

Location:	1431 Franklin Street
Assessor's Parcel Number(s):	008 062100807
Proposal:	Major Conditional Use Permit and Regular Design Review to construct a 36-story (392.5-foot tall) 377,300 square feet residential tower with 194 space parking garage above grade.
Applicant:	TC II 1431 Franklin, LLC
Contact Person/ Phone Number:	Kyle Winkler, Tidewater Capital/(510) 290-9901
Owner:	TC II 1431 Franklin, LLC
Case File Number:	PLN20125
Planning Permits Required:	Major Conditional Use Permit for large scale development; Regular Design Review
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action
Historic Status:	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
City Council District:	3
Finality of Decision:	No decision by DRC; receive public testimony and provide comments on design.
For Further Information:	Contact case planner Michele Morris at (510) 238-2235 or by e-mail at mmorris2@oaklandca.gov

SUMMARY

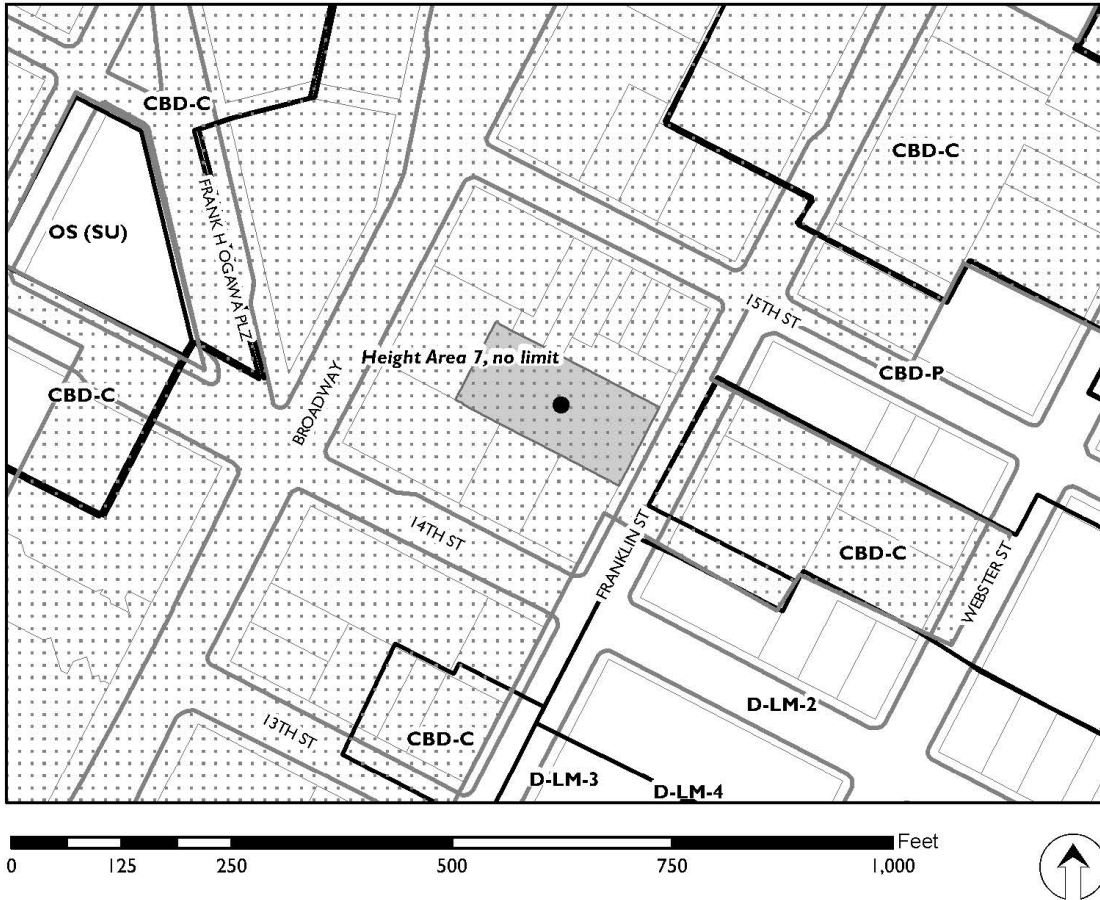
The proposed project is the for construction of a new 36-story residential tower at 1431 Franklin Street which is currently a parking lot in the Downtown Historic District, an Area of Primary Importance with regards to historic significance. The applicant proposes a 233 market-rate dwelling units and requests a 50 percent State Density Bonus for a total of 350 dwelling units. Fifteen percent (or 35 dwelling units) of the residences would be at the Very Low Income affordability level.

PROJECT SITE AND SURROUNDING AREA

The project site currently contains a parking lot located at the center of the block between 14th and 15th Streets, and one block east of Broadway. The proposal would encompass this 20,974 square-foot Potential Designated Historic Property (PDHP) in the heart of the downtown Oakland and within the Historic Downtown district, an Area of Primary Importance to the City of Oakland. Its eastern property line fronts Franklin Street, and the remaining property lines are surrounded by existing buildings at 1411 and 1441 Franklin Street (PDHP), 420 and 436 14th Street, 421 15th Street, 425 15th Street (PDHP), and 1440 Broadway (Local Register) at the rear property line. Also, on the corner of this block is the Local Landmarks the Oakland Title

Insurance Co. building, at 401 15th Street, and the Alameda County Title Insurance building at 1404 Franklin Street.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN20125
Applicant: TC II 1431 Franklin, LLC
Address: 1431 Franklin Street
Zone: CBD-P
Height Area: 7, No limit

PROJECT BACKGROUND

History and Context

The project site is located in the Downtown Oakland Historic District which includes approximately 11 city blocks. Tall buildings and lower height buildings can be found throughout the district and include varying sized office, retail, civic and institutional buildings. According to the National Register of Historic Places (U.S. Department of the Interior, National Park Service), the Downtown Oakland developed with most of its tall office buildings east of Broadway. Also, most of the district's buildings were built with little or no front or side setbacks. Contributing buildings to the district showcase "general unity of design," including brick and masonry surfaces, neoclassical ornament, terra cotta or metal cornices, and Chicago-style window styling. Other common features include generous openings facing the street for commercial ground floors, four-story glass base, and spacious office lobbies.

PROJECT DESCRIPTION

The proposed project plans, elevations, and illustrations are provided in **Attachment A** to this report. In general, the proposed plans include a modern architectural styled, 36-story residential development with a lobby entrance, abundant glazing at the ground floor and throughout the proposed building. The proposed tower design would have five floors of parking and two floors of amenity spaces within the tower and one on the rooftop.

GENERAL PLAN ANALYSIS

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

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

- Policy D6.1 - Developing Vacant Lots. Construction on vacant land or to replace surface parking lots should be encouraged throughout the downtown, where possible.
 - *The subject property currently contains a parking lot.*
- Objective D10: Maximize housing opportunities in the downtown to create a better sense of community.

- *The proposal is for a tower with 350 residential units, 15 percent would be affordable housing stock and serve very low-income residents.*
- Policy D10.4 – Providing Housing for a Range of Needs. Housing in the downtown should not be geared toward any one housing market, but rather should be promoted for a range of incomes, ownership options, household types, household sizes, and needs.
 - *The project proposes a mix of market-rate and affordable housing dwelling units.*

ZONING ANALYSIS

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

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

Zoning Analysis

Criteria	CBD-P	Proposed	Analysis
Permanent Residential	Permitted	Residential	Allowed
<u>Maximum Density (Sq. Ft. of Lot Area Required Per Unit)</u>			
<u>Dwelling unit</u>	90	377,300	
<u>Minimum Lot Dimensions</u>			
Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
Frontage	25 ft.	100.18 ft.	Complies
Lot Area	4,000 sf	20,974 sf	Complies
<u>Minimum/Maximum Setbacks</u>			
Minimum Front Setback	0 ft.		Complies
Maximum front and street side for the first story (see Additional Regulation #3)	5 ft.	0 ft.	Complies
Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3)	5 ft.	0 ft.	Complies
Minimum interior side	0 ft.	0 ft.	Complies
Rear	0 ft.	0 ft.	Complies

Maximum Height of Building Base	120 ft.	60 ft.	Complies
Maximum Height, Total	No height limit		
Minimum Height, New principal buildings	45 ft.	392.5 ft.	Complies
<u>State Density Bonus at 50%</u>	The Density Bonus calculation states that 15% affordable units at the Very Low Income allows 50% Density Bonus Level	Base number of dwelling units is 233. Density Bonus at 50%: 233 x 1.5 is approx. 350 units total.	Complies
<u>Maximum Lot Coverage</u>			
Building base (for each story)	100% of site area	100%	Complies
Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	65%	Complies
<u>Tower Regulations</u>			
Maximum average area of floor plates	No maximum	approx. 10,481sf	Complies
Maximum tower elevation length	No maximum	392.5 ft.	Complies
Maximum diagonal length	No maximum	Unclear.	Unknown
Minimum distance between towers on the same lot	No minimum	Only one tower is proposed.	Complies
<u>Sec. 17.58.070 C. Usable open space standards, Table 17.58.05, Required Dimensions of Usable Open Space</u>			
Private open space	10 ft. for space on the ground floor, no dimensional requirement elsewhere.	9,000 sf	Unclear
Public Ground-Floor Plaza open space	10 ft.	Unknown	Does Not Comply
Rooftop open space	15 ft.	8,000 sf	Does Not Comply
17.116.060 - Off-street parking—Residential Activities, A. Minimum Parking for Residential Activities -Total Required Parking - Multifamily Dwelling	No spaces required.	194	Complies
17.116.060 - Off-street parking—Residential Activities, B. Maximum Parking for Residential Activities - Maximum Number of Parking Spaces	One and one-quarter (1¼) parking spaces per dwelling unit (438)	194	Complies

Design Review

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

ZONING AND RELATED ISSUES

Design

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

Zoning Design Regulations Sec. 17.58.060 B	Requirement	Compliance Analysis
4. Parking and Loading Location	For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley.	Complies
6. Upper Story Windows	An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.	Complies
Design Guidelines for Corridors and Commercial Areas		Compliance Analysis
#5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.		Complies

Issues

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

Regulation/Finding	Compliance Analysis
<u>Historic Preservation Element, Policy 3.5, Findings</u>	
1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design;	Does not comply
#2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood	Does not comply
<u>Sec. 17.136.055 B – Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones, 2. Findings</u>	
a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;	Does not comply
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.	Does not comply
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	Does not comply

- **Historic Preservation Element Policy 3.5 findings and Special Regulations for historic properties in the CBD zones** - The design proposal requires more details on the plans such as arrangement, bulk, texture, materials, and appurtenances, especially in relation to other facilities in the vicinity, and within the tower. The overall design lacks the details of cladding composition and method of application. It is difficult to discern the quality of materials which directly impacts the integrity of the API.
 - *Does the DRC think the proposed design should be revised to clearly relate to the API in rhythm, ornamentation, projections, materials or colors, and level of detailing?*

RECOMMENDATION

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

Prepared by:



Michele T. Morris, Planner III

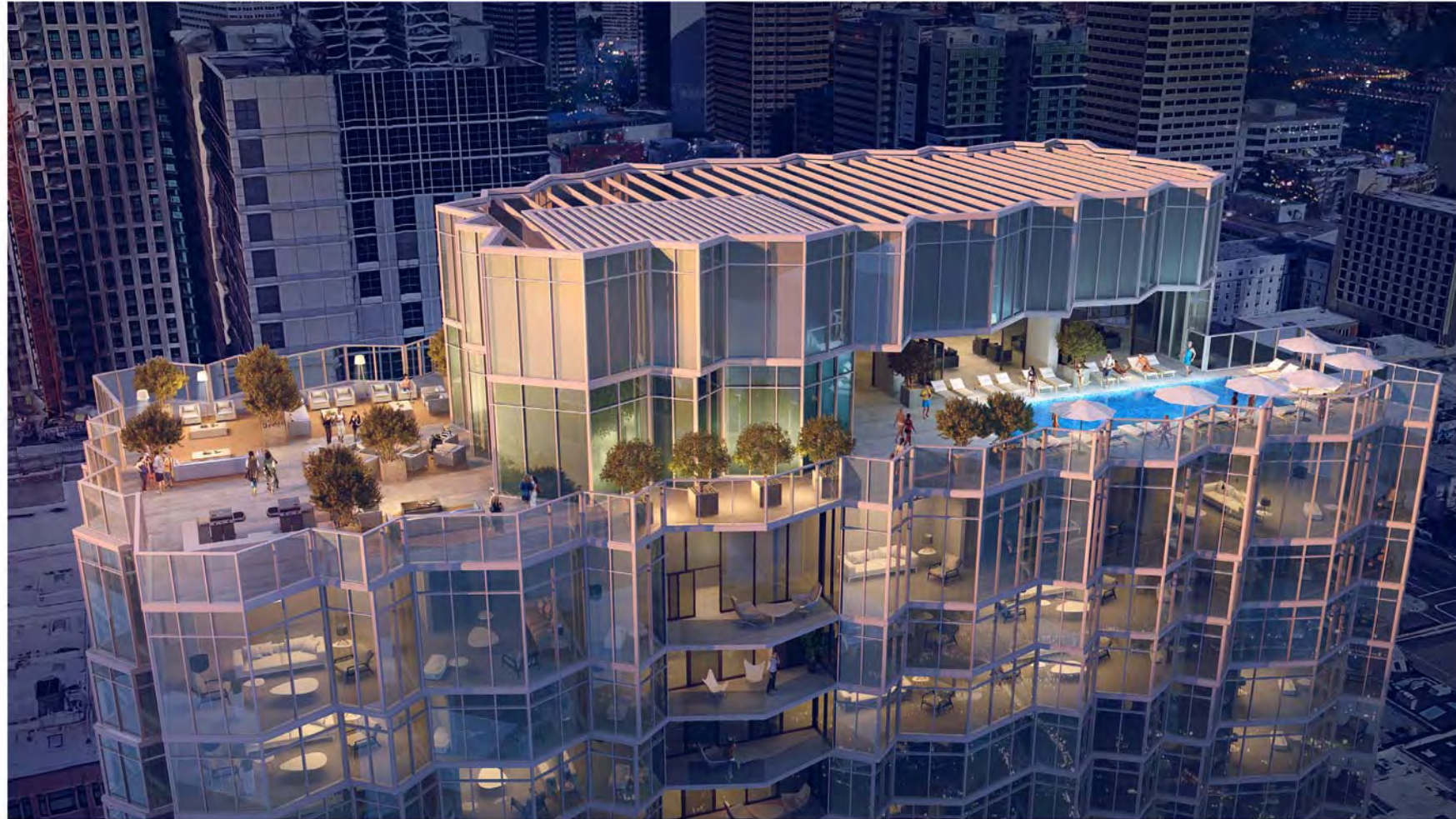
Reviewed by:



Catherine Payne, Development Planning Manager
Bureau of Planning

Attachment:

- A. Proposed Plans, dated June 24, 2021
- B. Design Review Conformance Matrix (PLN20125)

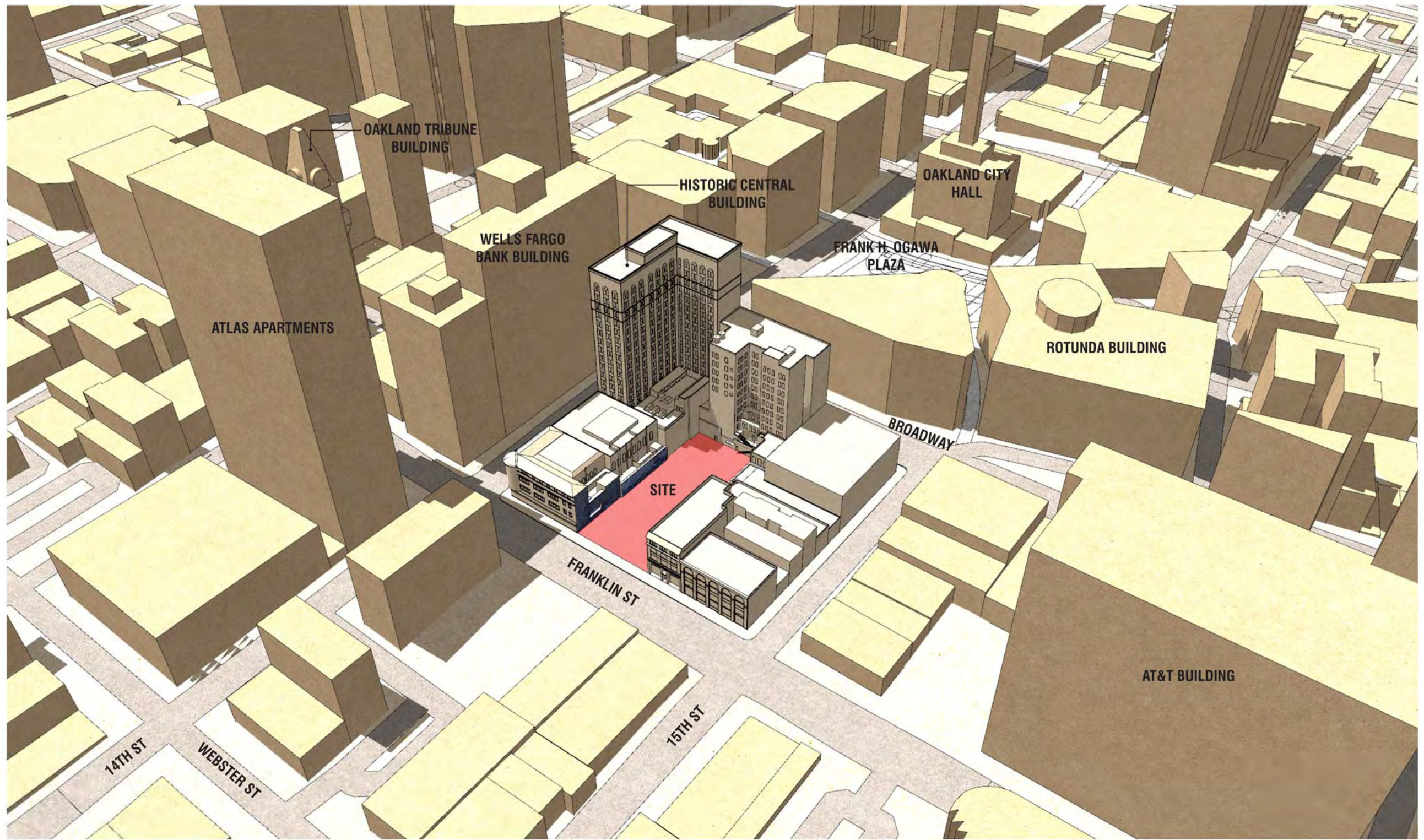


1431 FRANKLIN ST

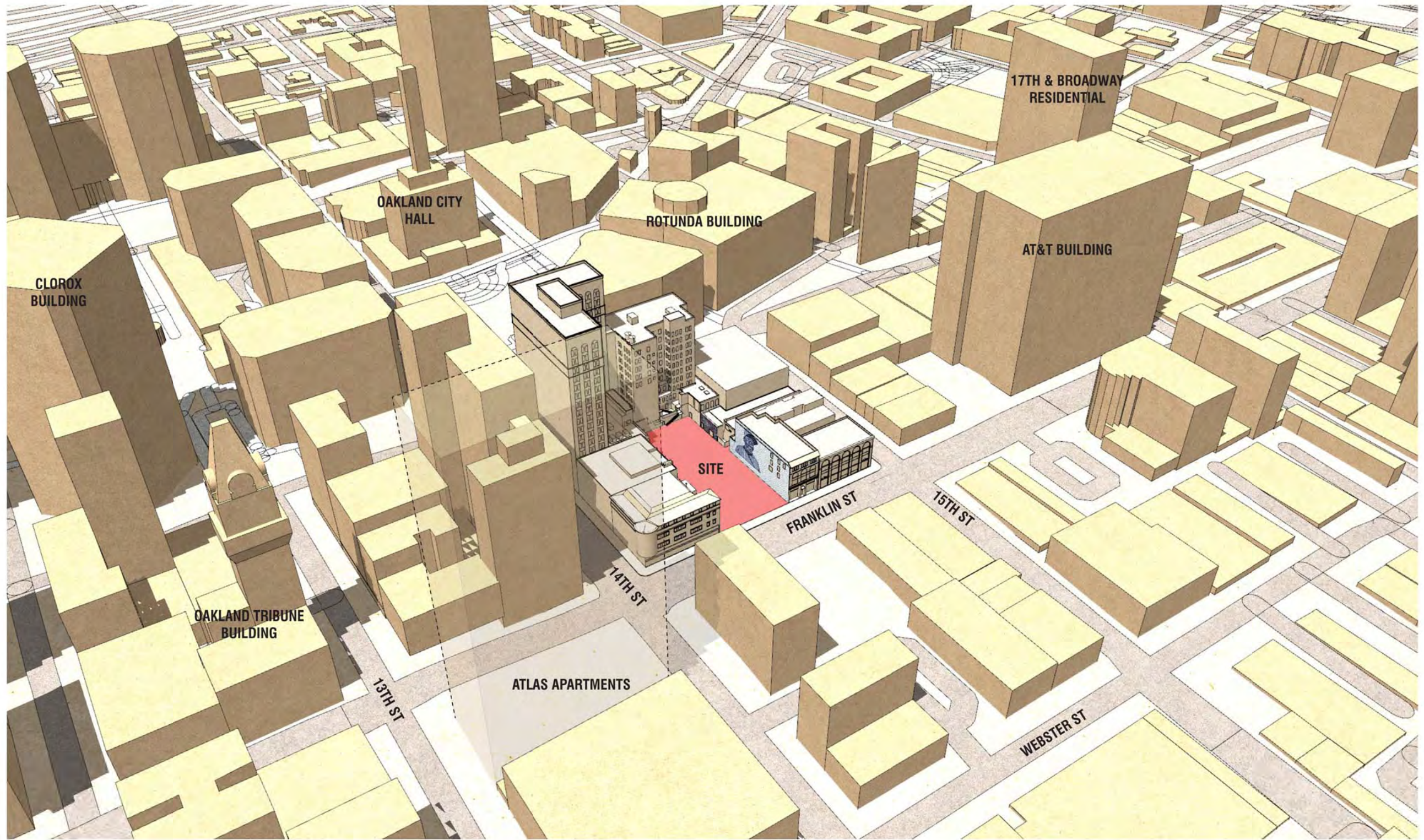
Residential Entitlement - 05/12/2021

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

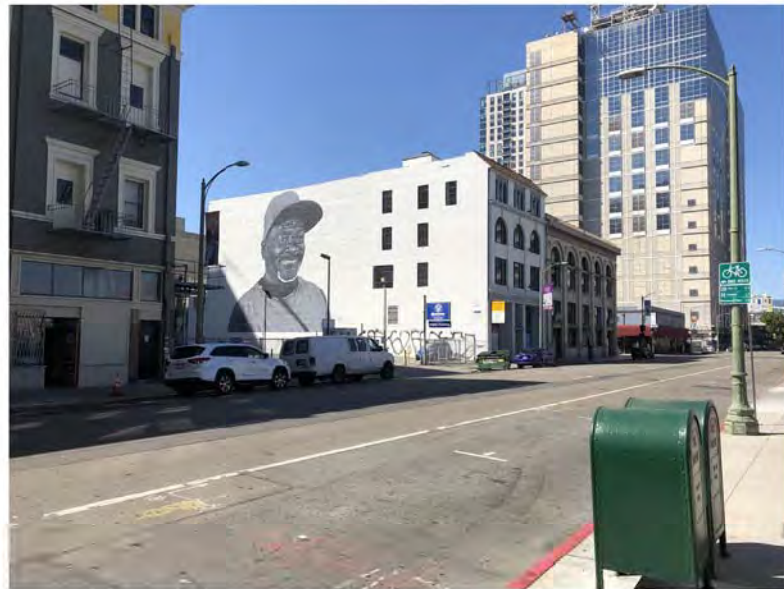
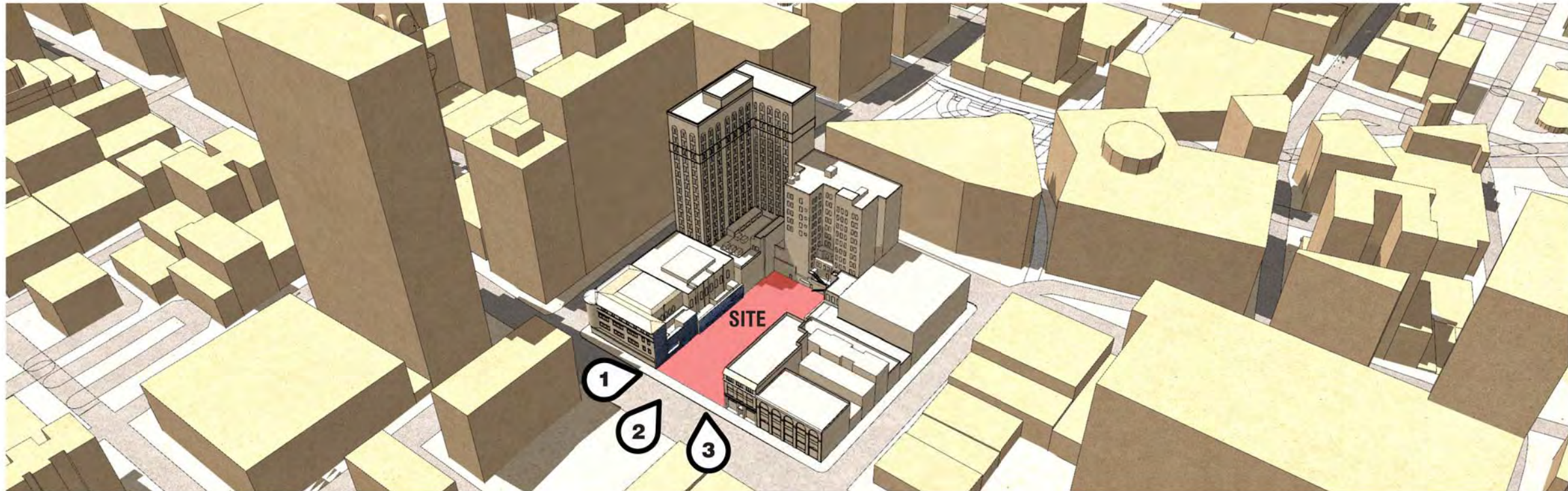
LARGE
architecture



SITE CONTEXT AXONIMETRIC



SITE CONTEXT AXONIMETRIC



1 - View to site from south

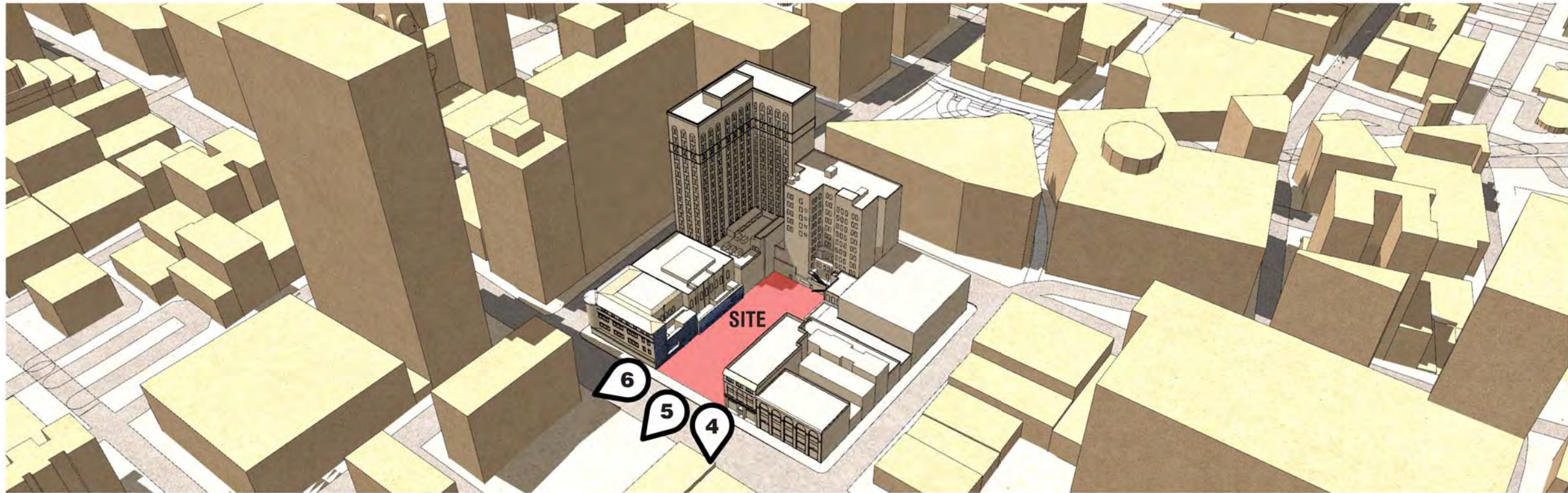


2 - View to site from south-east



3 - View towards site from east

SITE PHOTOS



4 - View from site to east

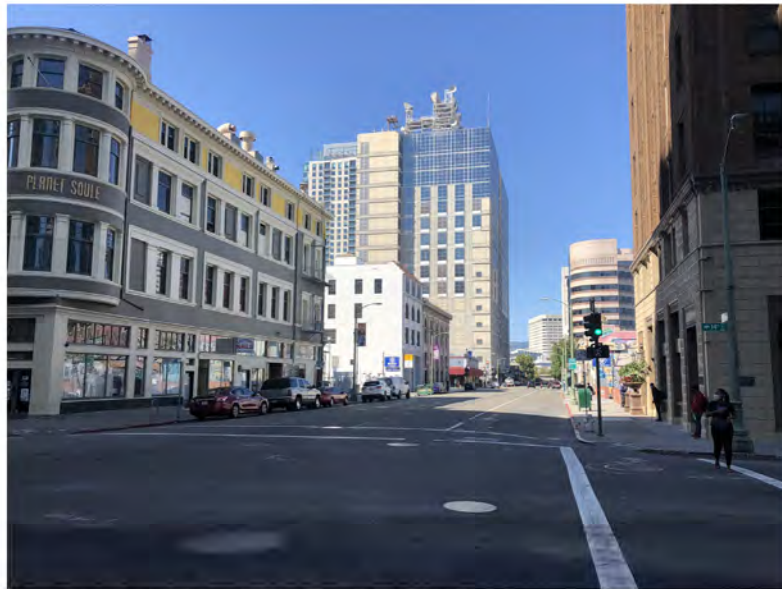
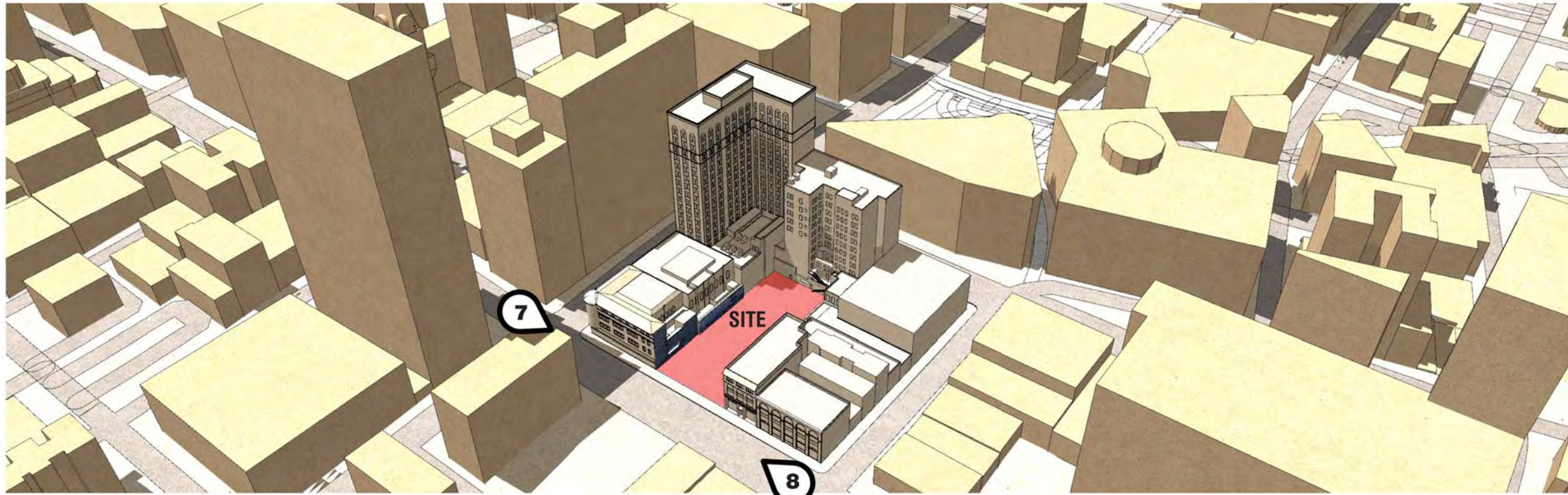


5 - View from site to south-east



6 - View from site to south

SITE PHOTOS

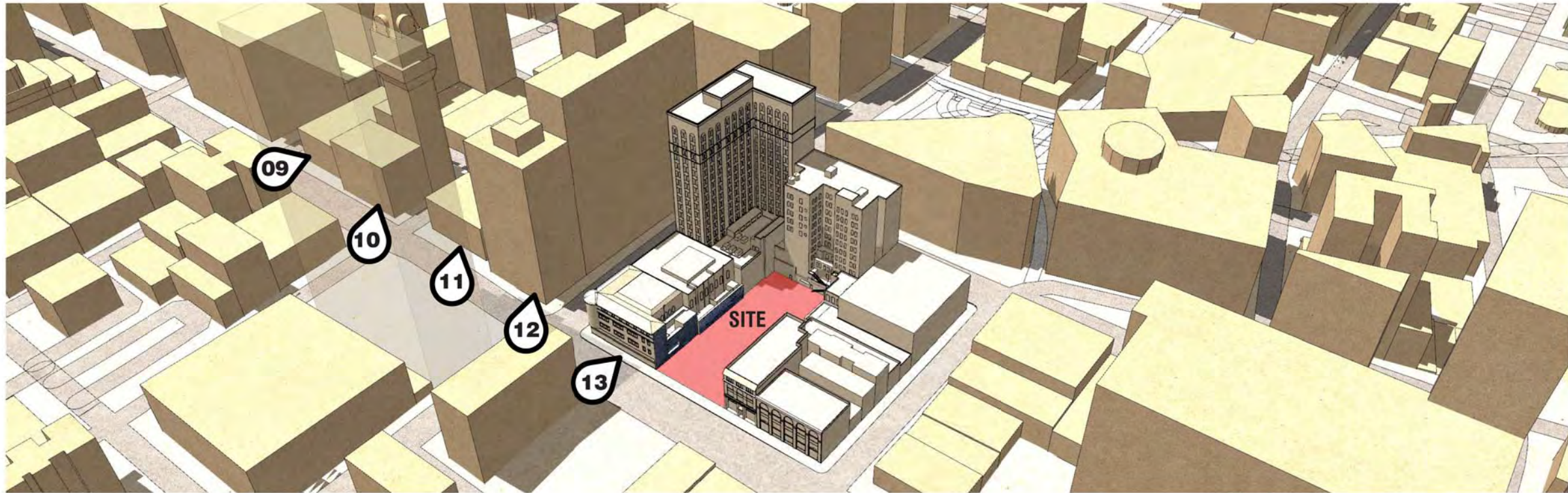


7 • View along franklin ave. to north-east



8 • View along franklin ave. to south-west

SITE PHOTOS



9 - 1205 Franklin St



10 - Tribune Tower, 09 13TH St



11 - 1305 Franklin St

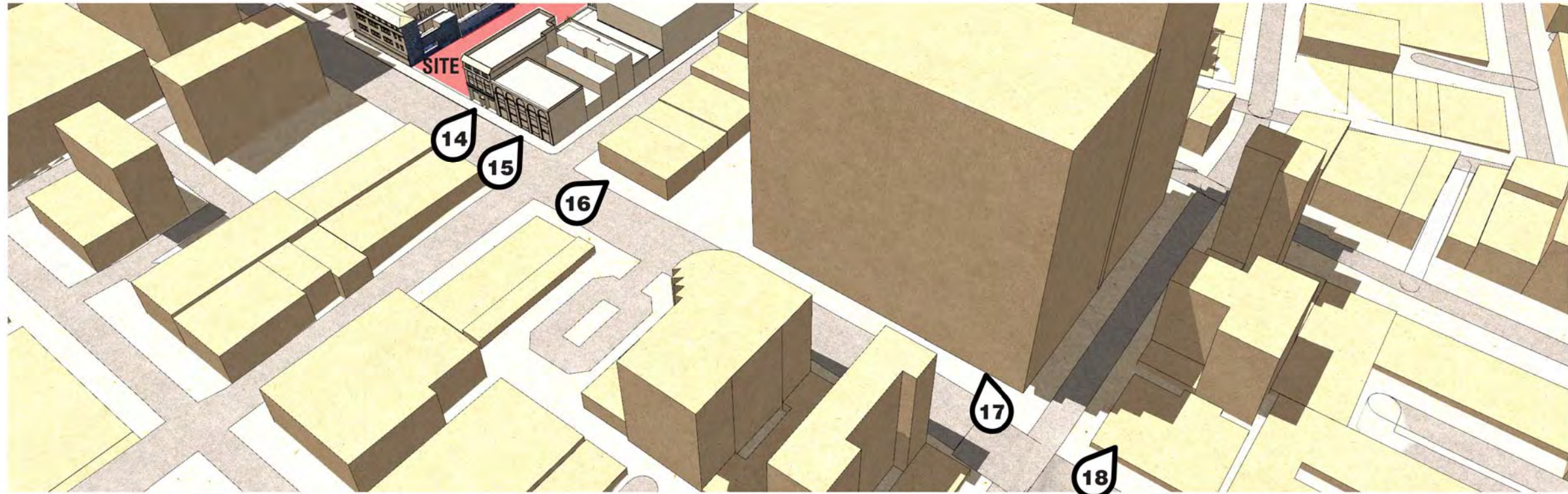


12 - 1901 Harrison St



13 - 1407 Franklin St

SITE PHOTOS



14 - 1445 Franklin St



15 - 401 15TH St



16 - 1517 Franklin St

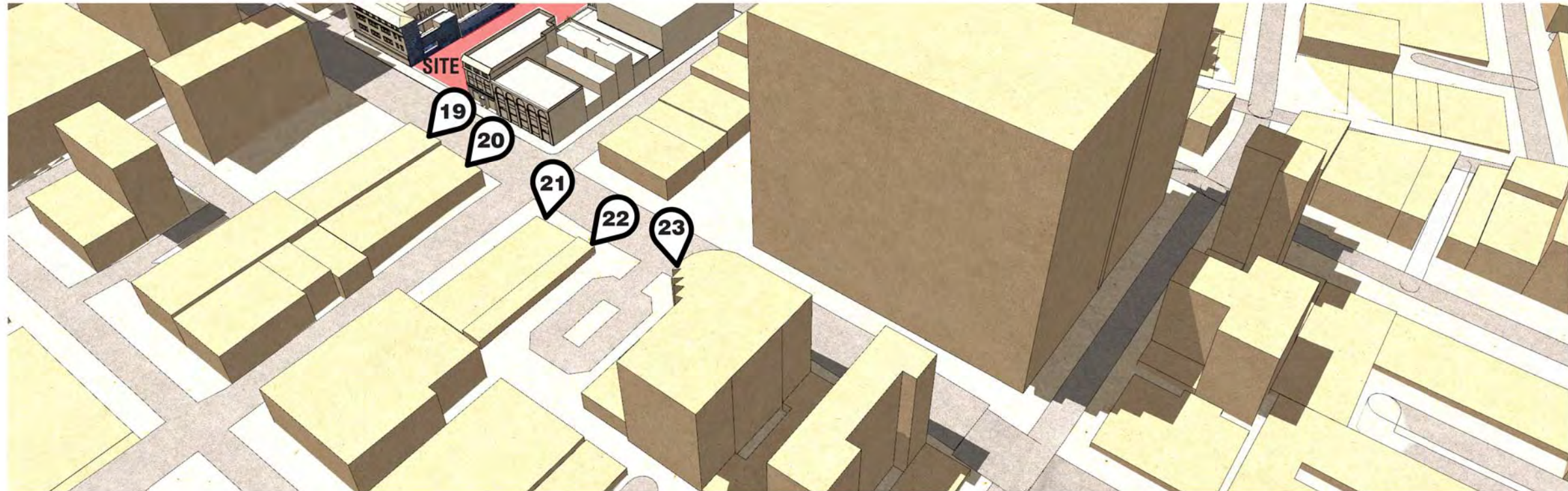


17 - 1587 Franklin St



18 - 1701 Franklin St

SITE PHOTOS



19 - 1430 Franklin St



20 - 1444 Franklin St



21 - 1504 Franklin St

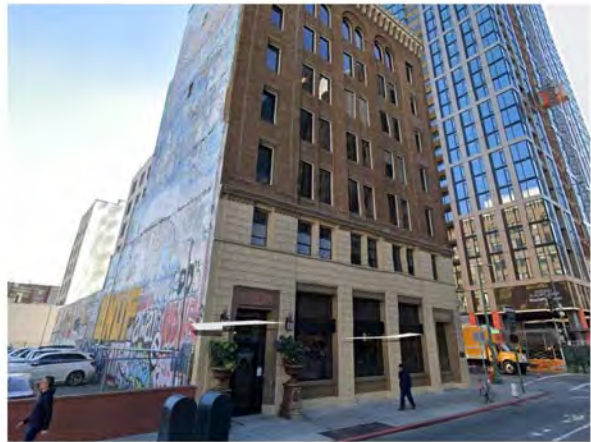


22 - 1510 Franklin St



23 - 1582 Franklin St

SITE PHOTOS



24 - 1400 Franklin St



25 - 385 14TH St



26 - 393 13TH St



27 - 394 12TH St



28 - 1168 Franklin St

SITE PHOTOS



SITE PLAN

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





JONATHAN P. SHATTUCK PLS 8940



1431 FRANKLIN ST
APN 8-021-9-7
OAKLAND CA, ALAMEDA COUNTY
TOPOGRAPHIC MAP

Revisions	
No.	
Date: 04-23-2020	
Scale: AS SHOWN	
Design: MOK	
Drawn: MOK	
Approved: DM	
Job No: 2020045	
Drawing Number:	
1	1



VICINITY MAP
NOT TO SCALE

SYMBOLS & LEGEND

- EXISTING**
- CITY MONUMENT
 - NAIL AND TAG
 - VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - RISER
 - SIGN
 - STREET LIGHT
 - LIGHT POLE
- PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - CENTER LINE
 - MONUMENT LINE
 - FENCE
 - STORM DRAIN
 - SANITARY SEWER
 - WATER
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELECOM LINE
 - PARKING STRIPE
 - BUILDING WALL
 - CONCRETE

ABBREVIATIONS

- | | | | |
|------|--------------------------|------|------------------------|
| AC | ASPHALT CONCRETE | PGE | PACIFIC GAS & ELECTRIC |
| APN | ASSESSOR'S PARCEL NUMBER | RWL | RAIN WATER LEADER |
| BLRD | BOLLARD | SD | STORM DRAIN |
| CO | CLEAN OUT | SDMH | STORM DRAIN MANHOLE |
| CONC | CONCRETE | SL | STREETLIGHT |
| DI | DROP INLET | SS | SANITARY SEWER |
| DIA | DIAMETER | SSMH | SANITARY SEWER MANHOLE |
| DW | DRIVEWAY | TC | TOP FACE OF CURB |
| E | ELECTRIC | TEL | TELECOMMUNICATION |
| EX | EXISTING | TG | TOP OF GRATE |
| G | GAS | TS | TRAFFIC SIGNAL |
| GI | GRATE INLET | TV | TELEVISION |
| INV | BOTTOM INSIDE OF PIPE | TYP | TYPICAL |
| MB | MAILBOX | UB | UTILITY BOX |
| MH | MANHOLE | ULT | UTILITY |
| MON | MONUMENT | W | WATER |
| | | WM | WATER METER |

BASIS OF BEARINGS: THE BEARING OF NORTH 26°15'00" EAST FOR THE NORTHWESTERLY LINE OF FRANKLIN STREET, AS DESCRIBED IN THE CERTAIN GRANT DEED FILED FOR RECORD ON NOVEMBER 14, 2019 UNDER RECORDER'S SERIES NO. 2019233419, RECORDS OF ALAMEDA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK: CITY OF OAKLAND BENCHMARK STATION 31/A, STANDARD OAKLAND DISC UNDER STANDARD CASTING IN THE WALK AT THE NORTHEAST CORNER OF 17TH STREET AND BROADWAY 11.3' EAST OF THE EAST CURB OF BROADWAY AND 6.8' NORTH OF THE NORTH CURB OF 17TH STREET. ELEVATION 26.144' (DATUM: CITY OF OAKLAND MEAN SEA LEVEL).

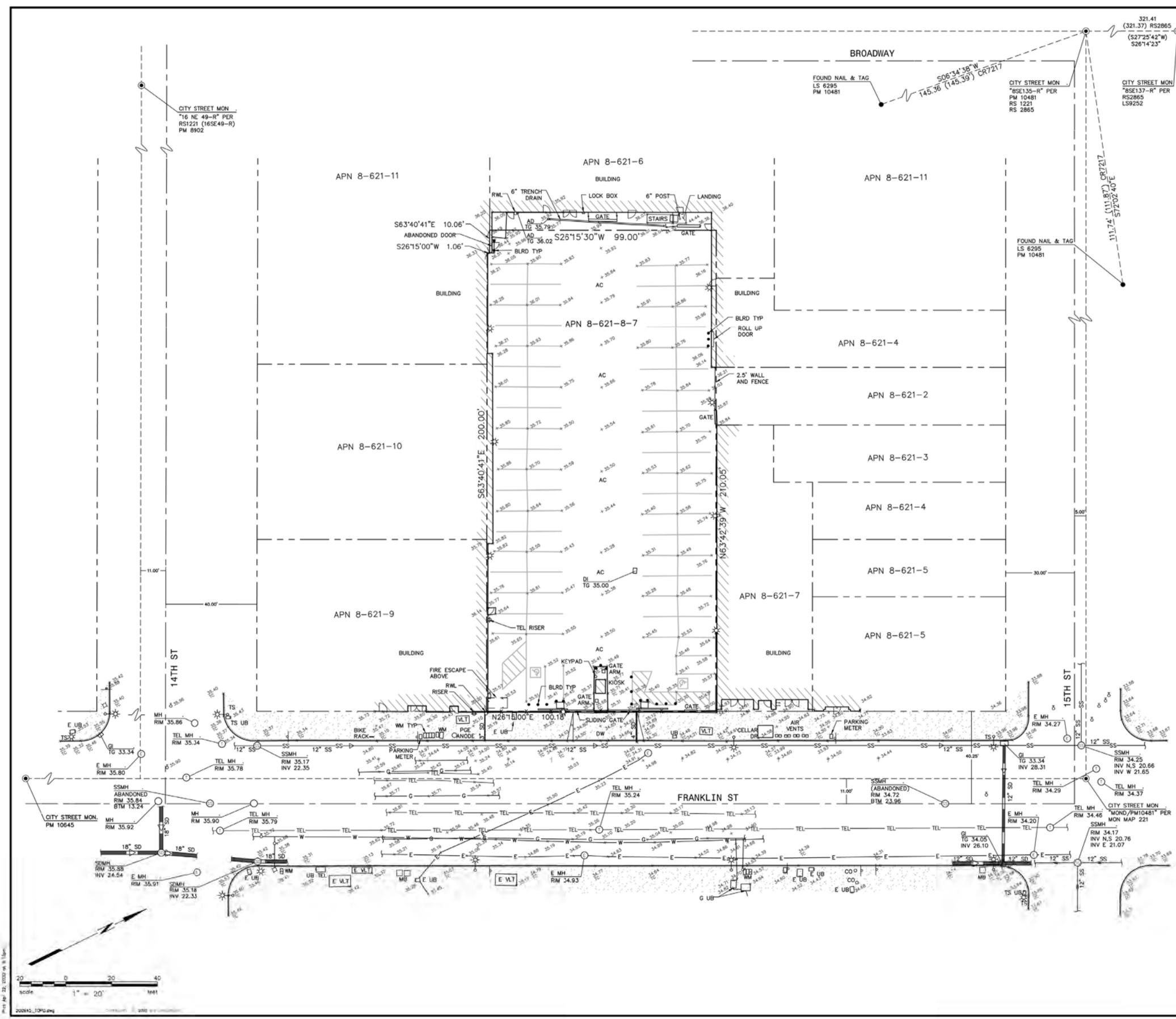
FIELD SURVEY DATE: APRIL 15TH, 2020.

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

MISCELLANEOUS BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD DATA AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.



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

DMA SUMMARY TABLE

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

STORMWATER COMPLIANCE DATA

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

SPECIAL PROJECT CATEGORY "C"

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

LOCATION CREDIT

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

DENSITY CREDIT

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

MINIMIZED SURFACE PARKING CREDIT

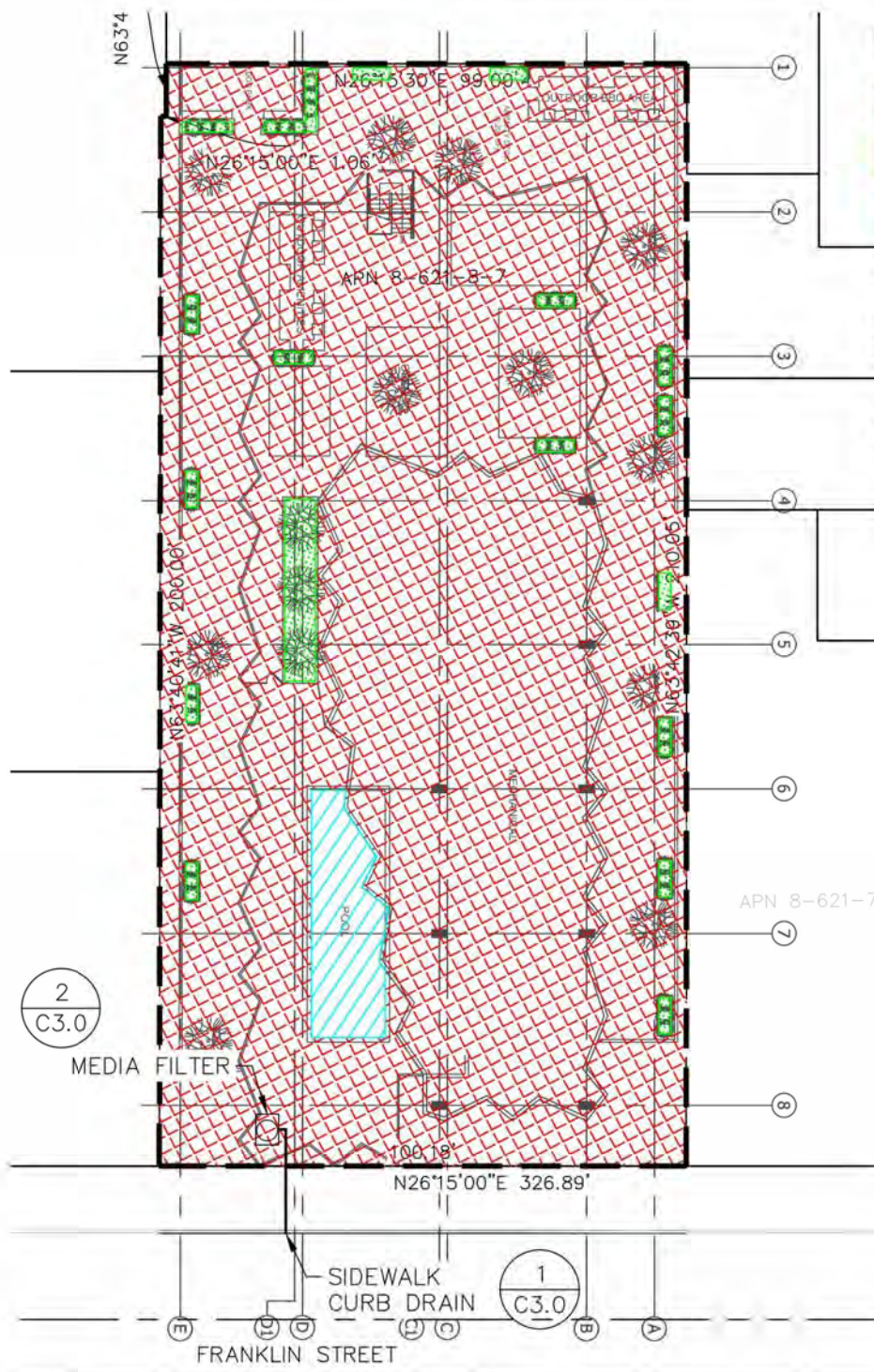
20% TREATMENT REDUCTION CREDIT FOR NOT HAVING SURFACE PARKING.

STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT = 100%

TOTAL IMPERVIOUS AREA = 19,907 SF

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



LEGEND

- ROOF OR PODIUM
- TRADITIONAL PLANTER ON PODIUM
- SELF-TREATING AREA (POOL)

TREATMENT FLOW CALCULATION

PROPOSED IMPERVIOUS SURFACE 19,907 SF
 PROPOSED PERVIOUS SURFACE 1,067 SF
 TOTAL SITE AREA 20,974 SF

$$C = (19,907 * 0.9 + 1,067 * 0.1) / 20,974 = 0.86$$

$$Q = C * i * A$$

$$Q = (0.86) * (0.2 \text{ "/HR}) * (0.48 \text{ AC})$$

$$Q = 0.082 \text{ CFS} = 37.0 \text{ GPM}$$

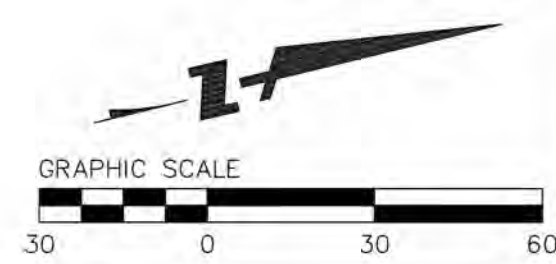
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 PLOT DATE: 07-20-20 PLOTTED BY: romr



CALIFORNIA
1431 FRANKLIN STREET
 PLANNING ENTITLEMENT
 PRELIMINARY STORMWATER CONTROL PLAN
 ALAMEDA COUNTY
 CITY OF OAKLAND

Date	No.	Revisions
07/20/20	1	Scale 1" = 30'
	2	Drawn: APT
	3	Approved: JSM
	4	Job No: 200545

Sheet Number: **C1.0**
 1 of 3



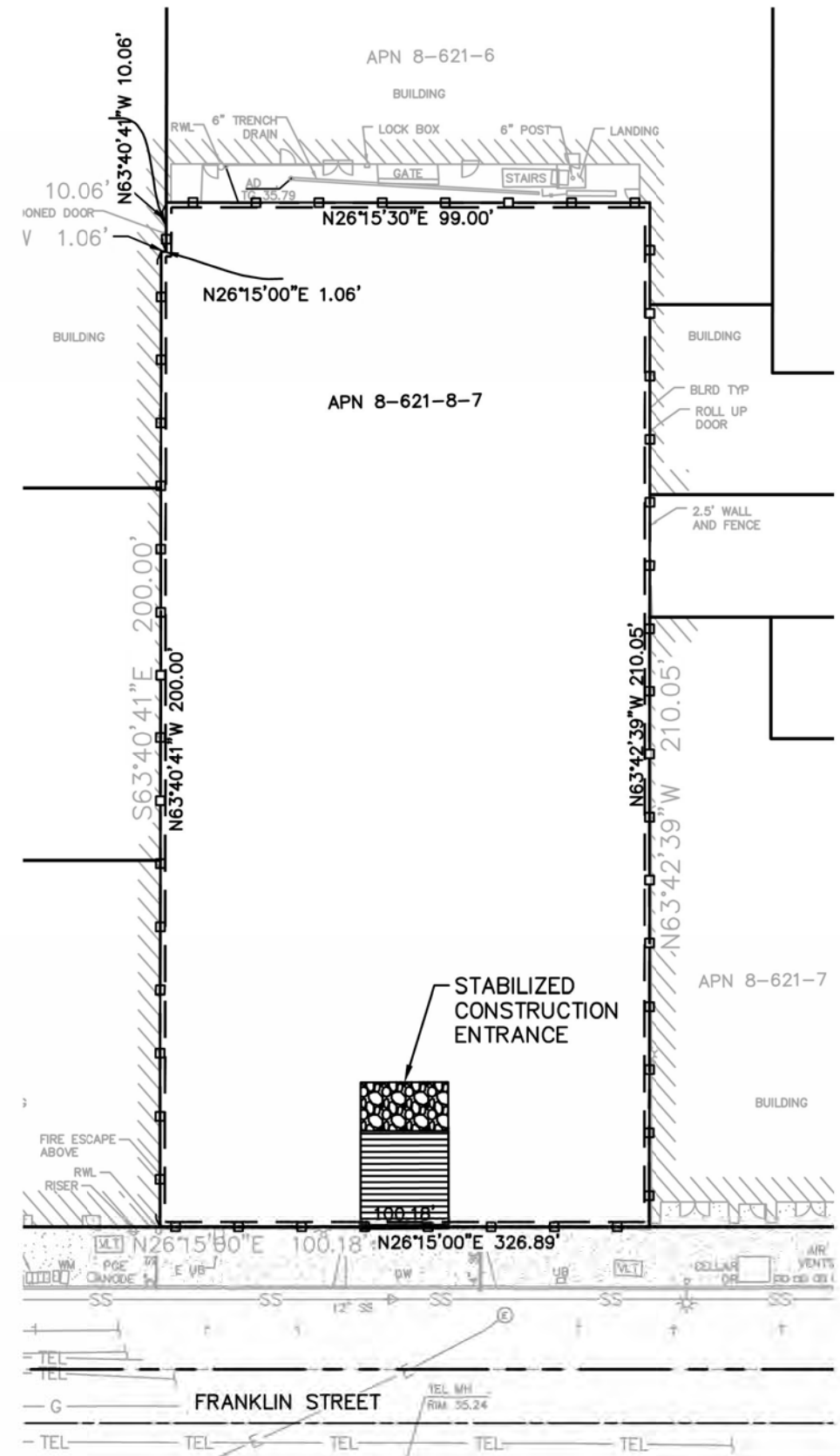
PRELIMINARY STORMWATER CONTROL PLAN

No.	Revisions

Date: 07/20/20
Scale: 1" = 30'
Design: [signature]
Drawn: [signature]
Approved: [signature]
Job No. 2006-45-1431

Sheet Number:
C2.0
2 of 3

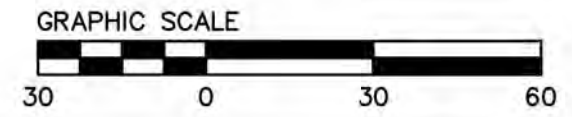
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PLOT DATE: 07-30-20 PLOTTED BY: rnmr



EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- FIBER ROLL
- CONSTRUCTION FENCE

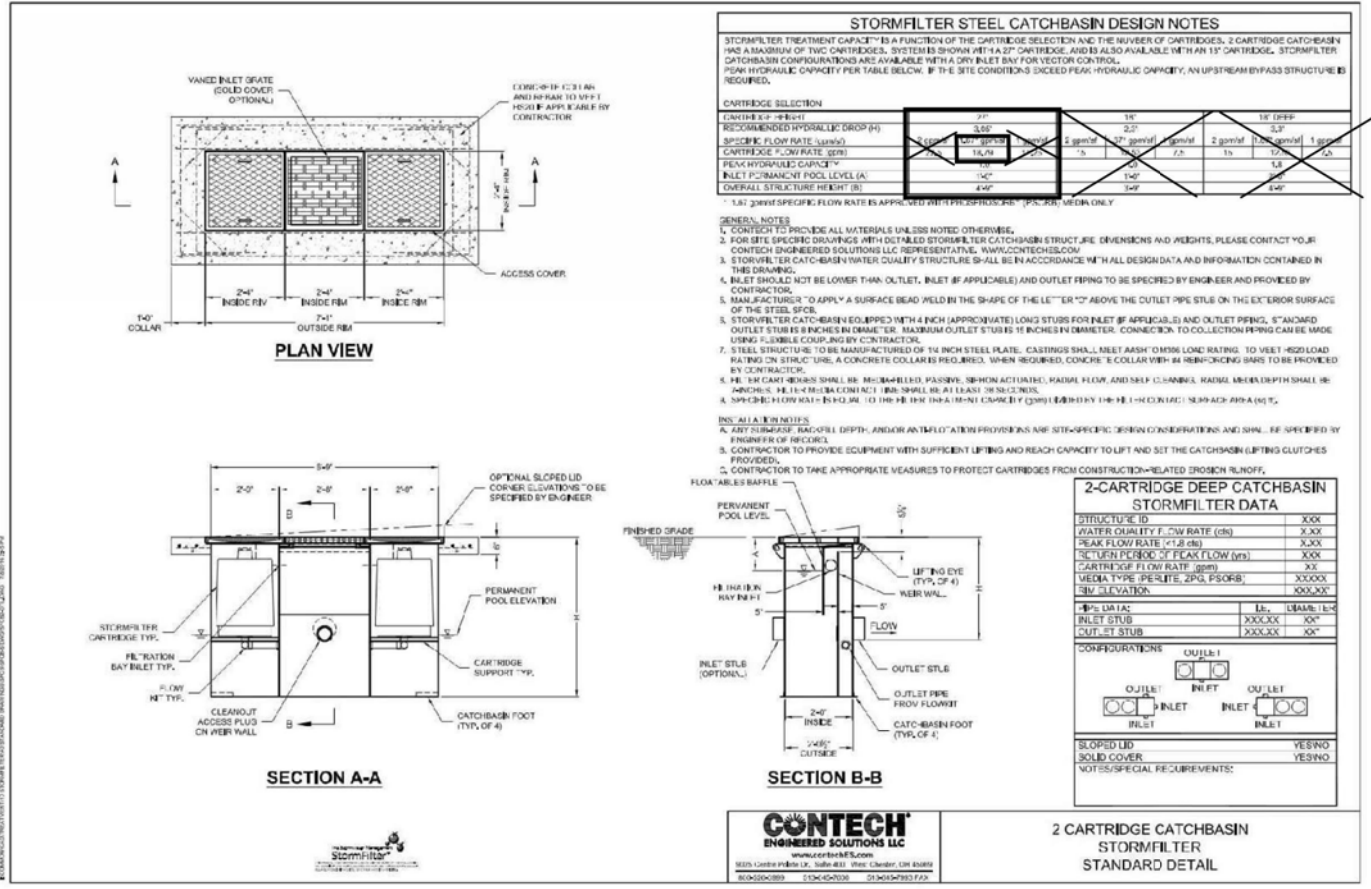
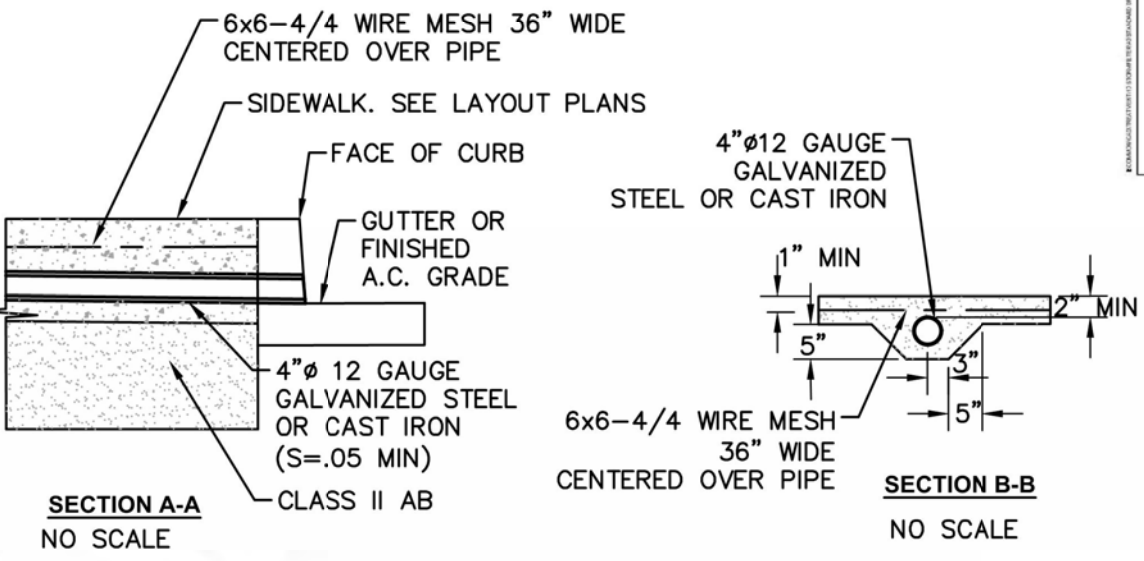
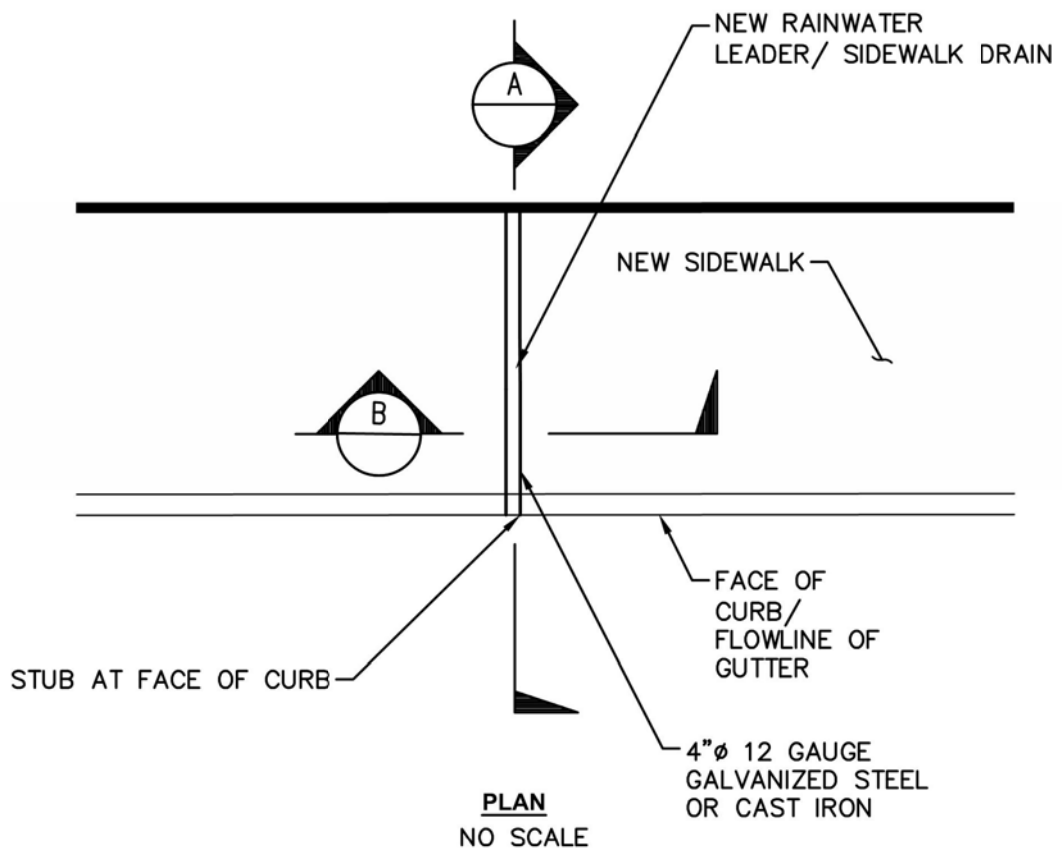
NOTE:
EROSION CONTROL PLAN REPRESENTS INITIAL CONDITION ONLY. UPDATES TO PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.



PRELIMINARY EROSION CONTROL PLAN

Revisions					
No.					
Date	07/20/20	07/20/20	07/20/20	07/20/20	07/20/20
Drawn by					
Checked by					
Design by					
Drawn by					
Approved by					
Job No.					

Sheet Number: **C3.0**



DRAWING NAME: K:\2020\200845_1431_Franklin_St_Oakland\ENG\SD\plotted sheets\C3.0 DETAILS.dwg PLOT DATE: 07-30-20 PLOTTED BY: rnmr

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

Y NA RESPON PARTY X YES APPLICABLE NOT APPLICABLE RESPONSIBLE PARTY (BY ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings...

ELEC 4.106.4.2.1 Electric Vehicle Charging Stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space...

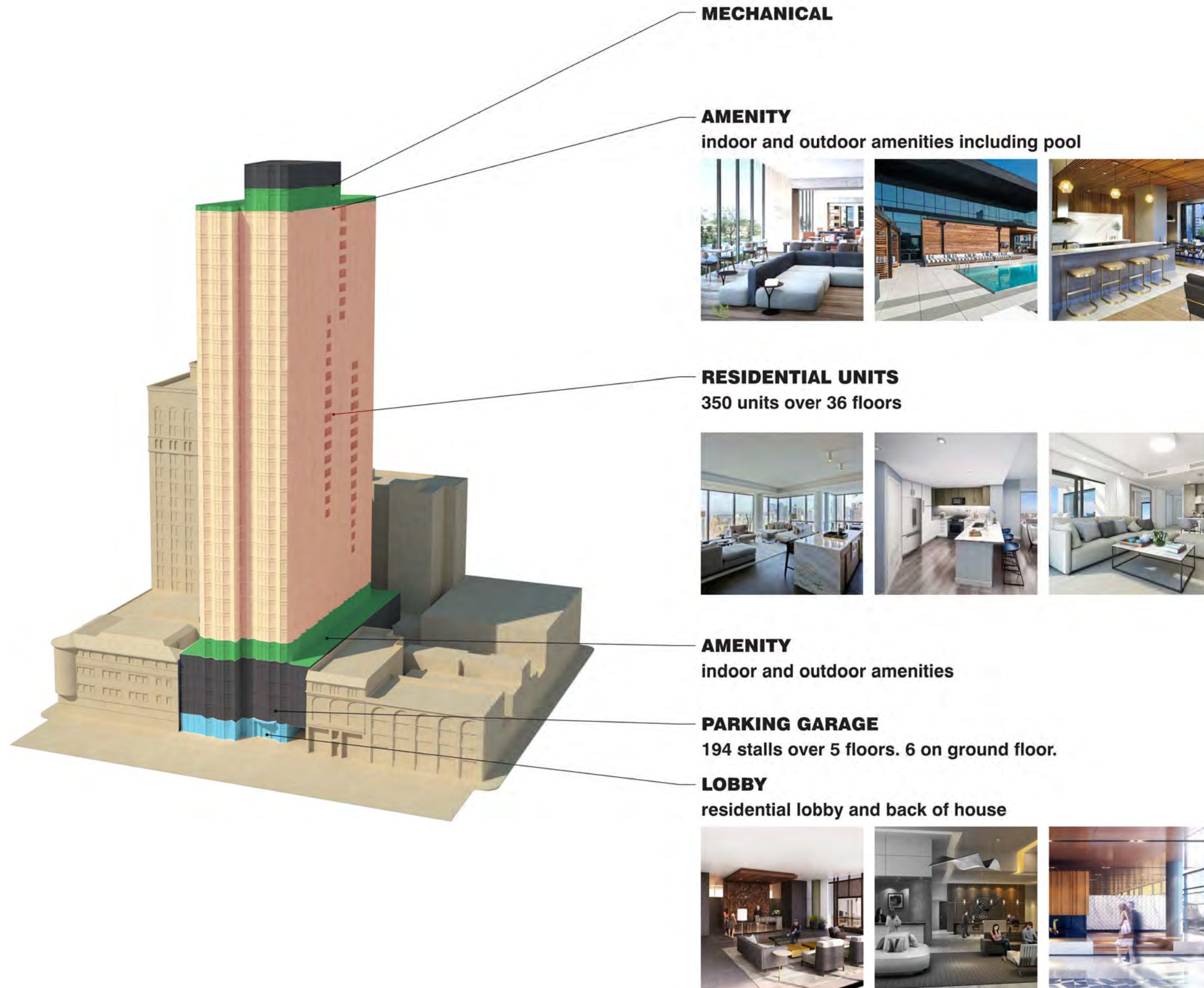
DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/rafters plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

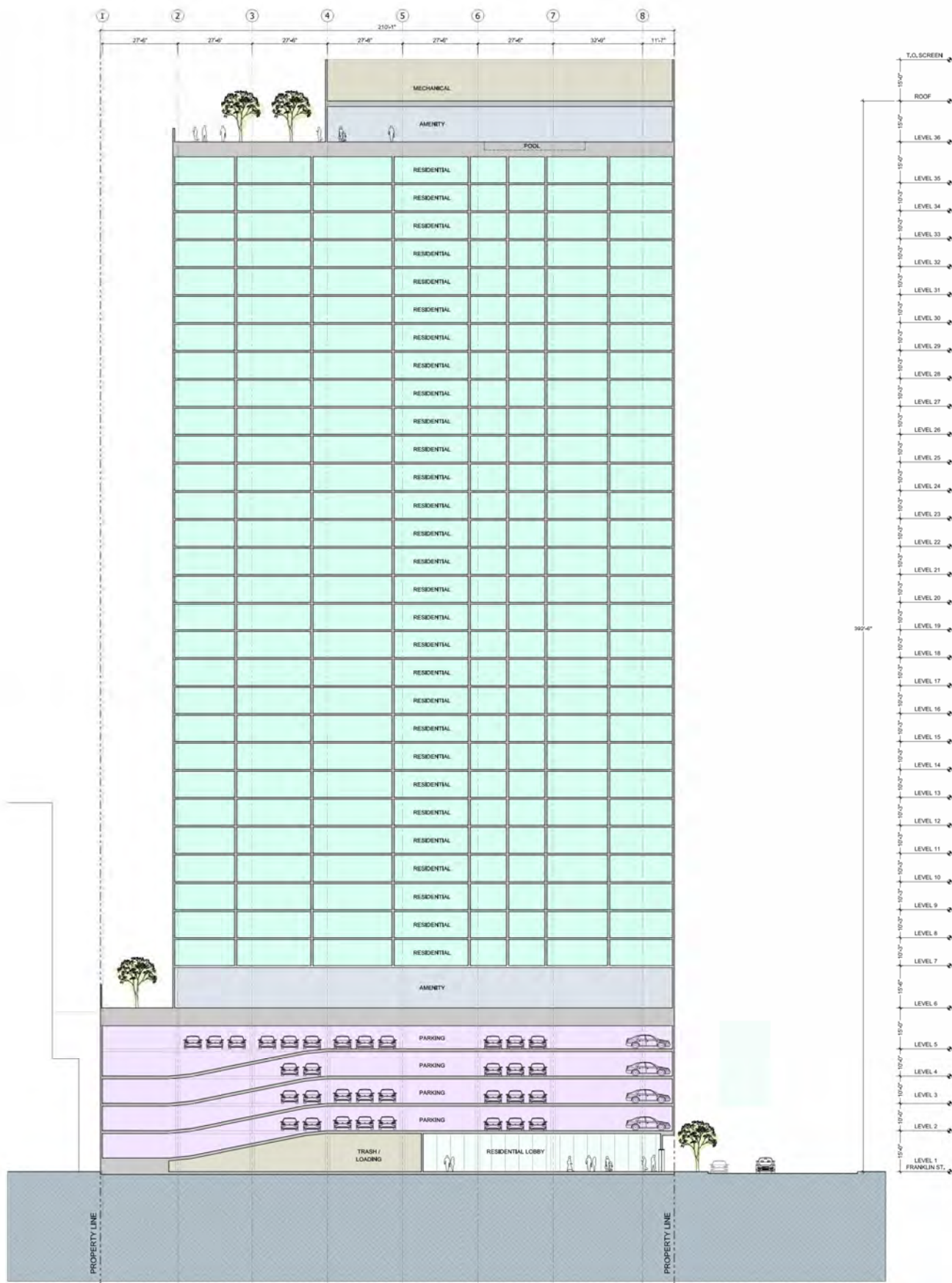
TABLE 4.106.4.3.1 TOTAL NUMBER OF PARKING SPACES (2,083 PERCENT SLOPE) NUMBER OF REQUIRED EV SPACES

TABLE - MAXIMUM FIXTURE WATER USE FIXTURE TYPE FLOW RATE SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI

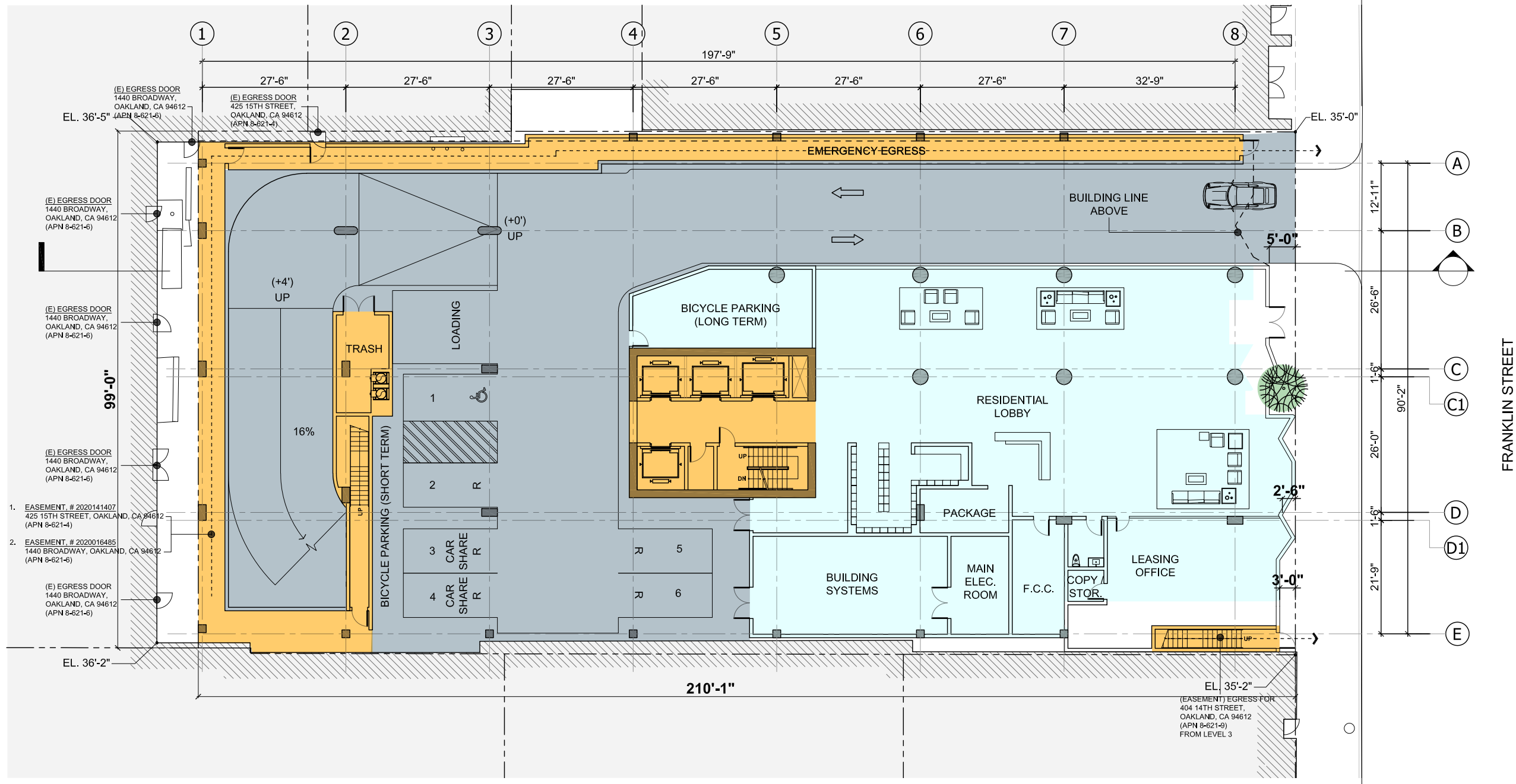
DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE). DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE USER TO MEET THOSE INDIVIDUAL NEEDS.



PROGRAM DIAGRAM



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



FLOOR PLAN - LEVEL 1

SCALE: x" = 1'-0" 0' 5' 15' 30'

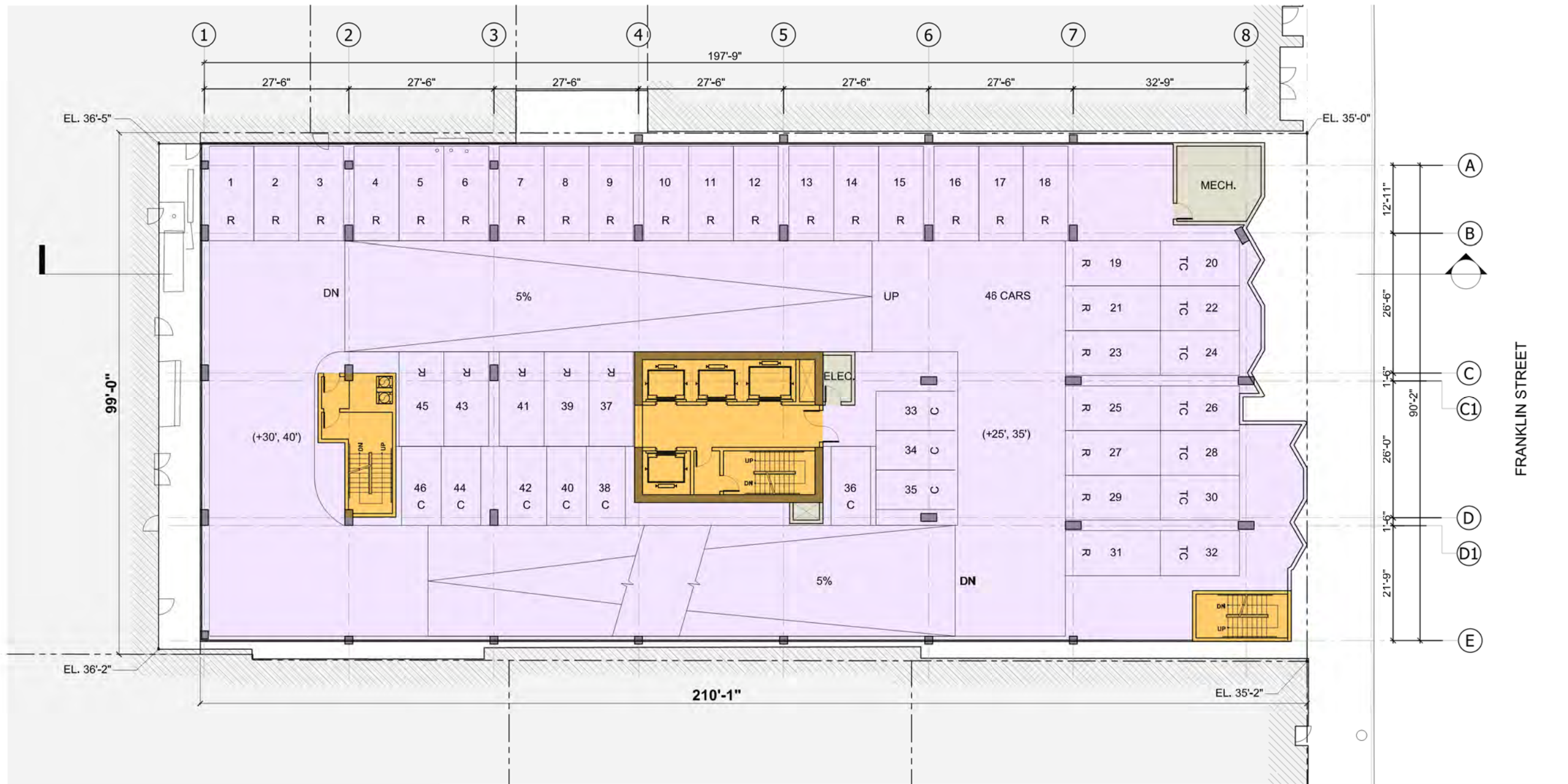




FLOOR PLAN - LEVEL 2

SCALE: 1" = 1'-0" 0' 5' 15' 30'

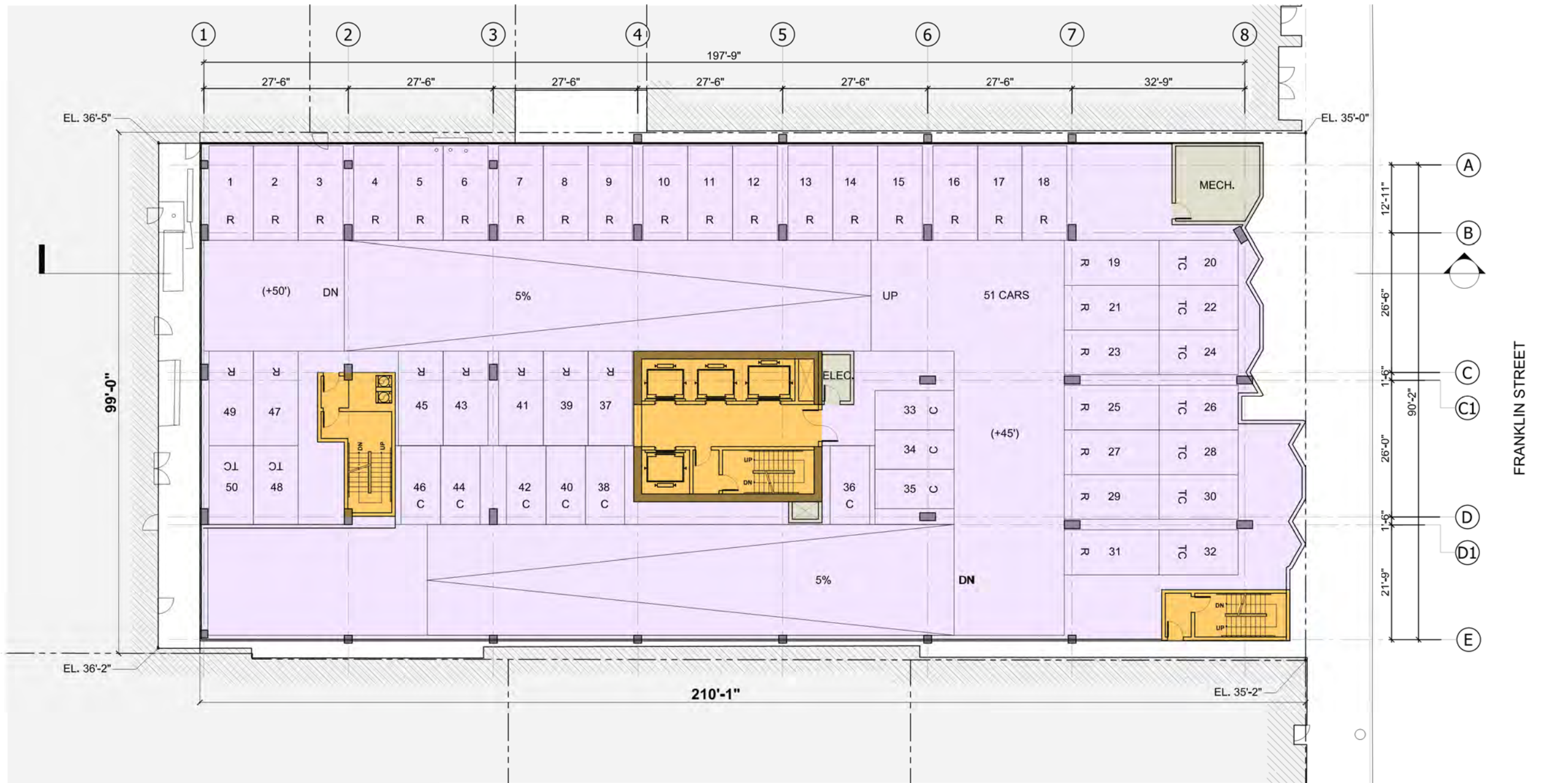




FLOOR PLAN - LEVEL 3 ~ 4

SCALE: 1" = 1'-0" 0' 5' 15' 30'

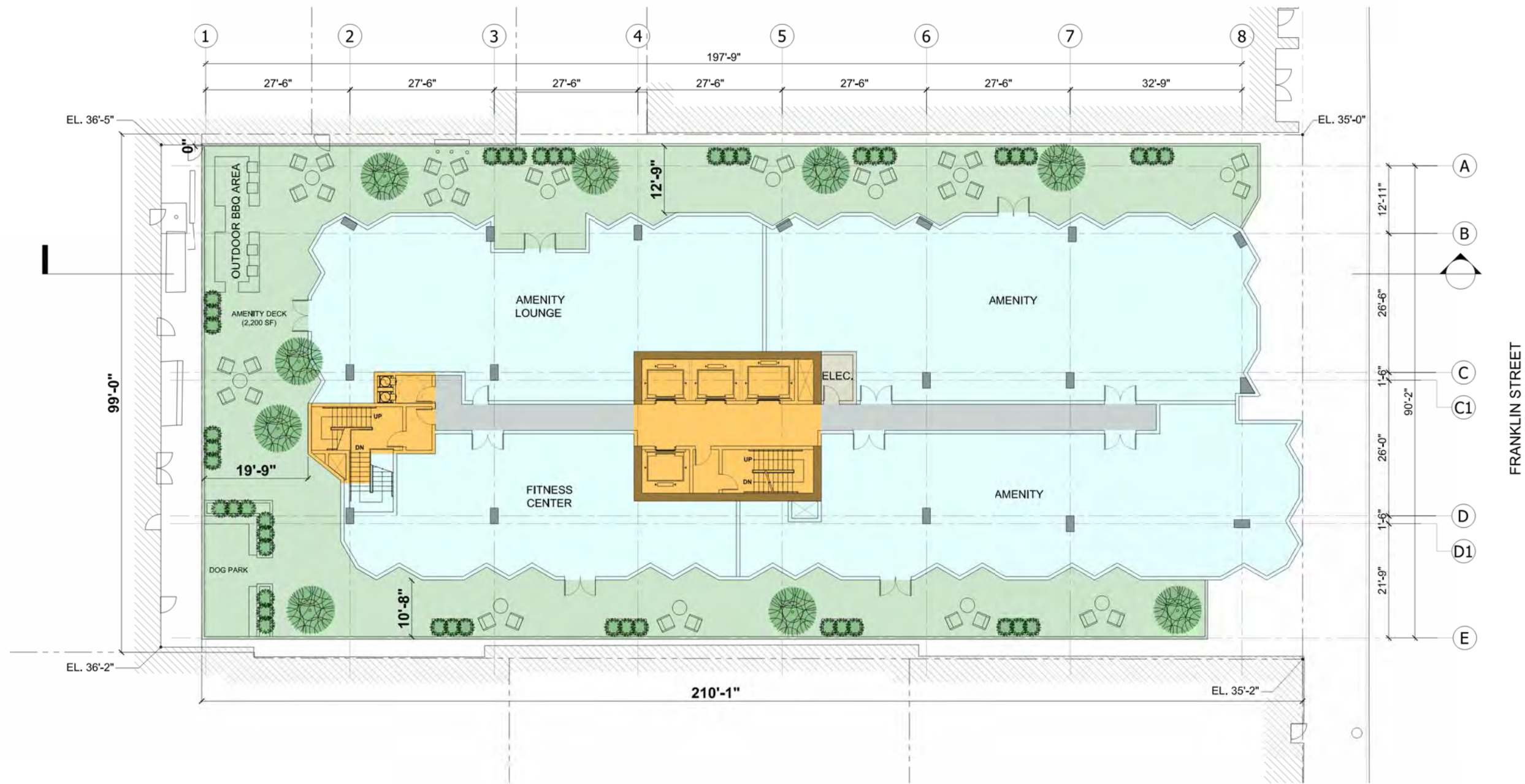




FLOOR PLAN - LEVEL 5

SCALE: 1" = 1'-0" 0' 5' 15' 30'

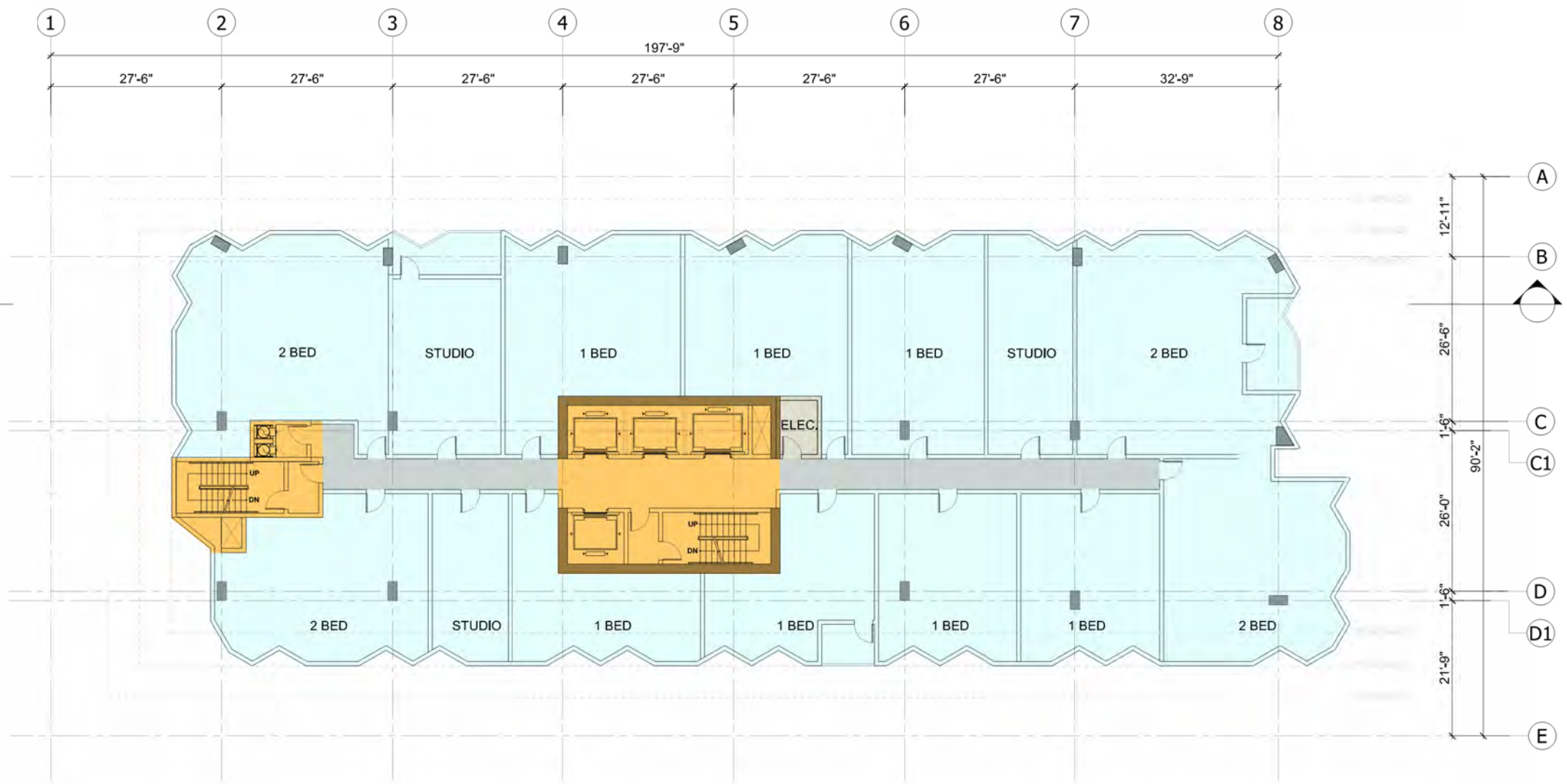




FLOOR PLAN - LEVEL 6

SCALE: 1" = 1'-0" 0' 5' 15' 30'

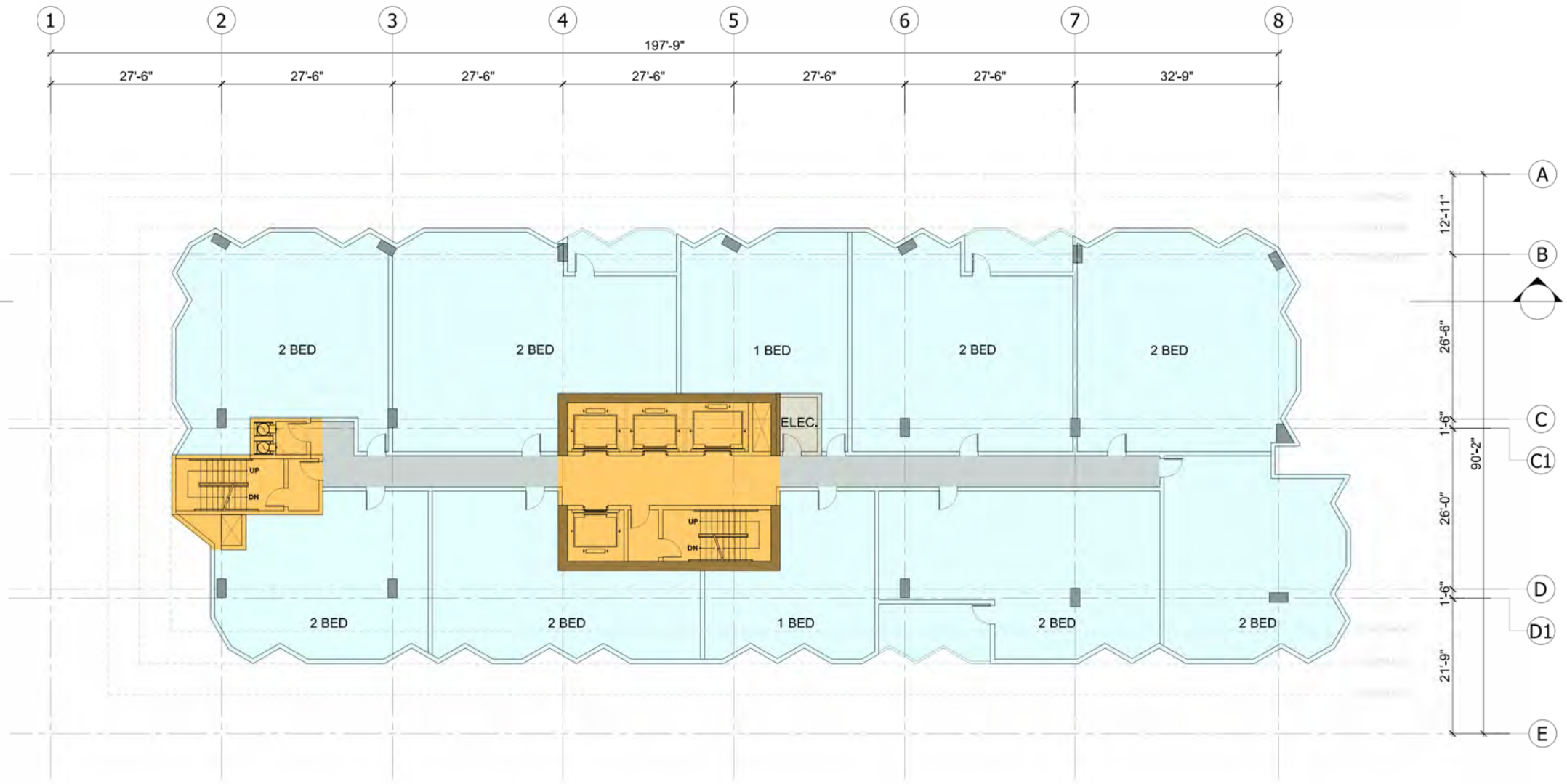




TYPICAL FLOOR PLAN (LOWER)

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'

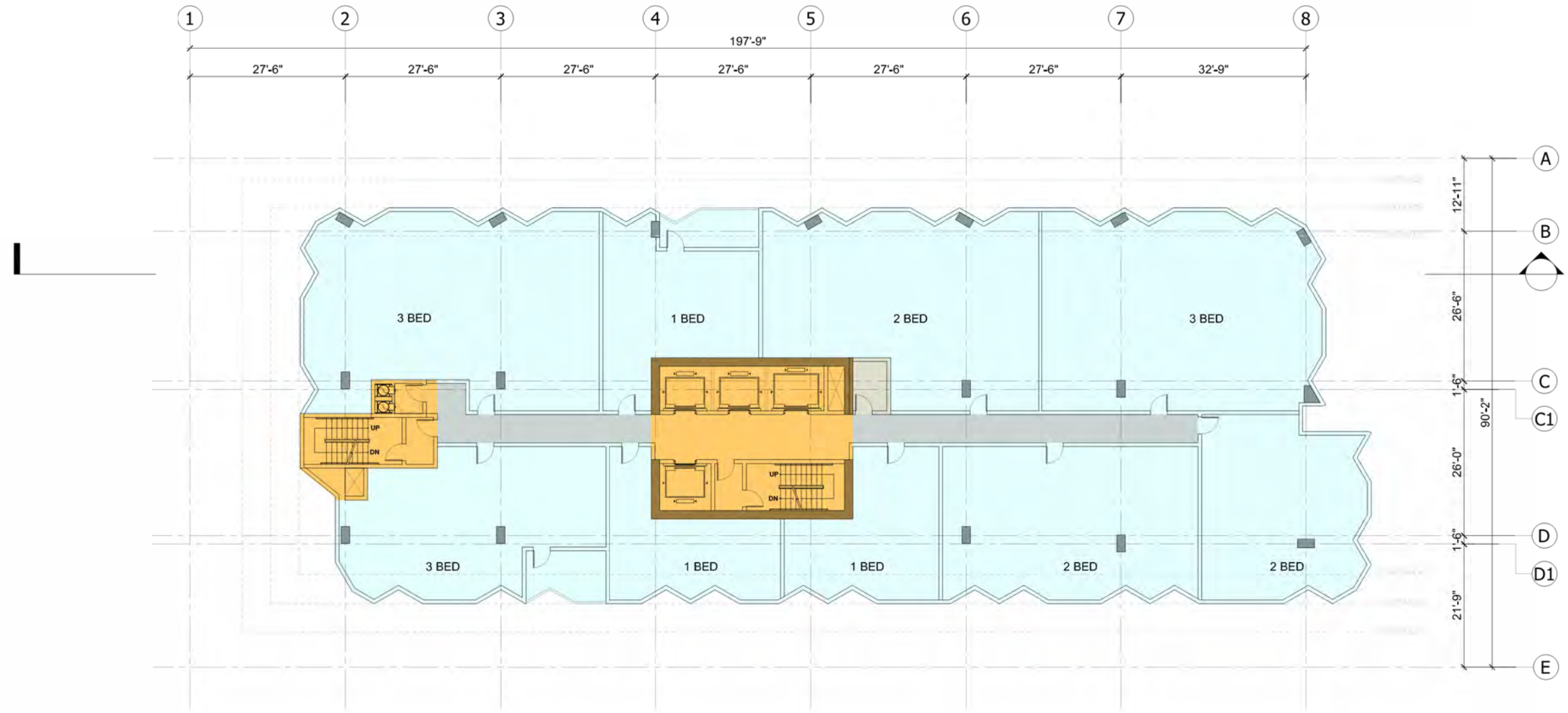




TYPICAL FLOOR PLAN (MIDDLE)

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'





TYPICAL FLOOR PLAN (UPPER)

SCALE: 1/4" = 1'-0" 0' 5' 15' 30'

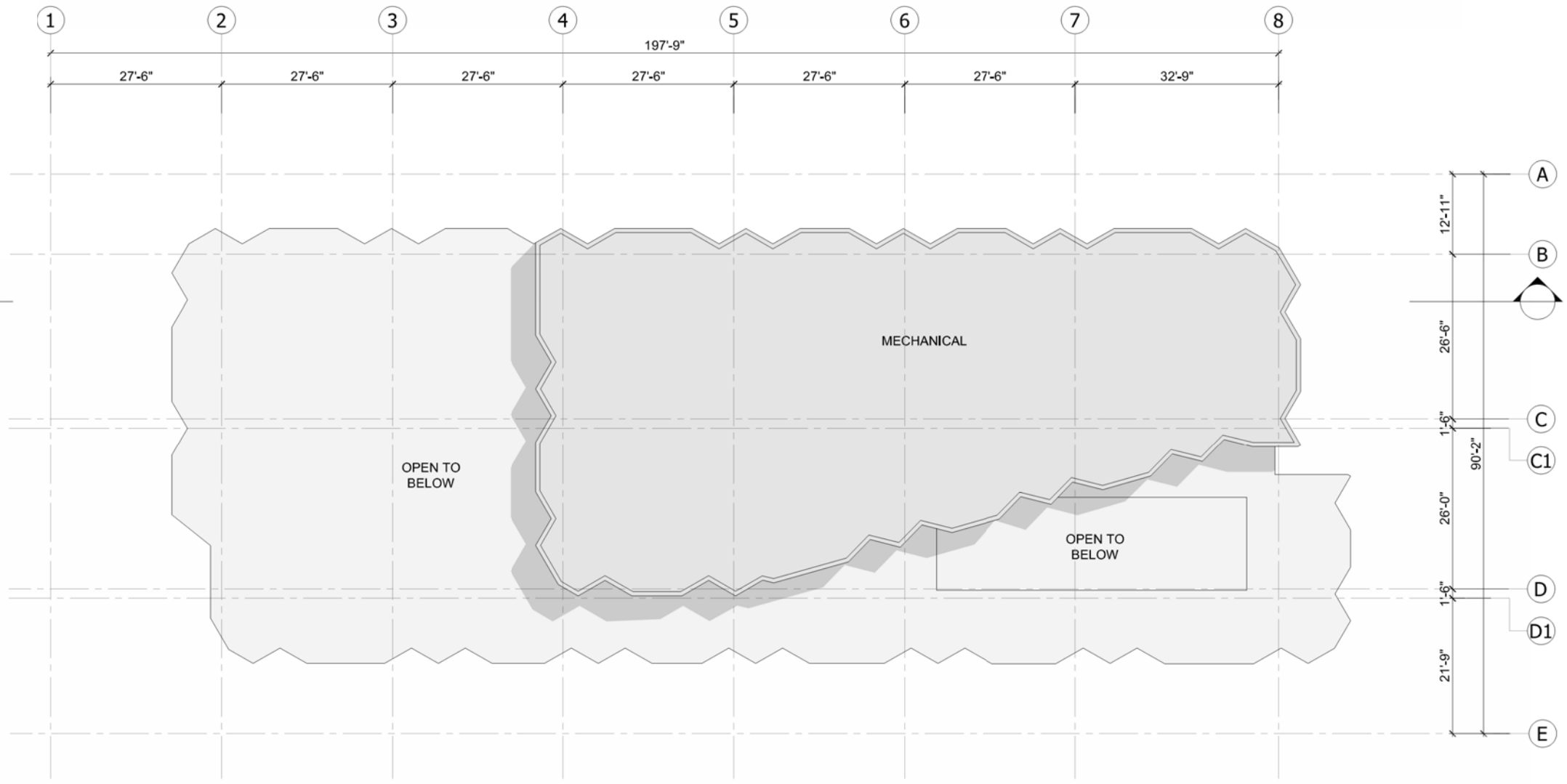




POOL DECK

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'

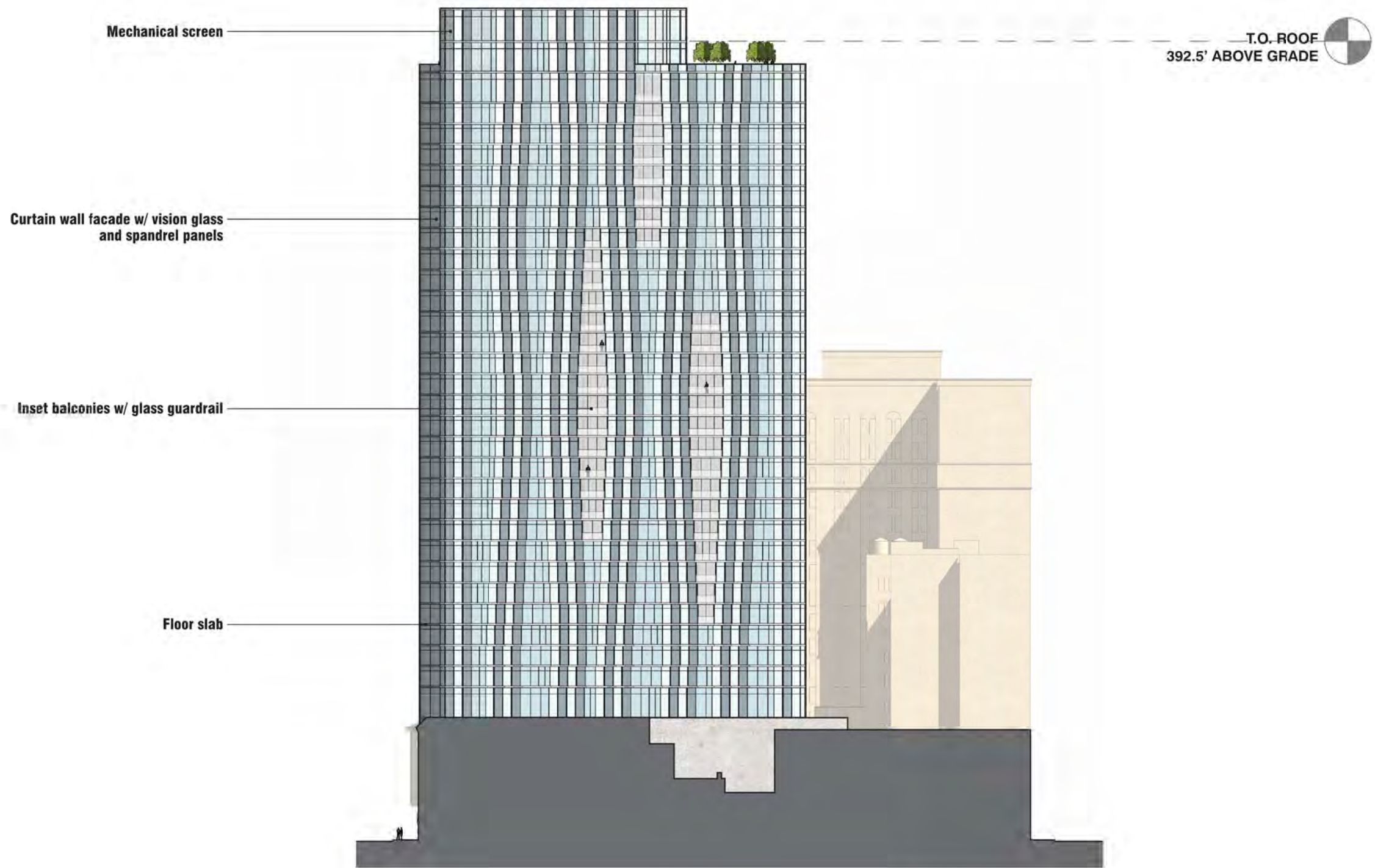




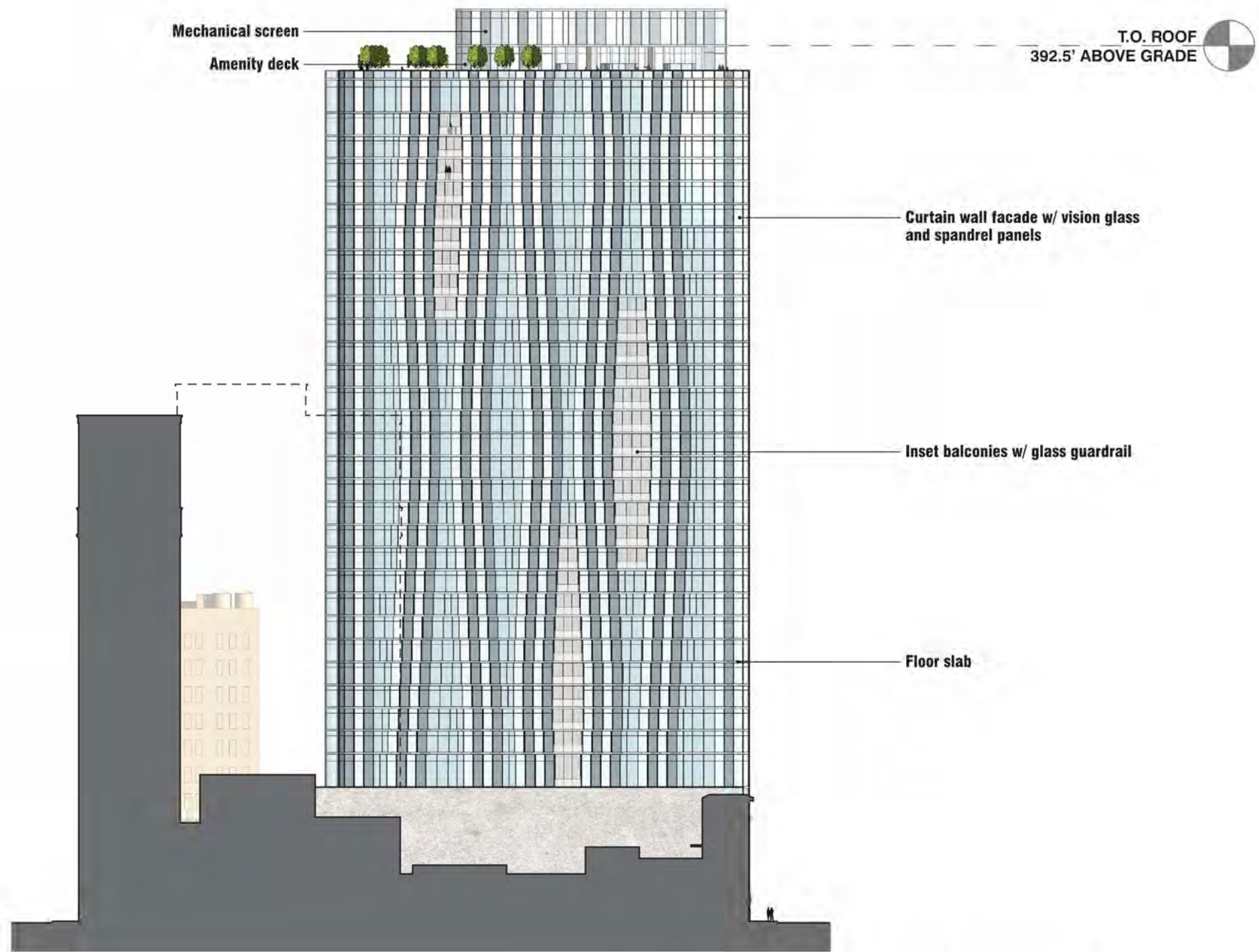
ROOF PLAN

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'

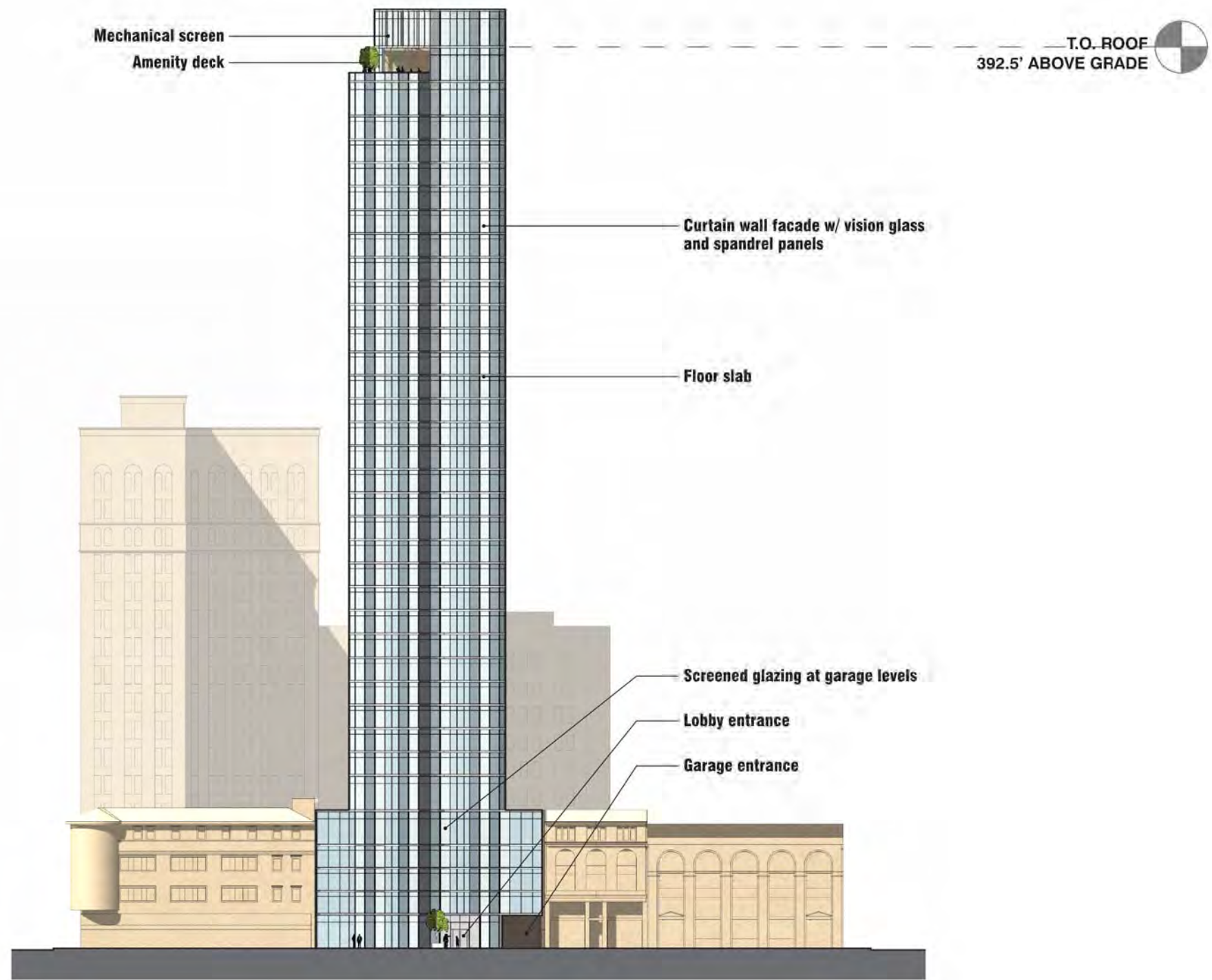




NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



STREET ELEVATION

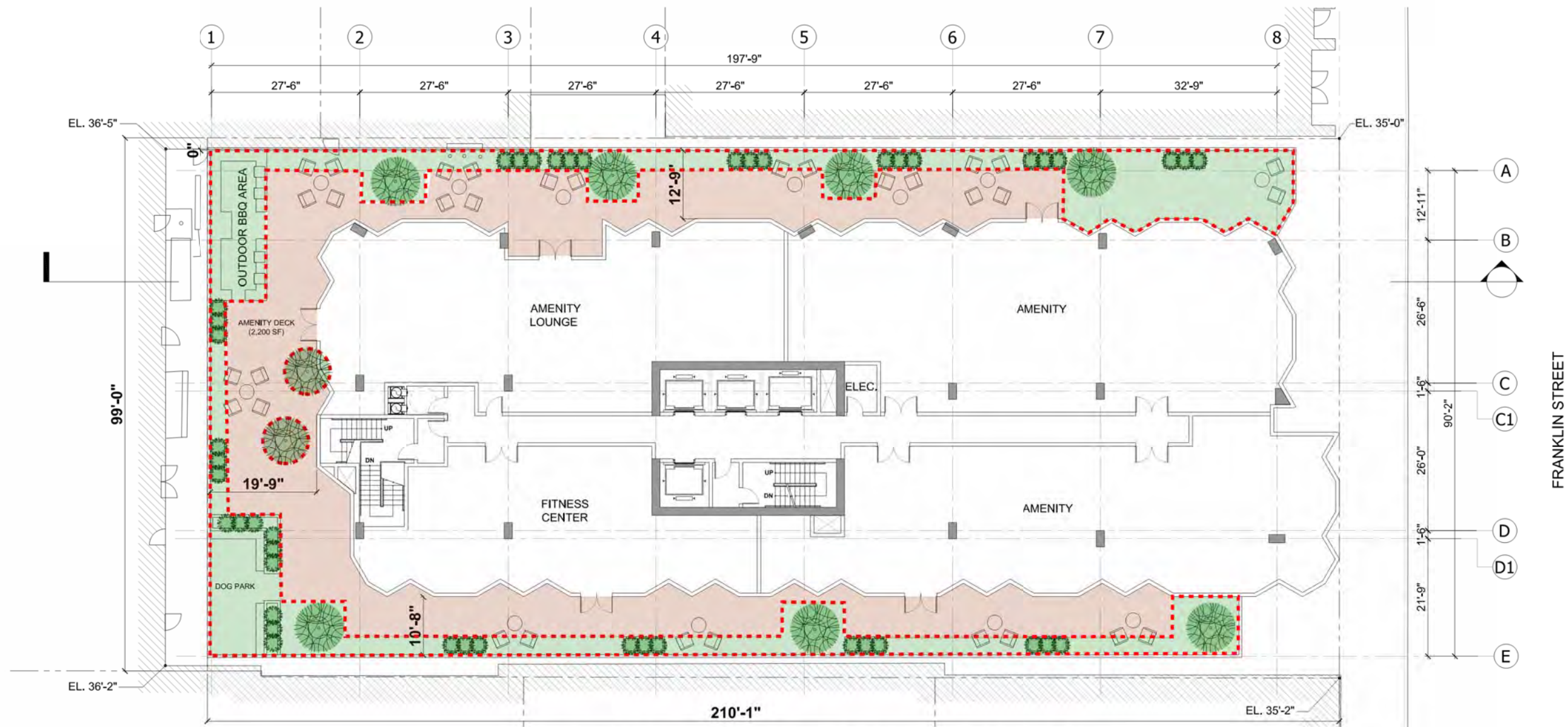












LANDSCAPE AREA: 50% OF PUBLIC OPEN SPACE
PUBLIC OPEN SPACE: 6,000 SF
LANDSCAPE AREA: 3,000 SF

FLOOR PLAN - LEVEL 6

SCALE: 1" = 1'-0" 0' 5' 15' 30'





LANDSCAPE AREA: 50% OF PUBLIC OPEN SPACE

PUBLIC OPEN SPACE: 8,000 SF

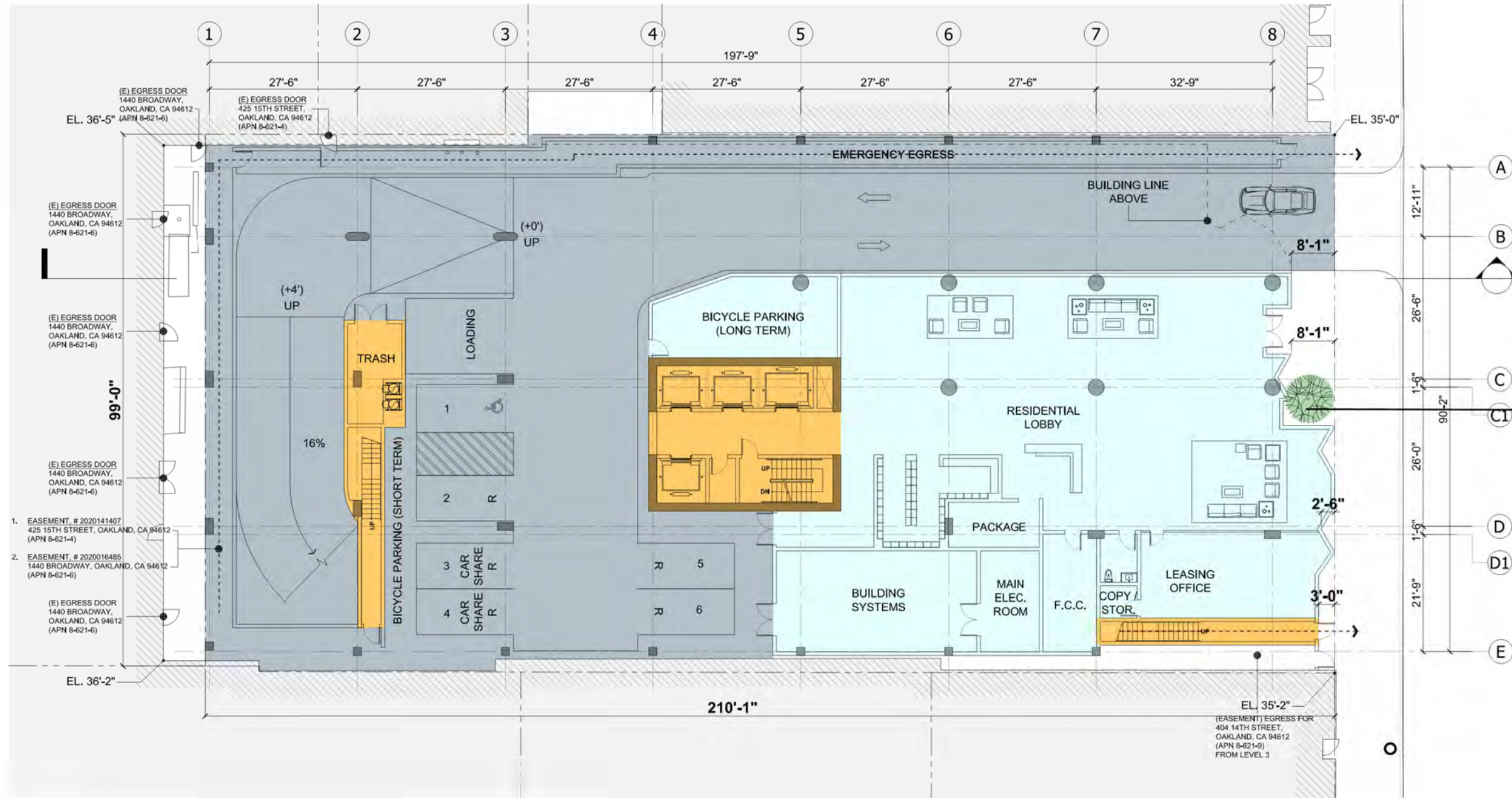
LANDSCAPE AREA: 4,000 SF

POOL DECK

SCALE: 1" = 1'-0" 0' 5' 15' 30'



LANDSCAPE PLAN

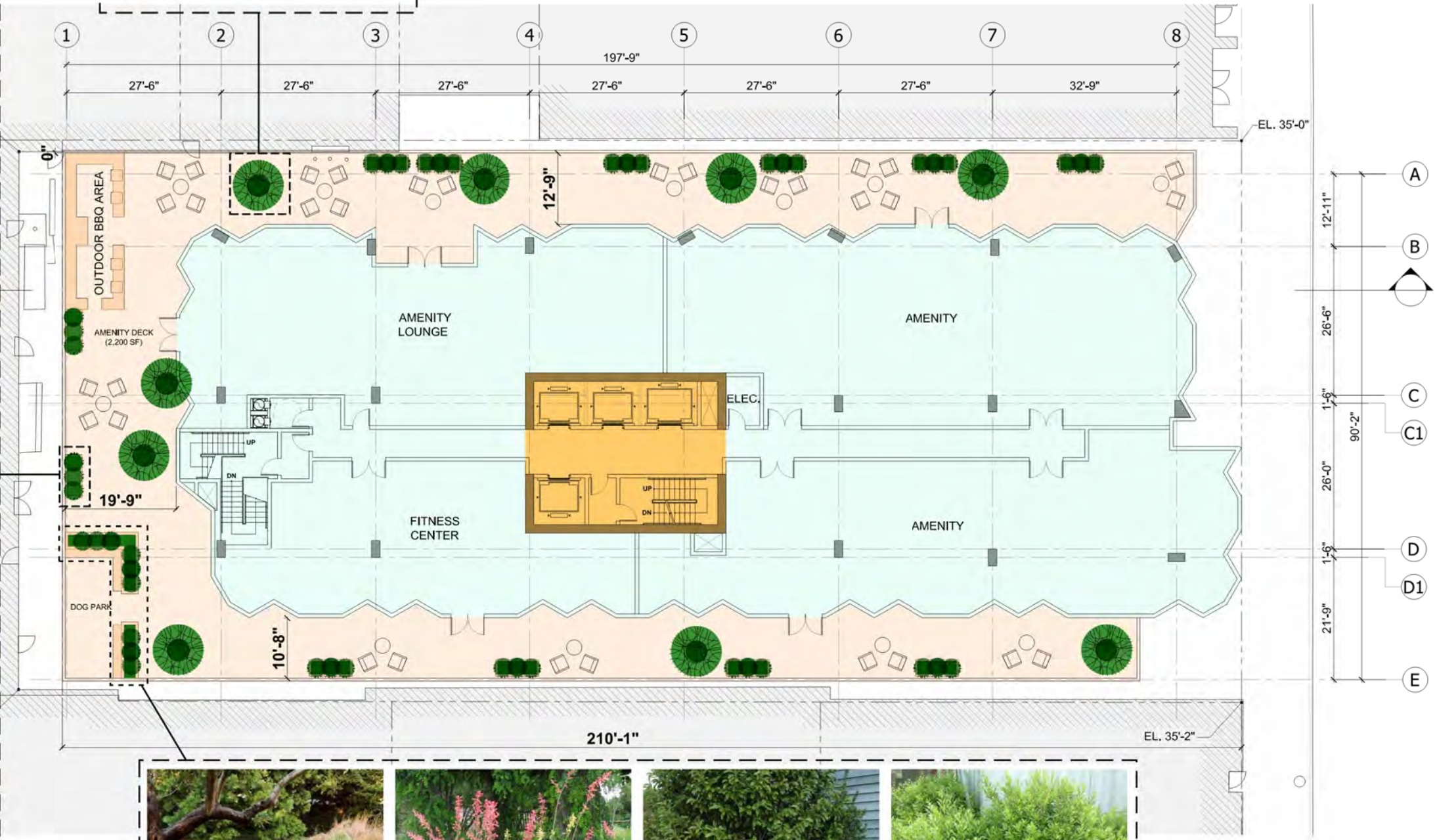


FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'-0" 0' 5' 15' 30'



LANDSCAPE PLAN

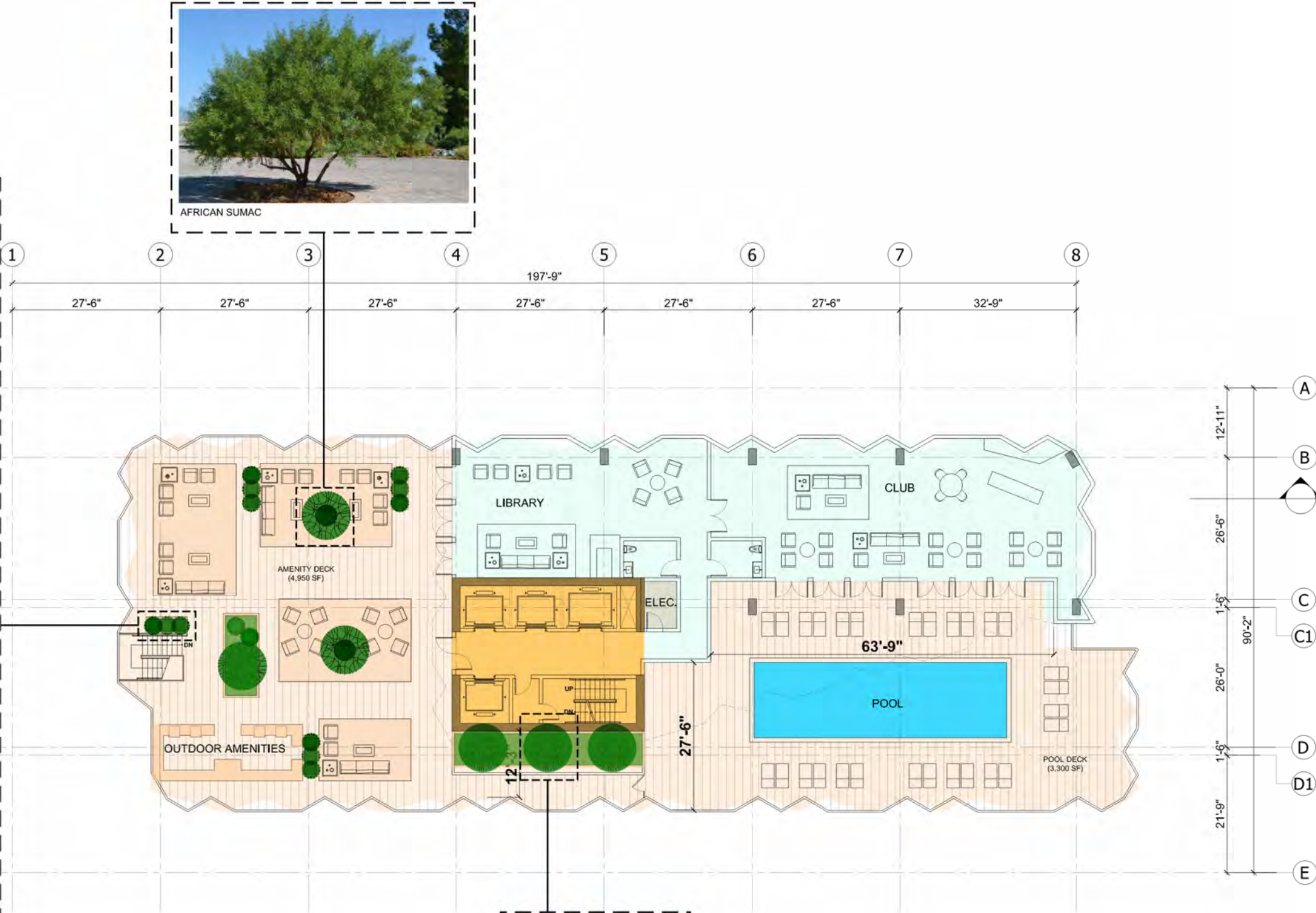


FLOOR PLAN - LEVEL 6

SCALE: 1" = 1'-0" 0' 5' 15' 30'



LANDSCAPE PLAN

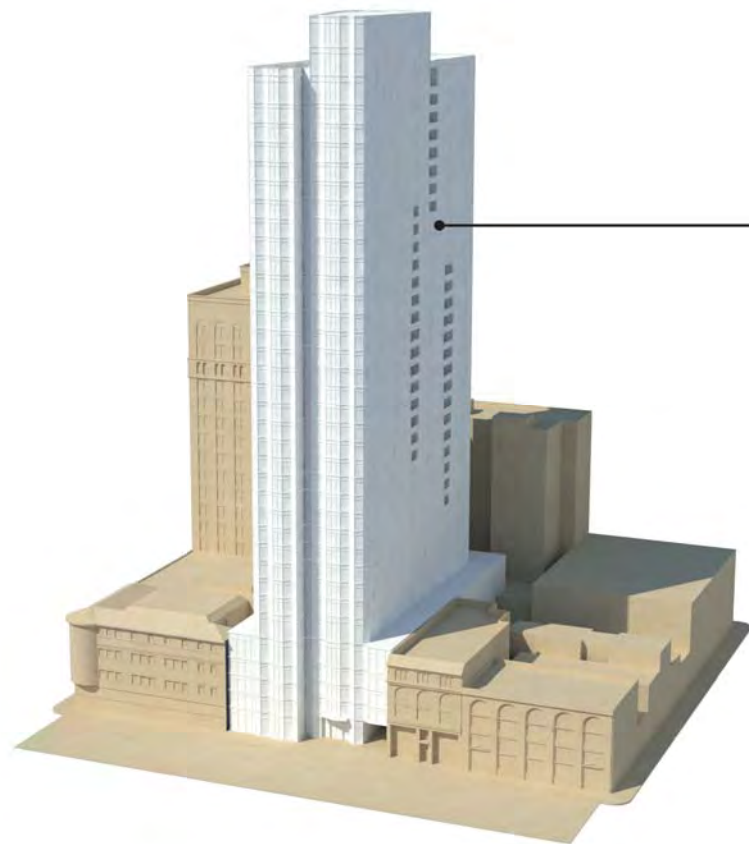


POOL DECK

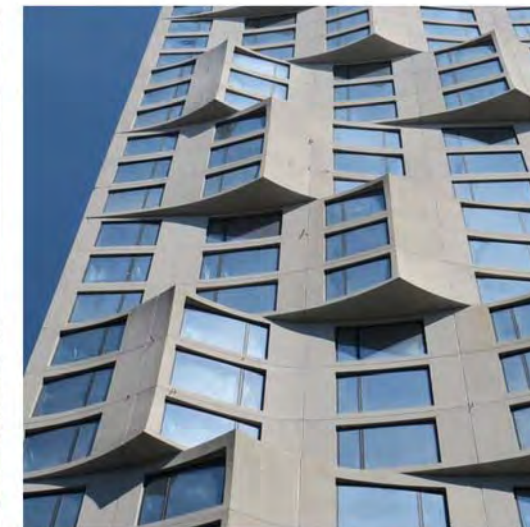
SCALE: 1" = 1'-0" 0' 5' 15' 30'



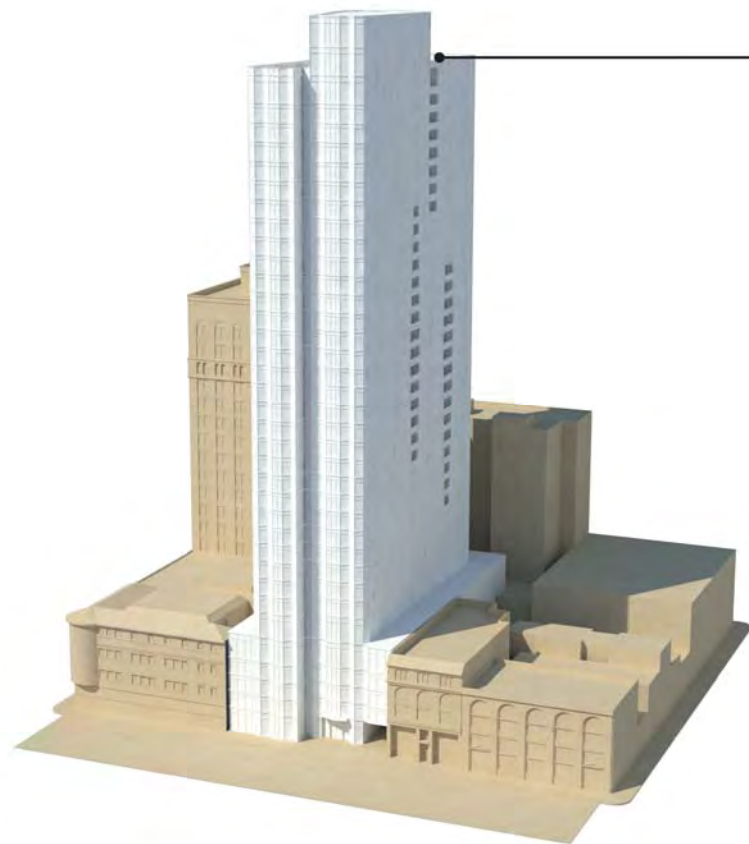
LANDSCAPE PLAN



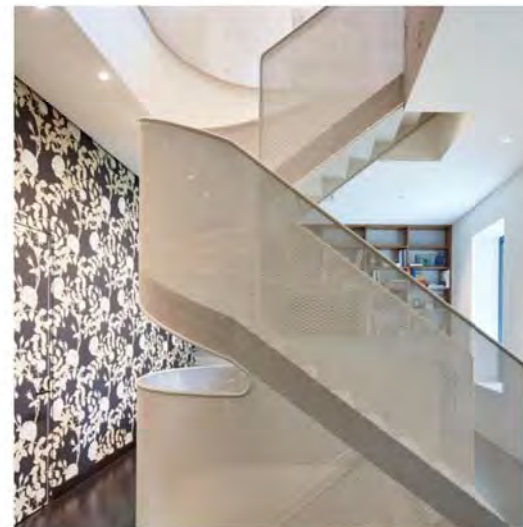
EXTERIOR FACADE



PROJECT MATERIALS PALETTE



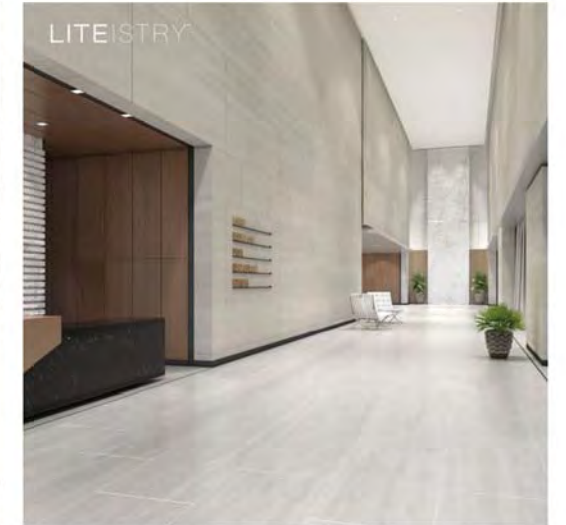
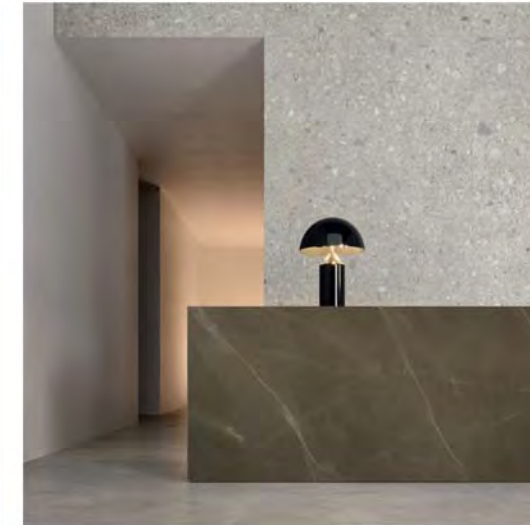
AMENITY



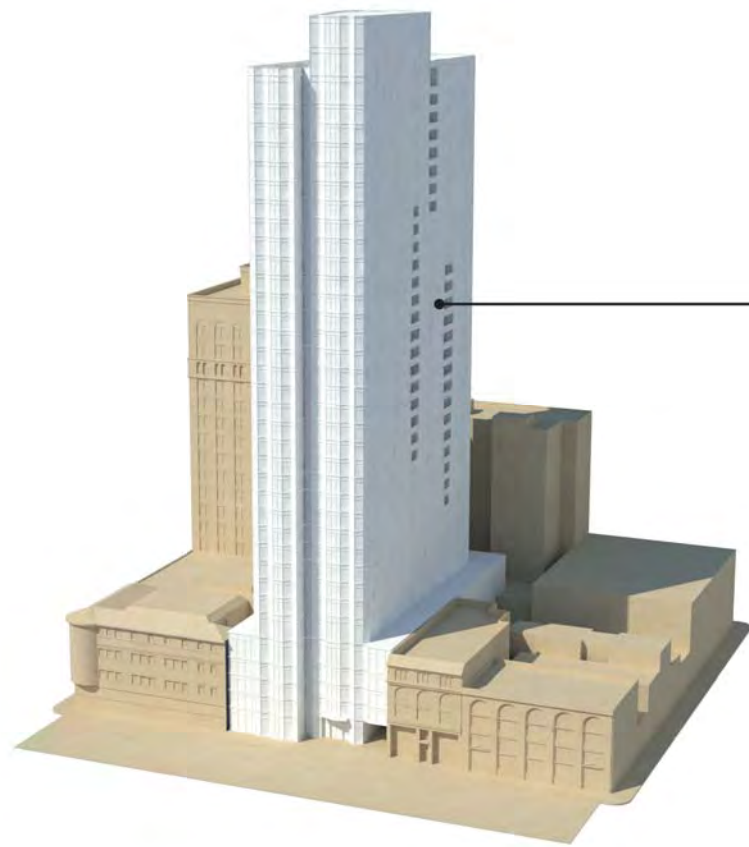
PROJECT MATERIALS PALETTE



LOBBY



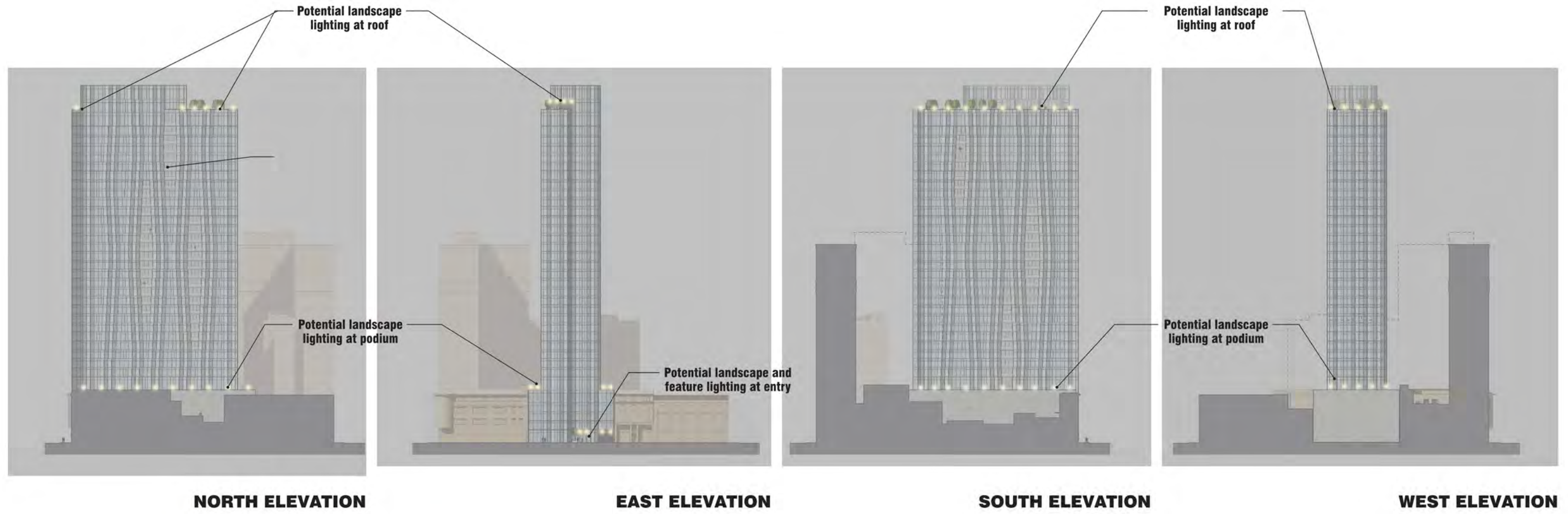
PROJECT MATERIALS PALETTE



RESIDENTIAL UNITS



PROJECT MATERIALS PALETTE



EXTERIOR LIGHTING LAYOUT

LED bollards - fully shielded with directed light

Post construction: One piece extruded aluminum internally welded to a die-cast plate cover. Die castings are marine grade, copper free (c 0.3% copper content) A360.0 aluminum alloy.

Lamp enclosure: One piece die-cast aluminum housing attached to post/pole by two (2) internal, captive stainless steel screws threaded into stainless steel inserts. Polycarbonate diffuser with optical texture attached to housing with captive stainless steel screw threaded into stainless steel insert. Fully gasketed with a one piece molded high temperature silicone gasket.

Electrical: 13W LED luminaire, 16.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. LED modules are available from factory for easy replacement. Standard LED color temperature is 3000K with an >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

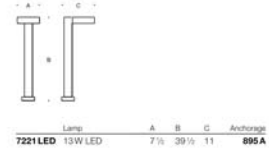
Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA #865A anchorage kit. Bollards are secured to the post with one (1) stainless steel set screw.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP66.

Weight: 10.1 lbs.

Luminaire Lumens: 633



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Type: **F22**
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



No substitutions will be considered to the specifications of this project unless signed and approved by Sean O'Connor Lighting. Sean O'Connor Lighting is not responsible for any changes made to the specifications that are not approved by Sean O'Connor Lighting.

SEAN O'CONNOR LIGHTING
8820 Wilshire Boulevard, Suite 320
Beverly Hills, California 90211
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanocconnorlighting.com

6230 YUCCA STREET HOLLYWOOD CA, 90028
Project No. 467

TYPE **F22**
PAGE 63

SPECIFICATIONS

DESCRIPTION:
Compact adjustable LED accent fixture.
Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.
HL-360-xLED - Machined Aluminum
HL-360-xLED-2b - Machined Brass

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Brass

LAMPING:
Lamp Type - High Output LED, warm white (3000K CCT) standard, others available.
3LED - 3x1W LED, ave light output 260 lm
5LED - 5x2.7W LED, ave light output 457 lm.
Optics:
SP - Spot, 12°
NF - Narrow Flood, 24°
FL - Flood, 36°

VOLTAGE:
12 - 12 VAC output transformer required, not included.

MOUNTING:
Fixture is designed with a 1/2-NPT adjustable mounting stem.

OPTIONS:
Glass Shields:
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Angled, brass
GL-13 - Straight, aluminum
GL-14 - Straight, brass

Lenses/Louvers/Color Filters:
LA-1 - Hexagon Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffuse)
LA-5 - Moonlight lens
LA-6 - Blue lens

See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:
HL-360-3LED-6Z-NF-12-GL-12

RATING:
Wet/damp/dry location.



ORDER SPECIFICATION:

PROJECT: _____
APPROVED: _____
NOTE: _____
TYPE: _____

HEVI LITE, INC.
9714 Vanal Ave, Chatsworth, CA 91311
Tel. (918) 341-8021 - Fax (918) 998-1866
Web Site: http://www.hevilite.com

CATALOG NUMBER:
HL-360-xLED

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8820 Wilshire Boulevard, Suite 320
Beverly Hills, California 90211
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanocconnorlighting.com

6230 YUCCA STREET HOLLYWOOD CA, 90028
Project No. 487

TYPE **F25**
PAGE 66

Recessed wall luminaires - unshielded for wall and steps

Housing: Constructed of die-cast and extruded aluminum with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free (c 0.3% copper content) A360.0 aluminum alloy.

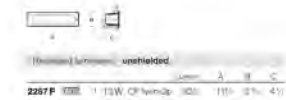
Enclosure: One piece die-cast aluminum faceplate, 1/8" thick, clear tempered glass with translucent white ceramic coating. Faceplate is secured by two (2) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather light operation.

Electrical: (Fluorescent) Lampholder, type GX23 (13W) rated 75 W, 250 V. Ballasts are magnetic, available 120V or 277V, specify. Through Wiring. All units are suitable for a maximum of four (4) No. 12 AWG conductors (plus ground) suitable for 75°C. Provided with two 1/2" NPT threaded conduit entries.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. Suitable for all types of construction including poured concrete. Protection class: IP64.

Type: _____
BEGA Product: _____
Project: _____
Voltage: _____
Color: _____
Options: _____
Modified: _____



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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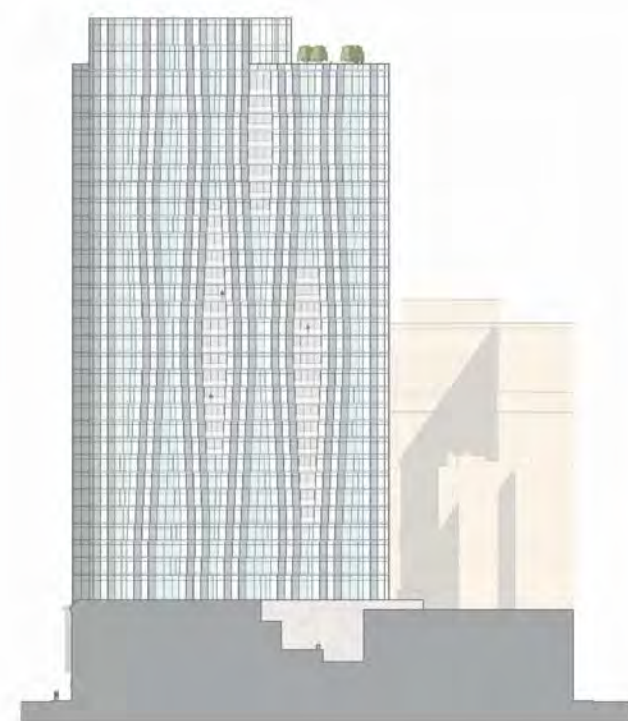
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Telephone 310 659 5900
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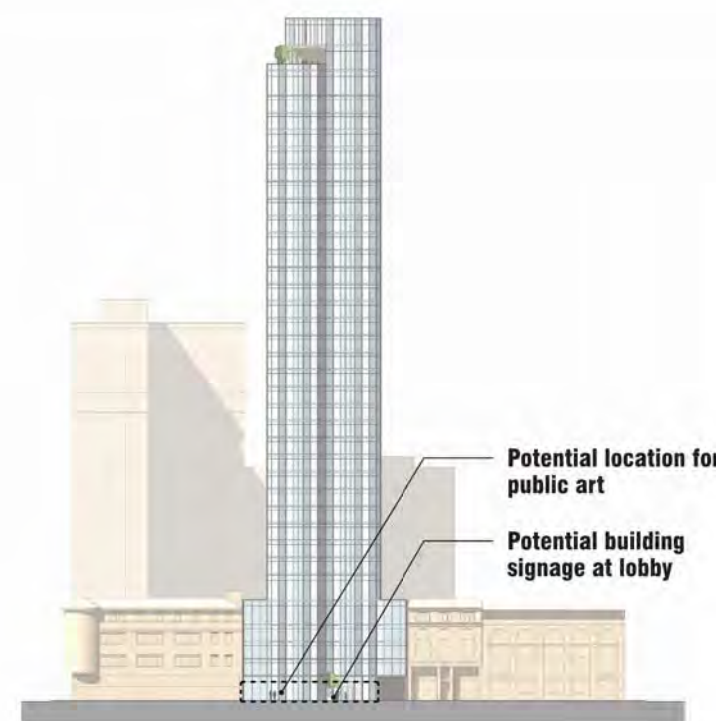
6230 YUCCA STREET HOLLYWOOD CA, 90028
Project No. 487

TYPE **F29**
PAGE 72

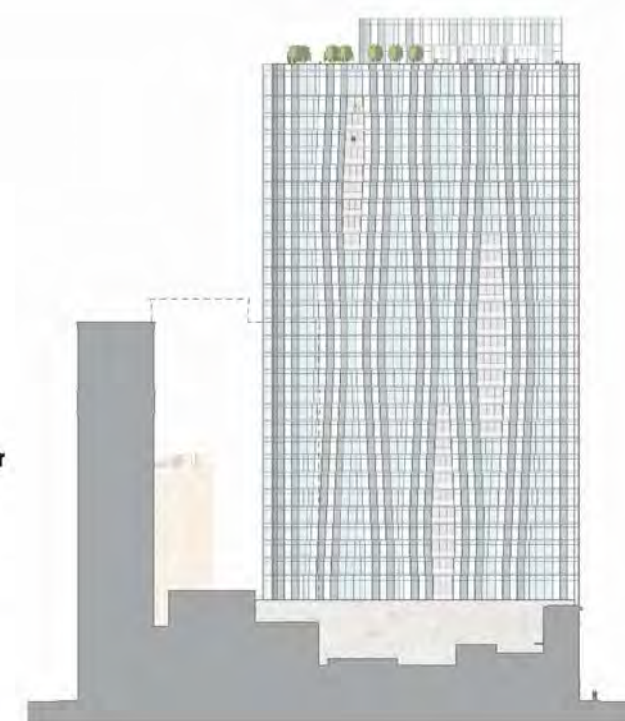
EXTERIOR LIGHT FIXTURE



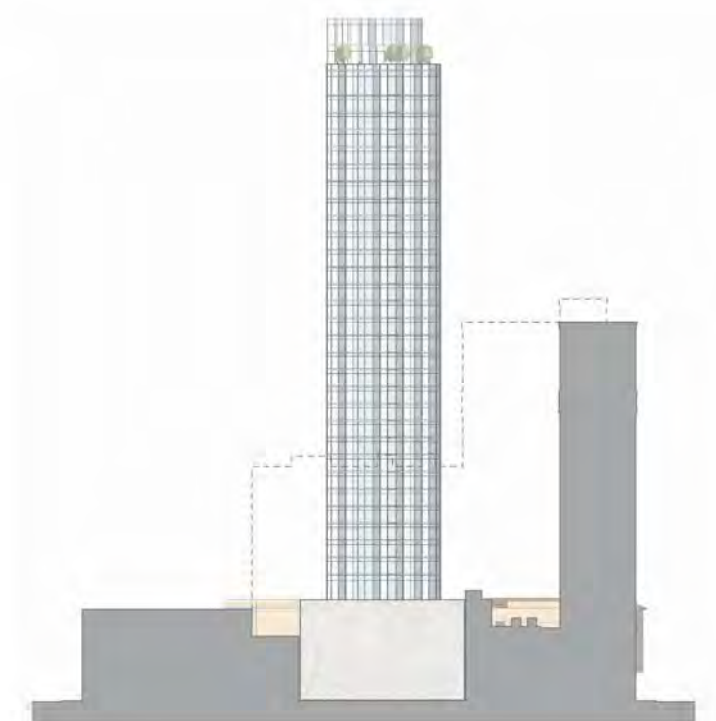
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

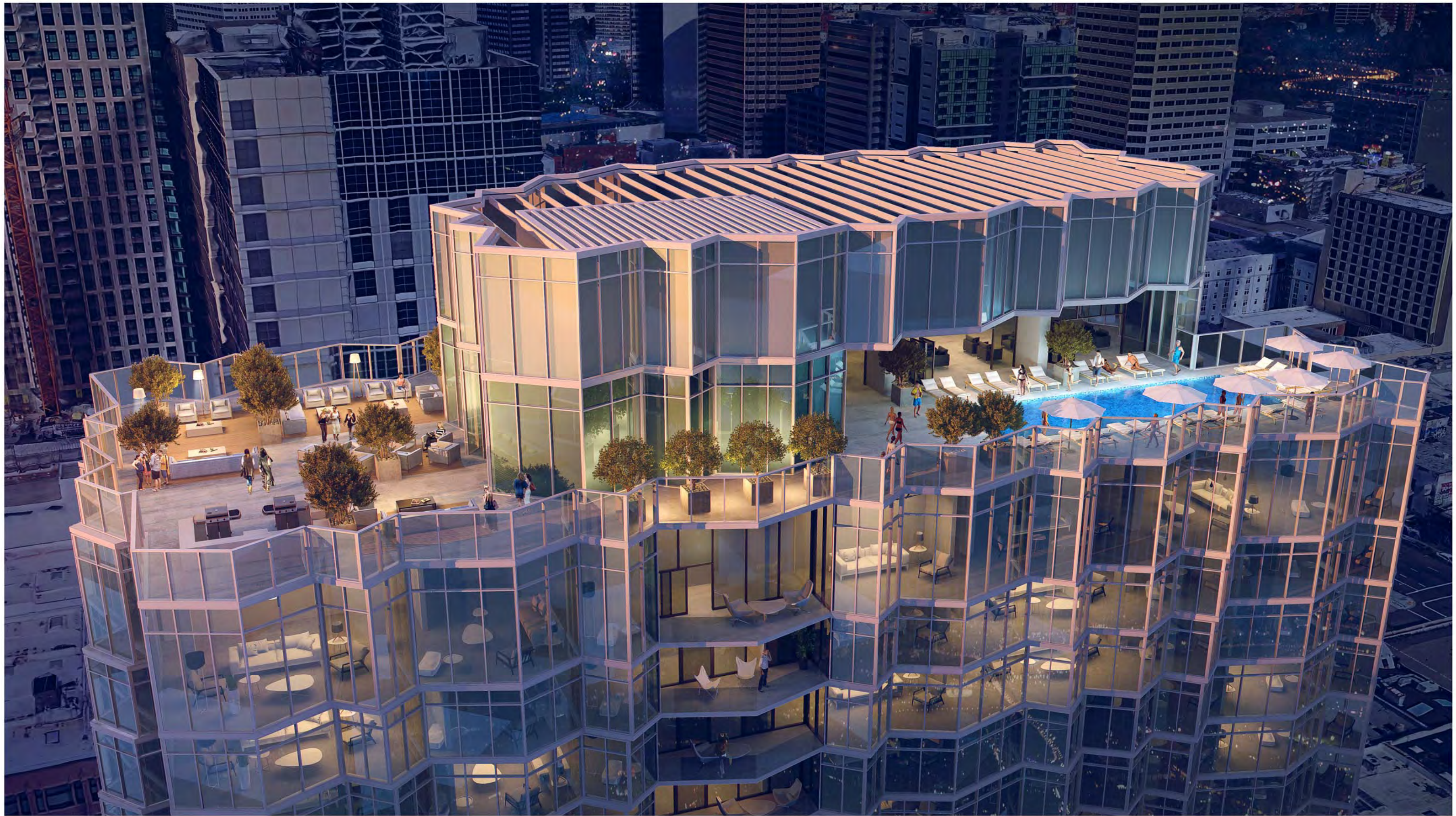
SIGNAGE



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

LARGE
architecture

05/12/2021
Page - 53



RESIDENTIAL BUILDING MATRIX

	LEVELS	FLOOR HEIGHT (FT.)	HEIGHT ABOVE GRADE (FT.)	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	GROSS HORIZONTAL AREA	EXCLUDED AREA (2)	FLOOR AREA (1)	
ROOF	ROOF	15	392.5	-	-	-	-	-	-	-	-	
POOL DECK	36	15	377.5	-	-	-	-	-	4,300	-	4,300	
RESIDENTIAL LEVELS	35	15	362.5	-	3	3	3	9	11,940	-	11,940	
	34	10.25	352.25	-	3	3	3	9	11,940	-	11,940	
	33	10.25	342	-	3	3	3	9	11,940	-	11,940	
	32	10.25	331.75	-	3	3	3	9	11,940	-	11,940	
	31	10.25	321.5	-	3	3	3	9	11,940	-	11,940	
	30	10.25	311.25	-	3	3	3	9	11,940	-	11,940	
	29	10.25	301	-	2	8	-	10	11,940	-	11,940	
	28	10.25	290.75	-	2	8	-	10	11,940	-	11,940	
	27	10.25	280.5	-	2	8	-	10	11,940	-	11,940	
	26	10.25	270.25	-	2	8	-	10	11,940	-	11,940	
	25	10.25	260	-	2	8	-	10	11,940	-	11,940	
	24	10.25	249.75	-	2	8	-	10	11,940	-	11,940	
	23	10.25	239.5	-	2	8	-	10	11,940	-	11,940	
	22	10.25	229.25	3	7	4	-	14	11,940	-	11,940	
	21	10.25	219	3	7	4	-	14	11,940	-	11,940	
	20	10.25	208.75	3	7	4	-	14	11,940	-	11,940	
	19	10.25	198.5	3	7	4	-	14	11,940	-	11,940	
	18	10.25	188.25	3	7	4	-	14	11,940	-	11,940	
	17	10.25	178	3	7	4	-	14	11,940	-	11,940	
	16	10.25	167.75	3	7	4	-	14	11,940	-	11,940	
	15	10.25	157.5	3	7	4	-	14	11,940	-	11,940	
	14	10.25	147.25	3	7	4	-	14	11,940	-	11,940	
	13	10.25	137	3	7	4	-	14	11,940	-	11,940	
	12	10.25	126.75	3	7	4	-	14	11,940	-	11,940	
	11	10.25	116.5	3	7	4	-	14	11,940	-	11,940	
	10	10.25	106.25	3	7	4	-	14	11,940	-	11,940	
	9	10.25	96	3	7	4	-	14	11,940	-	11,940	
	8	10.25	85.75	6	5	4	-	15	11,940	-	11,940	
	7	10.25	75.5	6	5	4	-	15	11,940	-	11,940	
	AMENITY	6	15.5	60	-	-	-	-	-	11,940	-	11,940
	GARAGE	5	15	45	-	-	-	-	-	19,350	17,300	2,050
		4	10	35	-	-	-	-	-	19,350	17,300	2,050
3		10	25	-	-	-	-	-	19,350	17,300	2,050	
2		10	15	-	-	-	-	-	19,350	17,300	2,050	
LOBBY	1	15	0	-	-	-	-	-	20,630	14,030	6,600	
TOTAL				54	140	138	18	350	460,530	83,230	377,300	
				15%	40%	39%	5%	100%				

PROJECT INFORMATION

PROJECT NAME:	1431 FRANKLIN RESIDENCES
PROJECT ADDRESS:	1431 FRANKLIN STREET OAKLAND, CA 94612
OWNER:	TIDEWATER CAPITAL
APN:	8-621-8-7
ZONING:	CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL ZONE (CBD-P)
ZONING SPECIFIC PLAN:	DOWNTOWN SPECIFIC PLAN (PROPOSED); HEIGHT AREA 7, NO LIMIT
TOTAL LOT AREA:	20,974 SQUARE FEET
DENSITY:	AT 1 UNIT PER 90 SQUARE FEET = 233 MARKET RATE DWELLING UNITS ALLOWED WITH STATE DENSITY BONUS: 233 UNITS X 50% BONUS = 350 DWELLING UNITS <u>NOTE: PER AFFORDABLE HOUSING DENSITY BONUS SUPP. FORM, TABLE 3</u>
TOTAL STORIES:	36 STORIES
Lot Coverage (Allowed)	85%
Lot Coverage (Provided)	65%

OPEN SPACE SUMMARY (3)

	UNITS	SQFT / UNIT	TOTAL (SQFT)
REQUIRED	350	75	26,250
PROVIDED	Private Open Space		9,000
	Public Open Space		14,000
			23,000

PARKING SUMMARY

	UNITS	STALLS / UNIT	TOTAL
ALLOWED	350	1.25	438
PROVIDED	350	0.554	194

BICYCLE PARKING SUMMARY

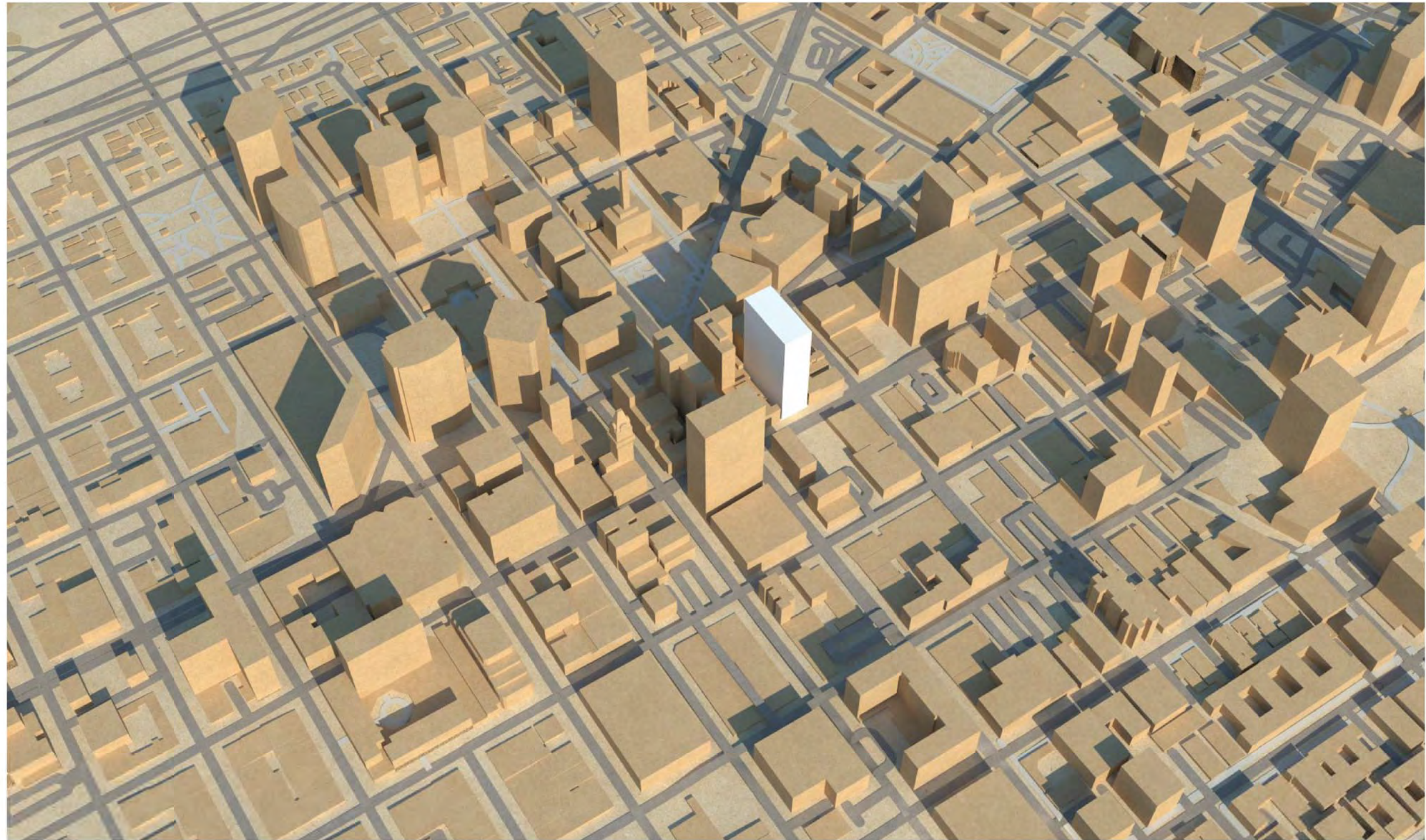
	UNITS	BIKES / UNIT	TOTAL
LONG-TERM	350	1 BIKE / 4 UNITS	88
SHORT-TERM	350	1 BIKE / 20 UNITS	18
PROVIDED			106

- Notes
- Per Chapter 17.09.040: "Floor area," for all projects except those with one or two dwelling units on a lot, means the total of the gross horizontal areas of all floors, including usable basements, below the roof and within the outer surfaces of the main walls of principal or accessory buildings or the center lines of party walls separating such buildings or portions thereof, or within lines drawn parallel to and two (2) feet within the roof line of any building or portion thereof without walls, but excluding the following: a. Areas used for off-street parking spaces or loading berths and driveways and maneuvering aisles relating thereto; b. Areas which qualify as usable open space under the standards for required usable open space in Chapter 17.126; c. In the case of Nonresidential Facilities: arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.
 - Areas used for off-street parking spaces or loading berths and driveways and maneuvering aisles relating thereto; Areas which qualify as usable open space under the standards for required usable open space in Chapter 17.126; arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.
 - Not more than 50% of required open space may be located on the uppermost roof of the building
 - Landscaping enhancements area at public open space is 50%

INFORMATION



APPENDIX - PROJECTED SHADOW STUDY



MARCH/SEPTEMBER - 9AM

APPENDIX - SHADOW STUDIES



MARCH/SEPTEMBER - 12PM

APPENDIX - SHADOW STUDIES



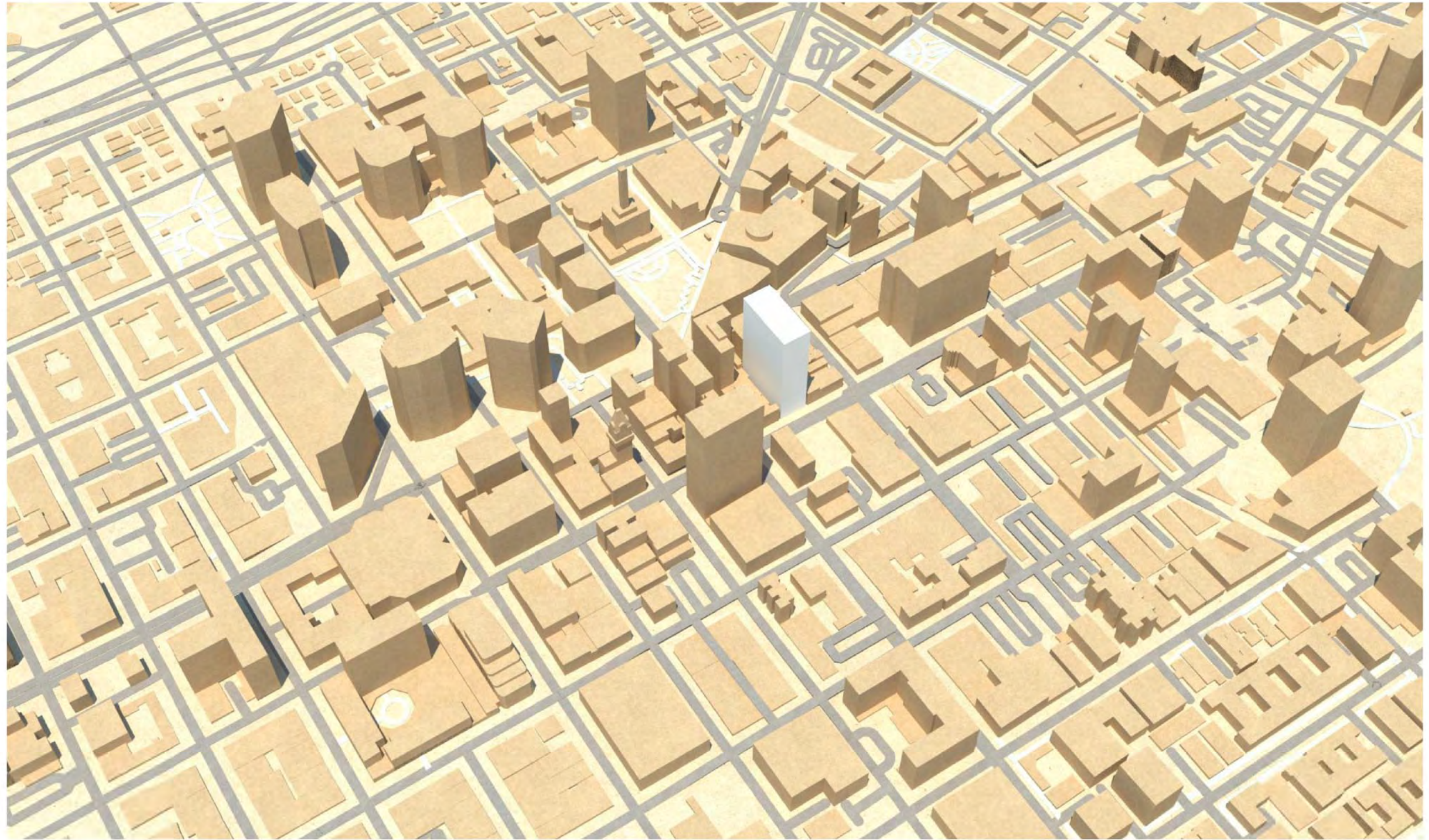
MARCH/SEPTEMBER - 3PM

APPENDIX - SHADOW STUDIES



JUNE - 9AM

APPENDIX - SHADOW STUDIES



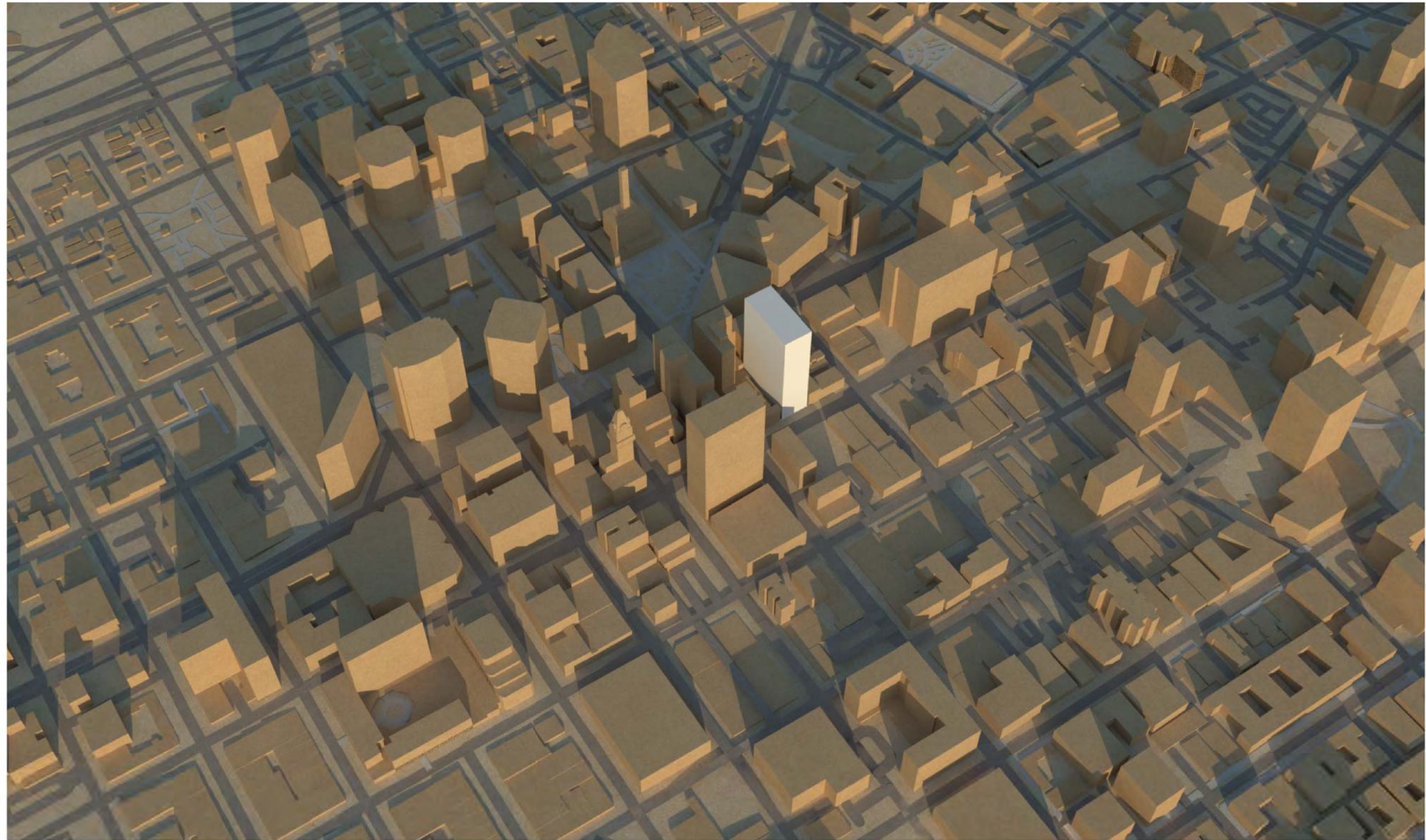
JUNE - 12PM

APPENDIX - SHADOW STUDIES



JUNE - 3PM

APPENDIX - SHADOW STUDIES



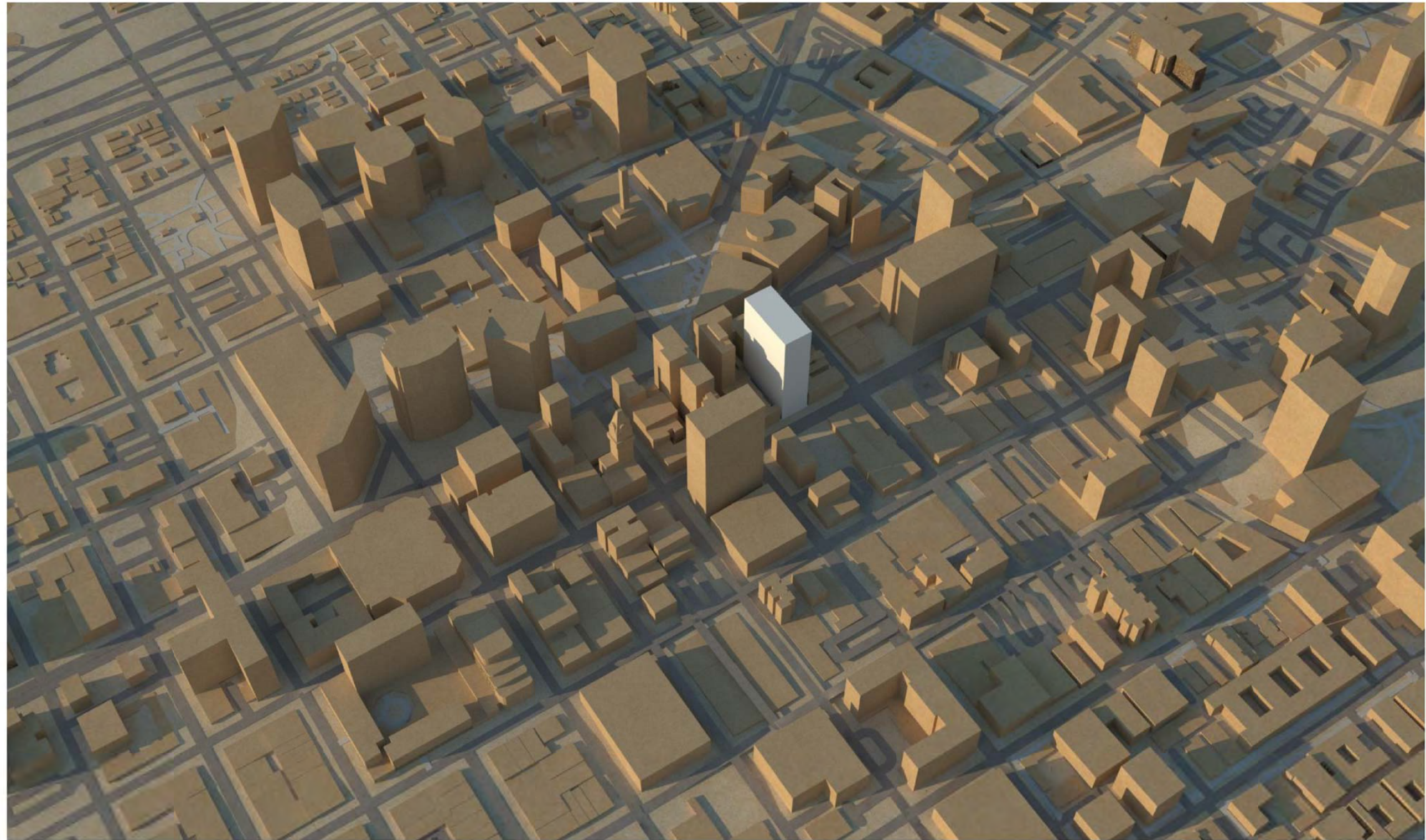
DECEMBER - 9AM

APPENDIX - SHADOW STUDIES



DECEMBER - 12PM

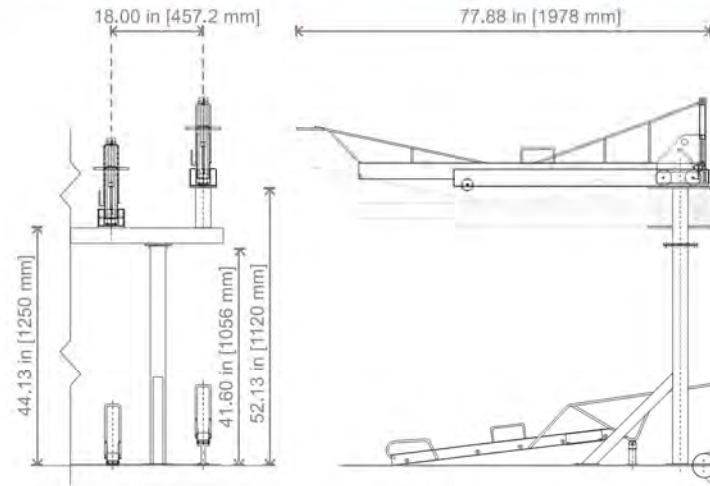
APPENDIX - SHADOW STUDIES



DECEMBER - 3PM

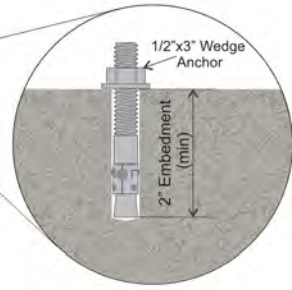
APPENDIX - SHADOW STUDIES

Urban Double Stacker - Standard Aisle



Specifications

- Capacity**
- Bicycles per set: 2 (one up and one down)
- Bicycle spacing: 18.00 or 24.00 in [457.2 or 609.6 mm]
- Rise differential: 6.00 or 8.00 in [152.4 or 203.4 mm]
- Weight**
- Per two bicycle spaces: ± 89.65 lbs [40.75 kg]
- Materials**
- Assembly material: Steel
- Available finishes**
- Powder coated (RAL 7016 - Anthracite Grey)
- Hot Dipped Galvanized



These drawings are not for construction purposes and are for information purposes only. All information contained herein was current at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate.

URBAN RACKS

INNOVATIVE | BICYCLE PARKING

1-888-717-8881 sales@urbanracks.com
For more product and company information, please visit us at www.urbanracks.com

DOUBLE STACKER BIKE PARKING (LONG TERM)



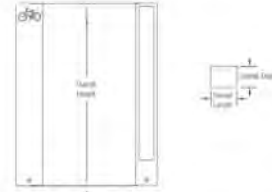
CAPITOL™ BIKE RACK

PRODUCT DATA

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

MATERIAL & FINISHES		INSTALLATION & MAINTENANCE	
MATERIAL	FINISHES	GUIDELINES & SECURITY	INSTALLATION
<ul style="list-style-type: none"> Note: is made of corrosion-resistant cast aluminum with powdercoat finish. 	<ul style="list-style-type: none"> See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. Due to the inherent nature of metal casting, small powdercoats are not intended for cast components. 	<ul style="list-style-type: none"> Match installation of Pedastal and Bicycle Professionals (APBP) guidelines. A locking point detail and mounting configurations that meet APBP guidelines can be found on page 1 and 2 of this document. 	<ul style="list-style-type: none"> Capitol Bike Rack must be surface mounted with stainless steel anchors and tamper-resistant stainless steel screws are included.
			MAINTENANCE
			<ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS



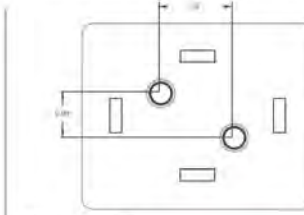
OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
3' (927 mm)	4" (102 mm)	34" (864 mm)	25 lbs (11.4 kg)

LOCKING POINT AND CONFIGURATION EXAMPLES

The Capitol Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please visit the separate installation instructions document for more details.



A standard U-lock can be locked at this location to meet APBP guidelines for security and functionality.



LOCKING POINT EXAMPLE

1-800-451-0410 | www.forms-surfaces.com

MOUNTING / HARDWARE DETAIL

FORMS+SURFACES

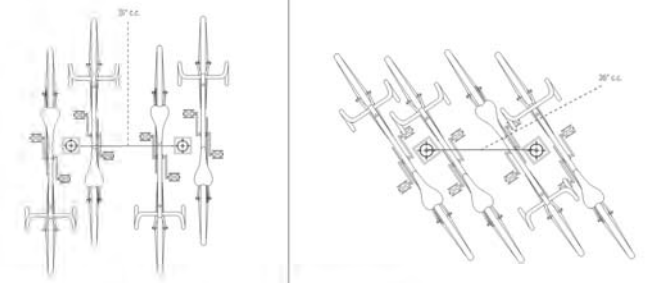
page 1 of 2 | Rev. 05-14-17



CAPITOL™ BIKE RACK

PRODUCT DATA

LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)



CONFIGURATION EXAMPLE A

CONFIGURATION EXAMPLE B

ENVIRONMENTAL CONSIDERATIONS

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

MODEL NUMBER AND DESCRIPTION

MODEL	DESCRIPTION
39CAD	Capitol Bike Rack

PRODUCT OPTIONS

The following options are available for an upcharge:

- Premium Texture Coats from Forms+Surfaces Powdercoat Chart
- Custom RAL powdercoat color

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

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

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

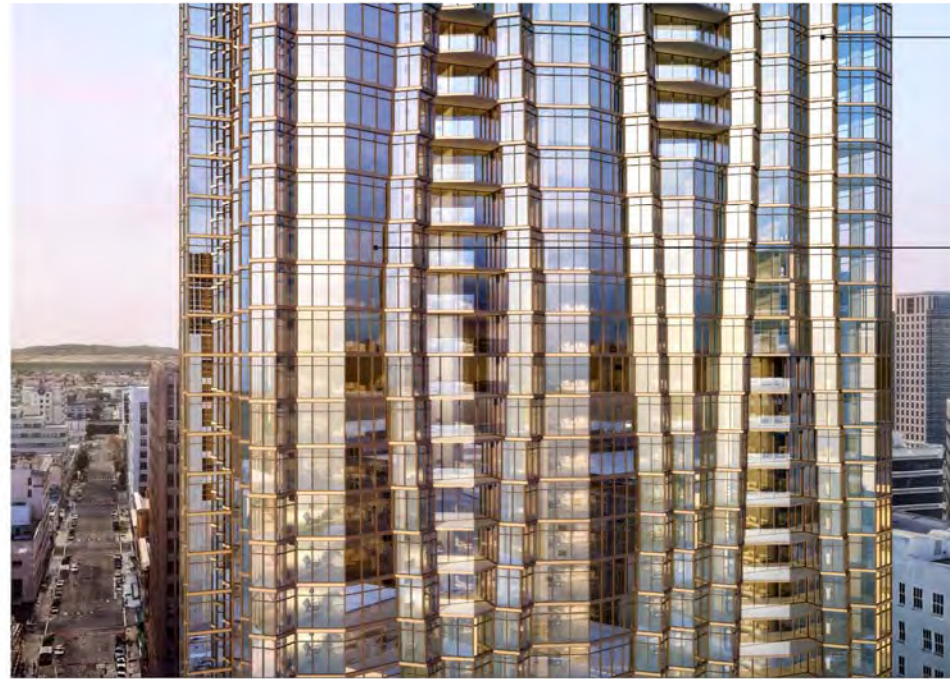
1-800-451-0410 | www.forms-surfaces.com

FORMS+SURFACES

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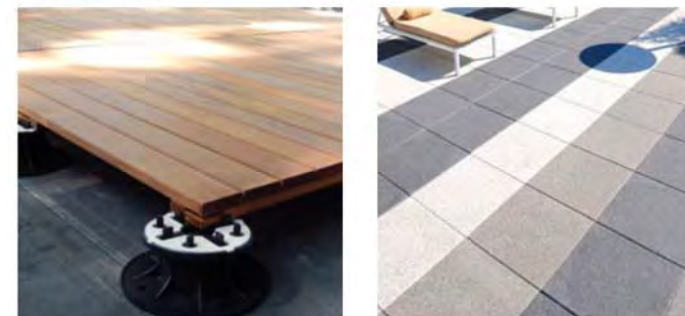
High Performance Low-E Glass (PPG, Equal or better)

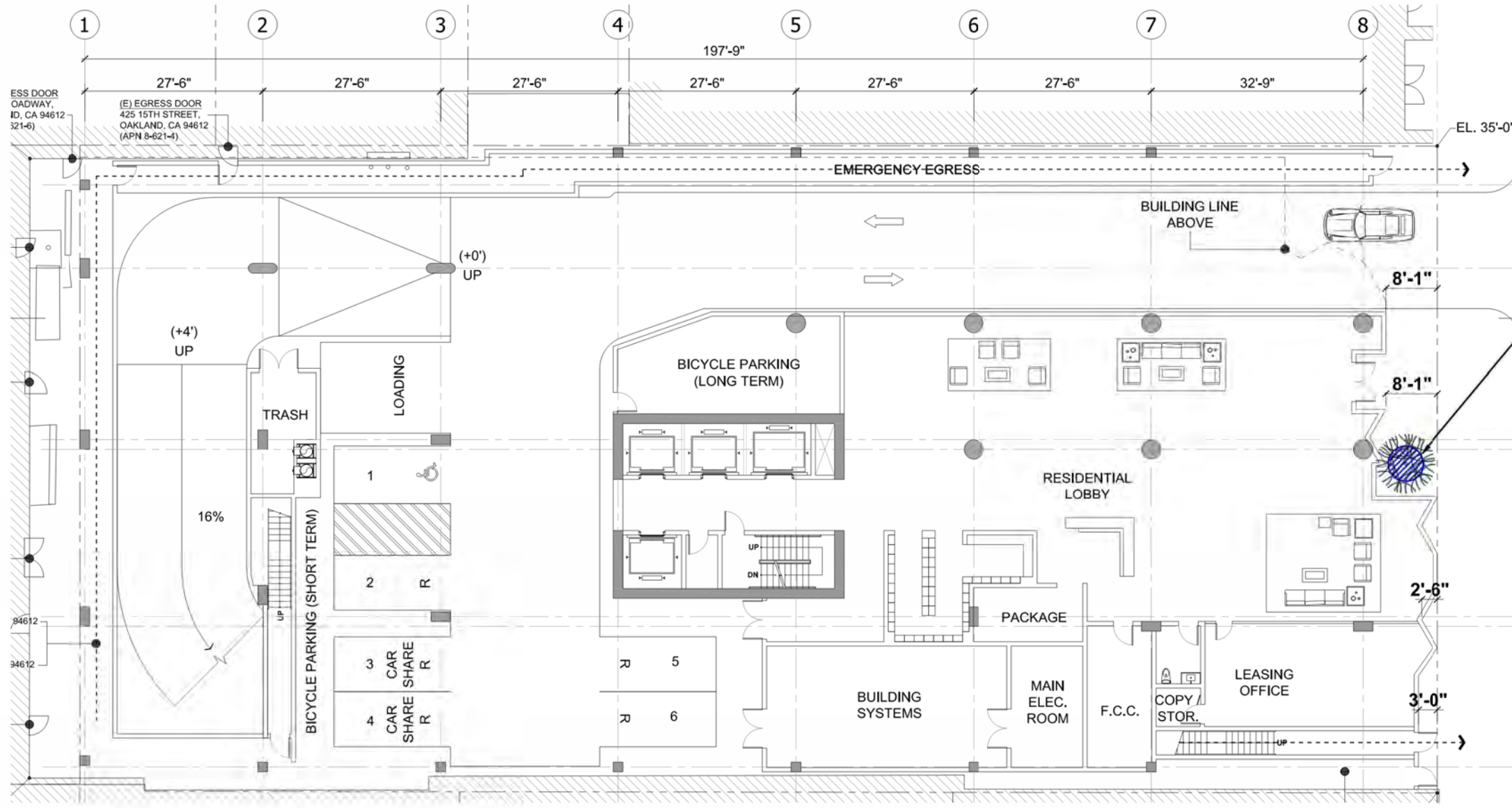


Window Wall System (Kawneer, Equal or better)




Pedestal Paver





2 BUBBLERS PER TREE IN TREE WELL WITH IMPORTED PLANTING SOIL

IRRIGATION LEGEND & NOTES

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

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

WATER METER: IRRIGATION WATER PROVIDED BY DEDICATED POTABLE WATER SERVICE METER OR SUB METER.

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

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

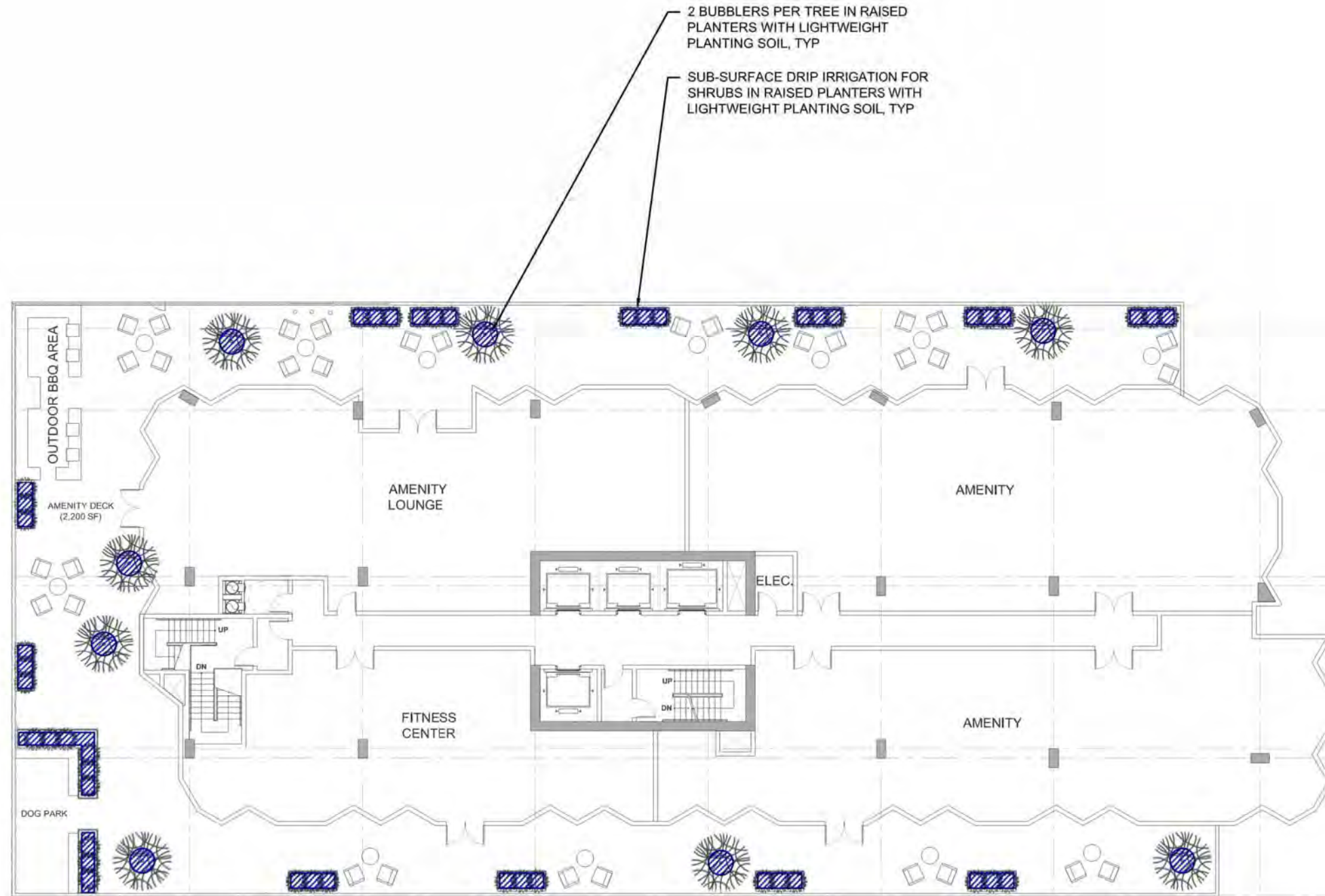
TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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

FLOOR PLAN - LEVEL 1

SCALE: x" = 1'-0" 0' 5' 15' 30'





IRRIGATION LEGEND & NOTES



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

IRRIGATED LANDSCAPE AREA (THIS FLOOR) 368 SQ. FT.
 TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT.



WATER METER: IRRIGATION WATER PROVIDED BY DEDICATED POTABLE WATER SERVICE METER OR SUB METER.

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

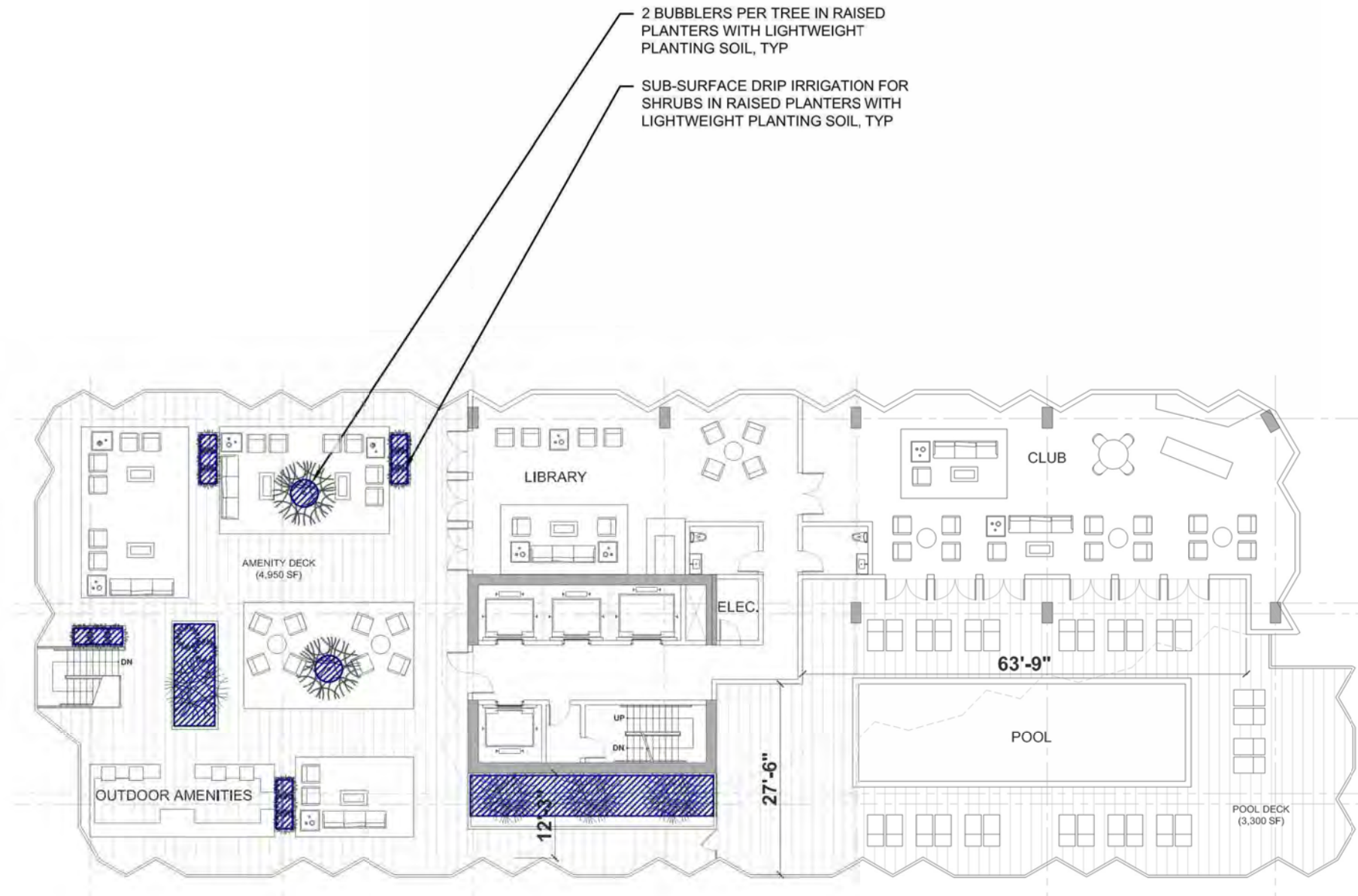
CONTROLLER: SMART ET-BASED IRRIGATION CONTROLLER WITH FLOW SENSOR AND MASTER SHUT-OFF VALVE.

TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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

FLOOR PLAN - LEVEL 6

SCALE: x" = 1'-0" 0' 5' 15' 30'



IRRIGATION LEGEND & NOTES



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

IRRIGATED LANDSCAPE AREA (THIS FLOOR) 381 SQ. FT.
 TOTAL IRRIGATED LANDSCAPE (TOTAL PROJECT) 773 SQ. FT.

WATER METER: IRRIGATION WATER PROVIDED BY DEDICATED POTABLE WATER SERVICE METER OR SUB METER.

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

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

TREE BUBBLERS: ALL TREES IRRIGATED WITH TWO FLOOD BUBBLERS

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

POOL DECK

SCALE: x" = 1'-0" 0' 5' 15' 30'



RESIDENTIAL POOL DECK IRRIGATION PLAN

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

	Regulation/Standard	Requirement	Proposed Project	Compliance: Y/N
Zoning Regulations (OMC Title 17)				
	Chapter 17. 58 CBD-P Central Business District Pedestrian Retail Commercial Zone			
	Sec. 17.58.060 A. Zone Specific Standards, Table 17.58.03			
	<u>Minimum Lot Dimensions</u>			
	Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
	Frontage	25 ft.	100.18 ft.	Complies
	Lot Area	4,000 sf	20,974 sf	Complies
	<u>Minimum/Maximum Setbacks</u>			
	Minimum Front Setback	0 ft.	0 ft.	Complies
	Maximum front and street side for the first story (see Additional Regulation #3 at https://library.municode.com/ca/oakland/code_s/planning_code?nodeId=TIT17PL_CH17.58CBCBUDIZORE_17.58.060PRDEST) [See footnote 1].	5 ft.	0 ft.	Complies
	Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3 at https://library.municode.com/ca/oakland/code_s/planning_code?nodeId=TIT17PL_CH17.58CBCBUDIZORE_17.58.060PRDEST) [See Footnote 1]	5 ft.	0 ft.	Complies
	Minimum interior side	0 ft.	0 ft.	Complies
	Rear	0 ft.	0 ft.	Complies
	<u>Design Regulations</u>			
	Ground floor commercial facade transparency	65%		NA

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

	Minimum height of ground floor Nonresidential Facilities	15 ft.		NA
	Minimum separation between the grade and ground floor living space	N/A		NA
	Sec. 17.58.060 B. Design Standards Applying to All Zones			
	1. Entrance.	Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.		Does Not Comply

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

	2. Ground Floor Treatment.	All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.		Does Not Comply
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**Design Review Conformance Matrix - 1431 Franklin St.
Residential Proposal (PLN20125)**

	3. Active Space Requirement.	For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection [B4].		Complies
	4. Parking and Loading Location.	For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.	194 spaces.	Complies

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

	5. Massing.	The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.		Does Not Comply
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**Design Review Conformance Matrix - 1431 Franklin St.
Residential Proposal (PLN20125)**

	<p>6. Upper Story Windows.</p>	<p>An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.</p>	<p>The building façade proposes a high level of glazing.</p>	<p>Complies</p>
	<p>7. Building Terminus.</p>	<p>The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.</p>		<p>Does Not Comply</p>

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

	8. Utility Storage.	For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.		Complies
	Height Area 7, no limit Table 17.58.04 Height, Density, Bulk, and			
	<u>Maximum Density (Sq. Ft. of Lot Area Required Per Unit)</u>			
	Dwelling unit	90	377,300	Complies
	Rooming unit	45	None	
	Maximum Floor Area Ratio	20	Not provided	Does Not Comply
	Maximum Height of Building Base	120 ft.	60	Complies
	Maximum Height, Total	No height limit		Complies
	Minimum Height, New principal buildings	45 ft.	392.5 ft.	Complies
	State Density Bonus at 50%	The Density Bonus calculation states that 15% affordable units at the Very Low Income allows 50% Density Bonus Level	Base number of dwelling units is 233. Density Bonus at 50%: $233 \times 1.5 =$ approx. 350 units total.	Unclear
	<u>Maximum Lot Coverage</u>			

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

	Building base (for each story)	100% of site area	100%	Complies
	Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	65%	Complies
	<u>Tower Regulations</u>			
	Maximum average area of floor plates	No maximum	Unclear: approx. 10,481 sf (377,300sf/36 floors)	Does Not Comply
	Maximum tower elevation length	No maximum	392.5 ft.	Complies
	Maximum diagonal length	No maximum	Unclear	Unknown
	Minimum distance between towers on the same lot	No minimum	Only one tower is proposed.	NA
	Sec. 17.58.070 C. Usable open space standards, Table 17.58.05, Required Dimensions of Usable Open Space	This Section contains the usable open space standards and requirements for residential development in the CBD Zones. These requirements shall supersede those in Chapter 17.126.		
	Private open space	10 ft. for space on the ground floor, no dimensional requirement elsewhere.	9,000 sf	Does Not Comply
	Public Ground-Floor Plaza open space	10 ft.	Unknown	Does Not Comply
	Rooftop open space	15 ft.	8,000 sf	Does Not Comply
	Courtyard open space	15 ft.	6,000 sf	Does Not Comply
	17.116.060 - Off-street parking—Residential Activities, A. Minimum Parking for Residential Activities			
	Total Required Parking - Multifamily Dwelling	No spaces required.	194	Complies
	17.116.060 - Off-street parking—Residential Activities, B. Maximum Parking for Residential Activities			

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

	Maximum Number of Parking Spaces	One and one-quarter (1¼) parking spaces per dwelling unit.	438	Complies
Design Guideline for Corridors and Commercial Areas				
	<u>Guiding Principles</u>			Compliance: Y/N
	<p>1. Build upon patterns of urban development that lend a special sense of place.</p> <ul style="list-style-type: none"> - Enhance existing neighborhoods that have a well-defined and vibrant urban design context. - Develop attractive urban neighborhoods in areas where they do not currently exist. 			Does Not Comply
	<p>2. Provide elements that define the street and the place for pedestrians.</p> <ul style="list-style-type: none"> - Locate buildings to spatially define the street. - Construct high quality storefronts and ground floor residential space. - Create a connection between the public right of way and ground floor activities. - Reduce the negative visual impact of on-site parking. - Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features. 			Does Not Comply

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

	<p>3. Allow for a diversity of architectural expression to prevent monotony.</p> <ul style="list-style-type: none"> - Allow for street fronts with a variety of architectural expression that is appropriate in its context. - Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles. 			Does Not Comply
	<p>4. Encourage high quality design and construction.</p> <ul style="list-style-type: none"> - Add visual interest and distinction to the community. - Construct buildings with high quality materials and detailing that make a lasting contribution. - Develop buildings with pleasing compositions and forms. 			Does Not Comply
	<p>6. Create transitions in height, massing, and scale.</p> <ul style="list-style-type: none"> - Achieve a compatible transition between areas with different scale buildings. 			Does Not Comply
	<p>7. Use sustainable design techniques.</p> <ul style="list-style-type: none"> - Treat on-site stormwater. - Use green building techniques. 			Complies
Guidelines				Compliance: Y/N
	<p>#1.1.1 Commercial Building Placement - Spatially define the street front by locating storefronts near the property lines facing the corridor and adjacent to one another.</p>			Complies
	<p>#2.1.1 Integrate open space into the site plan.</p>			Complies
	<p># 2.1.2 Site common open space to be easily accessible to residents and/or the public.</p>			Complies

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

# 2.1.3	Wherever feasible, orient group open space to have solar exposure and toward living units or commercial space.			Complies
# 3.1.1	Place parking areas and parking podiums behind active space or underground.			Complies
# 3.1.2	Limit driveways, garage doors, and curb cuts on the corridor.			Complies
# 3.3.1	Locate loading docks out of view from the corridor.			Complies
# 3.3.2	Locate service elements such as utility boxes, transformers, conduits, trash enclosures, loading docks, and mechanical equipment screened and out of view from the corridor.			Complies
# 3.3.2 [sic]	Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.			Complies
#4.1.1	Establish a prominent and differentiated ground floor in residential buildings.			Does Not Comply
#4.1.2	Design ground floor residential space to have grade separation from the sidewalk.			NA
#4.1.3	Provide well designed ground floor residential frontages through the use of stoops, forecourts, front yards, and lobbies.			Does Not Comply
#4.2.4	Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.			Does Not Comply

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

	#4.2.5 Coordinate horizontal ground floor features with other commercial facades to create a unified composition at the street wall.			Does Not Comply
	#4.2.6 Do not set back the ground floor of commercial facades from upper stories			NA
	#4.2.7 Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.			Does Not Comply
	#4.3.1 Integrate garage doors into the building design and reduce their prominence on the street.			NA
	#4.3.2 Establish prominent and frequent entrances on facades facing the corridor.			Does Not Comply
	#4.4.1 Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the zoning district.			Does Not Comply
	#4.4.2 Place features that create a transition between the sidewalk and the development.			Does Not Comply
	#5.1.1 Integrate the various components of a building to achieve a coherent composition and style.			Does Not Comply
	#5.1.2 Reduce the visual scale of a large building frontage.			Does Not Comply
	#5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.			Does Not Comply
	#5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.			Complies

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

	#5.3.2 Integrate architectural details to provide visual interest to the façade of a building.			Does Not Comply
	#5.4.1 Where feasible, place stairwells in the interior of a building.			Complies
	#5.4.2 Provide a roofline that integrates with the building's overall design concept.			Does Not Comply
	#5.4.3 Design parking structure facades as an integral part of the project it serves, consistent in style and materials with the rest of the project.			Does Not Comply
	#5.4.4 Integrate balconies into the design of a building.			Does Not Comply
	#6.1.1 Install durable and attractive materials on the ground floor façade of buildings.			Does Not Comply
	#6.2.1 Recess exterior street-facing windows.			Does Not Comply
	#6.3.1 Exterior materials on the upper levels of buildings should create a sense of permanence, provide an attractive visual quality, and be consistent with the design concept of the building.			Does Not Comply
	#6.4.1 Implement sustainable development methods.			Complies
	#9.1.1 Design developments to maximize the natural surveillance of the streetscape and open space.			Does Not Comply

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	#9.1.2 Establish “territoriality” at a development. Territoriality is the principle of providing clear delineation between public, private, and semi-private areas, to make it easier for pedestrians to understand the function of an area and participate in an it’s appropriate use.			Unclear
	#9.3.1 Control access into a development			Unclear
	#9.4.1 Promote activity at a development. For example, create an atmosphere conducive to pedestrian travel or developing well- designed frontages, and a connection between private and public space.			Does Not Comply
Historic Preservation Element of the General Plan				
	Historic Preservation Element, Policy 3.5, Findings:			
	1. The design matches or is compatible with, but not necessarily identical to, the property’s existing or historical design; or			Does Not Comply
	2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or			Does Not Comply
	3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.			Does Not Comply
Required Findings				

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Conditional Use Permit Criteria				
Sec. 17.134.050				Meets the finding: Y/N
	A. 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;			Does Not Comply
	B. 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;			Does Not Comply
	C. 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;			Complies

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	D.That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;			Does Not Comply
	E.That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.			Does Not Comply
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3d:			
	The maximum yard requirements above the ground floor may be waived upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, the proposal must also meet each of the following criteria:			
	i. It infeasible to both accommodate the use proposed for the space and meet the maximum yard requirement;			NA
	ii. The proposal will not weaken the street definition provided by buildings with reduced setbacks; and			NA
	iii. The proposal will not interrupt a continuity of 2nd and 3rd story facades on the street that have minimal front yard setbacks.			NA

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	Regular Design Review			
	Sec. 17.136.050 - Regular design review criteria, A. For Residential Facilities			
	1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;			Does Not Comply
	2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics			Does Not Comply
	3. That the proposed design will be sensitive to the topography and landscape			Complies
	4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill			NA
	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.			Does Not Comply
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3c:			

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

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	a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;			Does Not Comply
	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			Does Not Comply
	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.			Does Not Comply

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<p>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</p>			Does Not Comply
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	<p>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</p>			NA
	<p>g. For construction of new principal buildings:</p>			
	<p>i. The project will not cause the API to lose its status as an API;</p>			Does Not Comply
	<p>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</p>			Does Not Comply
	<p>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.</p>			Does Not Comply

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