



Design Review Committee Staff Report

Location:	2044 Franklin
Assessor's Parcel Number(s):	008065101801
Proposal:	Revision to a Major Conditional Use Permit to construct a 22 story, 239-foot-high residential high rise structure with 357 residential apartment units including 20 very low income affordable housing units, 5,385 sf of ground floor retail, no parking, and a concession from open space requirements to allow 12,872 sf of group open space rather than 26,775 sf of open space.
Applicant:	RAD/Urban
Contact Person/ Phone Number:	Brian Caruso RAD/Urban 408-813-3025
Owner:	Village Glenn Oakland 2, LLC
Case File Number:	PLN17050RO1-RO1
Planning Permits Required:	Conditional Use Permit Design Review
General Plan:	Central Business District
Zoning:	CBD-C
Environmental Determination:	Exempt Section 15332, Infill Development, Section 15183 Consistent with General Plan or Zoning, Section 15180 Central District Urban Renewal Plan EIR, Section 15183.3 Streamlining for Infill Projects
Historic Status:	N/A
City Council District:	3
Finality of Decision:	N/A
For Further Information:	Contact Case Planner Rebecca Lind Planner III 510-238-3472 rlind@oaklandnet.com

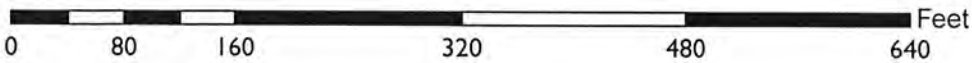
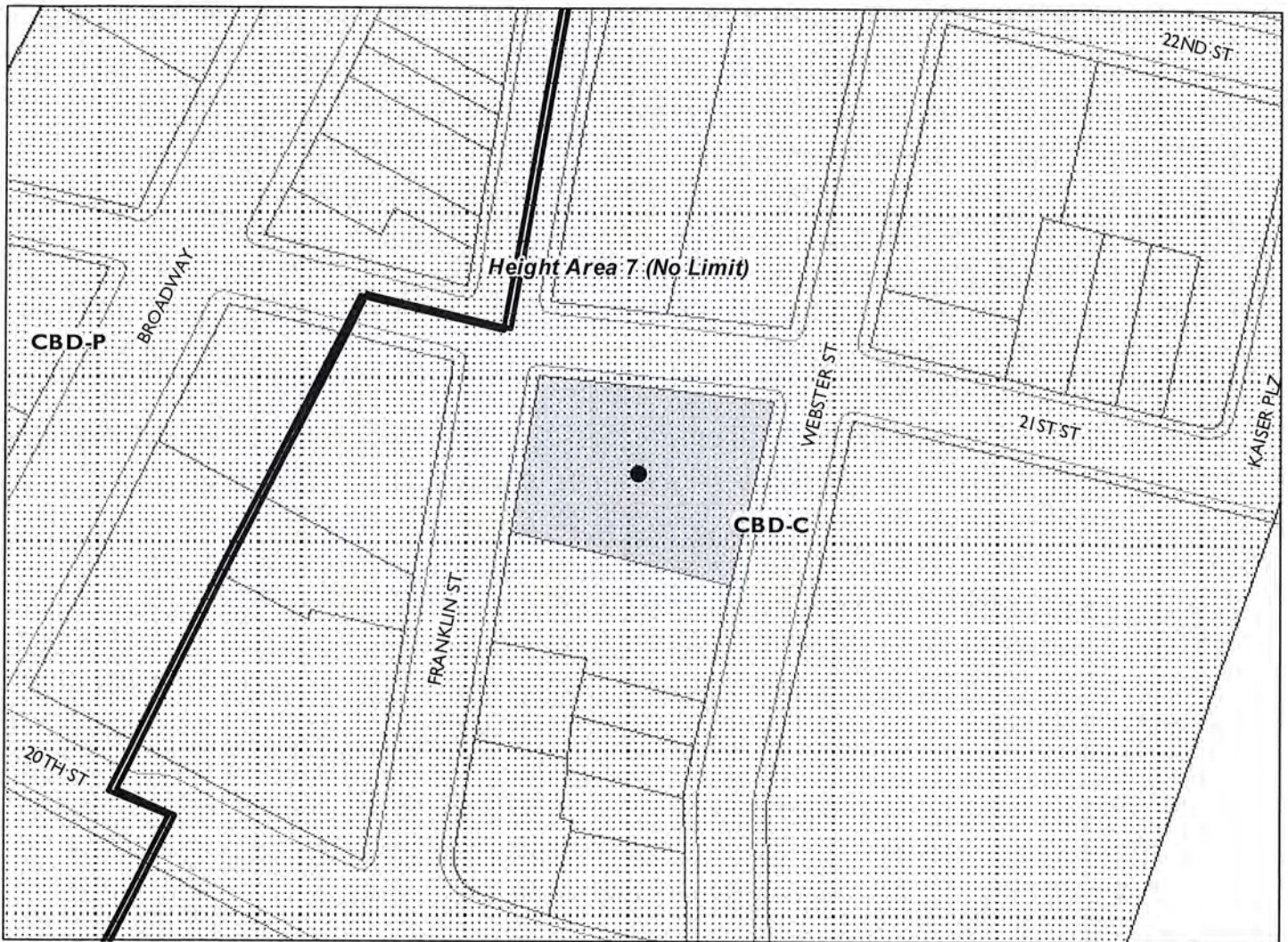
SUMMARY

The Nautilus Group has filed an application with the Bureau of Planning to revise a prior approval for development of the site at 2044 Franklin St. This is a major revision that proposes a different design and mix of land use activities and requires a new design review approval and modification to the Major Conditional Use Permit. The original proposal was a mixed use 29 story facility including residential, office and ground floor retail. The revision eliminates the office and parking components. The new building design is for a 22-story residential tower with 357 residential units and ground floor retail. The project has a bigger footprint than the prior design for this site and is 7 stories lower in height.

SURROUNDING USES

The building is in a mixed commercial neighborhood with a blend of lower scale, 1950s era bank and office buildings to the west and south and taller office buildings to the north and east. Indeed, amongst the existing high rises are the two current, tallest buildings (The Ordway Building and the Kaiser Plaza building) in Oakland. The district mix of low rise and high rise structures includes a 20 story, 220-foot building and a 10 story, 110-foot building on 21st street adjacent to the subject site to the north. Both structures are commercial office buildings.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17050-R01-R01
Applicant: RAD Urban
Address: 2044 Franklin Street
Zone: CBD-C
Height Area: Height Area 7 (No Limit) Central Business District

The internal lot line to the south abuts a 6 story, 75-foot-high commercial building. The site is immediately across Webster Street from the Kaiser Plaza and rooftop garden.

BACKGROUND

Entitlements for the original project were approved January 10, 2018. The revision eliminates the townhouse building, changes the tower building by eliminating 6 floors of office, the amenity space, and the parking garage. The tower height is reduced and the base foot print increased from 10,500 sf to 11,445 sf. While no parking is proposed, loading is included on the first floor.

	Prior Approval	Current Proposal
Number of Buildings	2	1
Density	184 units	357 units
Height	Tower 29 stories 354 ft. Townhouse 3 stories 44 ft.	Tower 22 stories
Residential Tower Base Footprint	10,505	11,445
Mixed Use	Residential Tower 231,110 sf Residential Penthouse 8,505 sf Residential Townhouse 15,840 sf Commercial Office 57,873 sf Commercial Retail 6,700 sf Amenity 10,649sf	Residential Tower 240,345 sf Commercial Retail 5,385 sf
Open Space	14,435 sf	12,872 sf A concession is requested for 13,903 sf of open space
Bicycle Parking	70 spaces	112 spaces
Parking	74 spaces	0
Loading	1 space. A variance was approved for a second space	2 spaces

EXISTING CONDITIONS

The subject property consists of two lots with a slightly irregular parcel configuration and frontage on three streets, Franklin, 21st and Webster. All streets are important in this part of downtown but Webster and Franklin are considered primary. There is an existing two story commercial building on site at the corner of Franklin and 21st St. with a parking lot at the Webster and 21st Street corner.

GENERAL PLAN AND ZONING

The property is in the Central Business District (CBD) of the General Plan. The intent of the CBD Classification 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 CBD policies further clarify this intent with Policy D2.1 Enhancing the Downtown which states *“Downtown development should be visually interesting, harmonize with its surroundings,*

respect and enhance important views in and of the downtown, respect the character, history, and pedestrian orientation of the downtown, and contribute to an attractive skyline”.

These policies are implemented by the CBD- C Zone which includes development standards such as height, FAR, density and a range of uses that facilitate high density mixed use projects. The intent of the CBD-C Zone is *to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.* The CBD-C Zone also includes zone specific design criteria for new buildings that are relevant to this proposal including criteria for the entrance, ground floor treatment, location of parking, street activity, massing, upper story windows, and the building terminus.

The proposed design and the intensity and density complies with the General Plan policy framework and the CBD-C zoning standards.

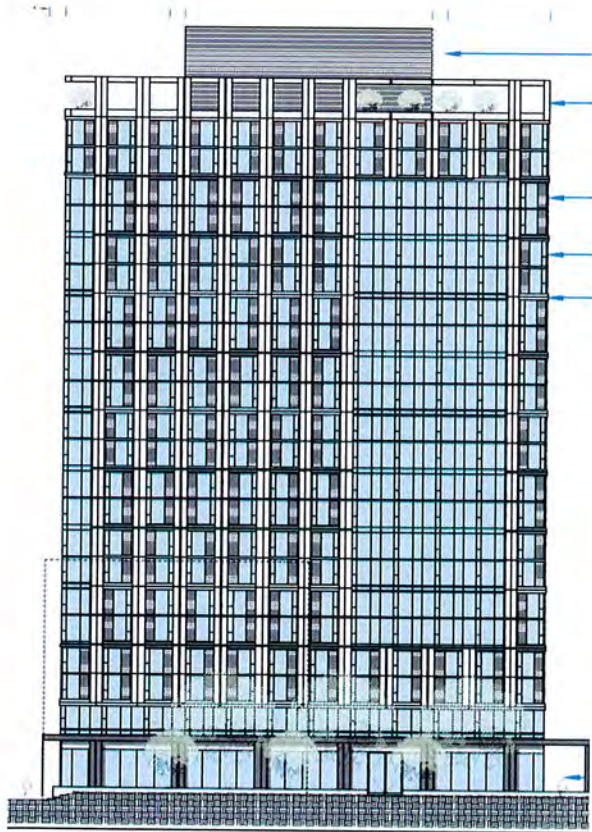
DESIGN REVIEW



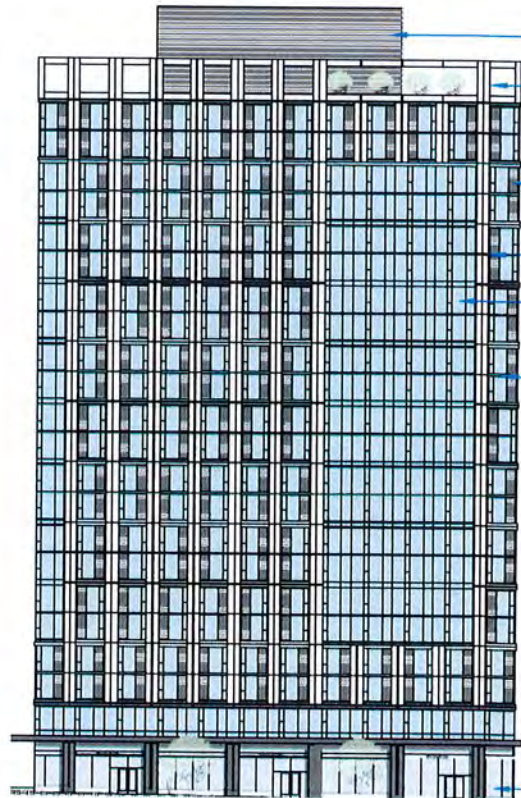
The building façade is made of painted aluminum panels mounted on a system of pillars that extend from the ground to the top of the building with various modulations and window treatments.

Design requirements in the CBD-C zone require the mass of newly-constructed principal buildings to be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The proposed design complies with this requirement by presenting a bank of windows extending 16 stories and off set on each façade. The bank of windows is framed by rectangles composed of vertical painted panels and glazing which create visual interest.

All four elevations adhere to this scheme with the North/South sides including 7 sets of vertical columns and the East/West sides having 4 sets. The North/South facades also frame the bank of windows with an additional vertical set of columns and windows at the corners. There are no upper story setbacks so the building presents as a straight shot from earth to sky.

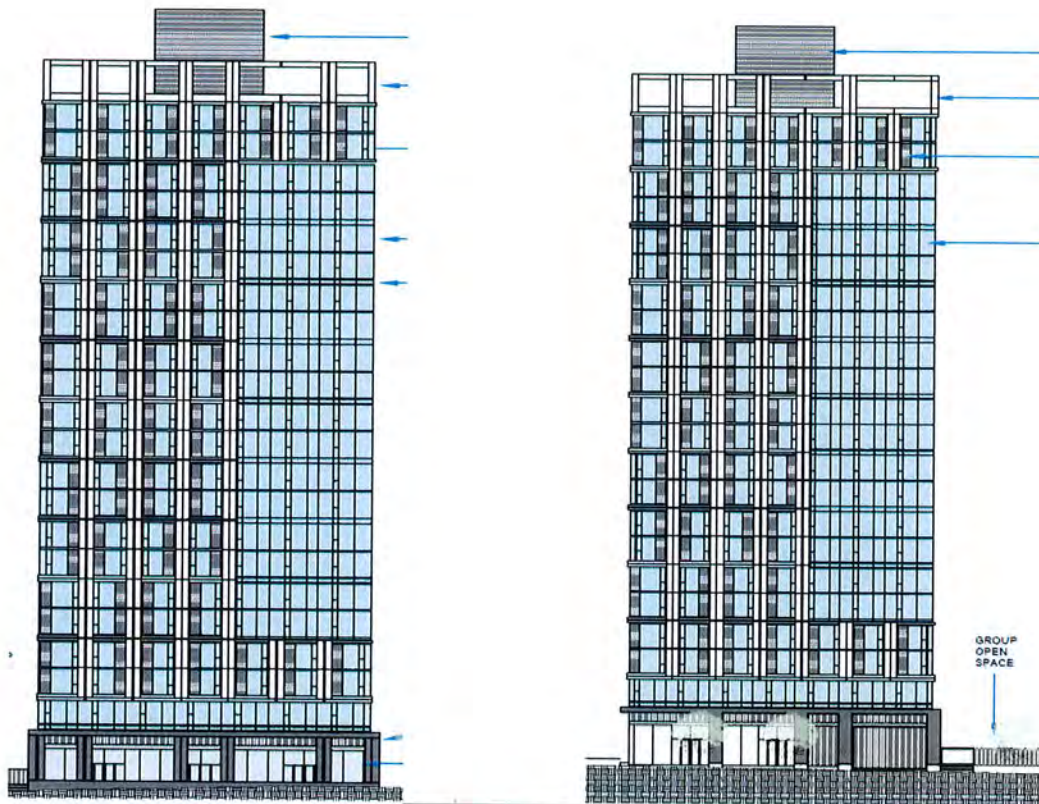


Interior (South)



21st St. (North) Main Entry

The east and west elevations have the same design concept except that on these facades the window bank composes a larger percentage of the side and the window banks run all the way to the corner.



Webster Street (East)

Franklin Street (West)

The ground floor treatment varies on each elevation.

- The main entry to the building is on 21st St. where a 2,200-sf lobby is flanked by mail room and leasing office functions. This ground floor also includes entry for retail space at each corner.
- The interior side of the building includes a large group open space that has both pavers and landscaping. The open space continues through the side of the lot with gate access to both Webster and Franklin streets. A generator is also located in this area.
- The Webster Street façade includes retail space and an outdoor café seating area
- The Franklin façade includes retail and loading docks. There is no parking garage included in the project.

DEVELOPMENT STANDARDS

Density/FAR

CBD-C Zone within Height Areas 7. The Height Area 7 does not set any restriction on building height and allows a density of one dwelling unit per 90 square feet of lot area and a Commercial FAR of 20.0. The proposed development meets these standards with a residential density bonus of 20% granted under the State Affordable Housing Law. A bonus of 72 units is allowed over the base density. Fifty-two of the bonus units are market rate and 20 units are for very low income households. A total of 337 market rate units are provided.

Site	Area	Residential Density	Commercial FAR	Max Units
2044 Franklin St Allowed	25,568	1:90	20.0	284.8
2044 Franklin St Proposed with Bonus	25,568	1:71	N/A	357

Height and Bulk

Height Area 7 allows unlimited height however building bulk and scale are still regulated by the maximum FAR and the requirement that the structure not exceed 85% of the site area above the base height (120 feet). The proposed project is 44% of the site area above the base height.

Front of the Building 21st St.

The tower building is oriented to 21st Street with the residential lobby and two ground floor retail entries. The retail space is split on either side of the lobby and both spaces wrap the corners of the building. Webster St. has the smaller lot width compared with 21st Street.

Maximum Setback

To facilitate buildings with active street fronts and a continuous street wall, the CBD-C zone allows zero setbacks on all frontages. The zoning also sets a maximum setback of 5 feet on the ground floor and the first 2 upper stories on at least 75% of the frontage for two sides of the building. The intent is to reduce dead spaces along the street. The proposal meets both the front and side setback standard. The buildings are placed within 5 feet of the property line on Franklin (5 feet). On 21st Street the corner of the building is within 3 to 13 feet of the property line but meets the 75% criteria.

ADDITIONAL DESIGN PERFORMANCE STANDARDS RELATED TO DESIGN REVIEW

Design requirements in the CBD-C zone require the mass of newly-constructed principal buildings to be broken up into smaller forms to reduce the scale of the structure and enhance the visual interest of the streetscape. Providing a visually differentiated base, middle and top of a building is one method of complying with this requirement. Other methods include providing building articulation, varied materials, and contrasting window patterns or treatments.

Base

The base is identified by the retail space at the ground floor combined with a differentiated horizontal band of windows. This row of windows is immediately above the ground floor and is

presented without alternating metal panels. This treatment occurs only at this one position and continues around the entire building.



Top

A distinct visual terminus integrated into the design concept is required at the top of the building. The proposed “top” is composed of open rectangles above a continuous row of painted metal panels and glazing which create a horizontal element. The “top” treatment and is consistent on all sides. This illustration is shown from Franklin Street.



Transparency

Design standards require 55% ground floor transparency for the principal building because it supports the quality of the pedestrian environment.

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

Building Entrances

Design Standards require one prominent entrance facing a primary street. For nonresidential activities, the entrance is to be at grade. Entrances may be identified by elements such as projecting or recessing door area, change in material, awnings, detailing or stairs. The tower building complies with this requirement.

- The 21st Street façade (North) has both residential and retail entries at grade. Each entry has transparent doors and a canopy over the entry.
- The Webster St façade (East) has a commercial entry with transparent doors and canopy/outdoor cafe.
- The Franklin elevation (West) has one retail entry. The loading area with a curb cut and entry door also occur on this side of the building. The detail of the entry door is not yet shown.
- The interior elevation (South) opens on to a group open space from the residential lounge. The open space area is gated on both Webster and Franklin Streets. Details of this entry are also not yet shown.

Active Street Requirements

New buildings are required to have active first floor uses.

- The Webster façade includes an additional freestanding canopy structure defining an outdoor seating/food service area that augments the restaurant space planned for the first floor commercial on this frontage.
- The 21st and Franklin frontages have ground floor retail which contribute to the activation of these streets.

Upper Story Windows

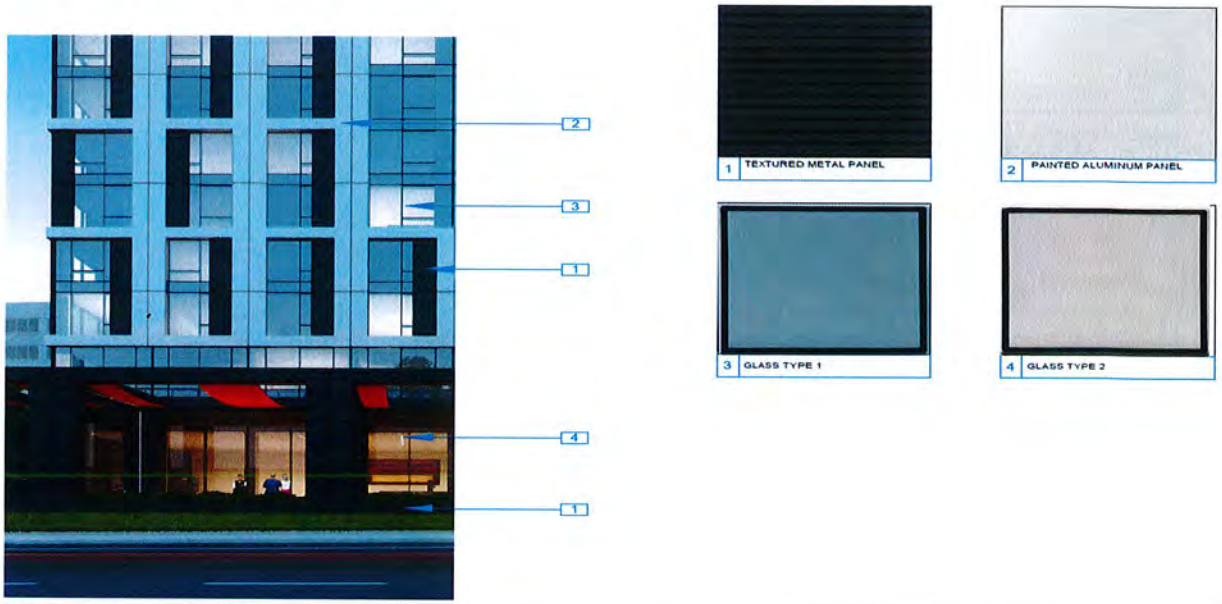
The design standards require ample placement of windows above the ground floor at all street-fronting facades and require the design to achieve a coherent and appealing composition on the facade. This standard is addressed by large expanses of windows proposed through the design. The extensive glazing presented in the “window banks” in this proposal meet this criterion as do the large windows at the top of the tower. Two glass types are proposed and the placement results in a coherent feel for the building: Type 1 a grey/blue tint is used on most of the upper story windows. Type 2, a darker blue/grey, is used on the ground floor.



Building Materials

The design continues to use modular construction and presents a modern tower composed of textured metal panels, painted aluminum panels and windows.

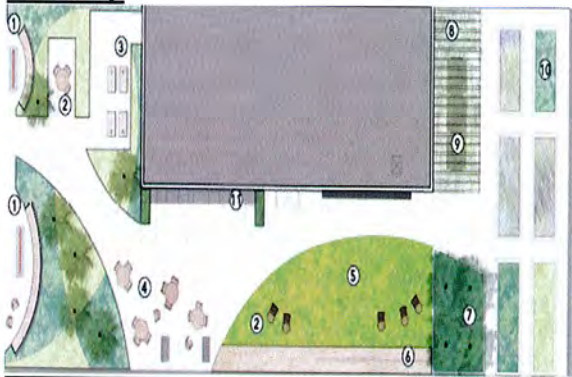
1. Textured Metal Panels
2. Painted Aluminum Panels
3. Glass Type 1
4. Glass Type 2



Open Space

A concession for group open space requirements is requested under the State affordable housing program. 12,872 square feet of open space is provided and 26,775 square feet is required. The applicant has submitted documentation validating that provision of the additional open space would make the proposed affordable housing infeasible. Consequently, the proposal qualifies for a concession to reduce the open space requirement rather than a variance. The group open space that is provided will occur in a roof top common amenity facility of 6,600 square feet and at the ground level with 6272 square feet. Both open space area meet standards for access to all units, meet minimum dimension standards and landscape standards.

Roof top



Ground level



Issues

1. Arcade/Outside Eating Area on Webster

This arcade area is open air with a soft material draped across the ceiling. The space is intended to maximize transparency and visual contact with the street but provide a sheltered area separated from the sidewalk. The material of the freestanding structure is dark painted metal columns which create a

heavier character than the materials on the upper stories and contribute to the base on this side of the project.



The arcade is open to the street although buffered by a landscape area. Staff is working with the applicant to address security issues. This issue could be addressed by changes in design to eliminate the open character of this structure. Board comment on the overall character of this amenity is requested. To address security issues, the applicant is proposing 3 alternate options for the Board's consideration. The first two options are fencing that is removed during business hours. The third option is a planter box.

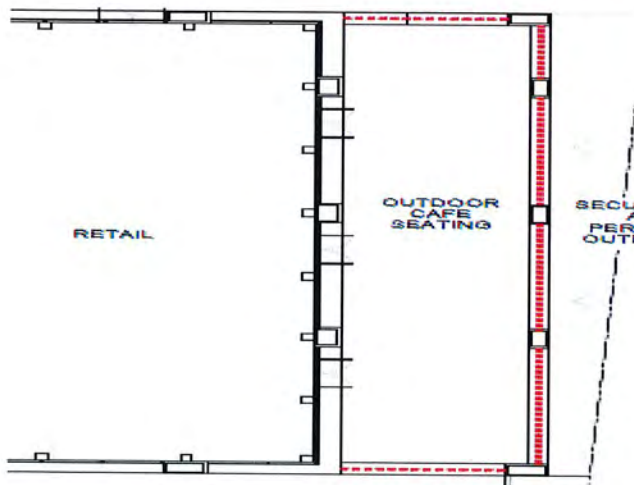
OPTION 1:
CONCEALED ROLL DOWN GATE:



OPTION 2:
SIDE FOLDING GATE



OPTION 3:
FIXED PLANTER



2. Generator/Security Fencing at Ground Floor Open Space

The ground floor open space includes a generator. Staff has had concern about the location, appearance and potential noise from this equipment. The current proposal shows a landscape screen around the generator utilizing the screen mix proposed for the interior lot line. The area also will have a security fence with gates at Franklin and Webster Streets. The design and

material for the security fence are not yet submitted. Board comment on both the generator screen and the type of fencing material is requested.

3. No Parking

There is no parking requirement in the Central Business- C zone. Parking code amendments approved by the City Council in 2016 eliminated this requirement in the downtown due to the proximity of public transportation. Elimination of the parking podium reduces some of the mass of the building and reduces the cost of construction.

4. Increased Density

The original project had 179 units in a 29-story tower and an additional 5 units in a 3-story townhouse building. The increase in density from 185 to 357 units is allowed because the original project did not maximize the 285-unit capacity for the site, and because the project qualifies for a 25% affordable housing density bonus. Although the density is significantly different, the residential component of the two projects occupy a comparable gross building area (230,000 sf in the original proposal vs 240,000 sf in the revised proposal). The higher density is achieved by reducing the size of units and by increasing the base of the building without proportionately increasing the bulk and mass of the tower.

5. Design issues relating to modulation and visual interest

The design meets minimum requirements however staff has concerns about several issues.

- a. The transition from the base to the upper story tower creates a bulky feeling due to the horizontal band of windows presented above the retail floor. A means to soften this transition should be considered.
- b. On the east and west elevations the upper story glazing presented in the bank of windows does not define the edge of the building. A technique that further defines these facades should be considered. The treatment on the north and south elevations, for example, better achieves the desired effect by creating more visual interest at the corners.
- c. The black panel placement adds some visual interest but the pattern presented doesn't achieve a desired crisp feeling that heightens the appearance of the building, perhaps because the placement uses a regular horizontal treatment at the top and bottom but feels a bit random in the middle. More consideration to the placement and width or perhaps depth of the panels and windows should be considered.
- d. A stronger statement at the top of the building should be considered. The original submission creatively used light to accent the top and that approach may add interest to the top of this building as well.

STAFF RECOMMENDATION(S)

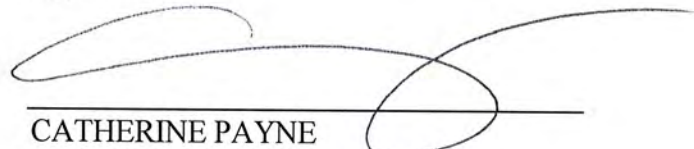
Staff recommends the DRC review the proposed project for appropriate site and building design considerations and provide direction to the applicant and city staff. The DRC should also provide input as to whether they wish to see the item return to them prior to being scheduled for a Planning Commission hearing.

Prepared by:



REBECCA LIND
Planner III

Approved:



CATHERINE PAYNE
Acting Development Planning Manager

2044 FRANKLIN STREET

BASIC APPLICATION FOR DEVELOPMENT REVIEW



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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

OWNER
VILLAGE GLENN OAKLAND 2, LLC
P.O. Box 70975, OAKLAND, CA 94612
L 510.343.5593

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

ARCHITECT OF RECORD
RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
L 510.343.5593

PROJECT DESIGN
RAD DESIGN/ SDG
230 E. OHIO ST., SUITE 410
CHICAGO, IL 60611
L 510.459.3795

CIVIL
SANDIS CIVIL ENGINEERS SURVEYORS, INC.
636 9TH STREET
OAKLAND, CA 94607
L 510.873.8868

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	6-26-2018

2044 Franklin St.

Oakland, CA 94609

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

TITLE SHEET

RAD Project Number 16502
Date 29, August 2018
Drawn by

A0.1

Scale

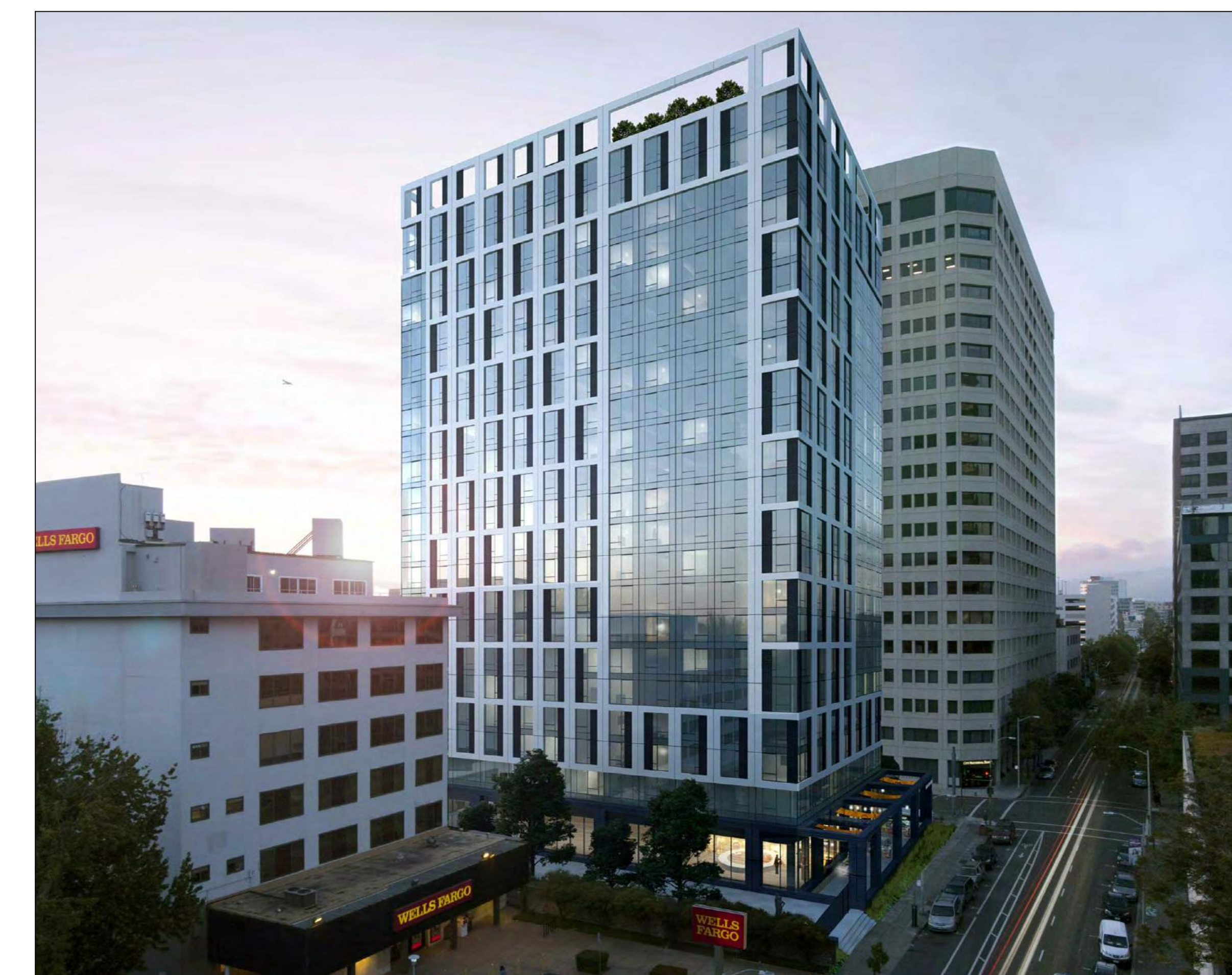
PROJECT LOCATION



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)

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		
Allowable Units	Density	Total Units Proposed
285	1.25	357*

Unit Distribution	
Market Rate	337
VLI Units	20

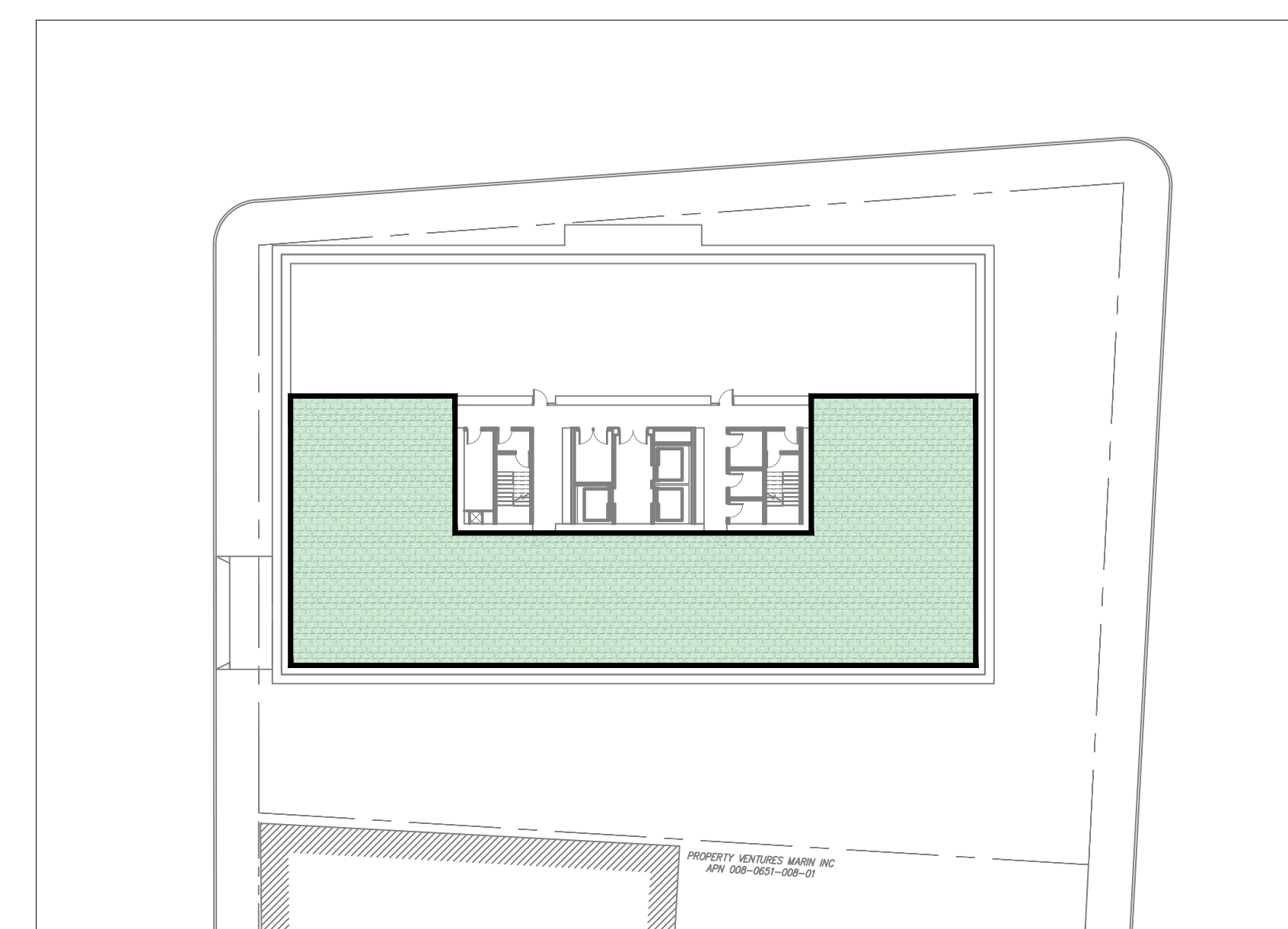
The project will provide 20 Very-Low Income units (7% of base project) which allows for a 25% density increase.

CONCESSIONS

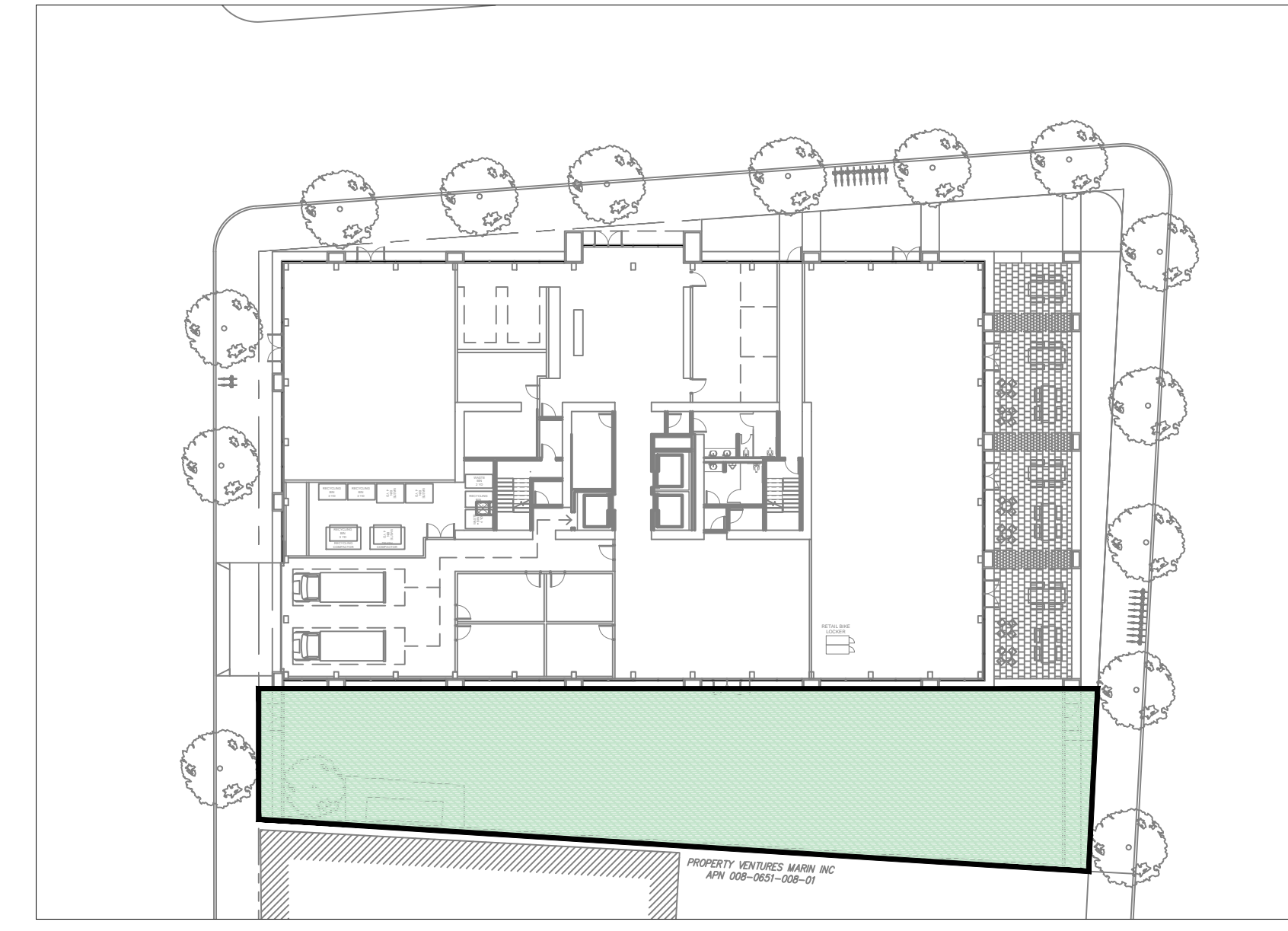
Pursuant to the California density bonus law, this project requests a concession from the open space requirement such that a total of 12,872 SF of open space is provided instead of the required 26,775 SF.

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 (Between 2' and 9' height)							
Frontage	Frontage		Frontage Area	Glazing		Glazing Area	
	Length	Height		Length	Height	Area	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

GROUND FLOOR TRANSPARENCY:



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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8868

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	6-4-2018

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

DATA SHEET

RAD Project Number 16502
Date 29, August 2018
Drawn by

A0.2

Scale

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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	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 25, JUNE 2018
Drawn by

A0.4

Scale NTS

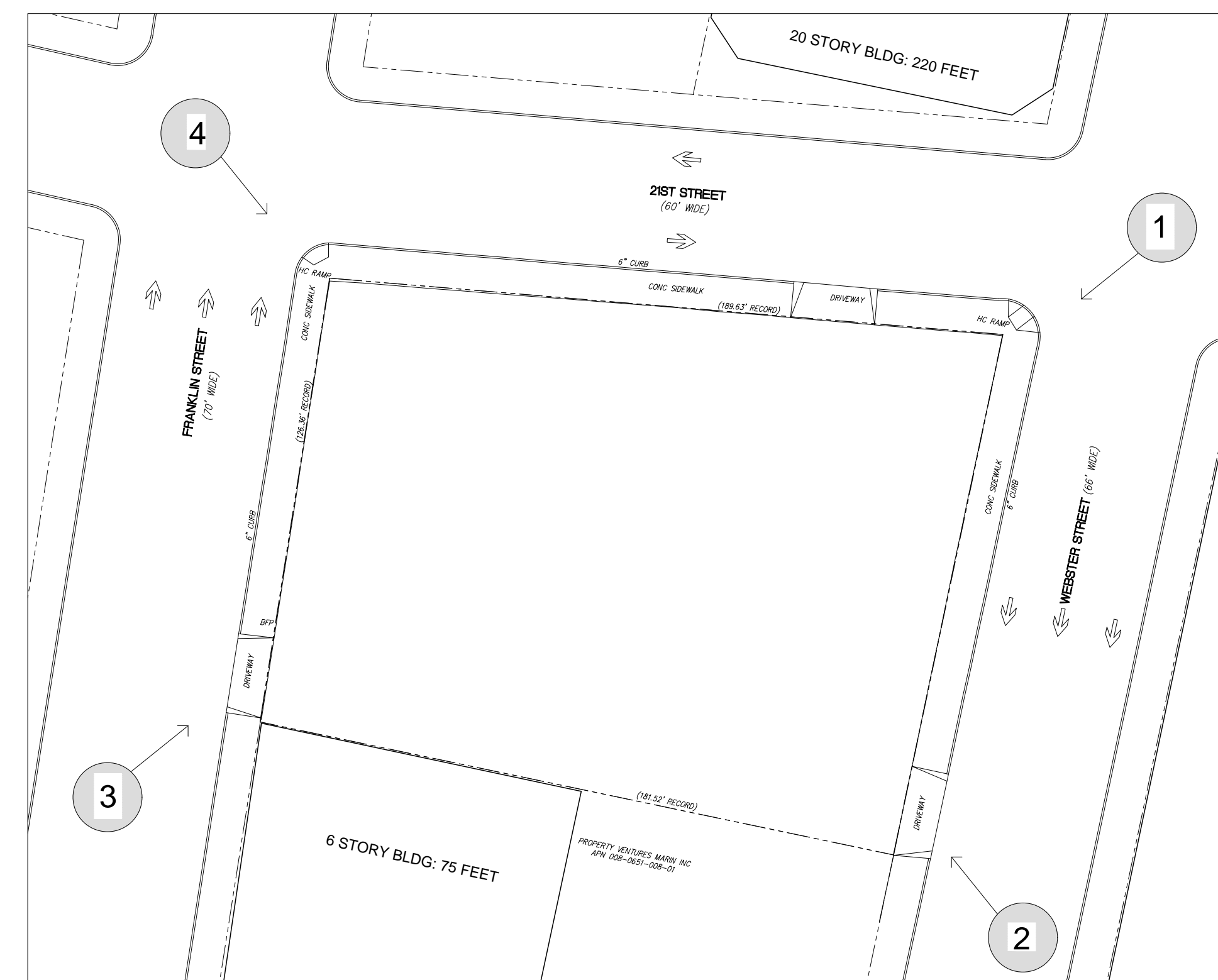
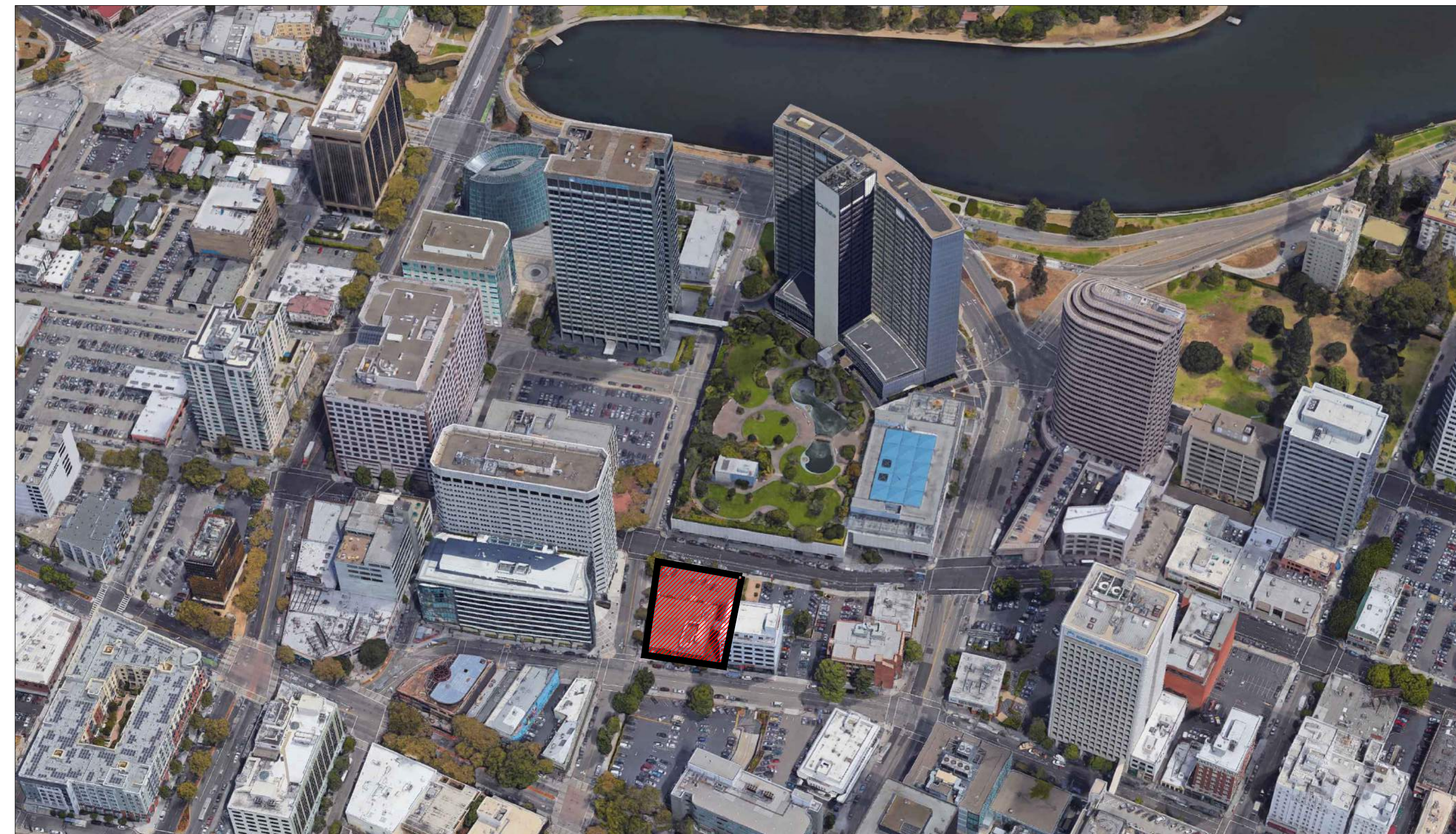
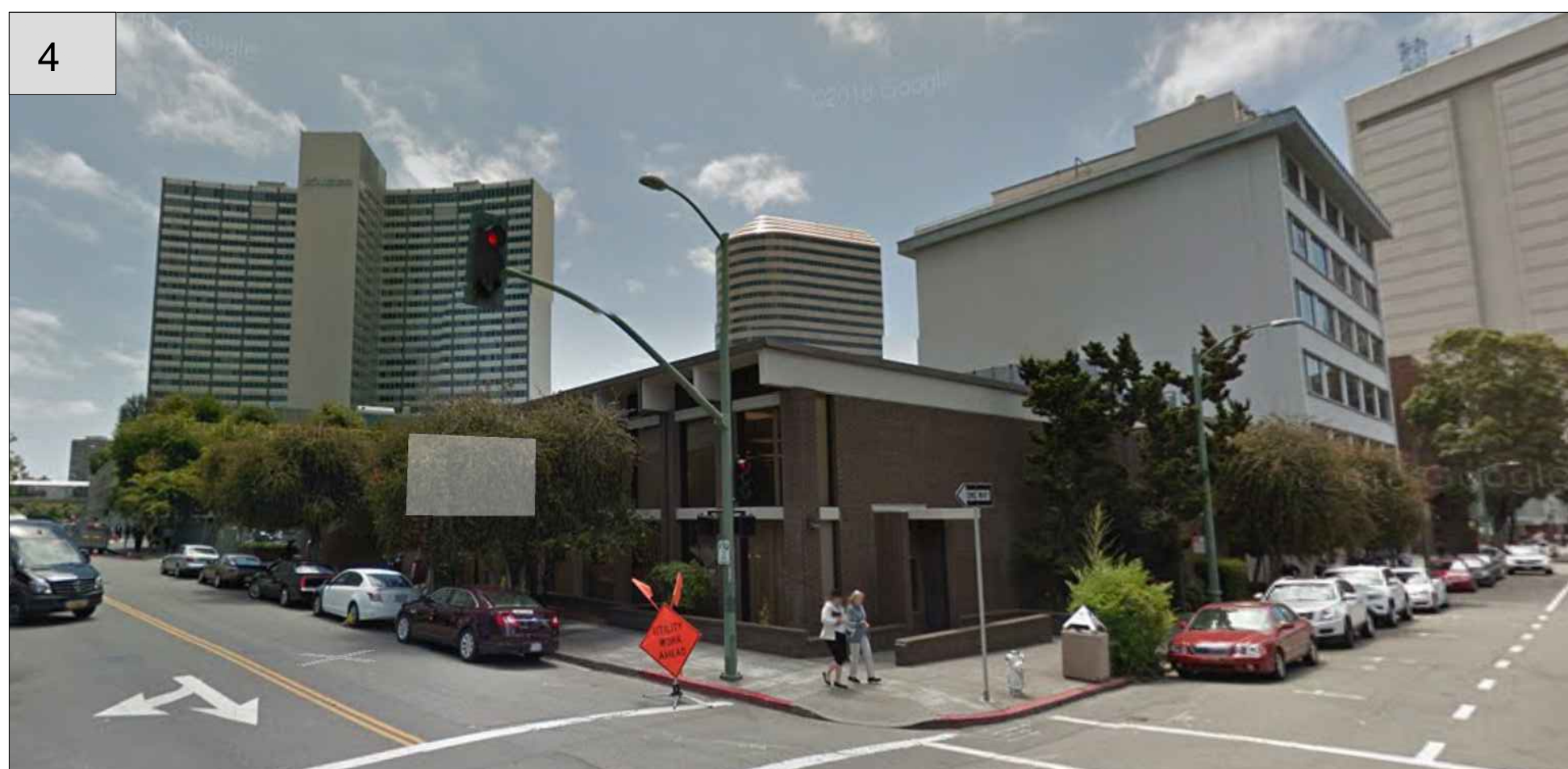
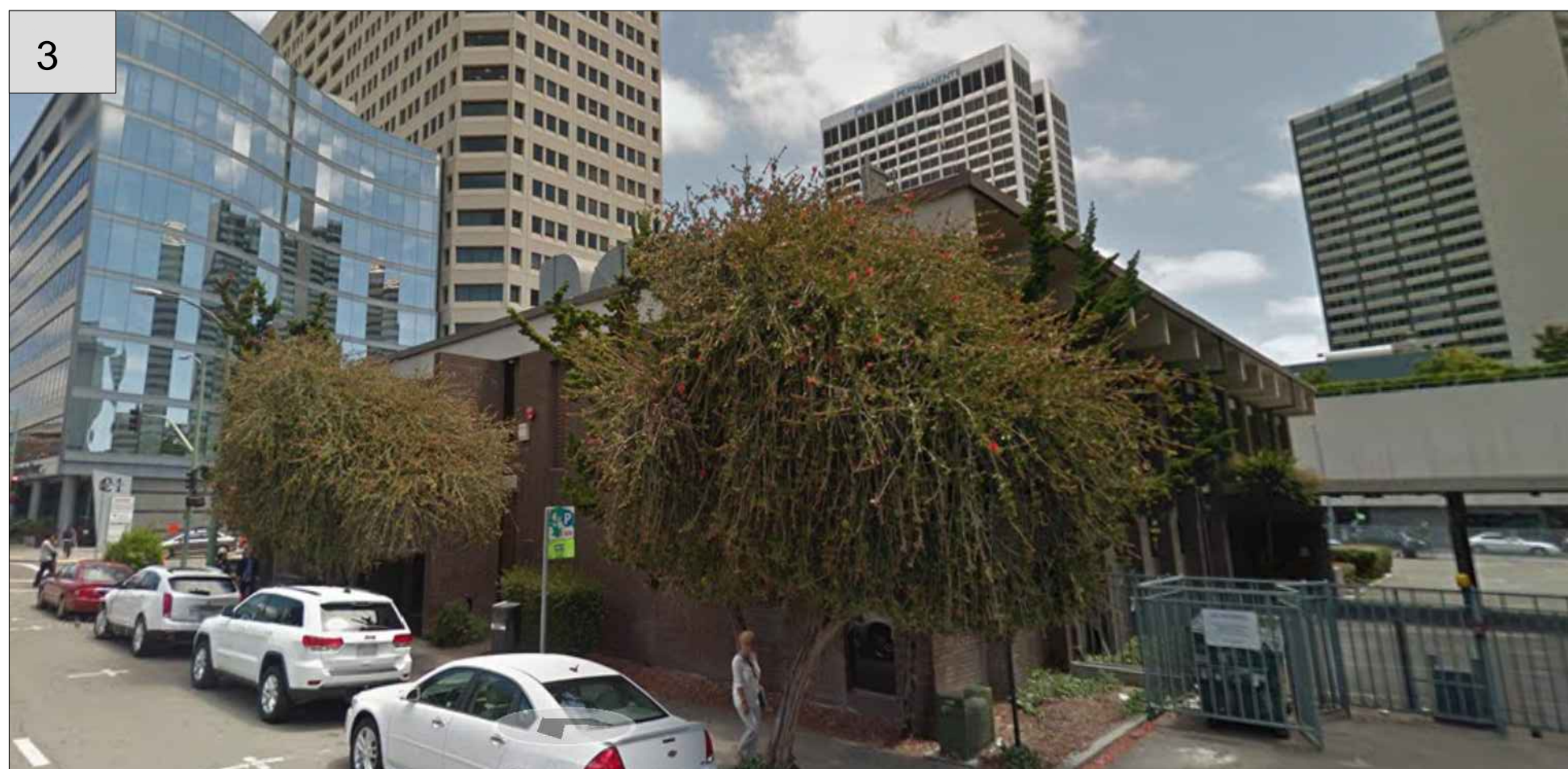
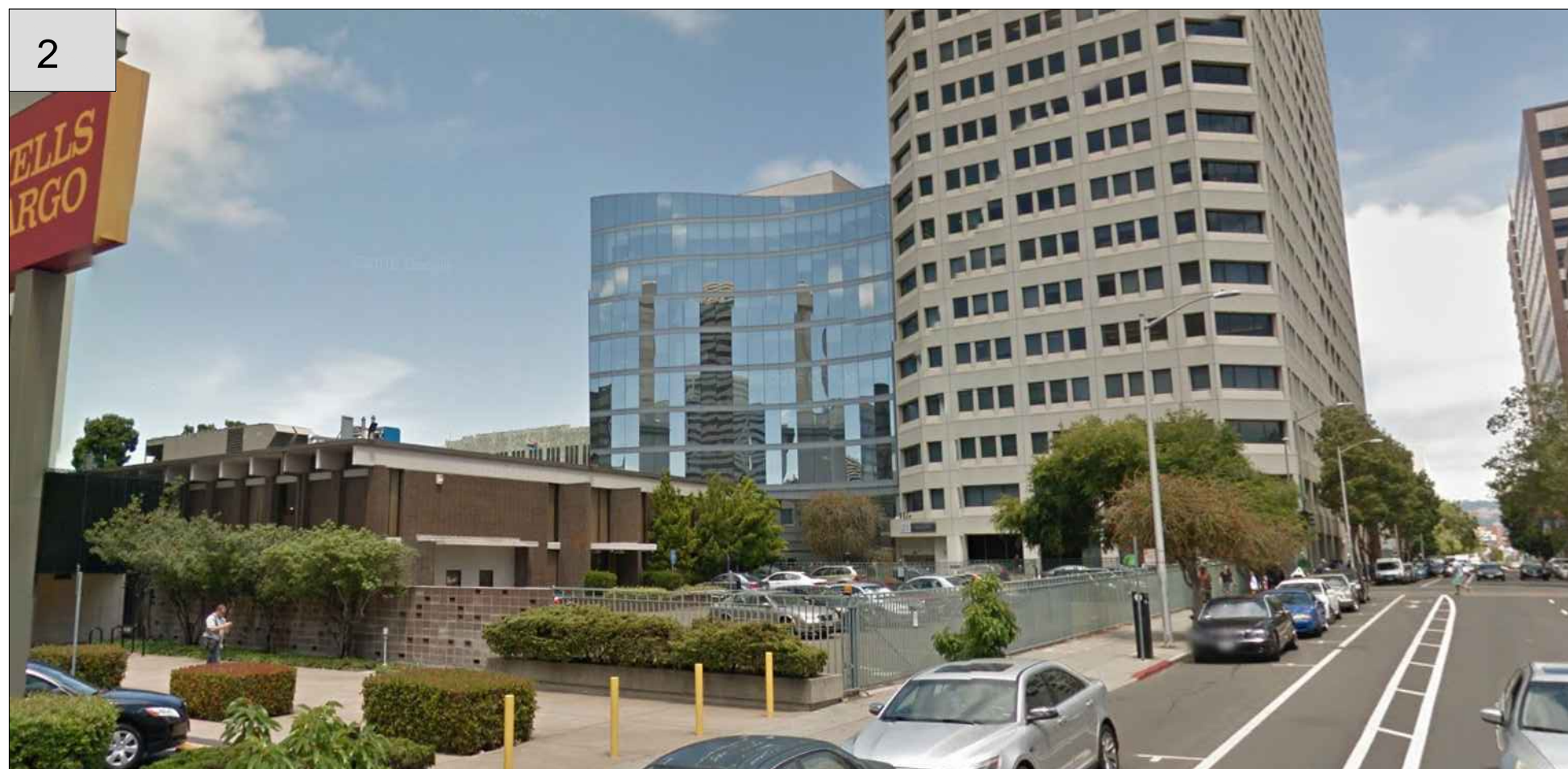
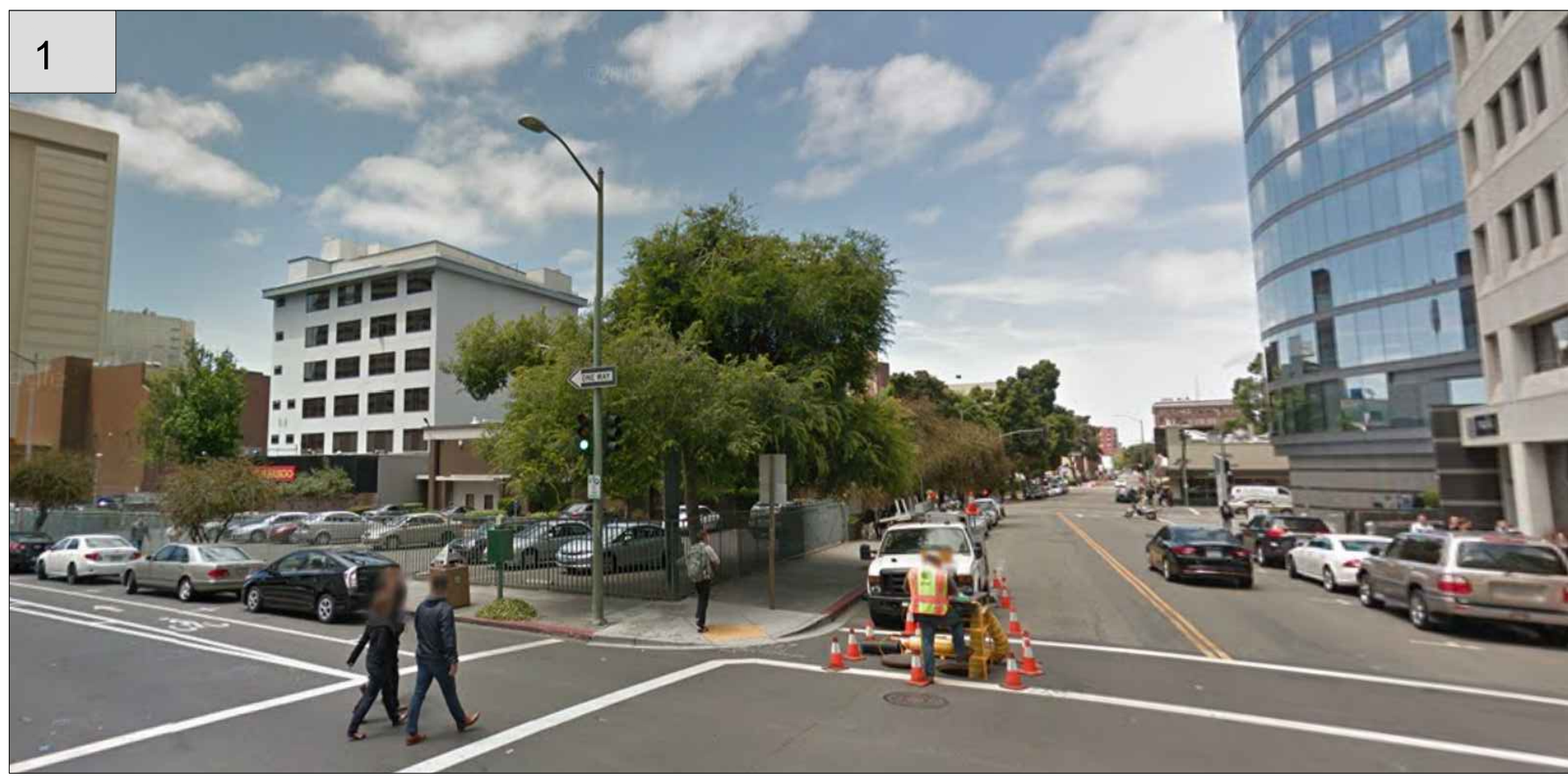
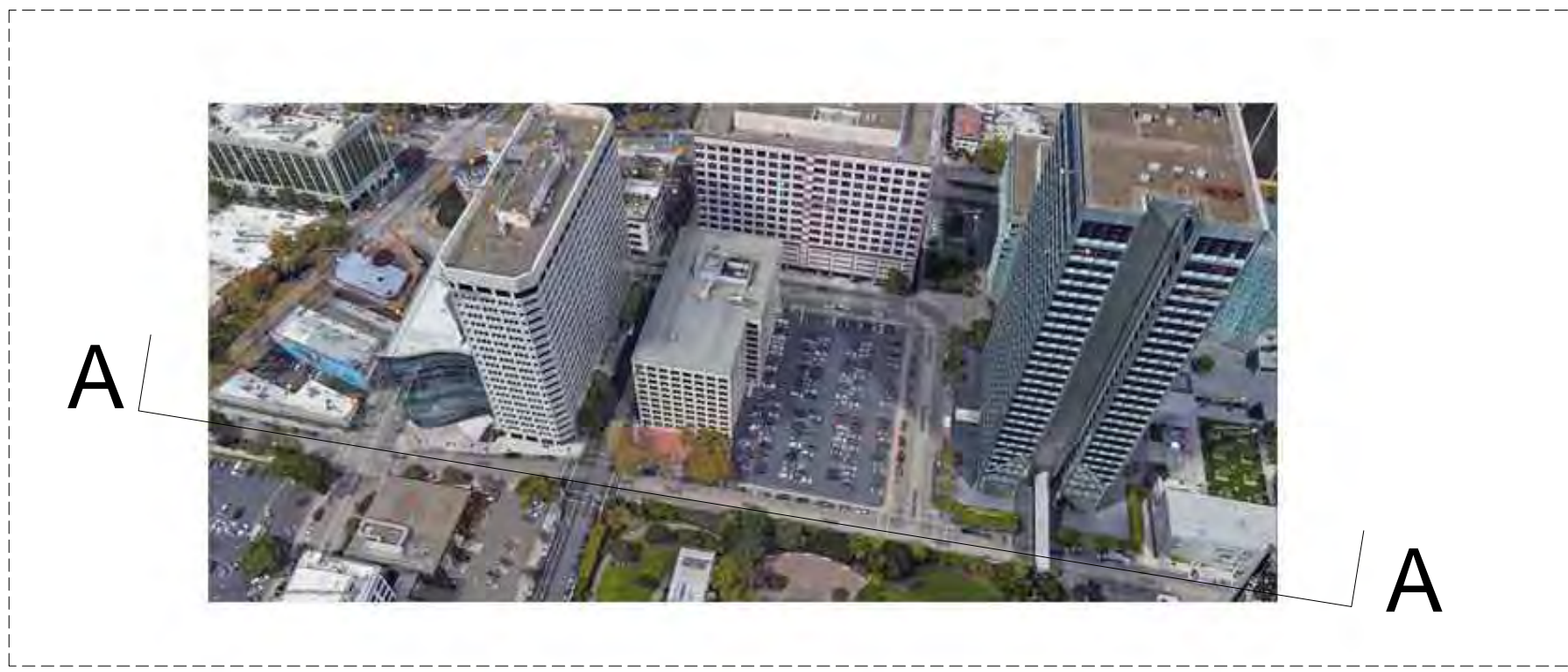


PHOTO LOCATION

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

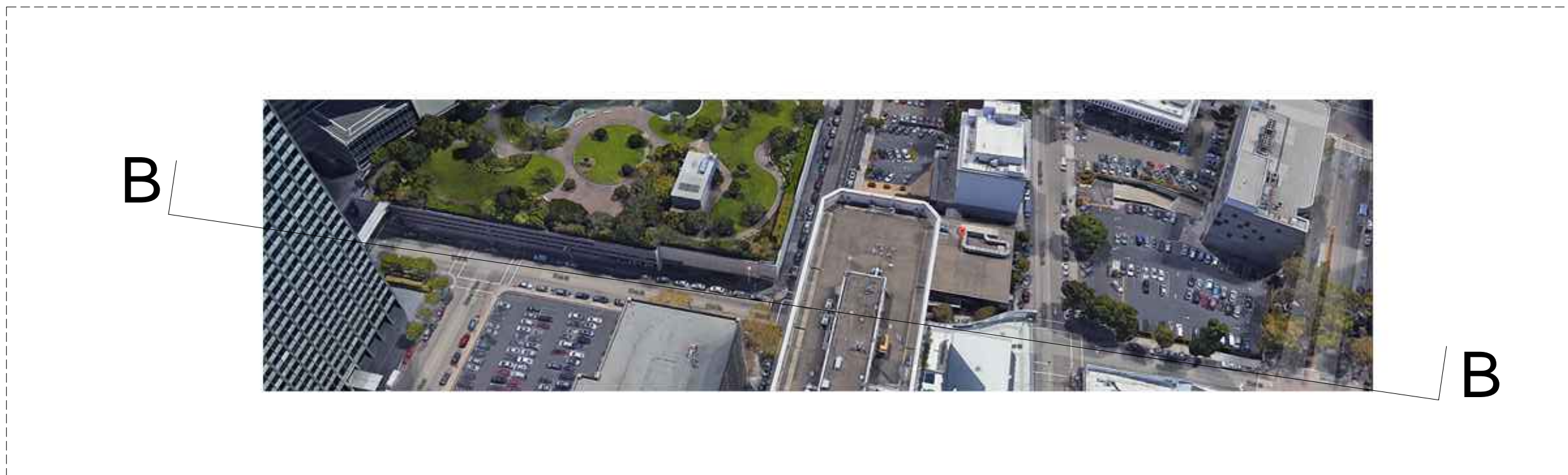


FRANKLIN STREET

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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

OWNER

VILLAGE GLENN OAKLAND 2, LLC
P.O. Box 70975, OAKLAND, CA 94612
I. 510.343.5593

GENERAL CONTRACTOR

RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
I. 510.343.5593

ARCHITECT OF RECORD

RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
I. 510.343.5593

PROJECT DESIGN

RAD DESIGN/ SDG
230 E. OHIO ST., SUITE 410
CHICAGO, IL 60611
I. 510.459.3795

CIVIL

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

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	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

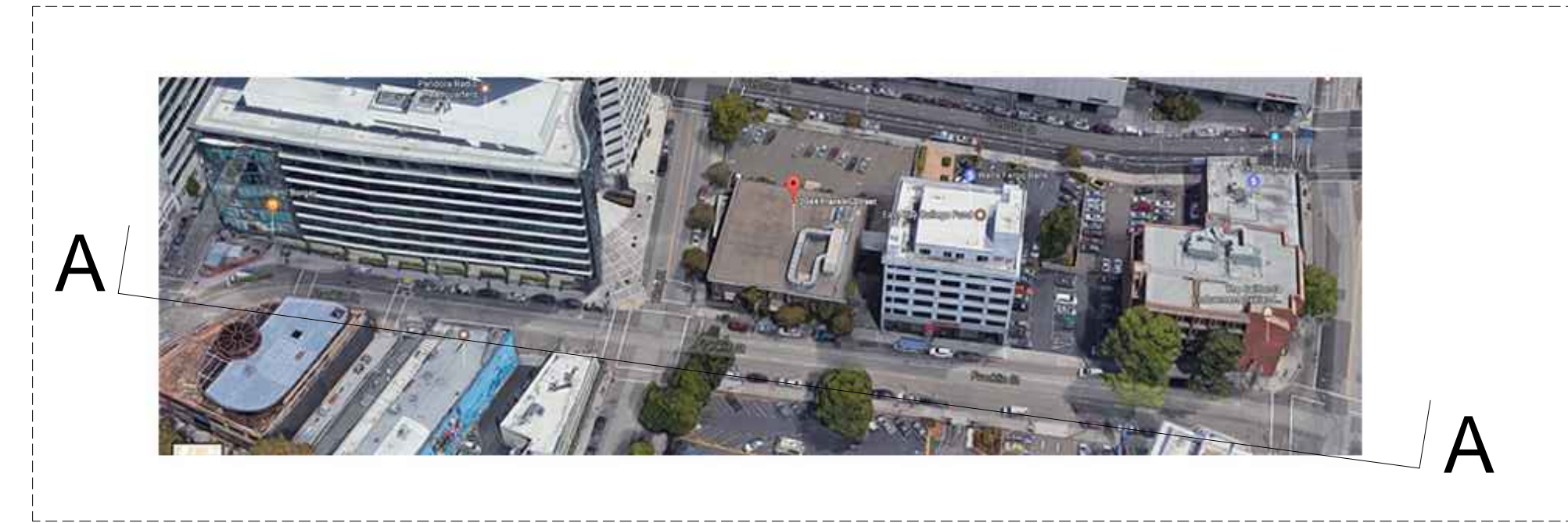
Date 25, JUNE 2018

Drawn by

A0.4B

Scale NTS

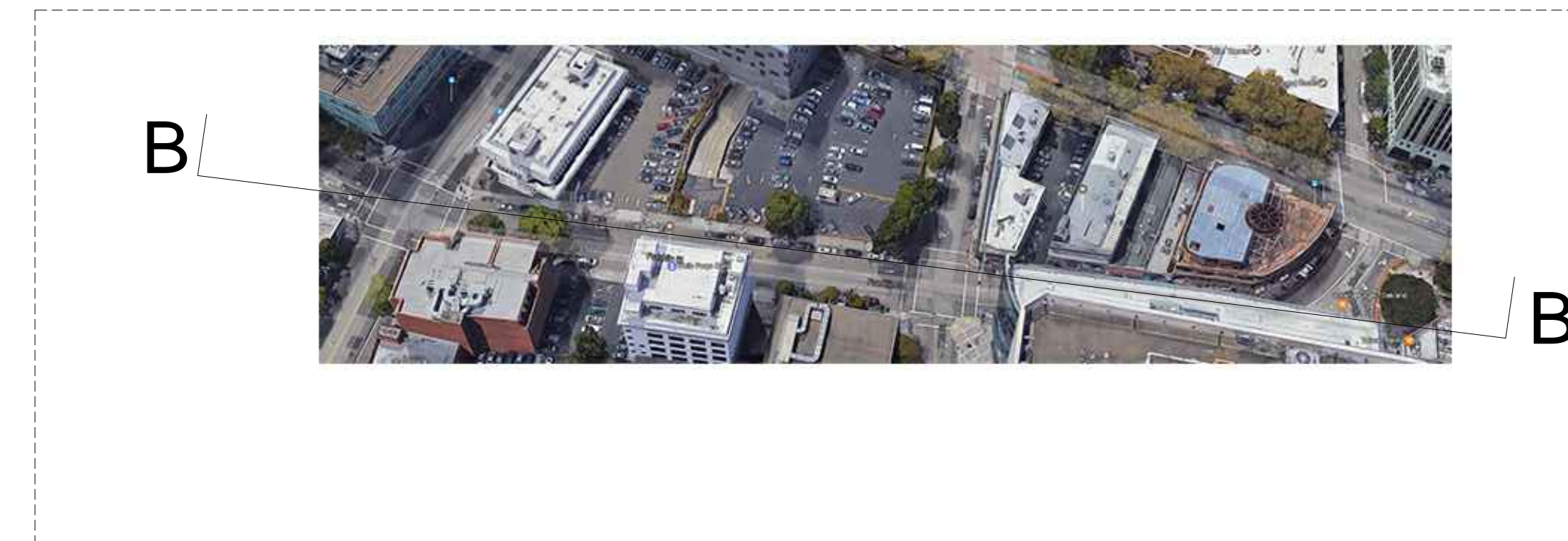
AERIAL KEY



NORTH SIDE OF 21ST STREET 21ST STREET 2044 FRANKLIN STREET 2030 FRANKLIN STREET 2010 FRANKLIN STREET 350 20TH STREET 20TH STREET

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

SOUTH SIDE OF FRANKLIN STREET 2



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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	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 25, JUNE 2018
Drawn by

A0.4C

Scale NTS

AERIAL KEY



338 21ST STREET



21ST STREET

344 20TH STREET:
24 HOUR FITNESS



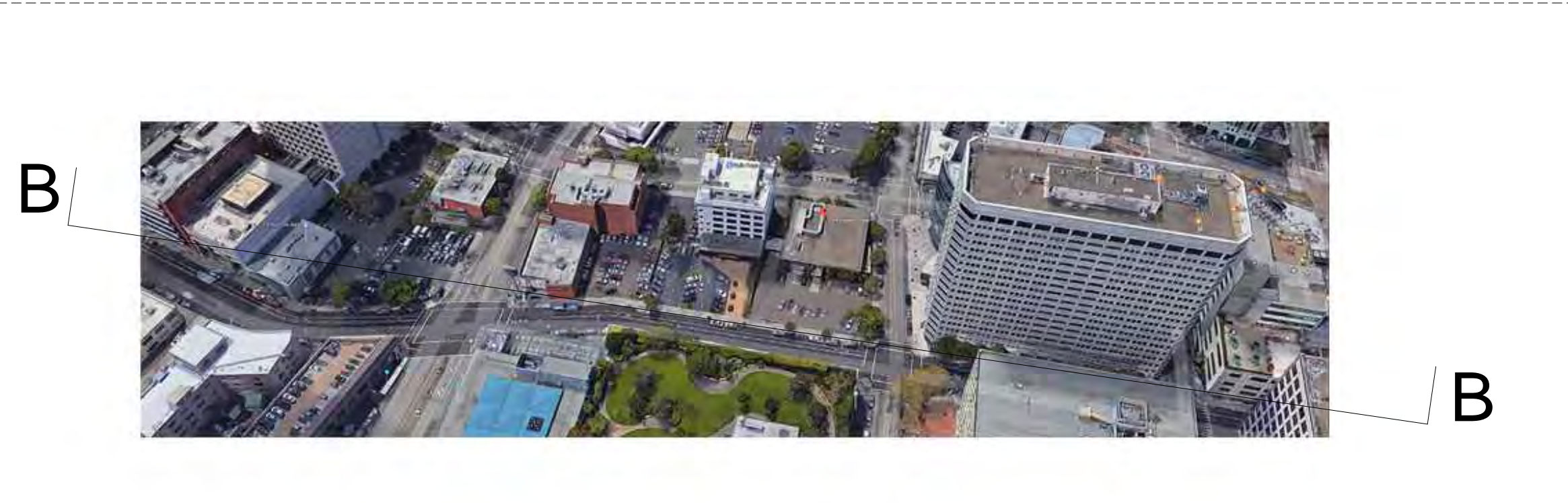
344 20TH STREET: CVS



20TH STREET

WEBSTER STREET: EAST SIDE 1

AERIAL KEY



20TH STREET



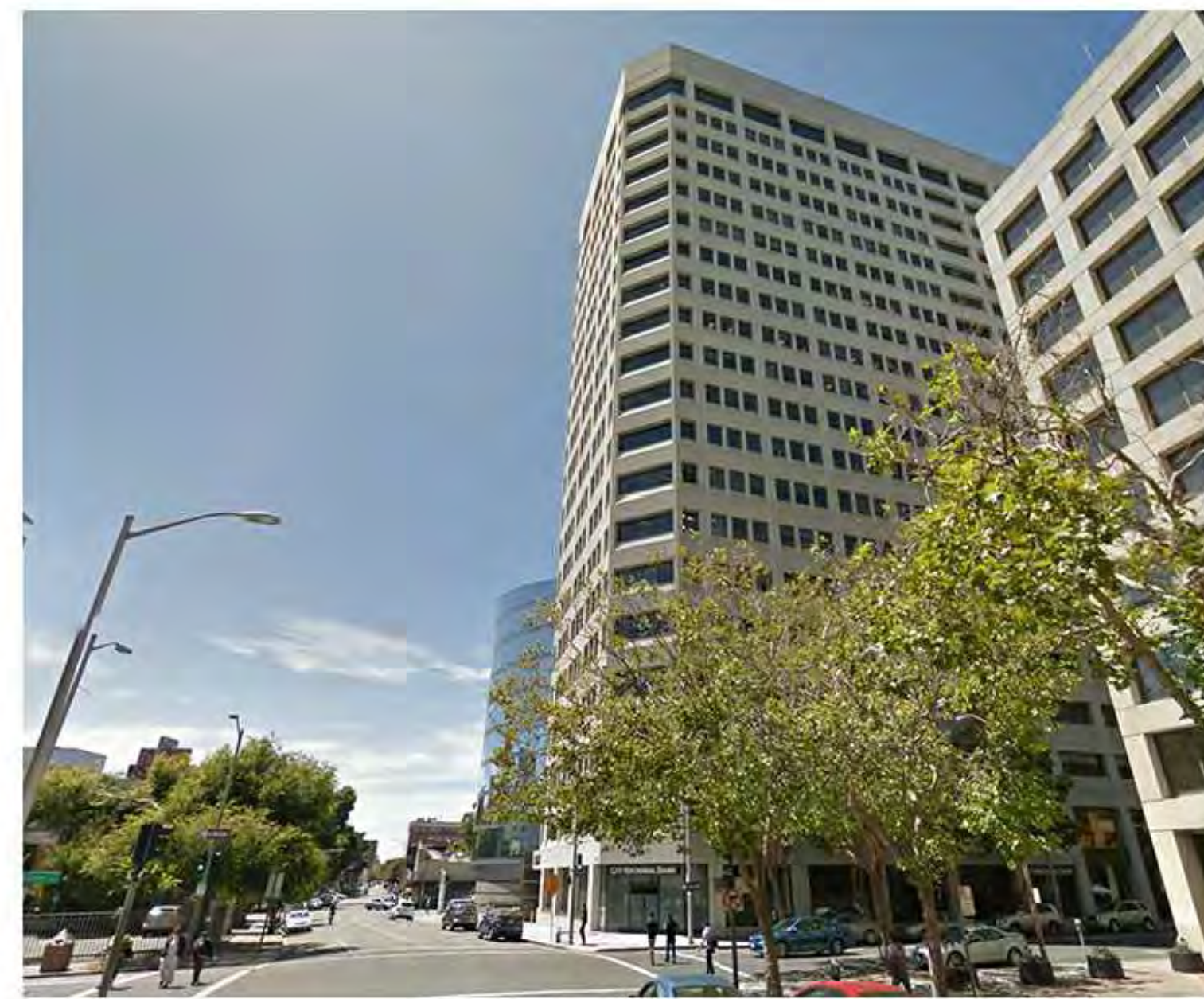
350 20TH STREET

2017 WEBSTER

2021 WEBSTER



PROJECT SITE: 2044 FRANKLIN STREET



21ST STREET

2101 WEBSTER STREET

WEBSTER STREET: WEST SIDE 2



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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8868

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	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

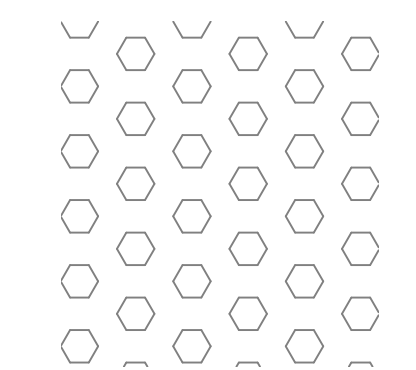
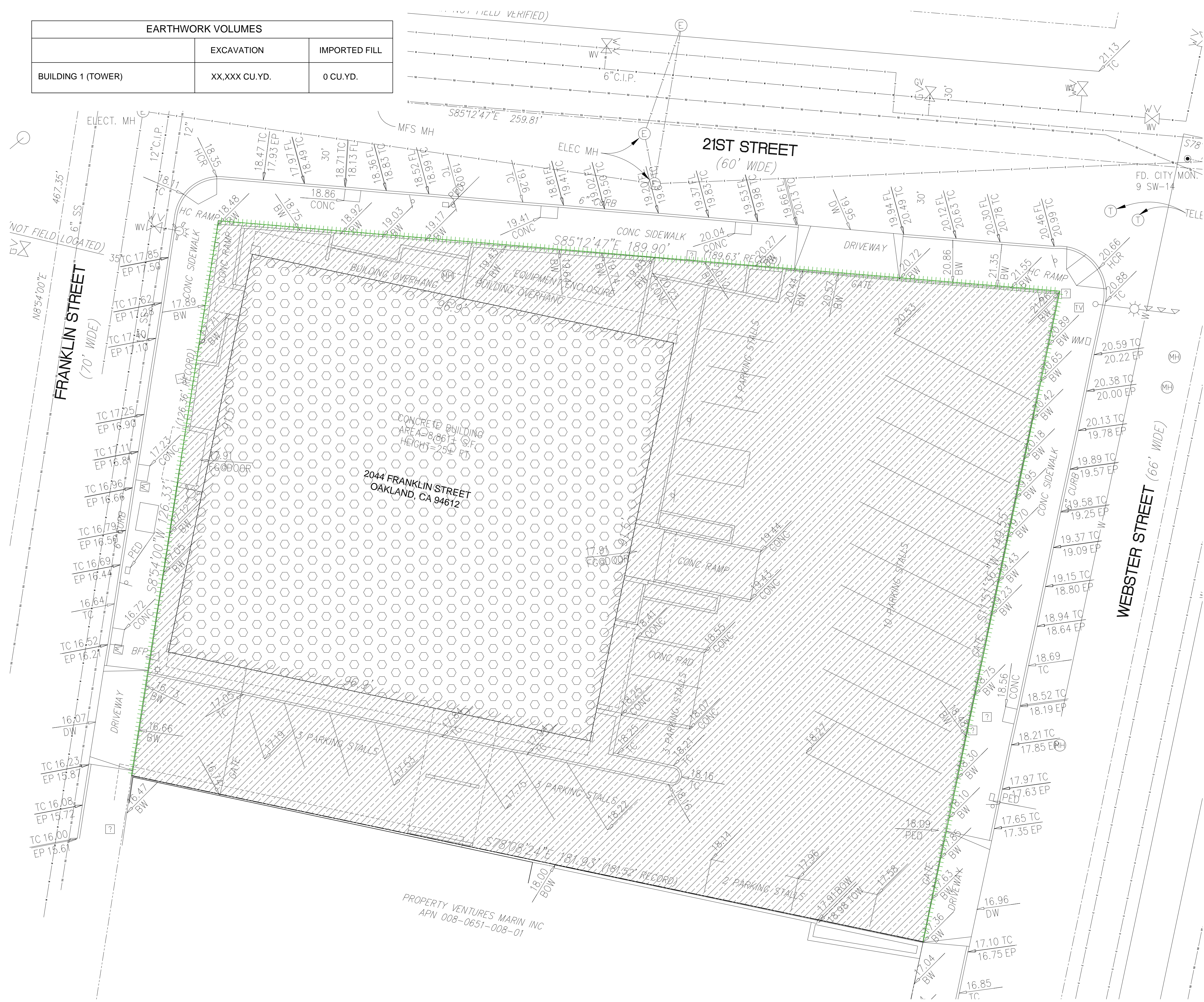
Date 25, JUNE 2018

Drawn by

A0.4D

Scale NTS

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



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

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

OWNER
 VILLAGE GLENN OAKLAND 2, LLC
 P.O. Box 70975, OAKLAND, CA 94612
 L 510.343.5593

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

ARCHITECT OF RECORD
 RAD BUILD
 P.O. Box 70975, OAKLAND, CA 94612
 L 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.
 636 9TH STREET
 OAKLAND, CA 94607
 T 510.873.8866

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	6-4-2018

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 29, August 2018

Drawn by

A0.6

Scale 3/32" = 1'-0"

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	6-4-2018

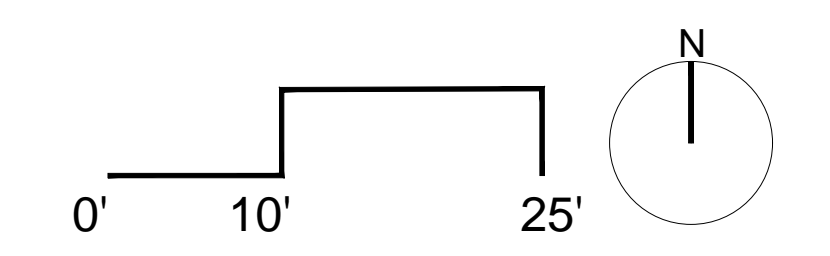


NOTATION KEY

- 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.



THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF RAD BUILD GROUP INC.

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. 510.469.3795

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

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	6-26-2018

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	29, August 2018
Drawn by	

Scale 1" = 10'-0"



PROGRAM

- | | |
|--------------------|--------------------|
| 1 DOG RUN | 6 RESTAURANT QUEUE |
| 2 TERRACED SEATING | 7 BIKE RACKS |
| 3 FOREST OF SWINGS | 8 SEATING |
| 4 HAMMOCKS | 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 |



THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF RAD BUILD GROUP INC.

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. 510.469.3795

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

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	6-26-2018

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 29, August 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 EUCALPYTUS
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



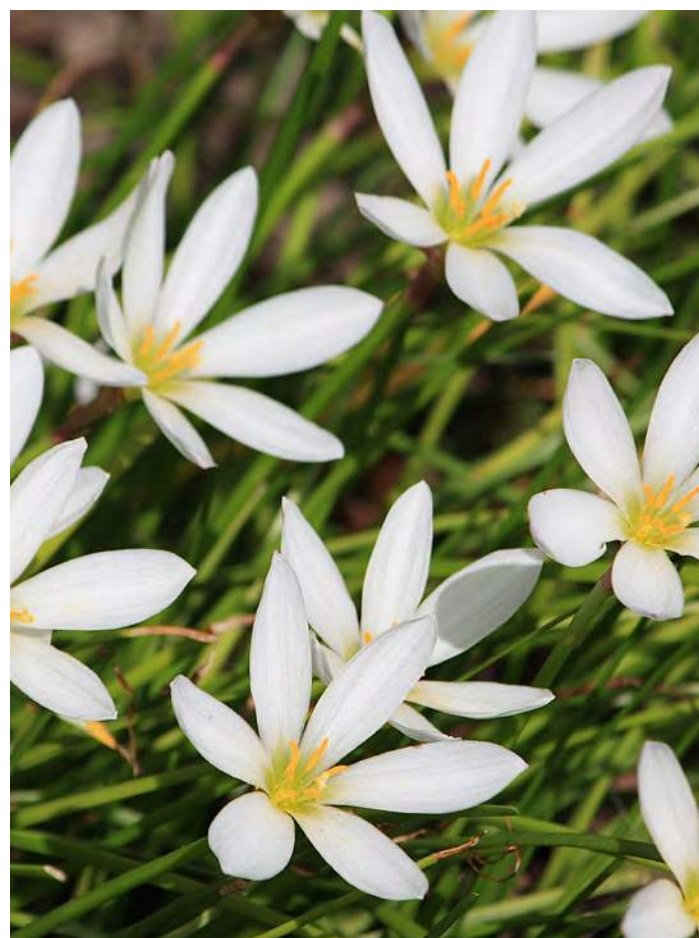
CORSICAN HELLEBORE
Helleborus argutifolius



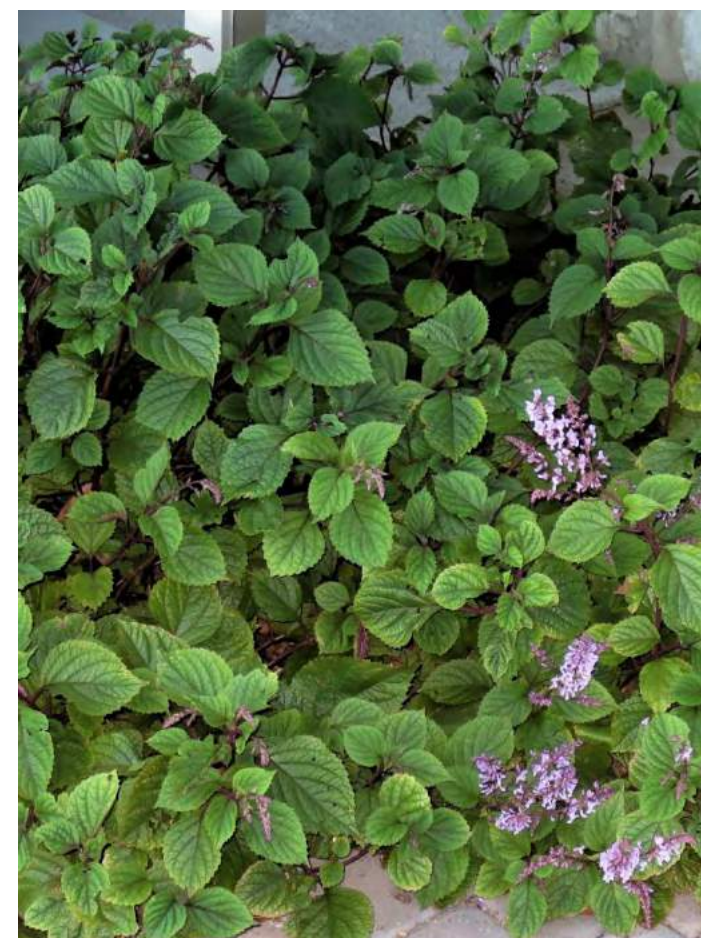
FOXTAIL AGAVE
Agave attenuata



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
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. CHD 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
1432 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.628.6373

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	6-26-2018

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 29, August 2018
Drawn by

TREES



MARINA STRAWBERRY TREE
Arbutus 'Marina'



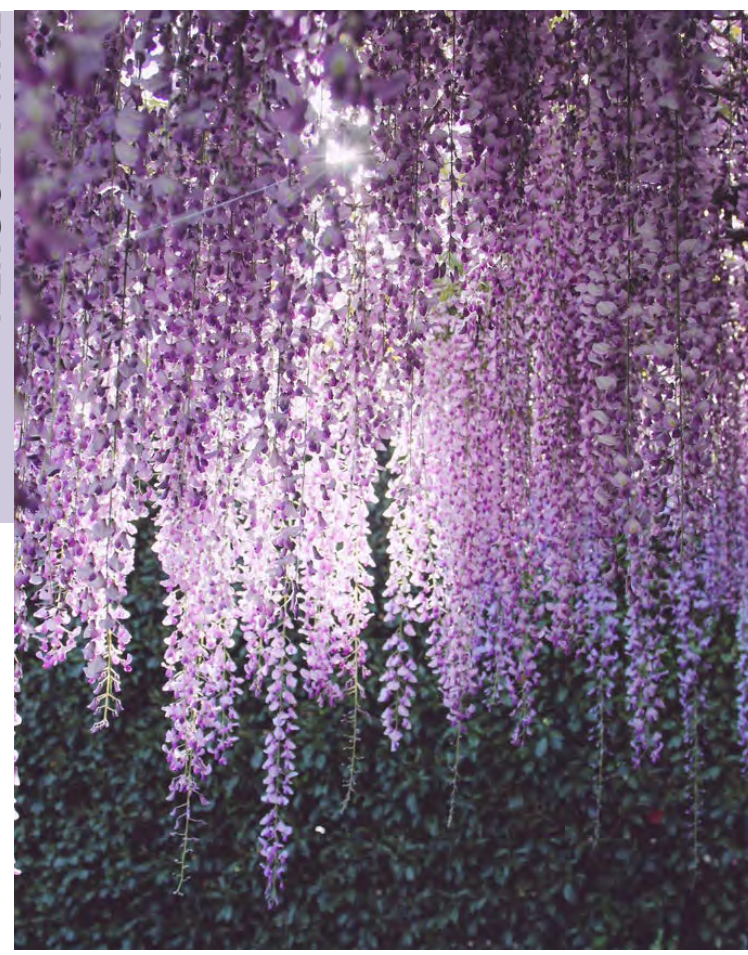
CITRUS TREES
Orange, Lemon, Lime, Kumquat

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

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF RAD BUILD GROUP INC.

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

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	6-26-2018

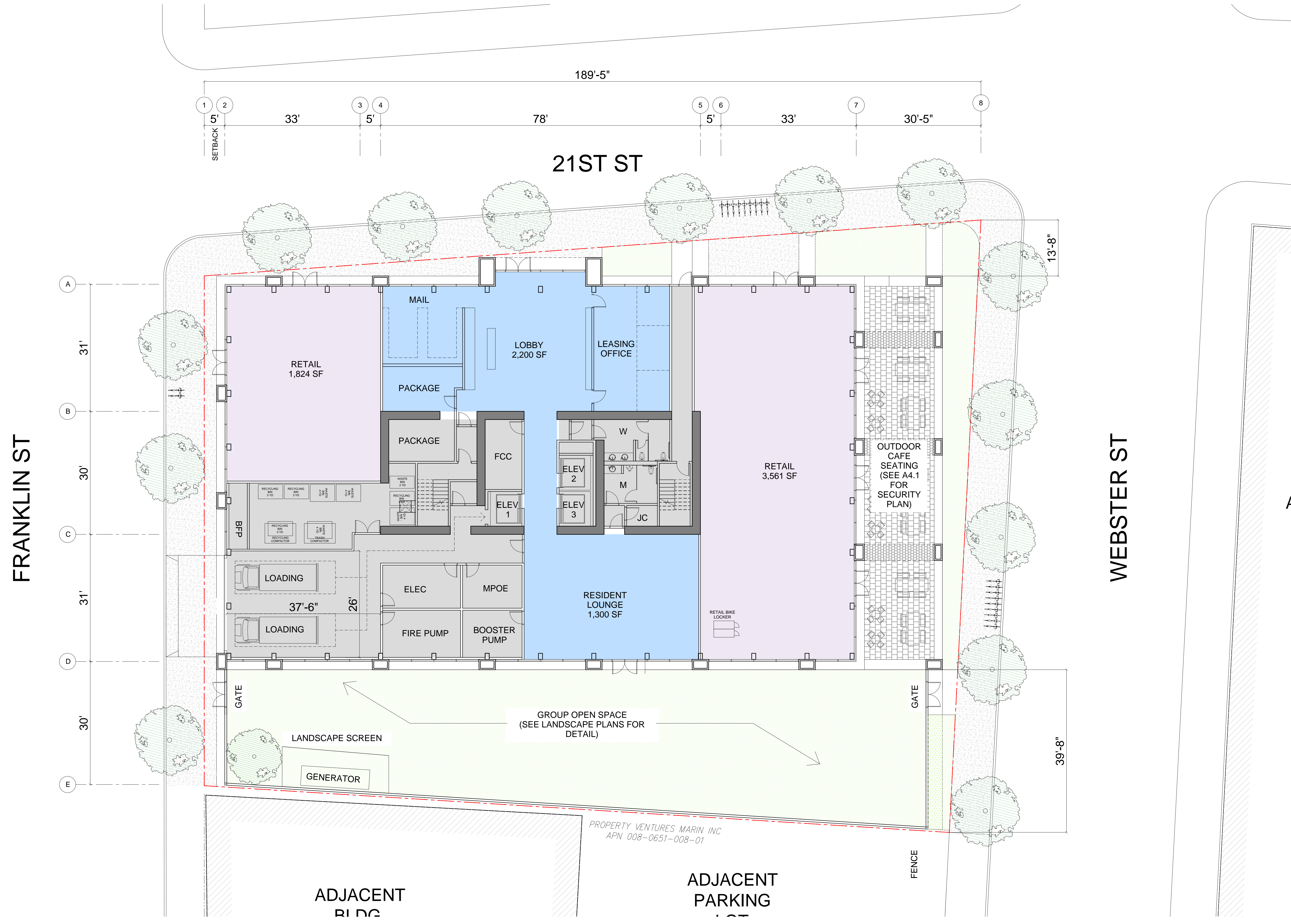
2044 Franklin St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

LANDSCAPE

RAD Project Number 16502
Date 29, August 2018
Drawn by

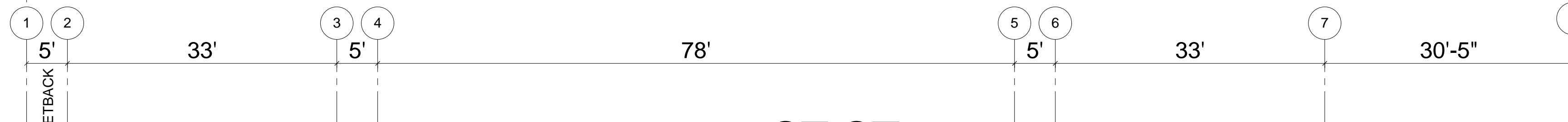
Scale NTS

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	6-4-2018



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	6-4-2018

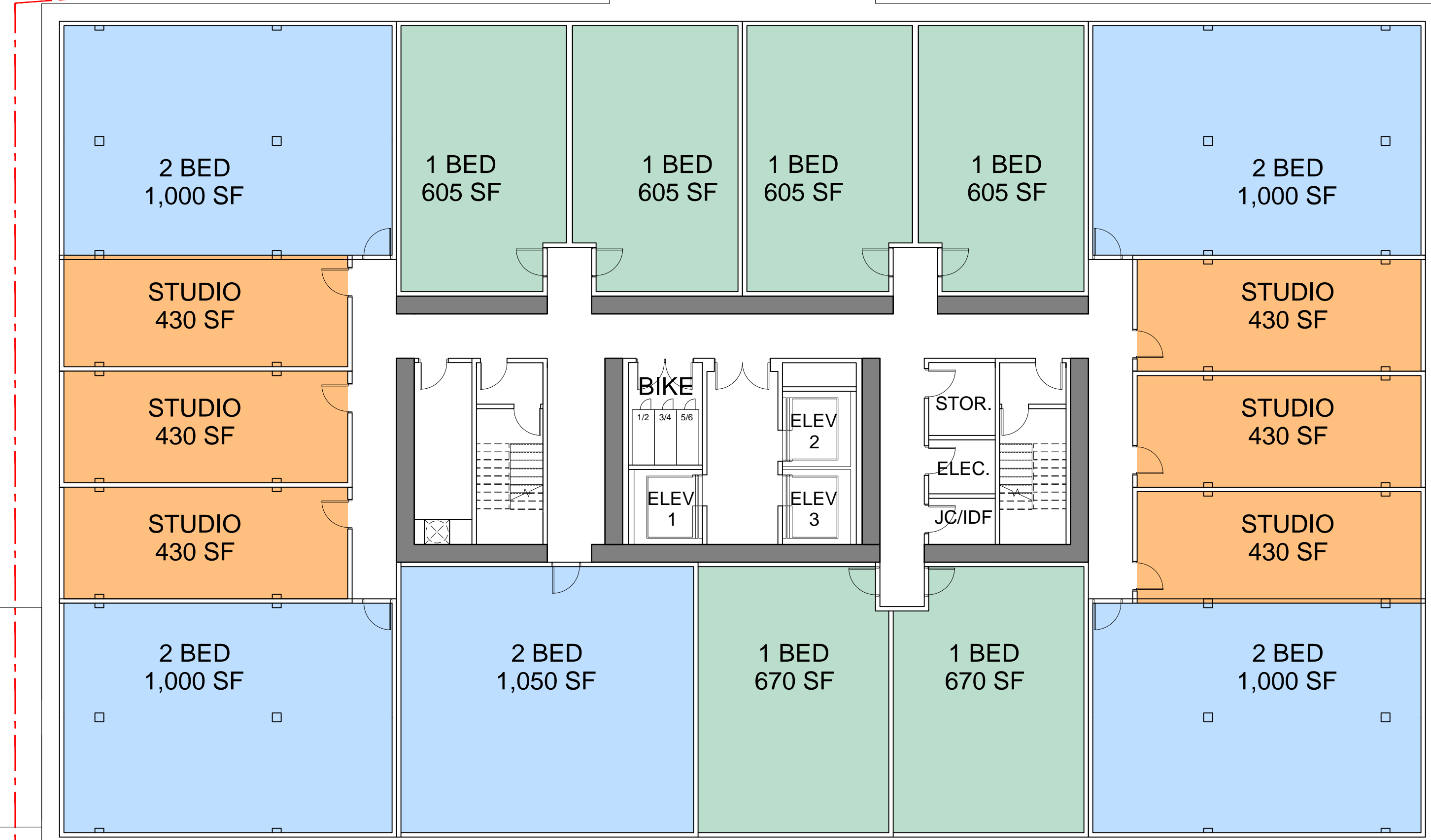
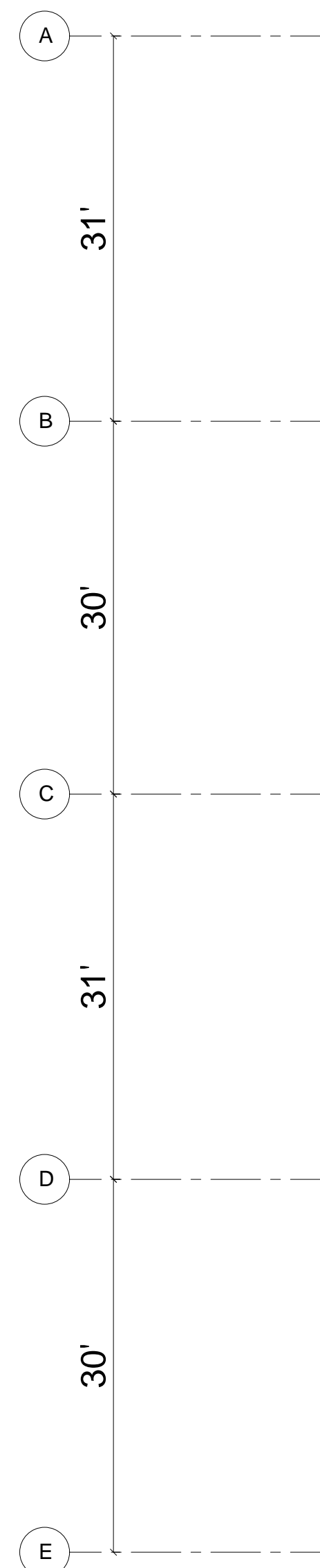
189'-5"



21ST ST

FRANKLIN ST

WEBSTER ST



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

ADJACENT
BLDG

ADJACENT
PARKING
LOT

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8868

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	6-4-2018

2044 Franklin St.

Oakland, CA 94609

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

PLAN

RAD Project Number 16502

Date 29, August 2018

Drawn by

A1.2

Scale 3/32" = 1'-0"

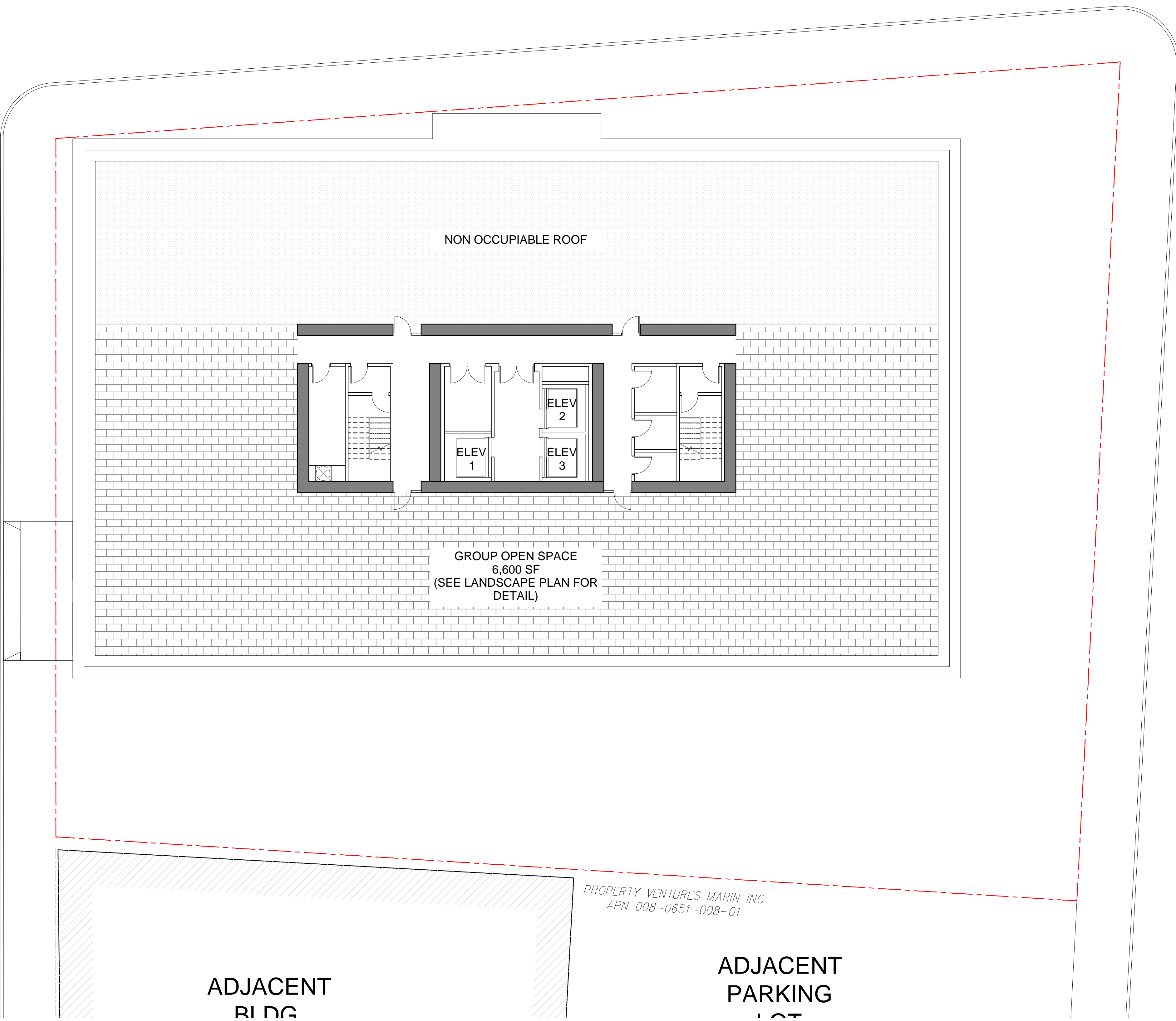
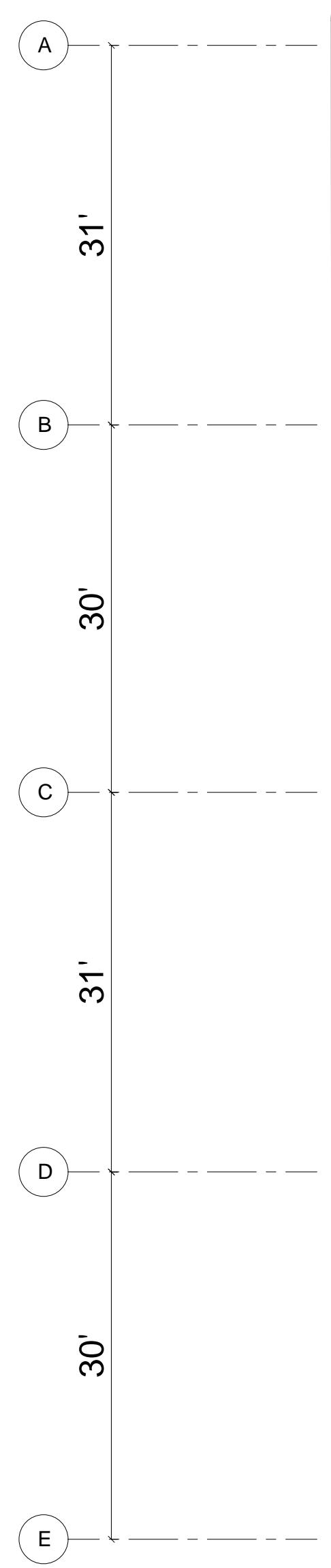
189'-5"



21ST ST

FRANKLIN ST

WEBSTER ST



NON OCCUPIABLE ROOF

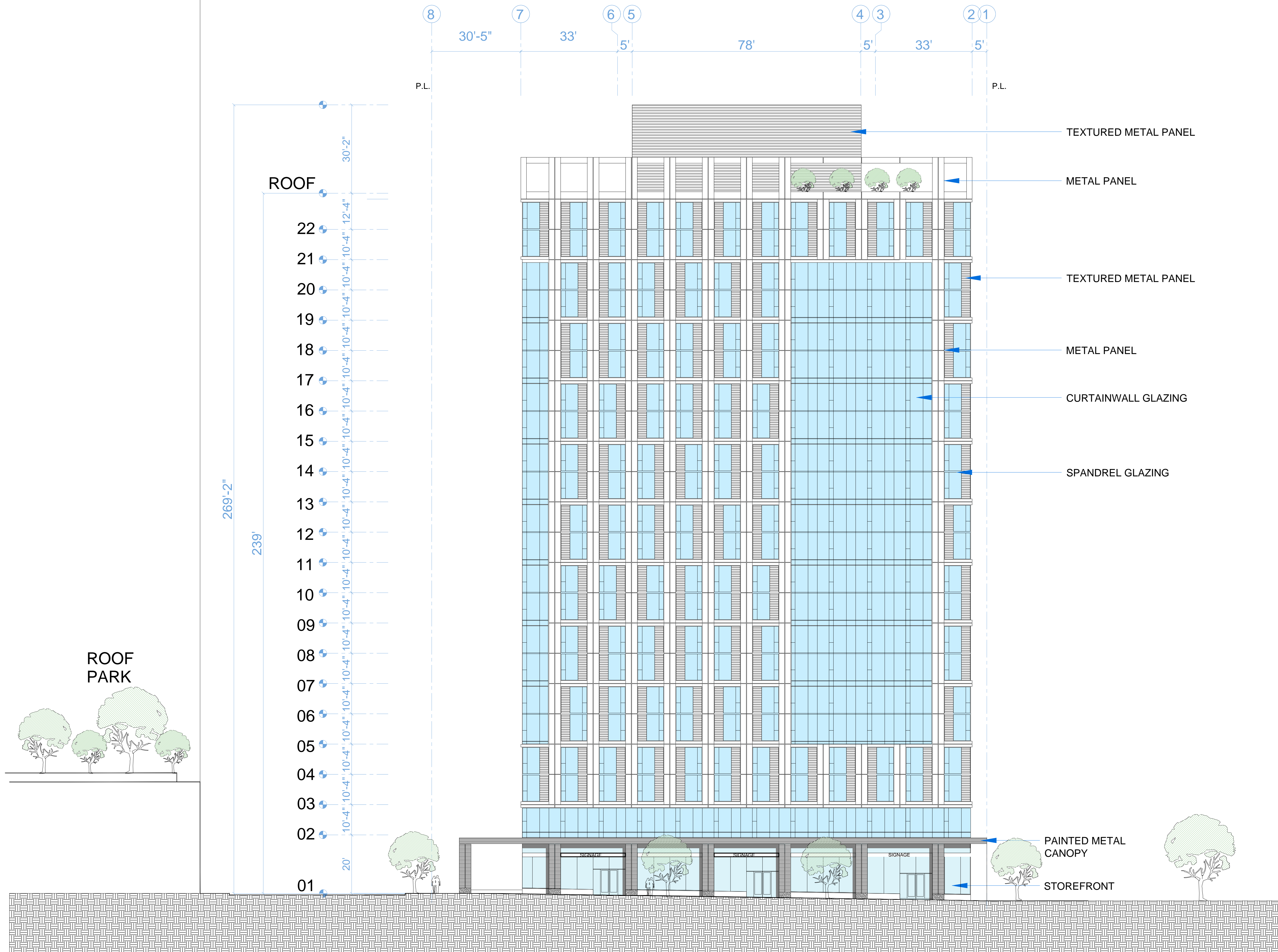
GROUP OPEN SPACE
6,600 SF
(SEE LANDSCAPE PLAN FOR
DETAIL)

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

ADJACENT
BLDG

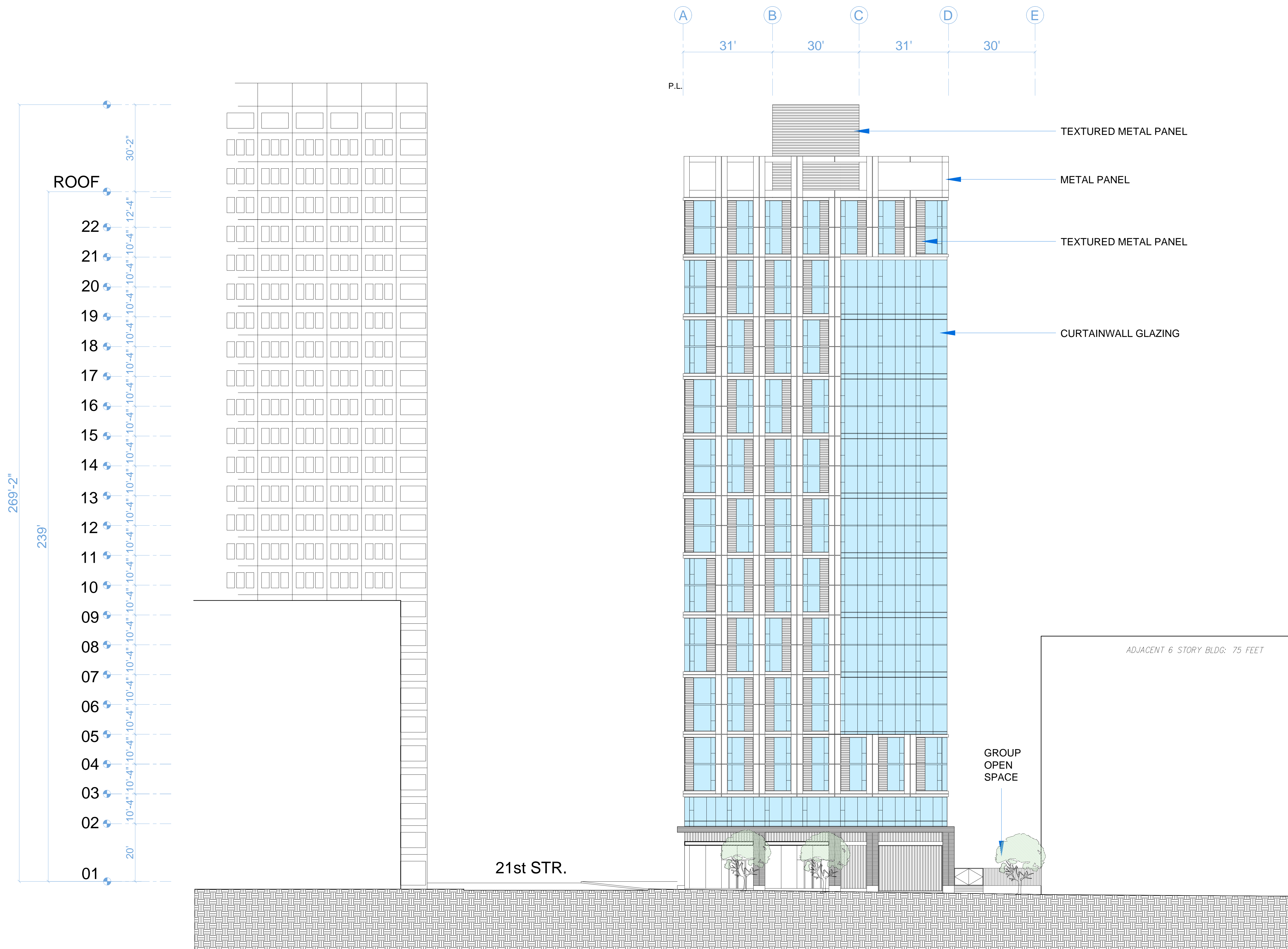
ADJACENT
PARKING
LOT

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	6-4-2018



NORTH ELEVATION (21st STREET)

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	6-4-2018



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	6-4-2018



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	6-4-2018

2044 Franklin St.

Oakland, CA 94609

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

ELEVATION

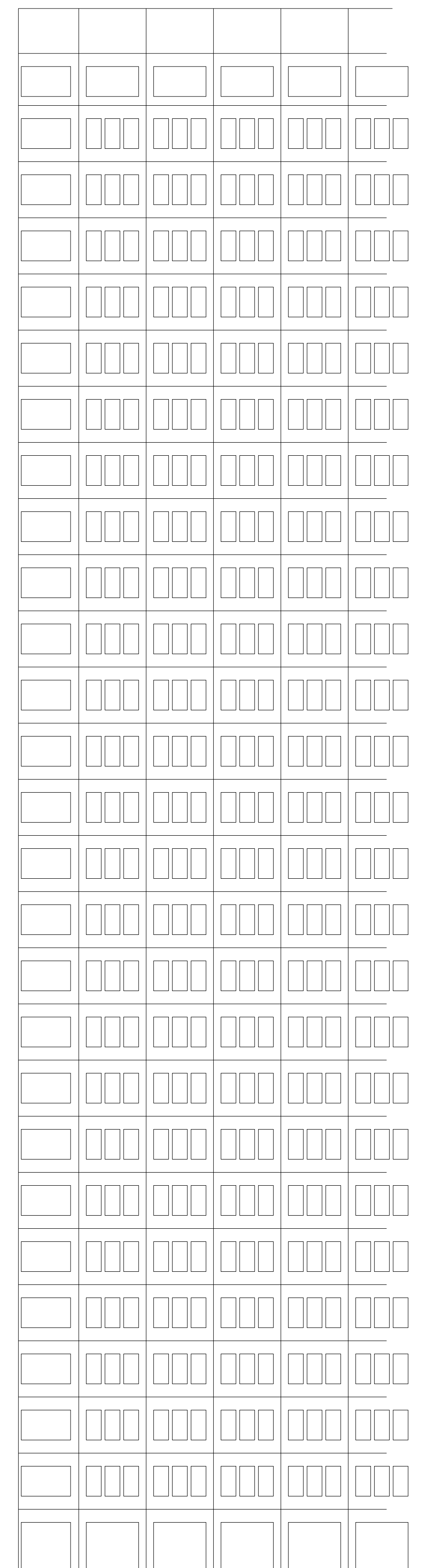
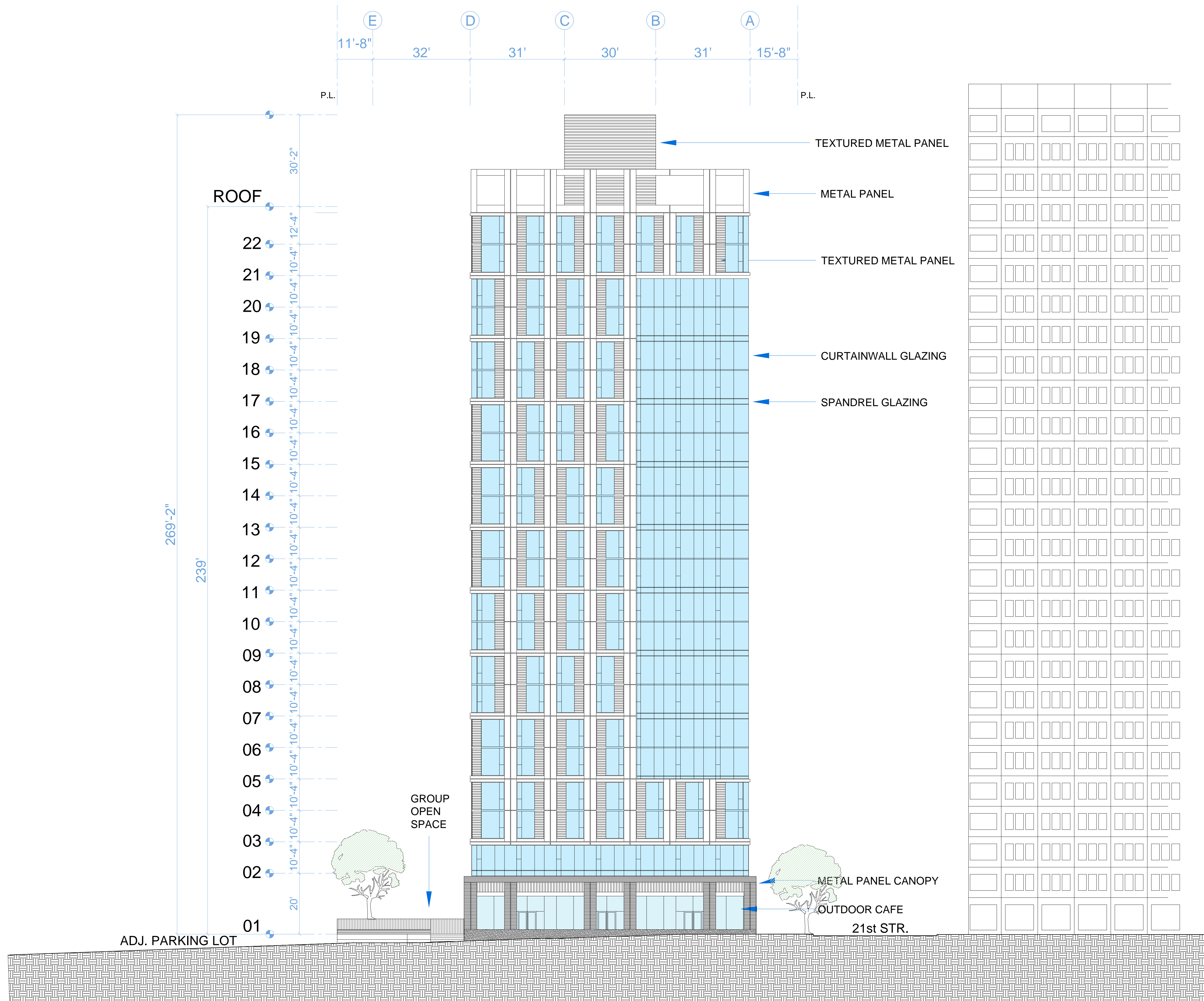
RAD Project Number 16502

Date 29, August 2018

Drawn by

A2.3

Scale 1/32" = 1'-0"



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	6-4-2018

2044 Franklin St.

Oakland, CA 94609

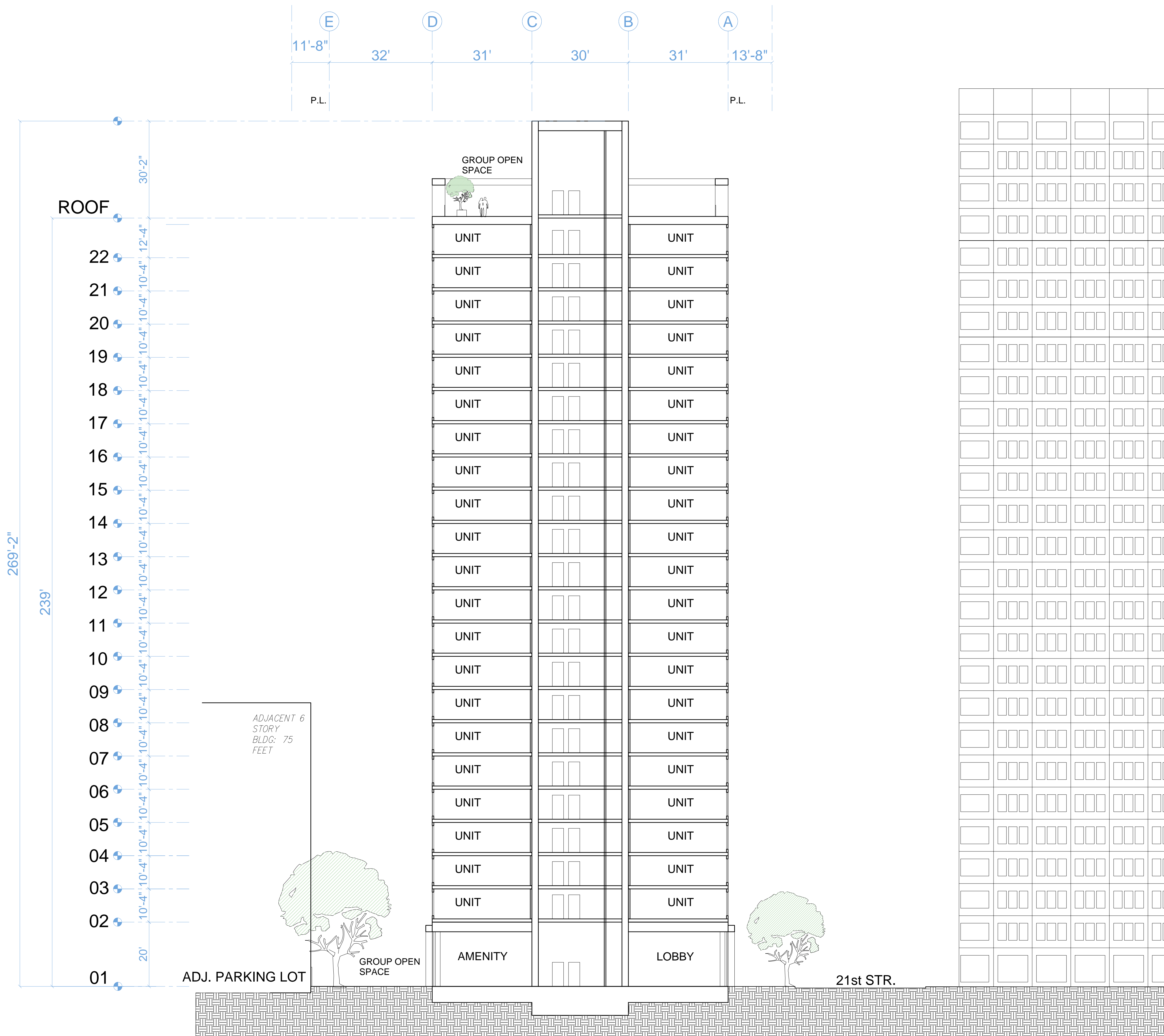
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SECTION

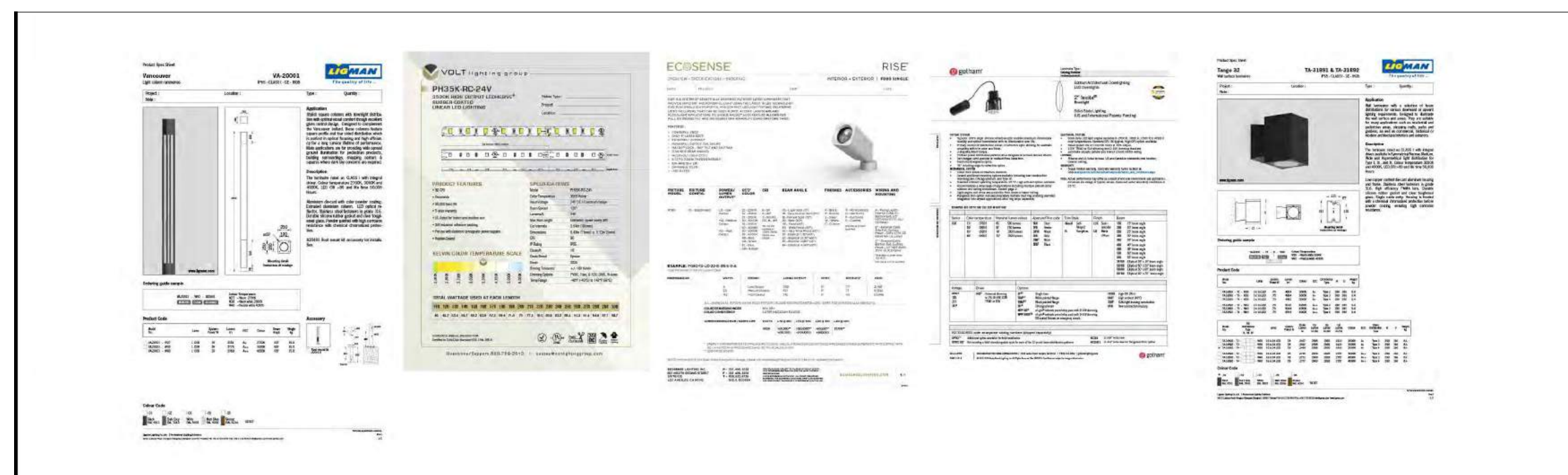
RAD Project Number 16502
Date 29, August 2018
Drawn by

A3.0

Scale 1/32" = 1'-0"



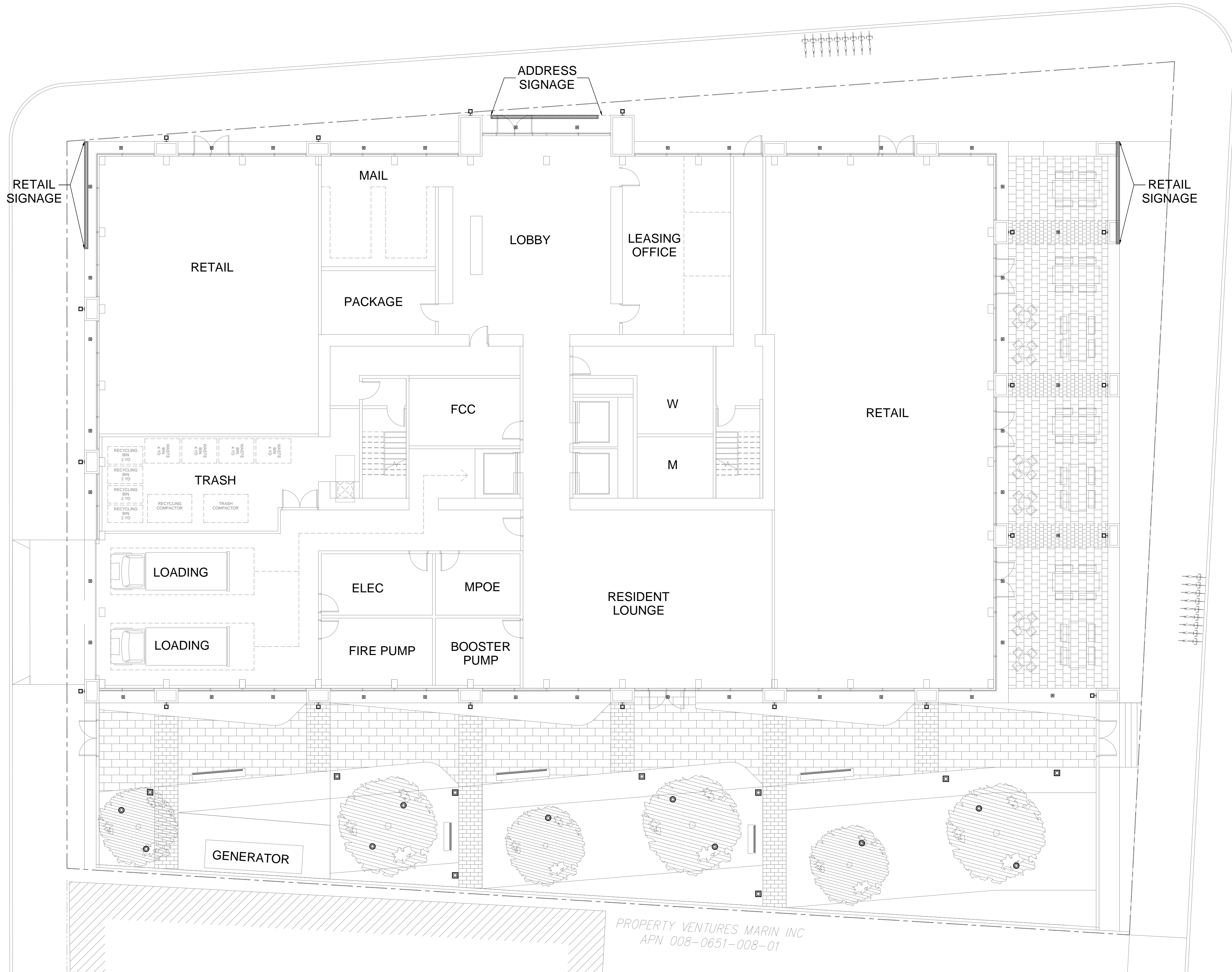
SECTION 1



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



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



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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	6-26-2018

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

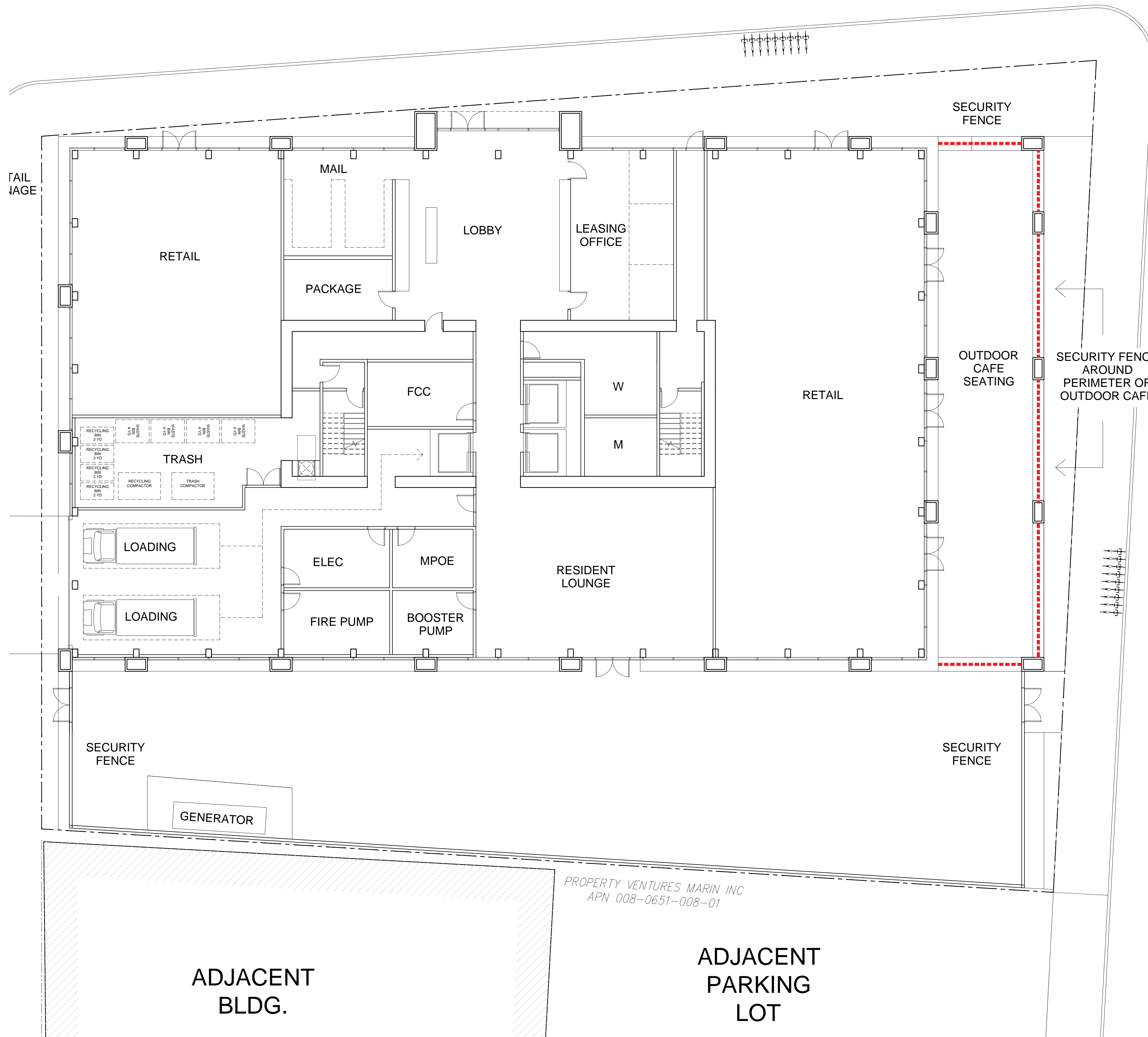
SIGNAGE

RAD Project Number	16502
Date	25, JUNE 2018
Drawn by	

A4.0

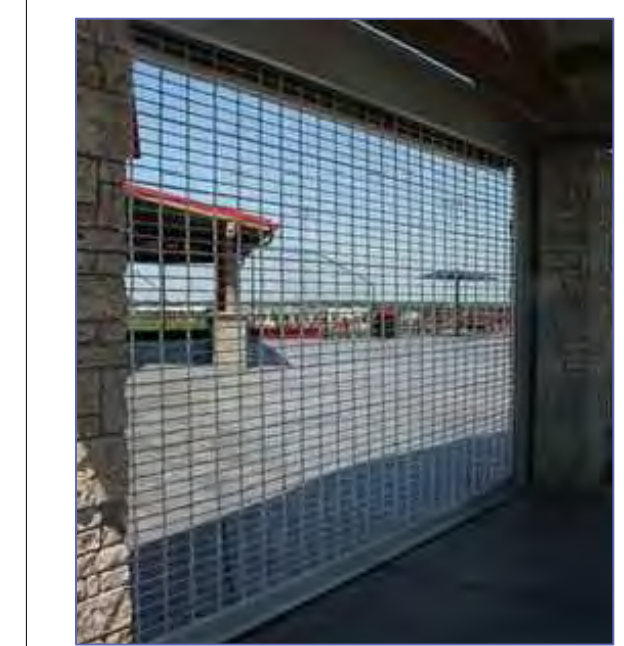
Scale NTS

21ST ST



SECURITY OPTIONS

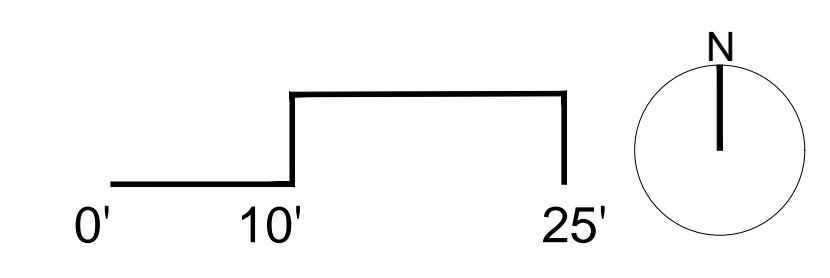
OPTION 1:
CONCEALED ROLL DOWN GATES



OPTION 2:
SIDE FOLDING GATE



OPTION 3:
FIXED PLANTER



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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	6-26-2018

2044 Franklin St.

Oakland, CA 94609

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

SECURITY

RAD Project Number 16502

Date 29, August 2018

Drawn by

A4.1

Scale NTS

ADJACENT BLDG.

ADJACENT PARKING LOT

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

FAIL JAGE

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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8868

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	6-26-2018

2044 Franklin St.

Oakland, CA 94609

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

PERSPECTIVE

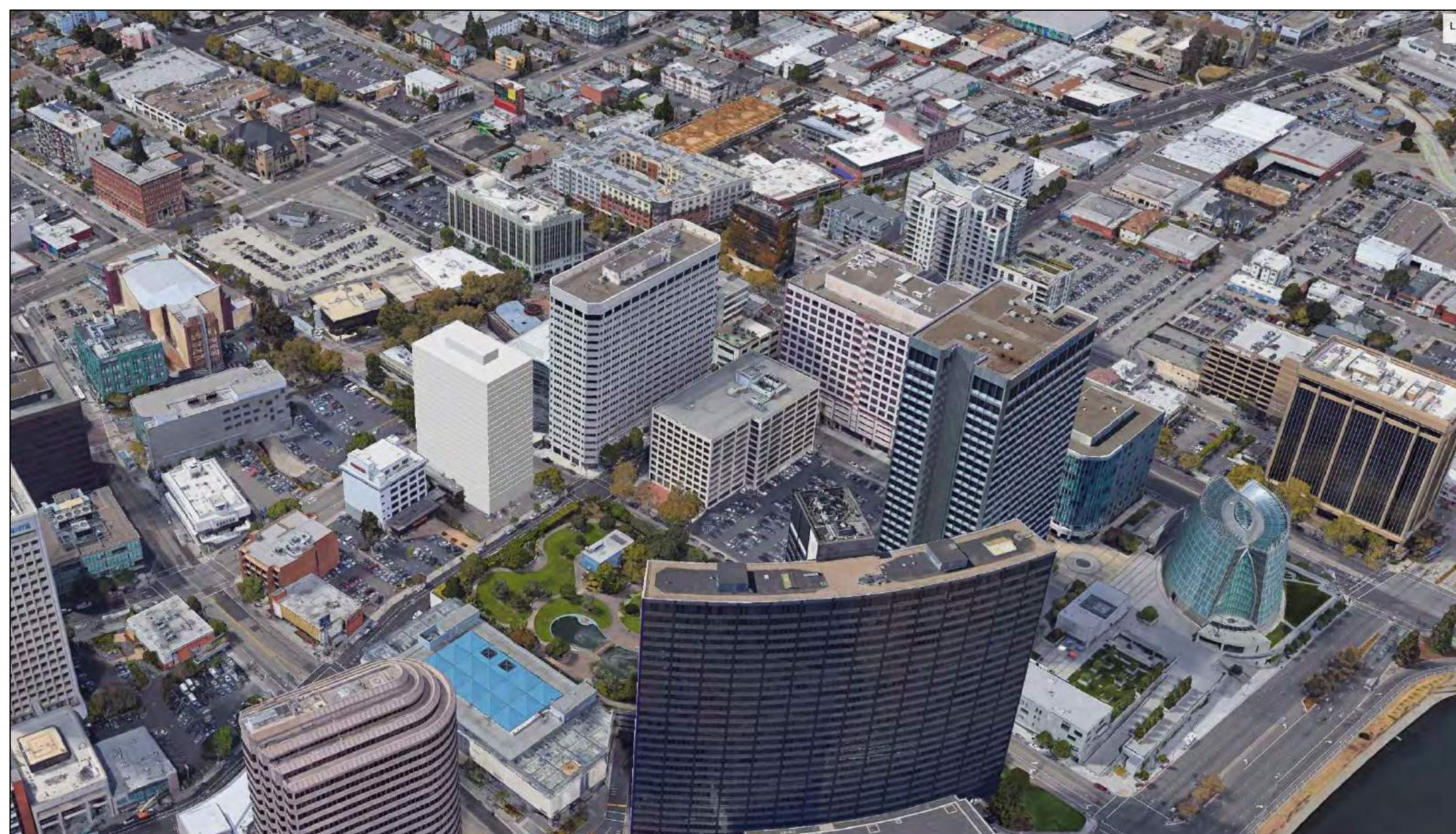
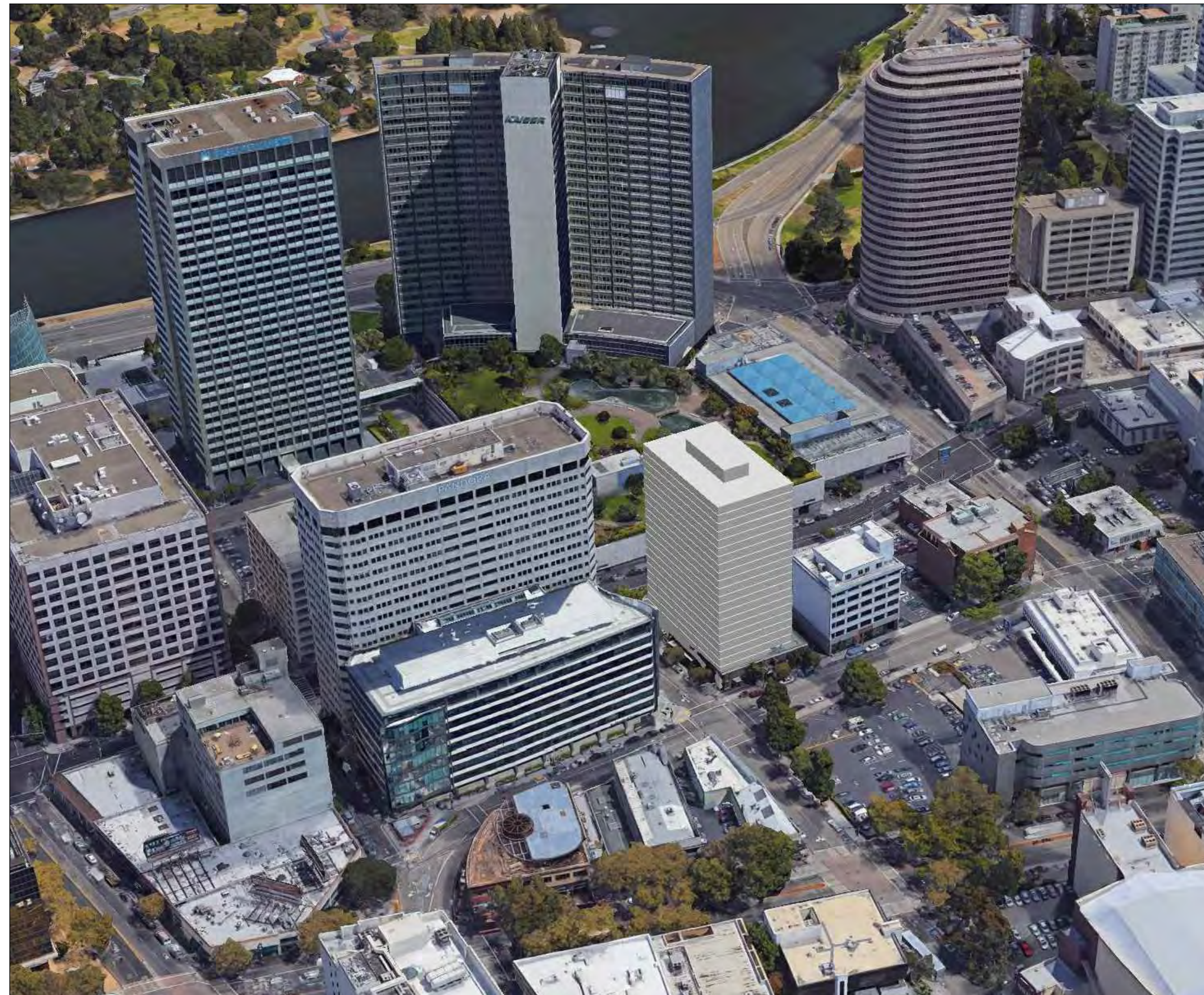
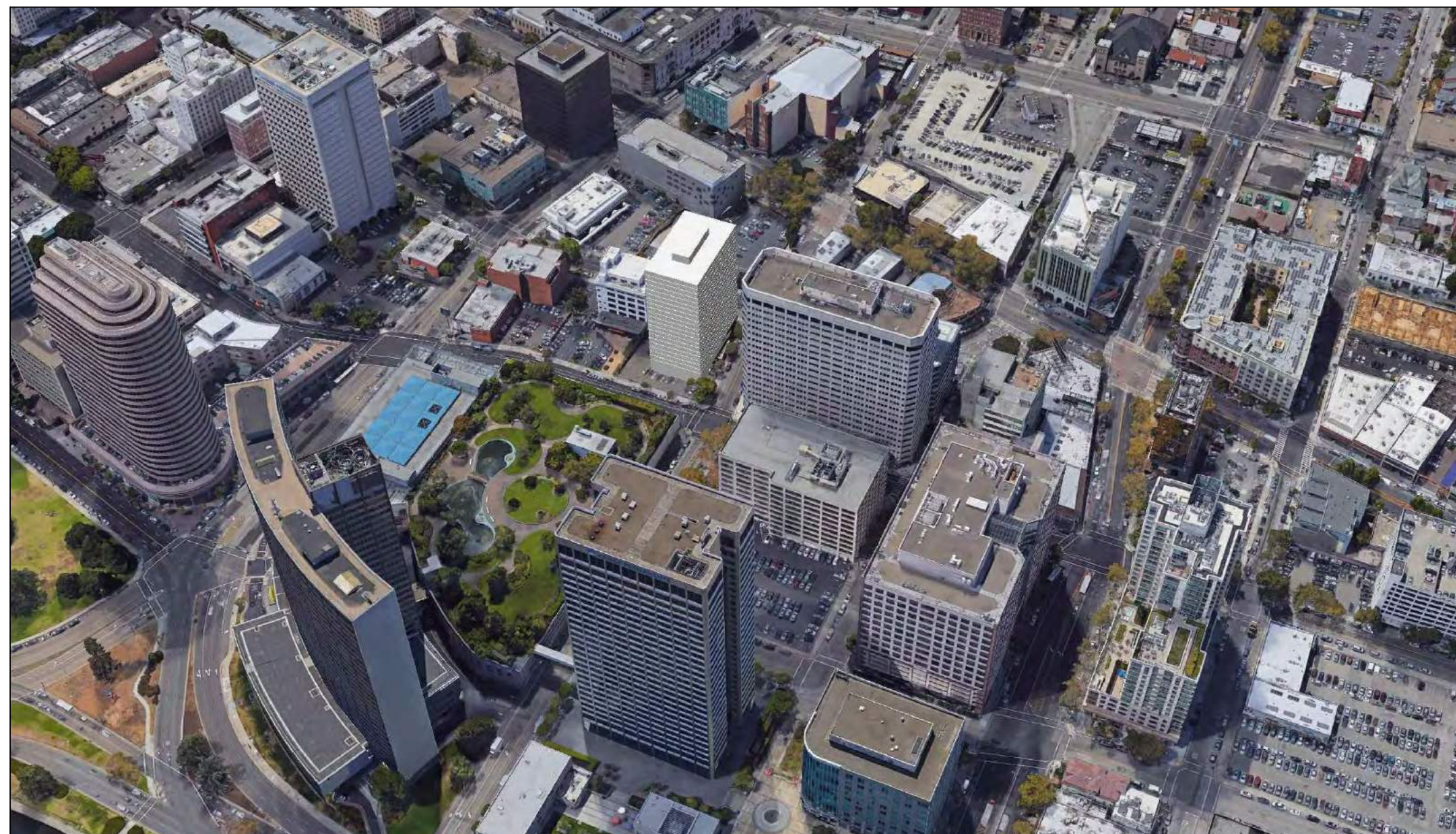
RAD Project Number 16502

Date 29, August 2018

Drawn by

A5.0

Scale NTS





RAD
B U I L D

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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	6-26-2018

2044 Franklin St.

Oakland, CA 94609

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

PERSPECTIVE

RAD Project Number 16502

Date 29, August 2018

Drawn by

A5.1

Scale NTS

FRANKLIN STREET LOOKING NORTH

1



RAD
B U I L D

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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	6-26-2018

2044 Franklin St.

Oakland, CA 94609

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

PERSPECTIVE

RAD Project Number 16502

Date 29, August 2018

Drawn by

A5.2

Scale NTS

WEBSTER STREET RETAIL / OUTDOOR CAFE

1



FRANKLIN STREET LOOKING NORTH



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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	6-4-2018

2044 Franklin St.

Oakland, CA 94609

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

PERSPECTIVE

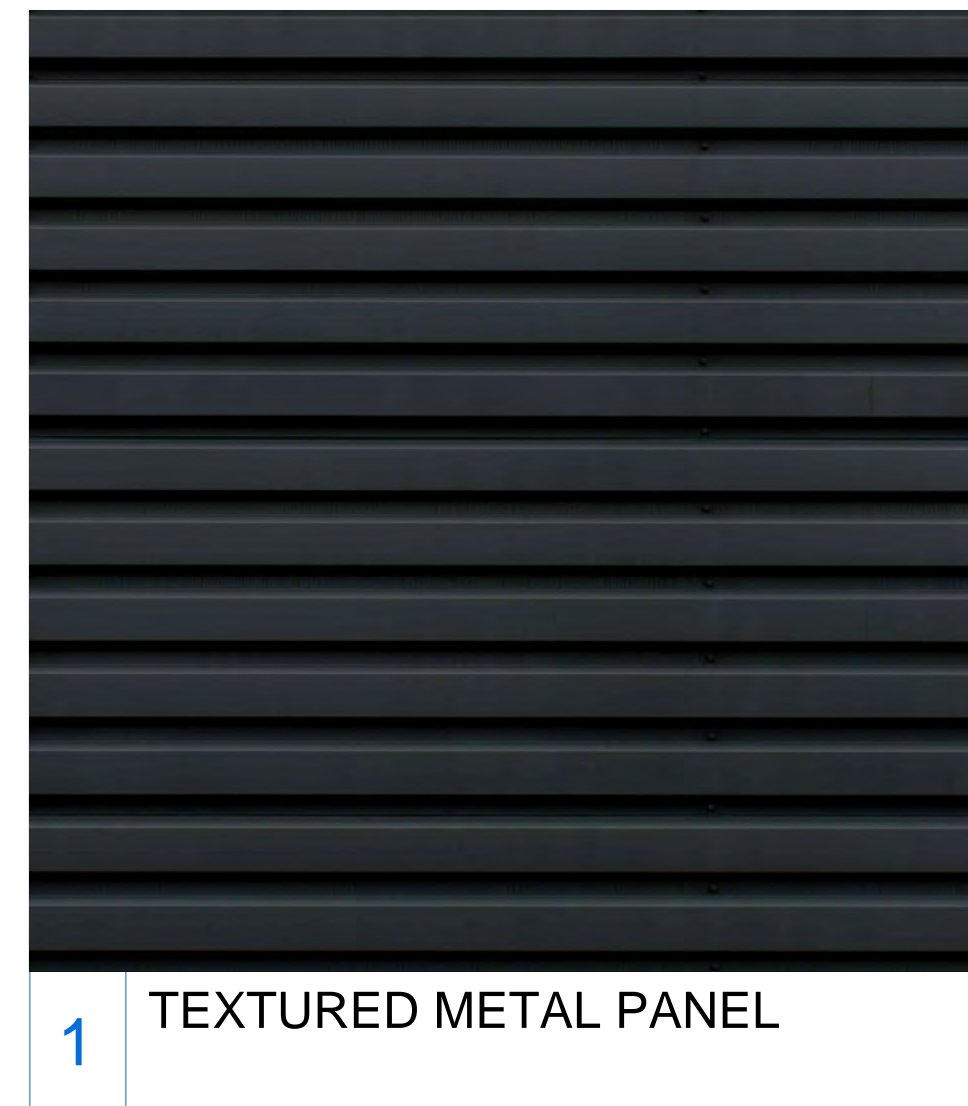
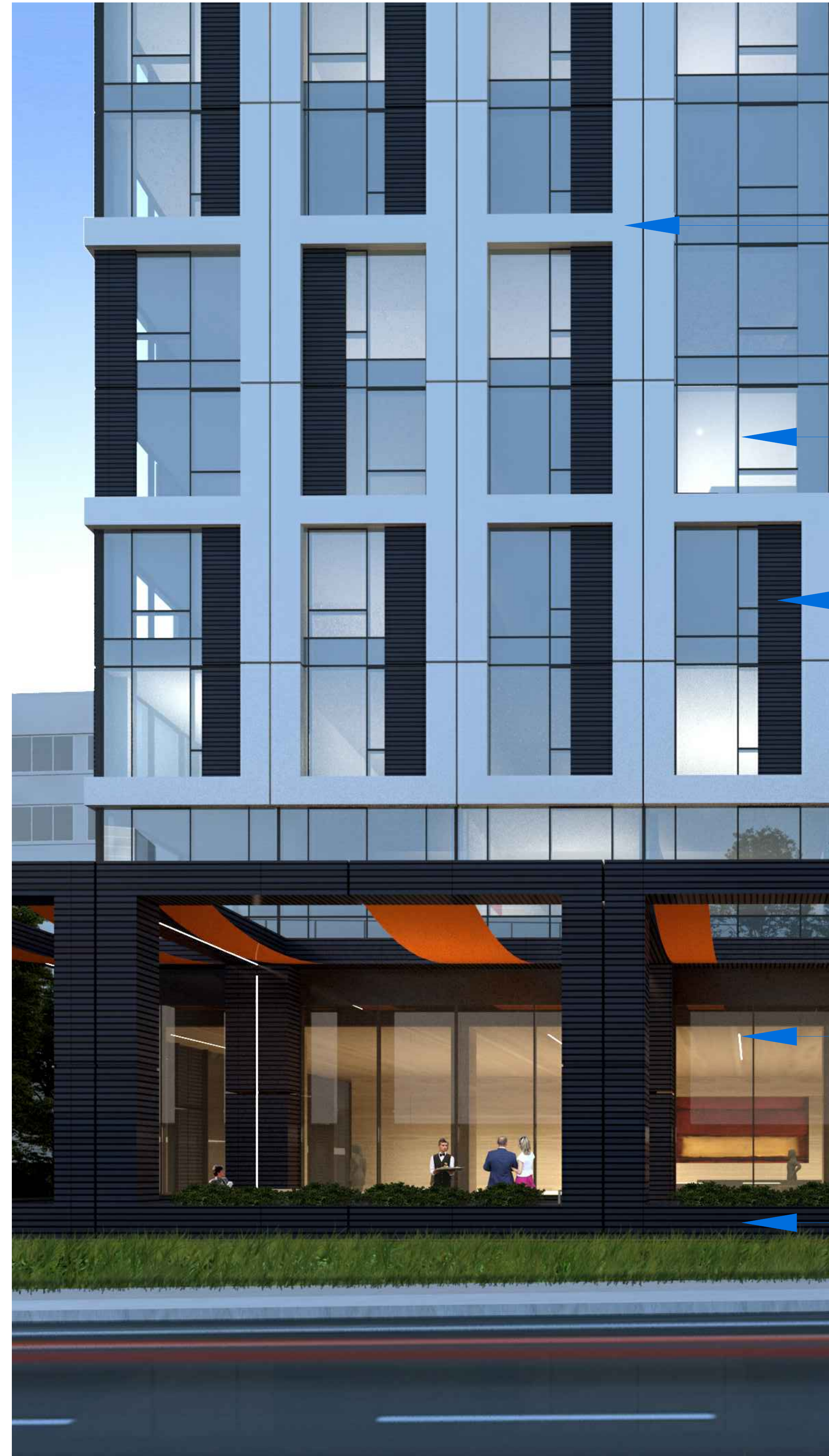
RAD Project Number 16502

Date 29, August 2018

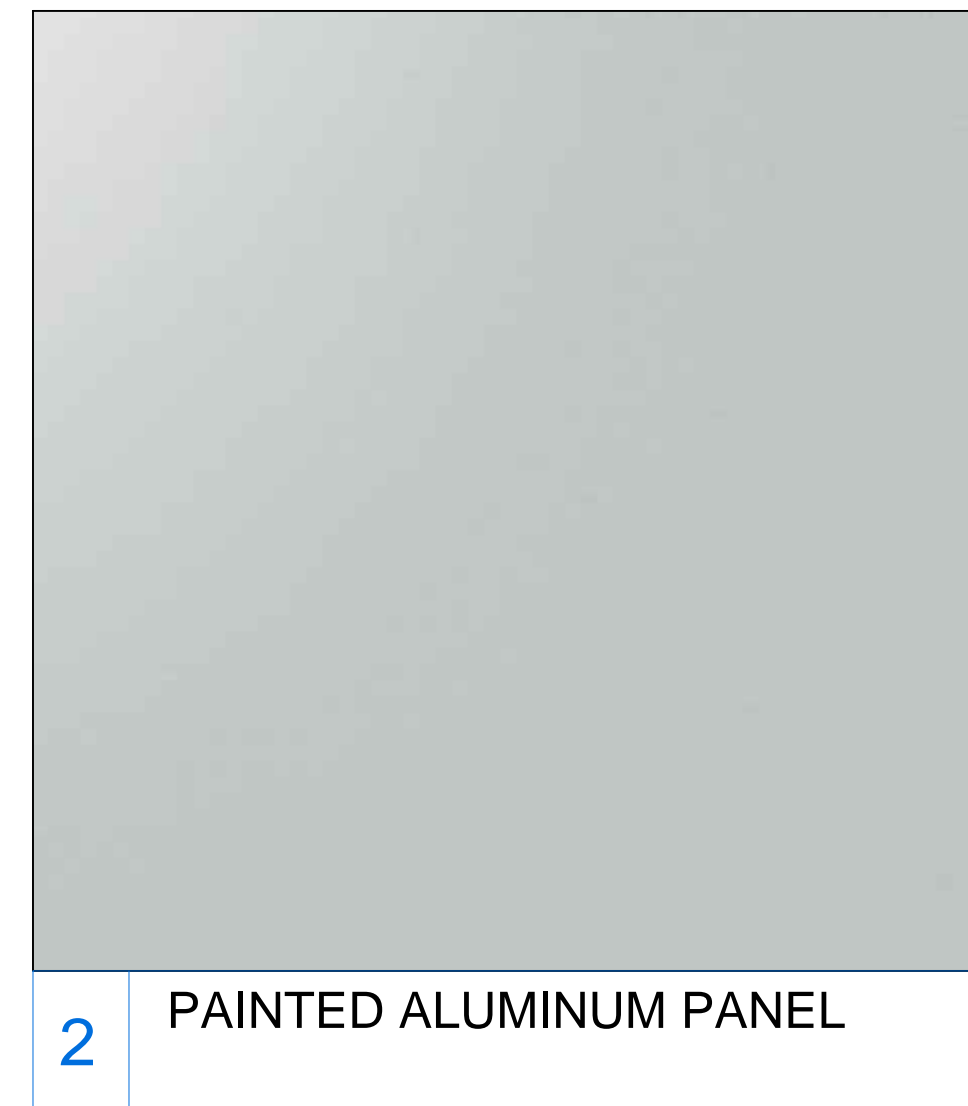
Drawn by

A5.3

Scale NTS



1 TEXTURED METAL PANEL



2 PAINTED ALUMINUM PANEL



3 GLASS TYPE 1



4 GLASS TYPE 2

RAD BUILD

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

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RAD BUILD INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE IDENTIFIED HEREIN WITHOUT WRITTEN AUTHORIZATION OF NAUTILUS GROUP INC.

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.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

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	6-26-2018

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

MATERIALS

RAD Project Number 16502
Date 29, August 2018
Drawn by

A6.0

Scale NTS