

2044 FRANKLIN STREET

BASIC APPLICATION FOR DEVELOPMENT REVIEW



RAD BUILD
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LANDSCAPE

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

| No. | Description | Date |
|-----|-----------------------------------|------------|
| 001 | BASIC APPLICATION FOR DEV. REVIEW | 2-23-2017 |
| 002 | BASIC APPLICATION FOR DEV. REVIEW | 3-30-2017 |
| 003 | BASIC APPLICATION FOR DEV. REVIEW | 6-16-2017 |
| 004 | BASIC APPLICATION FOR DEV. REVIEW | 4-4-2018 |
| 005 | BASIC APPLICATION FOR DEV. REVIEW | 10-19-2018 |
| | | |
| | | |
| | | |
| | | |
| | | |

2044 Franklin St.

Oakland, CA 94609

RAD BUILD
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TITLE SHEET

RAD Project Number 16502

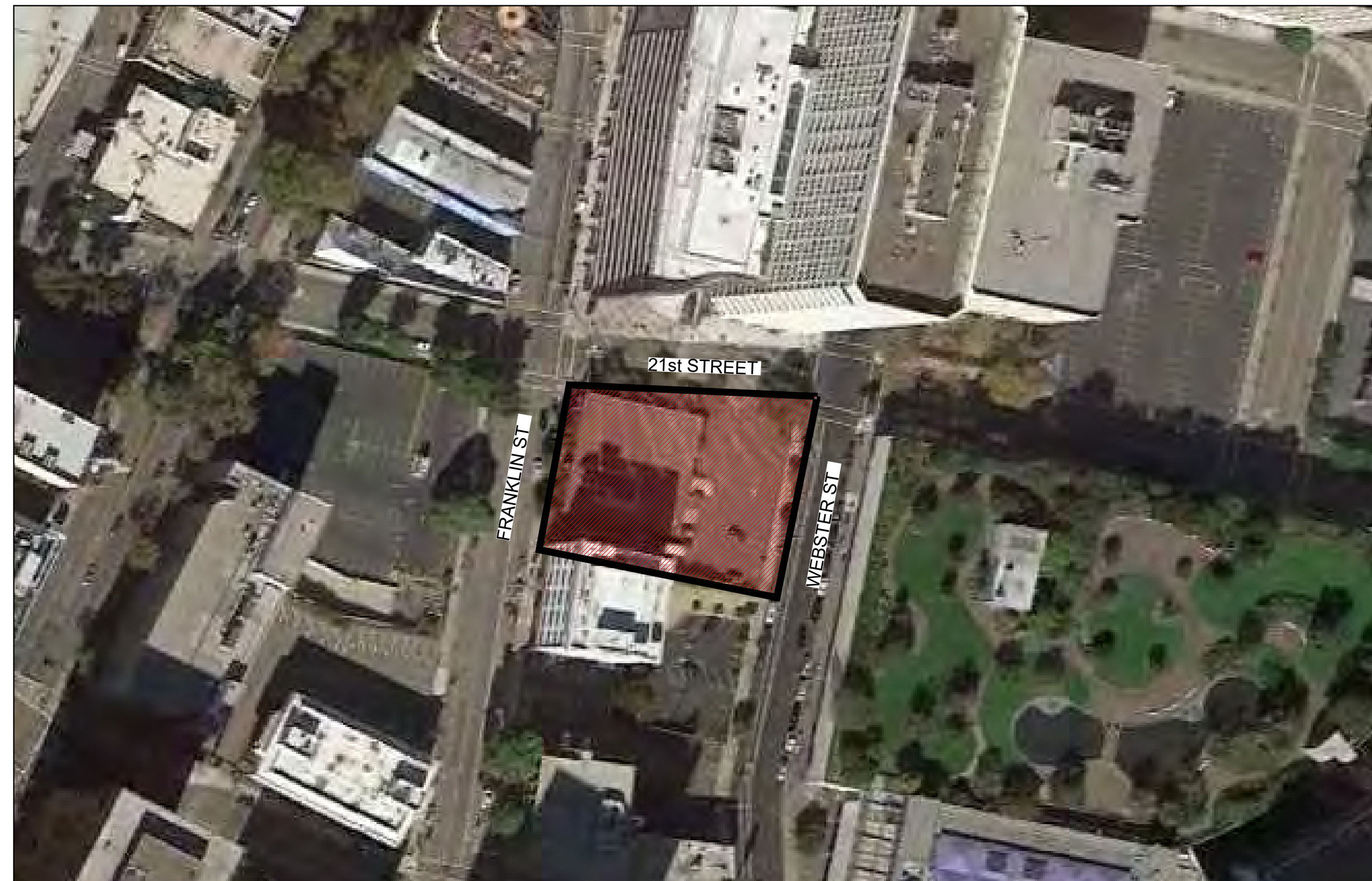
Date 19, October 2018

Drawn by

A0.1

Scale

PROJECT LOCATION



PROJECT DESIGN



SHEET INDEX

| Sheet | Drawing | Scale |
|--------------------------------------------|---------------------------|-------------|
| PROJECT INFORMATION & SITE PLAN | | |
| A0.1 | Title Sheet | NTS |
| A0.2 | Project Data | NTS |
| A0.3A | Green Building Checklist | NTS |
| A0.4 | Existing Condition Photos | NTS |
| A0.4B | Existing Condition Photos | NTS |
| A0.4C | Existing Condition Photos | NTS |
| A0.4D | Existing Condition Photos | NTS |
| A0.6 | Demolition Plan | 3/32"=1'-0" |
| A0.7 | Site Plan | 1/16"=1'-0" |
| CIVIL | | |
| C0.0 | Topographic Survey | 1"=20'-0" |
| C3.0 | Stormwater Management | 1"=20'-0" |
| LANDSCAPE DESIGN | | |
| L1.1 | Level 1 Landscape Plan | N.T.S |
| L1.2 | Roof Landscape Plan | N.T.S |
| L2.0 | Tree Imagery | N.T.S |
| L2.1 | Shrub Imagery | N.T.S |
| L2.2 | Shrub Imagery | N.T.S |

| Sheet | Drawing | Scale |
|----------------------------------------|--------------------|-------------|
| ARCHITECTURAL | | |
| A1.0 | Level 1 Plan | 3/32"=1'-0" |
| A1.1 | Level 2-22 Plan | 3/32"=1'-0" |
| A1.2 | Roof Plan | 3/32"=1'-0" |
| A2.0 | Building Elevation | 1/32"=1'-0" |
| A2.1 | Building Elevation | 1/32"=1'-0" |
| A2.2 | Building Elevation | 1/32"=1'-0" |
| A2.3 | Building Elevation | 1/32"=1'-0" |
| A3.0 | Building Section | 1/32"=1'-0" |
| BUILDING MASSING AND RENDERINGS | | |
| A5.0 | Massing | N.T.S |
| A5.1 | Perspective | N.T.S |
| A5.2 | Perspective | N.T.S |
| A5.3 | Perspective | N.T.S |
| A6.0 | Materials | N.T.S |



PROJECT INFORMATION: PLANNING

| | |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS: | 2044 Franklin Street, Oakland, CA (Cross Street: 21st) |
| ZONING SUMMARY: | Lot Area: 25,568 sf Zoning District: CBD-C (Commercial Zone) Height Limit: No Limit (CBD- Height Area 7) Max Height Base: 120' Max FAR: 20.0 Residential Density: 90 sf of lot area required per unit |
| EXISTING SITE : | The site contains a two story brick and masonry building with business occupancy. The building will be demolished. |
| PROJECT DESCRIPTION: | The project consists of a new 22 story mixed-use tower. Project contains 357 apartment units (20 of which are VLI units) and 5,385 SF of ground floor retail. |
| HEIGHT: | The project contains a tower with a height of up to 239' feet to the top of the occupied roof deck. The elevator penthouse raises to a total height of 269 feet. |
| OCCUPANCY: | R-2 Multi-Residential, B-Business, A3-Assembly, A-2 Restaurant |
| CONSTRUCTION: | Type IA (High-rise) |
| BULK: | Max allowed up to 120 feet = 100% Max allowed above 120 feet= 85% (21,675 sf) Proposed: 44% coverage above 120 feet (11,500 sf) |

ALLOWABLE DEVELOPMENT DENSITY

| Maximum Allowable Density | | |
|---------------------------|---------|-------------|
| Lot Area | Density | Total Units |
| 25568 | 90 | 285 |

| Maximum Allowable Floor Area | | |
|------------------------------|---------|------------|
| Lot Area | Density | Total Area |
| 25568 | 20 | 511360 |

DENSITY BONUS:

| Density Bonus | | | Unit Distribution | |
|-----------------|---------|----------------------|-------------------|-----|
| Allowable Units | Density | Total Units Proposed | Market Rate | 337 |
| 285 | 1.25 | 357* | VLI Units | 20 |

The project will provide 20 Very-Low Income units (7% of base project) which allows for a 25% density increase.

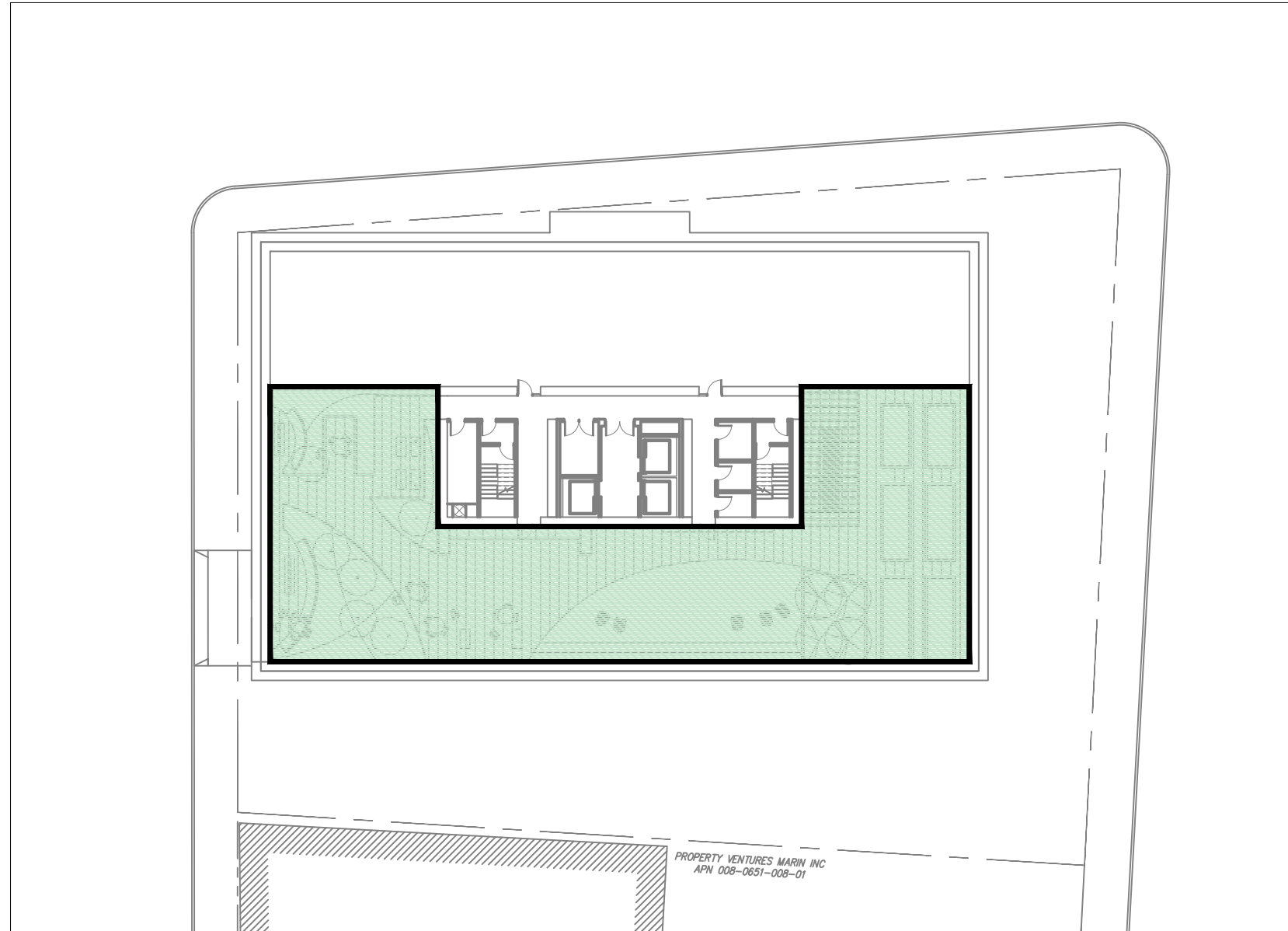
CONCESSIONS

Pursuant to the California density bonus law, this project requests a concession from the open space requirement such that a total of 12,872 SF of open space is provided instead of the required 26,775 SF.

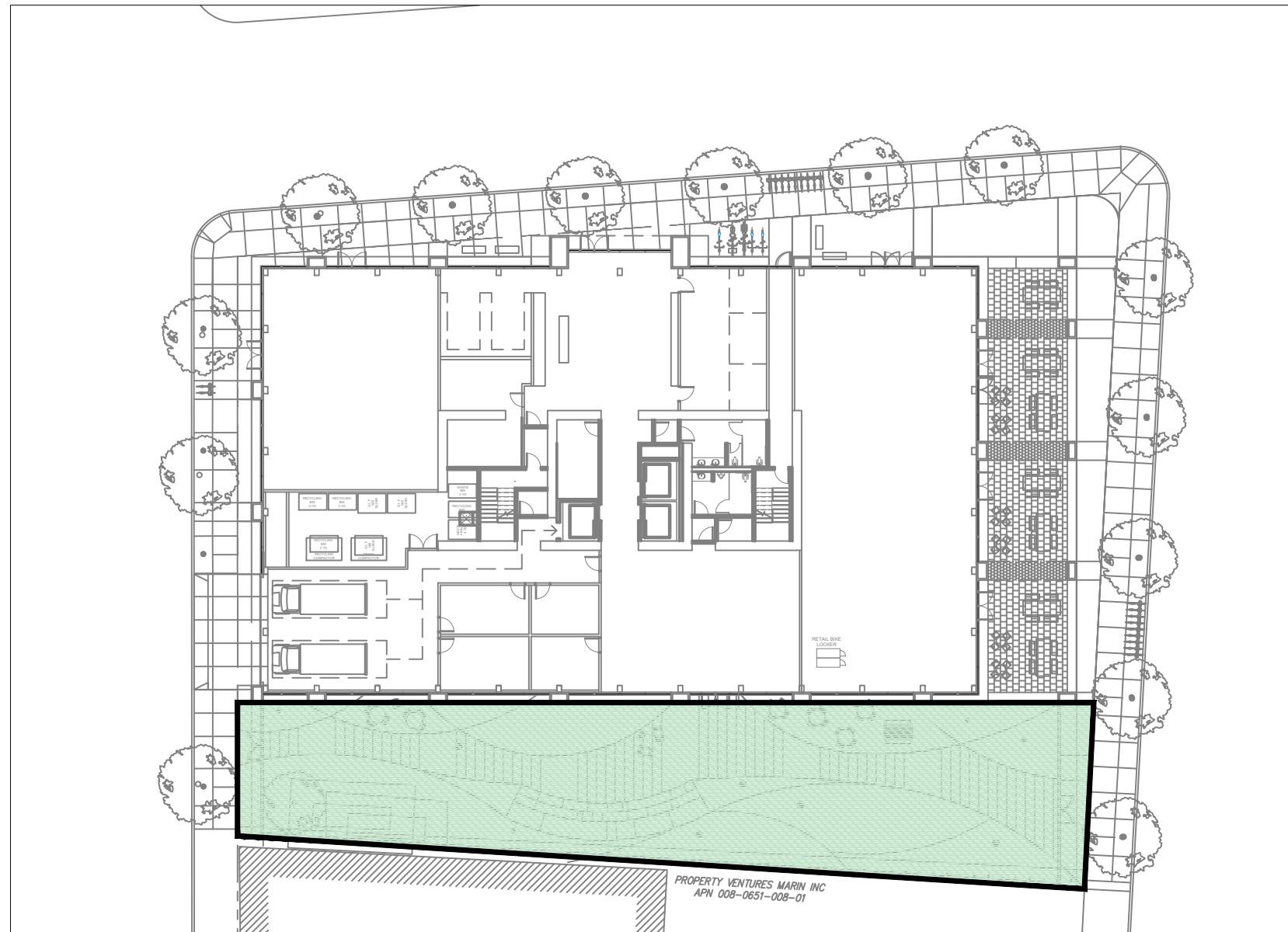
BUILDING SUMMARY

| Building Summary | | | | | | | | | | |
|------------------|----------------|-----------------|------------|------------|------------|-------------|----------------|--------------|----------------|---------------|
| HEIGHT | FLOOR TO FLOOR | LEVEL | STU. | 1 BED | 2 BED | TOTAL UNITS | NET RES | RETAIL GROSS | BUILDING GROSS | OPEN SPACE |
| 269.0 | | Mechanical Roof | | | | | | | | |
| 239.0 | 30.00 | Building Roof | | | | | | | 2,340 | 6600 |
| 226.6 | 12.40 | 22 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 216.3 | 10.33 | 21 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 205.9 | 10.33 | 20 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 195.6 | 10.33 | 19 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 185.3 | 10.33 | 18 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 175.0 | 10.33 | 17 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 164.6 | 10.33 | 16 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 154.3 | 10.33 | 15 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 144.0 | 10.33 | 14 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 133.6 | 10.33 | 13 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 123.3 | 10.33 | 12 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 113.0 | 10.33 | 11 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 102.6 | 10.33 | 10 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 92.3 | 10.33 | 9 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 82.0 | 10.33 | 8 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 71.7 | 10.33 | 7 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 61.3 | 10.33 | 6 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 51.0 | 10.33 | 5 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 40.7 | 10.33 | 4 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 30.3 | 10.33 | 3 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 20.0 | 10.33 | 2 | 6 | 6 | 5 | 17 | 11,445 | | 14,168 | |
| 0.0 | 20.00 | 1 | | | | 0 | | 5,385 | 14,168 | 6272 |
| | | TOTAL | 126 | 126 | 105 | 357 | 240,345 | 5,385 | 314,036 | 12,872 |
| | | | 35% | 35% | 29% | | | | | |

| | | | |
|-----------------------------------------------------|---------------------------------------|----------------|---------------------------------------------------------------------------------------|
| PARKING: | No vehicle parking is provided | | |
| BIKE PARKING: Residential (17.117.110(9)) | TYPE | REQUIRED | PROVIDED |
| | LONG TERM | 357 / 4 = 90 | 126 spaces (6 lockers are provided at every residential floor in a secured bike room) |
| | SHORT TERM | 357 / 20 = 18 | 18 spaces |
| Retail | LONG TERM | 1 / 12,000 sf | 2 spaces |
| | SHORT TERM | 1 / 5,000 sf | 2 spaces |
| | REQUIRED | PROVIDED | |
| OPEN SPACE: | 75 SF per unit (357 x 75 = 26,775 sf) | Roof: 6,600 sf | Ground Floor: 6,272 SF |



Roof Group Open Space
No dimension less than 15 feet



Ground Floor Group Open Space
No dimension less than 15 feet

GROUND FLOOR TRANSPARENCY:

| GROUND FLOOR TRANSPARENCY (Between 2' and 9' height) | | | | | | | |
|------------------------------------------------------|-----------------|-----------------|---------------|----------------|----------------|---------------|------------------------|
| Frontage | Frontage Length | Frontage Height | Frontage Area | Glazing Length | Glazing Height | Glazing Area | |
| 21st St. | 153 | 7 | 1071 | 128 | 7 | 896 | |
| Franklin St | 94 | 7 | 658 | 48 | 7 | 336 | |
| Webster S | 94 | 7 | 658 | 78 | 7 | 546 | |
| Total | | | 2387 | Total | | 1778 | Total |
| | | | | | | 74.49% | Percent Glazing |



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| 005 | BASIC APPLICATION FOR DEV. REVIEW | 10-19-2018 |

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Oakland, CA 94609

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DATA SHEET

RAD Project Number 16502

Date 19, October 2018

Drawn by

A0.2

Scale

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| 004 | BASIC APPLICATION FOR DEV. REVIEW | 4-4-2018 |
| 005 | BASIC APPLICATION FOR DEV. REVIEW | 6-26-2018 |

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GREEN POINT

RAD Project Number 16502
Date 19, October 2018
Drawn by

A0.3

Scale

| Measure | Points | Weight | Points | Weight | Points | Weight | Points | Weight | Points | Weight |
|----------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| MEASURES | | | | | | | | | | |
| A. SITE | | | | | | | | | | |
| A1. Construction Footprint | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| A2. Job Site Construction Waste Diversion | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| A3. Recycled Content Base Material | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| A4. Heat Island Effect Reduction (Non-Roof) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| A5. Stormwater Control: Permeable Path | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| A6. Stormwater Control: Porcycloptic Path | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| A7. Stormwater Control: Performance Path | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| B. FOUNDATION | | | | | | | | | | |
| B1. Fly Ash and/or Slag in Concrete | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| B2. Foundation Construction | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| B3. Foundation Drainage System | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| B4. Moisture Controlled Concrete | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| B5. Structural Pest Controls | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C. LANDSCAPE | | | | | | | | | | |
| C1. Plants Grouped by Water Needs (Hydrozoning) | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C2. Three Inches of Mulch in Planting Beds | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C3. Resource Efficient Landscapes | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C4. Minimal Turf in Landscape | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C5. High-Efficiency Irrigation System | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C6. Rainwater Harvesting System | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C7. Recycled Wastewater Irrigation System | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C8. Submeter or Dedicated Meter for Landscape Irrigation | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C9. Environmentally Preferable Materials for Site | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C10. Environmentally Preferable Materials for Site | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C11. Landscape Meets Water Budget | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| C12. Environmentally Preferable Materials for Site | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |

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| Measure | Points | Weight | Points | Weight | Points | Weight | Points | Weight | Points | Weight |
|----------------------------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| MEASURES | | | | | | | | | | |
| D. STRUCTURAL FRAME AND FINISHES | | | | | | | | | | |
| D1. Optimal Value Engineering | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D2. Construction Material Efficiency | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D3. Engineered Lumber | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D4. Insulated Headers | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D5. FSC-Certified Wood | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D6. Solid Wall Systems | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D7. Energy Walls on Roof Trusses | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D8. Overhangs and Gutters | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D9. Reduced Pollution Entering the Home from the Garage | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D10. Structural Pest and Rot Controls | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathroom, Utility Rooms, and Basements) | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E. EXTERIOR | | | | | | | | | | |
| E1. Environmentally Preferable Decking | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E2. Flashing Installation Third-Party Verified | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E3. Rain Screen Wall System | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E4. Durable and Non-Combustible Cladding Materials | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E5. Durable Roofing Materials | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E6. High-Efficiency HVAC Filter (MERV 13+) | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E7. High-Efficiency HVAC Filter (MERV 13+) | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| E8. Vegetated Roof | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| F. INTERIOR | | | | | | | | | | |
| F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| F3. Insulation that Does Not Contain Fire Retardants | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| F4. Low-VOC Interior Wall and Ceiling Paints | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| F5. Low-VOC Caulks and Adhesives | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| F6. Environmentally Preferable Materials for Interior Finish | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| G. PLUMBING | | | | | | | | | | |
| G1. Efficient Distribution of Domestic Hot Water | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| G2. Insulated Hot Water Pipes | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| G3. WaterSense Valves Limit for Hot Water Distribution | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| G4. Increased Efficiency in Hot Water Distribution | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |

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| Measure | Points | Weight | Points | Weight | Points | Weight | Points | Weight | Points | Weight |
|--------------------------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| MEASURES | | | | | | | | | | |
| H. MECHANICAL, ELECTRICAL, AND COMMUNICATIONS | | | | | | | | | | |
| H1. Sealed Combustion Units | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H2. High-Performing Zoned Hydronic Radiant Heating System | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H3. High-Performing Zoned Hydronic Radiant Heating System | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H4. ENERGY STAR Ceiling Fans in Living Areas and Bedrooms | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H5. ENERGY STAR Ceiling Fans in Living Areas and Bedrooms | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H6. Whole-House Mechanical Ventilation Practices to Improve Indoor Air Quality | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H7. Effective Range Hood Design and Installation | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H8. High-Efficiency Range Hood Control | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| H9. Advanced Refrigerators | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| I. RENEWABLE ENERGY | | | | | | | | | | |
| I1. Pre-Planning for Solar Water Heating | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| I2. Preparation for Future Photovoltaic Installation | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| I3. On-site Renewable Generator (Solar PV, Solar Thermal, and Wind) | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| I4. Net-Zero Energy Home | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| I5. Net-Zero Energy Home | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| I6. Solar Hot Water System to Preheat Domestic Hot Water | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| I7. Photovoltaic System for Multifamily Projects | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J. BUILDING PERFORMANCE | | | | | | | | | | |
| J1. Third-Party Verification of Quality of Insulation Installation | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J2. Supply and Air Flow Testing | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J3. Mechanical Ventilation Testing | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J4. Combustion Appliance Safety Testing | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J5. Building Energy Performance | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J6. Net-Zero Energy Home | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J7. Participation in Utility Program with Third-Party Plan Review | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J8. EPA Indoor AirPlus Certification | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J9. Blower Door Testing | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| J10. Componentization of Units | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| K. GENERAL | | | | | | | | | | |
| K1. Entrances Designed to Reduce Tracked-In Contaminants | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| K2. Low-VOC Interior Wall and Ceiling Paints | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| K3. Low-VOC Caulks and Adhesives | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| K4. Environmentally Preferable Materials for Interior Finish | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |

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| Measure | Points | Weight | Points | Weight | Points | Weight | Points | Weight | Points | Weight |
|-----------------------------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| MEASURES | | | | | | | | | | |
| K5. Formaldehyde Emissions in Interior Finish Exceed CAB | | | | | | | | | | |
| K5.1 Doors | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| K5.2 Cabinets and Countertops | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| K5.3 Interior Trim and Baseboards | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| K6. Products That Comply with the Health Product Declaration Open Standard | | | | | | | | | | |
| K6.1 Interior Air Formaldehyde Level Less Than 27 Parts Per Billion | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| K6.2 Composite Lamination of Low-Emitting Finishes | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| K6.3 Durable Cabinets | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| K6.4 At Least 25% of Interior Furniture Has Environmentally Preferable Attributes | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 | 3 | 1 |
| L. PLUMBING | | | | | | | | | | |
| L1. Environmentally Preferable Flooring | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| L3. Durable Flooring | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| L4. Thermal Mass Flooring | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| M. APPLIANCES AND UTILITIES | | | | | | | | | | |
| M1. ENERGY STAR Dishwasher | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 |
| M2. Efficient Clothes Washing and Drying | 4 | | | | | | | | | |

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OWNER
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T. 510.343.5593

GENERAL CONTRACTOR
RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
T. 510.343.5593

ARCHITECT OF RECORD
RAD BUILD
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T. 510.343.5593

PROJECT DESIGN
RAD DESIGN/ SDG
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CHICAGO, IL 60611
T. 510.459.3795

CIVIL
SANDIS CIVIL ENGINEERS SURVEYORS, INC.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

LANDSCAPE

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

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| 005 | BASIC APPLICATION FOR DEV. REVIEW | 6-26-2018 |
| | | |
| | | |
| | | |
| | | |
| | | |

2044 Franklin St.

Oakland, CA 94609

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

EXISTING CONDITION

RAD Project Number 16502
Date 19, October 2018
Drawn by

A0.4

Scale NTS

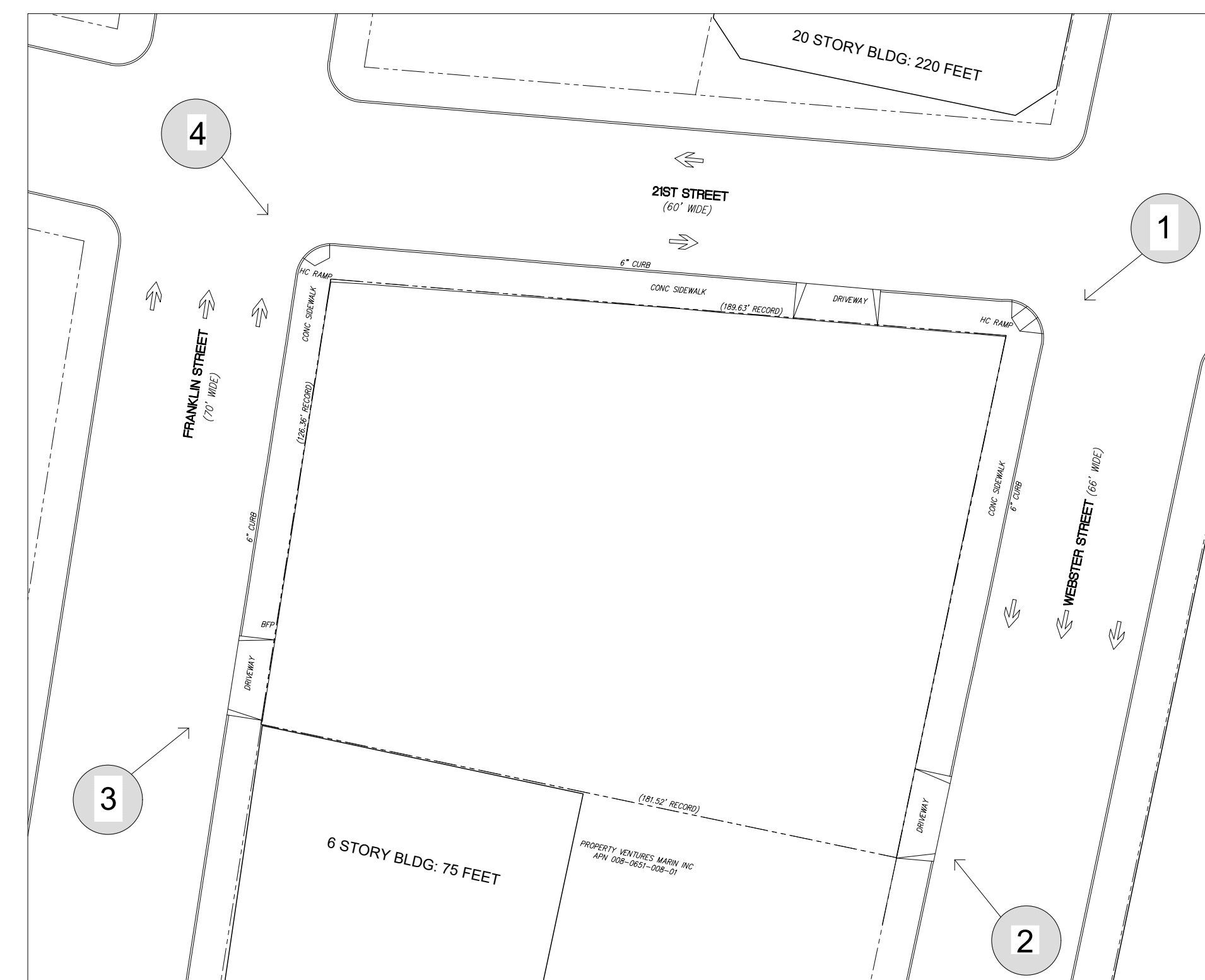
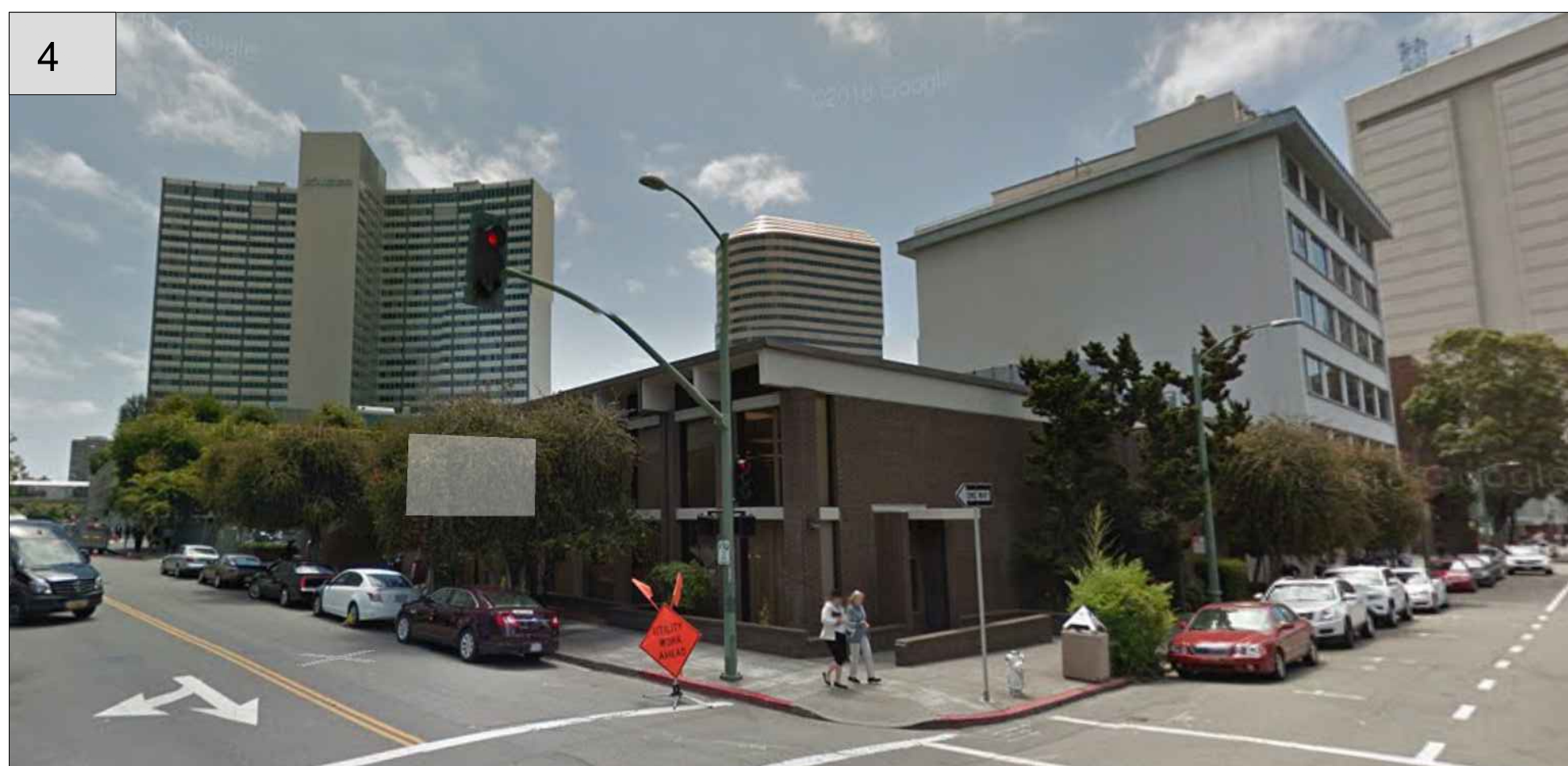
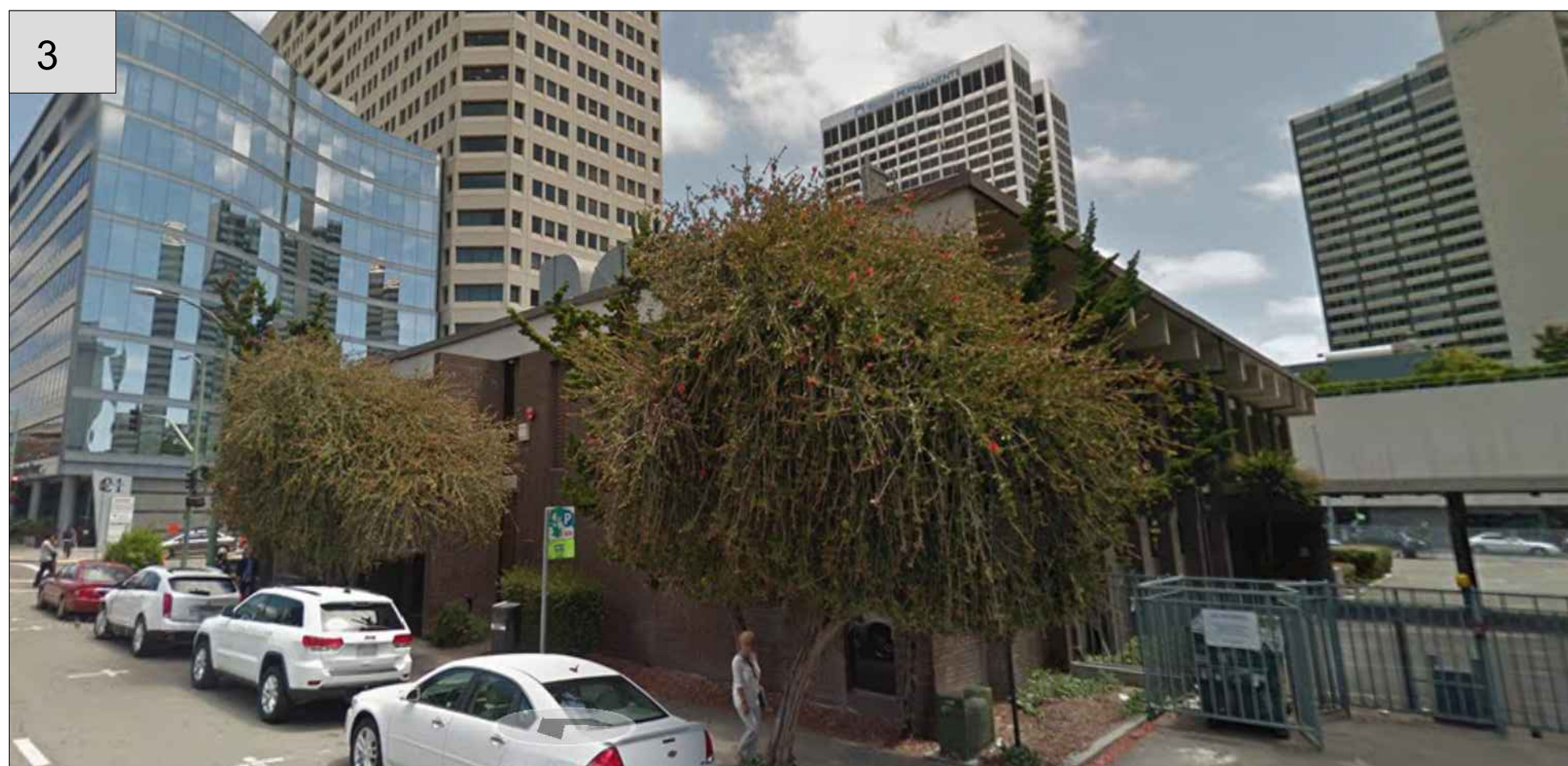
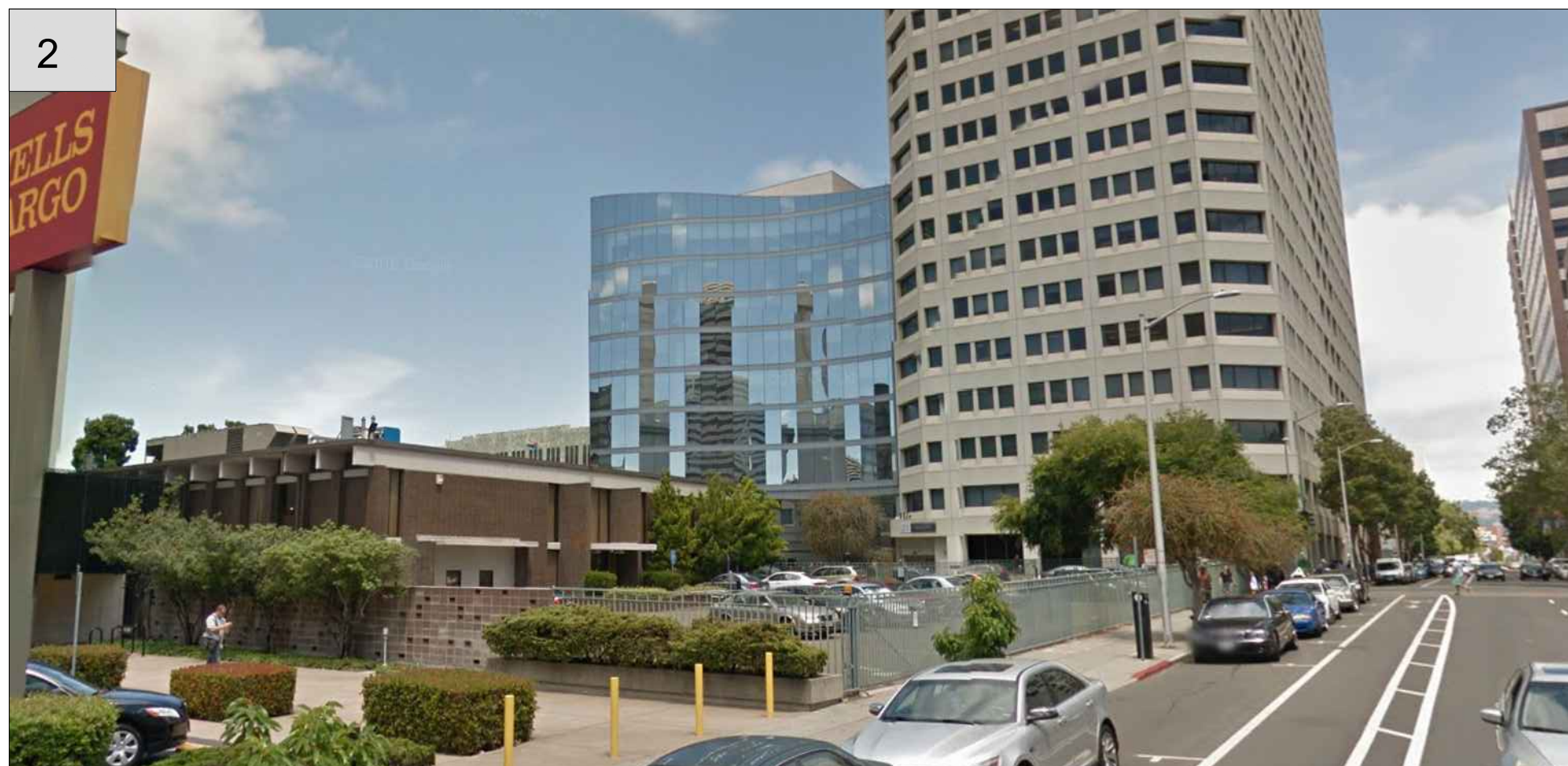
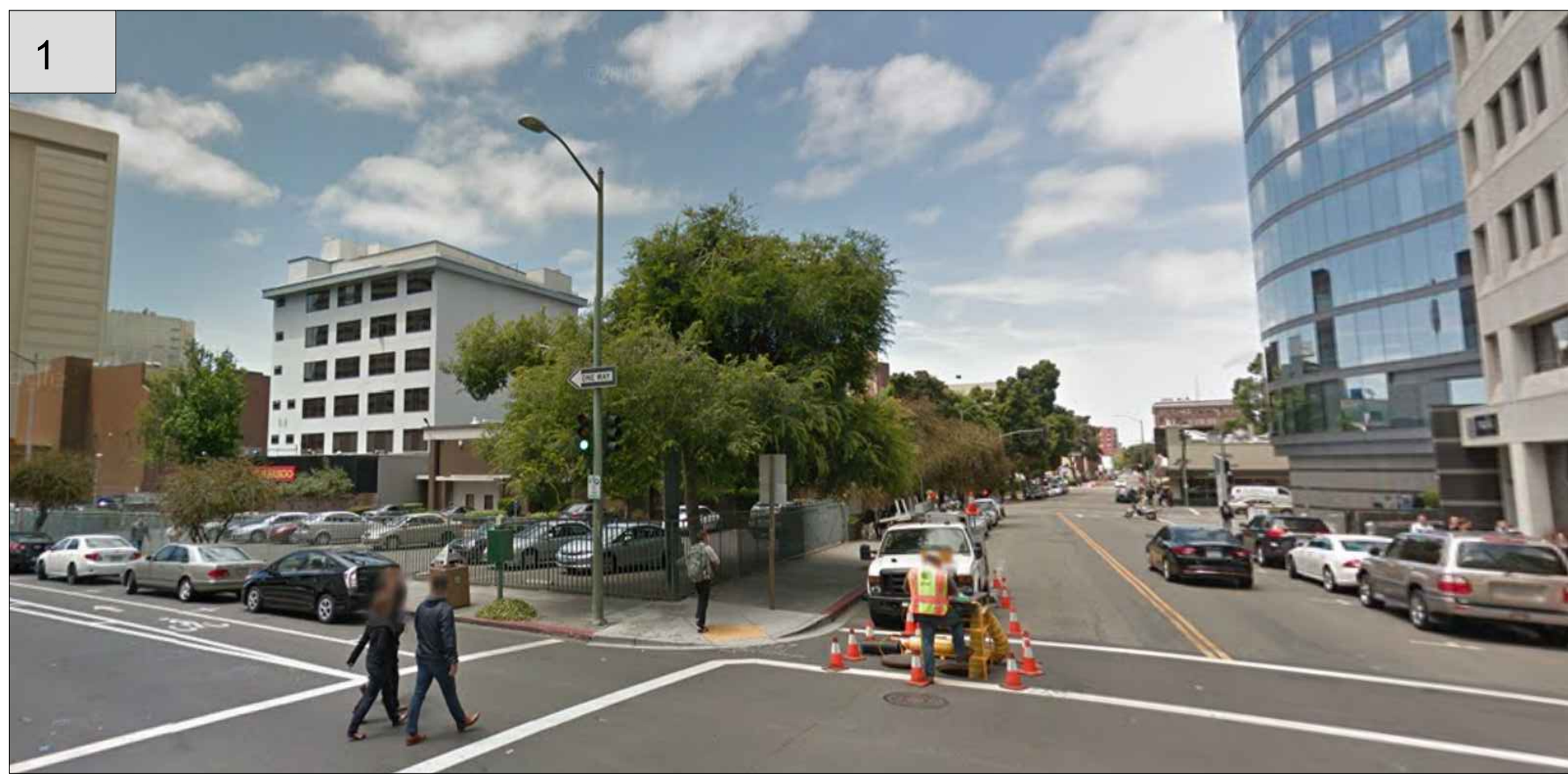
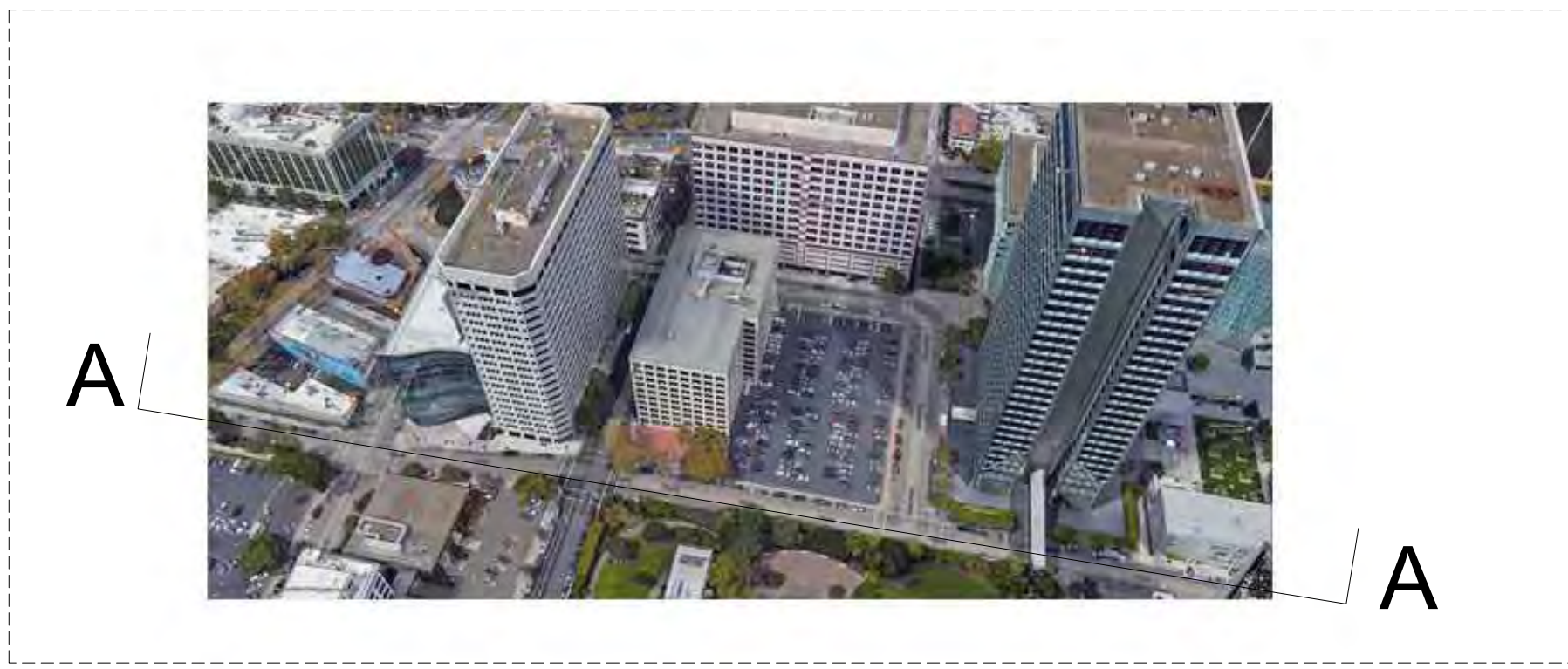


PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE 1

AERIAL KEY



BROADWAY NORTH SIDE OF 21ST STREET FRANKLIN STREET



2100 WEBSTER 2101 WEBSTER STREET WEBSTER STREET



338 21ST STREET



FRANKLIN STREET THE ORDWAY BUILDING

NORTH SIDE OF 21ST STREET 1

AERIAL KEY



KAISER CENTER AND PARKING GARAGE



344 20TH STREET: 24 HOUR FITNESS



WEBSTER STREET



N/E CORNER OF SITE



N/W CORNER OF SITE

PROJECT SITE: 2044 FRANKLIN STREET

FRANKLIN STREET

SOUTH SIDE OF 21ST STREET 2

RAD
B U I L D

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

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T. 510.459.3795

CIVIL

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636 9TH STREET
OAKLAND, CA 94607
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LANDSCAPE

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Oakland, CA 94609

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RAD Project Number 16502

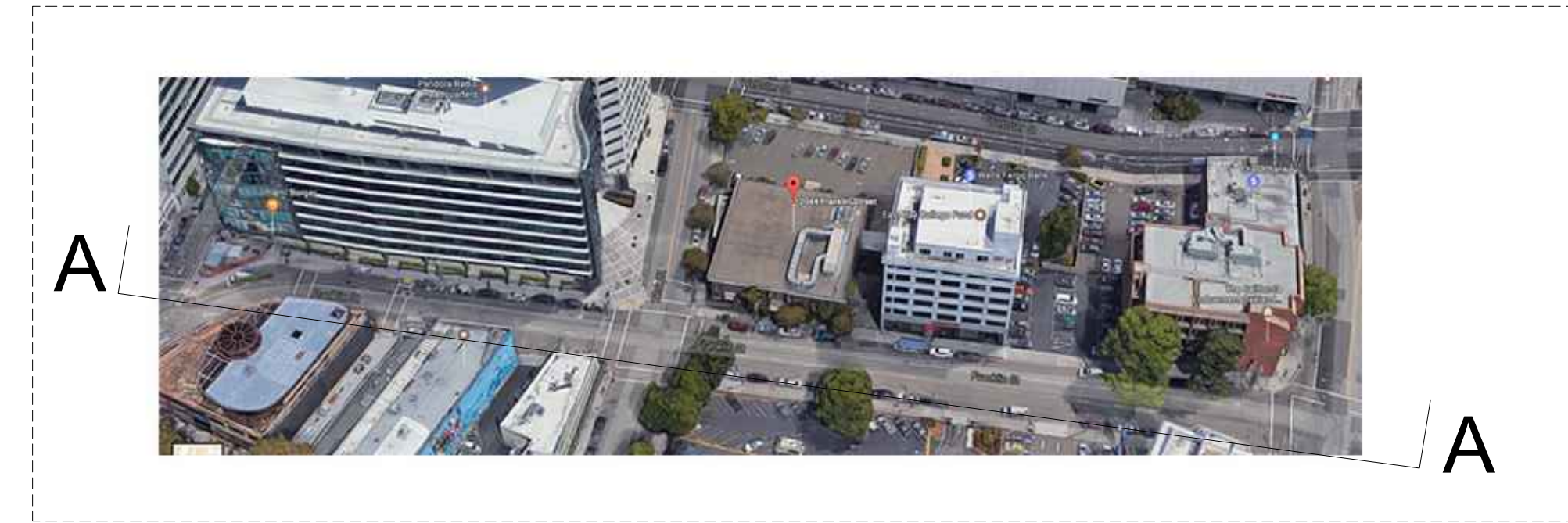
Date 19, October 2018

Drawn by

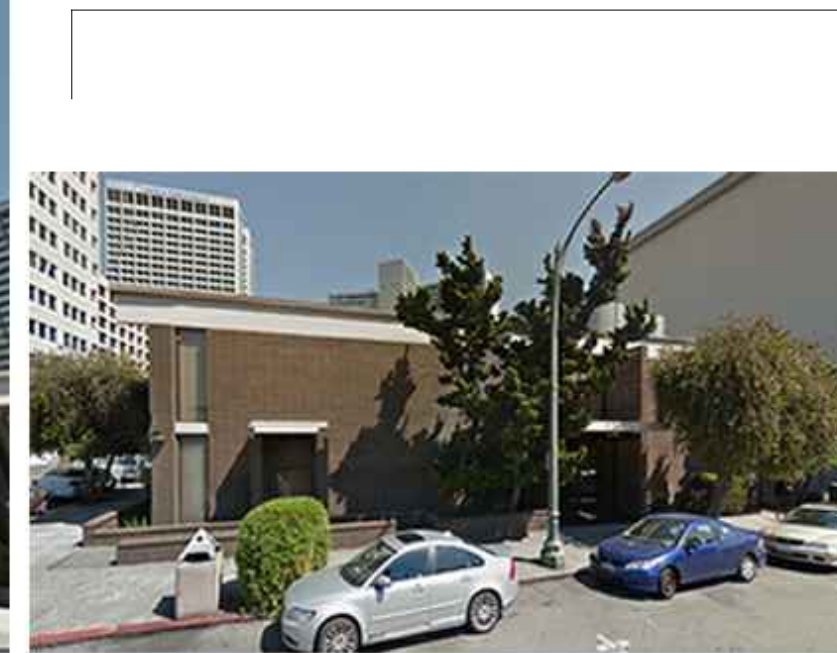
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Scale NTS

AERIAL KEY



NORTH SIDE OF 21ST STREET 21ST STREET



2044 FRANKLIN STREET



2030 FRANKLIN STREET



2010 FRANKLIN STREET

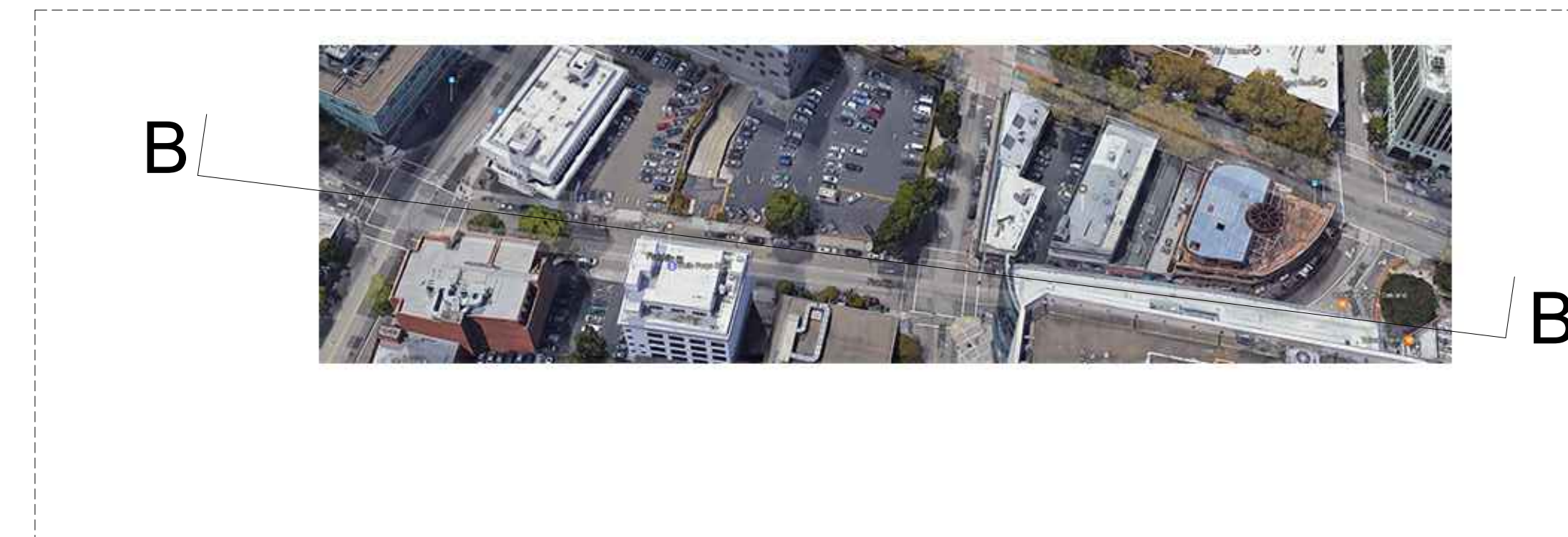


350 20TH STREET 20TH STREET

PROJECT SITE

NORTH SIDE OF FRANKLIN STREET 1

AERIAL KEY



20TH STREET 400 20TH STREET



2001 FRANKLIN STREET 2044 BROADWAY



21 ST STREET 400 21ST STREET



2115 21ST STREET



2124 BROADWAY 2128 BROADWAY



2135 FRANKLIN STREET

B

B

SOUTH SIDE OF FRANKLIN STREET 2



RAD BUILD
P.O. Box 70975, Oakland, CA 94612
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LANDSCAPE

AGENCY APPROVALS

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2044 Franklin St.

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RAD BUILD
P.O. Box 70975
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Tel: 510.343.5593

EXISTING CONDITION

RAD Project Number 16502

Date 19, October 2018

Drawn by

A0.4C

Scale NTS

AERIAL KEY



338 21ST STREET



21ST STREET

344 20TH STREET:
24 HOUR FITNESS



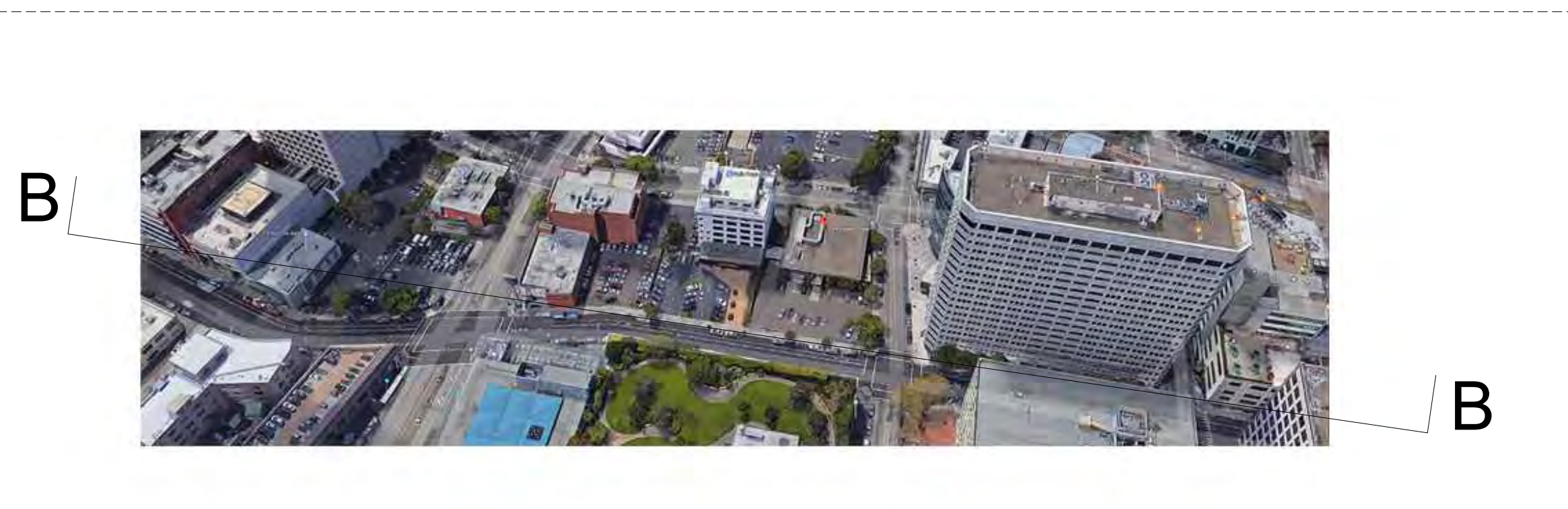
344 20TH STREET: CVS



20TH STREET

WEBSTER STREET: EAST SIDE 1

AERIAL KEY



20TH STREET



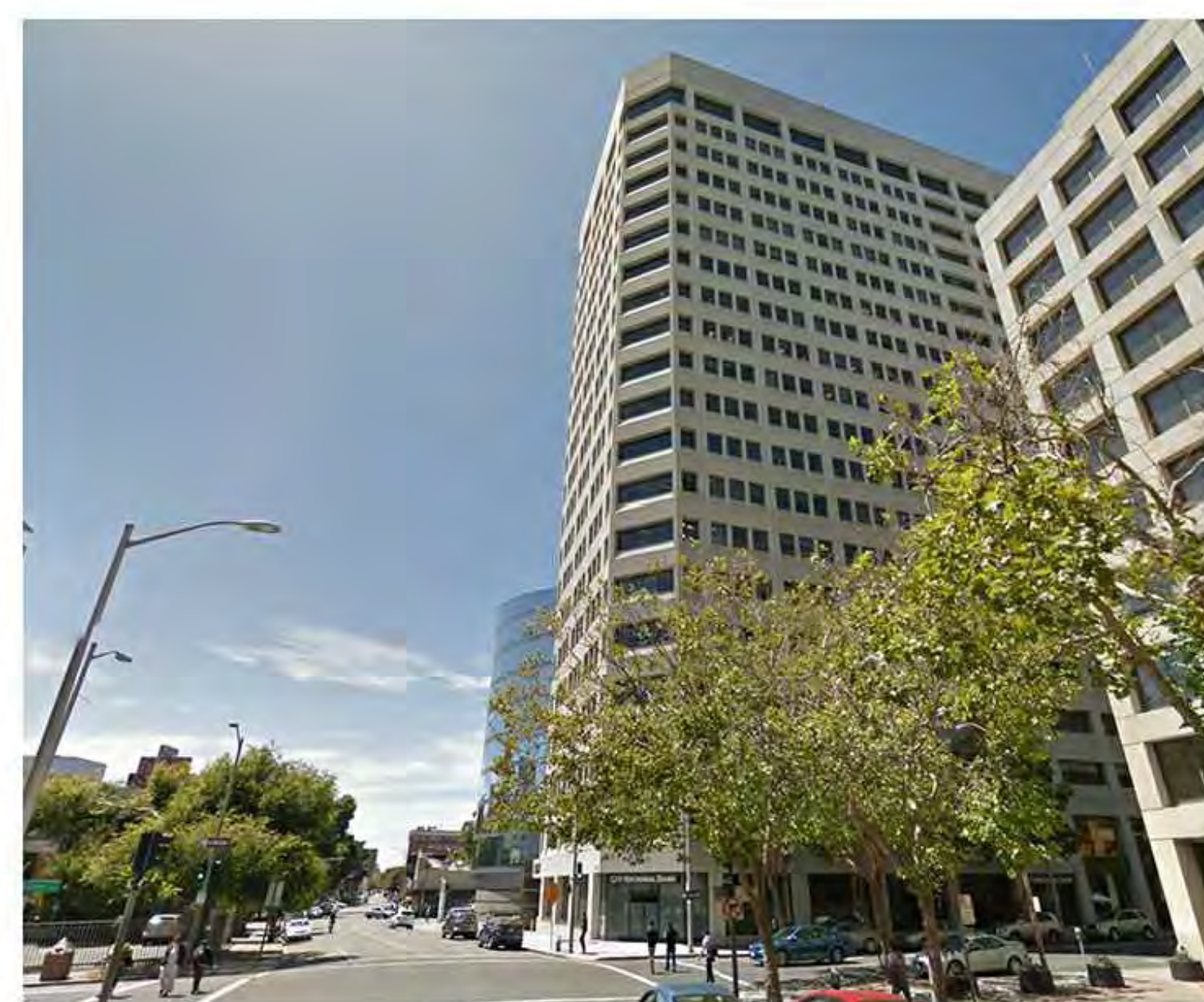
350 20TH STREET

2017 WEBSTER

2021 WEBSTER



PROJECT SITE: 2044 FRANKLIN STREET



21ST STREET

2101 WEBSTER STREET

WEBSTER STREET: WEST SIDE 2



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CIVIL

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636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8868

LANDSCAPE

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2044 Franklin St.

Oakland, CA 94609

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

EXISTING CONDITION

RAD Project Number 16502

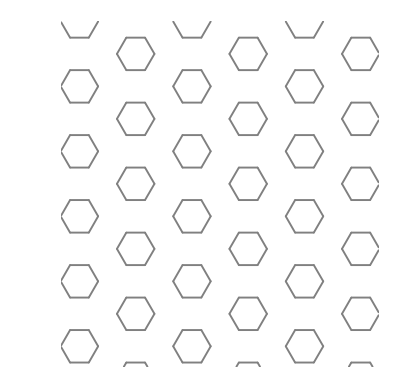
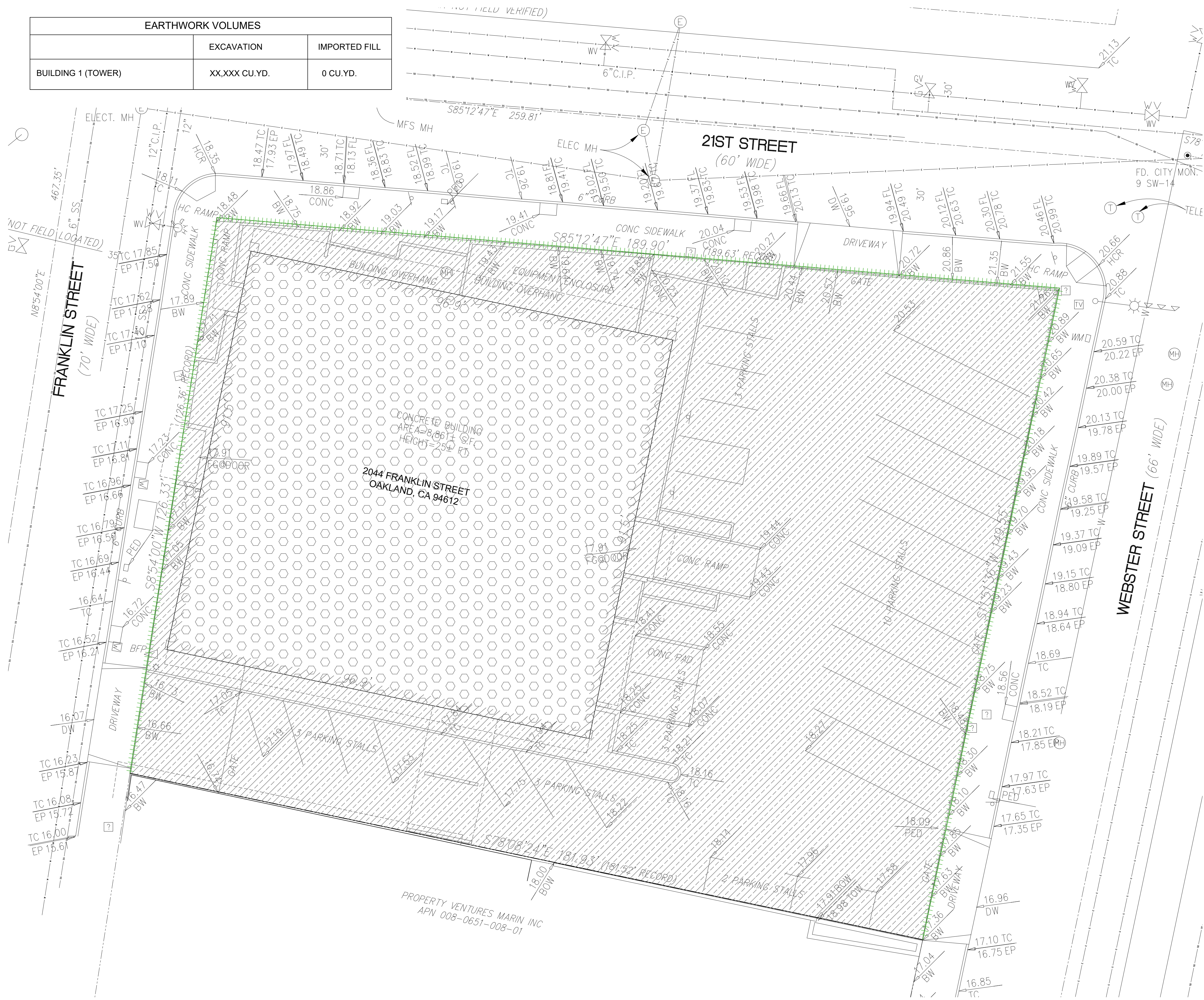
Date 19, October 2018

Drawn by

A0.4D

Scale NTS

| EARTHWORK VOLUMES | | |
|--------------------|---------------|---------------|
| | EXCAVATION | IMPORTED FILL |
| BUILDING 1 (TOWER) | XX,XXX CU.YD. | 0 CU.YD. |



BUILDING DEMO
 BUILDINGS SHOWN FOR DEMOLITION ARE
 NON-HISTORIC RESOURCES IN
 ACCORDANCE WITH THE LOCAL AND
 NATIONAL REGISTRIES.



SITE DEMO



RAD BUILD
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 Tel: 510.343.5593

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 636 9TH STREET
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LANDSCAPE

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

DEMO PLAN

RAD Project Number 16502
 Date 19, October 2018
 Drawn by

A0.6

Scale 3/32" = 1'-0"

NOTATION KEY

- 1 (E) STREET TREE TO BE REMOVED
- 2 NEW STREET TREE
- 3 OUTDOOR SEATING AREA
- 4 (E) CURB CUT TO BE REMOVED
- 5 NON-OCCUPIABLE ROOF
- 6 20 FOOT CITY STANDARD CURB CUT
- 7 CANOPY
- 8 COURTYARD ENTRY POINT
- 9 RES. SHORT TERM BIKE PARKING
- 10 RETAIL BIKE PARKING
- 11 LANDSCAPING

SPECIAL NOTES

ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

PLAN CHECK #

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2044 Franklin St.

Oakland, CA 94609

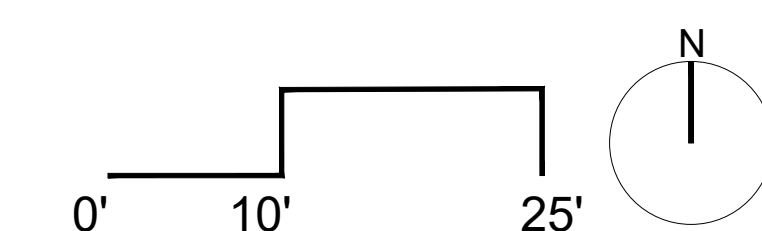
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SITE PLAN

RAD Project Number 16502
Date 19, October 2018
Drawn by

A0.7

Scale 1/16" = 1'-0"



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| | |
|----------------------------|--------------------------------------------------------------------------------------------------|
| OWNER | VILLAGE GLENN OAKLAND 2, LLC P.O. Box 70975, OAKLAND, CA 94612 T. 510.343.5593 |
| GENERAL CONTRACTOR | RAD BUILD P.O. Box 70975, OAKLAND, CA 94612 T. 510.343.5593 |
| ARCHITECT OF RECORD | RAD BUILD P.O. Box 70975, OAKLAND, CA 94612 T. 510.343.5593 |
| PROJECT DESIGN | RAD DESIGN/ SDG 230 E. OHIO ST. SUITE 410 CHICAGO, IL 60611 T. 510.459.3795 |
| CIVIL | SANDIS CIVIL ENGINEERS SURVEYORS, INC. 638 9TH STREET OAKLAND, CA 94607 T. 510.873.8866 |
| LANDSCAPE | PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 T. 310.628.6373 |

AGENCY APPROVALS

| | |
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LANDSCAPE

| | |
|--------------------|------------------|
| RAD Project Number | 16502 |
| Date | 19, October 2018 |
| Drawn by | |

Scale 1" = 10'-0"



PROGRAM

- | | |
|--------------------|--------------------|
| 1 DOG RUN | 6 RESTAURANT QUEUE |
| 2 TERRACED SEATING | 7 BIKE RACKS |
| 3 HAMMOCKS | 8 SEATING |
| 4 ACTIVITY LAWN | 9 RESTAURANT PATIO |
| 5 OUTDOOR DINING | 10 FENCE + GATE |

TREES

- | | | |
|--|--------------------|------------------------------|
| | LEMON EUCALYPTUS | <i>Corymbia citriodora</i> |
| | CALIFORNIA REDWOOD | <i>Sequoia sempervirens</i> |
| | LONDON PLANE | <i>Platanus x acerifolia</i> |
| | BRISBANE BOX | <i>Tristania conferta</i> |

SHRUB MIXES

- | | |
|--|------------|
| | LAWN MIX |
| | SHRUB MIX |
| | ACCENT MIX |
| | SCREEN MIX |

HARDSCAPE

- | | |
|--|--------------------|
| | WOOD DECK |
| | CONCRETE 1 |
| | CONCRETE 2 |
| | DECOMPOSED GRANITE |



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T. 510.873.8866

LANDSCAPE
PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.628.6373

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LANDSCAPE

RAD Project Number 16502

Date 19, October 2018

Drawn by

Scale 1" = 10'-0"

FRANKLIN STREET

21ST STREET

WEBSTER STREET





PROGRAM

- | | |
|-------------------------|-----------------------|
| 1 LOUNGE SEATING + FIRE | 6 TERRACED SEATING |
| 2 SEATING | 7 CITRUS GROVE |
| 3 OUTDOOR GAMES | 8 PERGOLA |
| 4 OUTDOOR KITCHEN | 9 OUTDOOR STUDIO |
| 5 MOVIE LAWN | 10 VEGETABLE PLANTERS |
| | 11 BBQ AREA (4 TOTAL) |

TREES

- | | | |
|---------------------------------------------------------------------------------------|--------------|----------------------|
|  | OLIVE TREE | <i>Olea europaea</i> |
|  | CITRUS GROVE | <i>Citrus ssp.</i> |

SHRUB MIXES

- | | |
|---------------------------------------------------------------------------------------|-----------------|
|  | ARTIFICIAL TURF |
|  | SHRUB MIX |
|  | PERGOLA VINE |
|  | SCREEN |

HARDSCAPE

- | | |
|---------------------------------------------------------------------------------------|------------------|
|  | PEDESTAL PAVER 1 |
|  | PEDESTAL PAVER 2 |



PASSAGEWAY TREES



LEMON EUCALYPTUS
Corymbia citriodora



CALIFORNIA REDWOOD
Sequoia sempervirens

STREET TREES



LONDON PLANE TREE
Platanus x acerifolia



BRISBANE BOX
Tristania conferta

SCREEN MIX



FERN PODOCARPUS
Podocarpus gracilior



COMPACT CAROLINA CHERRY LAUREL
Prunus caroliniana 'Compacta'

SHRUB MIX



LITTLE OLLIE OLIVE
Olea europaea 'Little Ollie'



EVERGREEN CURRANT
Ribes viburnifolium



EVERGREEN CURRANT
Ribes viburnifolium



DEER FERN
Blechnum spicant



FORTNIGHT LILY
Dietes bicolor



CORSICAN HELLEBORE
Helleborus argutifolius



FOXTAIL AGAVE
Agave attenuata



CREeping MAHONIA
Mahonia repens



RAINFLOWER
Zephyranthes



SPUR FLOWER
Plectranthus ciliatus

ACCENT MIX



MARBLE QUEEN MIRROR PLANT
Coprosma repens 'Marble Queen'



VARIEGATED FLAX LILLY
Dianella tasmanica 'Variegata'



COAST ROSEMARY
Westringia fruticosa 'Smokey'

OWNER

VILLAGE GLENN OAKLAND 2, LLC
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CHICAGO, IL 60611
T. 510.459.3795

CIVIL

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

LANDSCAPE

PAMELA BURTON & COMPANY
1432 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.628.6373

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

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2044 Franklin St.
Oakland, CA 94609

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

LANDSCAPE

RAD Project Number 16502
Date 19, October 2018
Drawn by

TREES



MARINA STRAWBERRY TREE
Arbutus 'Marina'



CITRUS TREES
Orange, Lemon, Lime, Kumquat

SCREEN



MARJORIE CHANNON
Pittosporum tenuifolium 'Marjorie Channon'

PERGOLA VINE



WISTERIA
Wisteria sinensis

SHRUB MIX



BLUE FLAME AGAVE
Agave shawii x attenuata 'Blue Flame'



FOXTAIL FERN
Asparagus densiflorus 'Myers'



LITTLE OLLIE OLIVE
Olea europaea 'Little Ollie'



BLUE SPIRES UPRIGHT ROSEMARY
Rosmarinus 'Blue Spires'



AUTUMN MOOR GRASS
Sesleria autumnalis



COAST ROSEMARY
Westringia fruticosa 'Morning Light'



TRAILING LANTANA
Lantana montevidensis

RAD
B U I L D

RAD BUILD
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GENERAL CONTRACTOR

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FRANKLIN ST

WEBSTER ST

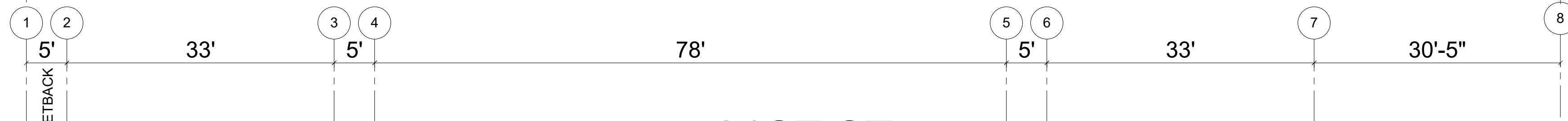
ADJACENT BLDG

ADJACENT PARKING

PROPERTY VENTURES MARIN INC
APN 008-0651-008-01

| No. | Description | Date |
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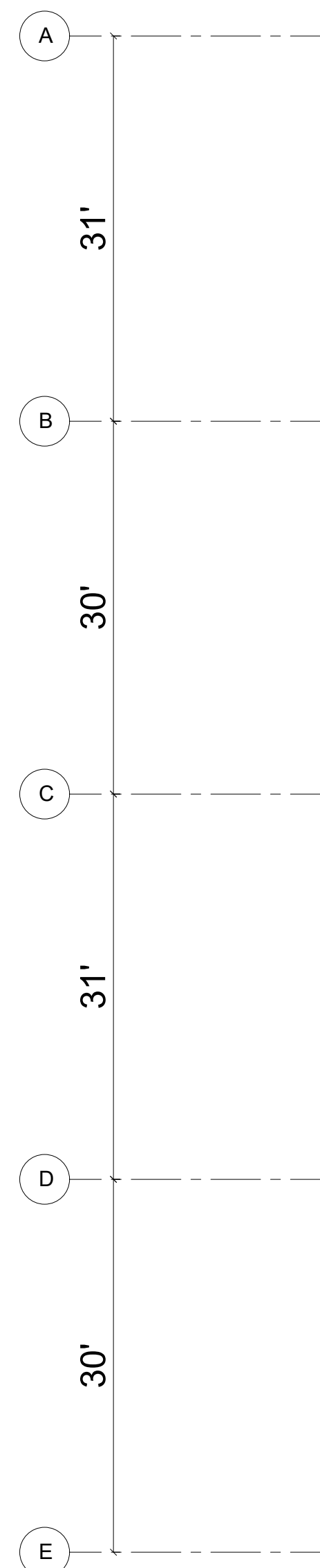
189'-5"



21ST ST

FRANKLIN ST

WEBSTER ST



PROPERTY VENTURES MARIN INC
APN 008-0651-008-01

ADJACENT
RIDG

ADJACENT
PARKING
LOT

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PLAN

RAD Project Number 16502
Date 19, October 2018
Drawn by

A1.2

Scale 3/32" = 1'-0"

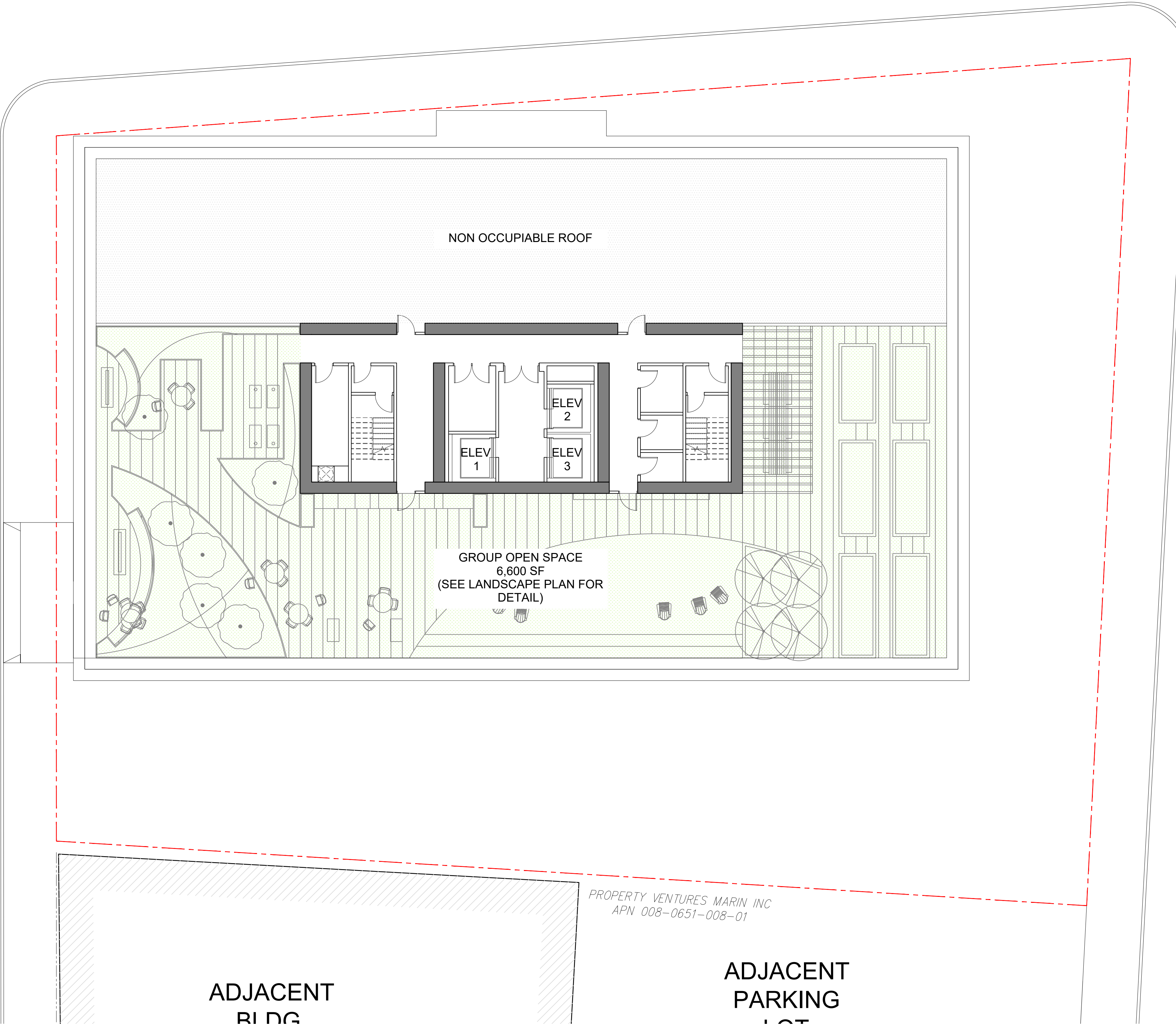
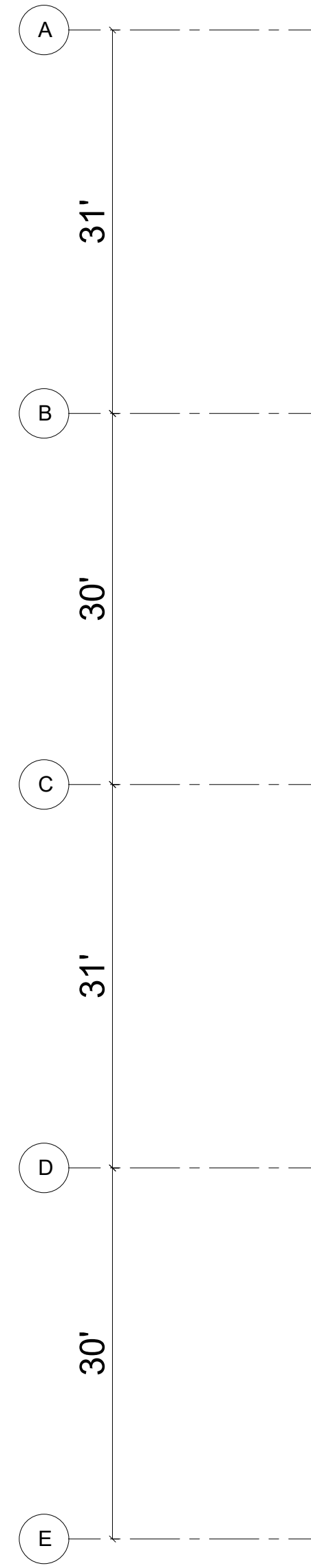
189'-5"



21ST ST

FRANKLIN ST

WEBSTER ST



NON OCCUPIABLE ROOF

GROUP OPEN SPACE
6,600 SF
(SEE LANDSCAPE PLAN FOR
DETAIL)

PROPERTY VENTURES MARIN INC
APN 008-0651-008-01

ADJACENT
R I D G

ADJACENT
P A R K I N G
L O T

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ELEVATION

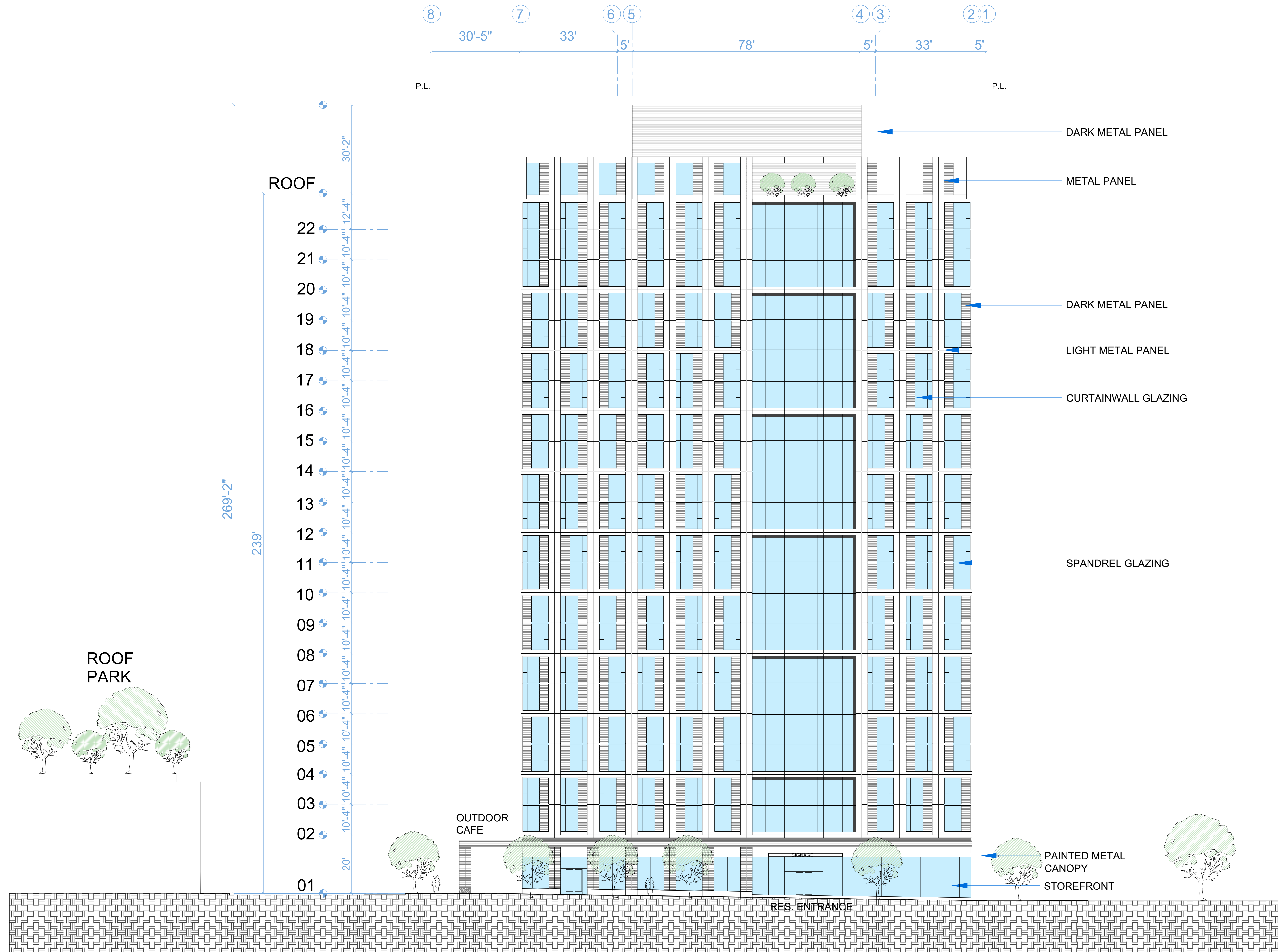
RAD Project Number 16502

Date 19, October 2018

Drawn by

A2.0

Scale 1/32" = 1'-0"



NORTH ELEVATION (21st STREET)

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CIVIL

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LANDSCAPE

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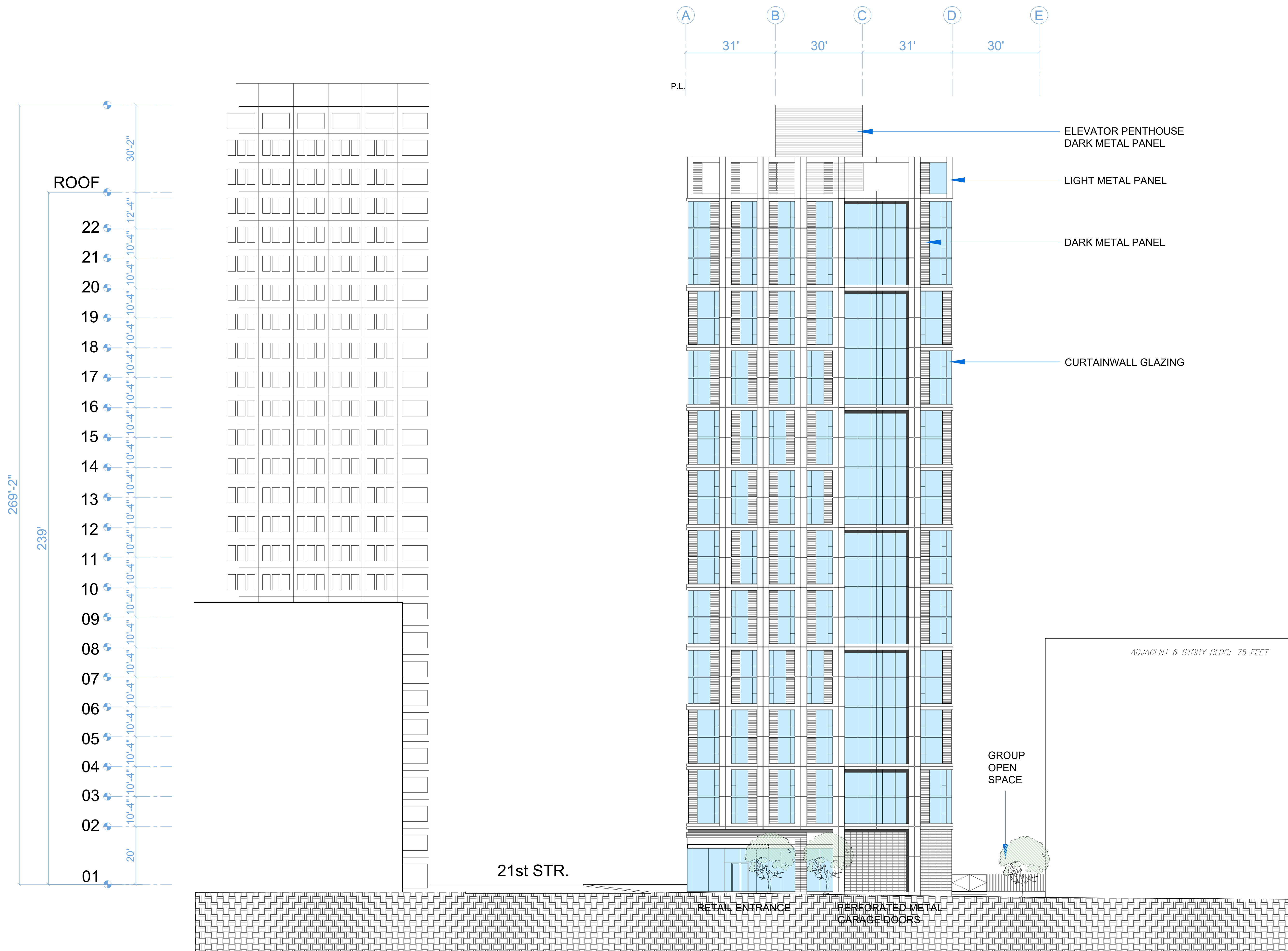
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A2.1

Scale 1/32" = 1'-0"



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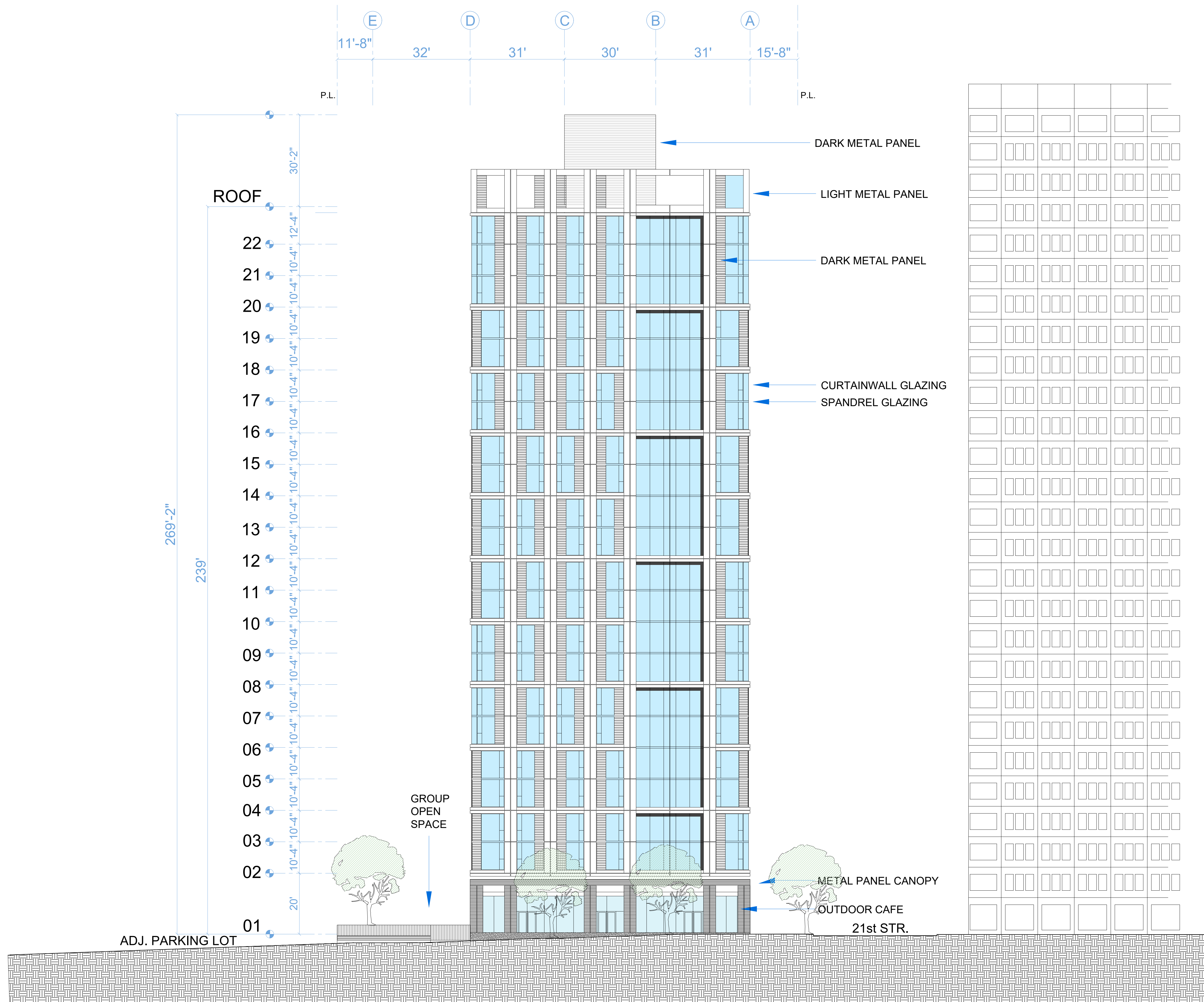
RAD Project Number 16502

Date 19, October 2018

Drawn by

A2.3

Scale 1/32" = 1'-0"



EAST ELEVATION

1

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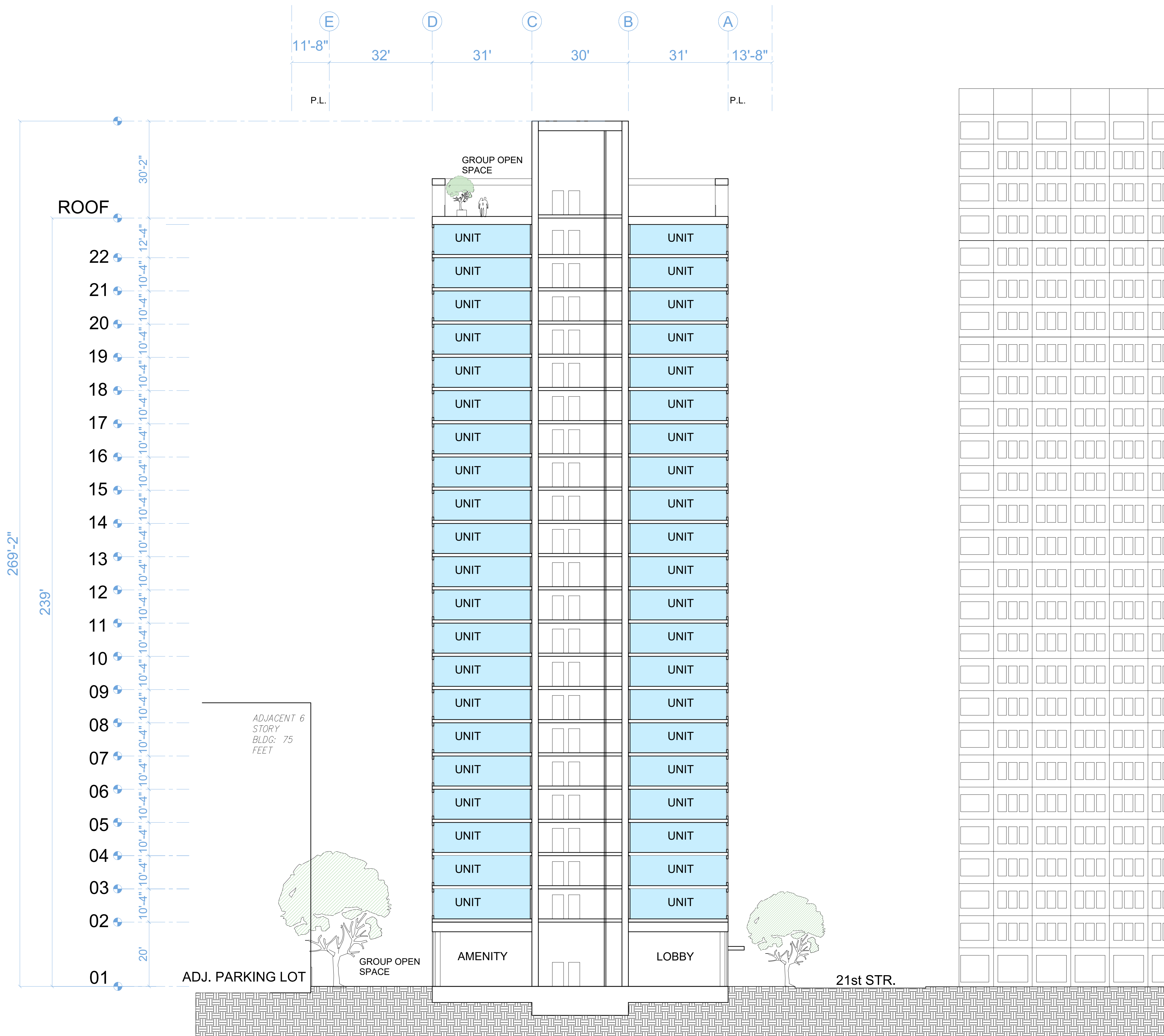
RAD BUILD
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SECTION

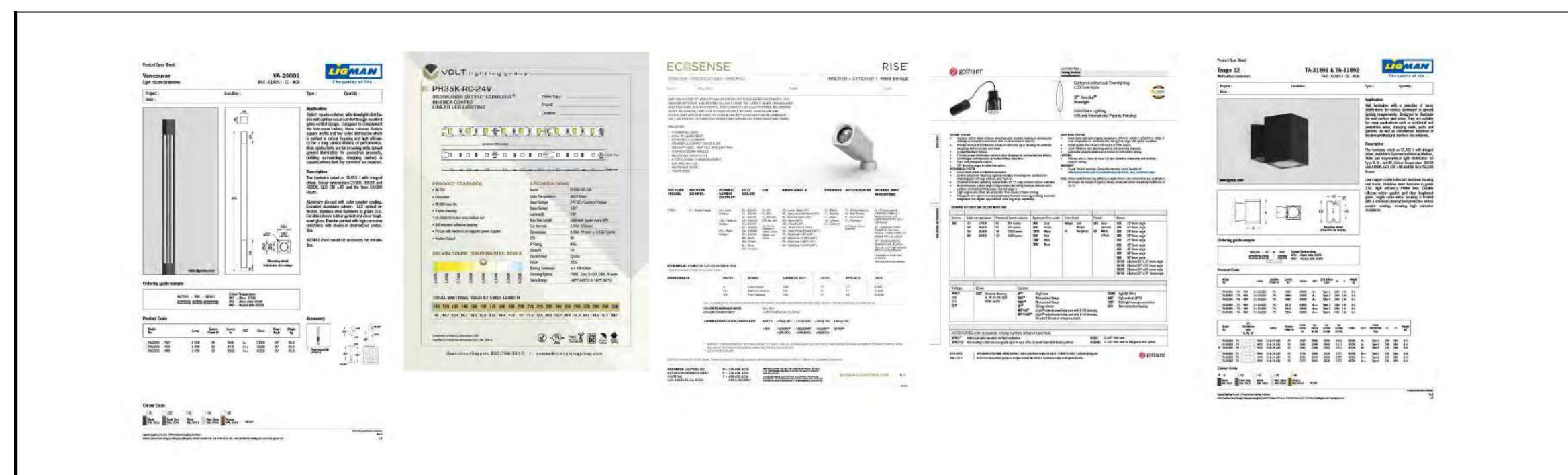
RAD Project Number 16502
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A3.0

Scale 1/32" = 1'-0"



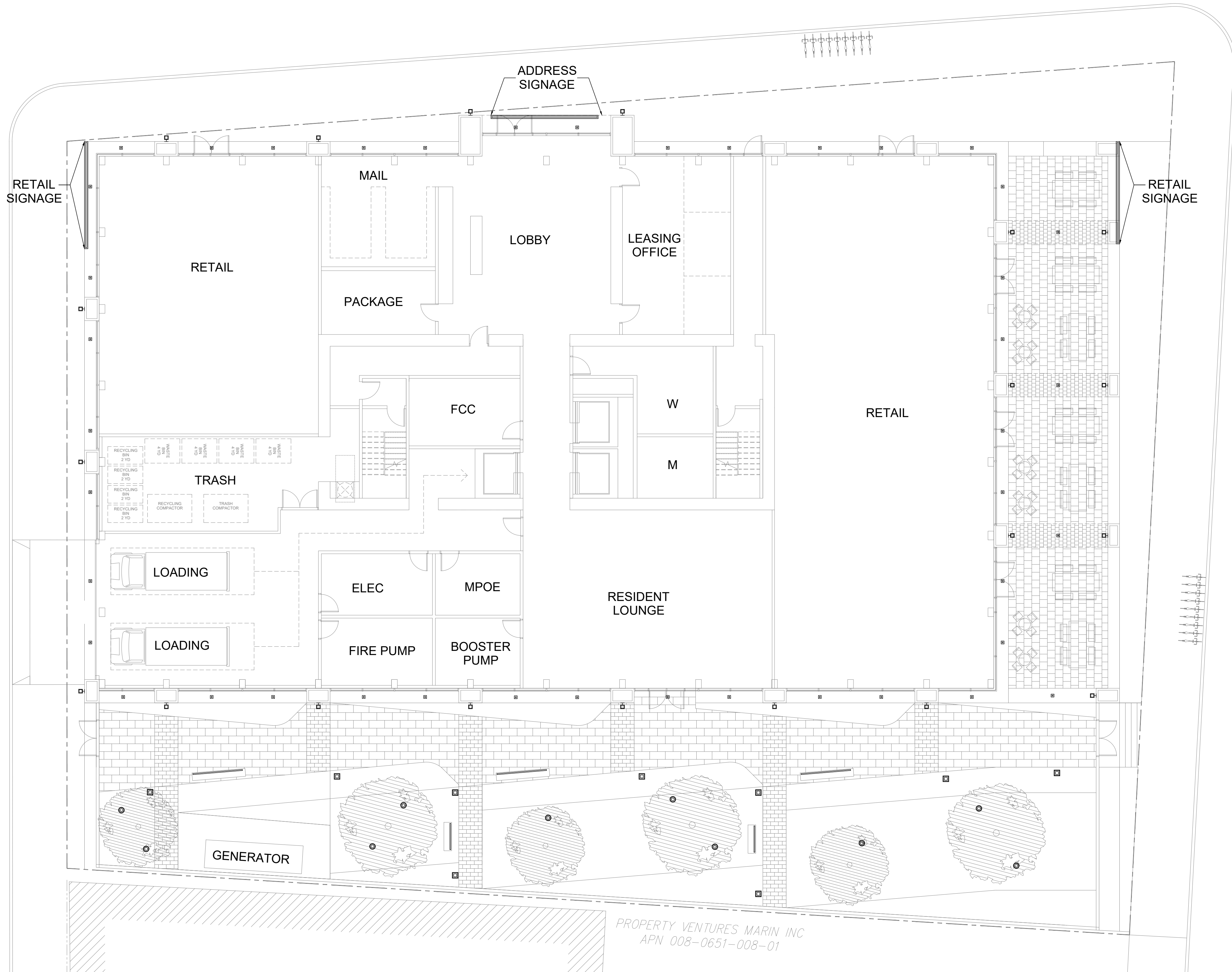
SECTION 1



LIGHTING LEGEND

- E1 - BOLLARD
- E6 - VARYING LENGTHS LED TAPE IN CHANNEL
- E7 - UPLIGHTS AT TREES
- E9 - RECESSED, OVERHEAD 2X2
- E10 - SIGNAGE LIGHTING
- E11 - WALL MOUNTED UP / DOWN SCONCE

SPECIAL NOTES



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CIVIL
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LANDSCAPE

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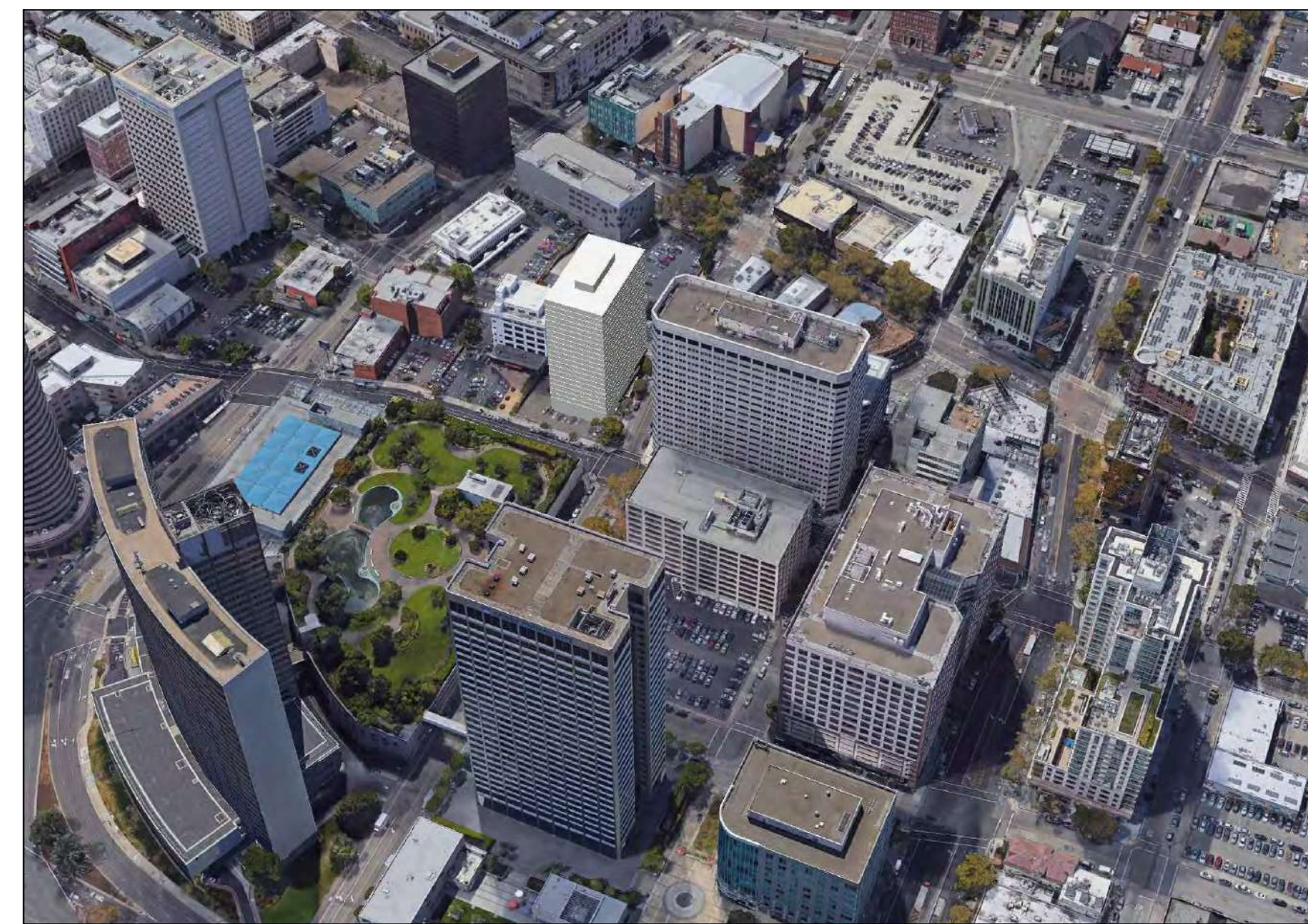
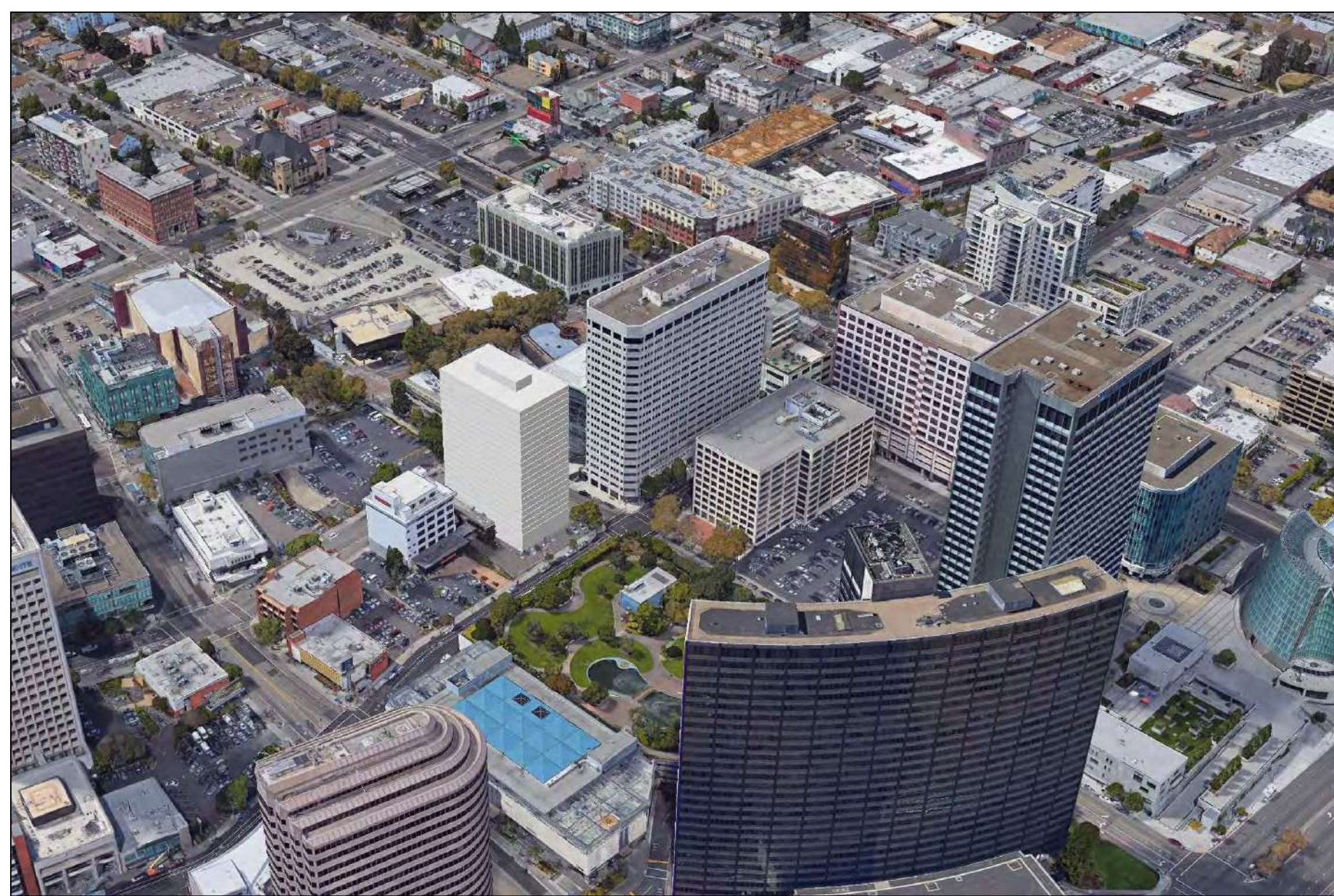
SIGNAGE

RAD Project Number 16502
Date 19, October 2018
Drawn by

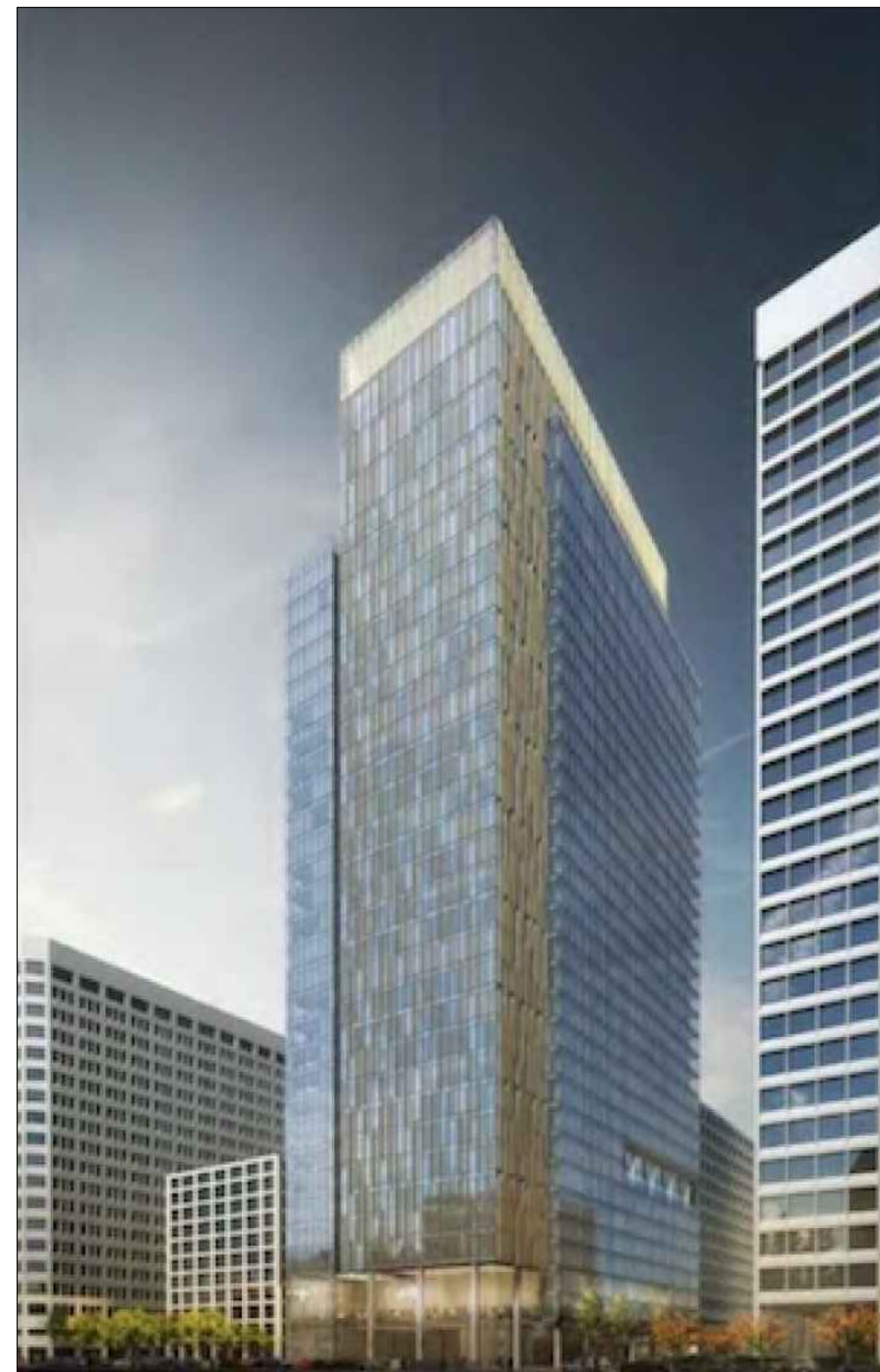
A4.0

Scale NTS

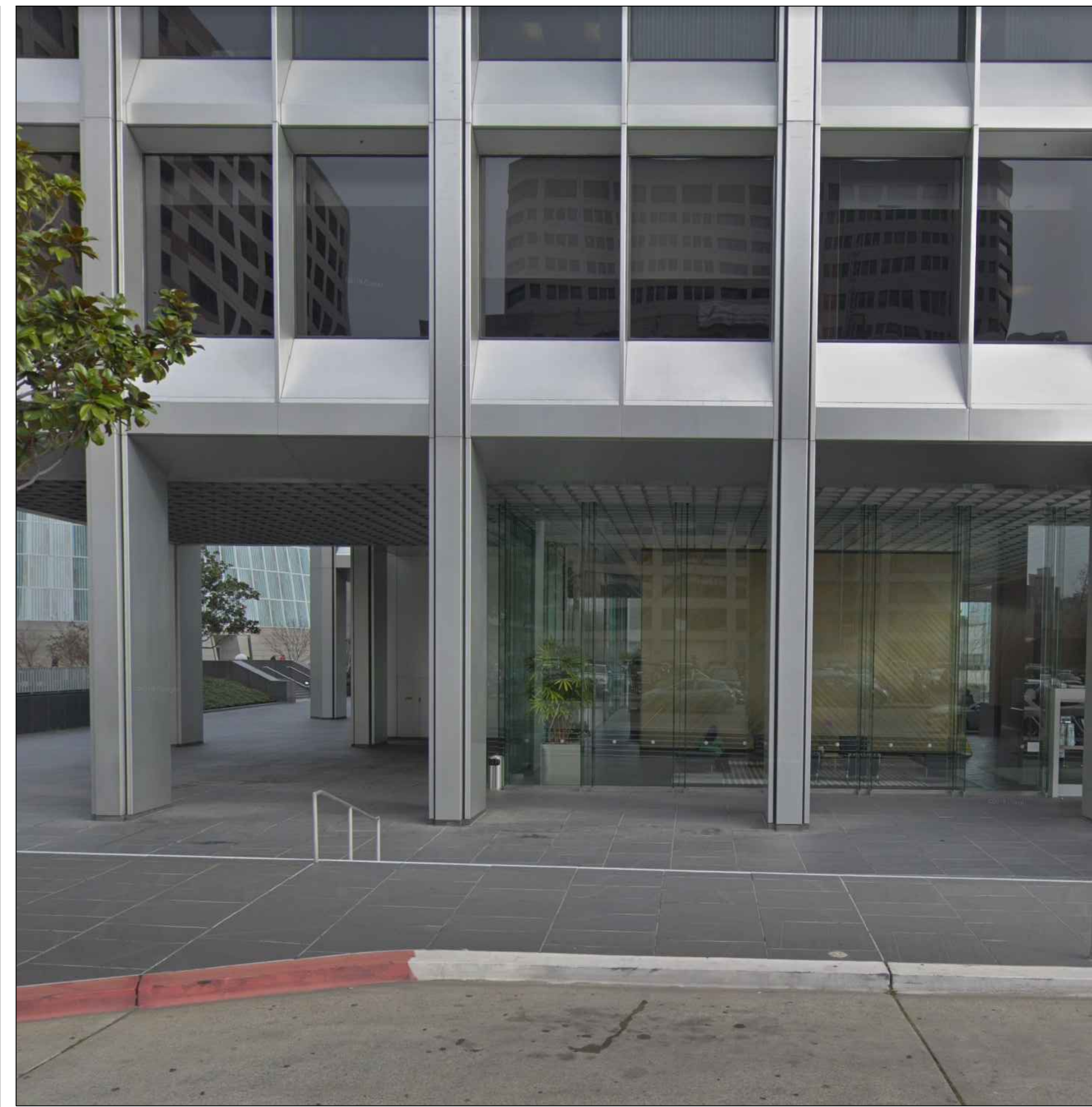
PROPERTY VENTURES MARIN INC
APN 008-0651-008-01



MASSING IN CONTEXT 1



NEW OFFICE CONTEXT



ORDWAY BUILDING PORTICO



ORDWAY BUILDING

CONTEXT 2

RAD BUILD

RAD BUILD
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PERSPECTIVE

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A5.0

Scale NTS



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A5.1

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PERSPECTIVE

RAD Project Number 16502
Date 19, October 2018
Drawn by

A5.2

Scale NTS

WEBSTER STREET RETAIL / OUTDOOR CAFE

1



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A5.3

Scale NTS



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A5.4

Scale NTS



MATERIAL 1



RAD BUILD
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LANDSCAPE

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

| No. | Description | Date |
|-----|-----------------------------------|------------|
| 001 | BASIC APPLICATION FOR DEV. REVIEW | 2-23-2017 |
| 002 | BASIC APPLICATION FOR DEV. REVIEW | 3-30-2017 |
| 003 | BASIC APPLICATION FOR DEV. REVIEW | 8-16-2017 |
| 004 | BASIC APPLICATION FOR DEV. REVIEW | 4-4-2018 |
| 005 | BASIC APPLICATION FOR DEV. REVIEW | 10-19-2018 |
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MATERIALS

RAD Project Number 16502
Date 19, October 2018
Drawn by

A6.0

Scale NTS