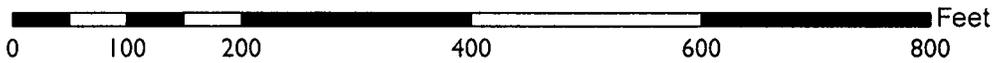


<b>Location:</b>	1261 Harrison Street (See map on reverse)
<b>Assessors Parcel Number:</b>	002-0063-002-00
<b>Proposal:</b>	<p>The proposal on file was to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height with approximately 12,000 square feet of ground floor retail, 121,000 square feet of office, and 185 dwelling units. The proposal included affordable housing units to take advantage of the affordable housing density bonus and concessions. The project was brought before the Planning Commission in 2018 for denial as directed by the Commission. The applicant requested a continuance to redesign the proposal, and has provided a preliminary redesign that will retain the exterior building facades of the existing structure, eliminate the office component from the program, and reduce the overall height of the proposed tower. The revised project would still include 185 dwelling units over ground floor commercial, and would be looking to obtain a D-LM height exception to allow the height to the 175-foot Height Zone, with additional height requested through the affordable density bonus process up to approximately 250 feet.</p> <p>Staff is bringing the revised concept back to the Planning Commission for discussion as to whether the proposal should be considered for a height exception given the location within the historic King Block. The revised proposal appeared before the Landmarks Board on July 8, 2019, and through a subcommittee provided a recommendation for denial.</p>
<b>Applicant:</b>	Ronnie Turner – (510)395-2766
<b>Owner:</b>	Pinnacle RED Group, Inc.
<b>Planning Permits Required:</b>	Regular Design Review for new construction, Major Conditional Use Permit for a Height Exception to allow the D-LM 175 Height Zone regulations, Minor Conditional Use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (1 Required; 0 Proposed). <i>Other permits may be required pending full redesign of the proposal.</i>
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	D-LM-4; Height Area – 85’
<b>Environmental Determination:</b>	Determination Pending
<b>Historic Status:</b>	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
<b>City Council District:</b>	3
<b>Action to be Taken:</b>	Review preliminary revised development proposal and provide direction to staff. No official action to be taken on the development application at this hearing.
<b>Finality of Decision:</b>	No decision will be made at this hearing. The item would need to return to Commission at a later date for a decision which is appealable to City Council.
<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email: <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> .

# CITY OF OAKLAND PLANNING COMMISSION



Case File:            PLN17438  
Applicant:           Ronnie Turner  
Address:             1261 Harrison Street  
Zone:                 D-LM-4  
Height Area:         85 ft

## **SUMMARY**

The proposed development application had previously included a mixed use high rise development that would have been approximately 440 feet tall at 36 stories and include a mix of ground floor retail, above ground level office and residential units within the upper levels of the tower. The prior proposal included the complete demolition of the existing building, which is a historic building and contributor to the King Building Group Area of Primary Importance (API).

The prior proposal appeared before the Landmarks Board in March of 2018, and a recommendation was made to the Planning Commission not to support the project. This recommendation was based upon the proposal not meeting the required Category II Demolition Findings and the compatibility of the proposal with the King Block API. The project proceeded to the full Planning Commission in March of 2018 in which the Commission provided direction to staff to return with findings for denial of the project. In July of 2018 the item appeared before the Commission with findings for denial, however; the item was not heard as the applicant requested the item be pulled and postponed to a future date uncertain so they could redesign the project. See **Attachment A** for the July 11, 2018 staff report and findings.

The applicant is currently in the process of redesigning the project, and based on prior concerns over the proposal they are taking the direction of retaining and incorporating the existing exterior façade of the building into the development. In addition, the applicant has reduced the scale of the proposed development to include a shorter tower. The project is still in the early redesign stage and the proposal is before the Planning Commission in order to receive direction prior to the applicant proceeding with a full redesign and revised application submittal as well as any necessary Environmental Review that would be required under CEQA.

The project is located within the Lake Merritt Station Area Plan (LMSAP) within a block that was designated as an area with an 85-foot height limit. The block was limited in height because it consists of the King Building Group API. However, the resulting LMSAP zoning regulations allow for waivers of height areas to allow a limited number of towers that would be allowed to exceed the base zone height to a higher level up to 275 feet upon the granting of a Major Conditional Use Permit. The prior proposal was looking to take advantage of one of the last remaining exceptions to go up to 275 feet (with additional height requested through the affordable housing development waivers). The current revised proposal would look to request an exception by the way of a Conditional Use Permit to receive one of the bonuses up to 175 feet in height, also with additional height up to 250 feet provided through a development waiver for the inclusion of affordable housing. The D-LM Zoning allows for three height exceptions up to the 175-foot area within the 85-foot height area west of Lake Merritt.

## **Landmarks Board Recommendation**

The initial redesign appeared before the Landmarks Board in March and July of 2019. The Board was requested to provide recommendations on whether the proposed redesign would constitute a demolition subject to the demolition findings given that all the exterior walls were now proposed for retention, as well as to provide a recommendation as to the appropriateness of the tower within the King Block API. The item was directed to a subcommittee which met on August 21, 2019 and the following recommendation was provided:

1. On the matter of demolition, the subcommittee agreed that with additional attention to detail on the retention/restoration of the facade including storefronts, the proposal could be considered not

to be a demolition for the purposes of the Demolition Findings. They also felt that a minor podium extension above the existing building height would be appropriate if the materials were a high quality such as terracotta, and contained a window pattern and form consistent with the district (including transparent windows) and aligned the structural columns at all the upper levels with those on the existing building.

2. As for the tower proposal, the subcommittee agreed that a tower is not appropriate in the API both in terms of overall massing and height, but also because the LMSAP was very specific about setting the 85 foot height limit in this area due to the historic nature of the King Block, and the City should not be granting the height bonus to properties that are within an API with specified height limitations and because it was not identified as an opportunity site in the LMSAP. They felt that through an affordable housing bonus an extended height of approximately 100 feet may be appropriate to match the height of the Oakland Hotel across the street. They did recommend design modifications to the tower in the event that the Planning Commission allows the tower to proceed, which included setting the tower back more from Harrison and 13<sup>th</sup> Streets, providing a more uniform window pattern to be more consistent with the surrounding historic district and neighboring historic buildings, and recognizing and responding to the height of the Oakland Hotel. This could be done with a modern feature – such as a step in the massing, change in texture, pattern, height of windows, or color among other options.

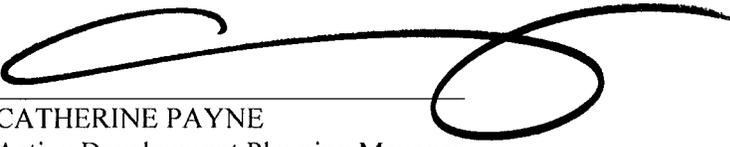
## **ENVIRONMENTAL DETERMINATION**

Review of the project's compliance with CEQA has not been completed at this time. However, if the project does proceed, the development proposal would likely require the preparation of an Environmental Impact Report given that the proposal includes significant alterations to CEQA historic resources. Any future EIR that is prepared would appear before the Landmarks Board and Planning Commission for scoping, comments on the DEIR and any resulting Final EIR prior to certification.

**RECOMMENDATIONS:**

1. Direct staff, to return to the full Planning Commission with findings for denial of the redesigned project once the applicant has completed their revised submittal; or alternatively,
2. Direct staff, upon full submittal of the revised proposal by the applicant, allow the applicant to proceed with the Environmental Review process, and future consideration of the revised development project.

Prepared by:   
PETERSON VOLLMANN  
Planner IV

Reviewed by:   
CATHERINE PAYNE  
Acting Development Planning Manager  
Bureau of Planning

Approved for Forwarding to the  
City Planning Commission:  
  
ED MANASSE  
Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. July 11, 2018 Planning Commission staff report, including findings for denial.
- B. Preliminary Revised Design Plans

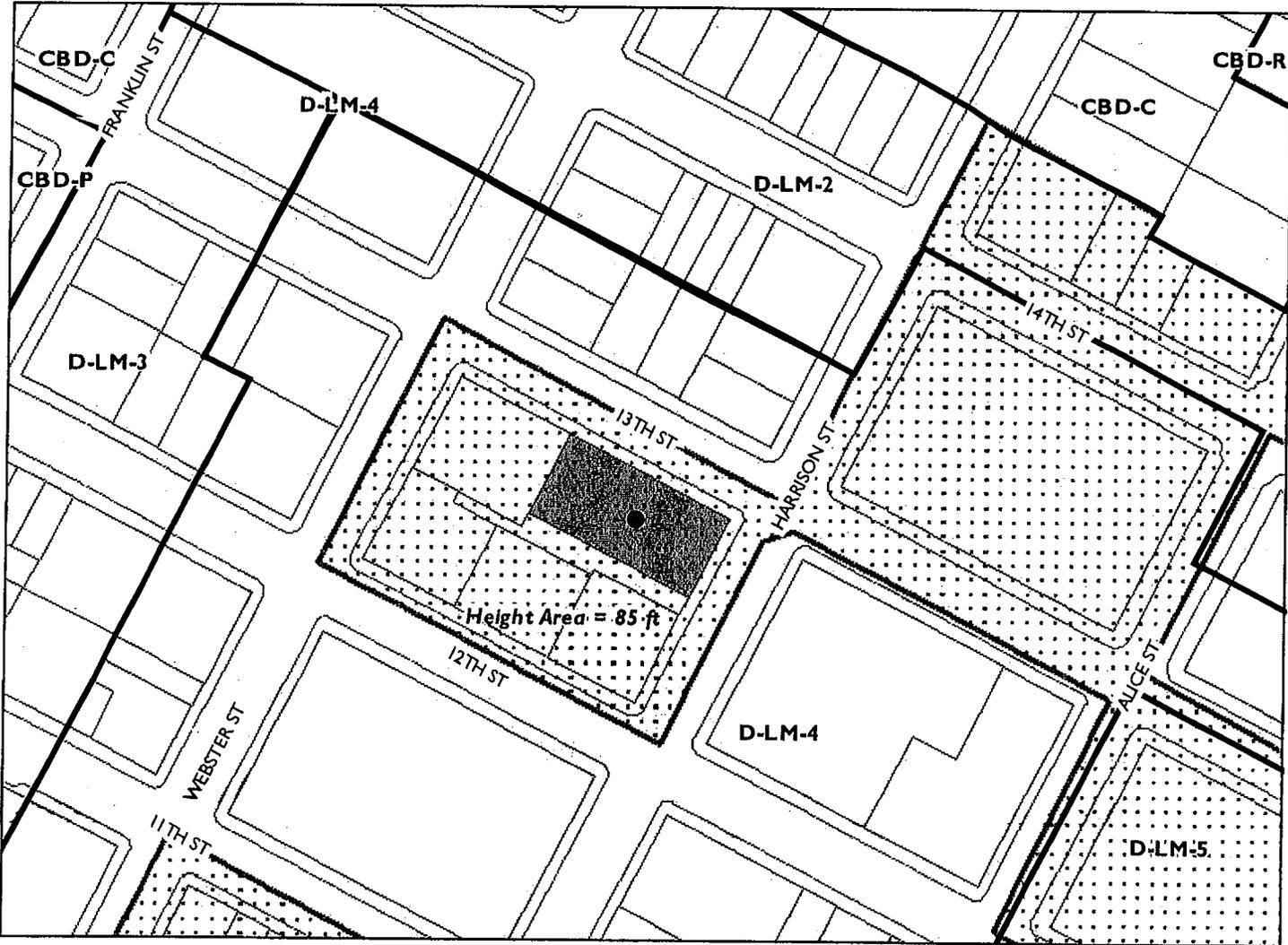


<b>Location:</b>	1261 Harrison Street (See map on reverse)
<b>Assessors Parcel Number:</b>	002-0063-002-00
<b>Proposal:</b>	Proposal to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 130,000 square feet of office, and 185 dwelling units. The proposal would include the inclusion of affordable units to take advantage of the affordable housing density bonus and concessions.
<b>Applicant:</b>	Ronnie Turner – (510)395-2766
<b>Owner:</b>	Pinnacle RED Group, Inc.
<b>Planning Permits Required:</b>	Regular Design Review for new construction and Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow the D-LM 275 Height Zone regulations, Minor Conditional use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (3 Required; 0 Proposed).
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	D-LM-4 Height Area – 85'
<b>Environmental Determination:</b>	Section 15270 of the State CEQA Guidelines; Projects that are disapproved.
<b>Historic Status:</b>	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
<b>City Council District:</b>	3
<b>Status:</b>	Pending
<b>Action to be Taken:</b>	Decision on the development application
<b>Staff Recommendation:</b>	Denial of the application based upon direction provided by the Planning Commission by unanimous vote at the March 21, 2018 hearing.
<b>Finality of Decision:</b>	Decision is appealable to City Council
<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at <b>510-238-6167</b> or by e-mail at <b><a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a></b> .

**SUMMARY**

The applicant is proposing a downtown mixed-use high-rise development. The proposed development would be approximately 440 feet tall at 36 stories and include a mix of ground floor retail, above ground level office and residential units within the upper levels of the tower. The project is located within the Lake Merritt Station Area Plan (LMSAP) within a block that is designated as an area with an 85-foot height limit. The block is limited in height because it consists of the King Building Group historic district which is an Area of Primary Importance (API). However, the resulting LMSAP zoning regulations allow for waivers of height areas to allow a limited number of towers that would be allowed to exceed the base zone height to a higher level up to 275 feet upon the granting of a Major Conditional Use Permit. Three such towers could be permitted within the 85-foot height area and three within the 175-foot height areas. At present, one has been granted in the 85-foot height area and one has been granted in the 175-foot height area, leaving two within the 85-foot height area applicable to the subject property. If approved,

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17438  
Applicant: Ronnie Turner  
Address: 1261 Harrison Street  
Zone: D-LM-4  
Height Area: 85 ft

only one more exception within the 85-foot height area would be allowed. The development proposal would be required to meet the Conditional Use Permit Criteria for the height district waiver to go up to 275 feet, the Category II Demolition Findings as well as the Design Review Findings for properties located within APIs.

During the pre-application submittal, staff informed the applicant that the project as proposed might not conform to applicable Design Review Criteria and that it might staff wouldn't support the grant of one of the few available Major Conditional Use Permits to allow a height exception for this subject site since it would result in the loss of a historic building (CEQA historic resource) as well as potentially compromise the King Building Group API.

Staff brought this item before the Planning Commission on March 21, 2018 for an initial review before advising the applicant to proceed with the preparation of an Environmental Impact Report (EIR), which would be required due to the loss of the subject building which is a historic resource under CEQA. At the March hearing the Planning Commission voted unanimously to direct staff to return with findings for denial of the project. This item also appeared before the Landmarks Preservation Advisory Board (LPAB) on March 12, 2018 who also voted unanimously to recommend that the project would not be able to meet the required findings for approval, based upon the concerns raised in the staff report.

This item is returning to the full Planning Commission as directed with findings for denial, which are attached to the report.

## **PROPERTY DESCRIPTION**

The subject property consists of an approximately 15,100 square foot site located at the southwest corner of Harrison and 13<sup>th</sup> Streets and is completely occupied by a one-story commercial building. The property is one of five buildings on the city block that make up the King Building Group API or the "King Block". The subject building itself is listed as a City of Oakland Designated Historic Property and has been assigned an Oakland Cultural Heritage Survey (OCHS) rating of C1+, meaning that it is a contributor to the API.

### *King Building Group, aka King Block*

The five buildings and alley that comprise the King Building Group were developed between 1904 and 1922 by the Charles H. King family and constitute the principal surviving Oakland structures associated with the wheat and lumber baron Charles H. King and his locally prominent descendants. In addition, the group provides a good and somewhat unusual example of an early 20<sup>th</sup> century downtown development project that was carried out in phases. The buildings together fully occupy the block bounded by Webster, 12<sup>th</sup>, Harrison and 13<sup>th</sup> Streets. The buildings are visually related by zero setbacks, similar widths, pressed brick surfaces, black glazed tile store bases, skeletal articulation, Renaissance/ Baroque ornamentation and the lack of any vacant lots or intrusions. In its very mixed setting; the block is a strong unified presence. Horizontality dominates, as each building occupies long street frontages and rises only one to two stories, except for one four-story focal building. The prominent use of arcades on three of the corner buildings is another unifying element. The alley entrances are masked within the facades of two of the buildings.

### *1261 Harrison, subject building*

The OCHS records describe the subject building as an attached one-story brick masonry store building on a corner lot in an enframed semicircular arcade window-wall composition with ten bays along the 13<sup>th</sup>

Street side and five bays along Harrison Street. The restrained ornamentation is Renaissance/ Baroque. Surfaces are glazed white pressed brick with glazed lightly polychromed white terra cotta details. The second bay from the end on Harrison Street projects slightly outward and the opening is rectangular instead of arched and forms the Harrison Street entry to the alley which passes through the middle of the block to Webster Street. The buildings arches are compound with brick headers, deep reveals and console keystones. They are supported by brick piers with elaborated terra cotta Tuscan caps. Small rectangular decorated terra cotta panels are in the spandrels. Projecting brick courses along the top form a shallow denticulated cornice above a frieze and architrave. A parapet extends above the cornice. The original storefront doors have been replaced with aluminum, but most of the storefronts retain their glazed white-banded black tile back splash panels and multiple-light clerestories set within the arches. Some of the clerestories have been painted over. The building otherwise appears unaltered.

### **PROJECT DESCRIPTION**

The proposed project would demolish the existing commercial building to construct a new mixed use development with 36 stories reaching up to approximately 440 feet in height. The ground level of the building would contain retail activities, one of which is currently called out as a market that would have frontage onto 13<sup>th</sup> Street as well as into the midblock alley. The ground level would also include residential and office lobbies as well as an entry to an automated parking system along 13<sup>th</sup> Street. There would be one driveway each for incoming and outgoing traffic where cars would drive into a car lobby for people to get into and out of vehicles before and after the car is taken to one of the below grade levels where the vehicles are stored. Above the ground floor up to level 12 would consist of office uses totaling approximately 121,000 square feet, and above that up to the 36<sup>th</sup> floor would consist of residential uses totaling 185 dwelling units.

The proposed development would include 11% of the dwelling units as very-low income which would allow for a density bonus of up to 35%. The applicant is also requesting an affordable housing density bonus concession that would waive the requirements for tower setbacks as well as allowing the height to exceed the Conditionally Permitted maximum of 275 feet up to the proposed height of 440 feet.

### **GENERAL PLAN ANALYSIS**

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

- Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.
- Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12<sup>th</sup> Street, 19<sup>th</sup> Street, City Center, and Lake

Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

- Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.
- Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

### **Lake Merritt Station Area Plan**

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

Among the Specific Plan goals and policies applicable to the proposed Project are as follows:

- **LMSAP Policy LU-2** - High intensity development potential. Support transit-oriented development and accommodate regional growth projections by promoting high intensity and high density development in the Planning Area.
- **LMSAP Policy LU-4** - Active ground floor uses. Encourage active uses in new buildings on key streets in neighborhood hubs in order to transform key streets into activated pedestrian connections over time and expand the vibrancy and activity that already exists in some areas, as shown in Figure 4.2. These active ground floor uses should be located at the street edge, or at the edge of parks, plazas, or other public spaces. Activated neighborhood hubs include the 14th Street Corridor.
- **LMSAP Policy LU-19** – King Block Alley. Encourage redevelopment of the King Block alley as an active use space that creates a unique destination.
- **LMSAP Policy OS-25** – King Block Alley. Work with owners and adjoining properties of the King Block alley to develop a unique, active use for the space that highlights the historic nature of the space. The City can provide technical assistance and waive certain standards and permits in order to promote revitalization of this alley. Potential ideas include a café row, bocce ball courts or other games, and a sculpture garden.

The project site is located within the Upper Chinatown Area sub district of the LMSAP. This sub district contains six identified opportunity sites for future development, which the project site is not one of. The site sits within the historic King Block, which is referenced specifically several times throughout the LMSAP. The vision for the King Block is for revitalization of the historic buildings and activation of the King Block Alley as a destination that is able to take advantage of the unique historic nature of the site (policies LU-19 & OS-25). The LMSAP also references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

While the proposed development would be consistent with a number of broadly stated development related goals to housing and economic development within the LUTE and LMSAP, it appears to fall short of very specific goals identified within the LMSAP related to controls on the location of large scale development, limitation on building heights, and historic preservation.

**ZONING ANALYSIS**

The subject property is located within the D-LM-4 Zone. The site is also located within the D-LM Height Area 85. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities. The Height Area 85 allows for a maximum residential density of one dwelling unit per 225 square feet of lot area and a maximum commercial FAR of 5.0.

**Conditional Use Permit for Density/ Intensity**

The D-LM Zones requires that any development that exceeds 200,000 square feet be required to obtain approval of a Major Conditional Use Permit.

The D-LM Zones also dictate allowed height and density based upon the height area in which the property is located. The subject property is located within a D-LM height area 85, in which for the 15,101-square foot site the maximum development allowed would be 67 dwelling units and 75,505 square feet of commercial floor area. The D-LM Zone allows for two exceptions west of the Lake Merritt Channel to jump to the D-LM height area 275 by the granting of a Major Conditional Use Permit, which for this site would allow the height to increase from a maximum of 85 feet to 275 feet. The D-LM Zone also requires a Conditional Use permit to allow for an increase in the base height from 45 feet to 85 feet, which the applicant is also requesting as part of the application.

The proposed development site would allow the following density based upon the Height Areas that it is located within as compared to the allowances under the granting of the Major Conditional Use Permit to move the site into a 275 height area described in the table below:

Height Zone	Lot Area	Residential Density	Commercial FAR	Max Units/ Floor Area
85' Height Zone	15,101 sq.ft.	1 dwelling:225 sq.ft. of lot area	5.0	67 dwellings / 75,505 sq.ft.
275' Height Zone w/ CUP	15,101 sq.ft.	1 dwelling:110 sq.ft. of lot area	12.0	137 dwellings/ 181,212 sq.ft.

As discussed at the March 21, 2018 Planning Commission hearing, the project does not appear to satisfy the required findings to take advantage of the Major Conditional Use Permit. See the Key Issues section of this report for additional analysis on this issue.

**Density Bonus for Affordable Housing**

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107. The applicant proposes to include 11% of the 137 conditionally permitted dwelling units at Very Low Income (less than 50% of Median Income) resulting in 15 affordable units. This allows for a

Density Bonus of 35% above the baseline number of 137 units resulting in a maximum density of 185 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of two density bonus concessions/incentives, pursuant to Section 17.107.080, that would relax other Zoning Regulations. The applicant has requested that to waive the required tower bulk regulations above the base height and the conditionally permitted height limit of 275 feet.

### **Design Review**

The proposed development is required to undergo Design Review pursuant to Planning Code chapter 17.136 and is subject to several Design Review Criteria. The Design Review Criteria that the project is subject to for an approval are set forth in Section 17.136.050. A for new construction projects that include residential facilities, Section 17.136.055.B.2 for projects that involve historic properties within the CBD or D-LM Zones, and Section 17.136.075.C Category II Demolition Findings for the proposed demolition of a contributing building in an API.

To date, staff has not provided comments to the applicant on the exterior architectural design of the tower due to concerns regarding the overall concept of the development that includes the demolition of a historic building and a high-rise development within the King Building Group API, and any such efforts at this point in time would be moot given that the project is being recommended for denial. Please see the Key Issues section of this report for detailed information on the Design Review issues. In the event that the Planning Commission reverses the prior direction (for staff to return with findings for denial) and directs staff to proceed with review of the application, staff will undertake a thorough review of the exterior design of the building along with the necessary environmental review of the development proposal.

### **Parking and Loading**

The proposed development project is located within the D-LM Zoning and as such no off-street parking is required. However, the development will include 185 off-street parking stalls at a 1:1 ratio for the dwelling units located within a fully automated subterranean garage. The proposal also requires bike parking in the amount of 55 long-term stalls within the development and an additional 20 short-term stalls that can be provided in bike racks around the exterior in the public right of way.

The proposal requires three off-street loading berths, one for the residential and two for the office use. The applicant has requested a variance to not provide any off-street loading.

Staff and the Planning Commission have often supported the granting of loading berth variances when they cannot be feasibly accommodated without impacting pedestrian flow on streets downtown, and due to the scale of the project a loading berth variance may be warranted for this site. However, due to the larger issues on this project staff has not conducted a thorough analysis of the variance request since the project is being recommended for denial as directed by the Planning Commission. Without the entitlements of the Major Conditional Use Permit and Design Review for the project, the minor Variance for loading is a moot point.

## **KEY ISSUES**

### **Consistency with D-LM Conditional Use Permit Criteria**

Many of the criteria identified for analyzing applications for a D-LM Zone height exception are based upon specifically implementing the vision of the LMSAP. As discussed above under the General Plan Analysis section of this report, the proposed development would be consistent with a number of broadly stated development-related goals to housing and economic development with the office proposal, but it appears to fall short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

The LMSAP identified opportunity sites where development would be most likely to occur. Overall the plan identified 28 total opportunity sites. The subject property was not identified as one of the 28 opportunity sites. Of the 28 opportunity sites, 19 are in height zones below 275 feet where they would be able to take advantage of the height bonus exception. When the D-LM Zoning was adopted to implement the LMSAP, a total of three exceptions were allowed where a property could take advantage of an exception to the height limit and increase to the 275-foot height zone. Of the three height exceptions to 275 feet, one is designated to the east of the Lake Merritt Channel and two to the west. To date the one allowance to the east has been granted, and one of the two allowed to the west have been granted. This leaves only one height exception of up to 275 feet that is available. To date there are 10 remaining opportunity sites west of the Lake Merritt Channel, that are not currently in development, that would be able to potentially take advantage of the one remaining exception of up to 275 feet.

It is not necessary under the D-LM zoning for a site to be located within one of the identified opportunity sites within the LMSAP to take advantage of the height exception to 275 feet. However, it would run contrary to the intent of the plan to grant the 275-foot height exception in an area that was identified within the LMSAP as keeping a lower height for historic preservation purposes. This is also especially true considering that there is only one such height exception remaining, with ten opportunity sites still available that are in areas that allow less than a 275-foot height that could take advantage of the exception.

### **Design Consistency with the API Criteria**

As required by the API Design Review criteria in the D-LM Zone, projects are required to relate to the massing of other buildings within the API. Given scale and mass of the proposed tower, at 440 feet in height, it is difficult to make the consistency finding given no other building in the King Building Group API exceeds 70 feet in height. While the King Building Group API is not one of the downtown APIs that is considered to have a height context limitation, that provision was set forth to further limit heights in those areas below the maximum height within the zone. For example, the Cathedral District API is in a zone that allows buildings up to 55 feet in height, but the context is set at 45 feet, further reducing allowances for height without special design considerations. For the purposes of the King Block, the API wasn't designated one of these areas because most of the buildings are only one to two stories with the exception of the King Building which is four stories and approximately 65 feet in height.

### **Consistency with the Demolition Findings**

The applicant prepared a demolition findings submittal for review by staff, and staff has concerns that the proposed development does not satisfy the required findings. The first issue is with the soundness report (Appendix F of the Demo Findings Submittal) in which a number of items are included in the primary and secondary costs that appear unnecessary such as all new windows and doors throughout, all new bathrooms and HVAC systems throughout, all new utilities to the main point of service. While a number of these upgrades may be preferable it seems that their inclusion in some instances is unnecessary in order to have a functioning commercial space as many of these items were permitted at the time the building was constructed and some of the costs seem high given the scope of the proposed work as well as the fact that most of the building is currently leased and occupied by tenants.

The second issue is that, even considering the full scope of improvements and associated costs proposed in the soundness report, it appears that the applicant's economic analysis (Appendix A of the Demo Findings Submittal) in fact demonstrates that the building could generate a reasonable economic return contrary to the conclusion in the report. In the submitted economic analysis, the costs for improvements are shown as being \$8,817,998 whereas the number for upgrades from the soundness report is \$3,077,669 for both primary and secondary upgrades. The cost differential is from the economic analysis including costs for seismic upgrades to current code which are prohibited from being included in the soundness report upgrade costs under the Demolition Findings Ordinance. The economic analysis argues that the rate of return (which appears to be 7%) falls short by \$4,725,837 of the total investment of the building value of \$3,600,000 plus the \$8,817,998 improvements costs (page 39). However, when the improvement costs from the soundness report of \$3,077,669 are substituted, it appears that their economic return target is met. The applicant has argued that the seismic upgrades are allowed as part of the overall economic analysis in the building costs; however, staff disagrees with this since the submittal requirements identify providing information on the property value under the as-is scenario, the value after demolition, the estimated value after the completion of the project and also include a category requiring the applicant to estimate the value after including the upgrades identified in the soundness report. As previously stated, the soundness report requirements do not permit the inclusion of seismic upgrades.

### **LMSAP Design Guidelines**

Another issue with concern for the project is consistency with the LMSAP Design Guidelines that were developed as part of the specific plan process. The issue is that the project appears to have consistency issues with the Historic Resources section of the Design Guidelines. The two guidelines at issue are:

- **DG-67 – Adaptive Reuse.** Retain and integrate historic and architecturally significant structures into larger projects with adaptive reuse.
- **DG-68 – Preservation.** Avoid Removal of and rehabilitate historic resources.

Based upon the two above mentioned guidelines it would seem that the proposed development should at the least attempt to incorporate the exterior components of the building as part of a redevelopment project at the site and restore exterior components. As presently submitted, the proposal appears inconsistent with these two Design Guidelines since the development proposal would completely remove the historic building.

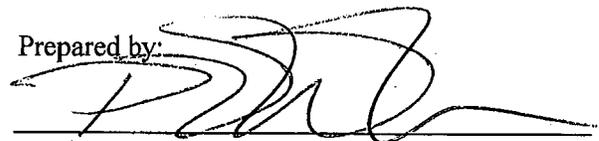
**ENVIRONMENTAL DETERMINATION**

Pursuant to CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves. Section 15270 was intended to allow initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that a project cannot be approved. However, in the event that the project is not denied or a denial is overturned on appeal, the development proposal would require the preparation of an Environmental Impact Report given that the proposal includes the demolition of a CEQA historic resource.

**RECOMMENDATIONS:**

1. Affirm staff's environmental determination,
2. Deny the Major Conditional Use Permit and Design Review based upon the attached findings.

Prepared by:



PETERSON VOLLMANN  
Planner IV

Reviewed by:



CATHERINE PAYNE  
Acting Development Projects Manager  
Bureau of Planning

Approved for Forwarding to the  
City Planning Commission:



ED MANASSE  
Acting Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Findings for Denial
- B. Project Plans

**NOTE: The Demo Findings Submittal was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Bureau of Planning office at 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 and on the City's website at:**

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak069439.pdf>

## ATTACHMENT A: FINDINGS

---

This proposal fails to meet all the following required findings under **Sections 17.134.050, 17.101.G.050.B.2, 17.136.050A., 17.136.055.B.2, and 17.136.075.C** of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve the application. Required findings are shown in **bold type**; reasons the proposal fails to satisfy them are shown in normal type. Given that the project is being recommended for denial, only the findings for denial are being made and responses to other findings will appear blank.

### **SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:**

- 1. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The subject property is a historic resource and contributes to a historic district that is an Area of Primary Importance (API), the proposed demolition of the subject building and proposed high rise of 440 feet would have a negative impact on the character of the historic district. This was an area that was identified within the Lake Merritt Station Area Plan (LMSAP) as an area that should have lower height limits (eventually set at 85 feet) due to the historic district and the desire the have any new development be compatible with the district in height and scale. The use permit request to exceed the baseline height would be inappropriate as a result.

- 2. That the location, design, and site planning of 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.**
- 3. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**
- 4. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**
- 5. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The subject property is located within the LMSAP and the proposed development would be consistent with a number of broadly stated development-related goals to housing and economic development with the office proposal. However, the development proposal falls short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district. For these reasons, it would be inconsistent with the LMSAP to grant a Major Conditional use permit for one of the few allowable height exceptions in the district at this location.

**17.101.G.050.B.2 – D-LM HEIGHT CRITERIA:**

- a. The proposal is consistent with the intent and desired land use character identified in the Lake Merritt Station Area Plan and its associated policies;**

The development proposal is inconsistent with specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district. For these reasons, it would be inconsistent with the LMSAP to grant a Major Conditional use permit for one of the few allowable height exceptions in the district at this location.

- b. The proposal will promote implementation of the Lake Merritt Station Area Plan;**

The D-LM Zoning for the area was adopted to implement the LMSAP. Within the D-LM zoning regulations height limits were set for different areas around the district from 45 feet up to 275 feet. The zoning allows for three exceptions to areas with lower height limits to achieve a bonus to go up to the higher 275 height area which increases height and density on a site. The zoning allows for only three such cases throughout the entire district as part of the specific plan. Of the three height exceptions to 275 feet, one is designated to the east of the Lake Merritt Channel and two to the west. To date the one allowance to the east has been granted, and one of the two allowed to the west have been granted. This leaves only one height exception of up to 275 feet that is available. To date there are 10 remaining opportunity sites west of the Lake Merritt Channel that are not currently in development that would be able to take advantage of the one remaining exception of up to 275 feet. The granting of the one remaining height exception at the subject property would run contrary to the intent of the plan given that the site is in an area that was specifically identified within the LMSAP as keeping a lower height for historic preservation purposes.

- c. The proposal is consistent with the desired visual character described in the Lake Merritt Station Area Plan and Lake Merritt Station Area Design Guidelines, with consideration given to the existing character of the site and surrounding area.**

The subject property is located within the King Building Group API. The LMSAP specifically states that the height limit on this block is to be set at 85 feet as to keep future development consistent with the height of the historic block. The proposed 440-foot tower and the requested height exception would run contrary to this desired visual character of the specific plan. Furthermore, the LMSAP Design Guidelines include guidelines DG-67 and DG-68 that state that development proposals should avoid removal of historic buildings and instead try to adaptively reuse them or incorporate them into the development. Based upon these guidelines it would be more appropriate for any future development at this site to at a minimum incorporate the existing building's exterior walls into the proposal.

**SECTION 17.136.050. A – REGULAR DESIGN REVIEW CRITERIA (Residential Facilities)**

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
3. That the proposed design will be sensitive to the topography and landscape;
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The subject property is located within the LMSAP and the proposed development would be consistent with a number of broadly stated development related goals to housing and economic development with the office proposal. However, the development proposal falls short of specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation. Specifically, the site is located within the King Building Group API and the LMSAP references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

The LMSAP Design Guidelines include guidelines DG-67 and DG-68 that state that development proposals should avoid removal of historic buildings and instead try to adaptively reuse them or incorporate them into the development. Based upon these guidelines it would be more appropriate for any future development at this site to at a minimum incorporate the existing building's exterior walls into the proposal.

**SECTION 17.136.055.B.2 - HISTORIC PROPERTIES IN THE D-LM & CBD**

- 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;

The subject property is located within the King Building Group API. Most of the buildings are one to two stories in height except for the King Building which is four stories and approximately 65 feet in height. The proposed development would include a 440 foot tall tower within this block, which would not be compatible with the massing of the buildings in the API. Furthermore, the LMSAP specifically set a height limit in this area at 85 feet to prevent any new buildings that would be so out of scale from the historic context.

- b) New street frontage has forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;
- c) The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.

- d) The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results;
- e) Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and
- f) For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.
- g) For construction of new principal buildings:
  - i. The project will not cause the API to lose its status as an API;
  - ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
  - iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

**SECTION 17.136.075.C – CATEGORY II DEMOLITION FINDINGS:**

- 1. For the demolition of structures in the CIX-1A Zone; or contributors to an S-7 Zone, S-20 Zone, or API:
  - a. The applicant demonstrates that: i) the existing property has no reasonable use or cannot generate a reasonable economic return and that the development replacing it will provide such use or generates such return, or ii) the applicant demonstrates that the structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this criterion, a hazard constitutes a threat to health and safety that is not immediate; and

The applicant's economic analysis (Appendix A of the Demo Findings Submittal) may demonstrate that the building could generate a reasonable economic return contrary to the conclusion in the report. In the submitted economic analysis the costs for improvements are shown as being \$8,817,998 whereas the number for upgrades from the soundness report is \$3,077,669 for both primary and secondary upgrades. The cost differential is from the economic analysis including costs for seismic upgrades to current code

which are prohibited in being included in the soundness report upgrade costs under the Demolition Findings Ordinance. The economic analysis argues that the rate of return (which appears to be 7%) falls short by \$4,725,837 of the total investment of the building value of \$3,600,000 plus the \$8,817,998 improvements costs (page 39). However, when the improvement costs from the soundness report of \$3,077,669 are substituted, it appears that their economic return target is met.

**b. It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic structure, or existing structure in the CIX-1A Zone, into the proposed development.**

**2. For the demolition of noncontributors to an S-7 Zone, S-20 Zone, or API: The existing structure is either: i) seriously deteriorated or a hazard; or ii) the existing design is undistinguished and does not warrant retention. For this finding, a hazard constitutes a threat to health and safety that is not immediate;**

N/A

**3. For the demolition of any structure in an S-7 Zone, S-20 Zone, or API:**

**a. The design quality of the replacement structure is equal/superior to that of the existing structure; and**

**b. The design of the replacement project is compatible with the character of the district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:**

**i. The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;**

The subject property is located within the King Building Group API. Most of the buildings are one to two stories in height except for the King Building which is four stories and approximately 65 feet in height. The proposed development would include a 440 foot tall tower within this block, which would not be compatible with the massing of the buildings in the API. Furthermore, the LMSAP specifically set a height limit in this area at 85 feet to prevent any new buildings that would be so out of scale from the historic context.

**ii. New street frontage includes forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;**

**iii. The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district;**

**iv. If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district;**

**v. The replacement project is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. 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 a combination of some 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; and**

- vi. **The replacement project will not cause the district to lose its current historic status.**

**lowney arch**  
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 STREET

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2	10/19/2017	ENTITLEMENT	RAJ

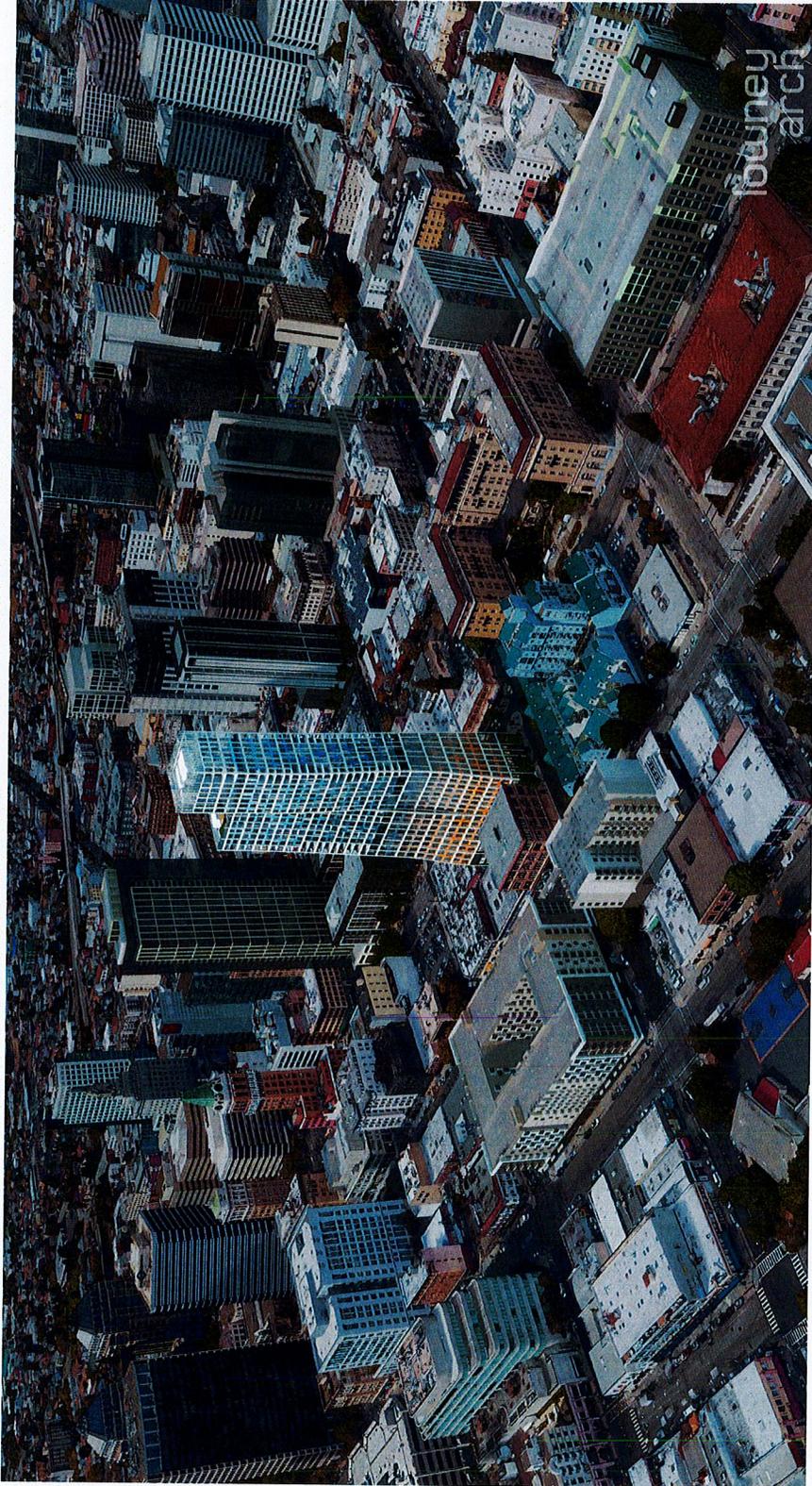
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1	10/25/2017	REVISED	EM
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**GREEN POINT RATING CHECKLIST 2**

PROJECT NUMBER: 162451  
 SHEET NUMBER: **G0.4**

Project Name: 1261 Harrison Street Project City: Oakland Project State: CA Project Zip: 94612	Item No.	Item Description	Points Available	Points Earned	Comments	Category	Subcategory	Priority	Weight	Score
A. Water Conservation	100	J7. Photovoltaic System for Multiunit Projects	0	0						
	100	J1. Third-Party Verification of Quality of Insulation Installation	0	0						
	100	J2. Supply and Return Air Flow Testing	0	0						
	100	J3. Mechanical Ventilation Testing	0	0						
	100	J4. Combustion Appliance Safety Testing	0	0						
	100	J5. Building Energy Performance	0	0						
	100	J6. Energy Performance	0	0						
	100	J7. Participation in Utility Program with Third-Party Plan Review	0	0						
	100	J8. ENERGY STAR for Homes	0	0						
	100	J9. EPA Indoor AirPlus Certification	0	0						
B. Energy Efficiency	100	J10. Commissioning of Units	0	0						
	100	K1. Entrways Designed to Reduce Trackable Contaminants	0	0						
	100	K2. Entrways to Individual Units	0	0						
	100	K3. Low-VOC Caulks and Adhesives	0	0						
	100	K4. Environmentally Preferable Materials for Interior Finish	0	0						
	100	K5.1 Cabinets	0	0						
	100	K5.2 Interior Trim	0	0						
	100	K5.3 Countertops	0	0						
	100	K5.4 Countertops	0	0						
	100	K5.5 Countertops	0	0						
C. Environmental	100	K6. Formaldehyde Emissions in Interior Finish Exceed CA08	0	0						
	100	K7.1 Environmental Preferable Flooring	0	0						
	100	K7.2 Low-Emitting Flooring Meets CDPH 2010 Standard Methods-Residential	0	0						
	100	K7.3 Durable Flooring	0	0						
	100	K7.4 Thermal Mass Flooring	0	0						
	100	K8. Efficient Clothes Washing and Drying	0	0						
	100	M1.1 Energy Star Washer	0	0						
	100	M1.2 Energy Star Dryer	0	0						
	100	M1.3 Water-Saving Dishwasher	0	0						
	100	M1.4 Water-Saving Dishwasher	0	0						
D. Indoor Air Quality	100	M2.1 Low-Efficiency Lighting	0	0						
	100	M2.2 High-Efficiency Lighting	0	0						
	100	M2.3 Electric Vehicle Charging Stations and Infrastructure	0	0						
	100	M2.4 Electric Vehicle Charging Stations and Infrastructure	0	0						
	100	M2.5 Electric Vehicle Charging Stations and Infrastructure	0	0						
	100	M2.6 Electric Vehicle Charging Stations and Infrastructure	0	0						
	100	M2.7 Electric Vehicle Charging Stations and Infrastructure	0	0						
	100	M2.8 Electric Vehicle Charging Stations and Infrastructure	0	0						
	100	M2.9 Electric Vehicle Charging Stations and Infrastructure	0	0						
	100	M2.10 Electric Vehicle Charging Stations and Infrastructure	0	0						
E. Smart Development	100	N1.1 Well Site	0	0						
	100	N1.2 Designated Wellhead Site	0	0						
	100	N1.3 Concrete Retention by Increasing Density	0	0						
	100	N1.4 Concrete Retention by Increasing Density	0	0						
	100	N1.5 Concrete Retention by Increasing Density	0	0						
	100	N1.6 Concrete Retention by Increasing Density	0	0						
	100	N1.7 Concrete Retention by Increasing Density	0	0						
	100	N1.8 Concrete Retention by Increasing Density	0	0						
	100	N1.9 Concrete Retention by Increasing Density	0	0						
	100	N1.10 Concrete Retention by Increasing Density	0	0						

**Summary**

Maximum Points Available	100
Maximum Points Earned	0
<b>Total Points Achieved</b>	<b>0</b>

GreenPoint Rated New Home Multifamily Checklist Version 7.0

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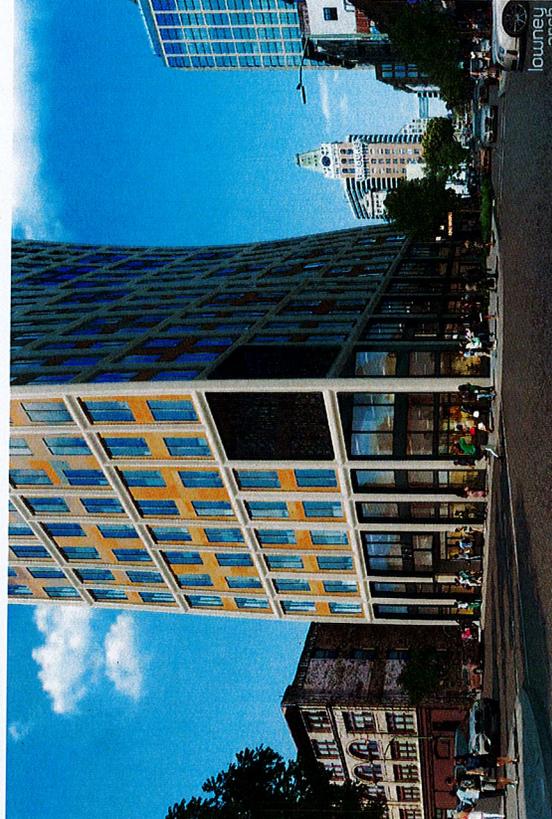
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**3D VIEWS**

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SHEET NUMBER: **A0.1**

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CORNER VIEW AT HARRISON AND 13TH STREET



VIEW FROM HIGHWAY 880



PROPOSED ALLEY VIEW

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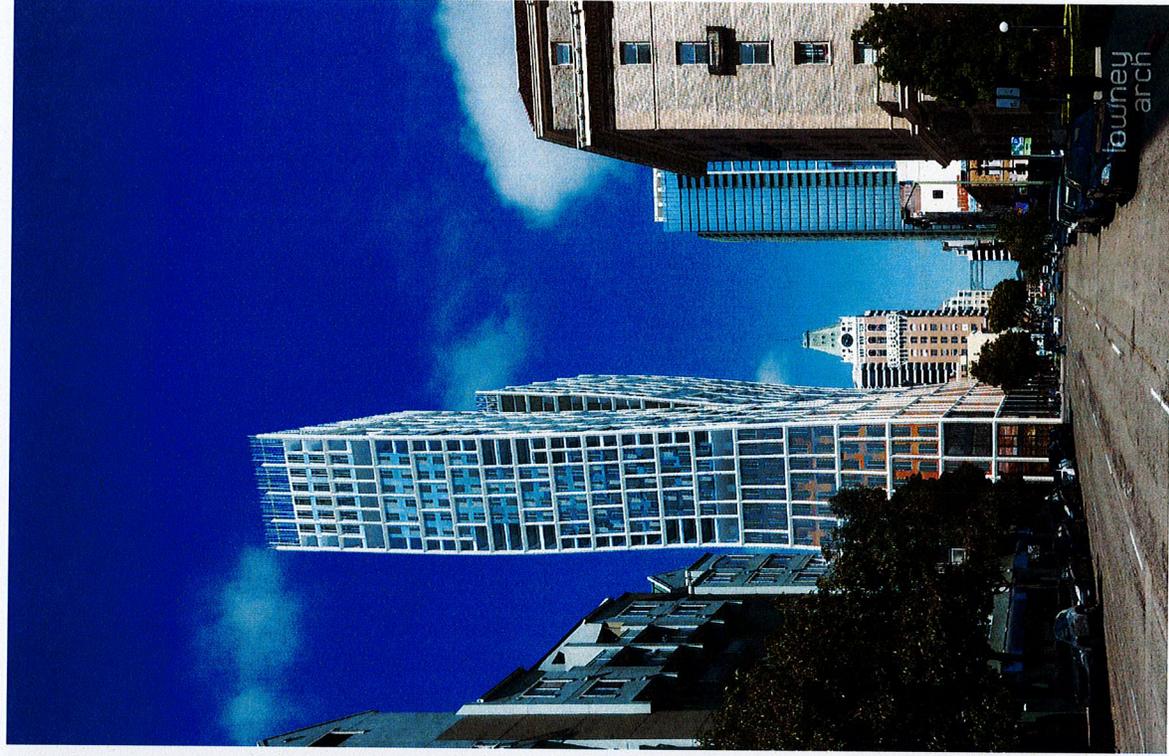
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3D VIEWS

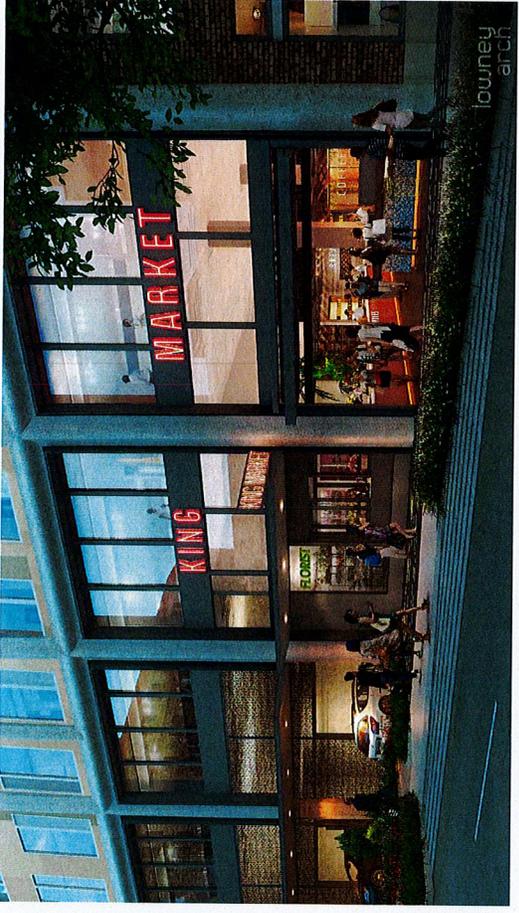
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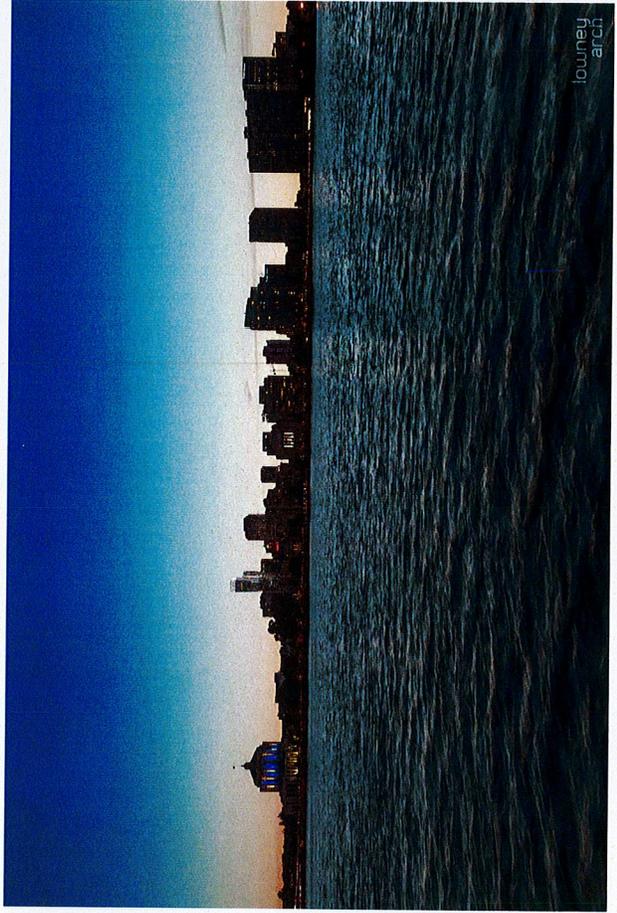
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VIEW LOOKING WEST ALONG 13TH STREET



VIEW OF 13TH STREET PLANNED MARKET ENTRANCE



VIEW FROM EAST 18TH STREET AT LAKE MERRITT

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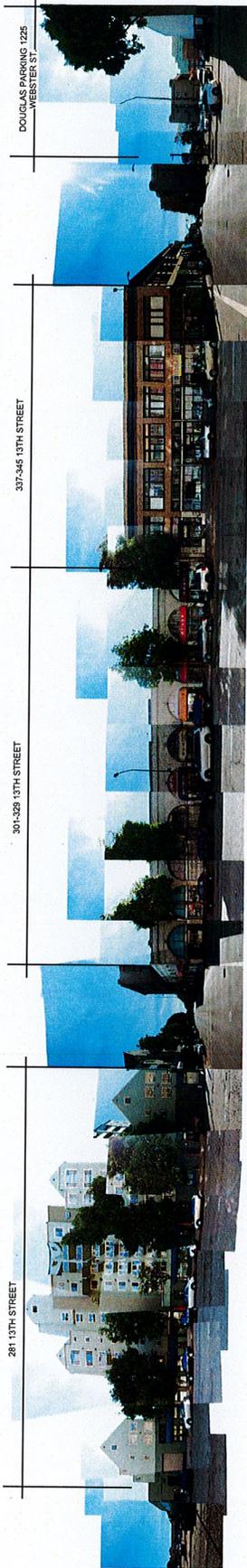
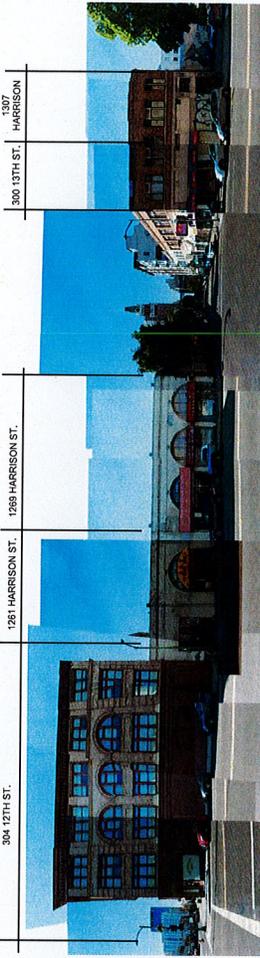
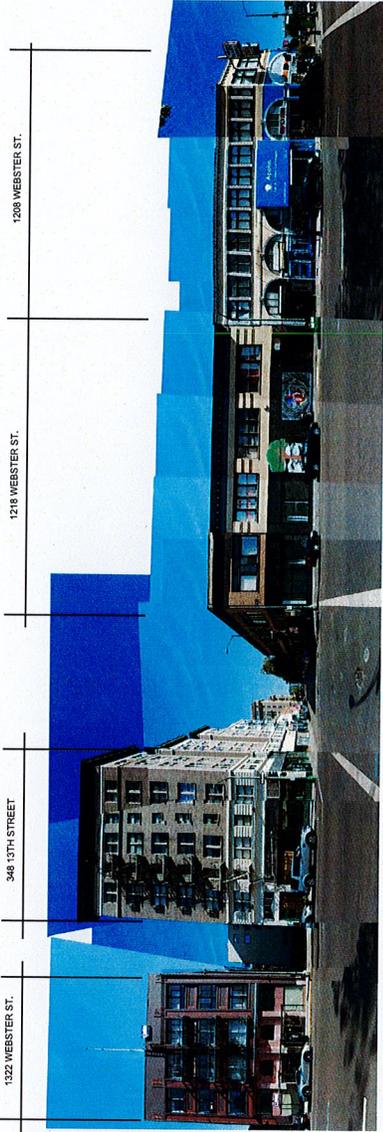
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**ENTITLEMENT DESIGN**

**EXISTING SITE PHOTOS**

PROJECT NUMBER: 16451

SHEET NUMBER: **A0.3**

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**OWNER**  
 Pinnacle RED Group, Inc.  
 1779 Broadway, Suite 200  
 San Francisco, CA 94109  
 Phone: 408.300.2425

**ARCHITECT**  
 Lowney Architecture  
 1779 Broadway, Suite 200  
 San Francisco, CA 94109  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BEF Engineers  
 1779 Broadway, Suite 200  
 San Francisco, CA 94109  
 Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
 K Garden  
 1779 Broadway, Suite 200  
 Oakland, CA 94612  
 Phone: 510.465.1284



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1	10/25/2017	REV. REVIEW EX
2	10/19/2017	ENTITLEMENT EM

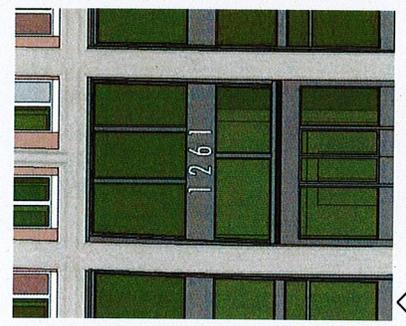
**ENTITLEMENT DESIGN**  
**SIGNAGE PLAN & DETAILS**

PROJECT NUMBER: 16-051  
 SHEET NUMBER: **A0.4**

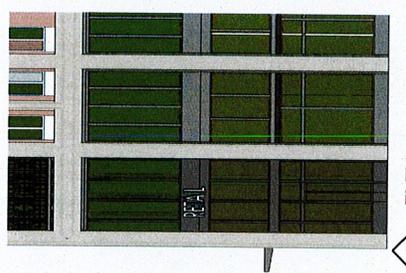
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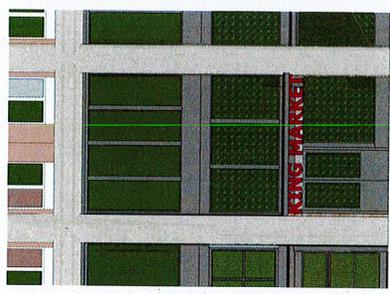
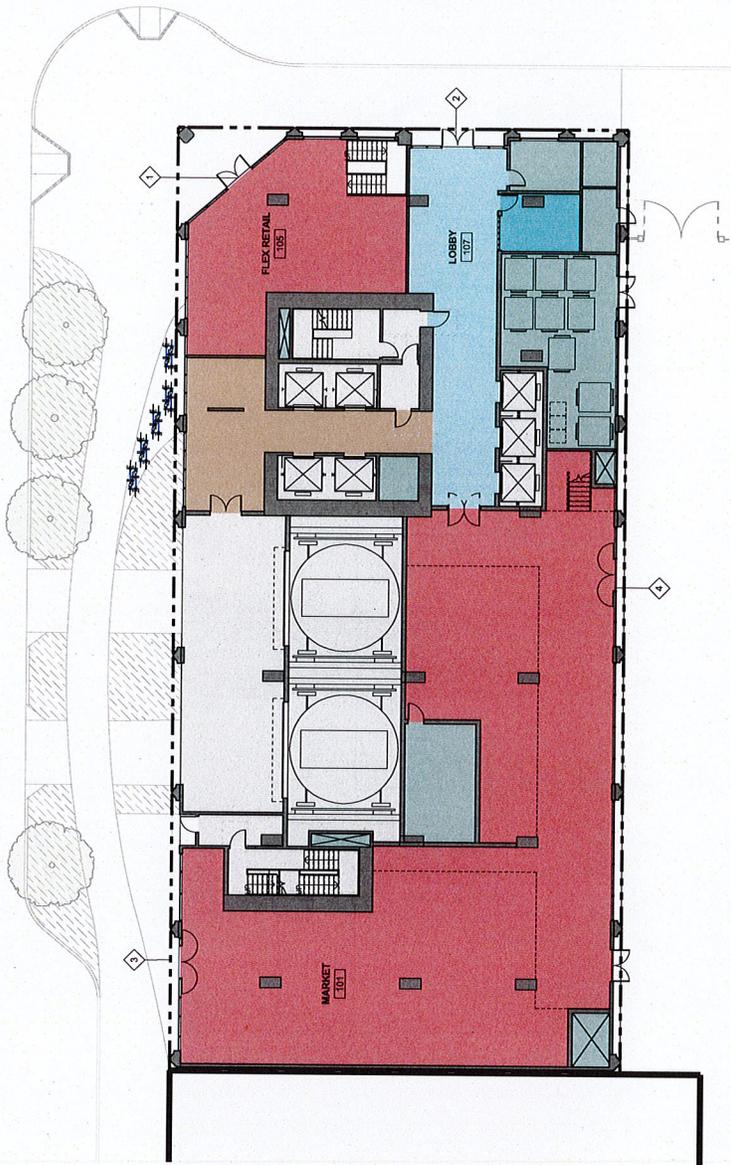
3 MARKET HALL 13TH STREET SIGNAGE



2 MAIN LOBBY SIGNAGE



1 FLEX RETAIL SIGNAGE



4 ALLEY RETAIL SIGNAGE



2 LEVEL: 1 Copy, 1 Copy, 1  
 3/12/17 1:45:46 PM

**OWNER**  
 Principle RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 Jonesboro, GA 30213  
 Phone: 404.202.2425

**ARCHITECT**  
 Lowney Architecture  
 340 17th Street, Suite 200  
 Oakland, CA 94612  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 255 Shoreline Drive, Suite 200  
 Berkeley, CA 94705  
 Phone: 650.482.9300

**LANDSCAPE ARCHITECT**  
 PCAdesign  
 1111 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284



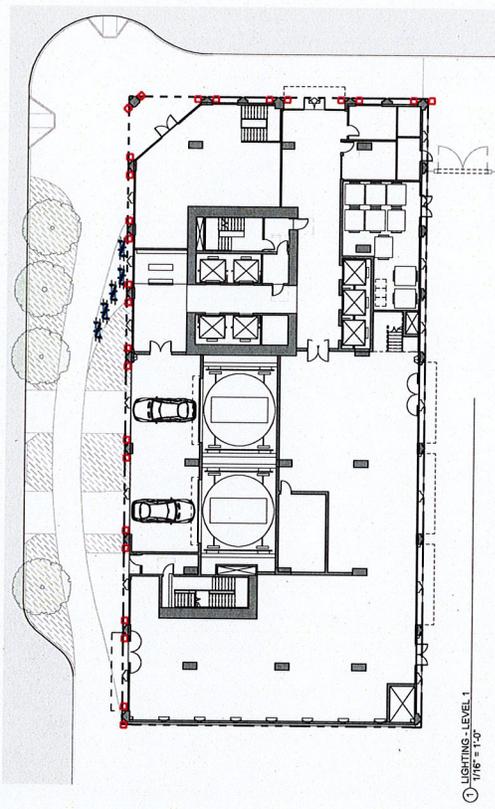
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1	10/19/2017	PRELIMINARY
2	10/19/2017	ENTITLEMENT

**ENTITLEMENT  
 DESIGN**

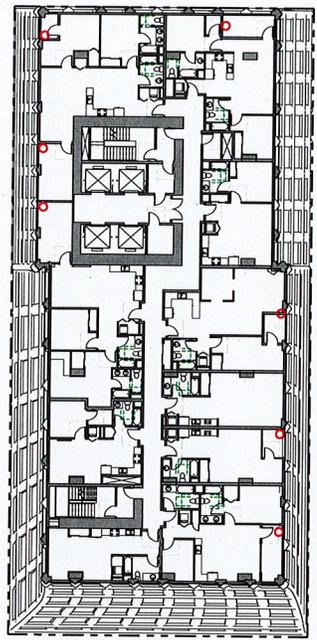
**LIGHTING PLAN**

PROJECT NUMBER: 162451  
 SHEET NUMBER: **A0.5**

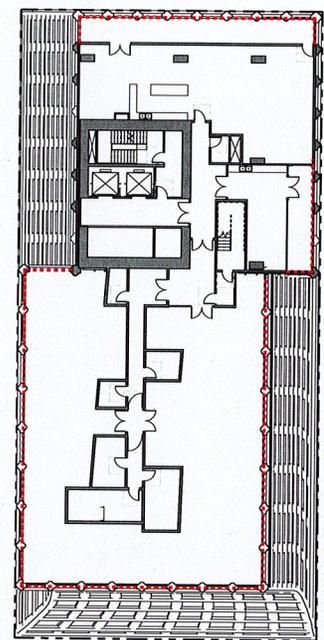
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① LIGHTING - LEVEL 14 - RESIDENTIAL  
 1/16" = 1'-0"



② LIGHTING - LEVEL 33 - AMENITY  
 1/16" = 1'-0"



③ LIGHTING - LEVEL 33 - AMENITY  
 1/16" = 1'-0"

**A - WALL MOUNTED SCENCE LIGHT**

WALL MOUNTED FIXTURE AT RESIDENTIAL BALCONIES



22 215 Wall Luminaire  
 By BECA Lighting

SYMBOL: ○

**B - IN-GROUND LED**

FLOOR RECESSED FIXTURE AT STREET LEVEL



77 650 In-ground Luminaire  
 By BECA Lighting

SYMBOL: □

**C - RECESSED STRIP LIGHTING**

CONTINUOUS ACCENT STRIP LIGHTING; GUARDRAILS MOUNTED AT AMENITY LEVEL



N-Series (Narrow) Flexible LED Strip Light - Ultra Bright  
 By Aspect LED

SYMBOL: - - - - -

**OWNER**

Principals: RED Group, Inc.  
12 South 1st Street, Suite 1108  
San Francisco, CA 94103  
Phone: 415.398.2425

**ARCHITECT**

Lowney Architecture  
360 77th Street, Suite 200  
San Francisco, CA 94122  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**

BVF Engineers  
3000 Broadway, Suite 200  
San Francisco, CA 94109  
Phone: 415.774.6300

**LANDSCAPE ARCHITECT**

PCAdesign  
1000 Broadway, Suite 200  
Oakland, CA 94612  
Phone: 510.465.1284



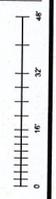
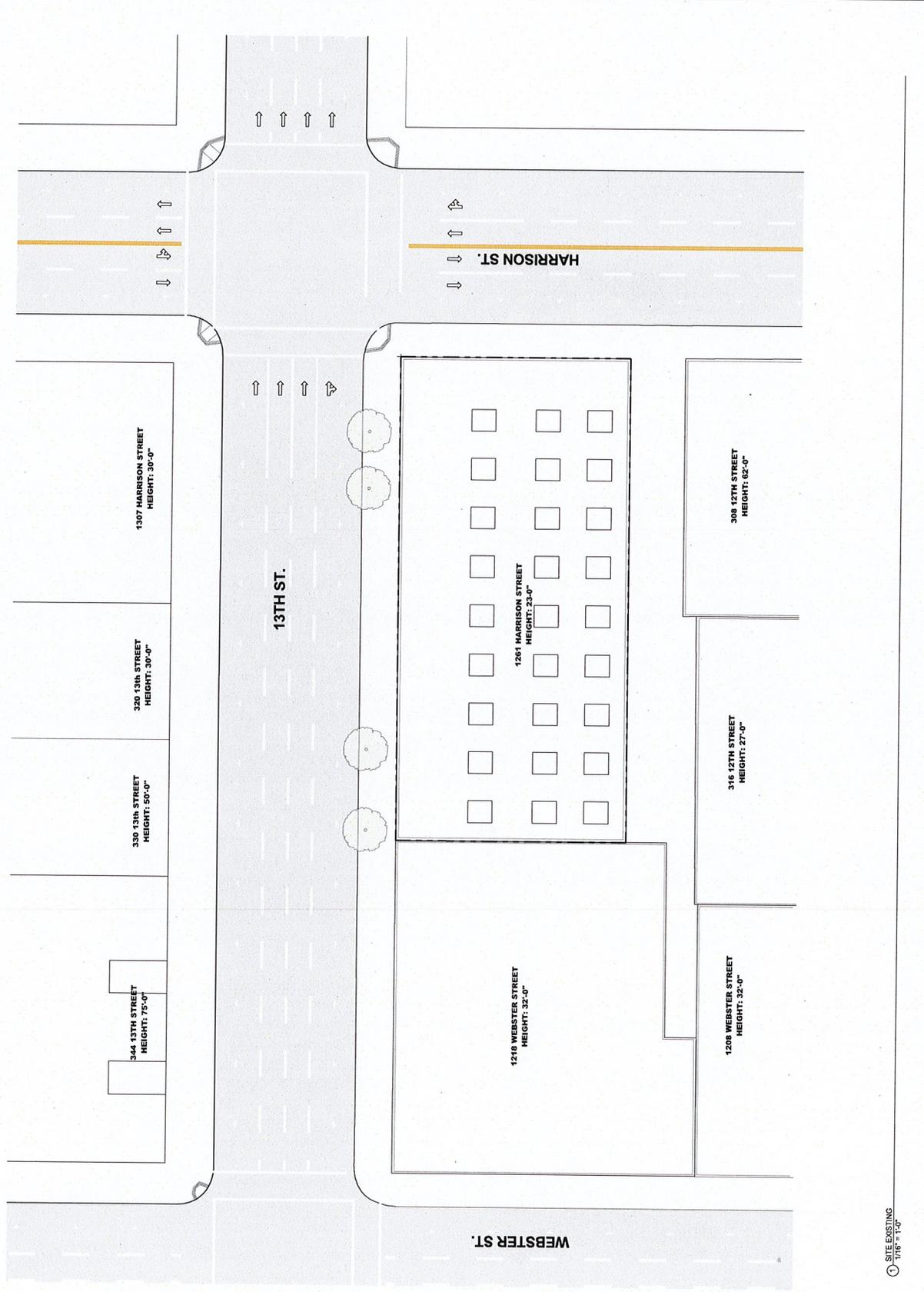
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2	10/19/2017	ENTITLEMENT	EM

**ENTITLEMENT DESIGN**

**EXISTING SITE PLAN**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A1.1**

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① SITE EXISTING  
1/16" = 1'-0"

**OWNER**  
 Friends RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.902.2425

**ARCHITECT**  
 Lowney Architecture  
 300 17th Street, Suite 200  
 Oakland, CA 94612  
 Phone: 510.834.5400  
 Fax: 510.834.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 255 Sherrill Drive, Suite 200  
 Oakland, CA 94612  
 Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
 PGdesign  
 1777 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284

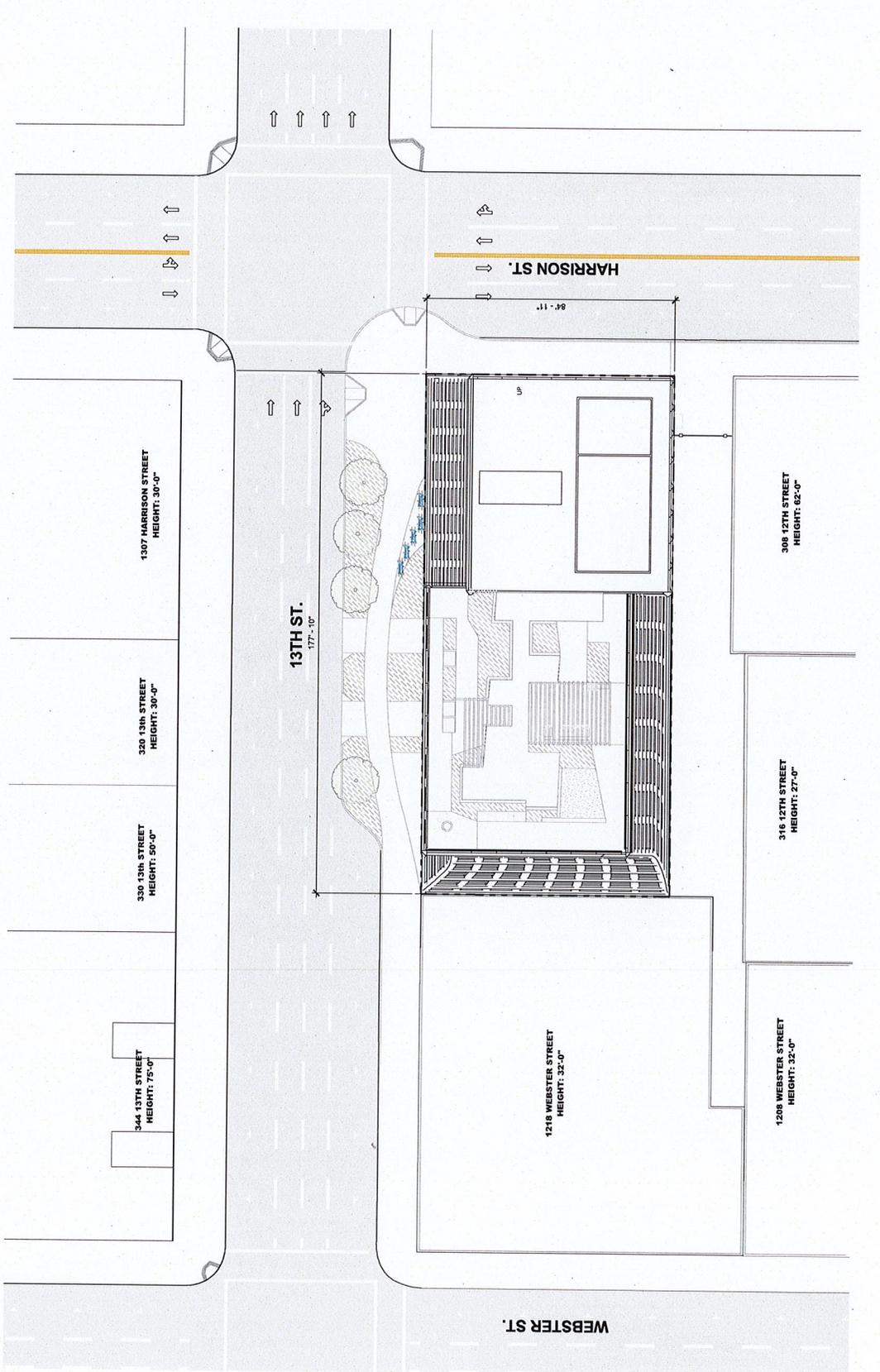


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2	10/19/17	ENTITLEMENT

**ENTITLEMENT DESIGN**  
**PROPOSED SITE PLAN**

PROJECT NUMBER: 10251  
 SHEET NUMBER: **A1.2**

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① SITE PROPOSED  
 1/16" = 1'-0"

**OWNER**  
 Pinnacle RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 Oakland, CA 94612  
 Phone: 408.260.2425

**ARCHITECT**  
 Lowney Architecture  
 200 17th Street, Suite 200  
 Oakland, CA 94612  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 235 Shoreline Drive, Suite 200  
 Berkeley, CA 94705  
 Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
 JG+G  
 1750 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284

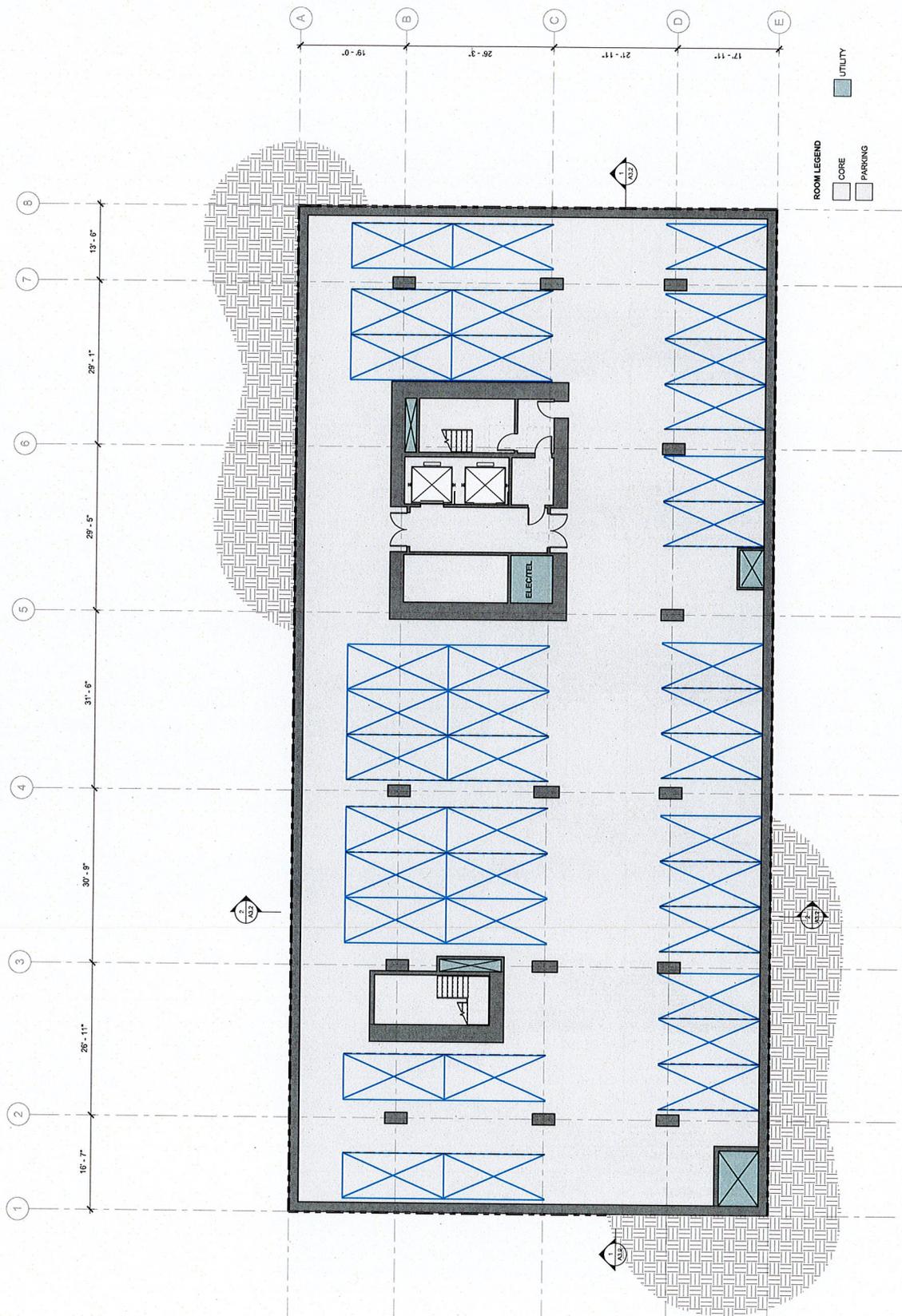
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1	10/16/2017	DESIGN REVIEW
2	10/19/2017	ENTITLEMENT
		EM
		EM

**ENTITLEMENT DESIGN**

**PARKING - TYPICAL**

PROJECT NUMBER: 16-051  
 SHEET NUMBER: **A2.0P1**

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① BASEMENT T Copy 1  
 1/8" = 1'-0"

**OWNER**  
Pinnacle RED Group, Inc.  
12 South 1st Street, Suite 1108  
Oakland, CA 94612  
Phone: 415.200.2425

**ARCHITECT**  
Lowney Architecture  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**  
BKF Engineers  
255 Shattuck Drive, Suite 200  
Berkeley, CA 94705  
Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
PCAdesign  
1000 Broadway  
Oakland, CA 94612  
Phone: 510.465.1284



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1	10/16/2017	RFI, REVISIONS BY EX
2	10/19/2017	ENTITLEMENT BY EM

**ENTITLEMENT DESIGN**

**BASEMENT 1**

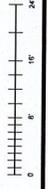
PROJECT NUMBER: 154351  
SHEET NUMBER: **A2.0B1**

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**ROOM LEGEND**

- BIKE
- CIRCULATION
- CORE
- PARKING
- RETAIL
- STAIR
- UTILITY



1 BASEMENT 1 - PARKING LEVEL C999.1  
1/8" = 1'-0"







**OWNER**  
 Friends of RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.926.9229

**ARCHITECT**  
 Lowney Architecture  
 300 17th Street, Suite 200  
 Oakland, CA 94612  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 252 Shoreline Drive, Suite 200  
 Emeryville, CA 94608  
 Phone: 480.482.3300

**LANDSCAPE ARCHITECT**  
 P+Gdesign  
 1044 17th Street, Suite 94612  
 Oakland, CA 94612  
 Phone: 510.465.1284

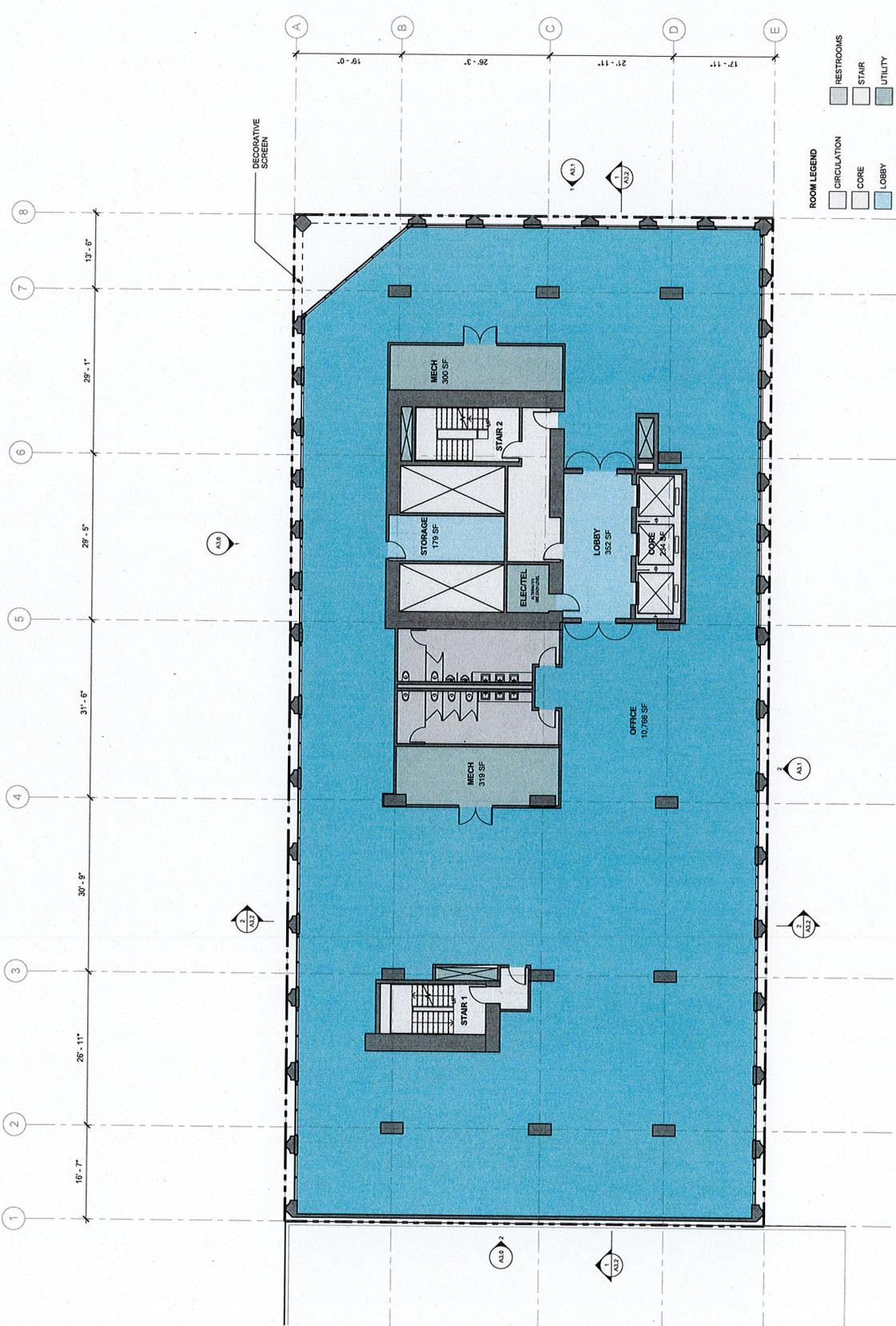
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**ENTITLEMENT DESIGN**

LEVEL 2

PROJECT NUMBER: 102302017  
 SHEET NUMBER: A2.2

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 SHALL BE IN ACCORDANCE WITH THE  
 WORK OF THE ARCHITECT AND SHALL BE  
 THE SOLE RESPONSIBILITY OF THE ARCHITECT  
 CONSULT THE ARCHITECT



① LEVEL 2 - OFFICE COPY.1  
 10'-1'-0"



**OWNER**  
 Friends RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.262.4242

**ARCHITECT**  
 Lowney Architecture  
 300 17th Street, Suite 200  
 San Francisco, CA 94103  
 Phone: 510.834.5400  
 Fax: 510.834.5454

**CIVIL ENGINEER**  
 BK Engineers  
 255 Shoreline Drive, Suite 200  
 San Francisco, CA 94133  
 Phone: 415.774.6665

**LANDSCAPE ARCHITECT**  
 PCAdesign  
 1774 Sycamore Street  
 Oakland, CA 94612  
 Phone: 510.465.1284



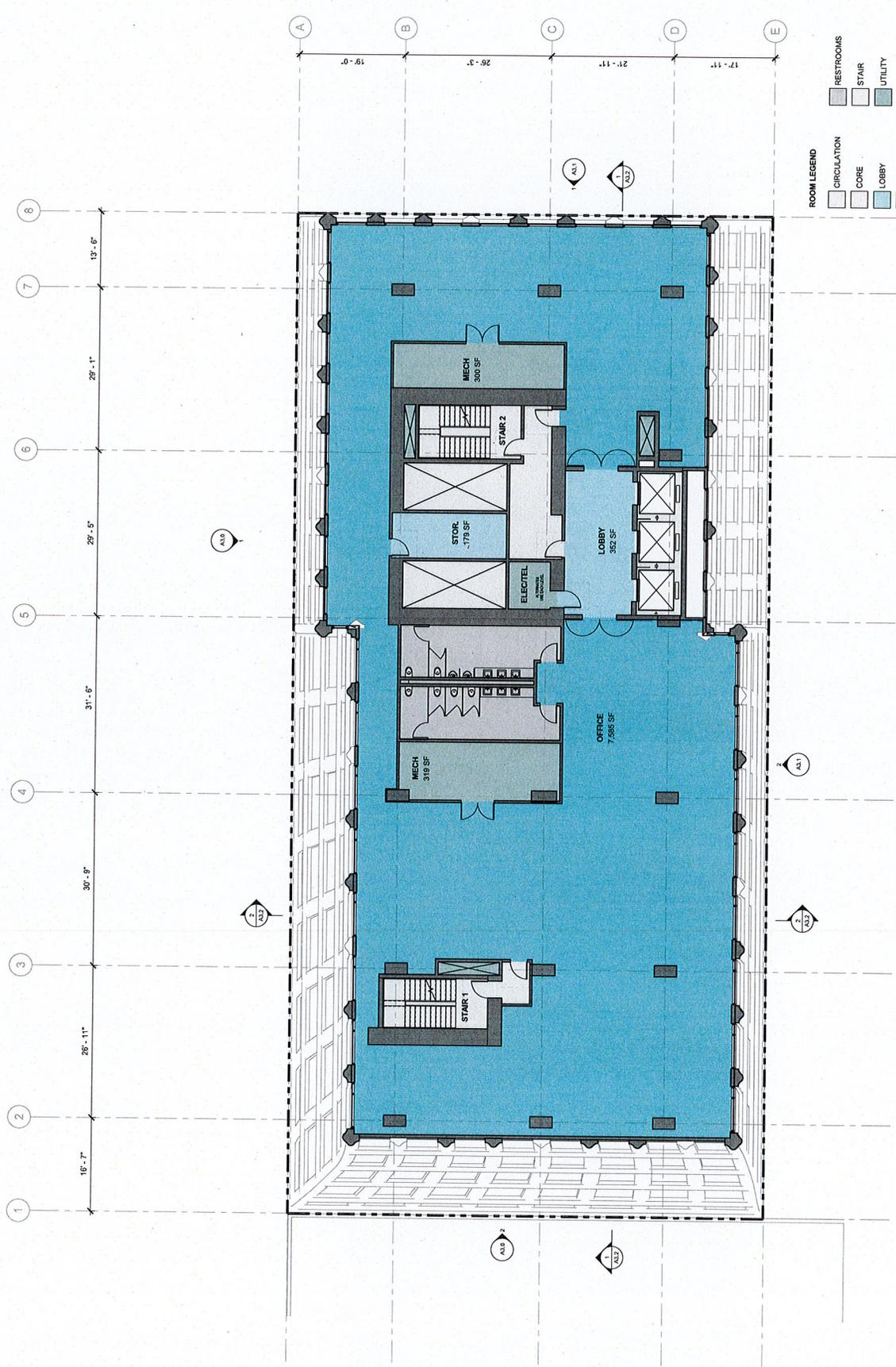
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1	10/18/2017	ENTITLEMENT
2	10/18/2017	ENTITLEMENT

**ENTITLEMENT DESIGN**

LEVEL 12

PROJECT NUMBER: 15451  
 SHEET NUMBER: **A2.12**

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① LEVEL 12 - OFFICE Copy 1  
 1/8" = 1'-0"





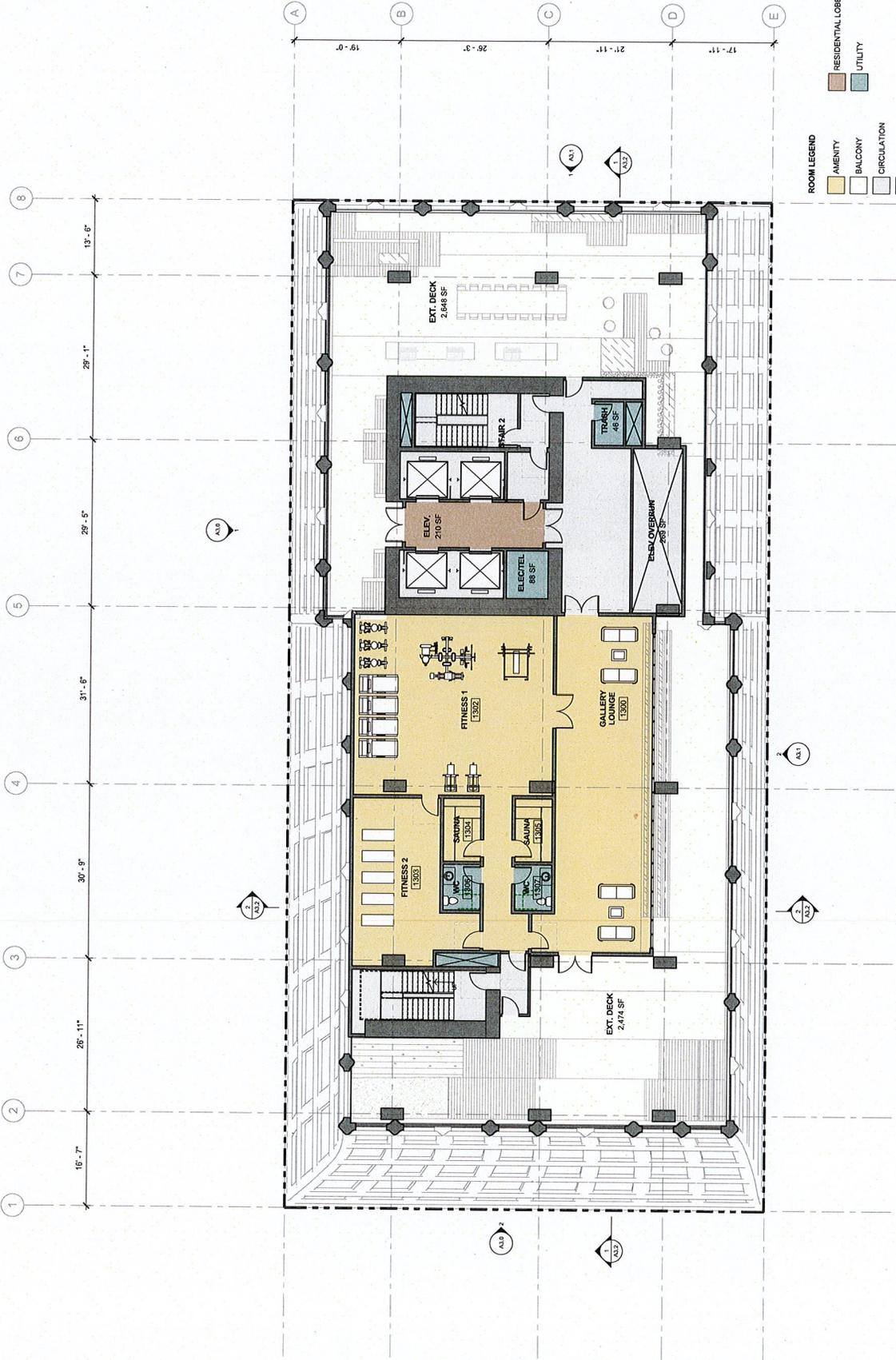
#	DATE	ISSUES & REVISIONS BY
1	8/18/2017	DESIGN SEGMENT EM
2	10/16/2017	ENTITLEMENT EM

**ENTITLEMENT DESIGN**

LEVEL 13 - AMENITY

PROJECT NUMBER: 16251  
 SHEET NUMBER: **A2.13**

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**ROOM LEGEND**

- AMENITY
- BALCONY
- CIRCULATION
- CORE
- RESIDENTIAL LOBBY
- UTILITY



1 LEVEL 13 - AMENITY Copy 1  
 10/16/17

**OWNER**  
 Pinnacle RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 Sacramento, CA 95833  
 Phone: 408.202.2425

**ARCHITECT**  
 Lowney Architecture  
 360 17th Street, Suite 200  
 Sacramento, CA 95811  
 Phone: 916.836.5400  
 Fax: 916.836.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 255 Shoreline Drive, Suite 200  
 Sacramento, CA 95833  
 Phone: 650.482.9300

**LANDSCAPE ARCHITECT**  
 PGAdesign  
 1000 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284

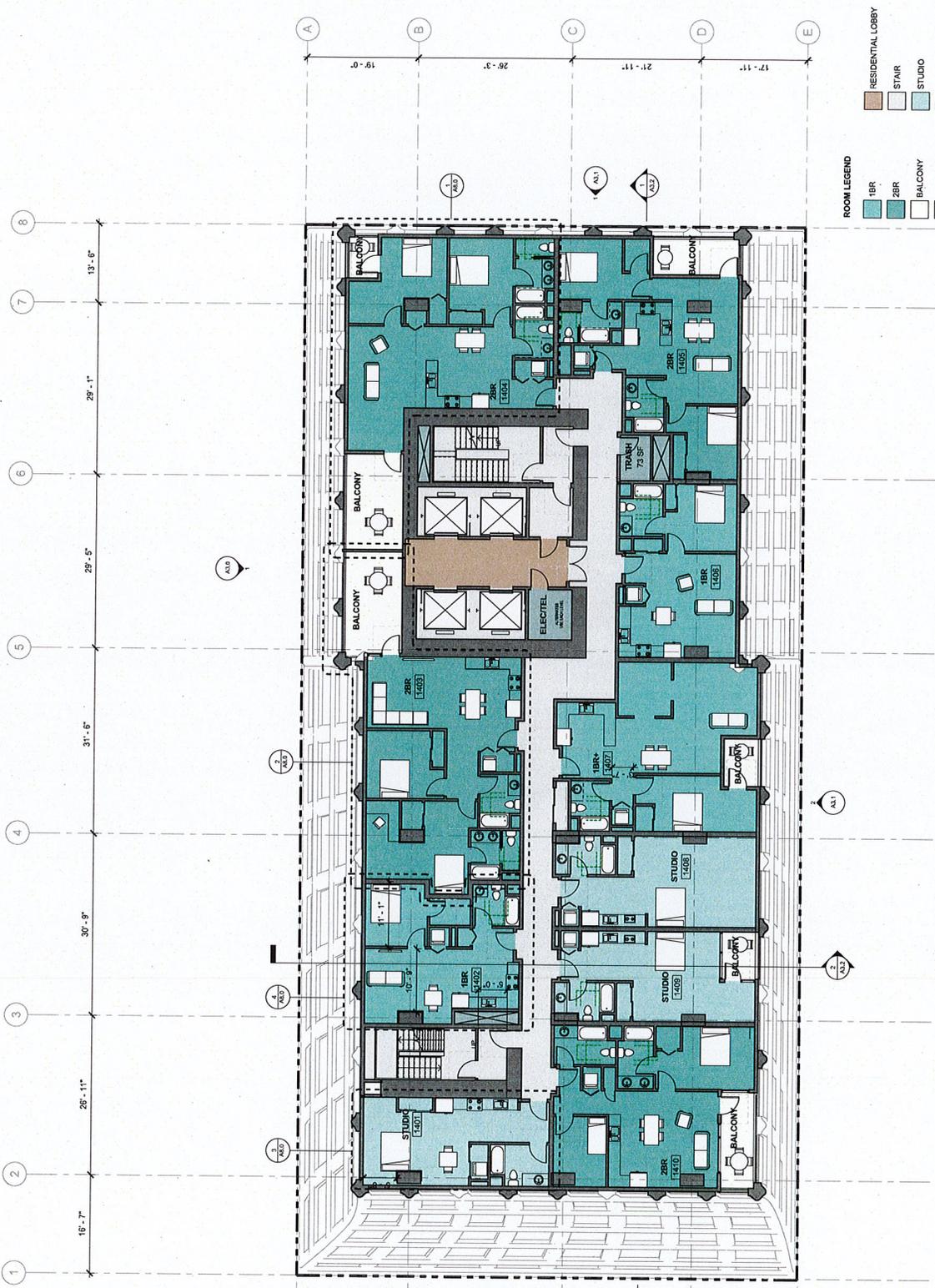
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1	10/15/2017	RFI RESUBMIT
2	10/19/2017	ENTITLEMENT

**ENTITLEMENT DESIGN**

**LEVEL 14**

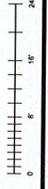
PROJECT NUMBER: 14-051  
 SHEET NUMBER: **A2.14**

ARCHITECTURE: Pinnacle RED Group, Inc.  
 ENGINEERING: BKF Engineers  
 LANDSCAPE ARCHITECTURE: PGAdesign  
 ALL DRAWINGS AND NOTATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE.  
 CONSULTOR OF THE ARCHITECT



**ROOM LEGEND**

- 1BR
- 2BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- STUDIO
- UTILITY



① LEVEL 14 - RESIDENTIAL Copy 1  
 10/19/17

**OWNER**  
 Friends RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.302.425

**ARCHITECT**  
 Lowney Architecture  
 360 17th Street, Suite 200  
 Emeryville, CA 94608  
 Phone: 510.836.5454  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BK Engineering  
 255 Shoreline Drive, Suite 200  
 Emeryville, CA 94608  
 Phone: 650.482.6390

**LANDSCAPE ARCHITECT**  
 FCA Design  
 144 17th Street  
 Oakland, CA 94612  
 Phone: 510.465.1284

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1	02/17/17	REVIEW [Signature]
2	02/20/17	ENTITLEMENT [Signature]

**ENTITLEMENT DESIGN**

LEVEL 18

PROJECT: NORTH NORTH  
 NORTH NORTH  
 NORTH NORTH

PROJECT NUMBER: 162051  
 SHEET NUMBER: **A2.18**



1 LEVEL 18 - RESIDENTIAL Copy 1  
 1/2" = 1'-0"

0 5' 10' 20'

**OWNER**  
 Pinnacle RED Group, Inc  
 12 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.930.2425

**ARCHITECT**  
 Lowney Architecture  
 360 17th Street, Suite 200  
 San Francisco, CA 94103  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 55 Shoreline Drive, Suite 200  
 Redwood City, CA 94063  
 Phone: 650.482.2300

**LANDSCAPE ARCHITECT**  
 PG+Partners  
 1000 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284



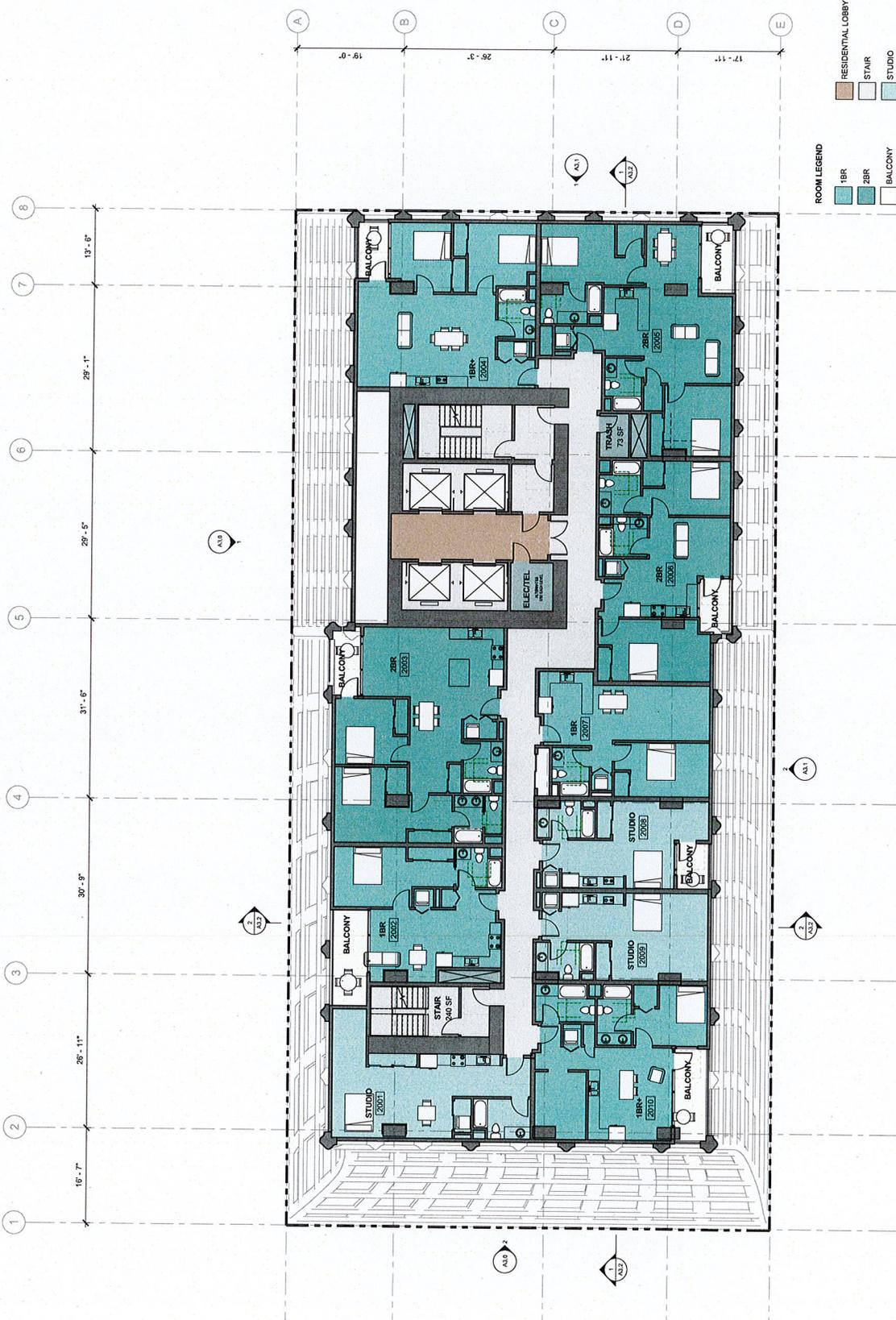
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2	10/15/2017	ENTITLEMENT
		EM

**ENTITLEMENT  
 DESIGN**

LEVEL 20

PROJECT NUMBER: 16-051  
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**ROOM LEGEND**

- 1BR
- 2BR
- STUDIO
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- UTILITY



1 LEVEL 20 - RESIDENTIAL Copy 1  
 16-051-107

**OWNER**  
Pinnacle RED Group, Inc.  
12 South 1st Street, Suite 1108  
San Francisco, CA 94103  
Phone: 415.408.2002, 415.425.2425

**ARCHITECT**  
Lowney Architecture  
350 17th Street, Suite 200  
San Francisco, CA 94103  
Phone: 510.636.5400  
Fax: 510.636.5454

**CIVIL ENGINEER**  
BKF Engineers  
55 Shoreline Drive, Suite 200  
Redwood City, CA 94063  
Phone: 650.482.2300

**LANDSCAPE ARCHITECT**  
PG+Partnership  
1000 California Street  
Oakland, CA 94612  
Phone: 510.465.1284



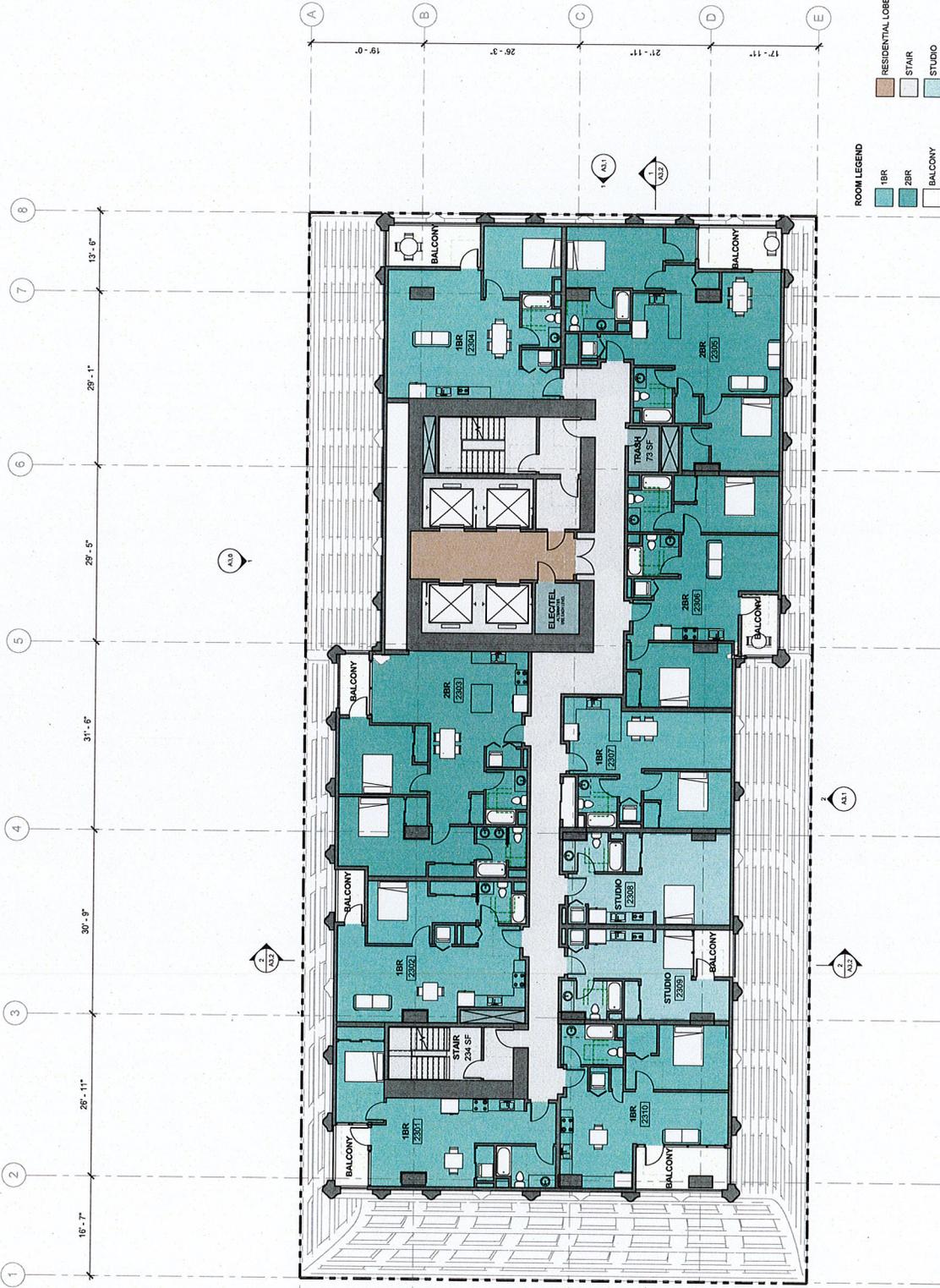
#	DATE	ISSUES & REVISIONS BY
1	08/15/2017	DESIGN DEVELOPMENT
2	10/19/2017	ENTITLEMENT

**ENTITLEMENT DESIGN**

LEVEL 23

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A2.23**

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**ROOM LEGEND**

- 1BR
- 2BR
- STUDIO
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STAIR
- UTILITY



① LEVEL 23 - RESIDENTIAL Copy 1  
1/8" = 1'-0"

**OWNER**  
 Pinnacle RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Jose, CA 95131  
 Phone: 408.202.2425

**ARCHITECT**  
 Lowney Architecture  
 360 17th Street, Suite 200  
 San Francisco, CA 94103  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BEF Engineers  
 635 Shoreline Drive, Suite 200  
 Redwood City, CA 94065  
 Phone: 650.482.6300

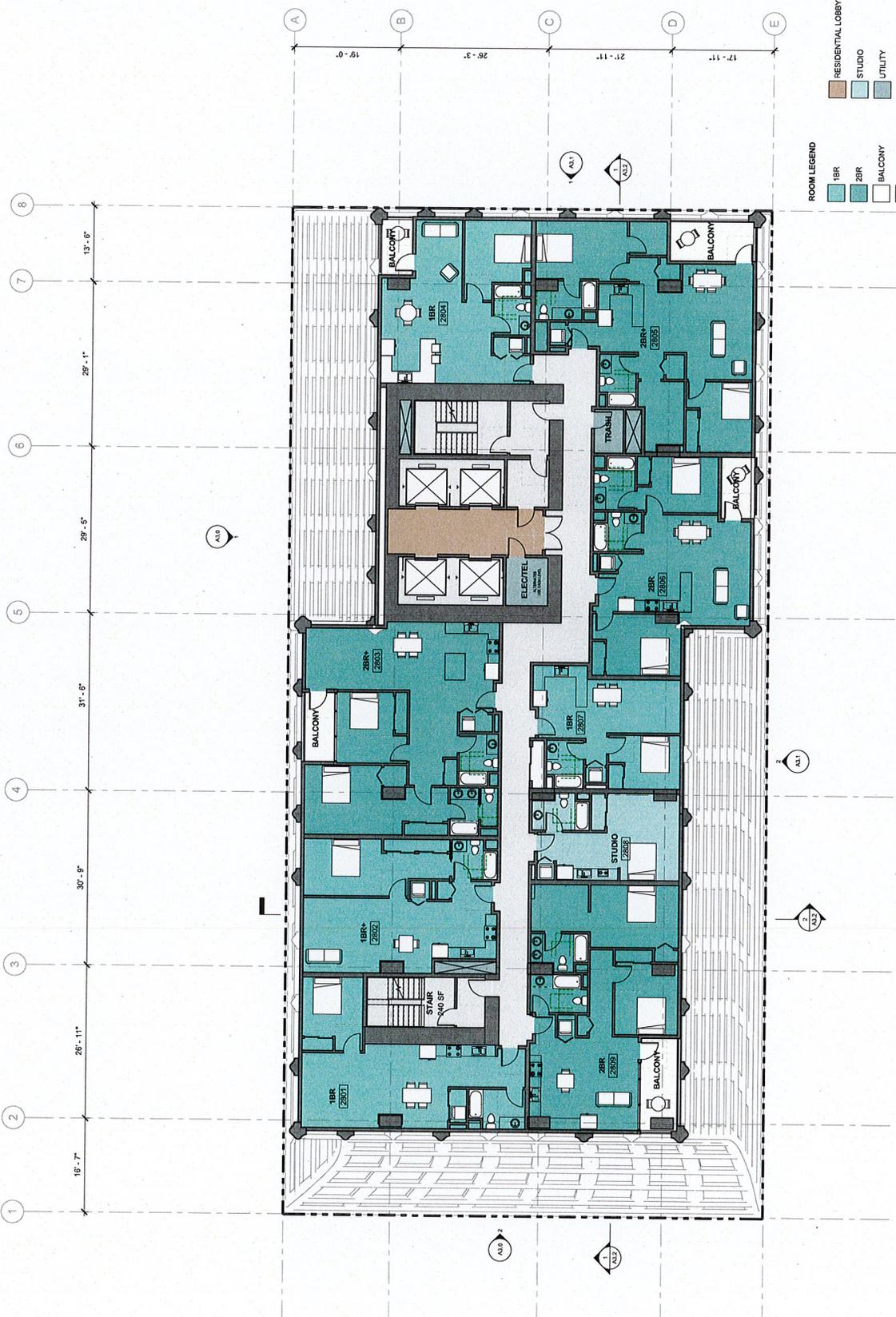
**LANDSCAPE ARCHITECT**  
 PGAdesign  
 1000 California Street  
 Oakland, CA 94612  
 Phone: 510.465.1284

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1	08/20/17	REVISION
2	10/10/2017	ENTITLEMENT
		EM

**ENTITLEMENT DESIGN**  
 LEVEL 28

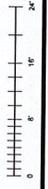
PROJECT NUMBER: 160351  
 SHEET NUMBER: **A2.28**

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**ROOM LEGEND**

- 1BR
- 2BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- STUDIO
- UTILITY



① LEVEL 28 - RESIDENTIAL Copy 1  
 1/8" = 1'-0"

**OWNER**  
 Riverside RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.928.9425

**ARCHITECT**  
 Lowney Architecture  
 260 17th Street, Suite 200  
 San Jose, CA 95131  
 Phone: 408.928.9425  
 Fax: 510.838.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 255 Shoreline Drive, Suite 200  
 San Jose, CA 95131  
 Phone: 408.482.9300

**LANDSCAPE ARCHITECT**  
 P+G+Design  
 1000 California Street  
 Oakland, CA 94612  
 Phone: 510.465.1284

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2	10/19/2017	ENTITLEMENT

**ENTITLEMENT DESIGN**

LEVEL 30

PROJECT NUMBER: 15251  
 SHEET NUMBER: **A2.30**

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 SHALL BE IN ACCORDANCE WITH THE  
 WORK OF THE ARCHITECT AND MAY NOT BE  
 USED FOR ANY OTHER PROJECT WITHOUT THE  
 CONSENT OF THE ARCHITECT



**ROOM LEGEND**

- 1BR
- 2BR
- 3BR
- BALCONY
- CIRCULATION
- RESIDENTIAL LOBBY
- UTILITY



① LEVEL 30 - RESIDENTIAL Copy 1  
 1/8" = 1'-0"

**OWNER**  
 Pinnacle RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Francisco, CA 94103  
 Phone: 415.200.2425

**ARCHITECT**  
 Lowney Architecture  
 340 17th Street, Suite 200  
 San Francisco, CA 94111  
 Phone: 415.834.5400  
 Fax: 415.834.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 155 Shoreline Drive, Suite 200  
 Redwood City, CA 94065  
 Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
 PCAdesign  
 1000 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284



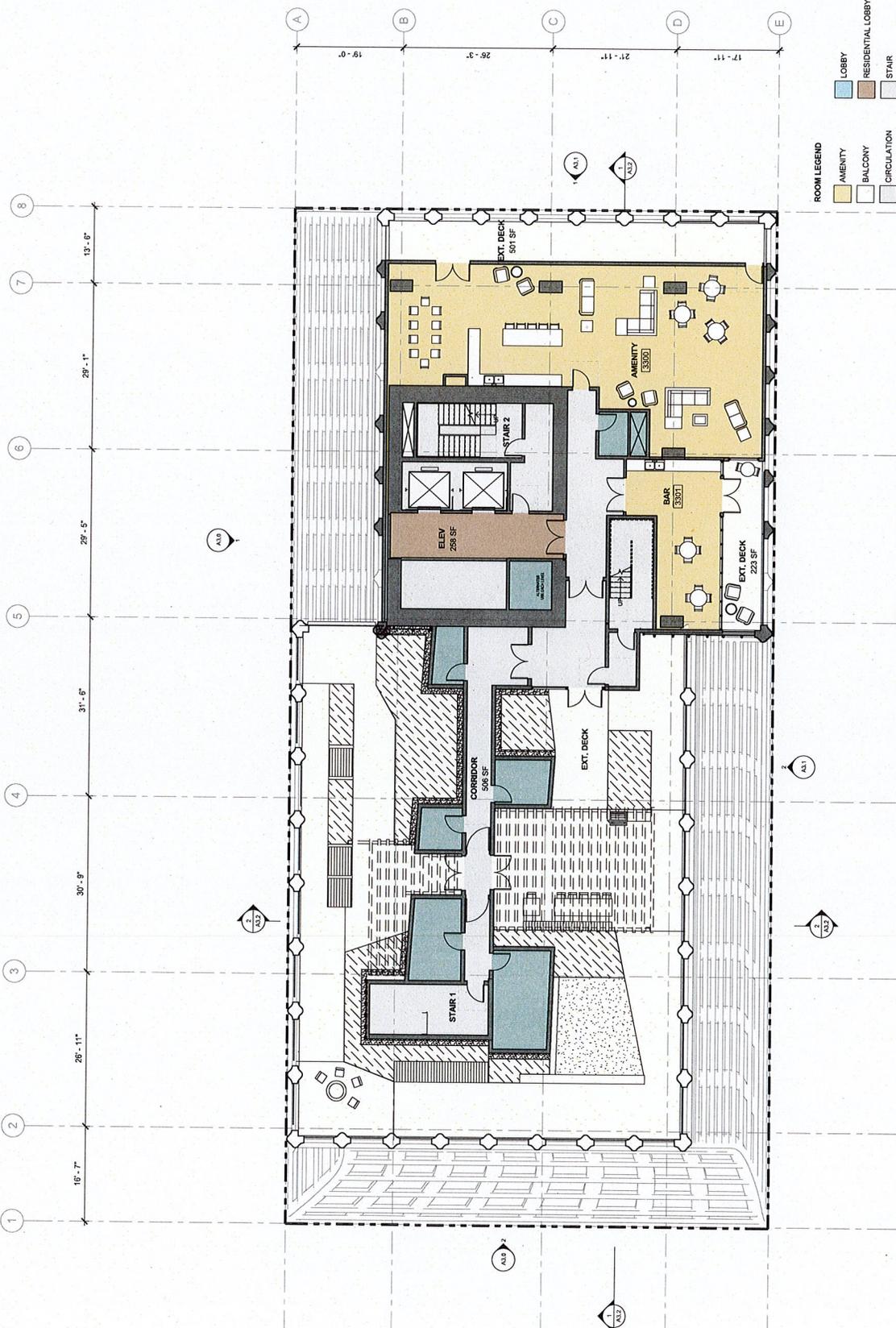
#	DATE	ISSUES & REVISIONS BY
1	10/19/2017	RFI, RESUBMIT
2	10/19/2017	ENTITLEMENT

**ENTITLEMENT DESIGN**

**LEVEL 33 - AMENITY**

PROJECT NUMBER: 162451  
 SHEET NUMBER: **A2.33**

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**ROOM LEGEND**

- AMENITY
- BALCONY
- CIRCULATION
- CORE
- LOBBY
- RESIDENTIAL LOBBY
- STAIR
- UTILITY



① LEVEL 33 - AMENITY Copy 1  
 16" = 1'-0"

**OWNER**  
 Pinnacle RED Group, Inc.  
 172 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.992.1425

**ARCHITECT**  
 Lowney Architecture  
 360 17th Street, Suite 200  
 Vancouver, BC V6C 2R6  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 255 Shoreline Drive, Suite 200  
 Vancouver, BC V6L 4S5  
 Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
 PG+Design  
 1777 West Broadway  
 Okland, CA 94612  
 Phone: 510.465.1284

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1	10/15/2017	ENTITLEMENT
2	10/16/2017	ENTITLEMENT
3		
4		
5		
6		
7		
8		

**ENTITLEMENT DESIGN**

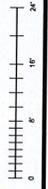
LEVEL 34

PROJECT NUMBER: 16-051  
 SHEET NUMBER: **A2.34**

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① LEVEL 34 - TOWNHOUSES Copy 1  
 1/8" = 1'-0"



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360 17th Street, Suite 200  
San Jose, CA 95131  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**  
BKF Engineers  
255 Shoreline Drive, Suite 200  
San Jose, CA 95131  
Phone: 650.482.4300

**LANDSCAPE ARCHITECT**  
PG+Design  
179h Street  
Oakland, CA 94612  
Phone: 510.465.1264



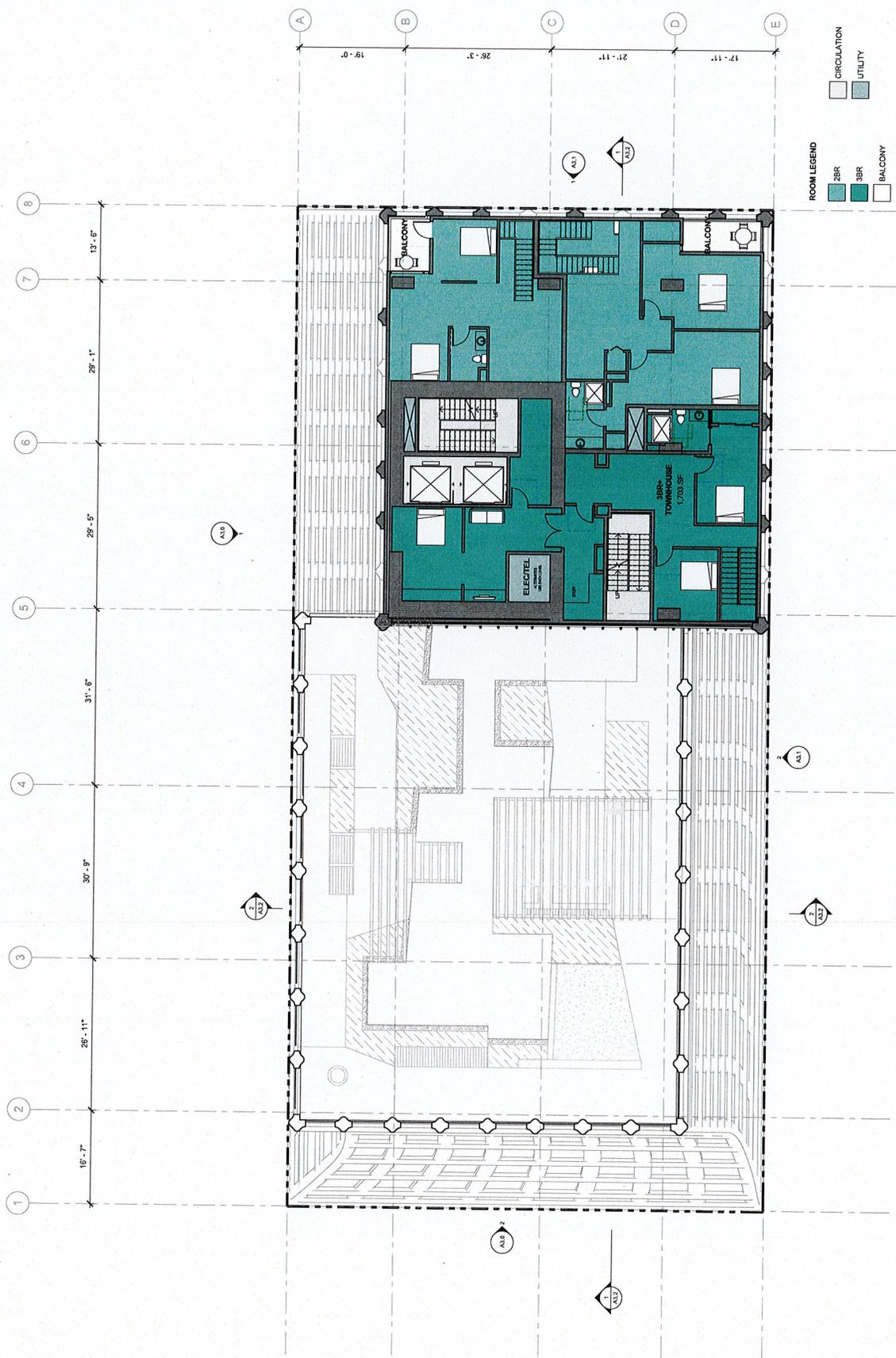
#	DATE	ISSUES & REVISIONS BY
1	01/16/2017	ENTITLEMENT
2	01/16/2017	ENTITLEMENT

**ENTITLEMENT DESIGN**

LEVEL 35

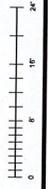
PROJECT NUMBER: 162051  
SHEET NUMBER: **A2.35**

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**ROOM LEGEND**

- 2BR
- 3BR
- BALCONY
- CIRCULATION
- UTILITY



① LEVEL 35 - TOWNHOUSES Copy 1  
1/16/17

**OWNER**  
 Pinnacle RED Group, Inc.  
 12 South 1st Street, Suite 1108  
 San Francisco, CA 94103  
 Phone: 415.398.2425

**ARCHITECT**  
 Lowney Architecture  
 360 17th Street, Suite 200  
 San Francisco, CA 94103  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BKF Engineers  
 333 Shoreline Drive, Suite 200  
 Redwood City, CA 94061  
 Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
 PG+design  
 1000 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284



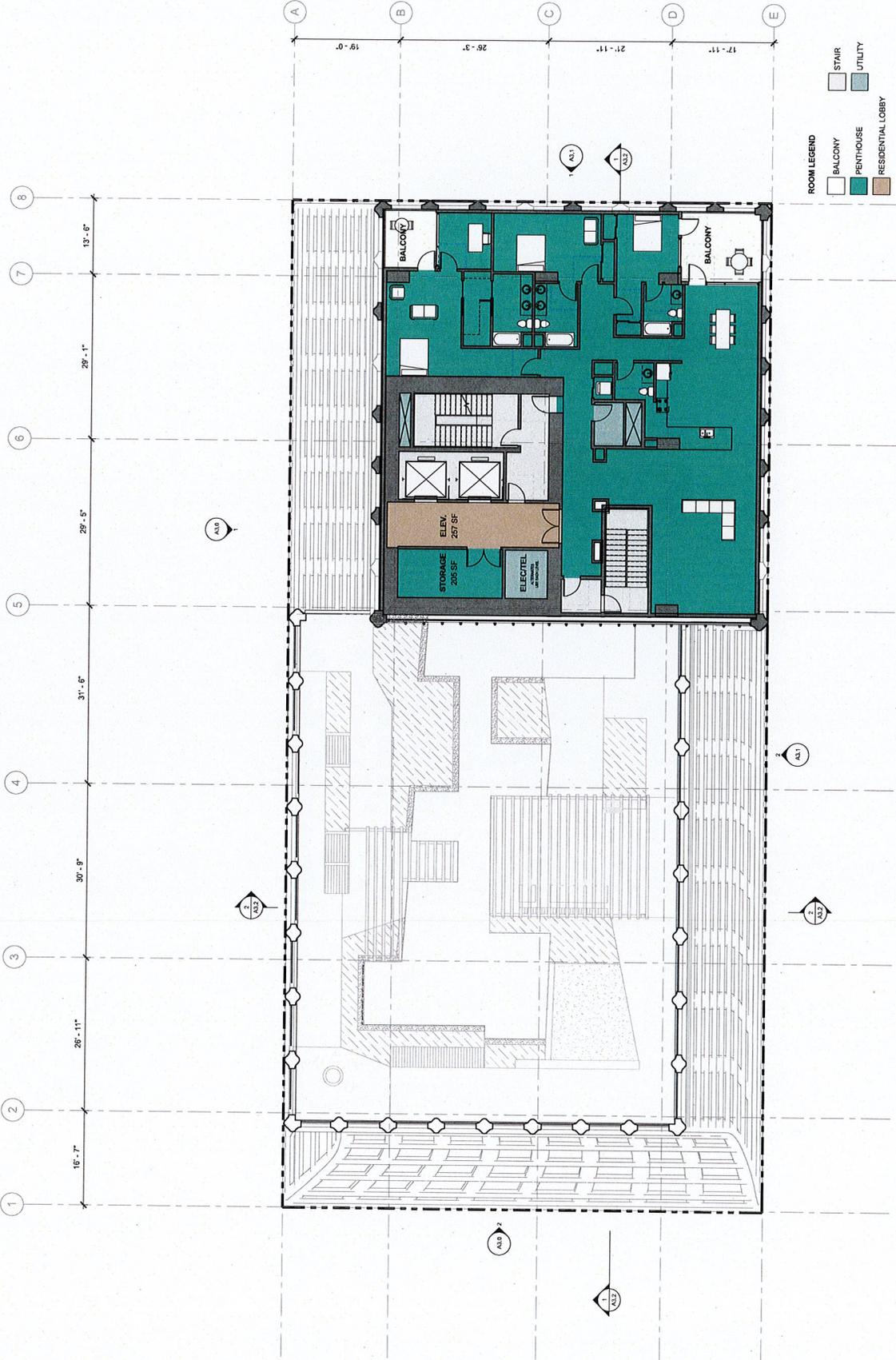
#	DATE	ISSUES & REVISIONS BY
1	10/13/2017	DESIGN EM
2	10/13/2017	ENTITLEMENT EM

**ENTITLEMENT DESIGN**

LEVEL 36

PROJECT NUMBER: 16051  
 SHEET NUMBER: **A2.36**

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① LEVEL 36 - GRAND PENTHOUSE Copy 1  
 1/8" = 1'-0"

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**ARCHITECT**

Lowney Architecture  
1715 Broadway  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**

BIF Engineers  
1000 Lakeside Drive, Suite 200  
Richmond, CA 94804  
Phone: 650.482.6300

**LANDSCAPE ARCHITECT**

PC Landscape  
1000 Lakeside Drive, Suite 200  
Oakland, CA 94612  
Phone: 510.465.1284



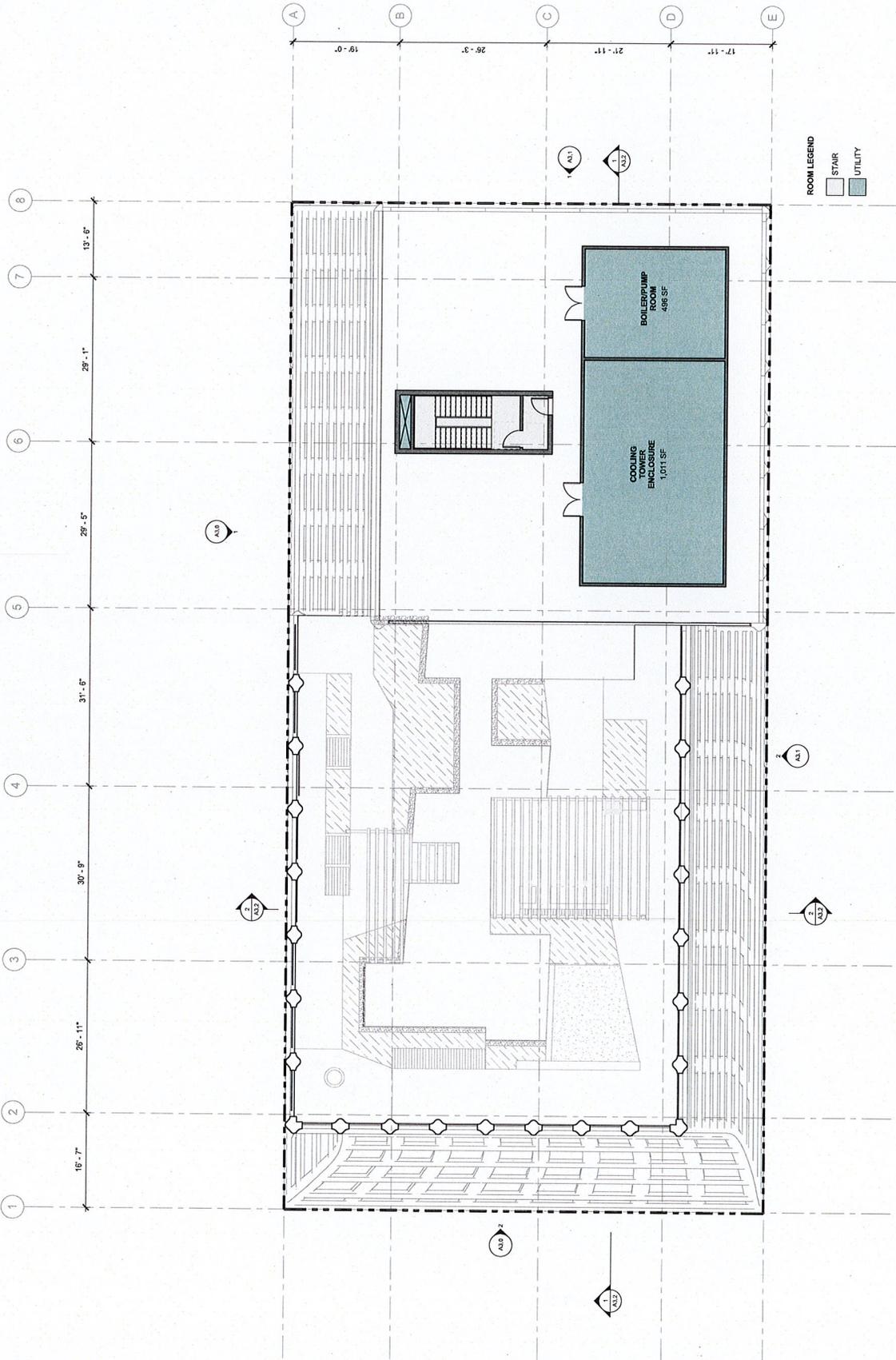
#	DATE	ISSUES / REVISIONS	BY
1	08/15/2017	REV. REVIEW	EM
2	10/19/2017	ENTITLEMENT	EM

**ENTITLEMENT DESIGN**

**ROOF PLAN**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A2.37**

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1 - BOSEF 8/29/17  
1/16 = 1/32" = 1"



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Oakland, CA 94612  
Phone: 408.300.2425

**ARCHITECT**  
Lomney Architecture  
300 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**  
BKF Engineers  
315 S. Broadway, Suite 200  
Redwood City, CA 94063  
Phone: 650.492.2300

**LANDSCAPE ARCHITECT**  
PC+design  
1000 Broadway, Suite 200  
Oakland, CA 94612  
Phone: 510.465.1284

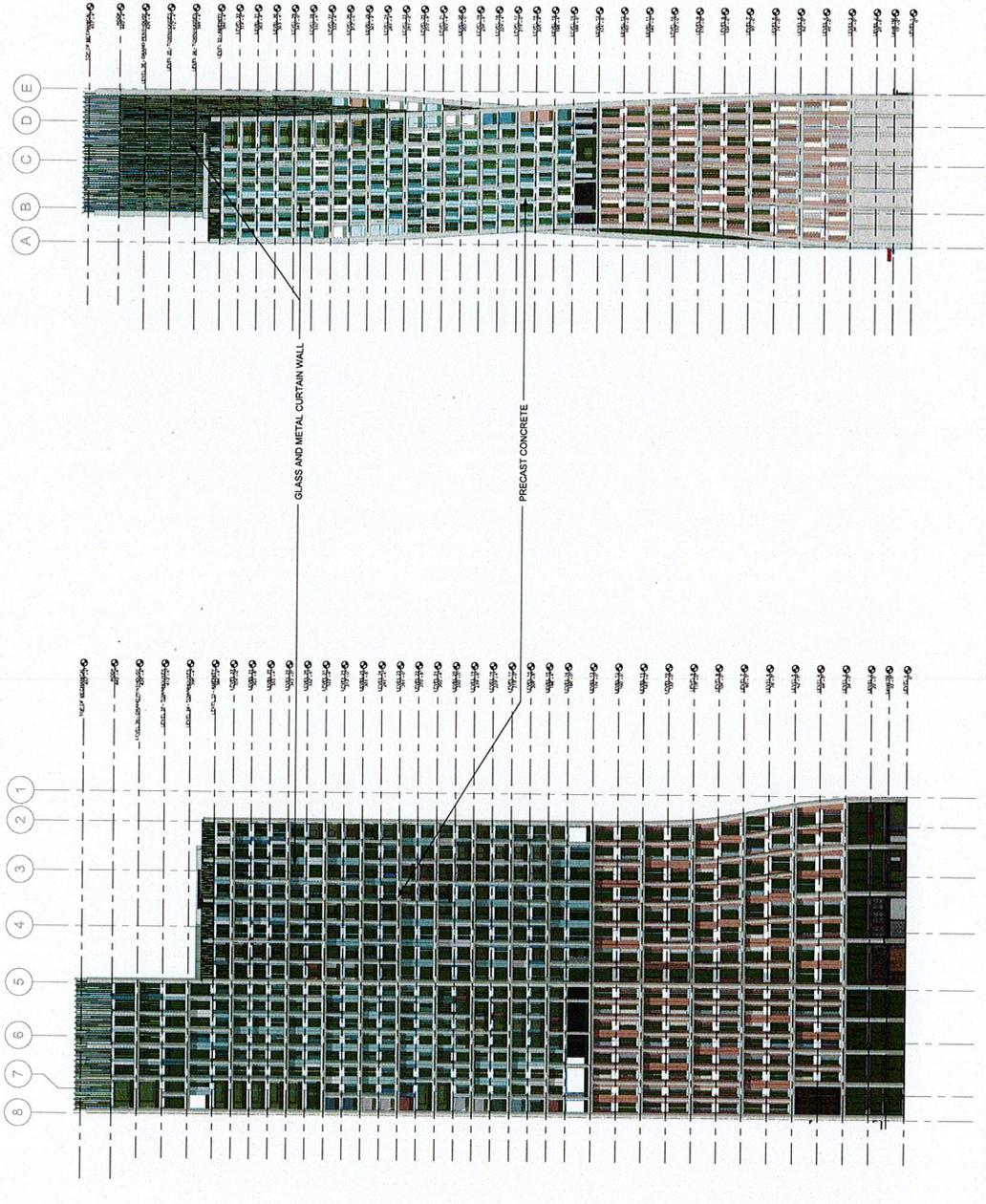
#	DATE	ISSUES & REVISIONS	BY
1	09/15/2017	DESIGN REVIEW	EM
2	10/19/2017	ENTITLEMENT	EM

**ENTITLEMENT DESIGN**

**EXTERIOR ELEVATIONS**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A3.0**

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② WEST ELEVATION Copy 1  
1" = 30'-0"

① NORTH ELEVATION Copy 1  
1" = 30'-0"



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73 South 1st Street, Suite 1108  
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Phone: 408.300.2425

**ARCHITECT**

Lowney Architecture  
1000 Broadway, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**

B/E Engineers  
1000 Broadway, Suite 200  
Oakland, CA 94612  
Richardson, CA 94605  
Phone: 650.482.6300

**LANDSCAPE ARCHITECT**

K. Giesinger  
Landscape Architect  
1000 Broadway, Suite 200  
Oakland, CA 94612  
Phone: 510.465.1284



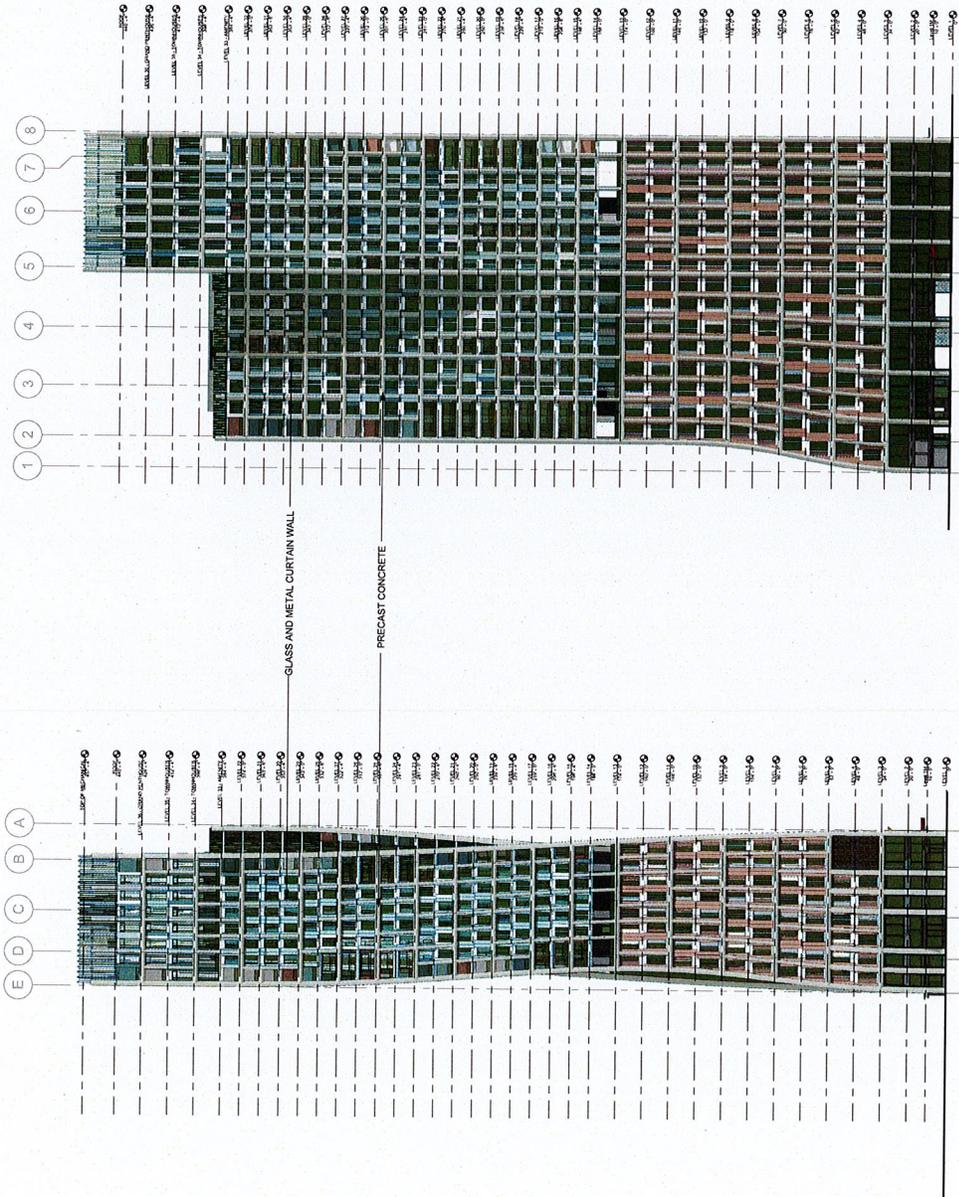
#	DATE	ISSUES & REVISIONS BY
1	08/20/2017	DEV REVIEW EX
2	10/19/2017	ENTITLEMENT EM

**ENTITLEMENT DESIGN**

**EXTERIOR ELEVATIONS**

PROJECT NUMBER: 16251  
SHEET NUMBER: **A3.1**

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① EAST ELEVATION Copy 1  
1" = 30'-0"

② SOUTH ELEVATION Copy 1  
1" = 30'-0"



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 Oakland, CA 94612  
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**ARCHITECT**  
 Lowney Architecture  
 560 77th Street, Suite 200  
 Oakland, CA 94612  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BEF Engineers  
 255 Broadway, Suite 200  
 Redwood City, CA 94065  
 Phone: 650.482.6300

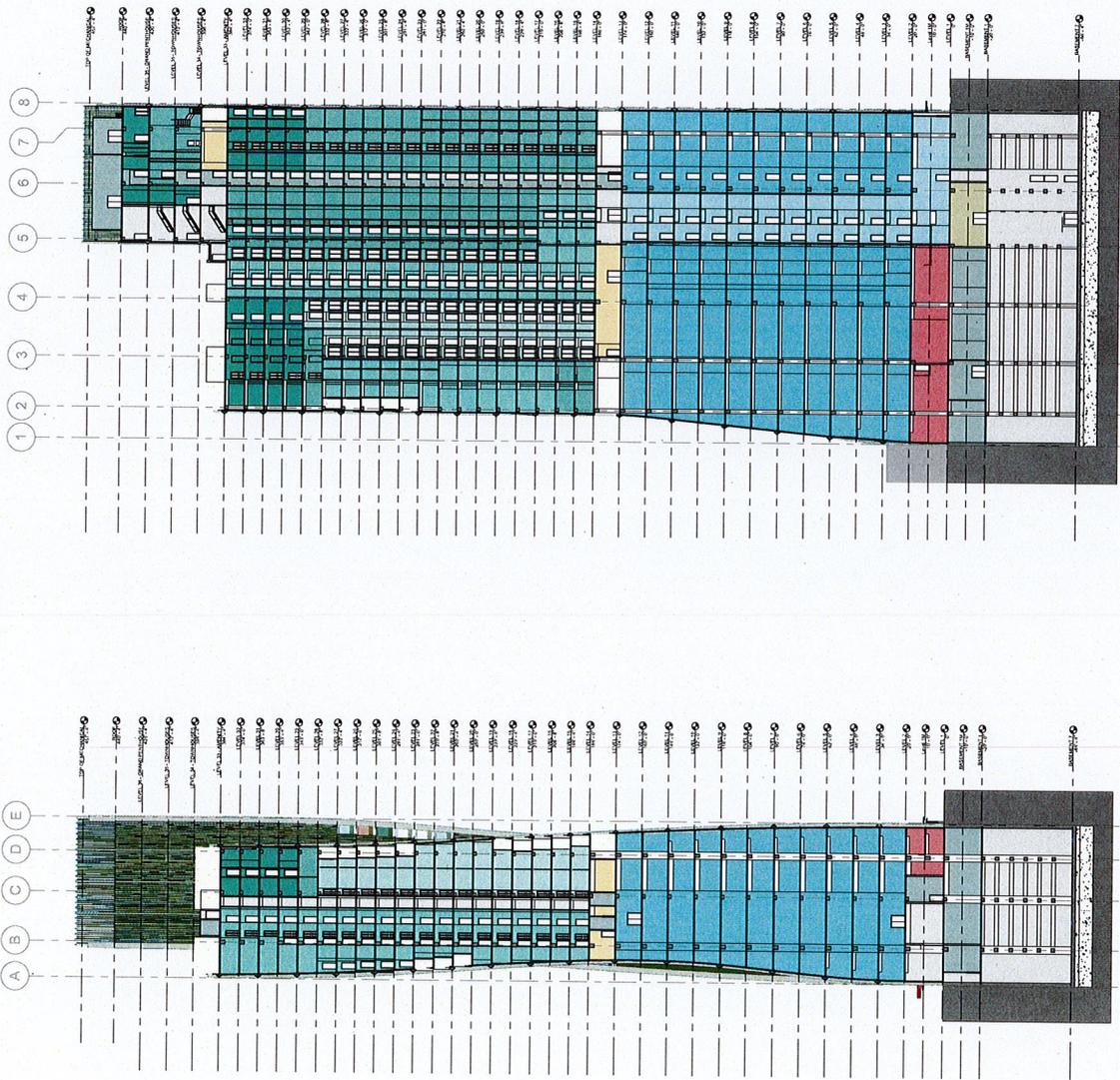
**LANDSCAPE ARCHITECT**  
 PG+design  
 1000 Broadway  
 Oakland, CA 94612  
 Phone: 510.465.1284

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1	10/15/2017	REV. SECTION	EM
2	10/15/2017	ENTITLEMENT	EM

**ENTITLEMENT  
 DESIGN  
 SECTIONS**

PROJECT NUMBER: 16251  
 SHEET NUMBER: **A3.2**

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2 NORTH-SOUTH SHORT SECTION Copy 1  
 1" = 30'-0"

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San Jose, CA 95113  
Phone: +1(408)202.2425

**ARCHITECT**  
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360 17th Street, Suite 200  
San Francisco, CA 94103  
Phone: 510.836.5400  
Fax: 510.836.5454

**CIVIL ENGINEER**  
BKF Engineers  
255 Stockton Street, Suite 200  
San Francisco, CA 94108  
Phone: 650.482.6300

**LANDSCAPE ARCHITECT**  
PG+design  
1000 Broadway  
Oakland, CA 94612  
Phone: 510.465.1284

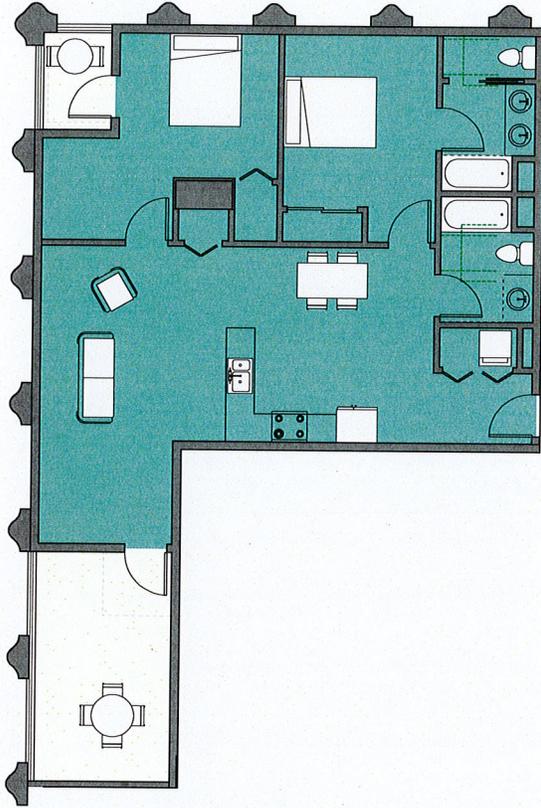
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1	10/26/2017	REV. SECURITY
2	10/19/2017	ENTITLEMENT
		EM
		EM

**ENTITLEMENT DESIGN**

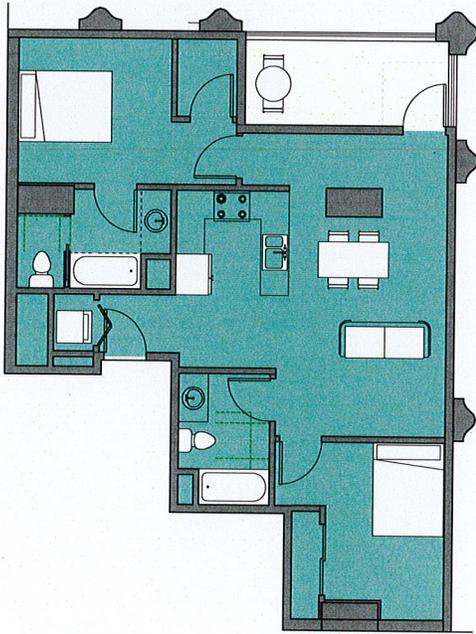
**ENLARGED UNIT PLANS**

PROJECT NUMBER: 16-051  
SHEET NUMBER: **A8.0**

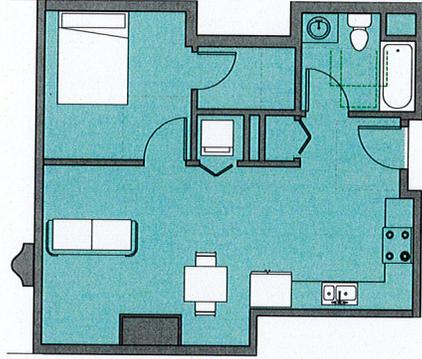
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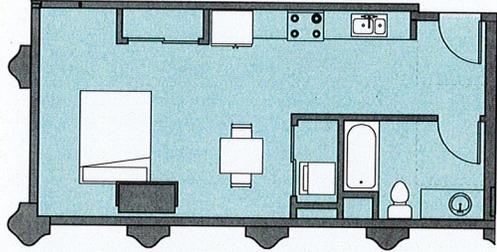
④ LEVEL 14 - RESIDENTIAL - UNIT 04  
1/4" = 1'-0"



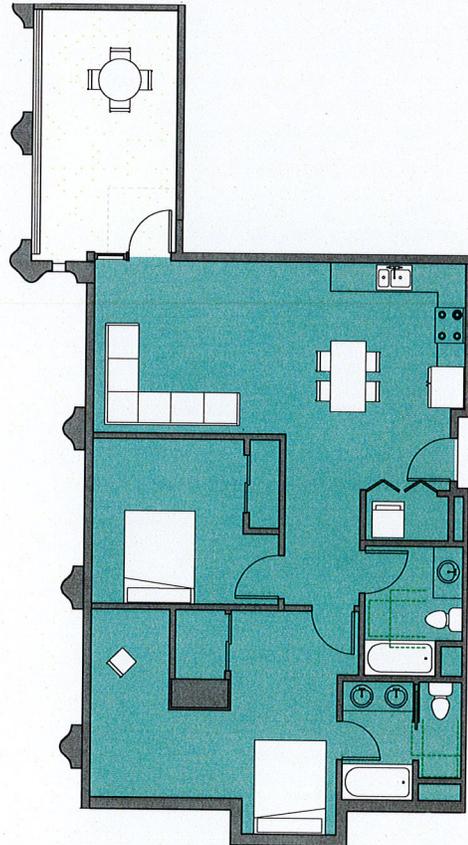
⑤ LEVEL 14 - RESIDENTIAL - UNIT 05  
1/4" = 1'-0"



③ LEVEL 14 - RESIDENTIAL - UNIT 02  
1/4" = 1'-0"



② LEVEL 14 - RESIDENTIAL - UNIT 01  
1/4" = 1'-0"



① LEVEL 14 - RESIDENTIAL - UNIT 03  
1/4" = 1'-0"



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 12 South 1st Street, Suite 1108  
 San Jose, CA 95113  
 Phone: 408.202.4245

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 Lowney Architecture  
 360 17th Street, Suite 200  
 Oakland, CA 94612  
 Phone: 510.836.5400  
 Fax: 510.836.5454

**CIVIL ENGINEER**  
 BIF Engineers  
 255 Shoreline Drive, Suite 200  
 San Jose, CA 95135  
 Phone: 650.482.2300

**LANDSCAPE ARCHITECT**  
 PCAdesign  
 457 7th Street  
 Oakland, CA 94612  
 Phone: 510.465.1284

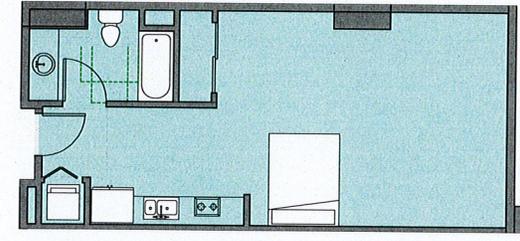
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1	10/15/2017	ENTITLEMENT
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**ENTITLEMENT  
 DESIGN**  
**ENLARGED UNIT  
 PLANS**

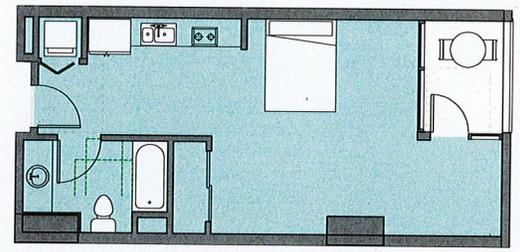
PROJECT NUMBER  
 15051

SHEET NUMBER  
**A8.1**

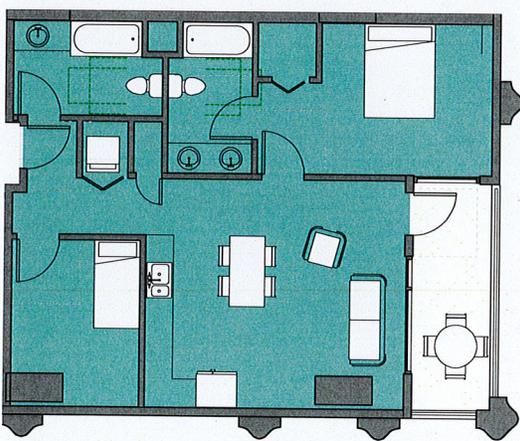
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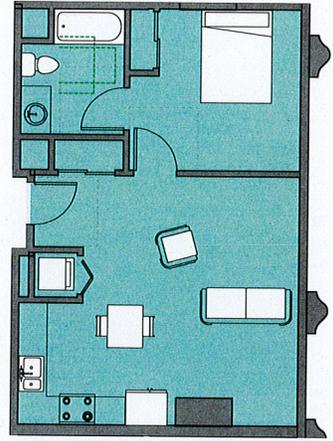
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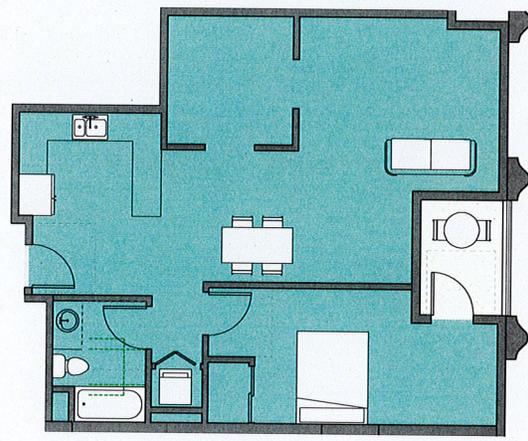
④ LEVEL 14 - RESIDENTIAL - UNIT 09  
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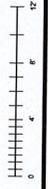
⑤ LEVEL 14 - RESIDENTIAL - UNIT 10  
 1/4" = 1'-0"



① LEVEL 14 - RESIDENTIAL - UNIT 06  
 1/4" = 1'-0"



② LEVEL 14 - RESIDENTIAL - UNIT 07  
 1/4" = 1'-0"

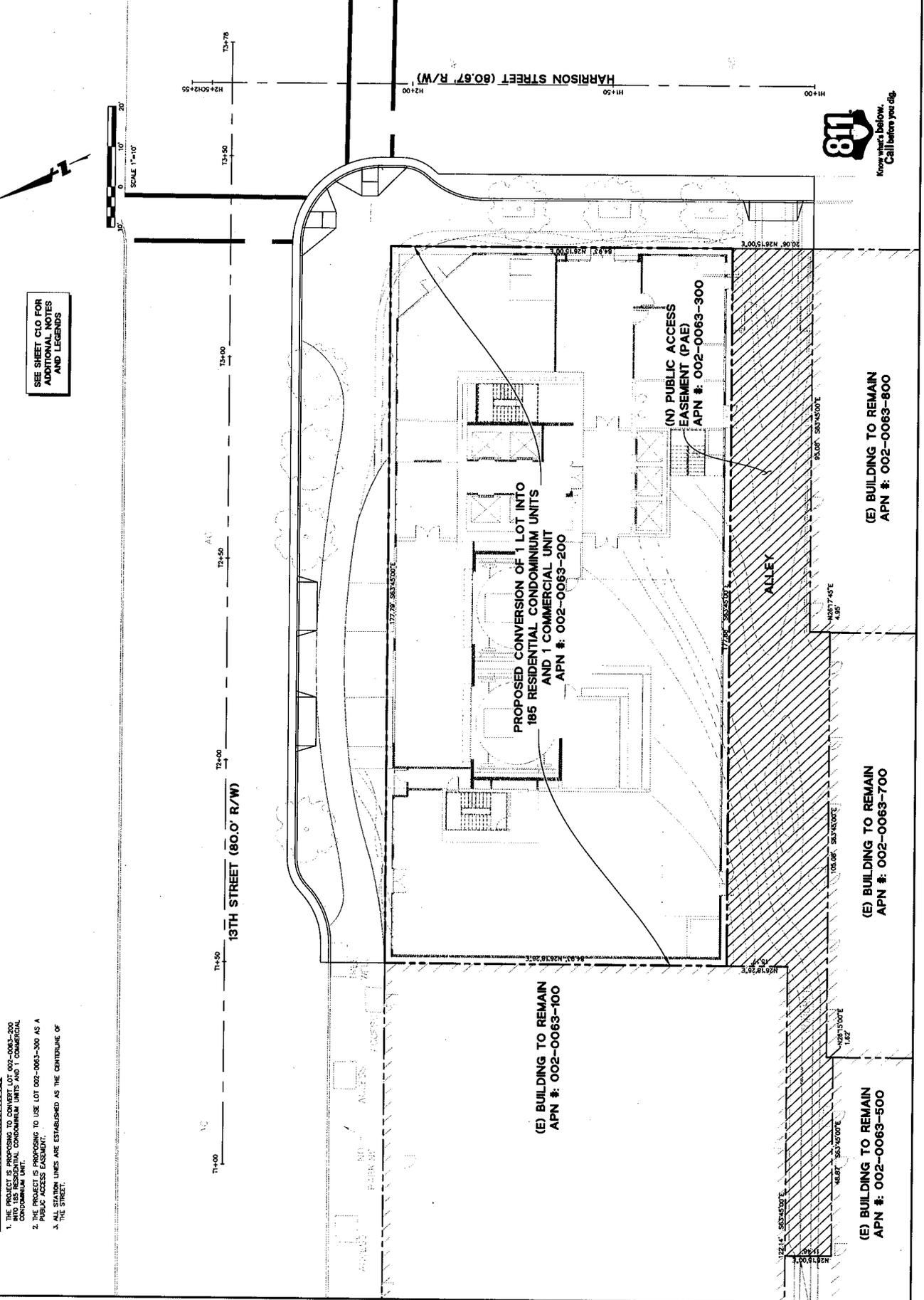








Sheet Number	C2.1
Date	10/26/17
Scale	1"=10'
Drawn	RF
Checked	RF
Approved	RF
APN	002-0063-100













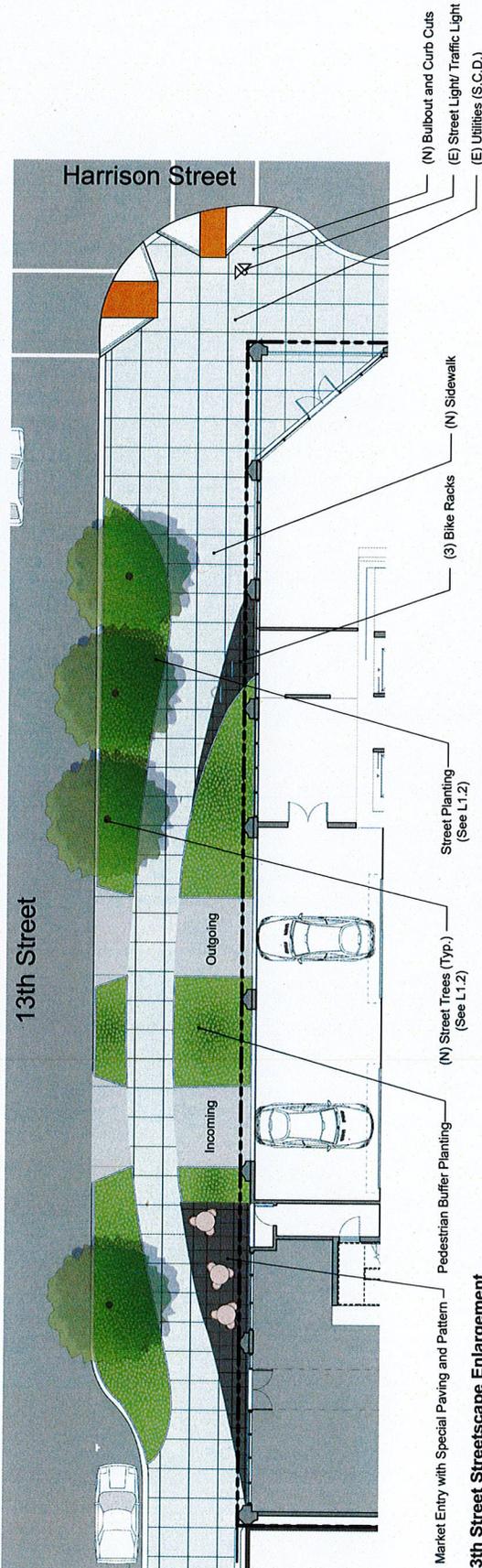
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**ENTITLEMENT DESIGN**

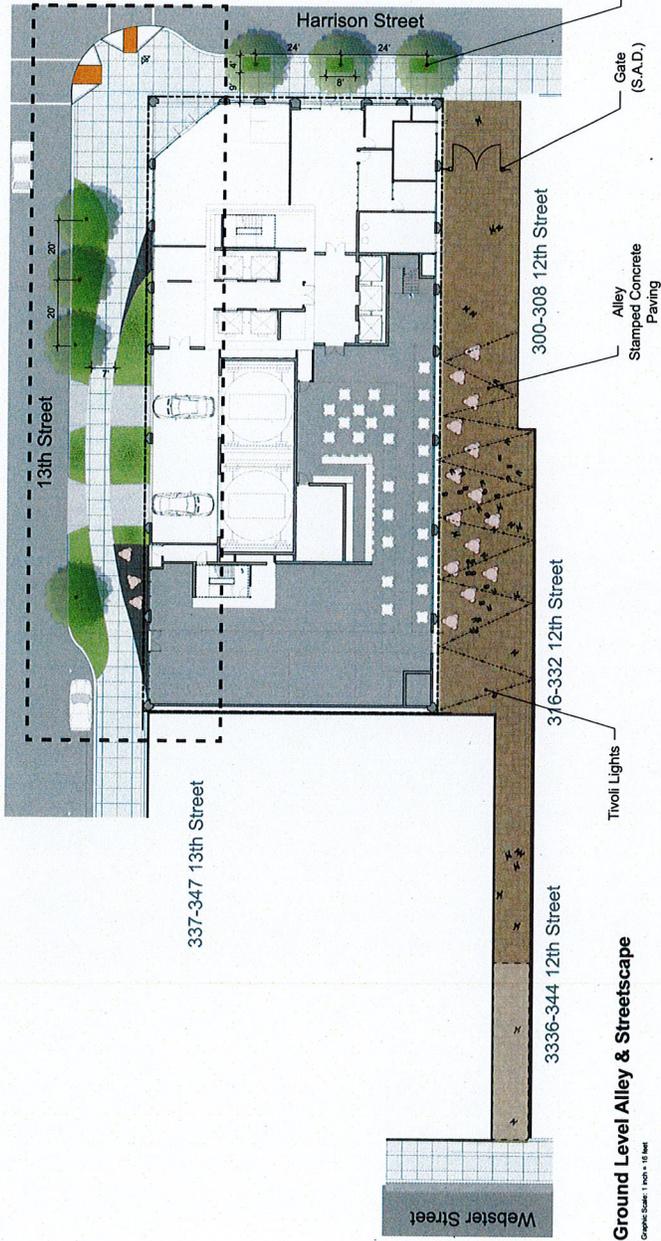
**LANDSCAPE GROUND LEVEL**

PROJECT NUMBER: 18-051  
 SHEET NUMBER: L1.1

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**13th Street Streetscape Enlargement**



**Ground Level Alley & Streetscape**





#	DATE	ISSUES / REVISIONS	BY
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**ENTITLEMENT  
 DESIGN**

**LANDSCAPE  
 GROUND LEVEL  
 MATERIALS**

PROJECT NUMBER: 18-051  
 SHEET NUMBER: L1.2

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**Streetscape Materials**



Special Paving  
 Stepstone pavers  
 Color: Fench Gray



Pattern in special paving  
 Stainless Steel Inlay



Bike Racks

**Alley Materials**



Stamped Concrete



Twoli Lights

**Streetscape Planting**



Correa 'Dusky Bells'



Ceanothus x pallidus



Street Tree  
 Ginkgo biloba 'Princeton Sentry'  
 H: 40'  
 W: 20'



Lomandra longifolia Breeze



Phormium Tom Thumb

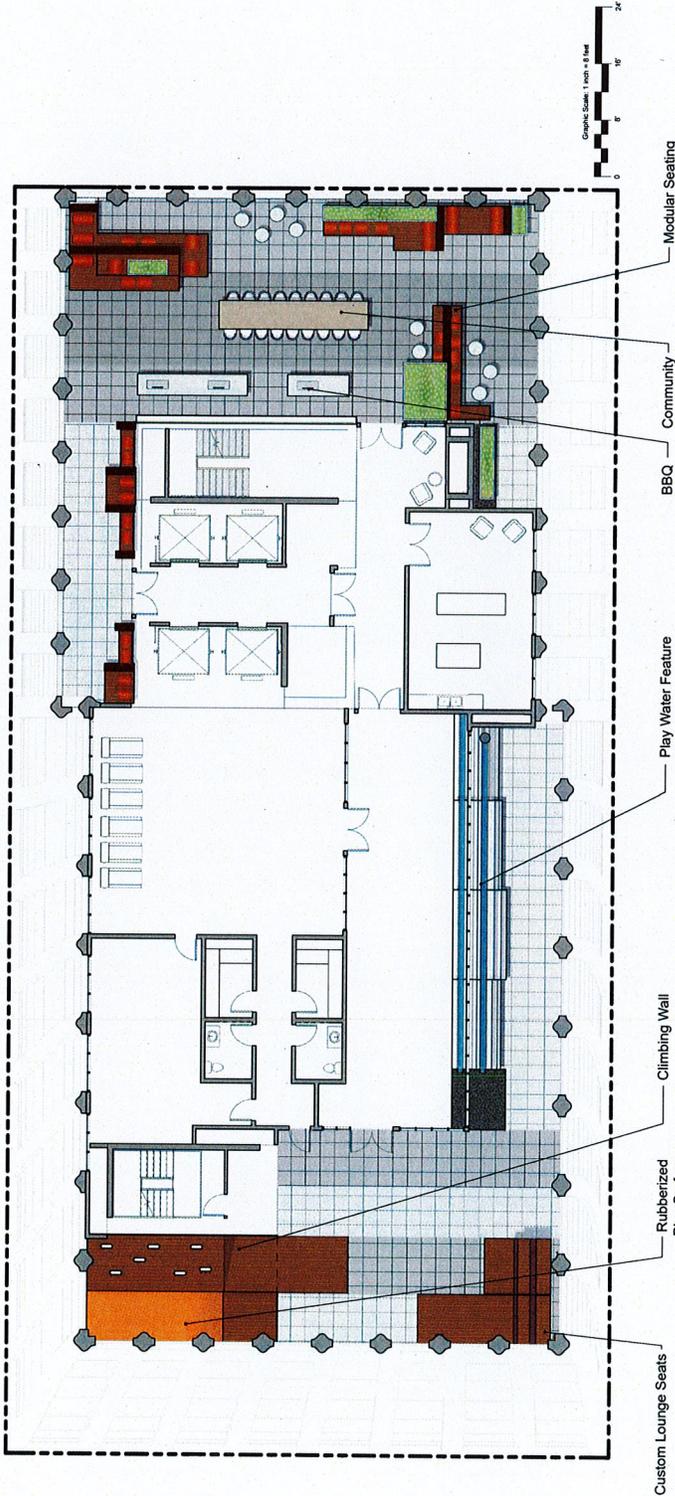
#	DATE	ISSUES / REVISIONS	BY
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**ENTITLEMENT DESIGN**

**LANDSCAPE 13TH AMENITY LEVEL**

PROJECT NUMBER: 18-051  
 SHEET NUMBER: L2.1

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**13th Amenity Level Materials**



Custom Lounge Seats



Climbing Wall



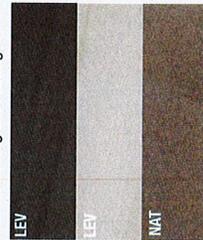
Play Water Feature



BBQ and Community Table



Modular Seating and Planting



Paving: Espirit Porcelain Pavers

**13th Amenity Level Planting**



Asparagus densiflorus Meyers



Pelargonium tomentosum



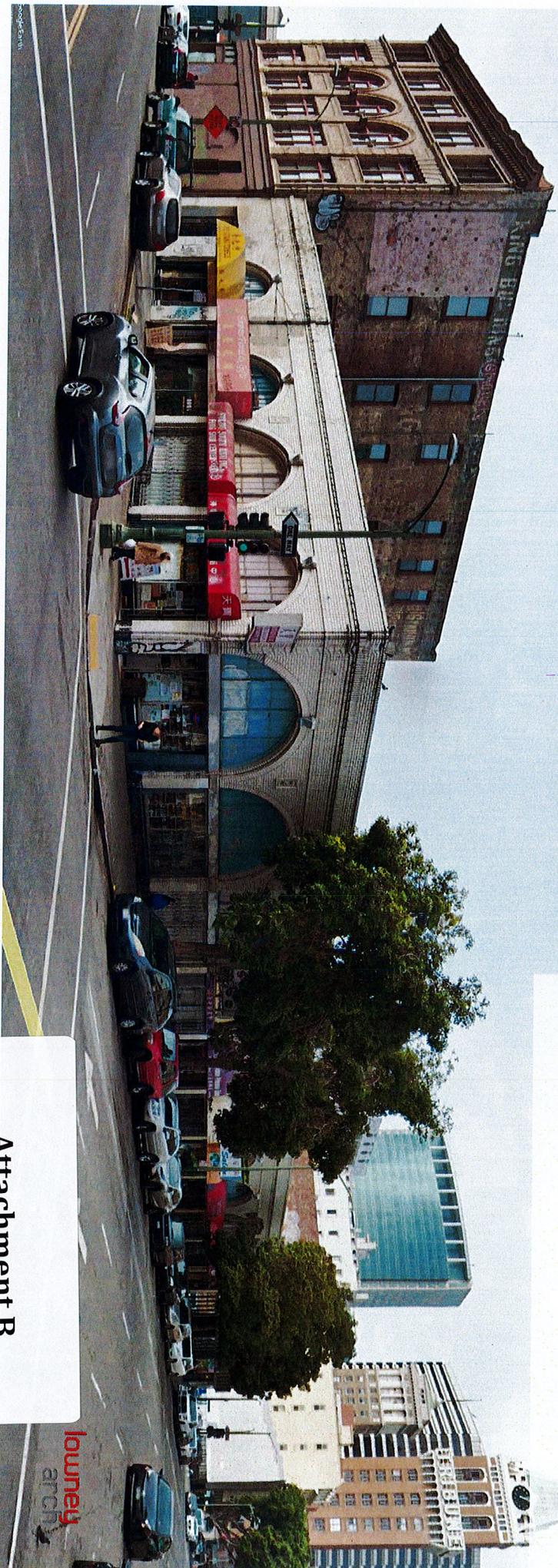
Polystichum polyblepharum



# Revised Design Concept

Residential High Rise  
1261 Harrison Street, Oakland

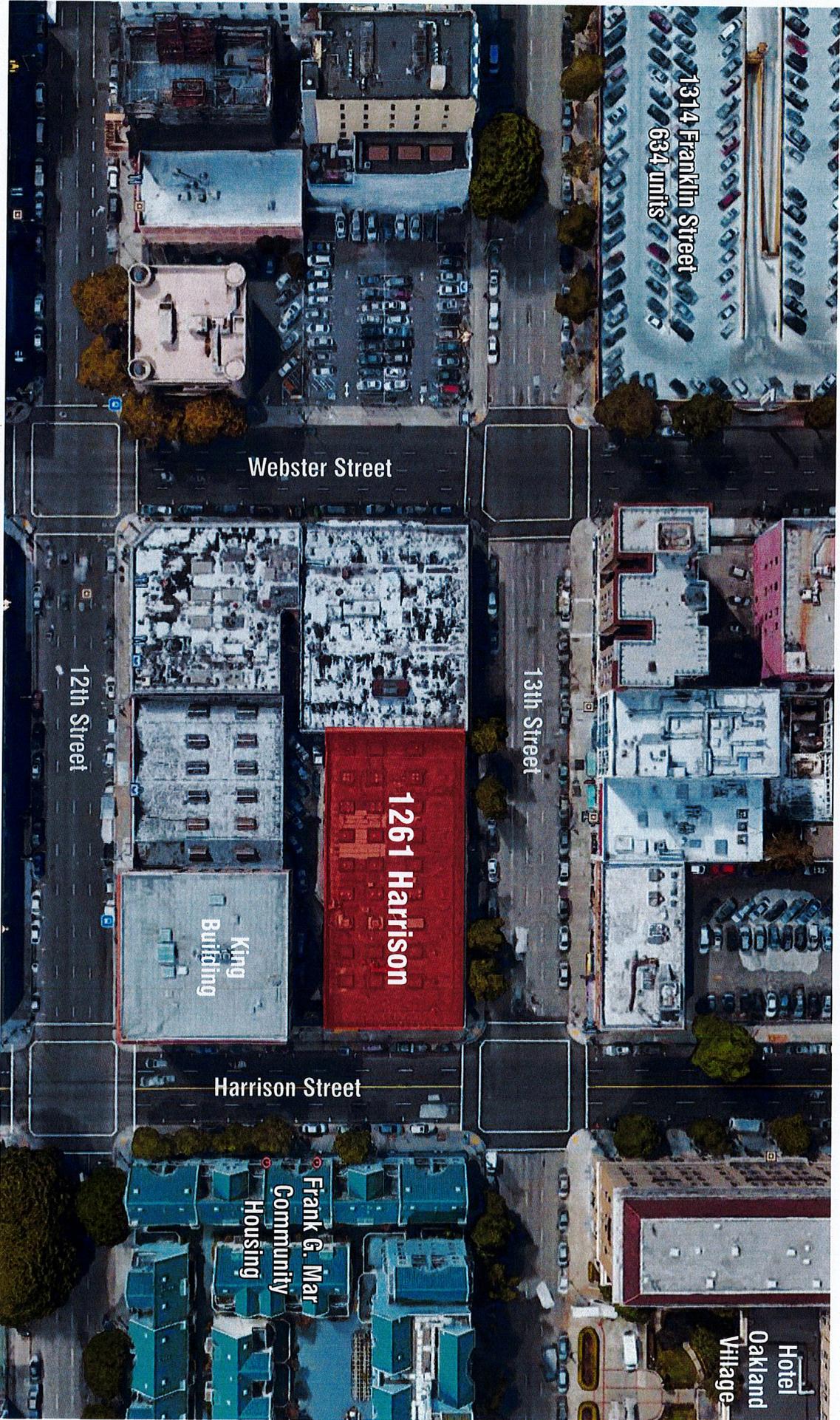
May 24, 2019

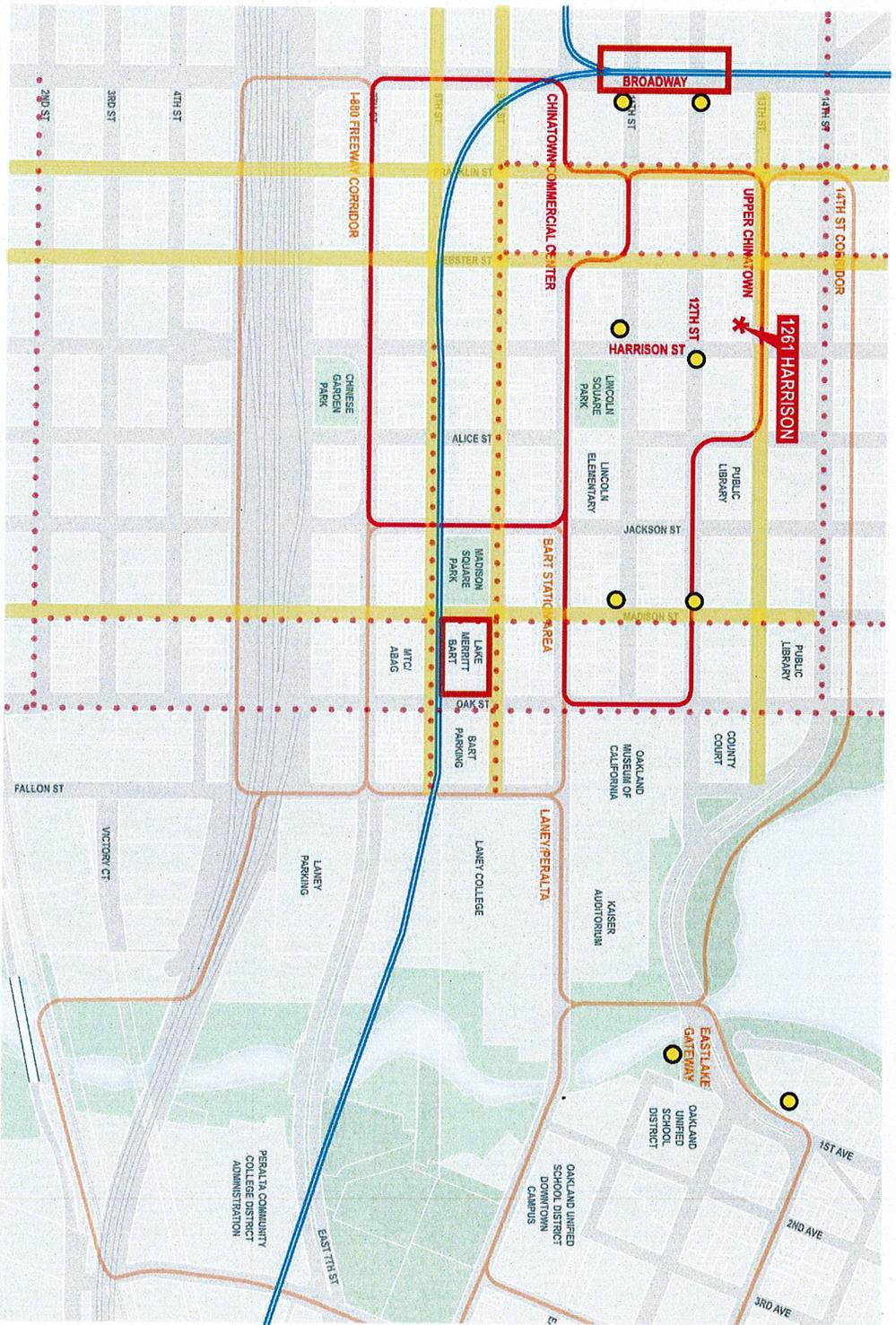


Attachment B

# 01

SITE

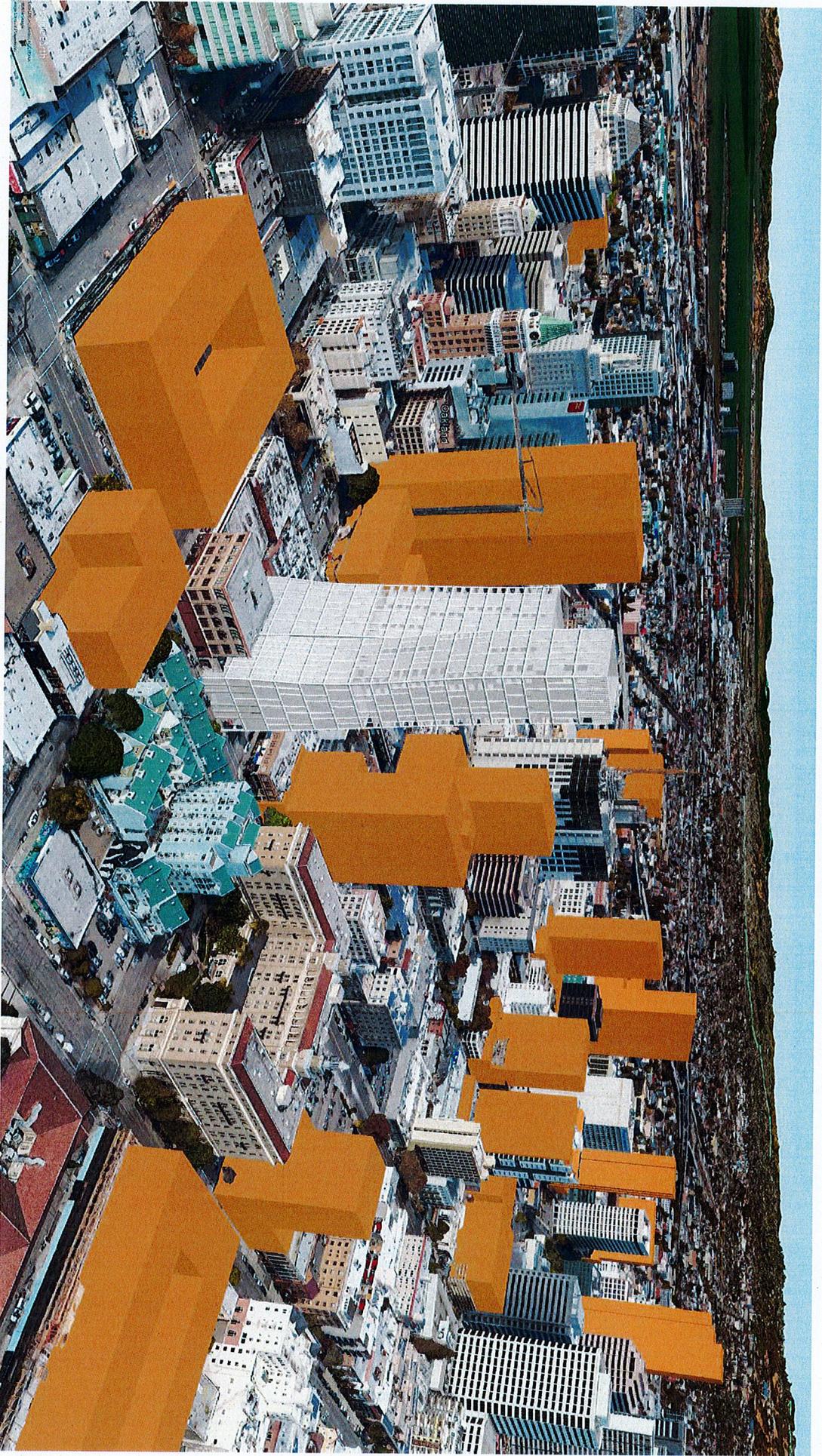


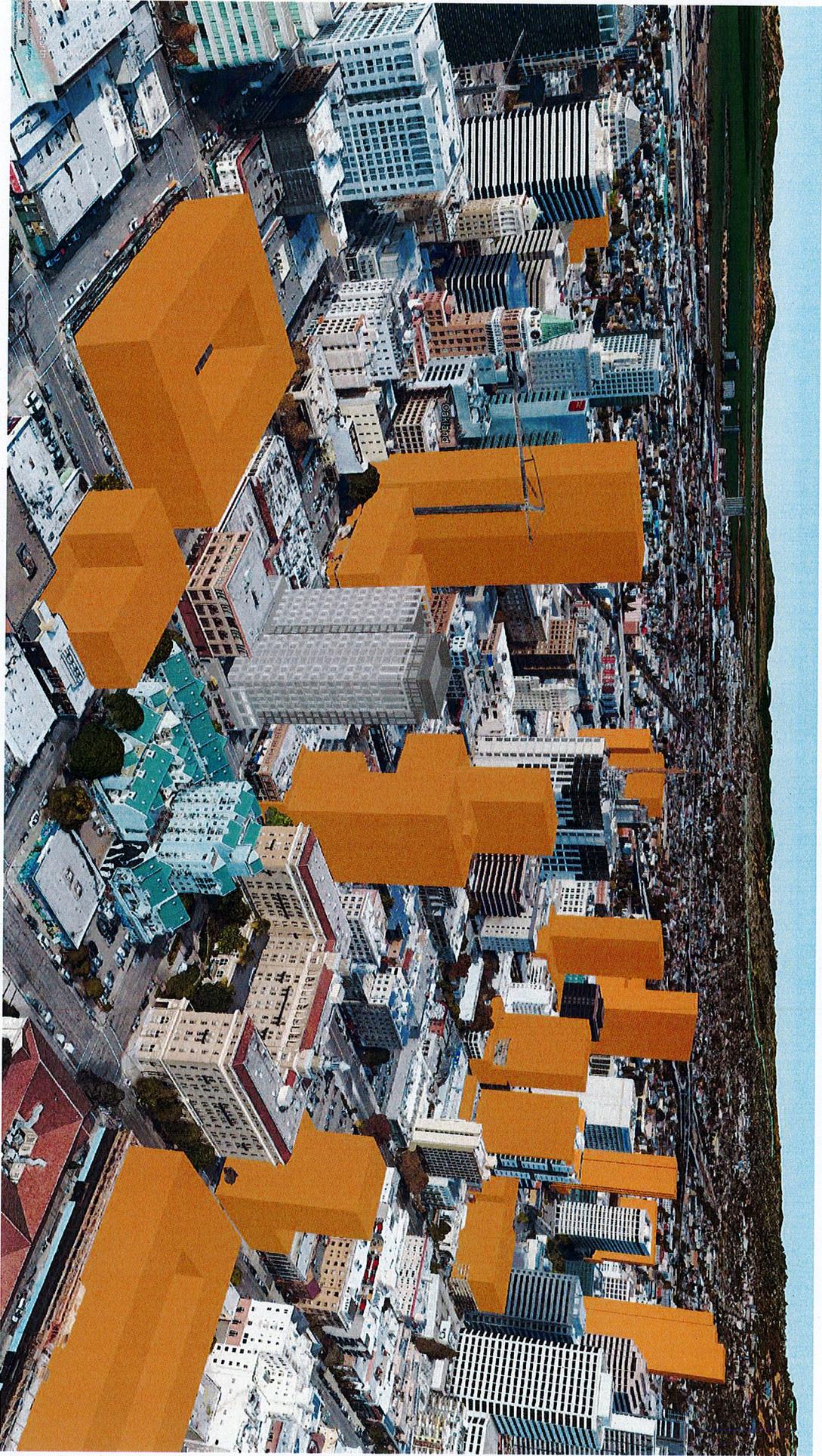


- ⋯ Bike lane
- New Bus Rapid Transit Stops
- BART Station
- Pedestrian corridor
- BART Tracks

# 02

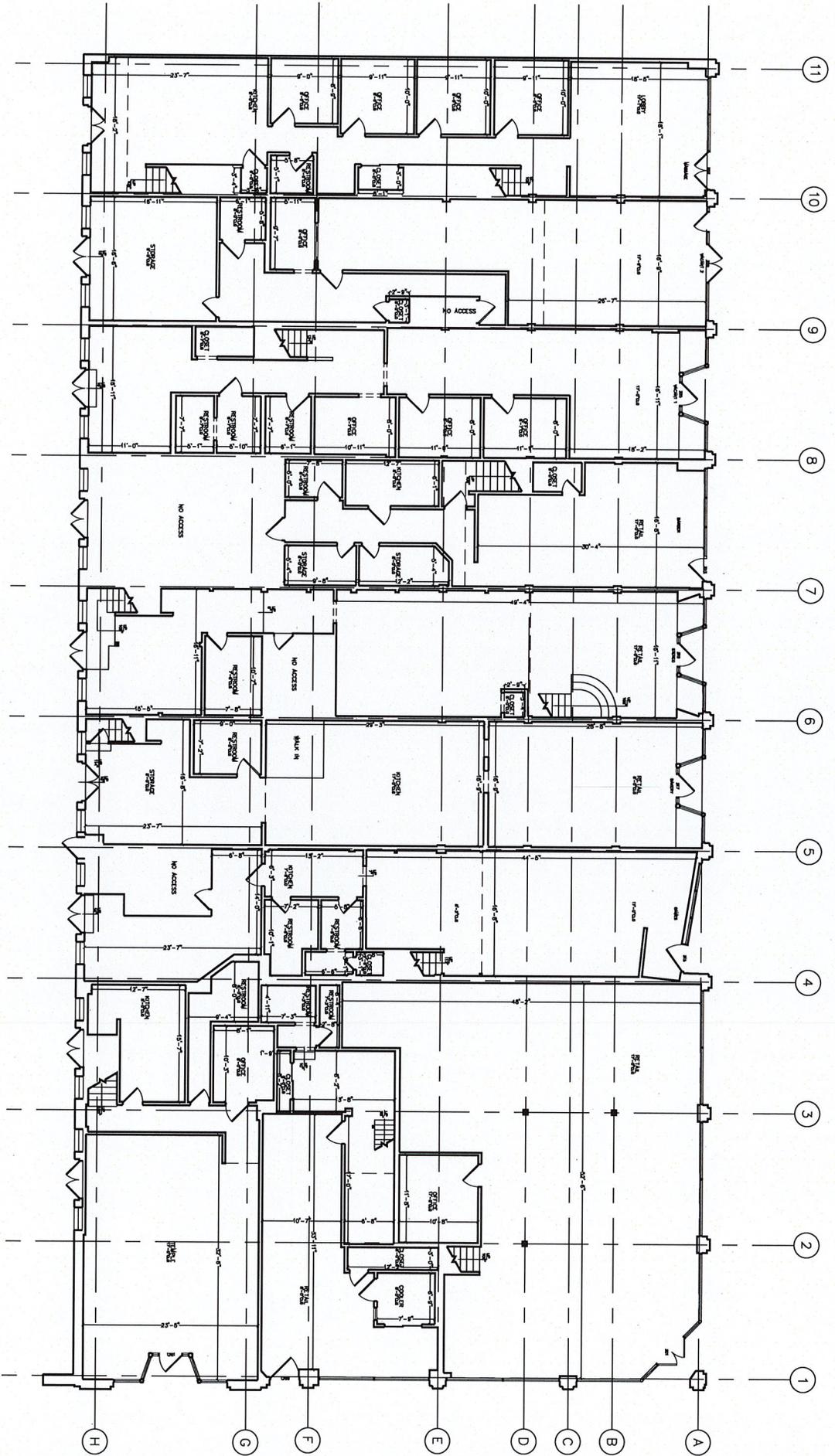
## MASSING REVISION

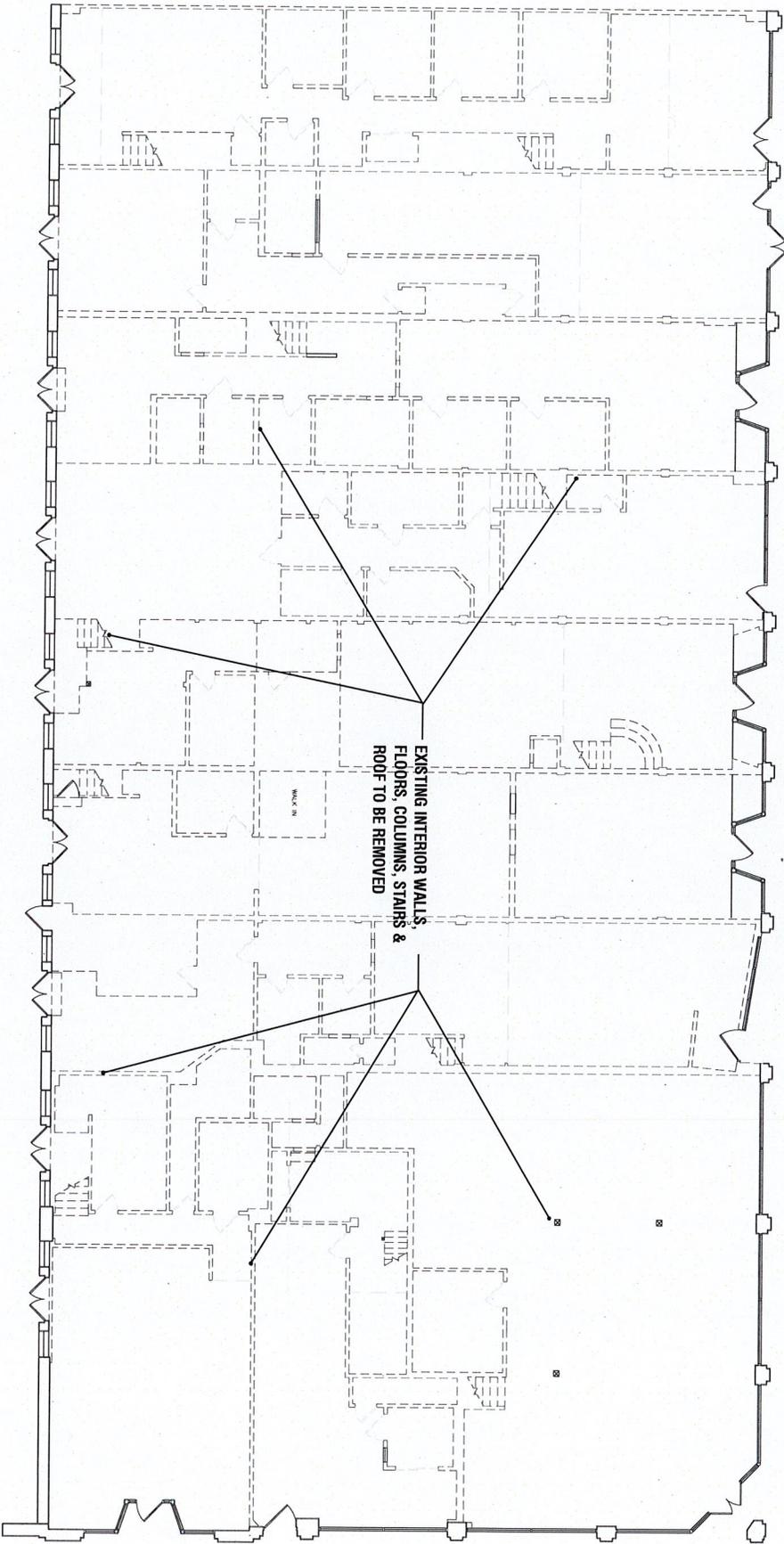


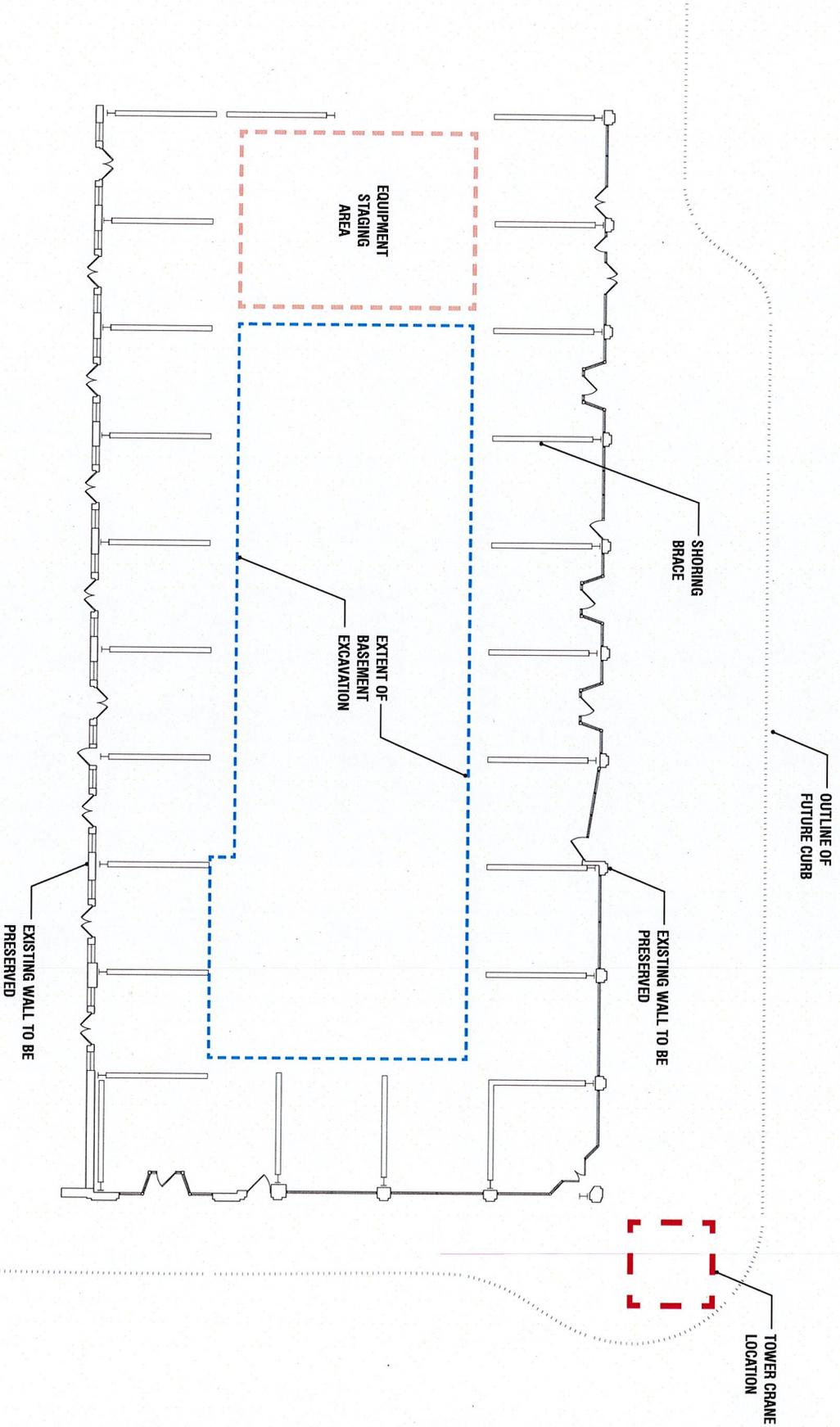


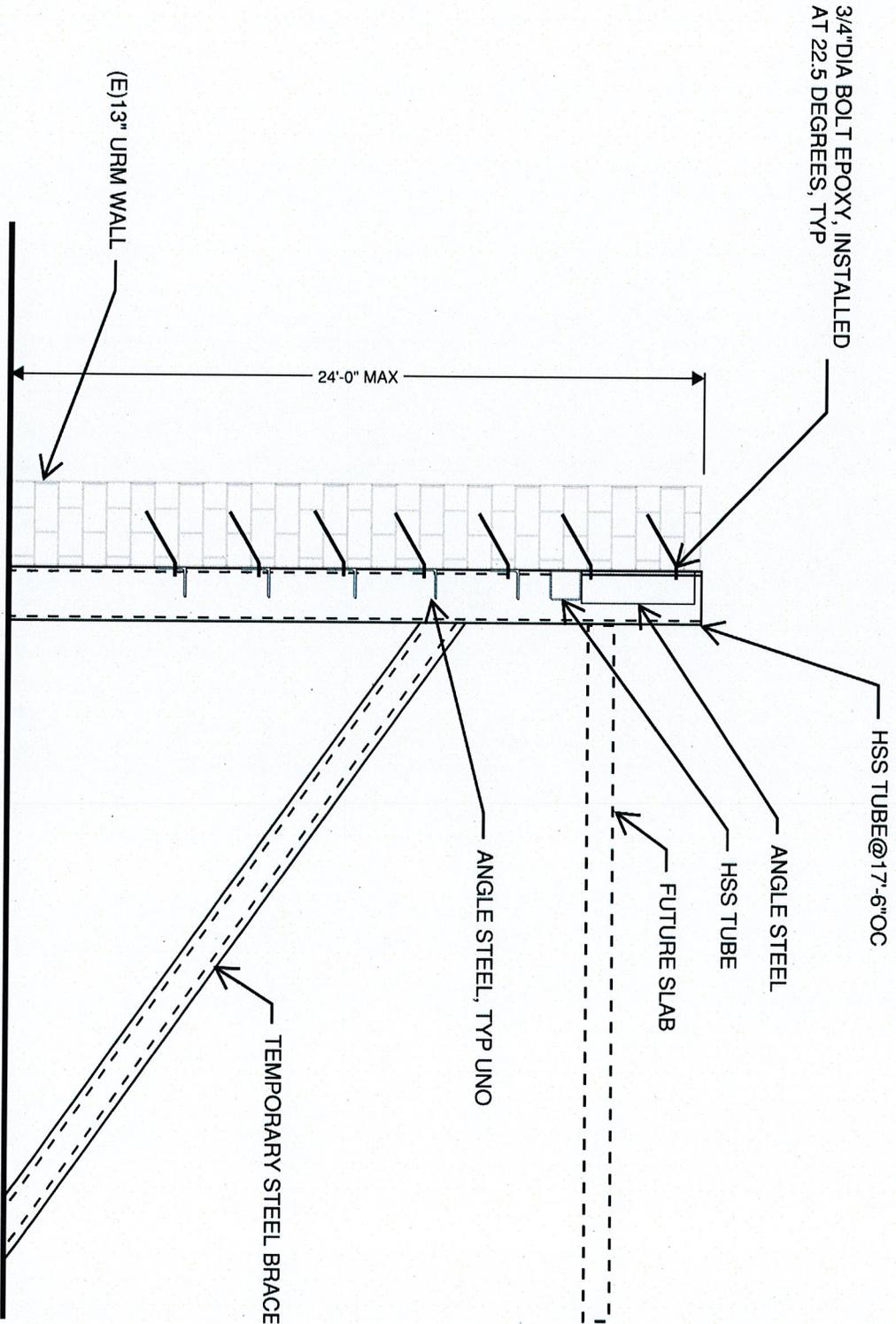
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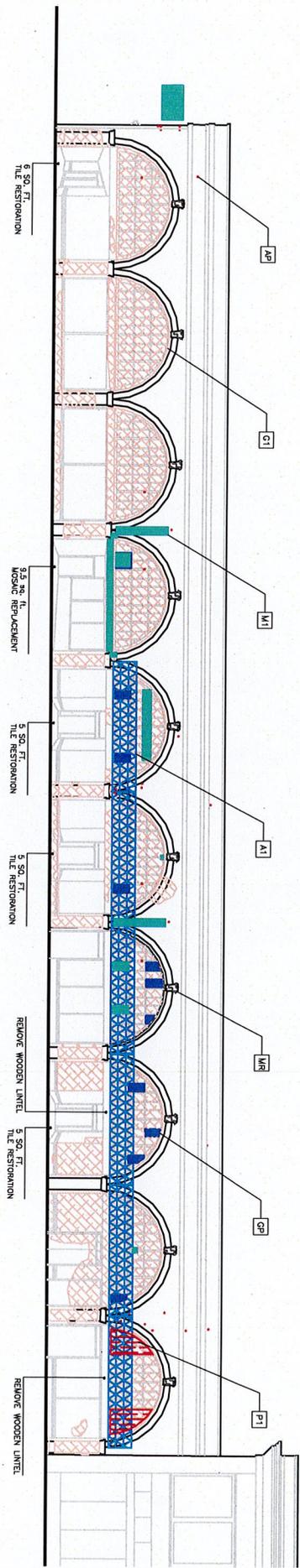
## RESTORATION PLAN









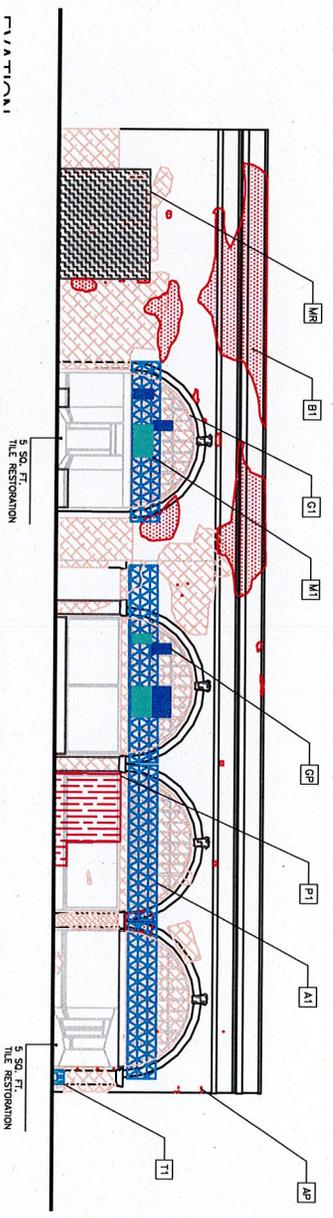


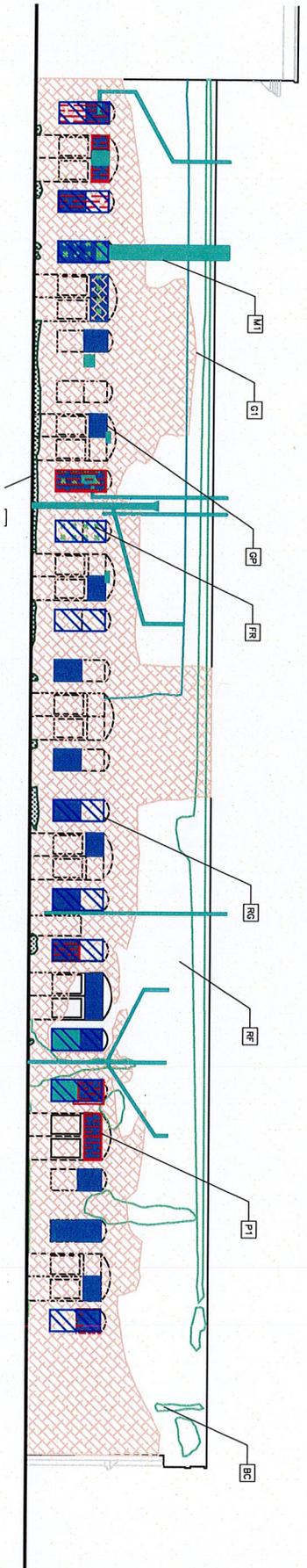
**CONDITIONS NOTES,  
QUANTITIES FOR THIS FACADE ONLY**

- M1 REMOVE EMBEDDED FASTENERS, PATCH HOLES IN GLAZED BRICK (QTY: 28)
- A1 REMOVE AWNING (QTY: 6), PATCH HOLES IN GLAZED BRICK (QTY: 24)
- P1 REMOVE PLYWOOD (24 SQ. FT.)
- B1 REPLACE BRICKS
- G1 GRAFT/PAINT REMOVAL (1,135.2 SQ. FT.)
- T1 REPLACE TILE
- GP REPLACEMENT GLAZING PANKS (QTY: 14)
- AP PATCH HOLES N GLAZED BRICK (QTY: 30)
- MR METAL RESTORATION: STRIP PAINT, CLEAN RUST, RENISH (13.5 SQ. FT.)

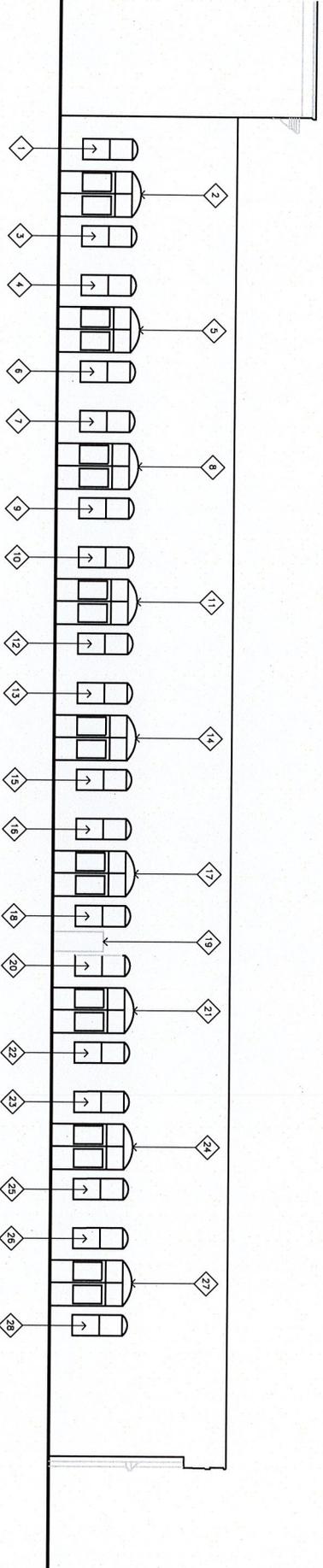
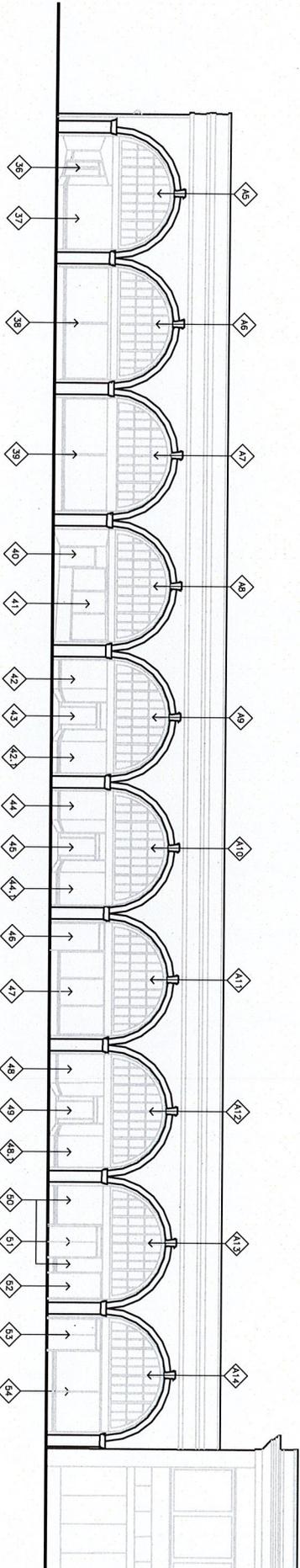
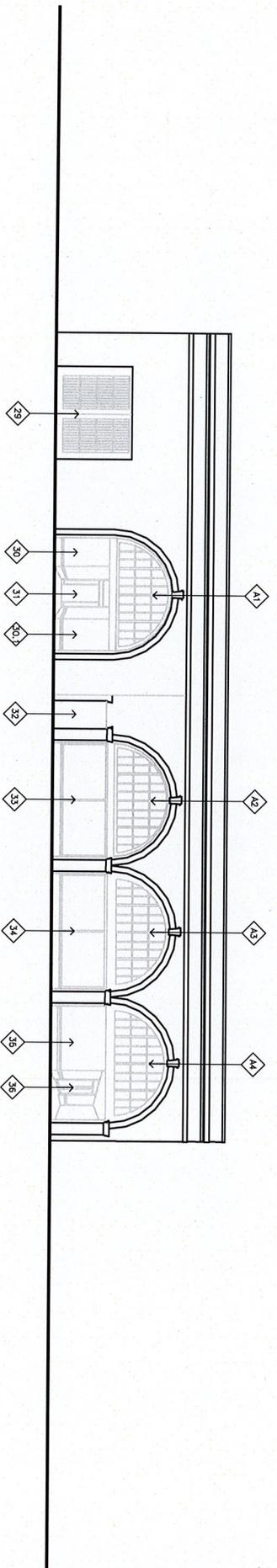
**CONDITIONS NOTES,  
QUANTITIES FOR THIS FACADE ONLY**

- M1 REMOVE EMBEDDED FASTENERS, PATCH HOLES IN WOOD (QTY: 12)
- A1 REMOVE AWNING (QTY: 4), PATCH HOLES IN GLAZED BRICK (QTY: 16)
- P1 REMOVE PLYWOOD (37.75 SQ. FT.)
- B1 REPLACE BRICKS (QTY: 690)
- G1 GRAFT/PAINT REMOVAL (666.7 SQ. FT.)
- T1 REPLACE TILE (QTY: 10)
- GP REPLACEMENT GLAZING PANKS (QTY: 10)
- AP PATCH HOLES N GLAZED BRICK (QTY: 17)
- MR METAL RESTORATION: STRIP PAINT, CLEAN RUST, RENISH (123.4 SQ. FT.)





- CONDITIONS NOTES:  
 QUANTITIES FOR THIS FACADE ONLY
- M1 REMOVE EMBEDDED FASTENERS, PATCH HOLES IN BRICK (QTY: 60)
  - BC REMOVE BRG-COLONIZATION (254.3 SQ. FT.)
  - P1 REMOVE PLYWOOD (98.9 SQ. FT.)
  - RG REPLACE WINDOW GRILL/GRATE (QTY: 12)
  - G1 GRAFFITI/PAINT REMOVAL AND REPAIR FACADE (2,473 SQ. FT.)
  - FR REPLACE WINDOW FRAME (QTY: 4)
  - GP REPLACE/REPAIR GLAZING PANE (QTY: 31)
  - VR VEGETATION REMOVAL (38.8 SQ. FT.)
  - RF REPAIR FACADE (3,890.25 SQ. FT.)



ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	A9	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	50	W8	10'-6"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	51	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	52	D5	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	53	D4	4'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass.
13th Street	54	W9	10'-4"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
Harrison Street	A1	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 2 window panes (center-left and left sashes). Restore wood frames (strip of old paint and repaint wood).
Harrison Street	A2	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachments. Patch any holes left after removing awning and mechanical attachments. Replace 1 window pane (left sashes) and 2/3 of center-right sash (strip of old paint and repaint wood). Clean glass on interior and exterior.
Harrison Street	A3	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Restore wood frames and glass (strip of old paint and repaint wood). Clean glass on interior and exterior.
Harrison Street	A4	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Restore wood frames and glass (strip of old paint and repaint wood). Clean glass on interior and exterior. Patch hole after signage removal.
13th Street	A5	W1	14'-9"	7'	Painted Wood & Glass	Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and repaint wood). Clean glass on interior and exterior.
13th Street	A6	W1	14'-9"	7'	Painted Wood & Glass	Restore wood frames and glass (strip of old paint and repaint wood). Clean glass on interior and exterior.
13th Street	A7	W1	14'-9"	7'	Painted Wood & Glass	Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and repaint wood). Clean glass on interior and exterior.
13th Street	A8	W1	14'-9"	7'	Painted Wood & Glass	Remove mechanical attachments and patch holes. Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and repaint wood). Clean glass on interior and exterior. Replace 1/2 of left sash and glass.
13th Street	A9	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 2 window panes (left and right sashes). Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A10	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 1 window pane (right sash). Restore wood frames (strip of old paint and repaint wood). Patch hole in mullion after signage removal on the facade.

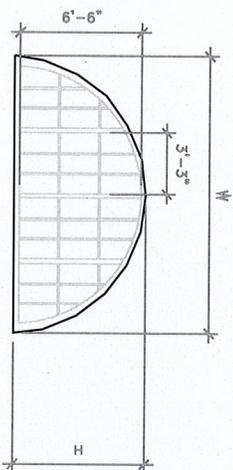
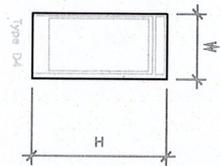
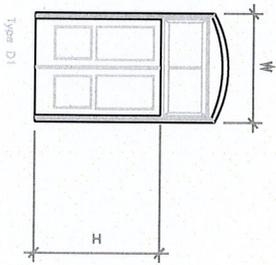
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	A11	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachments. Patch any holes left after removing awning and mechanical attachments. Replace 2 window panes (3 in center-left sash, 1 on center-right, and 1 on left sash). Clean glass on interior and exterior. Patch hole in mullion after signage removal on the facade.
13th Street	A12	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A13	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 1 window pane (right sash). Patch hole in mullion after signage removal on the facade. Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A14	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and plywood. Patch any holes left after removing awning and plywood. Restore wood frames (strip of old paint, patch, and repaint wood).

OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Alley 1	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Remove plywood, replace window pane. Remove mechanical exhaust. Patch remaining holes and restore wood and glass (joint stripped and repaired).
Alley 2	D5	5'-10"	10'-5"	Painted Wood Frame and Glass	Remove plywood over transom. Replace 2 panes of historic glass. Wooden window frame and door transom needs to be restored (paints stripped and repaired). Remove mechanical attachment (AC unit).
Alley 3	W2.1	3'-1"	6'-9"	Painted Wood Frame and Painted Steel	Remove grate and replace with historically appropriate match. Remove plywood. Replace 1 pane of glass. Clean double-hung window frame of paint and repair.
Alley 4	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Replace window frame, clean corrosion off of metal grill, replace 1 window pane, remove graffiti.
Alley 5	D1	5'-10"	10'-5"	Painted Wood Frame, Steel, & Glass	Door needs to be secured (replace upper panels). Remove exterior lighting and patch holes. Replace transom window frame and glass. Restore door surround (strip paint, and repair).
Alley 6	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Replace upper window pane, clean corrosion off of metal grill, remove plywood, remove graffiti. Wooden window frame needs to be restored (paints stripped, and repaired).
Alley 7	W2.1	3'-1"	10'-5"	Painted Wood Frame, Iron & Glass	Remove plastic tarp. Clean out of off metal grill and refinish. Restore window frame (strip of paint, and repair). Remove chicken wire.
Alley 8	D5	5'-10"	10'-5"	Painted Wood Frame, Steel, & Glass	Replace 1 pane of glass, wood transom and surround needs to be cleaned, stripped of old paint, and repainted. Remove security gate. Remove exterior lighting. Remove old paint from the door and repair.
Alley 9	W2	3'-1"	6'-9"	Plywood and Steel	Remove plywood. Remove mechanical exhausts and any other mechanical attachments. Patch holes left after removal of mechanical equipment. Replace window frame.
Alley 10	W2.1	3'-1"	6'-9"	Painted Wood Frame, Steel, & Glass	Replace grill with historically appropriate match. Replace window frame with a historically appropriate match. Remove graffiti from 2 panes of glass.
Alley 11	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Replace aluminum door with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be stripped of old paint/graffiti and repainted. Remove exterior lighting and patch holes.
Alley 12	W2.1	3'-1"	6'-9"	Painted Wood Frame, Steel, & Glass	Replace grill with historically appropriate match. Remove graffiti from 2 panes of glass. Clean wood of old paint/graffiti and repair.
Alley 13	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Replace lower window pane. Clean window and glass of old paint/graffiti. Refinish wood frame. Clean grill of corrosion and refinish.
Alley 14	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, wood should be cleaned of old paint/graffiti, stripped, and repainted. Door gate should be removed. Windows need to be cleaned of graffiti.
Alley 15	W2.1	3'-1"	6'-9"	Painted Wood Iron & Glass	Replace lower window pane. Clean window and glass of old paint/graffiti. Repaint wood frame. Clean grill of corrosion and refinish. Remove chicken wire.
Alley 16	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Replace missing window grill/gate. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repair wood.
Alley 17	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be cleaned, stripped, and repainted. Door gate should be removed. Glass should be stripped of graffiti.

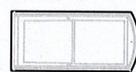
OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Alley 17	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, one window pane in the transom needs to be cleaned, stripped, and repaired. Door gate should be removed. Glass should be stripped of graffiti.
Alley 18	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Replace missing window grill/gate. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repair wood.
Alley 19	D6	2'-6"	6'-6"	Aluminum and Painted Steel	Opening should be demolished and filled-in with a matching brick. Gate should be removed.
Alley 20	W2.1	3'-1"	6'-9"	Painted Steel, Painted Wood Frame, and Glass	Remove plywood. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repair wood. Replace existing window grill with historically appropriate match.
Alley 21	D1	5'-10"	10'-5"	Painted Wood Frame, Aluminum and Painted Steel	Remove door gate. Replace window frame and 2 panes of glass. Clean wood surround of old paint and repair. Replace door with a historically appropriate match.
Alley 22	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Remove mechanical attachment (AC) and fill any holes left behind. Remove plywood on the upper sash. Install historically appropriate window grill. Strip window frame of old paint/graffiti and repair. Replace 2 panes of glass.
Alley 23	N/A	3'-1"	6'-9"	N/A	Remove mechanical attachment (AC) and fill any holes left behind. Remove plywood on the upper sash. Install historically appropriate window grill, frame, and glass.
Alley 24	D1	5'-10"	10'-5"	Painted Wood Frame	Remove plywood. Transom window and needs to be replaced. Wood surround and transom needs to be stripped of all paint/graffiti and repainted.
Alley 25	W2.1	3'-1"	6'-9"	Painted Wood Frame, Steel, & Glass	Remove plywood from the upper sash and replace pane of glass. Clean metal grate of corrosion, graffiti, and paint. Refinish metal gate. Strip wooden frame and glass of old coatings/graffiti and repair wood.
Alley 26	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron, & Glass	Replace upper and lower window panes. Clean metal grate of corrosion, graffiti, and paint. Refinish metal gate. Strip wooden frame and glass of old coatings/graffiti and repair wood.
Alley 27	D1	5'-10"	10'-5"	Painted Wood Frame and Glass	Replace door with historically appropriate match. Replace right window pane in the transom. Strip window and wood of old coatings and repair wood.
Alley 28	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron, Steel, and Glass	Remove AC unit and plywood (patch any remaining holes). Replace existing window grate with a historically appropriate match. Replace 1 window pane. Strip old paint and coatings from the wood and glass and repair wood.
Alley 29	D3	12'	10'	Painted Bronze	Restoration of alley gate: clean metal of all old coatings and corrosion, stabilize metal, refinish.
Alley 30	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signs/stickers from glass. Clean aluminum and glass.
Alley 30.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signs/stickers from glass. Clean aluminum and glass.
Alley 31	D2	4'	7'	Aluminum Frame & Glass	Remove business signs/stickers from glass. Clean aluminum and glass.

ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Harrison/13th Street	32	D4	3'-8"	7'	Aluminum Frame & Glass	Lightly clean aluminum door.
13th Street	33	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	34	W4	14'-9"	6'	Aluminum Frame & Glass	Remove plywood. Clean glass of graffiti. Clean aluminum and glass.
13th Street	35	W6	8'-6"	7'-3"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.

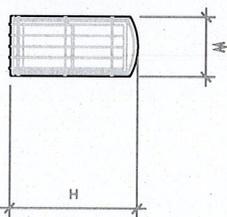
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	36	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	37	W4	8'-6"	7'-3"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	38	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	39	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	40	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	41	W3	10'	6'	Wood Frame & Glass	Replace Opening.
13th Street	42	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	42.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	43	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	44	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	44.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	45	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	46	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	47	W7	9'-6"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	48	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	48.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	49	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.



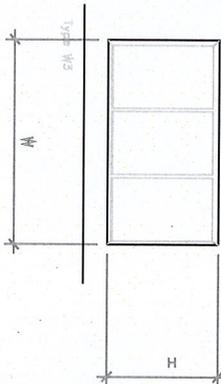
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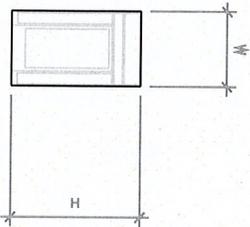
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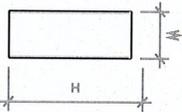
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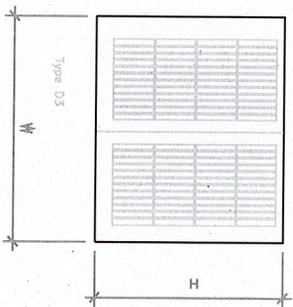
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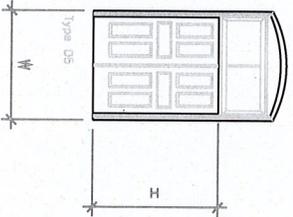
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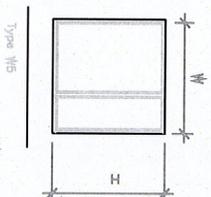
Type D6



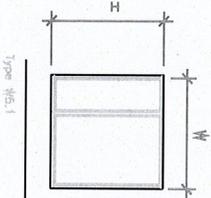
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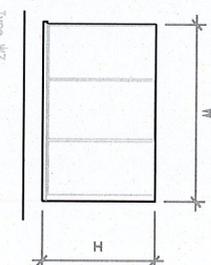
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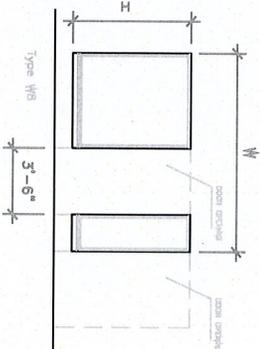
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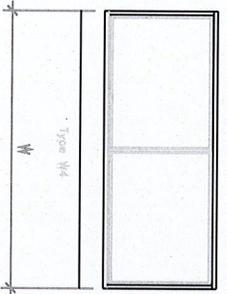
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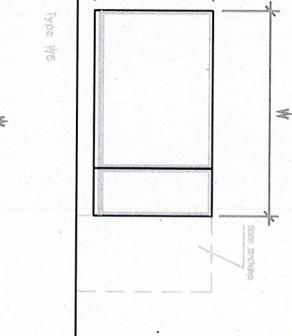
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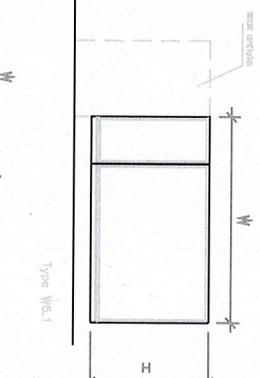
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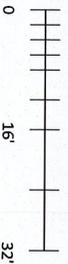
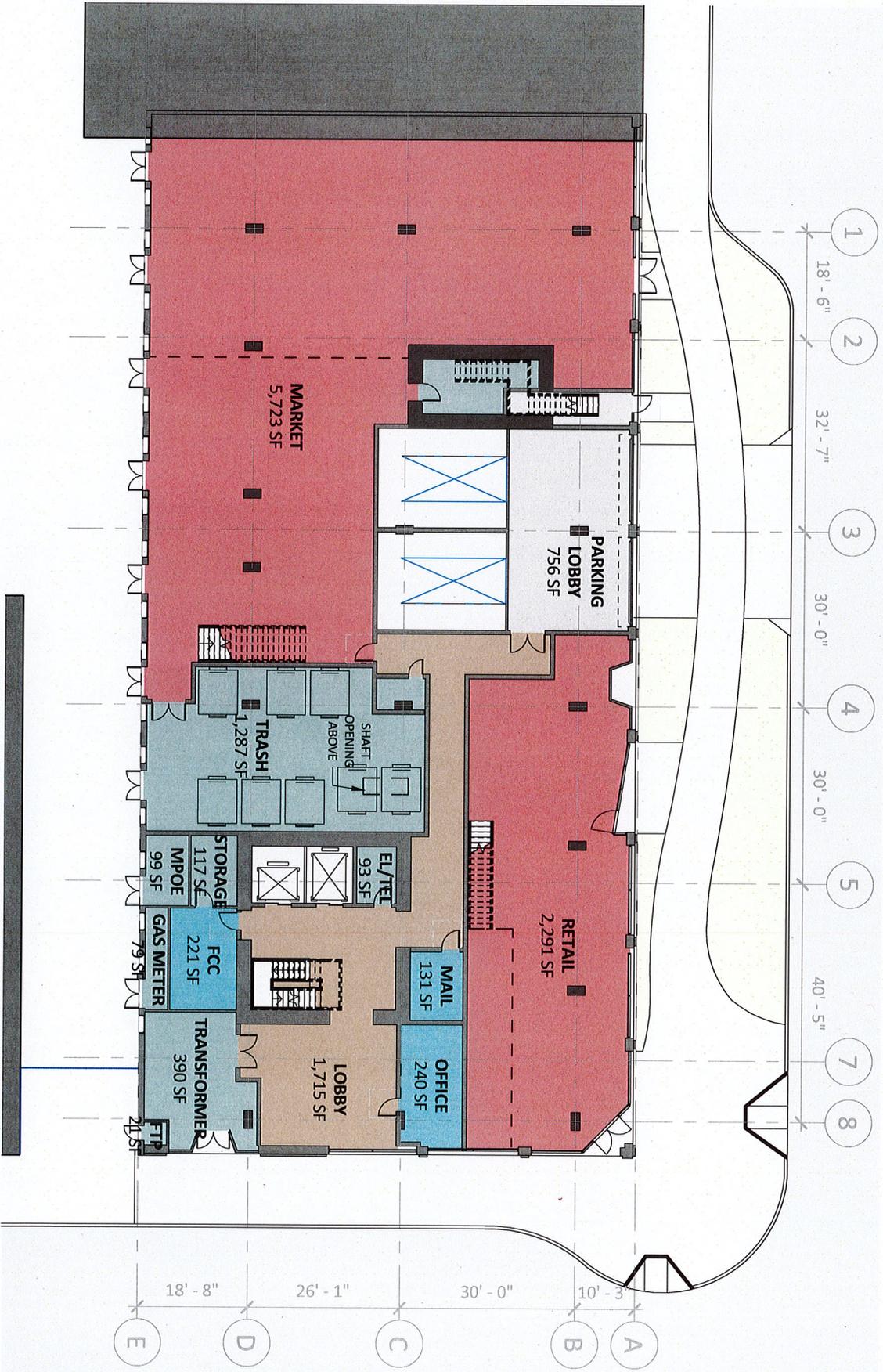
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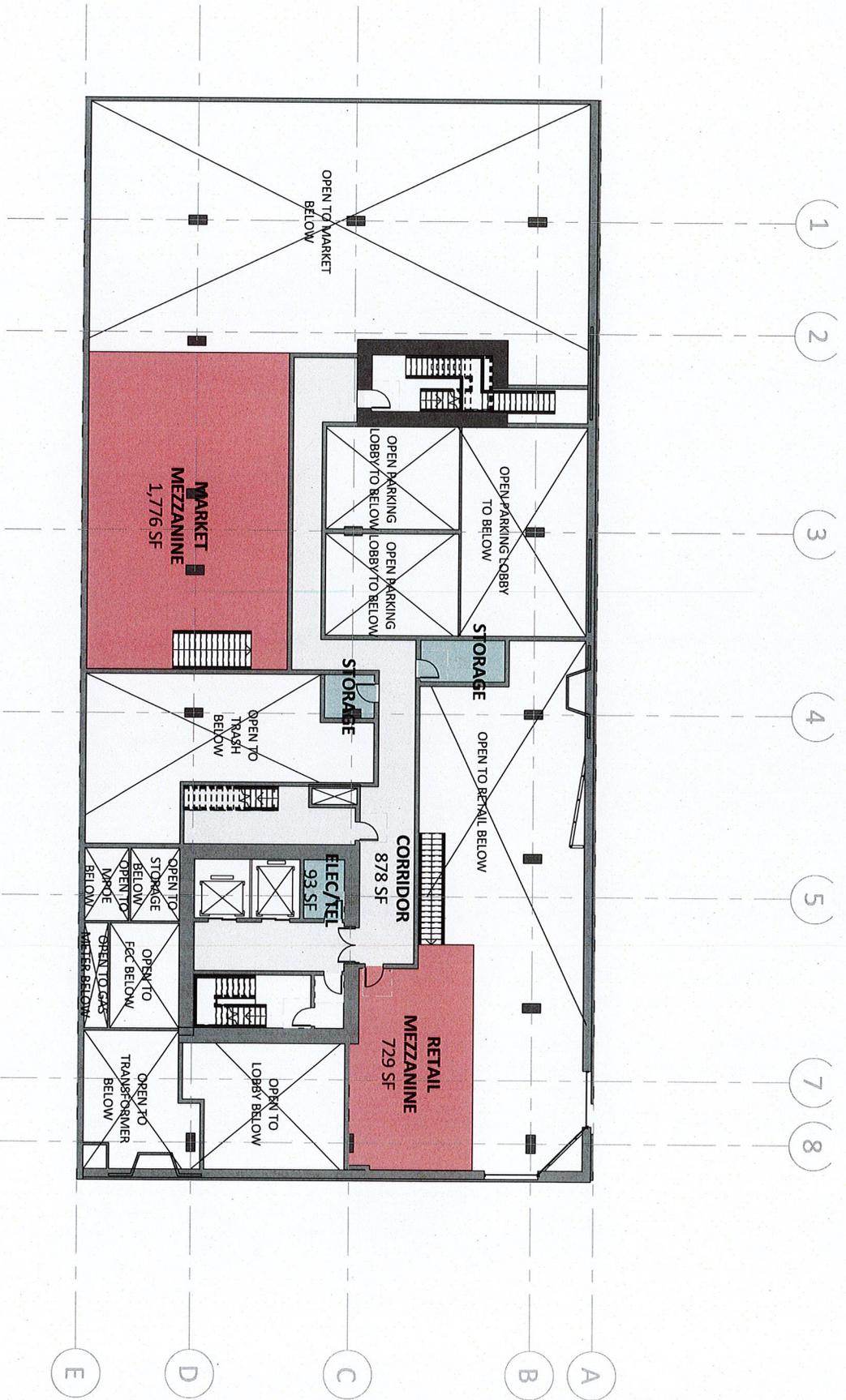
# 04

## FLOOR PLANS

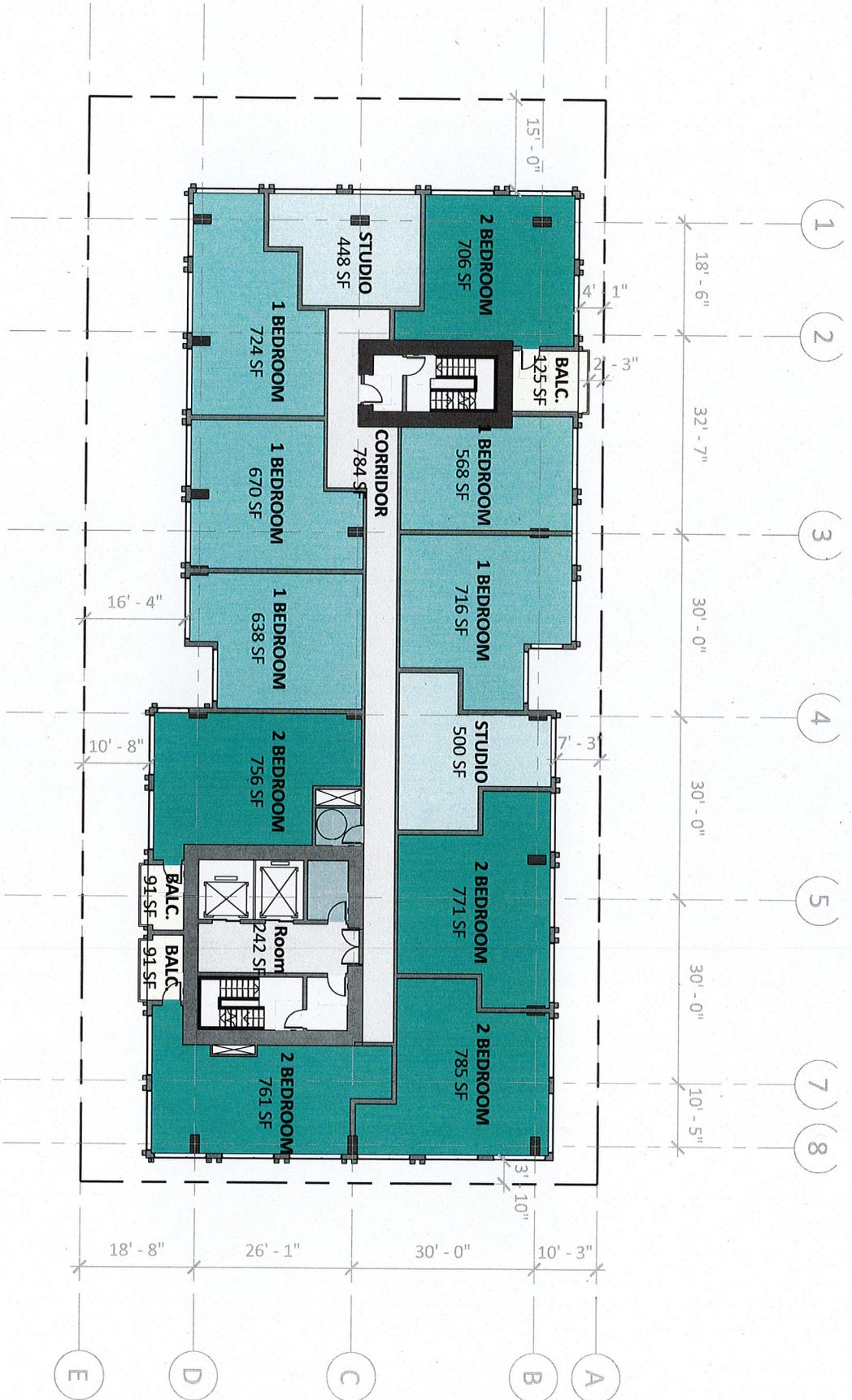


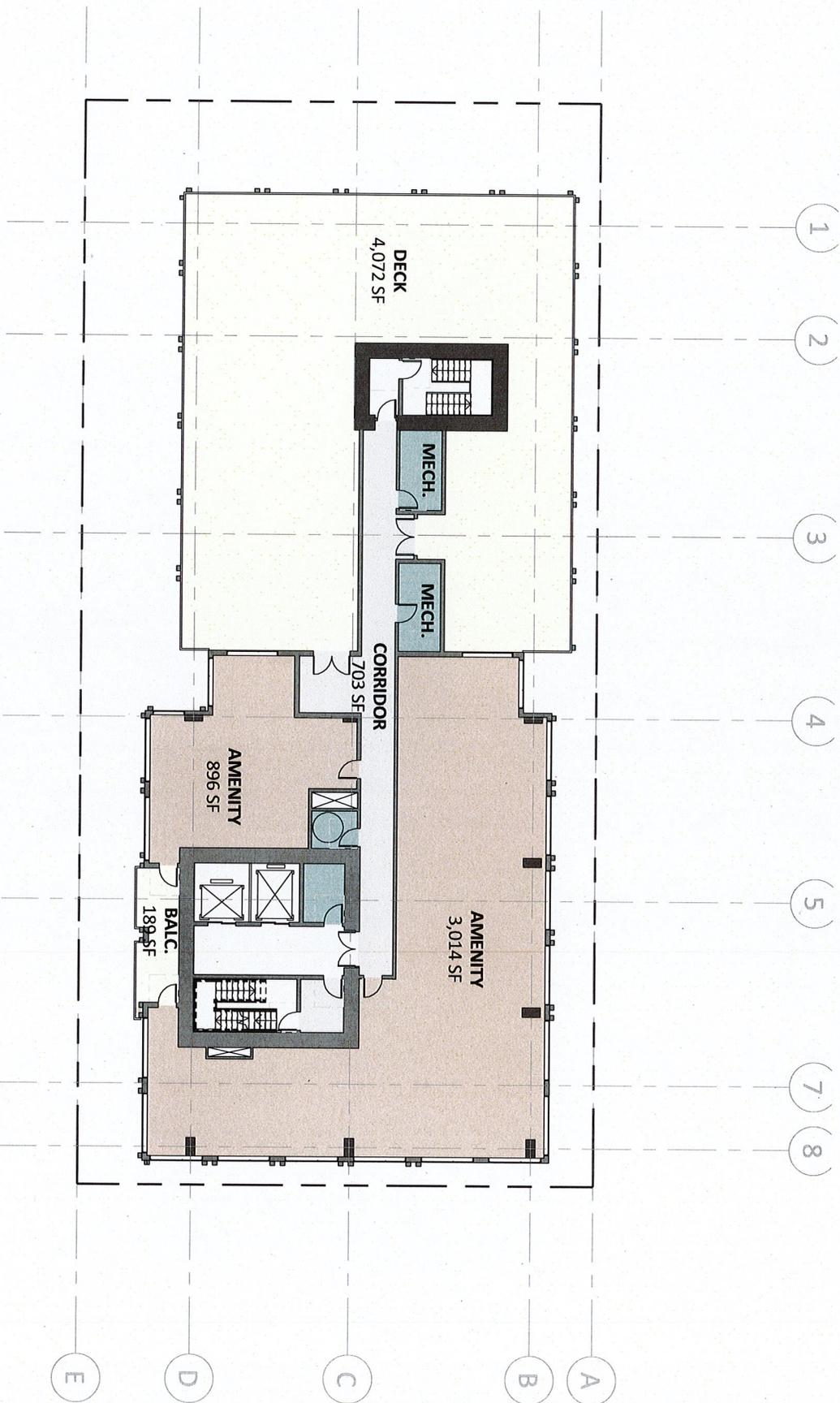
**GROUND FLOOR PLAN**  
1261 HARRISON STREET - 05.24.19

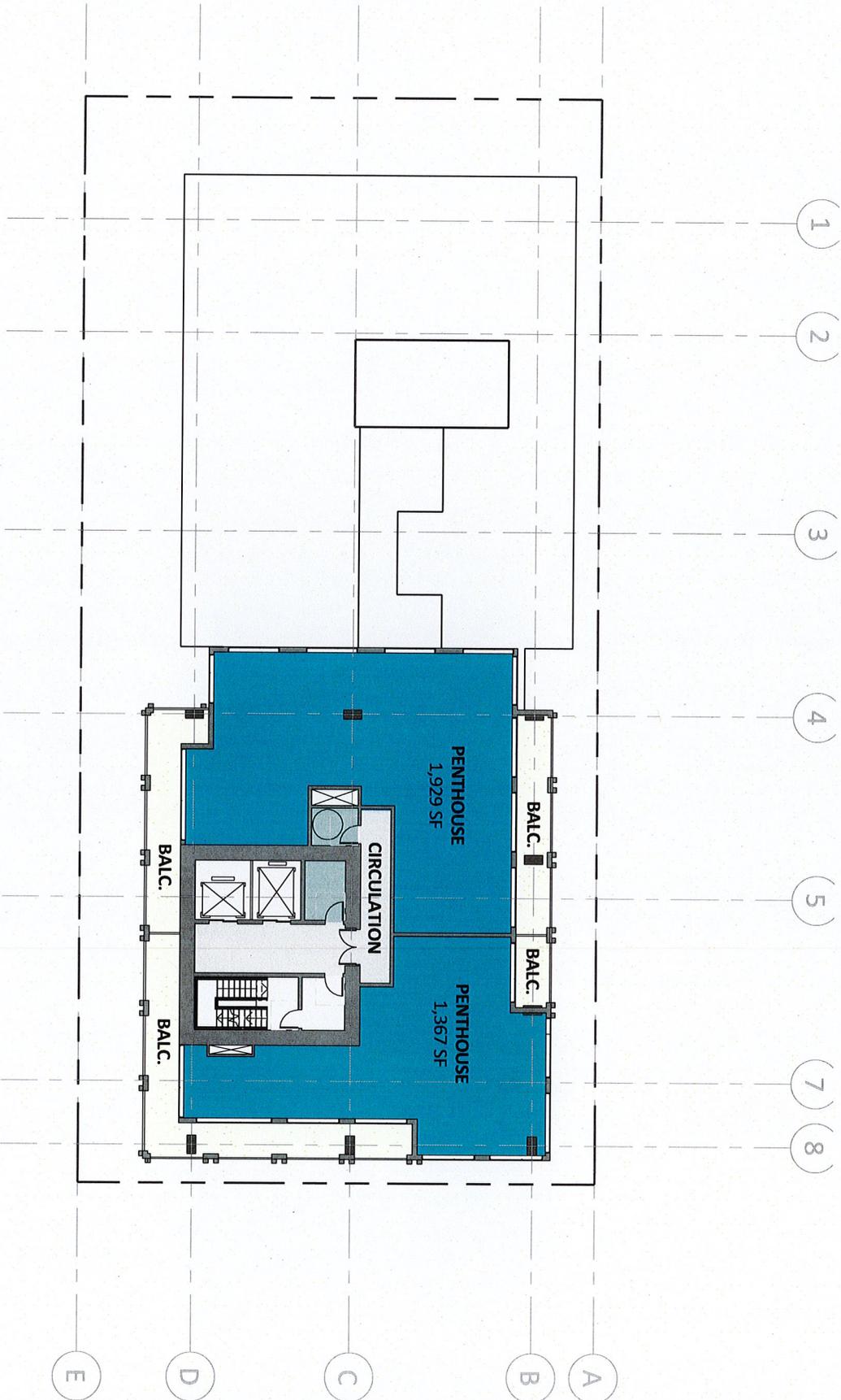
**P14**



**MEZZANINE LEVEL PLAN**  
1261 HARRISON STREET - 05.24.19







# 05

## VIEWS



PERSPECTIVE FROM HARRISON

**lowrey**  
arch



PERSPECTIVE FROM 13TH

**DESIGN STUDIES OPTION 1**  
1261 HARRISON STREET - 05.24.19

**P20**

# Revised Design Concept

Residential High Rise  
1261 Harrison Street, Oakland

May 24, 2019



# 01

## SITE



Hotel  
Oakland  
Village

1314 Franklin Street  
634 units

13th Street

1261 Harrison

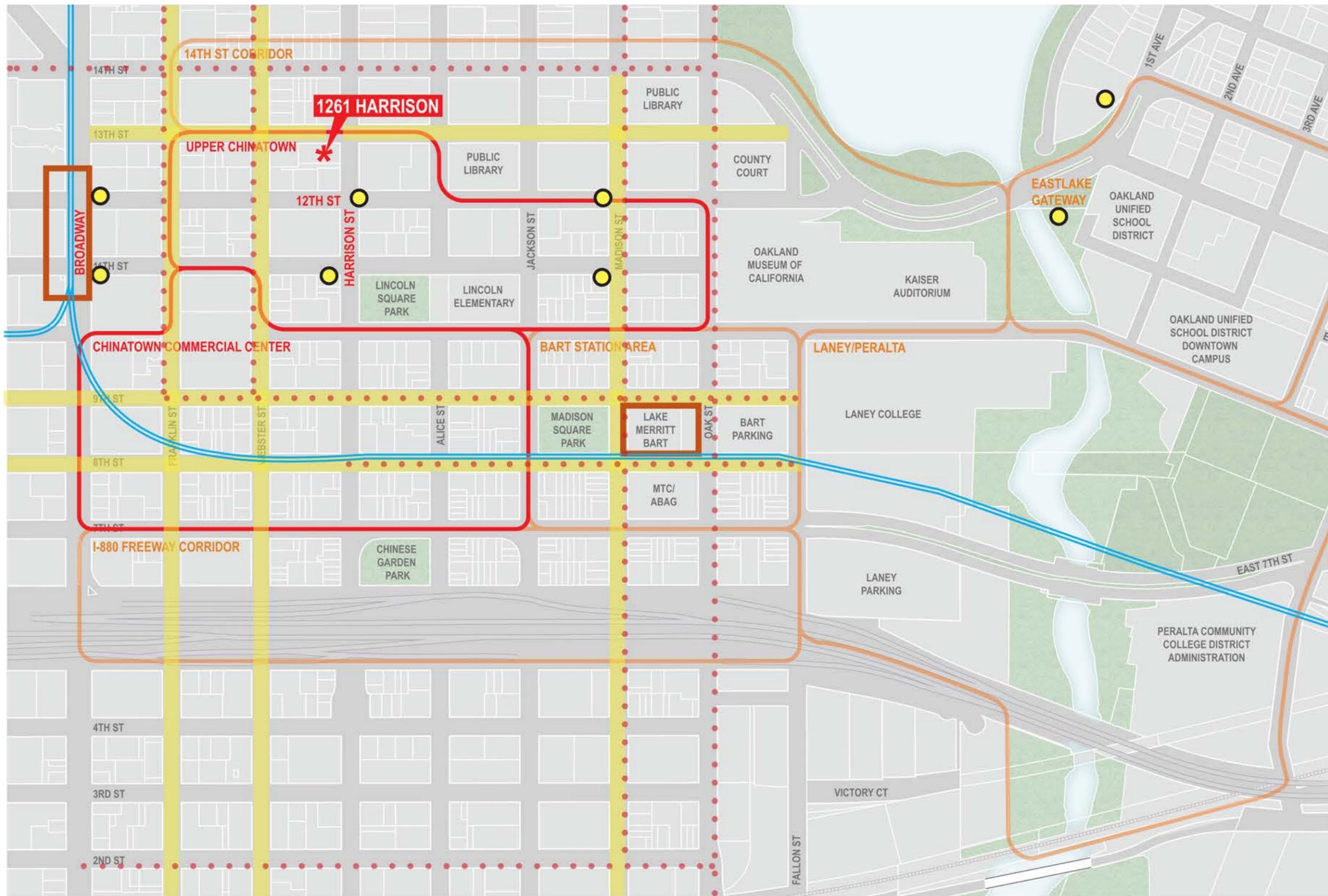
Webster Street

Harrison Street

Frank G. Mar  
Community  
Housing

King  
Building

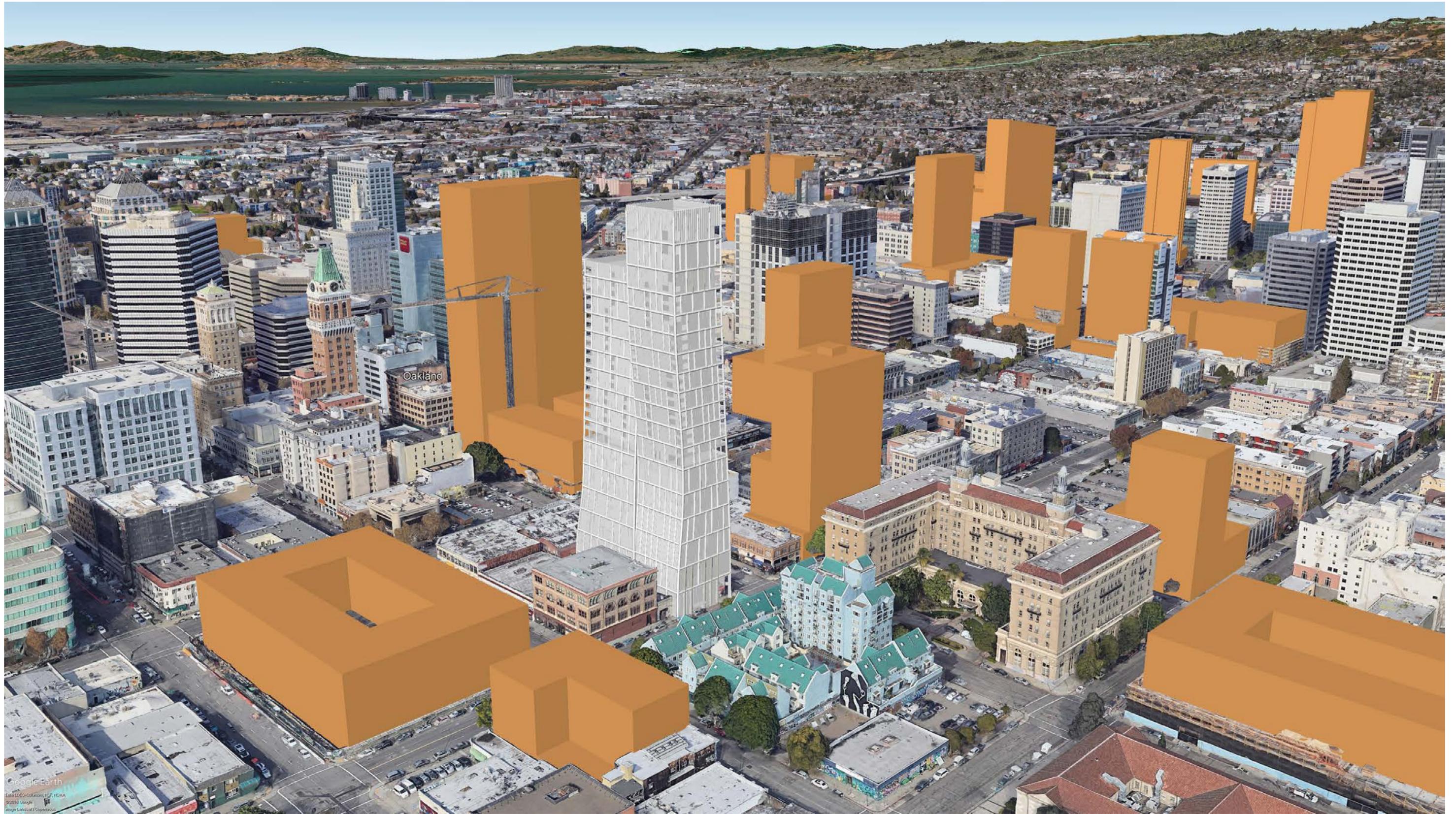
12th Street



- ..... Bike Lane
- New Bus Rapid Transit Stops
- BART Station
- Pedestrian corridor
- BART Tracks

# 02

## MASSING REVISION



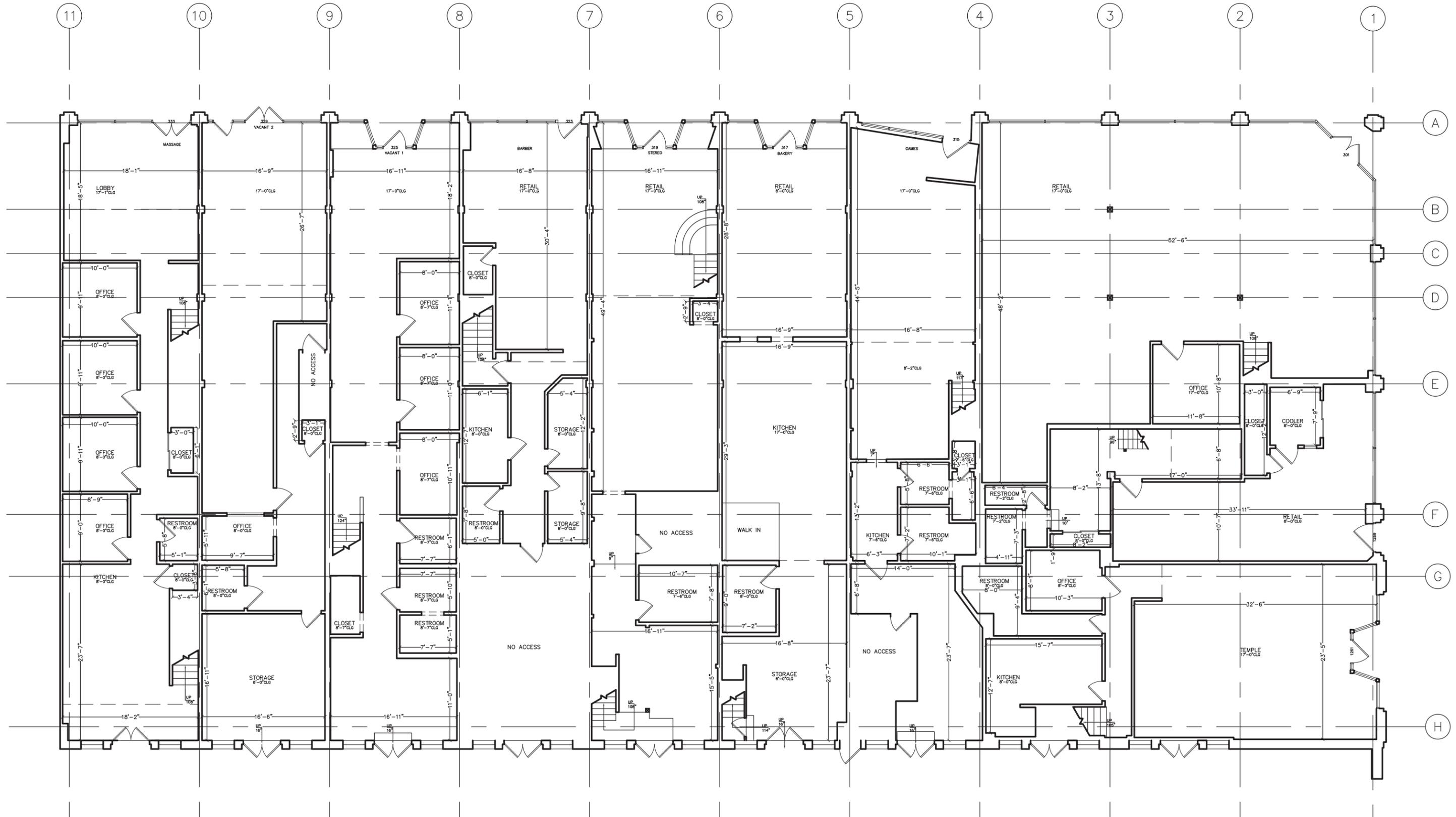
Google Earth  
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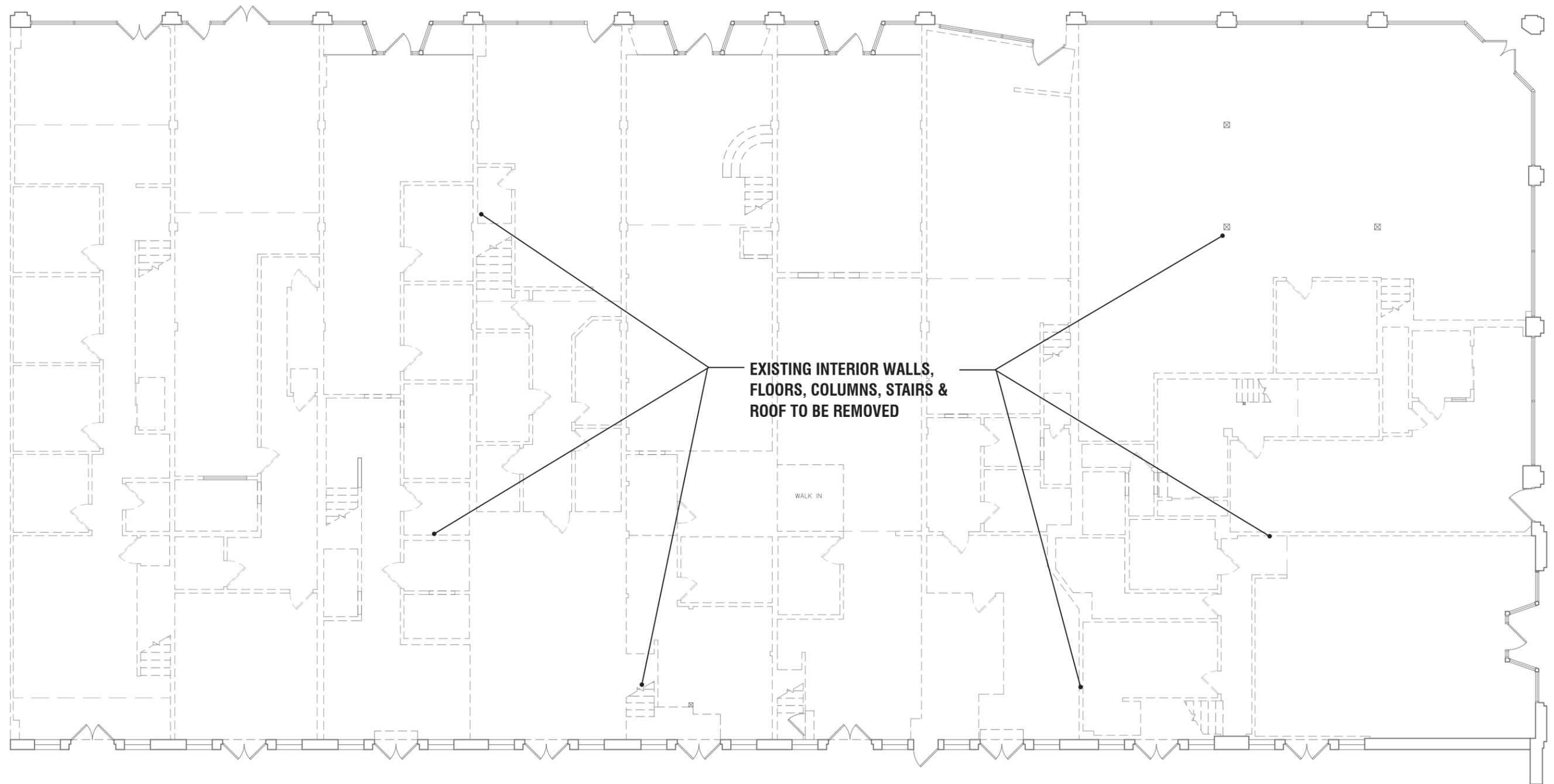


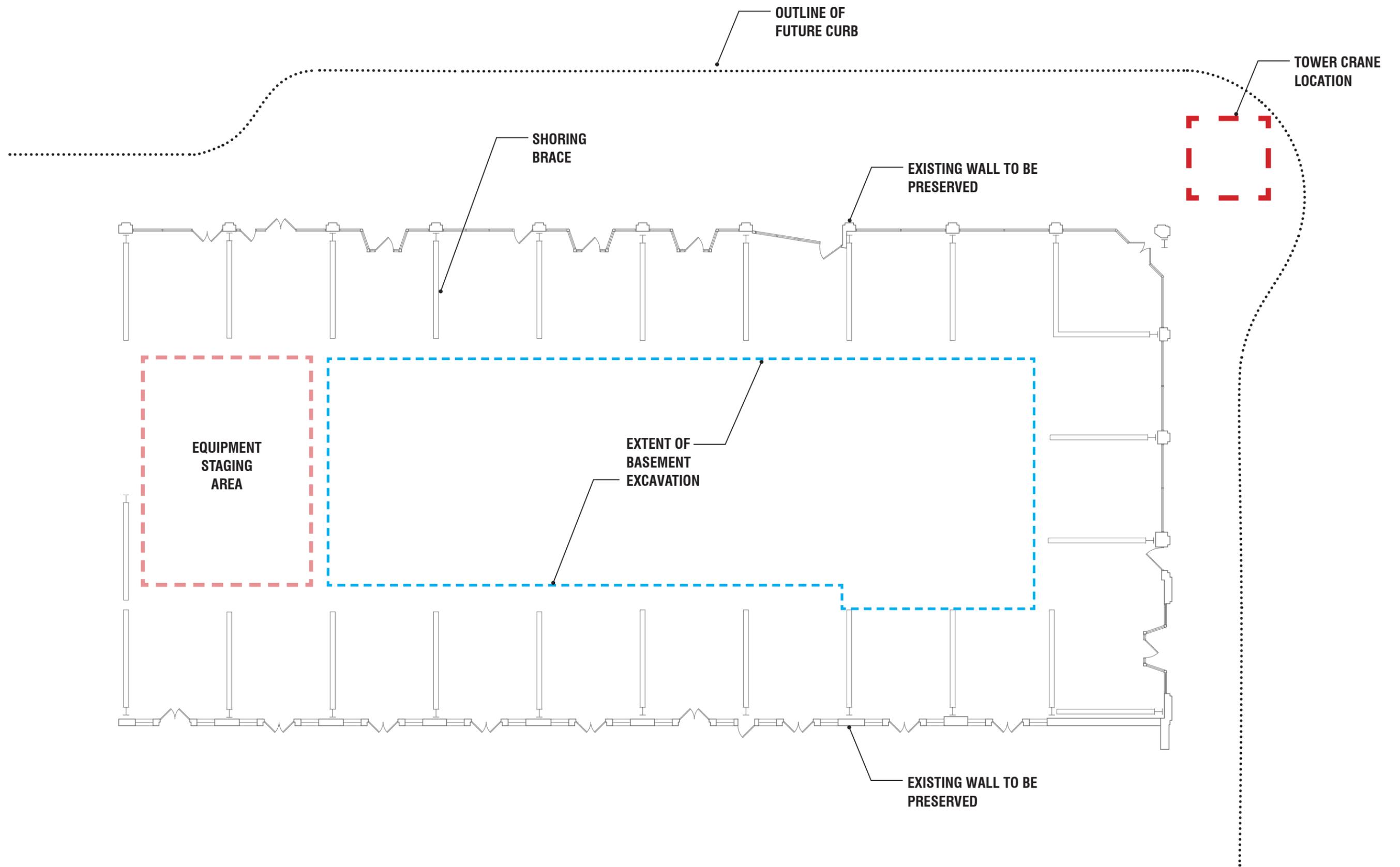
Google Earth  
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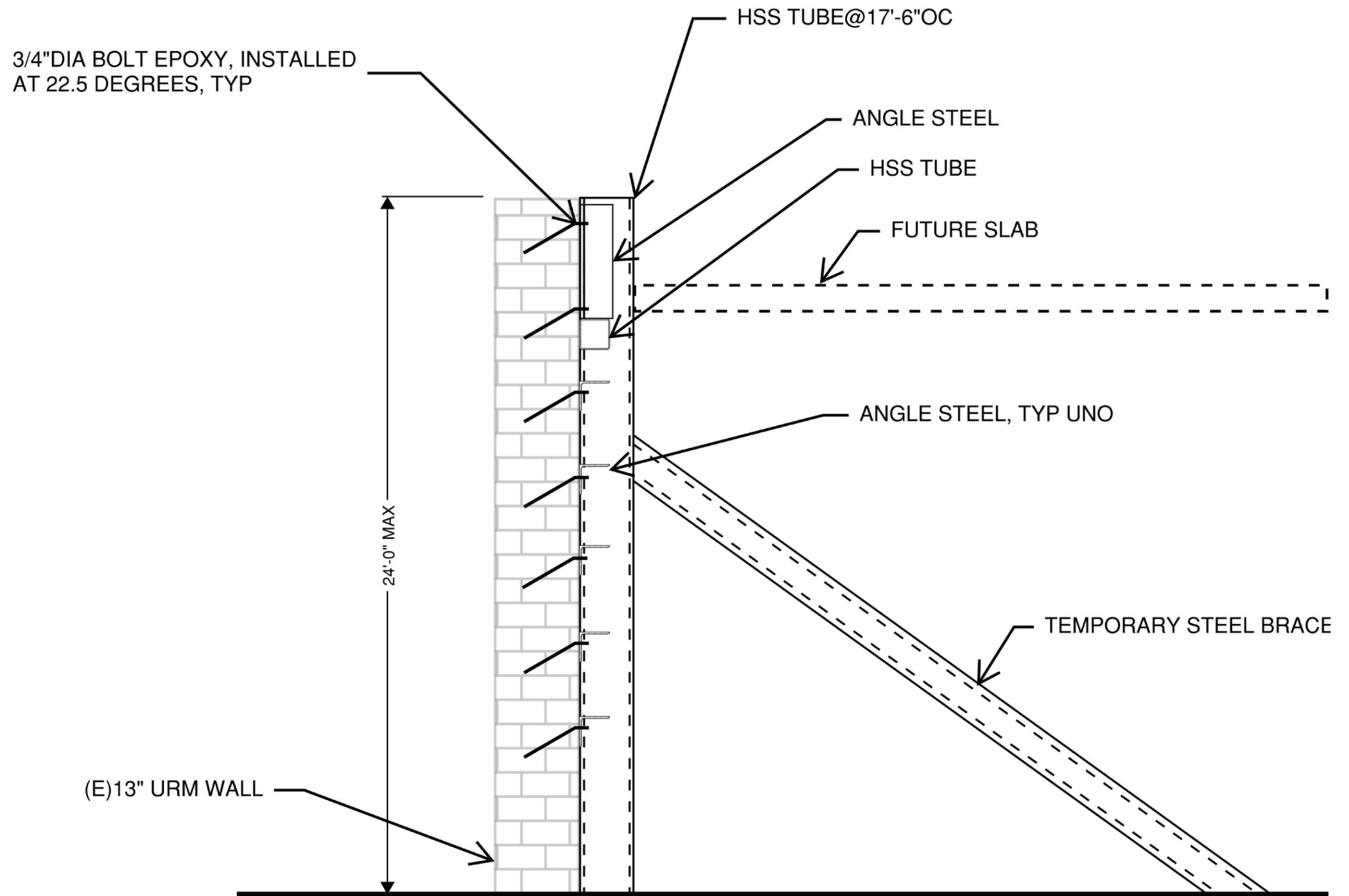
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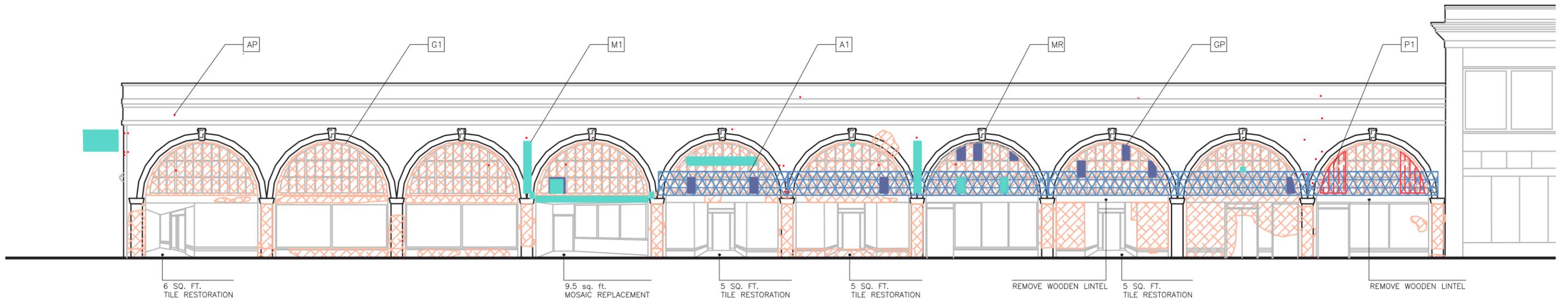
## RESTORATION PLAN









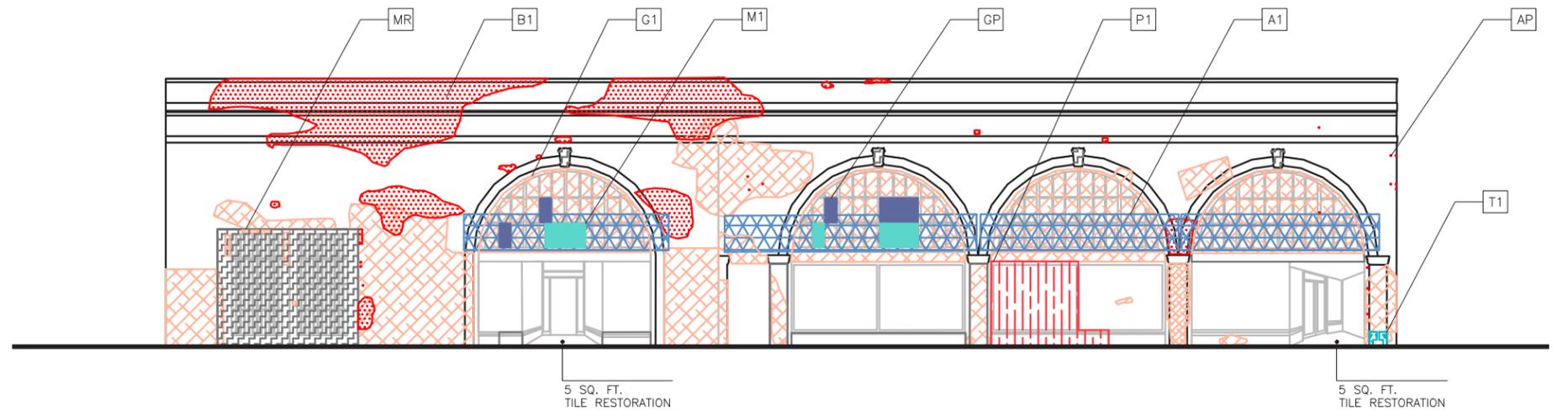


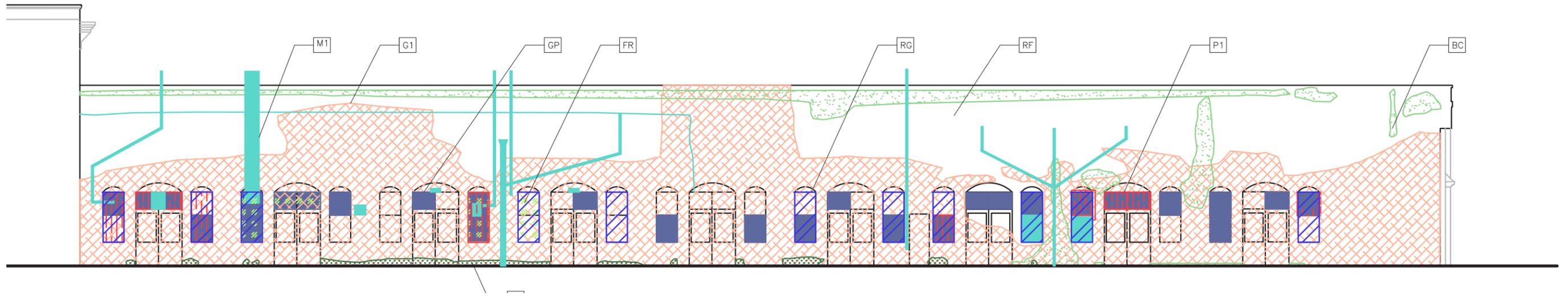
CONDITIONS NOTES.  
QUANTITIES FOR THIS FACADE ONLY

- M1 REMOVE EMBEDDED FASTENERS. PATCH HOLES IN GLAZED BRICK (QTY: 28)
- A1 REMOVE AWNING (QTY: 6). PATCH HOLES IN GLAZED BRICK (QTY: 24)
- P1 REMOVE PLYWOOD (24 SQ. FT.)
- B1 REPLACE BRICKS
- G1 GRAFFITI/PAINT REMOVAL (1,135.2 SQ. FT.)
- T1 REPLACE TILE
- GP REPLACEMENT GLAZING PANES (QTY: 14)
- AP PATCH HOLES N GLAZED BRICK (QTY: 30)
- MR METAL RESTORATION: STRIP PAINT, CLEAN RUST, REFINISH (13.5 SQ. FT.)

CONDITIONS NOTES.  
QUANTITIES FOR THIS FACADE ONLY

- M1 REMOVE EMBEDDED FASTENERS. PATCH HOLES IN WOOD (QTY: 12)
- A1 REMOVE AWNING (QTY: 4). PATCH HOLES IN GLAZED BRICK (QTY: 16)
- P1 REMOVE PLYWOOD (57.75 SQ. FT.)
- B1 REPLACE BRICKS (QTY: 690)
- G1 GRAFFITI/PAINT REMOVAL (666.7 SQ. FT.)
- T1 REPLACE TILE (QTY: 10)
- GP REPLACEMENT GLAZING PANES (QTY: 10)
- AP PATCH HOLES N GLAZED BRICK (QTY: 17)
- MR METAL RESTORATION: STRIP PAINT, CLEAN RUST, REFINISH (125.4 SQ. FT.)

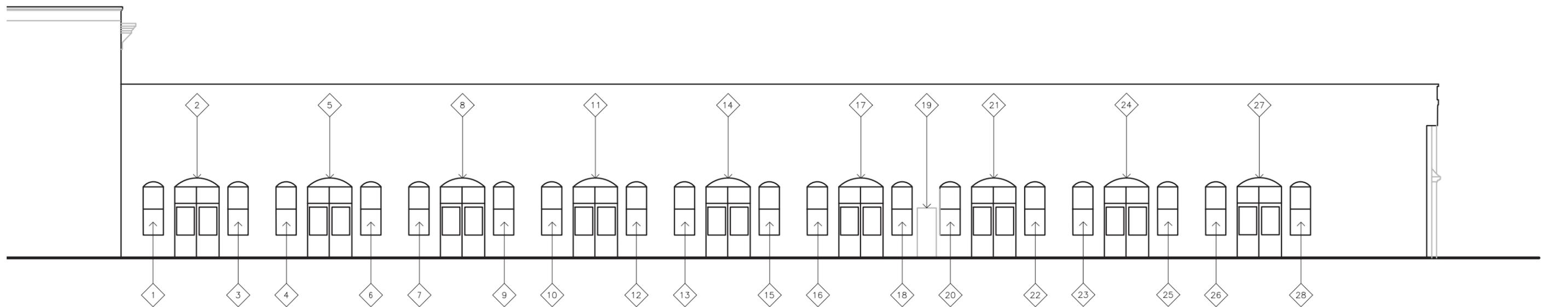
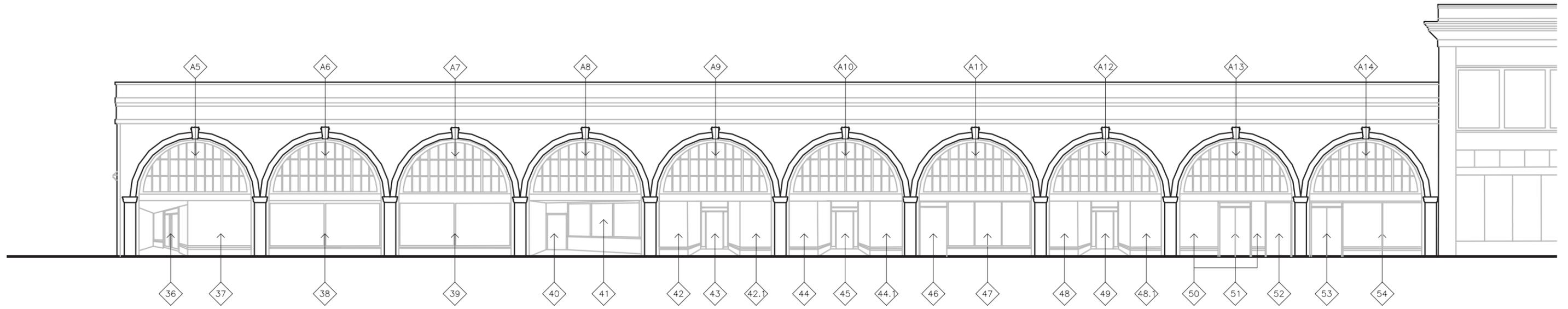
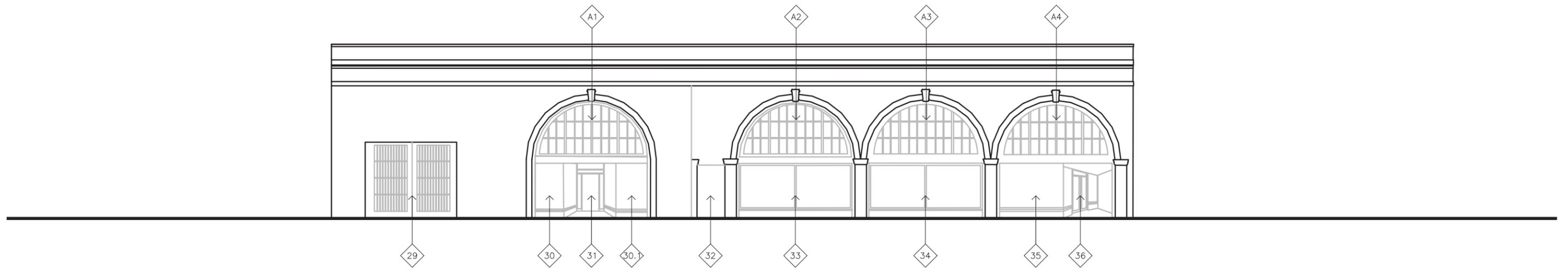




CONDITIONS NOTES.

QUANTITIES FOR THIS FACADE ONLY

- M1 REMOVE EMBEDDED FASTENERS. PATCH HOLES IN BRICK (QTY: 60)
- BC REMOVE BIO-COLONIZATION (254.3 SQ. FT.)
- P1 REMOVE PLYWOOD (98.9 SQ. FT.)
- RG REPLACE WINDOW GRILL/GRATE (QTY: 12)
- G1 GRAFFITI/PAINT REMOVAL AND REPAINT FACADE (2,473 SQ. FT.)
- FR REPLACE WINDOW FRAME (QTY: 4)
- GP REPLACEMENT GLAZING PANES (QTY: 31)
- VR VEGETATION REMOVAL (38.8 SQ. FT.)
- RF REPAINT FACADE (3,890.25 SQ. FT.)



ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	49	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	50	W8	10'-6"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	51	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	52	D5	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	53	D4	4'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass.
13th Street	54	W9	10'-4"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
Harrison Street	A1	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 2 window panes (center-left and left sashes). Restore wood frames (strip of old paint and repaint wood).
Harrison Street	A2	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachments. Patch any holes left after removing awning and mechanical attachment. Replace 1 window pane (left sashes) and 2/3 of center-right sash and glass. Restore wood frames (strip of old paint, fill, and repaint wood). Clean glass on interior and exterior.
Harrison Street	A3	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
Harrison Street	A4	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior. Patch hole after signage removal.
13th Street	A5	W1	14'-9"	7'	Painted Wood & Glass	Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
13th Street	A6	W1	14'-9"	7'	Painted Wood & Glass	Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
13th Street	A7	W1	14'-9"	7'	Painted Wood & Glass	Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
13th Street	A8	W1	14'-9"	7'	Painted Wood & Glass	Remove mechanical attachments and patch holes! Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior. Replace 1/3 of left sash and glass.
13th Street	A9	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 2 window panes (left and right sashes). Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A10	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 1 window panes (right sash). Restore wood frames (strip of old paint and graffiti, patch, and repaint wood). Patch hole in mullion after signage removal on the facade.

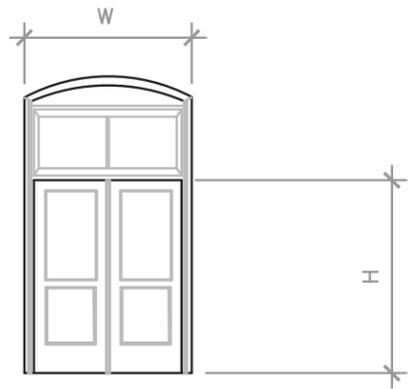
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	A11	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachments. Patch any holes left after removing awning and mechanical attachments. Replace 5 window panes (3 in center-left sash, 1 on center-right, and 1 on right sash). Restore wood frames (strip of old paint and graffiti, patch, and refinish). Patch hole in mullion after signage removal on the facade.
13th Street	A12	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Replace 3 window panes (1 each on left, center-right, and right sashes). Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A13	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 1 window panes (right sash). Patch hole in mullion after signage removal on the facade. Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A14	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and plywood. Patch any holes left after removing awning and plywood. Restore wood frames (strip of old paint, patch, and repaint wood).

ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Alley	1	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Remove plywood, replcae window pane. Remove mechanical exhaust. Patch remaining holes and resotre wood and glass (paint stripped and repainted).
Alley	2	D5	5'-10"	10'-5"	Painted Wood Frame and Glass	Remove plywood over transom. Replaceme 2 panes of historic glass. Wooden window frame and door surround need to be restored (paint stripped, and repainted). Remove mechanical attachment (AC unit).
Alley	3	W2.1	3'-1"	6'-9"	Painted Wood Frame, Glass, and Painted Steel	Remove grate and replace with historically appropriate match. Remove plywood. Replace 1 pand of glass. Clean double-hung window frame of paint and repaint.
Alley	4	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Replace window frame, clean corrosion off of metal grill, replace 1 window pane, remove graffiti.
Alley	5	D1	5'-10"	10'-5"	Painted Wood Frame, Steel, & Glass	Door needs to be restored (replace upper panels). Remove grill/gates. Remove exterior lighting and patch holes. Replace transom window frame and glass. Restore door surround (strip paint, and repaint).
Alley	6	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Replace upper window pane, clean corrosion off of metal grill, remove plywood, remove graffiti. Wooden window frame needs to be restored (paint stripped, and repainted).
Alley	7	W2.1	3'-1"	10'-5"	Painted Wood Frame, Iron & Glass	Remove plastic tarp. Clean rust of off metal grill and refinish. Restore window frame (strip of paint, and repaint). Remove chicken wire.
Alley	8	D5	5'-10"	10'-5"	Painted Wood Frame, Steel, & Glass	Replace 1 pane of glass, wood transom and surround needs to be cleaned, stripped of old paint, and repainted. Remove security gate. Remove exterior lighting. Remove old paint from the door and repaint.
Alley	9	W2	3'-1"	6'-9"	Plywood and Steel	Remove plywood. Remove mechanical exhausts and any other mechanical attachments. Patch holes left after removal of mechanical equipment. Replace window frame.
Alley	10	W2.1	3'-1"	6'-9"	Painted Wood Frame, Steel, & Glass	Replace grill with historically appropriate match. Replace window frame with a historically appropriate match. Remove graffiti from 2 panes of glass.
Alley	11	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Replace aluminum door with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be stripped of old paint/graffiti and repainted. Remove exterior lighting and patch holes.
Alley	12	W2.1	3'-1"	6'-9"	Painted Wood Frame, Steel, & Glass	Replace grill with historically appropriate match. Remove graffiti from 2 panes of glass. Clean wood of old paint/graffiti and repaint.
Alley	13	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron, & Glass	Replace lower window pane. Clean window and glass of old paint/graffiti. Refinish wood frame. Clean grill of corrosion and refinish.
Alley	14	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, wood should be cleaned of old paint/graffiti, stripped, and repainted. Door gate should be removed. Windows need to be cleaned of graffiti.
Alley	15	W2.1	3'-1"	6'-9"	Painted Wood, Iron, & Glass	Replace lower window pane. Clean window and glass of old paint/graffiti. Repaint wood frame. Clean grill of corrosion and refinish. Remove chicken wire.
Alley	16	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Replace missing window grill/grate. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repaint wood.
Alley	17	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be cleaned, stripped, and repainted. Door gate should be removed. Glass should be stripped of graffiti.

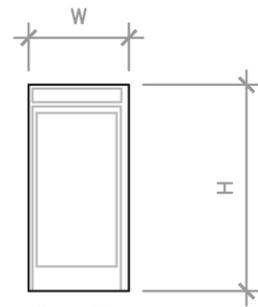
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Alley	17	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be cleaned, stripped, and repainted. Door gate should be removed. Glass should be stripped of graffiti.
Alley	18	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Replace missing window grill/grate. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repaint wood.
Alley	19	D6	2'-6"	6'-6"	Aluminum and Painted Steel	Opening should be demolished and filled-in with a matching brick. Gate should be removed.
Alley	20	W2.1	3'-1"	6'-9"	Painted Steel, Painted Wood Frame, and Glass	Remove plywood. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repaint wood. Replace existing window grill with historically appropriate match.
Alley	21	D1	5'-10"	10'-5"	Painted Wood Frame, Aluminum and Painted Steel	Remove door gate. Replace window frame and 2 panes of glass. Clean wood surround of old paint and repaint. Replace door with a historically appropriate match.
Alley	22	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Remove mechanical attachment (AC) and fill any holes left behind. Remove plywood on the upper sash. Install historically appropriate window grill. Strip window frame of old paint/graffiti and repaint. Replace 2 panes of glass.
Alley	23	N/A	3'-1"	6'-9"	N/A	Remove mechanical attachment (AC) and fill any holes left behind. Remove plywood on the upper sash. Install historically appropriate window grill, frame, and glass.
Alley	24	D1	5'-10"	10'-5"	Painted Wood Frame	Remove plywood. Transom windows and needs to be replaced. Wood surround and transom needs to be stripped of all paint/graffiti and repainted.
Alley	25	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Remove plywood from the upper sash and replace pane of glass. Clean metal grate of corrosion, graffiti, and paint. Refinish metal grate. Strip wooden frame and glass of old coatings/graffiti and repaint wood.
Harrison Street	26	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron, & Glass	Replace upper and lower window panes. Clean metal grate of corrosion, graffiti, and paint. Refinish metal grate. Strip wooden frame and glass of old coatings/graffiti and repaint wood.
Harrison Street	27	D1	5'-10"	10'-5"	Painted Wood Frame and Glass	Replace door with historically appropriate mathc. Replac right window pane in the transom. Strip windows and wood of old coatings and repaint wood.
Harrison Street	28	W2.1	3'-1"	6'-9"	Painted Wood Frame, Painted Steel, and Glass	Remove AC unit and plywood (patch any remaining holes). Replace existing window grate with a historically appropriate match. Replace 1 window pane. Strip odl paint and coatings from the wood and glass and repaint wood.
Harrison Street	29	D3	12'	10'	Painted Bronze	Restoration of alley gate: clean metal of all old coatings and corrosion, stabilize metal, refinish.
Harrison Street	30	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
Harrison Street	30.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
Harrison Street	31	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.

ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Harrison/13th Street	32	D4	3'-8"	7'	Aluminum Frame & Glass	Lightly clean aluminum door.
13th Street	33	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	34	W4	14'-9"	6'	Aluminum Frame & Glass	Remove plywood. Clean glass of graffiti. Clean aluminum and glass.
13th Street	35	W6	8'-6"	7'-3"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.

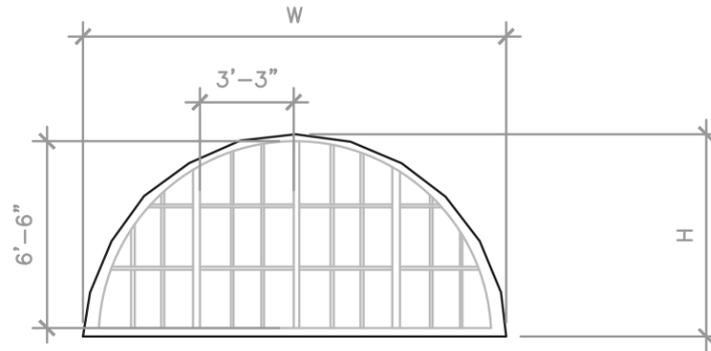
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	36	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	37	W4	8'-6"	7'-3"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	38	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	39	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	40	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	41	W3	10'	6'	Wood Frame & Glass	Replace Opening.
13th Street	42	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	42.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	43	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	44	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	44.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	45	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	46	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	47	W7	9'-6"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	48	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	48.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	49	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.



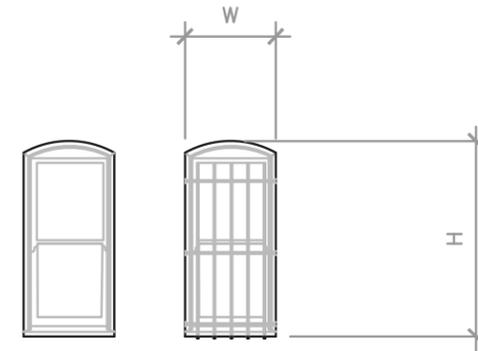
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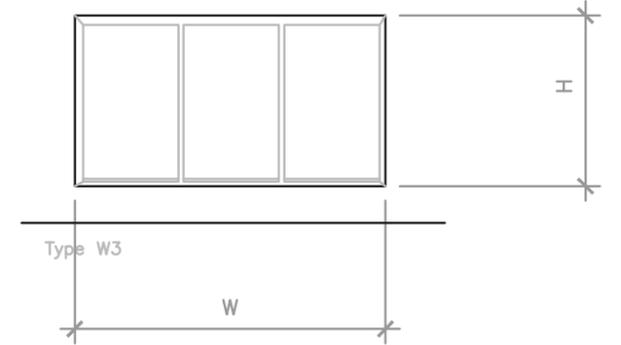


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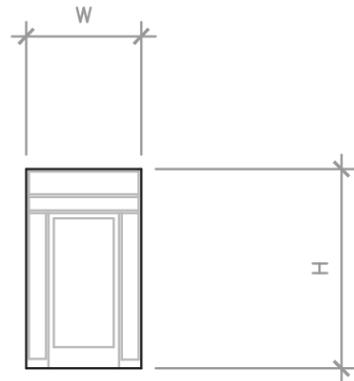


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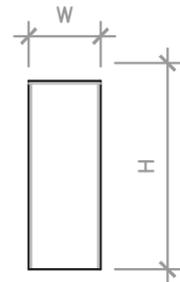
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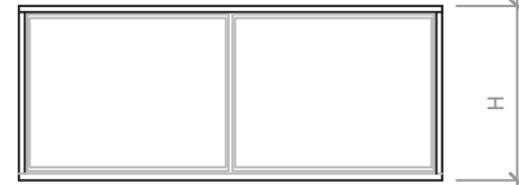
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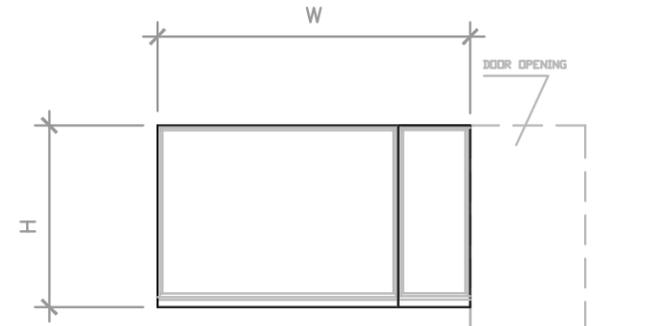
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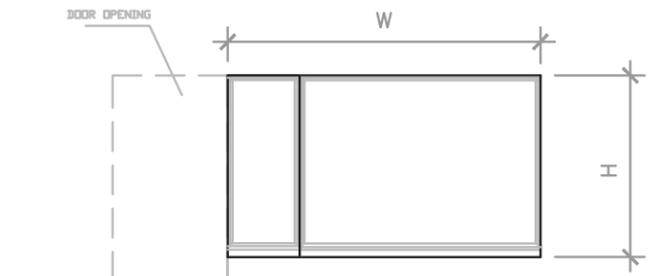
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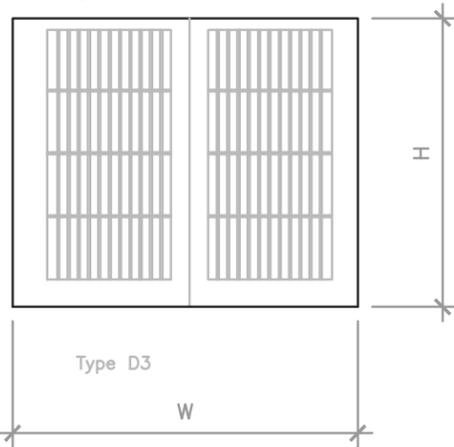
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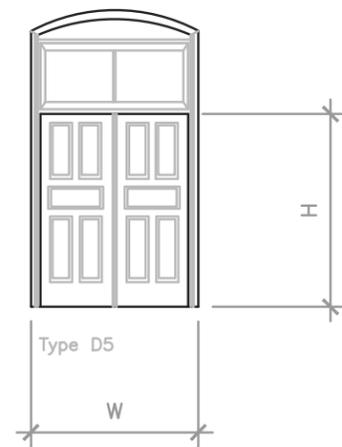
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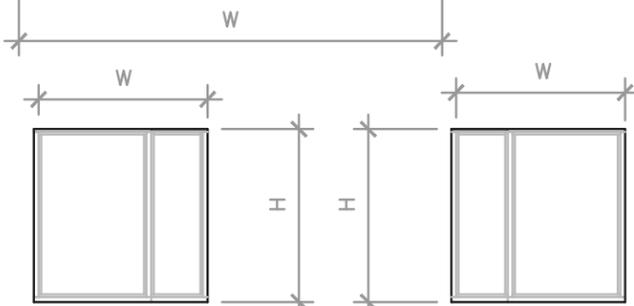
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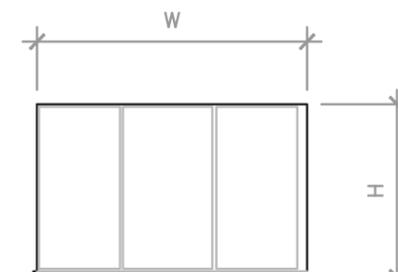


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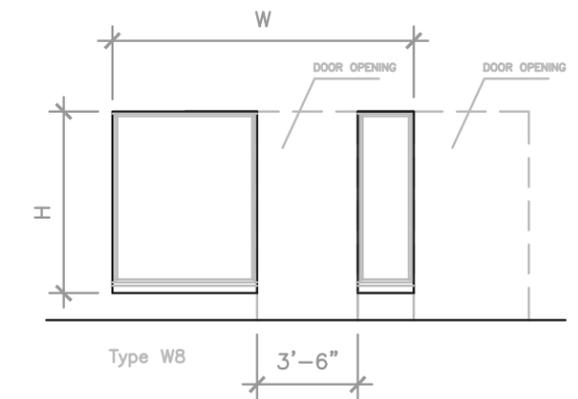


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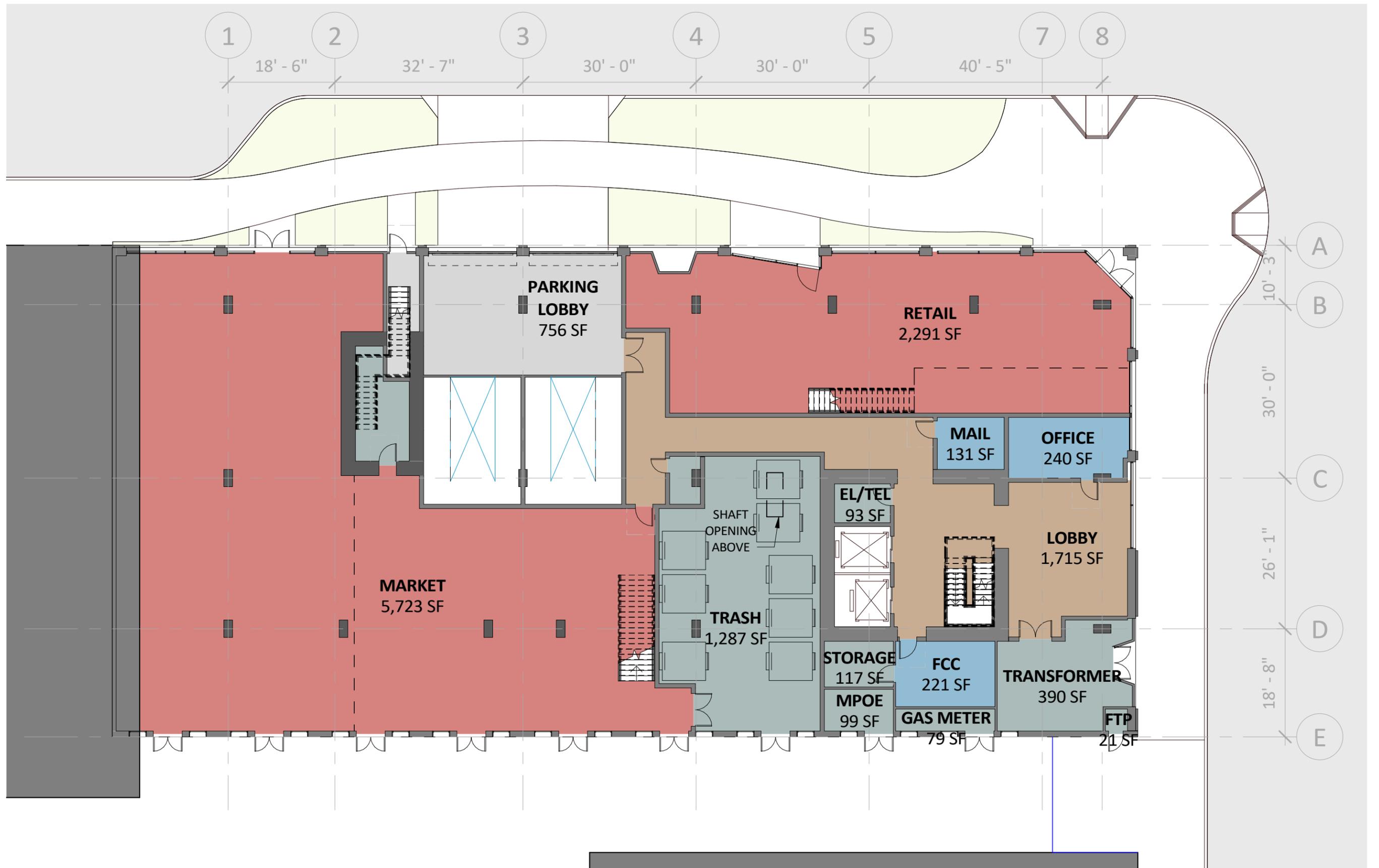
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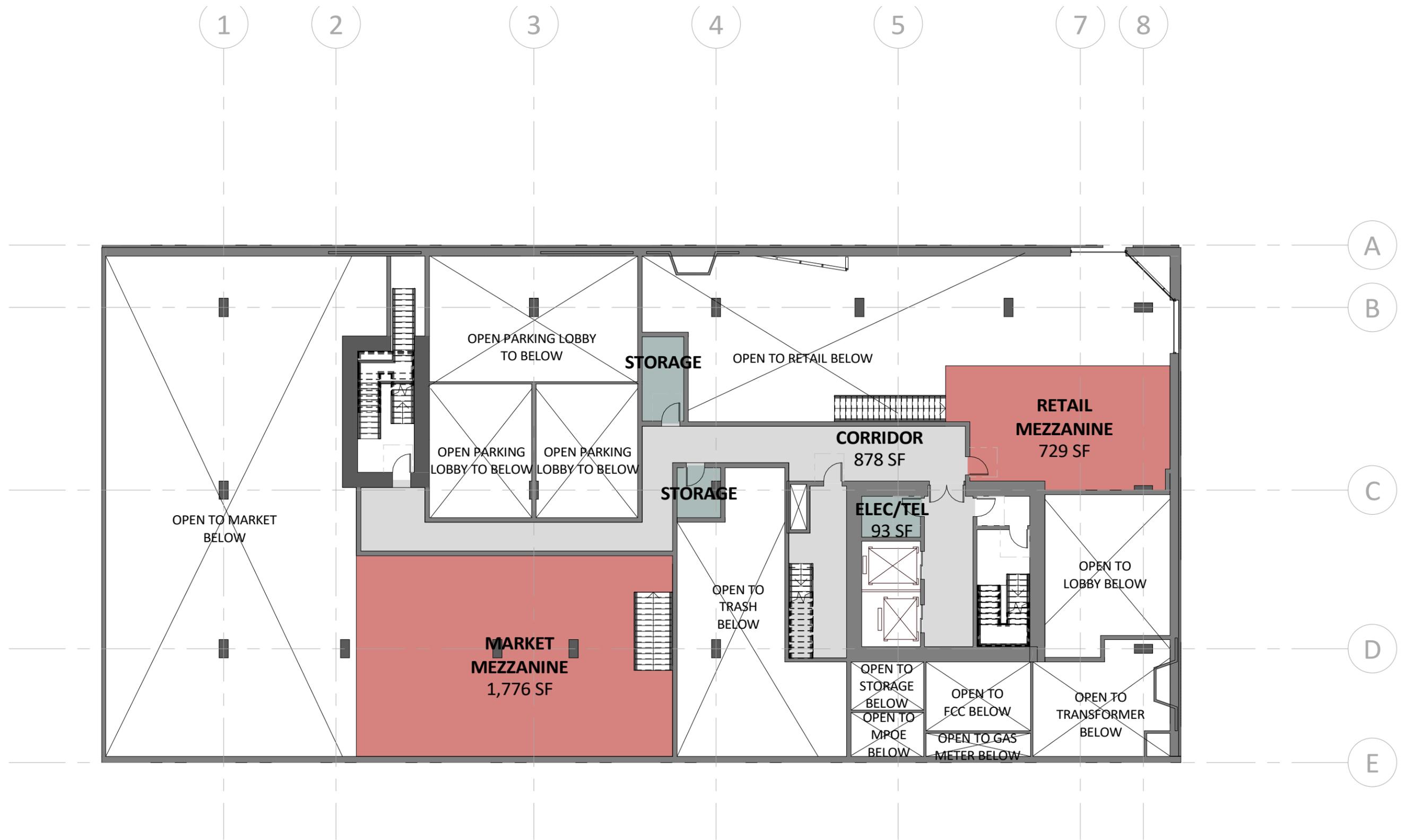


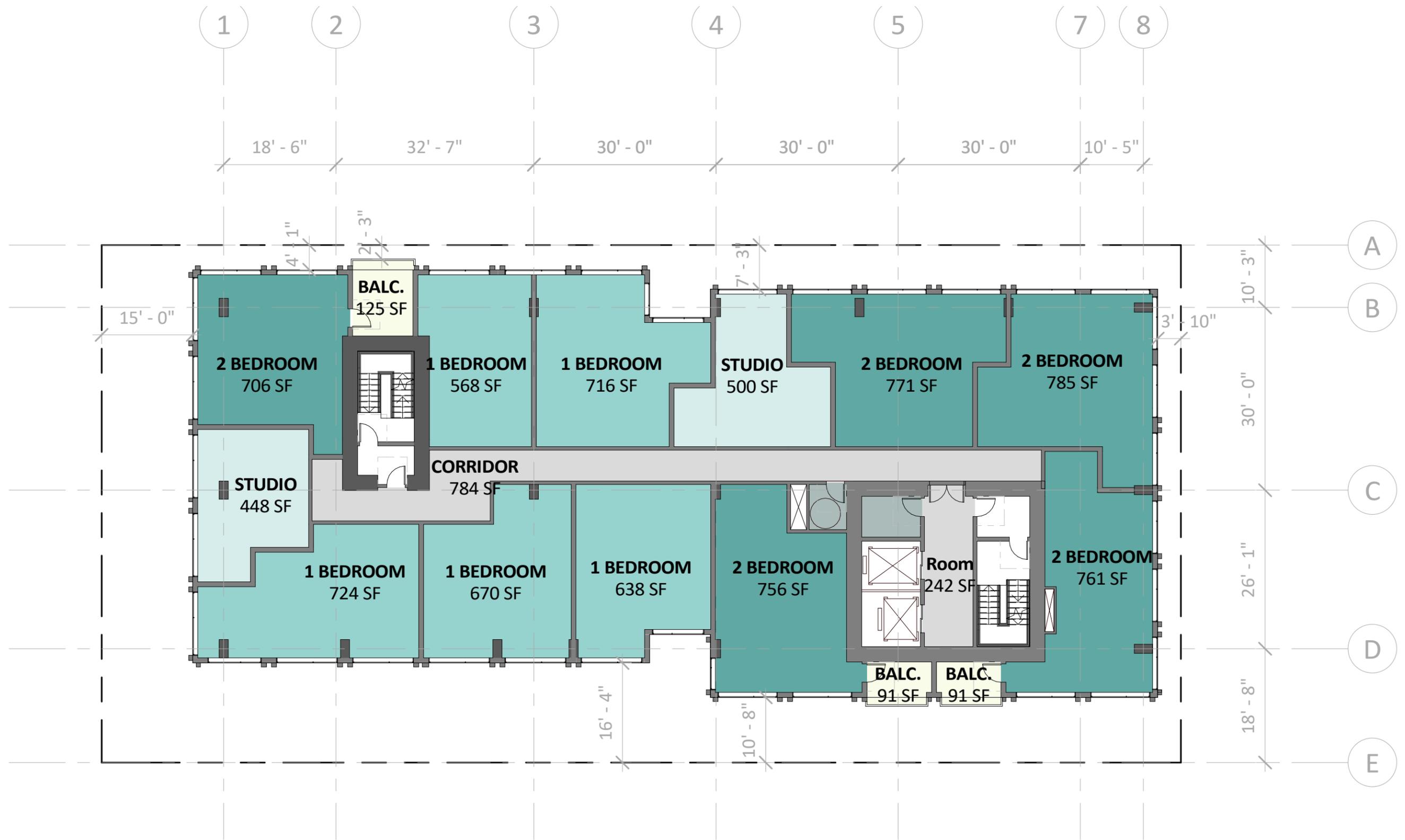
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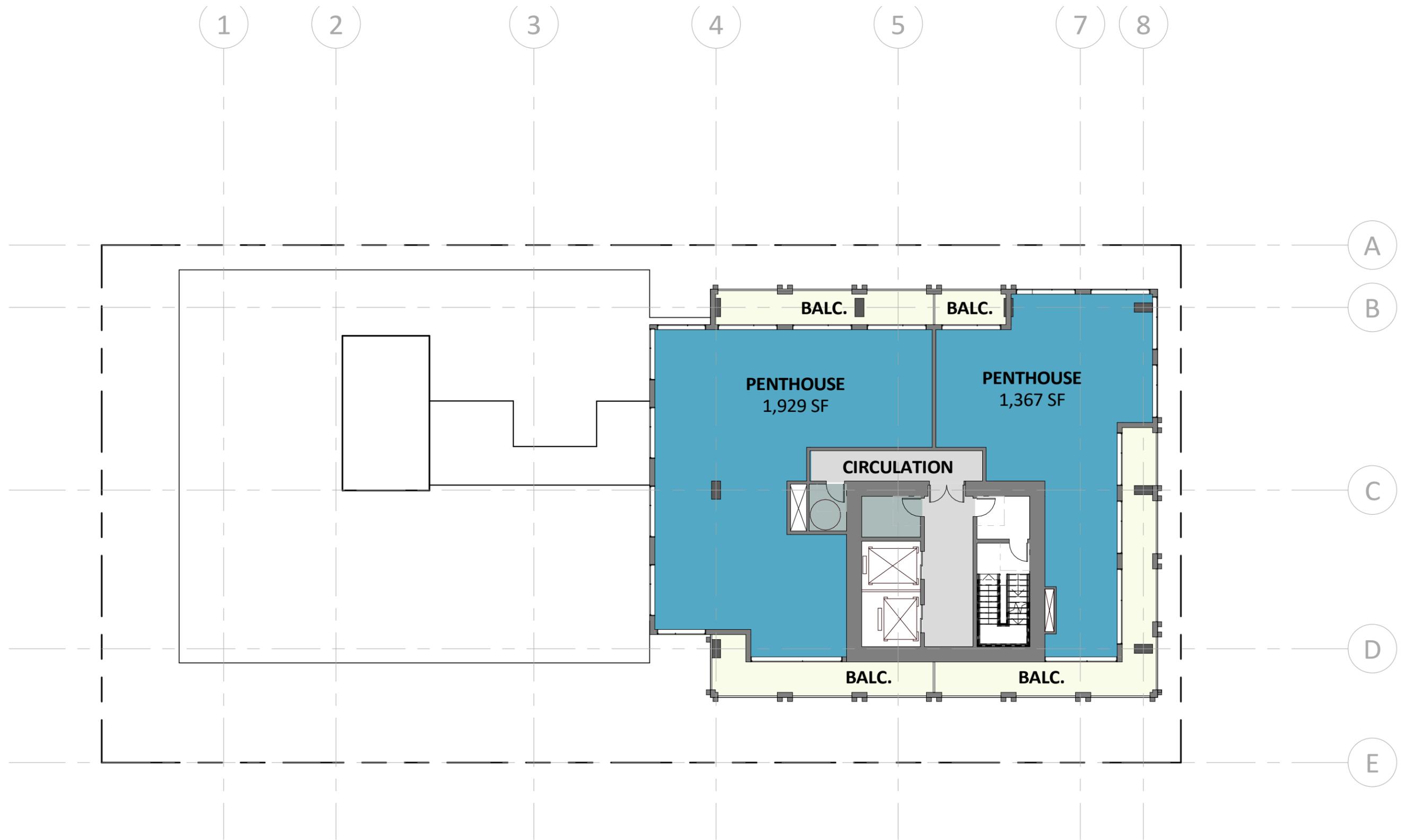
## FLOOR PLANS











# 05

## VIEWS



PERSPECTIVE FROM HARRISON



PERSPECTIVE FROM 13TH