	PLANNING SUBMITTAL R1	03/15/2019
2	PLANNING SUBMITTAL R2	04/04/2019

STAMP:

## LANDSCAPE PLAN

PROJECT NO.: 15th ST  
 DATE: APR 25th, 2019  
 SCALE: 3/16" = 1'-0"

SHEET NO:  
A1.1



**BARAN STUDIO ARCHITECTURE**  
 OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
 623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL R1	12/17/2018
2	PLANNING SUBMITTAL R2	03/15/2019
3	PLANNING SUBMITTAL R3	04/04/2019
4	PLANNING SUBMITTAL R4	04/25/2019

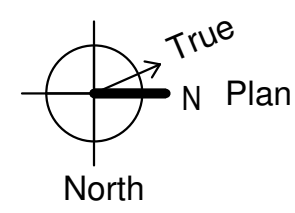
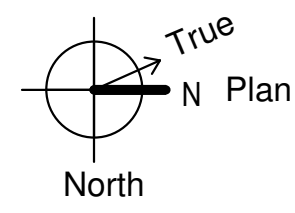
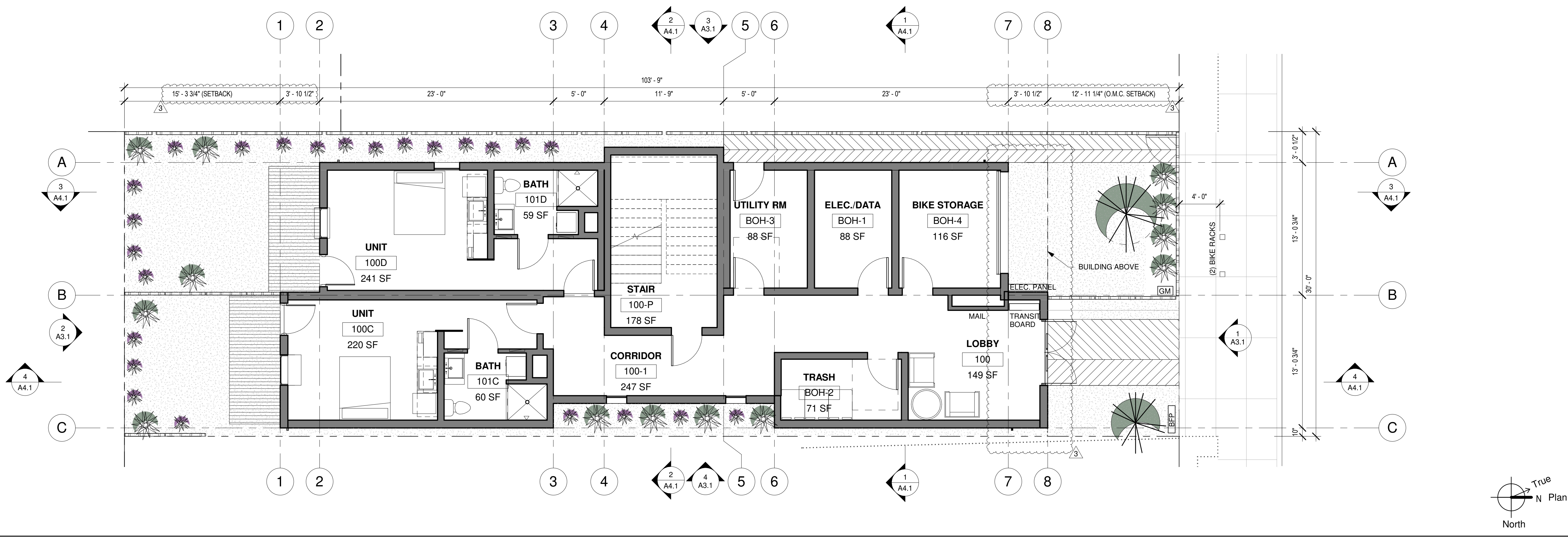
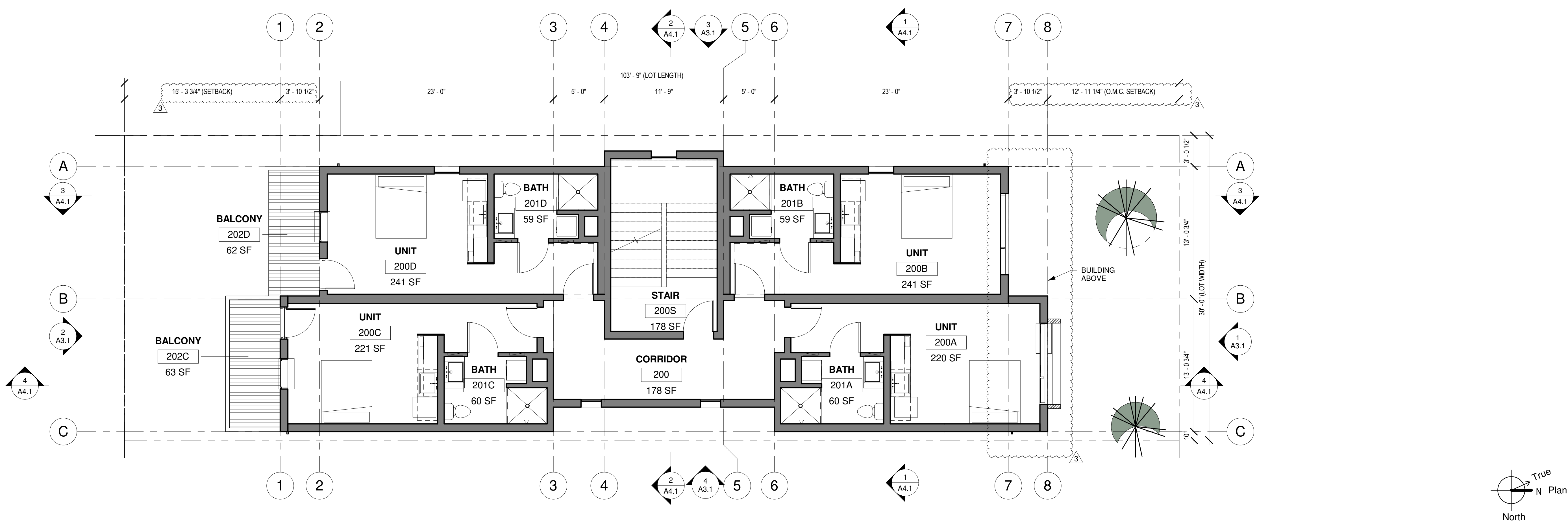
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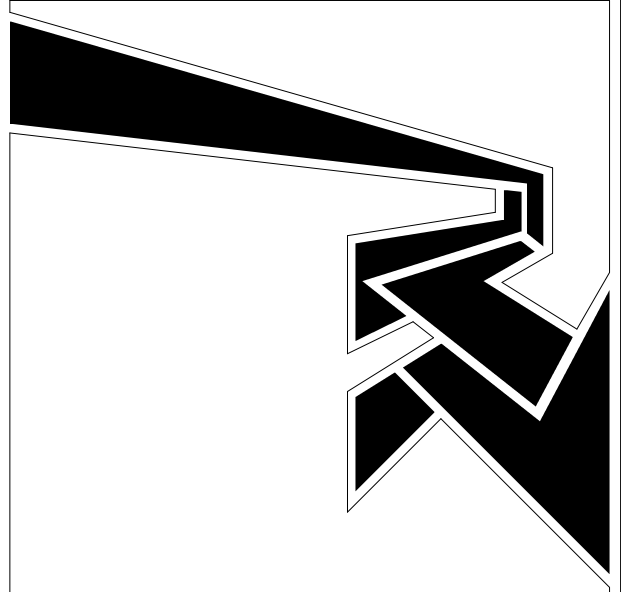
**LEVEL 1 & 2 FLOOR PLANS**

PROJECT NO.: 15th ST  
 DATE: APR 25th, 2019  
 SCALE: 3/16" = 1'-0"

SHEET NO:

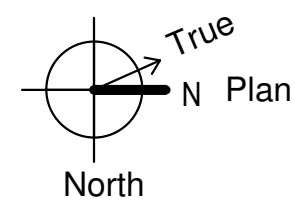
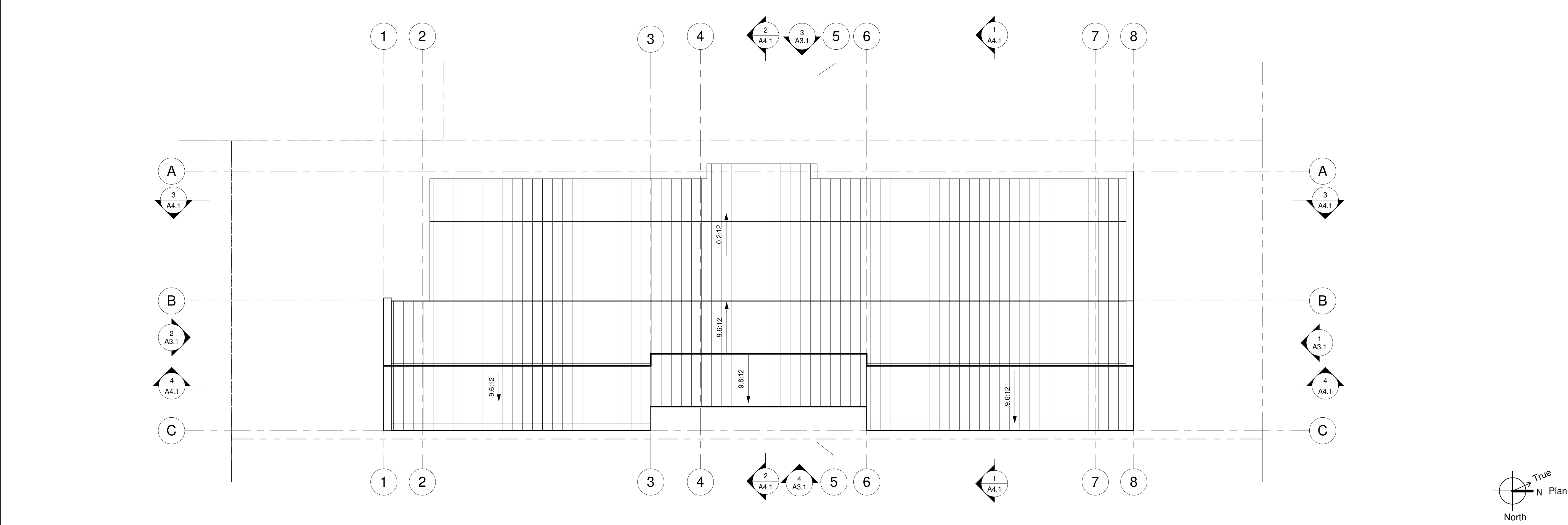
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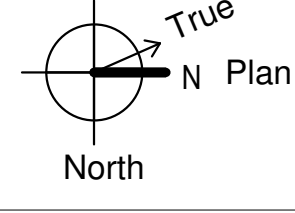
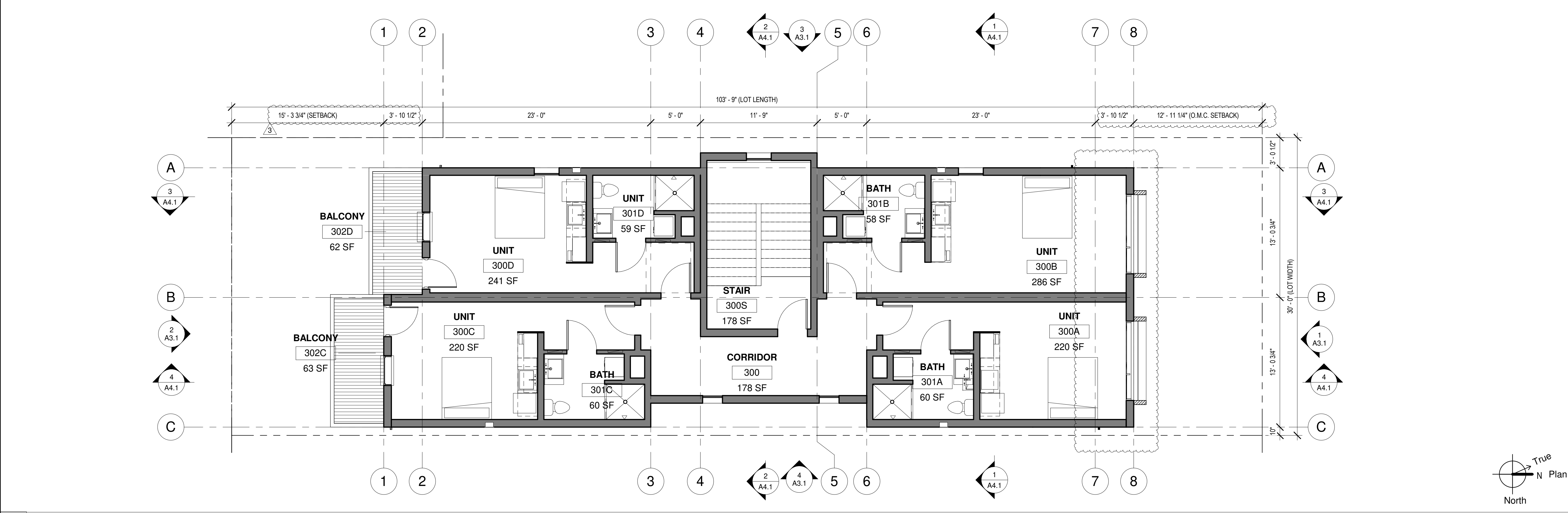


**BARAN STUDIO ARCHITECTURE**  
 OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
 623 15TH ST, OAKLAND, CA 94612



**2** ROOF PLAN  
 SCALE: 3/16" = 1'-0"



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

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL R1	12/17/2018
2	PLANNING SUBMITTAL R2	03/15/2019
3	PLANNING SUBMITTAL R3	04/04/2019
		04/25/2019

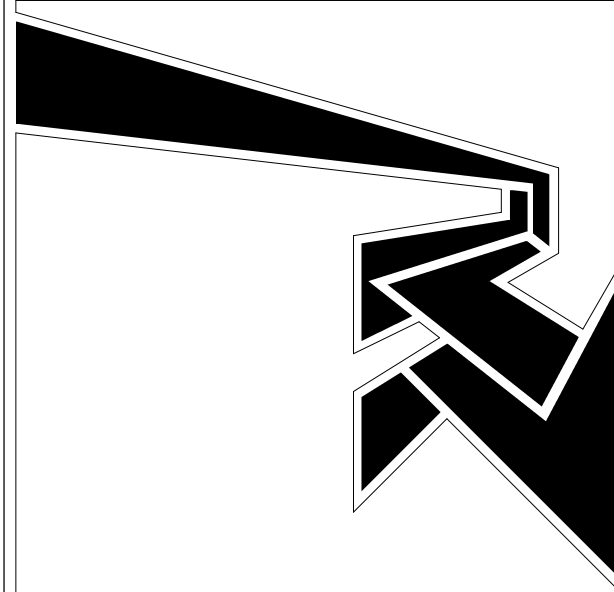
STAMP:

**LEVEL 3 & ROOF PLANS**

PROJECT NO.: 15th ST  
 DATE: APR 25th, 2019  
 SCALE: 3/16" = 1'-0"

SHEET NO:

**A2.2**



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL R1	12/17/2018
2	PLANNING SUBMITTAL R2	03/15/2019
3	PLANNING SUBMITTAL R3	04/04/2019

STAMP:

**BUILDING ELEVATIONS**

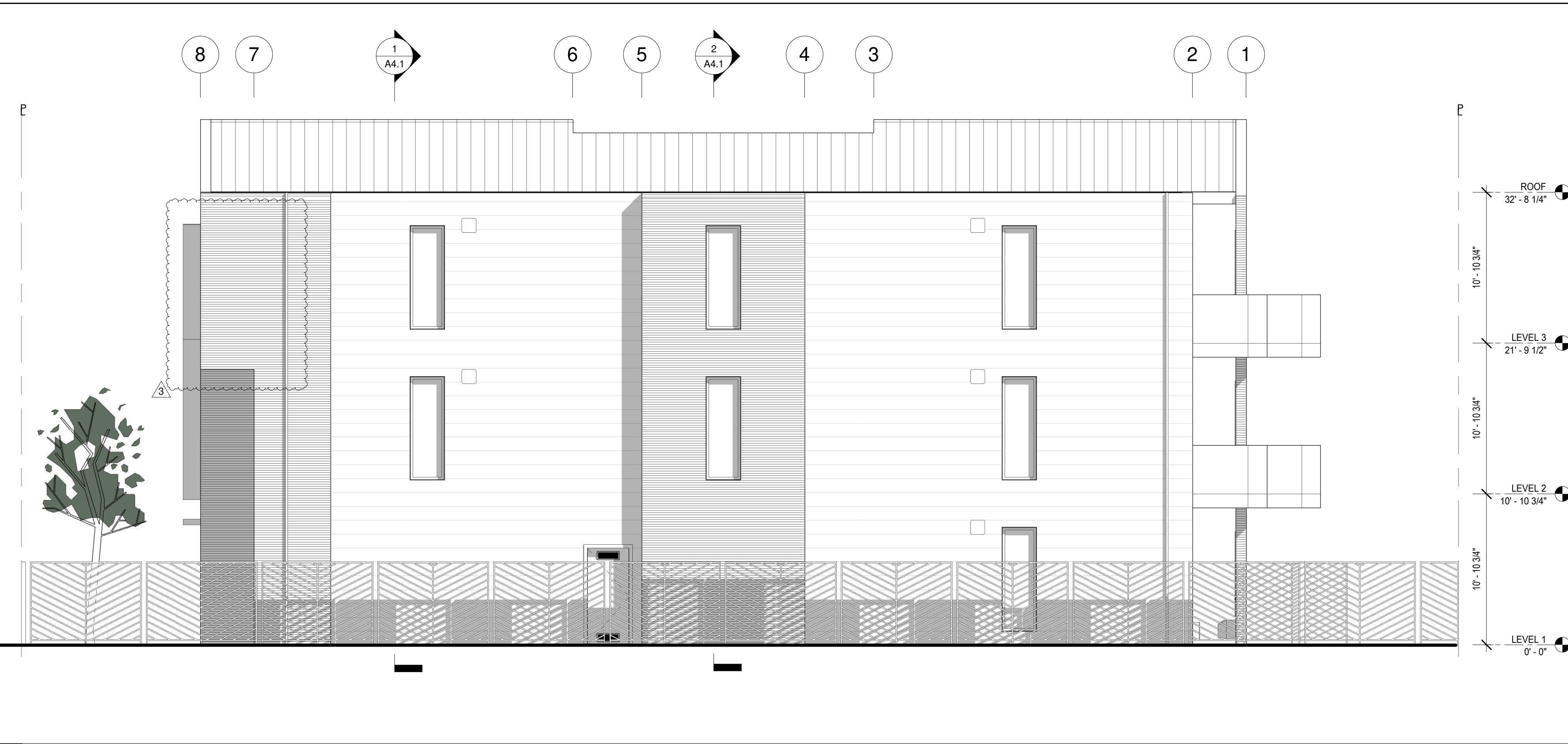
PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE: 3/16" = 1'-0"

SHEET NO:

**A3.1**



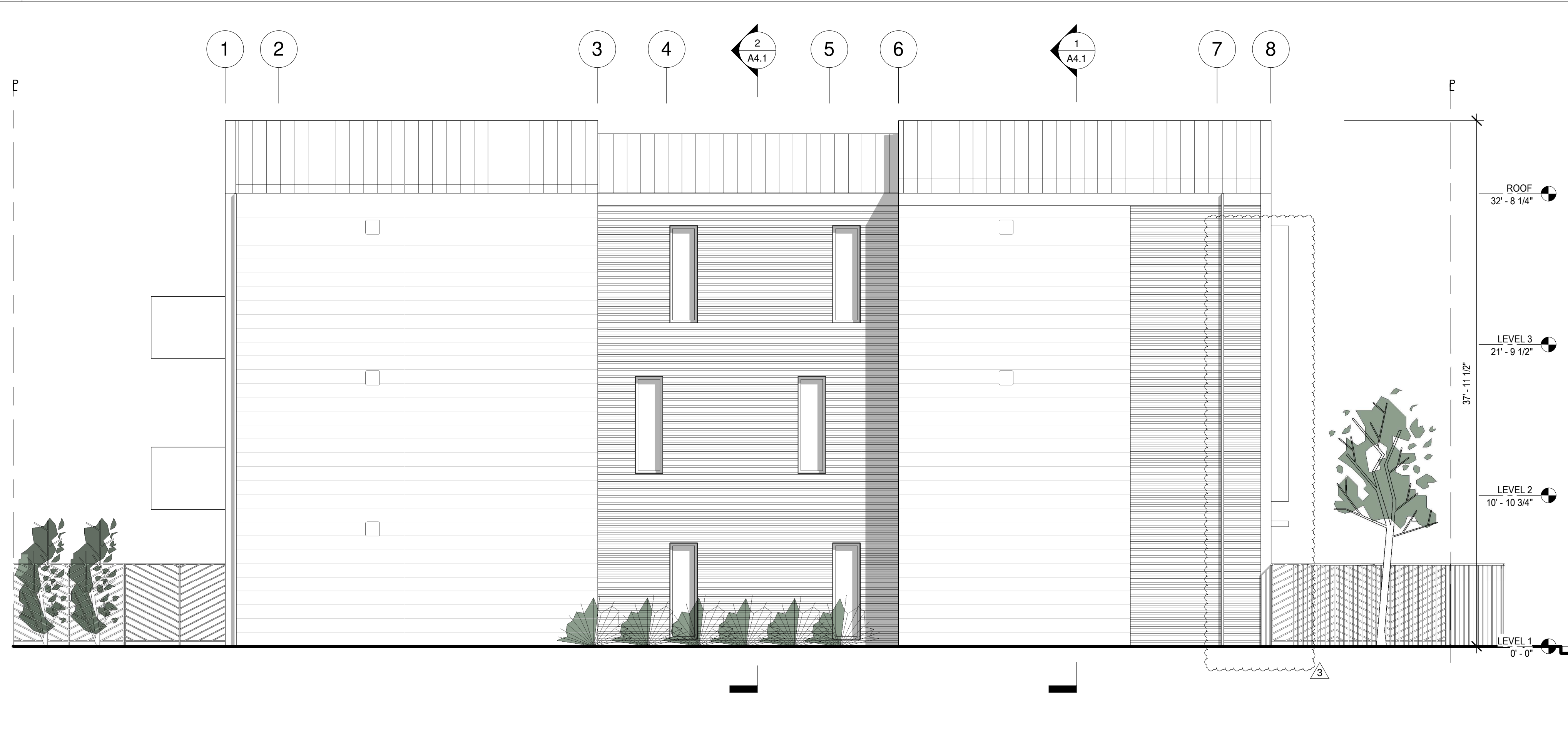
**2** BUILDING ELEVATION - SOUTH  
SCALE: 3/16" = 1'-0"



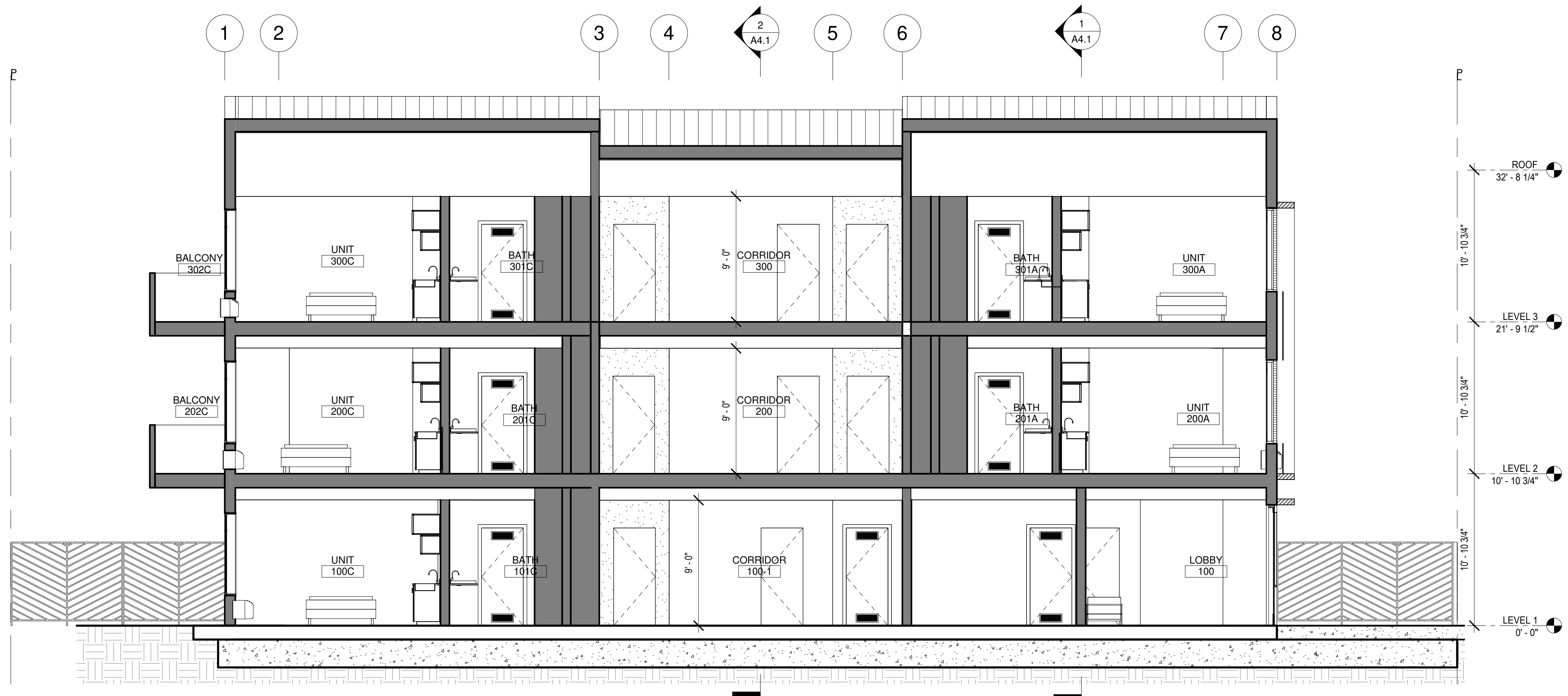
**3** BUILDING ELEVATION - WEST  
SCALE: 3/16" = 1'-0"



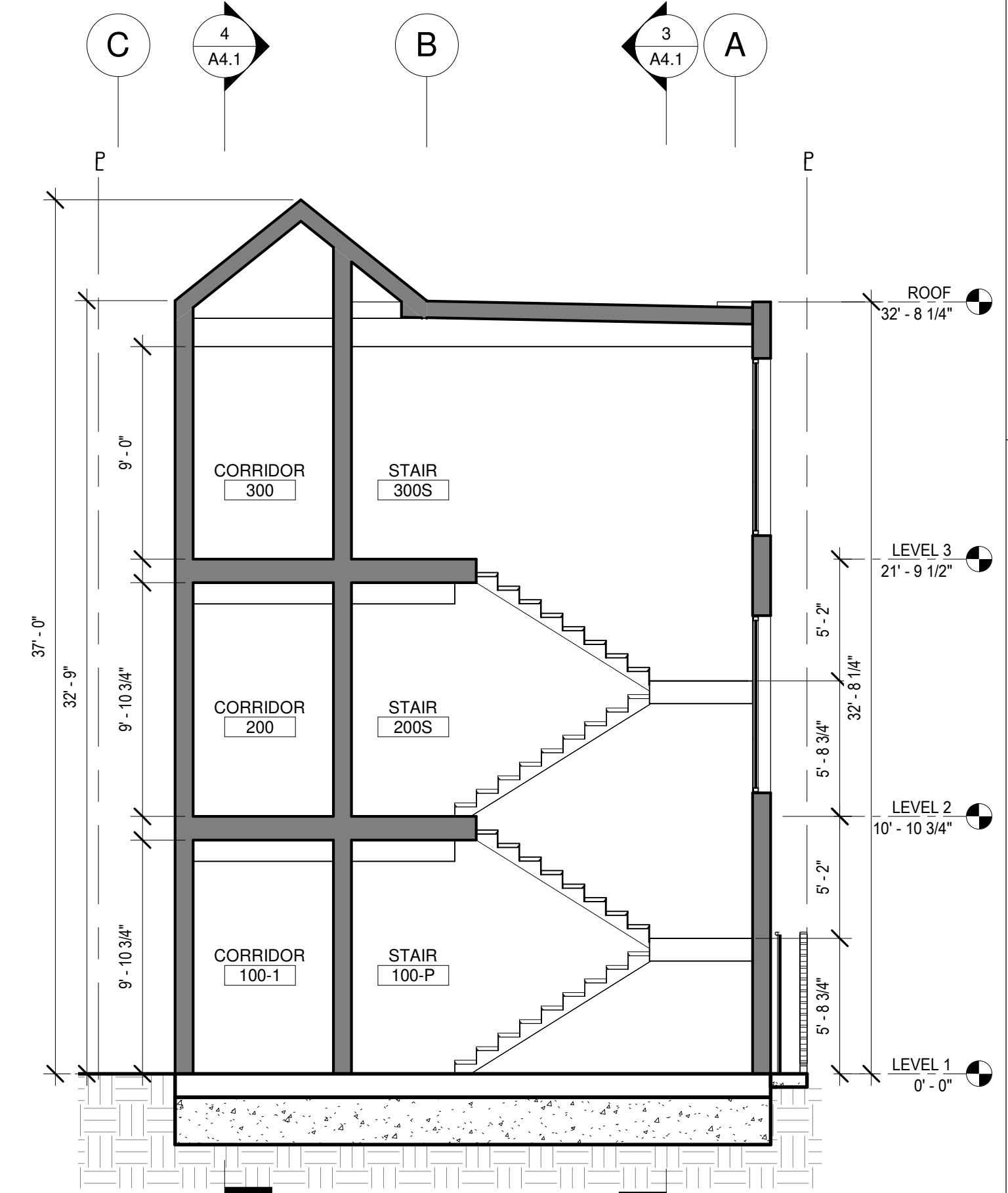
**1** BUILDING ELEVATION - NORTH  
SCALE: 3/16" = 1'-0"



**4** BUILDING ELEVATION - EAST  
SCALE: 3/16" = 1'-0"



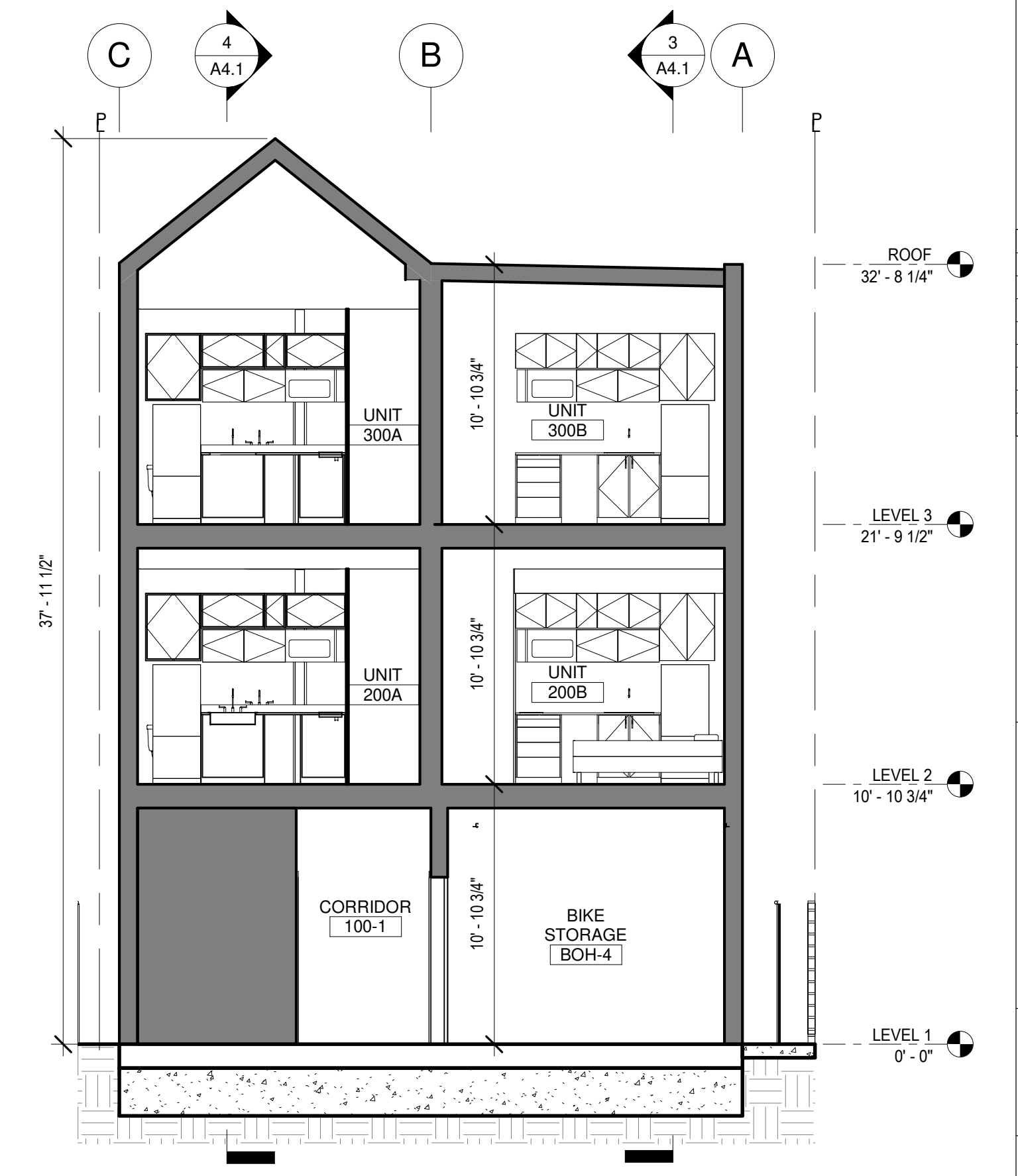
4 BUILDING SECTION - LONGITUDINAL  
SCALE: 3/16" = 1'-0"



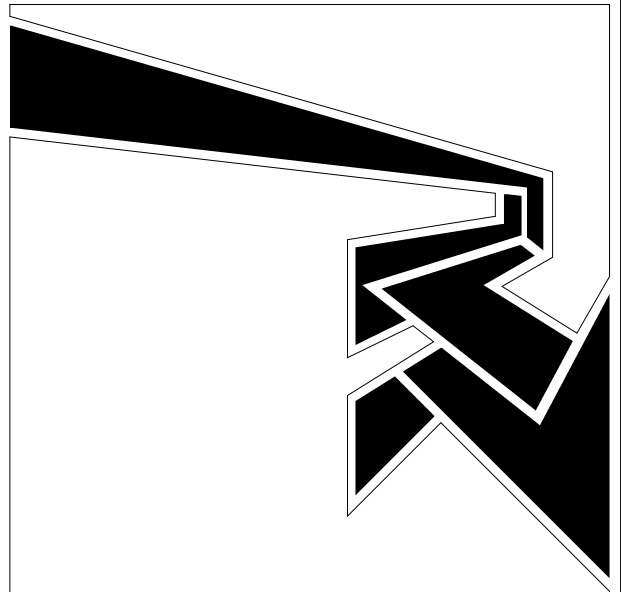
2 BUILDING SECTION - TRANSVERSE  
SCALE: 3/16" = 1'-0"



3 BUILDING SECTION - LONGITUDINAL  
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION - TRANSVERSE  
SCALE: 3/16" = 1'-0"



BARAN STUDIO ARCHITECTURE  
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623 15th ST  
623 15TH ST, OAKLAND, CA 94612

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL R1	12/17/2018
2	PLANNING SUBMITTAL R2	03/15/2019
		04/04/2019

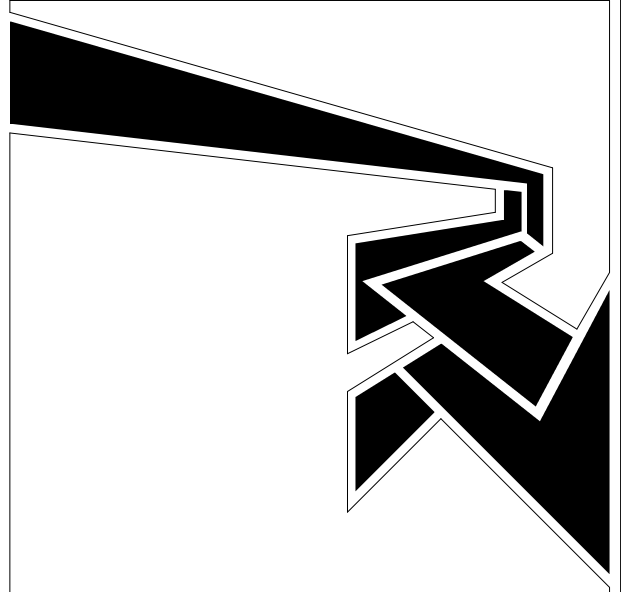
STAMP:

BUILDING SECTIONS

PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE: 3/16" = 1'-0"

SHEET NO:

A4.1



**BARAN STUDIO ARCHITECTURE**  
 OAKLAND | LOS ANGELES 510 595 6744

**623 15th ST**  
 623 15TH ST, OAKLAND, CA 94612



NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	12/17/2018
1	PLANNING SUBMITTAL R1	03/15/2019
2	PLANNING SUBMITTAL R2	04/04/2019
3	PLANNING SUBMITTAL R3	04/25/2019

STAMP:

**MATERIAL BOARD**

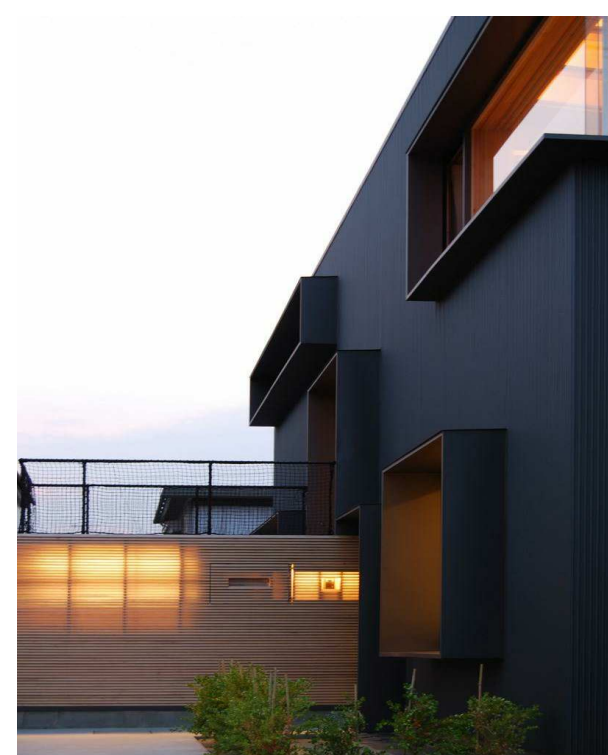
PROJECT NO.: 15th ST  
 DATE: APR 25th, 2019  
 SCALE:

SHEET NO:

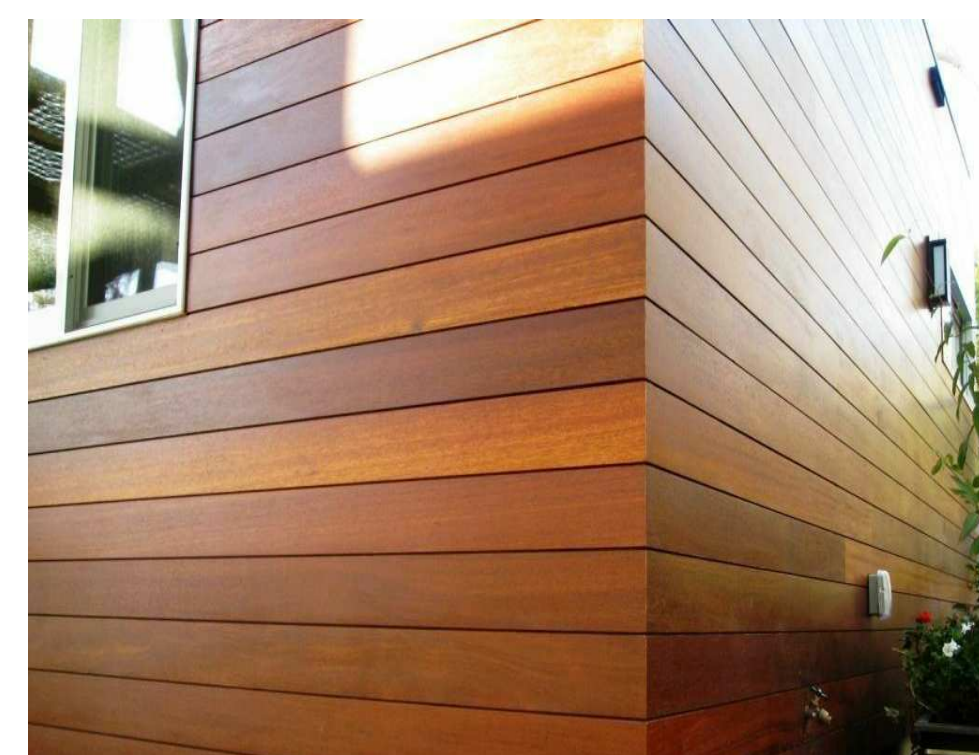
**A5.1**



**1. BUILDING ENVELOPE:**  
 MATERIAL: 2x WOOD SIDING  
 COLOR: DARK GREY, STAIN



**2. METAL TRIM / AWNING:**  
 MATERIAL: COLD ROLLED STEEL  
 COLOR: BLACK



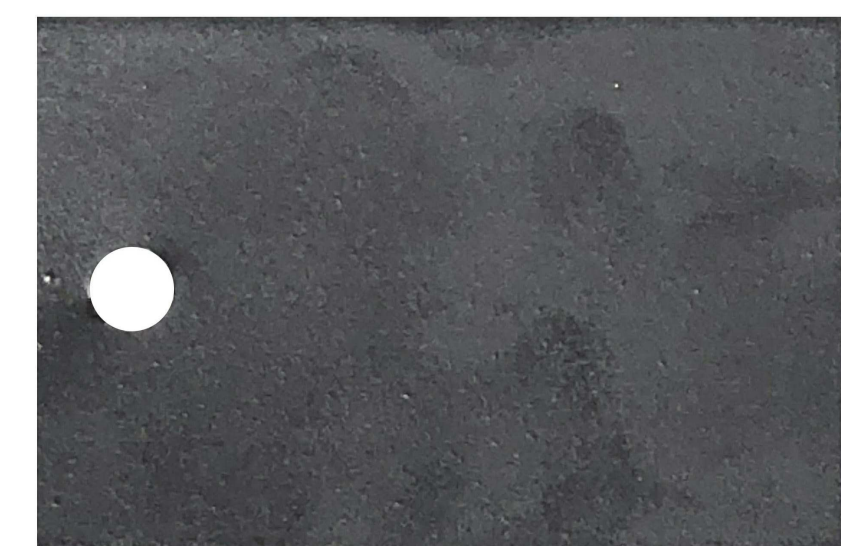
**3. BUILDING ENVELOPE:**  
 MATERIAL: HARDWOOD SIDING  
 COLOR: NATURAL



**4. FENCE:**  
 MATERIAL: METAL  
 COLOR: PAINTED, BLACK

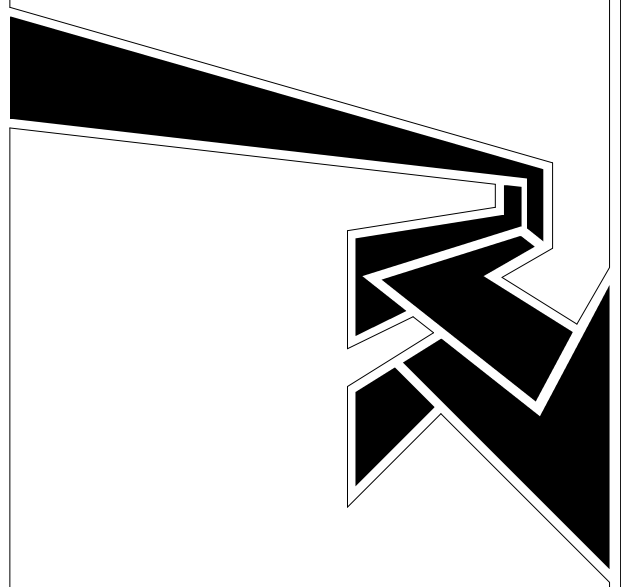


**5. BIKE RACK:**  
 MATERIAL: METAL  
 COLOR: POWDER COATED



**6. WINDOWS:**  
 MATERIAL: VINYL  
 COLOR: "BRONZE"





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**623 15th ST**  
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NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	12/17/2018
1	PLANNING SUBMITTAL R1	03/15/2019
2	PLANNING SUBMITTAL R2	04/04/2019
3	PLANNING SUBMITTAL R3	04/25/2019

STAMP:

**3D RENDERING -  
FRONT VIEW**

PROJECT NO.: 15th ST  
DATE: APR 25th, 2019  
SCALE:

SHEET NO:

**A5.2**

