Oakland City Planning Commission STAFF REPORT

Case File Number: PLN17-052 **May 3, 2017**

Location:	**5817 Shattuck Avenue**
Assessors Parcel Number:	**015-1370-011-00**
Proposal:	To demolish existing structure (Dorsey's Locker) and construct a new 9-unit apartment development.
Owner:	Diller Capital
Applicant:	Jim Diller (650)269-4027
Case Number:	**PLN17-052**
Planning Permits Required:	Major Conditional Use Permit for nine (9) residential units in the RM-4 Zone; and Design Review for new construction.
General Plan:	Mixed Housing Residential
Zoning:	RM-4 Mixed Housing Residential Zone
Environmental Determination:	Exempt Section 15332 (Infill development projects) of the CEQA Guidelines; and Section 15183 (projects consistent with a community plan, general plan, or zoning).
Historic Status:	Not a Potentially Designated Historic Property (PDHP); Survey Rating: N/A
City Council District:	1
Status:	Pending
Finality of decision:	Appealable to City Council within 10 days
Action to be Taken:	Decision based on staff report.
For Further Information:	Contact case planner Maurice Brenyah-Addow at **(510) 238-6342 or** by email at **mbrenyah@oaklandnet.com**

SUMMARY

Diller Capital has filed an application with the Bureau of Planning to demolish an existing structure, formerly used as a restaurant (Dorsey's Locker), and construct a new three-story, nine-unit apartment building. The subject 0.23-acre (10,077 sq. ft.) site is located midblock on Shattuck Avenue between 58th Street and 59th Street and within a block from Bushrod Park.

Pursuant to Section 17.17.050(A) of the Oakland Municipal Code (O.M.C), a Conditional Use Permit (CUP) is required for five or more residential units. Under Section 17.134.020(A.1)(c)(ii), the CUP becomes a Major CUP for seven or more units in the RM-4 Zone. Pursuant to Section 17.17.020 Regular Design Review is also required for demolition of the existing structure and construction of the new project.

The proposed project is a well-designed contemporary residential facility, designed to fit in with the existing context which is a mixture of small to medium scale housing types. The new nine-unit apartment development complies with the CUP and Design Review criteria and all the other applicable regulations and development standards for the RM-4 Zone. The proposed development will enhance the Shattuck Avenue corridor with a new contemporary design. Staff recommends that the Planning Commission approve the project, subject to the attached conditions of approval.

(SEE MAP ON REVERSE SIDE)

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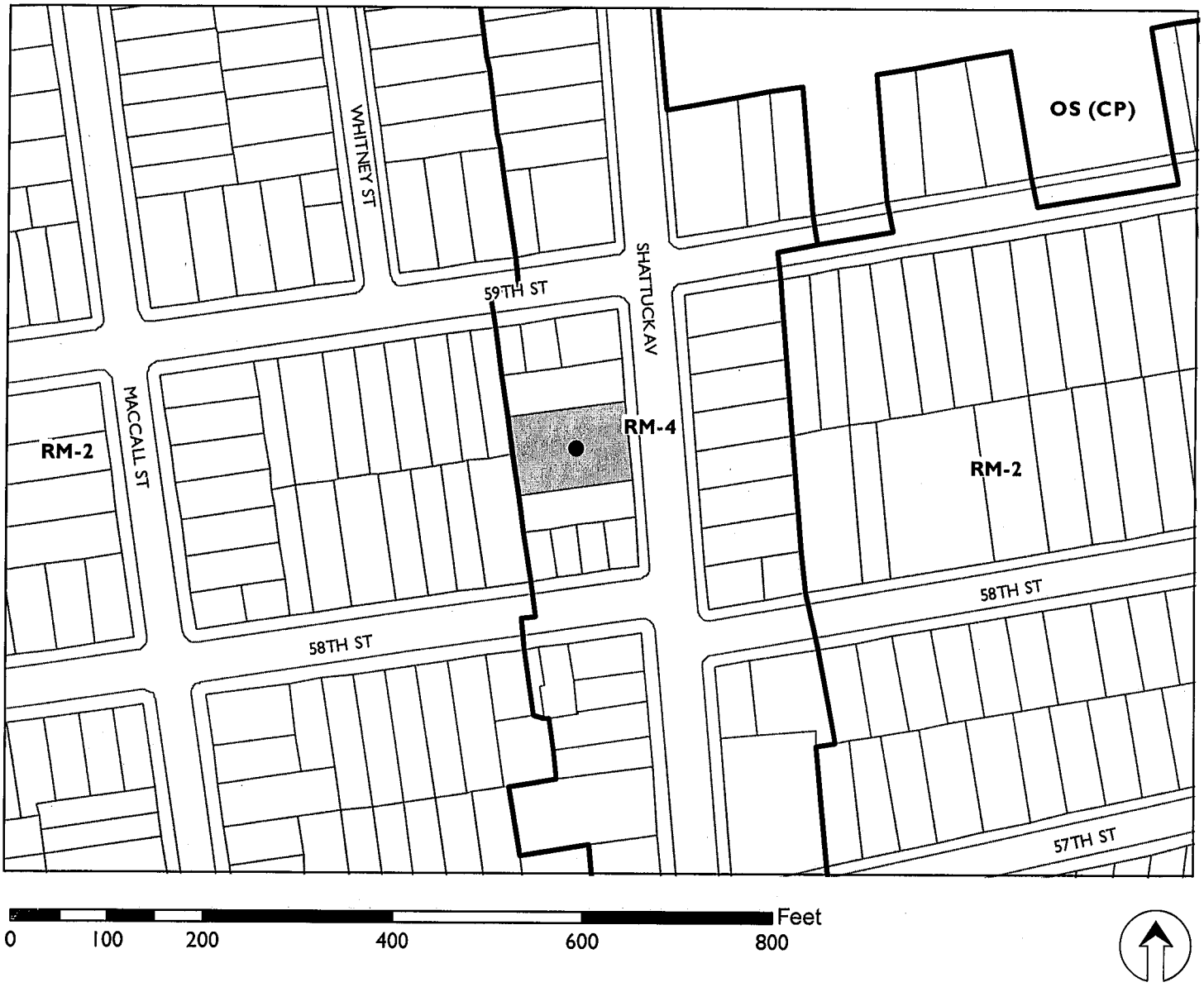
CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17052
Applicant: Jim Diller
Address: 5817 Shattuck Avenue
Zone: RM-4

PROPERTY DESCRIPTION

The subject 0.23-acre (10,077 sq. ft.) site is located midblock on Shattuck Avenue between 58th Street and 59th Street in North Oakland. The site contains a non-descript two-story building with surface parking that was previously used as a restaurant and bar (Dorsey's Locker) with an upper floor residential unit at some point in time. The vicinity has a variety of detached single-family and multi-family homes as well as incidental civic facilities such as a public park (Bushrod Park), an elementary school (Sankofa Academy) and commercial uses such as corner stores, medical offices, and book publishing (New Harbinger Publications). The former use has often been the subject of complaints from the nearby neighborhood for noise and nuisances associated with the bar.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing two-story building formerly used as a restaurant (Dorsey's Locker), and construction of a new three-story, nine-unit apartment building. The proposed design involves a ground level podium that contains an entry lobby and accessways, a motor court and living space. The two upper levels contain living spaces and group and private open spaces. The building mass is split into two wings linked by a central circulation area. This composition breaks up the bulk of the front elevation to achieve moderately-scaled building volumes similar in scale and proportion to the immediate detached residential structures. The main exterior materials of the project include cement plaster, hardie board siding, metal and glass. The design incorporates various elements and detailing including projecting, recessed, angled wall planes, a series of grouped fenestration, a rhythm of shapes and forms, and material changes, to achieve a visually attractive development that features distinctive elements that come together as a unified whole.

CEQA ANALYSIS

The project qualifies for Categorical Infill Exemption under Section 15332 of the state Environmental Quality Act (CEQA) Guidelines because: a) it is consistent with the Oakland General Plan; b) it occurs within city limits on a site less than 5 acres; c) the site has no value as habitat or endangered species; d) the project would not have significant effects on traffic, noise air quality or water quality; and, e) the site can be adequately served by required utilities and public services. On a separate and independent basis, the project qualifies under Section 15183 of the CEQA Guidelines for projects consistent with a community plan, general plan, or zoning.

GENERAL PLAN ANALYSIS

The subject site is located in the Mixed Housing Type Residential classification of the Land Use and transportation element (LUTE) of the Oakland General Plan which is intended to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes townhouses, small multi-unit buildings and neighborhood businesses where

appropriate. The proposed project is a small multi-unit development located along Shattuck Avenue, which is a major transit corridor in Oakland, and is therefore, consistent with the character of the Mixed Housing Type Residential classification. The proposed project is consistent in all significant respects with the following LUTE objectives and policies:

- *Objective N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future housing needs of the Oakland community.* The project will provide the North Oakland community with nine new housing units.
- *Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority for the City of Oakland.* The City of Oakland's Bureau of Planning staff have streamlined its systems in order to facilitate the construction of new homes and assist developers with navigating the permitting process smoothly and in a timely manner. Staff met with the applicant on several occasions to provide information and direction during the design development of the project.
- *Policy N3.2, Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City Oakland.* The project is proposed for a site located in North Oakland. The new development will be an infill development for the currently underutilized site.

ZONING ANALYSIS

The subject site is located in the RM-4 Zone which is intended to create, maintain, and enhance residential areas typically located on or near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings at somewhat higher densities than RM-3, and neighborhood businesses where appropriate. The project requires Regular Design Review for the demolition of the existing structure and construction of the project pursuant to Section 17.17.020 of the Oakland Municipal Code (O.M.C.) Furthermore and pursuant to Sections 17.17.050(A) and 17.134.020(A.1)(c)(ii) of the O.M.C., a Conditional Use Permit (CUP) is required for five or more residential units and a Major CUP is required for seven or more units in the RM-4 zone.

The project complies with the applicable development standards as follows:

Development Standards

Development Standard	Required	Proposed
Max. Residential Density	9 units (1,100 sq. ft./unit)	9 units
Max. Height	35 ft.	30 ft.
Min. setbacks	15ft. front; 4 ft. sides; 15 ft. rear	15 ft. front; 4 ft. sides; 15 ft. rear
Min. useable open space	1,575 sq. ft. (175 sq. ft./unit)	6,778 sq. ft./unit
Reqd. Bicycle Parking	2 Long term(LT)1/10 units 2 Short Term(ST) 1/20 units	2 LT 2 ST
Reqd. off-street parking	9 spaces	9 spaces

KEY ISSUES AND IMPACTS

Overall, the proposed project site plan and design is successful and consistent with the goal of creating a befitting medium-density housing development in North Oakland. The key issues and impacts are discussed below:

New housing in North Oakland
The proposed nine-unit housing development is located on Shattuck Avenue, which is a major transit corridor. The new housing will provide more housing stock and help ease the housing crises in Oakland. The setting provides opportunities for convenient accommodations with easy access to neighborhood shops, services and public transit.

Automobile Parking
The project provides nine off-street parking spaces within a ground level motor court that has a combination of four individual garages and five (5) open parking stall spaces.

Site Plan, Building Design and Landscaping
The site plan presents a medium-density development that responds to the context of urbanized development in the vicinity. The design achieves a visually attractive development that features distinctive elements that come together as a unified whole. The proposed landscaping include trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

Useable Open Space
The RM-4 zone requires 175 square feet of useable open space per dwelling unit and a total of 1,575 square feet for the entire development. The project provides a total of 6,778 square feet. The project also incorporates landscaping (softscape and hardscape) to enhance the open areas to achieve a net reduction of peak flow stormwater run-off.

RECOMMENDATIONS:

Based on the analysis contained in this report, the findings, and the conditions of approval attached to this report and elsewhere within the administrative record, staff believes that the proposed project is an appropriate development that will further the overall objectives of the Oakland General Plan, particularly related to encouraging new infill housing. Thus, staff recommends that the Commission:

1. Affirm staff's CEQA determination; and

2. Approve the Design Review subject to the attached Findings and Conditions of Approval.

Prepared by:

MAURICE BRENYAH-ADDOW - Planner III

Reviewed by:

SCOTT MILLER - Zoning Manager

Approved for forwarding to the
City Planning Commission:

DARIN RANELLETTI – Interim Director
Planning and Building Department

ATTACHMENTS: A. Project Plans

ATTACHMENT A: FINDINGS

This proposal meets the required findings and standards under Sections 17.134.050, *Conditional Use Permit* and 17.136.050, *Regular Design Review* criteria of the Oakland Planning Code as set forth below. Required findings are shown in normal type; reasons your proposal satisfies them are shown in **bold** type.

SECTION 17.134.050:

(a) That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.
Pursuant to Sections 17.17.050(A) and 17.134.020(A.1)(c)(ii) of the Oakland Municipal Code (O.M.C), a Conditional Use Permit (CUP) is required for five or more residential units and a Major CUP is required for seven or more units in the RM-4 zone. The proposed density is appropriate for the subject site because Shattuck Avenue is a major transit corridor that calls for higher density developments. The proposed nine residential units will be compatible with the mixed housing type neighborhood in that it is similar in scale, bulk, lot coverage and density to the small multi-family buildings in the vicinity.

(b) That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.
The project will create a convenient and functional living environment for future residents by means of providing spacious dwelling units with useable indoor and outdoor spaces and appropriate number of off-street parking. The new units will be an improvement to the currently underutilized site.

(c) That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.
The proposed project will be residential in nature and use. This will contribute to the successful operation of the surrounding area in its basic community function as a medium density residential area with incidental civic and commercial uses. Further, the project meets the intent and character of the Mixed Housing Type LUTE designation.

(d) That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURES at Section 17.136.070(a). **The proposed**

contemporary design applies techniques to minimize perceived bulk, scale down the building masses, and minimize potential adverse impacts on adjoining buildings and is therefore compatible with the development pattern and architectural styles in the neighborhood, and therefore, the proposal conforms to the applicable design review criteria.

(e) That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council. **The proposed small multi-family development, deigned to the maximum allowed density and located on a major transit corridor conforms to the Mixed Housing Type Residential General Plan which encourages the development of medium density residential units along transit corridors. Specifically, the project is consistent with LUTE Policies N3.1, N3.2. N6.1 and N7.1.**

SECTION 17.136.050(a)
REGULAR DESIGN REVIEW FINDINGS:

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. **The proposed new development responds to the Shattuck Avenue corridor surroundings with a three-story structure that has a ground floor occupied space and parking. The design incorporates elements and materials that articulate the façades with recesses and projections to manage massing and minimize perceived bulk. The overall design relates well to the surrounding area in their setting, scale, bulk, height, materials and textures. Therefore, the proposed new project will be compatible with the surroundings in its setting, scale, bulk, height, materials and textures.**

2. That the proposed design will protect, preserve or enhance desirable neighborhood characteristics. **The proposed new housing development will result in a new and attractive building structure that will revitalize the neighborhood. The attached standard conditions of approval will ensure that all potential negative impacts have been reduced to less than significant.**

3. That the proposed design will be sensitive to the topography and landscape.
The proposed development is expected to involve minimal earthwork for foundations and other site improvements.

4. That if situated on a hill, the design and massing of the proposed building relates to the grade of the hill. **N/A**

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City council. **See Section 17.134.050(e) above.**

CONDITIONS OF APPROVAL

1. **Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, Staff report and the approved plans **dated February 27, 2017 and submitted February 27, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. **Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **Two Calendar Years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. **Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. **Minor and Major Changes**

a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.

b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent

permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. **Compliance with Conditions of Approval**

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. **Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. **Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. **Indemnification**

a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland

City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

13. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

AESTHETICS

14. Graffiti Control

Requirement:

a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the

mitigation of the impacts of graffiti. Such best management practices may include, without limitation:

i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.

ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.

iii. Use of paint with anti-graffiti coating.

iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:

i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.

ii. Covering with new paint to match the color of the surrounding surface.

iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Landscape Plan

a. Landscape Plan Required

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

b. Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of $2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. ***Landscape Maintenance***

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

AIR QUALITY

17. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

Requirement: The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:

a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.

e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).

f. Limit vehicle speeds on unpaved roads to 15 miles per hour.

g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.

h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").

i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

BIOLOGICAL RESOURCES

19. Tree Permit

a. Tree Permit Required

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Tree Protection During Construction

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.

ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.

iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.

v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.

vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

*c. **Tree Replacement Plantings***

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.

ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.

iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.

iv. Minimum planting areas must be available on site as follows:

- For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
- For other species listed, seven hundred (700) square feet per tree.

v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.

vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

CULTURAL RESOURCES

20. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

GEOLOGY AND SOILS

22. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

23. Soils Report

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Seismic Hazards Zone (Landslide/Liquefaction)

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

HAZARDS AND HAZARDOUS MATERIALS

25. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
b. Avoid overtopping construction equipment fuel gas tanks;
c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
d. Properly dispose of discarded containers of fuels and other chemicals;

e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and

f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

HYDROLOGY AND WATER QUALITY

26. Erosion and Sedimentation Control Measures for Construction

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Erosion and Sedimentation Control Plan for Construction

d. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms

and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

e. ***Erosion and Sedimentation Control During Construction***

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
b. Utilize permeable paving in place of impervious paving where appropriate;
c. Cluster structures;
d. Direct roof runoff to vegetated areas;
e. Preserve quality open space; and
f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

29. Source Control Measures to Limit Stormwater Pollution

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

a. Stencil storm drain inlets "No Dumping – Drains to Bay;"
b. Minimize the use of pesticides and fertilizers;
c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
d. Cover trash, food waste, and compactor enclosures; and
e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
g. Dumpster drips from covered trash, food waste, and compactor enclosures;
h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
j. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing
Initial Approval: N/A
Monitoring/Inspection: N/A

30. NPDES C.3 Stormwater Requirements for Small Projects

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:

a. Direct roof runoff into cisterns or rain barrels for reuse;
b. Direct roof runoff onto vegetated areas;
c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;
d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction. The design and installation of the measure(s) shall comply with all applicable City requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

NOISE

31. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.

b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.

c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers,

ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.

b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

c. Applicant shall use temporary power poles instead of generators where feasible.

d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.

e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

33. Extreme Construction Noise

a. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;

ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;

iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;

iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and

v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

34. Project-Specific Construction Noise Reduction Measures

Requirement: The project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts. The project applicant shall implement the approved Plan during construction

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

35. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

a. Designation of an on-site construction complaint and enforcement manager for the project;

b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
c. Protocols for receiving, responding to, and tracking received complaints; and
d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

36. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

TRANSPORTATION/TRAFFIC

37. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

c. ***Repair of City Streets***

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

38. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

UTILITY AND SERVICE SYSTEMS

39. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of $50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

40. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

41. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

42. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

i. The following information shall be submitted to the City for review and approval with the application for a building permit:

- Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
- Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.

- Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
- Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
- Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
- Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
- Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

ii. The set of plans in subsection (i) shall demonstrate compliance with the following:

- CALGreen mandatory measures.
- All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
- **53 points** per the appropriate checklist approved during the Planning entitlement process.
- All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
- The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.

ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.

iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. ***Compliance with Green Building Requirements After Construction***
Requirement: Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to **Green Building Certification Institute** and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

43. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

44. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

_____
Name of Project Applicant

_____
Signature of Project Applicant

_____
Date

APPROVED BY:

City Planning Commission:_____(date)_____(vote)

&	AND
<	ANGLE, LESS THAN
>	ANGLE, GREATER THAN
@	AT
/	PER
#	POUND OR NUMBER
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AWG	AMERICAN WIRE GAGE
BD	BOARD
BETW	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOF	BOTTOM OF FOOTING
BOT	BOTTOM
BUR	BUILT-UP ROOF
C	CENTERLINE
CAB	CABINET
CAR	COLD AIR RETURN
CB	CATCH BASIN
CC	CEMENT COATED
CEC	CALIFORNIA ENERGY COMMISSION
CI	CAST IRON
CJ	CEILING JOIST
CLO	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COAX	COAXIAL CABLE
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPTR	COMPUTER
CU	CUBIC
DBL	DOUBLE
DF	DOUGLAS FIR
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL
DIST	DISTRIBUTION
DIV	DIVIDED OR DIVISION
DN	DOWN
DR	DOOR
DSP	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EJ	EXPANSION JOINT
ELECT	ELECTRIC
ELEV	ELEVATION
EN	EDGE NAIL
ENGR	ENGINEER
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
(E) EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FJ	FLOOR JOIST
FL. FLR	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FP	FIREPLACE OR FULL PENETRATION
FR	FLOOR REGISTER
FS	FAR SIDE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GEN	GENERAL
GFI	GROUND FAULT INTERRUPTOR
GI	GALVANIZED IRON
GL	GLAZING OR GLASS
GR	GRADE
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDG	HOT DIP GALVANIZED
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HTR	HEATER
HW	HOT WATER
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
KD	KILN-DRIED
LAV	LAVATORY
LB	POUND
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
MAX	MAXIMUM
MB	MACHINE BOLT
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MSRY	MASONRY
MTD	MOUNTED
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	DIAMETER
O/	OVER
OA	OVERALL
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFCI	OWNER FURNISH, CONTRACTOR INSTALL
OH	OVERHANG
OPP HAND	OPPOSITE HAND
OPNG	OPENING
OVHD	OVERHEAD
PL	PLATE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAL FOOT
PLY	PLYWOOD
PR	PAIR
PRCST	PRECAST
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED WITH PRESERVATIVE
RD	ROOF DRAIN
REINF	REINFORCEMENT
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION OR REVISED
RH	RIGHT HAND
RJ	ROOF JOIST
RM	ROOM
RO	ROUGH OPENING OR ROLL OUT
RS	RING SHANK
RWD	REDWOOD
RWL	RAIN WATER LEADER
SAD	SEE ARCHITECTURAL DRAWINGS
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SH	SHELF
SHT	SHEET
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
STAGG'D	STAGGERED
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SUSP	SUSPEND (ED)
SYM	SYMMETRICAL
T & B	TOP & BOTTOM
TC	TOP OF CURB
T & G	TONGUE & GROOVE
TEMP	TEMPERED
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TPH	TOILET PAPER HOLDER
TW, TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VGDF	VERT. GRAIN DOUG. FIR (10 RING/IN. MIN.)
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WP	WATERPROOF
WP'ING	WATERPROOFING
WR	WALL REGISTER

1 ABBREVIATIONS

GENERAL

CENTERLINE OF ELEMENT; FACE OF STUD (F.O.S.) TYP.; FACE OF FINISH (F.O.F.)	DIMENSIONING
2 A6.3 — DRAWING + SHEET NUMBER	BUILDING SECTION IDENTIFICATION
2 A6.3 — DRAWING + SHEET NUMBER	EXTERIOR ELEVATION IDENTIFICATION
2 A6.3 — DRAWING + SHEET NUMBER	DETAIL IDENTIFICATION
N, W, E, S; ARROW SHOWS ELEVATION; 2 A6.3 — DRAWING NUMBER; SHEET NUMBER	INTERIOR ELEVATION IDENTIFICATION
+104.0	DATUM POINT
+9'-6"	CEILING HEIGHT
1	SHEET NOTE
NAME # — ROOM NAME; ROOM NUMBER	ROOM IDENTIFICATION (SEE INTERIOR FINISH SCHEDULE FOR ALL FINISHES.)
1	DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR REVISIONS ARE PERMANENT)

SCHEDULES

A — DOOR MARK	DOOR IDENTIFICATION (SEE DOOR/WINDOW SCHEDULE.)
1 — WINDOW MARK	WINDOW TYPE (SEE DOOR/WINDOW SCHEDULE)
B	WALL/PARTITION TYPE (SEE WALL SCHEDULE)
1	APPLIANCE (SEE APPLIANCE SCHEDULE)

3 DRAWING SYMBOLS

ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND THE CODES LISTED BELOW:

2016 CALIFORNIA CODES

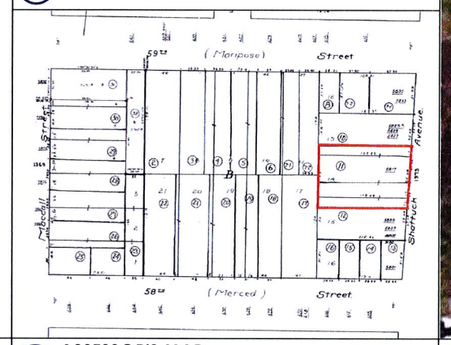
1. 2016 BUILDING STANDARDS ADMINISTRATIVE CODE. PART 1, CBSC
2. 2016 CALIFORNIA BUILDING CODE (CBC), PART 2 CBSC (2012 IBC & CALIFORNIA AMENDMENTS)
3. 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CBSC (2011 NATIONAL ELECTRICAL CODE & CALIFORNIA AMENDMENTS)
4. 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBSC (2012 UNIFORM PLUMBING CODE & CALIFORNIA AMENDMENTS)
5. 2016 CALIFORNIA ENERGY CODE (CPC), PART 6, CBSC
6. 2016 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, CBSC
7. 2016 CALIFORNIA FIRE CODE, PART 9, CBSC (2012 INTERNATIONAL FIRE CODE & CALIFORNIA AMENDMENTS)
8. TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS
9. 2016 CALIFORNIA MECHANICAL CODE
10. NFPA 72 (2013)
11. NFPA 13 (2013)

OAKLAND AMENDMENTS

1. 2013 OAKLAND BUILDING CONSTRUCTION CODE
2. 2010 SUSTAINABLE GREEN BUILDING REQUIREMENTS FOR PRIVATE DEVELOPMENT

APPLICABLE FEDERAL CODES & STANDARDS:
TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

5 APPLICABLE CODES



4 ASSESSOR'S MAP

8 AERIAL PHOTO
NOT TO SCALE

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY CODES AND REGULATIONS LISTED HEREIN AND AS REQUIRED BY THE STATE OF CALIFORNIA AND ALL RELEVANT REGULATORY BODIES.

2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK. FOLLOW NUMERICAL DIMENSIONS: DO NOT SCALE.

3. FLOOR PLAN DIMENSIONS SHOWN ARE FACE OF FINISH AT NEW CONSTRUCTION.

4. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE AND THROUGHOUT THE COURSE OF WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING THE WORK RELATED TO THAT BEING INSPECTED.

5. BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING SITE CONDITIONS AND DETERMINE THE EXTENT OF THE EXISTING FINISHES, SPECIALTIES, AND OTHER ITEMS WHICH MUST BE REMOVED AND INSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT. COORDINATE AND MAKE THIS INSPECTION WITH THE OWNER.

6. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPLE AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. SUCH WORK IS ALSO PART OF THIS CONTRACT.

7. DO NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS.

8. WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH TO THE SATISFACTION OF THE ARCHITECT.

9. BEFORE BEGINNING WORK, CREATE AN ACCOUNT AT GREEN HALO TO MONITOR CONSTRUCTION AND DEMOLITION DEBRIS DISPOSAL. ENSURE THAT ALL DEBRIS DISPOSAL IS ACCOUNTED FOR ON PAPER RECEIPTS, WITH AMOUNT RECYCLED TRACKED.

10. INDOOR PLUMBING: INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN CALGREEN.

11. PEST PROTECTION: ANNULAR SPACE AROUND PIPES, ELECTRICAL CABLES, CONDUITS, AND OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD FOR PROTECTION AGAINST RODENTS.

12. CONTRACTOR TO VERIFY THAT WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE IN COMPLIANCE WITH CALGREEN 4.505.3.

13. HVAC SYSTEM TO BE DESIGNED AND INSTALLED TO ACCA MANUAL J, D, AND S.

14. HVAC INSTALLER TO BE TRAINED AND CERTIFIED VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM, OR OTHER PROGRAM ACCEPTABLE TO THE BUILDING SERVICES DIVISION.

15. DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM.

16. ALL MATERIALS TO MEET MANDATORY REQUIREMENTS OF CALGREEN.

2 GENERAL NOTES

OWNER: DILLER CAPITAL
JIM DILLER, PRINCIPAL
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PROJECT MANAGER/G.C.: TBD

ARCHITECT: CARRIE SHORES
LARSON SHORES ARCHITECTURE + INTERIORS
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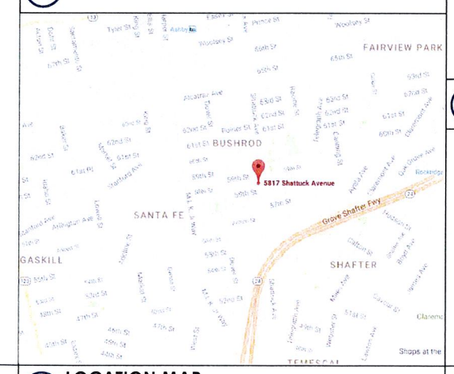
EMAIL: carrie@larsonshores.com

ENGINEER: KEVIN TREAT
KPW STRUCTURAL ENGINEERS
55 HARRISON STREET #550
OAKLAND, CA 94607
TEL: 510.208.3300
EMAIL: treat@kpwse.com

7 PROJECT TEAM



6 LOCATION MAP
NOT TO SCALE

ARCHITECTURAL:	A0.0	PROJECT INFORMATION
	A0.1	CODE SUMMARY & SITE DIAGRAM LAYOUTS
	A0.2	SHADOW STUDIES
	A0.3	RENDERINGS
	A1.0	SITE SURVEY
	A1.1	PROPOSED SITE/ROOF PLAN
	A2.0	FIRST FLOOR OVERALL PLAN
	A2.1	SECOND FLOOR OVERALL PLAN
	A2.2	THIRD FLOOR OVERALL PLAN
	A3.0	EAST & SOUTH ELEVATIONS
	A3.1	WEST & NORTH ELEVATIONS
	A3.2	STREET CONTEXT ELEVATIONS
	A4.0	BUILDING SECTIONS
LANDSCAPE:	L.1	FIRST FLOOR LAYOUT PLAN
	L.2	THIRD FLOOR LAYOUT PLAN
	L.3	LAYOUT NOTES AND DETAILS 1/2
	L.4	FIRST FLOOR PLANTING PLAN
	L.5	THIRD FLOOR PLANTING PLAN
	L.6	FIRST FLOOR IRRIGATION PLAN 1/2
	L.7	FIRST FLOOR IRRIGATION PLAN 2/2
	L.8	THIRD FLOOR IRRIGATION PLAN
	L.9	IRRIGATION CALCS AND NOTES

10 SHEET INDEX

DESCRIPTION OF WORK:
DEMOLISH EXISTING RESTAURANT, REPLACE WITH NINE-UNIT MULTIFAMILY RESIDENTIAL WITH ON-SITE PARKING.

ADDRESS: 5817 SHATTUCK AVE.

ZONING DESIGNATION:	RM-4
APN:	015-1370-011-00
ACTUAL SITE AREA (SF):	10,077.85 SF
PROPOSED FLOOR AREA:	16,608 SF
PROPOSED NUMBER OF STORIES:	3
PROPOSED ON-SITE PARKING:	9 SPACES
PROPOSED BUILDING HEIGHT:	30'-10"
FIRE SPRINKLERS:	YES
CONSTRUCTION TYPE:	VA
EXISTING STRUCTURE:	EXISTING RESTAURANT TO BE DEMOLISHED
YEAR OF CONSTRUCTION:	UNKNOWN
OCHS RATING:	NONE

9 PROJECT DATA

LARSON SHORES
ARCHITECTURE AND INTERIORS

ARCHITECT:
LARSON SHORES ARCHITECTURE + INTERIORS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
PROJECT ARCHITECT: CARRIE SHORES

OWNER:
DILLER CAPITAL
PO BOX 620341
WOODSIDE, CA 94062
JIM@DILLERCAPITAL.COM

LICENSED ARCHITECT — CARRIE FINLAY SHORES — C-29312 — 2-28-19 RENEWAL DATE — STATE OF CALIFORNIA

DEVELOPMENT
5817 SHATTUCK AVE
OAKLAND, CA 94609

SUBMITTAL:

PLANNING SET
FEBRUARY 2017

REVISIONS:

△	DATE	DESCRIPTION

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SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER:

A0.0

CODE ANALYSIS

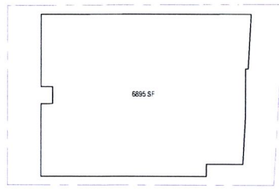
PERMITTED DENSITY

OMC TABLE 17.17.03: PROPERTY DEVELOPMENT STANDARDS

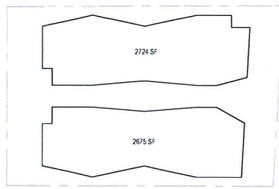
CONDITIONALLY PERMITTED DENSITY (ONLY FOR LOTS 4,000 SF. OR GREATER): FOR 5 OR MORE UNITS, 1 UNIT PER 1,100 SF. OF LOT AREA

LOT SIZE: 10,281 SF / (1 UNIT / 1100 SF) = 9 UNITS

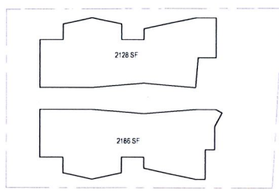
GROSS SQUARE FOOTAGE (FLOOR AREA):



FIRST FLOOR

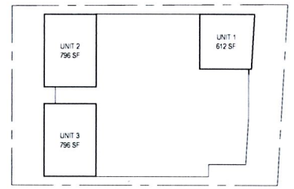


SECOND FLOOR

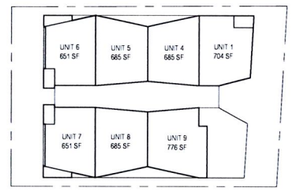


THIRD FLOOR

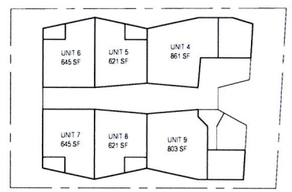
FLOOR	PERMITTED FLOOR AREA	GROSS SQUARE FOOTAGE
1	NO LIMIT	6895 SF
2	NO LIMIT	5399 SF
3	NO LIMIT	4314 SF
TOTAL		16,608 SF



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

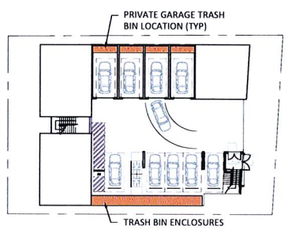
PROPOSED UNIT SIZES:

UNIT #	FLOOR AREA	PRIVATE OPEN SPACE	TOTAL
1	1316 SF	457 SF	1773 SF
2	796 SF	636 SF	1432 SF
3	796 SF	634 SF	1430 SF
4	1546 SF	270 SF	1816 SF
5	1306 SF	63 SF	1369 SF
6	1296 SF	159 SF	1455 SF
7	1296 SF	159 SF	1455 SF
8	1306 SF	63 SF	1369 SF
9	1579 SF	231 SF	1810 SF

RECYCLING AND TRASH

OMC 17.118.030 - RECYCLING SPACE ALLOCATION REQUIREMENTS.
THE DESIGN, LOCATION AND MAINTENANCE OF RECYCLING COLLECTION AND STORAGE AREAS MUST SUBSTANTIALLY COMPLY WITH THE PROVISIONS OF THE OAKLAND CITY PLANNING COMMISSION "GUIDELINES FOR THE DEVELOPMENT AND EVALUATION OF RECYCLING COLLECTION AND STORAGE AREAS," AS THEY MAY BE AMENDED. IN ADDITION, SPACE DEVOTED TO THE COLLECTION AND STORAGE OF RECYCLABLE MATERIALS SHALL BE ADEQUATE IN CAPACITY, NUMBER AND DISTRIBUTION TO SERVE THE AFFECTED DEVELOPMENT.

A. SPACE ALLOCATED FOR RECYCLING COLLECTION AND STORAGE AREAS WITHIN AFFECTED RESIDENTIAL PROJECTS SHALL BE PROVIDED IN THE AMOUNT OF TWO CUBIC FEET OF STORAGE AND COLLECTION SPACE PER RESIDENTIAL UNIT, WITH A MINIMUM REQUIREMENT THAT NOT LESS THAN TEN CUBIC FEET BE PROVIDED.



EACH UNIT PROVIDED WITH TRASH BIN AREA WITH MIN. 58 CUFT, SUFFICIENT TO HOLD 3 LARGE ROLLING BINS FOR TRASH, RECYCLING, AND COMPOSTABLES, TO BE PLACED AT THE CURB FOR COLLECTION WEEKLY BY OCCUPANT.

REQUIRED COLLECTION AREA:
16,608 GROSS SF / 1000 = 17 CUFT

PROVIDED COLLECTION AREA:
58 CUFT X 9 UNITS = 522 CUFT

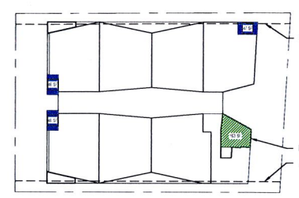
PUBLIC & PRIVATE OPEN SPACE

OMC 17.126.030 - GROUP USABLE OPEN SPACE.
ALL REQUIRED GROUP USABLE OPEN SPACE SHALL CONFORM TO THE FOLLOWING STANDARDS:
C. SIZE AND SHAPE. AN AREA OF CONTIGUOUS SPACE SHALL BE OF SUCH SIZE AND SHAPE THAT A RECTANGLE INSCRIBED WITHIN IT SHALL HAVE NO DIMENSION LESS THAN FIFTEEN (15) FEET.

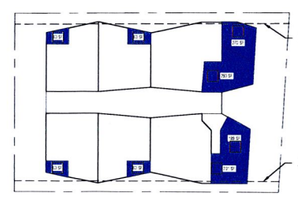
OMC 17.126.040 - PRIVATE USABLE OPEN SPACE.
ALL REQUIRED PRIVATE USABLE OPEN SPACE SHALL CONFORM TO THE FOLLOWING STANDARDS:
B. LOCATION. THE SPACE MAY BE LOCATED ANYWHERE ON THE LOT, EXCEPT THAT GROUND-LEVEL SPACE SHALL NOT BE LOCATED IN A REQUIRED MINIMUM FRONT YARD AND EXCEPT THAT ABOVE-GROUND-LEVEL SPACE SHALL NOT BE LOCATED WITHIN FIVE (5) FEET OF AN INTERIOR SIDE LOT LINE.
C. SIZE AND SHAPE. AN AREA OF CONTIGUOUS GROUND-LEVEL SPACE SHALL BE OF SUCH SIZE AND SHAPE THAT A RECTANGLE INSCRIBED WITHIN IT SHALL HAVE NO DIMENSION LESS THAN TEN (10) FEET. AN AREA OF ABOVE-GROUND-LEVEL SPACE SHALL BE OF SUCH SIZE AND SHAPE THAT A RECTANGLE INSCRIBED WITHIN IT SHALL HAVE NO DIMENSION LESS THAN FIVE (5) FEET.
F. ENCLOSURE. GROUND-LEVEL SPACE SHALL BE SCREENED FROM ABUTTING LOTS, STREETS, ALLEYS, AND PATHS, FROM ABUTTING PRIVATE WAYS, AND FROM OTHER AREAS ON THE SAME LOT BY A BUILDING WALL, BY DENSE LANDSCAPING NOT LESS THAN FIVE AND ONE-HALF (5½) FEET HIGH AND NOT LESS THAN THREE (3) FEET WIDE, OR BY A SOLID OR GRILLE, LUMBER OR MASONRY FENCE OR WALL NOT LESS THAN FIVE AND ONE-HALF (5½) FEET HIGH.

MINIMUM OPEN SPACE	RM-4
GROUP OPEN SPACE PER REGULAR UNIT	175 SF
OMC 17.126.020 - SUBSTITUTION OF PRIVATE SPACE FOR GROUP SPACE. EACH ONE (1) SQUARE FOOT OF PRIVATE USABLE OPEN SPACE CONFORMING TO THE PROVISIONS OF SECTION 17.126.040 SHALL BE CONSIDERED EQUIVALENT TO TWO (2) SQUARE FEET OF REQUIRED GROUP USABLE OPEN SPACE AND MAY BE SO SUBSTITUTED, SUBJECT TO ANY MINIMUM REQUIREMENTS FOR ACTUAL GROUP SPACE PRESCRIBED IN THE APPLICABLE INDIVIDUAL ZONE REGULATIONS.	
MINIMUM GROUP OPEN SPACE PER REGULAR UNIT WHEN PRIVATE OPEN SPACE SUBSTITUTED	70 SF
MINIMUM REQUIRED GROUP OPEN SPACE	630 SF
OUTDOOR GROUP OPEN SPACE PROVIDED	415 SF
INDOOR GROUP OPEN SPACE	163 SF
PRIVATE OPEN SPACE	3100 SF
GROUP OPEN SPACE (415 SF + 163 SF) + PRIVATE OPEN SPACE X 2 (3100 X 2 = 6200 SF) =	6778 SF

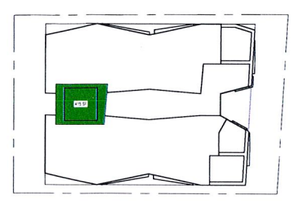
FIRST FLOOR



SECOND FLOOR



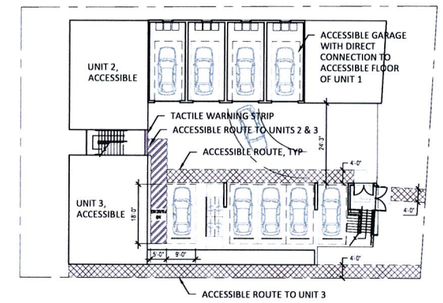
THIRD FLOOR



ROOF

HOUSING ACCESSIBILITY

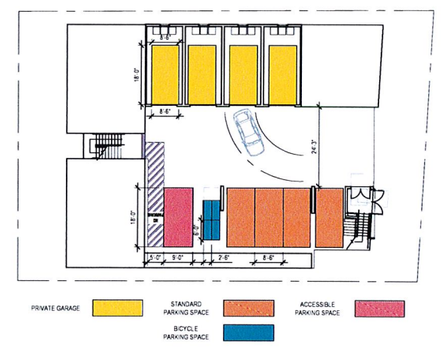
CODE REQUIREMENT	# UNITS REQUIRED	UNITS COMPLYING
1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR: AT LEAST 10 PERCENT BUT NOT LESS THAN ONE OF THE MULTI- STORY DWELLINGS IN APARTMENT BUILDINGS WITH 3 OR MORE DWELLING UNITS AND/OR CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING:		
1. THE PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE	1	1, 2, & 3 (3 UNITS COMPLY)
2. AT LEAST ONE ACCESSIBLE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE	1	1, 2, &3 (3 UNITS COMPLY)
3. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL BE ACCESSIBLE	1	1 & 2, UNIT 3 COMPLIES ON FIRST FLOOR (3 UNITS COMPLY)
CBC 1104A.1 ALL GROUND-FLOOR DWELLING UNITS IN NON-ELEVATOR BUILDINGS SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE CBC 1117A.3 WHEN A GROUND FLOOR DWELLING UNIT OF A BUILDING HAS A SEPARATE ENTRANCE, EACH SUCH GROUND-FLOOR DWELLING UNIT SHALL BE SERVED BY AN ACCESSIBLE ROUTE	3	1 & 2, UNIT 3 COMPLIES ON FIRST FLOOR (3 UNITS COMPLY)



PARKING

	ZONE	REQUIREMENT
MULTIFAMILY DWELLING	ANY OTHER ZONE, EXCEPT WHEN COMBINED WITH THE S-12 ZONE	ONE (1) SPACE FOR EACH DWELLING UNIT.
SPACES PROVIDED		9

CODE REQUIREMENT	CALCULATION	PROVIDED
CBC 1109A.4 ASSIGNED ACCESSIBLE PARKING SPACES. WHEN ASSIGNED PARKING SPACES ARE PROVIDED FOR A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 2 PERCENT OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE IN EACH TYPE OF PARKING FACILITY. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT.	2% OF 9 SPACES = 0.18 SPACES (1 SPACE)	1 ACCESSIBLE STALL PARKING SPACE 4 ACCESSIBLE PRIVATE GARAGE SPACES



BICYCLE PARKING

OMC 17.117.090 - REQUIRED BICYCLE PARKING—RESIDENTIAL ACTIVITIES

	LONG-TERM BICYCLE PARKING REQUIREMENT	SHORT-TERM BICYCLE PARKING REQUIREMENT
4) MULTIFAMILY DWELLING		
A) WITH PRIVATE GARAGE FOR EACH UNIT	NO SPACES REQUIRED	1 SPACE FOR EACH 20 DWELLING UNITS. FOR D-BV ZONES, 1 SPACE FOR EACH 15 DWELLING UNITS. MINIMUM CITYWIDE REQUIREMENT IS 2 SPACES.
B) WITHOUT PRIVATE GARAGE FOR EACH UNIT.	1 SPACE FOR EACH 4 DWELLING UNITS. FOR D-BV ZONES, 1 SPACE FOR EACH 2 DWELLING UNITS. MINIMUM CITYWIDE REQUIREMENT IS 2 SPACES.	1 SPACE FOR EACH 20 DWELLING UNITS. FOR D-BV ZONES, 1 SPACE FOR EACH 15 DWELLING UNITS. MINIMUM CITYWIDE REQUIREMENT IS 2 SPACES.
SPACES PROVIDED	2	2

LARSON SHORES
ARCHITECTURE AND INTERIORS

ARCHITECT:

LARSON SHORES ARCHITECTURE + INTERIORS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
PROJECT ARCHITECT: CARRIE SHORES

OWNER:

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PO BOX 620341
WOODSIDE, CA 94062
JIM@DILLERCAPITAL.COM

LICENSED ARCHITECT
CARRIE FINLAY SHORES
C-29312
2-28-19
RENEWAL DATE
STATE OF CALIFORNIA

DEVELOPMENT
5817 SHATTUCK AVE
OAKLAND, CA 94609

SUBMITTAL:

PLANNING SET
FEBRUARY 2017

REVISIONS:

#	DATE	DESCRIPTION

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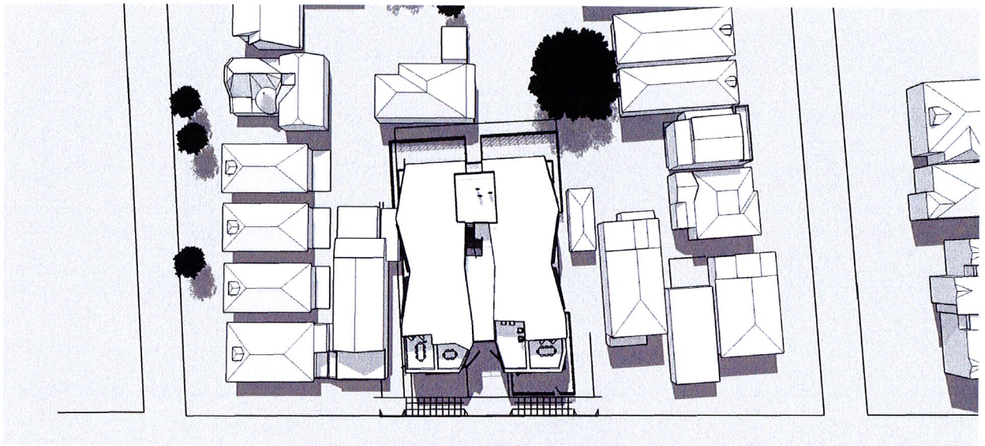
SHEET TITLE:

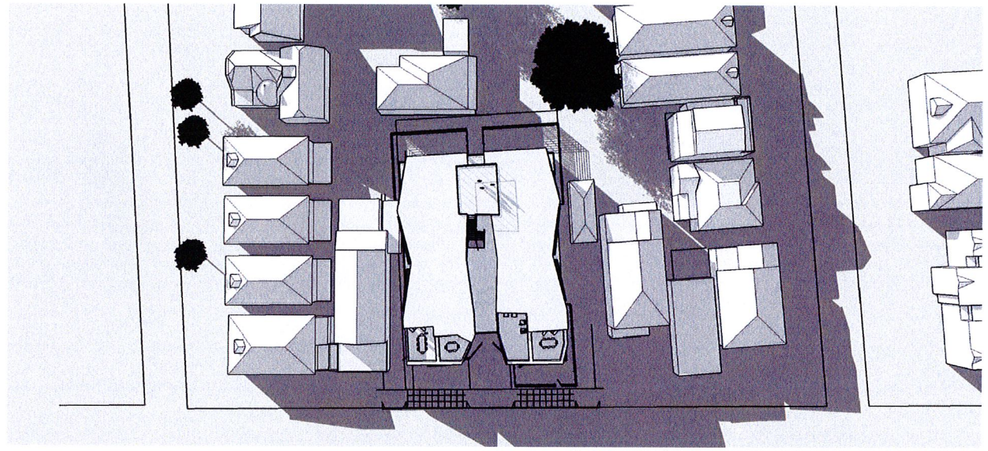
CODE SUMMARY & SITE LAYOUT DIAGRAMS

SHEET NUMBER:

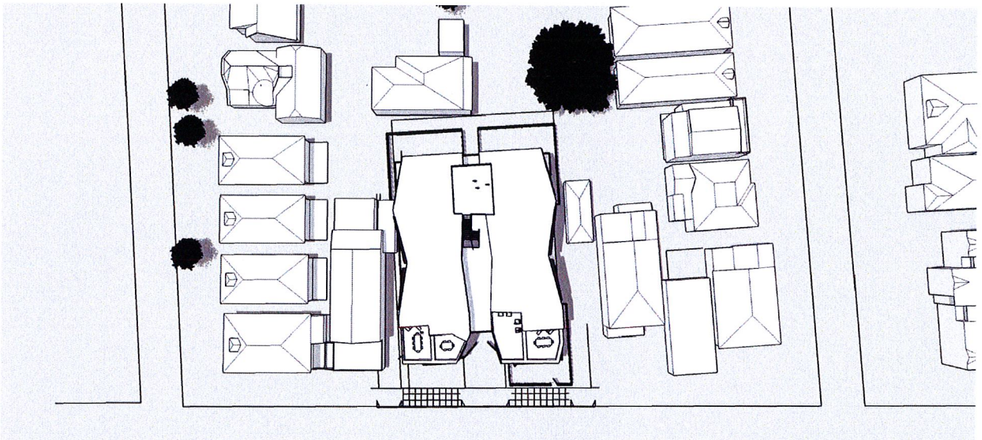
A0.1



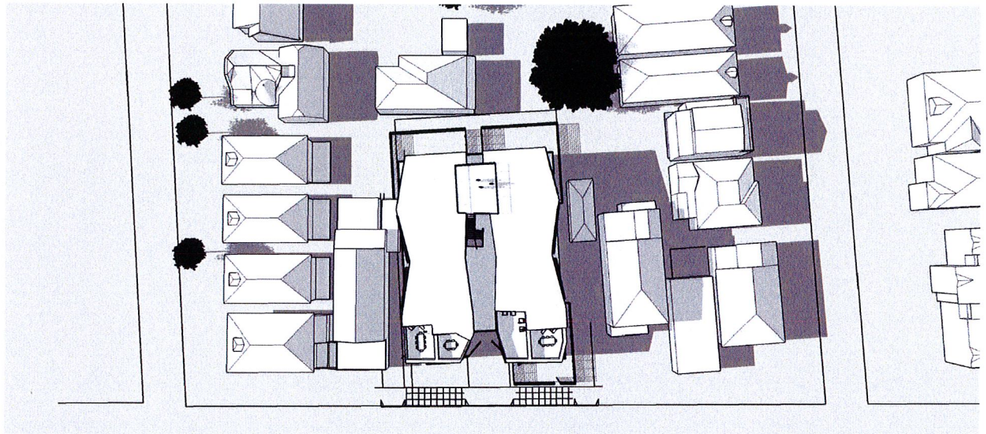
3 3PM, JUNE 21



3 3PM, DECEMBER 21



2 12 PM, JUNE 21



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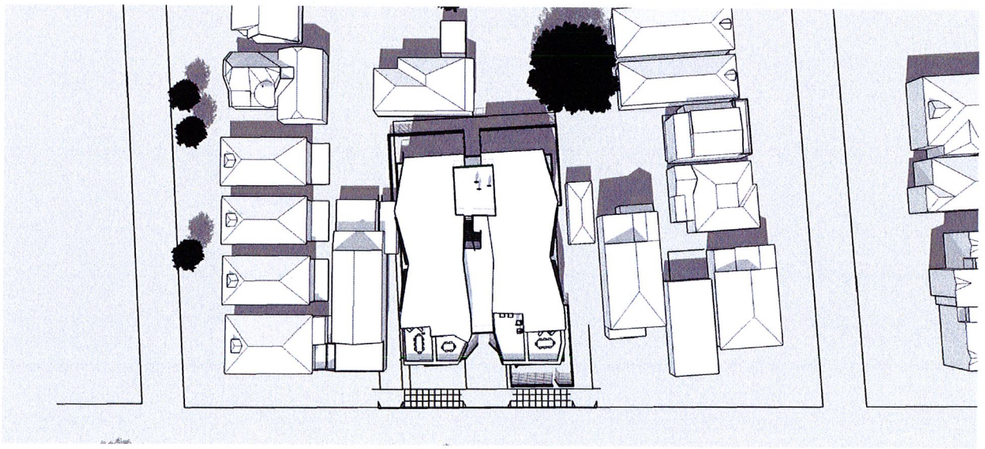

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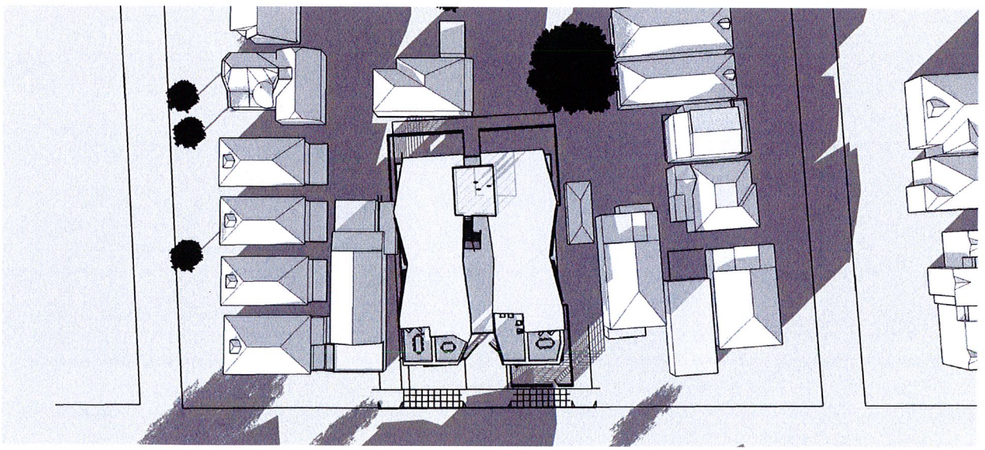

1 9 AM, DECEMBER 21

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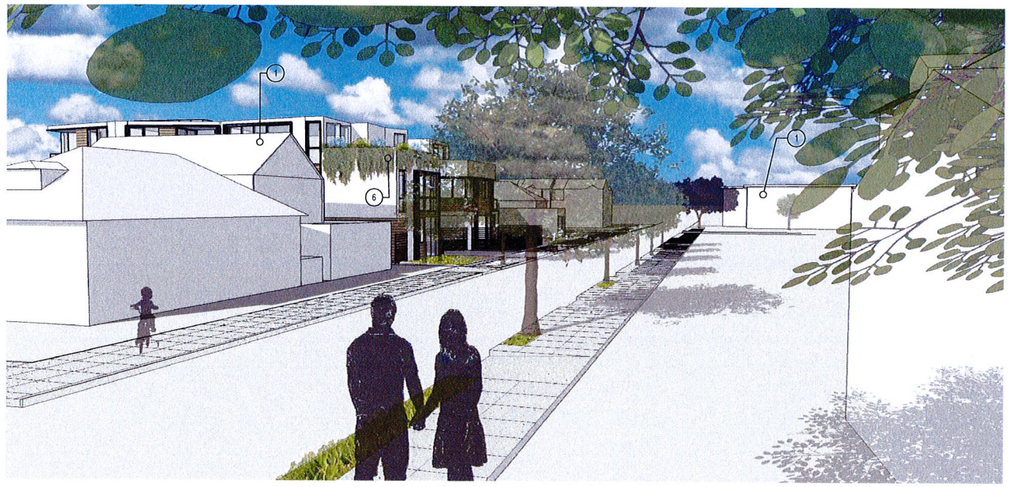
SHEET TITLE:

SHADOW STUDIES

SHEET NUMBER:

A0.2



STREET VIEW AT 58TH & SHATTUCK

EAST PERSPECTIVE

KEY NOTES

1. HEIGHT OF NEW STRUCTURE MEDIATES BETWEEN VARIOUS HEIGHTS OF NEIGHBORING RESIDENTIAL AND COMMERCIAL BUILDINGS
2. INTERNAL DRIVEWAY & PARKING PROVIDES VISUAL BUFFER BETWEEN UNITS
3. USE OF LOW SHRUBBERY AT THE EAST PROVIDES VISUAL AND SOUND PRIVACY TO UNIT 1
4. FACADE ANGLES AT THE NORTH & SOUTH SIDES OBSCURE NEIGHBORING VIEWS OF PRIVATE SPACES
5. BUILDING FINS HELP TO RE-DIRECT LIGHT AND SHADOW FROM INDIVIDUAL UNITS
6. BALCONY PLANTINGS DISTINGUISH BETWEEN PRIVATE AND PUBLIC SPACES AND MAINTAIN VISUAL AND SOUND PRIVACY TO ADJACENT UNITS

SOUTH EAST PERSPECTIVE

NORTH WEST PERSPECTIVE

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SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A0.3

GreenPoint RATED

NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

Total Points Targeted: 58

Certification Level:

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, E6.2, 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.

POINTS REQUIRED — Minimum Points — Targeted Points

New Home Multifamily Version 7

Project Name: 5817 Shattuck
Project Street: 5817 Shattuck Ave
Project City: Oakland
Project Zip: 94609

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	A1. Construction Footprint					1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)					1		
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
TBD	A3. Recycled Content Base Material					1		
Yes	A4. Heat Island Effect Reduction (Non-Roof)	1		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	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	A7. Stormwater Control: Performance Path						3	
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete	1				1		
No	B2. Radon-Resistant Construction	0			2			
No	B3. Foundation Drainage System	0				2		
N/A	B4. Moisture Controlled Crawlspace	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
22.30%	Enter the landscape area percentage							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
No	C5. Trees to Moderate Building Temperature	0		1	1		1	
Yes	C6. High-Efficiency Irrigation System	2					2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2					2	
No	C8. Rainwater Harvesting System	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2					2	
≤0.5 ETo	C11. Landscape Meets Water Budget	1					1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		
Yes	C13. Reduced Light Pollution	1	1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	
No	C16. Maintenance Contract with Certified Professional	0					1	
No	C17. Community Garden	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
No	D2. Construction Material Efficiencies	0				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		
Yes	D3.3 Engineered Lumber for Roof Rafters	1				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							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				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		
TBD	D7. Energy Heels on Roof Trusses			1				
No	D8. Overhangs and Gutters	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	0			2			
Yes	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
TBD	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)				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		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	E6. Vegetated Roof	0	2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
TBD	F1.2 Ceilings					1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1			
TBD	F2.2 Ceilings				1			
	F3. 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 1.0gpm or less						1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 600 Grams 1.28gpf OR 1.1 gpf						2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush						1	
No	G3. Pre-Plumbing for Graywater System	0					1	
No	G4. Operational Graywater System	0					5	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout						1	
No	G6. Submeter Water for Tenants	0					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1			
	H3. Effective Ductwork							
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1				
TBD	H3.2 Pressure Balance the Ductwork System			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				
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	H8. High Efficiency HVAC Filter (MERV 13+)				1			
TBD	H9. Advanced Refrigerants				1			
I. RENEWABLE ENERGY								
No	I1. Pre-Plumbing for Solar Water Heating	0		1				
TBD	I2. Preparation for Future Photovoltaic Installation			1				
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				
	I4. Net Zero Energy Home							
TBD	P			2				
TBD	I4.2 Net Zero Electric			4				
TBD	I5. Energy Storage System			1				
TBD	I6. Solar Hot Water Systems to Preheat Domestic Hot Water			4				
TBD	I7. Photovoltaic System for Multifamily Projects			8				
J. BUILDING PERFORMANCE AND TESTING								
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1			
TBD	J2. Supply and Return Air Flow Testing			1	1			
TBD	J3. Mechanical Ventilation Testing				1			
TBD	J4. Combustion Appliance Safety Testing				1			
	J5. Building Energy Performance							
0.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0		30				
0.00%	J5.2 Non-Residential Spaces Outperform Title 24	0		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				1			
TBD	J10. Blower Door Testing				2			
TBD	J11. Compartmentalization of Units			1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Entryways to Individual Units				1			
TBD	K1.2 Entryways to Buildings				1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
TBD	K3. Low-VOC Caulks and Adhesives				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			
Yes	K9. Durable Cabinets	2				2		
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1		
L. FLOORING								
TBD	L1. Environmentally Preferable Flooring					3		
>50%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	2			3			
TBD	L3. Durable Flooring					1		
TBD	L4. Thermal Mass Flooring			1				
M. APPLIANCES AND LIGHTING								
TBD	M1. ENERGY STAR® Dishwasher						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				
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
Yes	M4.2 Built-In Composting Center	1				1		
	M5. Lighting Efficiency							
TBD	M5.1 High-Efficacy Lighting			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				
TBD	M7. Central Laundry						1	
TBD	M8. Gearless Elevator			1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	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					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	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							
TBD	N3.2 Connection to Pedestrian Pathways		1					
TBD	N3.3 Traffic Calming Strategies		2					
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	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							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	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					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			1				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
	N8. Affordability							
TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less		2					
TBD	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1					
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
	N9. Mixed-Use Developments							
TBD	N9.1 Live/Work Units Include a Dedicated Commercial Entrance		1					
TBD	N9.2 At Least 2% of Development Floor Space Supports Mixed Use		1					
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
	N10. Resiliency							
TBD	N10.1 Climate Impact Assessment		1		1	1		
TBD	N10.2 Strategies to Address Assessment Findings		1		1	1		
	N11. Social Equity							
TBD	N11.1 Diverse Workforce		1			1		
TBD	N11.2 Community Location		1		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	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
TBD	O5.1 Energy Home System Monitors			1				
TBD	O5.2 Water Home System Monitors						1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			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. Tobacco Free Buildings				2			
TBD	O12. Integrated Pest Management Plan					1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control	1	1		1			
5	Enter the number of Tier 1 practices							
4	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
TBD	P2.2 Commercial Loading Area Separated for Residential Area				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	404	46	141	69	94	54	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
	Total Points Achieved	58	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

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2-28-19
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STATE OF CALIFORNIA

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OAKLAND, CA 94609

SUBMITTAL:

PLANNING SET
FEBRUARY 2017

REVISIONS:

#	DATE	DESCRIPTION

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SHEET TITLE:

PRELIMINARY
GREEN POINT
CHECKLIST

SHEET NUMBER:

A0.4

BASIS OF ELEVATION

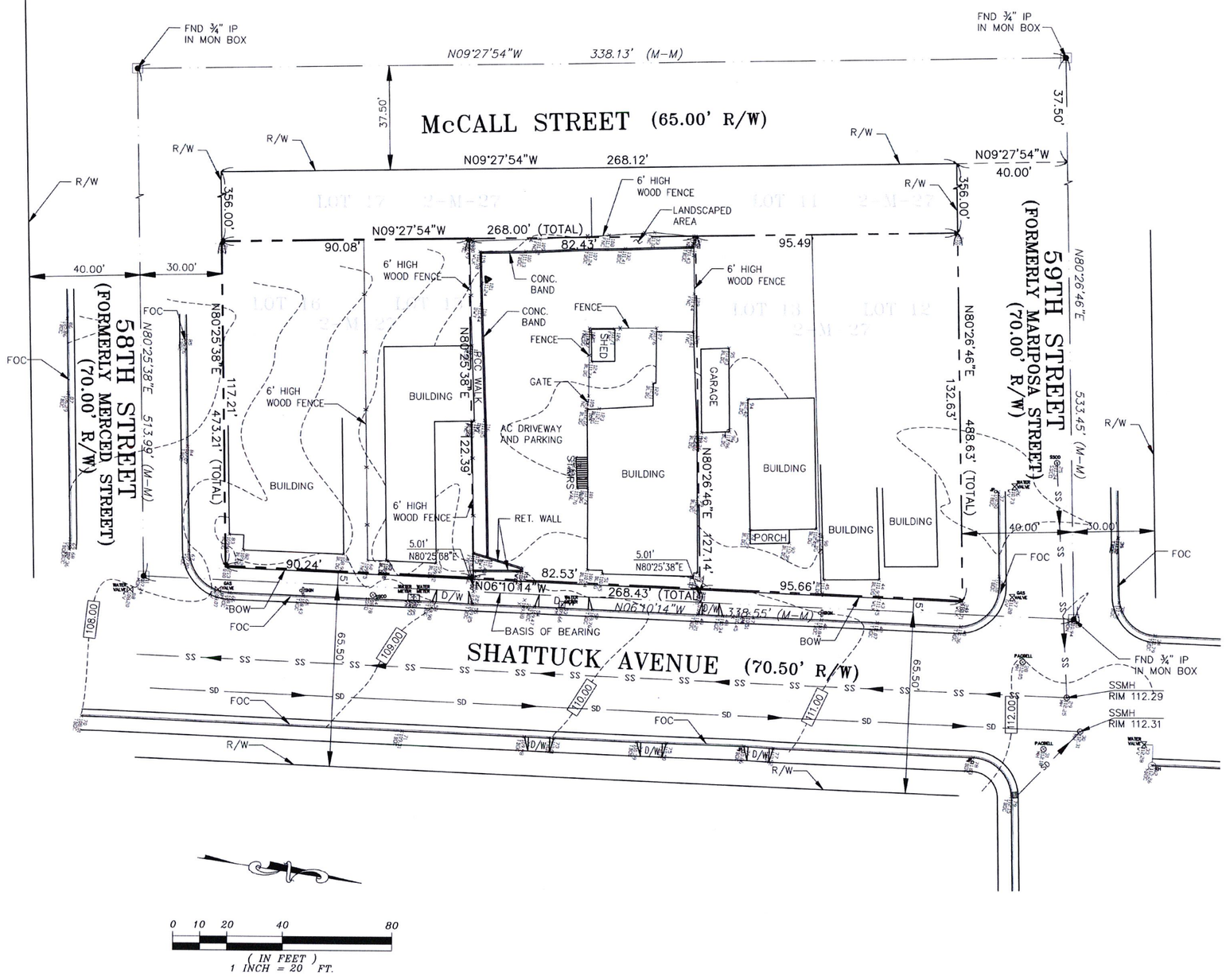
CITY OF OAKLAND BENCHMARK #2821
FIELD BOOK: BL 47 PAGE 19, ELEVATION 104.317
SQUARE CUT IN CONCRETE CURB, MID RETURN SOUTHWEST CORNER OF AILEEN AND SHATTUCK STREET.

BASIS OF BEARING

MONUMENT LINE OF SHATTUCK AVENUE N06°10'14"W AS SHOWN UPON PARCEL MAP NO. 10132 FILED FOR RECORD IN BOOK 326 AT PAGE 35, IS USED AS BASIS OF BEARING FOR THIS MAP.

LEGAL DESCRIPTION

LOT 14 AND THOSE PORTIONS OF LOTS 13 AND 15, BLOCK B, "REDIVISION MAP OF THAT PORTION OF THE BRUMAGIM TRACT, LYING WEST OF SHATTUCK AVENUE", FILED APRIL 2, 1877, MAP BOOK 2, PAGE 27, ALAMEDA COUNTY RECORDS.
NET AREA: 10281 SF
0.236 AC±



(IN FEET)
1 INCH = 20 FT.

ABBREVIATIONS

A.B.	AGGREGATE BASE	MIN.	MINIMUM
A.C.	ASPHALT CONCRETE	M.V.C.	MIDDLE OF VERTICAL CURVE
B.C.	BEGINING OF CURVE(HORIZONTAL)	M.W	MONITORING WELL
BLDG	BUILDING	NO.	NUMBER
BOW/BWLK	BACK OF WALK	N.T.S.	NOT TO SCALE
B.V.C.	BEGINING OF VERTICAL CURVE	P.C.C.	PORTLAND CEMENT CONCRETE
C.B.	CATCH BASIN	P.C.R.	POINT OF CURB RETURN
CLF	CHAIN LINK FENCE	P.P.B.	PEDESTRIAN PUSH BUTTON
C.O.	CLEAN OUT	PP&T	PLASTIC PLUG & TACK
CONT.	CONTINUOUS	P.V.C.	POLYVINYL CHLORIDE
D.I.	DRAINAGE INLET	P.V.I.	POINT OF VERTICAL INTERSECTION
D/W	DRIVEWAY	R	RADIUS
E.C.	END OF CURVE(HORIZONTAL)	R.C.P.	REINFORCED CONCRETE PIPE
ELEV.	ELEVATION	R/W	RIGHT-OF-WAY
EXIST.	EXISTING	S	SLOPE
E.V.C.	END OF VERTICAL CURVE	S.D.	STORM DRAIN
F.F.	FINISHED FLOOR ELEVATION	S.D.M.N	STORM DRAIN MANHOLE
F.G.	FINISHED GRADE	S.F.	SQUARE FEET
F.H.	FIRE HYDRANT	SHT.	SHEET
F.C.	FACE OF CURB	S.S.M.H.	SANITARY SEWER MANHOLE
F.L.	FLOW LINE	S.S.	SANITARY SEWER
FOC	FACE OF CURB	S/W	SIDEWALK
F.S.	FINISHED SURFACE	T.C.	TOP OF CURB
G.B.	GRADE BREAK	TFOC	TOP FACE OF CURB
G.V.	GATE VALVE	TYP.	TYPICAL
H.P.	HIGH POINT	U.O.N.	UNLESS OTHERWISE NOTED
I.D.	INSIDE DIAMETER	V.C.	VERTICAL CURVE
INV.	INVERT	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
J.P.	JOINT POLE	W	WATER
L.F.	LINEAL FEET	W.M.	WATER METER
L.P.	LOW POINT	W.V.	WATER VALVE
L&T	LEAD & TACK		
MAX.	MAXIMUM		
M.H.	MANHOLE		

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET	R	R
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
CENTER LINE	℄	℄
PROPERTY LINE		
MONUMENT LINE		
MATCH LINE	A A MATCH LINE	
GAS LINE	G	G
WATER LINE	W	W
JOINT TRENCH	JT	JT
GAS METER	G	G
WATER METER	W	W
GAS VALVE	G G	G G
WATER VALVE	W W	W W
EDGE OF PAVEMENT	Shade outline	
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY	℄ D/W	℄ D/W
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN	R1	R1
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

ADVANCED DEVELOPMENT
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SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SADDAN — CIVIL ENGINEER

Revision	Date	App'd	Description

TOPOGRAPHICAL & RECORD BOUNDARY SURVEY
FOR: APN 015-137-011
5817 SHATTUCK AVENUE
OAKLAND, CALIFORNIA

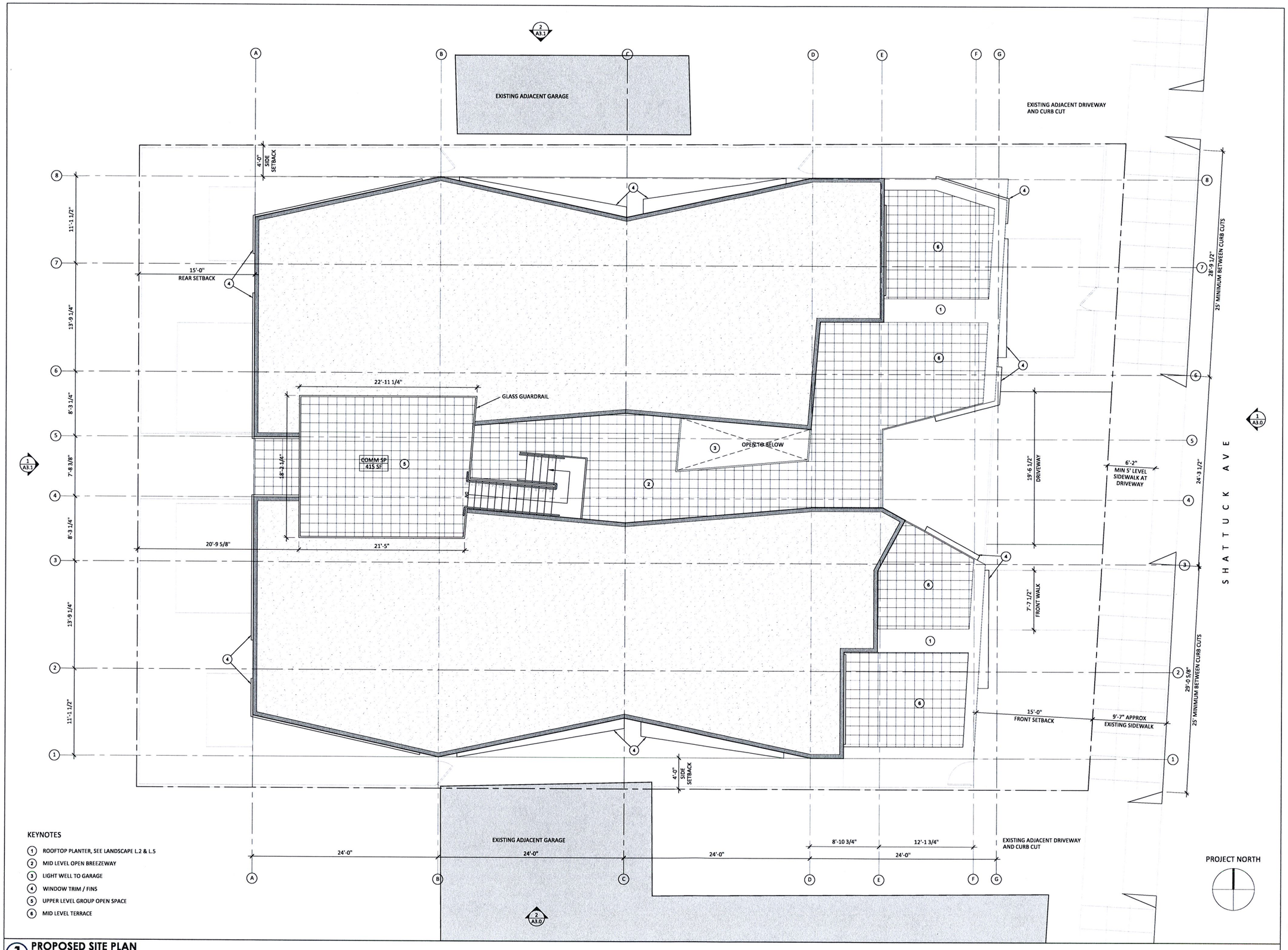
REGISTERED PROFESSIONAL ENGINEER JACOB SADDAN No. 33509 Exp. 06/30/16 CIVIL STATE OF CALIFORNIA

APPROVED BY: YAGHOUB SADDAN
R.C.E. NO. 33509
EXPIRES 06/30/16

Checked: JS
Drawn: AC
Designed: JS
Surveyed: JS
Scale: 1"=20'
Date: 04-17-16

Sheet No. 1 of 1

Job No. 341



KEYNOTES

1. ROOFTOP PLANTER, SEE LANDSCAPE L.2 & L.5
2. MID LEVEL OPEN BREEZEWAY
3. LIGHT WELL TO GARAGE
4. WINDOW TRIM / FINS
5. UPPER LEVEL GROUP OPEN SPACE
6. MID LEVEL TERRACE

1 PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

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LICENSED ARCHITECT CARRIE FINLAY SHORES C-29312 2-28-19 RENEWAL DATE STATE OF CALIFORNIA

DEVELOPMENT 5817 SHATTUCK AVE OAKLAND, CA 94609

SUBMITTAL:

PLANNING SET
FEBRUARY 2017

REVISIONS:

	DATE	DESCRIPTION

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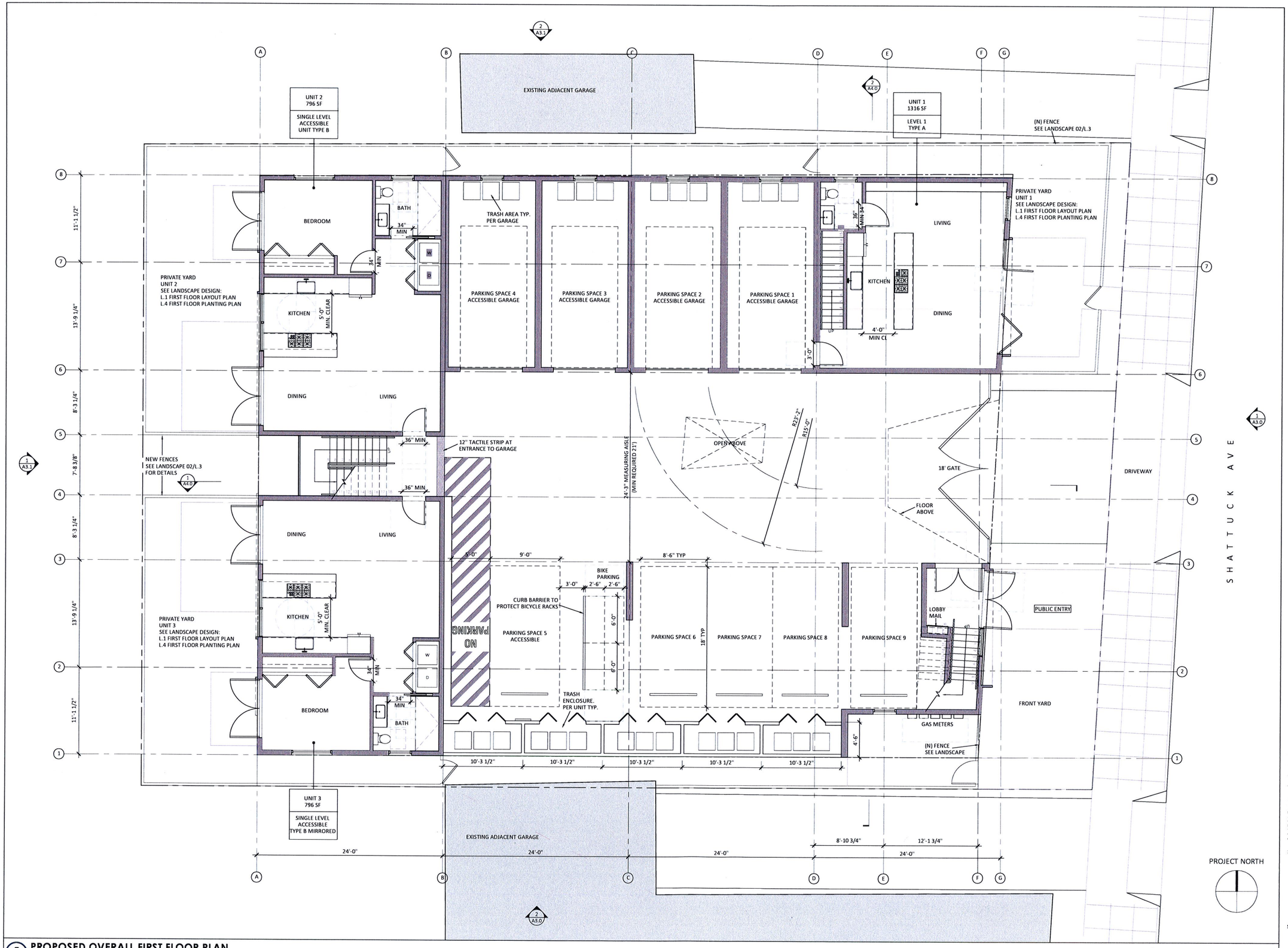
SHEET TITLE:

PROPOSED SITE PLAN & ROOF PLAN

SHEET NUMBER:

A1.1



1 **PROPOSED OVERALL FIRST FLOOR PLAN**
SCALE: 3/16" = 1'-0"

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SHEET TITLE:

PROPOSED OVERALL FIRST FLOOR PLAN

SHEET NUMBER:

A2.0

1 PROPOSED OVERALL SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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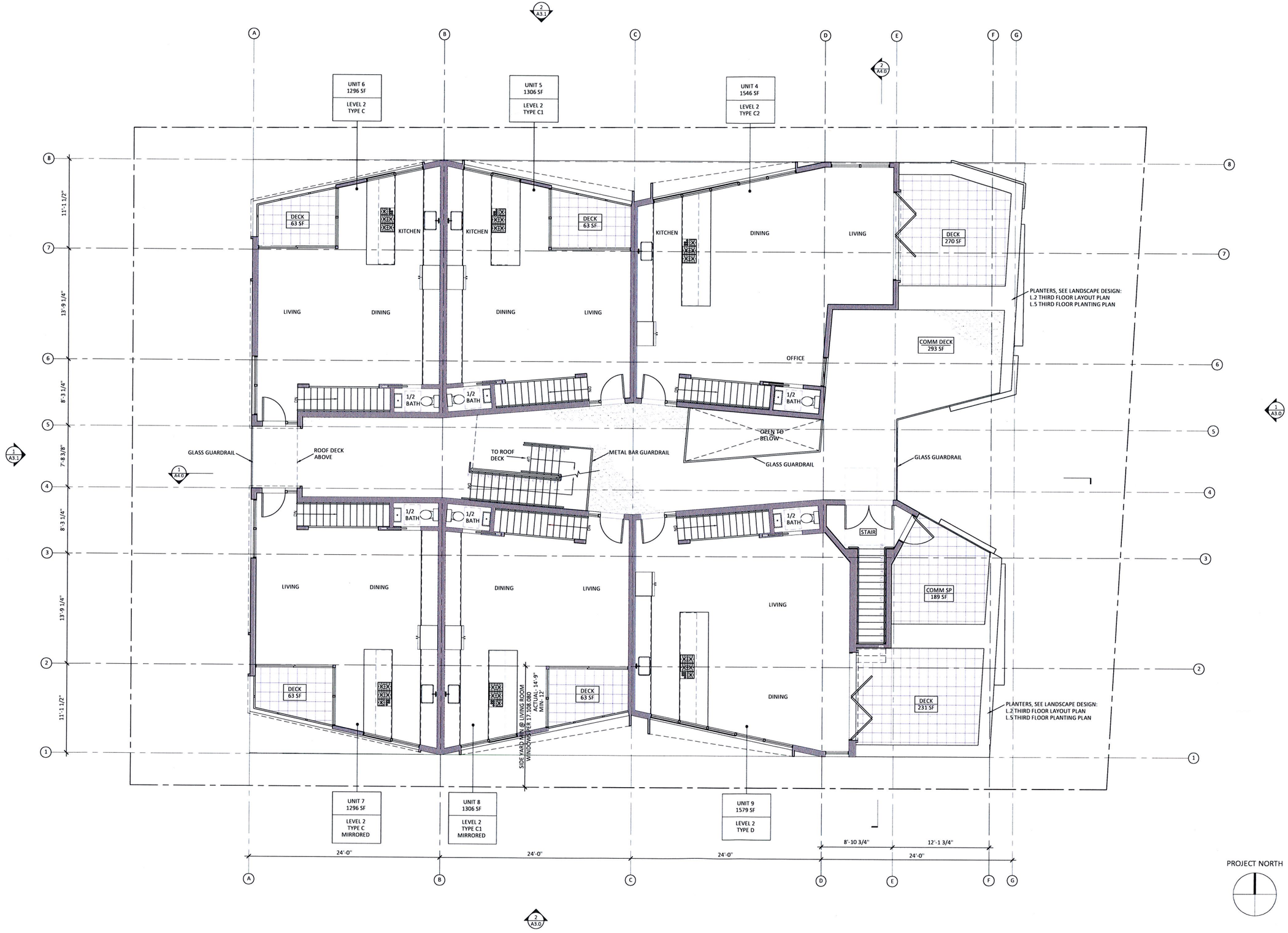
SHEET TITLE:

PROPOSED OVERALL SECOND FLOOR PLAN

SHEET NUMBER:

A2.1



1 PROPOSED OVERALL THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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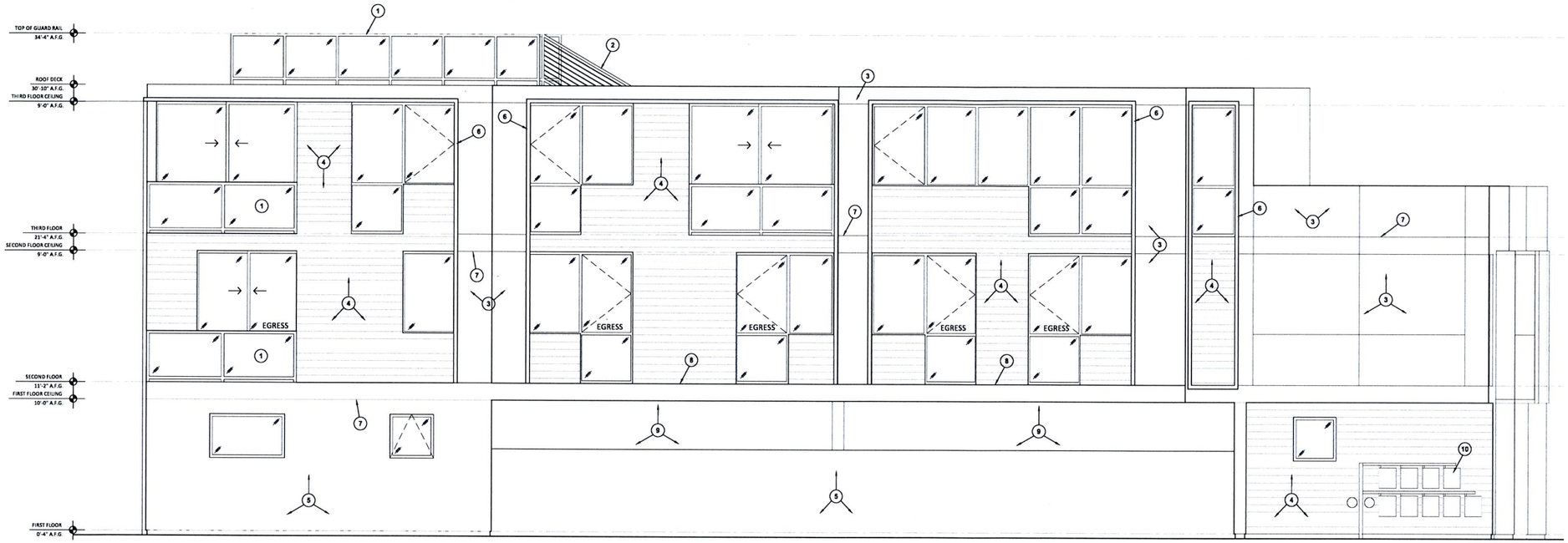
SHEET TITLE:

PROPOSED OVERALL THIRD FLOOR PLAN

SHEET NUMBER:

A2.2

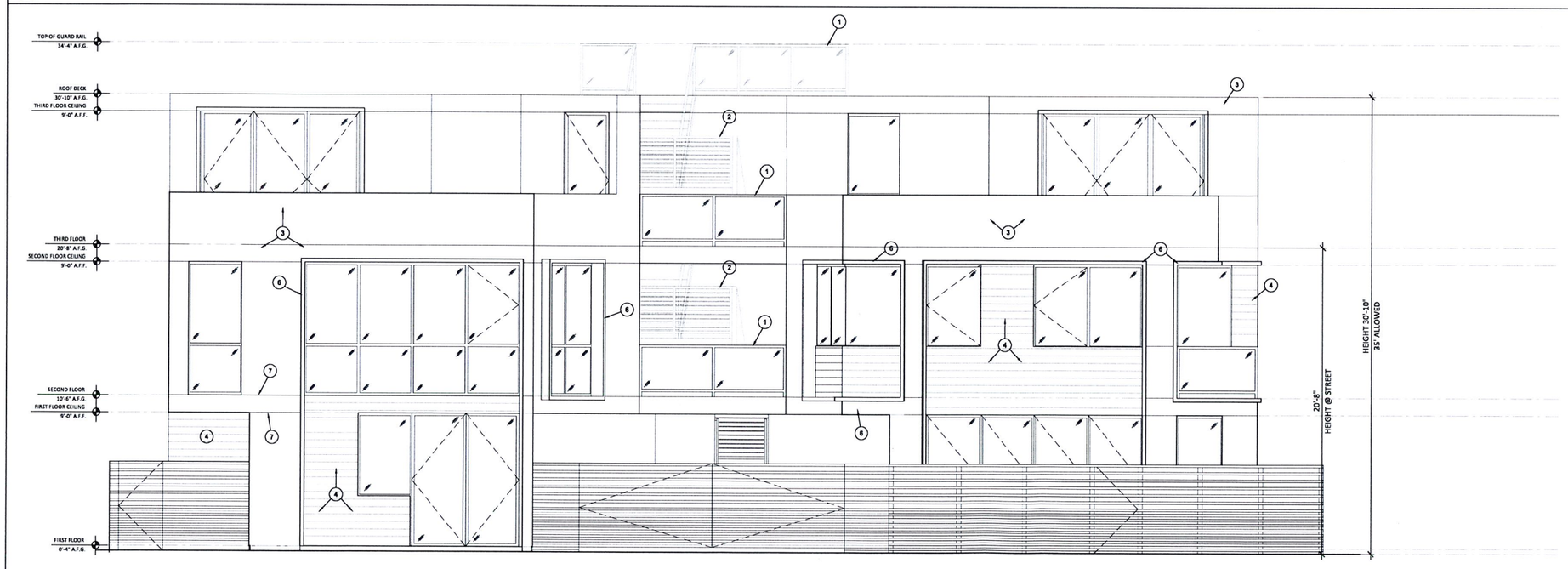


2 SOUTH ELEVATION

SCALE: ¼" = 1'-0"

KEYNOTES

1. METAL & GLASS GUARDRAIL, 42" AFF
2. METAL GUARDRAIL WITH HORIZONTAL BARS, 42" AFF
3. CEMENT PLASTER, SMOOTH FINISH, WHITE
4. HARDIE BOARD SIDING
5. CEMENT PLASTER, SMOOTH FINISH, GRAY
6. GRAY ANODIZED ALUMINUM FINISH
7. CEMENT PLASTER CONTROL JOINT OR EXPANSION JOINT
8. GRAY ANODIZED ALUMINUM ROOF BELOW
9. OPEN TO GARAGE
10. GAS METERS



KEYNOTES

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4. HARDIE BOARD SIDING
5. CEMENT PLASTER, SMOOTH FINISH, GRAY
6. GRAY ANODIZED ALUMINUM FINSIH
7. CEMENT PLASTER CONTROL JOINT OR EXPANSION JOINT
8. GRAY ANODIZED ALUMINUM ROOF BELOW

1 EAST ELEVATION (FRONT)

SCALE: ¼" = 1'-0"

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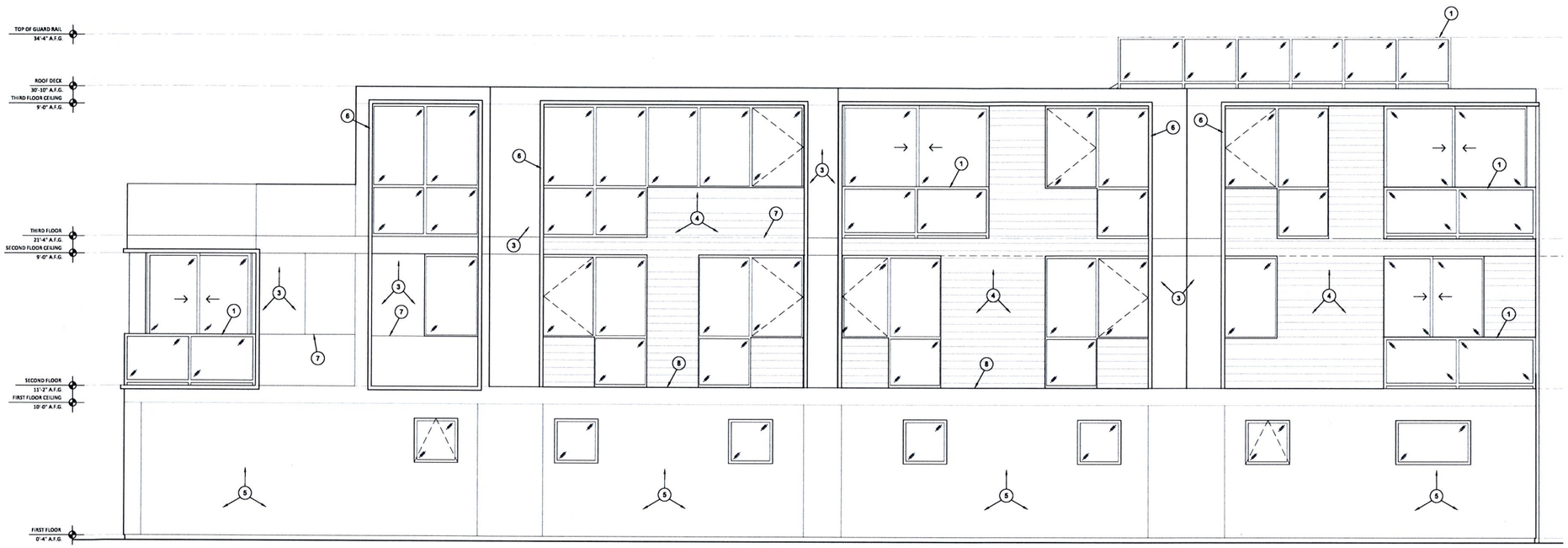
SHEET TITLE:

SOUTH & EAST ELEVATIONS

SHEET NUMBER:

A3.0

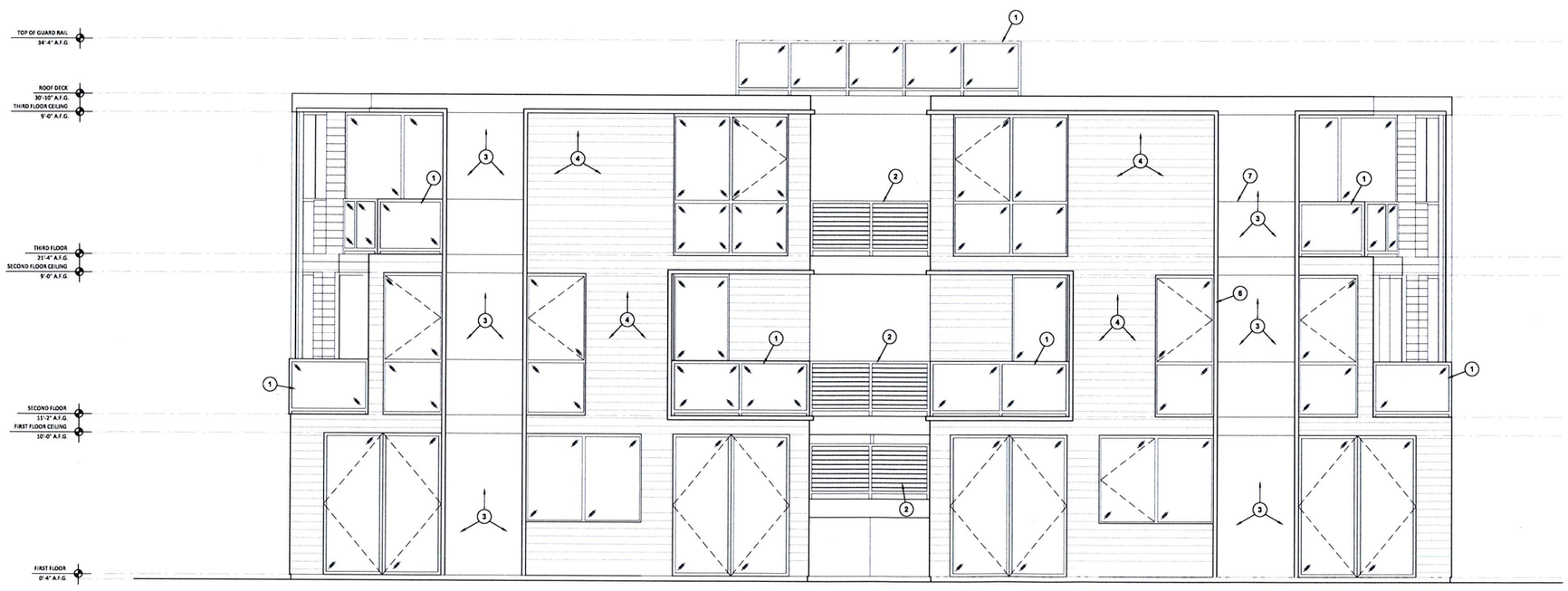


2 NORTH ELEVATION

SCALE: ¼" = 1'-0"

KEYNOTES

1. METAL & GLASS GUARDRAIL, 42" AFF
2. METAL GUARDRAIL WITH HORIZONTAL BARS, 42" AFF
3. CEMENT PLASTER, SMOOTH FINISH, WHITE
4. HARDIE BOARD SIDING,
5. CEMENT PLASTER, SMOOTH FINISH, GRAY
6. GRAY ANODIZED ALUMINUM FINSIH
7. CEMENT PLASTER CONTROL JOINT OR EXPANSION JOINT
8. GRAY ANODIZED ALUMINUM ROOF BELOW
9. OPEN TO GARAGE
10. GAS METERS



1 WEST ELEVATION

SCALE: ¼" = 1'-0"

KEYNOTES

1. METAL & GLASS GUARDRAIL, 42" AFF
2. METAL GUARDRAIL WITH HORIZONTAL BARS, 42" AFF
3. CEMENT PLASTER, SMOOTH FINISH, WHITE
4. HARDIE BOARD SIDING
5. NOT USED
6. GRAY ANODIZED ALUMINUM FINSIH
7. CEMENT PLASTER CONTROL JOINT OR EXPANSION JOINT

LARSON SHORES
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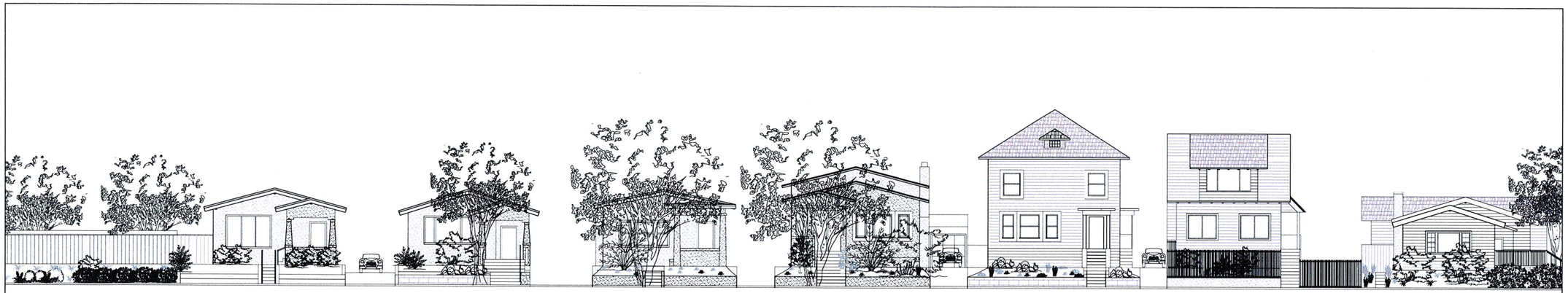
SHEET TITLE:

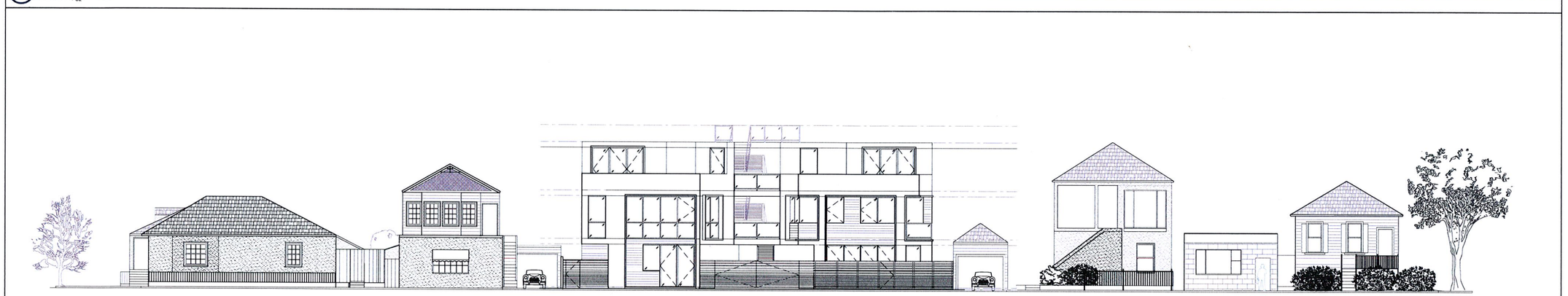
NORTH & WEST ELEVATIONS

SHEET NUMBER:

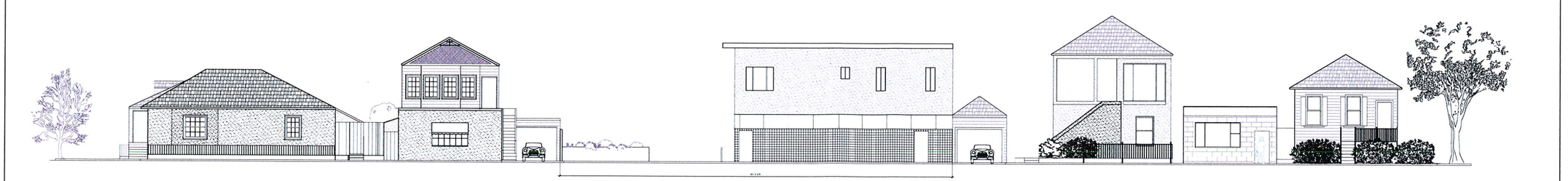
A3.1



3 EXISTING STREET CONTEXT ELEVATION - ACROSS SHATTUCK
SCALE: 3/32" = 1'-0"



2 PROPOSED STREET CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"



1 EXISTING STREET CONTEXT ELEVATION
SCALE: 3/32" = 1'-0"

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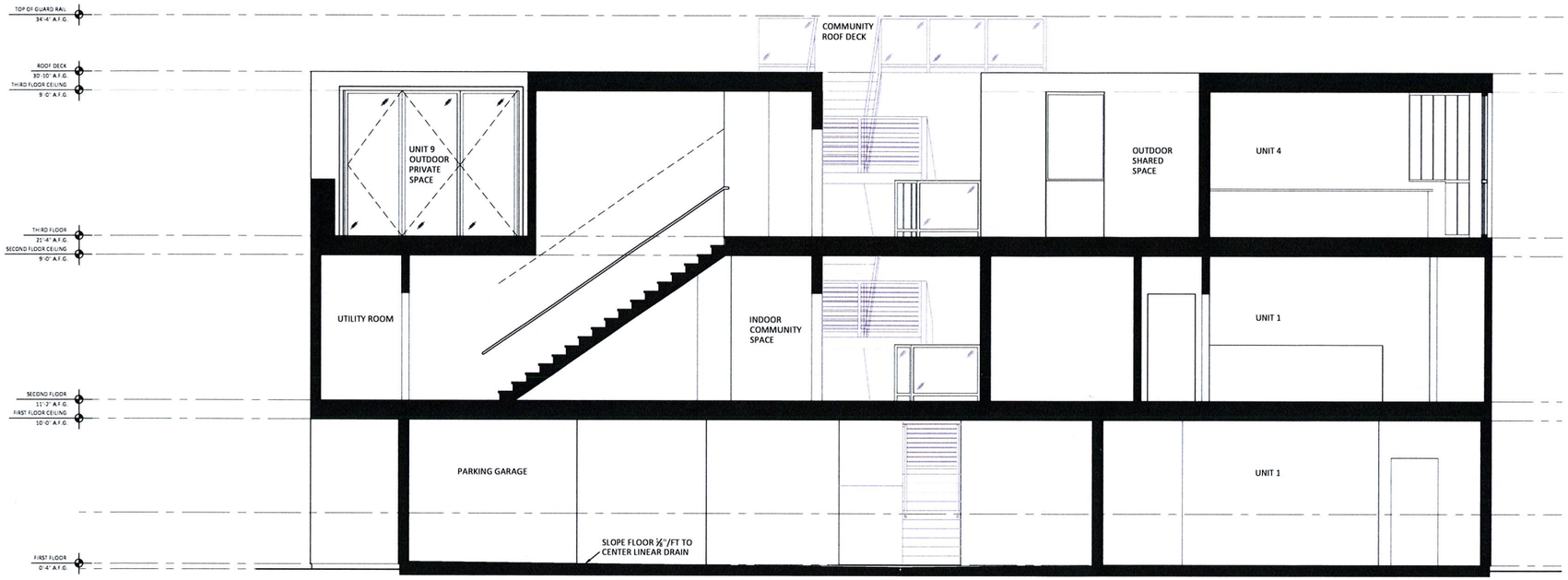
SHEET TITLE:

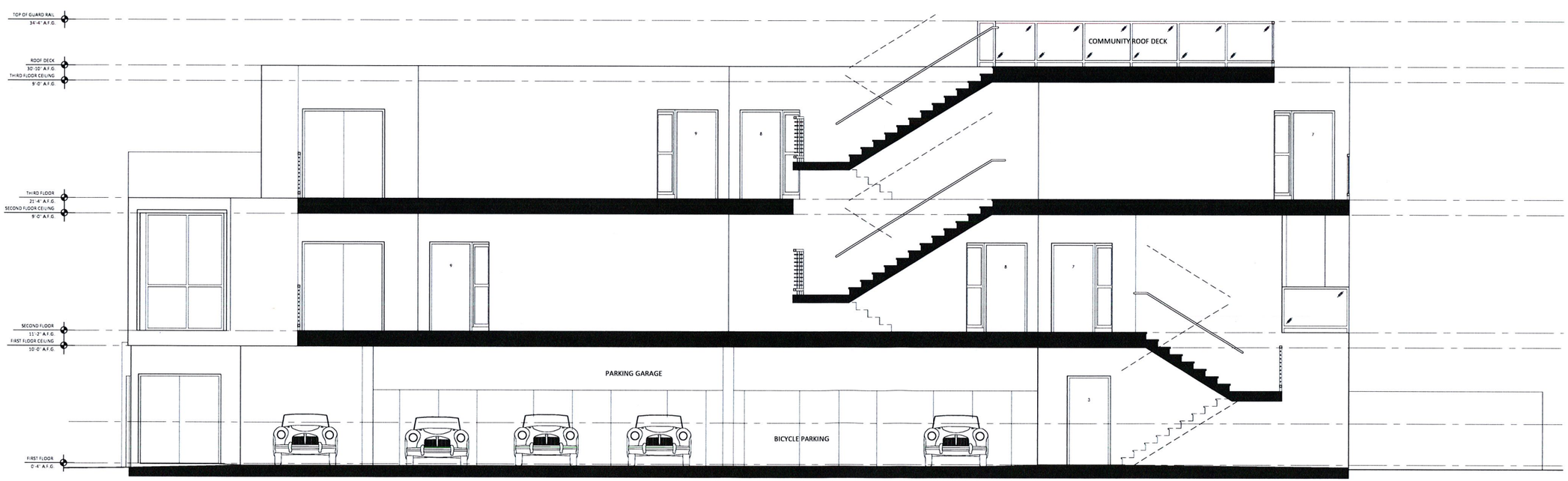
STREET CONTEXT ELEVATIONS

SHEET NUMBER:

A3.2



2 NORTH-SOUTH BUILDING SECTION
SCALE: ¼" = 1'-0"



1 EAST-WEST BUILDING SECTION AT PARKING
SCALE: ¼" = 1'-0"

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LICENSED ARCHITECT
CARRIE FINLAY SHORES
C-29312
2-28-19
RENEWAL DATE
STATE OF CALIFORNIA

DEVELOPMENT
5817 SHATTUCK AVE
OAKLAND, CA 94609

SUBMITTAL:

PLANNING SET
FEBRUARY 2017

REVISIONS:

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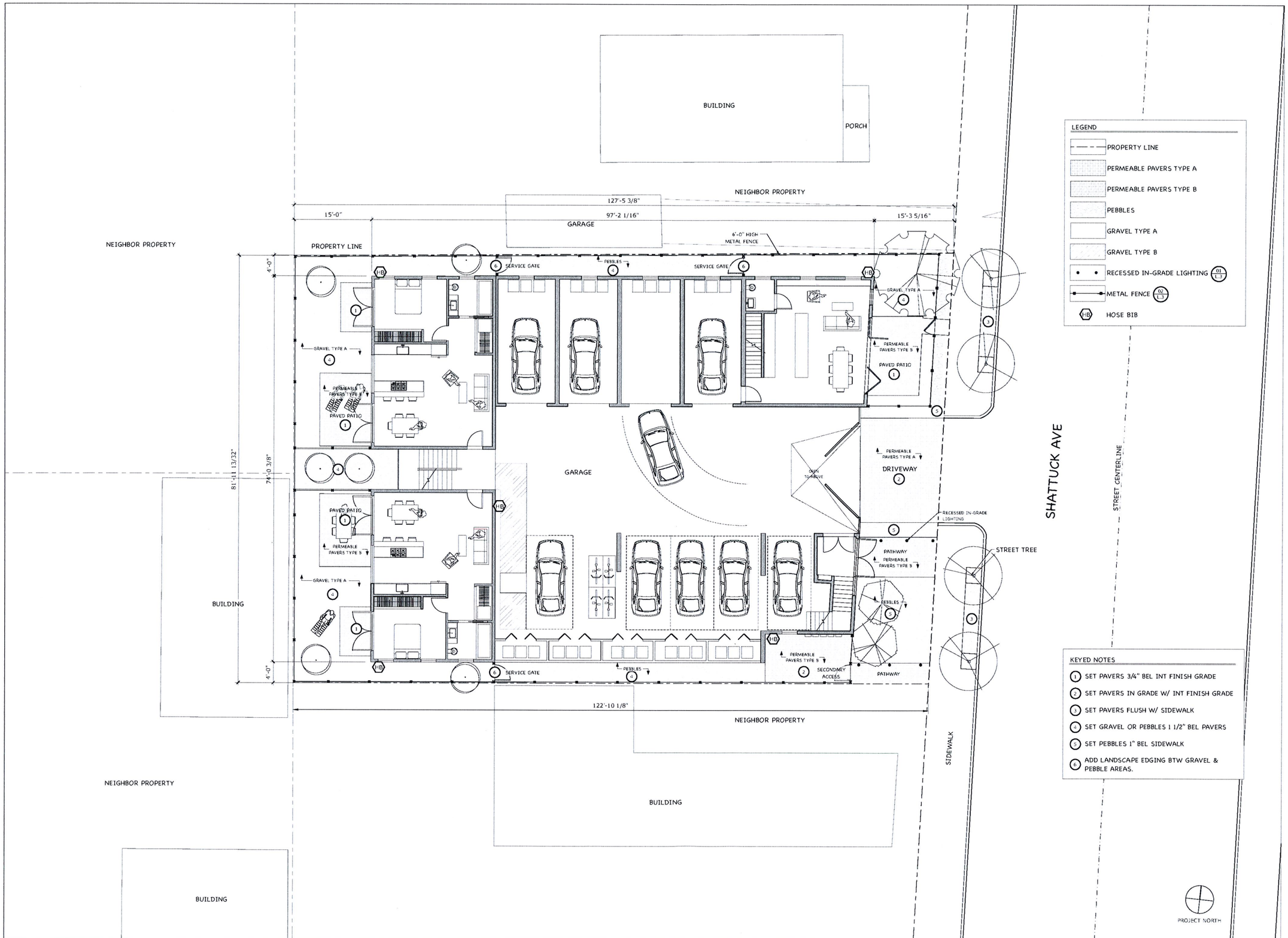
SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER:

A4.0



1 PROPOSED FIRST FLOOR LAYOUT PLAN
SCALE: 1/8"=1'-0"

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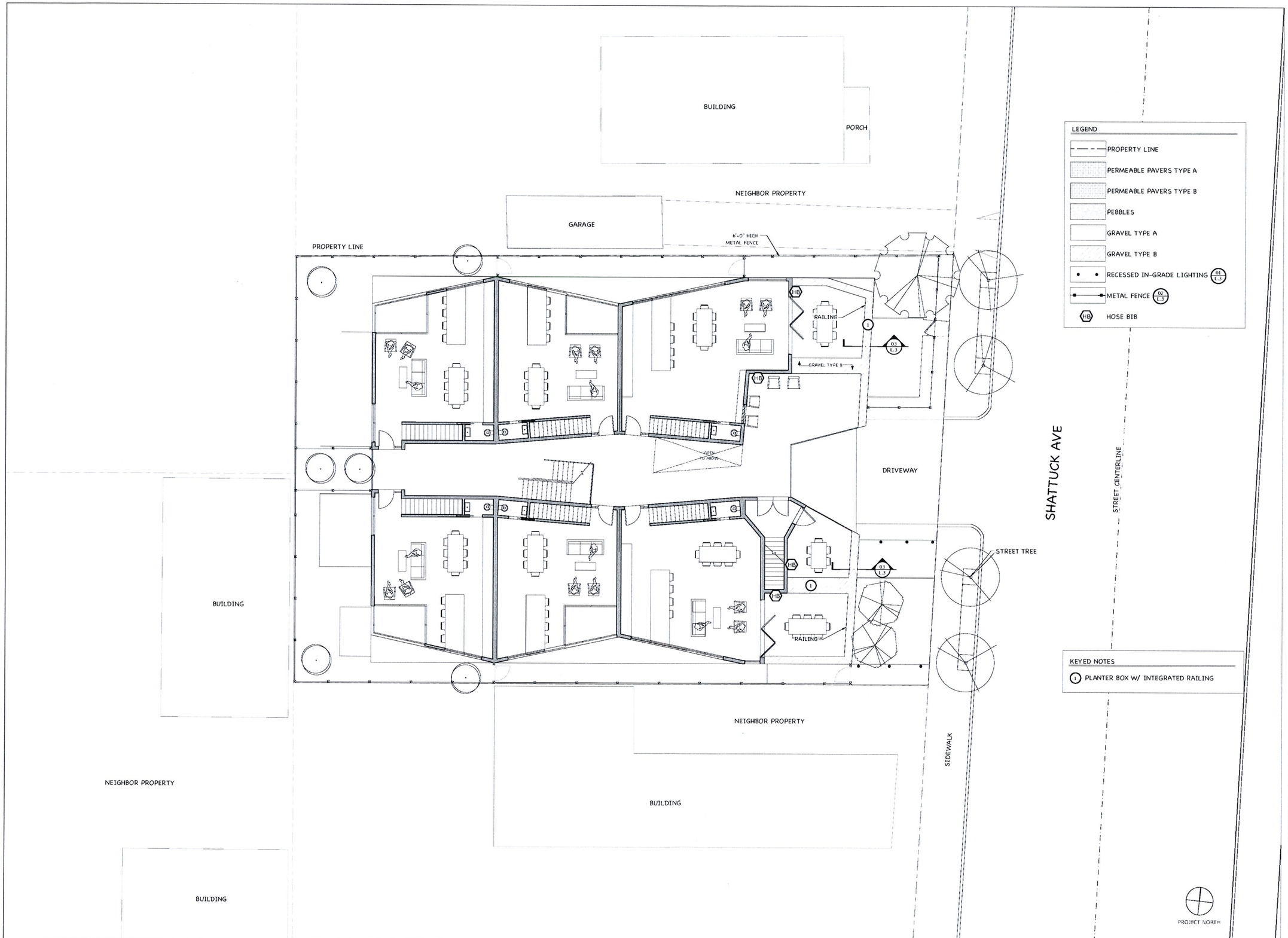
SHEET TITLE:

FIRST FLOOR LAYOUT PLAN

SHEET NUMBER:

L.1



2 PROPOSED THIRD FLOOR LAYOUT PLAN
SCALE: 1/8"=1'-0"

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SHEET TITLE:

THIRD FLOOR LAYOUT PLAN

SHEET NUMBER:

L.2

GENERAL CONDITIONS NOTES:

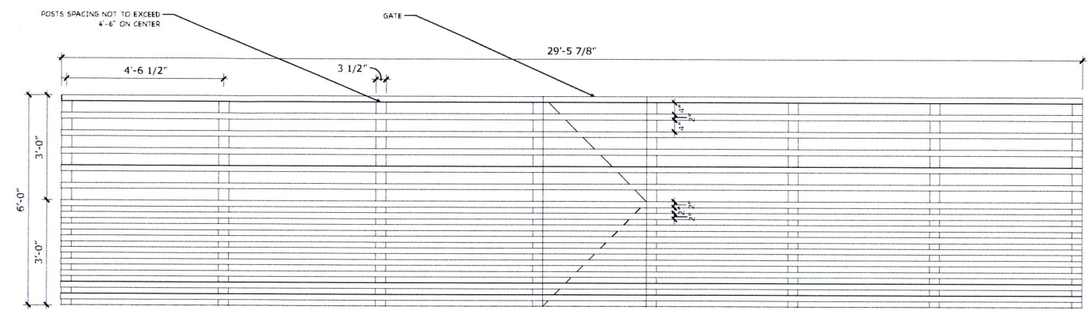
1. WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
2. LOCATION OF PROPERTY LINES AND CORNERS ARE THE RESPONSIBILITY OF PROPERTY OWNER, CONTRACTOR, OR SURVEYOR.
3. CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION, PRIOR TO COMMENCING WORK. **CALL 811 TO KNOW UTILITY LINES LOCATION**.
4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY.

LAYOUT NOTES:

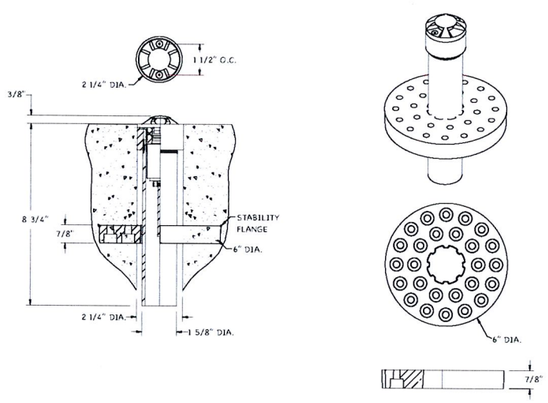
1. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE, LARGE SCALE OVER SMALLER SCALE, ADDENDA AND CLARIFICATIONS OVER PREVIOUS DOCUMENTS.
2. FOR DIMENSIONS OF EXISTING BUILDINGS, PROPOSED BUILDINGS AND RELATED WORK, REFER TO ARCHITECTURAL DRAWINGS.
3. WHERE DIMENSIONS ARE CALLED AS QUAL (EQ), SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
4. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINE IS AS INDICATED.
5. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.

LIGHTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT & DESIGN OF LOW-VOLTAGE WIRE NUTS.
2. IN-GRADÉ RECESSED LIGHTS TO BE INSTALL IN THE SAME SYSTEM AS EXTERIOR WALL LIGHT IN FRONT FAÇADE. CONTRACTOR TO PROVIDE SLEEVE. REFER TO ARCHITECTURAL DRAWINGS FOR ELECTRICAL PLAN.

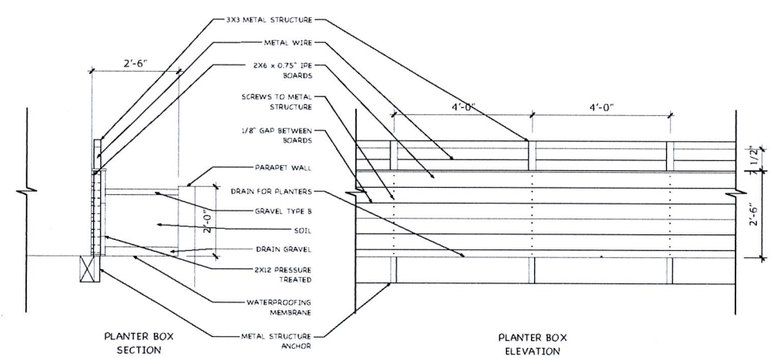


02 BLACK POWDER COATED METAL FENCE AND GATE - TYP
1/2" = 1'-0"



SPECIFICATIONS:
1. BRAND: BK-LIGHTING
2. MODEL: MINI DRIVESTAR SURFACE MOUNT SOLID STATE (BK55L) POWER OF 'e'

01 RECESSED IN-GRADE LIGHTING
N.T.S.



03 PLANTER BOX SECOND AND THIRD FLOOR
1/2" = 1'-0"

3 LAYOUT NOTES AND DETAILS

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SHEET TITLE:

LAYOUT NOTES AND DETAILS

SHEET NUMBER:

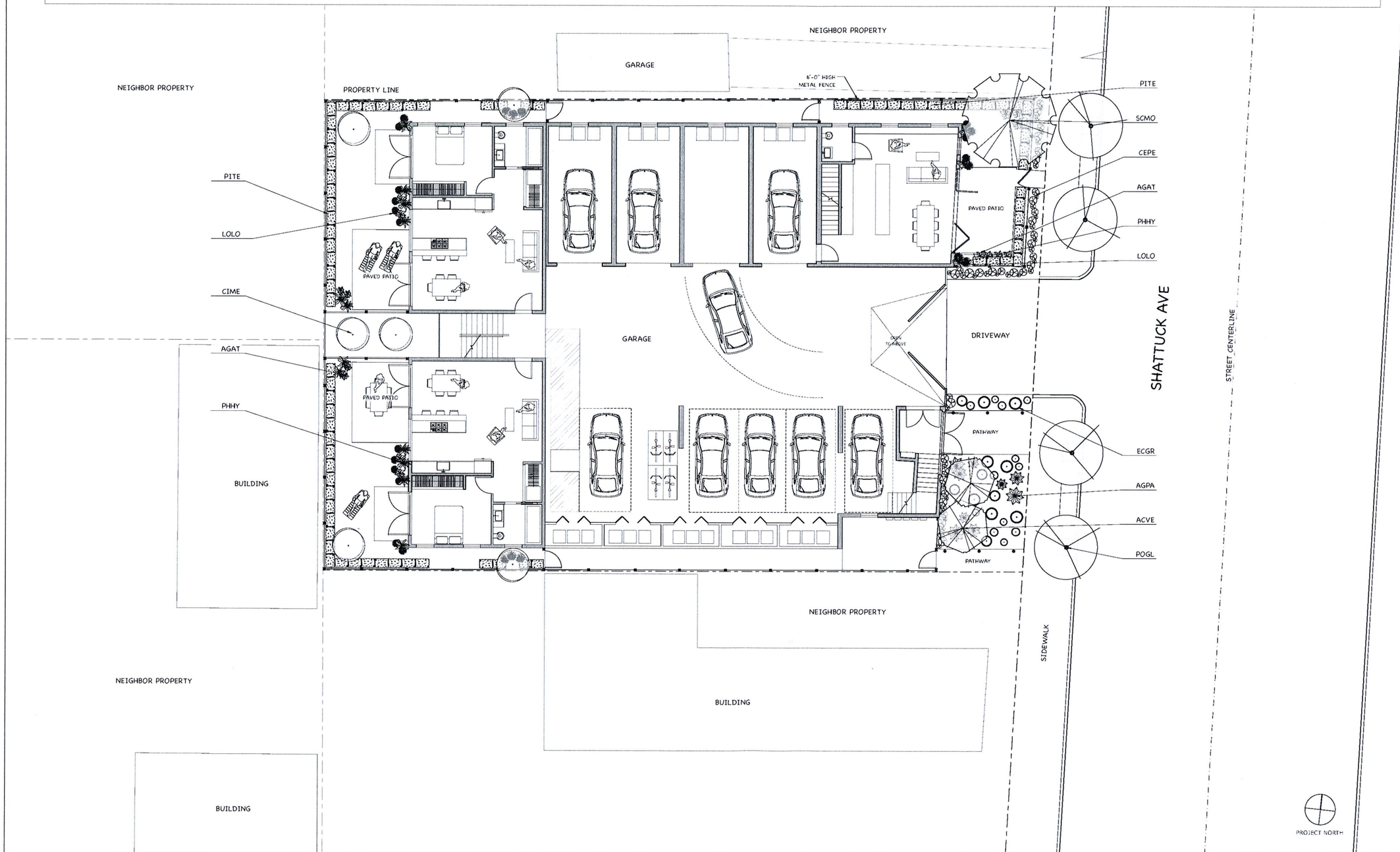
L.3

PLANT LIST FIRST FLOOR

LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING (IN)	MATURE HEIGHT (FT)	MATURE SPREAD (FT)
POGL		PODOCARPUS GLACILIOR	FERN PINE	4	24" BOX		20-60	10-20
SCMO		SCHINUS MOLLE	CALIFORNIA PEPPER TREE	1	24" BOX		25-40	25-40
ACVE		ACACIA VESTITA	HAIRY WATTLE	2	24" BOX		12-20	10-15
CIME		CITRUS X MEYERI	MEYER LEMON	6	15 GAL		12-18	8-12
PITE		PITTOSPORUM TENUIFOLIUM 'KRISTIE'	KRISTIE KOHUHU	81	5 GAL	30	4-6	4-6

LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING (IN)	MATURE HEIGHT (FT)	MATURE SPREAD (FT)
PHHY		PHORMIUM HYBRIDS 'DARK DELIGHT'	DARK DELIGHT FLAX	10	15 GAL		4	6
CEPE15		CEREUS PERUVIANUS	HEDGE CACTUS	20	15 GAL	48	8-10	4
CEPE5		CEREUS PERUVIANUS	HEDGE CACTUS	24	5 GAL	48	8-10	4
AGPA15		AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	3	15 GAL		2-3	2-3
AGPA5		AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	6	5 GAL		2-3	2-3

LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING (IN)	MATURE HEIGHT (FT)	MATURE SPREAD (FT)
ECGR15		ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	8	15 GAL	40	1-4	1-4
ECGR5		ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	8	5 GAL	40	1-4	1-4
ECGR1		ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	8	1 GAL	40	1-4	1-4
AGAT		AGAVE ATTENUATA	FOXTAIL AGAVE	15	5 GAL		4-5	6
LOLO		LOMANDRA LONGIFOLIA	BREEZE DWARF MAT RUSH	25	5 GAL		2-3	3-4



4 PROPOSED FIRST FLOOR PLANTING PLAN
SCALE: 1/8"=1'-0"

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SHEET TITLE:

FIRST FLOOR PLANTING PLAN

SHEET NUMBER:

L.4

PLANTING NOTES:

A. SOIL PREPARATION:

1. SOIL PREPARATION IS A CRITICAL FACTOR IN CREATING A HEALTHY AND LONG-LASTING LANDSCAPE. REMOVE EXISTING TOP SOIL WHEN REMOVING PAVED AREAS IF ANY AND STOCKPILE ON SITE. TOPSOIL TO BE INCORPORATE BACK INTO THE SOIL AT A LATER DATE.
2. PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
3. CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OT RIPPING TO A DEPTH OF 6-8" MINIMUM AND PREFERABLY AT A DEPTH OF 12-18". DE-COMPACTION OF SOME PLANTING AREAS, SUCH AS THOSE IN THE DRIVEWAY AND PARKING LOT, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY W/ REQUIRED AMENDMENTS.
4. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
5. WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE MADE W/ A ROTOTILLING TO BREAK UP ANY LARGER CLUMPS TO MAKE FINAL GRADING EASIER
6. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY W/ EXISTING SOIL.
7. DURING THE REMAINDER OF THE LANDSCAPE INSTALLATION, VARIOUS AREAS OF THE SITE MAY BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. THS COMPACTION IS TYPICALLY LIMITED TO THE UPPER 4-6" OF THE SOIL. PRIOR TO THE INSTALLATION OF PLANT MATERIAL IN THESE AREAS, THE COMPACTION SHALL BE REDUCED TO 80% OR LESS USING PREVIOUSLY DESCRIBED METHODS.

B. SOIL AMENDMENS:

1. SITE SOIL SHALL BE CAPABLE OF SUSTAINING HEALTHY PLANT LIFE BUT ADDITION OF SOME SUBSOIL MAY BE REQUIRED. EVALUATION OF SOIL FROM LANDSCAPE CONTRACTOR SHOULD BE PERFORMED AFTER EXISTING ASPHALT AND CONCRETE ARE REMOVED.
2. SOIL AMENDMENT: NITROLIZED REDWOOD SAWDUST. ADD 6 CUBIC YARDS PER 1000 SQ FT.
3. GYPSUM. ADD 50 LBS PER 1000 SQ FT.
4. FERTILIZER. APPLY AT A RATE THAT SUPPLIES 1 LB OF NITROGEN PER 1000 SQ FT.

C. PLANT INSTALLATION:

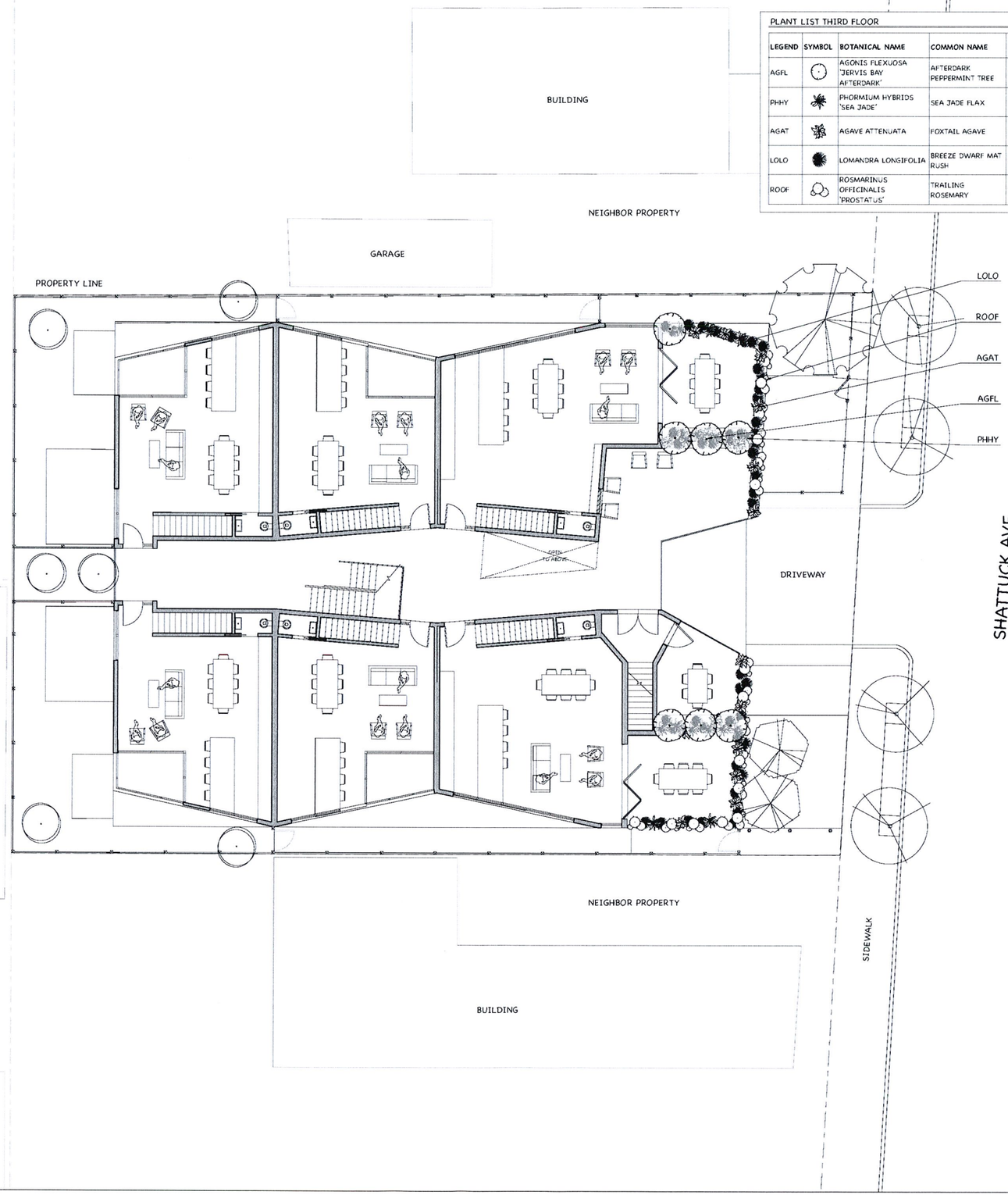
1. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS.
2. PLACE TREES, SHRUBS, GRASSES AND GROUNDCOVER IN LOCATIONS SHOWN ON PLANS.
3. DIG PITS AS DETAILED ON DRAWINGS. AFTER PITS ARE DUG, BREAK SIDES TO OPEN WALL OF PIT FOR ROOT PENETRATION.
4. BACKFILL BOTTOM 1/3 OF HOLE CONTAINING ROOTBALL W/ LOOSE SITE SOIL IN A FINELY DIVIDED CONDITION FREE FROM ROCKS OR CLODS. TOP 2/3 OF BACKFILL SHALL USED AMENDED SIT SOIL.
5. FOR TREES: SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE. SHRUBS TO BE SET 1" ABOVE GRADE. THOROUGHLY STAURE BACKFILL SOIL AND ROOTBALL TO FULL DEPTH.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANTS MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

D. ESTABLISHMENT PERIOD:

1. ESTABLISHMENT PERIOD SHALL INCLUDE ALL PLANTING WORK AND EXTEND 60 CALENDAR DAYS AFTER WRITTEN APPROVAL AT TIME OF PRELIMINARY REVIEW.
2. MAINTAIN CONSTANT MOISTURE TO AN 8" DEPTH.
3. KEEP AREAS FREE OF UNDESIRABLE WEEDS BY HAND PULLING.
4. MAINTAIN IRRIGATION SYSTEMS IN FULL OPERATING ORDER, AND REPAIR AND REPLACE ALL DAMAGED IRRIGATION EQUIPMENT AS NECESSARY FOR COMPLETE OPERATION OF THE SYSTEM.
5. MAINTAIN TREES IN BEST CONDITIONS BY SPRAYING, PRUNING, WATERING, ETC. AS NECESSARY.
6. MAINTAIN TREE BASINS, AND STAKING FOR TREES.

PLANT LIST THIRD FLOOR

LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING (IN)	MATURE HEIGHT (FT)	MATURE SPREAD (FT)
AGFL		AGONIS FLEXUOSA 'JERVIS BAY AFTERDARK'	AFTERDARK PEPPERMINT TREE	7	15 GAL		12	6-10
PHHY		PHORMIUM HYBRIDS 'SEA JADE'	SEA JADE FLAX	16	5 GAL		4-5	5-6
AGAT		AGAVE ATTENUATA	FOXTAIL AGAVE	17	5 GAL		4-5	6
LOLO		LOMANDRA LONGIFOLIA	BREEZE DWARF MAT RUSH	46	5 GAL		2-3	3-4
ROOF		ROSMARINUS OFFICINALIS 'PROSTATUS'	TRAILING ROSEMARY	17	5 GAL	24	2	4-8



5 PROPOSED THIRD FLOOR PLANTING PLAN
SCALE: 1/8"=1'-0"

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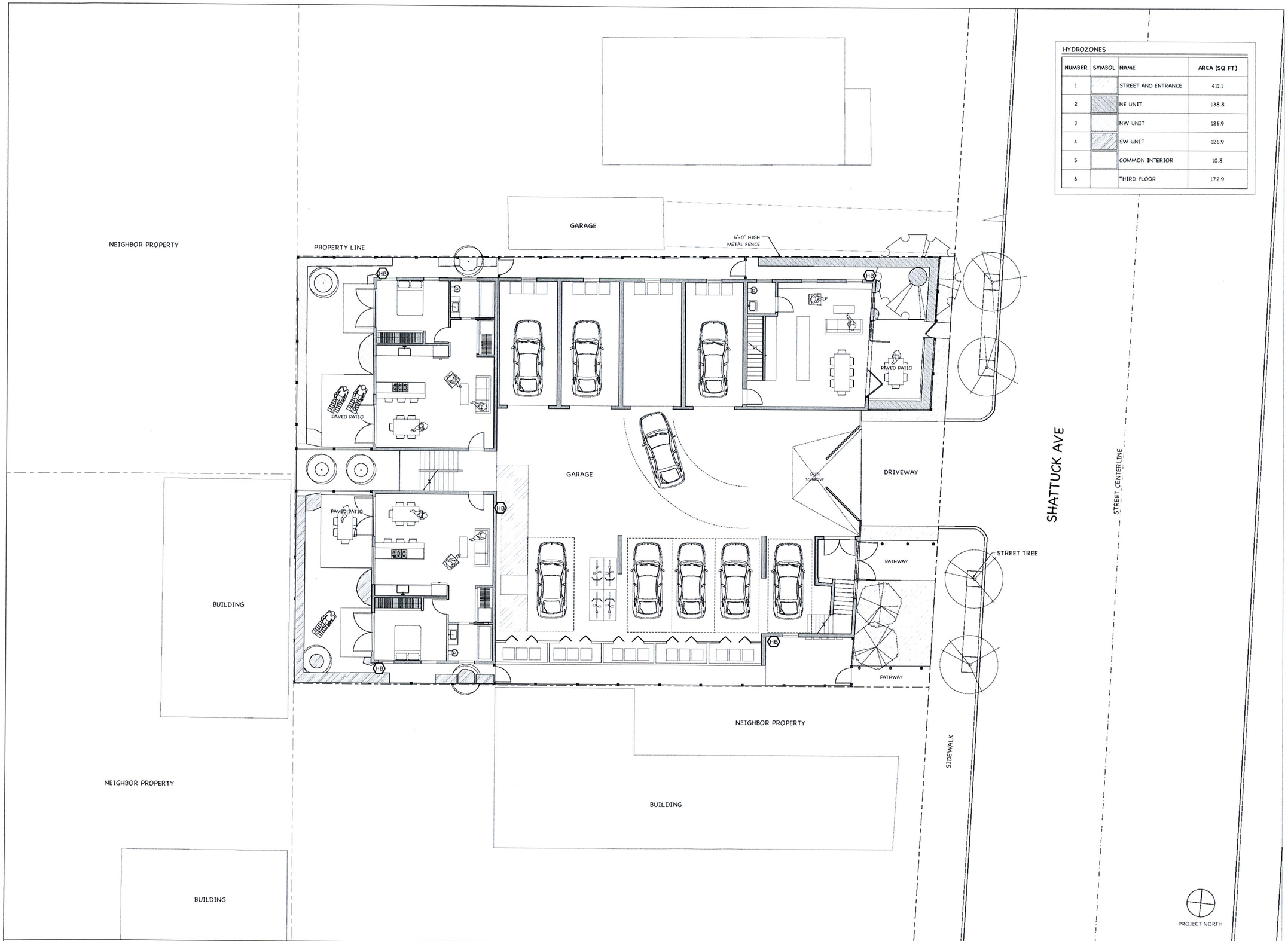
SHEET TITLE:

THIRD FLOOR PLANTING PLAN

SHEET NUMBER:

L.5



HYDROZONES

NUMBER	SYMBOL	NAME	AREA (SQ FT)
1		STREET AND ENTRANCE	411.1
2		NE UNIT	138.8
3		NW UNIT	126.9
4		SW UNIT	126.9
5		COMMON INTERIOR	10.8
6		THIRD FLOOR	172.9

6 PROPOSED FIRST FLOOR IRRIGATION PLAN
SCALE: 1/8"=1'-0"

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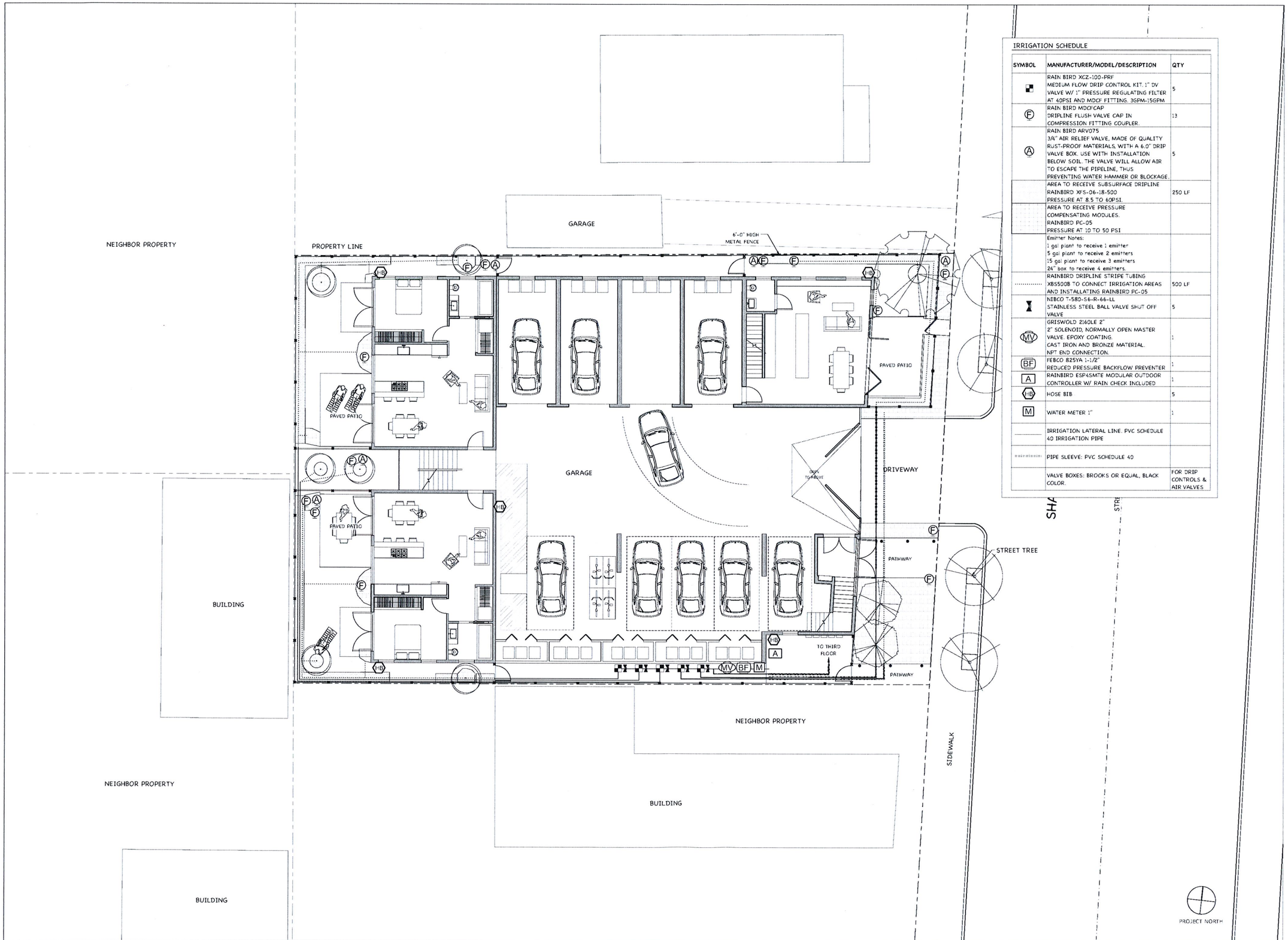
SHEET TITLE:

FIRST FLOOR IRRIGATION PLAN 1/2

SHEET NUMBER:

L.6



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT. 1" DV VALVE W/ 1" PRESSURE REGULATING FILTER AT 40PSI AND MDCF FITTING. 3GPM-15GPM	5
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	13
A	RAIN BIRD ARV075 3/4" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6.0" DRIP VALVE BOX. USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	5
	AREA TO RECEIVE SUBSURFACE DRIPLINE RAINBIRD XFS-06-18-500 PRESSURE AT 8.5 TO 60PSI.	250 LF
	AREA TO RECEIVE PRESSURE COMPENSATING MODULES. RAINBIRD PC-05 PRESSURE AT 10 TO 50 PSI	
	Emitter Notes: 1 gal plant to receive 1 emitter 5 gal plant to receive 2 emitters 15 gal plant to receive 3 emitters 24" box to receive 4 emitters.	
	RAINBIRD DRIPLINE STRIPE TUBING XBS500B TO CONNECT IRRIGATION AREAS AND INSTALLATING RAINBIRD PC-05	500 LF
	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	5
MV	GRISWOLD 2160LE 2" 2" SOLENOID, NORMALLY OPEN MASTER VALVE. EPOXY COATING. CAST IRON AND BRONZE MATERIAL. NPT END CONNECTION.	1
BF	FEBCO 825YA 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
A	RAINBIRD ESP4SMTE MODULAR OUTDOOR CONTROLLER W/ RAIN CHECK INCLUDED	1
HB	HOSE BIB	5
M	WATER METER 1"	1
	IRRIGATION LATERAL LINE. PVC SCHEDULE 40 IRRIGATION PIPE	
	PIPE SLEEVE: PVC SCHEDULE 40	
	VALVE BOXES: BROOKS OR EQUAL, BLACK COLOR.	FOR DRIP CONTROLS & AIR VALVES

7 PROPOSED FIRST FLOOR IRRIGATION PLAN
SCALE: 1/8"=1'-0"

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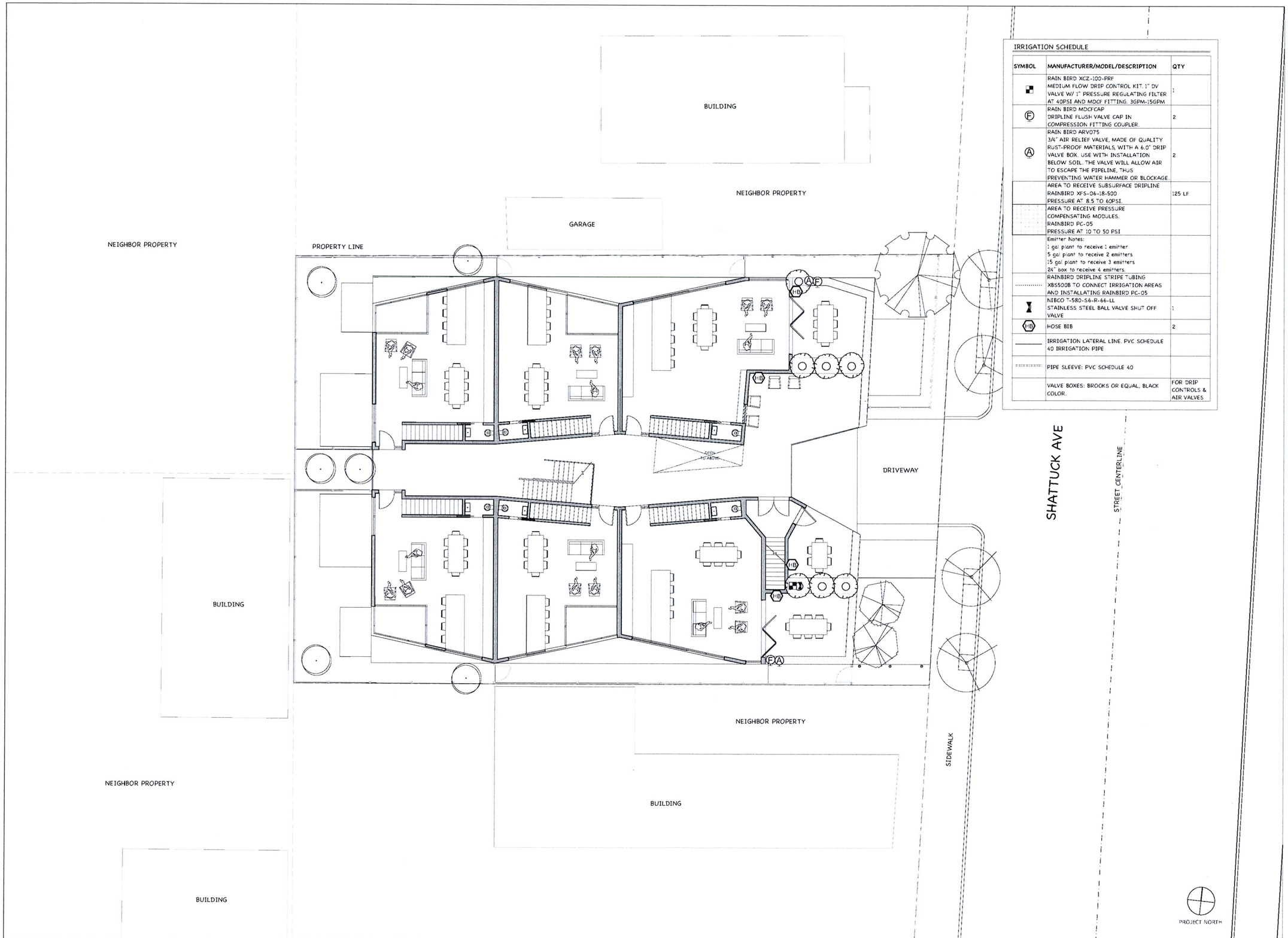
SHEET TITLE:

FIRST FLOOR IRRIGATION PLAN 2/2

SHEET NUMBER:

L.7



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT. 1" DV VALVE W/ 1" PRESSURE REGULATING FILTER AT 40PSI AND MDCF FITTING. 3GPM-15GPM.	1
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	2
A	RAIN BIRD ARV075 3/4" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6.0" DRIP VALVE BOX. USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	2
	AREA TO RECEIVE SUBSURFACE DRIPLINE RAINBIRD XFS-06-18-500 PRESSURE AT 8.5 TO 60PSI.	125 LF
	AREA TO RECEIVE PRESSURE COMPENSATING MODULES. RAINBIRD PC-05 PRESSURE AT 10 TO 50 PSI	
	Emitter Notes: 1 gal plant to receive 1 emitter 5 gal plant to receive 2 emitters 15 gal plant to receive 3 emitters 24" box to receive 4 emitters.	
	RAINBIRD DRIPLINE STRIPE TUBING XB5500B TO CONNECT IRRIGATION AREAS AND INSTALLATING RAINBIRD PC-05	
	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
HB	HOSE BIB	2
	IRRIGATION LATERAL LINE. PVC SCHEDULE 40 IRRIGATION PIPE	
	PIPE SLEEVE: PVC SCHEDULE 40	
	VALVE BOXES: BROOKS OR EQUAL, BLACK COLOR.	FOR DRIP CONTROLS & AIR VALVES

8 PROPOSED THIRD FLOOR PLANTING PLAN
SCALE: 1/8"=1'-0"

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SHEET TITLE:

THIRD FLOOR IRRIGATION PLAN

SHEET NUMBER:

L.8

IRRIGATION CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) x 0.62 X [(0.7 x LA) + (0.3 x SLA)]

MAWA: Maximum Applied Water Allowance
ETo: Evapotranspiration in inches per year
0.62: Conversion factor to gallons per square foot
0.7: ET adjustment factor for plant factors and irrigation efficiency (ETAF)
LA: Landscape Area
SLA: Portion of the landscape area identified as a special landscape area in sq ft.

PROJECT SITE: OAKLAND, CA in USDA ZONE 10b (41.80" Annual ETo)
TOTAL LANDSCAPE AREA: 987.4 SF
TOTAL SPECIAL LANDSCAPE AREA: 0 SF

MAWA = 41.80 x 0.62 x [(0.7 x 987.4) + (0.3 x 0)]
= 25.916 x [691.18 + 0]
= 17,912.6 GALLON PER YEAR

MAWA = 17,912.6 GALLON PER YEAR

ESTIMATED TOTAL WATER USE

ETWU = (ETo) x 0.62 X [(PF x HA) / IE + SLA]

ETWU: Estimated Total Water Use in gallons per year
ETo: Evapotranspiration in inches per year
0.62: Conversion factor to gallons per square foot
PF: Plant Factor from WUCOLS
HA: Hydrozone area in sq ft. Each HA shall be classified based upon the data included in the landscape and irrigation plan as high, medium or low water use.
IE: Irrigation efficiency of the irrigation method used in the hydro zone.
SLA: Special landscape area in sq ft.

PROJECT SITE: OAKLAND, CA in USDA ZONE 10b (41.80" Annual ETo)
LANDSCAPE AREA: 987.4 SF
TOTAL SPECIAL LANDSCAPE AREA: 0 SF
TOTAL WATER FEATURE AREA: 0 SF
TOTAL LANDSCAPE AREA: 987.4 SF

HYDROZONE	SYSTEM	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) IN SQ FT	IE	(PF x HA) / IE
1	DRIP	VERY LOW	0.1	411.1	0.9	45.7
2	DRIP	LOW-MODERATE	0.38	138.8	0.9	58.6
3	DRIP	LOW-MODERATE	0.38	126.9	0.9	48.2
4	DRIP	LOW-MODERATE	0.38	126.9	0.9	48.2
5	DRIP	MODERATE	0.5	10.8	0.9	6.0
6	DRIP	LOW	0.2	172.9	0.9	38.4

ETWU = 41.80 x 0.62 x [45.7 + 58.6 + 48.2 + 48.2 + 6.0 + 38.4 + 0]
= 25.916 x 245.1
= 6,352.01 GALLON PER YEAR

Project Total ETWU = 6,352.01 GALLON PER YEAR

GENERAL IRRIGATION NOTES:

1. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DIFFERENCES BETWEEN THE DESIGN WATER PRESSURE AND THE ACTUAL WORKING PRESSURE READING AT THE IRRIGATION P.O.C. TO OWNER'S REPRESENTATIVE
2. THIS DESIGN IS DIAGRAMMATIC. THESE DRAWINGS ARE INTENDED TO BE A SCHEMATIC REPRESENTATION OF THE FINISHED IRRIGATION SYSTEM. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD ADJUSTMENTS TO ACCOMMODATE ACTUAL SITE CONDITIONS.
3. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THESE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS WHEN IT IS OBVIOUS THAT FIELD OBSTRUCTIONS AND/OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE SYSTEM ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR TO COORDINATE SLEEVING UNDER ALL PAVING WITH OTHER TRADES AS NECESSARY. NO TEES OR ELLS SHALL BE INSTALLED UNDER PAVING. ALL SLEEVES SHALL EXTEND A MINIMUM OF TWENTY-FOUR INCHES (24") BEYOND EDGE OF PAVING. ALL SLEEVES LOCATED UNDER PAVING SHALL BE TWO (2) TIMES THE OUTSIDE DIAMETER OF THE PIPE TO BE SLEEVED, MINIMUM TWO-INCH (2") DIAMETER. CONTRACTOR TO INSTALL METALLIC BACKED TAPE ALONG THE ENTIRE LENGHT OF THE SLEEVE, TWELVE INCHES (12") DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED 'IRRIGATION' IN TWO INCH (2") CAPITAL LETTERS EVERY THREE FEET (3') ALONG THE TAPE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO OPERATE AT A WATER VELOCITY NOT TO EXCEED FIVE (5) FEET PER SECOND.
7. REMOTE CONTROL VALVES SHALL BE INSTALL ADJACENT TO WALKWAY, IN PLANTING AREAS UNLESS OTHERWISE NOTED.
8. QUICK COUPLERS SHALL BE LOCATED AT A MAXIMUM SPACING OF 100' O.C.
9. CONTRACTOR SHALL FLUSH ALL MAIN LINES PRIOR TO INSTALLATION OF THE VALVES, AND SHALL FLUSH ALL LATERAL LINES PRIOR TO INSTALLATION OF THE DRIP SYSTEM.
10. CONTRACTOR SHALL ADJUST ALL SYSTEMS FOR OPTIMUM PERFORMANCE. THIS INCLUDES ADJUSTMENT OF THE FLOW CONTROL STEM AT EACH REMOTE CONTROL VALVE (TO OBTAIN THE OPTIMUM OPERATING FLOW/PRESSURE FOR THAT SYSTEM).
11. COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS. SPECIMEN TREE LOCATION TAKE PRECEDENCE OVER IRRIGATION PIPING. LOCATE SPECIMEN TREES PRIOR TO TRENCHING FOR IRRIGATION PIPING.
12. TRENCH MARKER. ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS RED COLORED TRENCH MARKER TAPE PLACED NINE INCHES (9") BELOW FINISH GARDE DIRECTLY ABOVE THE BURIED WIRES. MARKER TAPE SHALL BE EQUAL TO "ALARM TAPE" AS MANUFACTURED BY PAUL POTTER WARNING TAPE INC. SHALL BE FOUR INCHES (4") WIDE.
13. IRRIGATION SYSTEMS ARE TO BE INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE CRITERIA AND APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED PER LOCAL CODE. CONTRACTORS SHALL SECURE ALL NECESSARY PERMITS.
14. FOR REMOTE CONTROL VALVE MANIFOLDS, BALL VALVE SIZE SHALL EQUAL THE SIZE OF THE LARGEST REMOTE CONTROL VALVE IN THE MANIFOLD.
15. PROVIDE PULL BOXES FOR CONTROL WIRING AT ALL CHANGES IN DIRECTION GREATER THAN FORTY-FIVE (45) DEGREES AND WHERE WIRE RUNS EXCEED THREE-HUNDRED FEET (300') IN LENGHT. IN-LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES, WITH WATERPROOF CONNECTORS.
16. CONTRACTOR SHALL PROVIDE ONE (1) SET OF EXTRA CONTROL WIRES PER MANIFOLD. BUNDLE AND TAPE 10' OF ADDITIONAL WIRE AND INSTALL IN A PULL BOX ADJACENT TO THE VALVE MANIFOLD.
17. NO WIRE SPLICES SHALL BE ALLOWED ON RUNS OF LESS THAN 500'. ON RUNS GREATER THAN 500', SPLICES ARE TO BE MADE WITH AN APPROVED SPLICED UNIT, AND TO BE INSTALLED IN A CONCRETE PULL BOX.
18. BACKFILL MATERIALS SHALL BE CLEAN AND FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), AND OBJECTS WITH SHARP EDGES.
19. CONTRACTOR SHALL INSTALL IN-LINE ANTI-DRAIN VALVES AS WARRANTED BY THE SITE CONDITIONS TO ALLEVIATE LOW-HEAD DRAINAGE.
20. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING IRRIGATION SYSTEM EQUIPMENT WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION.

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SHEET TITLE:
IRRIGATION CALCULATIONS AND NOTES

SHEET NUMBER:
L.9