Case File Number: PLN20125 September 28, 2022

| Location:                           | 1431 Franklin Street   |
|-------------------------------------|--|
| Assessor's Parcel Number(s):        | 008 062100807  |
| Proposal:                           | Major Conditional Use Permit and Regular Design Review to construct a        |
|                                     | 40-story (413-foot tall) 412,056 square feet residential tower with a        |
|                                     | parking garage above grade.  |
| Applicant:                          | TC II 1431 Franklin, LLC   |
| Contact Person/ Phone Number:       | Kyle Winkler, Tidewater Capital/(510) 290-9901                               |
| Owner:                              | TC II 1431 Franklin, LLC   |
| Case File Number:                   | PLN20125   |
| Planning Permits Required:          | Major Conditional Use Permit for large scale development and tandem          |
|                                     | parking; Regular Design Review   |
| General Plan:                       | Central Business District  |
| Zoning:                             | CBD-P Central Business District Pedestrian Retail Commercial Zone            |
|                                     | Height Area 7, no limit  |
| <b>Environmental Determination:</b> | Determination Pending, Environmental analysis to be conducted prior to       |
|                                     | any discretionary action   |
| Historic Status:                    | Project site is located within an existing listed National Register historic |
|                                     | resource, the Downtown Historic District Area of Primary Importance          |
|                                     | (API).   |
| City Council District:              | 3  |
| Finality of Desision                | No decision by DRC; receive public testimony and provide comments on         |
| Finality of Decision:               | design.  |
| For Further Information:            | Contact case planner Michele Morris at (510) 238-2235 or by e-mail at        |
|                                     | mmorris2@oaklandca.gov   |

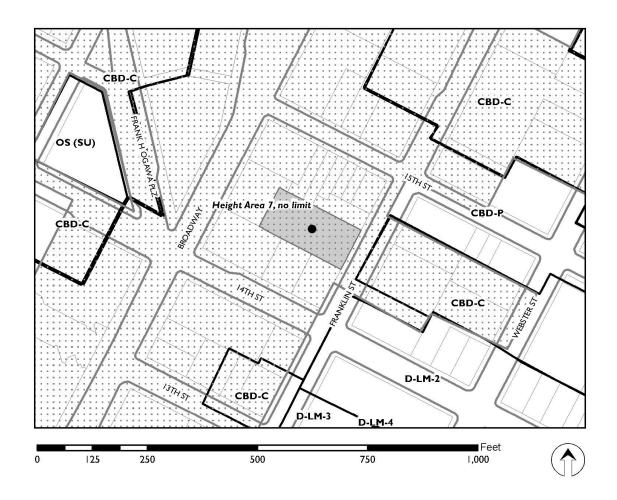
#### **SUMMARY**

The proposed project is the for construction of a new 40-story residential tower at 1431 Franklin Street which is currently a parking lot in the Downtown Historic District, an Area of Primary Importance with regards to historic significance. The applicant proposes 212 market-rate dwelling units, 42 efficiency dwelling units, and requests a 50 percent State Density Bonus to create a total of 381 dwelling units. Fifteen percent (or 38 dwelling units) of the residences would be at the Very-Low-Income affordability level.

#### PROJECT SITE AND SURROUNDING AREA

The project site currently contains a parking lot located at the center of the block between 14<sup>th</sup> and 15<sup>th</sup> Streets, and one block east of Broadway. The proposal would encompass entirety of this 20,974 square-foot parcel in downtown Oakland. Its eastern property line fronts Franklin Street, and the remaining property lines are surrounded by existing buildings at 1411 and 1441 Franklin Street, 420 and 436 14<sup>th</sup> Street, 421 15<sup>th</sup> Street, 425 15<sup>th</sup> Street, and 1440 Broadway at the rear property line. Also, on the corner of this block is the Oakland Title Insurance Co. building, at 401 15<sup>th</sup> Street, and the Alameda County Title Insurance building at 1404 Franklin Street.

### CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN20125

Applicant: TC II 1431 Franklin, LLC Address: 1431 Franklin Street

Zone: CBD-P Height Area: 7, No limit

#### PROJECT BACKGROUND

#### History and Context

The project site is currently a surface parking lot located in the Downtown Oakland Historic District, an API for the City of Oakland. Tall buildings and lower height buildings can be found throughout the district and include varying sized office, retail, civic and institutional buildings. Other common features include generous openings facing the street for commercial ground floors, four-story glass base, and spacious office lobbies.

The applicant submitted this residential project application on August 17, 2020. Currently, the applicant has two proposals for the 1431 Franklin Street site: one entitlement application for a residential project; and a separate entitlement application for a commercial project. This report focuses on the residential project application.

Public Review to Date

Review by Design Review Committee of the Planning Commission

The proposed project was considered by the Design Review Committee (DRC) at their meeting of December 8, 2021. DRC questions and comments are paraphrased and summarized as follows:

- Show the typical floor plan and note the percentage of glazing at the ground floor lobby.
- The expression of the building design does not relate to the context of the buildings in the vicinity.
- There are no breaks in the façade or plane of the building; the building appears as an "extruded envelope."
- Commissioners suggested a "different materiality or a different base" to meet the design standards of the context of the API.
- Commissioners were concerned that the design would not meet the required findings.
- The building's massing at the ground is imposing.

The DRC instructed the applicant to use the feedback from the upcoming LPAB meetings on the commercial office design to make revisions to the residential design before bringing a revised residential proposal back to the DRC for further consideration and comments. The applicant has incorporated the following comments into the residential design. A selection of salient LPAB comments from the January 10<sup>th</sup>, May 2<sup>nd</sup>, and September 12<sup>th</sup> of 2022 meetings are summarized below:

- A distinctly different approach to the design should be considered, especially as to its massing and opacity.
- The design and materials of the base should be a focus of the revised design.

- The pattern of openings should have a better sense of regular rhythm across the building façade.
- The base in its materiality and scale matches the ground bases of the buildings on the block; the randomized openings in the punched openings are not consistent with what buildings have done in the past; the top-level apertures are more symmetrical and better than the ones below.
- The punched windows are a good texture and reflective of the neighborhood and the adjacent buildings, but some of the punches are overly deep.

At the September 12, 2022 LPAB meeting, the Board unanimously recommended that the project proceed with review by the Planning Commission. Also, in response to staff's questions, the LPAB affirmed that the design of the proposed building satisfactorily revised the residential building design as follows:

- a. The applicant has provided adequately detailed information on the design to demonstrate a well-composed design with consideration to bulk and massing.
- b. The proposed design is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing.
- c. The street-facing frontage includes forms that reflect the widths and rhythm of the existing façades fronting Franklin Street.
- d. The proposal would result in a building with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors.

#### PROJECT DESCRIPTION

The proposed project plans, elevations, and illustrations are provided in **Attachment A** to this report. In general, the proposed plans include a modern architectural styled, 40-story residential development with a lobby entrance, abundant glazing at the ground floor and throughout the proposed building. The proposed tower design would have four floors of parking and two floors of amenity spaces: one just above the base of the tower and one on the rooftop.

#### **GENERAL PLAN ANALYSIS**

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

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

- Policy D6.1 Developing Vacant Lots. Construction on vacant land or to replace surface parking lots should be encouraged throughout the downtown, where possible.
  - The subject property currently contains a parking lot. The proposal would replace the existing surface parking lot with vertical, residential development that is consistent with this policy.
- Objective D10: Maximize housing opportunities in the downtown to create a better sense of community.
  - The proposal is for a tower with 381 residential units, 15 percent would be affordable housing stock and serve very low-income residents and supports this objective.
- Policy D10.4 Providing Housing for a Range of Needs. Housing in the downtown should not be geared toward any one housing market, but rather should be promoted for a range of incomes, ownership options, household types, household sizes, and needs.
  - The project supports this policy by proposing a mix of market-rate and affordable housing dwelling units which will allow for a range of incomes and home ownership opportunities for a variety of household types, needs and sizes.

#### **ZONING ANALYSIS**

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

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

### Zoning Analysis

| Criteria                 | CBD-P     | Proposed         | Analysis |
|--------------------------|-----------|------------------|----------|
| Permanent Residential    | Permitted | Residential      | Allowed  |
| Minimum Lot Dimensions   |           |                  |          |
| Lot Width mean           | 25 ft.    | approx. 99.6 ft. | Complies |
| Frontage                 | 25 ft.    | 100.18 ft.       | Complies |
| Lot Area                 | 4,000 sf  | 20,974 sf        | Complies |
| Minimum/Maximum Setbacks |           |                  |          |
| Minimum Front Setback    | 0 ft.     |                  | Complies |

| Maximum front and street side<br>for the first story (see<br>Additional Regulation #3)  | 5 ft.  | 0 ft.  | Complies   |
|---|--|--|--|
| Maximum front and street side<br>for the second and third stories<br>or 35 ft., whatever is lower<br>(See Additional Regulation #3)                           | 5 ft.  | 0 ft.  | Complies   |
| Minimum interior side   | 0 ft.  | 0 ft.  | Complies   |
| Rear  | 0 ft.  | 0 ft.  | Complies   |
| Criteria  | CBD-P  | Proposed   | Analysis   |
| Maximum Floor Area Ratio  | 20   | 415,631 sf   | Complies   |
| Maximum Height of Building<br>Base  | 120 ft.  | 60 ft.   | Complies   |
| Maximum Height, Total   | No height limit  |  |  |
| Minimum Height, New principal buildings   | 45 ft.   | 413 ft.  | Complies   |
| State Density Bonus at 50% -<br>The Density Bonus calculation<br>states that 15% affordable units<br>at the Very Low Income allows<br>50% Density Bonus Level |  | Base number of dwelling units is 212. Efficiency Units: 42. State Density Bonus at 50%: 254 x 1.5 = 381 units total. | Complies   |
| Maximum Lot Coverage  |  |  |  |
| Building base (for each story)  | 100% of site area  | Varies, but does not exceed 100% (the building design tapers as it rises).   | Complies   |
| Average per story lot coverage above the building base  | 85% of site area of 10,000 sf., whichever is greater   | 70%  | Complies   |
| Tower Regulations   |  |  |  |
| Maximum average area of floor plates  | No maximum   | approx. 10,526sf   | Complies   |
| Maximum tower elevation length  | No maximum   | 353 ft.  | Complies   |
| Minimum distance between towers on the same lot   | No minimum   | Only one tower is proposed.  | Complies   |
| Sec. 17.58.070 C. Usable open<br>space standards, Table<br>17.58.05, Required Dimensions<br>of Usable Open Space  |  |  |  |
| Private Open Space  | 10-ft. minimum dimension<br>for space on the ground<br>floor, no dimensional<br>requirement elsewhere. | 14,900 sf  | Does Not Comply  |
| Rooftop Open Space  | 15-ft. minimum dimension   | 8,100 sf   | Complies   |
| Total Usable Open Space   | 75 sf per Regular<br>Dwelling Unit and 38sf<br>per Rooming Unit or<br>Efficiency Dwelling Unit         | 23,000   | Does Not Comply. Regular Units: 15,900. Efficiency Units: 1,596 sf. State Density Bonus units: 9,525 sf. Total Required: 27,021 sf of Usable Open Space. |
| <u>17.116.060 - Off-street</u><br>parking—Residential Activities  |  |  |  |
| A. 1. Minimum Parking for   | No spaces required.  | 167  | Complies   |
| Residential Activities -Total   |  |  |  |

#### Case File Number PLN20125

Page 7

| Required Parking - Multifamily |                            |     |          |
|--------------------------------|----------------------------|-----|----------|
| Dwelling                       |                            |     |          |
| B. 1. Maximum Parking for      | One and one-quarter (11/4) | 167 | Complies |
| Residential Activities -       | parking spaces per         |     |          |
| Maximum Number of Parking      | dwelling unit (476)        |     |          |
| Spaces                         |                            |     |          |

#### Design Review

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

#### **ZONING AND RELATED ISSUES**

#### Design

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

| Zoning Design<br>Regulations Sec. 17.58.060<br>B | Requirement   | Compliance Analysis |
|--|---|---------------------|
| 4. Parking and Loading Location                  | For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley.                        | Complies            |
| 6. Upper Story Windows                           | An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it | Complies            |

#### Case File Number PLN20125

Page 8

| Design Guidelines for<br>Corridors and<br>Commercial Areas   | 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. | Compliance Analysis |
|--|---|---------------------|
| #5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable. |   | Complies            |

#### Issues

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

| Regulation/Finding  | Compliance Analysis |
|---|---------------------|
| Sec. 17.136.055 B – Special regulations for historic properties in the Central Business  District and the Lake Merritt Station Area  District Zones, 2. Findings                              |                     |
| a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing; | Does not comply     |

- Special Regulations for historic properties in the CBD zones The design proposal requires more details on the plans such as materials, and appurtenances in relation to other facilities in the vicinity, and within the tower. Staff is concerned that the design lacks specificity of quality of materials and intensity of detailing. The plans lack the dimensions of the recessed windows and the metal fin on the building façade, and gives no details on window operation, window framing and trim. The overall design lacks the details of cladding composition and method of application. It is difficult to discern the quality of materials which directly impacts the integrity of the API.
  - Does the DRC think the proposed design should be revised to clearly demonstrate its relation to the API in terms of ornamentation, projections, and level of detailing?

### RECOMMENDATION

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

Prepared by:

Michele T. Morris, Planner III

Reviewed by:

Catherine Payne, Development Planning Manager

Bureau of Planning

Catherine Payne

#### **Attachment:**

- A. Proposed Plans, dated August 2, 2022
- B. Design Review Conformance Matrix (PLN20125)



# **1431 FRANKLIN ST**

Residential Entitlement - 07/29/2022

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



## **CONTENTS**

| DESIGN PROGRESS        | 3  | PLANS & SECTIONS        | 49 |
|------------------------|----|-------------------------|----|
| Podium Update          | 4  | Ground Floor Plan       | 50 |
| Tower Update           | 6  | Level 2 Plan            | 51 |
| ·                      |    | Level 3-4Plan           | 52 |
| SITE                   | 7  | Level 5 Plan            | 53 |
| Plan                   | 8  | Level 6 Plan            | 54 |
| Context Axonometric    | 9  | Level 7-9 Plan          | 55 |
| Context Photos         | 11 | Level 10-17 Plan        | 56 |
|                        |    | Level 18-28 Plan        | 57 |
| TOWER PROGRAM          | 18 | Level 29-35 Plan        | 58 |
|                        |    | Level 36-38 Plan        | 59 |
| DESIGN PARTI           | 20 | Level 39 Plan           | 60 |
| Massing Diagram        | 21 | Level 40 Pool Deck Plan | 61 |
| Historical Reference   | 22 | Roof Plan               | 62 |
| Building Materials     | 25 | Sections                | 63 |
|                        |    | Elevations              | 64 |
| TOWER DESIGN ELEMENTS  | 26 | Exterior Lighting       | 68 |
| View From Franklin     | 27 | Signage                 | 69 |
| Lobby & Garage Section | 28 | Building Matrix         | 70 |
| Lobby Entry            | 29 |                         |    |
| Lobby Details          | 30 | APPENDIX                | 71 |
| Private Terraces       | 31 | Shadow Studies          | 72 |
| Facade Details         | 32 | Bike Parking            | 76 |
|                        |    | Irrigation Plans        | 77 |
| OVERALL RENDERS        | 33 | Landscape Plans         | 82 |
|                        |    | Site Survey             | 89 |
| PROJECT IN CONTEXT     | 38 | Storm Water Plan        | 90 |
|                        |    | Erosion Control         | 91 |
|                        |    | LEED Checklist          | 93 |
|                        |    | CA Standards Code       | 94 |
|                        |    |                         |    |

**DESIGN PROGRESS** 





**CURRENT DESIGN PREVIOUS DESIGN** 

07/29/2022 Page - 4



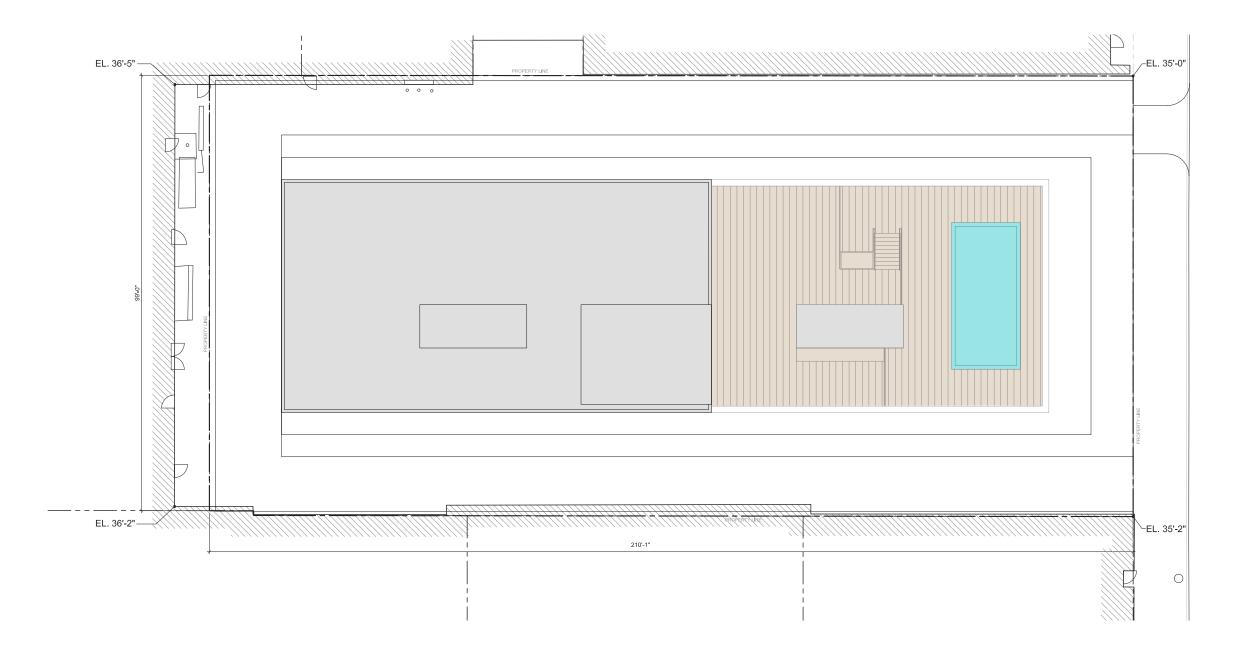


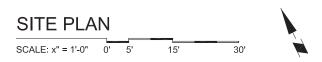
PREVIOUS DESIGN CURRENT DESIGN



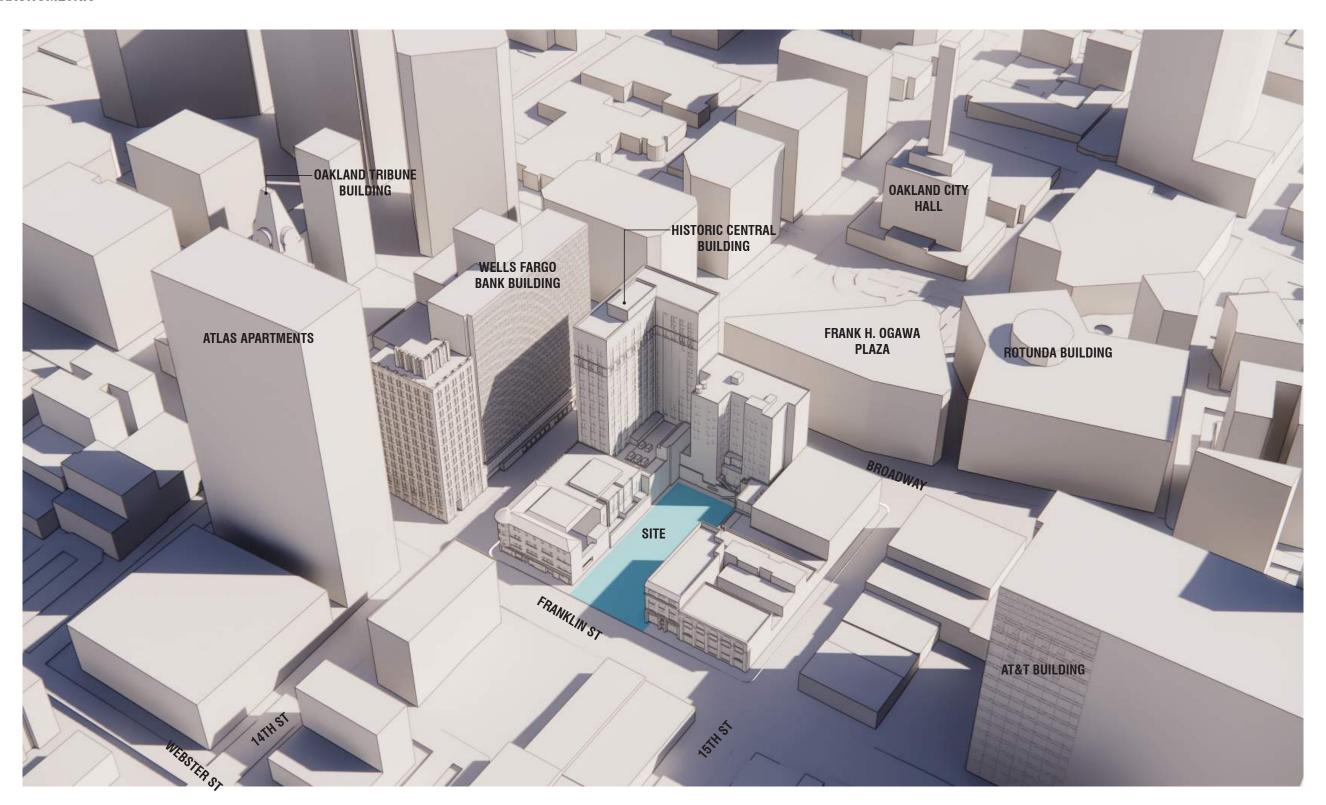


**PREVIOUS DESIGN CURRENT DESIGN**  SITE

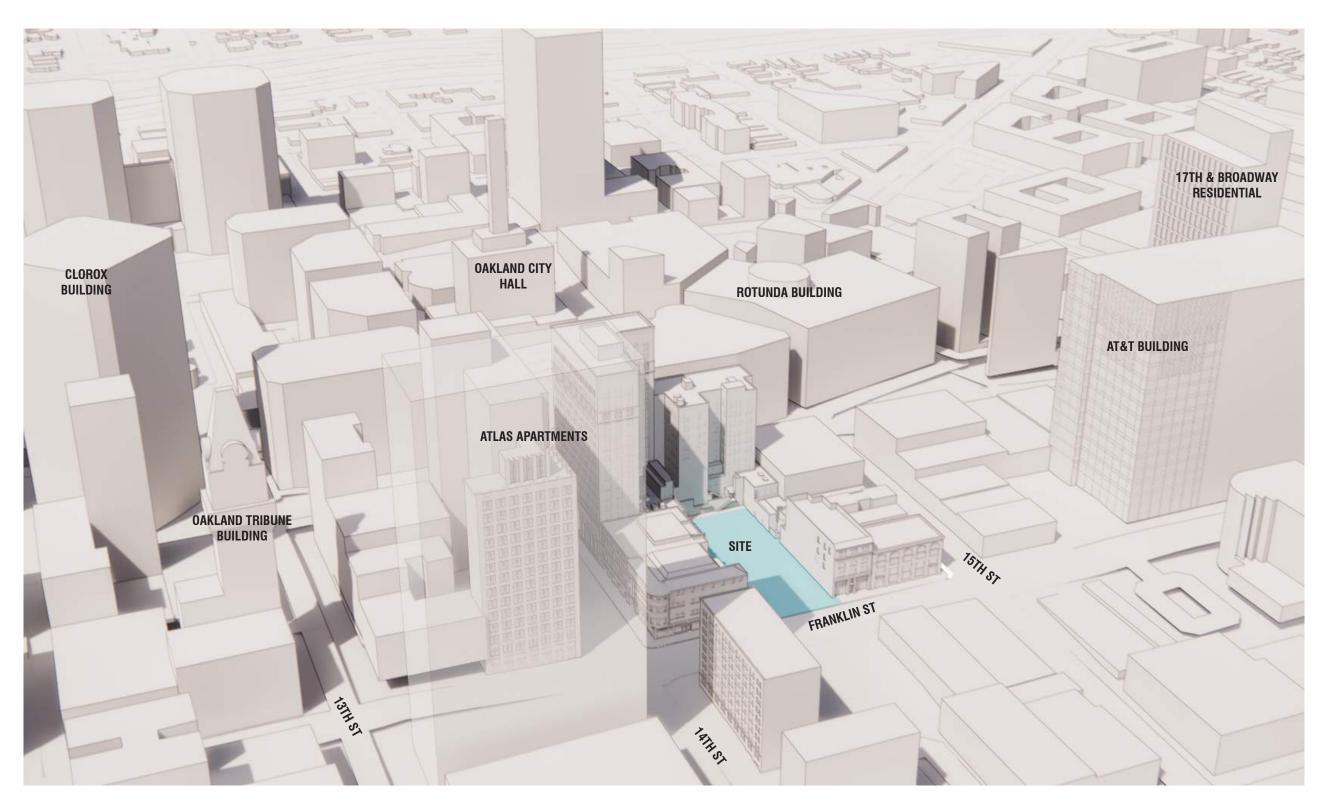


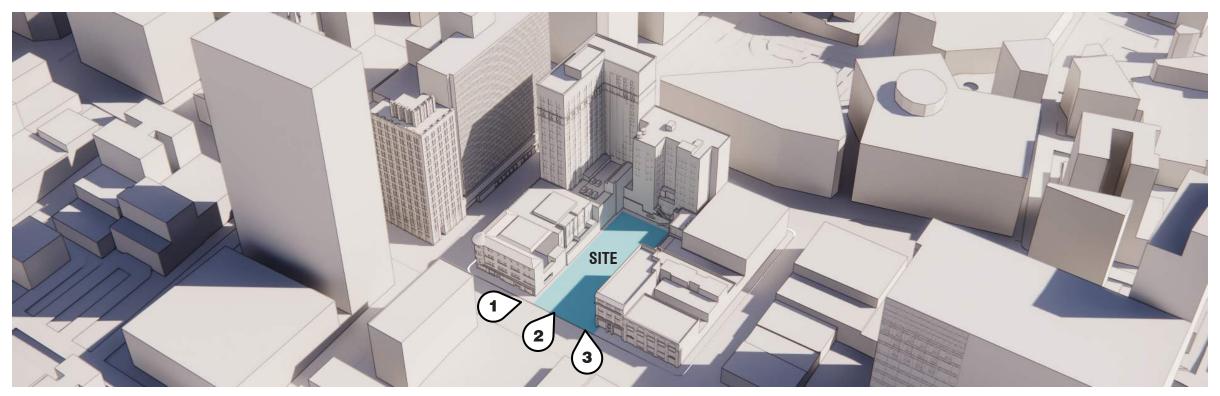


### SITE CONTEXT AXONOMETRIC



### SITE CONTEXT AXONOMETRIC







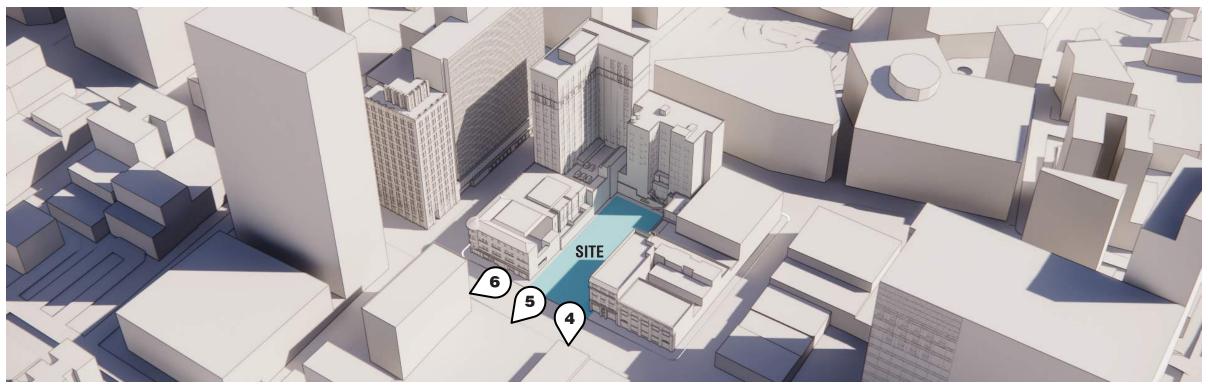




1 - View to site from south

2 - View to site from south-east

3 - View towards site from east





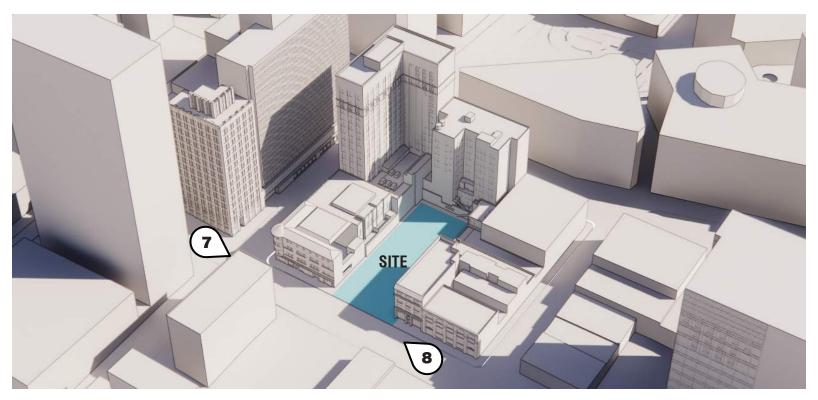


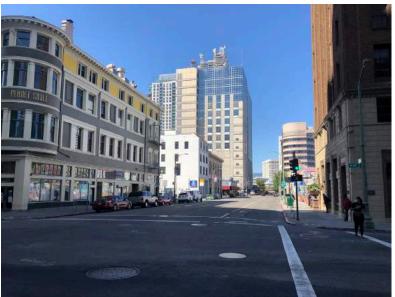


4 - View from site to east

5 - View from site to south-east

6 - View from site to south

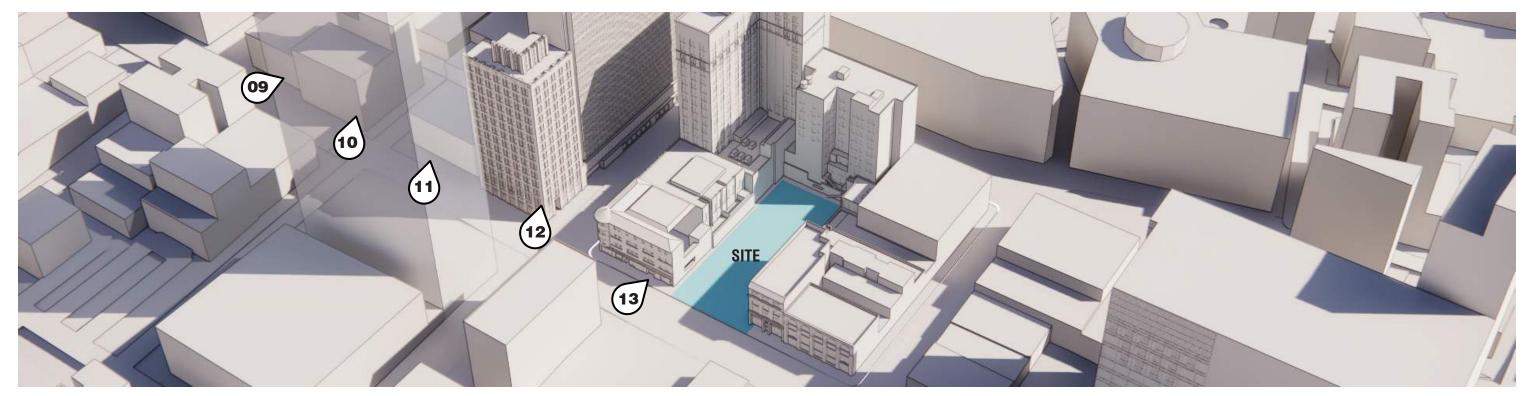








8 - View along franklin ave. to south-west













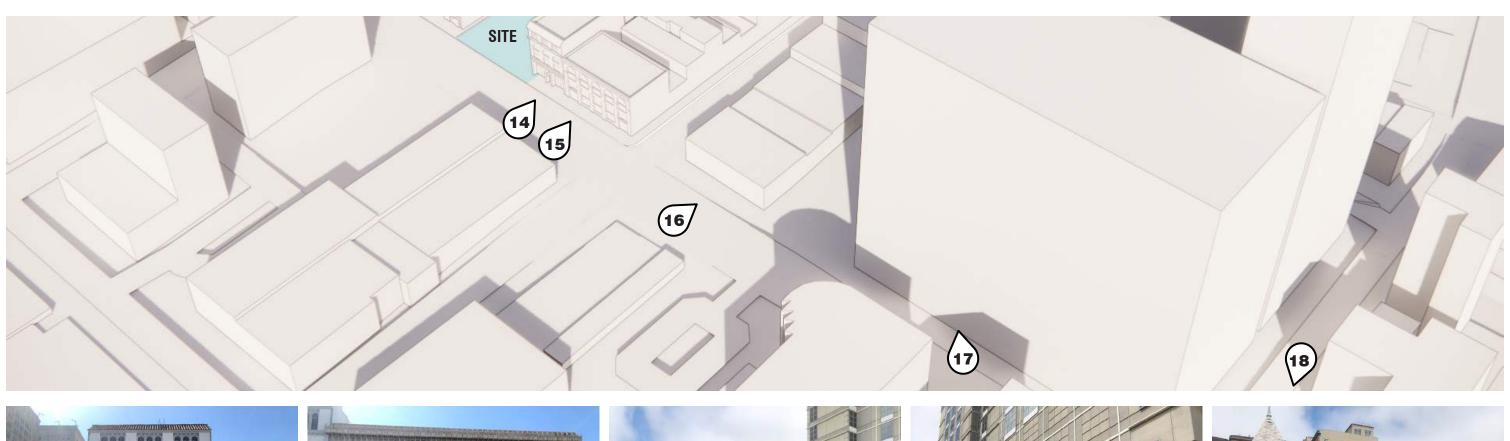
9 - 1205 Franklin St

10 - Tribune Tower, 09 13™ St

11 - 1305 Franklin St

12 - 1901 Harrison St

13 - 1407 Franklin St













15 - 401 15<sup>™</sup> St 14 - 1445 Franklin St

16 - 1517 Franklin St 17 - 1587 Franklin St

18 - 1701 Franklin St













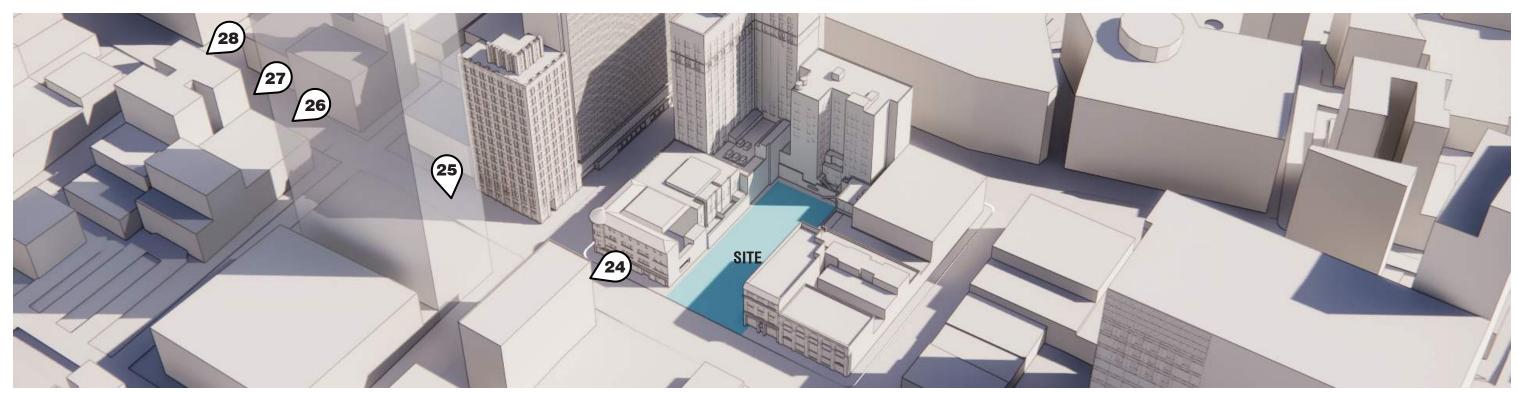
19 - 1430 Franklin St

20 - 1444 Franklin St

21 - 1504 Franklin St

22 - 1510 Franklin St

23 - 1582 Franklin St













24 - 1400 Franklin St

25 - 385 14TH St

26 - 393 13TH St

27 - 394 12TH St

28 - 1168 Franklin St

**RESIDENTIAL TOWER PROGRAM** 

### MECHANICAL

### **ROOFTOP AMENITY**

indoor and outdoor amenities on roof







### **381 RESIDENTIAL UNITS**







### **BUILDING AMENITY**

### PARKING GARAGE

167 stalls of 4 floors

### LOBBY

Res lobby and back of house

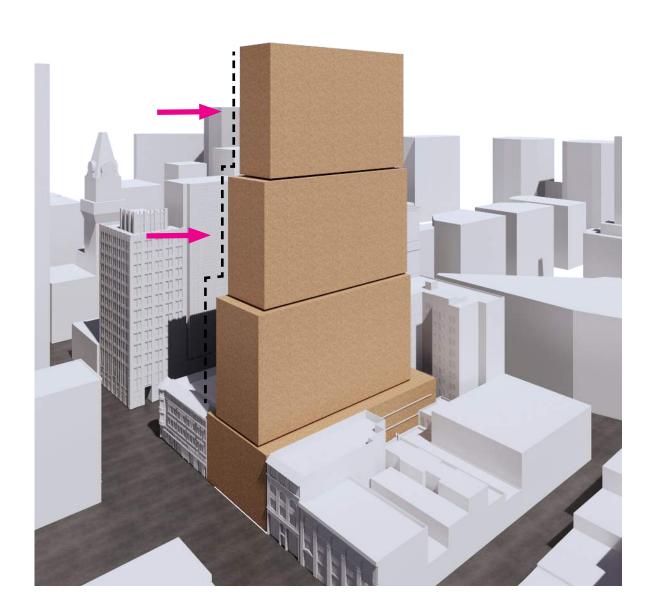






**DESIGN PARTI** 

07/29/2022 Page - 20



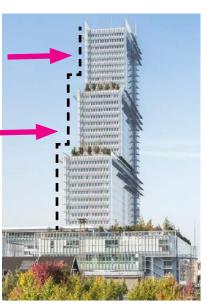
### SPIRE-LIKE BUILDINGS AROUND THE SITE WITH STEPPED MASSING







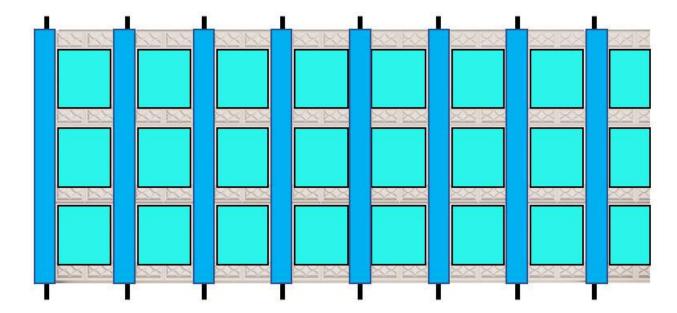
### **MODERN EXAMPLE**



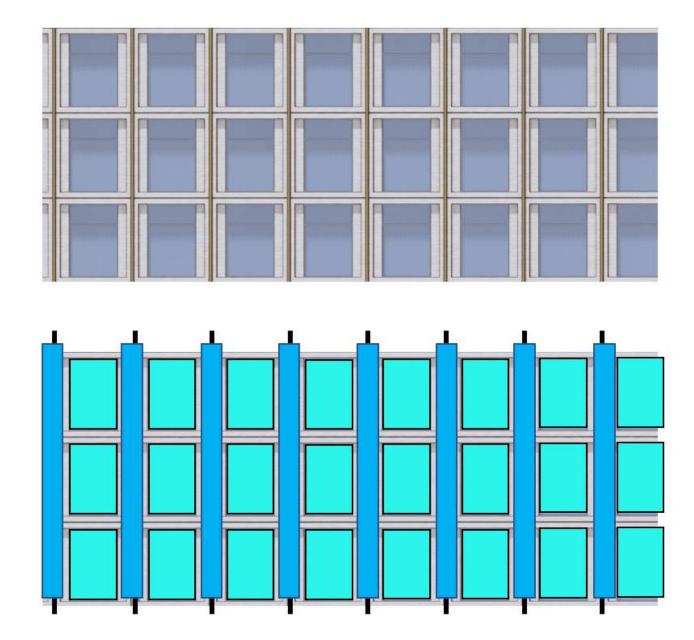
### **DESIGN PARTI**

### **FACADE HISTORICAL REFERENCE**





**CATHEDRAL BUILDING: 1615 Broadway** Cathedral Building verticality and rhythm.

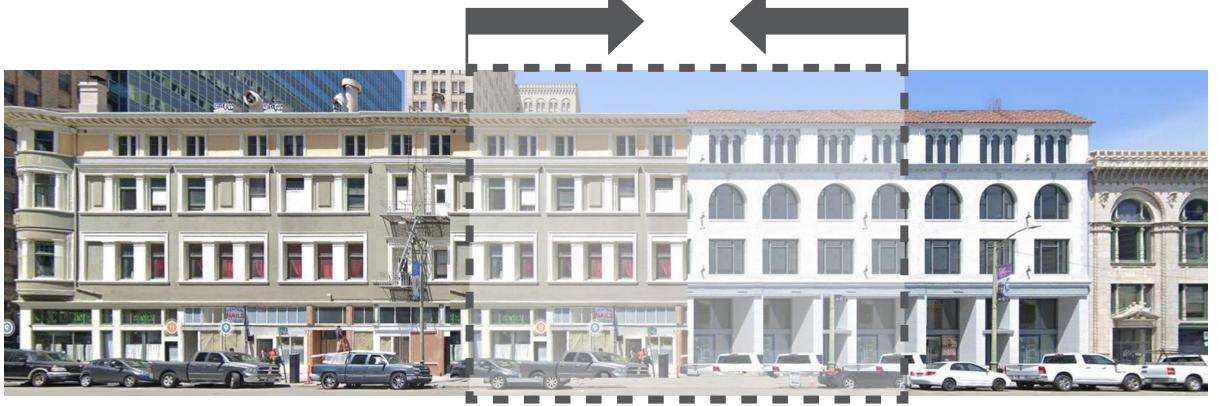


FRANKLIN RESIDENTIAL PROPOSAL: 1431 Franklin St.

Proposed building verticality and rhythm. Windows were elongated to further to reinforce historic allusions.



### **EXISTING STREET ELEVATION**



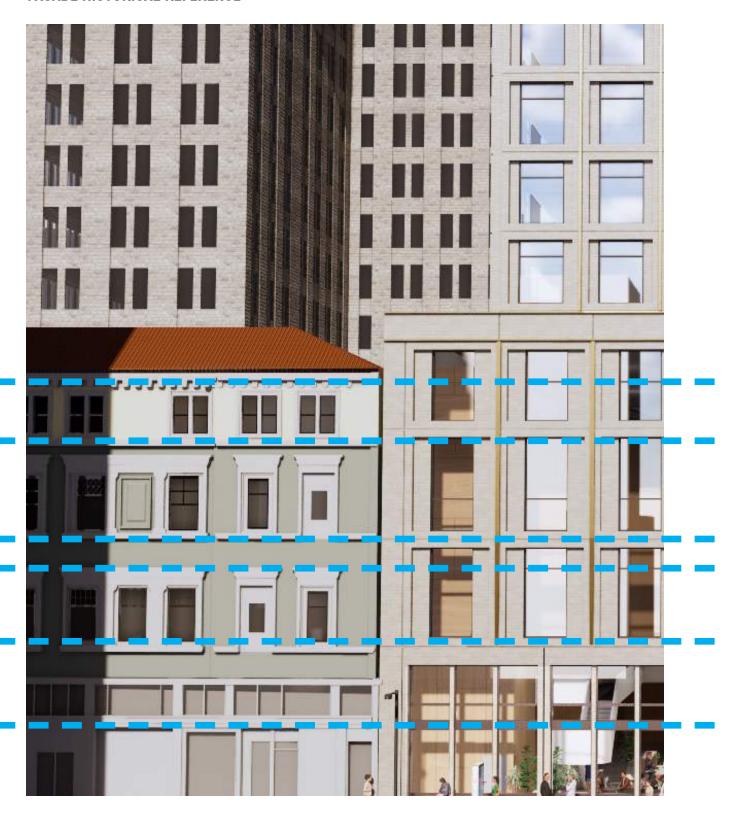
### **FACADES EXTENDED**

Continuing the adjacent facades across the site reveals the existing relationships. The primary commonality is that both are solid walls with punched-windows. Furthermore, the facades both employ a classical three part break down. This results in approximate datum lines and window sizes that can be leveraged to create a blended proposal.

**BUILDING DESIGN** 

### **DESIGN PARTI**

### FACADE HISTORICAL REFERENCE





Great care was taken in aligning openings and window sashes with adjacent buildings to maintain the continuity of the streetscape.

# **DESIGN PARTI**BUILDING MATERIALS





HISTORIC ROTUNDA BUILDING: 300 Frank H. Ogawa Plaza



FRANKLIN RESIDENTIAL PROPOSAL: 1431 Franklin St.

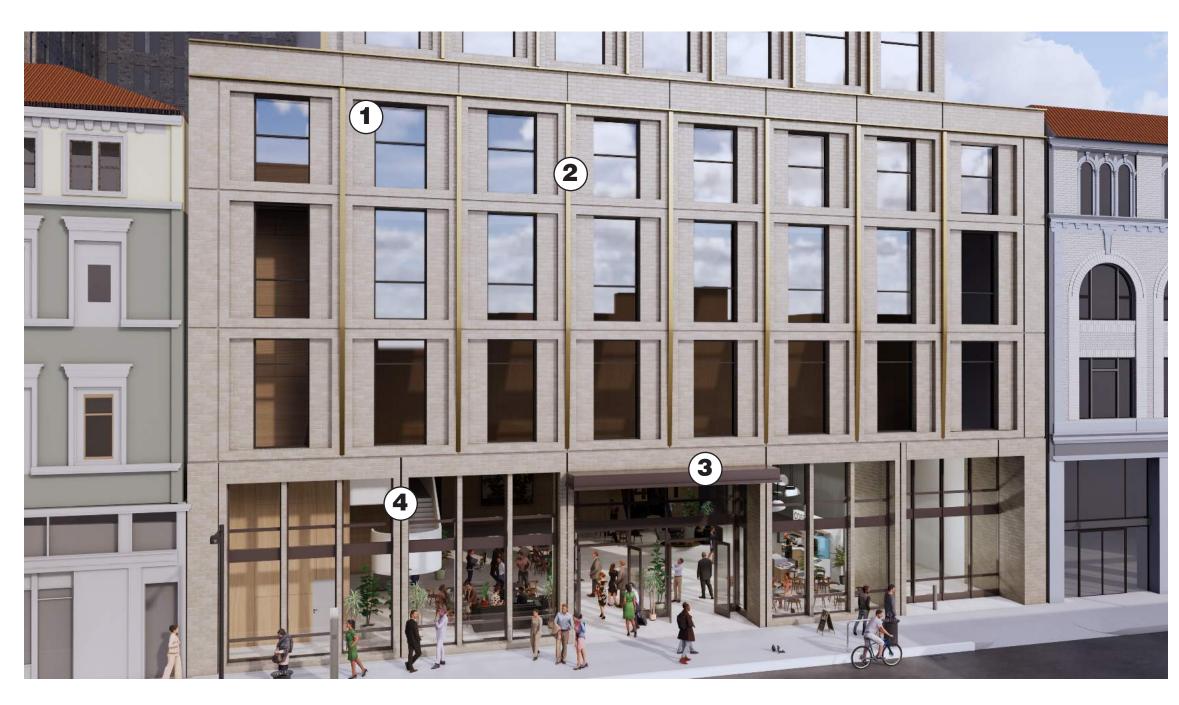
Proposed building brick color to match the Historic Rotunda Building.

**TOWER DESIGN ELEMENTS** 





#### **TOWER DESIGN LOBBY ENTRY**









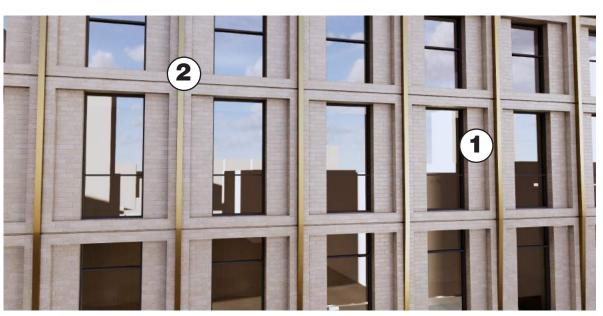


- 1. BEIGE BRICK VENEER ON PRECAST PANEL
- 2. BRONZE COLORED METAL FINS
- 3. ANODIZED ALUMINUM METAL SOFFIT
- 4. METAL FRAMED WINDOWS WITH BRICK PILASTER









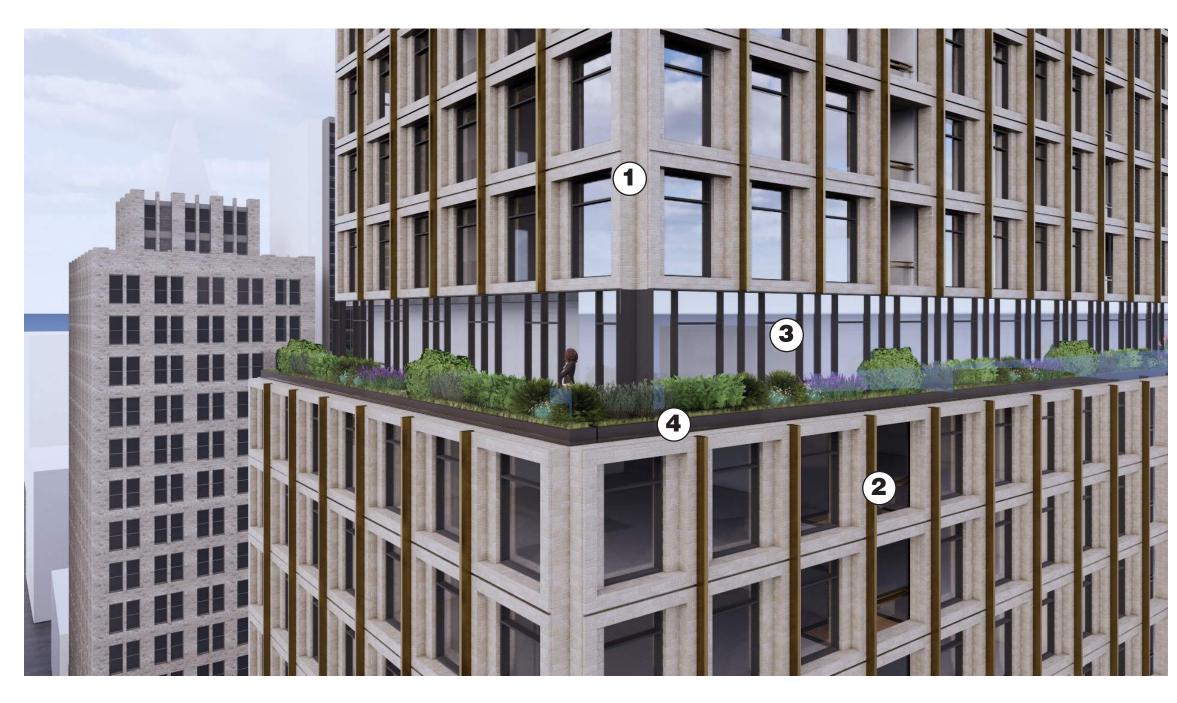






- 1. BEIGE BRICK VENEER ON PRECAST PANEL
- 2. BRONZE COLORED METAL FINS
- 3. ANODIZED ALUMINUM METAL SOFFIT
- 4. METAL FRAMED WINDOWS WITH BRICK PILASTER

#### **TOWER DESIGN** PRIVATE TERRACES







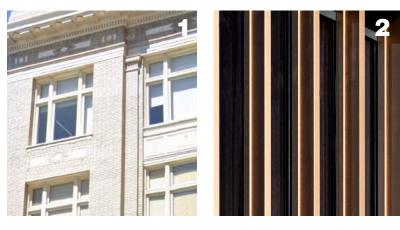




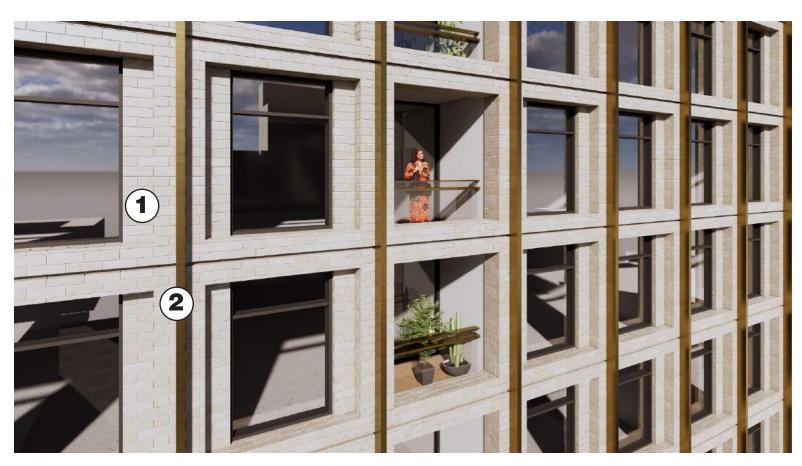
- 1. BEIGE BRICK VENEER ON PRECAST PANEL
- 2. BRONZE COLORED METAL FINS
- 3. GLAZED FACADE
- 4. DARK BRONZE COLORED PLANTERS

# **TOWER DESIGN** FACADE DETAILS





- 1. BEIGE BRICK VENEER ON PRECAST PANEL
- 2. BRONZE METAL FINS



**OVERALL RENDERS** 

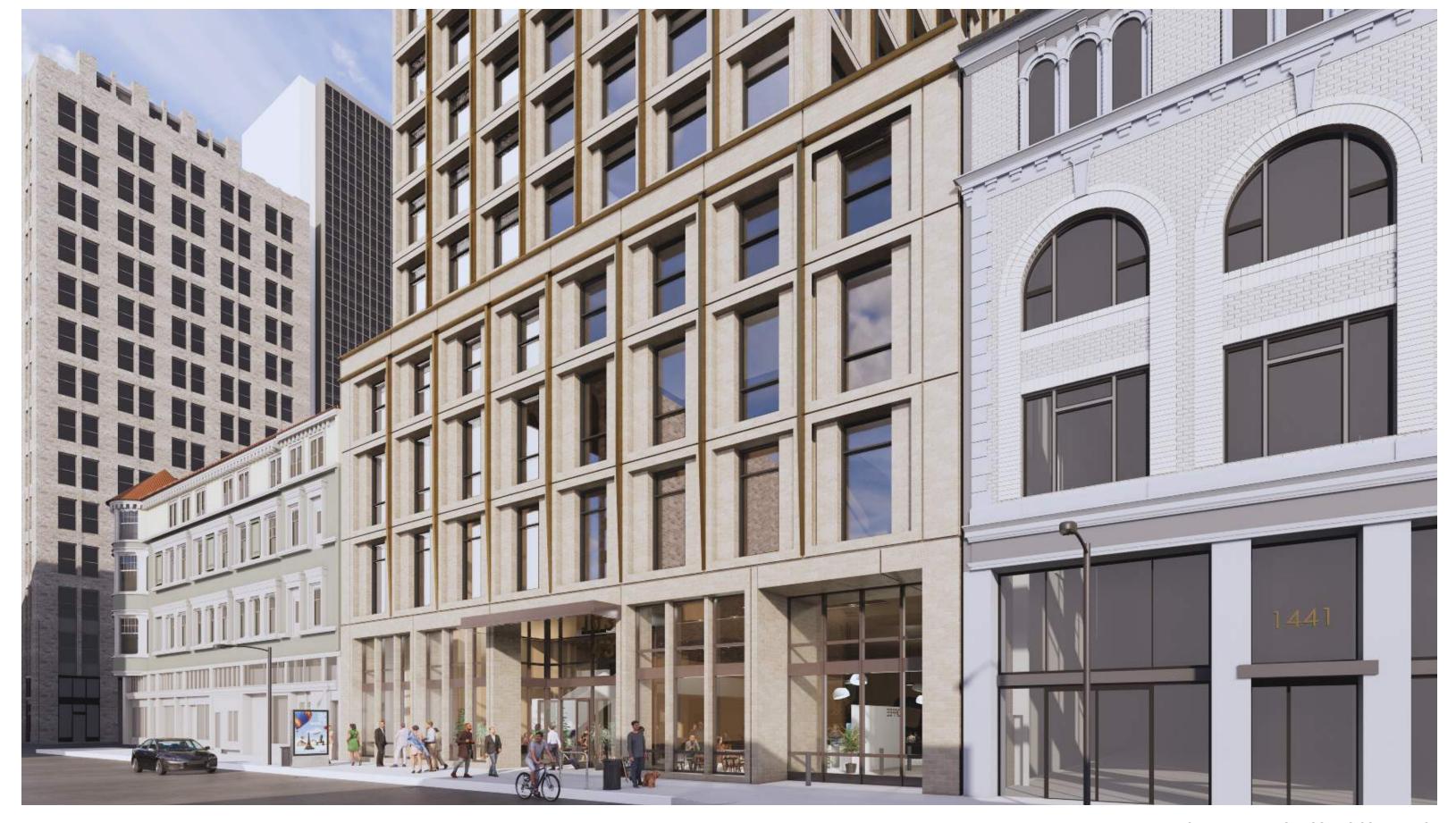


**OVERALL LOOKING SOUTH-WEST** 

07/29/2022



**OVERALL LOOKING NORTH-WEST** 



FRANKLIN STREET ELEVATION LOOKING SOUTH-WEST

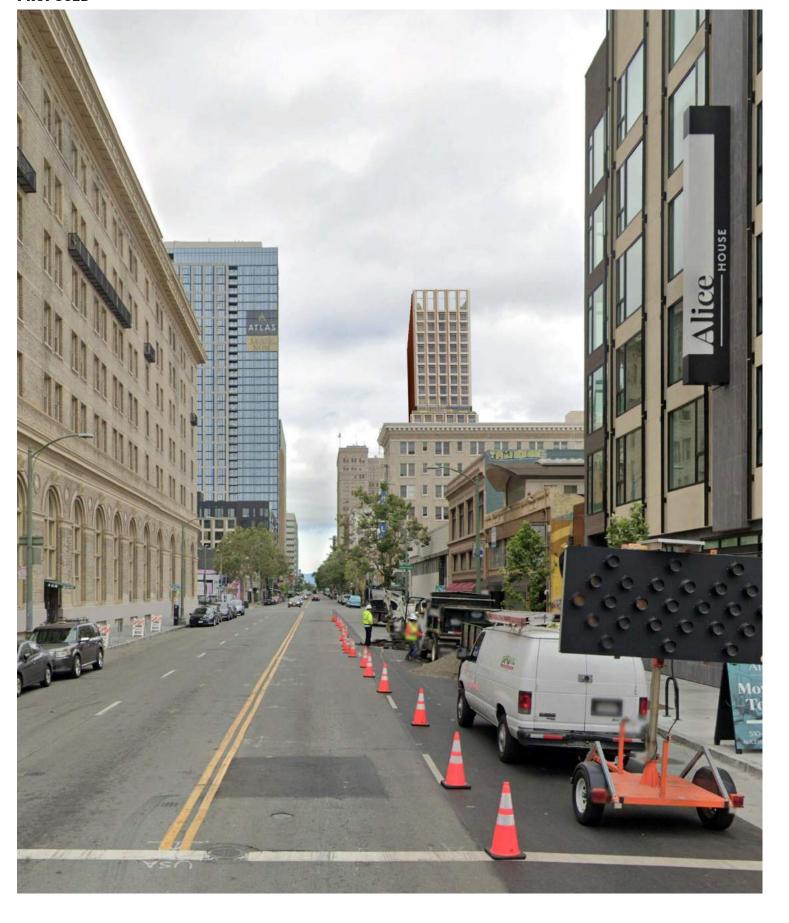


FRANKLIN STREET ELEVATION LOOKING NORTH-WEST

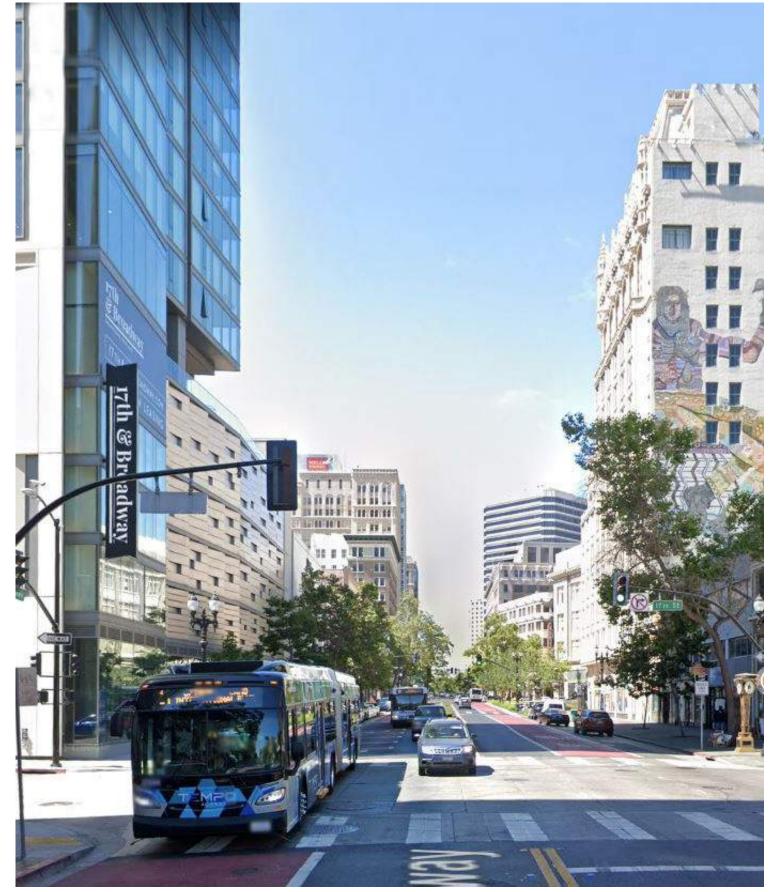
**PROJECT IN CONTEXT** 



**PROPOSED** 



**VIEW FROM 14TH LOOKING WEST** 

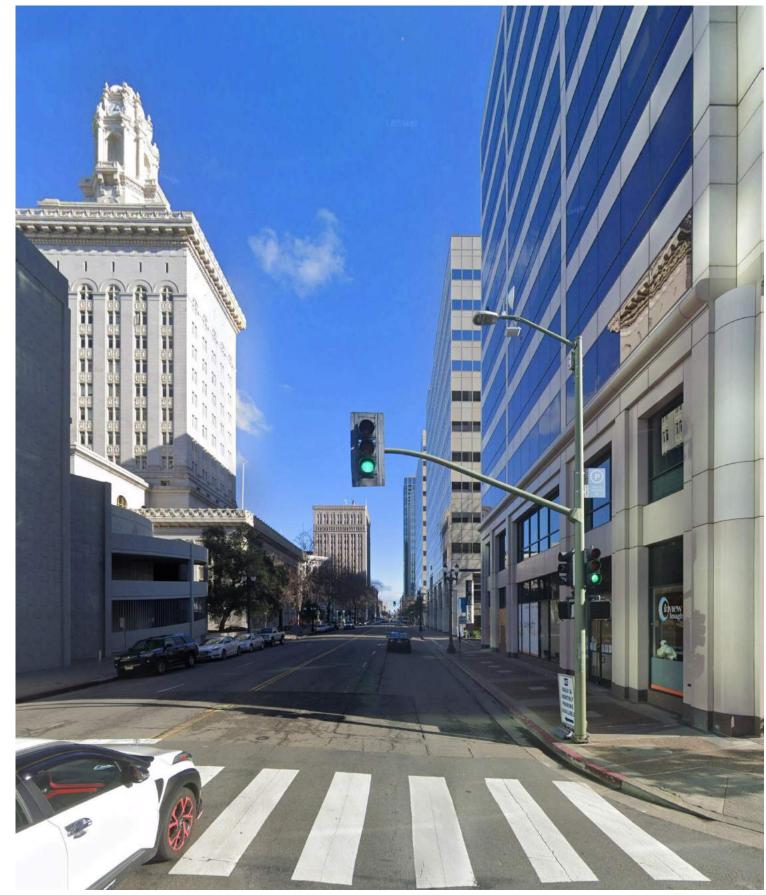


**PROPOSED** 



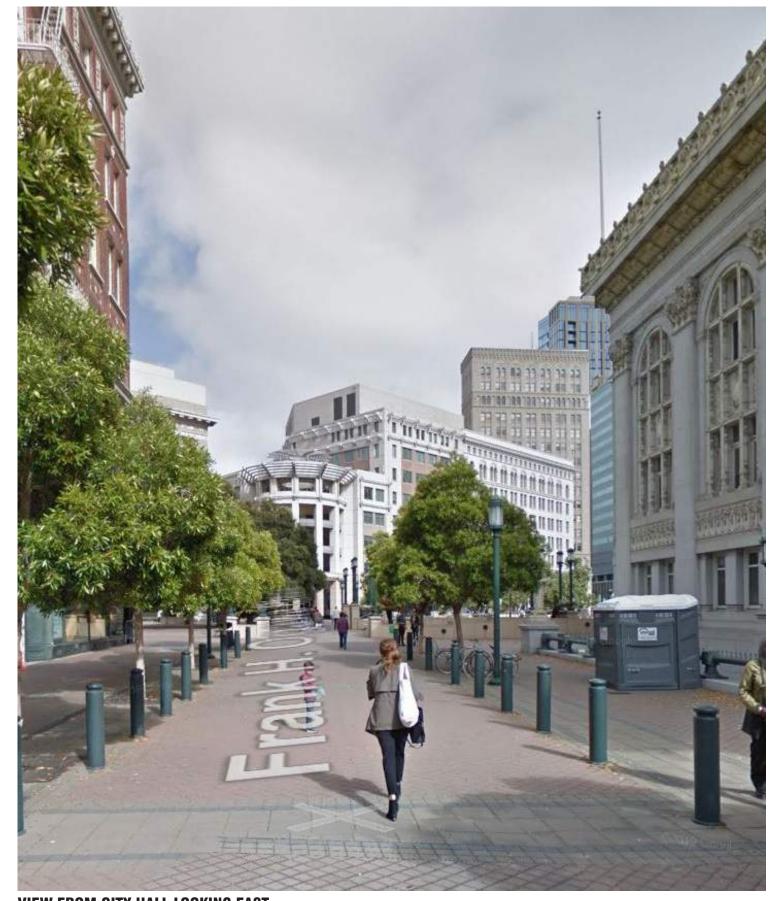
**VIEW FROM BROADWAY LOOKING EAST** 

PROPOSED **EXISTING** 

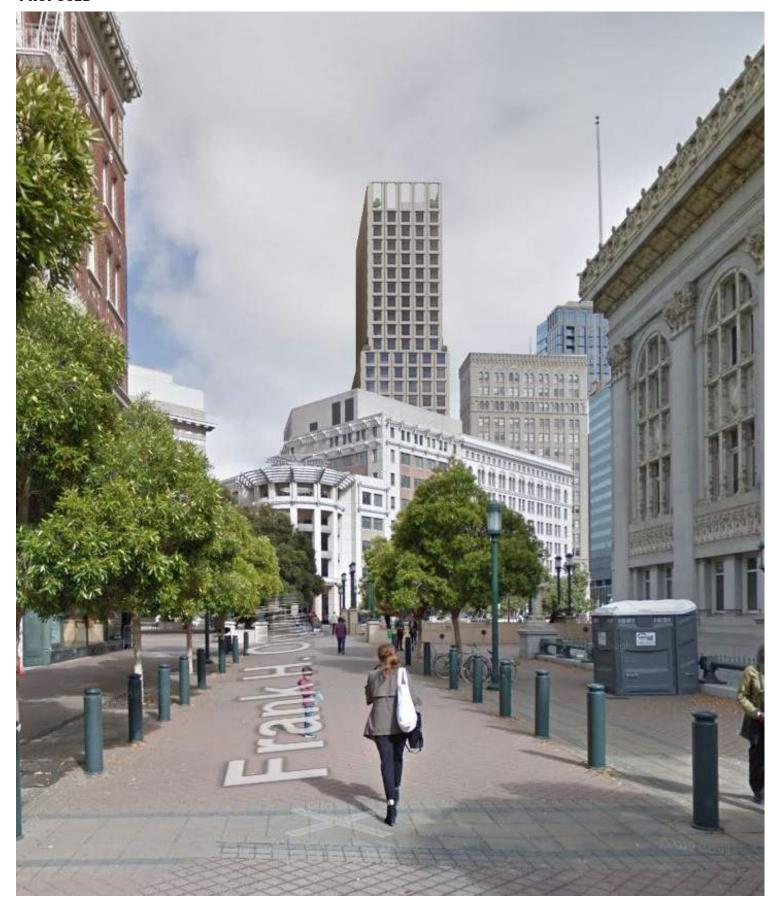




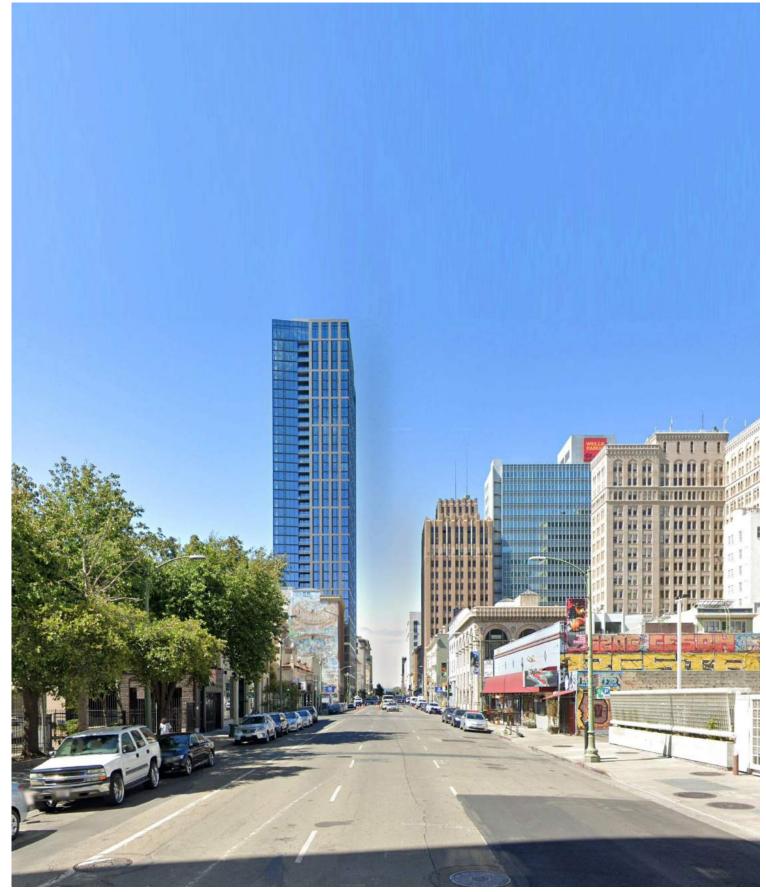
VIEW FROM CITY HALL LOOKING EAST

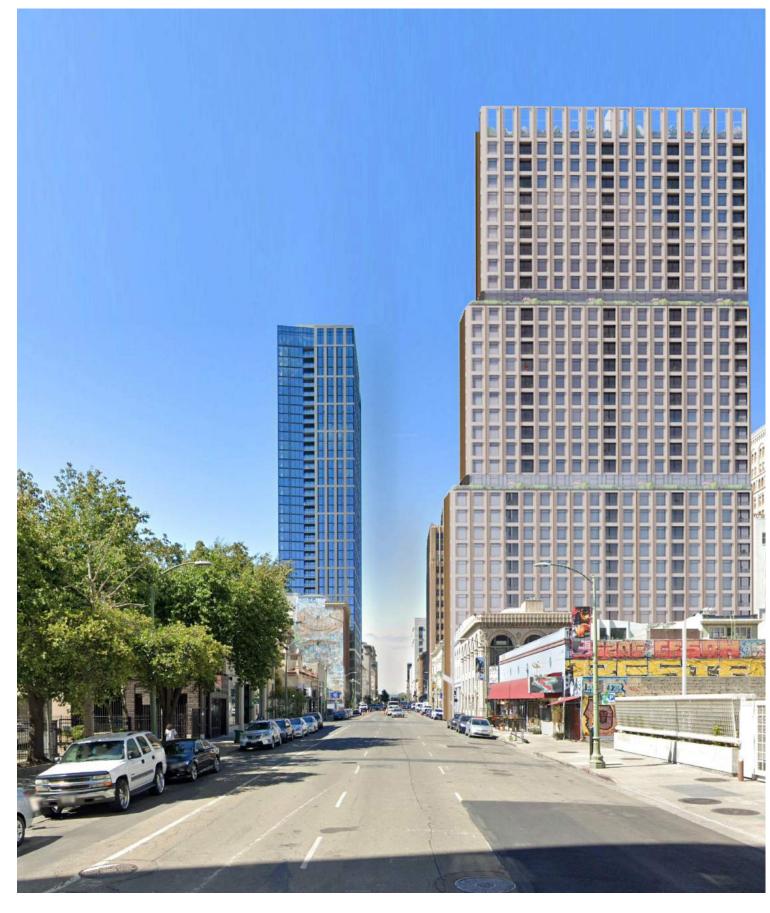


**PROPOSED** 

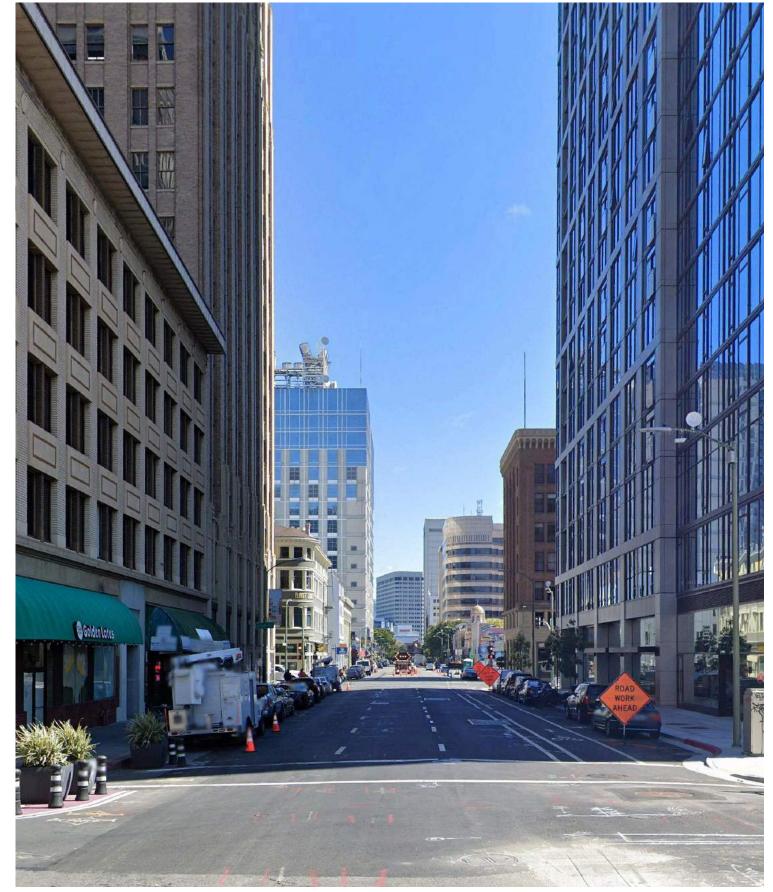


VIEW FROM CITY HALL LOOKING EAST

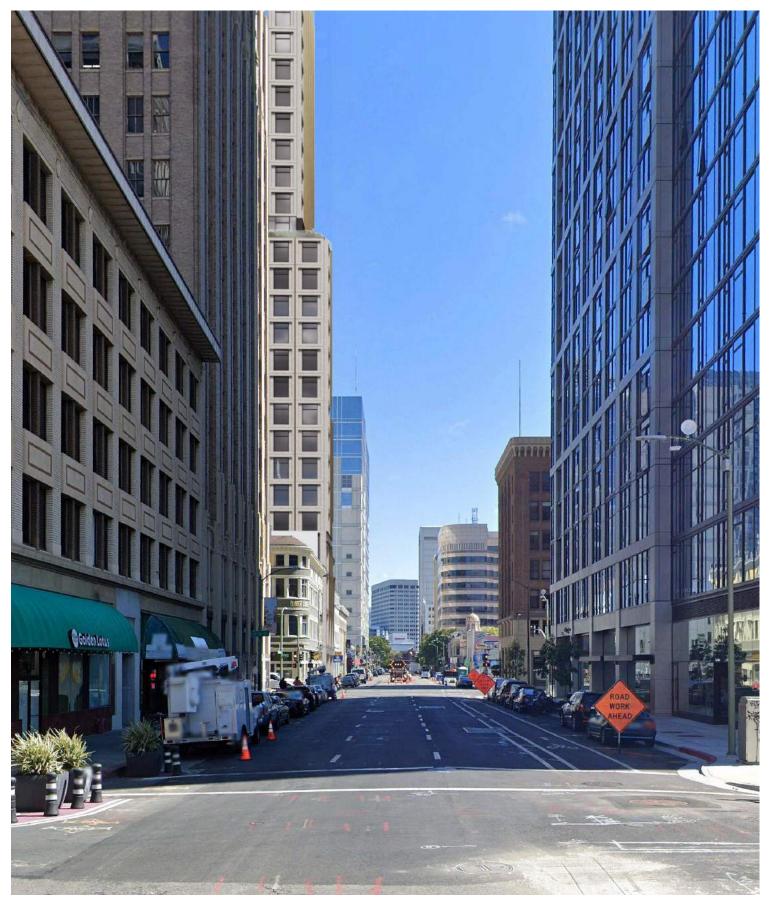




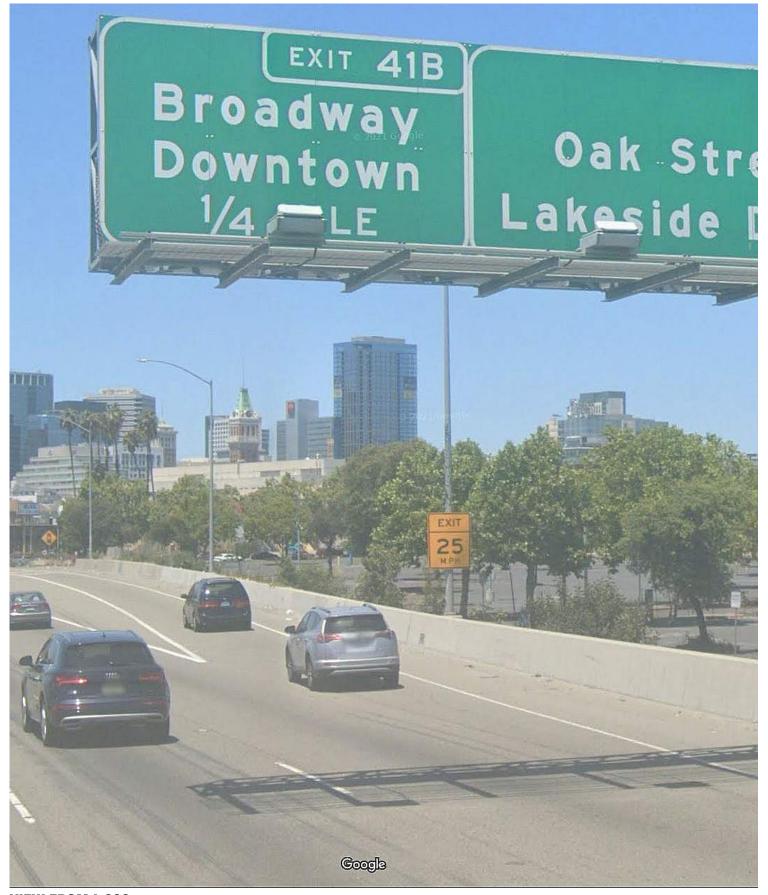
**VIEW FROM CITY FRANKLIN LOOKING SOUTH** 

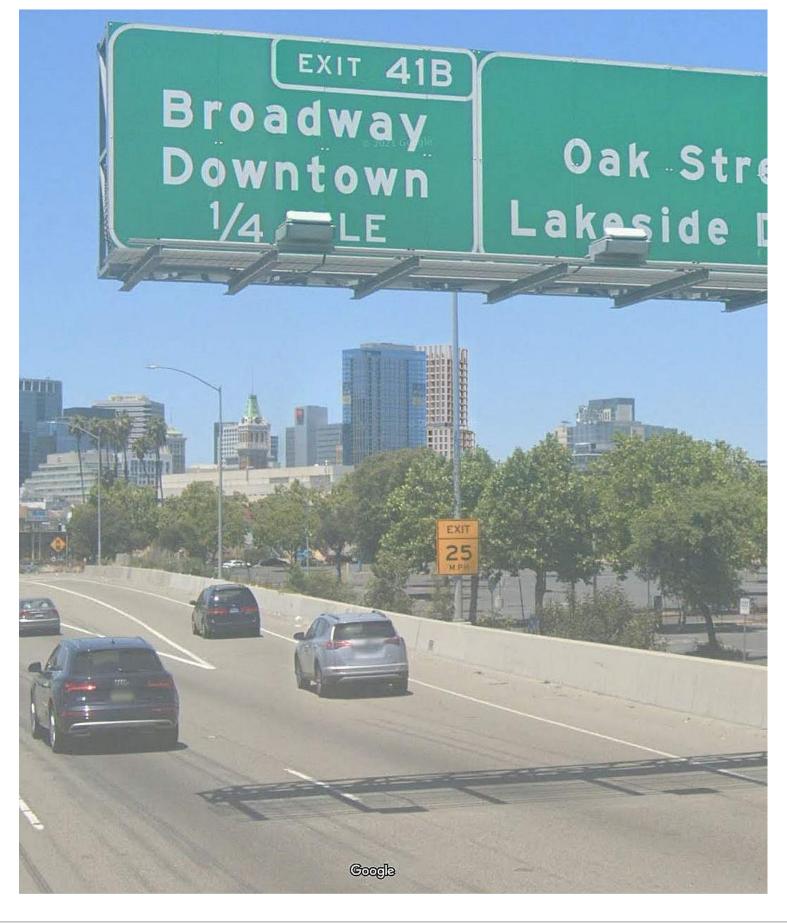


**PROPOSED** 



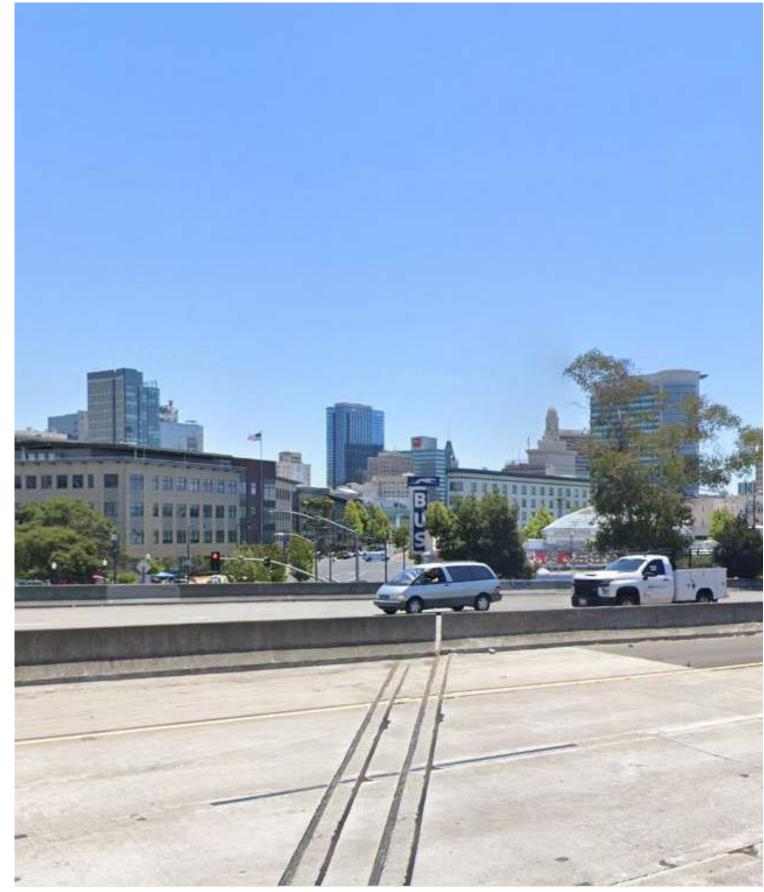
**VIEW FROM FRANKLIN LOOKING NORTH** 

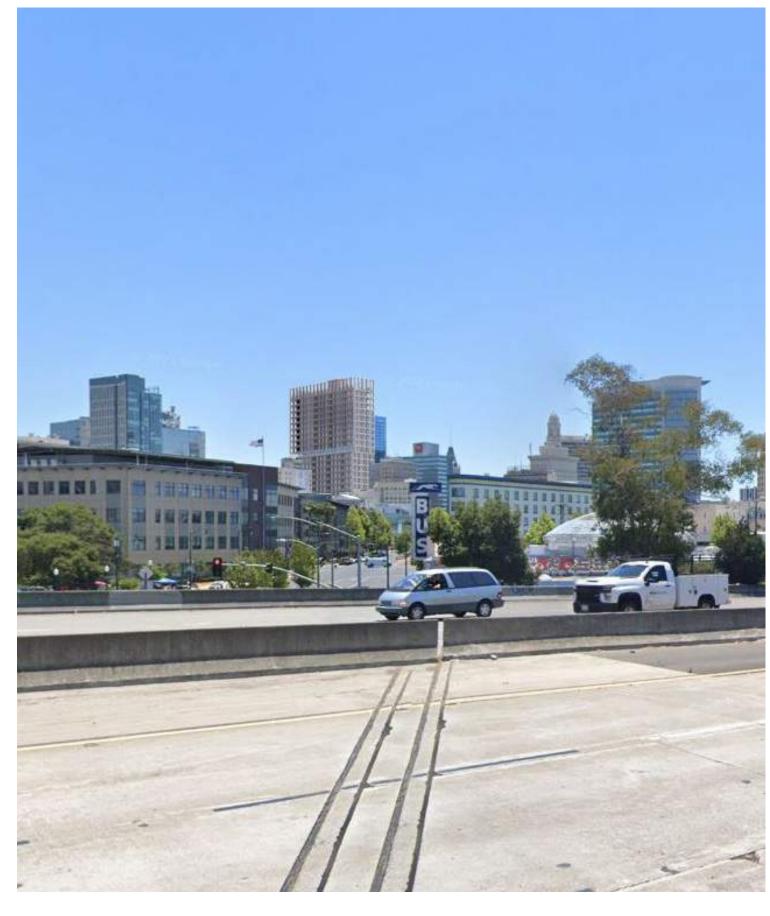




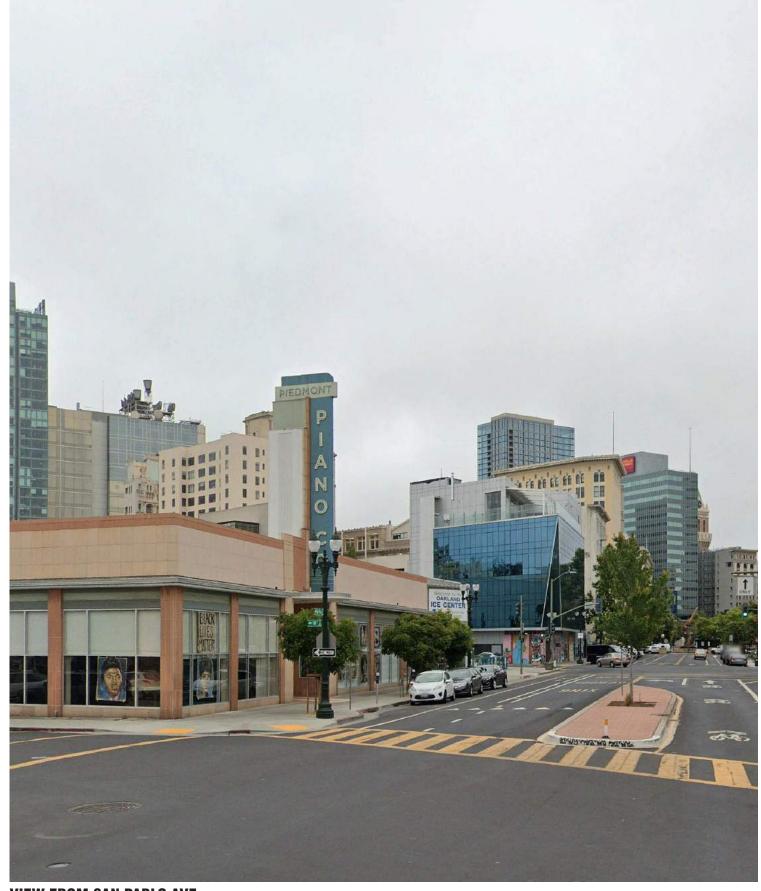
**VIEW FROM I-880** 

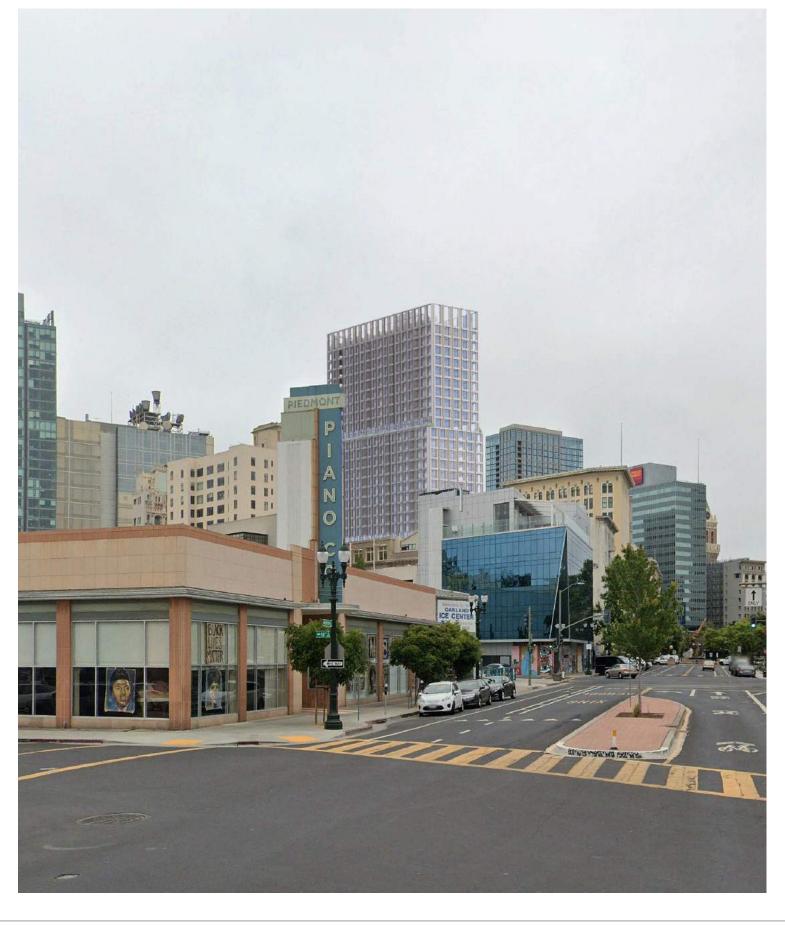
PROPOSED **EXISTING** 



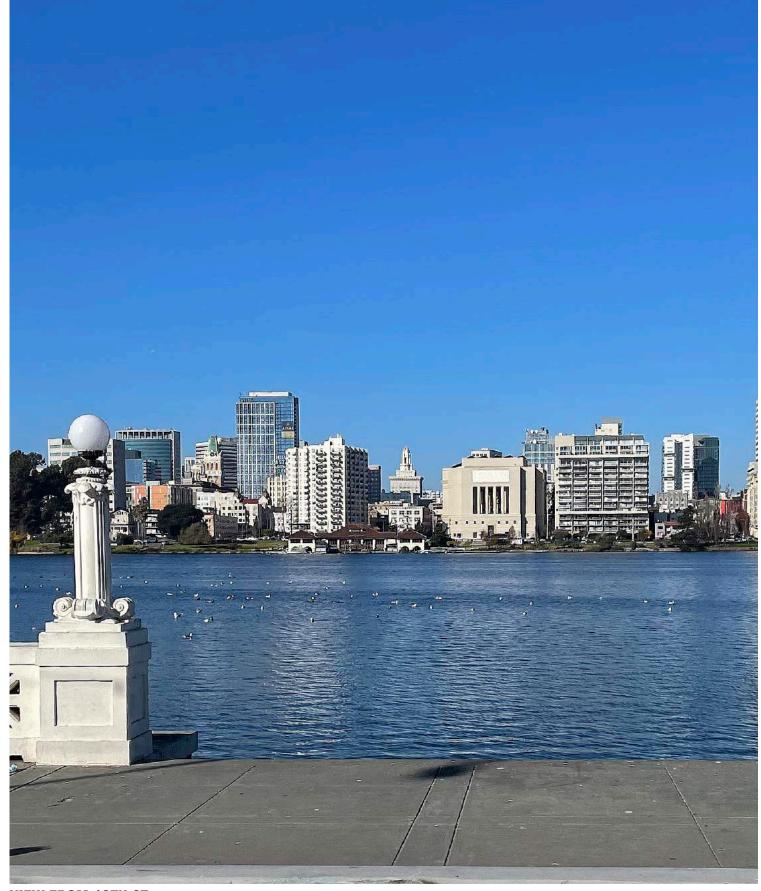


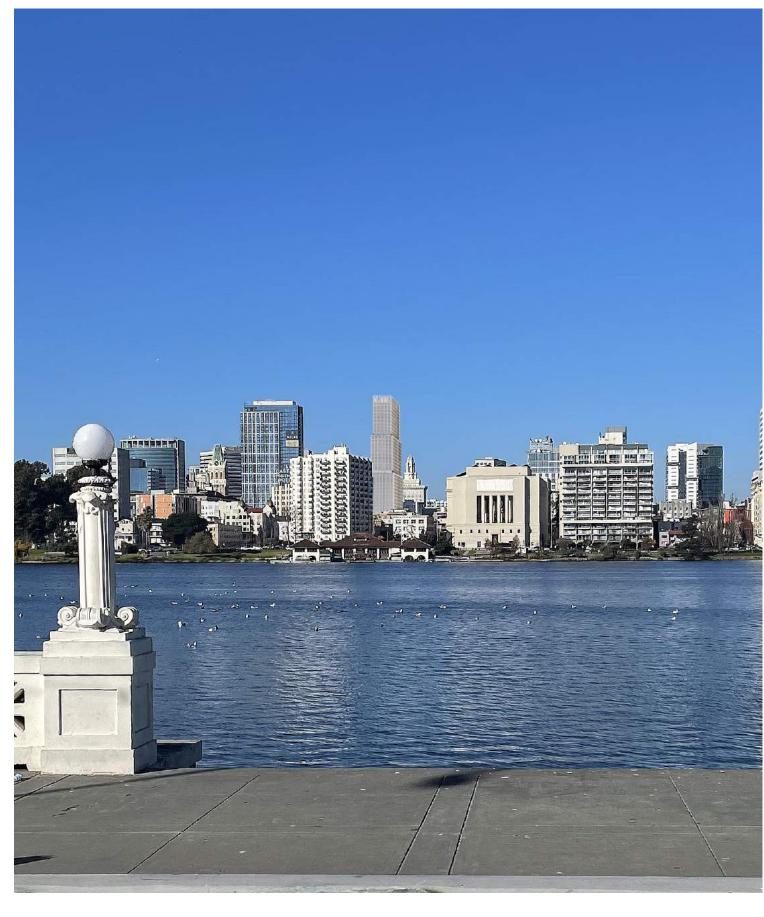
VIEW FROM I-980





**VIEW FROM SAN PABLO AVE** 

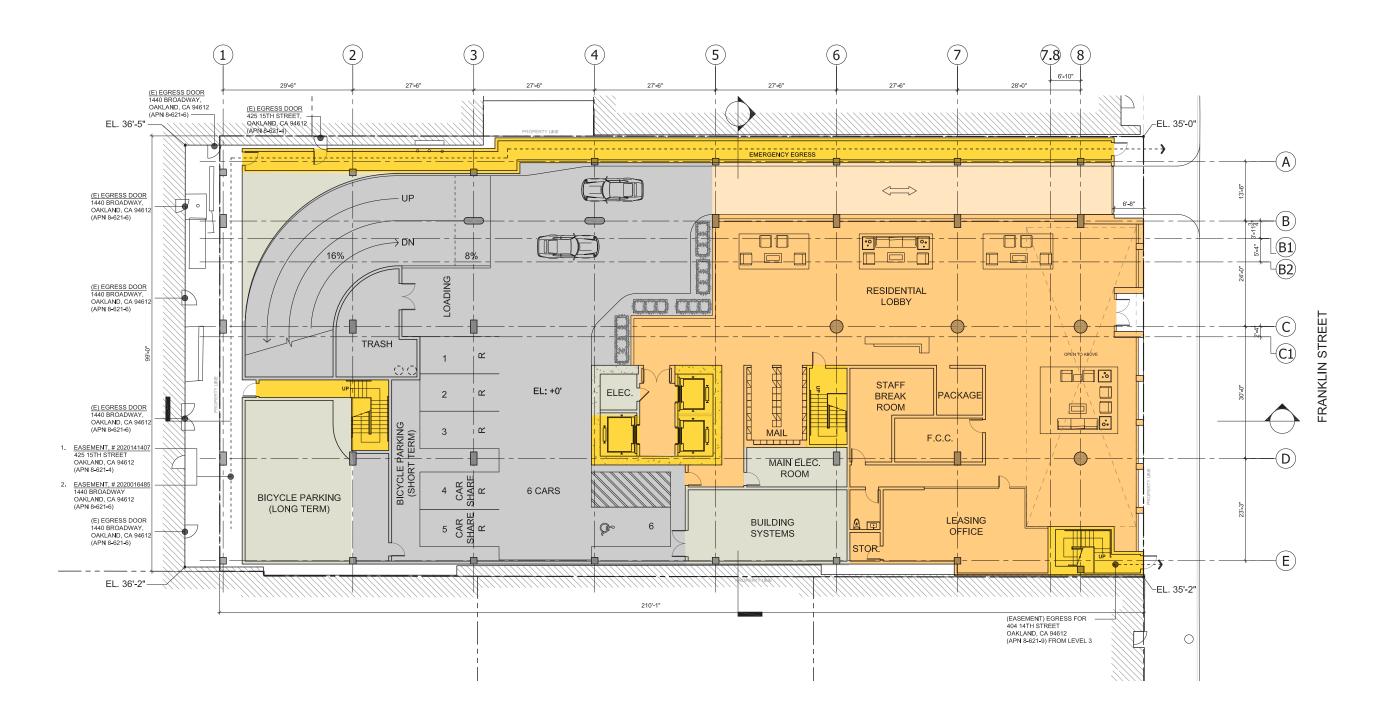


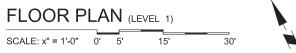


**VIEW FROM 18TH ST** 

**PLANS AND SECTIONS** 

07/29/2022

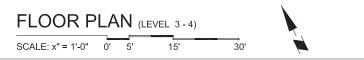






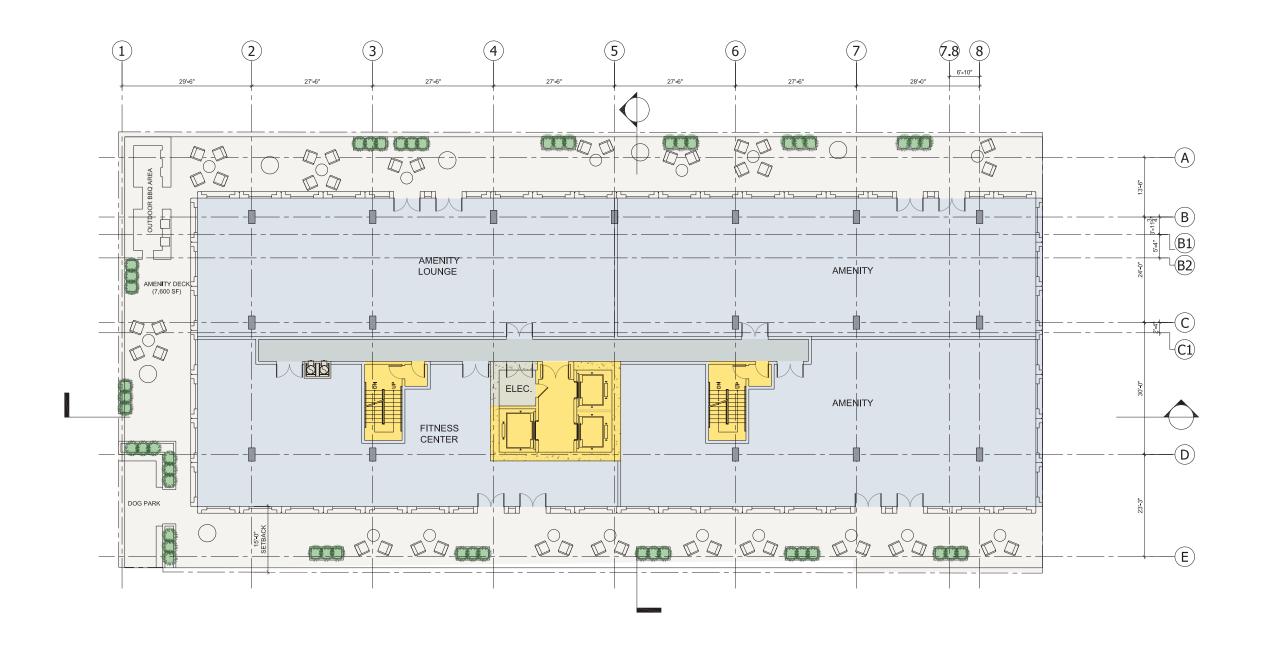




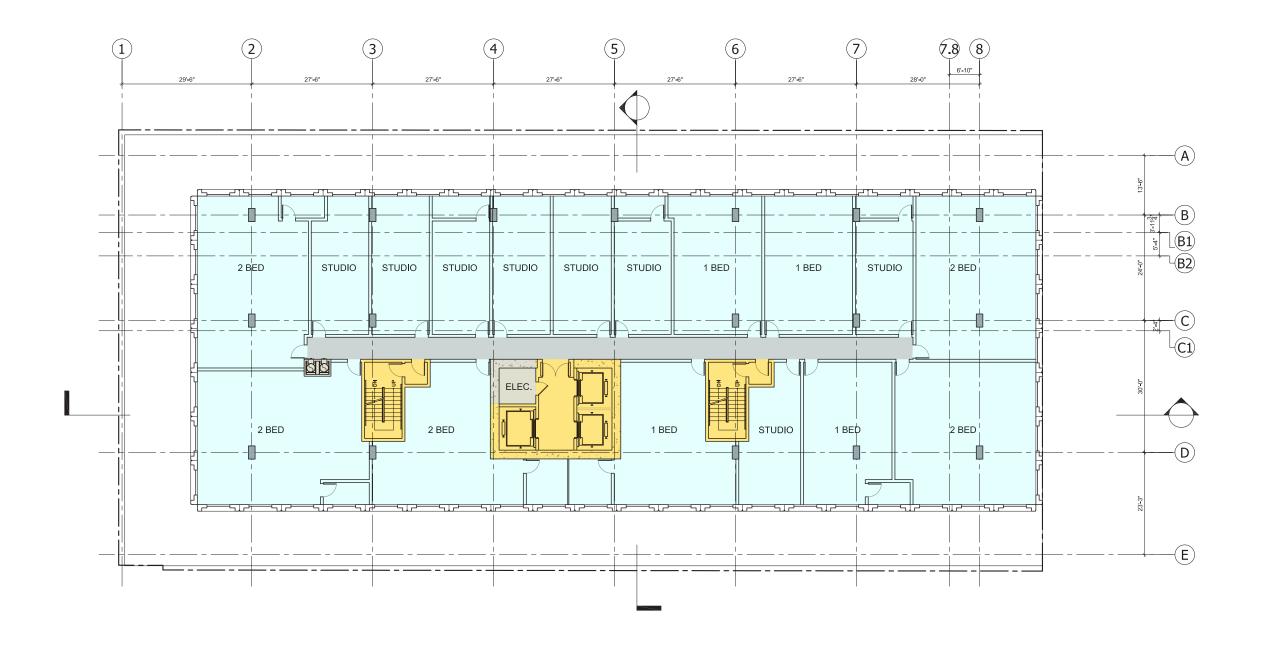






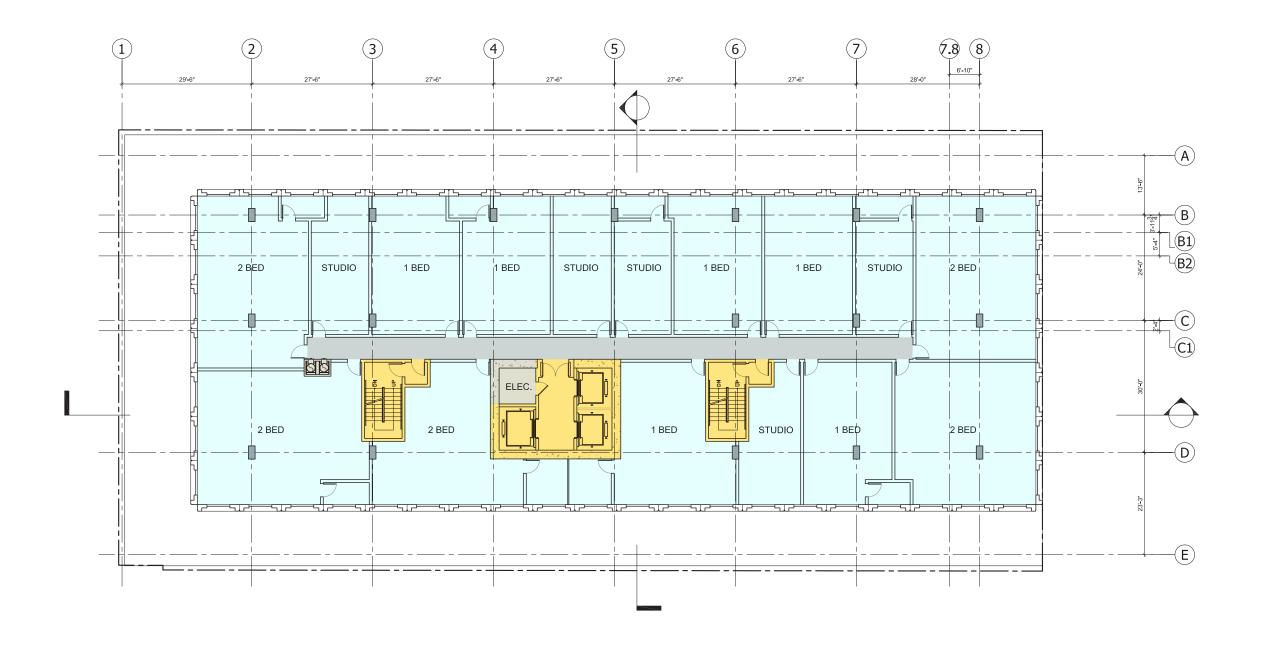






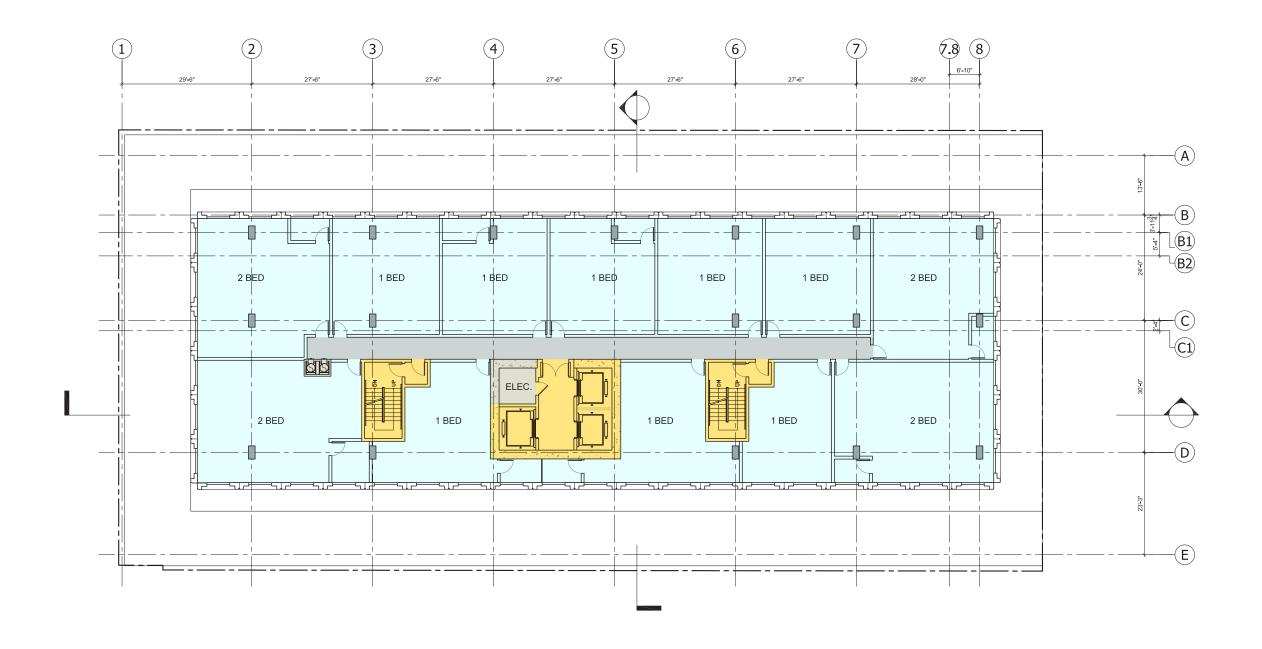






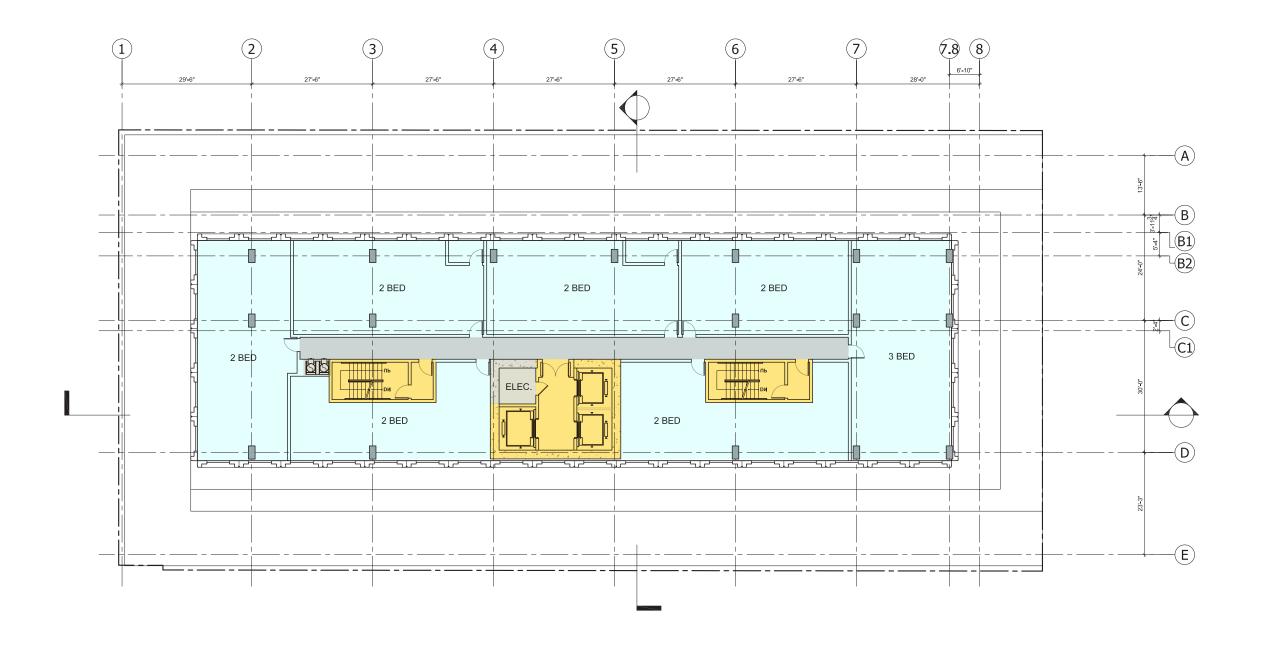






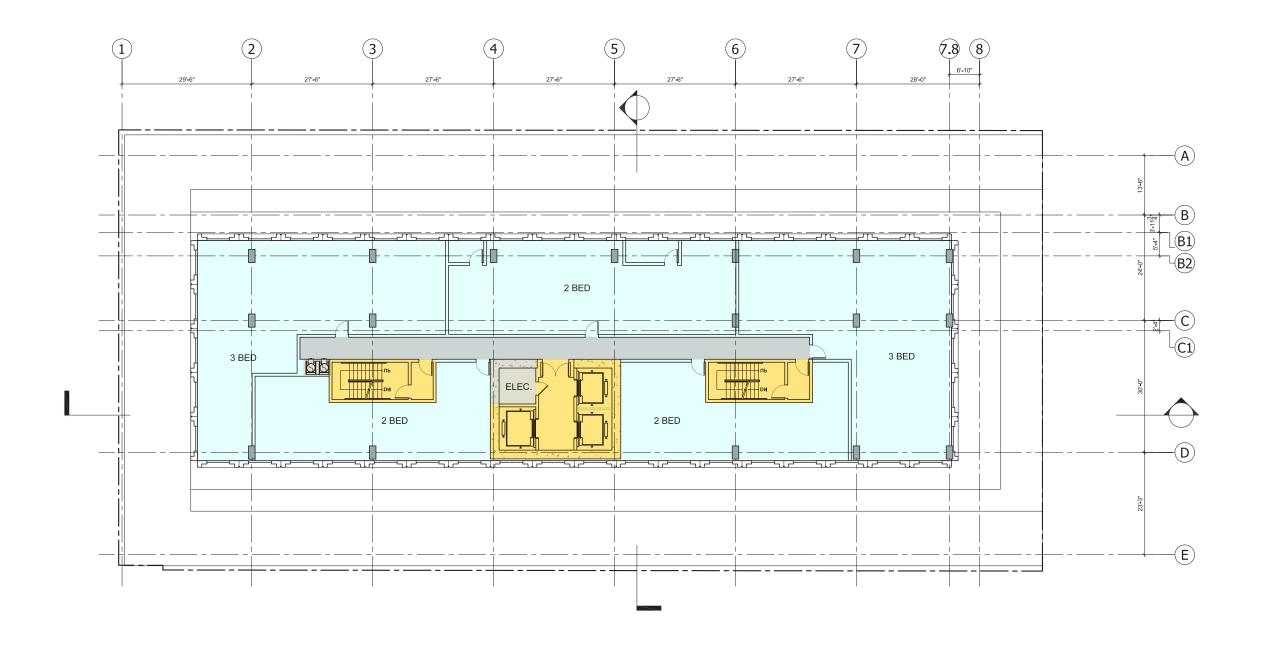






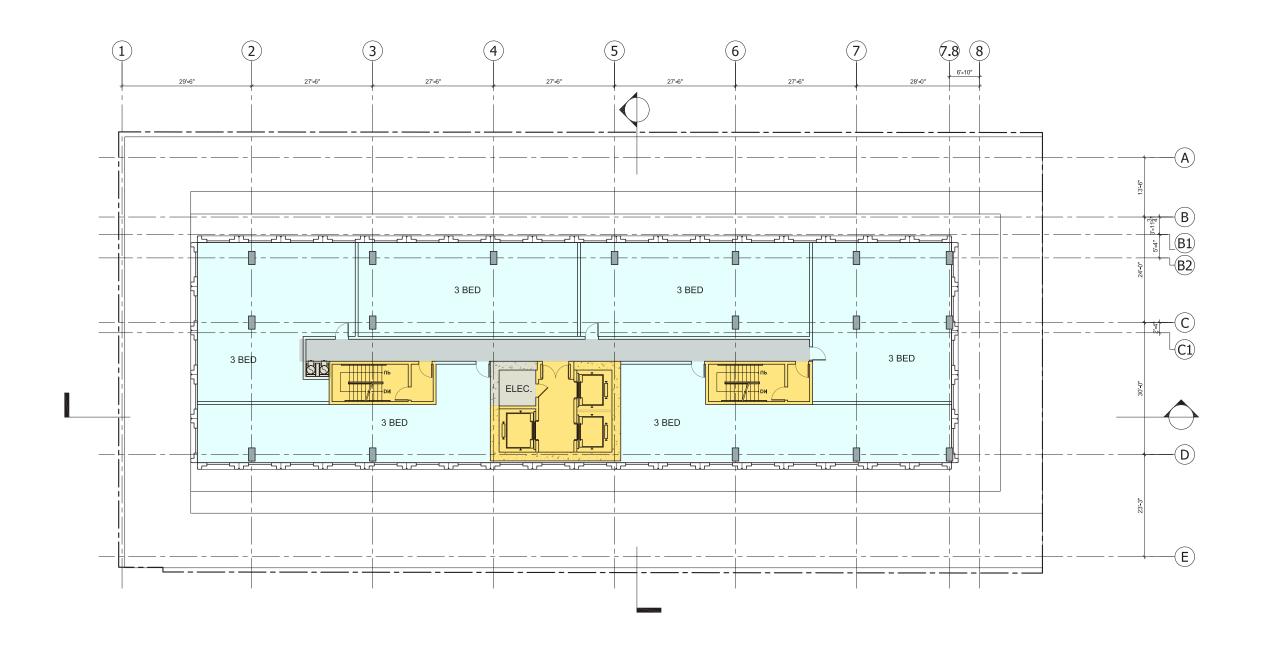






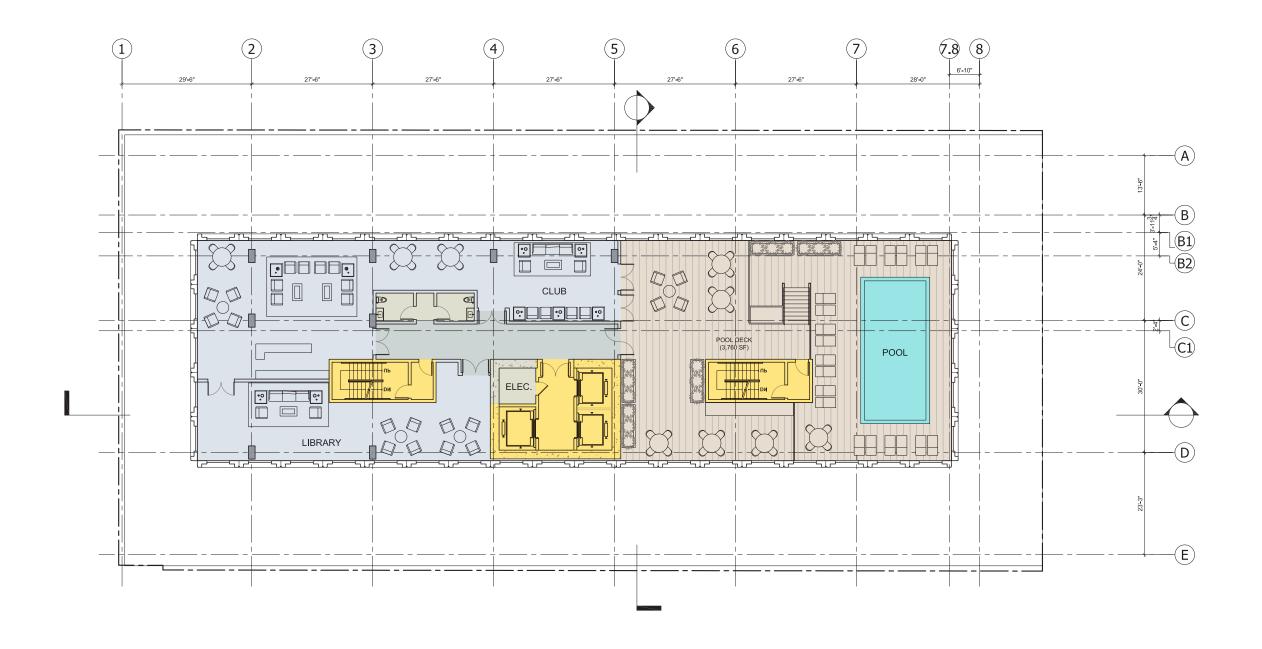






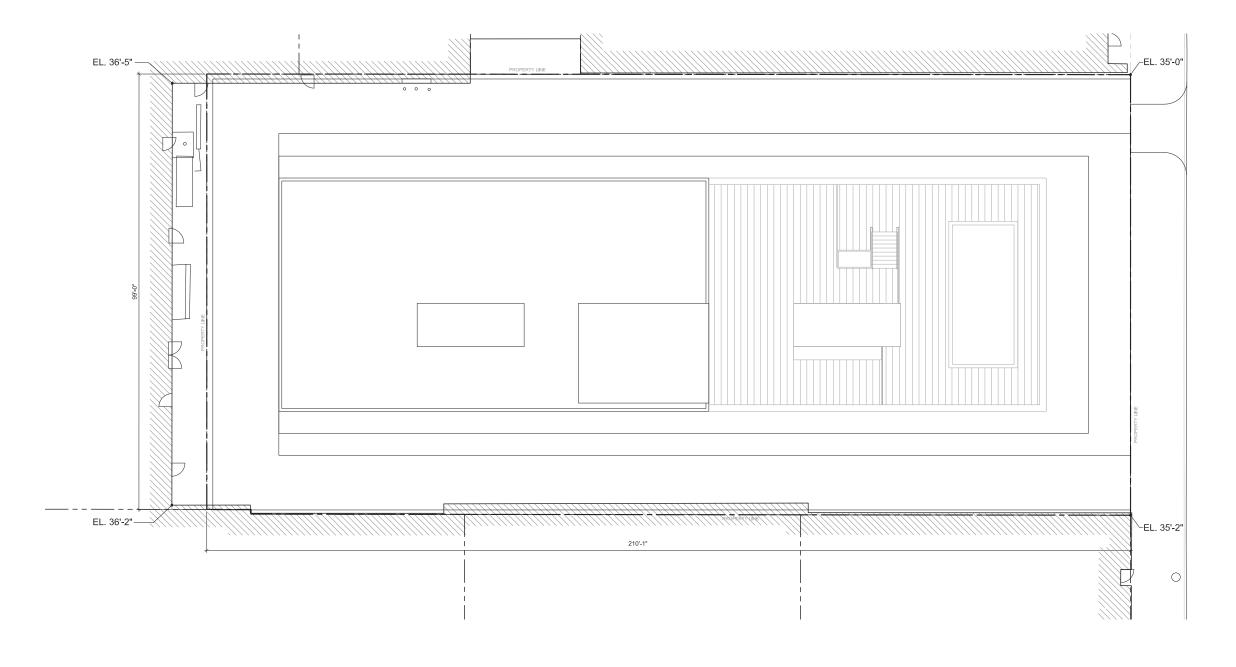


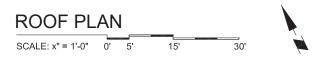




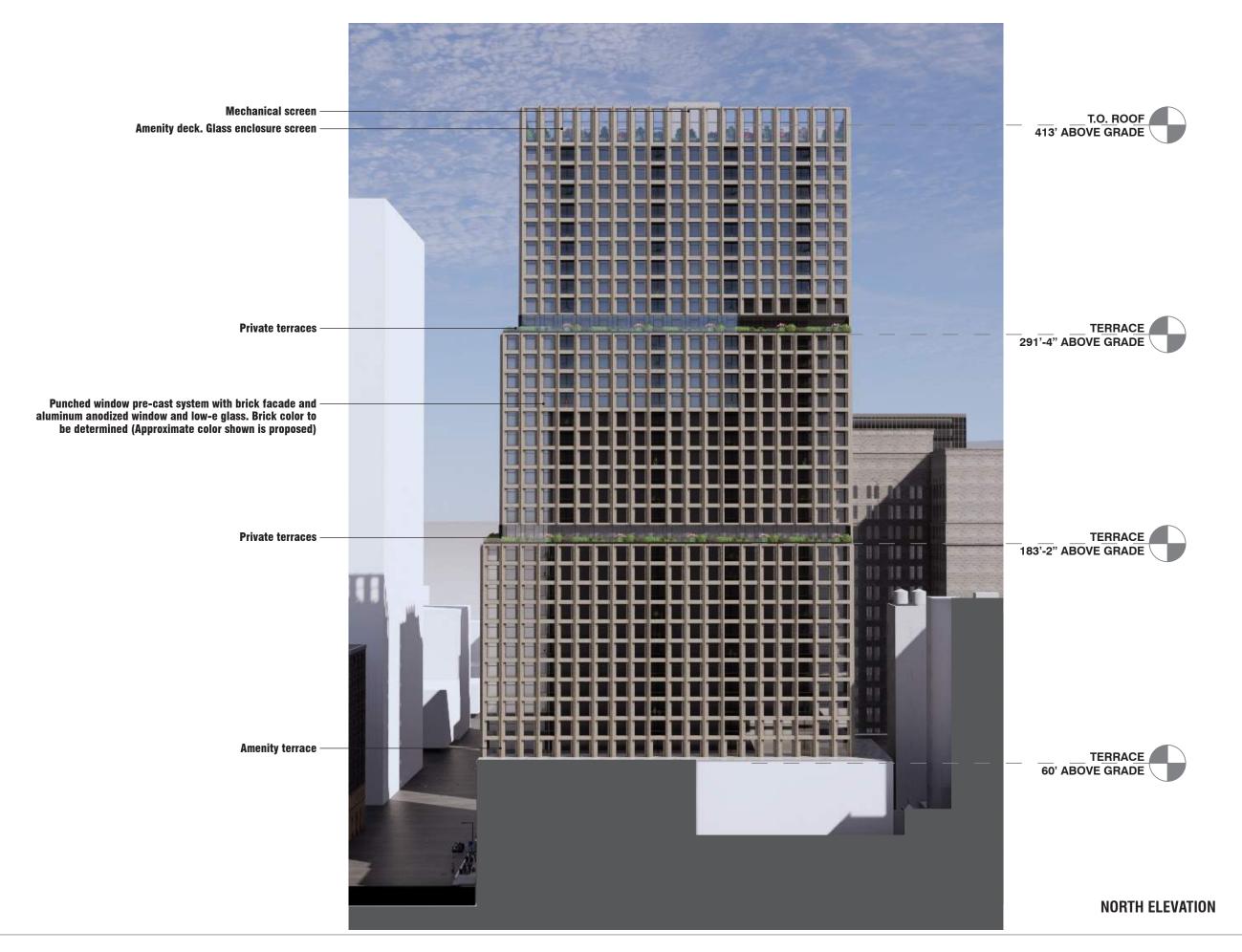


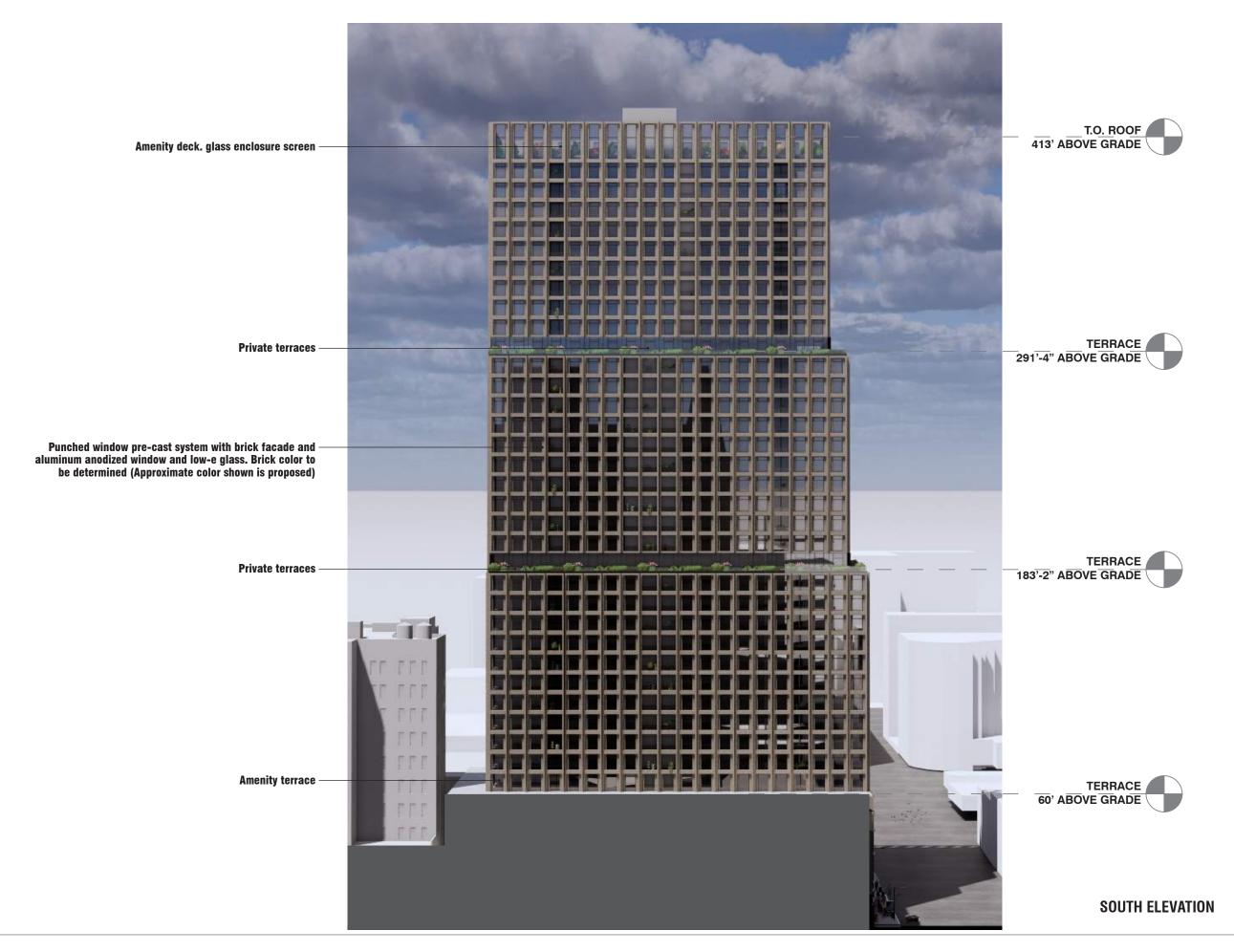


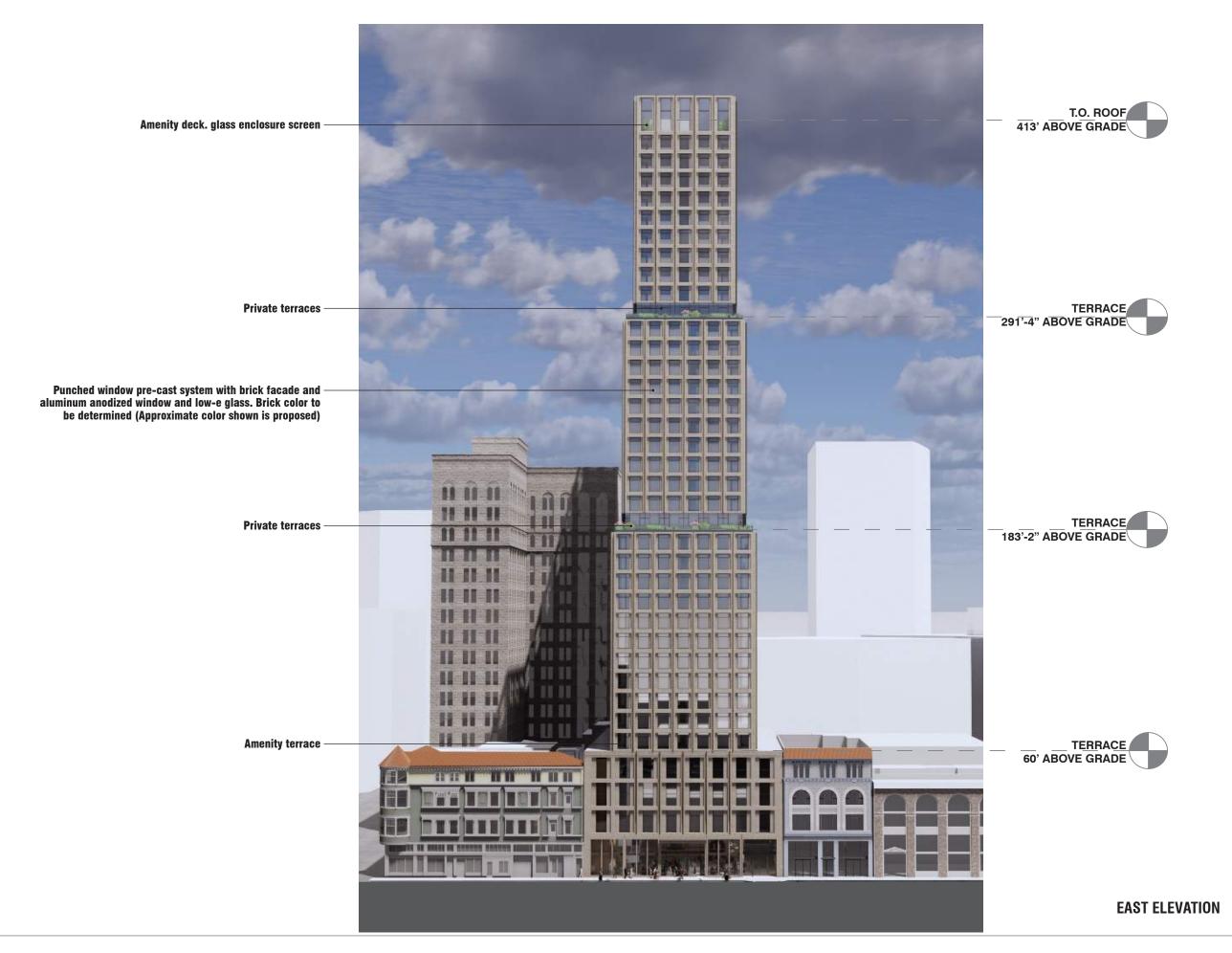


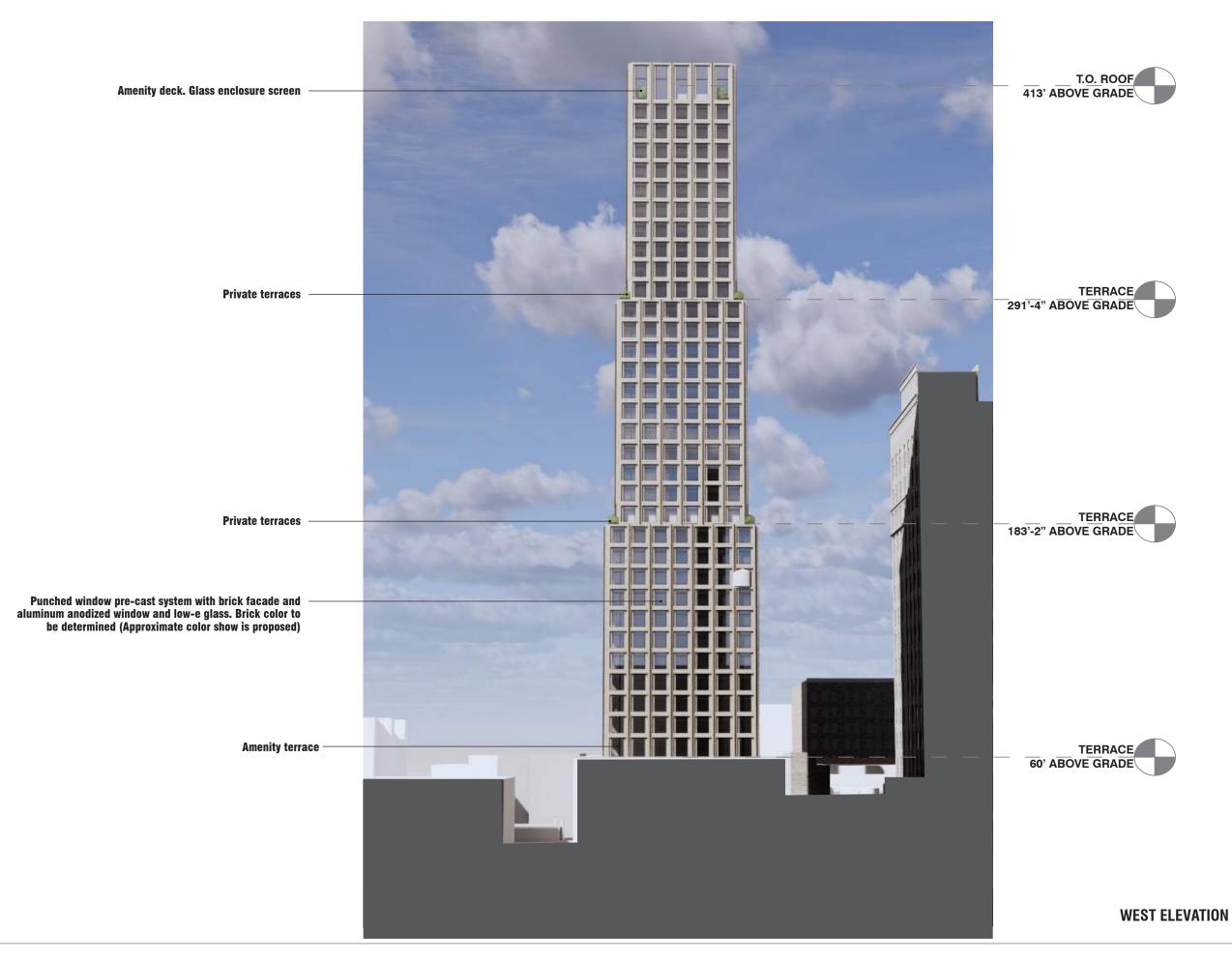


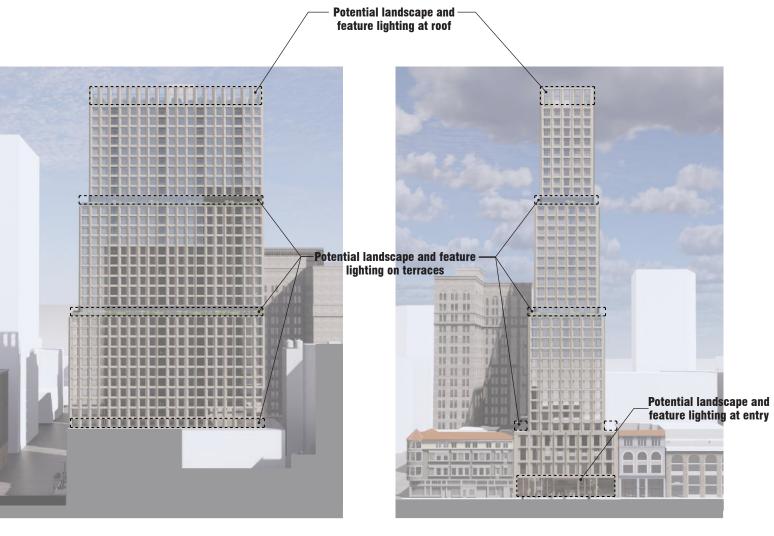


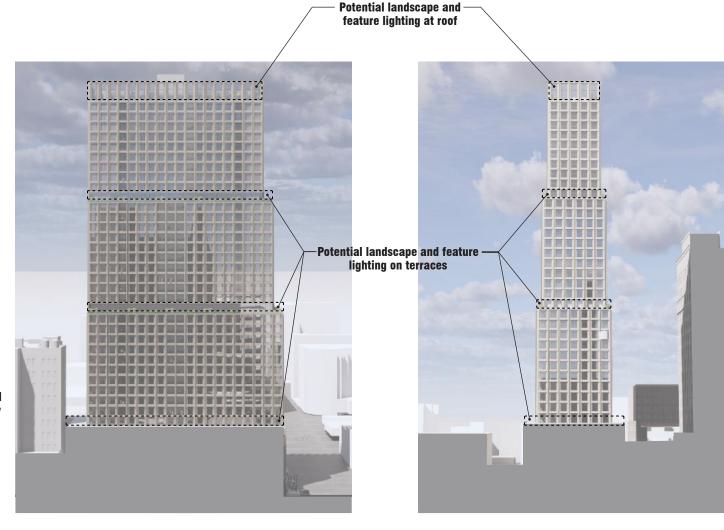












**NORTH ELEVATION SOUTH ELEVATION EAST ELEVATION WEST ELEVATION** 

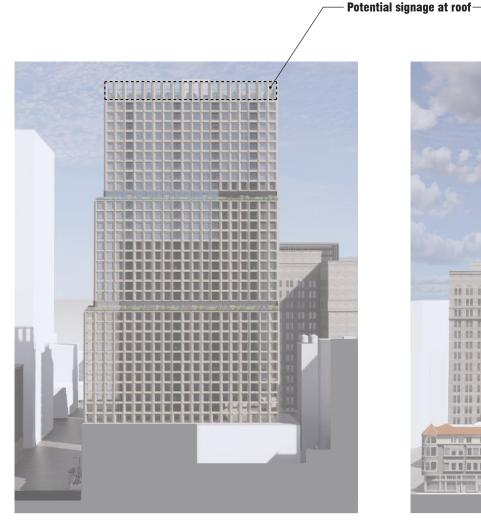


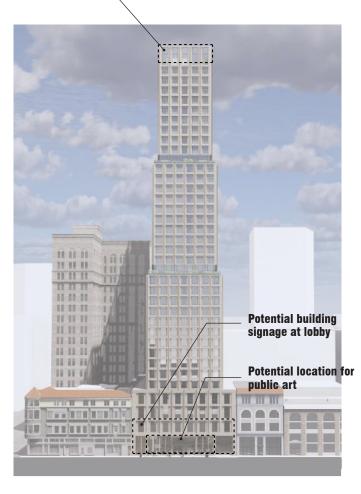






**EXTERIOR LIGHTING LAYOUT** 









Potential signage at roof-

**NORTH ELEVATION SOUTH ELEVATION EAST ELEVATION WEST ELEVATION** 

**SIGNAGE** 

### RESIDENTIAL BUILDING MATRIX

|                    | LEVELS | FLOOR HEIGHT<br>(FT.) | HEIGHT ABOVE<br>GRADE (FT.) | STUDIO | 1 BEDROOM | 2 BEDROOM | 3 BEDROOM | TOTAL | GROSS<br>HORIZONTAL<br>AREA | EXCLUDED AREA (2) | FLOOR AREA (1) |
|--------------------|--------|-----------------------|-----------------------------|--------|-----------|-----------|-----------|-------|-----------------------------|-------------------|----------------|
| ROOF               | -      | -                     | 413'-0"                     | -      | -         | -         | -         | -     | -                           | -                 | -              |
| POOL DECK          | 40     | 13'-6"                | 399'-6"                     | -      | -         | -         | -         | -     | 5,425                       | -                 | 5,425          |
|                    | 39     | 9'-10"                | 389'-8"                     | -      | -         | 0         | 6         | 6     | 9,258                       | -                 | 9,258          |
|                    | 38     | 9'-10"                | 379'-10"                    | -      | -         | 3         | 2         | 5     | 9,258                       | -                 | 9,258          |
|                    | 37     | 9'-10"                | 370'-0"                     | -      | -         | 3         | 2         | 5     | 9,258                       | -                 | 9,258          |
|                    | 36     | 9'-10"                | 360'-2"                     | -      | -         | 3         | 2         | 5     | 9,258                       | -                 | 9,258          |
|                    | 35     | 9'-10"                | 350'-4"                     | -      | -         | 6         | 1         | 7     | 9,258                       | -                 | 9,258          |
|                    | 34     | 9'-10"                | 340'-6"                     | -      | -         | 6         | 1         | 7     | 9,258                       | -                 | 9,258          |
|                    | 33     | 9'-10"                | 330'-8"                     | -      | -         | 6         | 1         | 7     | 9,258                       | -                 | 9,258          |
|                    | 32     | 9'-10"                | 320'-10"                    | -      | -         | 6         | 1         | 7     | 9,258                       | -                 | 9,258          |
|                    | 31     | 9'-10"                | 311'-0"                     | -      | -         | 6         | 1         | 7     | 9,258                       | -                 | 9,258          |
|                    | 30     | 9'-10"                | 301'-2"                     | -      | -         | 6         | 1         | 7     | 9,258                       | -                 | 9,258          |
|                    | 29     | 9'-10"                | 291'-4"                     | -      | -         | 6         | 1         | 7     | 9,258                       | -                 | 9,258          |
|                    | 28     | 9'-10"                | 281'-6"                     | -      | 8         | 4         | -         | 12    | 9,258                       | -                 | 9,258          |
| Ŋ                  | 27     | 9'-10"                | 271'-8"                     | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
| RESIDENTIAL LEVELS | 26     | 9'-10"                | 261'-10"                    | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
|                    | 25     | 9'-10"                | 252'-0"                     | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
|                    | 24     | 9'-10"                | 242'-2"                     | _      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
|                    | 23     | 9'-10"                | 232'-4"                     | _      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
| l ä                | 22     | 9'-10"                | 222'-6"                     | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
|                    | 21     | 9'-10"                | 212'-8"                     | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
|                    | 20     | 9'-10"                | 202'-10"                    | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
| L                  | 19     | 9'-10"                | 193'-0"                     | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
|                    | 18     | 9'-10"                | 183'-2"                     | -      | 8         | 4         | -         | 12    | 11,607                      | -                 | 11,607         |
|                    | 17     | 9'-10"                | 173'-4"                     | 5      | 6         | 5         | -         | 16    | 11,607                      | -                 | 11,607         |
|                    | 16     | 9'-10"                | 163'-6"                     | 5      | 6         | 5         | -         | 16    | 14,167                      | -                 | 14,167         |
|                    | 15     | 9'-10"                | 153'-8"                     | 5      | 6         | 5         | -         | 16    | 14,167                      | -                 | 14,167         |
|                    | 14     | 9'-10"                | 143'-10"                    | 5      | 6         | 5         | -         | 16    | 14,167                      | -                 | 14,167         |
|                    | 13     | 9'-10"                | 134'-0"                     | 5      | 6         | 5         | -         | 16    | 14,167                      | -                 | 14,167         |
|                    | 12     | 9'-10"                | 124'-2"                     | 5      | 6         | 5         | -         | 16    | 14,167                      | -                 | 14,167         |
|                    | 11     | 9'-10"                | 114'-4"                     | 5      | 6         | 5         | -         | 16    | 14,167                      | -                 | 14,167         |
|                    | 10     | 9'-10"                | 104'-6"                     | 5      | 6         | 5         | -         | 16    | 14,167                      | -                 | 14,167         |
|                    | 9      | 9'-10"                | 94'-8"                      | 8      | 4         | 5         | -         | 17    | 14,167                      | -                 | 14,167         |
|                    | 8      | 9'-10"                | 84'-10"                     | 8      | 4         | 5         | -         | 17    | 14,167                      | -                 | 14,167         |
|                    | 7      | 9'-10"                | 75'-0"                      | 8      | 4         | 5         | -         | 17    | 14,167                      | -                 | 14,167         |
| AMENITY            | 6      | 15'-0"                | 60'-0"                      |        |           |           |           |       | 14,167                      | -                 | 14,167         |
| 出                  | 5      | 15'-0"                | 45'-0"                      |        |           |           |           |       | 20,205                      | 18,036            | 2,169          |
| GARAGE             | 4      | 10'-0"                | 35'-0"                      |        |           | N/A       |           |       | 20,205                      | 18,036            | 2,169          |
| . AF               | 3      | 10'-0"                | 25'-0"                      |        |           | , , .     |           |       | 20,205                      | 18,036            | 2,169          |
| _                  | 2      | 10'-0"                | 15'-0"                      |        |           |           |           |       | 20,205                      | 18,036            | 2,169          |
| LOBBY              | 1      | 15'-0"                | 0'-0"                       |        |           |           |           |       | 20,205                      | 7,860             | 12,345         |
| TOTAL              |        |                       |                             | 64     | 148       | 150       | 19        | 381   | 501,060                     | 80,004            | 421,056        |
|                    |        |                       |                             | 16.8%  | 38.8%     | 39.4%     | 5.0%      | 100%  |                             |                   |                |

| ODEN | SUMMARY (3)         |  |
|------|---------------------|--|
|      | ST HIVITIVI ARY (2) |  |
|      |                     |  |

|          | UNITS   | SQFT / UNIT  | TOTAL (SQFT) |
|----------|---------|--------------|--------------|
| REQUIRED | 381     | 75           | 28,575       |
| חסעודטבט | Private | e Open Space | 14,900       |
| PROVIDED | Public  | Open Space   | 8,100        |
|          |         |              | 23 000       |

### PARKING SUMMARY

| ALLOWED         381         1.25         476           PROVIDED         381         0.438         167 |          | UNITS | STALLS / UNIT | TOTAL |
|---|----------|-------|---------------|-------|
| PROVIDED 381 0.438 167  | ALLOWED  | 381   | 1.25          | 476   |
|   | PROVIDED | 381   | 0.438         | 167   |

### **BICYCLE PARKING SUMMARY**

|            | UNITS | BIKES / UNIT      | TOTAL |
|------------|-------|-------------------|-------|
| LONG-TERM  | 381   | 1 BIKE / 4 UNITS  | 96    |
| SHORT-TERM | 381   | 1 BIKE / 20 UNITS | 20    |
| PROVIDED   |       |                   | 116   |

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

- 2. Areas used for off-street parking spaces or loading berths and driveways and maneuvering aisles relating thereto; Areas which qualify as usable open space under the standards for required usable open space in Chapter 17.126; arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.
- 3. Not more than 50% of required open space may be located on the uppermost roof of the building
- 4. Landscaping enhancements area at public open space is 50%

### PROJECT INFORMATION

PROJECT NAME: 1431 FRANKLIN RESIDENCES

PROJECT ADDRESS: 1431 FRANKLIN STREET OAKLAND, CA 94612

OWNER: TIDEWATER CAPITAL

APN: 8-621-8-7

ZONING: CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL ZONE (CBD-P)

DOWNTOWN SPECIFIC PLAN (PROPOSED); HEIGHT AREA 7, NO LIMIT ZONING SPECIFIC PLAN:

TOTAL LOT AREA: 20,974 SQUARE FEET

DENSITY: MARKET RATE DWELLING UNITS

20,974 X 91% = 19,086 SF, AT 1 UNIT PER 90 SF = 212 UNITS ALLOWED

EFFICIENCY DWELLING UNITS

20,974 X 9% = 1,888 SF, AT 1 UNIT PER 45 SF = 42 UNITS ALLOWED

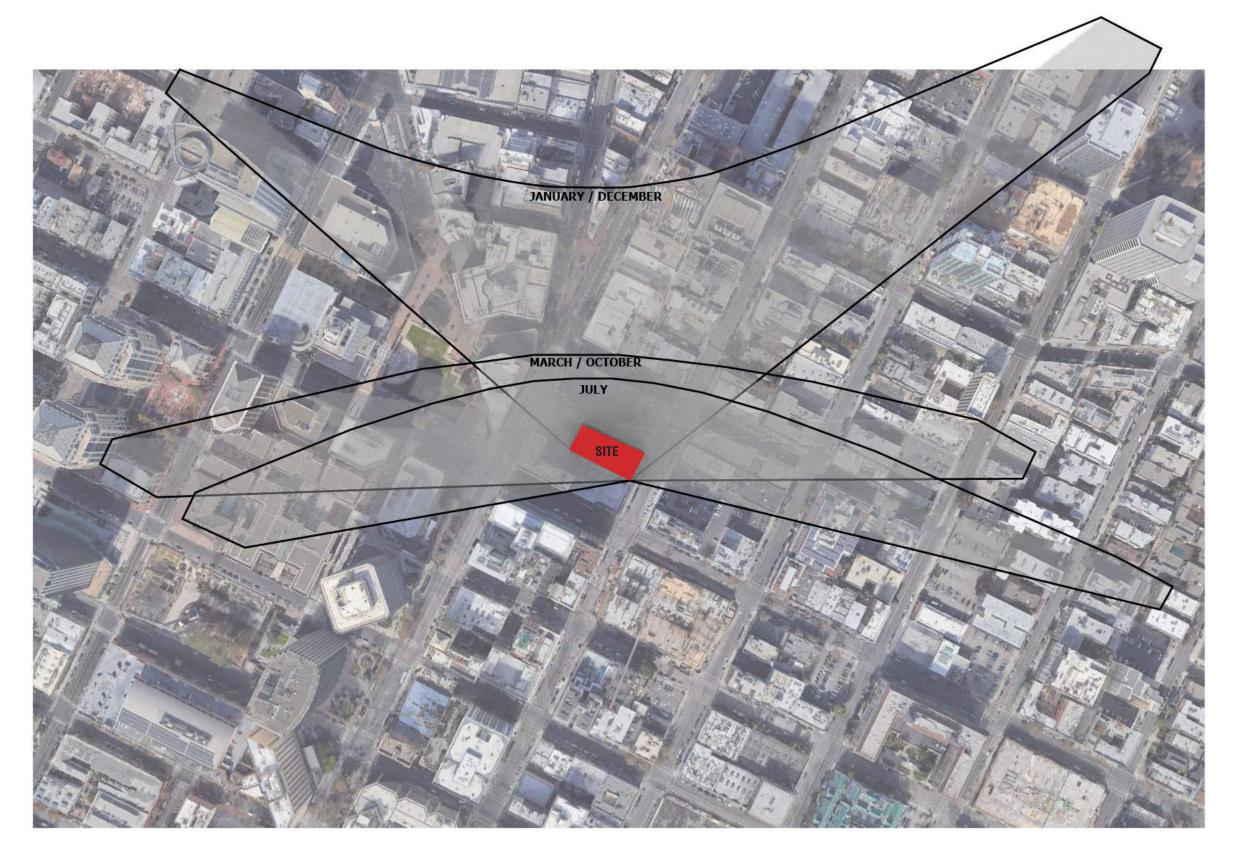
WITH STATE DENSITY BONUS

212 + 42 = 254 UNITS X 50% BONUS = 381 DWELLING UNITS

NOTE: PER AFFORDABLE HOUSING DENSITY BONUS SUPP. FORM, TABLE 3

TOTAL STORIES: 39 STORIES Lot Coverage (Allowed) 85% Lot Coverage (Provided)

**APPENDIX** 



**APPENDIX - PROJECTED SHADOW STUDY** 







MARCH/SEPTEMBER - 9AM MARCH/SEPTEMBER - 12PM MARCH/SEPTEMBER - 3PM

**APPENDIX - SHADOW STUDIES** 

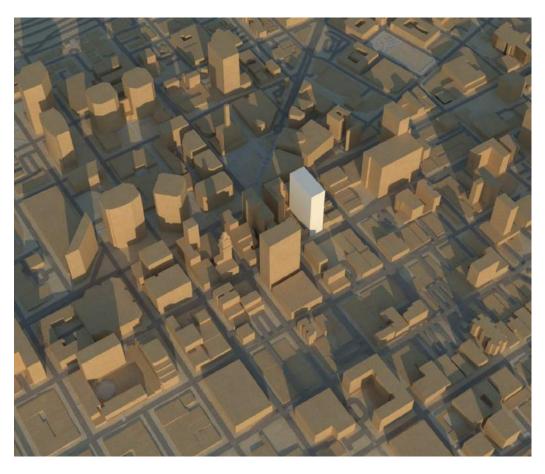


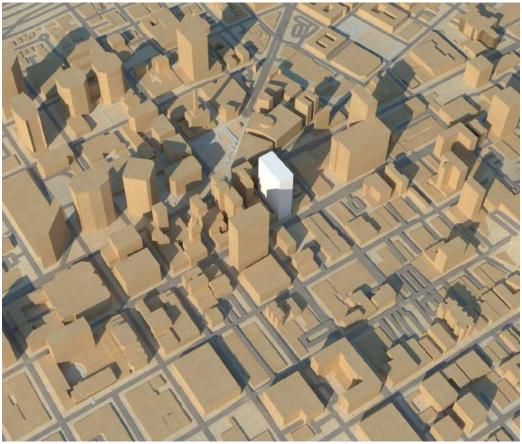




JUNE - 12PM JUNE - 3PM **JUNE - 9AM** 

## **APPENDIX - SHADOW STUDIES**



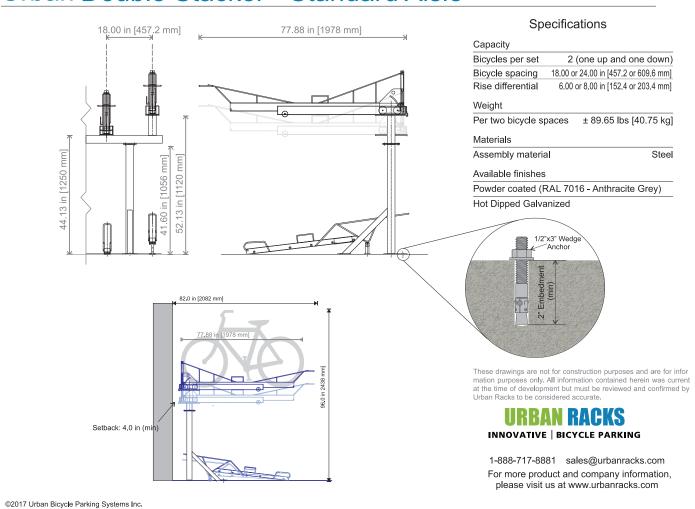




**DECEMBER - 9AM DECEMBER - 12PM DECEMBER - 3PM** 

## **APPENDIX - SHADOW STUDIES**

# Urban Double Stacker - Standard Aisle



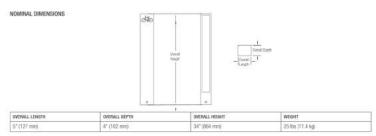
**DOUBLE STACKER BIKE PARKING** (LONG TERM)



### **CAPITOL™** BIKE RACK

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

See the Forms+Surfaces Powteconal Chart for details bustom RAL colors are available for an upcharge.
 Due to the inherent nature of menal castings, gloss powdercoats are not offered for cast components.



### LOCKING POINT AND CONFIGURATION EXAMPLES

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



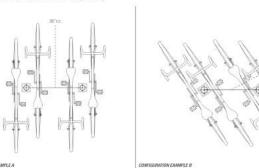
FORMS+SURFACES

page 1 at 2 | Bex 96-14-17



**CAPITOL™** BIKE RACK

LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)



- ENVIRONMENTAL CONSIDERATIONS

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

MODEL NUMBER AND DESCRIPTION SKCAP

### PRODUCT OPTIONS

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

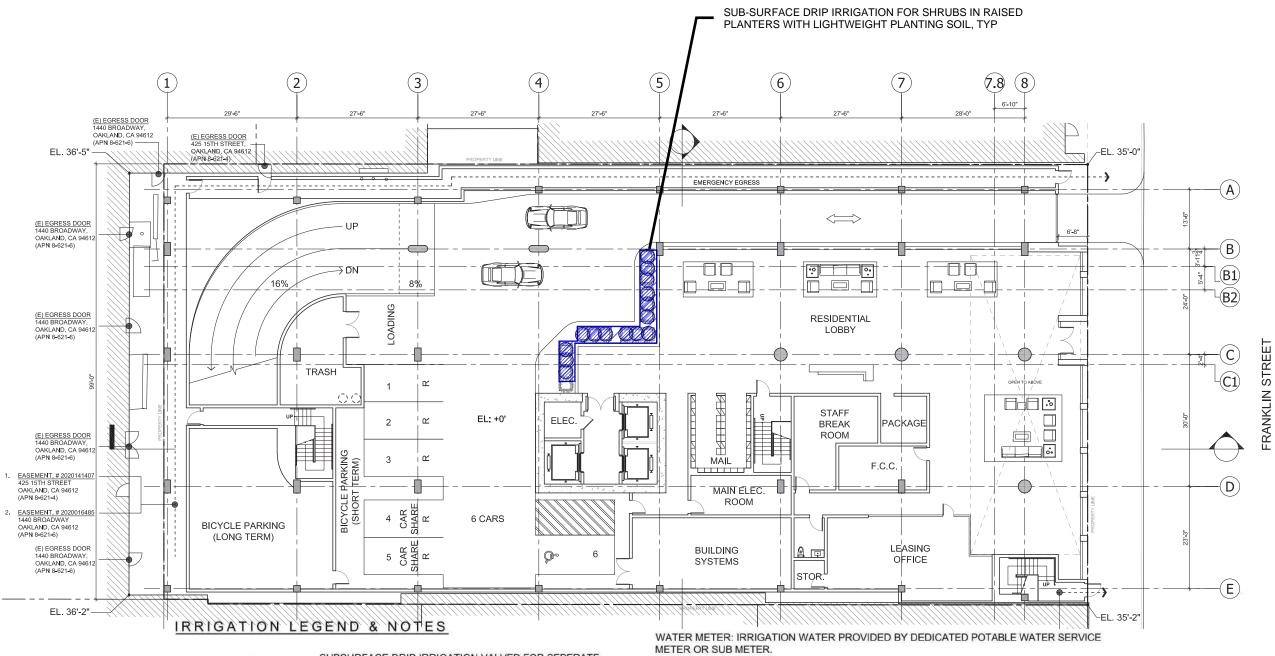
PRICING: Please contact us at 800.451.0410 or sales@forms-surfaces.com. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide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

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

FORMS+SURFACES

page 2 of 2 | Bex 96-14-17

**BIKE RACK** (SHORT TERM)



IRRIGATED LANDSCAPE AREA (THIS FLOOR)

TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT)

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

24 SQ. FT.

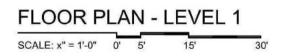
773 SQ. FT.

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

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

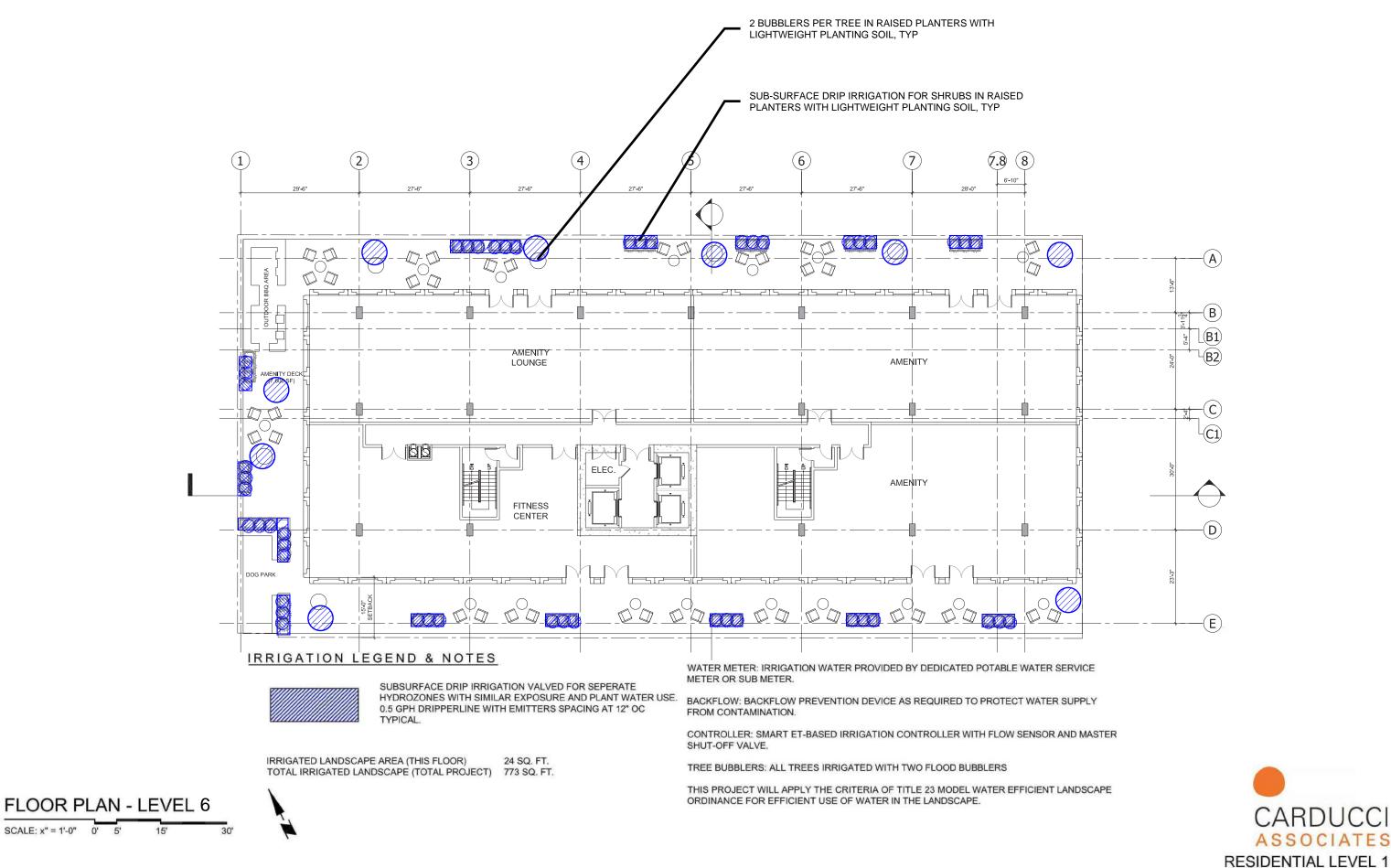
TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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

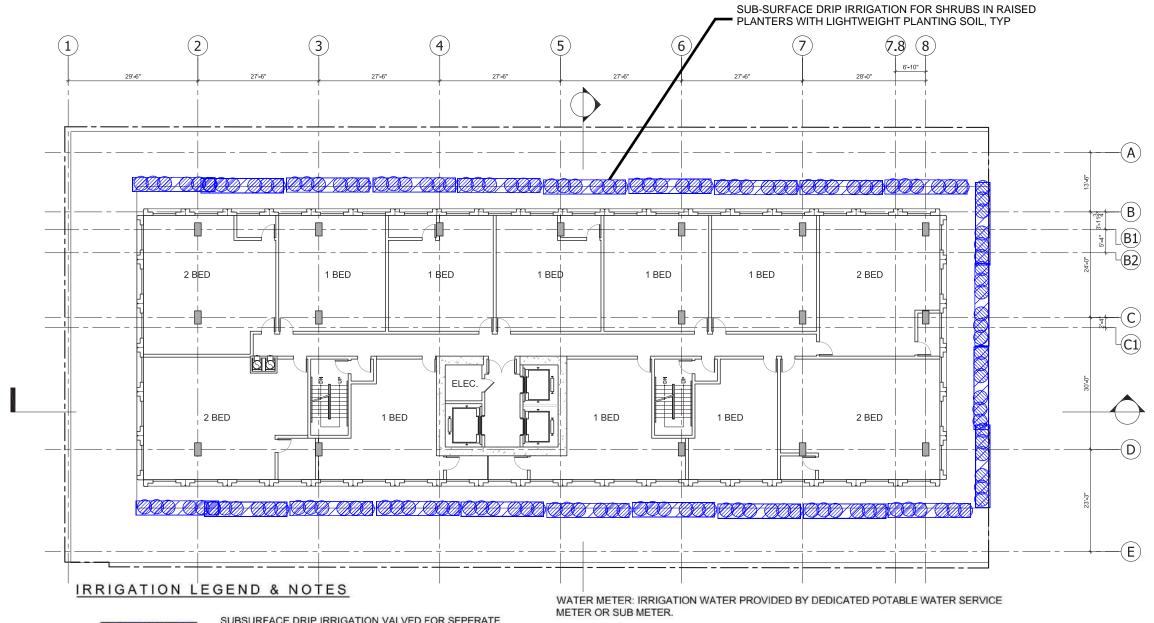








**IRRIGATION PLAN** 



FROM CONTAMINATION.

IRRIGATED LANDSCAPE AREA (THIS FLOOR) 24 SQ. FT. TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT.

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

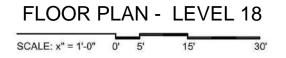
CONTROLLER: SMART ET-BASED IRRIGATION CONTROLLER WITH FLOW SENSOR AND MASTER

BACKFLOW: BACKFLOW PREVENTION DEVICE AS REQUIRED TO PROTECT WATER SUPPLY

SHUT-OFF VALVE.

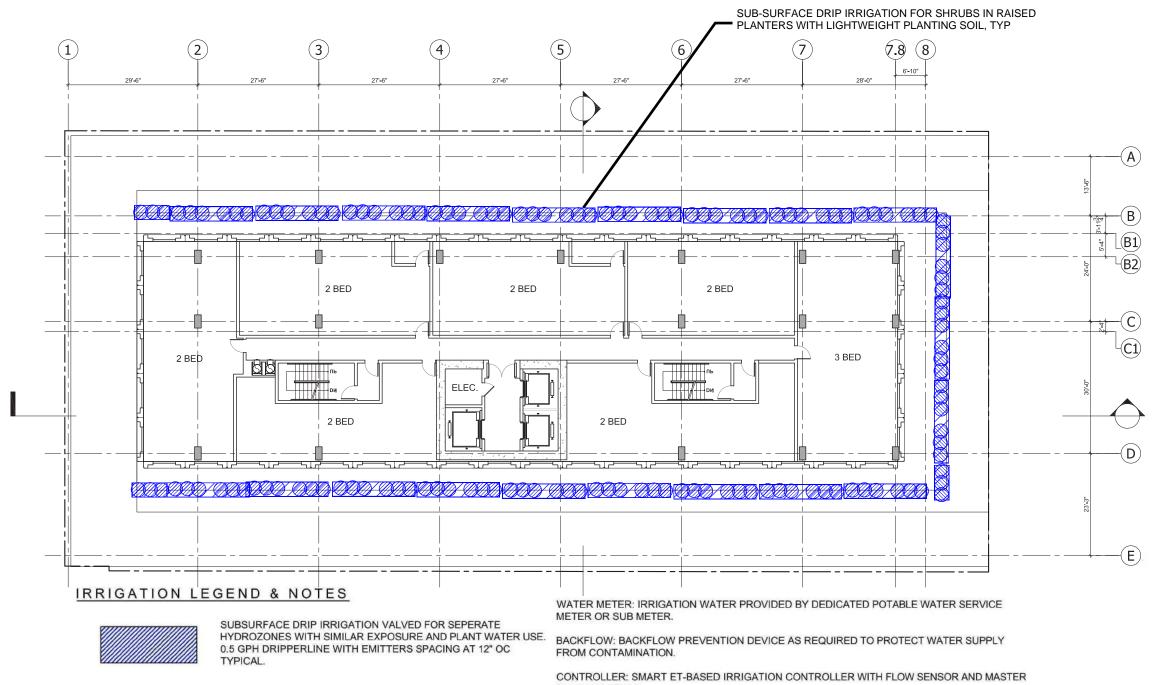
TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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









FLOOR PLAN - LEVEL 29 SCALE: x" = 1'-0" 0' 5'



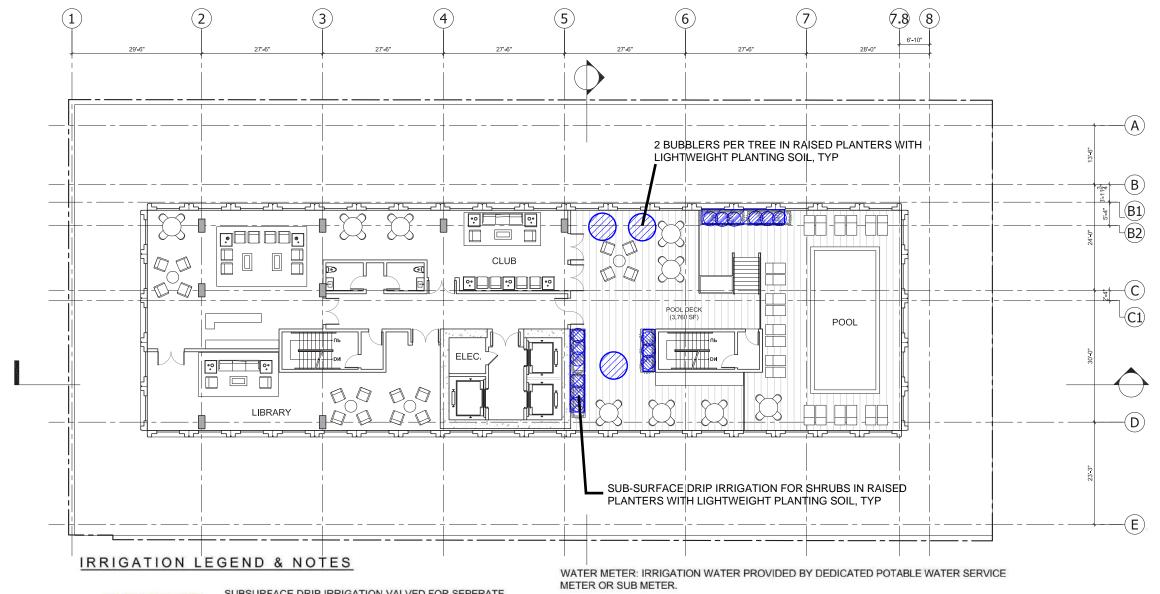
SHUT-OFF VALVE.

TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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



IRRIGATED LANDSCAPE AREA (THIS FLOOR) 24 SQ. FT. TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT.



IRRIGATED LANDSCAPE AREA (THIS FLOOR)
TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT)

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

24 SQ. FT.

773 SQ. FT.

FROM CONTAMINATION.

BACKFLOW: BACKFLOW PREVENTION DEVICE AS REQUIRED TO PROTECT WATER SUPPLY

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

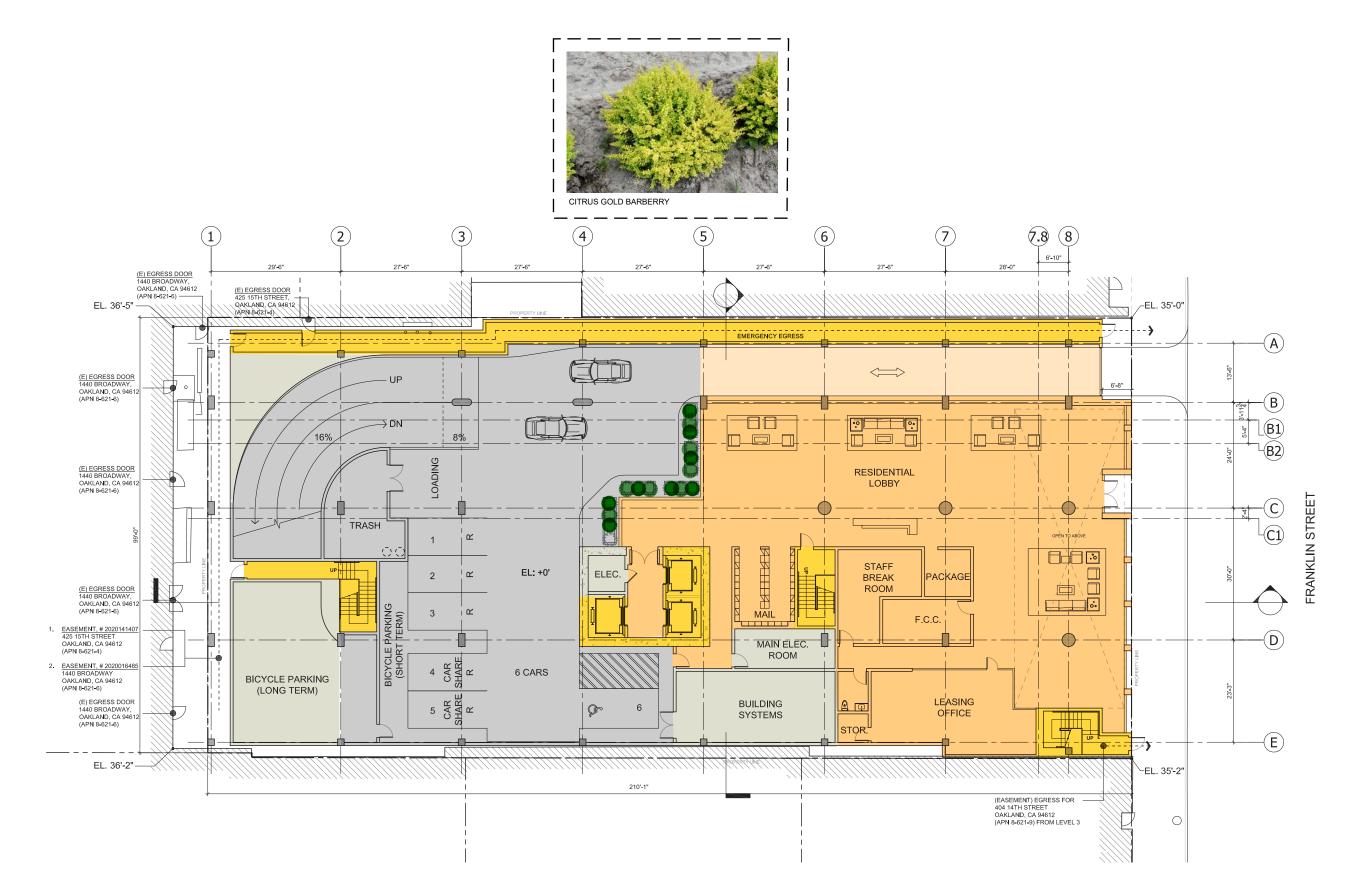
TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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

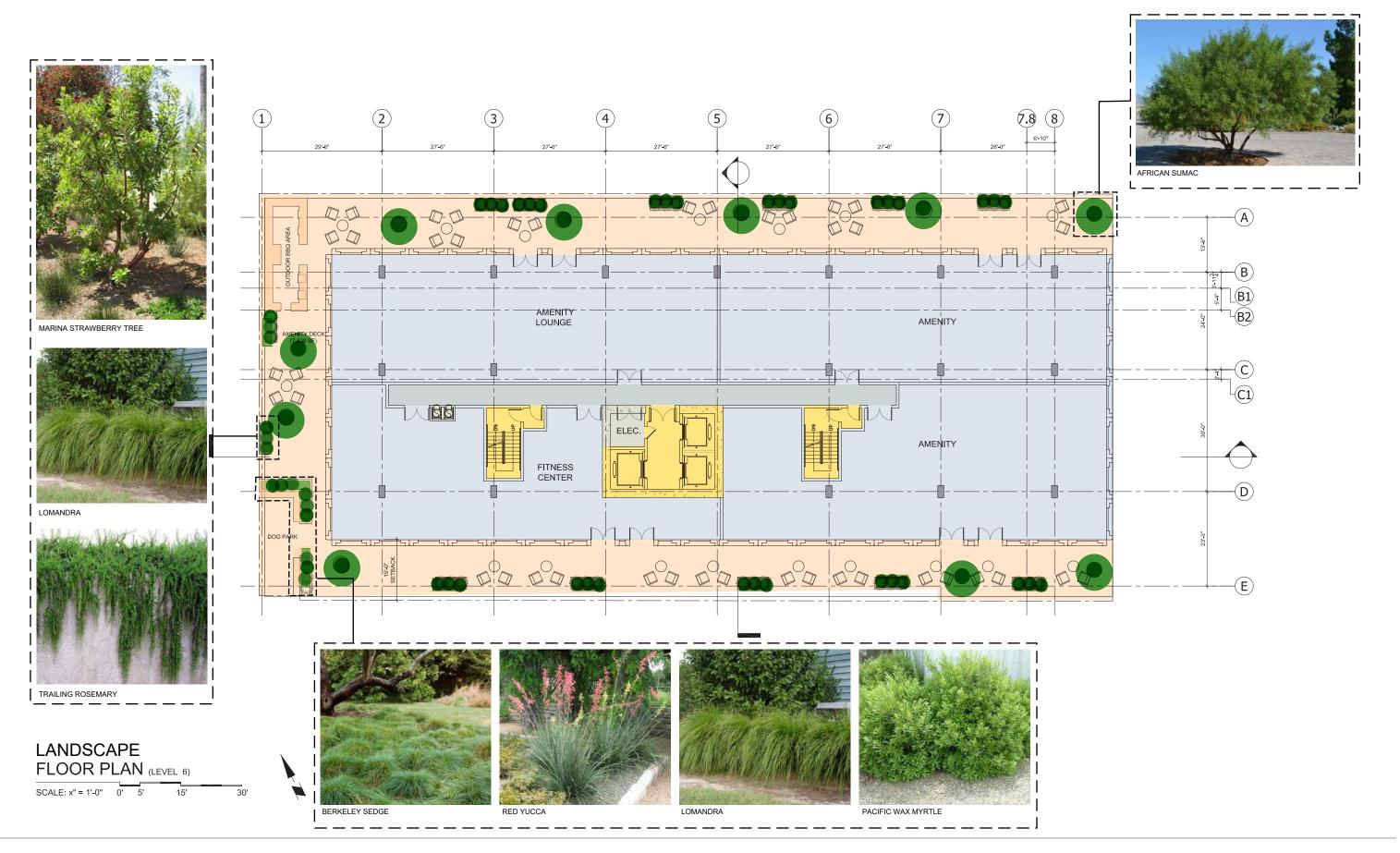


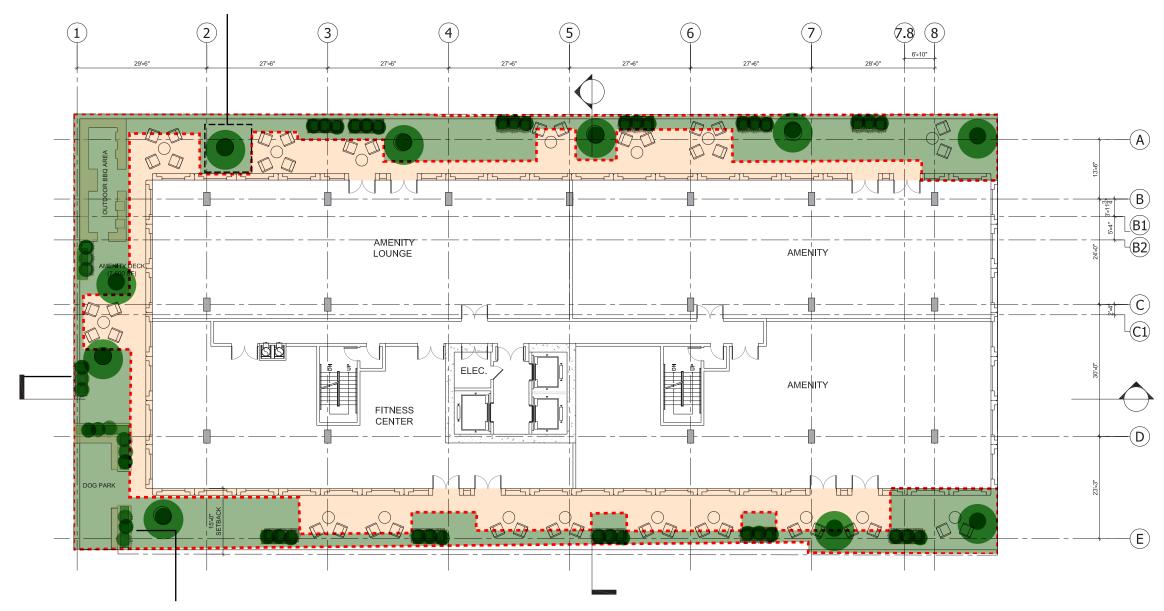








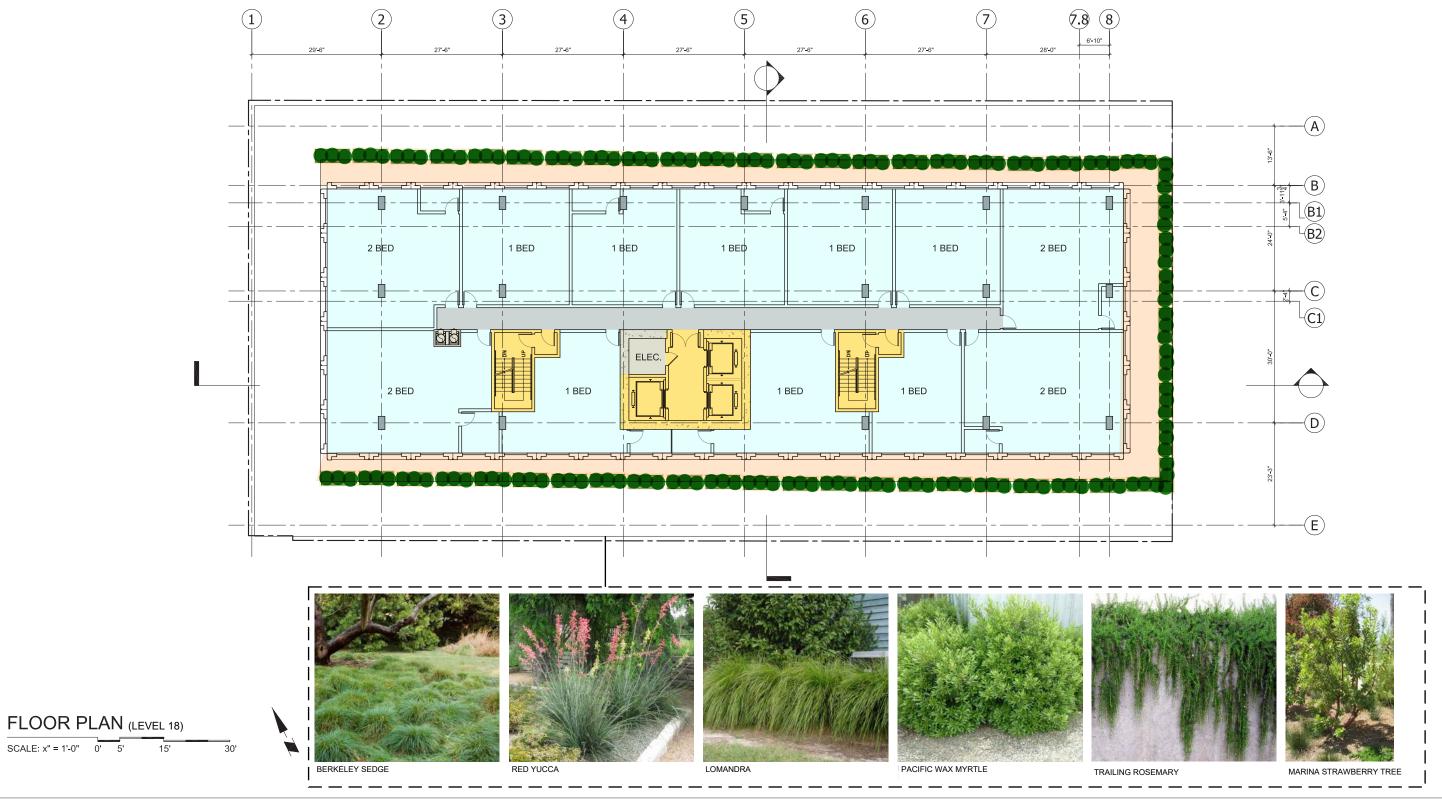




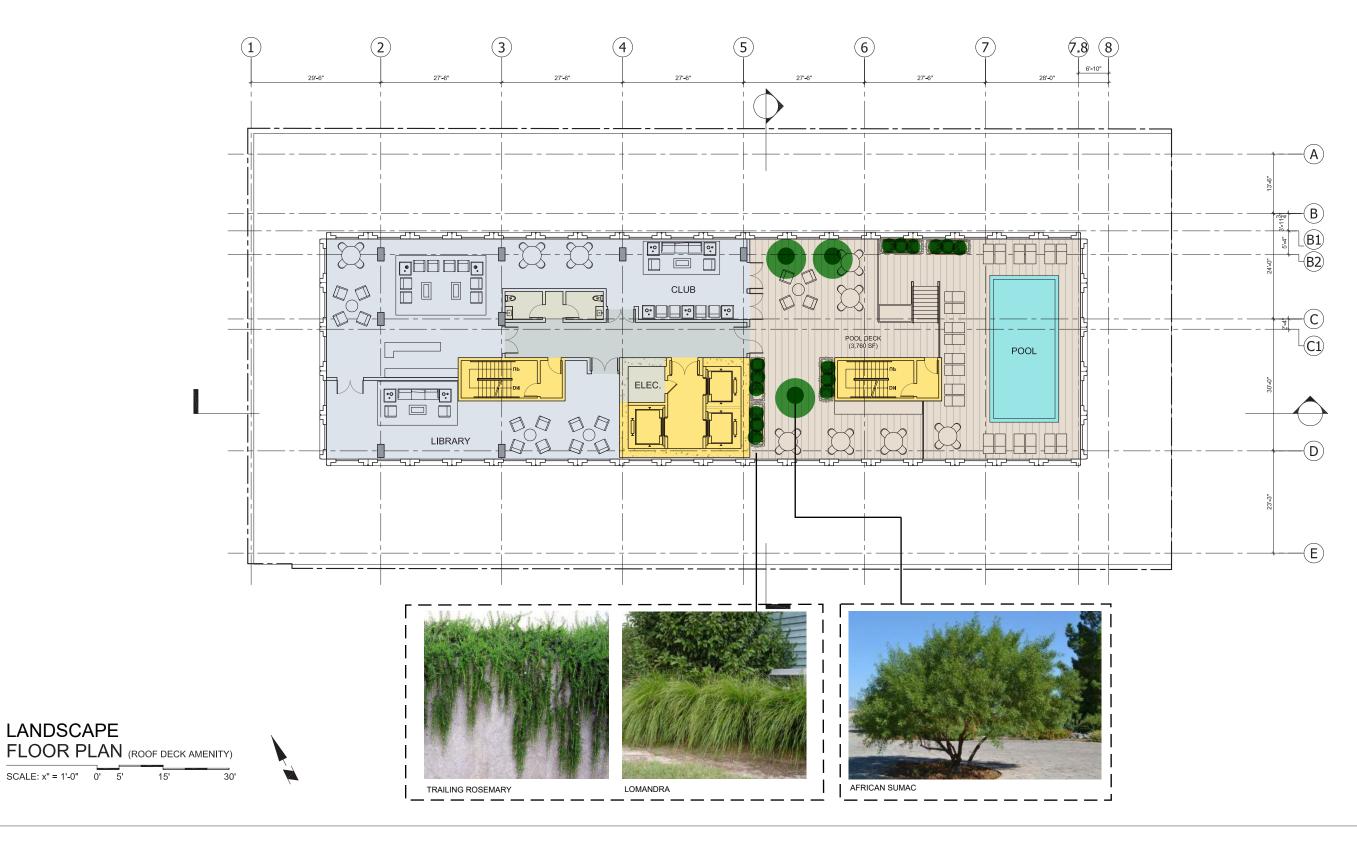
LANDSCAPE AREA: 50% OF PUBLIC OPEN SPACE

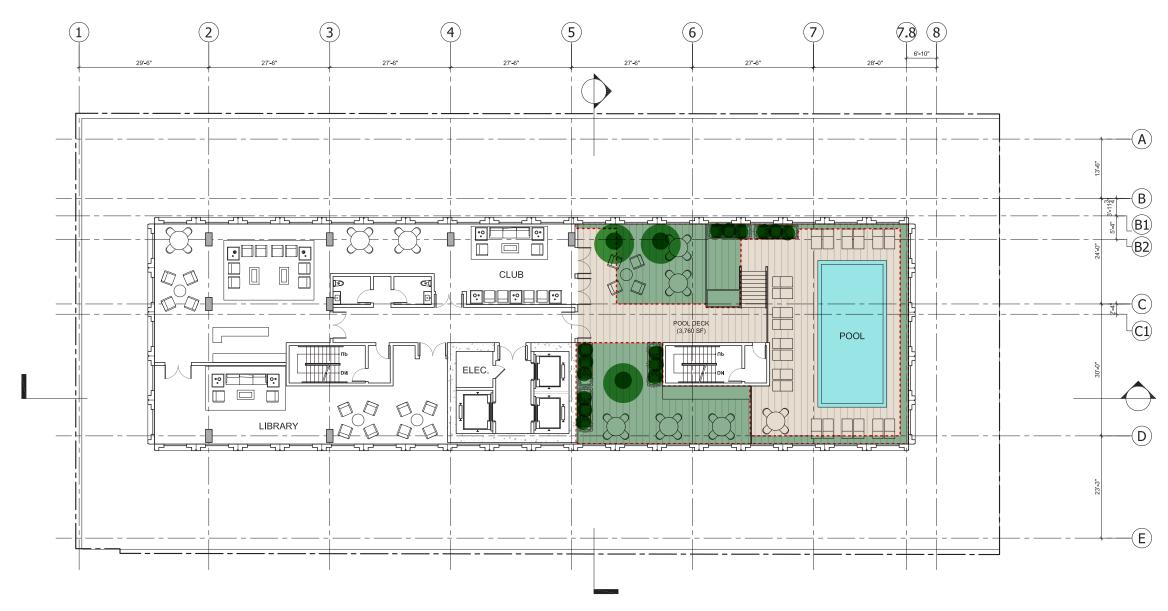
PUBLIC OPEN SPACE: 7,600 SF LANDSCAPE AREA: 3,800 SF







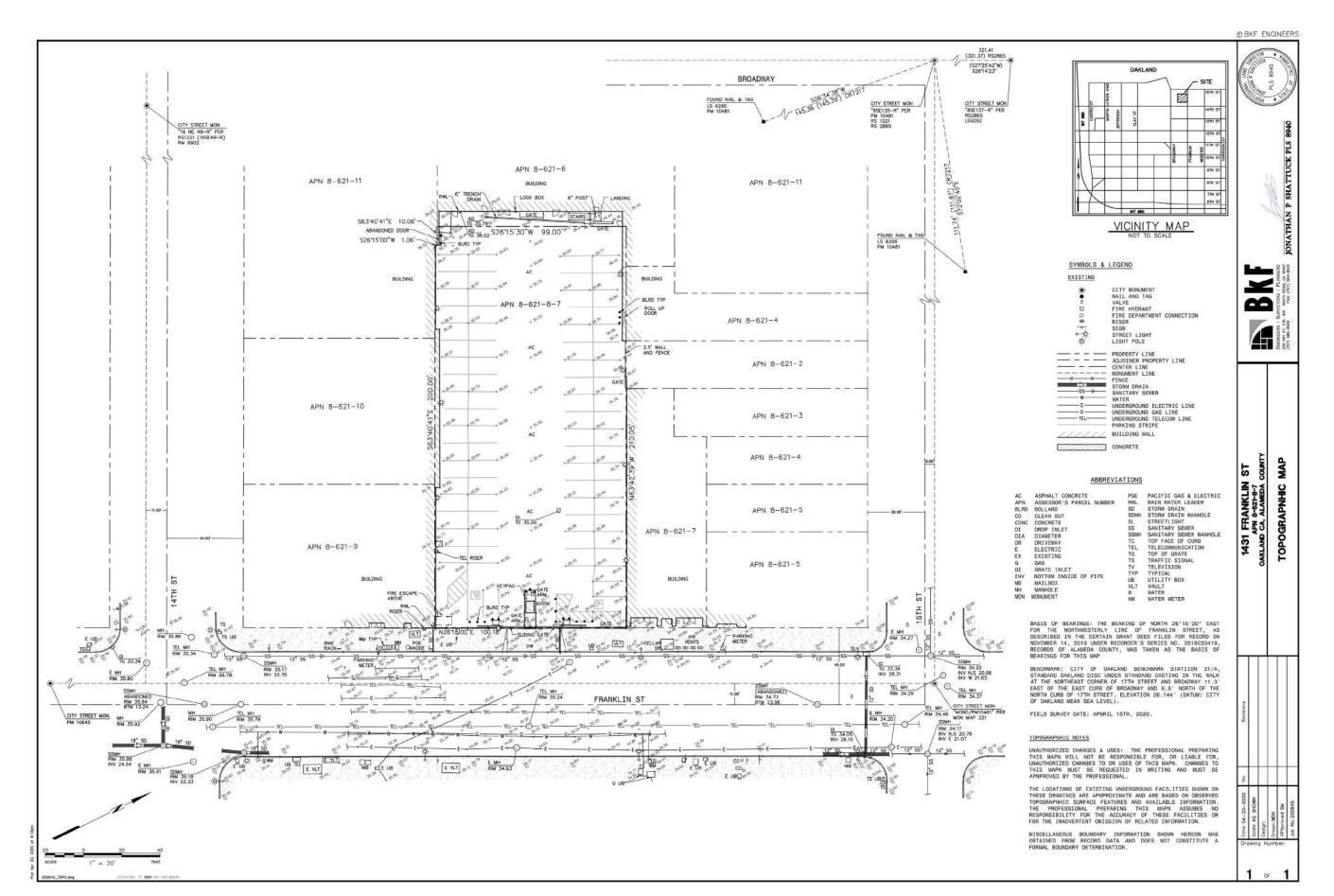




LANDSCAPE AREA: 50% OF PUBLIC OPEN SPACE

PUBLIC OPEN SPACE: 3,300 SF LANDSCAPE AREA: 1,650 SF





SITE SURVEY

ST.

SUITE 600 SAN FRANCIS (415) 930-7

### DMA SUMMARY TABLE

| DMA ID | IMPERVIOUS<br>AREA (SF) | PERVIOUS<br>AREA (SF) | TREATMENT FLOW<br>RATE (GPM) | NUMBER OF CARTRIDGES<br>REQUIRED | NUMBER OF CARTRIDGES<br>PROVIDED | BMP PROVIDED |
|--------|-------------------------|-----------------------|------------------------------|----------------------------------|----------------------------------|--------------|
| 1      | 19,907                  | 1,067                 | 37.0                         | 2                                | 2                                | MEDIA FILTER |

## STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, TRANSIT-ORIENTED DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL (TRANSIT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "C"

- a. IS THE PROJECT LOCATED WITHIN A 1/4 MILE OF AN EXISTING TRANSIT HUB? YES, THE PROJECT IS WITHIN A 1/4 MILE OF THE 12TH STREET BART STATION.
- b. IS THE PROJECT CHARACTERIZED AS A NON-AUTO-RELATED PROJECT? YES, IS A RESIDENTIAL DEVELOPMENT.
- c. DOES THE PROJECT HAVE A MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE? YES, THE PROJECT HAS A DENSITY OF 336 DU/0.48 ACRES = 700 DU/ACRE.

### LOCATION CREDIT

50% TREATMENT REDUCTION CREDIT WITHIN A 1/2 MILE OF A TRANSIT HUB.

### DENSITY CREDIT

30% TREATMENT REDUCTION CREDIT FOR A DENSITY GREATER THAN 100 DWELLING UNITS PER ACRE.

### MINIMIZED SURFACE PARKING CREDIT

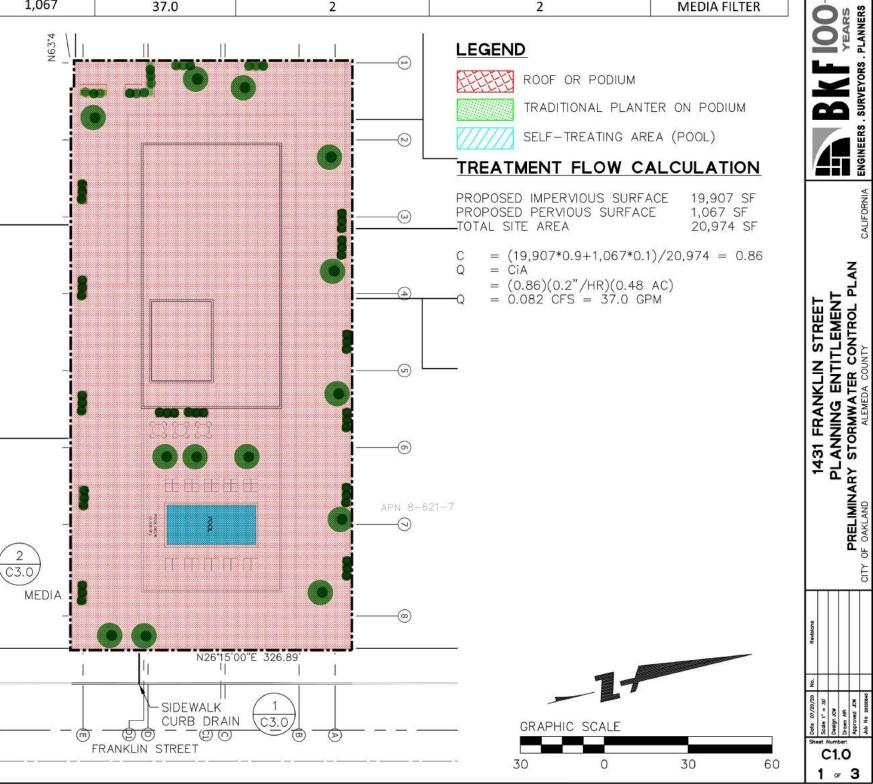
20% TREATMENT REDUCTION CREDIT FOR NOT HAVING SURFACE PARKING.

## STORMWATER TREATMENT AREA DATA

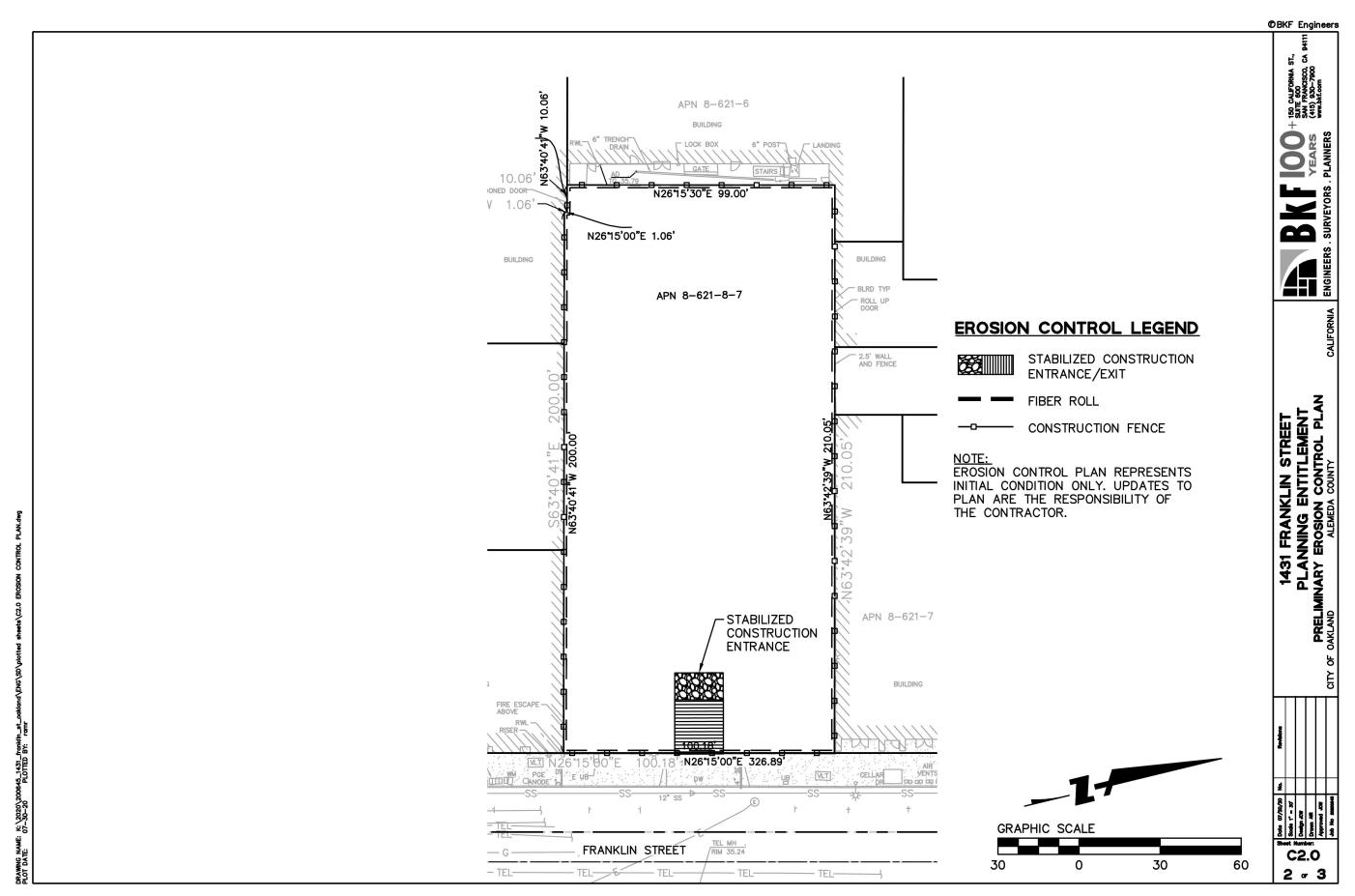
TOTAL LID TREATMENT REDUCTION CREDIT = 100%

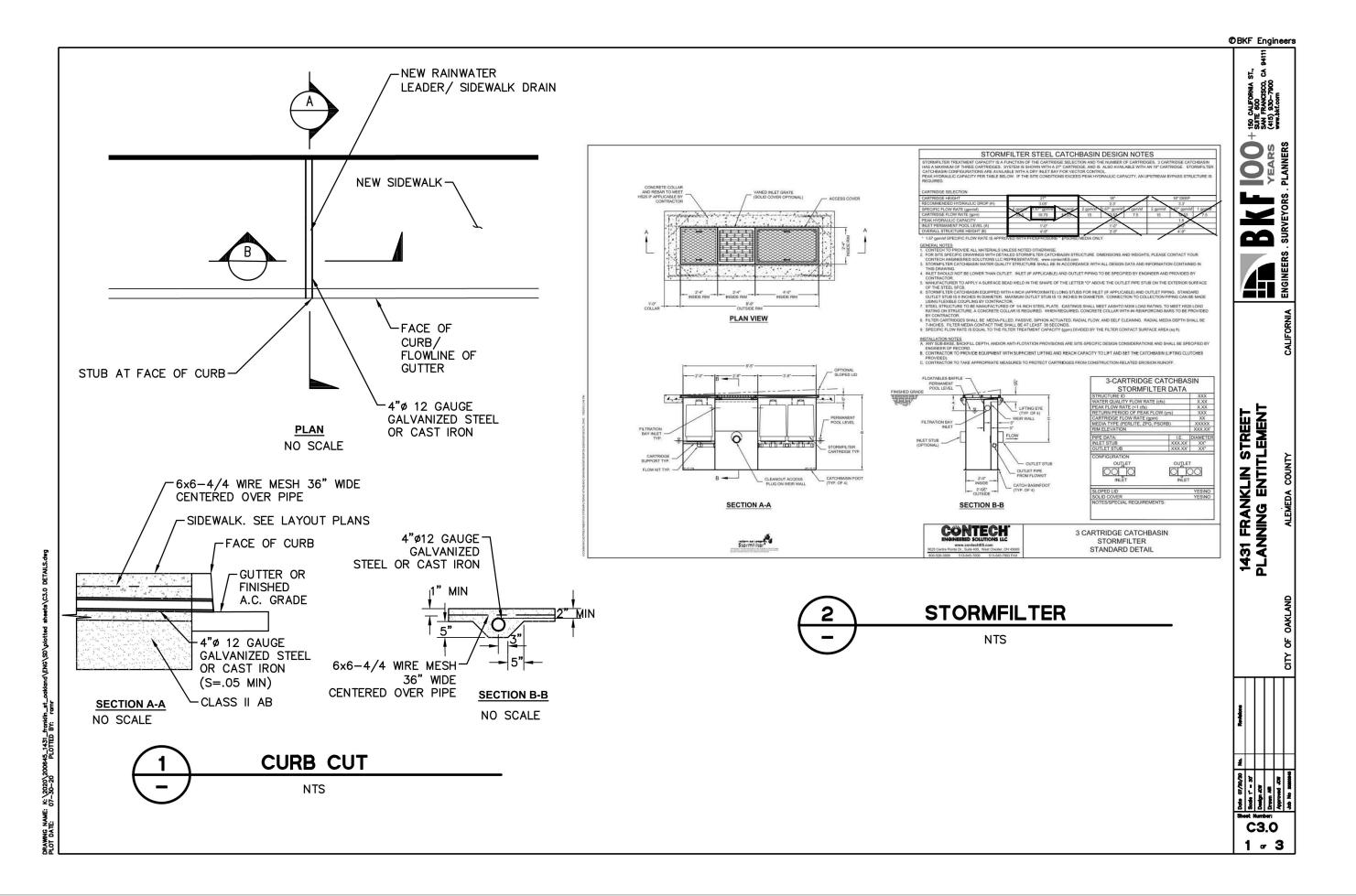
TOTAL IMPERVIOUS AREA = 19,907 SF

AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER) IMPERVIOUS AREA = 19,907 SF



### PRELIMINARY STORMWATER CONTROL PLAN







# LEED v4 for Core and Shell Development Project Name: 1431 Franklin Office

July 28, 2020 Date:

Certification Level: Silver



| 1  | 0            | 0            | 0               |                            | IP - Integrat  | ive Process   | Possible Points: | 1                               |
|--|--------------|--------------|-----------------|----------------------------|--|---|------------------|---------------------------------|
| Υ  | ?Υ           | ?N           | N               |                            |  |   |                  |                                 |
| 1  |              |              |                 | d                          | 1  | Integrative Process   |                  | 1                               |
| 18   | 0            | 1            | 1               | 11                         | LT - Locatio   | n and Transportation  | Possible Points: | 20                              |
| Υ  | ?Y           | 3N           | N               |                            |  |   |                  |                                 |
|  |              |              | 20              | d                          | 1  | LEED for Neighborhood Development Location  |                  | 20                              |
| 2  |              |              |                 | d                          | 2  | Sensitive Land Protection   |                  | 2                               |
| 2  |              | 0            | 1               | d                          | 3  | High Priority Site  |                  | 2 to 3                          |
| 6  |              |              |                 | d                          | 4  | Surrounding Density and Diverse Uses  |                  | 2 to 6                          |
| 6  |              |              |                 | d                          | 5  | Access to Quality Transit   |                  | 1 to 6                          |
|  |              | 1            |                 | d                          | 6  | Bicycle Facilities  |                  | 1                               |
| 1  |              |              |                 | d                          | 7  | Reduced Parking Footprint   |                  | 1                               |
| 1  |              |              |                 | d                          | 8  | Green Vehicles  |                  | 1                               |
| 5  | 0            | 1            | 5               | 1 1                        | SS - Sustain   | able Sites  | Possible Points: | 11                              |
| Υ  | ?Y           | ?N           | N               | 10                         |  |   |                  |                                 |
| Υ  |              |              |                 | C                          | Prereq 1   | Construction Activity Pollution Prevention  |                  |                                 |
| 1  |              |              |                 | d                          | 1  | Site Assessment   |                  | 1                               |
|  |              | 1            | 1               | d                          | 2  | Site Development - Protect or Restore Habitat   |                  | 1 to 2                          |
|  |              |              | 1               | d                          | 3  | Open Space  |                  | 1                               |
|  |              | 7            | 3               | d                          | 4  | Rainwater Management  |                  | 2 to 3                          |
| 2  |              |              |                 | d                          | 5  | Heat Island Reduction   |                  | 1 to 2                          |
| 1  |              |              |                 | c                          | 6  | Light Pollution Reduction   |                  | 1                               |
| 1  |              |              |                 | d                          | 7  | Tenant Design and Construction Guidelines   |                  | 1                               |
|  |              |              |                 |                            |  |   |                  |                                 |
| 5  | 2            | 2            | 2               | 1 1                        | WE - Water   | Efficiency  | Possible Points: | 11                              |
| _  | 2<br>?Y      | 2<br>?N      | 2<br>N          | ] [                        | WE - Water   | Efficiency  | Possible Points: | 11                              |
|  | -            |              |                 | ] [                        | WE - Water   | Efficiency Outdoor Water Use Reduction  | Possible Points: | 11                              |
| Υ  | -            |              |                 | •                          |  |   | Possible Points: | 11                              |
| Y  | -            |              |                 | q                          | Prereq 1   | Outdoor Water Use Reduction   | Possible Points: | 11                              |
| Y<br>Y<br>Y  | -            |              |                 | d<br>d                     | Prereq 1<br>Prereq 2   | Outdoor Water Use Reduction<br>Indoor Water Use Reduction   | Possible Points: |                                 |
| Y<br>Y<br>Y<br>Y                                     | ?Y           |              | N               | d<br>d                     | Prereq 1<br>Prereq 2<br>Prereq 3                                 | Outdoor Water Use Reduction<br>Indoor Water Use Reduction<br>Building-Level Metering  | Possible Points: | 1 to 3                          |
| Y<br>Y<br>Y<br>Y                                     | ?Y           | ?N           | N<br>1          | d d                        | Prereq 1<br>Prereq 2<br>Prereq 3                                 | Outdoor Water Use Reduction<br>Indoor Water Use Reduction<br>Building-Level Metering<br>Outdoor Water Use Reduction (v4.1 credit)   | Possible Points: | 1 to 3                          |
| Y<br>Y<br>Y<br>Y<br>1<br>3                           | ?Y           | ?N           | N<br>1          | d d d                      | Prereq 1<br>Prereq 2<br>Prereq 3<br>1<br>2                       | Outdoor Water Use Reduction<br>Indoor Water Use Reduction<br>Building-Level Metering<br>Outdoor Water Use Reduction (v4.1 credit)<br>Indoor Water Use Reduction   | Possible Points: | 1 to 3 1 to 6 1 to 2 1          |
| Y<br>Y<br>Y<br>Y<br>1<br>3<br>1                      | ?Y<br>1<br>1 | ?N           | N<br>1          | d d d d d d                | Prereq 1<br>Prereq 2<br>Prereq 3<br>1<br>2<br>3<br>4             | Outdoor Water Use Reduction Indoor Water Use Reduction Building-Level Metering Outdoor Water Use Reduction (v4.1 credit) Indoor Water Use Reduction Cooling Tower Water Use Water Metering  | Possible Points: | 1 to 3<br>1 to 6<br>1 to 2      |
| Y<br>Y<br>Y<br>Y<br>1<br>3<br>1                      | ?Y<br>1      | ?N           | N 1 1 1         | d d d d d d                | Prereq 1<br>Prereq 2<br>Prereq 3<br>1<br>2<br>3<br>4             | Outdoor Water Use Reduction Indoor Water Use Reduction Building-Level Metering Outdoor Water Use Reduction (v4.1 credit) Indoor Water Use Reduction Cooling Tower Water Use Water Metering  |                  | 1 to 3<br>1 to 6<br>1 to 2<br>1 |
| Y<br>Y<br>Y<br>Y<br>1<br>3<br>1                      | ?Y<br>1<br>1 | ?N<br>1<br>1 | N 1 1 1 1 1 1 3 | d d d d d d                | Prereq 1<br>Prereq 2<br>Prereq 3<br>1<br>2<br>3<br>4             | Outdoor Water Use Reduction Indoor Water Use Reduction Building-Level Metering Outdoor Water Use Reduction (v4.1 credit) Indoor Water Use Reduction Cooling Tower Water Use Water Metering  |                  | 1 to 3<br>1 to 6<br>1 to 2<br>1 |
| Y<br>Y<br>Y<br>Y<br>1<br>3<br>1                      | ?Y<br>1<br>1 | ?N<br>1<br>1 | N 1 1 1 1 1 1 3 | d<br>d<br>d<br>d<br>d      | Prereq 1 Prereq 2 Prereq 3 1 2 3 4                               | Outdoor Water Use Reduction Indoor Water Use Reduction Building-Level Metering Outdoor Water Use Reduction (v4.1 credit) Indoor Water Use Reduction Cooling Tower Water Use Water Metering and Atmosphere   |                  | 1 to 3<br>1 to 6<br>1 to 2<br>1 |
| Y<br>Y<br>Y<br>Y<br>1<br>3<br>1<br>1<br>12<br>Y      | ?Y<br>1<br>1 | ?N<br>1<br>1 | N 1 1 1 1 1 1 3 | d<br>d<br>d<br>d<br>d<br>d | Prereq 1 Prereq 2 Prereq 3 1 2 3 4  EA - Energy                  | Outdoor Water Use Reduction Indoor Water Use Reduction Building-Level Metering Outdoor Water Use Reduction (v4.1 credit) Indoor Water Use Reduction Cooling Tower Water Use Water Metering and Atmosphere Fundamental Commissioning and Verification                            |                  | 1 to 3<br>1 to 6<br>1 to 2<br>1 |
| Y<br>Y<br>Y<br>Y<br>1<br>3<br>1<br>1<br>12<br>Y<br>Y | ?Y<br>1<br>1 | ?N<br>1<br>1 | N 1 1 1 1 1 1 3 | d d d d d d d d d d        | Prereq 1 Prereq 2 Prereq 3 1 2 3 4 EA - Energy Prereq 1 Prereq 2 | Outdoor Water Use Reduction Indoor Water Use Reduction Building-Level Metering Outdoor Water Use Reduction (v4.1 credit) Indoor Water Use Reduction Cooling Tower Water Use Water Metering and Atmosphere Fundamental Commissioning and Verification Minimum Energy Performance |                  | 1 to 3<br>1 to 6<br>1 to 2<br>1 |

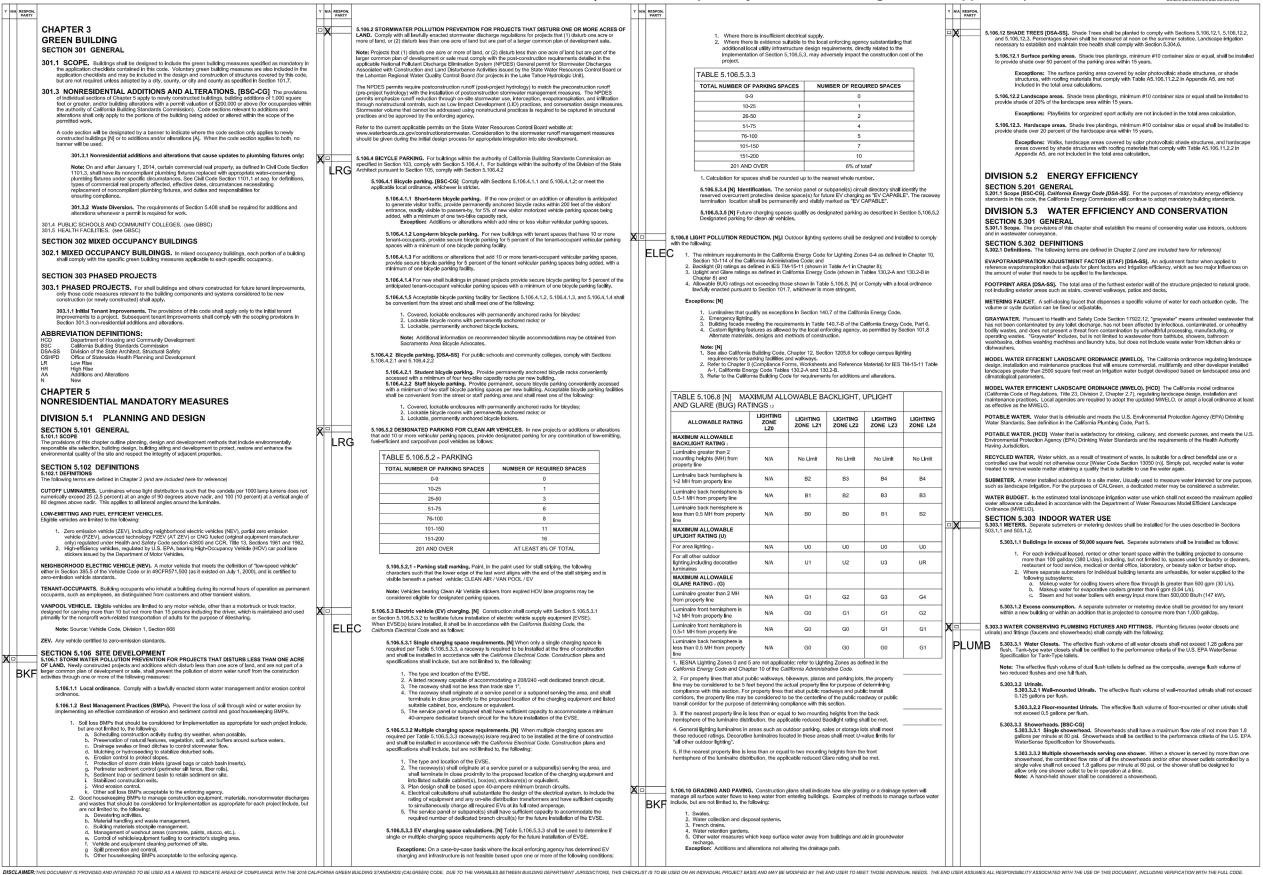
|    | 50 V | 200 201 |    |   | EA - Energy  | and Atmosphere (cont.) Possible Points:                                |        |
|----|------|---------|----|---|--------------|--|--------|
| 8  | 2    | 2       | 6  | d | 2            | Optimize Energy Performance (17%)                                      | 1 to 1 |
|    | 1    |         |    | d | 3            | Advanced Energy Metering   | 1      |
|    |      |         | 2  | c | 4            | Demand Response  | 1 to 2 |
|    |      |         | 3  | d | 5            | Renewable Energy Production  | 1 to 3 |
| 1  | 4 4  |         |    | d | 6            | Enhanced Refrigerant Management  | 1      |
|    | 2    |         |    | С | 7            | Green Power and Carbon Offsets   | 1 to 2 |
| 4  | 1    | 3       | 6  |   | MR - Materi  | als and Resources Possible Points:                                     | 14     |
| Υ  | . ?Y | ?N      | N  |   |              |  |        |
| γ  |      |         |    | d | Prereq 1     | Storage and Collection of Recyclables                                  |        |
| γ  |      |         |    | C | Prereg 2     | Construction Waste Management  |        |
|    |      | 3       | 3  | c | 1            | Building Life-Cycle Impact Reduction                                   | 2 to 6 |
| 1  |      |         | 1  | С | 2            | BPDO - Environmental Product Declarations (v4.1)                       | 1 to 2 |
|    | 1    |         | 1  | c | 3            | BPDO - Sourcing Raw Materials (v4.1)                                   | 1 to 2 |
| 1  |      |         | 1  | c | 4            | BPDO - Material Ingredients (v4.1)                                     | 1 to 2 |
| 2  |      |         |    | c | 5            | Construction Waste Management  | 1 to 2 |
| 3  | 0    | 2       | 5  |   | Indoor Envir | onmental Quality Possible Points:                                      | 10     |
| Υ  | . ?Y | ?N      | N  |   |              |  |        |
| Υ  |      |         |    | d | Prereq 1     | Minimum Indoor Air Quality Performance                                 |        |
| γ  |      |         |    | d | Prereq 2     | Environmental Tobacco Smoke (ETS) Control                              |        |
|    |      | 1       | 1  | d | 1            | Enhanced Indoor Air Quality Strategies                                 | 1 to 2 |
| 2  |      | 1       |    | c | 2            | Low-Emitting Materials   | 1 to 3 |
| 1  |      |         |    | C | 3            | Construction IAQ Management Plan                                       | 1      |
|    |      |         | 3  | d | 4            | Daylight   | 1 to 3 |
|    |      |         | 1  | d | 5            | Quality Views  | 1      |
| 2  | 2    | 2       | 0  |   | Innovation a | nd Design Process Possible Points:                                     | 6      |
| Υ  | ?Y   | ?N      | N  | 1 |              |  |        |
| Щ  | 1    |         |    | 1 | 1.1          | Innovation in Design   | 1      |
|    |      | 1       |    | 1 | 1.2          | Innovation in Design   | 1      |
|    | 1    |         |    |   | 1.3          | Pilot Credit   | 1      |
| 1  |      |         |    | 1 | 1.4          | Exemplary Performance: Reduced Parking Footprint                       | 1      |
|    |      | 1       |    |   | 1.5          | Exemplary Performance  | 1      |
| 1  |      |         |    | С | 2            | LEED Accredited Professional   | 1      |
| 1  | 2    | 1       | 0  |   | Regional Pri | ority Credits Possible Points:   | 4      |
| Υ  | ?Y   | ?N      | N  | 1 |              |  |        |
| 1  |      |         |    |   | 1.1          | Access to Quality Transit (5 points)                                   | 1      |
|    | 1    |         |    | 1 | 1.2          | Optimize Energy Performance (10 points)                                | 1      |
|    |      | 1       |    | 1 | 1.3          | Building Lifecycle Impact Reduction (3 points)                         | 1      |
|    | 1    |         |    |   | 1.4          | BPDO Sourcing of Raw Materials (1 point)                               | 1      |
|    |      |         |    |   | Alternates:  | Rainwater Management (3 points), Indoor Water Use Reduction (4 points) |        |
| 51 | 12   | 15      | 32 |   | Total        | Possible Points:   | 110    |

**CHECKLIST** 



# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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



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





# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.410.2 COMMISSIONING, [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building somissioning shall be included in the design and construction processes of the building project to CXA requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable star and complexity. For I-cocupancies that are not regulated by OSHPD or for I-cocupancies and I-cocupancies that are not regulated by OSHPD or for requirements in Sections 5.410.2 through 5.410.2.6 shall apply. 5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. 5.303.3.4 Faucets and fountains. 5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Till 6, Section 5142, and other related **5.303.3.4.1 Nonresidential Lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. 5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. 5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. 5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structure LRG Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventillation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120,8 for commissioning requirements 5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required 5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows: 5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to preve intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and such openings plus at least one of the following: DIVISION 5.5 ENVIRONMENTAL QUALITY Owner's or Owner representative's project requirements.
 Basis of design.
 Commissioning measures shown in the construction documents.
 Commissioning plan.
 Functional performance testing. 5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle SECTION 5.501 GENERAL 1. An installed awning at least 4 feet in depth 5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. The door is protected by a roof overhang at least 4 feet in depth.
 The door is recessed at least 4 feet.
 Other methods which provide equivalent protection. SECTION 5.502 DEFINITIONS
5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) Note: Where complying faucets are unavailable, aerators or other means may be used to achieve 5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane. ARTERIAL HIGHWAY, A general term denoting a highway primarily for through traffic usually on a continuous rou SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND Unconditioned warehouses of any size.
 Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within 5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation. RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.2, if 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. unconditioned warehouses.

Tenant improvements less than 10,000 square feet as described in Section 303.1.1.

Open parking garages of any size, or open parking garage areas, of any size, within a structure 1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btt the amount of heat required to melt at on (2.000 pounds) of local 32<sup>o</sup> Fahrenheit. GC Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning. 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new futures in additions or areas of alteration to the building. **5.408.1.1 Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours ( cept that a 5 decibel adjustment is added to the equivalent continuous 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
 Determines if construction and demolition waste materials will be sorted on-site (source-separated) or 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium 2. Determines it construction are untransor was a function of the construction and demolition waste material collected will be taken.

3. Identifies diversion facilities where construction and demolition waste materials diverted shall be calculated.

4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated. density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panelis, structural composite lumber, oriented strand board, glued laminated timber, limber, prefabricated wood H Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code. SECTION 5.304 OUTDOOR WATER USE
5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comptly
with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Wat
Efficient Landscape Ordinance (MWELO), whichever is more stringent. Note: See CCR. Title 17. Section 93120.1. 5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section. DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). 5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR), [N] The expectations requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.

2. Building sustainable goals, and the following of the program including sustainable goals.

3. Indoor environmental quality requirements.

4. Project program, including facility functions and hours of operation, and need for after hours. **DECIBEL (db).** A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure sound power, sound intensity) with respect to a reference quantity. L-ARCH

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23. Chapter 2.7, Division 2.

2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/. ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor Plupin Indiana (Evitaria Constitution of the California Electric vehicles, Plupin Indiana (Evitaria Code off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, altrine ground support equipment, tractors, boats, and the like, are not Induded. Excavated soil and land-clearing debris.
 Allemate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this liem do not exist.
 Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and market. 5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELD) commencing with Section 490 of Chapter 2.7, Dislaton 2, Title 23, California Code of Regulations, except that the evaportranspiration adjustment factor (ETAF) shall be 0.05 with an additional water allowance for special landscape areas (SLA) of O16. Equipment and systems expectations.
 Building occupant and operation and maintenance (O&M) personnel expectations. 5.410.2.2 Basis of Design (BOD), [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems: ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicle 5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE), The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power cutlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle. Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO. 5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet. **ENERGY EQUIVALENT (NOISE) LEVEL (Leq).** The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest. 5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following: **5.304.6.2** Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet. 1. General project Information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
a. An explanation of the original design intent.
b. Commissioning commissioned. Plans to test design intent.
c. Functions to be tested.
d. Conditions under which the test shall be performed.
d. Conditions under which the test shall be performed.
e. Measurable criteria for acceptable performance.
4. Commissioning term information.
5. Commissioning term information.
5. Commissioning process activities, schedules and responsibilities, Plans for the completion of commissioning the bis included. **EXPRESSWAY.** An arterial highway for through traffic which may have partial control of access, but which may or n not be divided or have grade separations at intersections. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance Sample forms found in A Guide of the califorms developed building Sandards over (witnessential)
located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance
with the waste management plan.
 Mixed construction and demolition debris processors can be located at the California Department of
Resources Recycling and Recovery (CalRecycle). FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections. DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greent gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one. **EFFICIENCY** 5.408.2 UNIVERSAL WASTE, [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Wastelmess uch as fluorescent lamps and ballast and mercury containing themostats as well as other California prohibit Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Wastelmaterials shall be included in the construction documents. SECTION 5.401 GENERAL GLOBAL WARMING POTENTIAL VALUE (GWP VALUE), A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14; the AR4 GWP values are found in column "100 y" of Table 2.14. 1.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource lency through protection of buildings from exterior moisture, construction waste diversion, employment of indiques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting. 5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustment Note: Refer to the Universal Waste Rule link at:

Note: Refer to the Universal Waste Rule link at:

Note: Refer to the Universal Waste Rule link at: SECTION 5.402 DEFINITIONS 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (8) any coone depteting substance as defined in Title 40 of the Code or Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and solls resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper. 5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are require including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations. LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter. GC **BALANCE.** To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities. Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). **5.410.2.5.1 Systems manual. [N]** Documentation of the operational aspects of the buildin completed within the systems manual and delivered to the building owner or representative. BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installet tested, operated and maintained to meet the owner's profect requirements. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
 For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov) competed what the systems traducted and outerwest of the busing owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.

2. Site contact information.

3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999 ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food MAXIMUM INCREMENTAL REACTIVITY (MIR), The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a grang (o "O", ROC). SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS 5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

 System/equipment overview (what it is, what it does and with what other systems and/or **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. PSIG. Pounds per square inch, quage. REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. **5.410.1.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. System/equipment overview (write it is, missing in dequipment if interfaces). Review and demonstration of servicing/preventive maintenance. Review of the information in the Systems Manual.

Review of the record drawings on the system/equipment. SCHRADER ACCESS VALVES. Access fittings with a valve core installed Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area. SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter. 5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act). 5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or afteration subject to Section 30.3.1 VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17.5 section 94508(i) 8. Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question. 5.410.4.2 (Reserved) Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, effect to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems. SECTION 5.503 FIREPLACES SECTION 5.503 FIREPLACES
Sp03.1 FIREPLACES, Install only a direct-west sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Tille 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comptly with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. **5.410.4.2 Systems.** Develop a written plan of procedures for testing and adjusting systems, Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project: SECTION 5.504 POLLUTANT CONTROL
5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minum Efficiency Reporting Value (MEKY) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction. 5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. 5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditionir system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bursau National Standards; the National Environmental Balancing Bursau Procedural Standards; Associated Air B. Council National Standards or as approved by the enforcing agency. 5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the susten. GC sheetmetal or other n

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



Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (Ie: ARCHITECT, ENGINE
OWNER. CONTRACTOR, INSPECTOR ETC.)



## 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON, PARTY = RESPONSIBLE PARTY (Ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

LRG GC

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

 Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Fuller 1168 VOC limits, as shown in 19bes 5,504.4,1 and 5,504.4.2 Such products also shall comply with the Rule 1168 prohibition on the use of certain tools compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOG standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

| ess Water and Less Exempt Compounds in Grams | per Liter         |
|--|-------------------|
| ARCHITECTURAL APPLICATIONS                   | CURRENT VOC LIMIT |
| NDOOR CARPET ADHESIVES                       | 50                |
| CARPET PAD ADHESIVES                         | 50                |
| OUTDOOR CARPET ADHESIVES                     | 150               |
| WOOD FLOORING ADHESIVES                      | 100               |
| RUBBER FLOOR ADHESIVES                       | 60                |
| SUBFLOOR ADHESIVES                           | 50                |
| CERAMIC TILE ADHESIVES                       | 65                |
| VCT & ASPHALT TILE ADHESIVES                 | 50                |
| DRYWALL & PANEL ADHESIVES                    | 50                |
| COVE BASE ADHESIVES                          | 50                |
| MULTIPURPOSE CONSTRUCTION ADHESIVES          | 70                |
| STRUCTURAL GLAZING ADHESIVES                 | 100               |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES           | 250               |
| OTHER ADHESIVES NOT SPECIFICALLY LISTED      | 50                |
| SPECIALTY APPLICATIONS                       |                   |
| PVC WELDING                                  | 510               |
| CPVC WELDING                                 | 490               |
| ABS WELDING                                  | 325               |
| PLASTIC CEMENT WELDING                       | 250               |
| ADHESIVE PRIMER FOR PLASTIC                  | 550               |
| CONTACT ADHESIVE                             | 80                |
| SPECIAL PURPOSE CONTACT ADHESIVE             | 250               |
| STRUCTURAL WOOD MEMBER ADHESIVE              | 140               |
| TOP & TRIM ADHESIVE                          | 250               |
| SUBSTRATE SPECIFIC APPLICATIONS              |                   |
| METAL TO METAL                               | 30                |
| PLASTIC FOAMS                                | 50                |
| POROUS MATERIAL (EXCEPT WOOD)                | 50                |
| WOOD   | 30                |
| FIBERGLASS                                   | 80                |

- 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

| Less Water and Less Exempt Compounds in | Grams per Liter   |
|---|-------------------|
| SEALANTS                                | CURRENT VOC LIMIT |
| ARCHITECTURAL                           | 250               |
| MARINE DECK                             | 760               |
| NONMEMBRANE ROOF                        | 300               |
| ROADWAY                                 | 250               |
| SINGLE-PLY ROOF MEMBRANE                | 450               |
| OTHER                                   | 420               |
| SEALANT PRIMERS                         |                   |
| ARCHITECTURAL                           |                   |
| NONPOROUS                               | 250               |
| POROUS                                  | 775               |
| MODIFIED BITUMINOUS                     | 500               |
| MARINE DECK                             | 760               |
| OTHER                                   | 750               |

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that on on teme the definitions for the specialty coatings categories listed in Table 5.504.3, shall be determined by classifying the coating as a Flat, Northat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nortlat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and cozone depleting substances, in Sections 9452(2)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94502; and in areas under the jurisdiction of the Bay Area Air Cuality Management District additionally comptly with the percent VOC by weight of product limits of Regulation 8 Rule 49.

| GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS |                   |  |  |  |
|---|-------------------|--|--|--|
| COATING CATEGORY  | CURRENT VOC LIMIT |  |  |  |
| FLAT COATINGS   | 50                |  |  |  |
| NONFLAT COATINGS  | 100               |  |  |  |
| NONFLAT HIGH GLOSS COATINGS   | 150               |  |  |  |
| SPECIALTY COATINGS  |                   |  |  |  |
| ALUMINUM ROOF COATINGS  | 400               |  |  |  |
| BASEMENT SPECIALTY COATINGS   | 400               |  |  |  |
| BITUMINOUS ROOF COATINGS  | 50                |  |  |  |
| BITUMINOUS ROOF PRIMERS   | 350               |  |  |  |
| BOND BREAKERS   | 350               |  |  |  |
| CONCRETE CURING COMPOUNDS   | 350               |  |  |  |
| CONCRETE/MASONRY SEALERS  | 100               |  |  |  |
| DRIVEWAY SEALERS  | 50                |  |  |  |
| DRY FOG COATINGS  | 150               |  |  |  |
| FAUX FINISHING COATINGS   | 350               |  |  |  |
| FIRE RESISTIVE COATINGS   | 350               |  |  |  |
| FLOOR COATINGS  | 100               |  |  |  |
| FORM-RELEASE COMPOUNDS  | 250               |  |  |  |
| GRAPHIC ARTS COATINGS (SIGN PAINTS)                                   | 500               |  |  |  |
| HIGH-TEMPERATURE COATINGS   | 420               |  |  |  |
| INDUSTRIAL MAINTENANCE COATINGS                                       | 250               |  |  |  |
| LOW SOLIDS COATINGS1  | 120               |  |  |  |
| MAGNESITE CEMENT COATINGS   | 450               |  |  |  |
| MASTIC TEXTURE COATINGS   | 100               |  |  |  |
| METALLIC PIGMENTED COATINGS   | 500               |  |  |  |
| MULTICOLOR COATINGS   | 250               |  |  |  |
| PRETREATMENT WASH PRIMERS   | 420               |  |  |  |
| PRIMERS, SEALERS, & UNDERCOATERS                                      | 100               |  |  |  |
| REACTIVE PENETRATING SEALERS  | 350               |  |  |  |
| RECYCLED COATINGS   | 250               |  |  |  |
| ROOF COATINGS   | 50                |  |  |  |
| RUST PREVENTATIVE COATINGS  | 250               |  |  |  |
| SHELLACS:   |                   |  |  |  |
| CLEAR   | 730               |  |  |  |
| OPAQUE  | 550               |  |  |  |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS                             | 100               |  |  |  |
| STAINS  | 250               |  |  |  |
| STONE CONSOLIDANTS  | 450               |  |  |  |
| SWIMMING POOL COATINGS  | 340               |  |  |  |
| TRAFFIC MARKING COATINGS  | 100               |  |  |  |
| TUB & TILE REFINISH COATINGS  | 420               |  |  |  |
| WATERPROOFING MEMBRANES   | 250               |  |  |  |
| WOOD COATINGS   | 275               |  |  |  |
| WOOD PRESERVATIVES  | 350               |  |  |  |
| ZINC-RICH PRIMERS   | 340               |  |  |  |

Manufacturer's product specification
 Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and

- Carpet and Rug Institute's Green Label Plus Program.
   Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also Known as CDPH Standard Method V1.1 or Specification 01350).
- 2010 (also known as CUPH Standard Method V1.1 or Specification 01359).

  NSF/ANSI 140 at the Gold level or higher:
  Scientific Certifications Systems Sustainable Choice; or
  Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria
  listed in the CHPS High Performance Product Database.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyties as specified in ARS si Troixes Control Measure (ATCM) for Composite Wood (17 CCR 3120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

- Hested by the territoria graphy,

  1. Product perilifications and specifications,

  2. Chain of custody conflications.

  3. Product labeled and involced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).

  4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.

  5. Other methods acceptable to the enforcing agency.

| TABLE 5.504.4.5 - FORMALDEHYDE LIMITS         |               |
|---|---------------|
| MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER M | ILLION        |
| PRODUCT                                       | CURRENT LIMIT |
| HARDWOOD PLYWOOD VENEER CORE                  | 0.05          |
| HARDWOOD PLYWOOD COMPOSITE CORE               | 0.05          |
| PARTICLE BOARD                                | 0.09          |
| MEDIUM DENSITY FIBERBOARD                     | 0.11          |
| THIN MEDIUM DENSITY FIBERBOARD2               | 0.13          |

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM)

**5.504.4.6 Resilient flooring systems.** For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

- Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program:
   Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
   Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and Isted in the CHPS High Performance Product Database; or
   Certified under Lu GREENGUARD Gold (formerly the Greenguard Children's & Schools Decisions Certified under Lu GREENGUARD Gold (formerly the Greenguard Children's & Schools

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, profiled smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as countly, called on the control of the contr

# OWNER

### SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Tille 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls), For additional measures, see Section 5.407.2 of this code. LRG

SECTION 5.506 INDOOR AIR QUALITY
5.506.1 OUTSIDE AIR DELEVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stiffingent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO.) MONITORING. For buildings or additions equipped with demand control ventilation, CO: sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class
(STC) values determined in accordance with ASTM E 9 and ASTM E 413, or Outdoor-Indoor Sound Transmission
(Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in
Section 5.507.4.1 or 5.507.4.2. LRG

**Exception:** [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least-50 or a composite OTTC rating of no less than 40, with exterior windows of a minimum STC of 40 or OTTC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport

- Lee or CNEL for militiary airports shall be determined by the facility Air Installation Compatible Land Use Zone (ACUZ) plan.
   Lee or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Bullclings exposed to a noise level of 65 dB  $_{\rm tot}$ -1-hr during any hour of operation shall have building, addition or alteration exterior wall and mod-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OTIC 35), with exterior windows of a minimum STC of 40 (or OTIC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-celling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-HH) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenan spaces and public places shall have an STC of at least 40.

SECTION 5.508 OUTDOOR AIR QUALITY
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppress equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section, Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon cloixide (CO<sub>2</sub>), and potentially other refrigerants.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 counts or less

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep yibration levels below 8 mils.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of

5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code and as

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are

5.508.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar a salt shall have evaporator coils of corrosion-resistant material, such as stainless steet; or be coated to preven corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes

### **INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

702.1 INSTALLER TRAINING. HVAC existent installers shall be trained and certified in the pro-

- State certified apprenticeship programs.
   Policilic utility training programs.
   Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
   Training programs sponsored by manufacturing organizations.
   Other programs acceptable to the enforcing agency.

70.2.2 SPECIAL INSPECTION [IFCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence that the satisfaction of the enforcing agency for the particular type of impaction or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may considered by the enforcing agency when evaluating the qualifications of a special inspector.

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate completence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be obsely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

### 703 VERIFICATIONS

703.1 DCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFOR

# Design Review Conformance Matrix - 1431 Franklin St. Residential Proposal (PLN20125)

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

# Design Review Conformance Matrix - 1431 Franklin St. Residential Proposal (PLN20125)

| Regulation/Standard | Requirement                         | <b>Proposed Project</b> | Compliance |
|---------------------|-------------------------------------|-------------------------|------------|
| 1. Entrance.        | Newly constructed principal         |                         | Complies   |
|                     | 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     | ı                       |            |
|                     | 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.       |                         |            |
|                     |                                     |                         |            |
|                     |                                     |                         |            |
|                     |                                     |                         |            |
|                     |                                     |                         |            |

# Design Review Conformance Matrix - 1431 Franklin St. Residential Proposal (PLN20125)

| Regulation/Standard        | Requirement                         | Proposed Project | Compliance |
|----------------------------|-------------------------------------|------------------|------------|
| 2. Ground Floor Treatment. | All ground-floor building           |                  | Complies   |
|                            | 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.        |                  |            |
|                            |                                     |                  |            |

| Regulation/Standard              | Requirement  | Proposed Project | Compliance |
|----------------------------------|--|------------------|------------|
| 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 [B4]. |                  | Complies   |
| 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.  | 167 spaces       | Complies   |

| Regulation/Standard | Requirement                          | <b>Proposed Project</b> | Compliance |
|---------------------|--------------------------------------|-------------------------|------------|
| 5. Massing.         | The mass of newly-constructed        |                         | Complies   |
|                     | 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.                       |                         |            |
|                     |                                      |                         |            |
|                     |                                      |                         |            |
|                     |                                      |                         |            |
|                     |                                      |                         |            |

| Regulation/Standard     | Requirement                         | Proposed Project   | Compliance   |
|-------------------------|-------------------------------------|--|--|
| 6. Upper Story Windows. | An ample placement of windows       | The building façade  | Complies   |
|                         | above the ground floor is           | proposes a high level of   |  |
|                         | required at all street-fronting     | glazing.   |  |
|                         | facades. To create visual interest, |  |  |
|                         | the placement and style of          |  |  |
|                         | windows shall contribute to a       |  |  |
|                         | coherent and appealing              |  |  |
|                         | composition on the facade. Less     |  |  |
|                         | window space is only permitted      |  |  |
|                         | in exceptional cases if it          |  |  |
|                         | contributes to a specific objective |  |  |
|                         | of the visual style and aesthetic   |  |  |
|                         | effect of the building. Whenever    |  |  |
|                         | possible, windows should be on      |  |  |
|                         | all sides of a tower.               |  |  |
|                         |                                     |  |  |
|                         |                                     | 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 | 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 |

| Regulation/Standard   | Requirement                         | Proposed Project | Compliance |
|-----------------------|-------------------------------------|------------------|------------|
| 7. Building Terminus. | The top of each newly-              |                  | Complies   |
|                       | constructed principal building      |                  |            |
|                       | shall include an element that       |                  |            |
|                       | provides a distinct visual          |                  |            |
|                       | terminus. The visual terminus       |                  |            |
|                       | shall be integrated into the design | ı                |            |
|                       | 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.                          |                  |            |
|                       |                                     |                  |            |

| Regulation/Standard                           | Requirement                         | Proposed Project          | Compliance |
|---|-------------------------------------|---------------------------|------------|
| 8. Utility Storage.                           | For newly-constructed buildings,    |                           | Complies   |
|   | areas housing trash, storage, or    |                           |            |
|   | other utility services shall be     |                           |            |
|   | located in the garage or be         |                           |            |
|   | otherwise completely concealed      |                           |            |
|   | from view of the public right-of-   |                           |            |
|   | way. Backflow prevention devices    |                           |            |
|   | shall be located in a building      |                           |            |
|   | alcove, landscaped area, or utility |                           |            |
|   | room within the building, outside   |                           |            |
|   | of the public right-of-way, and     |                           |            |
|   | completely screened from view       |                           |            |
|   | from the public right-of-way        |                           |            |
|   | unless required otherwise by a      |                           |            |
|   | department of the City.             |                           |            |
|   |                                     |                           |            |
|   |                                     |                           |            |
| Height Area 7, no limit                       |                                     |                           |            |
| Table 17.58.04 Height, Density, Bulk, and     |                                     |                           |            |
| Maximum Density (Sq. Ft. of Lot Area Required | Max. Density may not exceed the     |                           |            |
| <u>Per Unit)</u>                              | Lot Area of 20,974 sf               |                           |            |
| Dwelling units                                | 90 sf of lot area per unit          | 212 dwelling units (DU) * | Complies   |
|   |                                     | 90 = 19,080 sf            |            |
| Efficiency Dwelling Units                     | 45 sf of lot area per unit          | 42 DU*45 = 1,890 sf       | Complies   |
| <u>Sec. 17.107.040 C - Density Bonus</u>      |                                     |                           |            |

| Regulation/Standard                      | Requirement                      | Proposed Project          | Compliance      |
|--|----------------------------------|---------------------------|-----------------|
| State Density Bonus at 50%               | The Density Bonus calculation    | Base number of dwelling   | Complies        |
|  | states that 15% affordable units | units is 212. Efficiency  |                 |
|  | at the Very Low Income allows    | Units: 42. State Density  |                 |
|  | 50% Density Bonus Level          | Bonus at 50%: 254 x 1.5 = |                 |
|  |                                  | 381 units total.          |                 |
| Maximum Floor Area Ratio                 | 20                               | 415,631 sf                | Complies        |
| Maximum Height of Building Base          | 120 ft.                          | 60                        | Complies        |
| Maximum Height, Total                    | No height limit                  |                           | Complies        |
| Minimum Height, New principal buildings  | 45 ft.                           | 413 ft.                   | Complies        |
| Maximum Lot Coverage                     |                                  |                           |                 |
| Building base (for each story)           | 100% of site area                | Varies, but does not      | Complies        |
|  |                                  | exceed 100% (the          |                 |
|  |                                  | building design tapers as |                 |
|  |                                  | it rises).                |                 |
| Average per story lot coverage above the | 85% of site area of 10,000 sf.,  | 70%                       | Complies        |
| building base                            | whichever is greater             |                           |                 |
| <u>Tower Regulations</u>                 |                                  |                           |                 |
| Maximum average area of floor plates     | No maximum                       | Approx. 10,526 sf         | Does Not Comply |
|  |                                  | (421,056 sf/40 floors)    |                 |
| Maximum tower elevation length           | No maximum                       | 353 ft.                   | Complies        |
| Minimum distance between towers on the   | No minimum                       | Only one tower is         | NA              |
| same lot                                 |                                  | proposed.                 |                 |
| Sec. 17.58.070 C. Usable open space      | This Section contains the usable |                           |                 |
| standards, Table 17.58.05, Required      | open space standards and         |                           |                 |
| Dimensions of Usable Open Space          | requirements for residential     |                           |                 |
|  | development in the CBD Zones.    |                           |                 |
|  | These requirements shall         |                           |                 |
|  | supersede those in Chapter       |                           |                 |
|  | 17.126.                          |                           |                 |

|        | Regulation/Standard                           | Requirement                      | Proposed Project | Compliance          |
|--------|---|----------------------------------|------------------|---------------------|
|        | Private open space                            | 10 ft. minimum dimension for     | 14,900 sf        | Does Not Comply     |
|        |   | space on the ground floor, no    |                  |                     |
|        |   | dimensional requirement          |                  |                     |
|        |   | elsewhere.                       |                  |                     |
|        | Rooftop open space                            | 15-ft. minimum dimension         | 8,100 sf         | Does Not Comply     |
|        | Total Usable Open Space                       | 75 sf per Regular Dwelling Unit  | 23,000 sf        | Does Not Comply.    |
|        |   | and 38 sf per Rooming Unit or    |                  | Regular Units:      |
|        |   | Efficiency Dwelling Unit         |                  | 15,900.             |
|        |   |                                  |                  | Efficiency Units:   |
|        |   |                                  |                  | 1,596 sf.           |
|        |   |                                  |                  | State Density Bonus |
|        |   |                                  |                  | units: 9,525 sf.    |
|        |   |                                  |                  | Total Required:     |
|        |   |                                  |                  | 27,021 sf of Usable |
|        |   |                                  |                  | Open Space.         |
|        | 17.116.060 - Off-street parking—Residential   |                                  |                  |                     |
|        | Activities, A. 1. Minimum Parking for         |                                  |                  |                     |
|        | Residential Activities                        |                                  |                  |                     |
|        | Total Required Parking - Multifamily Dwelling | No spaces required.              | 167              | Complies            |
|        | 17.116.060 - Off-street parking—Residential   |                                  |                  |                     |
|        | Activities, B. 1. Maximum Parking for         |                                  |                  |                     |
|        | Residential Activities                        |                                  |                  |                     |
|        | Maximum Number of Parking Spaces              | One and one-quarter (1¼) parking | 167              | Complies            |
|        |   | spaces per dwelling unit is 476. |                  |                     |
|        |   |                                  |                  |                     |
| Design | Guidelines for Corridors and Commercial Areas |                                  |                  |                     |
|        | Guiding Principles                            |                                  |                  | Compliance          |

| Regulation/Standard  | Requirement | <b>Proposed Project</b> | Compliance |
|--|-------------|-------------------------|------------|
| Principle 1. Build upon patterns of urban development that lend a special sense of place Enhance existing neighborhoods that have a well-defined and vibrant urban design context Develop attractive urban neighborhoods in areas where they do not currently exist.   |             |                         | Complies   |
| Principle 2. Provide elements that define the street and the place for pedestrians.  - Locate buildings to spatially define the street.  - Construct high quality storefronts and ground floor residential space.  - Create a connection between the public right of way and ground floor activities.  - Reduce the negative visual impact of on-site parking.  - Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features. |             |                         | Complies   |
| Principle 3.Allow for a diversity of architectural expression to prevent monotony.  - Allow for street fronts with a variety of architectural expression that is appropriate in its context.  - Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles.  |             |                         | Complies   |

| Regu  | ulation/Standard                            | Requirement | Proposed Project | Compliance |
|-------|---|-------------|------------------|------------|
| Princ | ciple 4. Encourage high quality design and  |             | •                | Complies   |
| cons  | truction.                                   |             |                  |            |
| - Add | d visual interest and distinction to the    |             |                  |            |
| com   | munity.                                     |             |                  |            |
| - Cor | nstruct buildings with high quality         |             |                  |            |
| mate  | erials and detailing that make a lasting    |             |                  |            |
|       | ribution.                                   |             |                  |            |
|       | velop buildings with pleasing               |             |                  |            |
| com   | positions and forms.                        |             |                  |            |
| Princ | ciple 6. Create transitions in height,      |             |                  | Complies   |
| mass  | sing, and scale.                            |             |                  |            |
| - Ach | nieve a compatible transition between       |             |                  |            |
| area  | s with different scale buildings.           |             |                  |            |
| Princ | ciple 7. Use sustainable design techniques. |             |                  | Complies   |
| - Tre | at on-site stormwater.                      |             |                  |            |
| - Use | e green building techniques.                |             |                  |            |
| Guid  | lelines                                     |             |                  | Compliance |
| #1.1  | .1 Commercial Building Placement -          |             |                  | Complies   |
| Spat  | ially define the street front by locating   |             |                  |            |
| store | efronts near the property lines facing the  |             |                  |            |
| corri | idor and adjacent to one another.           |             |                  |            |
| #2.1  | .1 Integrate open space into the site plan. |             |                  | Complies   |
| # 2.1 | 1.2 Site common open space to be easily     |             |                  | Complies   |
| acce  | ssible to residents and/or the public.      |             |                  |            |
| # 2.1 | 1.3 Wherever feasible, orient group open    |             |                  | Complies   |
| spac  | e to have solar exposure and toward living  |             |                  |            |
| units | s or commercial space.                      |             |                  |            |

| Regulation/Standard                              | Requirement | Proposed Project | Compliance |
|--|-------------|------------------|------------|
| # 3.1.1 Place parking areas and parking          |             |                  | Complies   |
| podiums behind active space or underground.      |             |                  |            |
|  |             |                  |            |
| # 3.1.2 Limit driveways, garage doors, and curb  |             |                  | Complies   |
| cuts on the corridor.                            |             |                  |            |
| # 3.3.1 Locate loading docks out of view from    |             |                  | Complies   |
| the corridor.                                    |             |                  |            |
| # 3.3.2 Locate service elements such as utility  |             |                  | Complies   |
| boxes, transformers, conduits, trash             |             |                  |            |
| enclosures, loading docks, and mechanical        |             |                  |            |
| equipment screened and out of view from the      |             |                  |            |
| corridor.  |             |                  |            |
| # 3.3.2 [sic] Size, place, and screen rooftop    |             |                  | Complies   |
| mechanical equipment, elevator penthouses,       |             |                  |            |
| antennas, and other equipment away from the      |             |                  |            |
| public view.                                     |             |                  |            |
| #4.1.1 Establish a prominent and differentiated  |             |                  | Complies   |
| ground floor in residential buildings.           |             |                  |            |
|  |             |                  |            |
| #4.1.2 Design ground floor residential space to  |             |                  | NA         |
| have grade separation from the sidewalk.         |             |                  |            |
| #4.1.3 Provide well designed ground floor        |             |                  | NA         |
| residential frontages through the use of stoops, |             |                  |            |
| forecourts, front yards, and lobbies.            |             |                  |            |
| #4.2.4 Provide ground floor architectural        |             |                  | Complies   |
| detailing that provides visual interest to       |             |                  |            |
| pedestrians and distinguishes the ground floor   |             |                  |            |
| from upper floors.                               |             |                  |            |
| #4.3.2 Establish prominent and frequent          |             |                  | Complies   |
| entrances on facades facing the corridor.        |             |                  |            |

| Regulation/Standard                                | Requirement | <b>Proposed Project</b> | Compliance      |
|--|-------------|-------------------------|-----------------|
| #4.4.1 Install consistently spaced street trees,   |             | No street trees are     | Does Not Comply |
| extend an existing positive street tree context,   |             | proposed.               |                 |
| and install trees appropriate for the zoning       |             |                         |                 |
| district.  |             |                         |                 |
| #4.4.2 Place features that create a transition     |             |                         | Complies        |
| between the sidewalk and the development.          |             |                         |                 |
| #5.1.1 Integrate the various components of a       |             |                         | Complies        |
| building to achieve a coherent                     |             |                         |                 |
| composition and style.                             |             |                         |                 |
| #5.1.2 Reduce the visual scale of a large          |             |                         | Complies        |
| building frontage.                                 |             |                         |                 |
| #5.2.1 Relate new buildings to the existing        |             |                         | Complies        |
| architecture in a neighborhood with a strong       |             |                         |                 |
| design vocabulary.                                 |             |                         |                 |
| #5.3.1 Avoid large blank walls on the street       |             |                         | Complies        |
| facade of a building; provide visual interest      |             |                         |                 |
| when blank walls are unavoidable.                  |             |                         |                 |
| #5.3.2 Integrate architectural details to provide  |             |                         | Complies        |
| visual interest to the façade of a building.       |             |                         |                 |
| #5.4.1 Where feasible, place stairwells in the     |             |                         | Complies        |
| interior of a building.                            |             |                         |                 |
| #5.4.2 Provide a roofline that integrates with     |             |                         | Complies        |
| the building's overall design concept.             |             |                         |                 |
| #5.4.3 Design parking structure facades as an      |             |                         | Complies        |
| integral part of the project it serves, consistent |             |                         |                 |
| in style and materials with the rest of the        |             |                         |                 |
| project.   |             |                         |                 |

| Regulation/Standard                             | Requirement | Proposed Project | Compliance |
|---|-------------|------------------|------------|
| #5.4.4 Integrate balconies into the design of a |             |                  | Complies   |
| building.                                       |             |                  |            |
| #6.1.1 Install durable and attractive materials |             |                  | Complies   |
| on the ground floor façade of buildings.        |             |                  |            |
| #6.2.1 Recess exterior street-facing windows.   |             |                  | Complies   |
| #6.3.1 Exterior materials on the upper levels o | f           |                  | Complies   |
| buildings should create a sense of permanence   | е,          |                  |            |
| provide an attractive visual quality, and be    |             |                  |            |
| consistent with the design concept of the       |             |                  |            |
| building.                                       |             |                  |            |
| #6.4.1 Implement sustainable development        |             |                  | Complies   |
| methods.  |             |                  |            |
| #9.1.1 Design developments to maximize the      |             |                  | Complies   |
| natural surveillance of the streetscape and     |             |                  |            |
| open space.                                     |             |                  |            |
| #9.1.2 Establish "territoriality" at a          |             |                  | Complies   |
| development. Territoriality is the principle of |             |                  |            |
| providing clear delineation between public,     |             |                  |            |
| private, and semi-private areas, to make it     |             |                  |            |
| easier for pedestrians to understand the        |             |                  |            |
| function of an area and participate in an it's  |             |                  |            |
| appropriate use.                                |             |                  |            |
| #9.3.1 Control access into a development        |             |                  | Complies   |

| Regulation/Standard                               | Requirement | Proposed Project | Compliance         |
|---|-------------|------------------|--------------------|
| #9.4.1 Promote activity at a development. For     |             |                  | Complies           |
| example, create an atmosphere conducive to        |             |                  |                    |
| pedestrian travel or developing well- designed    |             |                  |                    |
| frontages, and a connection between private       |             |                  |                    |
| and public space.                                 |             |                  |                    |
| Historic Preservation Element of the General Plan |             |                  |                    |
| Historic Preservation Element, Policy 3.5,        |             |                  |                    |
| Findings:   |             |                  |                    |
| 1. The design matches or is compatible with,      |             |                  | Complies           |
| but not necessarily identical to, the property's  |             |                  |                    |
| existing or historical design; or                 |             |                  |                    |
| 2. The proposed design comprehensively            |             |                  | NA                 |
| 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     |             |                  | NA                 |
| does not warrant retention and the proposed       |             |                  |                    |
| design is compatible with the character of the    |             |                  |                    |
| neighborhood.                                     |             |                  |                    |
| Required Findings                                 |             |                  |                    |
| Conditional Use Permit Criteria                   |             |                  |                    |
| Sec. 17.134.050                                   |             |                  | Meets the finding: |
|   |             |                  | Y/N                |

| Regulation/Standard                                  | Requirement | <b>Proposed Project</b> | Compliance |
|--|-------------|-------------------------|------------|
| A. That the location, size, design, and operating    | B           |                         | Complies   |
| characteristics of the proposed development          |             |                         |            |
| will be compatible with and will not adversely       |             |                         |            |
| affect the livability or appropriate developmer      | t           |                         |            |
| of abutting properties and the surrounding           |             |                         |            |
| neighborhood, with consideration to be given         |             |                         |            |
| to harmony in scale, bulk, coverage, and             |             |                         |            |
| density; to the availability of civic facilities and |             |                         |            |
| utilities; to harmful effect, if any, upon           |             |                         |            |
| desirable neighborhood character; to the             |             |                         |            |
| generation of traffic and the capacity of            |             |                         |            |
| surrounding streets; and to any other relevant       |             |                         |            |
| impact of the development;                           |             |                         |            |
|  |             |                         |            |
| B.That the location, design, and site planning of    | f           |                         | Complies   |
| the proposed development will provide a              |             |                         |            |
| convenient and functional living, working,           |             |                         |            |
| shopping, or civic environment, and will be as       |             |                         |            |
| attractive as the nature of the use and its          |             |                         |            |
| location and setting warrant;                        |             |                         |            |
| C.That the proposed development will enhanc          | e           |                         | Complies   |
| the successful operation of the surrounding          |             |                         |            |
| area in its basic community functions, or will       |             |                         |            |
| provide an essential service to the community        |             |                         |            |
| or region;   |             |                         |            |
| D.That the proposal conforms to all applicable       |             |                         | Complies   |
| regular design review criteria set forth in the      |             |                         |            |
| regular design review procedure at Section           |             |                         |            |
| 17.136.050;  |             |                         |            |

| Regulation/Standard   | Requirement | <b>Proposed Project</b> | Compliance |
|---|-------------|-------------------------|------------|
| E.That the proposal conforms in all significant respects with the Oakland General Plan and  |             |                         | Complies   |
| with any other applicable guidelines or criteria, district plan or development control map which  |             |                         |            |
| has been adopted by the Planning Commission or City Council.  |             |                         |            |
| Sec. 17.58.060. Table 17.58.03, Additional Regulation #3d:  |             |                         |            |
| The maximum yard requirements above the ground floor may be waived upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, the proposal must also meet each of the following criteria: |             |                         |            |
| <ul> <li>i. It infeasible to both accommodate the use<br/>proposed for the space and meet the maximum<br/>yard requirement;</li> </ul>  |             |                         | Complies   |
| ii. The proposal will not weaken the street definition provided by buildings with reduced setbacks; and   |             |                         | Complies   |
| iii. The proposal will not interrupt a continuity of 2nd and 3rd story facades on the street that have minimal front yard setbacks.   |             |                         | Complies   |
| Regular Design Review   |             |                         |            |

| Regulation/Standard                                | Requirement | <b>Proposed Project</b> | Compliance |
|--|-------------|-------------------------|------------|
| Sec. 17.136.050 - Regular design review            |             |                         |            |
| criteria, A. For Residential Facilities            |             |                         |            |
| 1. That the proposed design will create a          |             |                         | Complies   |
| 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,          |             |                         | Complies   |
| preserve, or enhance desirable neighborhood        |             |                         |            |
| characteristics                                    |             |                         |            |
| 3. That the proposed design will be sensitive to   |             |                         | Complies   |
| the topography and landscape                       |             |                         |            |
| 4. That, if situated on a hill, the design and     |             |                         | NA         |
| massing of the proposed building relates to the    |             |                         |            |
| grade of the hill                                  |             |                         |            |
| 5. That the proposed design conforms in all        |             |                         | Complies   |
| significant respects with the Oakland General      |             |                         |            |
| Plan and with any applicable design review         |             |                         |            |
| guidelines or criteria, district plan, or          |             |                         |            |
| development control map which have been            |             |                         |            |
| adopted by the Planning Commission or City         |             |                         |            |
| Council.   |             |                         |            |
| Sec. 17.58.060. Table 17.58.03, Additional         |             |                         |            |
| Regulation #3c:                                    |             |                         |            |

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

| Regulation/Standard                             | Requirement | Proposed Project | Compliance             |
|---|-------------|------------------|------------------------|
| a. Any proposed new construction is             |             |                  | Does Not Comply.       |
| compatible with the existing API in terms of    |             |                  | Staff is concerned     |
| massing, siting, rhythm, composition, patterns  |             |                  | that the design lacks  |
| of openings, quality of material, and intensity |             |                  | specificity of quality |
| of detailing;                                   |             |                  | of materials and       |
|   |             |                  | intensity of           |
|   |             |                  | detailing. The plans   |
|   |             |                  | lack the dimensions    |
|   |             |                  | of the recessed        |
|   |             |                  | windows and the        |
|   |             |                  | metal fin on the       |
|   |             |                  | building façade, and   |
|   |             |                  | gives no details on    |
|   |             |                  | window operation,      |
|   |             |                  | window framing         |
|   |             |                  | and trim.              |
|   |             |                  |                        |
|   |             |                  |                        |
|   |             |                  |                        |
| b. New street frontage has forms that reflect   |             |                  | Complies               |
| 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   |             |                  | Complies               |
| that either reflects the level and quality of   |             |                  |                        |
| visual interest of the API contributors or      |             |                  |                        |
| otherwise enhances the visual interest of the   |             |                  |                        |
| API.  |             |                  |                        |

| Regulation/Standard                                 | Requirement | <b>Proposed Project</b> | Compliance |
|---|-------------|-------------------------|------------|
| d. The proposal is consistent with the visual       |             |                         | Complies   |
| 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                                |             |                         |            |
|   |             |                         |            |
| I   |             |                         |            |

| Regulation/Standard                                | Requirement | Proposed Project | Compliance |
|--|-------------|------------------|------------|
| e. Where height is a character-defining elemen     | t           |                  | NA         |
| of the API there are height transitions to any     |             |                  |            |
| neighboring contributing historic buildings.       |             |                  |            |
| "Character-defining elements" are those            |             |                  |            |
| features of design, materials, workmanship,        |             |                  |            |
| setting, location, and association that identify a | ı           |                  |            |
| 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 leve    |             |                  |            |
| are designated on the zoning maps; and             |             |                  |            |
|  |             |                  |            |
|  |             |                  |            |
| g. For construction of new principal buildings:    |             |                  |            |
|  |             |                  |            |
| i.The project will not cause the API to lose its   |             |                  | Complies   |
| status as an API;                                  |             |                  |            |
| ii.The proposal will result in a building or       |             |                  | Unclear    |
| 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                       |             |                  |            |

| Regulation/Standard                        | Requirement | Proposed Project | Compliance |
|--|-------------|------------------|------------|
| iii.The proposal contains elements that re | elate       |                  | Complies   |
| to the character-defining height of the AF | PI, if      |                  |            |
| any, through the use of a combination of   | upper       |                  |            |
| story setbacks, window patterns, change    | of          |                  |            |
| materials, prominent cornice lines, or oth | ner         |                  |            |
| techniques. APIs with a character-definin  | g           |                  |            |
| height and their character-defining heigh  | t level     |                  |            |
| are designated on the zoning maps.         |             |                  |            |
|  |             |                  |            |