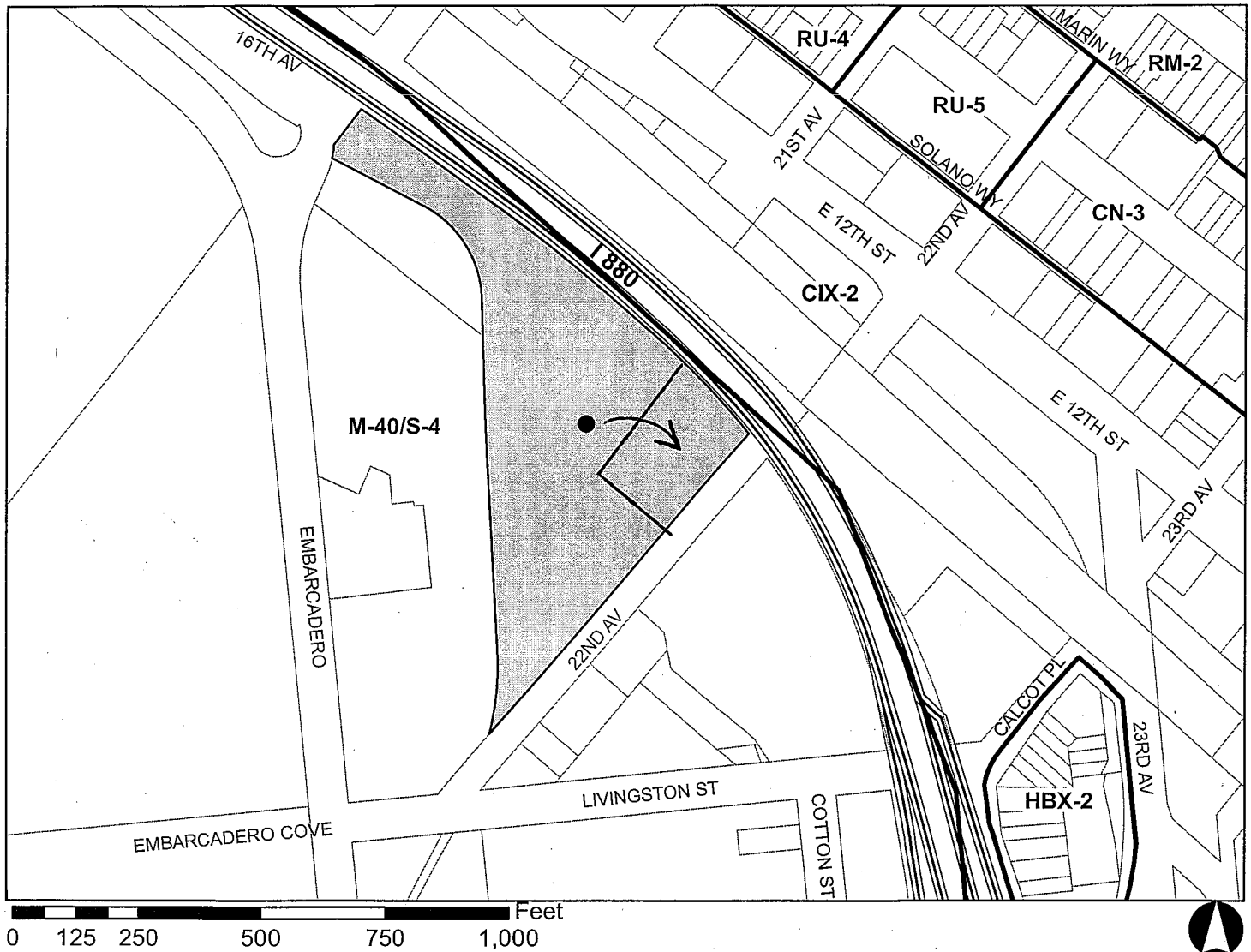


|                                     |  |
|-------------------------------------|--|
| <b>Location:</b>                    | 1035-1045 22 <sup>nd</sup> Avenue (2 buildings at 1001 22 <sup>nd</sup> Avenue)  |
| <b>Assessor's Parcel Number:</b>    | 019 -0048-004-00   |
| <b>Proposal:</b>                    | To convert two adjoined warehouses with on-site surface parking into 26 Joint Living and Work Quarters.<br><br>(A pending application would subdivide the land, buildings, and parking into a new parcel)  |
| <b>Applicant /</b>                  | Jeff Wilcox  |
| <b>Phone Number:</b>                | (925) 890-6199   |
| <b>Owner:</b>                       | Wilcox Embarcadero Associates  |
| <b>Planning Permits Required:</b>   | Major Conditional Use Permit for a nonresidential project, Joint Living and Work Quarters, to locate in a zone that does not allow residential activities and to exceed 25,000 square feet in area; Additional findings for Joint Living and Work Quarters + Infill Development Projects |
| <b>General Plan:</b>                | Estuary Plan: Light Industry 2   |
| <b>Zoning:</b>                      | M-40 Heavy Industrial Zone/<br>S-4 Design Review Combining Zone  |
| <b>Environmental Determination:</b> | Exempt, Section 15332 of the State CEQA Guidelines:<br>Infill Development Projects;<br>Section 15183 of the State CEQA Guidelines:<br>Projects Consistent with a Community Plan, General Plan or Zoning  |
| <b>Historic Status:</b>             | NA   |
| <b>Service Delivery District:</b>   | III  |
| <b>City Council District:</b>       | 5  |
| <b>Date Filed:</b>                  | September 13, 2012   |
| <b>Staff Recommendation:</b>        | Decision based on staff report   |
| <b>Finality of Decision:</b>        | <i>Appealable to City Council within 10 days</i>   |
| <b>For Further Information:</b>     | Contact case planner <b>Aubrey Rose, AICP, Planner II</b> at (510) 238-2071 or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>  |

**SUMMARY**

The applicant requests Planning Commission approval to convert two adjoined warehouses in a light industrial district into 26 Joint Living and Work Quarters (live/work units) with adjacent open parking. Staff recommends approval of the project as described in this report, subject to the attached Findings and Conditions of Approval.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: CM12-234  
Applicant: Jeff Wilcox  
Address: 1035-1045 22nd Avenue  
(2 buildings at 1001 22nd Avenue)  
Zone: M-40/S-4

## **PROPERTY DESCRIPTION**

The property is a level, triangular-shaped lot (7.33 acres) located in the Brooklyn Basin area close to the Oakland Estuary. The property is bordered by the 880 freeway (directly northeast) with frontage along 22<sup>nd</sup> Avenue to the southeast and additional frontage along Embarcadero to the northwest. The property contains four sets of buildings with open parking in between. A pending application requests subdivision into four parcels between the buildings; the subject site would measure 1.43 acres and contain approximately thirty-six parking stalls. Planning and Zoning review of that proposal is complete and the Building Division has the application under review. The subject group of buildings for this proposal consists of two adjoined brick warehouse buildings directly at the freeway running lengthwise along 22<sup>nd</sup> Avenue (which terminates in a dead-end at the freeway). The buildings are two-story (twenty feet in height) and measure 61,393 square feet in floor area. They contain some large windows and loading gates on the two sides facing the parking lot, and skylights on the roof. There is a sidewalk and a few trees in front of the buildings along 22<sup>nd</sup> Avenue. The surrounding area consists of warehouses, live-work lofts, small manufacturers, marinas, an office building, hotels, schools, restaurants and a park. The area is not served by bus given Federal law's limits on bus line proximity to certain Federal defense related facilities ("Coast Guard Island").

## **PROJECT DESCRIPTION**

To proposal is to convert two adjoined warehouses with on-site surface parking into 26 Joint Living and Work Quarters (live-work units). Units would average 2,200 square feet in floor area (26 feet wide by 67'-1" deep). Thirteen units would be located on each side of the buildings (half of the units would face 22<sup>nd</sup> Avenue and half would face the interior of the parcel). Each unit would consist of a ground floor with high ceiling and mezzanine level to the rear. The ground floor would contain work space with a half bath at the rear, and the mezzanine level would contain additional work space and the majority of accessory residential space including a kitchen and full bathroom. Each unit would have a new exterior door and a large window at ground level with a style consistent with the industrial design of the building.

## **GENERAL PLAN ANALYSIS**

The project site is located in the Light Industry 2 area under the Estuary Plan which supersedes the General Plan in this waterfront district. The intent of the area is to: "Maintain light industrial, food processing and manufacturing uses, allowing a limited amount of office, residential, institutional or commercial uses." Desired Character is: "Future development in this area should be primarily light industrial, food processing, wholesale, distribution, work/live, residential, parks, and public open spaces." Under the Conformity Guidelines, live/work conforms to the Light Industrial 2 area. The proposal is in conformance to the following Objectives and Policies of the Estuary Plan:

Objective LU-1: Provide for a broad mixture of activities within the Estuary area

Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.

Brooklyn Basin / Policy SAF-2: Maintain the industrial character and role of Brooklyn Basin as a place for food processing and manufacturing, and retain light industrial uses.

SAF-2.1: Encourage development of compatible office, support commercial and institutional use.

This Policy is further described by the following: "Additional ...commercial uses should be encouraged, as well as the possibility for...live/work units, where these uses would result in the rehabilitation of existing structure and where they would not create land use conflicts with existing industrial activities."

The proposal for live/work enhances the mix of uses in the Estuary area, including a residential element that makes the district attractive for other uses. The Estuary Plan specifically encourages live/work units. Staff finds the proposal, as conditioned, in conformance with the General Plan and Estuary Plan.

## **ZONING ANALYSIS**

The project site is located in the M-40 Heavy Industrial/S-4 Design Review Combining Zones. The intent of the M-40 Zone is: "to create, preserve, and enhance areas containing manufacturing or related establishments which are potentially incompatible with most other establishments, and is typically appropriate to areas which are distant from residential areas and which have extensive rail or shipping facilities." The intent of the S-4 Zone is: "to create, preserve, and enhance the visual harmony and attractiveness of areas which require special treatment and the consideration of relationships between facilities, and is typically appropriate to areas of special community, historical, or visual significance." Joint living and Work quarters require a Conditional Use Permit to locate in a zone that prohibits Residential Activities such as the M-40 zone. The permit is Major, which is decided by the Planning Commission, because it exceeds 25,000 square feet in floor area. Additional findings are required for Joint Living and Work Quarters and for Infill Development Projects. Zoning in the Estuary Plan area has not been updated to implement the land use classifications there and Heavy Industrial is therefore no longer appropriate for this location. Pursuant to OMC 17.01, zoning must conform to the General Plan; the interim document for areas not rezoned is the Conformity Guidelines. Live-work findings are discussed in the KEY ISSUES AND IMPACTS section of this report. Staff finds the proposal, as conditioned, to be consistent with the Planning Code.

## **ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15332 exempts In-Fill Development Projects involving residential projects in urban areas on sites less than five acres when certain findings can be made. The project meets this description and required findings can be made as described in an attachment to this report. The project is therefore exempt from Environmental Review.

## **KEY ISSUES AND IMPACTS**

Permitting live-work units requires ensuring especially the following: the units will be primarily commercial and/or industrial in use; will not generate "inverse impacts," that is, complaints against existing industrial operations in the area; and will not be negatively impacted by surrounding industries to the extent that there accessory residential component is inappropriate. Following are additional findings required for live-work and how they are met by this proposal:

1. That the workers and others living there will not interfere with, nor impair, the purposes of the particular zone

Conditions of approval include a statement of disclosure ("nuisance easement") requiring the landlords to notify prospective tenants of possible environment effects of industrial activities in the district and essentially limiting their right to complain to the City about said effects given they must sign the document to memorialize their understanding of the disclosure.

2. That the workers and others living there will not be subject to unreasonable noise, odors, vibration, or other potentially harmful environmental conditions.

Surrounding uses include: wineries, a brewery, a tea company, private and charter schools, a cannabis dispensary, a fishing supplies store, an animal shelter, light manufacturing, and offices. These operations in the immediate vicinity have little or no known off-site impacts. The Estuary Plan, via the Conformity Guidelines prohibits scrap operations, heavy manufacturing, and crop and animal-raising; so, these types of uses would never establish adjacent to the site. The site abuts the freeway which is a truck route; however, there are residential zones that also abut this route including neighborhoods consisting of single-family homes. Therefore, the location is suitable to accessory living uses subject to State and Regional regulations related to construction for indoor air quality.

Standard conditions of approval for live-work would apply: a requirement for tenants to sign a nuisance easement and to operate a business as operated by a zoning clearance or conditional use permit, and to maintain existing parking. As the proposal contains a component involving new residential use, the applicant may be subject to provide indoor air quality systems to satisfy State and Regional requirements for indoor air quality in residential uses adjacent to freeways. Lastly, the project is subject to Green Building requirements.

With these conditions, staff supports the proposal.

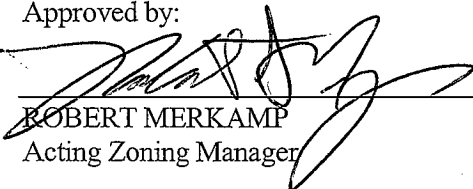
- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
  2. Approve the Major Conditional Use Permit subject to the attached Findings and Conditions.

Prepared by:




AUBREY ROSE, AICP  
Planner II

Approved by:

  
ROBERT MERKAMP  
Acting Zoning Manager

Approved for forwarding to the  
City Planning Commission:

  
SCOTT MILLER  
Interim Planning and Zoning Director  
Planning, Building and Neighborhood Preservation

**ATTACHMENTS:**

- A. Findings
- B. Conditions of Approval
- C. Plans

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## Attachment A: Findings for Approval

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This proposal meets the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), General Regulations Applicable to All or Several Zones/Joint Living and Work Quarters/Use Permit Criteria (OMC Sec. 17.102.190(C)) of the Oakland Planning Code (Title 17) and Section 15332 of the State CEQA Guidelines as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

### **GENERAL USE PERMIT CRITERIA (OMC SEC. 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.**

The proposal to convert a warehouse in a light industrial district into twenty-six live-work units will be a compatible fit with the surrounding neighborhood and will be an appropriate location for live-work units that are commercial or light industrial, with an accessory residential component. The area contains a variety of light industrial, institutional and service uses that will not be negatively impacted by additional commercial or light industrial uses, with an accessory residential component. There is no heavy industry adjacent to the site that would be inappropriate for or the source of complaints by residents as ensured by a nuisance easement. The neighborhood is served by utilities and the proposal is not anticipated to generate excessive traffic or circulation issues.

**B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, Work, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The site is close to food services, parks, and is centrally located; the site is conducive to workers, residents, and occasional customers.

**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 proposal will reuse an existing building to generate new employment and housing simultaneously.

**D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

Design Review findings can be made as follows:

#### **For Nonresidential Facilities and Signs.**

**1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060**

Interior improvements to create accessory living quarters will not be visible from the public right-of-way. New doors and windows will be attractive and improve the look of the property and its connection to the street.

**2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;**

The conversion of the exterior of an industrial warehouse to live/work with new doors and windows will improve the quality of neighborhood design.

**3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

The proposal conforms to the following Estuary Plan Policy:

SAF-2.1: Encourage development of compatible office, support commercial and industrial use.

This Policy is described by the following: "Additional...commercial uses should be encouraged, as well as the possibility for...live/work units, where these uses would result in the rehabilitation of existing structure and where they would not create land use conflicts with existing industrial activities."

**E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The project site is located in the Light Industry 2 area under the Estuary Plan. The intent of the area is to: "Maintain light industrial, food processing and manufacturing uses, allowing a limited amount of office, residential, institutional or commercial uses." Desired Character is: "Future development in this area should be primarily light industrial, food processing, wholesale, distribution, work/live, residential, parks, and public open spaces." Under the Conformity Guidelines, live/work conforms to the Light Industrial 2 area. The proposal conforms to the following Objectives and Policies of the Estuary Plan:

Objective LU-1: Provide for a broad mixture of activities within the Estuary area

Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.

Brooklyn Basin / Policy SAF-2: Maintain the industrial character and role of Brooklyn Basin as a place for food processing and manufacturing, and retain light industrial uses.

The proposal for live/work enhances the mix of uses in the Estuary area, including a residential element that makes the district attractive for other uses to locate. Staff finds the proposal, as conditioned, in conformance with the General Plan and Estuary Plan.

**GENERAL REGULATIONS APPLICABLE TO ALL OR SEVERAL ZONES/JOINT LIVING AND WORK QUARTERS/USE PERMIT CRITERIA (OMC SEC. 17.102.190(C))**

**1. That the workers and others living there will not interfere with, nor impair, the purposes of the particular zone; and**

Conditions of approval include a statement of disclosure ("nuisance easement") requiring the landlords to notify prospective tenants of possible environment effects of industrial activities in the district and essentially limiting their right to complain to the City about said effects given they must sign the document to memorialize their understanding of the disclosure.

**2. That the workers and others living there will not be subject to unreasonable noise, odors, vibration, or other potentially harmful environmental conditions.**

Surrounding uses include: wineries, a brewery, a tea company, private and charter schools, a cannabis dispensary, a fishing supplies store, an animal shelter, light manufacturing, and offices. The Estuary Plan, via the Conformity Guidelines prohibits scrap operations, heavy manufacturing, and crop and animal-raising; so, these uses will never locate adjacent to the site. The site abuts the freeway which is a truck route; however, there are residential zones that also abut this route including neighborhoods consisting of single-family homes. Therefore, the location is suitable to accessory living uses.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS**

**1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

As demonstrated in the "General Plan Analysis Section" of this report, the application is consistent with all applicable General Plan Policies and the General Plan Designation. The "Zoning Analysis" and the "Required Findings" sections of this report demonstrate that the project is consistent with the regulations of the Zoning Ordinance.

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site covers 1.43 acres located within an urbanized area.

**3. The project site has no value as habitat for endangered, rare, or threatened species.**

The project site is located in a highly urbanized area that contains no known endangered, rare, or threatened species.

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The proposed structure would result in a relatively insignificant traffic increase in a urban area that has adequate road capacity. Regardless, the applicant would be required to comply with all applicable City regulations and operating procedures prior to issuance of building or grading permits, including implementation of standard dust control measures.

**5. The site can be adequately served by all required utilities and public services.**

The site is located in an urbanized area that is well served by utilities and public services.



## Attachment B: Conditions of Approval

1. Approved Use

*Ongoing*

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, **staff report**, and the plans submitted on **September 13, 2012**, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.
- b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:

**I. Major Conditional Use Permit to allow conversion of two adjoined warehouses with on-site surface parking into 26 Joint Living and Work Quarters (live-work units).**

2. Effective Date, Expiration, Extensions and Extinguishment

*Ongoing*

Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, 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 permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

3. Scope of This Approval; Major and Minor Changes

*Ongoing*

The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirements

*Prior to issuance of a demolition, grading, P-job, or other construction related permit*

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval 3.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

**5. Conformance to Approved Plans; Modification of Conditions or Revocation**

***Ongoing***

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, **Conditions** or project description relating to the Approvals 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 Approvals 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 Conditions of Approval.

**6. Signed Copy of the Conditions**

***With submittal of a demolition, grading, and building permit***

A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

**7. Indemnification**

***Ongoing***

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the 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 applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

**8. Compliance with Conditions of Approval**

***Ongoing***

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

**9. Severability**

**Ongoing**

Approval of the project 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. Job Site Plans**

**Ongoing throughout demolition, grading, and/or construction**

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

**11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management**

**Prior to issuance of a demolition, grading, and/or construction permit**

The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

**12. Underground Utilities**

**Prior to issuance of a building permit**

The project applicant shall submit plans for review and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.

**13. Improvements in the Public Right-of-Way (General)**

**Approved prior to the issuance of a P-job or building permit**

- a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.
- b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition.
- c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.
- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

**14. Payment for Public Improvements**

***Prior to issuance of a final inspection of the building permit.***

The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

**15. Compliance Matrix**

***Prior to issuance of a demolition, grading, or building permit***

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division a **Conditions** compliance matrix that lists each condition of approval, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plancheck/construction process unless another format is acceptable to the Planning and Zoning Division and the Building Services Division. The project applicant shall update the compliance matrix and provide it with each item submittal.

**16. Construction Management Plan**

***Prior to issuance of a demolition, grading, or building permit***

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division for review and approval a construction management plan that identifies the conditions of approval related to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval.

**17. Dust Control**

***Prior to issuance of a demolition, grading or building permit***

During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

- a) Water all 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 possible.
- 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) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
- f) Limit the amount of the disturbed area at any one time, where feasible.
- g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
- h) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- i) Replant vegetation in disturbed areas as quickly as feasible.
- j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- k) Limit traffic speeds on unpaved roads to 15 miles per hour.
- l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

**18. Construction Emissions*****Prior to issuance of a demolition, grading or building permit***

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

- a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.
- b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

**19. Days/Hours of Construction Operation*****Ongoing throughout demolition, grading, and/or construction***

The project applicant shall require construction contractors to limit standard construction activities as follows:

- a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving 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. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
  - i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.
  - ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
- d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.
- e) No construction activity shall take place on Sundays or Federal holidays.
- f) 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.

- g) Applicant shall use temporary power poles instead of generators where feasible.

## 20. Noise Control

### *Ongoing throughout demolition, grading, and/or construction*

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

- 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) Stationary noise sources shall be located as far from adjacent receptors 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.
- d) 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.

## 21. Noise Complaint Procedures

### *Ongoing throughout demolition, grading, and/or construction*

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

- a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);
- b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);
- c) The designation of an on-site construction complaint and enforcement manager for the project;
- d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and
- e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

## 22. Interior Noise

### *Prior to issuance of a building permit and Certificate of Occupancy*

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be

incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval prior to issuance of building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

- (a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and
- (b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit.
- (c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following:
  - a) Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis.
  - b) Prohibition of Z-duct construction.

**23. Operational Noise-General**  
***Ongoing.***

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 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 Planning and Zoning Division and Building Services.

**24. Construction Traffic and Parking**

***Prior to the issuance of a demolition, grading or building permit***

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.
- d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.
- e) Provision for accommodation of pedestrian flow.

**25. Erosion and Sedimentation Control*****Ongoing throughout demolition grading, and/or construction activities***

The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. Plans demonstrating the Best Management Practices shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division. 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.

**26. Hazards Best Management Practices*****Prior to commencement of demolition, grading, or construction***

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a) Follow manufacture's recommendations on 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) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
- 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 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 notification of 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.

**27. Waste Reduction and Recycling**

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

***Prior to issuance of demolition, grading, or building permit***

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at [www.oaklandpw.com/Page39.aspx](http://www.oaklandpw.com/Page39.aspx) or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

***Ongoing***

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed



project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

**28. Lighting Plan**

***Prior to the issuance of an electrical or building permit***

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

**29. Asbestos Removal in Structures**

***Prior to issuance of a demolition permit***

If asbestos-containing materials (ACM) are found to be present in building materials to be removed, demolition and disposal, the project applicant shall submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health & Safety Code 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended.

**30. Air Quality**

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

***Ongoing throughout demolition, grading, and/or construction***

- 1) During construction, the project applicant shall require the construction contractor to implement all of the following applicable measures recommended by the Bay Area Air Quality Management District (BAAQMD):
- 2) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). 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 possible.
- 3) 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).
- 4) 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.
- 5) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- 6) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- 7) Limit vehicle speeds on unpaved roads to 15 miles per hour.

8) Idling times 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.

9) 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.

10) Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage.

**B. Exposure to Air Pollution (Toxic Air Contaminants: Particulate Matter)**

***Prior to issuance of a demolition, grading, or building permit***

A. Indoor Air Quality: In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential health risk due to exposure to diesel particulate matter to achieve an acceptable interior air quality level for sensitive receptors. The appropriate measures shall include one of the following methods:

- 1) The project applicant shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the CARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Planning and Zoning Division for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then additional measures are not required.
- 2) The applicant shall implement all of the following features that have been found to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans. These features shall be submitted to the Planning and Zoning Division and the Building Services Division for review and approval prior to the issuance of a demolition, grading, or building permit and shall be maintained on an ongoing basis during operation of the project.
  - a) Redesign the site layout to locate sensitive receptors as far as possible from any freeways, major roadways, or other sources of air pollution (e.g., loading docks, parking lots).
  - b) Do not locate sensitive receptors near distribution center's entry and exit points.
  - c) Incorporate tiered plantings of trees (redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and the sensitive receptors.
  - d) Install, operate and maintain in good Work order a central heating and ventilation (HV) system or other air take system in the building, or in each individual residential unit, that meets or exceeds an efficiency standard of MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters shall be used.
  - e) Retain a qualified HV consultant or HERS rater during the design phase of the project to locate the HV system based on exposure modeling from the pollutant sources.
  - f) Install indoor air quality monitoring units in buildings.

- g) Project applicant shall maintain, repair and/or replace HV system on an ongoing and as needed basis or shall prepare an operation and maintenance manual for the HV system and the filter. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the CC&Rs for residential projects and distributed to the building maintenance staff. In addition, the applicant shall prepare a separate homeowners manual. The manual shall contain the operating instructions and the maintenance and replacement schedule for the HV system and the filters.
- B. Outdoor Air Quality: To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.
- C. Exposure to Air Pollution (Toxic Air Contaminants: Gaseous Emissions)**  
*Prior to issuance of a demolition, grading, or building permit*
- A. Indoor Air Quality: In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential risk due to exposure to toxic air contaminants to achieve an acceptable interior air quality level for sensitive receptors. The project applicant shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the CARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Planning and Zoning Division for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then additional measures are not required.
- B. Exterior Air Quality: To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

## **PROJECT-SPECIFIC CONDITIONS**

### **31. Joint Living and Work Quarters**

#### ***Ongoing***

The facility shall meet the following standards and findings to be considered joint living and Work quarters:

- (a) Residential occupancy by not more than four persons, maintaining a common household of one or more rooms or floors in a building originally designed for industrial or commercial occupancy which includes:
- (1) cooking space and sanitary facilities which satisfy the provisions of other applicable codes
  - (2) adequate Work space reserved for, and regularly used by, one or more persons residing therein.
- (b) The workers and others living there will not interfere with, nor impair, the purposes of the particular zone.
- (c) The workers and others living there will not be subject to unreasonable noise, odors, vibration, or other potentially harmful environmental conditions.
- (d) Parking**  
Maintain existing parking to meet requirement for commercial and/or industrial activities

**32. Statement of Disclosure ("Nuisance Easement")**

***Ongoing***

The owner of the property shall provide a Statement of Disclosure on the lease or title to all new tenants or owners of the live-work units acknowledging the commercial and industrial character of the district and acceptance of the potential for uses in the area to result in certain off-site impacts at higher levels than would be expected in residential areas. The statement of disclosure shall also state that the tenants may only engage in the activities allowed by the relevant General Plan Land Use and Zoning Designation. The statement of disclosure shall also state that at least one tenant of each unit shall apply for and maintain a City of Oakland Business Tax Certificate for a business at the project address. The statement described in this condition of approval shall also be provided to any new owners of the property or any of the new units before a unit or the property is sold.

**33. Business License.**

***Prior occupancy of any unit***

The applicant must provide written evidence that at least one tenant of each unit shall maintain a valid City of Oakland Business Tax Certificate for a commercial business within the respective unit.

**34. Safe and Legal Activities.**

***Prior to lease or sale of any unit.***

All leases and use agreements affecting the facility and related property shall include a clause prohibiting the facility, and all portions of the parcel on which the facility is located, from being used for illegal activity as defined and specified in Division 10 of the California Health and Safety Code. The project applicants shall take immediate action and due diligence to abate any nuisance, as defined in the California Health and Safety Code, occurring in the building or on the parcel on which the building is located.

**APPROVED BY:**

City Planning Commission: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)

An aerial photograph showing a dense urban grid. A major highway, likely Interstate 5, runs diagonally from the bottom left towards the top right, bisecting the city blocks. The surrounding area is filled with a complex pattern of streets and building footprints.

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|--|---------|--|---------|
| Sheet Reference                            | 1 / A01 | Sheel Reference                            | 1 / A01 |
| View Name                                  | 1 / A01 | View Name                                  | 1 / A01 |
| View Title with number and sheet reference | 1 / A01 | View Title with number and sheet reference | 1 / A01 |
| Partition Tag                              |         | Partition Tag                              |         |
| Curtain Panel Tag                          |         | Curtain Panel Tag                          |         |
| Door Tag                                   |         | Door Tag                                   |         |
| Room name                                  |         | Room name                                  |         |
| Room SF                                    |         | Room SF                                    |         |

**Architect:**  
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[www.housereviews.org](http://www.housereviews.org)

[illegible]

# FINISH NOTES

1. BEFORE INSTALLING THE ALARM, THE FOLLOWING PREPARATION MUST BE COMPLETED:
  - a. THE ALARM MUST BE INSTALLED ON A SURFACE THAT IS CLEAN, DRY, AND FREE OF OIL, GREASE, JARRES, DIRT, OR OTHER CONTAMINANTS.
  - b. THE SURFACE MUST BE REPAIRED AND SMOOTHED TO REMAIN AS RECOMMENDED FOR APPLICATION OF NEW FINISHES.
2. THE ALARM MUST BE INSTALLED ON A SURFACE THAT IS CLEAN, DRY, AND FREE OF OIL, GREASE, JARRES, DIRT, OR OTHER CONTAMINANTS.

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## WIRER & COMMUNICATION NOTES

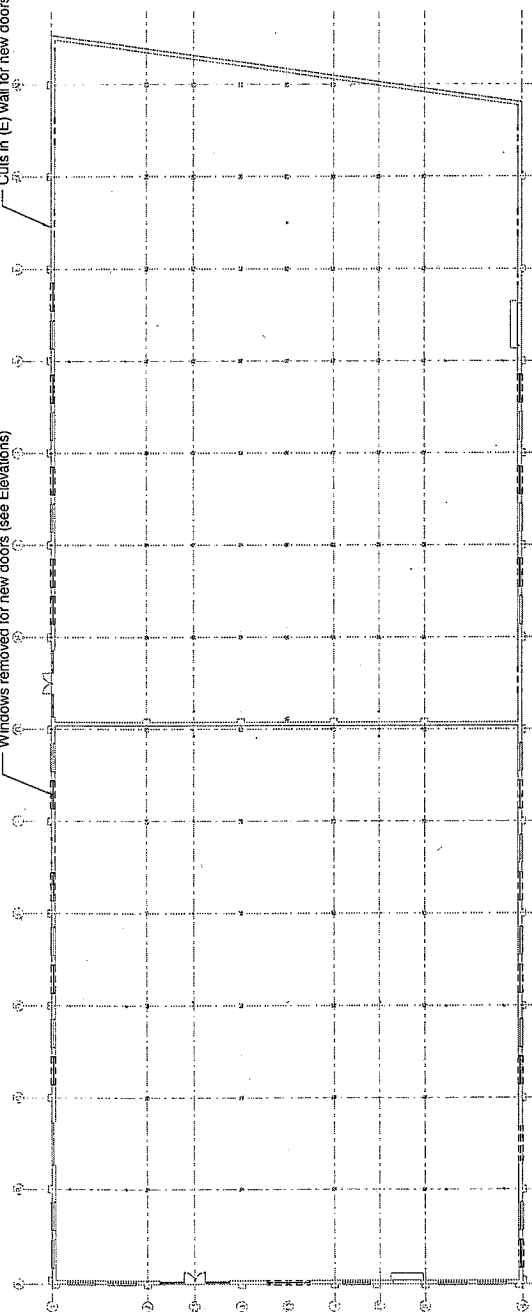
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |

[illegible][illegible][illegible]



Cuts in (E) wall for new doors (see Elevations)

Windows removed for new doors (see Elevations)



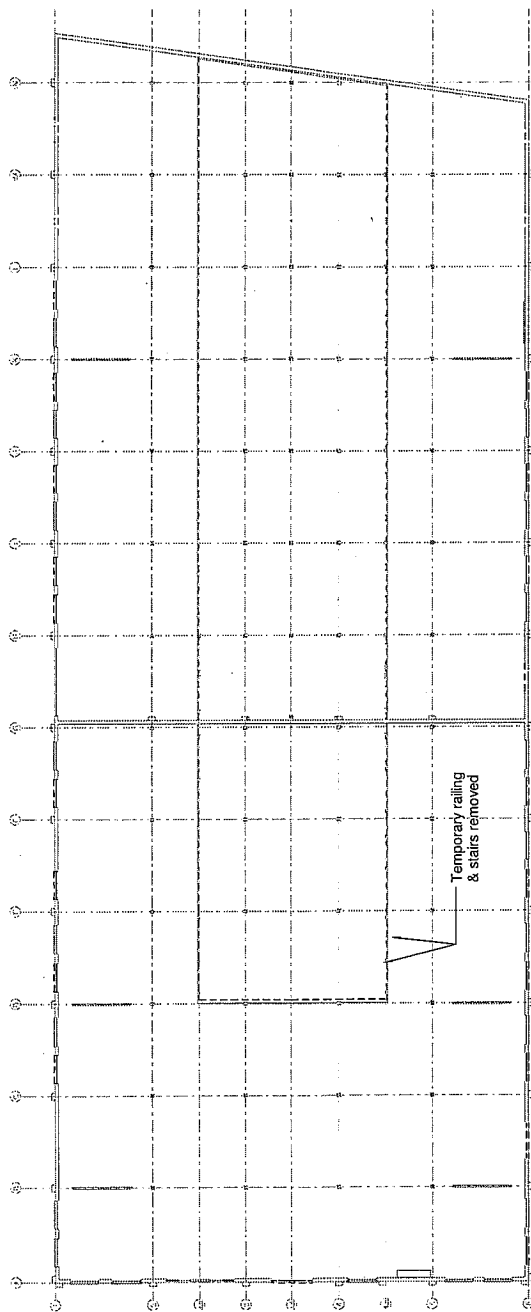
Temporary railing  
& stairs removed

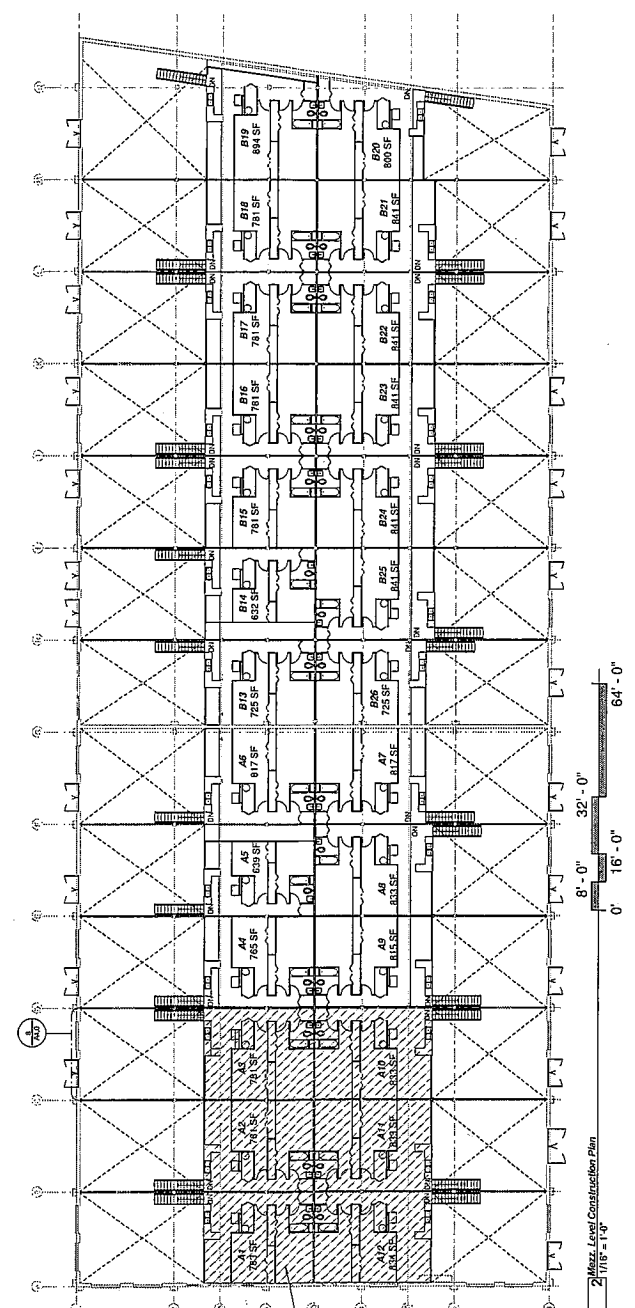
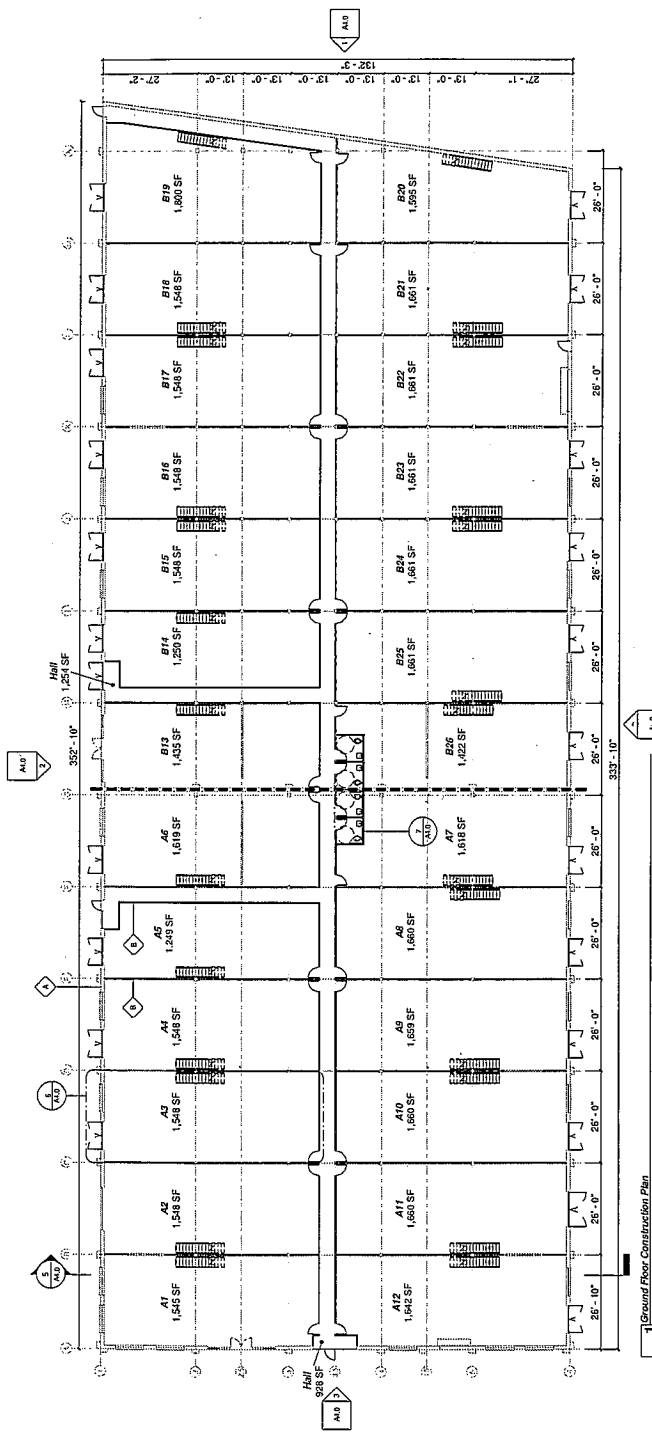
8'-0" 32'-0" 64'-0"

0 16'-0"

1 Mezz Level Demo Plan

1/16" = 1'-0"

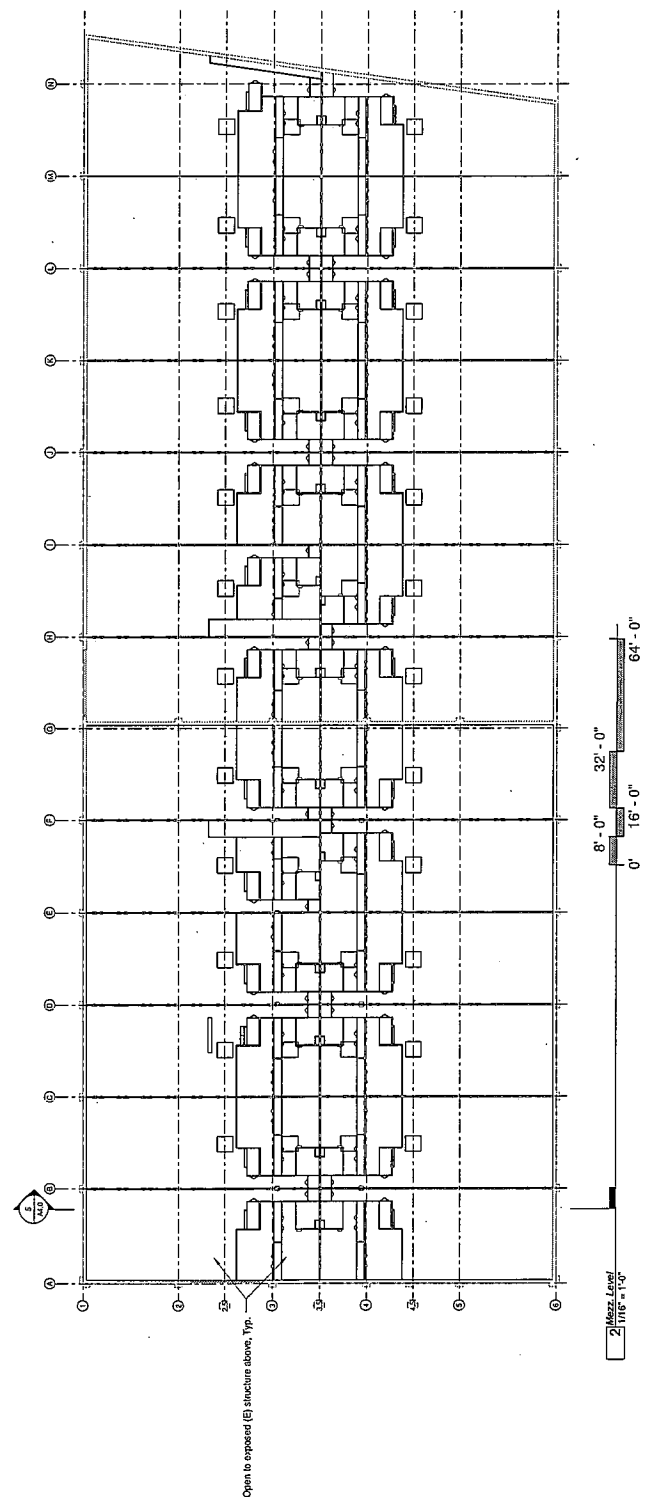
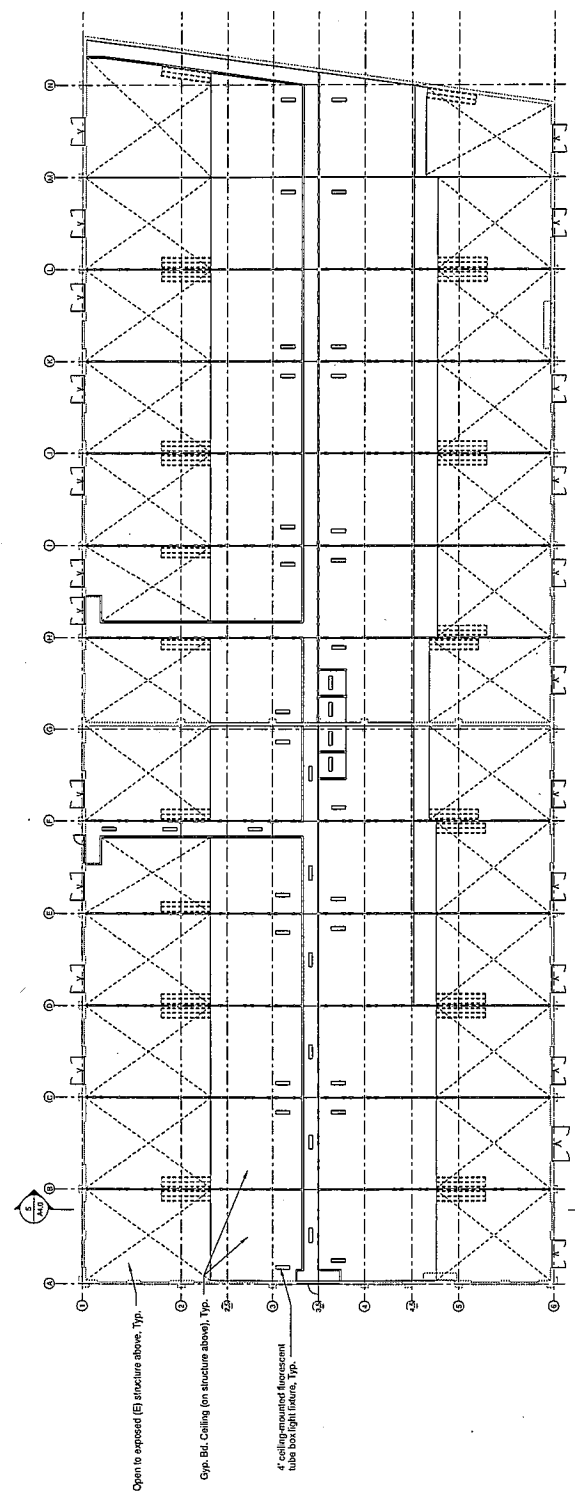


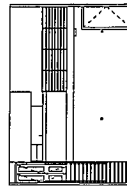


Jeff Wilcox  
EC Cove - Bldg B  
Construction  
Plans

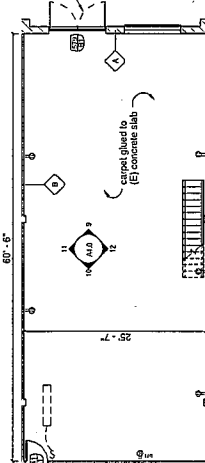
|       |                       |
|-------|-----------------------|
| Date  | 12/11/2012 9:56:34 AM |
| Scale | 1/16" = 1'-0"         |
| A2.0  |                       |



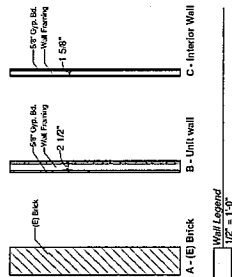




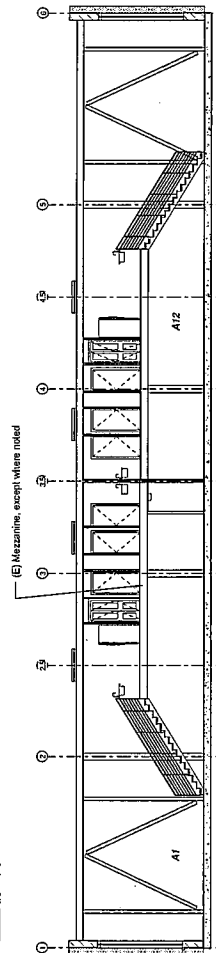
12 Stair Wall Elevation



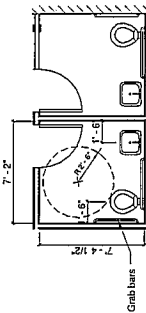
**6 Typical Unit - Ground Floor**



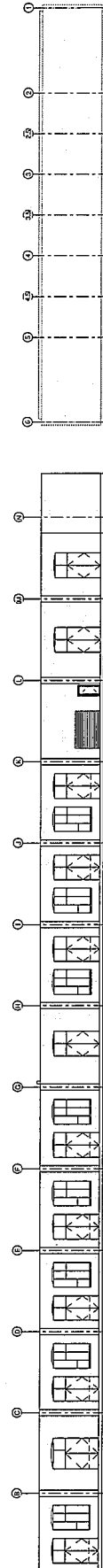
Wall Legend  
1/2" = 1'-0"



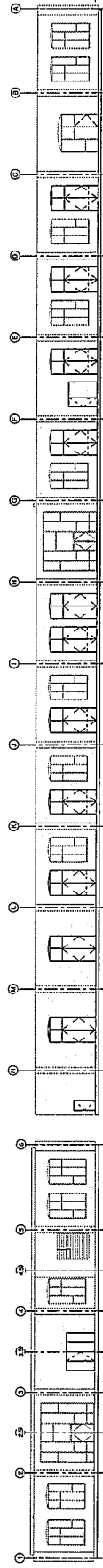
Typ. Section



## 7 Enlarged Accessible Restroom Typ. Plans



**South**

West  
ME° - 1' 0"

2 North

EC Cove - Bldg B  
Elevations,  
Sections, &  
Enlarged Plans

Date 12.11.12

## A4.0

Scale As indicated