

Case File Number PLN20137

November 8, 2021

| | |
|-------------------------------------|---|
| Location: | 419 4th Street (See map on reverse) |
| Assessor's Parcel Number | 001 013901500 |
| Proposal: | Modification of an existing one-story warehouse building to construct a seven-story, 69-unit mixed-use building. |
| Applicant: | Mark Donahue, Lowney Architecture |
| Phone Number: | 510-269-1123 |
| Owner: | Dodwell Company, Inc. |
| Case File Number: | PLN20137 |
| Planning Permits Required: | Regular Design Review for modification of an existing one-story warehouse and construction of a seven-story, 69-unit mixed use building and Minor Conditional Use Permits for density and to allow parking areas within 75 feet of the front property line. |
| General Plan: | EPP - Retail Dining Entertainment - 2 |
| Zoning: | C-45 Community Shopping Commercial Zone / S-4 Design Review Combining Zone |
| Environmental Determination: | Determination Pending, Environmental analysis to be conducted prior to any discretionary action. |
| Historic Status: | Potentially Designated Historic Property (PDHP). Area of Primary Importance (API): Produce District. OCHS Rating Dc1+ "Noodle Factory" |
| City Council district: | 3 |
| Status: | Under Review |
| Action to be Taken: | Receive public and Landmarks Preservation Advisory Board comments on the design. |
| For further information: | Contact Case Planner Jose M. Herrera-Preza at 510-238-3808 or by e-mail jherrera@oaklandca.gov |

SUMMARY

Staff seeks input and design recommendations regarding the applicant's proposal to modify an existing, one-story warehouse building on the Local Register of Historical Resources (Local Register), while preserving the original commercial façade and the three exterior walls. The addition would be above and behind the existing ground floor perimeter walls and result in a seven-story, 68-dwelling unit, 80-foot-tall mixed-use building.

The project is in the Jack London neighborhood and the Estuary Policy Plan's (EPP) Retail Dining Entertainment - 2 land use classification. The building is on the edge of, and a contributor to, the Produce Market District Area of Primary Importance (API), which is on the Local Register and recorded in the State Inventory as appearing eligible for the National Register of Historic Places. Its individual Oakland Cultural Heritage Survey (OCHS) rating is Dc1+, reflecting previous moderate alterations and API contributor status. Signs identify the occupant since 2015 as "HL Noodle Inc."

As the project involves a California Environmental Quality Act (CEQA) historic resource per Policy 3.8 of the General Plan's Historic Preservation Element, further historical analysis is needed to determine whether the project would have a significant effect either on the existing building or the API. However, this analysis cannot begin until an agreed upon design has been established. The Landmarks Preservation Advisory Board's (LPAB) comments are solicited at this meeting on the current design proposal.

LANDMARKS PRESERVATION ADVISORY BOARD



0 125 250 500 750 1,000 Feet



Case File: PLN20137
Applicant: Lowney Architecture
Address: 419 4th Street
Zone: C-45/S-4

BACKGROUND

The project was previously presented to the LPAB on April 12, 2021, and the applicant and staff received the following direction:

1. Increase the proposed setback of the upper-story addition.
2. Increase the size of the windows on the front façade and include industrial-style window sashes.
3. Incorporate a thick metal cornice on top of the building.
4. Simplify the exterior materials.
5. Provide more elevations/renderings from across the street.

The LPAB requested the project return to them once further revisions have been made.

SITE DESCRIPTION

The property is a flat, rectangular, 13,986 square-foot, midblock parcel containing a one-story, 1922 warehouse building currently occupied by a noodle processing facility. The site is on the south side of 4th Street, at the western edge of the Produce Market API (“the API or District”). It is flanked by the locally designated Buswell Block building at 322 Broadway to the west, in the Lower Broadway Area of Secondary Importance (ASI), and a two-story District contributor at 415 4th Street to the east. The site is across 4th Street from the Alameda County Probation Center at 400 Broadway. The API’s industrial character is continued east of Webster Street by the separate and larger Waterfront Warehouse District API (on the National Register, at the request of its property owners) that extends from Webster to Jackson Streets and 2nd to 5th Streets.

History and Context

Produce Market District API

The project site is at the west end of the API. The District occupies portions of seven city blocks between Broadway and Webster Street and between the Embarcadero (1st Street and Southern Pacific tracks) and the Nimitz Freeway (5th Street). The District is centered on the original market buildings at 3rd and Franklin Streets. The Western Pacific railroad tracks historically crossed the District on 3rd Street. Of the 27 buildings included in the District, all low-rise warehouses or produce related, five Designated Historic Properties (DHPs) are components of the original Fruit and Produce Realty (F&PR) Co. complex at 3rd and Franklin Streets that establishes the District’s character, 16 more are classified as contributing, three as noncontributing, and three as potential contributors when older or restored. Architecturally, the API’s unique feature, and its physical and historical centerpiece, is the 1916-17 complex of one-story canopied, screen-fronted, concrete and stucco market buildings designed by Charles McCall for the F&PR Co.

Surrounding the F&PR Co. buildings, other contributing buildings in the API are a mix of utilitarian warehouse, garage, and storefront styles, often adapted for produce market use with the wide bays and metal sidewalk canopies that define the District. Buildings in the District include the 1920s ornamental pressed brick storefront style adapted to market and warehouse use (400-414 and 416-426 3rd Street, 424 2nd Street, and 116-126 Broadway), and the one-story garage style with wide openings and shaped parapet such as the subject building at 419-435 4th Street.

419-435 4th Street, Subject Building

The proposed project site is in the group of properties surrounding the F&PR Co. buildings. It is a one-story reinforced concrete and stucco garage building on an interior lot, 16 feet high, with a north-facing sky-lit sawtooth roof. Its facade consists of six bays separated by full-height paneled pilasters with stepped-pyramid tops and diamond patterns high on the panels. End bays have low gabled parapets, and parapet spandrels on all

bays have plain panels with painted signs. Except where interrupted by three, tall rolling doors, half a bay wide, each bay has a high transom with vertical mullions. Most bays have been partly or completely bricked in with smaller doors and windows. Bays were originally alternating store and garage entries. The rear of the building abuts 416-426 3rd Street, a former Lucky supermarket warehouse. For a time, these two buildings were connected.

According to permit 65760, issued December 10, 1921, 419 4th Street was built as a garage, including a machine shop and "garage laundry", for the Bruzzone Estate. The garage construction cost \$20,000 and was designed by engineer R. Vane Woods, who a year later designed the back-to-back 416-426 3rd Street warehouse for Hyman Davis. Directories through the 1920s identify it as the Merchant's Garage of James Doyne, J.A. Whitton, and E. J. Monni. The building's use became food oriented in the 1940s, as a warehouse for wholesale fish and wholesale groceries.

Despite the alterations, this is a good example of 1920s utilitarian construction. The building's design and original use reflect the general industrial/warehouse history of the waterfront, and the subsequent food related uses tie it to the Produce Market API. The use by Lucky reflects the development of the supermarket as a system of food distribution parallel to and competing with that of the old-style, specialized produce merchants in the Franklin Street market.

While the "Produce Market District" on the EPP's map is only for the F&PR Co. buildings, this map does not reflect the entire Produce Market API. As an API contributor, 419 4th Street is on the Local Register.

PROJECT DESCRIPTION

The proposed project (Attachment A) would create a series of alterations and additions to the existing 11,527 square-foot commercial warehouse building. As directed by the LPAB, the proposed upper-story additions would have increased setbacks, with floor 2 having a 5-foot setback, and floors 3-7 setback 18 feet from the façade of the building. In addition, the upper stories have been revised to have more industrial references to existing and new buildings in the Jack London area. This includes larger window areas with industrial style sashes.

The project would preserve the two off-street side walls and the rear wall as site wall to the project. The front façade would remain and be integrated into the proposed development. The front façade has incorporated roll-up style industrial glazing at the ground floor to maintain the warehouse style elements at the pedestrian level.

The ground floor would contain 41 parking spaces (8,263 square-feet), a 1,422 square-foot commercial space, and 472 square-feet of residential amenities. Floors 2-7 would consist of 68 residential units. Floor 8 would consist of rooftop open space.

The preserved front wall of the building would be restored through the addition of clerestory windows, transom band glass, and restoration of the concrete ornamentation. The existing garage bays would be converted into commercial storefronts and ingress/egress points to the building. The proposal would consolidate the existing four curb cuts into one 25-foot curb cut. The existing façade and upper-story setback would distinguish the base of the building from the upper stories.

GENERAL PLAN ANALYSIS

Applicable policies are found in the Estuary Policy Plan and the Historic Preservation Element.

Estuary Policy Plan (EPP)

The site is in the Retail Dining Entertainment - 2 EPP land use classification, which has a maximum nonresidential floor area ratio (FAR) of 7.0 and maximum residential density of one unit per 261 square feet of lot area. The site is adjacent to the Produce Market EPP District which has a maximum nonresidential FAR of 1.0 and maximum density of one unit per 1,089 square feet of lot area (see Attachment B).

The proposal to construct a mixed-use building is consistent with and meets the policies (noted below) through residential intensification and the addition of ground floor commercial spaces.

Policy JL – 1.2: Intensify Phase 1 of Jack London Square. Phase 1 portion of Jack London Square is between Clay Street and Webster Street.

Policy JL – 4: Preserve the historic character of the Produce District and encourage activities that create a viable urban mixed-use district.

Policy JL -4.1 Encourage the sensitive rehabilitation and adaptive reuse of existing buildings.

Policy JL – 4.2: Provide for a mix of new uses in the Produce District.

Land Use and Transportation Element of the General Plan (LUTE)

The project conforms to the following LUTE Policies and Objective:

Policy I/C2.2 Reusing of Abandon Buildings.

The reuse of abandoned industrial buildings by non-traditional activities should be encouraged where the uses are consistent with and will assist in the attainment of, the goals and objectives of all elements of the Plan.

Policy D1.11 Supporting the Jack London District

The continuing commercial growth and success of Jack London Square should be supported and linkages such as the Bay Trail, bicycle lanes, and pedestrian walks to downtown Oakland and the airport should be improved.

Policy I/C3.2 Enhancing Business Districts

Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

Policy I/C3.4 Strengthening Vitality.

The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

Policy D10.6 Creating Infill Housing.

Infill housing that respects surrounding development and the streetscape should be encouraged in the downtown to strengthen or create distinct districts.

Historic Preservation Element (HPE)

The HPE sets out a hierarchy of historic properties based on OCHS ratings and local, state, and federal designations. About 20% of Oakland's buildings are classified as Potential Designated Historic Properties (PDHPs) which "warrant consideration for possible preservation" (HPE Policy 1.2). About 2% to 3%,

individually or as district contributors, make up Oakland's Local Register, the most significant properties as defined for CEQA and other regulatory purposes. These are properties individually rated A or B, formally designated, or within APIs, i.e. National Register quality districts.

The existing building is a PDHP and on the Local Register as a contributor to an API. The project affects both the individual building and the API. As such, the policies and goals of the HPE apply to the project including the following:

- Policy 3.1 – Avoid or Minimize Adverse Historic Preservation Impacts Related to Discretionary City Actions - The City will make all reasonable efforts to avoid or minimize adverse effects on the Character-Defining Elements of existing or Potential Designated Historic Properties which could result from private or public projects requiring discretionary City actions.
- Policy 3.5 – Historic Preservation and Discretionary Permit Approvals - For additions or alteration to Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that: (1) the design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or (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 (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

ZONING ANALYSIS

The subject property is within the C-45 Community Shopping Commercial (C-45) Zone / S-4 Design Review Combining (S-4) Zone. The intent of the C-45 Zone is: "to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long- and short-term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares." The C-45 Zone does not have a general height limit but does have a 7.0 FAR. The base allowable density is one unit per 300 square-feet of lot area. The S-4 Zone requires approval for construction pursuant to the design review procedure in Chapter 17.136 of the Oakland Planning Code.

Development Standards

The following table describes key development standards for the project.

| Regulation | Required | Proposed |
|-----------------------------|---|---|
| Maximum Residential Density | 1 unit per 300 square-feet of lot area. 1 unit per 200 square-feet with a Minor Conditional Use Permit. | 1 unit per 200 square-feet of lot area. |
| Maximum Floor Area Ratio | 7.0 | 7.0 |
| Maximum Height | No maximum | 78'-8" |
| Minimum Usable Open Space | 150 per unit. – 10,350 square-feet | 10,361 |
| Minimum Parking | 1 space per unit or 69 spaces. | 41 includes 50% reduction. |

Planning Permits Required

Regular Design Review

The construction of residential units requires Regular Design Review approval pursuant to Planning Code Sections 17.101G.020 and 17.136.050 and is subject to the following Design Review Criteria:

Section 17.136.050. A – Regular Design Review Criteria (Residential Facilities)

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

Section 17.136.050(C) For Local Register Properties that are not Landmarks or located in the S-7 or S-20 Zone

1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

LPAB Review

Prior to project approval, the following projects require a hearing in front of the LPAB for its recommendations and/or advice to the decision-making body:

1. Any construction of a new principal building in an API;
2. An addition to an API contributor when required by Subsection 17.136.055.B.2.f.
3. With the exception of additions that are not visible from a street or other public area, projects in an API that would result in a building taller than the character-defining height of the district, if any. Districts with a character-defining height and their character-defining height levels are designated on the zoning maps. An addition is considered "visible from a street or other public area" if it is located within the "critical design area," defined as the area within forty (40) feet of any street line, public alley, public path, park or other public area.
4. New construction or an addition to a building when required by Subsection 17.136.055.B.3.d.
5. Any proposal involving a Local Register Property that requires Regular Design Review approval

The proposal is required to appear before the LPAB for a recommendation prior to a decision being made upon the application involving a Local Register property that requires Regular Design Review approval.

Conditional Use Permits

The project is also subject to Minor Conditional Use Permits for density and to allow parking areas within 75 feet of the front property line and is subject to the following criteria:

Section 17.134.050 – General Use Permit Criteria

1. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk,

coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

2. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;
3. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;
4. That the proposal conforms to all applicable regular design review criteria set forth in the r Regular design review procedure at Section 17.136.050
5. 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.

ENVIRONMENTAL DETERMINATION

An analysis of the project's compliance with CEQA has not been completed. Analysis is expected to include the effect of the modification of this API contributor both on the individual Local Register building and on the overall integrity of the District, with reference to the Secretary of the Interior's Standards and the City's CEQA Thresholds of Significance.

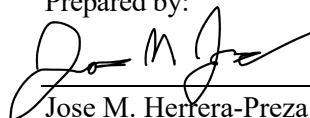
KEY ISSUES

Staff believes that the current version of the proposal is significantly more consistent with the API in terms of architectural context and scale. The design has incorporated design elements found in historic industrial buildings within the District and recently constructed buildings in Jack London. The simple and classic form of the addition and the upper story step backs highlight the existing building in a subordinate and differential manner. The historic ornamentation of the existing building would be preserved and restored without visual competition from the proposed building above. The upper stories are clearly distinguished from the ground floor in design vocabulary and materials and incorporates elements to reduce the perceived visual bulk through a mixture of setbacks, façade detailing, and window patterns.

RECOMMENDATIONS:

1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction and recommendations to staff and the applicant regarding design of the building.

Prepared by:



Jose M. Herrera-Preza

Planner III

Reviewed by:



Heather Klein Acting for
Robert D. Merkamp, Zoning Manager
Bureau of Planning

ATTACHMENTS:

- A. Plans, dated November 1, 2021
- B. Estuary Policy Plan District Map

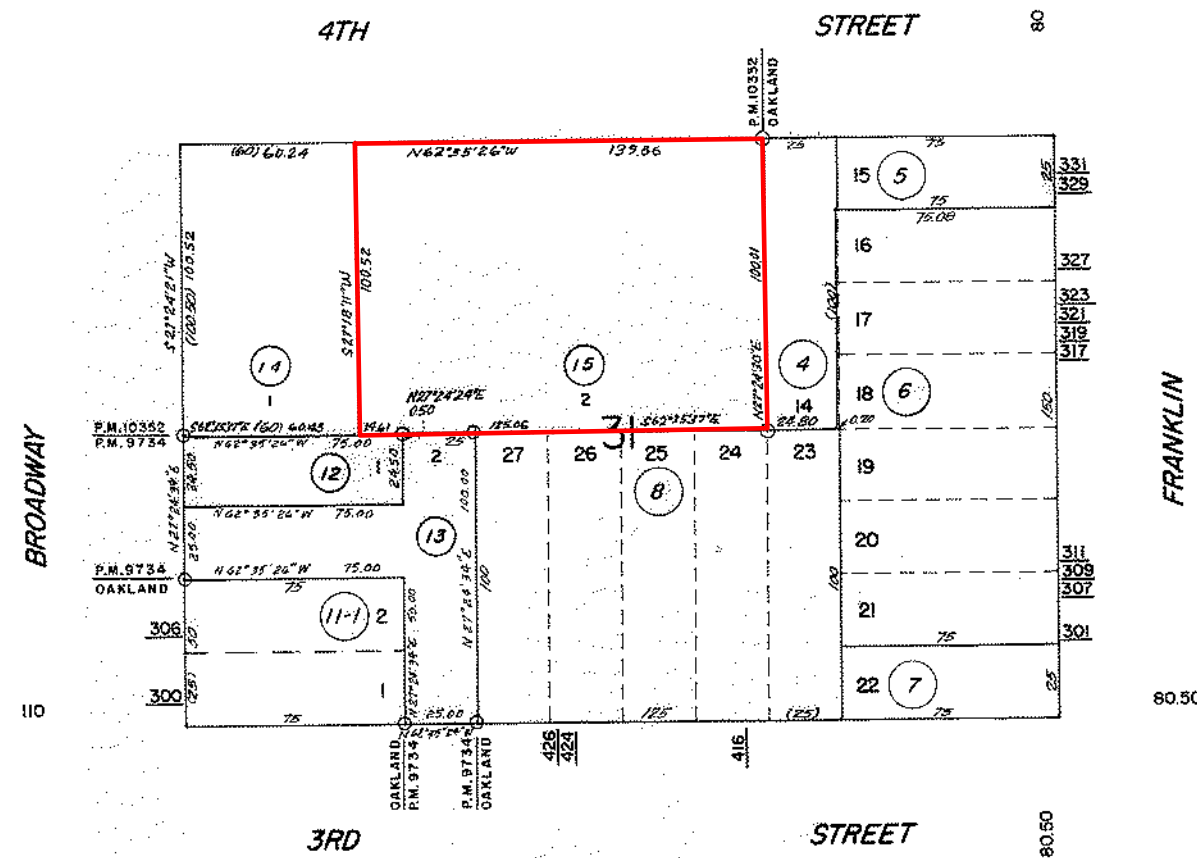


419 4TH STREET, OAKLAND CA

ABBREVIATIONS

| | | | |
|--------|--|--------|-------------------------------|
| AFF | ABOVE FINISHED FLOOR | (N) | NEW |
| ACOUS | ACOUSTICAL | NEG | NEGATIVE |
| ADJ | ADJUSTABLE | NOM | NOMINAL |
| AL | ALIGN | NIC | NOT IN CONTRACT |
| ALT | ALTERNATE | NTS | NOT TO SCALE |
| AB | ANCHOR BOLT | NO | NUMBER |
| APROV | APPROVED | | |
| ARCH | ARCHITECTURAL | OC | ON CENTER |
| AUTO | AUTOMATIC | OD | OUTSIDE DIAMETER |
| | | OP | OPENING |
| BLDG | BUILDING | OPP | OPPOSITE |
| BLKG | BLOCKING | ORIG | ORIGINAL |
| BM | BEAM | | |
| BD | BOARD | PART | PARTITION |
| BO | BOTTOM OF | PP | PARTIAL PENETRATION |
| BS | BOTH SIDES | PAF | POWDER ACTUATED FASTENER |
| | | PLAM | PLASTIC LAMINATE |
| CAB | CABINET | PL | PLATE |
| CBC | CALIFORNIA BUILDING CODE | PN | PLATE NAILING |
| CI | CAST IRON | PLYWD | PLYWOOD |
| CIP | CAST IN PLACE | PT | POINT |
| COL | COLUMN | LB | POUND |
| CTR | CENTER | PRES | PRESSURE |
| CL | CENTER LINE | | |
| CTC | CENTER TO CENTER | QUAL | QUALITY |
| CER | CERAMIC | QUAN | QUANTITY |
| CJ | CONSTRUCTION JOINT | | |
| CL | CLEAR | PT | PRESSURE/ |
| CMU | CONCRETE MASONRY UNIT | | PRESERVATIVE TREATED |
| CON | CONNECTION | PS | PRESTRESSED |
| CONT | CONTINUOUS | PART | PARTITION |
| CP | COMPLETE PENETRATION | | |
| CS | COUNTERSUNK | RAD | RADIUS |
| CW | COLD WATER | RWL | RAIN WATER LEADER |
| | | RECPT | RECEPTACLE |
| DET | DETAIL | REF | REFERENCE |
| DEPT | DEPARTMENT | REIN | REINFORCEMENT, REINFORCED |
| DIA | DIAMETER | REQ | REQUIRED |
| DIV | DIVISION | RDWD | REDWOOD |
| DR | DOOR | RH | RIGHT HAND |
| DBL | DOUBLE | RHR | RIGHT HAND REVERSE |
| DF | DOUGLAS FIR | RM | ROOM |
| DN | DOWN | RND | ROUND |
| DS | DIAGONAL SHEATHING | RO | ROUGH OPENING |
| DWG | DRAWING | REV | REVISION |
| DRWR | DRAWER | | |
| | | SS | SANITARY SEWER |
| (E) | EXISTING | SAD | SEE ARCHITECTURAL DRAWINGS |
| EA | EACH | SCD | SEE CONSULTANT DRAWINGS |
| EF | EACH FACE | SED | SEE ELECTRICAL DRAWINGS |
| EW | EACH WAY | SKD | SEE KITCHEN CONSULTANT |
| EN | EDGE NAILING | SSD | DRAWINGS |
| EL | ELEVATION | SLD | SEE STRUCTURAL DRAWINGS |
| ELEV | ELEVATOR | SMD | SEE LANDSCAPE DRAWINGS |
| ELEC | ELECTRICAL | SFMD | SEE MECHANICAL DRAWINGS |
| ENG | ENGINEER | SPD | SEE FINISH CARPENTRY DRAWINGS |
| EQ | EQUAL | SJ | SEE PLUMBING DRAWINGS |
| EQUIP | EQUIPMENT | SCHED | SEISMIC JOINT |
| EX | EXHAUST | SECT | SCHEDULE, SCHEDULE |
| EXP | EXPEDITE | SHT | SECTION |
| EXT | EXTERIOR | SM | SHEET |
| | | SM | SHEET METAL |
| FAB | FABRICATE | SP | SIMILAR |
| FOC | FACE OF CONCRETE | SPEC | SPACE |
| FOF | FACE OF FINISH | SQ | SPECIFICATION |
| FOS | FACE OF STUD | SQFT | SQUARE |
| FOIW | FACE OF WALL | ST | SQUARE FOOT |
| FIN | FINISH | STAG | STRAP TIE |
| FF | FINISHED FLOOR | SSTL | STAGGERED |
| FE | FIRE EXTINGUISHER | STAND | STAINLESS STEEL |
| FA | FIRE ALARM | STL | STANDARD |
| FLR | FLOOR | STOR | STEEL |
| FLUOR | FLUORESCENT | STRUCT | STORAGE |
| FL | FLUSH | SUS | STRUCTURAL |
| FOUND | FOUNDATION | SYM | SUSPENDED |
| FTNG | FOOTING | SYS | SYMMETRICAL |
| FR | FRAMING | | SYSTEM |
| FUR | FURRING | | |
| | | TEMP | TEMPERED |
| GA | GAUGE | TH | THICKNESS |
| GALV | GALVANIZED, GALVANIZING | THR | THREADED |
| GL | GLASS, GLAZING | TD | TIE DOWN |
| GLULAM | GLUE LAMINATED BEAM | T&B | TOP AND BOTTOM |
| GYP BD | GYPSUM BOARD | TOC | TONGUE AND GROOVE |
| | | TOF | TOP OF CONCRETE |
| HVAC | HEATING VENTILATION & AIR CONDITIONING | TOP | TOP OF FINISH |
| HSR | HIGH STRENGTH RODS | TOS | TOP OF PLATE |
| HSB | HIGH STRENGTH BOLT | TOW | TOP OF STEEL |
| HT | HEIGHT | TN | TOP OF WALL |
| HD | HOLD DOWN | TYP | TRUE NORTH |
| HORIZ | HORIZONTAL | | TYPICAL |
| HW | HOT WATER | | |
| | | UL | UNDER WRITERS LABORATORY |
| INC | INCLUDING, INCLUDED | UON | UNLESS OTHERWISE NOTED |
| INFO | INFORMATION | UTIL | UTILITY, UTILITIES |
| INT | INTERIOR | | |
| | | VERT | VERTICAL |
| JH | JOIST HANGER | VIF | VERIFY IN FIELD |
| JT | JOINT | VER | VERIFY |
| | | VEST | VESTIBULE |
| | | | |
| LAM | LAMINATE | WC | WATER CLOSET |
| LH | LEFT HAND | WH | WATER HEATER |
| LHR | LEFT HAND REVERSE | W | WITH |
| LT | LIGHT | WO | WITH OUT |
| LTW | LIGHT WEIGHT | WD | WOOD |
| L | LONG, LENGTH | YD | YARD |
| | | | |
| MB | MACHINE BOLTS | | |
| MAINT | MAINTENANCE | | |
| MAX | MAXIMUM | | |
| MECH | MECHANICAL | | |
| MANF | MANUFACTURER | | |
| MTL | METAL | | |
| MEZZ | MEZZANINE | | |
| MIN | MINIMUM | | |
| MISC | MISCELLANEOUS | | |
| MTD | MOUNTED | | |
| MUL | MULLION | | |

PARCEL MAP



GRAPHIC SYMBOLS

| | | | | | |
|-------------------------------------|----------------|-----|-------|-----|--|
| DETAIL REFERENCE | DRAWING NUMBER | --- | # | --- | |
| | SHEET NUMBER | --- | # | --- | |
| DETAIL SECTION REFERENCE | DRAWING NUMBER | --- | # | --- | |
| | SHEET NUMBER | --- | # | --- | |
| BUILDING SECTION REFERENCE | DRAWING NUMBER | --- | # | --- | |
| | SHEET NUMBER | --- | # | --- | |
| WALL SECTION REFERENCE | DRAWING NUMBER | --- | # | --- | |
| | SHEET NUMBER | --- | # | --- | |
| EXTERIOR ELEVATION REFERENCE | DRAWING NUMBER | --- | 1 | --- | |
| | SHEET NUMBER | --- | # | --- | |
| INTERIOR ELEVATION REERENCE | DRAWING NUMBER | --- | 1 | --- | |
| | SHEET NUMBER | --- | 4 | --- | |
| REVISION REFERENCE | | --- | # | --- | |
| DOOR REFERENCE | | --- | ## | --- | |
| WINDOW REFERENCE | | --- | # | --- | |
| ELEVATION DATUM | | --- | | --- | |
| ROOM NUMBER | | --- | ### | --- | |
| PARTITION TYPE | | --- | # | --- | |
| FINISH CEILING HEIGHT | | --- | X'-X" | --- | |

PROJECT DIRECTORY

| | |
|----------------------|--|
| OWNER: | SMART GROWTH, INC. 482 W. MACARTHUR BLVD, OAKLAND, CA 94609 510-250-2499 510-250-5627 (FAX) cporto@smartgrowth.co |
| ARCHITECT: | LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400 510.836.5454 (FAX) |
| LANDSCAPE ARCHITECT: | LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400 510.836.5454 (FAX) |
| CIVIL ENGINEER: | COMPANY NAME ADDRESS ADDRESS CONTACT PHONE # FAX # EMAIL ADDRESS |

PROJECT DESCRIPTION

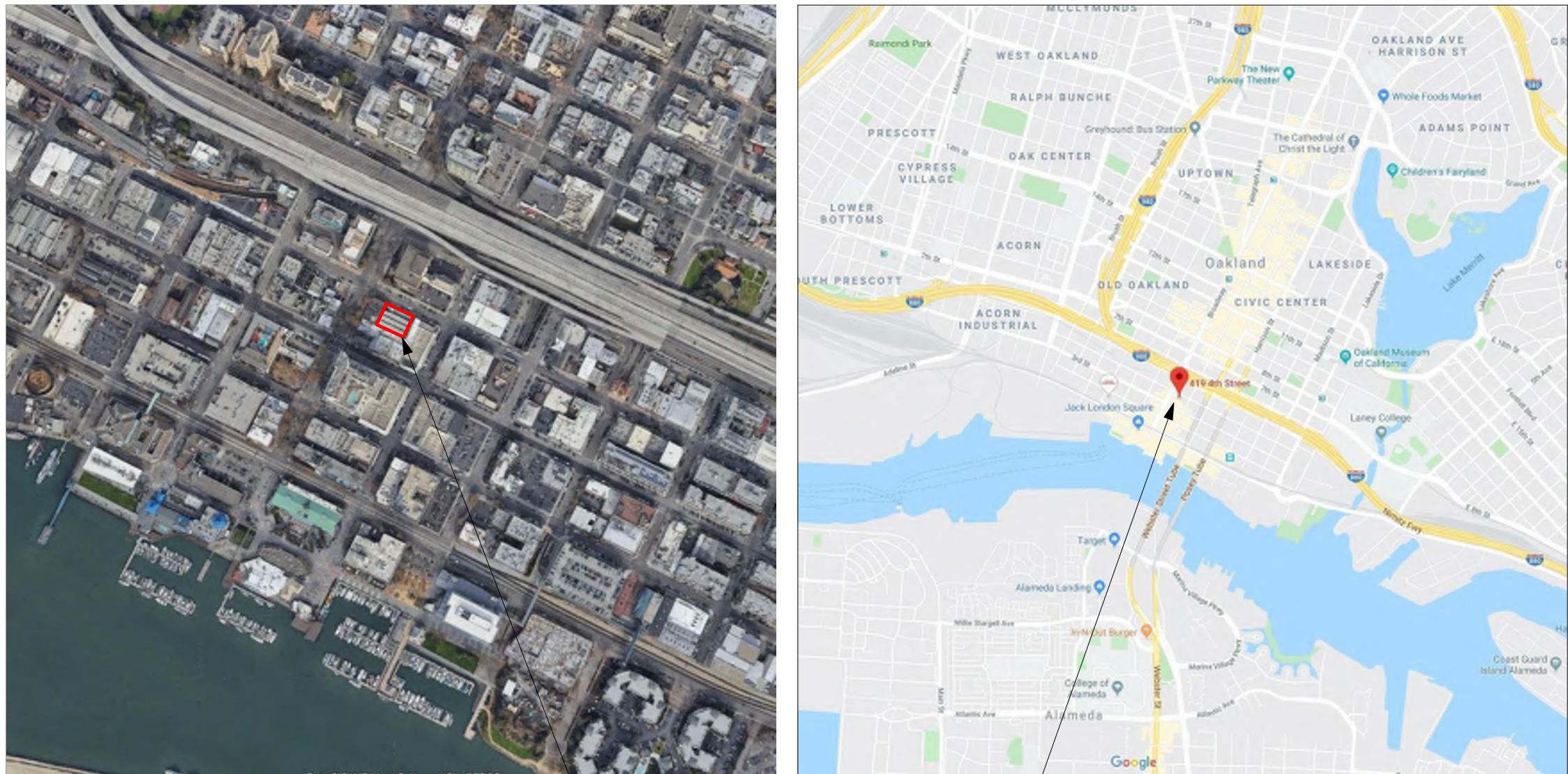
CONSTRUCTION OF NEW MIXED USE BUILDING PRESERVING EXISTING BUILDING FACADE. NEW BUILDING HAS TWO PODIUM LEVELS IN TYPE I STRUCTURE AND FIVE LEVELS ABOVE IN TYPE III STRUCTURE.
GROUND LEVEL CONTAINS RETAIL SPACE, RESIDENTIAL LOBBY AND PARKING FOR 40 VEHICLES INCLUDING 2 ADA STALLS AND EV PARKING. SIX LEVELS ABOVE ARE RESIDENTIAL (69 UNITS TOTAL) AND AT THE ROOF LEVEL THERE IS A ROOF DECK ACCESSIBLE FOR RESIDENTS.

DRAWING LIST

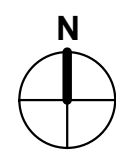
| SHEET NUMBER | SHEET NAME |
|----------------------|--|
| GENERAL | DRAWING LIST |
| G0.0 | COVER SHEET |
| G0.1 | INDEX |
| G0.2 | PROJECT DATA |
| G0.3 | GREEN POINT CHECKLIST |
| G0.4 | GREEN POINT CHECKLIST |
| G0.5 | GREEN POINT CHECKLIST |
| G1.1 | SITE PHOTOS |
| G1.2 | SURVEY |
| G2.1 | 3D VIEWS |
| G2.2 | 3D VIEWS |
| G3.4 | 3D VIEWS |
| CIVIL | PRELIMINARY GRADING & DRAINAGE PLAN |
| C-2.0 | |
| ARCHITECTURAL | |
| A1.0 | SITE PLAN |
| A1.1 | EXISTING BUILDING |
| A2.1 | GROUND FLOOR PLAN |
| A2.2 | LEVEL 2 PLAN |
| A2.3 | LEVEL 3 PLAN |
| A2.4 | LEVEL 4 PLAN |
| A2.5 | LEVEL 5 PLAN |
| A2.6 | LEVEL 6 PLAN |
| A2.7 | LEVEL 7 PLAN |
| A2.8 | LEVEL 8, ROOF LEVEL |
| A3.1 | EXTERIOR ELEVATIONS - STREET FRONT |
| A3.2 | EXTERIOR ELEVATIONS - EAST SIDE |
| A3.3 | EXTERIOR ELEVATIONS - SOUTH SIDE |
| A3.4 | EXTERIOR ELEVATIONS - WEST SIDE |
| A4.1 | EAST-WEST SECTION |
| A4.2 | NORTH - SOUTH SECTION |
| A4.3 | NORTH - SOUTH SECTION |
| A5.1 | ENLARGED UNIT PLANS |
| A6.1 | SIGNAGE |
| A8.1 | MATERIALS AND COLOR BOARD |

| | |
|------------------|--------------------------|
| LANDSCAPE | |
| L3.0 | STREETSCAPE PLAN |
| L3.1 | LANDSCAPE MATERIAL PLAN |
| L3.2 | LANDSCAPE PLANTING PLAN |
| L3.4 | LANDSCAPE HYDROZONE PLAN |
| L3.5 | ROOF LIGHTING PLAN |
| L3.6 | PODIUM LIGHTING PLAN |
| SHEET TOTAL: 38 | |

PROJECT LOCATION



PROJECT LOCATION



DEFERRED SUBMITTALS

FIRE SPRINKLERS
MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS

PROJECT DATA

BUILDING INFORMATION

| | |
|---------------------------|--|
| BUILDING ADDRESS: | 419 4TH STREET, OAKLAND CA |
| NUMBER OF STORIES: | 7 |
| ALLOWABLE HEIGHT: | NO GENERAL MAXIMUM HT PRESCRIBED' |
| PROPOSED HEIGHT: | 78' 8" (T.O. PARAPETS) |
| CONSTRUCTION TYPE: | TYPE III AND TYPE I-A |
| SPRINKLERED: | YES |
| OCCUPANCY CLASSIFICATION: | A2 (COMMUNITY SPACE) A3 (FITNESS) R2 M (MERCANTILE) S2 (PARKING) |

ZONING INFORMATION

| | |
|----------------------|---------------|
| ASSESSOR'S PARCEL #: | 001 013901500 |
| ZONING DISTRICT: | C-45/S-4 |

LOT AREA

| | |
|-------|-----------|
| TOTAL | 13,986 SF |
|-------|-----------|

DENSITY

| ZONE | ALLOWED DENSITY | LOT AREA | ALLOWED UNITS | PROPOSED UNITS |
|----------|-----------------|-----------|---------------|----------------|
| C-45/S-4 | 150 SF/UNIT | 13,986 SF | 93 | 69 |

SETBACKS

| | |
|---------------|---------------|
| FRONT AT 4TH: | 0 FT |
| SIDE: | 0 FT |
| REAR: | 8FT AND 14 FT |

PARKING INFORMATION

| | REQUIRED | PROVIDED | NOTES |
|-------------|--|-----------|-------------------------------|
| RESIDENTIAL | 1 FOR EACH DWELLING UNIT = 69 STALLS 30% REDUCTION FOR TAA = 48 STALLS 20% REDUCTION FOR CAR SHARE = 35 STALLS | 41 STALLS | 2 LEVEL PUZZLE PARKING SYSTEM |
| COMMERCIAL | 5 SPACES 1 SPACE FOR EACH 600 SF | 0 STALLS | |

BICYCLE PARKING INFORMATION

| | SHORT TERM REQUIRED | SHORT TERM PROVIDED | LONG TERM REQUIRED | LONG TERM PROVIDED | COMPLIANT |
|-------------|---|---------------------|---|--------------------|-----------------|
| RESIDENTIAL | 4 SPACES (1 SPACE FOR EACH 20 DWELLINGS) | 20 SPACES | 18 SPACES (1 SPACE FOR EACH 4 DWELLINGS) | 32 SPACES | |
| COMMERCIAL | NONE REQ'D. FOR COMM. SPACE > 3,000 SF | 0 SPACES | NONE REQ'D. FOR COMM. SPACE > 3,000 SF | 0 SPACES | REF. 17.116.080 |

RECYCLING & GARBAGE SPACE ALLOCATION

| RESIDENTIAL | REQUIRED | PROVIDED | NOTES |
|-------------|--|---|---------------------------------------|
| RECYCLING | 1,032 GALLONS (2CF X 69 UNITS = 138 CF = 1,032 GAL) | 1,056 GALLONS (11 x 96 GALLON TOTER CARTS) | LOCATED IN TRASH ROOM ON GROUND FLOOR |
| GARBAGE | 11 CY (4.3CF X 69 UNITS = 297CF = 11 CY) | 12 CY (2@6 YD BIN) | LOCATED IN TRASH ROOM ON GROUND FLOOR |

PROJECT AREA COUNT

Area summay:

| Lev # | Type | Parking | Retail | Leasable | Amenity | Office | Res. Circ. Int | Mech. | Net sq ft | Gross sq ft | F to F height |
|-------|-------------|----------|----------|-----------|----------|--------|----------------|----------|------------|-------------|---------------|
| 8 | Ame/Mech | - | - | 560 | - | - | 330 | 1014 | 1,904 nsf | 2,191 gsf | - ' - |
| 7 | Residential | - | - | 8,306 | - | - | 1041 | 47 | 9,394 nsf | 10,188 gsf | 10 ' 0" |
| 6 | Res | - | - | 8,306 | - | - | 1041 | 47 | 9,394 nsf | 10,187 gsf | 10 ' 0" |
| 5 | Res | - | - | 8,306 | - | - | 1041 | 47 | 9,394 nsf | 10,187 gsf | 10 ' 0" |
| 4 | Res | - | - | 8,306 | - | - | 1041 | 47 | 9,394 nsf | 10,187 gsf | 10 ' 0" |
| 3 | Res | - | - | 8,306 | - | - | 1041 | 47 | 9,394 nsf | 10,187 gsf | 10 ' 0" |
| 2 | Res/Ame | - | - | 7,275 | 867 | 609 | 1,636 | 56 | 10,443 nsf | 11,706 gsf | 10 ' 0" |
| 1 | Ret/Park | 9,425 | 1,569 | - | 775 | 102 | 300 | 844 | 13,015 nsf | 13,874 gsf | 15 ' 0" |
| Total | | 9,425 sf | 1,569 sf | 49,365 sf | 1,642 sf | 711 sf | 7,471 sf | 2,149 sf | 72,332 nsf | 78,707 gsf | 75 ' 0" |

Unit mix square footage:

Level 2

| | Studio | 1-BR | 2-BR | 3-BR | 4-BR | Mezz. | Square footage | Unit count |
|-----|--------|------|------|------|------|-------|----------------|------------|
| 312 | 482 | 371 | | | | | 7,275 sf | 19 |
| 357 | 377 | 376 | | | | | 7,275 sf | 19 |
| 357 | 376 | 375 | | | | | | |
| 359 | 374 | 376 | | | | | | |
| 439 | 376 | 378 | | | | | | |
| 437 | 374 | | | | | | | |
| 403 | 376 | | | | | | | |

Level 3-7

| | Studio | 1-BR | 2-BR | 3-BR | 4-BR | Mezz. | Square footage | Unit count |
|-----|--------|------|------|------|-------|-------|----------------|------------|
| 371 | | 557 | 708 | 945 | 1,146 | | 8,306 sf | 10 |
| 428 | | | 717 | | 1,144 | | 41,530 sf | 50 |
| | | | | | 1,144 | | | 5 |
| | | | | | 1,146 | | | levels |

Level 8

| | Studio | 1-BR | 2-BR | 3-BR | 4-BR | Mezz. | Square footage | Unit count |
|--|--------|------|------|------|------|-------|----------------|------------|
| | | | | | | 140 | 560 sf | 4 |
| | | | | | | 140 | 560 sf | 4 |
| | | | | | | 140 | | 1 |
| | | | | | | 140 | | levels |

Grand total

| | Studio | 1-BR | 2-BR | 3-BR | 4-BR | Mezz. | Total unit Square footage | Total unit count |
|---------|--------|------|------|------|------|-------|---------------------------|------------------|
| Units # | 29 | 5 | 10 | 5 | 20 | 4 | 49,365 sf | 69 |
| % | 42% | 7% | 14% | 7% | 29% | | | 7 levels |
| | | | | | | | | 100% |

OPEN SPACE CALCULATIONS

| | # OF UNITS | | | | NOTES |
|---------------------------|-------------|------------|-------------|--|--|
| OPEN SPACE REQUIRED TOTAL | 150 SF/UNIT | 69 | 10,350 SF | | 17.56,180 - MINIMUM USABLE OPEN SPACE |
| PRIVATE OPEN SPACES: | | | | | |
| LEVEL 2 | 1,805 SF | = 3,610 SF | GROUP SPACE | | |
| LEVEL 3 | 2,006 SF | = 4,012 SF | GROUP SPACE | | |
| LEVEL 4-7 | 1,024 SF | = 2,048 SF | GROUP SPACE | | |
| LEVEL 8 | 428 SF | = 856 SF | GROUP SPACE | | |
| GROUP OPEN SPACES: | | | | | |
| LEVEL 2 | | 144 SF | GROUP SPACE | | |
| LEVEL 8 | | 3,983 SF | GROUP SPACE | | |
| OPEN SPACE PROVIDED TOTAL | | 14,653 SF | | | 1 SF PRIVATE OPEN SPACE = 2 SF GROUP OPEN SPACE |



NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.
New Home Multifamily Version 8

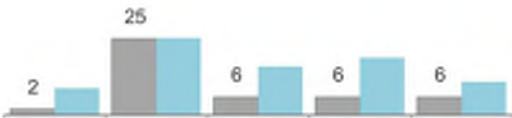
Project Name: 419 4TH STREET
Project Street: 419 4TH STREET
Project City: Oakland
Project Zip: 94607

| Measures | | Points Achieved | Possible Points | | | | | Notes |
|---------------|---|-----------------|-----------------|--------|------------|-----------|-------|-------|
| | | | Community | Energy | IAQ/Health | Resources | Water | |
| CALGreen | | | | | | | | |
| Yes | CALGreen Res (REQUIRED) | 4 | | 1 | 1 | 1 | 1 | |
| A. SITE | | | | | | | | |
| Yes | A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed) | 1 | | | | 1 | | |
| | A2. Job Site Construction Waste Diversion | | | | | | | |
| TBD | A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover) | | | | | 2 | | |
| TBD | A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility | | | | | 1 | | |
| Yes | A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content) | 1 | | | | 1 | | |
| TBD | A4. Heat Island Effect Reduction (Non-Roof) | | | 1 | | | | |
| TBD | A5. Construction Environmental Quality Management Plan Including Flush-Out | | | | 1 | | | |
| | A6. Stormwater Control: Prescriptive Path | | | | | | | |
| Yes | A6.1 Permeable Paving Material | 1 | | | | | 1 | |
| TBD | A6.2 Filtration and/or Bio-Retention Features | | | | | | 1 | |
| TBD | A6.3 Non-Leaching Roofing Materials | | | | | | 1 | |
| TBD | A6.4 Smart Stormwater Street Design | | 1 | | | | | |
| TBD | A7. Stormwater Control: Performance Path (Capture and Treat 85% of Annual Runoff Onsite) | | | | | | 3 | |
| B. FOUNDATION | | | | | | | | |
| Yes | B1. Fly Ash and/or Slag in Concrete (Minimum of 30%) | 1 | | | | 1 | | |
| TBD | B2. Radon-Resistant Construction | | | | 2 | | | |
| Yes | B3. Foundation Drainage System | 2 | | | | 2 | | |
| TBD | B4. Moisture Controlled Crawlspace | | | | 1 | | | |
| | B5. Structural Pest Controls | | | | | | | |
| TBD | B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections | | | | | 1 | | |
| Yes | B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation | 1 | | | | 1 | | |
| C. LANDSCAPE | | | | | | | | |
| 0.00% | Enter the landscape area percentage. Points capped at 3 for less than 15%. | | | | | | | |
| TBD | C1. Plants Grouped by Water Needs (Hydrozoning) | | | | | | 1 | |
| Yes | C2. Three Inches of Mulch in Planting Beds | 1 | | | | | 1 | |
| | C3. Resource Efficient Landscapes | | | | | | | |
| TBD | C3.1 No Invasive Species Listed by Cal-IPC | | | | | 1 | | |
| TBD | C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance) | | | | | 1 | | |
| TBD | C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species | | | | | | 3 | |
| | C4. Minimal Turf in Landscape | | | | | | | |
| TBD | C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide | | | | | | 2 | |
| TBD | C4.2 Turf on a Small Percentage of Landscaped Area | | | | | | 2 | |
| Yes | C5. Trees to Moderate Building Temperature (at least 50% of West Facing Glazing and Walls Shaded) | 3 | | 1 | 1 | | 1 | |
| TBD | C6. High-Efficiency Irrigation System | | | | | | 2 | |
| TBD | C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with Soil Testing) | | | | | | 2 | |
| TBD | C8. Rainwater Harvesting System | | | | | | 3 | |
| TBD | C9. Recycled Wastewater Irrigation System | | | | | | 1 | |
| TBD | C10. Submeter or Dedicated Meter for Landscape Irrigation | | | | | | 2 | |

Points Targeted: 80
Certification Level Targeted: Silver
Compliance Pathway Targeted: None

POINTS REQUIRED

■ Minimum Points
■ Targeted Points



| Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607 | | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | |
|---|---|-----------------|-----------|--------|------------|-----------|-------|--|
| TBD | C11. Landscape Meets Water Budget | | | | | | 1 | |
| | C12. Environmentally Preferable Materials for Site | | | | | | | |
| TBD | C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing | | | | | 1 | | |
| TBD | C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20% | | | | | 1 | | |
| Yes | C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward) | 1 | 1 | | | | | |
| TBD | C14. Large Stature Tree(s) | | 1 | | | | | |
| TBD | C15. Third Party Landscape Program Certification | | | | | | 1 | |
| Yes | C16. Maintenance Contract with Certified Professional (Bay-Friendly Qualified Professional or Equiv.) | 1 | | | | | 1 | |
| TBD | C17. Community Garden | | 2 | | | | | |
| D. STRUCTURAL FRAME AND BUILDING ENVELOPE | | | | | | | | |
| | D1. Optimal Value Engineering | | | | | | | |
| TBD | D1.1 Joists, Rafters, and Studs at 24 Inches on Center | | | 1 | | 2 | | |
| Yes | D1.2 Non-Load Bearing Door and Window Headers Sized for Load | 1 | | | | 1 | | |
| TBD | D1.3 Advanced Framing Measures | | | | | 2 | | |
| TBD | D2. Construction Material Efficiencies (Pre-assembled wall and roof framing for at least 80% of project) | | | | | 1 | | |
| | D3. Engineered Lumber | | | | | | | |
| Yes | D3.1 Engineered Beams and Headers | 1 | | | | 1 | | |
| Yes | D3.2 Wood I-Joists or Web Trusses for Floors | 1 | | | | 1 | | |
| TBD | D3.3 Engineered Lumber for Roof Rafters | | | | | 1 | | |
| TBD | D3.4 Engineered or Finger-Jointed Studs for Vertical Applications | | | | | 1 | | |
| Yes | D3.5 OSB for Subfloor | 0.5 | | | | 0.5 | | |
| Yes | D3.6 OSB for Wall and Roof Sheathing | 0.5 | | | | 0.5 | | |
| TBD | D4. Insulated Headers | | | 1 | | | | |
| | D5. FSC-Certified Wood | | | | | | | |
| TBD | D5.1 Dimensional Lumber, Studs, and Timber | | | | | 6 | | |
| TBD | D5.2 Panel Products | | | | | 3 | | |
| | D6. Solid Wall Systems | | | | | | | |
| TBD | D6.1 At Least 90% of Floors | | | | | 1 | | |
| TBD | D6.2 At Least 90% of Exterior Walls | | | 1 | | 1 | | |
| TBD | D6.3 At Least 90% of Roofs | | | 1 | | 1 | | |
| Yes | D7. Energy Heels on Roof Trusses | 1 | | 1 | | | | |
| 16 inches | D8. Overhangs and Gutters | 1 | | 1 | | 1 | | |
| | D9. Reduced Pollution Entering the Home from the Garage | | | | | | | |
| TBD | D9.1 Detached Garage | | | | 2 | | | |
| TBD | D9.2 Mitigation Strategies for Attached Garage | | | | 1 | | | |
| | D10. Structural Pest and Rot Controls | | | | | | | |
| Yes | D10.1 All Wood Located At Least 12 Inches Above the Soil | 1 | | | | 1 | | |
| TBD | D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood | | | | | 1 | | |
| Yes | D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements) | 2 | | | 1 | 1 | | |
| E. EXTERIOR | | | | | | | | |
| TBD | E1. Environmentally Preferable Decking | | | | | 1 | | |
| TBD | E2. Flashing Installation Third-Party Verified | | | | | 2 | | |
| TBD | E3. Rain Screen Wall System | | | | | 2 | | |
| TBD | E4. Durable and Non-Combustible Cladding Materials | | | | | 1 | | |
| | E5. Durable Roofing Materials | | | | | | | |
| TBD | E5.1 Durable and Fire Resistant Roofing Materials or Assembly | | | | | 1 | | |
| TBD | E5.2 Roofing Warranty for Shingle Roofing | | R | R | R | R | R | |
| TBD | E6. Vegetated Roof | | 2 | 2 | | | | |
| F. INSULATION | | | | | | | | |
| | F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content | | | | | | | |
| TBD | F1.1 Walls and Floors | | | | | 0.5 | | |

| | | | | | | | | |
|---|--|-----------------|-----------|--------|------------|-----------|-------|--|
| Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607 | | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | |
| TBD | F1.2 Ceilings | | | | | 0.5 | | |
| | F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions | | | | | | | |
| TBD | F2.1 Walls and Floors | | | | 0.5 | | | |
| TBD | F2.2 Ceilings | | | | 0.5 | | | |
| | F3. Low GWP Insulation That Does Not Contain Fire Retardants | | | | | | | |
| TBD | F3.1 Cavity Walls and Floors | | | | 1 | | | |
| TBD | F3.2 Ceilings | | | | 1 | | | |
| TBD | F3.3 Interior and Exterior Insulation | | | | 1 | | | |
| G. PLUMBING | | | | | | | | |
| | G1. Efficient Distribution of Domestic Hot Water | | | | | | | |
| Yes | G1.1 Insulated Hot Water Pipes | 1 | | 1 | | | | |
| TBD | G1.2 WaterSense Volume Limit for Hot Water Distribution | | | | | | 1 | |
| TBD | G1.3 Increased Efficiency in Hot Water Distribution | | | | | | 2 | |
| | G2. Install Water-Efficient Fixtures | | | | | | | |
| TBD | G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve | | | | | | 2 | |
| TBD | G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm | | | | | | 1 | |
| TBD | G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf | | | | | | 2 | |
| TBD | G2.4 Urinals with Flush Rate of ≤ 0.1 gpf | | | | | | 1 | |
| TBD | G3. Pre-Plumbing for Graywater System | | | | | | 1 | |
| TBD | G4. Operational Graywater System | | | | | | 3 | |
| TBD | G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout | | | | | | 1 | |
| Yes | G6. Submeter Water for Tenants | 2 | | | | | 2 | |
| H. HEATING, VENTILATION, AND AIR CONDITIONING | | | | | | | | |
| | H1. Sealed Combustion Units | | | | | | | |
| Yes | H1.1 Sealed Combustion Furnace | 1 | | | 1 | | | |
| Yes | H1.2 Sealed Combustion Water Heater | 2 | | | 2 | | | |
| TBD | H2. High Performing Zoned Hydronic Radiant Heating System | | | 1 | 1 | | | |
| | H3. Effective Ductwork | | | | | | | |
| Yes | H3.1 Duct Mastic on Duct Joints and Seams | 1 | | 1 | | | | |
| Yes | H3.2 Pressure Balance the Ductwork System | 1 | | 1 | | | | |
| Yes | H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified | 1 | | | 1 | | | |
| | H5. Advanced Practices for Cooling | | | | | | | |
| TBD | H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms | | | 1 | | | | |
| TBD | H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units | | | 1 | | | | |
| | H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality | | | | | | | |
| Yes | H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards | Y | R | R | R | R | R | |
| Yes | H6.2 Advanced Ventilation Standards | 2 | | | 2 | | | |
| TBD | H6.3 Outdoor Air is Filtered and Tempered | | | | 1 | | | |
| | H7. Effective Range Design and Installation | | | | | | | |
| Yes | H7.1 Effective Range Hood Ducting and Design | 1 | | | 1 | | | |
| TBD | H7.2 Automatic Range Hood Control | | | | 1 | | | |
| Yes | H8. High Efficiency HVAC Filter (MERV 16+) | 1 | | | 1 | | | |
| TBD | H9. Advanced Refrigerants (low global warming potential refrigerants) | | | | 1 | | | |
| I. RENEWABLE ENERGY | | | | | | | | |
| 0.00% | I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind) | 0 | | 25 | | | | |
| | I2. Low Carbon Homes | | | | | | | |
| TBD | I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use) | | | 2 | | | | |
| TBD | I2.2 Low Carbon Home (meet lbs CO2e/sq.ft. threshold) | | | 4 | | | | |
| TBD | I3. Energy Storage | | | 1 | | | | |
| TBD | I4. Solar Hot Water Systems to Preheat Domestic Hot Water | | | 4 | | | | |
| ≥10% of residences | I5. Photovoltaic System for Multifamily Projects | 8 | | 8 | | | | |

| | | | | | | | | |
|---|---|-----------------|-----------|--------|------------|-----------|-------|--------------------------|
| Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607 | | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | |
| J. BUILDING PERFORMANCE AND TESTING | | | | | | | | |
| TBD | J1. Third-Party Verification of Quality of Insulation Installation | | | | 1 | | | |
| Yes | J2. Supply and Return Air Flow Testing | 2 | | 1 | 1 | | | |
| Yes | J3. Mechanical Ventilation Testing | 1 | | | 1 | | | |
| TBD | J4. All Electric or Combustion Appliance Safety Testing | | | | 1 | | | |
| Select Compliance Pathway for J5.1 | J5. Building Energy Performance | | | | | | | Compliance Pathway Input |
| 3 | | | | | | | | Climate Zone Input |
| 10 | J5.1 Home Meets or Exceeds Energy Compliance Pathway | 0 | | 25+ | | | | |
| 3.40% | J5.2 Non-Residential Spaces Outperform Title 24 | 3.4 | | 15 | | | | |
| TBD | J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst | | | 1 | | | | |
| TBD | J7. Participation in Utility Program with Third-Party Plan Review | | | 1 | | | | |
| TBD | J8. ENERGY STAR® for Homes | | | 1 | | | | |
| No | J9. EPA Indoor airPlus Certification | | | | 2 | | | |
| TBD | J10. Blower Door Testing | | | | 3 | | | |
| TBD | J11. Compartmentalization of Units (Minimize uncontrolled pathways for indoor air pollutants between units) | | | 1 | 1 | | | |
| K. FINISHES | | | | | | | | |
| | K1. Entryways Designed to Reduce Tracked-In Contaminants | | | | | | | |
| TBD | K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage) | | | | 1 | | | |
| TBD | K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill) | | | | 1 | | | |
| TBD | K2. Zero-VOC Interior Wall and Ceiling Paints | | | | 2 | | | |
| Yes | K3. Low-VOC Caulks and Adhesives | 1 | | | 1 | | | |
| | K4. Environmentally Preferable Materials for Interior Finish | | | | | | | |
| TBD | K4.1 Cabinets | | | | | 2 | | |
| TBD | K4.2 Interior Trim | | | | | 2 | | |
| TBD | K4.3 Shelving | | | | | 2 | | |
| TBD | K4.4 Doors | | | | | 2 | | |
| TBD | K4.5 Countertops | | | | | 1 | | |
| | K5. Formaldehyde Emissions in Interior Finish Exceed CARB | | | | | | | |
| TBD | K5.1 Doors | | | | 1 | | | |
| TBD | K5.2 Cabinets and Countertops | | | | 2 | | | |
| TBD | K5.3 Interior Trim and Shelving | | | | 2 | | | |
| TBD | K6. Products That Comply With the Health Product Declaration Open Standard | | | | 2 | | | |
| TBD | K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion | | | | 2 | | | |
| No | K8. Comprehensive Inclusion of Low Emitting Finishes | | | | 1 | | | |
| TBD | K9. Durable Cabinets (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges) | | | | | 2 | | |
| TBD | K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes | | | | | 1 | | |
| L. FLOORING | | | | | | | | |
| ≥25% | L1. Environmentally Preferable Flooring | 1 | | | | 3 | | |
| TBD | L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential | | | | 3 | | | |
| TBD | L3. Durable Flooring (All flooring is hard surface) | | | | | 1 | | |
| Yes | L4. Thermal Mass Flooring | 1 | | 1 | | | | |
| M. APPLIANCES AND LIGHTING | | | | | | | | |
| Yes | M1. ENERGY STAR® Dishwasher | 1 | | | | | 1 | |
| | M2. Efficient Clothes Washing and Drying | | | | | | | |
| TBD | M2.1 CEE-Rated Clothes Washer | | | 1 | | | 2 | |
| Yes | M2.2 ENERGY STAR® Dryer | 1 | | 1 | | | | |
| TBD | M2.3 Solar Dryer/ Laundry Lines | | | 0.5 | | | | |
| <25 cubic feet | M3. Size-Efficient ENERGY STAR® Refrigerator | 1 | | 2 | | | | |
| | M4. Permanent Centers for Waste Reduction Strategies | | | | | | | |
| Yes | M4.1 Built-In Recycling Center | 1 | | | | 1 | | |
| TBD | M4.2 Built-In Composting Center | | | | | 1 | | |

| | | | | | | | | |
|---|--|-----------------|-----------|--------|------------|-----------|-------|--|
| Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607 | | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | |
| M5. Lighting Efficiency | | | | | | | | |
| Yes | M5.1 High-Efficacy Lighting | 2 | | 2 | | | | |
| TBD | M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant | | | 2 | | | | |
| TBD | M6. Electric Vehicle Charging Stations and Infrastructure | | | 2 | | | | |
| Yes | M7. Central Laundry | 1 | | | | | 1 | |
| TBD | M8. Gearless Elevator | | | 1 | | | | |
| N. COMMUNITY | | | | | | | | |
| N1. Smart Development | | | | | | | | |
| TBD | N1.1 Infill Site | | 1 | | | 1 | | |
| TBD | N1.2 Designated Brownfield Site | | 1 | | | 1 | | |
| TBD | N1.3 Conserve Resources by Increasing Density | | | 2 | | 2 | | |
| TBD | N1.4 Cluster Homes for Land Preservation | | 1 | | | 1 | | |
| | N1.5 Home Size Efficiency | | | | | 9 | | |
| | Enter the area of the home, in square feet | | | | | | | |
| | Enter the number of bedrooms | | | | | | | |
| N2. Home(s)/Development Located Near Major Transit Stop | | | | | | | | |
| Yes | N2.1 Within 1 Mile of a Major Transit Stop | 1 | 1 | | | | | |
| TBD | N2.2 Within 1/2 mile of a Major Transit Stop | | 2 | | | | | |
| N3. Pedestrian and Bicycle Access | | | | | | | | |
| | N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services | | 2 | | | | | |
| | Enter the number of Tier 1 services | | | | | | | |
| | Enter the number of Tier 2 services | | | | | | | |
| Yes | N3.2 Connection to Pedestrian Pathways | 1 | 1 | | | | | |
| TBD | N3.3 Traffic Calming Strategies | | 2 | | | | | |
| TBD | N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide | | 1 | | | | | |
| Yes | N3.5 Bicycle Storage for Residents | 1 | 1 | | | | | |
| Yes | N3.6 Bicycle Storage for Non-Residents | 1 | 1 | | | | | |
| TBD | N3.7 Reduced Parking Capacity | | 2 | | | | | |
| N4. Outdoor Gathering Places | | | | | | | | |
| TBD | N4.1 Public or Semi-Public Outdoor Gathering Places for Residents | | 1 | | | | | |
| TBD | N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services | | 1 | | | | | |
| N5. Social Interaction | | | | | | | | |
| TBD | N5.1 Residence Entries with Views to Callers | | 1 | | | | | |
| TBD | N5.2 Entrances Visible from Street and/or Other Front Doors | | 1 | | | | | |
| Yes | N5.3 Porches Oriented to Street and Public Space | 1 | 1 | | | | | |
| N6. Passive Solar Design | | | | | | | | |
| TBD | N6.1 Heating Load | | | 2 | | | | |
| TBD | N6.2 Cooling Load | | | 2 | | | | |
| N7. Adaptable Building | | | | | | | | |
| TBD | N7.1 Universal Design Principles in Units | | 1 | | 1 | | | |
| TBD | N7.2 Full-Function Independent Rental Unit | | 1 | | | | | |
| N8. Resiliency | | | | | | | | |
| TBD | N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation) | | 1 | | 1 | 1 | | |
| TBD | N8.2 Strategies to Address Assessment Findings | | 1 | | 1 | 1 | | |
| N9. Social Equity | | | | | | | | |
| TBD | N9.1 Diverse Workforce (Supplier Diversity or Local Hire) | | 1 | | | 1 | | |
| TBD | N9.2 Community Location (Disadvantaged Community) | | 1 | | 1 | | | |
| N10. Affordability | | | | | | | | |
| TBD | N10.1 Dedicated Units for Households Making 80% of AMI or Less | | 2 | | | | | |
| TBD | N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less | | 1 | | | | | |
| TBD | N10.3 At Least 20% of Units at 120% AMI or Less are For Sale | | 1 | | | | | |

| | | | | | | | | |
|---|--|-----------------|-----------|--------|------------|-----------|-------|--|
| Project Name: 419 4TH STREET Project Street: 419 4TH STREET Project City: Oakland Project Zip: 94607 | | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | |
| N11. Mixed-Use Development | | | | | | | | |
| Yes | N11.1 Live/Work Units Include a Dedicated Commercial Entrance | 1 | 1 | | | | | |
| TBD | N11.2 At Least 2% of Development Floor Space Supports Mixed Use | | 1 | | | | | |
| TBD | N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services | | 1 | | | | | |
| O. OTHER | | | | | | | | |
| Yes | O1. GreenPoint Rated Checklist in Blueprints | Y | R | R | R | R | R | |
| Yes | O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors | 2 | | 0.5 | | 1 | 0.5 | |
| Yes | O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs | 2 | | 0.5 | 0.5 | 0.5 | 0.5 | |
| Yes | O4. Builder's or Developer's Management Staff are Certified Green Building Professionals | 2 | | 0.5 | 0.5 | 0.5 | 0.5 | |
| O5. Home System Monitors | | | | | | | | |
| TBD | O5.1 Energy Home System Monitors | | | 2 | | | | |
| TBD | O5.2. Water Home System Monitors | | | | | | 1 | |
| O6. Green Building Education | | | | | | | | |
| Yes | O6.1 Marketing Green Building | 2 | 2 | | | | | |
| Yes | O6.2 Green Building Signage | 1 | | 0.5 | | | 0.5 | |
| Yes | O7. Green Appraisal Addendum | Y | R | R | R | R | R | |
| TBD | O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation | | | | | 1 | | |
| TBD | O9. Residents Are Offered Free or Discounted Transit Passes | | 2 | | | | | |
| TBD | O10. Vandalism Deterrence Practices and Vandalism Management Plan | | | | | 1 | | |
| TBD | O11. Smokefree Housing | | | | 2 | | | |
| Yes | O12. Integrated Pest Management Plan | 1 | | | | 1 | | |
| P. DESIGN CONSIDERATIONS | | | | | | | | |
| P1. Acoustics: Noise and Vibration Control | | | 1 | | 1 | | | |
| | Enter the number of Tier 1 practices | | | | | | | |
| | Enter the number of Tier 2 practices | | | | | | | |
| P2. Mixed-Use Design Strategies | | | | | | | | |
| TBD | P2.1 Tenant Improvement Requirements for Build-Outs | | | | 1 | | 1 | |
| Yes | P2.2 Commercial Loading Area Separated for Residential Area | 1 | | | 1 | | | |
| TBD | P2.3 Separate Mechanical and Plumbing Systems | | | | 1 | | | |
| P3. Commissioning | | | | | | | | |
| TBD | P3.1 Design Phase | | | 1 | 1 | | | |
| TBD | P3.2 Construction Phase | | | 2 | 1 | | | |
| TBD | P3.3 Post-Construction Phase | | | 2 | 1 | | | |
| TBD | P4. Building Enclosure Testing | | | 1 | 1 | 1 | | |
| Summary | | | | | | | | |
| Total Available Points in Specific Categories | | 370 | 46 | 110 | 69 | 91 | 54 | |
| Minimum Points Required in Specific Categories | | 50 | 2 | 25 | 6 | 6 | 6 | |
| Total Points Achieved | | 80.4 | 9.0 | 25.4 | 16.0 | 19.0 | 11.0 | |

EXISTING FRONT FACADE ON SITE



NEIGHBOURS FROM WEST SIDE



322 BROADWAY



333 BROADWAY



469 4TH ST

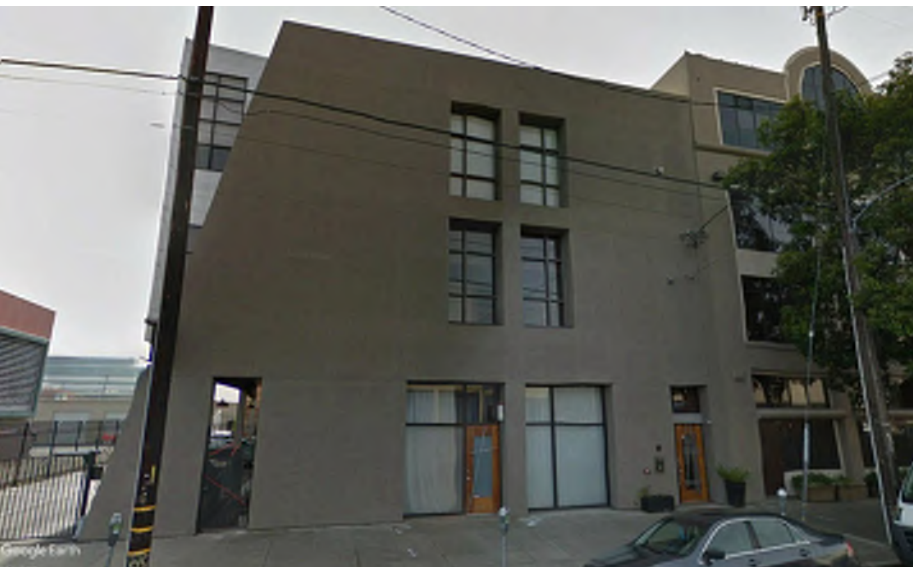


475 4TH ST



331 WASHINGTON ST

NEIGHBOURS FROM EAST SIDE



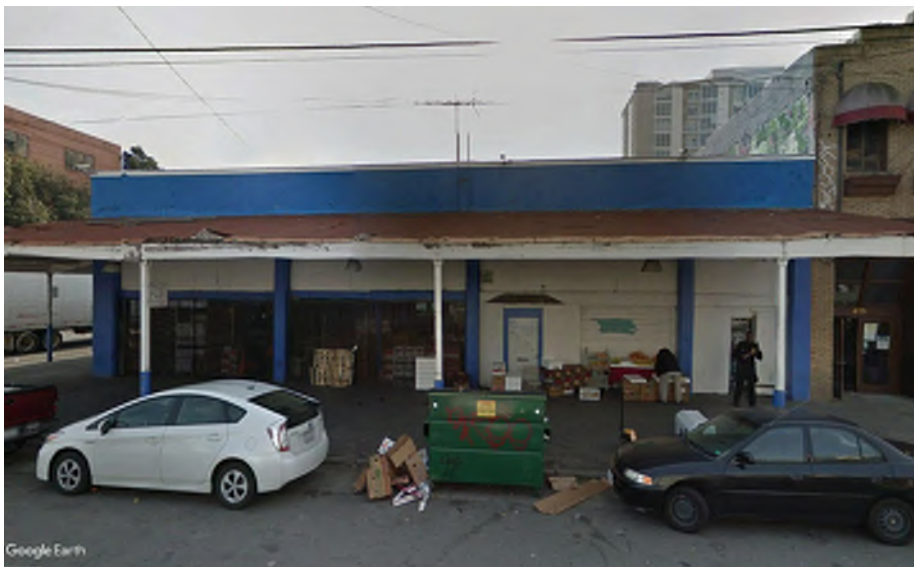
373 4TH ST



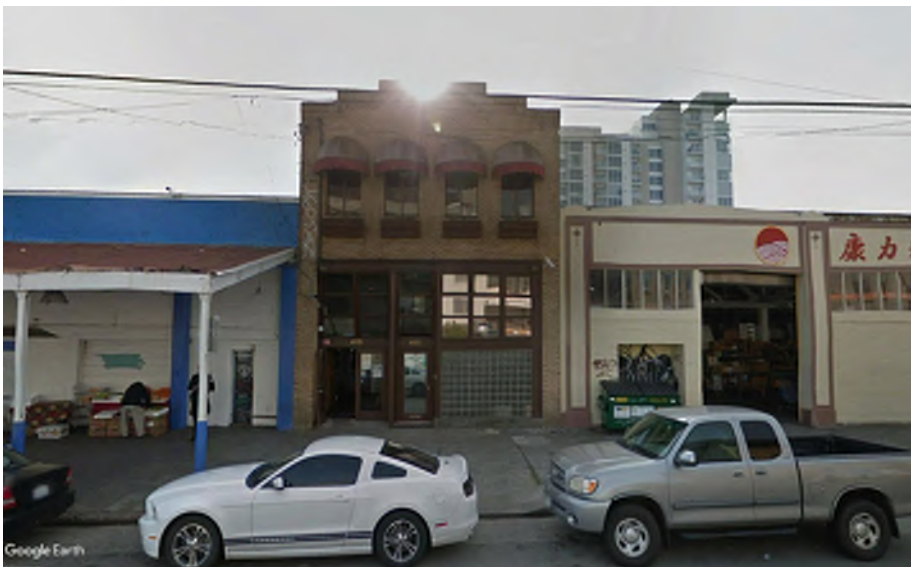
383 4TH ST



330 FRANKLIN ST



331 FRANKLIN ST



415 4TH ST

NEIGHBOURS ACROSS THE STREET



518 4TH ST



409 WASHINGTON ST



499 5TH ST



401 BROADWAY



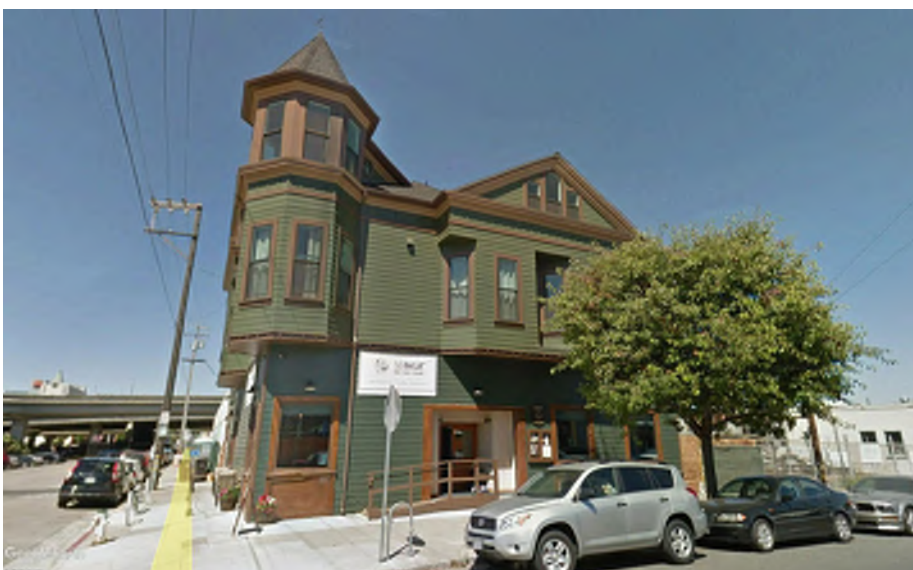
430 BROADWAY



400 FRANKLIN ST



WEBSTER ST



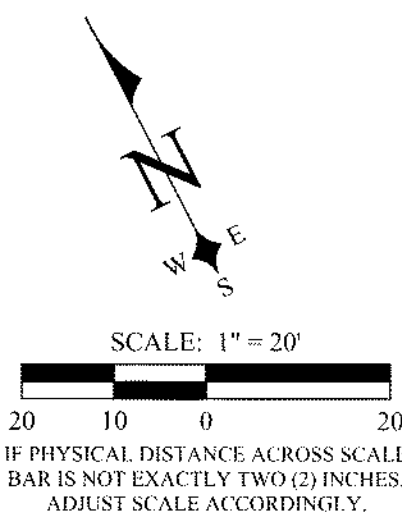
4TH ST



333 5TH ST



308 4TH ST



BASIS OF BEARINGS NOTE

The bearings shown on this survey are based upon the monuments found marking the monument line of 4th Street, as shown on Parcel Map No. 10352 filed in Book 354 of Parcel Maps, at Page 74. That bearing was taken as: N62°35'26"W.

DATUM NOTE

The elevations shown on this survey are based upon the City of Oakland Datum, City Benchmark 3394. Being the top of inlet at center of return at Northeast corner of 3rd Street and Franklin Street. Elevation taken as 12.08'

HORIZONTAL AND VERTICAL CURVE NOTE

There are no existing horizontal curves or vertical curves on 4th Street within 300' of the subject Parcel of this survey.

CONTOUR INTERVAL NOTE

Contours shown on this survey are plotted at a 1 foot interval.

BUS STOP NOTE

There are no bus stops located within 100' of the subject parcel.

PUBLIC ADVISORY

This map is based on private surveys performed by licensed professionals and will not be updated or corrected by the City of Oakland after its filing. No warranty, either expressed or implied is made by the City of Oakland that this map and the survey information on which it is based is correct, accurate, and current, nor that the City will retain for public inspection any related information which may be subsequently submitted to the City, including alleged or actual discrepancies, inaccuracies, deficiencies, and errors.

TREE NOTE

The location on the trunk diameter of trees at a location 3.5' above grade are shown hereon for all trees located within 10' of the subject parcel, its street frontage, and street trees within 50' of the proposed driveway.

LEGEND

| | |
|-----|--|
| --- | Existing property boundary |
| --- | Existing parcel lines of adjacent properties |
| --- | Existing monument line |
| --- | Overhead utility line |
| --- | Underground utility line as noted |
| --- | Existing brick area |
| --- | Existing building line at ground level |
| --- | Existing building overhang |
| --- | Existing grade break |
| --- | Existing point line |
| --- | Existing minor contour |
| --- | Existing major contour |
| --- | Asphaltic concrete |
| --- | Concrete |
| --- | Drainage inlet |
| --- | Electric |
| --- | Flow line |
| --- | Finished Grade |
| --- | Gas |
| --- | Lip of Gutter |
| --- | Landscaping |
| --- | Right of way |
| --- | Storm Drain |
| --- | Sanitary Sewer |
| --- | Sidewalk |
| --- | Top of Curb |
| --- | Threshold |
| --- | Weep hole through curb |
| --- | Fire hydrant |
| --- | Found survey monument |
| --- | Survey control point as noted |
| --- | Gas meter |
| --- | Guy wire |
| --- | Parking meter |
| --- | Sanitary sewer clean out |
| --- | Sanitary sewer manhole |
| --- | Sign |
| --- | Street light |
| --- | Street light vault |
| --- | Street light w/mast |
| --- | Storm drain manhole |
| --- | Traffic signal vault |
| --- | Utility pole |
| --- | Utility vault as noted |
| --- | Water meter |
| --- | Water valve |
| --- | Contour elevation |
| --- | Spot elevation |
| --- | See: Surveyor Note 4 |
| --- | Tree w/ trunk ø |

BASIS OF SURVEY NOTE

The parcels shown on this survey are the same as those described in the preliminary title report dated May 27, 2015, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord CA, 94520, under Order Number 98201289-982-SK-KC. The block lines of Block 709 were established using the City of Oakland Monuments at the corners of the block, as shown on the referenced Oakland Monument Map, and Parcel Map No. 10352.

DRIVEWAY NOTE

The slopes and widths of the plotted existing driveways are as follows:

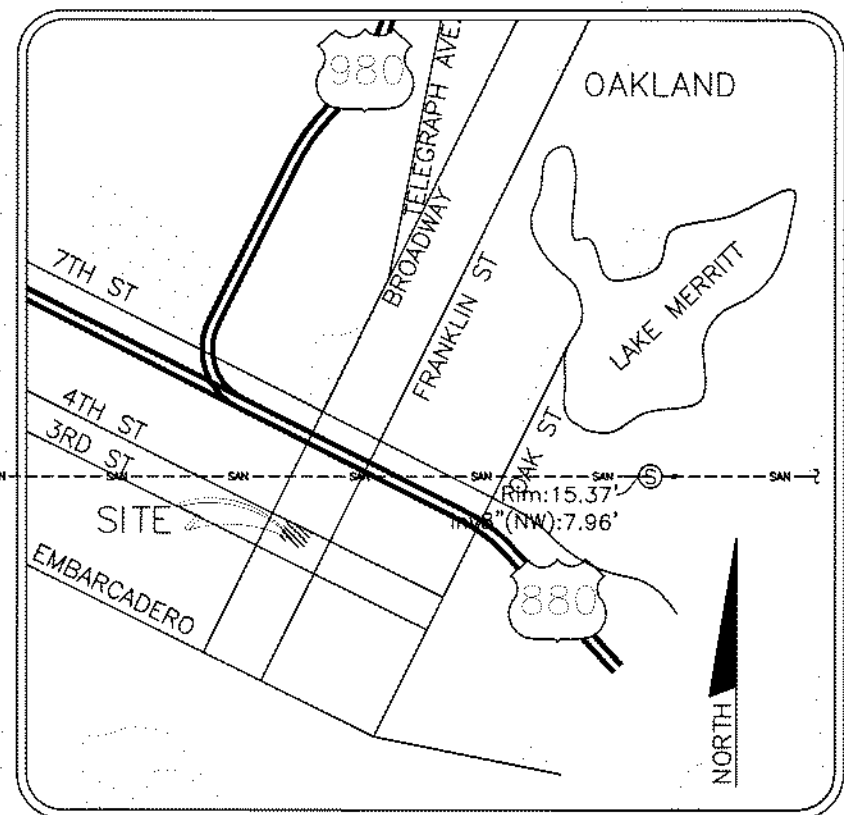
DWY(1): slope = 7.07%, width = 11.76'
DWY(2): slope = 8.48%, width = 10.75'
DWY(3): slope = 6.05%, width = 8.74'
DWY(4): slope = 5.99%, width = 9.19'

SURVEYOR NOTES

- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
- No observable evidence of earth moving work or building construction were visible on the site.
- Rear building corners shown hereon were plotted per the Encroachment Plat, attached as Exhibit C to the Indenture Agreement recorded March 3, 2016, as Document No. 2016052953. Rear building corner positions were not field verified by this survey.

MONUMENT NOTE

- Found City of Oakland Local Permanent Street Monuments as shown on Monument Map 183:
 - Monument 16NE7, located at the intersection of 4th Street and Franklin Street: Elevation 14.49' - City of Oakland Datum
 - Monument 16NE5, located at the intersection of 4th Street and Broadway: Elevation 13.56' - City of Oakland Datum
 - Monument PM10352/A, located at the intersection of Broadway and 3rd Street: Elevation 10.57' - City of Oakland Datum
- Monument benchmarks placed or found during the course of this survey:
 - Point #1: Set cut X in sidewalk on 4th street: Elevation 15.10' - City of Oakland Datum
 - Point #2: Set cut X in sidewalk located near the intersection of 4th street and Franklin Street: Elevation 15.19' - City of Oakland Datum



TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the preliminary title report dated May 27, 2015, prepared by Chicago Title Company at 2150 John Glenn Drive, Suite 400, Concord CA, 94520, under Order Number 98201289-982-SK-KC.

The land referred to in the Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Lot 2, Parcel Map No. 10352, filed February 1, 2017, Book 334 of Parcel Maps, Pages 74 and 75, Alameda County Records.

APN: 001-0139-15

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said preliminary title report are as follows:

Items 1-4: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.

Item 5: The land is within the limits of the Central District Redevelopment Project as recorded December 3, 2007, in Official Records under Recorder's Serial Number 2007-409569. This is blanket in nature and is not shown hereon; refer to the title report for particulars.

Item 6: Any rights, interests or claims of the adjoining property owner to the party wall located partly on the subject property as disclosed by the Encroachment Map attached as Exhibit C to the Indenture Agreement Recorded March 3, 2016, as Document No. 2016-52953 of Official Records. This item affects the survey area and is shown hereon.

Items 7-10: Notice of tax lien and title company statements. These items are not survey related and are not shown hereon, refer to the title report for particulars.

CERTIFICATION

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the California Land Surveyors' Act at the request of Calchi Design Group, on November 11, 2019.

I hereby state that all existing grades and contours are based upon the City of Oakland Datum.

I hereby further state to the best of my knowledge all provisions of applicable state laws and local ordinances have been fully satisfied.

I hereby further state that the parcels designated by my survey and shown on this map are the same as those shown on that certain Map entitled: Parcel Map No. 10352, filed on February 1, 2017, in Book 334 of Maps, Pages 74 and 75, in the Office of the Alameda County Recorder.

I hereby further state that in accordance with the California Land Surveyors' Act the performance of this survey does not require a Corner Recorder or Record of Survey to be filed.

I hereby acknowledge that this survey shall be a public record and may be available for inspection and distribution to the general public.

By: Brian L. Sousa, PLS#7917

Date: November 13, 2019

Topographic & Boundary Survey

of
Lot 2,
Book 334 of Parcel Maps, Page 74
County of Alameda, California
Field Survey Date: November 11, 2019

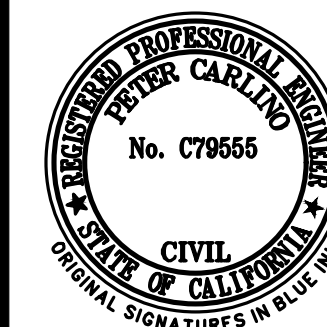
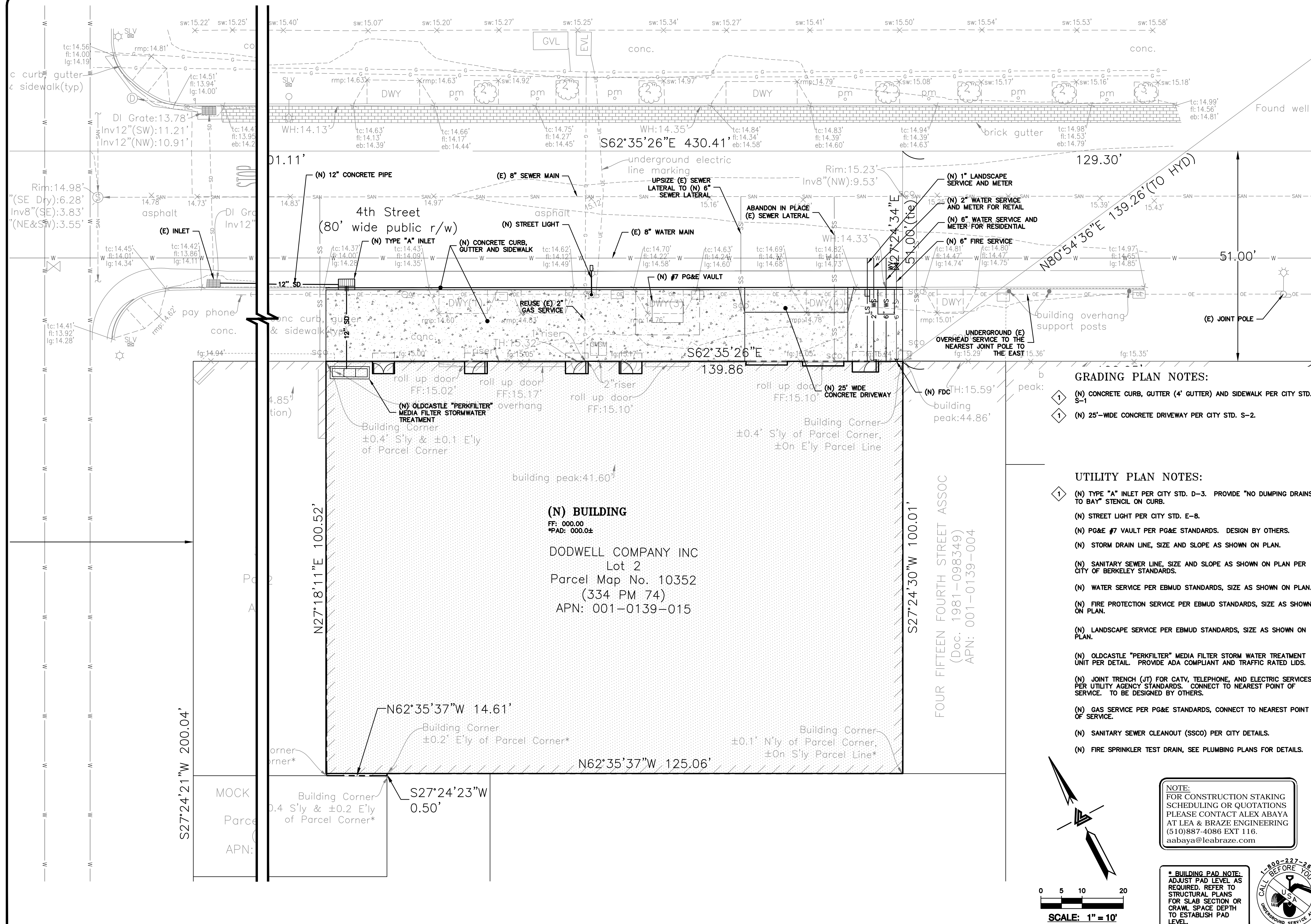


tel 707.425.4300 fax 707.425.4300
3809 Rollingwood Dr. Fairfield, CA 94534









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NOODLE FACTORY
MIXED-USE
419 4TH STREET
OAKLAND, CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN

| | |
|-------------|---------|
| — | — |
| — | — |
| — | — |
| — | — |
| — | — |
| REVISIONS | BY |
| JOB NO: | 2191493 |
| DATE: | XX—XX— |
| SCALE: | AS NOTE |
| DESIGN BY: | DY |
| CHECKED BY: | XX |
| SHEET NO: | |

C-2.0

4TH STREET

CURB EDGE

TEL/POWER POLE

TEL/POWER POLE

TEL/POWER POLE

CURB EDGE

TEL/POWER POLE

CONCRETE SIDEWALK

PROPERTY LINE

GARAGE ENTRANCE

0' - 0"

139' - 0"

119' - 9"

0' - 0"

9' - 9"

9' - 9"

0' REQ'D SETBACK

25' - 0"

PODIUM BELOW

PRIV. TERRACE

PRIV. TERRACE

PRIV. TERRACE

PRIV. TERRACE

PRIV. TERRACE

PRIV. TERRACE

ROOF DECK

MECHANICAL EQUIPMENT

1
A4.1

40' - 0"

100' - 6"

16' - 7"

85' - 8"

91' - 8"

85' - 8"

100' - 0"

16' - 11"

5' - 0"

100' - 6"

49' - 0"

0' REQ'D SETBACK

PRIV. TERRACE

85' - 8"

75' - 0"

85' - 8"

PRIV. TERRACE

PRIV. TERRACE

85' - 8"

75' - 0"

85' - 8"

PRIV. TERRACE

100' - 0"

33' - 8"

0' REQ'D SETBACK

MECHANICAL EQUIPMENT

MECHANICAL EQUIPMENT

BALCONY

BALCONY

PODIUM BELOW

BALCONY

BALCONY

PROPERTY LINE

10' - 6"

14' - 3"

20' - 4"

14' - 3"

20' - 7"

14' - 3"

20' - 4"

14' - 3"

10' - 6"

0' REQ'D SETBACK

139' - 8"

PROPERTY LINE

19' - 8"

1
A4.2

1
A4.3

30' - 0"

10' - 0"

10' - 0"

24' - 8"

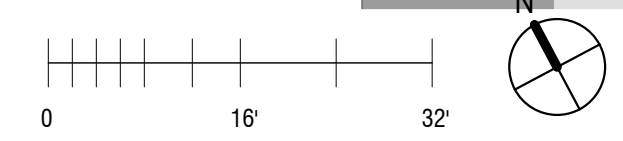
BROADWAY

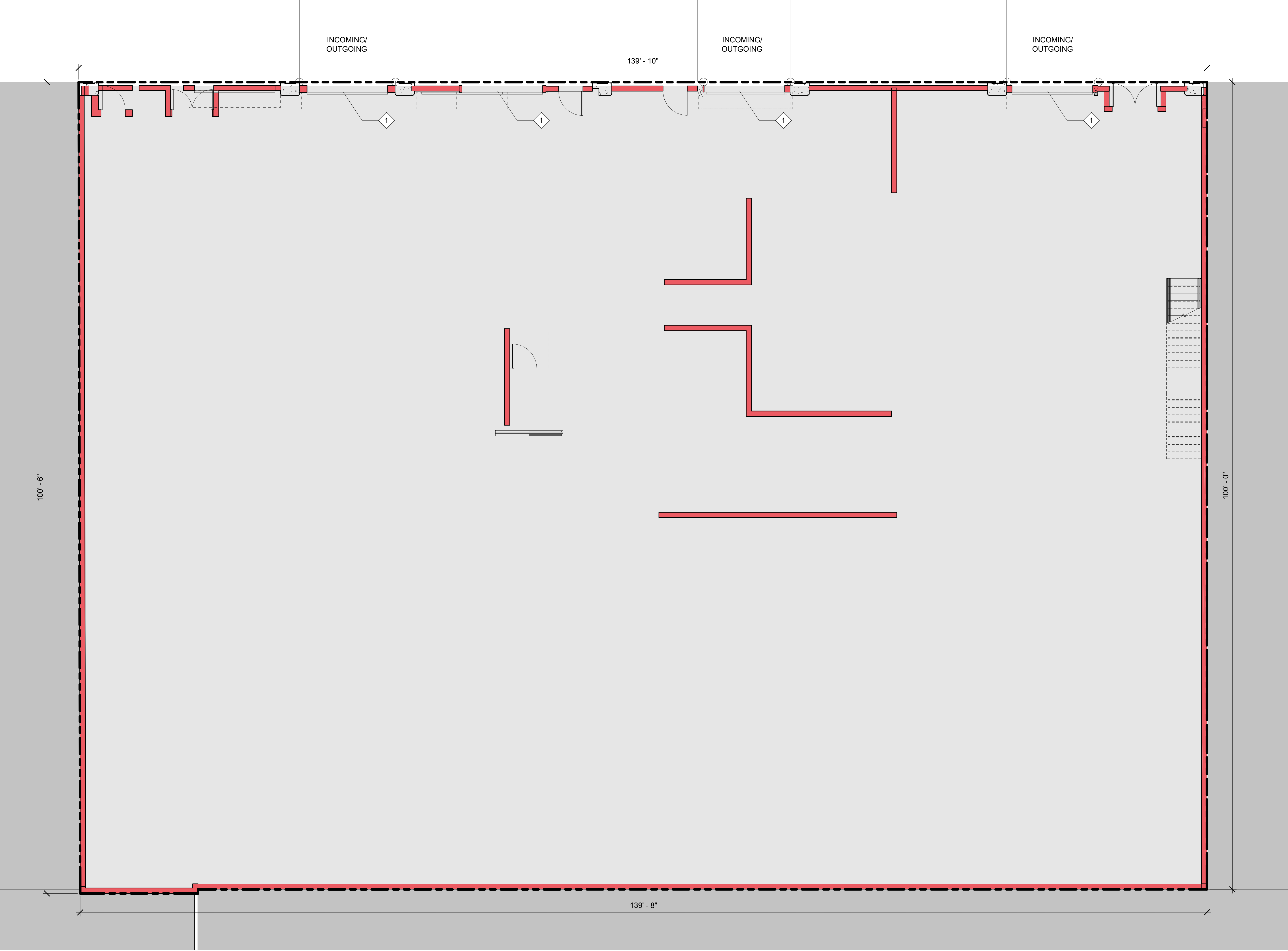
SIDEWALK
CONCRETE PAVERS

lowney
arch

SITE PLAN
ENTITLEMENT SET - 10/11/21

A1.0





SHEET NOTES

1. EXISTING FACADE TO PRESERVE
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS. IN CASE OF CONFLICT BETWEEN DRAWINGS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT.

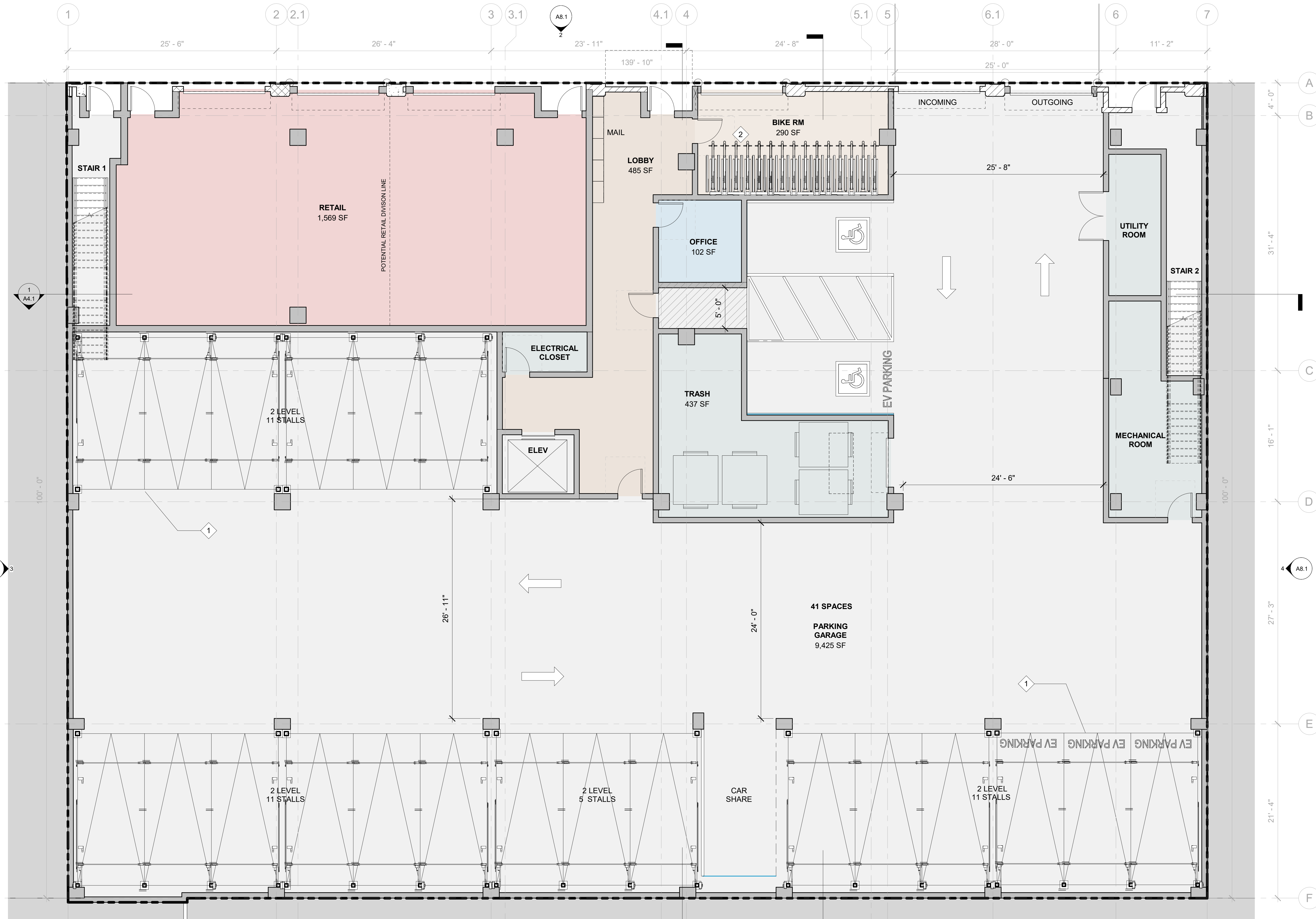
KEY NOTES

- 1 ROLL UP DOORS

LEGEND

- EXISTING EXTERIOR WALLS
- PROPERTY LINE
- EXISTING COLUMNS INCORPORATED IN FACADE





SHEET NOTES

- 1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
- 2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

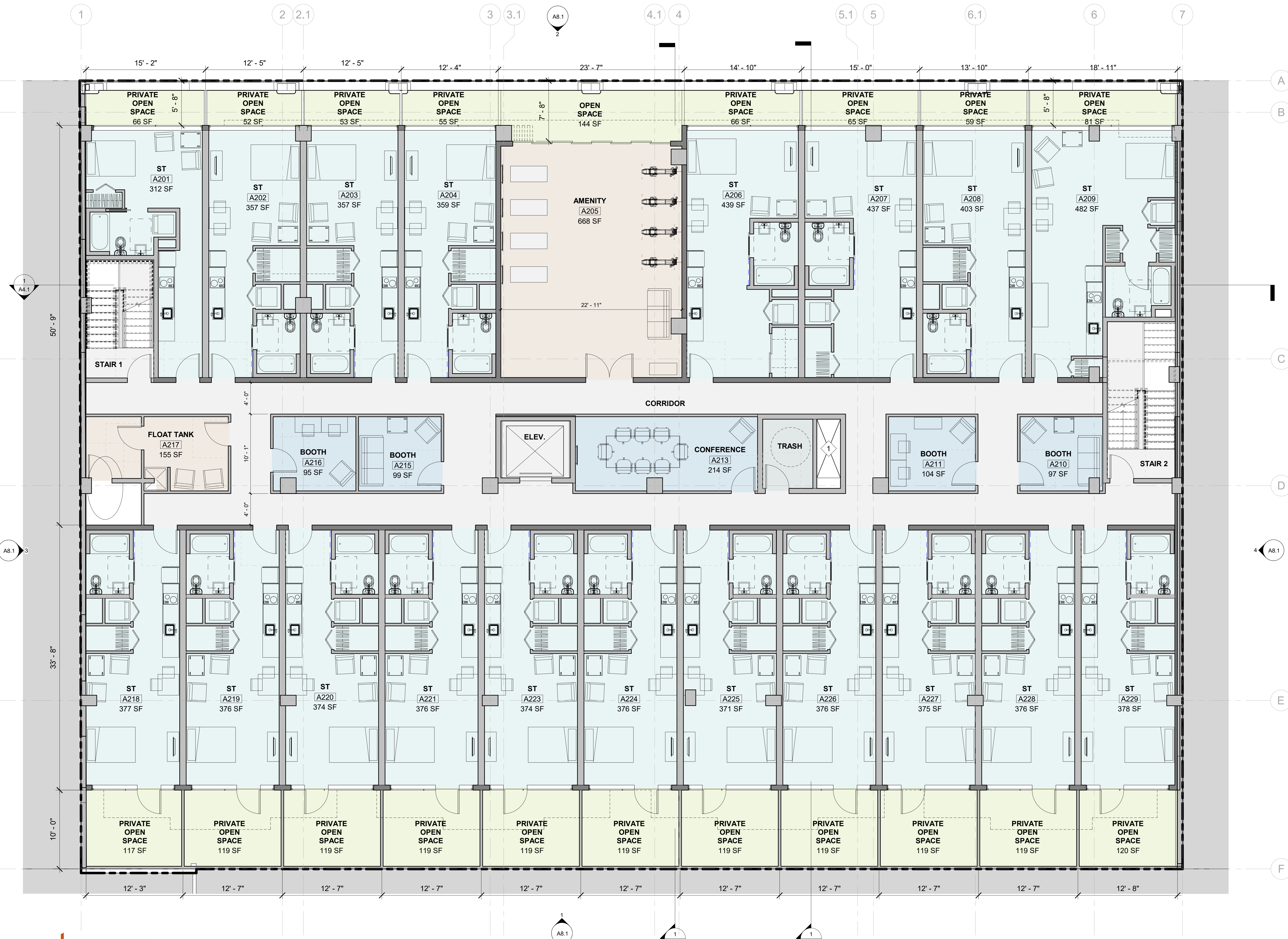
- 1 CITY LIFT PUZZLE 2 LEVEL PARKING SYSTEM
- 2 BIKE RACKS SPACE FOR 56 BIKES
- 3 TRASH CHUTE

LEGEND

- (N) WALLS
- (E) WALLS
- COLUMNS
- PROPERTY LINE

Color Legend

- AMENITY
- CIRCULATION
- OFFICE
- PARKING
- RESIDENTIAL LOBBY
- RETAIL
- UTILITY



SHEET NOTES

- 1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
- 2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

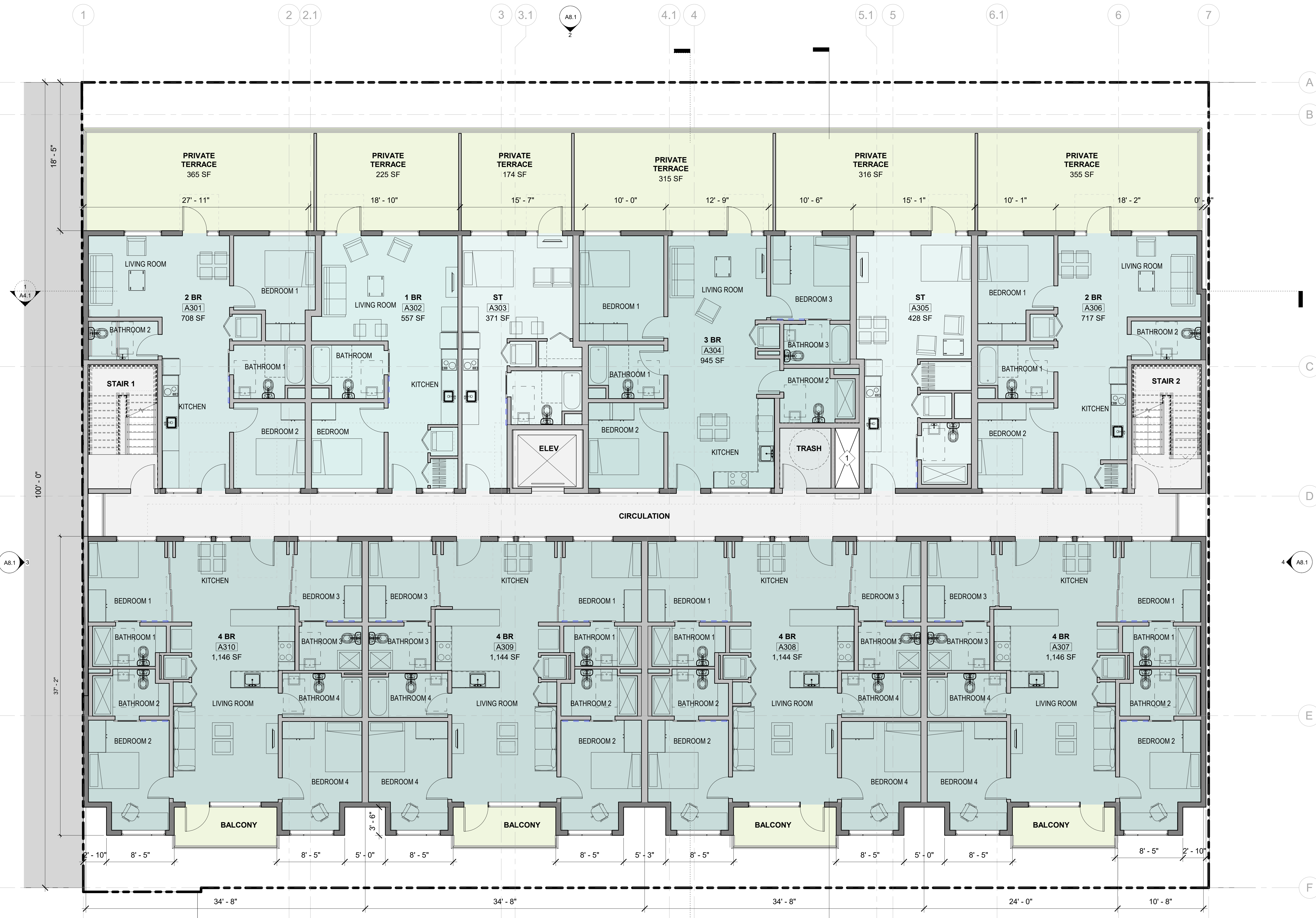
- 1 TRASH CHUTE
- 2 SKYLIGHTS
- 3 BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- AMENITY
- CIRCULATION
- OFFICE
- OPEN SPACE
- STUDIO
- UTILITY



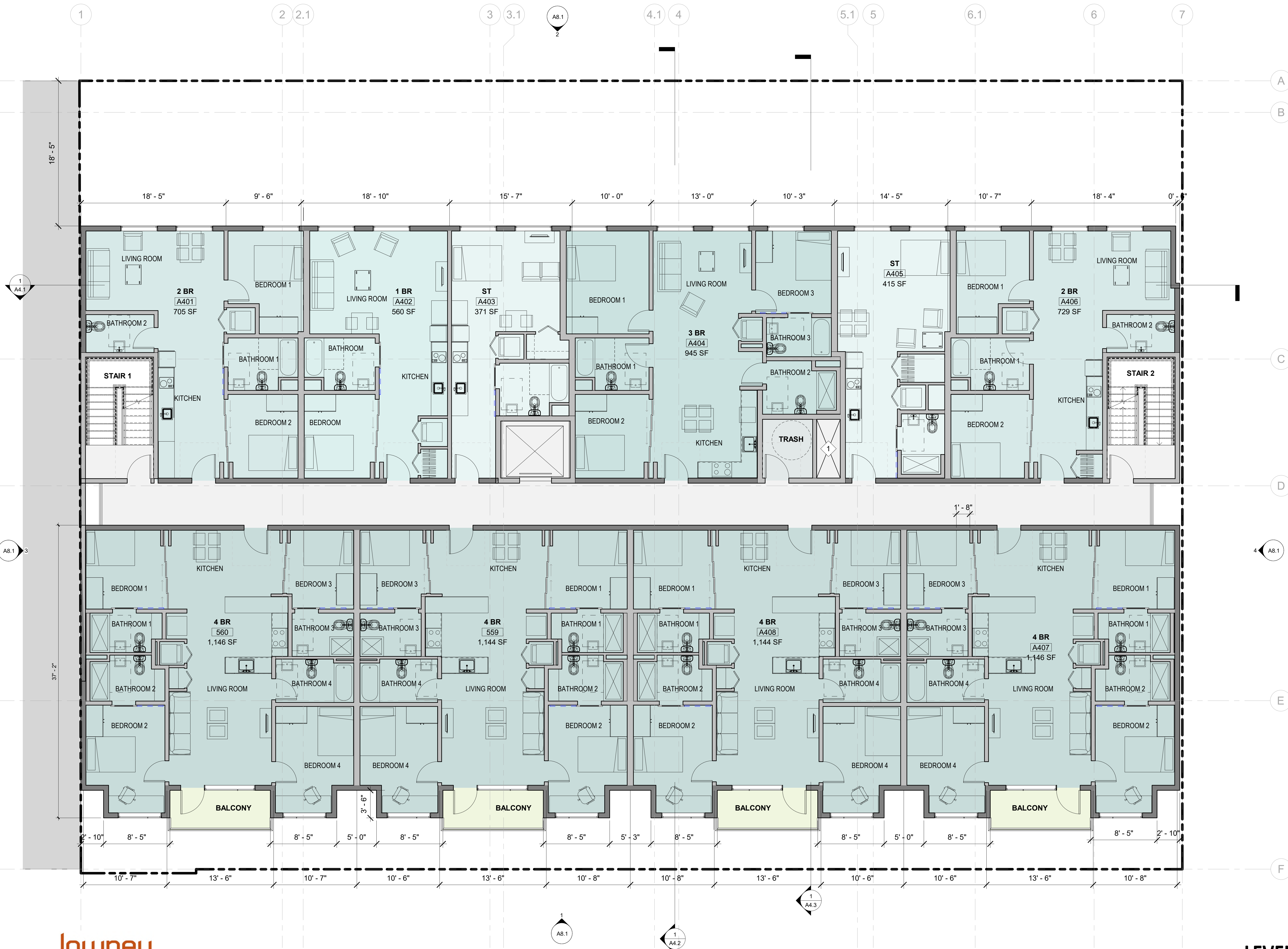
SHEET NOTES

1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

- KEY NOTES**
- 1 TRASH CHUTE
 - 2 SKYLIGHTS
 - 3 BALCONY PLANTING

- LEGEND**
- (E) WALLS
 - (N) WALLS
 - PROPERTY LINE

- Color Legend**
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - CIRCULATION
 - OPEN SPACE
 - STUDIO
 - UTILITY



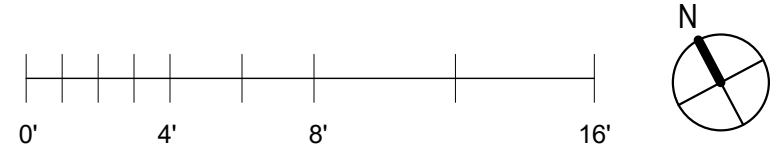
SHEET NOTES

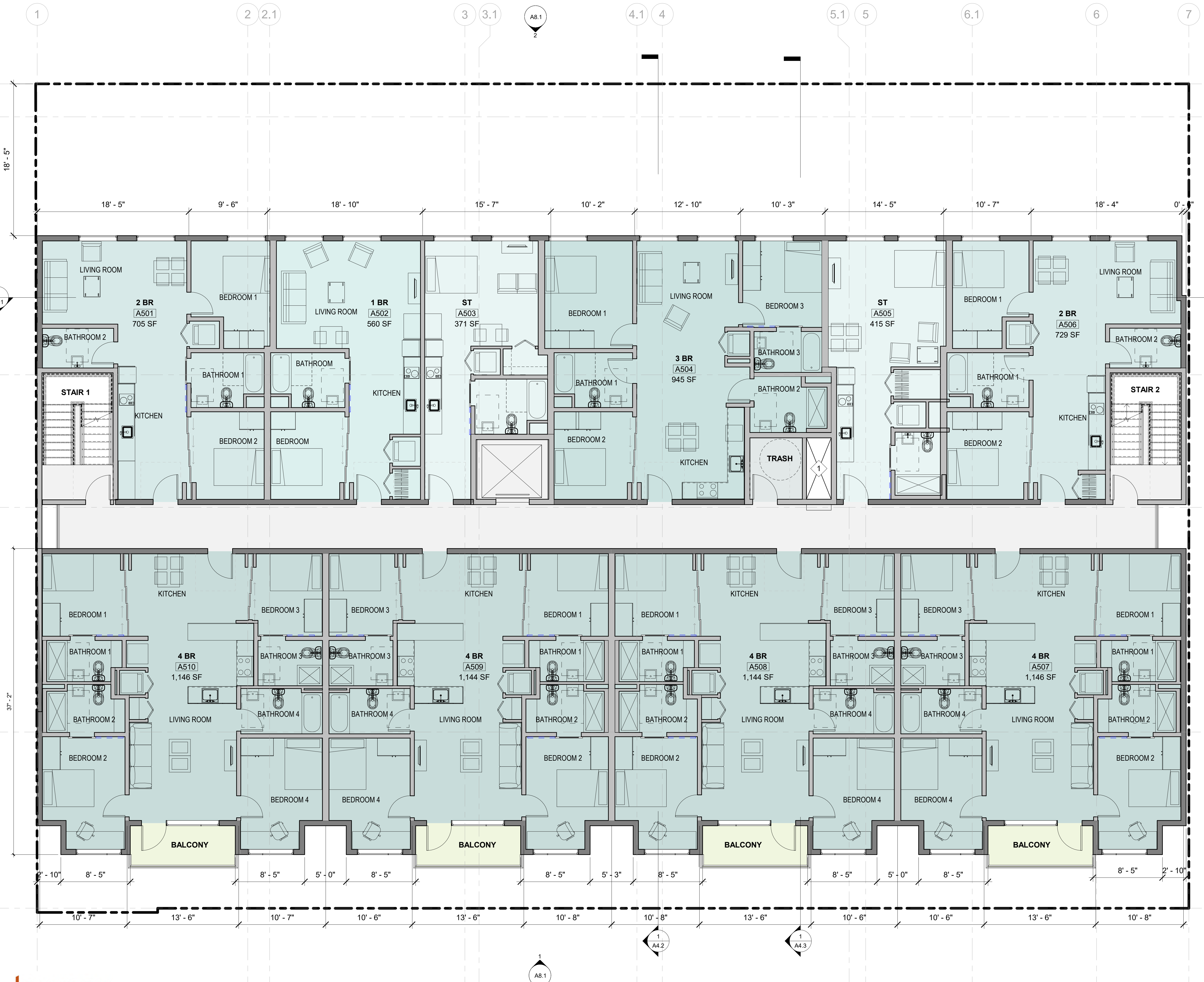
1. NEW BUILDING STRUCTURE
WITHIN PARAMETER OF EXISTING
EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS
ARE LOCATED ALONG PROPERTY
LINE;

- KEY NOTES**
- 1 TRASH CHUTE
 - 2 SKYLIGHTS
 - 3 BALCONY PLANTING

- LEGEND**
- (E) WALLS
 - (N) WALLS
 - PROPERTY LINE

- Color Legend**
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM
 - CIRCULATION
 - OPEN SPACE
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 - UTILITY





SHEET NOTES

- 1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
- 2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

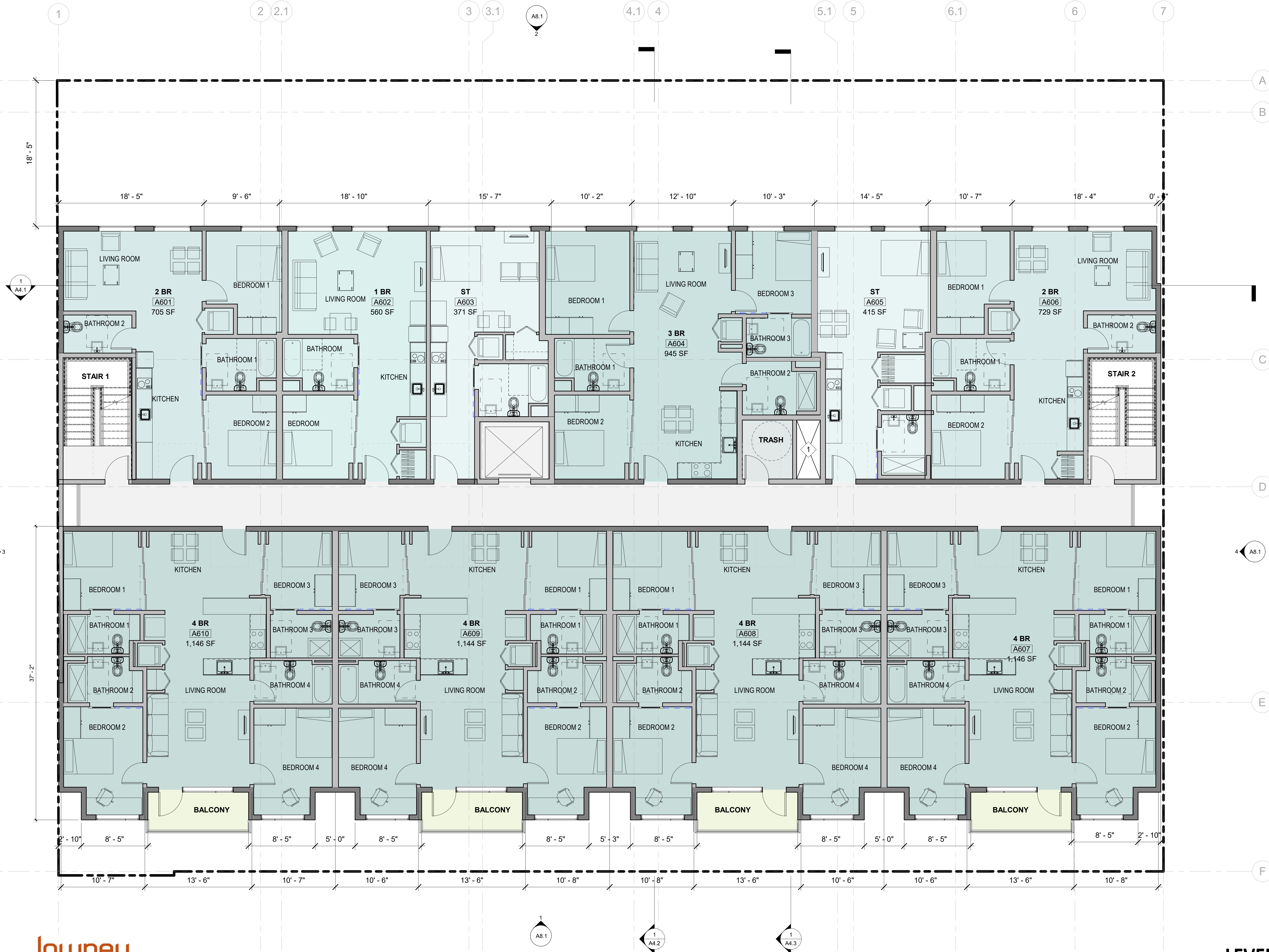
- 1 TRASH CHUTE
- 2 SKYLIGHTS
- 3 BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
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- UTILITY



SHEET NOTES

- 1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
- 2. EXISTING EXTERIOR WALLS ARE LOCATED ALONG PROPERTY LINE;

KEY NOTES

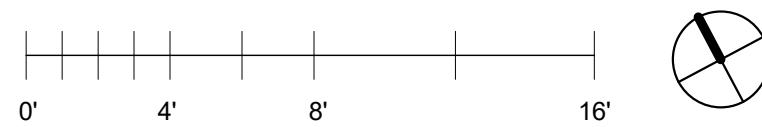
- 1 TRASH CHUTE
- 2 SKYLIGHTS
- 3 BALCONY PLANTING

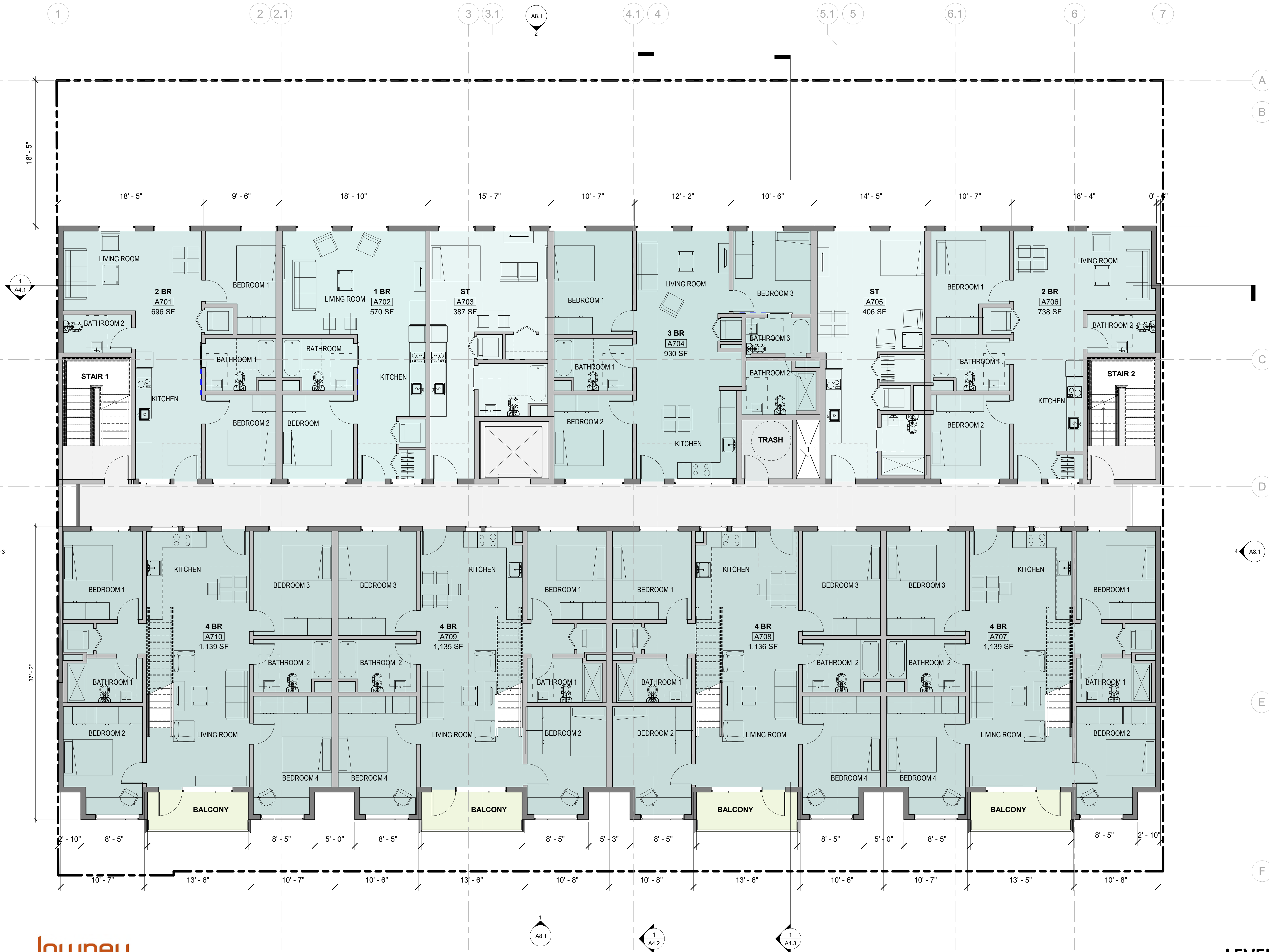
LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- CIRCULATION
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- UTILITY





SHEET NOTES

- 1. NEW BUILDING STRUCTURE WITHIN PARAMETER OF EXISTING EXTERIOR BUILDING WALLS;
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KEY NOTES

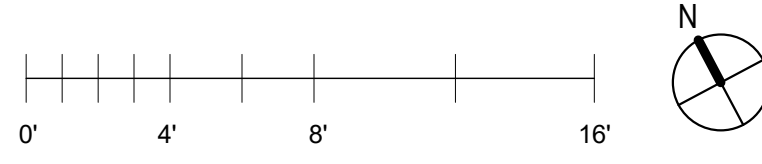
- 1 TRASH CHUTE
- 2 SKYLIGHTS
- 3 BALCONY PLANTING

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE

Color Legend

- 1 BEDROOM
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- 3 BEDROOM
- 4 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY



1 2 2.1 3 3.1 A8.1 2 4.1 4 5.1 5 6.1 6 7

SHEET NOTES

1. NEW BUILDING STRUCTURE
WITHIN PARAMETER OF EXISTING
EXTERIOR BUILDING WALLS;
2. EXISTING EXTERIOR WALLS
ARE LOCATED ALONG PROPERTY
LINE;

KEY NOTES

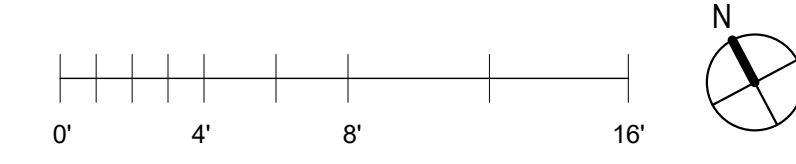
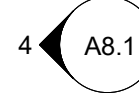
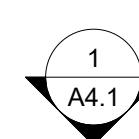
- 1 TRASH CHUTE
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LEGEND

- (E) WALLS
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PROPERTY LINE

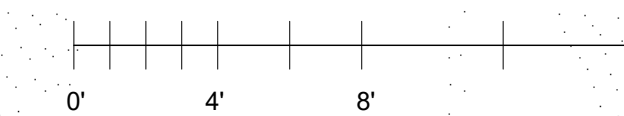
Color Legend

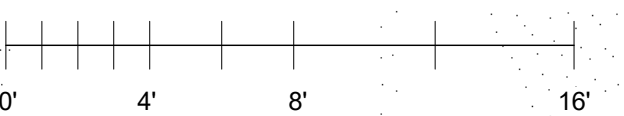
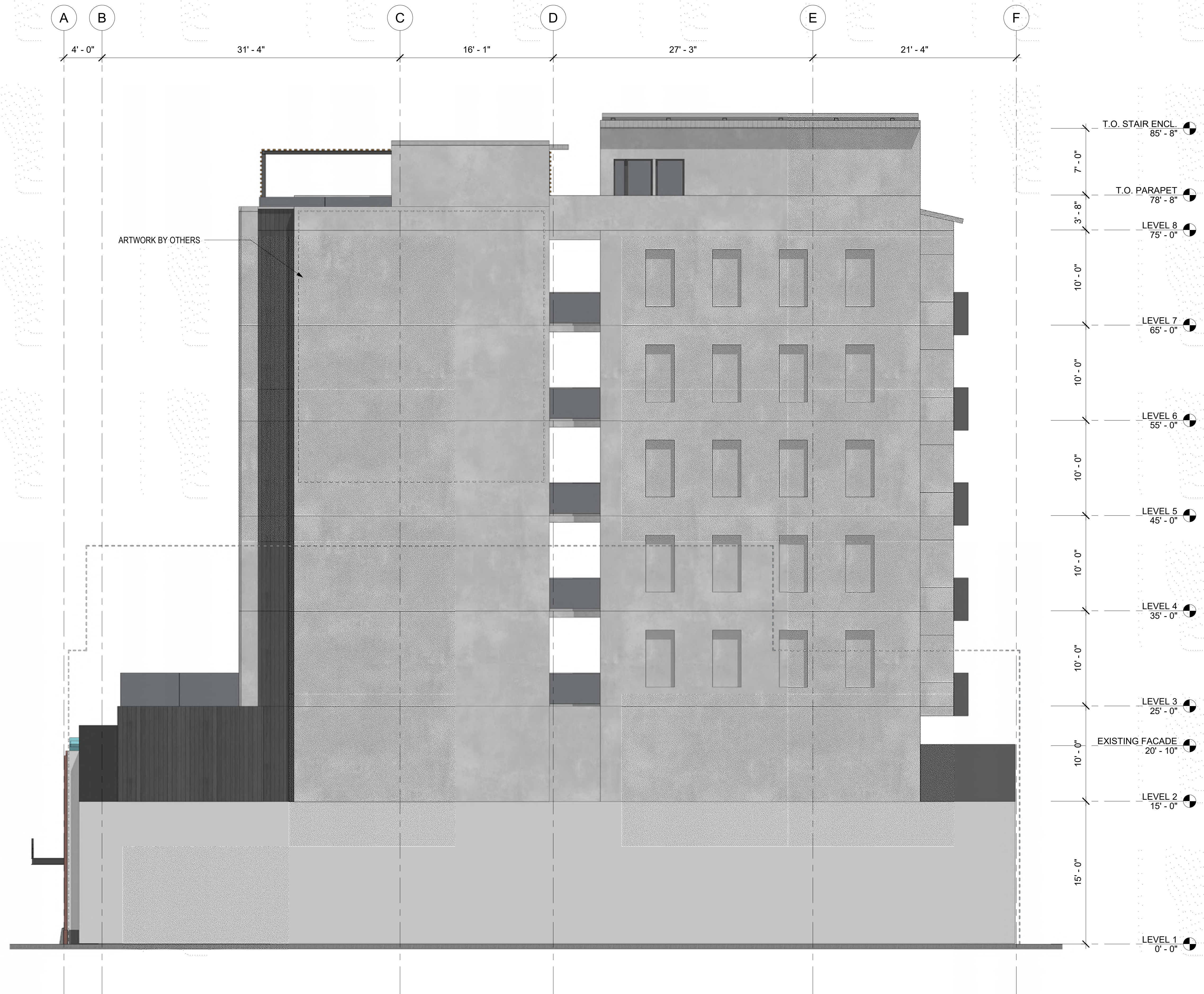
- 2 BEDROOM
CIRCULATION
OPEN SPACE
UTILITY













SHEET NOTES

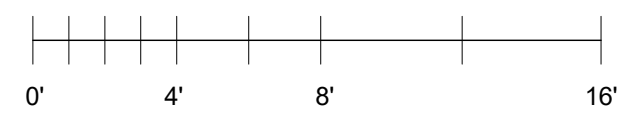
1.

KEY NOTES

- 1 ELEVATOR INCLOSURE
- 2 STAIRCASE INCLOSURE
- 3 BIKE RACKS
- 4 PARKING PUZZLE SYSTEM

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE





SHEET NOTES

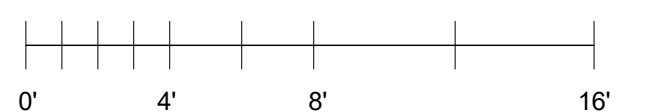
1.

KEY NOTES

- 1 ELEVATOR INCLOSURE
- 2 STAIRCASE INCLOSURE
- 3 BIKE RACKS
- 4 PARKING PUZZLE SYSTEM

LEGEND

- (E) WALLS
- (N) WALLS
- PROPERTY LINE





SHEET NOTES

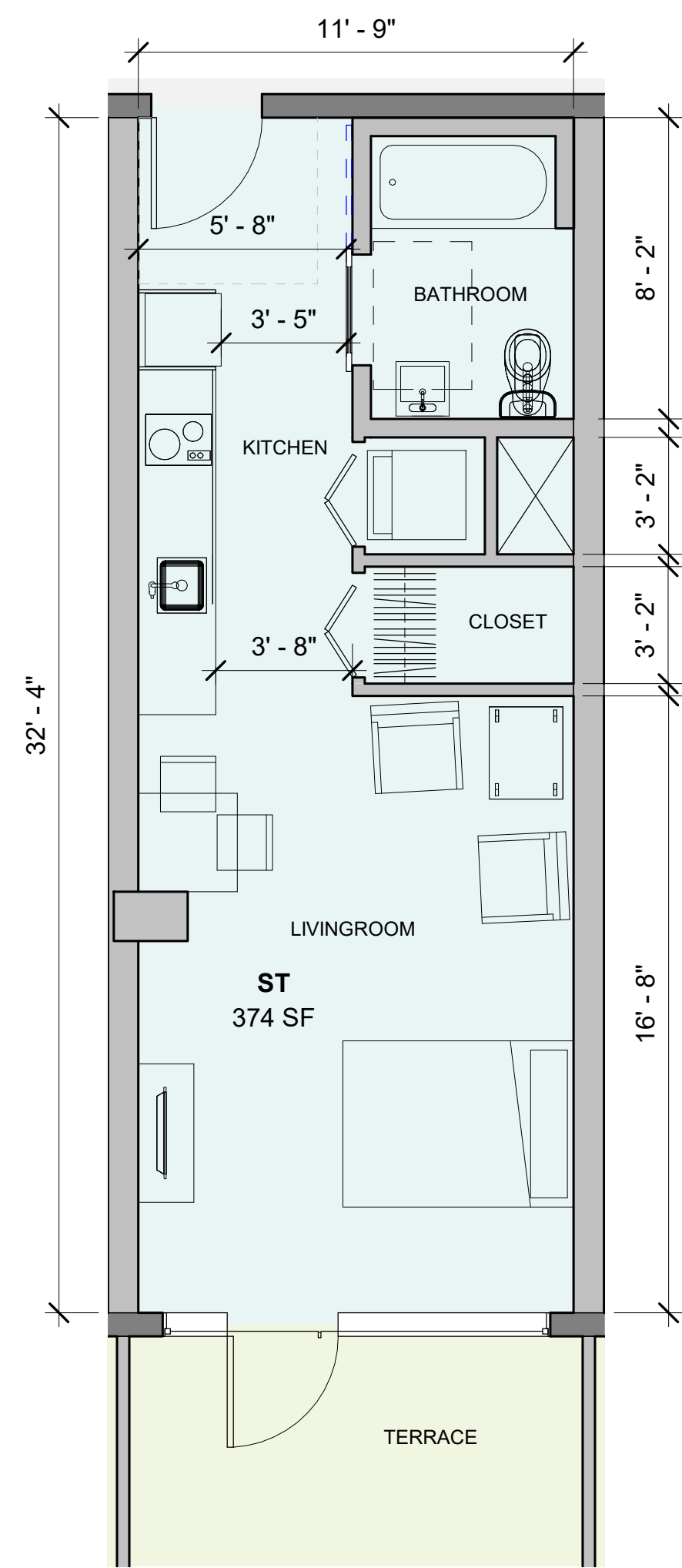
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KEY NOTES

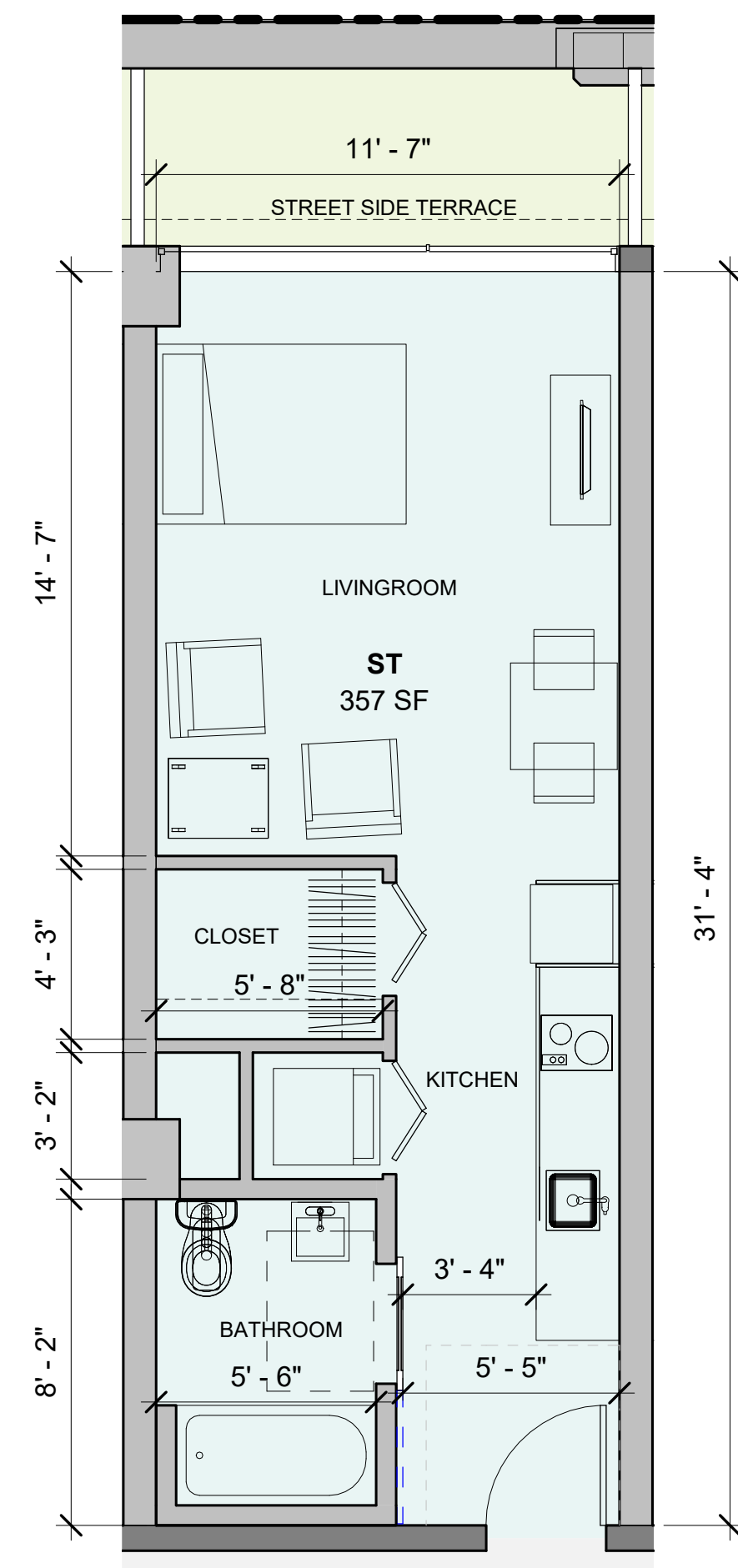
- 1 ELEVATOR INCLOSURE
- 2 STAIRCASE INCLOSURE
- 3 BIKE RACKS
- 4 PARKING PUZZLE SYSTEM

LEGEND

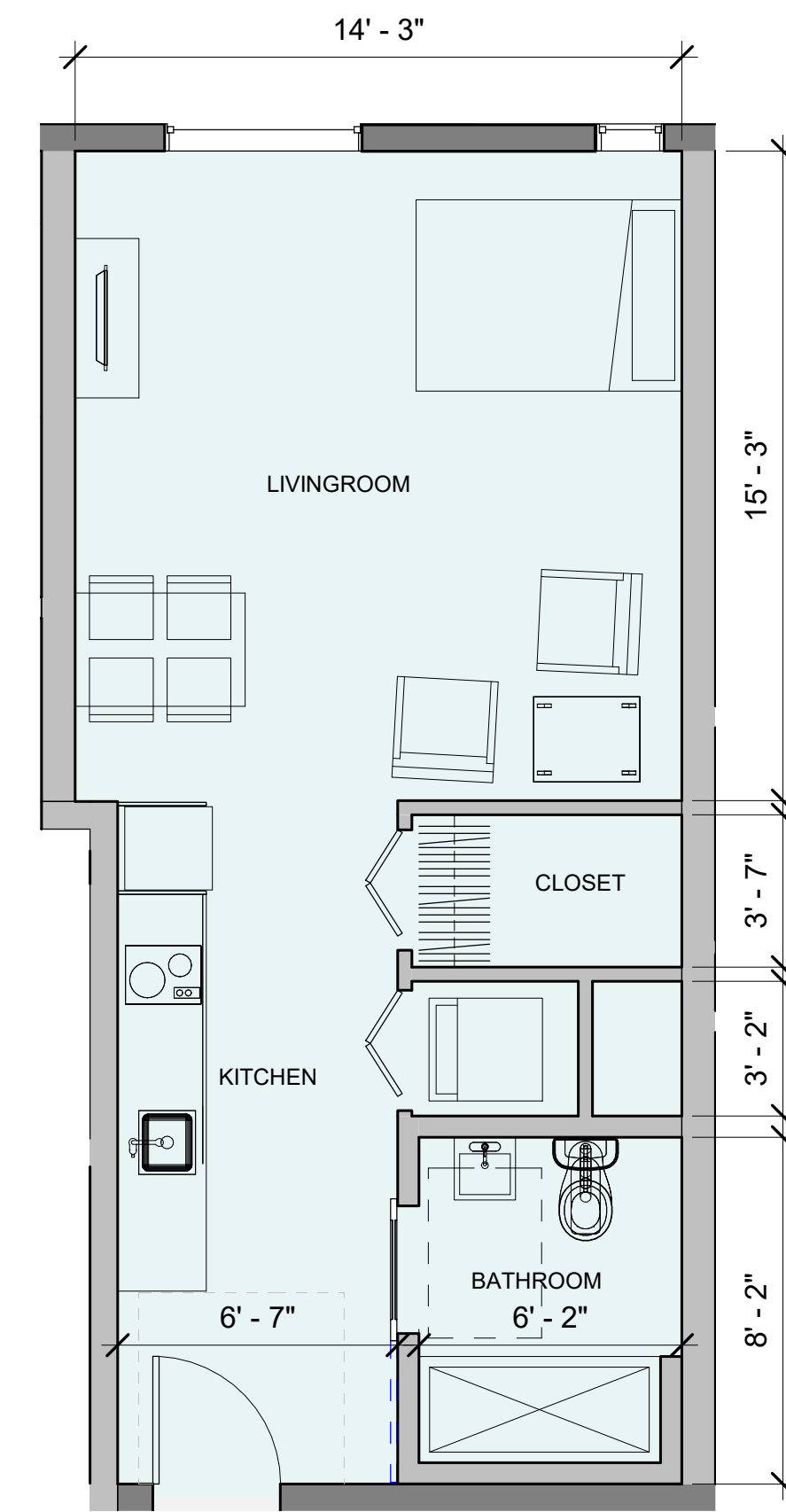
- (E) WALLS
- (N) WALLS
- PROPERTY LINE



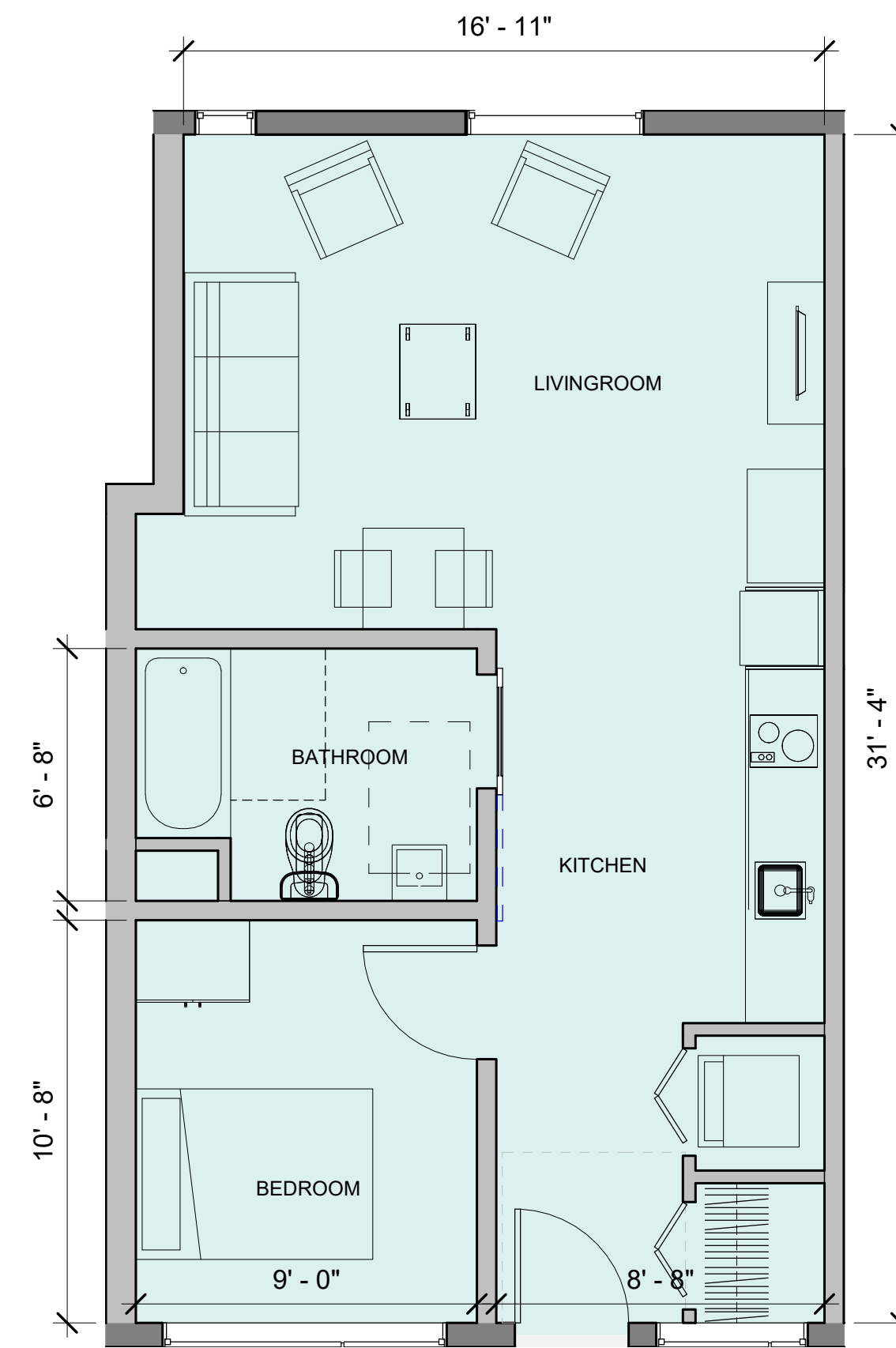
LEVEL 2 - TYPICAL STUDIO WITH PRIVATE TERRACE



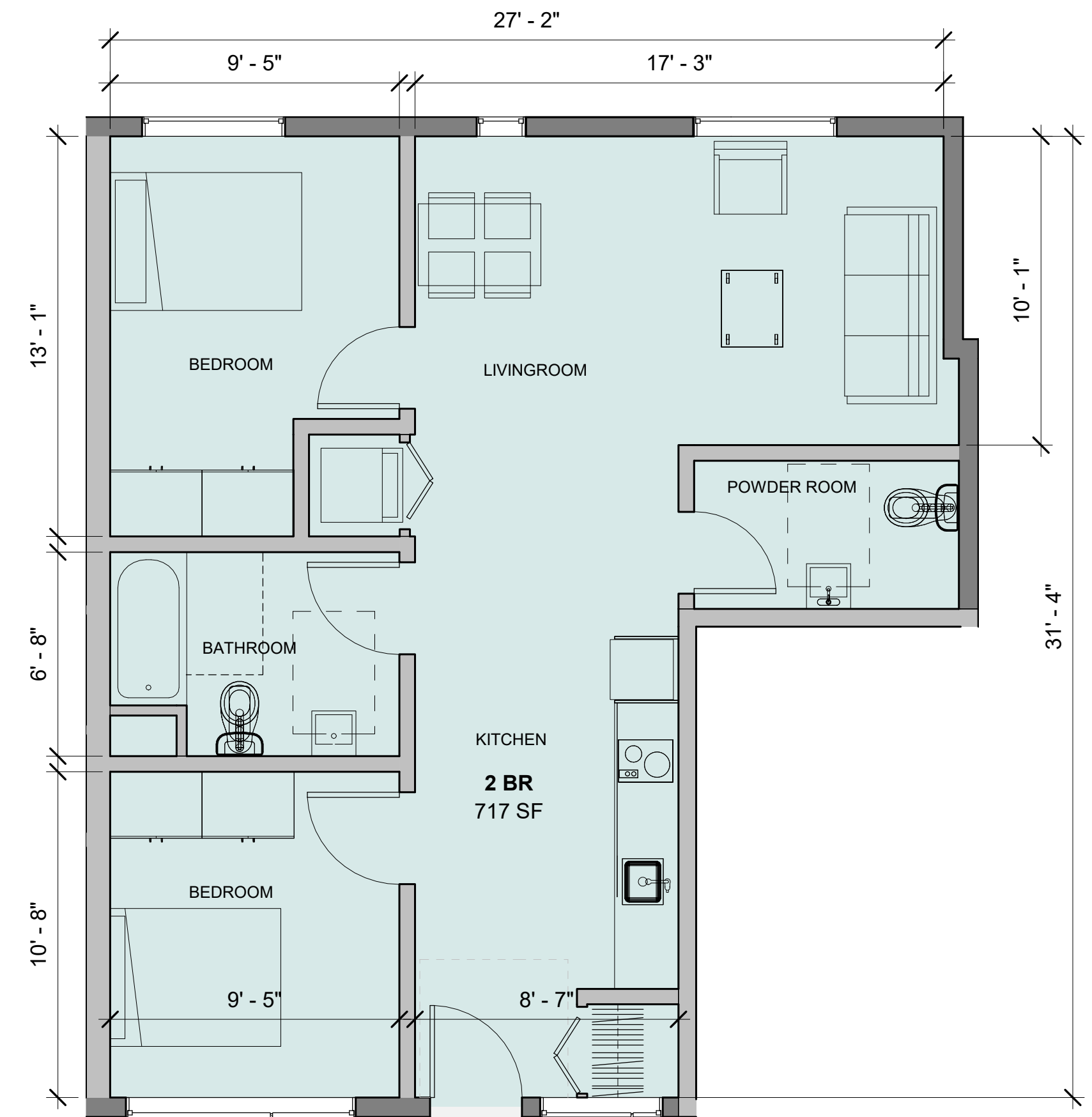
LEVEL 2 - TYPICAL STUDIO



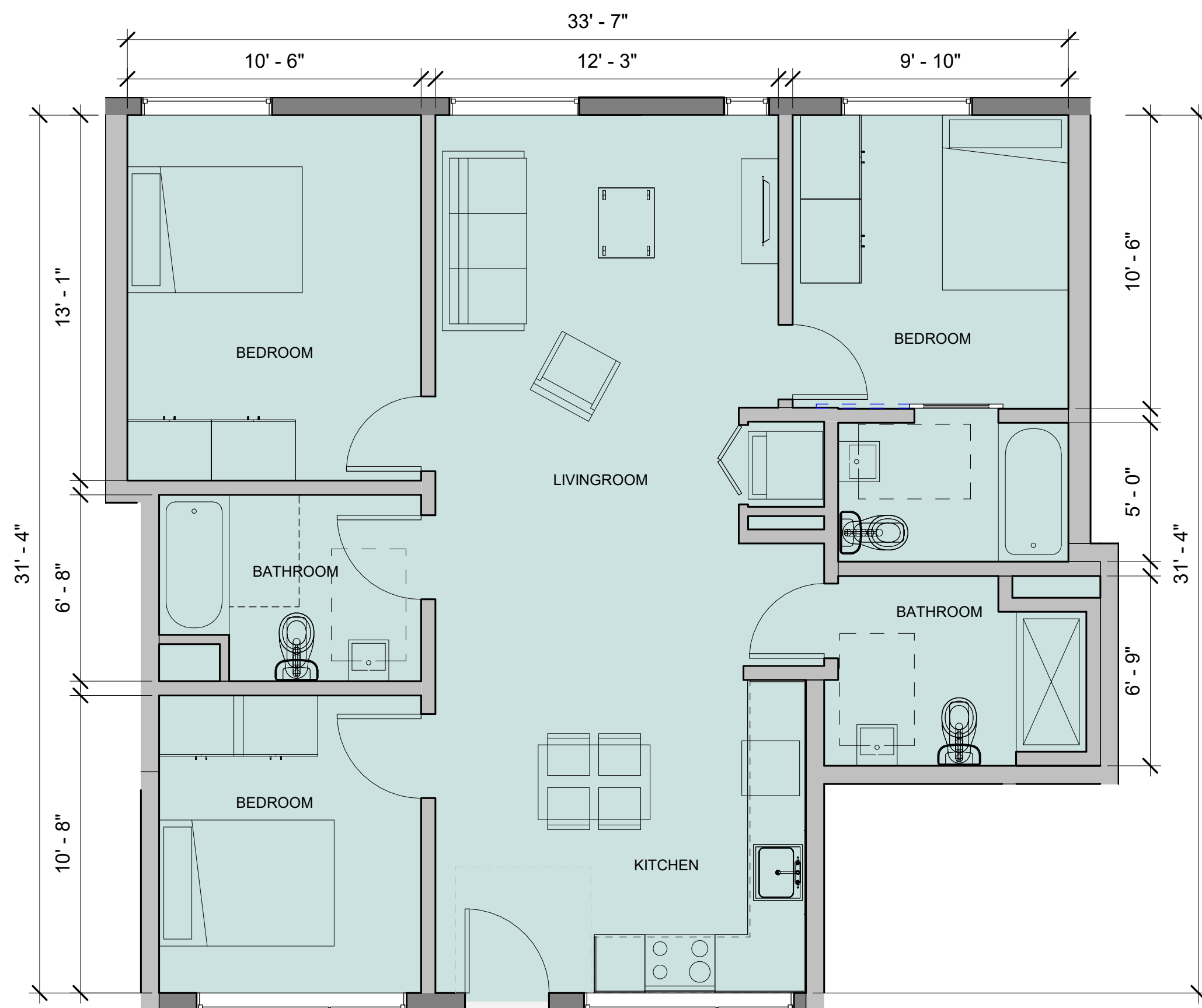
LEVEL 3-6 - TYPICAL STUDIO



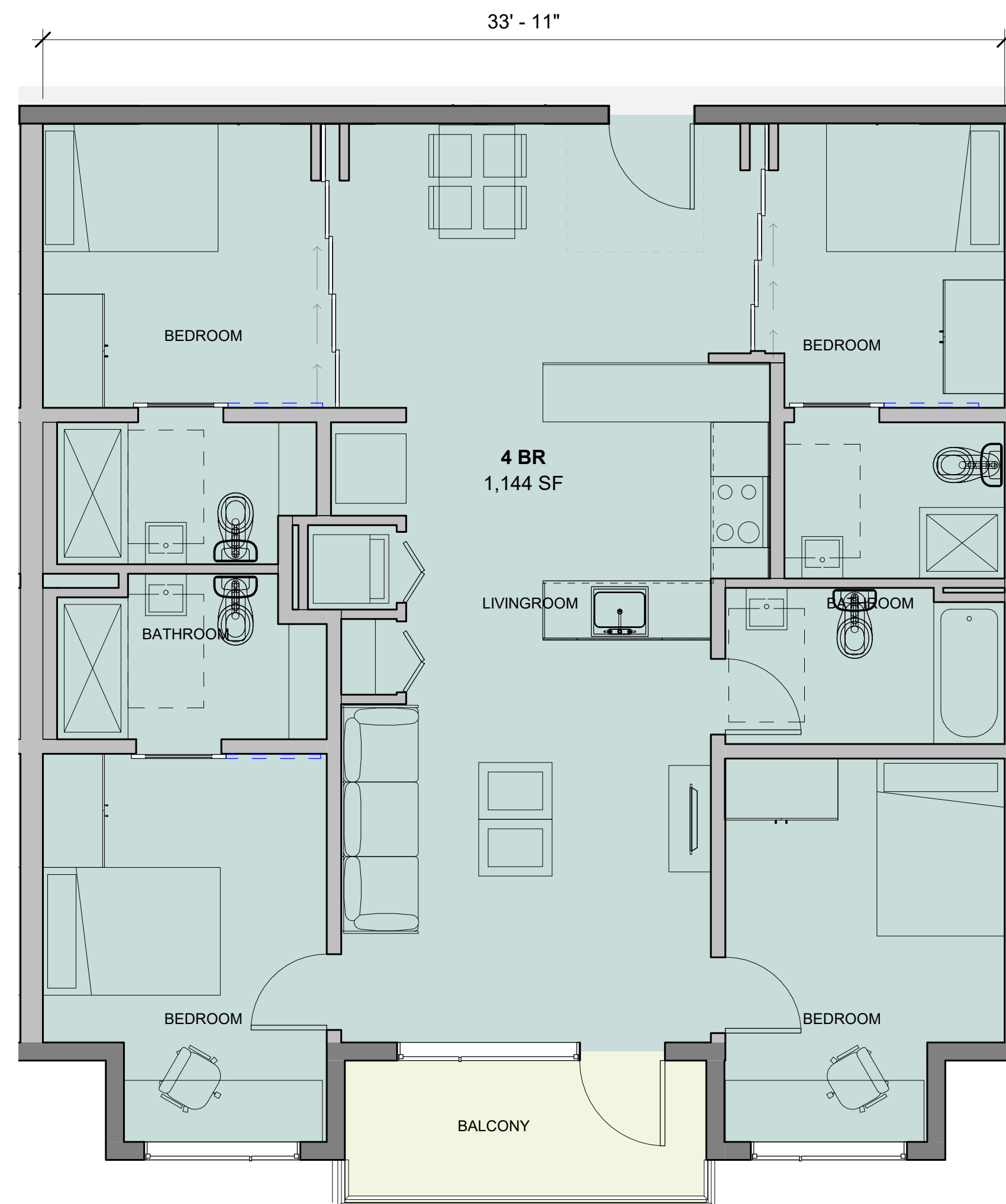
LEVEL 3-6 - TYPICAL 1 BEDROOM



LEVEL 3-6 - TYPICAL 2 BEDROOM



LEVEL 3-6 - TYPICAL 3 BEDROOM

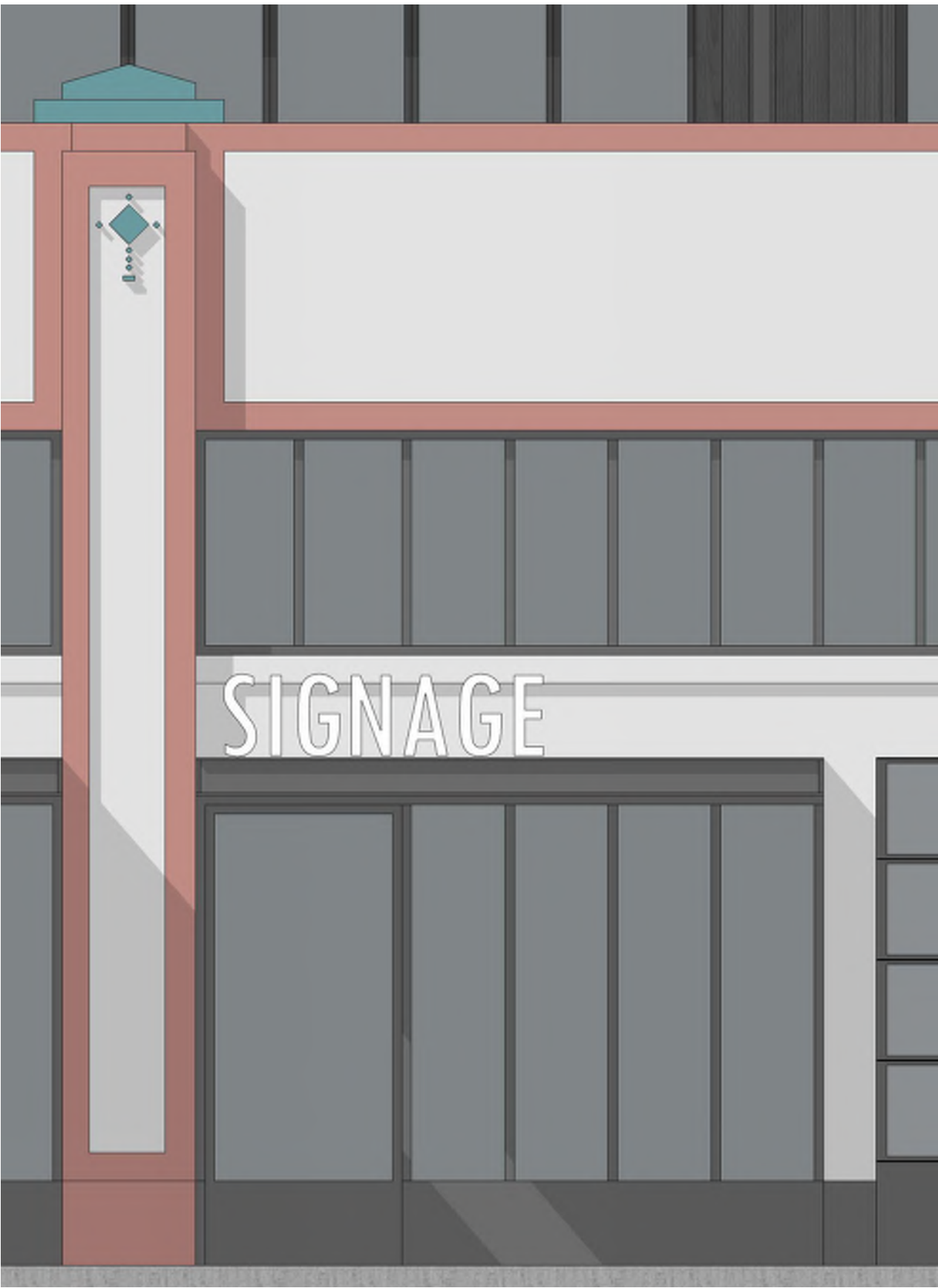


LEVEL 3-6 - TYPICAL 4 BEDROOM

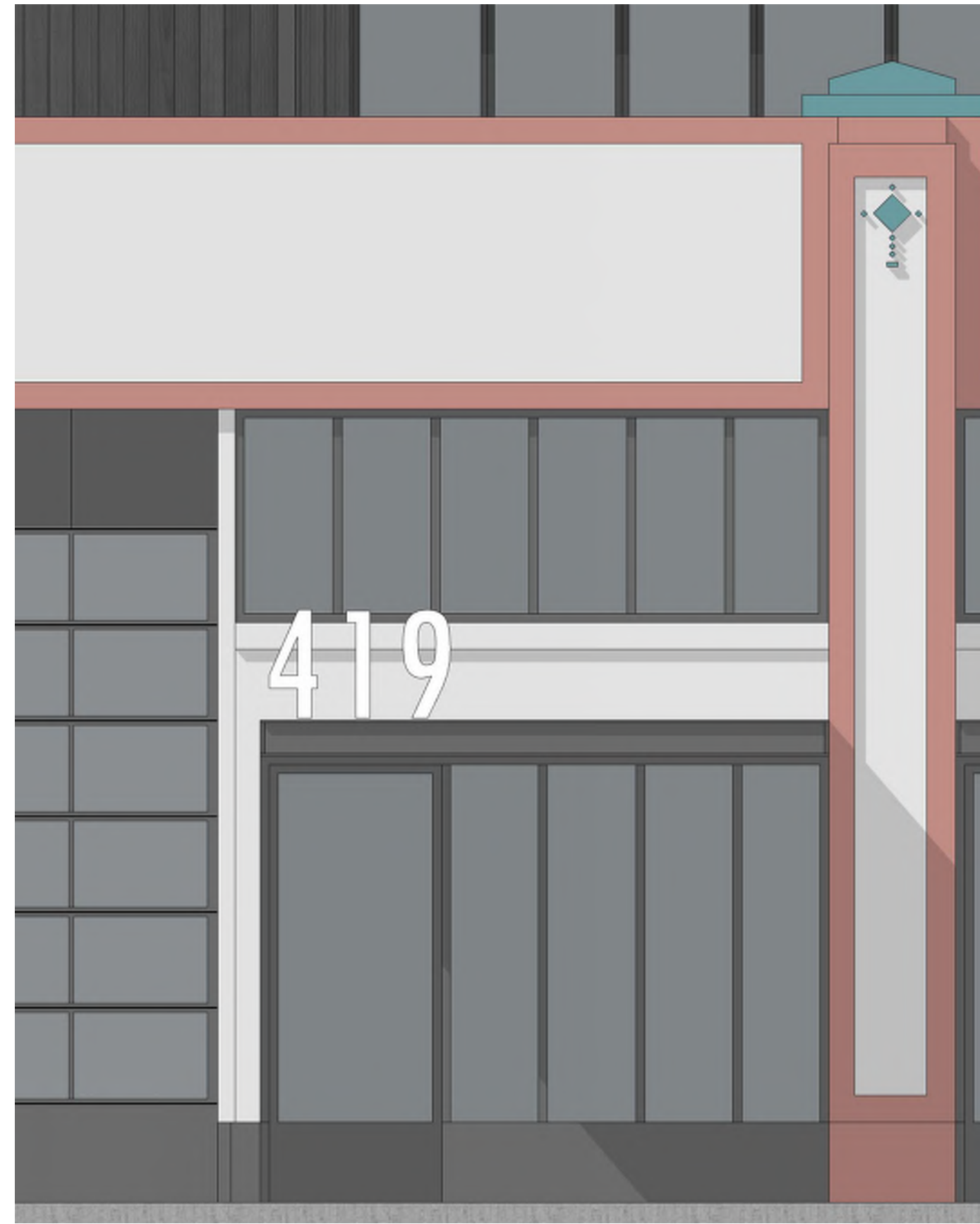


LEVEL 7 - TYPICAL 4 BEDROOM

1 RETAIL SIGNAGE



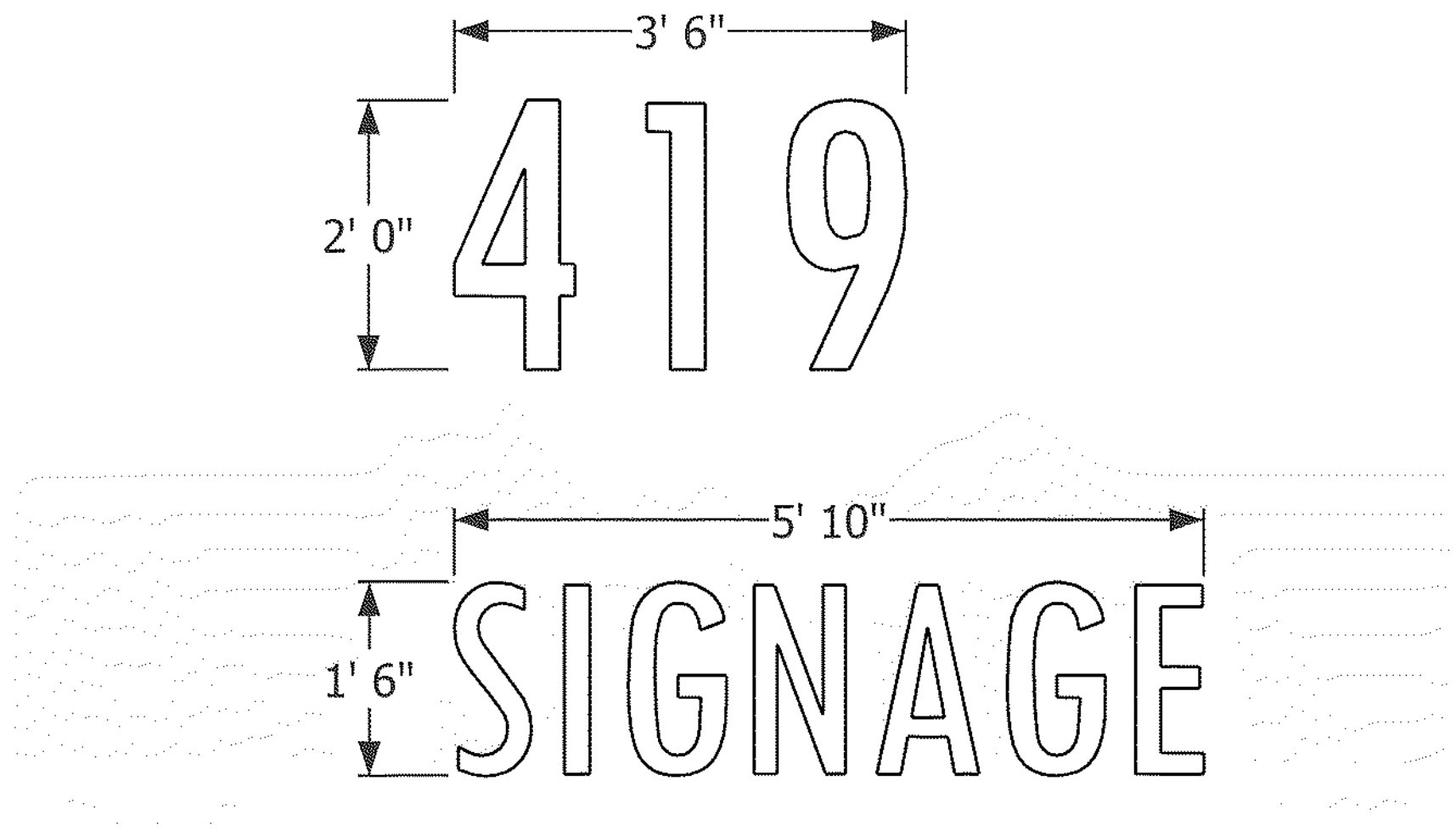
2 LOBBY SIGNAGE



RETAIL / LOBBY SIGNAGE EXAMPLE



RETAIL / LOBBY SIGNAGE DIMENSION

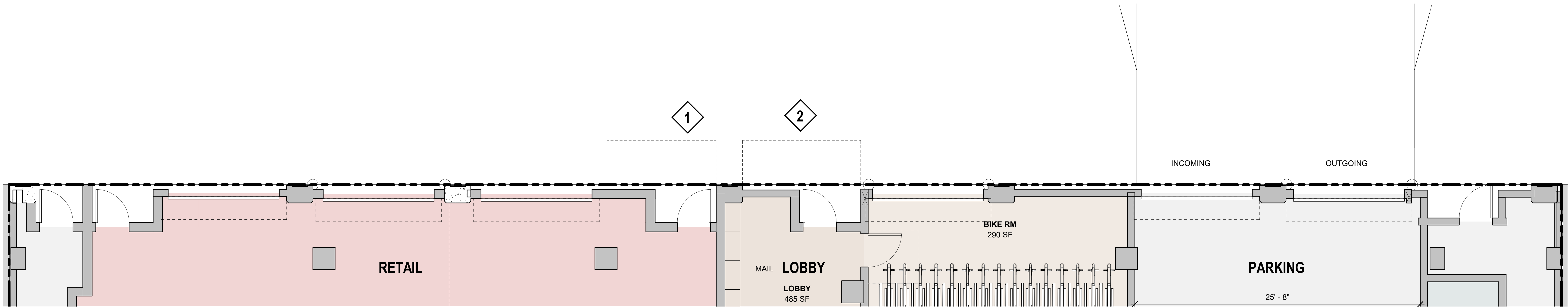


SHEET NOTES

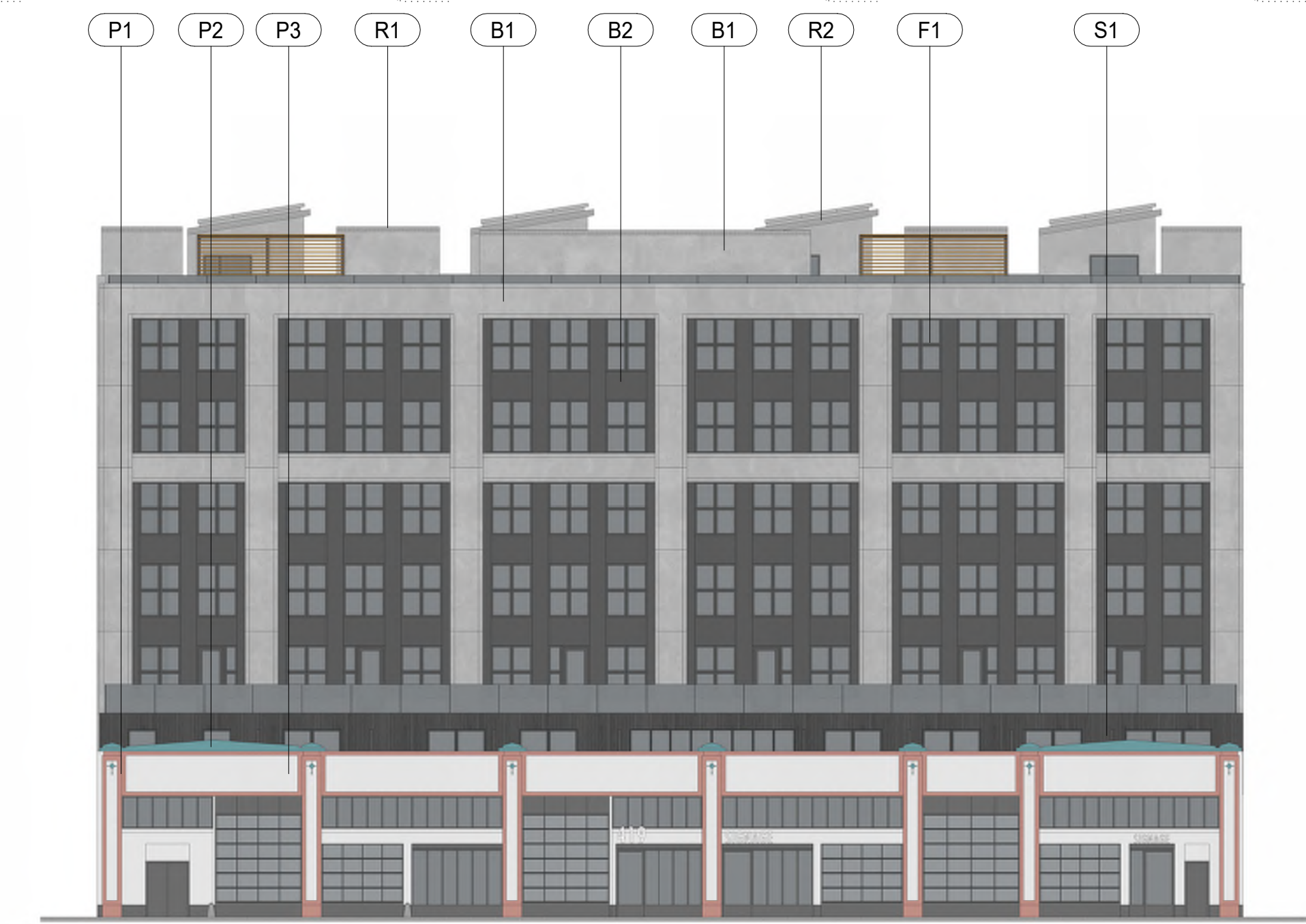
1. SIGNAGE ABOVE RETAIL CAN BE MOUNTED TO THE STRIPE ON THE FACADE ABOVE THE ENTRANCE
2. SIGNAGE ABOVE LOBBY CAN BE MOUNTED ON THE TOP OF CANOPY
3. BOTH SIGNAGES ARE METAL LETTERS WITH BACK LIT

KEY NOTES

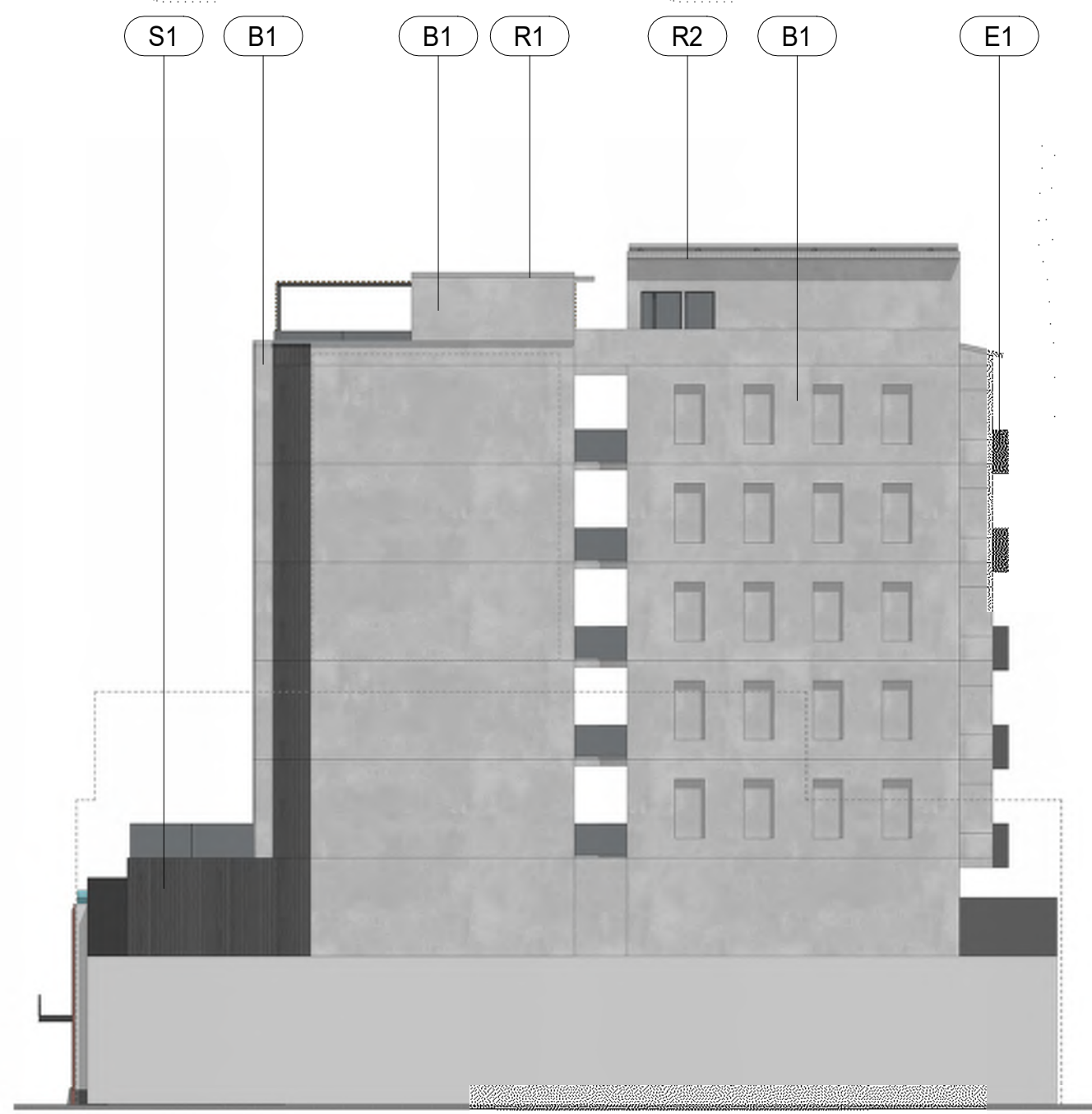
- 1 RETAIL SIGNAGE
- 2 LOBBY SIGNAGE



1 SITE PLAN
1/4" = 1'-0"



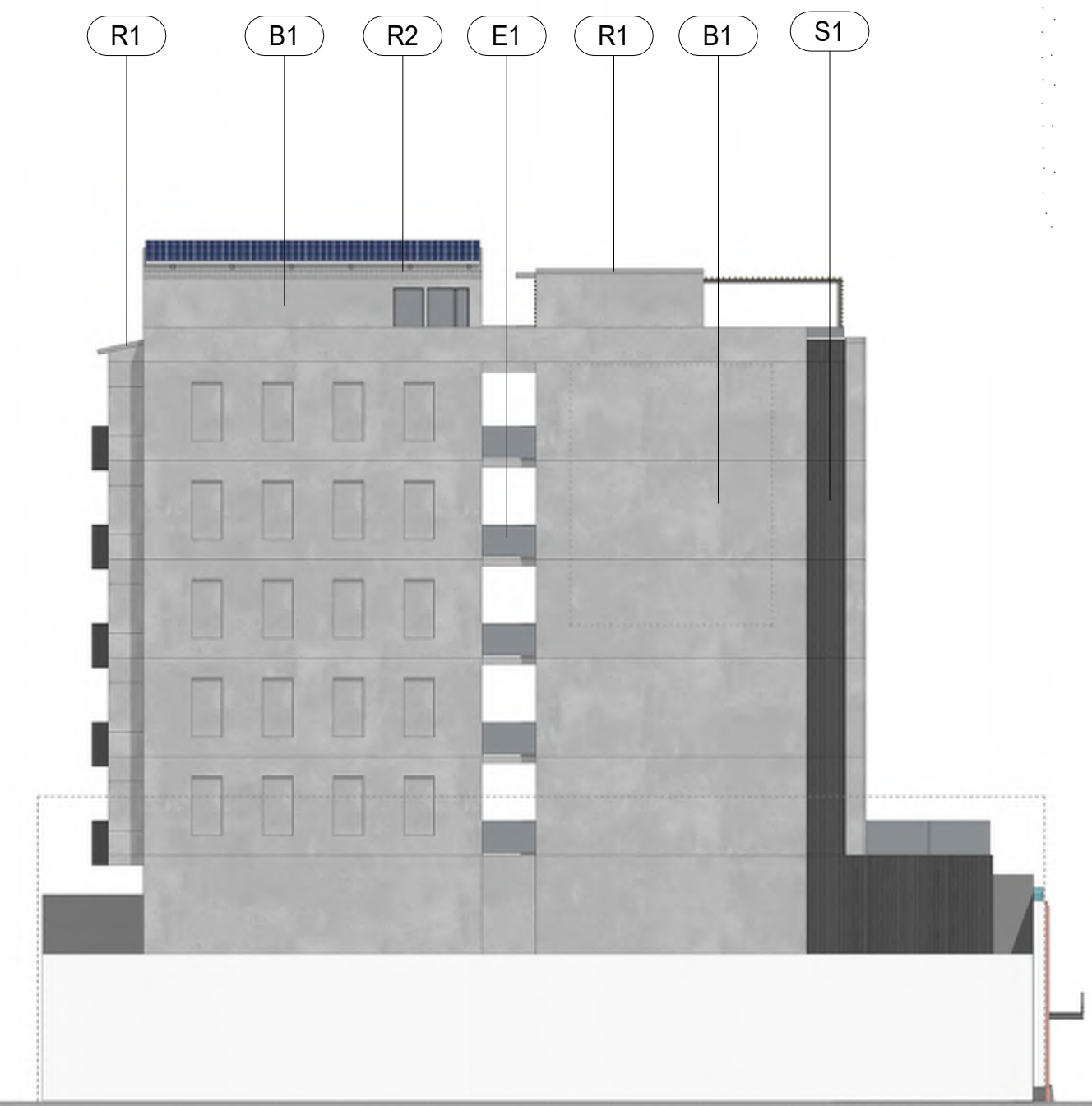
② STREET FRONT
1/16" = 1'-0"



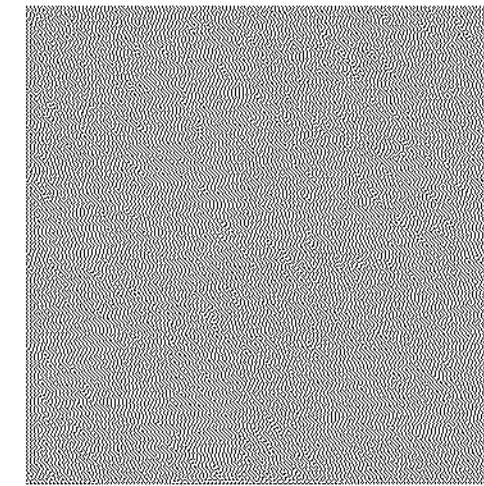
③ WEST SIDE
1/16" = 1'-0"



① SOUTH SIDE
1/16" = 1'-0"



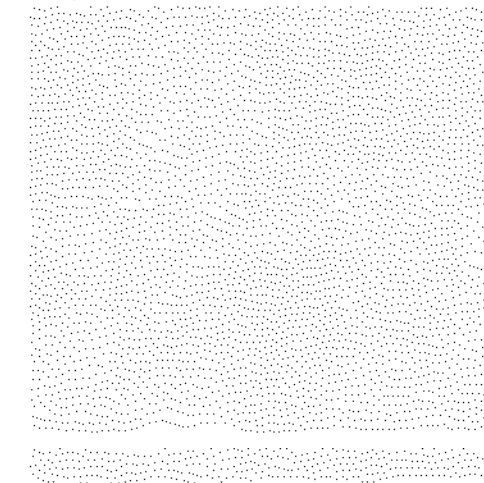
④ EAST SIDE
1/16" = 1'-0"



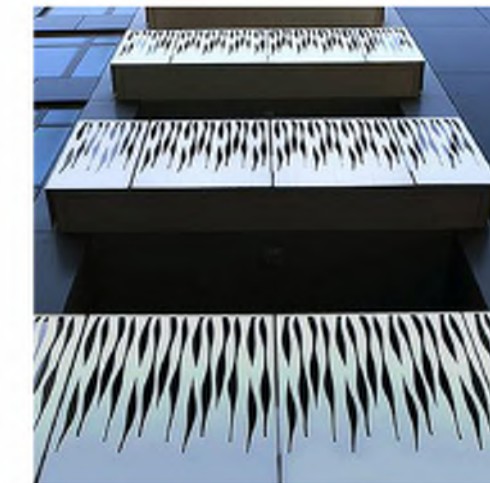
B1



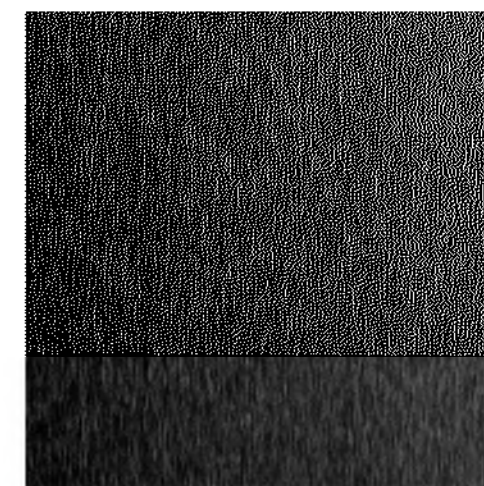
B2



B3



E1



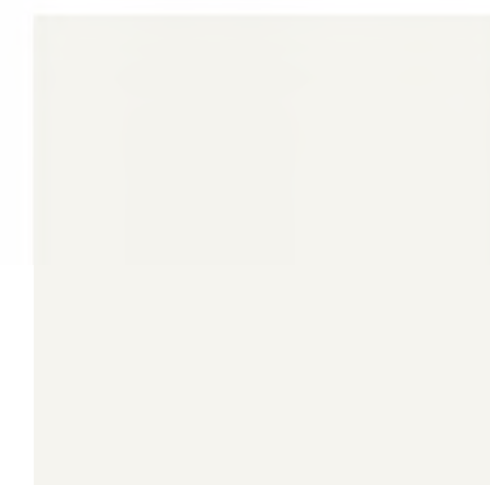
F1



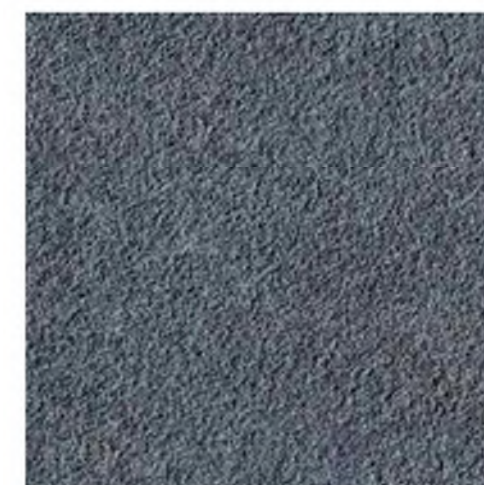
P1



P2

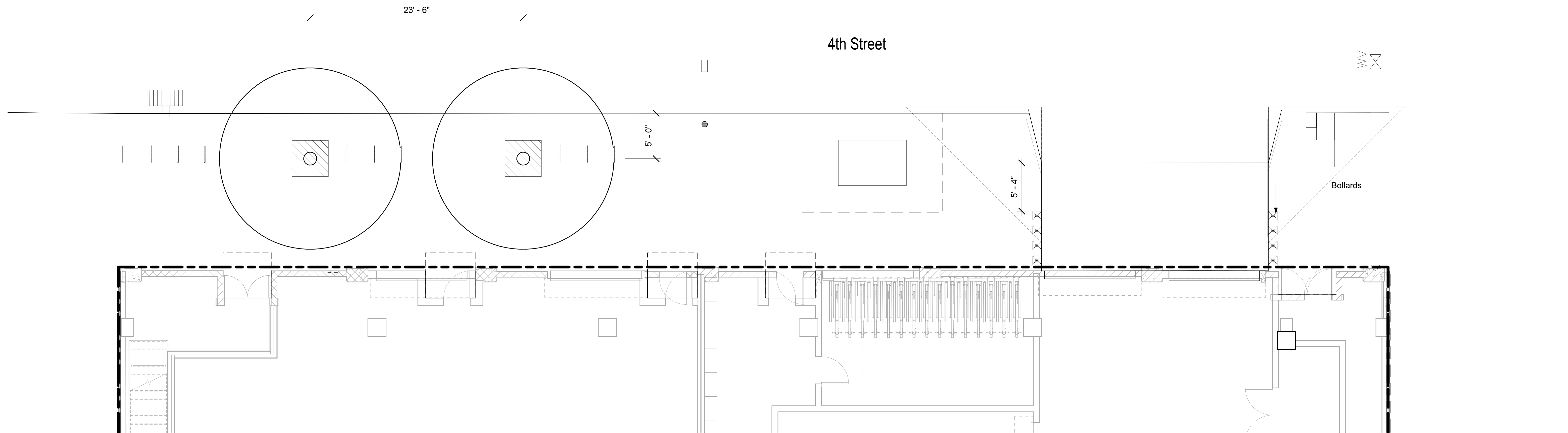


P3



S1

| LEGEND | |
|--------|--|
| B1 | STUCCO - FINE SAND FINISH GRAY |
| B2 | FIBER CEMENT PANEL CEMBRIT SOLID S101 PLUTO (508) OR EQUAL |
| B3 | STUCCO - FINE SAND FINISH WHITE |
| E1 | METAL PERFORATED RAILING |
| F1 | WINDOW FRAME ANODIZED ALUMINUM, DARK GRAY |
| P1 | PAINT SW 0061 SALON ROSE |
| P2 | PAINT SW 0060 ALEXANDRITE |
| P3 | PAINT WHITE |
| R1 | SINGLE-PLY MEMBRANE ROOFING |
| R2 | ASPHALT SHINGLES |
| S1 | FIBER CEMENT PANEL CEMBRIT PATINA ROUGH P070 OR EQUAL |



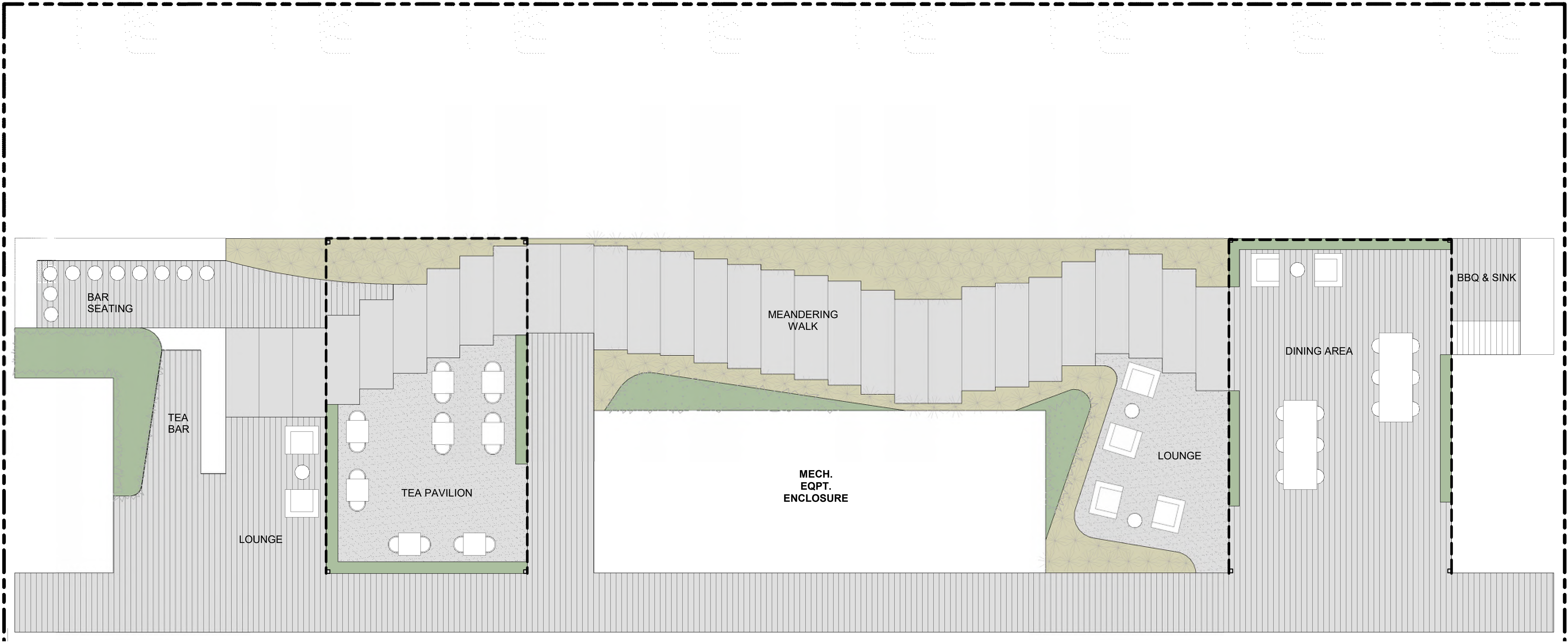
Trident Maple
Acer buergeranum



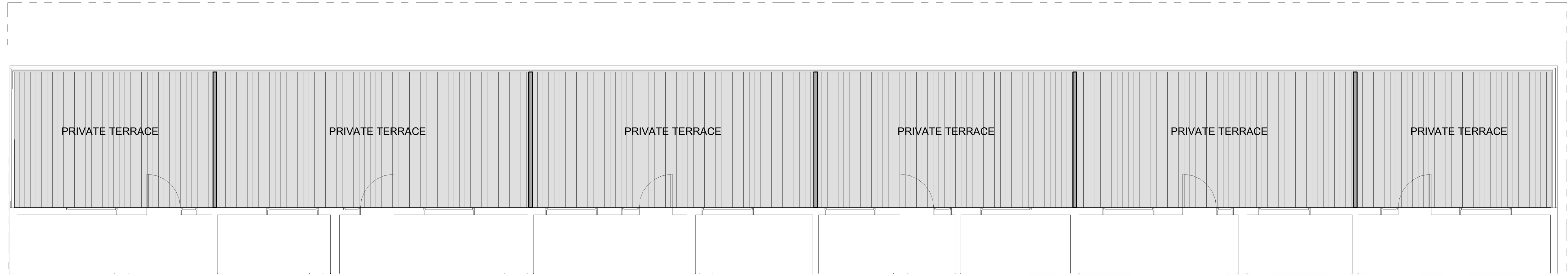
Inverted U
Bike Rack



Bollards



① ROOF MATERIALS PLAN
3/16" = 1'-0"



② PODIUM MATERIALS PLAN
3/16" = 1'-0"

ROOF GARDEN MATERIAL PALETTE



DINING TABLE



FLOOR SEATING



TRELLIS W/ SIDE SLAT PANELS



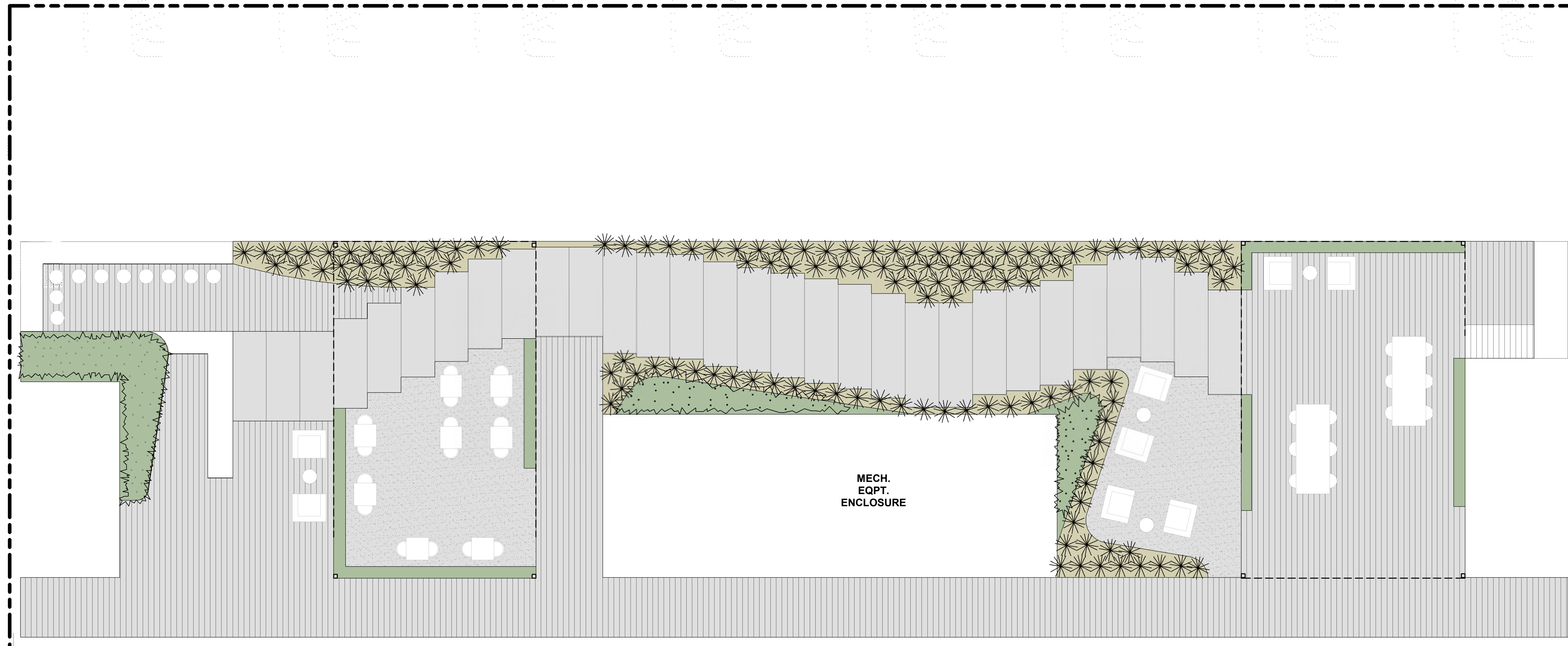
BBQ + SINK

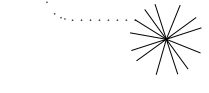
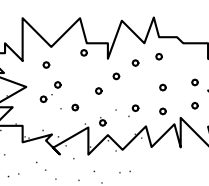



PLANTING AREAS



PAVING SLABS AND GRAVEL



-  White Cloud Muhly
-  Fishpole Bamboo
-  Side Slat Panels w/ Plants

① ROOF GARDEN PLANTING PLAN
3/16" = 1'-0"

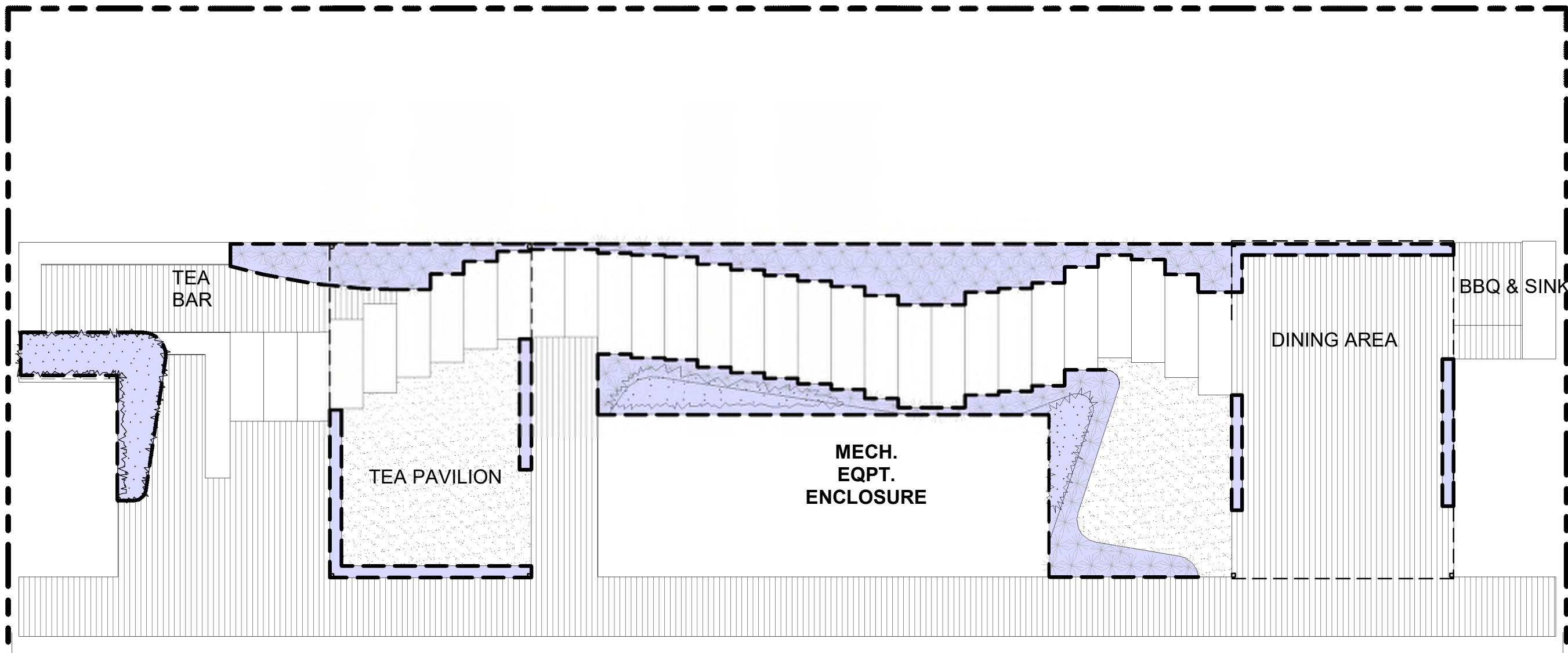
ROOF GARDEN PLANTING PALETTE



White Cloud Muhly
Muhlenbergia 'White Cloud'
L



Fishpole Bamboo
Phyllostachys aurea
L



② ROOF HYDROZONE PLAN
1" = 10'-0"

| | |
|------------------------|--|
| Date: | 1/6/2020 |
| Project Name: | Noodle Factory |
| Project Contact: | Jennifer Ivanovich |
| Project Contact Email: | jennifer@lowneyarch.com |

| Maximum Applied Water Allowance (MAWA) | Project Type | ETo | ETAF | Special Landscape Area (SLA) | Total Landscape Area including SLA | MAWA (gal/yr) |
|--|-----------------|------|------|------------------------------|------------------------------------|---------------|
| | Non-residential | 41.8 | 0.45 | - | 2,241 | 26,135 |

$MAWA = (ETo) * (0.62) * [(ETAF * LA) + ((1 - ETAF) * SLA)]$

| Estimated Total Water Use (ETWU) | ETo | (SF * PF) / IE | SLA | ETWU (gal/yr) |
|----------------------------------|------|----------------|-----|---------------|
| | 41.8 | 900 | - | 23,312 |

$ETWU = (ETo) * (0.62) * [(PF * SF / IE) + SLA]$

| | | |
|----------------------------------|-------|-----------------------------|
| Difference between MAWA and ETWU | 2,823 | Project meets water budget. |
|----------------------------------|-------|-----------------------------|

| ETWU Calculation (Regular landscape areas) | Zone # | Description | Select irrigation | Square Feet (SF) | Plant Factor (PF) | Irrigation Efficiency (IE) | (SF * PF) / IE |
|--|------------------------------------|--------------|-------------------|------------------|-------------------|----------------------------|----------------|
| | 1 | ony Moderate | Drip | 412 | 0.40 | 0.81 | 203 |
| | 2 | BalconyLow | Drip | 412 | 0.10 | 0.81 | 51 |
| | 3 | um Moderate | Drip | 719 | 0.40 | 0.81 | 355 |
| | 4 | Podium High | Drip | 64 | 0.70 | 0.81 | 55 |
| | 5 | Roof Deck | Drip | 634 | 0.30 | 0.81 | 235 |
| | Landscape area (not including SLA) | | | 2,241 | | | 900 |

| ETWU Calculation (Special Landscape Areas (SLA)) | Description | Square Feet (SF) | Plant Factor / Irrigation Efficiency (PF/IE) | (SF * PF) / IE |
|--|--------------------------------------|------------------|--|----------------|
| | Edible planting area | | 1.0 | - |
| | Multi-use and sports field turf area | | 1.0 | - |
| | Area irrigated with recycled water | | 1.0 | - |
| | Pool | | 1.0 | - |
| | Total SLA | 0 | | 0 |




| | |
|--|-------|
| Total Landscape Area (including SLA) from ETWU Calculation | 2,241 |
|--|-------|

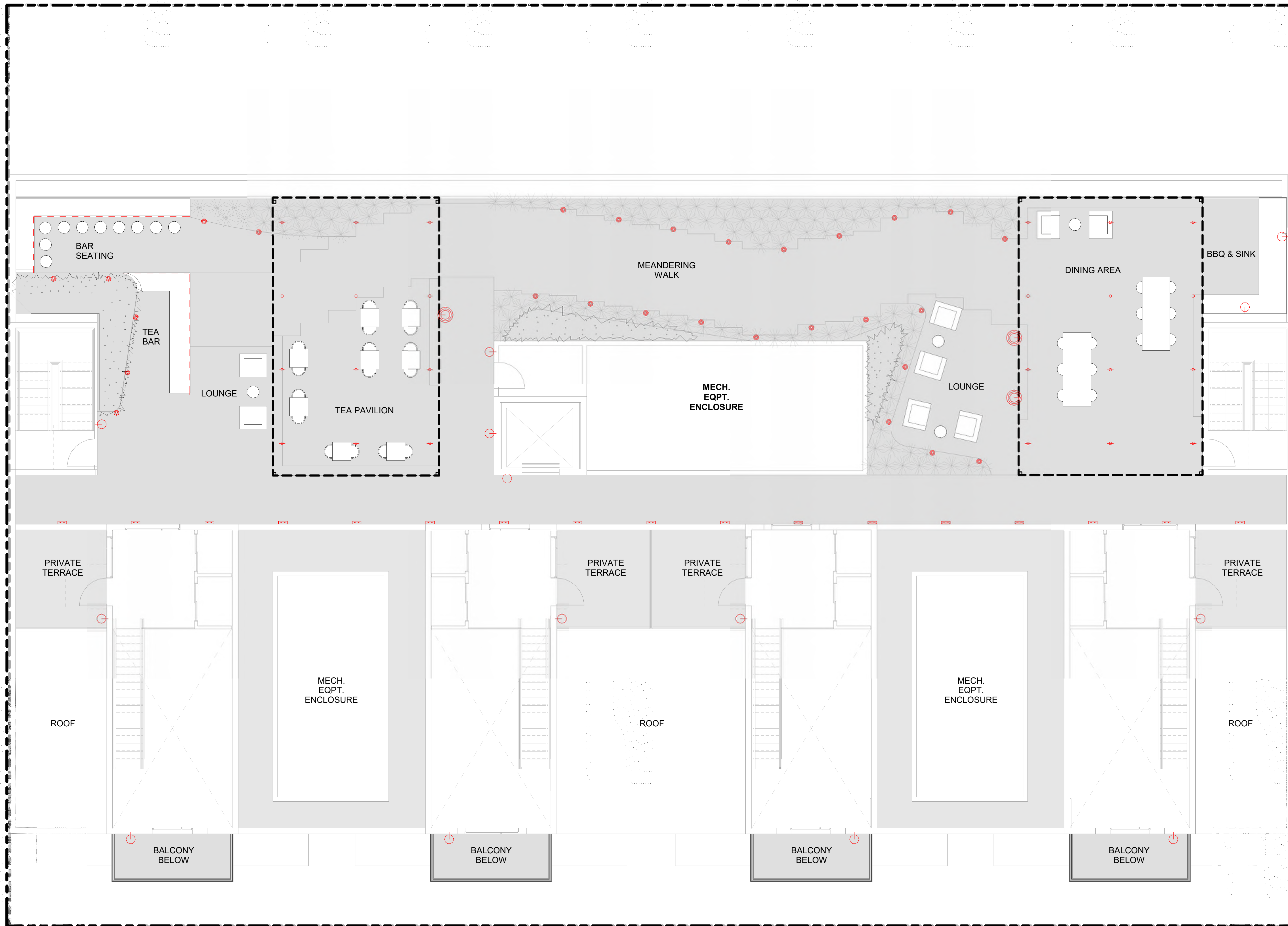
Irrigation design intent


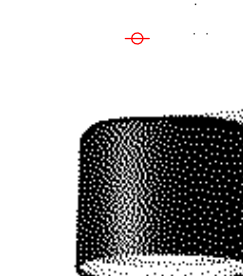


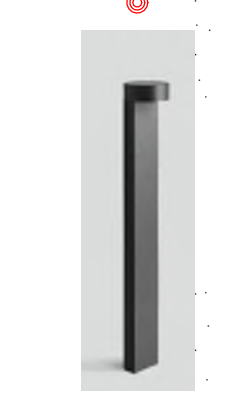


Irrigation system is designed to provide the minimum amount of water necessary to sustain good plant health. All selected components are commercial grade, selected for durability, vandal resistance and minimum maintenance requirement. The system is a combination of subsurface irrigation and tree bubblers as appropriate to plant type, exposure, and slope conditions.

Control of the system is via a weather-enabled controller capable of daily self-adjustment based on real-time weather conditions as measured by an on-site weather sensor.

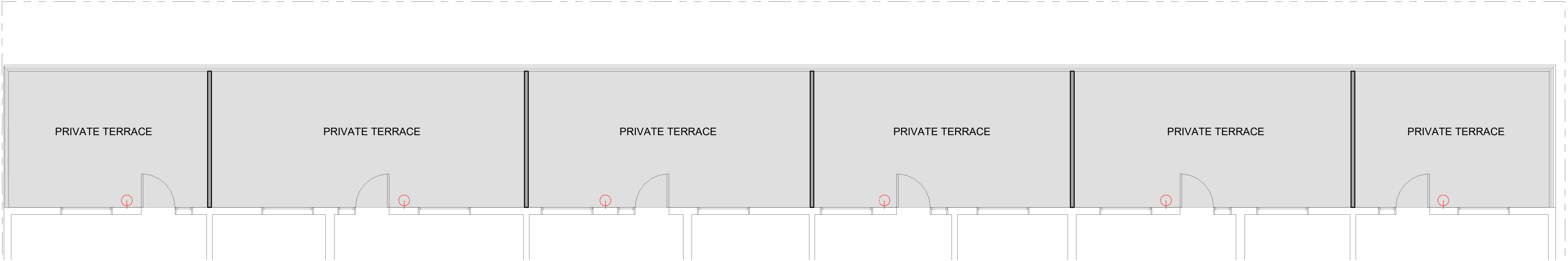
The system includes a master control valve and flow sensing capability which will shut down all or part of the system if leaks are detected.

-  High Water Use
-  Moderate Water Use
-  Low Water Use



-  Tape Light
PH-PERFORMANCE 300 (OUTDOOR)
BY KELVIX
<https://kelvix.com>
-  Can Light
LED CEILING-MOUNTED DOWNLIGHT
66975
BY BEGA
www.bega-us.com
-  Wall Mount
"PITCH SINGLE" 700WSPIT
BY TECHLIGHTING
www.techlighting.com
-  Wall Luminaire - Directed Light
33395
BY BEGA
www.bega-us.com
-  Bollard
PATHWAY BOLLARD
77 263
By BEGA
www.bega-us.com
-  Recessed Wall Luminaire - Directed Light
33058
By BEGA
www.bega-us.com
-  Recessed Lights
Q-CAP Flexible Fixtures
BY Q TRAN
BOXA- SW
www.q-tran.com

① ROOF LIGHTING PLAN
3/16" = 1'-0"



① PODIUM LIGHTING PLAN
3/16" = 1'-0"



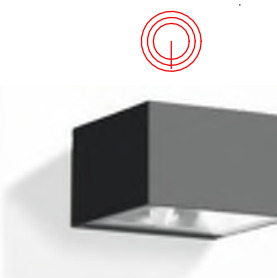
Tape Light
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<https://kelvix.com>



Can Light
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Bollard
PATHWAY BOLLARD
77 263
By BEGA
www.bega-us.com



Recessed Wall Luminaire - Directed Light
33058
By BEGA
www.bega-us.com



Recessed Lights
Q-CAP Flexible Fixtures
BY Q TRAN
BOXA- SW
www.q-tran.com