

<b>Location:</b>	1675 12 <sup>th</sup> Street
<b>Assessor's Parcel Number:</b>	006-0013-007-00
<b>Proposal:</b>	The proposal is to subdivide one parcel containing an existing historic single-family residence into a three-lot Mini-Lot Development, rehabilitate and relocate the historic building and construct two, detached, single-family residences at the rear of the 7,817 square-foot lot.
<b>Contact Person/ Phone Number:</b>	Annessa Mattson of Baran Studio Architecture (510) 595-6744
<b>Owner:</b>	Shoreline Assets Group, LLC
<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow three or more residential units in the RM-2 Zone; Minor Conditional Use Permits for a Mini-Lot Development and a Shared Access Facility; Regular Design Review for the construction of two dwelling units and rehabilitation of the existing building; Minor Variance for reduction of usable group open space; Tentative Parcel Map for a subdivision of one parcel into three Mini-Lots.
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	RM-2 Zone (Mixed Housing Type Residential – 2 Zone)
<b>Environmental Determination:</b>	Exempt, State CEQA Guidelines Section 15301: Existing Facilities; Section 15303: New Construction or Conversion of Small Structures; and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
<b>Historic Status:</b>	The existing building is located in the Oakland Point Area of Primary Importance and is a Potentially Designated Historic Property (PDHP) with a current rating of C1+ by the Oakland Cultural Heritage Survey (OCHS).
<b>City Council District:</b>	3
<b>Date Filed:</b>	October 22, 2018
<b>Staff Recommendation:</b>	Approve with the attached conditions
<b>Finality of Decision:</b>	Appealable to City Council within 10 days
<b>For Further Information:</b>	Contact case planner <b>Michele T. Morris</b> at (510) 238-2235 or <a href="mailto:mmorris2@oaklandca.gov">mmorris2@oaklandca.gov</a>

**SUMMARY**

The project applicant has submitted a request to rehabilitate the existing historic single-family dwelling located on the site and construct two additional dwelling units at the rear of the property. The proposal would result in a total of three residential units on the 7,817 sq. ft. lot. Unit 1 would be 1,817 sq. ft., Unit 2 would be 1,456 sq. ft. and Unit 3 would be 1,800 sq. ft. Each new building would be 30' tall. Three off-street parking spaces would be provided at the site.

The project would require a Major Conditional Use Permit (CUP) to allow three or more residential units in the Mixed Housing Type Residential – 2 Zone (RM-2 Zone), a Minor CUP for a Mini-Lot Development and a Shared Access Facility, Regular Design Review for the construction of the two dwelling units and a Minor Variance for a reduction in the amount of useable group open space. As detailed below, staff finds that the project meets all the required Findings. Therefore, staff recommends approval of the project subject to the attached Conditions of Approval.



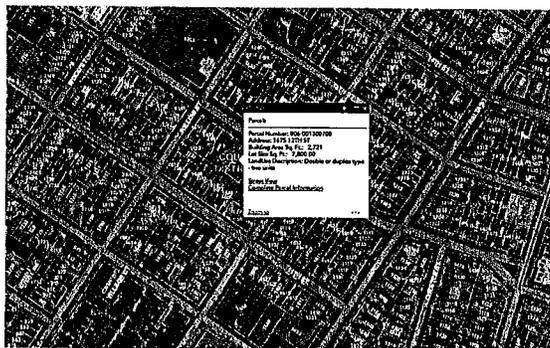
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Date: 5/28/2019

City of Oakland

Planning and Building Department



## Location / APN

- 1675 12th Street
- 006 001300700

## **PROPERTY AND NEIGHBORHOOD DESCRIPTION**

The project is located at 1675 12<sup>th</sup> Street, in the West Oakland neighborhood of Oakland Point, an Area of Primary Importance. The site contains an existing single-family dwelling that is a Potential Designated Historic Property (PDHP) with a current rating of C1+ by the Oakland Cultural Heritage Survey (OCHS) as well as two garage buildings at the front of the property. The subject site is approximately 7,817 sq. ft. and is surrounded by one- to two-story residential dwellings.

## **PROJECT DESCRIPTION**

The proposal includes the demolition of the existing detached garages at the front of the parcel and a rear addition on the existing residence. The project would rehabilitate the existing historic structure (Unit 1), raise it by 2.5' to a height of 27.8', and move the building off of the right-side property line to conform to the required 5' side property setback. Approximately 53 sq. ft. and an attached one-car garage would be added to Unit 1. The exterior materials of the building would be repaired and replaced, and the front stairs and entry would be repositioned further back towards the center of the existing residence to accommodate the required front yard setback. This setback would be consistent with the adjacent property's front yard setback of 19.5 feet. The rear of the building would have a balcony leading from the second-floor master bedroom.

In addition, the project includes construction of two, detached, 30' tall single-family residences with attached single-car garages. Unit 2 would be 1,456 sq. ft. and Unit 3 would be 1,800 sq. ft. The new residences will be modern two-story buildings with architectural features that complement the existing historic building's style. The buildings will have gabled roofs and vertical board and batten siding with stucco accents at the patio doors and second floor master bedrooms. Neither Unit 2 or Unit 3 would have private balconies, and as such, the proposed project would not have significant impacts on the adjacent lots with respect to views, solar access and privacy. The project provides adequate open space at the rear, side and front portion of the parcel and landscaping is provided throughout the site.

All residences would have access from an approximately 12'-21' wide Shared Access Facility (driveway). Open space would be provided in front of Unit 1, at the rear of Units 2 and 3, and between Unit 1 and Unit 3.

The proposal includes the subdivision of the lot into a three Mini-Lot Development.

## **GENERAL PLAN ANALYSIS**

The proposed project site is classified as Mixed Housing Type Residential per the General Plan's Land Use and Transportation Element (LUTE). The intent of this classification is "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 project conforms to LUTE objectives and policies, as summarized below:

*Objective N3: Encourage the construction, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.*

*Policy N3.1: Facilitating Housing Construction*

*Facilitating the construction of housing units should be considered a high priority for the City of Oakland.*

The desired character and uses should be primarily residential in character. The proposed project will add two residential dwelling units to the lot, and therefore, is consistent with the intent, desired character and uses of the Mixed Housing Type classification

*Policy N6.1: Mixing Housing Types.*

*The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.*

*Policy N6.2: Increased Home Ownership*

*Housing developments that increase home ownership opportunities for households of all incomes are desirable.*

*Policy N7.1: Ensuring Compatible Development.*

*New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.*

The project involves rehabilitating the existing Victorian residence and the construction of two dwelling units which are compatible with the density, scale, design, and character of the existing neighborhood. Specifically, the area is a mix of multi-unit buildings and single-family homes. Staff finds that this project would be consistent with the overall neighborhood character and conforms to the intent, desired character, and policies of the General Plan.

Historic Preservation Element (HPE) Consistency

*Policy 3.5: Historic Preservation and Discretionary Permit Approvals.*

The proposed design of the new residential units and the modification and repair of the existing residential building are compatible with the property's existing design and neighborhood characteristics. The proposed project would match the quality of the existing design of the existing residence and adjacent properties.

**ZONING ANALYSIS**

The project site is located within the RM-2 Zone which is intended "to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate." The table on the next page details the existing standards and the project's consistency with those standards. As shown, the project is consistent with the Zoning with approval of the requested permits except for the group open space requirement which is discussed in the Minor Variance section below.

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
<b>Lot size</b>	7,817	Lot A: 3,818 sq. ft. Lot B: 2,063 sq. ft.; and Lot C: 1,935 sq. ft.	Minimum of 4,000 sq. ft. but smaller lot sizes are permitted with approval of a CUP for a Mini-Lot Development and
<b>Lot width</b>	62.52'	Lot A: 62.52' Lot B and C: 30.26'	25' minimum
<b>Lot frontage</b>	62.52'	Lot A: 62.52' Lot B and C: 0'	Minimum of 25' along a street but a smaller lot frontage is permitted with approval of a Mini-Lot Development and Shared Access Facility
<b>Density</b>	1	3	On a 7,817 sq. ft. lot, the maximum density is 3 units with approval of a CUP
<b>Open Space</b>	6,062 sq. ft.	2,420 sq. ft.	300 sq. ft. of group open space per unit for a total 900 sq. ft.
<b>Height</b>	25.3'	Unit 1: 27.9' Unit 2: 29.11' Unit 3: 30'	30' maximum height
<b>Front Yard Setback</b>	1.4'	19.6'	Normally required 20' but 19.6' permitted per due to the location of the immediately adjacent buildings.
<b>Side Yard Setback</b>	0'	5'	5' minimum
<b>Rear Yard Setback</b>			15' minimum
<b>Parking Spaces</b>	2	3	3 spaces required
<b>Lot Coverage</b>	22.5%	40%	40% maximum allowed

**Major Conditional Use Permit**

Pursuant to Table 17.17.03 of the City of Oakland Planning Code (OPC), the RM-2 Zone permits three or more residential units, and one unit for every 2,500 sq. ft. of lot area, upon approval of a Major CUP. A maximum of three units would be permitted for the 7,817 sq. ft. subject property. The required findings for a Major CUP are attached and included in staff's evaluation as part of this report.

**Minor Conditional Use Permits**

The applicant is requesting approval of a Mini-Lot Development pursuant to Chapter 17.142 of the OPC. Mini-Lot Developments are permitted with approval of a Minor CUP. A Mini-Lot Development is a comprehensively designed development containing lots that do not meet the minimum size or other requirements applying to individual lots of less than sixty thousand (60,000) sq. ft. in the zone where it is located. In Mini-Lot Developments, the maximum height and minimum yard, lot area, width, and frontage

requirements otherwise applying to individual lots may be waived or modified, and floor area, parking, and other facilities may be located within said development without reference to lot lines. However, the development must meet all the Zoning requirements when the lot is viewed as a whole.

The applicant is also requesting approval of a Shared Access Facility pursuant to Section 17.102.090 of the OPC. The Shared Access Facility would be 12' widening to 21' and would front onto 12th Street. The Shared Access Facility would cross over Lot A and Lot B to access the garages for Units 2 and 3. A Shared Access Facility requires approval of a Minor CUP.

The required findings for the Minor CUPs are attached and included in staff's evaluation as part of this report.

### **Regular Design Review**

The Applicant is requesting approval of a Regular Design Review Permit for rehabilitation of the existing historic building, its relocation and small addition as well as the construction of two units at the rear of the property pursuant to Section 17.136.040. As shown in *Attachment A*, the historic building and the new dwelling unit's height, scale or massing or exterior materials will remain substantially similar and compatible to the residences in the vicinity. The required findings for a Regular Design Review permit are attached and included in staff's evaluation as part of this report.

### **Minor Variance Discussion**

The project applicant is requesting a Minor Variance for usable group open space. The group open space is located between Units 1 and 3 and on Lot A. Pursuant to Section 17.126.030C, group open space must have a dimension no less than 15' in any direction. As a balcony on the upper story of Unit 1 would partially cover the group open space, the actual usable open space is reduced. The required findings for Minor Variance are attached and included in staff's evaluation as part of this report.

### **ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines categorically exempts the project under Section 15301 where alterations are made to an existing small structure and Section 15303 where the conversion of a small structure from one use to another and only minor modifications are made to the exterior. In addition, Section 15303 also includes the construction of small structures such as the two single-family dwellings at the rear. Staff finds that none of the exceptions to the exemptions to the CEQA Guidelines are triggered by the proposal. Specifically, the project is not located in a sensitive environment. The site is a flat lot that already contains one residential building, two accessory structures, and is adjacent to other small residential structures. No critical habitat exists on the site. There are no cumulative impacts or unusual circumstances to add floor area to the rear of the existing dwelling or to construct two dwelling units. The proposed project site is not located along a scenic highway or on a hazardous waste site. Finally, the existing building is historic but is being rehabilitated. Furthermore, Section 15183 (projects consistent with the General Plan or Zoning, as demonstrated above) also applies.

### **KEY ISSUES AND IMPACTS**

Staff has not identified any key issues associated with the project.

**CONCLUSION**

The proposed project would rehabilitate an existing historic building and add two dwelling units to increase Oakland's housing stock. The proposal is appropriately and comprehensively designed and is consistent with the goals and intent of the General Plan. The project meets the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions.

- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
  2. Approve the Major Conditional Use Permit, Minor Conditional Use Permits, Regular Design Review, Minor Variance, and Tentative Parcel Map, subject to the *Findings* and *Conditions* attached to this report.

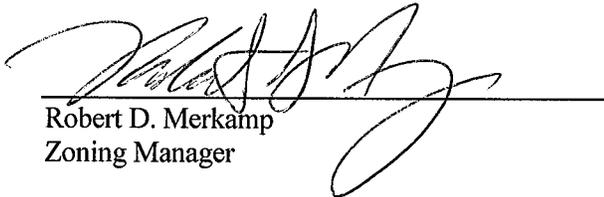
Prepared by:



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Michele T. Morris  
Planner II

Reviewed by:



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Robert D. Merkamp  
Zoning Manager

Approved for forwarding to the  
City of Oakland Planning Commission:



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Edward Manasse, Interim Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans dated April 10, 2019

**ATTACHMENT A: FINDINGS FOR APPROVAL**

This proposal meets all the required findings under the General Use Permit Criteria (OMC Sec. 17.134.050) and Regular Design Review Criteria (OMC Sec. 17.136.050(A) of the Oakland Planning Code (Title 17) as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

**SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:**

**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 location and operating characteristics of the project will be compatible with, and will not adversely affect the livability or appropriate development of abutting properties. The project involves adding 53 sq. ft. to the existing two-story Victorian , repositioning the building to accommodate the required five-foot right-side setback, and raising the building by 2.5 feet to an overall height of 27.5 feet. Two additional dwelling units are proposed for the rear of the parcel for a total of three units. The subject site is 7,817 sq. ft. and meets the RM-2 Zone's density requirement which permits one unit for every 2,500 sq. ft. of lot area upon approval of a Conditional Use Permit. There will be three parking spaces located in each unit's respective attached garages which will be accessed from the existing 12-21' common driveway. The proposed project will not result in an increase in building height, scale, bulk, and lot coverage of the area and is compatible with the existing neighborhood development pattern.

**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 proposed project results in functional living quarters for three residential units. The proposal will provide adequate private open space and parking spaces for all three residential units. The proposal is consistent with adjacent parcels in site orientation and building configuration.

**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 enhance the successful operation of the surrounding residential area by providing additional home ownership opportunities for Oakland residents. Furthermore, the proposal allows for increased home ownership through the creation of three lots.

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

The proposal conforms to all significant aspects of the Design Review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

**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 proposed project site is classified Mixed Housing Type Residential per the General Plan's Land Use and Transportation Element (LUTE). This designation 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 business where appropriate." "Future development within this classification should be primarily residential in character." The project involves remodel, rehabilitation and repositioning of an existing residence, and the creation of two residential units, which is consistent with the intent and desired character and uses of the General Plan as well as the following Objectives and Policies:

*Objective N3: Encourage the construction, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.*

*Policy N3.1: Facilitating Housing Construction*

*Facilitating the construction of housing units should be considered a high priority for the City of Oakland.*

*Policy N6.1 Mixing Housing Types.*

*The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.*

*Policy N7.1 Ensuring Compatible Development.*

*New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.*

**SECTION 17.17.050A (ADDITIONAL CONDITIONAL USE PERMIT FINDINGS) FOR  
ADDITIONAL DENSITY IN THE RM-2 ZONE**

**A. That the proposed development will not adversely affect adjoining property, nor the surrounding neighborhood, with consideration to be given to density; to the availability of neighborhood facilities and play space to the generation of traffic and the capacity of surrounding streets; and to all other similar, relevant factors;**

The project will not adversely affect adjoining properties. The adjacent properties include a single-family home with a detached garage to the west, and commercial building facility and residential building to the east. The proposed project would have a front setback of 19'-6" which parallels the neighboring building to the east (the adjacent properties each have accessory buildings at or near their respective front lot lines). Adequate off-street parking will be provided. The additional units will not affect traffic operations or capacity. The neighborhood is a mix of older single-family and two-family dwellings which supports this project as compatible with the neighborhood development pattern. The project will not adversely affect the surrounding residential neighborhood.

**B. That the site design and landscaping and the scale, height, length and width, bulk, coverage, and exterior treatment of structures are in harmony with neighborhood character and with facilities on nearby lots;**

The house will be relocated to five feet from the right-side lot line and raised 2.5 feet. However, this height is in keeping with the Planning Code and is similar to other single and multi-family buildings in the area. The length, width, scale, and style of the existing house will not be changed. The site locations of the two new residential units will be consistent with the neighborhood pattern which includes units and accessory structures in the rear. As such, the property is in keeping with the neighborhood pattern.

**C. That the shape and siting of the facilities are such as to minimize blocking of views and direct sunlight from nearby lots and from other Residential Facilities in the surrounding neighborhood;**

The shape and siting of the three residential units will not affect views and sunlight of nearby lots.

**D. That the design and site planning of the buildings, open areas, parking and service areas, and other facilities provide a convenient, attractive, and functional living environment; and that paths, stairways, accessways, and corridors are designed to minimize privacy impacts;**

The placement of the existing house and the new units at the rear of the development will not adversely affect open areas or parking of the existing units. Group open space for the development would be minimally impacted by the proposed private balcony proposed for Unit 1, but each unit will be provided private open space, group open space, and the required off-street parking spaces. The existing, nonconforming residence will be moved to comply with the required five-foot side setback which will further help to minimize privacy impacts.

**E. That lot shape, size, and dimensions allow a development which will provide satisfactory internal living conditions without adversely affecting the privacy, safety, or residential amenity of adjacent residences.**

The lot size is 7,817 sq. ft. and is of such shape and dimensions to provide satisfactory internal living conditions and will not adversely affect privacy, safety, or residential amenities of nearby residences. The proposed development complies with required and allowed setbacks for the RM-2 Zone and will buffer existing residential uses.

**Section 17.102.320 – Conditional Use Permit Findings for Mini-Lot Developments:**

**1. There is adequate provision for maintenance of the open space and other facilities within the development:**

Each unit has private open space at ground level with direct access from the interior living space. In addition, Unit 1 includes a second-floor balcony at the rear of the building. The common group open space is accessible at the center of the parcel. Staff has added a condition of approval related to ongoing maintenance of the common open space.

**2. The total development meets all the requirements that would apply to it if it were a single lot:**

The total development meets all the requirements that would apply if it were a single lot, including the required setbacks, lot coverage and open space requirements with approval of the Variance. The proposed buildings will be below the 30-foot height limit and comply with one off-street parking space per unit requirement.

**Section 17.102.090B – Conditional Use Permit Findings for Shared Access Facilities:**

**1. Compliance with Guidelines.** Each shared access facility proposal shall be in compliance with the City Planning Commission guidelines for development and evaluation of shared access facilities:

The Shared Access Facility proposed is in compliance with the City Planning guidelines in length, width and location.

**2. Public Safety.** The width of a shared access facility shall be adequate to ensure unimpeded emergency and non-emergency ingress and egress at all times. Additionally, the shared access facility shall conform to city standards for roadway layout and design:

The width and design of the shared access facility conforms to City standards. The curb cut is 10.8 feet wide. The driveway width exceeds 9-foot minimum per Planning Code Section 17.116.210.

**3. Aesthetics.** A shared access facility shall be designed to provide the environmentally superior alternative to other approaches for the development of the property and shall be designed to be visually compatible with its surroundings, as set forth in the City Planning Commission guidelines; necessary retaining walls shall not be of excessive height and shall not be visibly obtrusive, as such are defined in the City Planning Commission guidelines:

The shared access facility provides an environmentally superior alternative in that it will be made of pervious materials and its designed to limit the amount of driveway needed.

**4. On-Going Owner Responsibility.** Applicants for a shared access facility shall submit, for approval, an agreement for access facility maintenance, parking restrictions, and landscape maintenance. Upon staff approval, the proposed agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder. In addition, applicants for a shared access facility shall provide documentation of continuing liability insurance coverage. Documentation of insurance coverage shall include the written undertaking of each insurer to give the City thirty (30) days' prior written notice of cancellation, termination, or material change of such insurance coverage:

The applicant will submit an agreement for access facility maintenance, parking restrictions and landscape maintenance, and provide documentation for continuing liability insurance coverage for staff approval per the Conditions of Approval. Upon staff approval, the proposed agreement and continuing liability insurance coverage documentation will be recorded with the Alameda County Recorder within 30 days. Each insurer shall give the City 30 days' prior written notice of cancellation, termination, or material change of insurance coverage.

**5. Certification.** Prior to construction, applicants for a shared access facility shall retain a California registered professional civil engineer to certify, upon completion that the access facility

was constructed in accordance with the approved plans and construction standards. This requirement may be modified or waived at the discretion of the Director of Public Works, based on the topography or geotechnical considerations. An applicant may also be required to show assurance of performance bonding for grading and other associated improvements. In addition, prior to the installation of landscaping, an applicant shall retain a landscape architect or other qualified individual to certify, upon completion, that landscaping was installed in accordance with the approved landscape plan:

The applicant shall retain a civil engineer's certification prior to construction.

**Section 16.04.010, Purpose:**

**"...ensure that the development of subdivisions is consistent with the goals and policies of the Oakland General Plan."**

The proposed project involves the division of land from one parcel into three parcels. The site is located in the RM-2 Zone and the Mixed Housing Type Residential General Plan Land Use classification, which is intended *"create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate."* The proposed land subdivision maintains the character of the residential area and is intended to be improved with single-family homes and townhome style residences, therefore, it is consistent with the intended character, land uses, and densities of the General Plan and Zoning regulations.

**Section 16.24.040 Lot Design Standards.**

- 1. No lot shall be created without frontage on a public street, as defined by Section 16.04.030, except:
  - a. Lots created in conjunction with approved private access easements;**
  - b. A single lot with frontage on a public street by means of a vehicular access corridor provided that in all cases the corridor shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length. Provided further, the corridor shall be a portion of the lot it serves, except that its area (square footage) shall not be included in computing the minimum lot area requirements of the zoning district;****

Of the proposed three mini-lots, one lot has frontage on a public street (12<sup>th</sup> Street). The other two lots that do not have frontage on a public street are being created in conjunction with a proposed Private Access Easement (Shared Access Facility), which provides vehicular access to the lots. The widths of the portions of the Private Access Easement is at least 10 feet.

- 2. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.**

The side lot lines run at right angles in all instances.

- 3. All applicable requirements of the zoning regulations shall be met.**

The proposed development conforms with the applicable zoning requirements for the RM-2 Zone and other relevant regulations.

- 4. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except:
  - a. Where the area is still considered acreage;**
  - b. Where a deliberate change in the character of the area has been initiated by the adoption of a specific plan a change in zone a development control map, or a planned unit development:****

The Mini-Lot standards waive certain zoning requirements such as minimum lot size and, prevalent size and width requirements for the new individual micro lots (See mini-lot findings above).

- 5. Lots shall be designed in a manner to preserve and enhance natural outcroppings of rock, specimen trees or group of trees, creeks, or other amenities.**

Lots are designed to enhance landscaping and site design. Currently, the site is covered in groundcover vegetation, and there no rocks, creeks or specimen trees. The proposed design will add landscaping which will enhance the streetscape.

**SECTION 17.136.050.A - REGULAR DESIGN REVIEW CRITERIA:**

- 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 proposal involves the remodel, rehabilitation, and repositioning of an existing two-story residence on the subject parcel, and the creation of two residential units. The proposed development will construct two, two-story residences with primary orientation towards the 12th Street frontage. The subject property is located within an Area of Primary Importance (API) known as "Oakland Point" which consists primarily of one- to two-story Queen Anne cottages and Italianate and Craftsman buildings with hip and gable roofs and multiple bays. The subject site is surrounded by detached single- and multi-family residences with varying heights of one and two-stories along 12<sup>th</sup>, Campbell and Willow Streets.

The proposed design is compatible in height and composition and integrates character defining architectural elements found in board and batten siding, large windows, and gabled roofs. The proposed development achieves compatibility with the surrounding neighborhood by including similar architectural features such as two-story buildings, dwelling units placed at the rear of the lot, careful maintenance of historic architectural features like gabled roofs, prominent front entries and front facing stairs, and concealed off-street parking that complement the overall scale of the existing architecture of the immediate neighborhood.

The proposed design of the two new residential facilities applies a combination of materials including board and batten siding with cement board as accents to integrate the development with the neighboring structures along 12th Street. To minimize perceived bulk, the design creates Units 2 and 3 as detached side-by-side units at the rear of the parcel, and applies a series of gable roofs with variations of exterior materials that articulate the building elevations. These more contemporary styled building's use of exterior materials and location relates well with Unit 1 at the front of the parcel. Unit 1 serves as the anchor of design and massing which complements the surrounding neighborhood.

**2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;**

The desirable neighborhood characteristics for this area include a mix of single-family homes, townhouses, small multi-unit buildings within one- to two-story homes. The proposal involves exterior demolition of the rear addition and interior modifications to an existing residential unit. By correcting the nonconforming existing structure by moving it to expand the right-side setback, privacy would be enhanced for the subject property and its neighbors, and there would be no significant impacts on views and solar access for the adjacent buildings. The project provides adequate open space and parking spaces on the site. Therefore, the project preserves desirable neighborhood characteristics.

**3. That the proposed design will be sensitive to the topography and landscape.**

The project is located on a flat lot and will not involve grading. The project will provide adequate landscaping at the front and rear portion of the site.

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

This criterion is not applicable to this proposal as the site is flat.

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

As described in the above in the Conditional Use Permit Findings, the proposed project is consistent with the intent, desired character and uses of Mixed Housing Type classification and the General Plan Objectives and Policies for the area. The project is also consistent with the *Design Review Manual for One and Two Units*. The project will not result in an impact with regards to site planning, building design, building bulk, or compatibility. The project is consistent with criterion regarding site access and landscaping. Specifically, the one-car attached garages for each residence which will avoid visual impacts on the street. The proposed landscaping will meet the criteria as detailed in the Conditions of Approval.

**SECTION 17.148.050.A - MINOR VARIANCE CRITERIA:**

**1. Strict compliance with the specified regulations would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the Zoning Regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance:**

The Minor Variance is for substandard openness of the proposed group open space location. Oakland Planning Code Sec. 17.126. 030.E – Openness states, "[t]here shall be no obstructions above the space except for devices to enhance its usability." Group open space at the center of the development would be minimally reduced by the second-floor balcony above. Justification for the Minor Variance is based on the proposed project meeting the required Design Review criteria.

The dimensions of Unit 1 reduces the availability of group open space area. Specifically, the unique character of the existing Victorian building with the second level entry porch and exterior stairs encroaches into the front setback. To create the most group open space possible, the proposal will relocate the existing residential building by moving the building towards the center of the lot and away from the right-side lot line, reposition the front entry and stairs so that the front entry will further recessed from the front of the building. These actions will provide more private open space at the front yard, and at the second-floor balcony at the rear of the building. Strict compliance with the usable open space requirement would create an unnecessarily difficult scenario in which to provide group open space. By allowing the second-floor balcony at the rear of Unit 1 to project over the proposed group open space at the center of the parcel, and reduce the group open space area by approximately 79 sq. ft., the development will still be meeting the remaining components of group open space.

**2. Strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation:**

The Mini-Lot Development as a whole will maintain the majority of group open space and provide more than the required private open space. Strict compliance would decrease the livability and operational efficiency and preclude an effective design solution. The basic intent of the regulation is to provide usable open space within easy access. Accessibility will be maintained by the overall openness and location of the proposed for group open space. Furthermore, this balcony could enhance the usability of the group open space by providing shelter from the elements for items such as grills or furniture.

**3. The variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy:**

The project has been designed to minimize its effect on the surrounding residential neighborhood by moving the nonconforming structure to expand the right-side setback which will help enhance privacy concerns for the abutting properties. However, this site design limits available locations to meet the group open space requirement as well as driveway access. The only available and sensible area for the open space is between the units. The Unit 1 balcony overhead will not be detrimental to the usability of the open space. The proposed Variance would create no significant impacts on character, livability, or development for the abutting properties.

**4. The variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the Zoning Regulations:**

Usable group open space is being provided on the subject property and will be centrally located and accessible to each residential unit. Based on the current pattern of development, the project meets the zoning regulation for required density, setbacks, height, open space. The limited nature of the proposed variance would not create a special privilege that was inconsistent with the limitations on similarly zoned properties. The requested variance for open space dimensions will not affect the usability of the open space. In addition, staff has granted similar variances with group open space on podiums with balconies above.

**5. That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages, and carports, etc.) conform with the Regular Design Review criteria set forth in the design review procedure at Section 17.136.050:**

The proposal meets all the Regular Design Review Criteria, as shown above.

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

The proposal conforms to all significant aspects of the Mixed Housing Type General Plan Land Use classification as noted above.

**7. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

a. **The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height:**

**-OR-**

b. **Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site, plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.**

The proposed Variance is for usable group open space, and therefore, this Finding is not applicable. The proposal will not adversely impact the surrounding properties. The project has been designed to minimize its effect on the surrounding residential neighborhood.

**Section 16.08.030 – Tentative Map Findings (Pursuant to California Government Code Section 66474, Chapter 4 of the Subdivision Map Act).**

**The Advisory Agency shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:**

**A. The proposed map is not consistent with the applicable general and specific plans as specified in the State Government Code Section 65451.**

As stated in the General Conditional Use Permit findings, this proposal is consistent with the General Plan, and this property is not included in a specific plan area.

**B. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

The design of the proposed mini-lot development is consistent with Oakland's General Plan.

**C. That the site is not physically suitable for the type of development.**

The proposal includes a subdivision of one lot to create three lots as a mini-lot development, and is suitable for this type of development pursuant to the Neighborhood Objectives of LUTE.

**D. The site is not physically suitable for the proposed density of development.**

The proposed site development is designed to be consistent with the site topography and physical constraints. The proposed development will create three mini-lots that are within the allowable density for its zoning district development regulations.

**E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project site does not have value for endangered species. The project is on an in-fill urban site with asphalt and groundcover and no indication of refuge for rare species.

**F. The design of the subdivision or type of improvements is likely to cause serious public health problems.**

The project is highly unlikely to cause serious public health problems, but conditions of approval have been included to address factors such as noise, air quality, and water quality.

**G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. (This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).**

The proposed mini-lot development will not affect any previously established public or private easements.

**H. The design of the subdivision does not provide to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

The proposed mini-lot development will be designed to not impact future passive or natural heating or cooling opportunities in the subdivision. The design will include design details such as pervious paving materials, light roofing material (single-ply reflective roofing material to be painted), cross ventilation and awnings that will help naturally keep the buildings cool. Insulation and window materials will help keep the buildings retain heat in the winter.

**Attachment B: Conditions of Approval**

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**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, dated **April 10, 2019** and submitted on **October 22, 2018**, 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 (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, 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, Department of Transportation, 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 sixty (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 Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, 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, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

**12. Trash and Blight Removal**

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**13. 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

**14. 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. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

**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

**15. 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

**16. Dust Controls – Construction Related**

Requirement: The project applicant shall implement all of the following applicable dust 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) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**17. Criteria Air Pollutant Controls - Construction Related**

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a) 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 two 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.
- b) 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 two 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”).

- c) 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. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

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

**19. Tree Removal During Bird Breeding Season**

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**20. 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, filling, 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

**21. 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

**22. 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

**23. 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

**24. 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

**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

**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. 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

**28. 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 test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

**29. 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

**30. 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

**31. 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

**32. 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

**33. 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

**34. Affordable Housing Impact Fee**

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**35. Residential Tenants**

Requirement: The property owner shall comply with all applicable laws and requirements concerning residential tenants, including but not limited to, the City’s Rent Adjustment Ordinance (OMC chap. 8.22,

Article I), Just Cause Eviction Ordinance (OMC chap. 8.22, Articles II & III), Tenant Protection Ordinance (OMC chap. 8.22, Article V) and Code Compliance Relocation Ordinance (OMC chap. 15.60). Existing and former tenants temporarily or permanently evicted, displaced or relocated due to the project or City action related to the project may be entitled to protections and benefits, including, but not limited to, relocation payments and the right to return to previous units. The property owner may be required to submit evidence of compliance with applicable tenant protection laws upon request of the City. For more information, please contact the Oakland Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6<sup>th</sup> Floor, Oakland, California, 94612; (510) 238-6182.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

**36. Capital Improvements Impact Fee**

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

***c. 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, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

***d. Traffic Control Plan Required***

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, 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 accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

***e. 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: Department of Transportation

**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

**39. Transportation Impact Fee**

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**40. Plug-In Electric Vehicle (PEV) Charging Infrastructure**

**a. PEV-Ready Parking Spaces**

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready") per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**41. 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](http://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

**42. 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

**43. 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.
  - Green building point requirement 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:

- 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.
- 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.
- 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: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**44. Water Efficient Landscape Ordinance (WELO)**

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

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**a. Project Information:**

- Date,
- Applicant and property owner name,
- Project address,

- iv. Total landscape area,
  - v. Project type (new, rehabilitated, cemetery, or home owner installed),
  - vi. Water supply type and water purveyor,
  - vii. Checklist of documents in the package, and
  - viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- b. Water Efficient Landscape Worksheet**
- i. Hydrozone Information Table
  - ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
- c. Soil Management Report**
- d. Landscape Design Plan**
- e. Irrigation Design Plan, and**
- f. Grading Plan**

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.

For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below.

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**Project Specific Conditions**

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**45. Mini-lot Development – Future Expansions of Buildings**

***Ongoing***

Any future changes to the subject buildings on the property that impact the exterior envelope of any of the structures shall require a revision of the approved mini-lot development.

**46. Submittal of Final Map and Final Map Requirements**

***Within two years of the effective date of approval, and ongoing***

A Final Map shall be submitted to the Building Services Department, within 2 years of the approval of this permit. The final submittal for the map shall include all common areas, pathways, and dedicated sewer and storm drain easements in a form acceptable to the City Engineer and acceptance language by the City Engineer. The applicant shall record the Final Map and a written legal description of the reconfigured parcels as part of the deed with the Alameda County Recorder's Office and proof of such recordation shall be provided to the Planning Department prior to issuance of Building Permits. Failure to file a Final Parcel Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Parcel Map.

**47. Access Easement.**

*Prior to submittal of Final Map.*

The applicant shall indicate on the Final Map a shared access easement reserved for all parcels to ensure continued shared access through any existing and proposed driveways, parking areas, and curb cuts.

**48. Joint Maintenance, Restriction and Easement.**

*Prior to the recordation of any Final Map for the site.*

The applicant shall provide a "Joint Use and Maintenance Agreement" or a "Covenant, Codes and Restrictions" document for the Shared Access Facility for review by the City Attorney's Office and approval by the Planning and Zoning Division. This document shall provide for the easement rights, parking rights, and restrictions of all property owners using the facilities and, the maintenance of the facilities and the landscaping maintenance of the facilities. Upon approval, the agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder with each and every deed applicable to this map.

**49. Continued Liability Insurance for the Shared Access Facility.**

*Prior to the recordation of any Final Map for the site.*

The applicant shall provide for review by the City Attorney and approval by the Planning and Zoning Division, documentation of continuing liability insurance coverage for the Shared Access Facility. Documentation of insurance coverage shall include the written undertaking of each insurer to give the City thirty (30) days prior written notice of cancellation, termination, or material change of such insurance coverage.

**50. Driveway Materials for Shared Access Facilities.**

*Prior to issuance of grading or building permit.*

The shared access facility driveway shall be permeable pavers or other decorative materials.

**51. Certification.**

*Upon final inspection of the access facility.*

The applicant shall retain a California registered professional civil engineer to certify that the access facility was constructed in accordance with the approved plans and construction standards. This requirement may be modified or waived at the discretion of the Building Services Division and/or the Public Works Agency, based on the topography or geotechnical considerations. An applicant may also be required to show assurance of performance bonding for grading and other associated improvements.

**52. Encroachment Permit**

*Prior to issuance of building permit.*

The applicant shall obtain any encroachment permits, waiver of damages or other approvals required by the Bureau of Building, for any privately constructed public improvements, or any permanent or temporary elements located in the public right of way.

**53. Department of Transportation (Engineering), City Surveyor, and Fire Prevention Requirements**

***Ongoing***

This approval is subject to all pending conditions required by the Department of Transportation and the City Surveyor.

**54. Covenants, Conditions and Restrictions & Homeowner's Association**

***Prior to certificate of occupancy.***

The Covenants, Conditions, and Restrictions (CC&Rs) for the units shall be submitted to the Planning and Zoning Division for review and approval within two years of this approval. The CC&Rs shall provide for the establishment of a non-profit homeowner's association for the maintenance and operation of all common open space, in accordance with the approved plans. Membership in the association shall be made a condition of ownership. The developer shall be a member of such association until all units are sold.

**55. Street Trees**

***Prior to issuance of building permit.***

The applicant shall provide one street tree in front of the building on 12<sup>th</sup> Street with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Planning and Building Department.

**56. Meter Shielding**

***Prior to issuance of building permit***

The applicant shall submit for review and approval by the Planning and Zoning Division plans showing the location of all utility meters, transformers, and the similar equipment located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right-of-way.

**57. Window and Door Details.**

***Prior to issuance of building permit.***

The applicant shall submit to the Planning and Zoning Division for review and approval, a window and door schedule, including cross-sections and elevations, and final architectural details of the front and side elevations. Windows shall be recessed at 2".

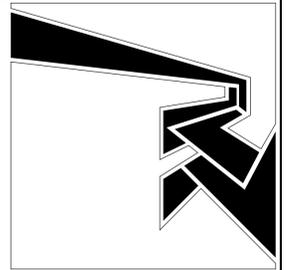
**Applicant Statement**

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



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510.595.6744

Oscar Jaojoco / Ana Jaojoco

1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607

3 UNIT MINI-LOT SPLIT  
4/1/2019

**GENERAL NOTES**

- SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
- THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED, AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SYMBOLS, STRUCTURAL DRAWINGS.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.  
  
THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.
- RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHODS INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT / OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.
- THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.  
  
ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
- STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.
- NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.
- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.
- SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH THE REQUIRED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.
- DIMENSIONS:
  - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
  - ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE / CONC. BLOCK WALLS, EDGE OF SLAB, FACE OF FINISH UNLESS OTHERWISE NOTED.
  - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING.
  - DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE, BLOCK OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERINGS OR ROOFING U.O.N.
  - DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES
- THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATINGS OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.

**PROJECT DIRECTORY**

**OWNER / BUILDER**  
SHORELINE ASSETS GROUP LLC  
1291 E. HILLSDALE BLVD. #201,  
FOSTER CITY, CA 94404  
FAX 650-240-3515  
CELL 650-483-0407

**ARCHITECT**  
BARAN STUDIO ARCHITECTURE  
5621 LOWELL STREET  
OAKLAND, CA 94612  
510-343-5593  
baranstudio.com

**LANDSCAPE**  
TBD  
ADDRESS  
ADDRESS  
ADDRESS  
PHONE

**CIVIL**  
BAY AREA LAND SURVEY, INC.  
3065 RICHMOND PKWY, STE 101  
RICHMOND, CA 94806  
(510) 223-5167 PHONE  
(510) 223-0112 FAX  
balsinc.net

**MECHANICAL**  
TBD  
ADDRESS  
ADDRESS  
ADDRESS  
PHONE

**PLUMBING**  
TBD  
ADDRESS  
ADDRESS  
ADDRESS  
PHONE

**STRUCTURAL**  
TBD  
ADDRESS  
ADDRESS  
ADDRESS  
PHONE

**GREENPOINT + TITLE 24**  
KRANTZ CONSULTANTS, LLC  
2625 ALCATRAZ AVE., #183  
BERKELEY, CA 94705  
949-413-3426  
krantzconsultants.com

**TREE SURVEY**  
PONDEROSA TREE SERVICE  
LICENSE No. 657977  
510-845-3644 OFFICE  
510-843-7500 FAX  
ponderosatreeservice.com

**IMAGE**



**LOCATION MAP**



**3 UNIT MINI-LOT SPLIT**  
**4/1/2019**

**PROJECT INFO**

**PROJECT LOCATION**  
**LOCATION:** 1675,1677,1679 12th STREET  
OAKLAND, CA. 94607

**LOT DIMENSIONS:** 62.52' X 125.03'

**LOT AREA:** 7,817 SF  
6-13-7

**ZONING DISTRICT:** RM2  
**OCCUPANCY GROUP:** R2

**PROPOSED MINI LOT SPLIT**

**UNIT 1 (PARCEL A)**  
**LOT DIMENSIONS:** 62.52' X 61.07'  
**LOT AREA:** 3,819 SF

**UNIT 2 (PARCEL B)**  
**LOT DIMENSIONS:** 32.26' X 63.96'  
**LOT AREA:** 2,063 SF

**UNIT 3 (PARCEL C)**  
**LOT DIMENSIONS:** 30.26' X 63.96'  
**LOT AREA:** 1,935 SF

**1675 12TH STREET: UNIT 1**  
**CONSTRUCTION TYPE:** TYPE V-5  
**# OF STORIES:** 2 STORIES  
**BUILDING WALL HEIGHT - EXISTING:** ± 20' - 0"  
**BUILDING WALL HEIGHT - PROPOSED:** ± 25' - 0"  
**BUILDING PITCHED ROOF HEIGHT EXISTING:** 25' - 0" MAX.  
**BUILDING PITCHED ROOF HEIGHT PROPOSED:** 30' - 0" MAX.  
**PARKING PROVIDED:** YES  
**AUTOMATIC SPRINKLER SYSTEM:** YES

**1677 12TH STREET: UNIT 2**  
**CONSTRUCTION TYPE:** TYPE V-5  
**# OF STORIES:** 2 STORIES  
**BUILDING WALL HEIGHT - PROPOSED:** 25' - 0" MAX.  
**BUILDING PITCHED ROOF HEIGHT - PROPOSED:** 30' - 0" MAX.  
**PARKING PROVIDED:** YES  
**AUTOMATIC SPRINKLER SYSTEM:** YES

**1679 12TH STREET: UNIT 3**  
**CONSTRUCTION TYPE:** TYPE V-5  
**# OF STORIES:** 2 STORIES  
**BUILDING WALL HEIGHT - PROPOSED:** 25' - 0" MAX.  
**BUILDING PITCHED ROOF HEIGHT - PROPOSED:** 30' - 0" MAX.  
**PARKING PROVIDED:** YES  
**AUTOMATIC SPRINKLER SYSTEM:** YES

**LOT COVERAGE CALCULATION:**  
MAX. LOT COVERAGE: 7,817 SF X 40% = 3,126.8 SF

**PROPOSED LOT COVERAGE:**

UNIT 1	1,159 SF
UNIT 2	818 SF
UNIT 2 - UPPER LEVEL	36 SF
PROJECTION	
UNIT 2 ROOF OVERHANG	3 SF
UNIT 3	1,006 SF
UNIT 3 UPPER LEVEL	60 SF
PROJECTION	
UNIT 3 UPPER LEVEL PROJECTION	41 SF
	3,123 SF

**UNIT AREA (GROSS BUILDING)**

UNIT 1	U1 GROUND LEVEL	929 SF
UNIT 1	U1 (P) UPPER LEVEL	906 SF
UNIT 1:2	TOTAL CONDITIONED SPACE	1,835 SF
UNIT 1 - GARAGE	U1 GROUND LEVEL	233 SF
UNIT 1 - GARAGE: 1	TOTAL UNCONDITIONED SPACE	233 SF
UNIT 2	U2 / U3 GROUND LEVEL	579 SF
UNIT 2	U2 / U3 UPPER LEVEL	852 SF
UNIT 2: 2	TOTAL CONDITIONED SPACE	1,432 SF
UNIT 2 - GARAGE	U2 / U3 GROUND LEVEL	262 SF
UNIT 2 - GARAGE: 1	TOTAL UNCONDITIONED SPACE	262 SF
UNIT 3	U2 / U3 GROUND LEVEL	782 SF
UNIT 3	U2 / U3 UPPER LEVEL	1,014 SF
UNIT 3: 2	TOTAL CONDITIONED SPACE	1,796 SF
UNIT 3 - GARAGE	U2 / U3 GROUND LEVEL	228 SF
UNIT 3 - GARAGE: 1	TOTAL UNCONDITIONED SPACE	228 SF

**DRAWING SHEET INDEX**

00 GENERAL
G-000 COVER
G-001 DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO, AND GENERAL NOTES
G-002 ABBREVIATIONS + SYMBOLS
G-103 NEIGHBORHOOD CONTEXT PHOTOS
G-104 NEIGHBORHOOD CONTEXT PHOTOS
G-105 EXISTING SITE CONTEXT PHOTOS
G-106 GREENPOINT
G-107 MATERIALS BOARD
AS-001 BOUNDARY & TOPOGRAPHIC SURVEY
AS-002 TENTATIVE PARCEL MAP
AS-101 EXISTING SITE PLAN
AS-102 PROPOSED SITE PLAN
AS-103 PROPOSED LANDSCAPE PLAN
AS-104 CAR MANEUVER
AS-105 SHADOW STUDY
AS-106 EXTERIOR PERSPECTIVE
AS-107 SITE - BIRDS EYE VIEWS
A-101 UNIT 1 - EXISTING / DEMO FLOOR PLANS
A-102 UNIT 1 - EXISTING / DEMO ROOF PLAN
A-103 UNIT 1 - PROPOSED FLOOR PLANS
A-104 UNIT 1 - PROPOSED ROOF PLAN
A-105 UNIT 2 / UNIT 3 - PROPOSED GROUND LEVEL - FLOOR PLAN
A-106 UNIT 2 / UNIT 3 - PROPOSED UPPER LEVEL - FLOOR PLAN
A-107 UNIT 2 / UNIT 3 - PROPOSED ROOF PLAN
A-201 UNIT 1 - EXISTING / DEMO BUILDING ELEVATIONS
A-202 UNIT 1 - EXISTING / DEMO BUILDING ELEVATIONS
A-203 UNIT 1 - PROPOSED BUILDING ELEVATIONS
A-204 UNIT 1 - PROPOSED BUILDING ELEVATIONS
A-205 UNIT 2 / UNIT 3 - PROPOSED BUILDING ELEVATIONS
A-206 UNIT 2 / UNIT 3 - PROPOSED BUILDING ELEVATIONS
A-207 UNIT 2 / UNIT 3 - PROPOSED BUILDING ELEVATIONS
A-301 UNIT 1 - PROPOSED BUILDING SECTIONS
A-302 UNIT 2 - PROPOSED BUILDING SECTIONS
A-303 UNIT 3 - PROPOSED BUILDING SECTIONS
A-304 UNIT 2 / UNIT 3 - PROPOSED CROSS SECTIONS

**APPLICABLE CODES & AGENCIES**

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24. A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.

CALIFORNIA CODE OF REGULATIONS (CCR)

2018 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR (BASED UPON 2018 INTERNATIONAL BUILDING CODE)

2018 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR (BASED UPON 2018 NATIONAL ELECTRICAL CODE)

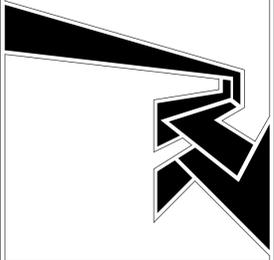
2018 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR (BASED UPON 2018 UNIFORM MECHANICAL CODE)

2018 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR (BASED UPON 2018 UNIFORM PLUMBING CODE)

2018 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR

2018 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR (BASED UPON 2016 INTERNATIONAL FIRE CODE)

2018 CALIFORNIA GREEN BUILDING STANDARDS CODE



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**1675, 1677, 1679 12TH STREET**  
OAKLAND CA. 94607

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

**DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO, AND GENERAL NOTES**

**PROJECT SUMMARY**

**PROPOSED MINI LOT SPLIT FOR 3 UNITS (1 EXISTING + 2 PROPOSED).**  
DEMOLISH (2) (E) BUILDINGS AT FRONT OF LOT. RENOVATE EXISTING TWO STORY DUPLEX INTO SINGLE UNIT, LIFT EXISTING BLDG 2' - 6" HIGHER THAN CURRENT HEIGHT OF 25' - 0" FOR A TOTAL HEIGHT OF 27' - 6". RELOCATE EXISTING BLDG. TO 19' - 6" FRONT SETBACK AND TO THE 5' - 0" SIDE SETBACK ON THE WEST SIDE PROPERTY LINE. ADD 2 NEW TWO STORY UNITS AT THE REAR OF THE LOT. A 6'-0" HIGH FENCE IS PROPOSED TO REPLACE (E) FENCE AT FRONT PROPERTY LINE.

PROJECT NO.:  
DATE: 4/1/2019  
SCALE:  
SHEET NO:  
**G-001**

# ABBREVIATIONS

A/C	AIR CONDITIONING	ESCUT	ESCUTCHEON	LTD	LIMITED
ABV	ABOVE	ETC	ET CETERA	LW	LIGHT WEIGHT
AC	ASPHALT CONCRETE	EWC	ELECTRIC WATER COOLER	MACH	MACHINE
ACCS	ADA ACCESSIBLE	EXP	EXPANSION / EXPOSED	MAT	MATERIAL
ACOUS	ACOUSTICAL	EXPO	EXPOSED	MAX	MAXIMUM
ACP	ACOUSTICAL CEILING PANEL	EXT	EXTERIOR	MB	MACHINE BOLT
ACT	ACOUSTICAL CEILING TILE	EXTR	EXTRUDED	MC	MEDICINE CABINET
AD	AREA DRAIN	FA	FIRE ALARM	MDF	MEDIUM DENSITY FIBERBOARD
ADDL	ADDITIONAL	FAFP	FIRE ALARM CONTROL PANEL	MECH	MECHANICAL
ADJ	ADJUSTABLE	FB	FLAT BAR	MED	MEDIUM
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	FC	FLOOR CLOSER	MEMB	MEMBRANE
AFF	ABOVE FINISH FLOOR	FD	FLOOR DRAIN / FIRE DAMPER	MEPS	MOLDED EXPANDED POLYSTYRENE
AGGR	AGGREGATE	FDC	FIRE DEPARTMENT CONNECTION	MET	METAL
AL	ALUMINIUM	FDN	FOUNDATION	MEZZ	MEZZANINE
ALT	ALTERNATE	FE	FIRE EXTINGUISHER	MFR	MANUFACTURER
ANC	ANCHOR	FEC	FIRE EXTINGUISHER CABINET	MH	MANHOLE
ANOD	ANODIZED	FH	FLAT HEAD	MIN	MINIMUM / MINUTE
APPROX	APPROXIMATE	FHC	FIRE HOSE CABINET	MISC	MISCELLANEOUS
ARCH	ARCHITECT / ARCHITECTURAL	FHMS	FLAT HEAD MACHINE SCREW	MO	MASONRY OPENING
ASPH	ASPHALT	FHWS	FLAT HEAD WOOD SCREW	MTD	MOUNTED
ATS	AUTOMATIC TRANSFER SWITCH	FIN	FINISH	MTG	MOUNTING
AUTO	AUTOMATIC	FL	FLOOR	MTL	METAL
		FLRSK	FLOOR SINK	MUL	MULLION
BD	BOARD	FLUOR	FLUORESCENT		
BITUM	BITUMEN / BITUMINOUS	FO	FACE OF	(N)	NEW
BKG	BACKING	FOC	FACE OF CONCRETE	N	NORTH
BLDG	BUILDING	FOE	FACE OF EQUIPMENT	NIC	NOT IN CONTRACT
BLKG	BLOCKING	FOF	FACE OF FINISH	NO	NUMBER
BM	BEAM	FOG	FACE OF GLASS	NOM	NOMINAL
BOT	BOTTOM	FOS	FACE OF STUD	NR	NON-RATED
BR	BACKER ROD	FP	FIREPROOF / ING	NTS	NOT TO SCALE
BRKT	BRACKET	FR	FROM		
BSMT	BASEMENT	FR	FIRE RATED	O/	OVER
BTWN	BETWEEN	FS	FULL SIZE	O/H	OVERHEAD
BUR	BUILT-UP ROOF	FSL	FIRE SPRINKLER	OA	OVERALL
		FSR	FIRE SPRINKLER RISER	OC	ON CENTER
CAB	CABINET	FT	FOOT / FEET	OD	OUTSIDE DIAMETER / DIMENSION
CB	CATCH BASIN	FTG	FOOTING	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CEM	CEMENT	FURR	FURRING	OFD	OVERFLOW DRAIN
CER	CERAMIC	FUT	FUTURE	OFF	OFFICE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GA	GAUGE	OFOI	OWNER FURNISHED OWNER INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	GALV	GALVANIZED	OH	OPPOSITE HAND
CG	CORNER GUARD	GB	GRAB BAR	OPNG	OPENING
CH	CHANNEL	GC	GENERAL CONTRACTOR	OPP	OPPOSITE
CI	CAST IRON	GEN	GENERATOR		
CIP	CAST IN PLACE	GFRG	GLASS FIBER REINFORCED CONCRETE	PAD	POWDER ACTUATED DEVICE
CJ	CONTROL JOINT	GFRG	GLASS FIBER REINFORCED GYPSUM	PAF	POWDER ACTUATED FASTENER
CL	CENTERLINE	GI	GALVANIZED IRON	PENN	PENETRATION
CLG	CEILING	GL	GLASS	PERF	PERFORATED
CLO	CLOSET	GLB	GLUE LAMINATED BEAM	PIV	POST INDICATOR VALVE
CLR	CLEAR	GLU-LAM	GLUE LAMINATED	PL	PLATE
CMU	CONCRETE MASONRY UNIT	GND	GROUND	PLAM	PLASTIC LAMINATE
COL	COLUMN	GR	GRADE	PLAS	PLASTER
COMM	COMMUNICATION /S	GRAIL	GUARDRAIL	PLBG	PLUMBING
COMP	COMPENSATING /TION	GSM	GALVANIZED SHEET METAL	PLYWD	PLYWOOD
CONC	CONCRETE	GWB	GYPSUM WALL BOARD	PNL	PANEL
CONN	CONNECTION	GYP	GYPSUM	POL	POLISHED
CONST	CONSTRUCTION	HAT CH	HAT CHANNEL	PR	PAIR
CONT	CONTINUOUS	HB	HOSE BIB	PRCST	PRECAST
CONTR	CONTRACTOR	HC	HOLLOW CORE	PREFAB	PREFABRICATED
COORD	COORDINATE	HDBD	HARDBOARD	PROJ	PROJECTION
CORR	CORRIDOR	HDR	HEADER	PSF	POUNDS PER SQUARE FOOT
CPT	CARPET	HDWR	HARDWOOD	PSI	POUNDS PER SQUARE INCH
CR	CARD READER	HDWR	HARDWARE	PT	POINT / PAINT
CRC	COLD ROLLED CHANNEL	HGT	HEIGHT	PTD	PAINTED
CT	CERAMIC TILE	HM	HOLLOW METAL	PTD/R	PAPER TOWEL DISPENSER OR RECEPTACLE
CTR	CENTER / COUNTER	HO	HOLD OPEN /MAGNETIC	PTN	PARTITION
CTSK	COUNTERSUNK	HORIZ	HORIZONTAL	PTR	PRESSURE TREATED
CW	CURTAIN WALL	HP	HIGH POINT	PTRWD	PRESSURE TREATED WOOD
		HR	HOUR	PVC	POLYVINYL CHLORIDE
DB	DUST BARRIER	HRAIL	HANDRAIL	QT	QUARRY TILE
DBL	DOUBLE	HRC	HOT ROLLED CHANNEL	QTY	QUANTITY
DD	DECK DRAIN	HS	HOOK STRIP		
DEMO	DEMOLISH / DEMOLITION	HSS	HOLLOW STRUCTURAL SECTION	R	REVEAL / RISER
DEPT	DEPARTMENT	HTR	HEATER	RAD	RADIUS
DET / DETL	DETAIL	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RB	RESILIENT BASE
DF	DRINKING FOUNTAIN	ID	INSIDE DIAMETER / DIMENSION	RCP	REINFORCED CONCRETE PIPE / REFLECTED CEILING PLAN
DIA	DIAMETER	IN	INCH	RD	ROOF DRAIN
DIAG	DIAGONAL	INCAND	INCANDESCENT	RDWD	REDWOOD
DIM /S	DIMENSION /S	INCL	INCLUDE /ING	REF	REFERENCE
DISP	DISPENSER	INSUL	INSULATION /ING	REFL	REFLECTED
DN	DOWN	INT	INTERIOR	REFR	REFRIGERATOR
DO	DOOR OPENING	INTER	INTERMEDIATE	REINF	REINFORCED /ING /MENT
DR	DOOR	INV	INVERT	REQ	REQUIRED
DSA	DIVISION OF STATE ARCHITECT	JAN	JANITOR /IAL	RESIL	RESILIENT
DWG /S	DRAWING /S	JST	JOIST	RET	RETAINING / RETARDANT
DWR	DRAWER	JT	JOINT	REV	REVISION
		K	KIPS	RGTR	REGISTER
(E)	EXISTING	KIT	KITCHEN	RM	ROOM
E	EAST	KP	KICK PLATE	RO	ROUGH OPENING
EA	EACH	LAB	LABORATORY	RWL	RAIN WATER LEADER
EAS	EACH SIDE	LAM	LAMINATE /D		
EAW	EACH WAY	LAV	LAVATORY	S	SOUTH / SINK
EB	EXPANSION BOLT	LB	POUND	SAF	SELF-ADHERING FLASHING
EF	EACH FACE	LKR	LOCKER	SAFS	SLOTTED ADJUSTABLE FRAMING SYSTEM
EG	EMERGENCY GENERATOR	LL	LEAD LINED	SAN	SANITARY
EJ	EXPANSION JOINT	LLBB	LONG LEGS BACK TO BACK	SASM	SELF-ADHERING SHEET MEMBRANE
EL	ELEVATION	LLH	LONG LEG HORIZONTAL	SC	SOLID CORE
ELEC	ELECTRICAL	LLV	LONG LEG VERTICAL	SCD	SEE CIVIL DRAWINGS / SEAT COVER DISPENSER
ELEV	ELEVATOR	LOC	LOCATION	SCHD	SCHEDULED
EMBED	EMBED /MENT	LP	LOW POINT	SCHWD	SOLID CORE WOOD
EMER	EMERGENCY	LT	LIGHT	SD	SOAP DISPENSER
ENCL	ENCLOSURE			SECT	SECTION
ENGR	ENGINEER			SECT	SECTION
EOS	EDGE OF SLAB			SF	SQUARE FOOT / FEET
EP	ELECTRICAL PANEL			SH	SHELF
EPS	EXPANDED POLYSTYRENE				
EQ	EQUAL				
EQUIP	EQUIPMENT				

# SYMBOLS

**GRID SYMBOL**

GRID DESIGNATION ———— 0

GRID LINE ———— 0

**ROOM IDENTIFIER**

ROOM NAME ———— ROOM NAME

ROOM NUMBER ———— 2508A

ADD (E) IF ROOM IS EXISTING ———— P: 1500 SF

PROGRAMMED ROOM AREA ———— A: 1550 SF

ACTUAL ROOM AREA ————

**CEILING HEIGHT**

CEILING HEIGHT ———— 12'-0"

**DETAIL SYMBOL**

DETAIL NUMBER ———— 4

SHEET LOCATION ———— A-901

**ELEVATION/SECTION SYMBOL**

DETAIL NUMBER ———— 1

SHEET LOCATION ———— A101

ARROW INDICATES DIRECTION OF ELEVATION OR SECTION CUT

**DETAIL REFERENCE**

DETAIL REFERENCE ———— 1

**DETAIL SECTION**

DETAIL SECTION ———— 1

**WALL/BUILDING SECTION**

WALL/BUILDING SECTION ———— 1

**INTERIOR ELEVATION**

DETAIL NUMBER ———— 4

SHEET NUMBER ———— A500

**HEIGHT/ELEVATION DATUM**

INDICATES HEIGHT FROM GIVEN POINT

**DOOR SYMBOL**

DOOR MARK (DOOR NUMBER) DESIGNATION ———— 2548

**EQUIPMENT/FURNITURE KEY**

EQUIPMENT NUMBER, SEE EQUIPMENT LIST ———— 0001.1

**PARTITION TYPE SYMBOL**

PARTITION TYPE DESIGNATION ———— A3A

SEE INTERIOR PARTITION SCHEDULE

**WINDOW TYPE SYMBOL**

WINDOW TYPE DESIGNATION ———— 11

SEE WINDOW SCHEDULE

**REVISION SYMBOL**

REVISION NUMBER ———— 2

CLOUD INDICATES AREA OF REVISION

**MATCHLINE**

DRAWING / SHEET REFERENCE FOR PARTIAL PLAN ———— 1 / A-101



1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

## ABBREVIATIONS + SYMBOLS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1 : 1

SHEET NO:  
**G-002**



4 - 1655 12TH STREET



3 - 1661 12TH STREET



2 - 1669, 1971 12TH STREET



1 - 1675, 1677 12TH STREET (SUBJECT PROPERTY)



8 - 1655 12TH STREET



7 - 1650 12TH STREET



6 - 1646 12TH STREET



5 - 1136 CAMPBELL STREET



11 - 1676 12TH STREET



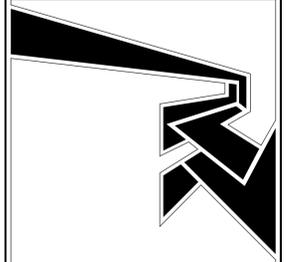
10 - 1668, 1670 12TH STREET



9 - 1669 12TH STREET



KEY PLAN



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510.595.6744

1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607

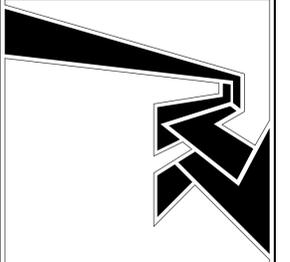
NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

NEIGHBORHOOD  
CONTEXT PHOTOS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE:

SHEET NO:  
**G-103**



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510.595.6744

1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

NEIGHBORHOOD  
CONTEXT PHOTOS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE:

SHEET NO:  
**G-104**



15 - 1707 12TH STREET



14 - 1203 WILLOW STREET



13 - 1698, 1696 12TH STREET



12 - 1688, 1690, 1992, 1694 12TH STREET



20 - 1685 12TH STREET



19 - 1689 12TH STREET



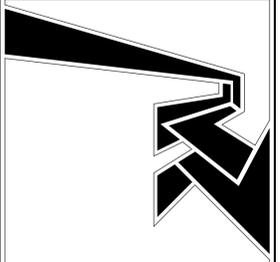
17 - 1693 12TH STREET + 18 - 1691 12TH STREET



16 - 1695, 1697, 1699 12TH STREET



KEY PLAN



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510 595 6744

1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607



11



10



9



8



7



6



5



4



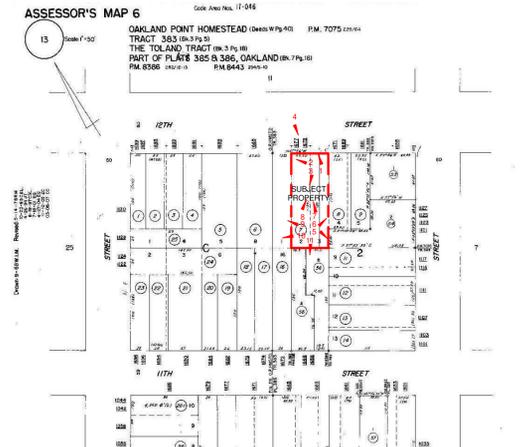
3



2



1



NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

EXISTING SITE  
CONTEXT PHOTOS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE:

SHEET NO:  
**G-105**



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510.595.6744

**1675, 1677, 1679 12TH STREET**

OAKLAND CA. 94607

**GreenPoint RATED** NEW HOME RATING SYSTEM, VERSION 7.0 **Blueprint Sco**

1675 12th Krantz Consultants 181020		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
New Home Single Family v. 7.0			Possible Points				
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1
<b>A. SITE</b>							
Yes	A2. Job Site Construction Waste Diversion						
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2	
Yes	A6. Stormwater Control: Prescriptive Path						
Yes	A6.3 Non-Leaching Roofing Materials	1					1
<b>C. LANDSCAPE</b>							
12.75%	Enter the landscape area percentage						
Yes	C3. Resource Efficient Landscapes	1				1	
Yes	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
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2
<b>E. EXTERIOR</b>							
Yes	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
<b>G. PLUMBING</b>							
Yes	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>							
Yes	H1. Sealed Combustion Units						
Yes	H1.2 Sealed Combustion Water Heater	2			2		
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1		
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	Y	R	R	R	R	R
Yes	H5.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	1			1		
Yes	H10. No Fireplace or Sealed Gas Fireplace	1					
<b>K. FINISHES</b>							
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
<b>M. APPLIANCES AND LIGHTING</b>							
Yes	M1. ENERGY STAR® Dishwasher	1					1
Yes	M6. Lighting Efficiency						

Yes	M5.1 High-Efficacy Lighting	2		2			
<b>N. COMMUNITY</b>							
Yes	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2				
<b>N5. Social Interaction</b>							
Yes	N5.1 Residence Entries with Views to Callers	1	1				
<b>O. OTHER</b>							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
<b>Summary</b>							
Total Available Points in Specific Categories		302.5	29	78.5	60	87	50
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		28.0	4.0	3.0	6.0	6.0	9.0

NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

GREENPOINT

PROJECT NO.:  
DATE: 4/1/2019  
SCALE:

SHEET NO:  
**G-106**



**Slate Gray 740**  
PANTONE® 16-5804 TCX



ROOF COLOR UNIT 1&2: GAF TPO IN SLATE GREY



SIDING PANELS ALL UNITS: JAMES HARDEE CEMENT BOARD PANEL IN ARTIC WHITE PANTONE® 11-0601 TCX



VERTICAL SIDING UNITS 1 & 2: THERMEMORY DRIFT SERIES IN GUN METAL



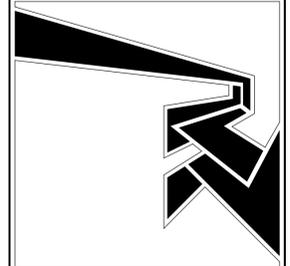
VERTICAL FENCE: NATURAL CEDAR



HORIZONTAL SIDING UNITS 1: BENJAMIN MOORE PAINTS®  
CHANTILLY LACE



TRIM WORK SIDING UNITS 1:  
BENJAMIN MOORE PAINTS® WROUGHT IRON



BARAN STUDIO ARCHITECTURE  
OAKLAND | LOS ANGELES 510.595.6744

1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607

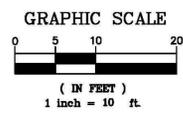
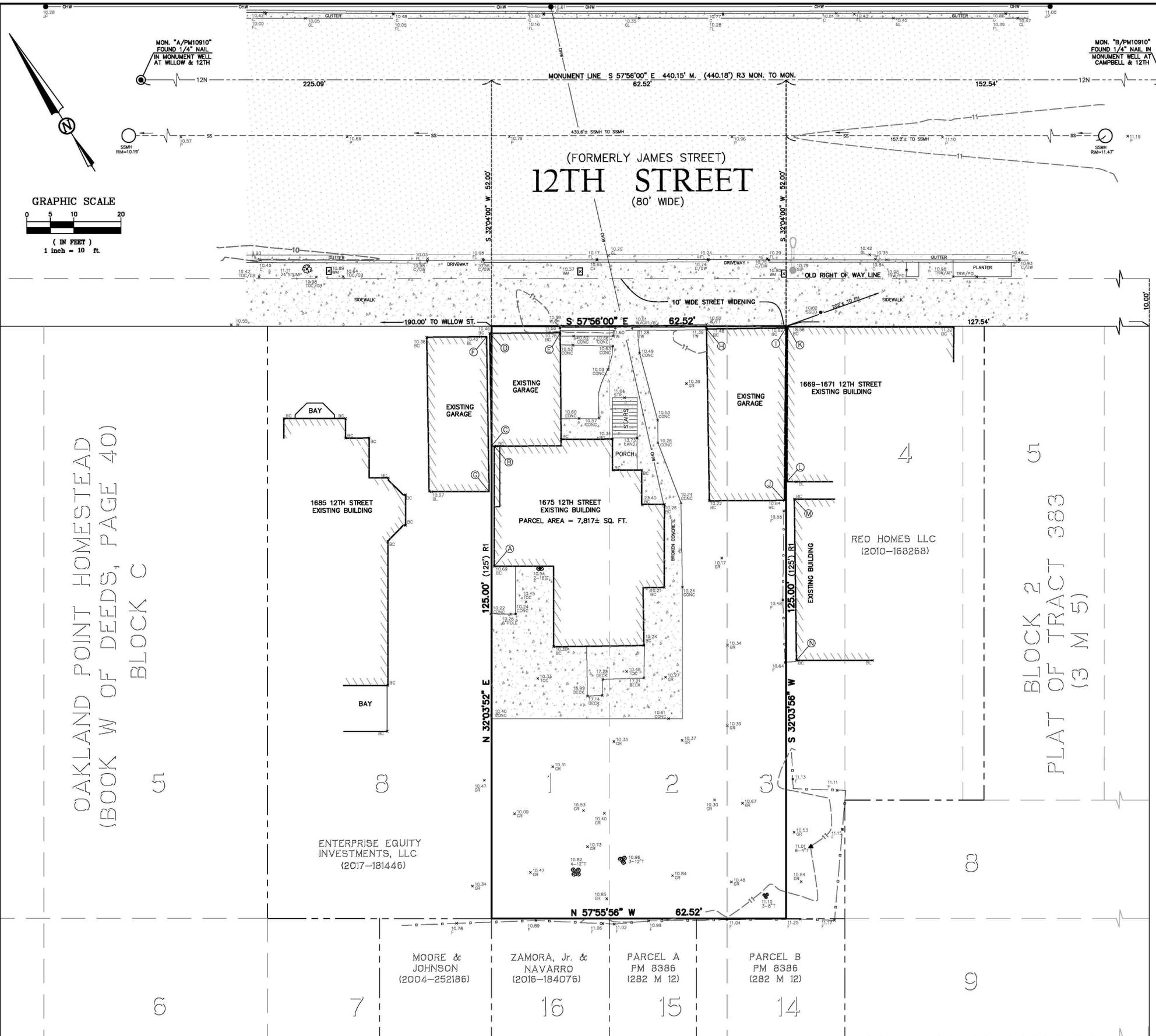
NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

MATERIALS BOARD

PROJECT NO.:  
DATE: 4/1/2019  
SCALE:

SHEET NO:  
**G-107**



**OWNER:**  
SHORELINE ASSETS GROUP, LLC  
1675 12TH STREET  
OAKLAND CA 94607

**BASIS OF BEARINGS:**  
MONUMENT LINE IN 12TH STREET AS SHOWN ON PM 7075 (229 M 64) TAKEN AS S 57°56'00" E

**BENCHMARK:**  
MONUMENT "BSW9"  
1/4" NAIL IN MONUMENT WELL AT 11TH & WOOD STREETS, ELEVATION = 9.123' PER CITY OF OAKLAND DATUM

**BASIS OF SURVEY:**  
THE LOT LOCATION WAS BASED UPON THE MAPS OF PLAT OF TRACT 383 (3 M 5) & OAKLAND POINT HOMESTEAD (BOOK W OF DEEDS, PAGE 40) AND MONUMENTS ESTABLISHING THE RIGHT OF WAYS OF 11TH, 12TH, WILLOW & CAMPBELL STREETS.

**MAP REFERENCES:**  
R1 PLAT OF TRACT 383, (3 M 5)  
R2 OAKLAND POINT HOMESTEAD (BOOK W OF DEEDS PAGE 40)  
R3 PARCEL MAP 7075, (229 M 64)  
R4 CITY OF OAKLAND MONUMENT MAP No. 235

**NOTE:**  
THERE ARE NO VERTICAL CURVES WITHIN 300 FEET OF THE PROPERTY.  
THERE ARE NO HORIZONTAL CURVES WITHIN 300 FEET OF THE PROPERTY.  
THERE ARE NO PROTECTED TREES ON THE PROPERTY.  
THERE ARE NO EXISTING BUS STOPS WITHIN 100 FEET OF THE PROPERTY.  
THERE ARE NO EXISTING CROSSWALKS WITHIN 100 FEET OF THE PROPERTY.

**AREA TABLE:**  
PARCEL AREA: 7,817± SQ. FT.

**BUILDING TIES:**

(A)	BC= 0.6± SE'LY OF PL
(B)	BC= 0.6± SE'LY OF PL
(C)	BC= ±ON PL
(D)	BC= 1.5± SW'LY OF PC & 0.4± NW'LY OF PL
(E)	BC= 1.4± SW'LY OF PL
(F)	BC= 1.1± NW'LY OF PL
(G)	BC= 0.5± NW'LY OF PL
(H)	BC= 0.6± SW'LY OF PL
(I)	BC= 0.4± SW'LY OF PC & ±ON PL
(J)	BC= 0.4± NW'LY OF PL
(K)	BC= 0.1± SW'LY OF PC & 0.3± SE'LY OF PL
(L)	BC= 0.2± SE'LY OF PL
(M)	BC= 1.8± SE'LY OF PL
(N)	BC= 2.2± SE'LY OF PL

\* MEASURED AT RIGHT ANGLE TO PL

**LEGEND**

(●)	FOUND CITY MONUMENT
(○)	RECORD DATA
(▭)	BUILDING FOOTPRINT
(▨)	CONCRETE
(▩)	ASPHALT
(BC)	BUILDING CORNER
(C)	TOP OF CURB
(CONC)	CONCRETE
(DW)	DRIVEWAY
(F)	FENCE
(FH)	FIRE HYDRANT
(FL)	FLOW LINE
(GP)	GATE POST
(GR)	GROUND SPOT
(JP)	JOINT POLE
(P)	PAVEMENT
(PL)	PROPERTY LINE
(SL)	STREET LAMP
(SS)	SANITARY SEWER LINE
(SSCO)	SANITARY SEWER CLEANOUT
(SSMH)	SANITARY SEWER MANHOLE
(STR)	STAIRS
(T)	DIAMETER OF TREE (INCHES)
(TOC)	TOP OF CONCRETE
(TRW)	TREE WELL
(T/W)	TOP OF WALL
(W)	BACK OF SIDEWALK
(WM)	WATER METER

— SUBJECT PROPERTY  
- - - ADJACENT PARCEL/LOT LINE  
- - - MONUMENT LINE  
- - - HISTORIC PARCEL/LOT LINE  
- - - TIE LINE

**SURVEYOR'S STATEMENT:**  
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF OSCAR JAOJOCO ON AUGUST 30, 2018.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF OAKLAND DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.

I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS DESCRIBED IN THE GRANT DEED RECORDED JULY 17, 2018, AS INSTRUMENT NO. 2018-139757, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO. 006-0013-007-00.

I HEREBY FURTHER STATE THAT THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT WILL BE SATISFIED UPON RECORDATION OF THE SUBSEQUENT SUBDIVISION MAP.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

**PUBLIC ADVISORY STATEMENT:**  
THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT, NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

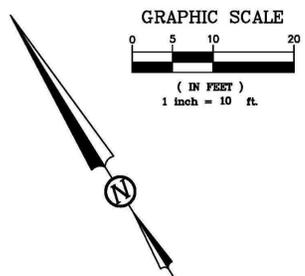


KEITH S. BUSH, L.S. 8494  
DATE: 09/27/2018

# BOUNDARY & TOPOGRAPHIC SURVEY

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED (2018139757) RECORDED ON JULY 17, 2018  
CITY OF OAKLAND, COUNTY OF ALAMEDA  
STATE OF CALIFORNIA  
SEPTEMBER, 2018 SCALE 1" = 10'

**BAY AREA LAND SURVEYING INC.**  
3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167



MON. "A/PM10910"  
FOUND 1/4" NAIL IN  
MONUMENT WELL AT  
WILLOW & 12TH

MON. "B/PM10910"  
FOUND 1/4" NAIL IN  
MONUMENT WELL AT  
CAMPBELL & 12TH

- BUILDING TIES:**
- (A) BC = 0.6'± SE'LY OF PL
  - (B) BC = 0.6'± SE'LY OF PL
  - (C) BC = ±0N PL
  - (D) BC = 1.5'± SW'LY OF PC & 0.4'± NW'LY OF PL
  - (E) BC = 1.4'± SW'LY OF PL
  - (F) BC = 1.1'± NW'LY OF PL
  - (G) BC = 0.5'± NW'LY OF PL
  - (H) BC = 0.6'± SW'LY OF PL
  - (I) BC = 0.4'± SW'LY OF PC & ±0N PL
  - (J) BC = 0.4'± NW'LY OF PL
  - (K) BC = 0.1'± SW'LY OF PC & 0.3'± SE'LY OF PL
  - (L) BC = 0.2'± SE'LY OF PL
  - (M) BC = 1.8'± SE'LY OF PL
  - (N) BC = 2.2'± SE'LY OF PL
- \* MEASURED AT RIGHT ANGLE TO PL

**LEGEND**

(●)	FOUND CITY MONUMENT
( )	RECORD DATA
▭	BUILDING FOOTPRINT
▨	CONCRETE
▩	ASPHALT
BC	BUILDING CORNER
C	TOP OF CURB
CONC	CONCRETE
DW	DRIVEWAY
F	FENCE
FH	FIRE HYDRANT
FL	FLOW LINE
GP	GATE POST
GR	GROUND SHOT
JP	JOINT POLE
P	PAVEMENT
PL	PROPERTY LINE
SL	STREET LAMP
SS	SANITARY SEWER LINE
SSCD	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIRS
T	DIAMETER OF TREE (INCHES)
TOC	TOP OF CONCRETE
TRW	TREE WELL
T/W	TOP OF WALL
W	BACK OF SIDEWALK
WM	WATER METER
P.A.E.	PRIVATE ACCESS EASEMENT

- SUBJECT PROPERTY
- PROPOSED PARCEL LINE
- ADJACENT PARCEL/LOT LINE
- MONUMENT LINE
- HISTORIC PARCEL/LOT LINE
- TIE LINE
- EASEMENT LINE

**OWNER/SUBDIVIDER:**  
SHORELINE ASSETS GROUP, LLC  
1675 12TH STREET  
OAKLAND CA 94607

**BASIS OF BEARINGS:**  
MONUMENT LINE IN 12TH STREET AS SHOWN ON PM 7075 (229 M 64) TAKEN AS S 57°56'00" E

**BENCHMARK:**  
MONUMENT "8SW9"  
1/4" NAIL IN MONUMENT WELL AT 11TH & WOOD STREETS, ELEVATION = 9.12'± PER CITY OF OAKLAND DATUM

**BASIS OF SURVEY:**  
THE LOT LOCATION WAS BASED UPON THE MAPS OF PLAT OF TRACT 383 (3 M 5) & OAKLAND POINT HOMESTEAD (BOOK W OF DEEDS, PAGE 40) AND MONUMENTS ESTABLISHING THE RIGHT OF WAYS OF 11TH, 12TH, WILLOW & CAMPBELL STREETS.

**MAP REFERENCES:**  
R1 PLAT OF TRACT 383, (3 M 5)  
R2 OAKLAND POINT HOMESTEAD (BOOK W OF DEEDS PAGE 40)  
R3 PARCEL MAP 7075, (229 M 64)  
R4 CITY OF OAKLAND MONUMENT MAP No. 235

**AREA TABLE:**

PARCEL A:	3,818± SQ. FT.
PARCEL B:	2,063± SQ. FT.
PARCEL C:	1,935± SQ. FT.
TOTAL AREA:	7,816± SQ. FT.



KEITH S. BUSH, L.S. 8494  
DATE:  
REVISED 03-28-2019 TO REFLECT NEW LOCATION OF PROPOSED BUILDING

# TENTATIVE PARCEL MAP NO. 10910

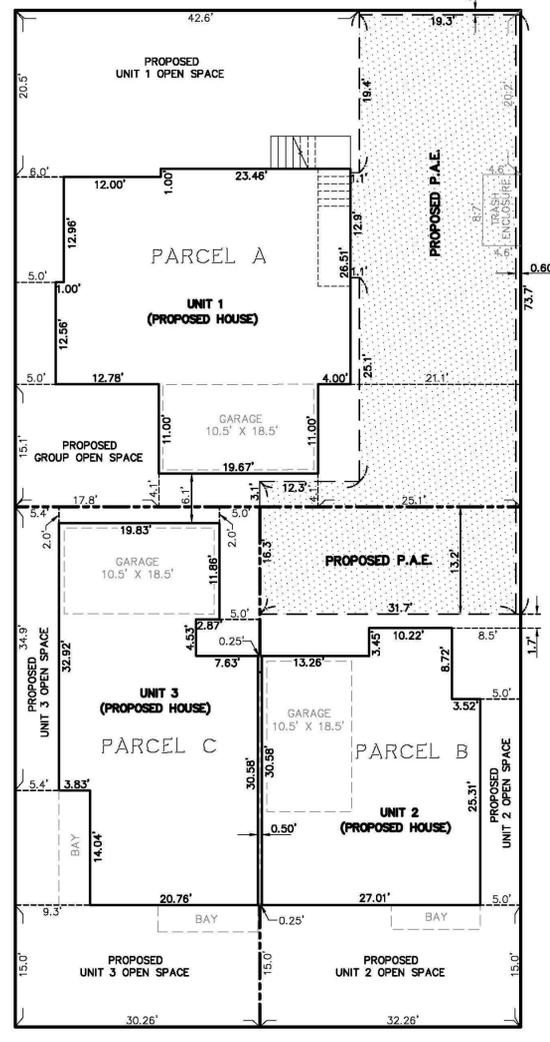
A 3 MINI LOT SUBDIVISION  
BEING A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN DEED (2018139757) RECORDED ON JULY 17, 2018 CITY OF OAKLAND, COUNTY OF ALAMEDA STATE OF CALIFORNIA

MARCH, 2019 SCALE 1" = 10'  
BAY AREA LAND SURVEYING INC.

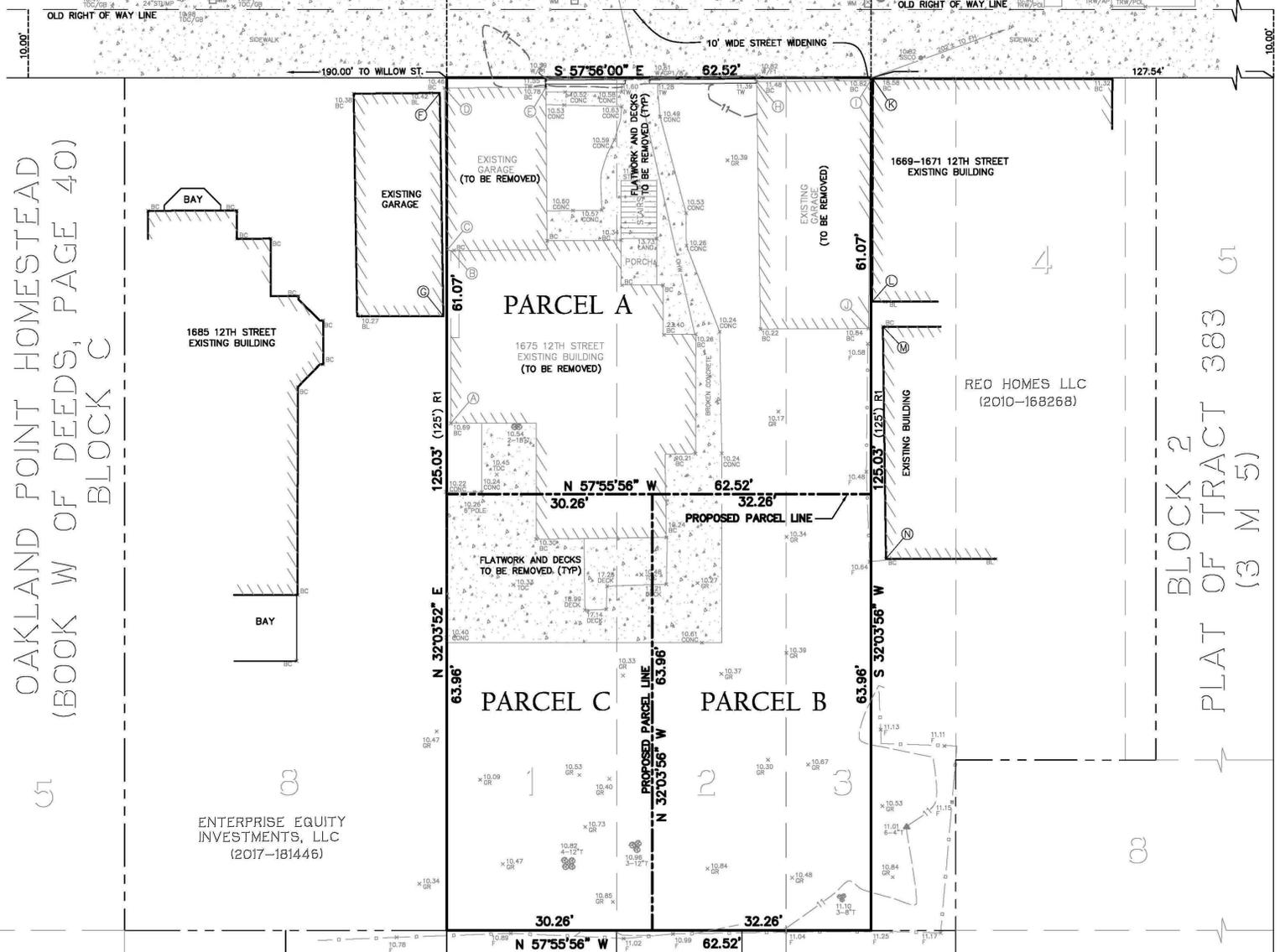
3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167

## PROPOSED HOUSES FOOTPRINT, DRIVEWAY / EASEMENT

SCALE 1" = 10'



OAKLAND POINT HOMESTEAD  
(BOOK W OF DEEDS, PAGE 40)  
BLOCK C



ENTERPRISE EQUITY INVESTMENTS, LLC  
(2017-181446)

MOORE & JOHNSON  
(2004-252186)

ZAMORA, Jr. & NAVARRO  
(2016-184076)

PARCEL A  
PM 8386  
(282 M 12)

PARCEL B  
PM 8386  
(282 M 12)

BLOCK 2  
PLAT OF TRACT 383  
(3 M 5)

CAMPBELL STREET (60' WIDE)

6

7

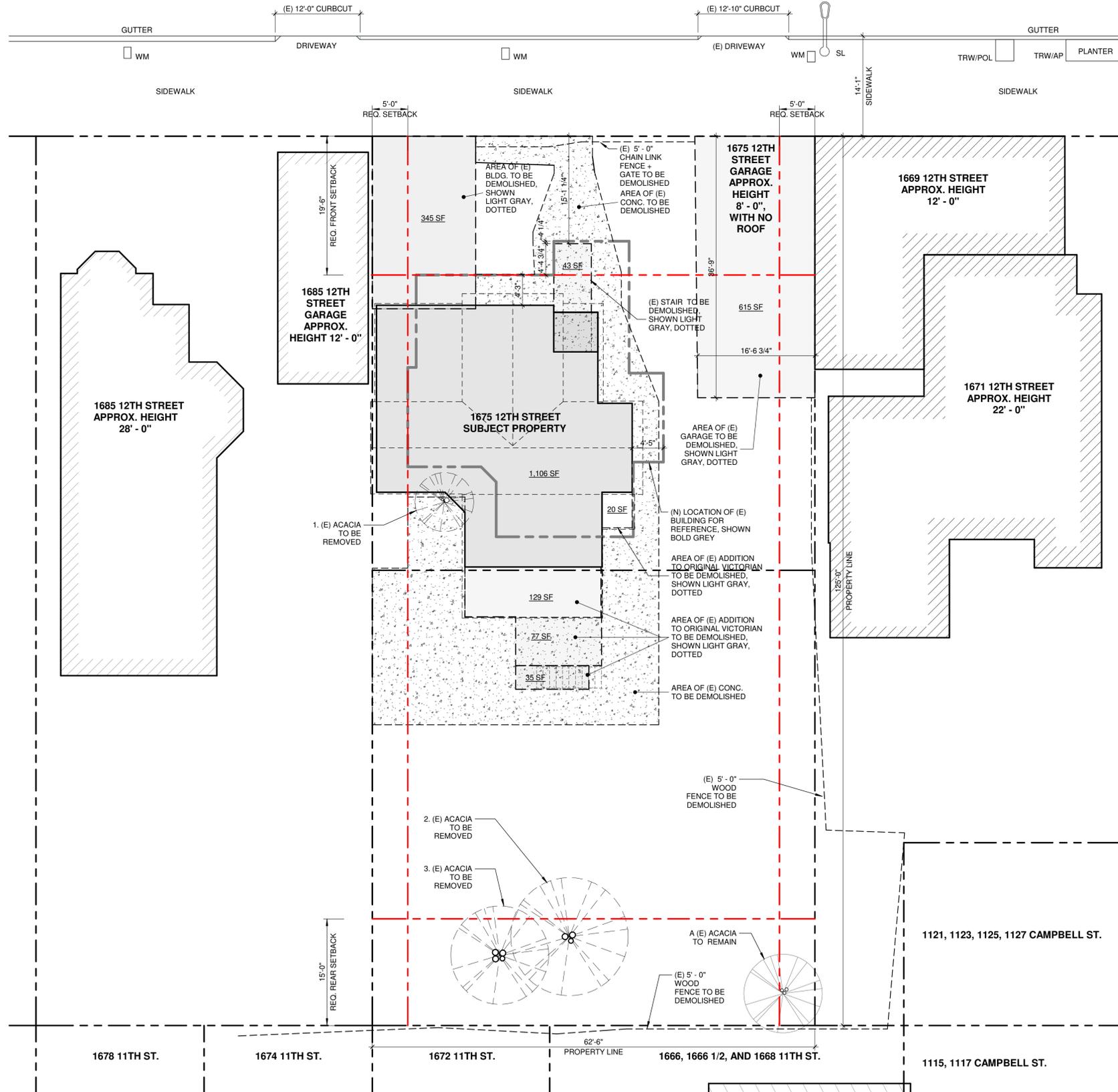
16

15

14

9

# 12TH STREET



## NOTES

- PROPERTY LINE
- - - PROPERTY SETBACK
- (N) LOCATION OF (E) BLDG.
- BLDG. PROJECTION ABOVE
- ROOF OUTLINE ABOVE
- UNIT 1 FOOTPRINT
- BLDG TO BE DEMOLISHED
- ADJACENT PROPERTY BLDG. FOOTPRINT
- BALCONY / PORCH ABOVE
- (E) CONC. TO BE DEMOLISHED

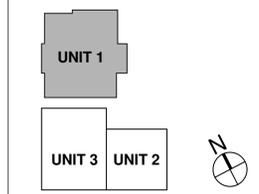
## EXISTING BUILDING SQUARE FOOTAGE:

(E) TO REMAIN	1,106 SF
(E) TO DEMOLISH:	
MAIN HOUSE STAIR	43 SF
MAIN HOUSE	20 SF
REAR ADDITION	129 SF
REAR ADDITION	77 SF
REAR ADDITION STAIR	35 SF
ACCESSORY	345 SF
	<b>1,755 SF</b>

(E) LOT COVERAGE:  
1,755 SF / 7,817 SF X 100 = 22%

PROPOSED UNIT 1 SQUARE FOOTAGE:  
1,159 SF  
SQUARE FOOTAGE ADDED TO (E) BUILDING TO REMAIN:  
1,159 SF - 1,106 SF = 53 SF

## KEY PLAN



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**1675, 1677, 1679 12TH STREET**

OAKLAND CA. 94607

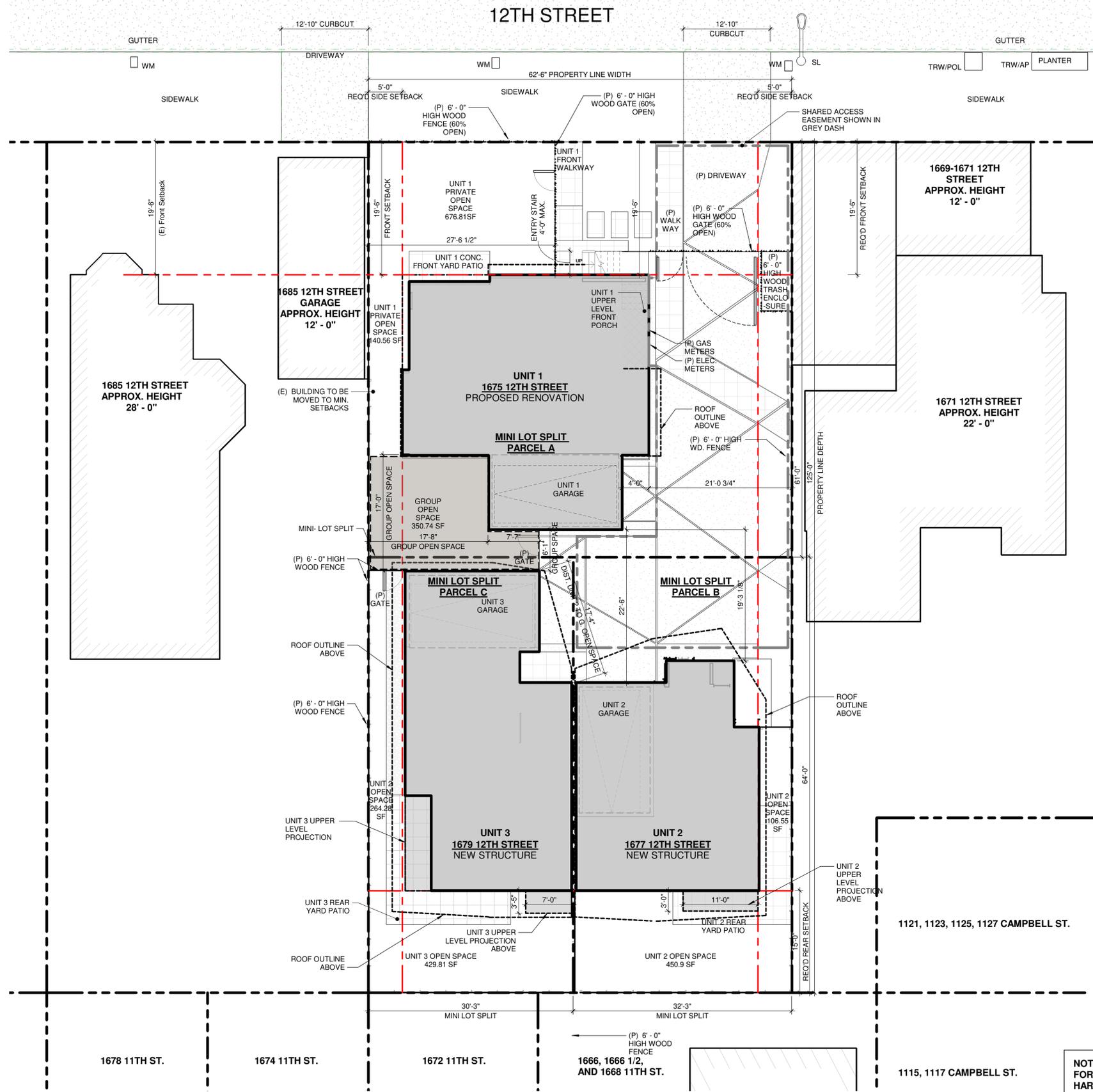
NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

## EXISTING SITE PLAN

PROJECT NO.:  
DATE: 5/30/2019  
SCALE: 1/8" = 1'-0"

SHEET NO:  
**AS-101**



**NOTES**

- PROPERTY LINE
- - - PROPERTY SETBACK
- - - EASEMENT LINE
- - - BLDG. PROJECTION ABOVE
- - - ROOF OUTLINE ABOVE
- [Hatched Box] UNIT 1 FOOTPRINT
- [Hatched Box] UNIT 2 / UNIT 3 FOOTPRINT
- [Dashed Box] BALCONY / PORCH ABOVE
- [Dashed Box] UNIT GARAGE
- [Grid Box] PERM. CONC. PAVEMENT PATIO / ENTRY STEP
- [Dotted Box] CONC. DRIVEWAY
- [Hatched Box] ADJACENT PROPERTY BLDG. FOOTPRINT
- [Dashed Box] GROUP OPEN SPACE

**AREA CALCULATION:**  
 MAX. LOT COVERAGE:  
 7,817 SF X 40% = 3,126.8 SF  
 PROPOSED = 3,112 S.F.  
 SEE ALSO SHEET G-001 FOR PROPOSED LOT COVERAGE CALCULATIONS AND SUMMARY TABLES.

**OPEN SPACE AREA CALCULATION:**  
**GROUP:**  
 304.38 SF (17.1' X 17.8')  
 + 46.36 SF (6.1' X 7.6')  
 = 350.74 SF TOTAL  
**PRIVATE:**

**1675 UNIT 1:**  
 SIDE YARD: 62.8 SF (5' X 12.56')  
 + 77.76 SF (6' X 12.96')  
 = 140.56 SF  
 FRONT YARD: 140.56 SF (20.5' X 17')  
 + 536.25 SF (19.5' X 27.5')  
 = 676.81 SF

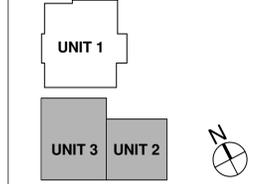
**TOTAL UNIT 1 = 817.37 SF**  
**1677 UNIT 2:**  
 SIDE YARD: 106.55 SF (5' X 21.31')  
 = 106.55 SF

**REAR YARD: 483.9 SF (32.26' X 15') - 33' (BAY: 3' X 11') = 450.9 SF**  
**TOTAL UNIT 2 = 557.45'**

**1679 UNIT 3:**  
 SIDE YARD: 188.46 SF (5.4' X 34.9')  
 + 75.82 SF (5.4' X 14.04')  
 = 264.28 SF

**REAR YARD: 453.75 SF (15' X 30.26') - 23.94 SF (BAY: 3.42' X 7') = 429.81 SF**  
**TOTAL UNIT 3 = 694.09 SF**

**KEY PLAN**



**BARAN STUDIO ARCHITECTURE**  
 OAKLAND | LOS ANGELES 510.595.6744

**1675, 1677, 1679 12TH STREET**  
 OAKLAND CA. 94607

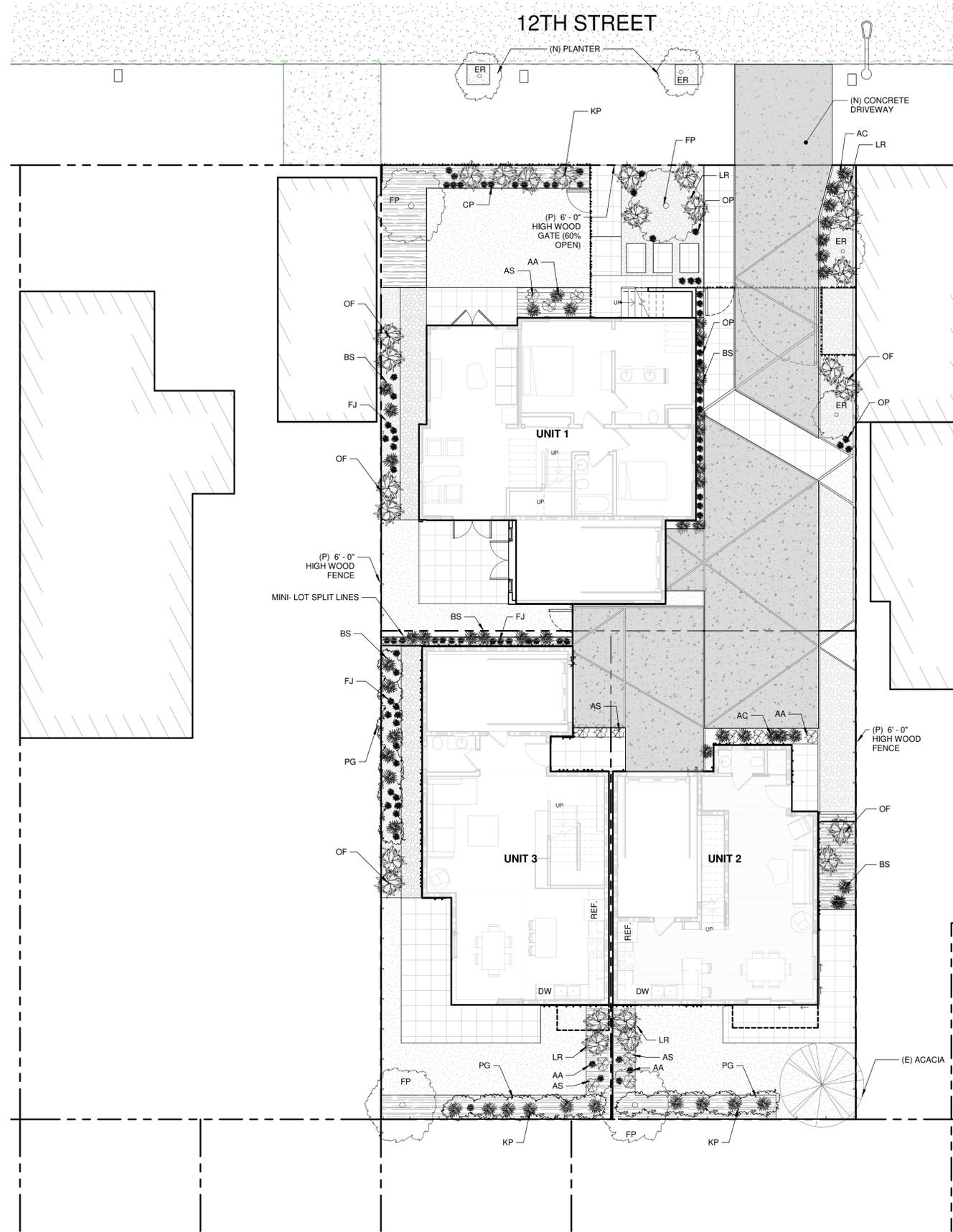
NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

**PROPOSED SITE PLAN**

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE: 1/8" = 1'-0"

SHEET NO:  
**AS-102**



PROPOSED LANDSCAPE PLAN  
1/8" = 1'-0"

PLANTING SCHEDULE						
NOTATIONS	COMMON NAME	SCIENTIFIC NAME	NO.	SIZE	NOTES	IMAGE
ER	"RISING SUN" REDBUD	CERCIS CANADENSIS 'JN2' PP#21,451	4	7 GAL.	FULL SUN, PARTIAL SHADE FAST GRWING SPREAD: 12 - 15 FEET, 8-15 FEET HIGH STAKE YOUNG PLANTS. MAY NEED TREE GUARD TO PROTECT FROM RABBIT AND DEER DAMAGE. WELL DRAINED SOIL WITH PLENTY OF ORGANIC MATTER. EARLY SPRING FLOWER: PEA-SHAPED PURPLE, PINK BEFORE LEAVES EMERGE. DECIDUOUS, HEART SHAPED, THICK LEATHERY LEAVES ARE DISEASE RESISTANT. YOUNG APRICOT-PEACH FOLIAGE IS PRODUCED THROUGH THE GROWING SEASON.	
FP	FERN PINE	PODOCARPUS GRACILIOR	4	15 GAL.		
LR	SIXTEEN CANDLES	Leucadendron 'Red Gem'	11	5 GAL.		
AC	FLAME BUSH	Adenanthos cuneatus 'Coral Drift'	13	3 GAL.		
KP	MANGO POPSICLE	Kniphofia Popsicle	10	5 GAL.		
OF	TEA OLIVE	Osmanthus fragrans aurantiacus	10	5 GAL.		
AS	Copper Pinwheel	Aeonium 'Sunburst'	10	2 GAL.		
AA	purple Pinwheel	Aeonium arboreum 'Electra'	11	2 GAL.		
BS	GOLDEN BRUSH GINGER	Burbridgea scheizochelia	27	2 GAL.		
FJ	CAMOUFLAGE VARIEGATED JAPANESE ARALIA	Fatsia japonica 'Variegata'	37	2 GAL.		
PG	Australfora Fanfare	PROSTRATE GREVILLEA	65	1 GAL.		
CP	SUNSET GOLD	Coleonema pulchrum	13	1 GAL.		
OP	Black Beard	Ophiopogon planiscapus	26	1 GAL.		

LOT AREA	7,817 SF
BUILDING FOOTPRINT	2,983 SF
OPEN AREA	4,834 SF

P.A.E.U. MATERIAL				
	(N) PERVIOUS	WALKABLE GROUND COVER	1,145 SF	1,544 SF
	(N) PERVIOUS	MULCH	400 SF	
	(N) PERVIOUS	RIVER STONE	950 SF	1,830 SF
	(N) PERVIOUS	PERMEABLE PAVERS	890 SF	
	(N) PERVIOUS	DECOMPOSED GRAVEL	1,460 SF	1,460 SF
	(N) IMPERVIOUS	CONCRETE	1,460 SF	
TOTAL				4,834 SF



1675, 1677, 1679 12TH STREET

OAKLAND CA. 94607

NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

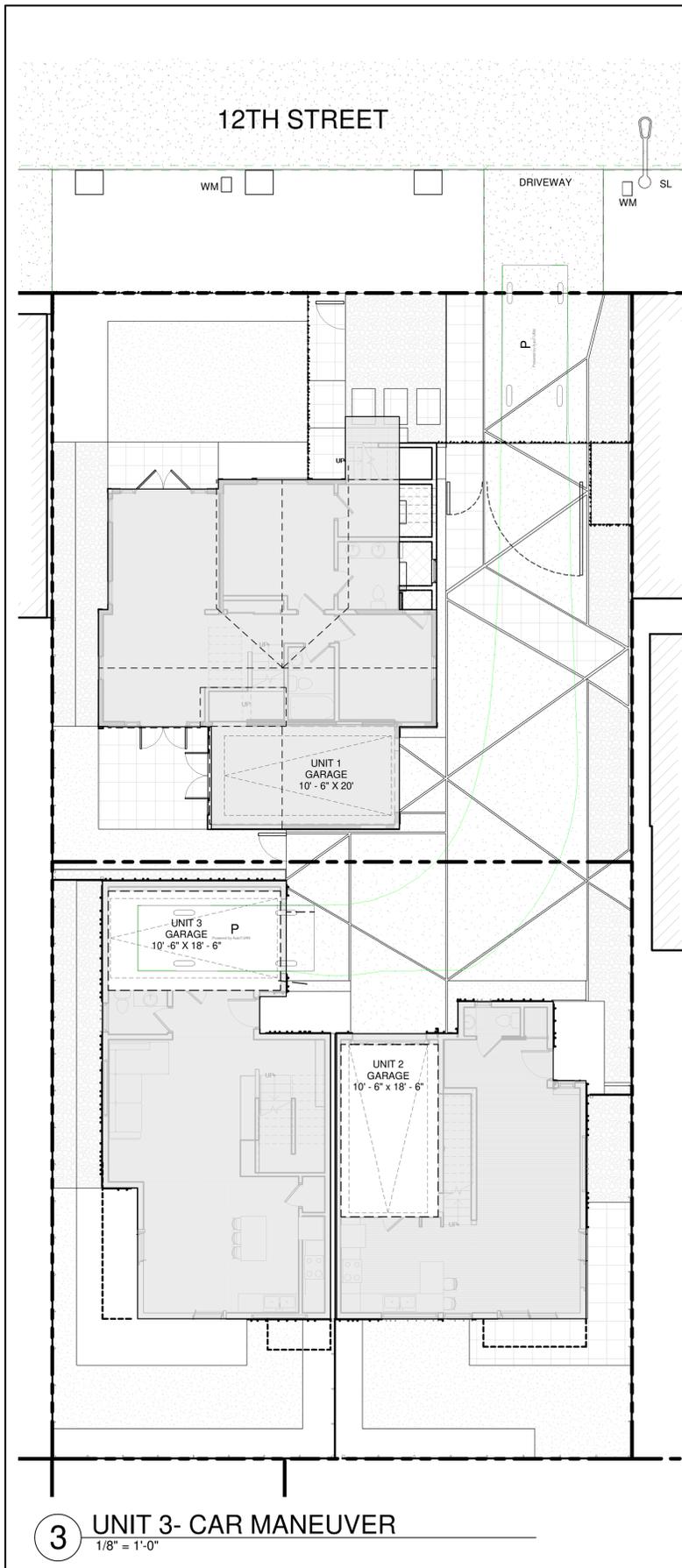
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PROPOSED LANDSCAPE PLAN

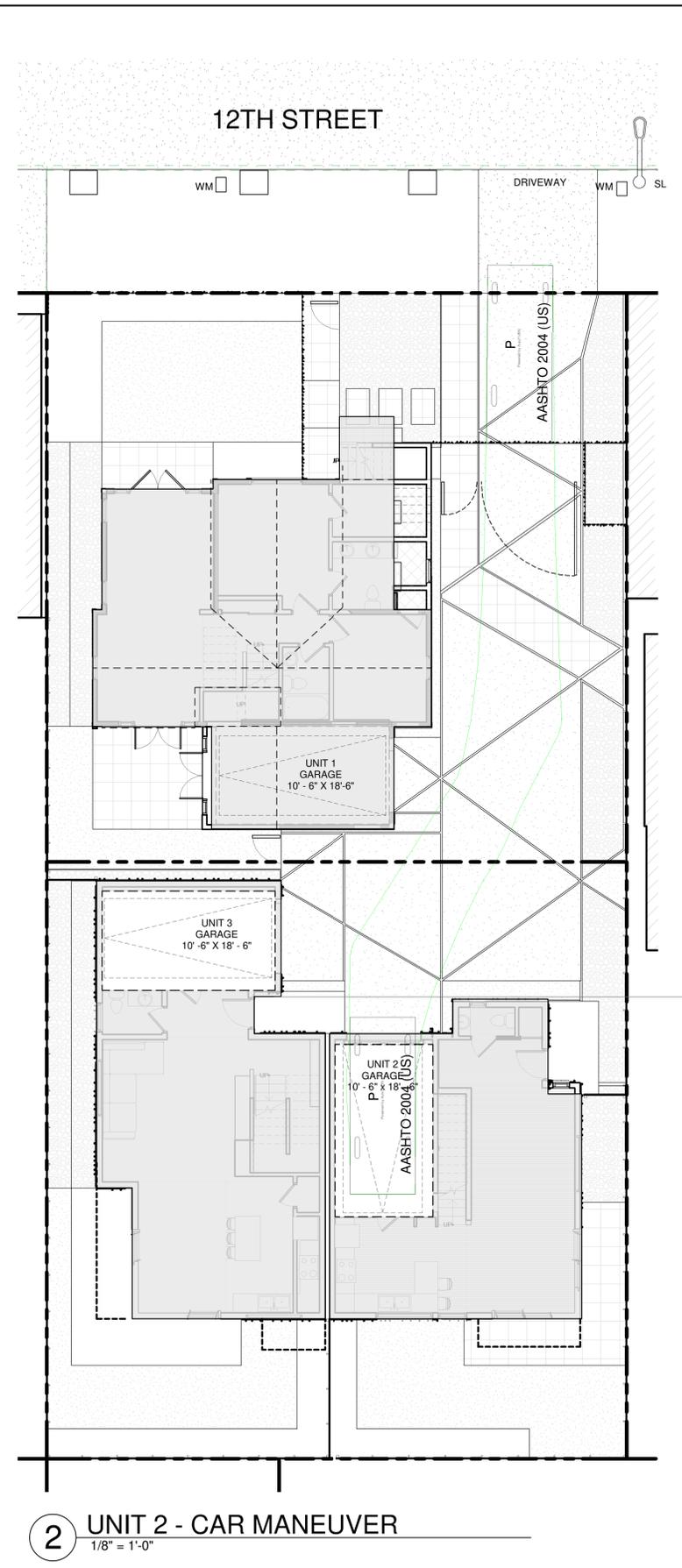
PROJECT NO.:  
DATE: 5/30/2019  
SCALE: As indicated

SHEET NO:  
**AS-103**

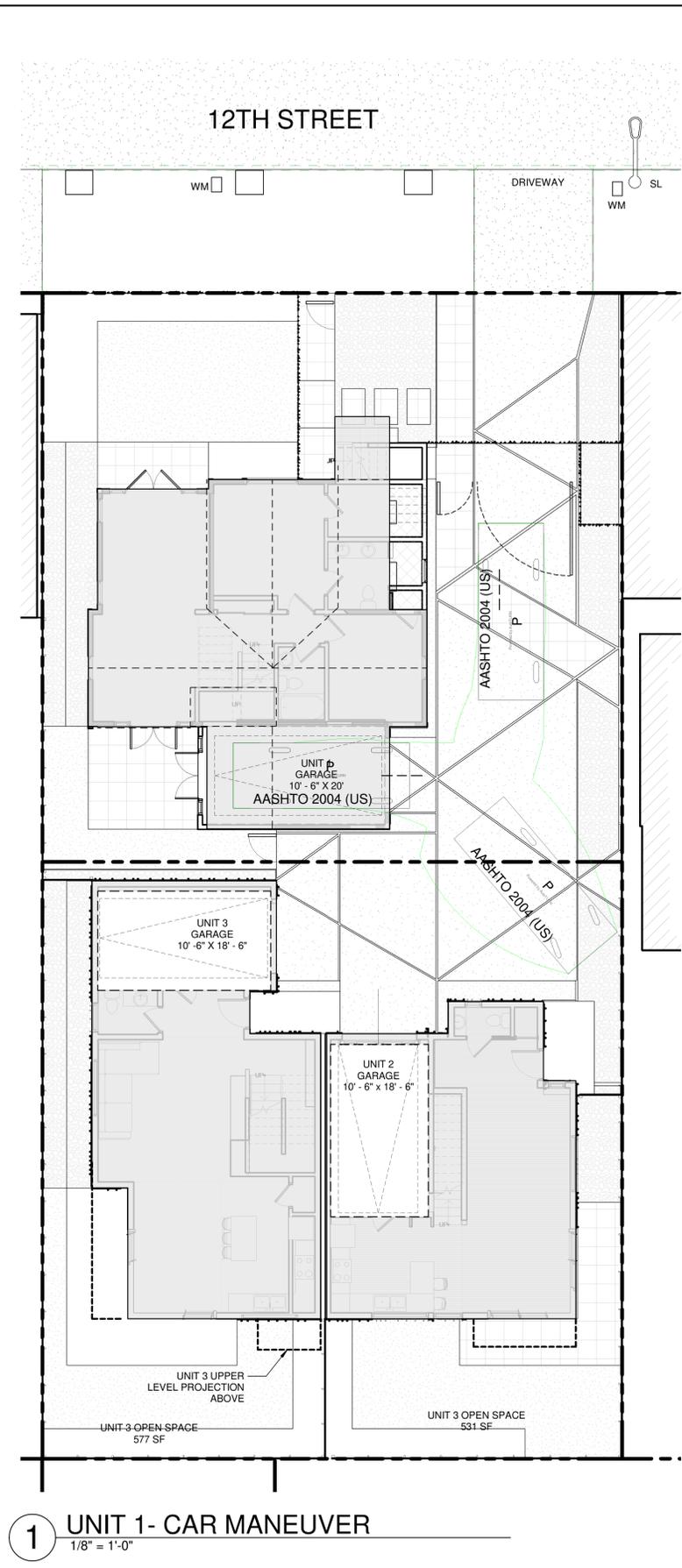




**3** UNIT 3- CAR MANEUVER  
1/8" = 1'-0"



**2** UNIT 2 - CAR MANEUVER  
1/8" = 1'-0"



**1** UNIT 1- CAR MANEUVER  
1/8" = 1'-0"



**1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607**

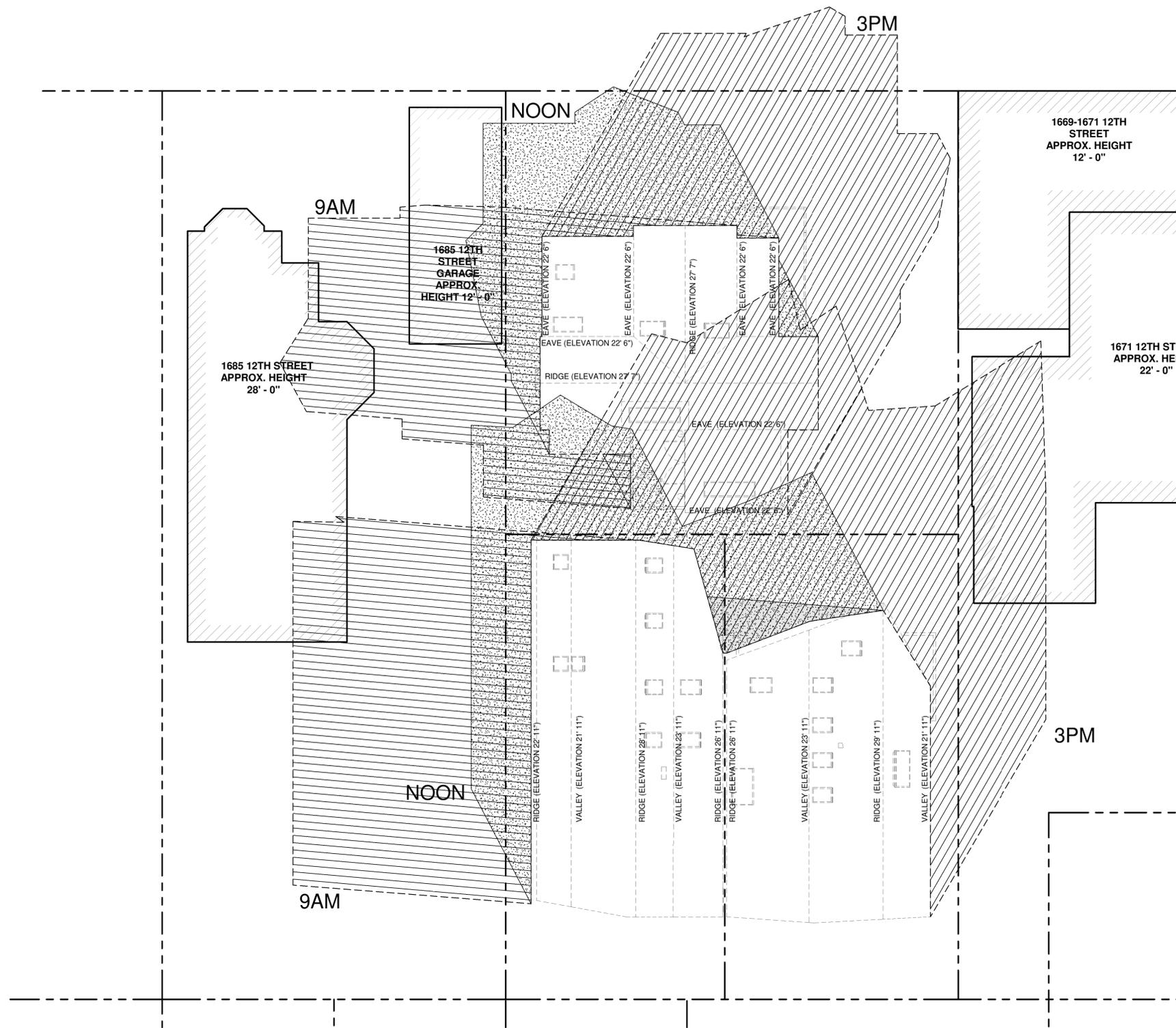
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

**CAR MANEUVER**

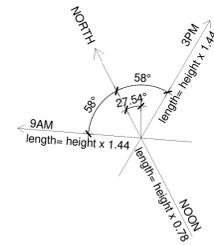
PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/8" = 1'-0"

SHEET NO:  
**AS-104**



NOTES

-  9 AM SHADOW
-  NOON SHADOW
-  3 PM SHADOW



**1675, 1677, 1679 12TH STREET**  
**OAKLAND CA. 94607**

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1	PLANNING SUBMITTAL	29.03.2019

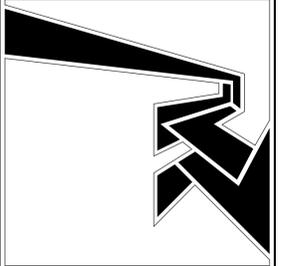
STAMP:

SHADOW STUDY

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE: As indicated

SHEET NO:  
**AS-105**

**1** ALL UNITS ROOF PLAN - SHADOW STUDY  
 1/8" = 1'-0"



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510.595.6744

**1675, 1677, 1679 12TH STREET  
OAKLAND CA. 94607**

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	29.03.2019

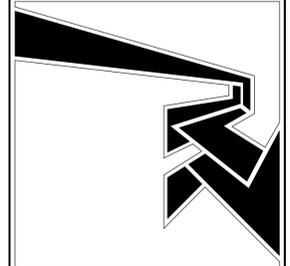
STAMP:

**EXTERIOR  
PERSPECTIVE**

PROJECT NO.:  
DATE: 4/1/2019  
SCALE:

SHEET NO:  
**AS-106**





**BARAN STUDIO ARCHITECTURE**  
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**1675, 1677, 1679 12TH STREET  
 OAKLAND CA. 94607**

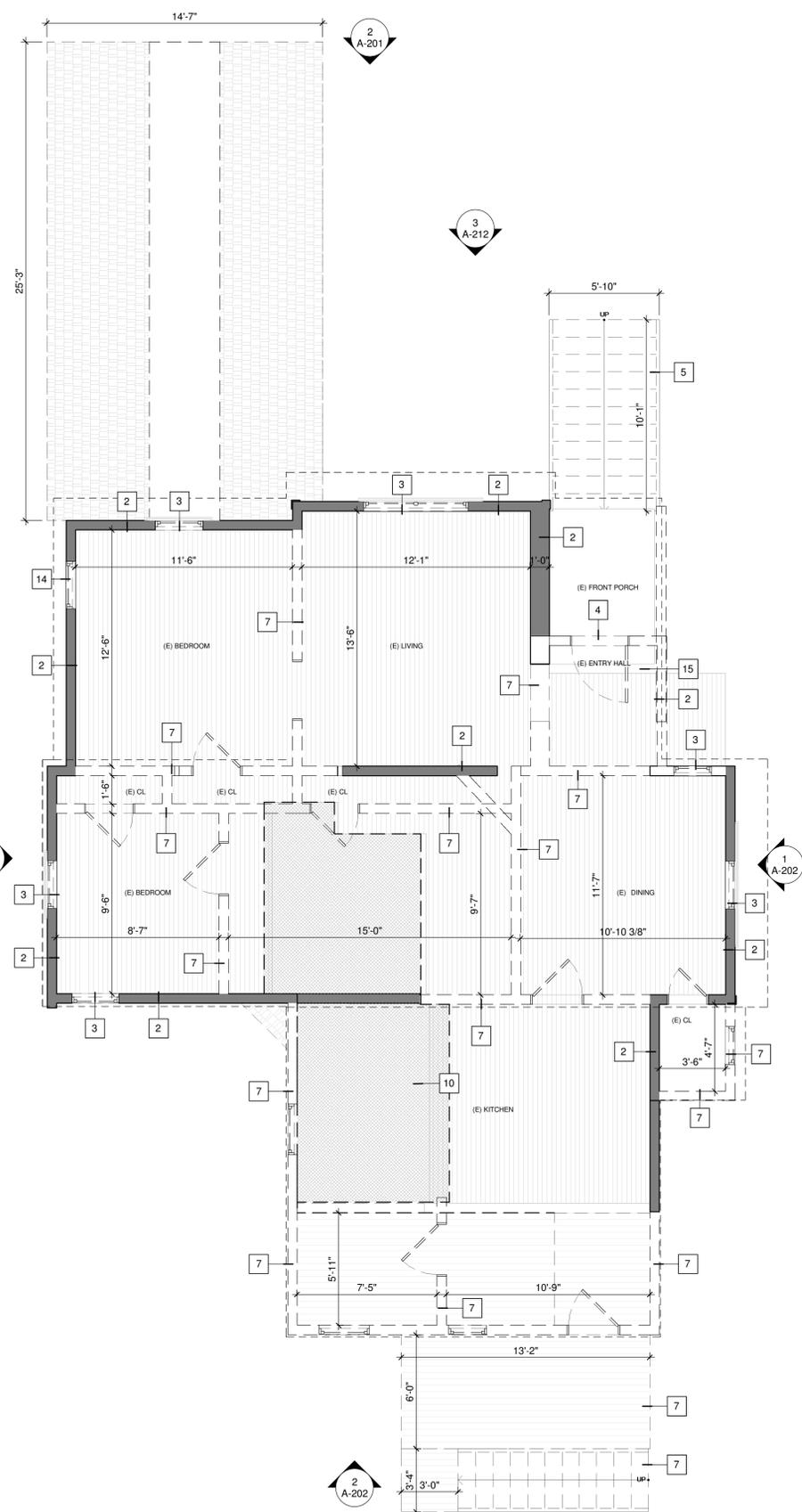
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

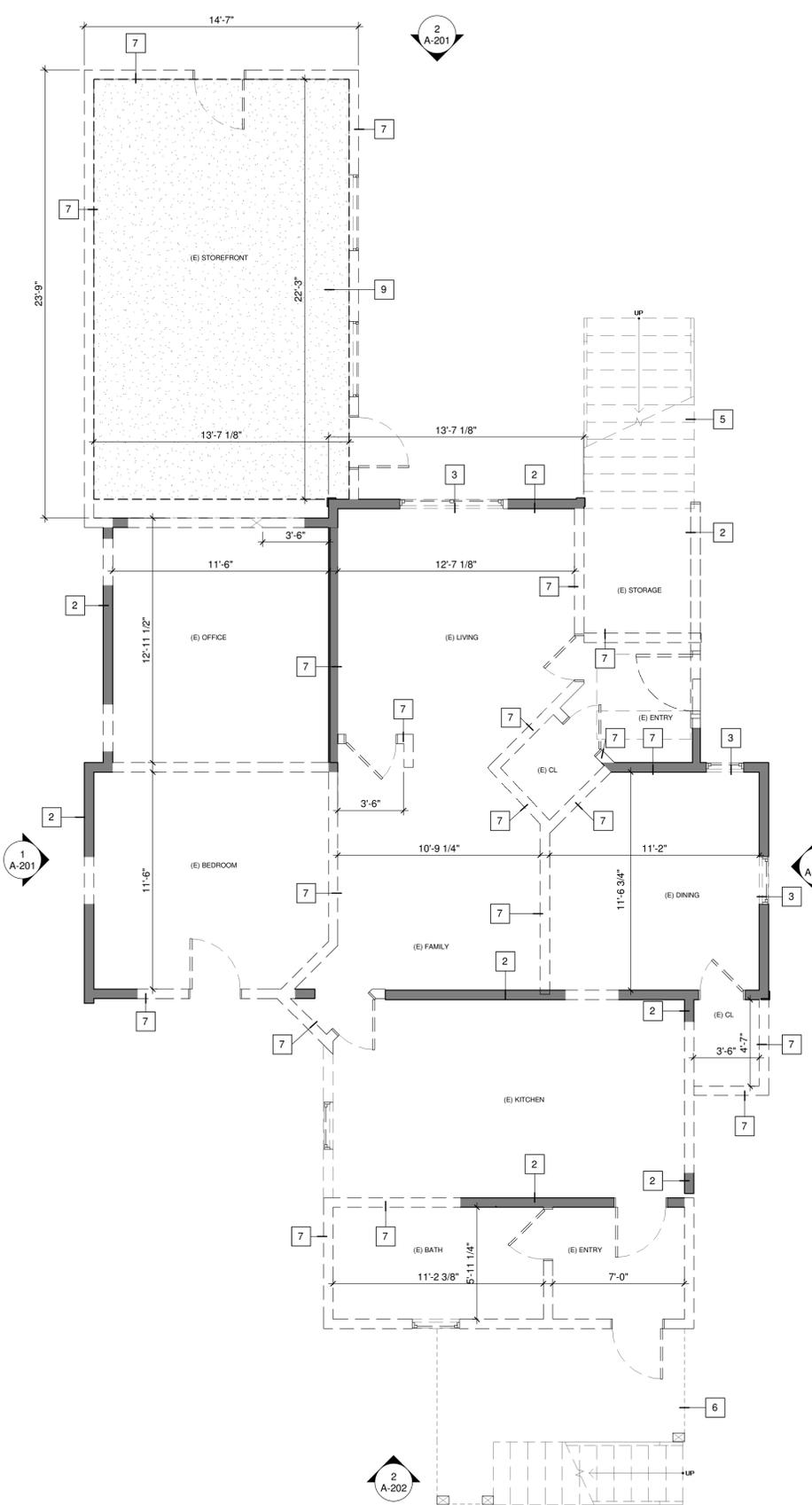
**SITE - BIRDS EYE  
 VIEWS**

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE:

SHEET NO:  
**AS-107**



**2 UPPER LEVEL - (E) UNIT 1 FLOOR PLAN**  
1/4" = 1'-0"



**1 GROUND LEVEL - (E) UNIT 1 FLOOR PLAN**  
1/4" = 1'-0"

**DEMOLITION KEYNOTES**

- 1 EXISTING VICTORIAN ARCHITECTURAL DETAILS (FLAT WINDOW HOOD, COVE CORNICE, WINDOW TRIM, STICKWORK, BARGEBOARD, V-GROOVE WOOD SIDING) TO REMAIN. PROTECT IN PLACE (TYP.) AND CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF ANY CONDITION WHICH WARRANTS MAJOR REPAIR OR RETROFIT NOT OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- 2 PERIMETER WALLS, FLOOR SUBFLOOR AND STRUCTURE TO REMAIN (TYP.) AND CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF ANY CONDITION WHICH WARRANTS MAJOR REPAIR OR RETROFIT NOT OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- 3 REMOVE EXISTING WINDOWS AND PREPARE OPENING FOR NEW WINDOW ASSEMBLY. SEE WINDOW DETAILS FOR NEW ASSEMBLY INFORMATION.
- 4 REMOVE ENTRY ASSEMBLY (DOOR AND TRANSOM WINDOW AND FRAME ELEMENTS) AND PREPARE OPENING FOR NEW ENTRY ASSEMBLY.
- 5 REMOVE PORCH STAIR. CONTRACTOR TO COORDINATE WITH OWNER WITH SALVAGE AND REUSE OF ANY MATERIAL.
- 6 REMOVE REAR BALCONY. CONTRACTOR TO COORDINATE WITH OWNER WITH SALVAGE AND REUSE OF ANY MATERIAL.
- 7 REMOVE EXISTING PARTITION WALLS, WOOD FRAMED STAIR ASSEMBLIES, FINISHES, FIXTURES, EQUIPMENT, AND DOORS AND WINDOWS. CONTRACTOR TO COORDINATE WITH OWNER WITH SALVAGE AND REUSE OF ANY MATERIAL. ALL WALL AND CEILING FINISHES TO FRAMING, REFUSE, APPLIANCES, FURNISHINGS, BUILT-INS, PERSONAL ITEMS. STAIRWAYS MAY TEMPORARILY REMAIN AT OWNER'S OPTION.
- 8 REMOVE EXISTING BUILDING UTILITIES, AND ELECTRICAL SYSTEM.
- 9 REMOVE EXISTING SLAB ON GRADE
- 10 REMOVE EXISTING FLOOR SHEATHING, JOISTS, WALLS, AND ASSOCIATED MINOR ELEMENTS FOR NEW INTERIOR STAIR FROM GROUND LEVEL TO UPPER LEVEL, UNIT 1 PLANS
- 11 PROTECT AND REPAIR EXISTING ROOF ASSEMBLY. CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF ASSEMBLY FOR REUSE AND SHALL NOTIFY OWNER AND ARCHITECT IF ASSEMBLY REQUIRES REPLACEMENT.
- 12 REMOVE EXISTING ROOF, SHEATHING, AND FRAMING FOR RENOVATION, NEW ROOF, AND SKYLIGHT
- 13 REMOVE EXISTING ROOF MEMBRANE FOR NEW STRUCTURAL SHEATHING AND NEW ROOF MEMBRANE. SEE STRUCTURAL DRAWINGS AND EXTERIOR DETAILS.
- 14 REMOVE EXISTING WINDOWS AND INFILL WITH NEW WALL ASSEMBLY
- 15 REMOVE FLOOR FOR FUTURE FLOOR HEIGHT CHANGE, ENTRY ONLY

**WALL LEGEND**

- EXISTING WALL (TO REMAIN)
- DEMOLISHED WALL
- DEMOLISHED BUILDING ELEMENT

**WORK ISOLATION AND DEMOLITION NOTES**

CONTRACTOR SHALL PROVIDE BARRICADING AND MAINTAIN ANY REQUIRED LIGHTS, WARNING, AND DIRECTIONAL SIGNS, AND OTHER PROTECTION NEAR AND ABOUT THE AREA OF THE WORK AS MAY BE REQUIRED, OR BY ANY OTHER GOVERNING AUTHORITY.

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ALL DEBRIS SHALL BE PROPERLY REMOVED FROM SITE DAILY OR AS REQUIRED BY THE CONTRACT DOCUMENTS.

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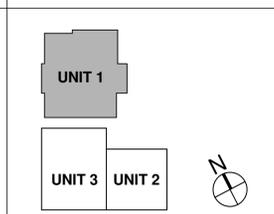
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**KEY PLAN**



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

**1675, 1677, 1679 12TH STREET**  
OAKLAND CA. 94607

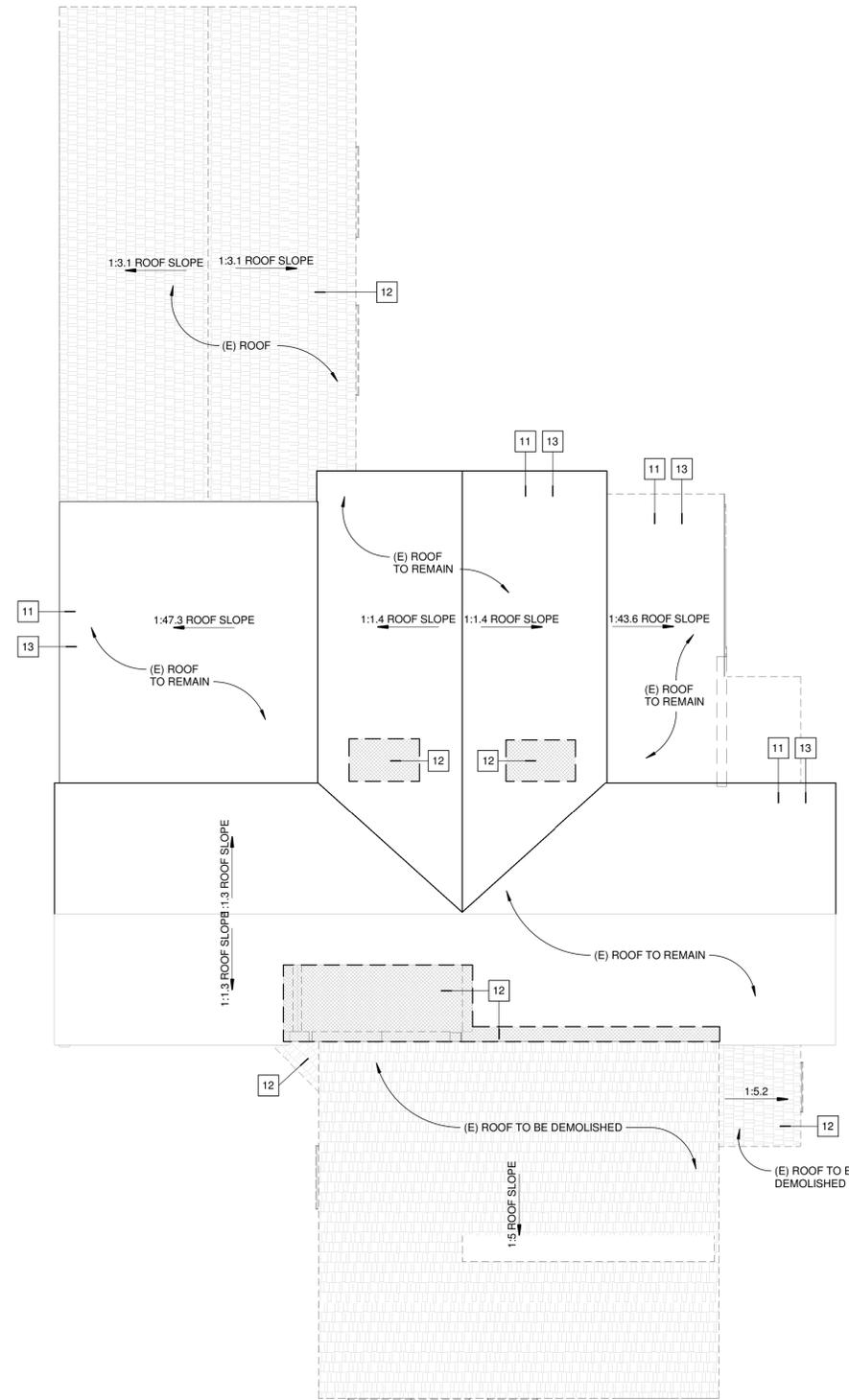
NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

**UNIT 1 - EXISTING / DEMO FLOOR PLANS**

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: As Indicated

SHEET NO:  
**A-101**



**1** UNIT 1 - EXISTING ROOF PLAN  
1/4" = 1'-0"

**DEMOLITION KEYNOTES**

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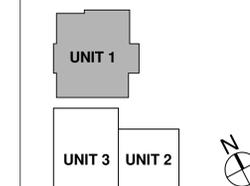
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**KEY PLAN**



**1675, 1677, 1679 12TH STREET**  
OAKLAND CA. 94607

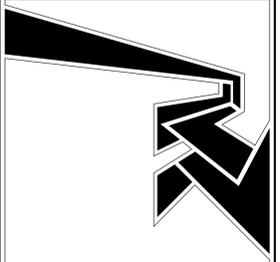
NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

**UNIT 1 - EXISTING / DEMO ROOF PLAN**

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: As indicated

SHEET NO:  
**A-102**



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510 595 6744

# 1675, 1677, 1679 12TH STREET

OAKLAND CA. 94607

NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

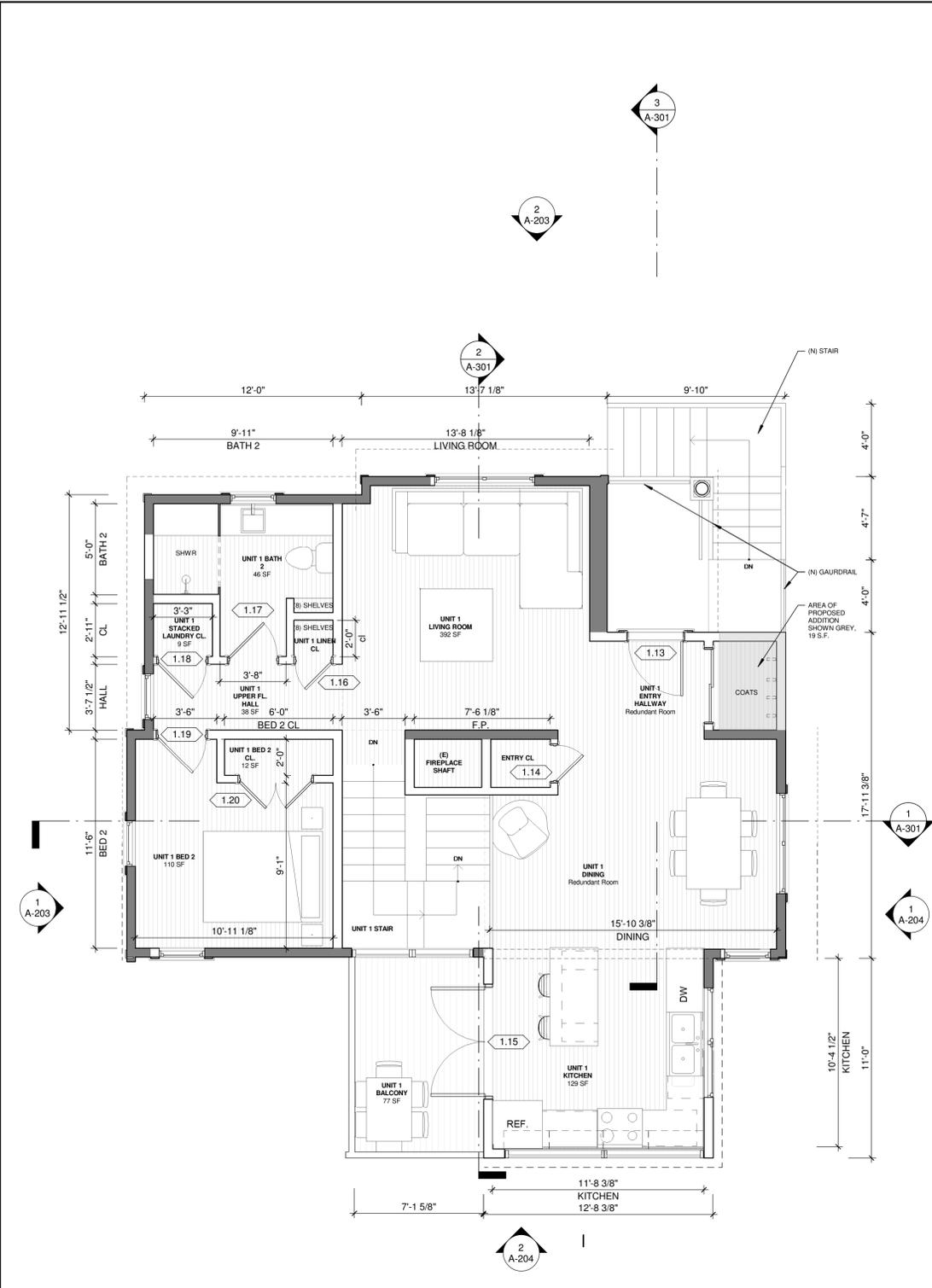
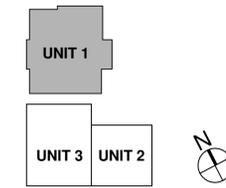
## UNIT 1 - PROPOSED FLOOR PLANS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

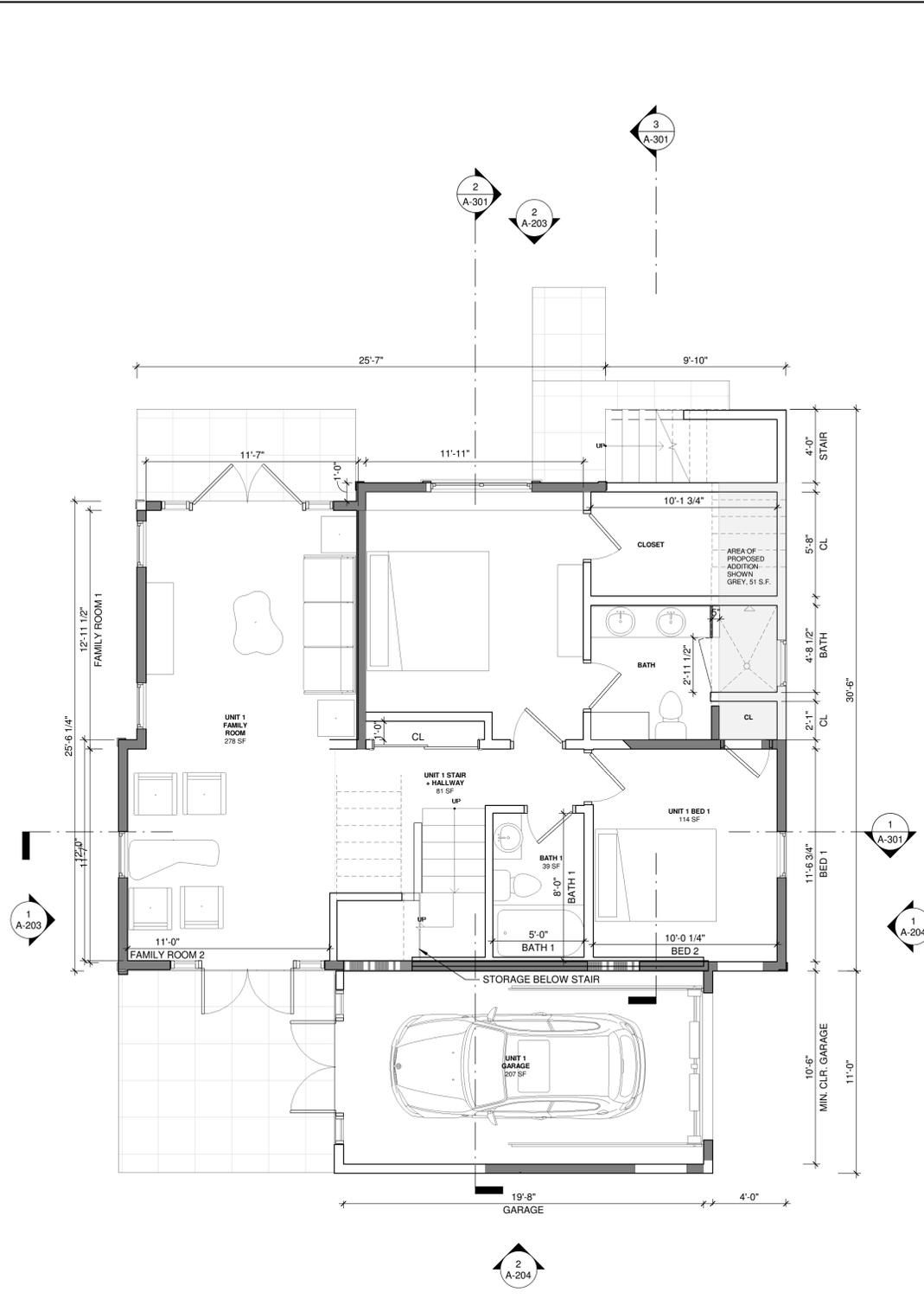
SHEET NO:  
**A-103**

NOTES

- EXISTING WALL
- 1 HR RATED INTERIOR WALL
- NEW WALL

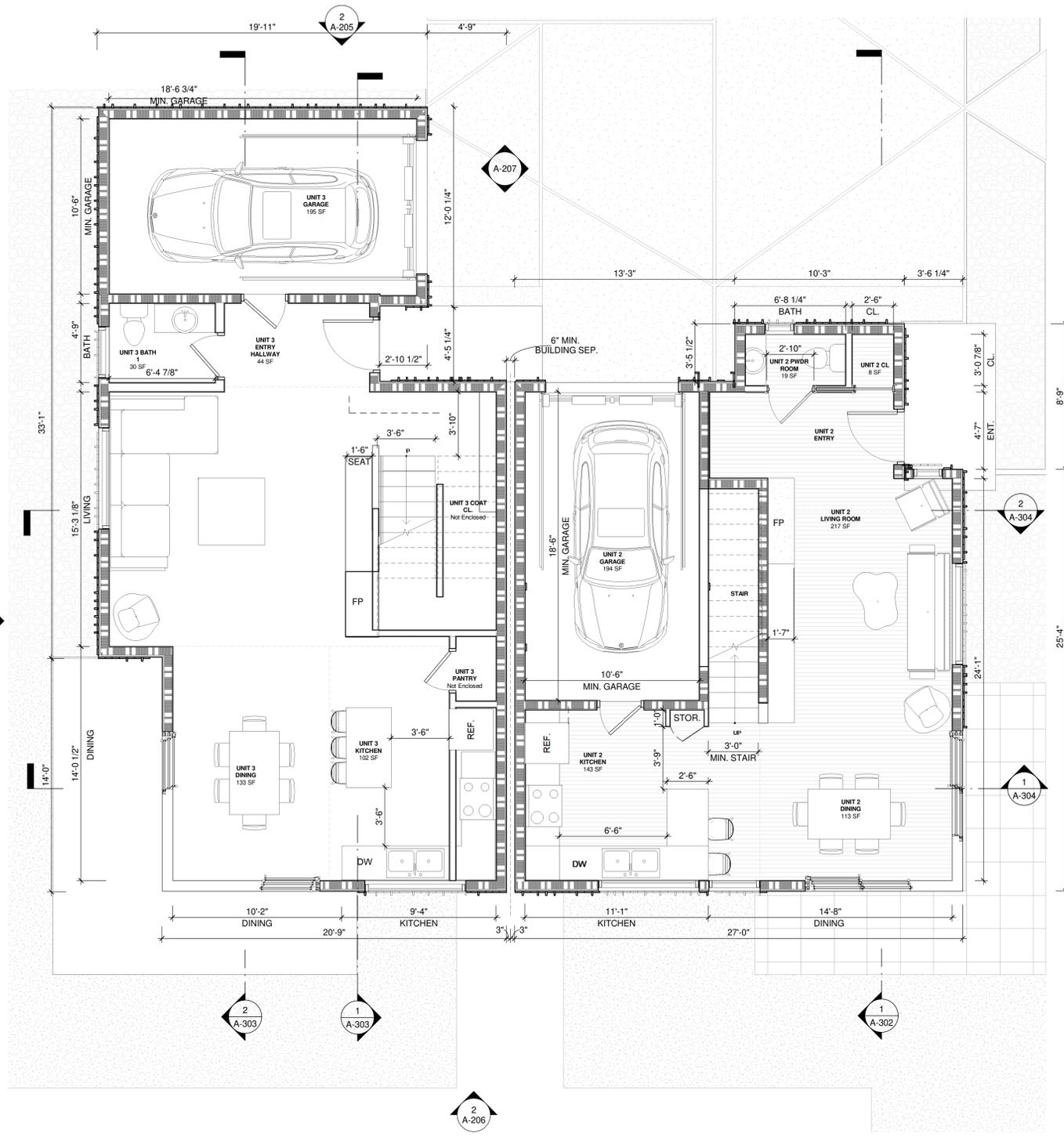


**2** UPPER LEVEL - (P) UNIT 1 FLOOR PLAN  
1/4" = 1'-0"



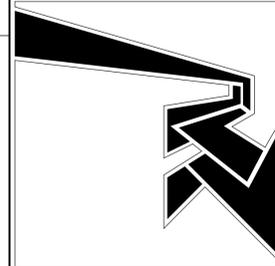
**1** GROUND LEVEL - (P) UNIT 1 FLOOR PLAN  
1/4" = 1'-0"





**WALL TYPES**

	1 HR RATED EXTERIOR WALL
	1 HR RATED PARTY WALL
	1 HR RATED INTERIOR WALL
	NON-RATED INTERIOR PARTITION- 2X6 FRAMING



**BARAN STUDIO ARCHITECTURE**  
 OAKLAND | LOS ANGELES 510 595 6744

**1675, 1677, 1679 12TH STREET**

OAKLAND CA. 94607

NO.	ISSUES/REVISIONS	DATE
1	PLANNING SUBMITTAL	29.03.2019

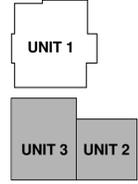
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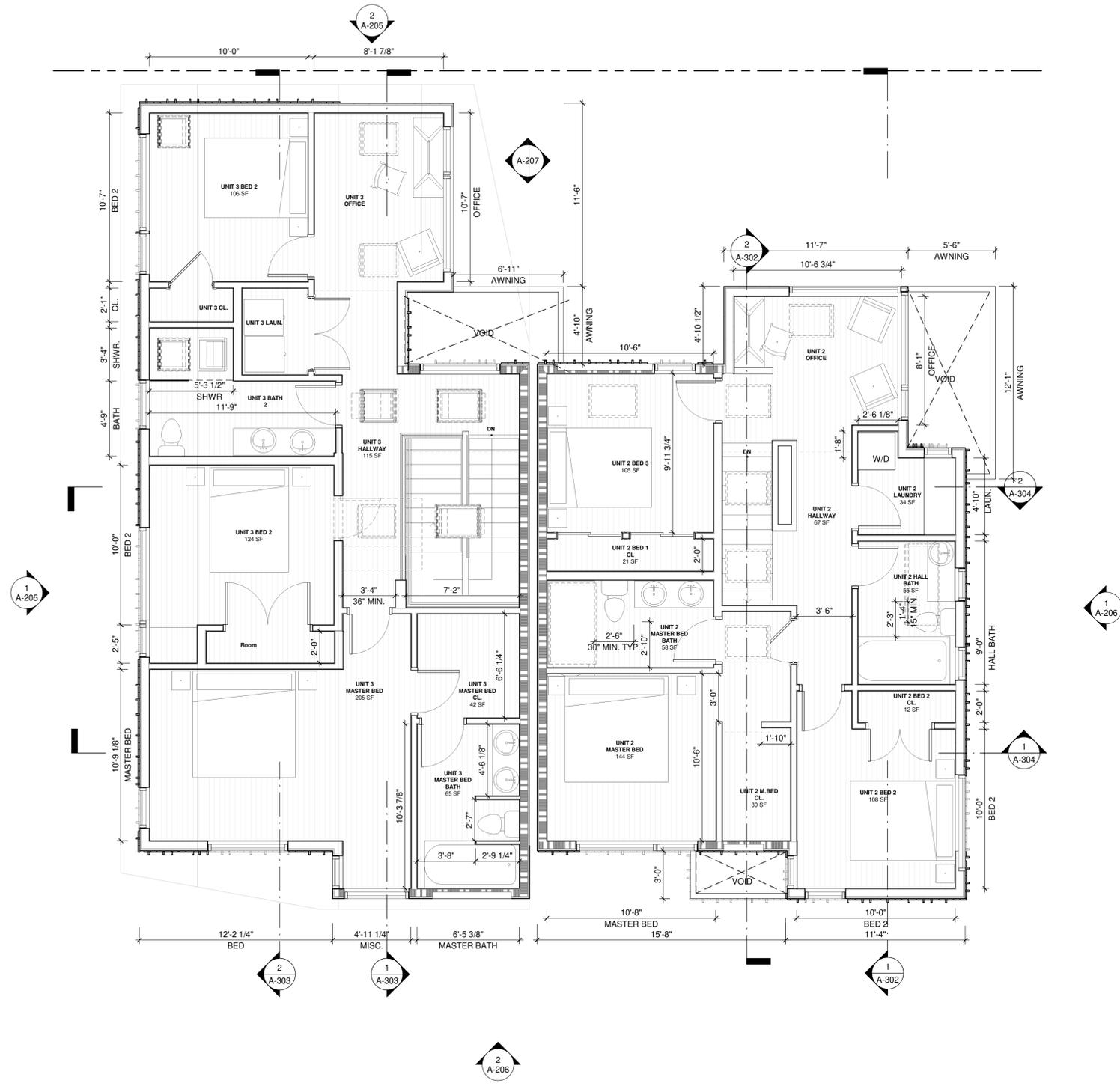
**UNIT 2 / UNIT 3 - PROPOSED GROUND LEVEL - FLOOR PLAN**

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-105**

**1 GROUND LEVEL - UNIT 2 / UNIT 3 FLOOR PLAN**  
 1/4" = 1'-0"





**WALL TYPES**

	1 HR RATED EXTERIOR WALL
	1 HR RATED PARTY WALL
	1 HR RATED INTERIOR WALL
	NON-RATED INTERIOR PARTITION- 2X6 FRAMING



**1675, 1677, 1679 12TH STREET**  
OAKLAND CA. 94607

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	PLANNING SUBMITTAL	29.03.2019

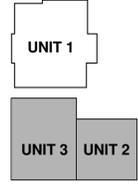
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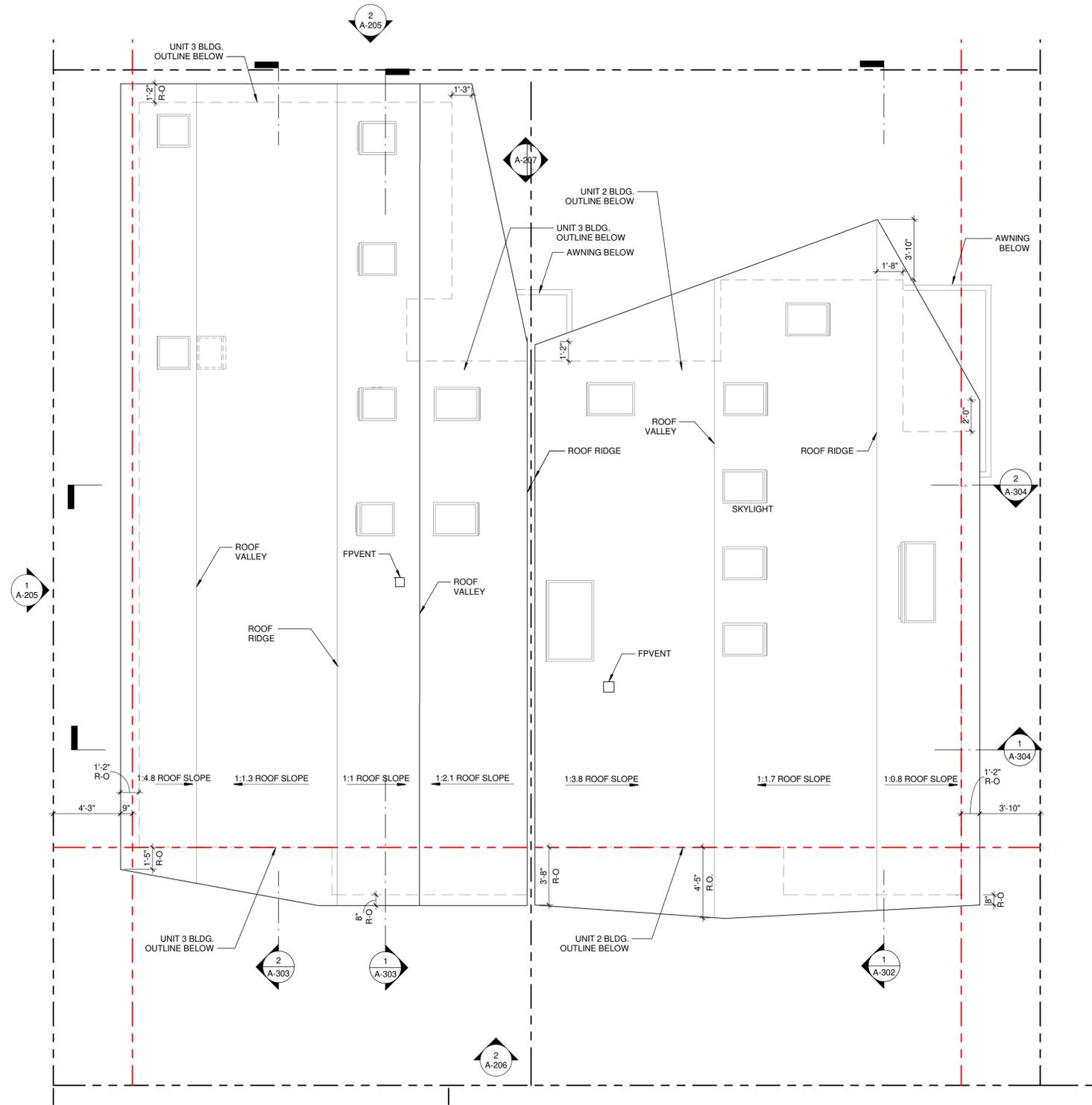
**UNIT 2 / UNIT 3 - PROPOSED UPPER LEVEL - FLOOR PLAN**

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-106**

**1 UPPER LEVEL - UNIT 2 / UNIT 3 FLOOR PLAN**  
1/4" = 1'-0"

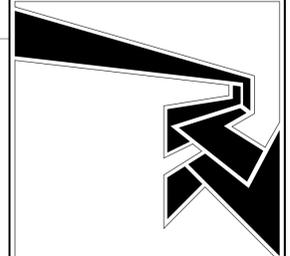




**1** UNIT 2 / UNIT 3 - ROOF PLAN  
1/4" = 1'-0"

**LEGEND**

	PROPERTY LINE
	SETBACKS
	BLDG. OUTLINE BELOW
	ROOF OUTLINE
	ROOF OVERHANG
	SKYLIGHT



**BARAN STUDIO ARCHITECTURE**  
OAKLAND | LOS ANGELES 510.595.6744

**1675, 1677, 1679 12TH STREET**  
OAKLAND CA. 94607

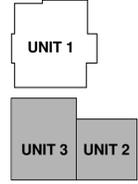
NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

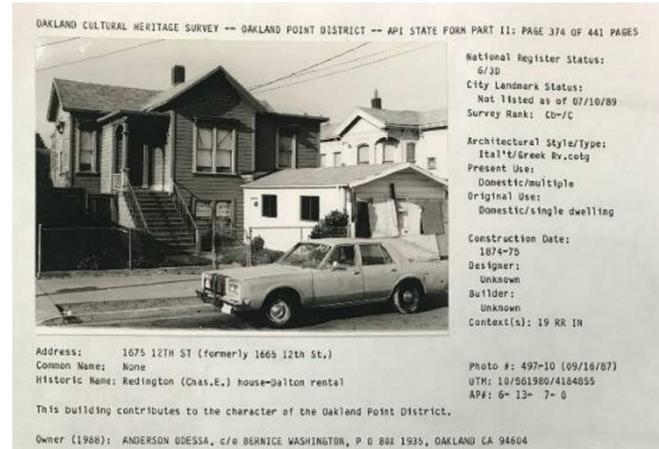
STAMP:

**UNIT 2 / UNIT 3 - PROPOSED ROOF PLAN**

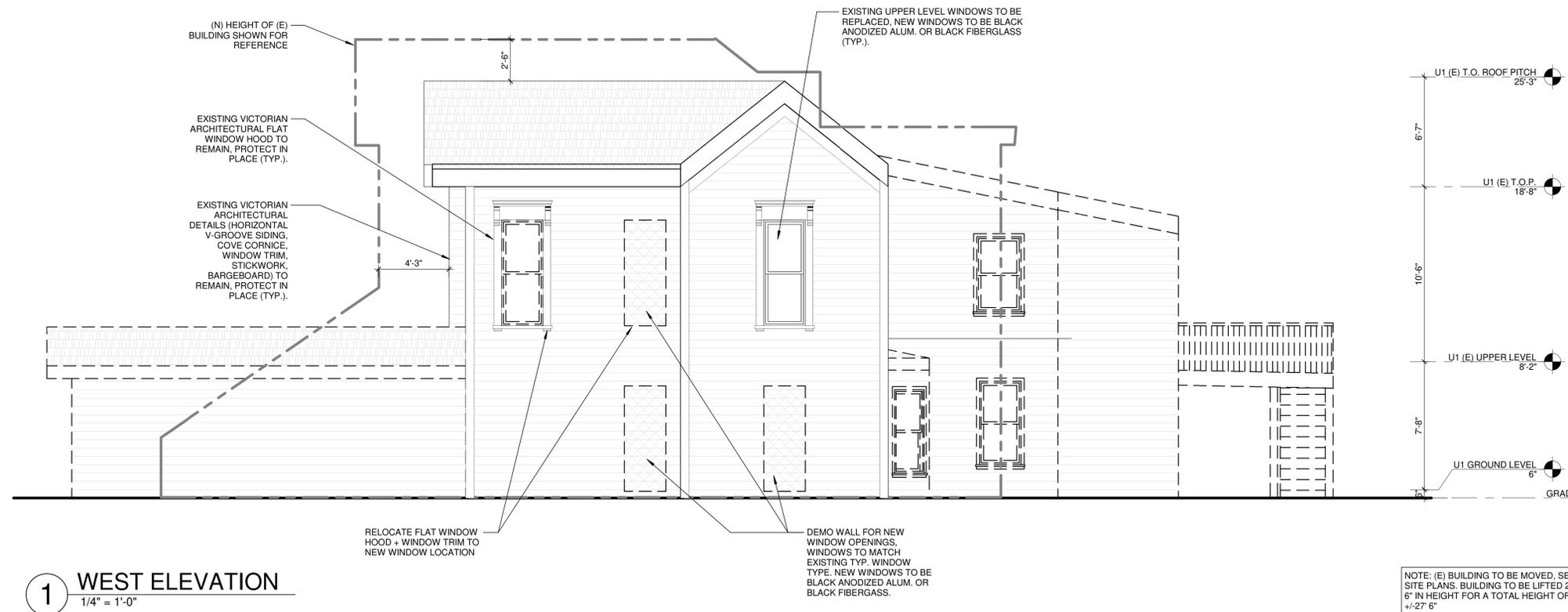
PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-107**





2 NORTH ELEVATION  
1/4" = 1'-0"



1 WEST ELEVATION  
1/4" = 1'-0"

NOTE: (E) BUILDING TO BE MOVED, SEE SITE PLANS. BUILDING TO BE LIFTED 2'-6" IN HEIGHT FOR A TOTAL HEIGHT OF +/- 27' 6"



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OAKLAND CA. 94607

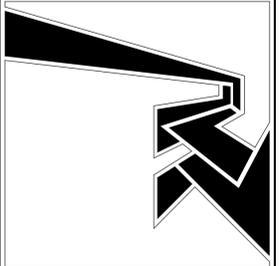
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

UNIT 1 - EXISTING / DEMO BUILDING ELEVATIONS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-201**



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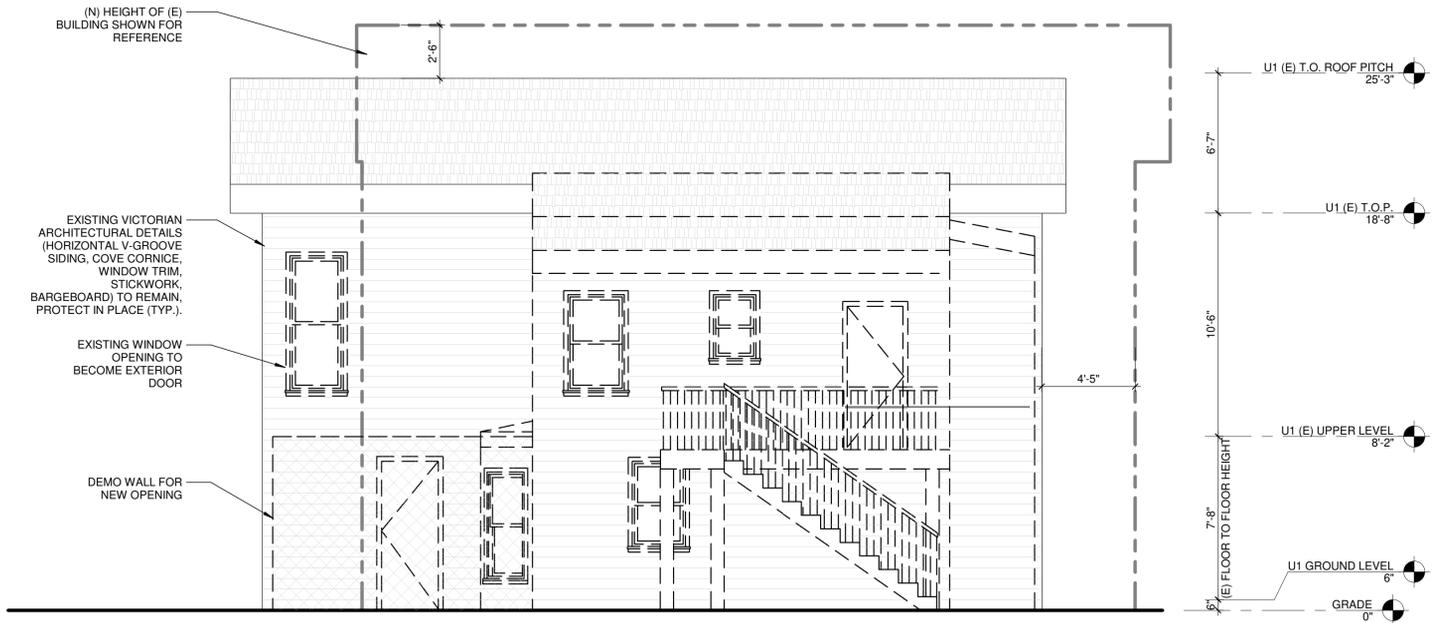
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

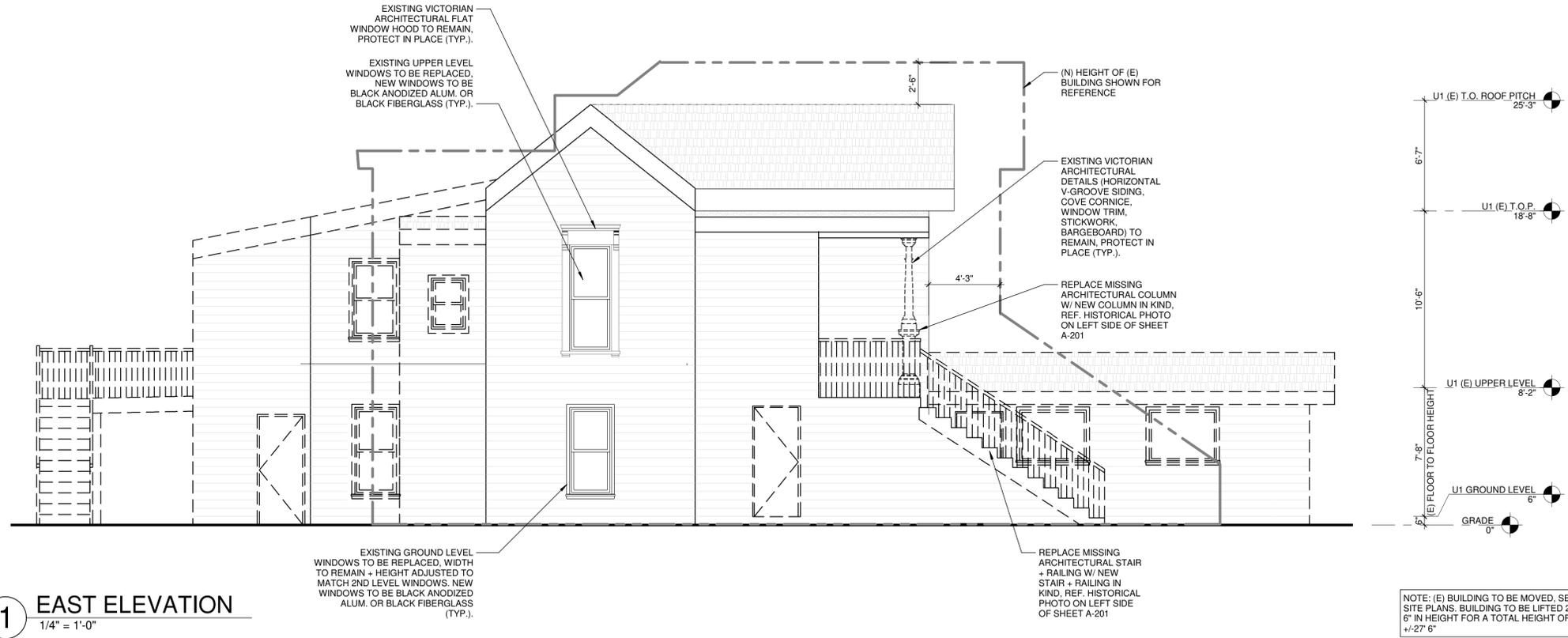
**UNIT 1 - EXISTING /  
 DEMO BUILDING  
 ELEVATIONS**

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-202**

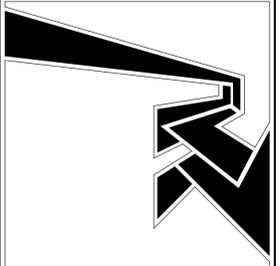


**2 SOUTH ELEVATION**  
 1/4" = 1'-0"



**1 EAST ELEVATION**  
 1/4" = 1'-0"

NOTE: (E) BUILDING TO BE MOVED. SEE SITE PLANS. BUILDING TO BE LIFTED 2'-6" IN HEIGHT FOR A TOTAL HEIGHT OF +/- 27' 6"



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NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

**UNIT 1 - PROPOSED  
 BUILDING  
 ELEVATIONS**

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE: 1/4" = 1'-0"

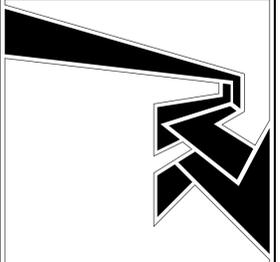
SHEET NO:  
**A-203**



**2 NORTH ELEVATION**  
 1/4" = 1'-0"



**1 WEST ELEVATION**  
 1/4" = 1'-0"



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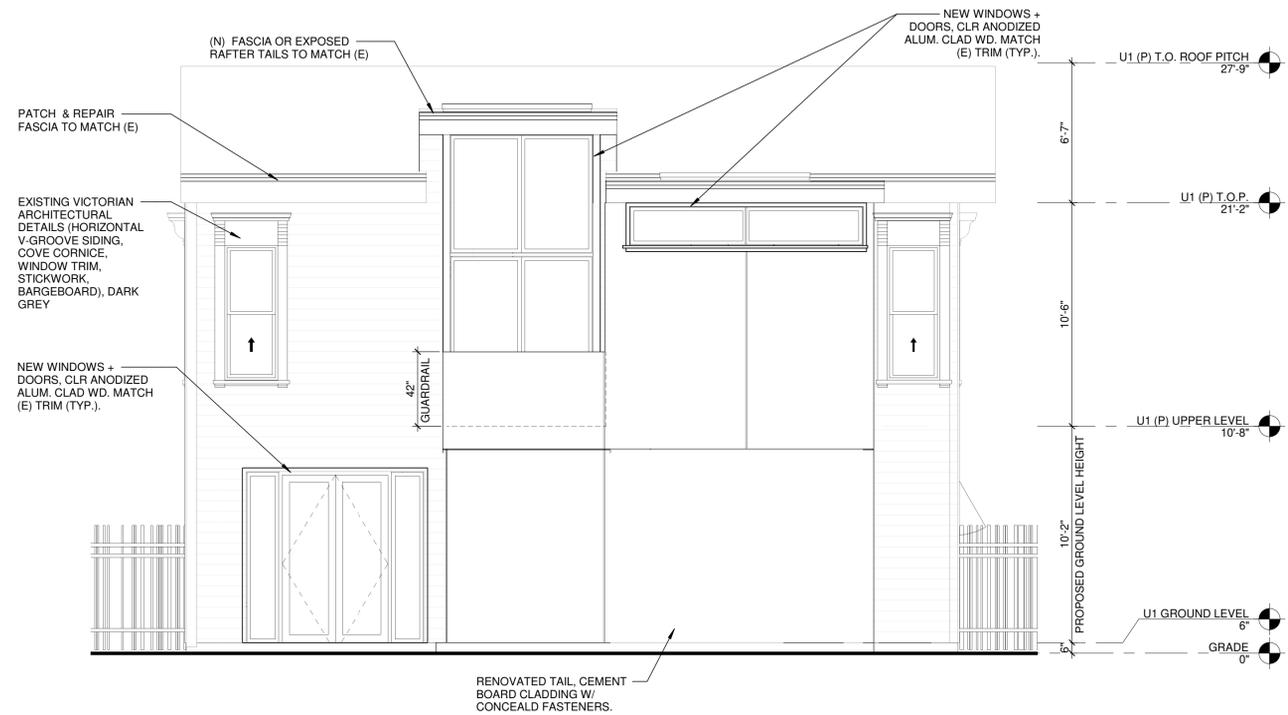
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

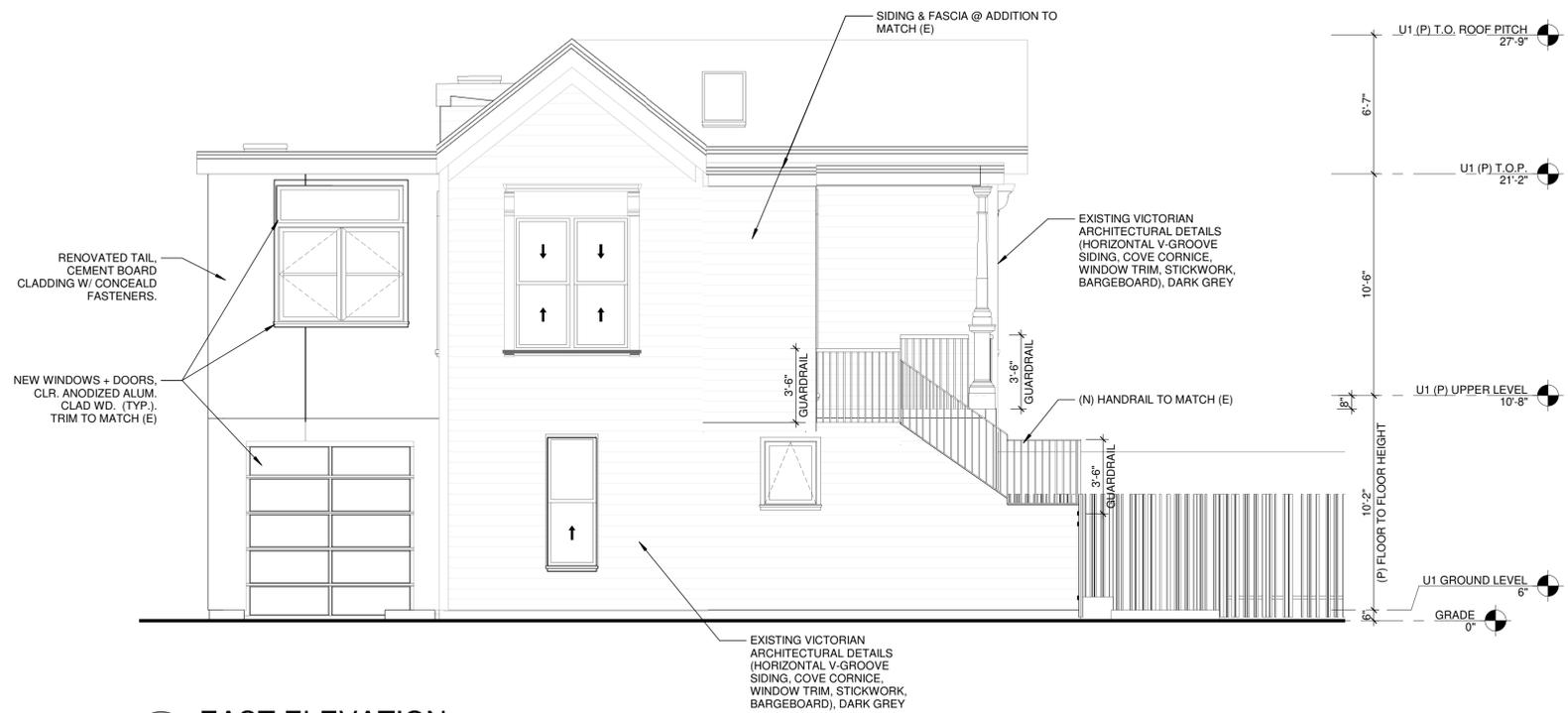
**UNIT 1 - PROPOSED  
BUILDING  
ELEVATIONS**

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

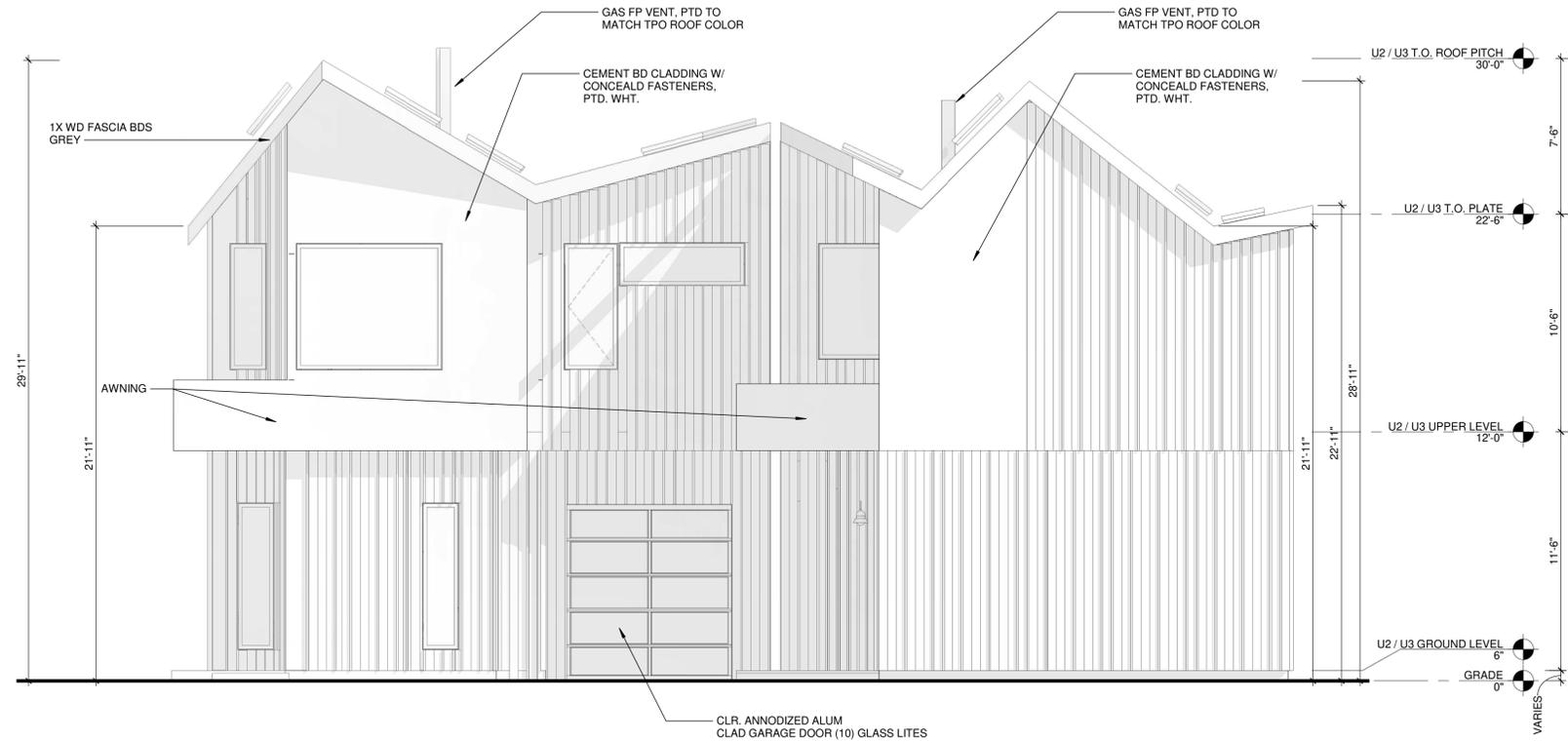
SHEET NO:  
**A-204**



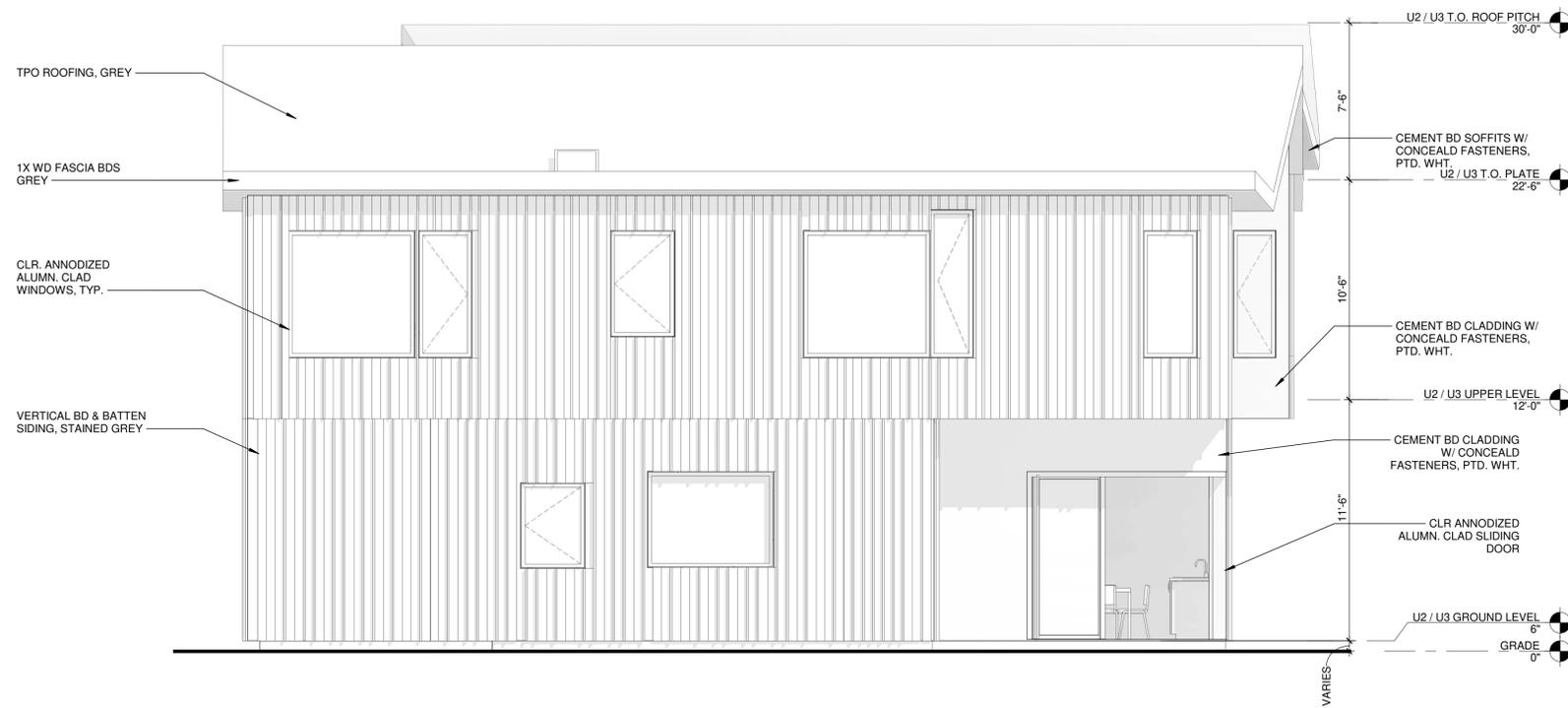
**2 SOUTH ELEVATION**  
1/4" = 1'-0"



**1 EAST ELEVATION**  
1/4" = 1'-0"



**2** NORTH ELEVATION - UNIT 2 UNIT 3  
1/4" = 1'-0"



**1** WEST ELEVATION - UNIT 3  
1/4" = 1'-0"



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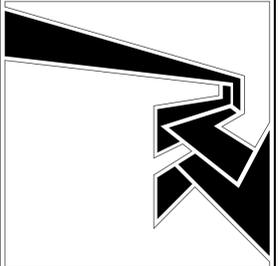
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

**UNIT 2 / UNIT 3 -  
PROPOSED  
BUILDING  
ELEVATIONS**

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-205**



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**1675, 1677, 1679 12TH STREET  
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NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

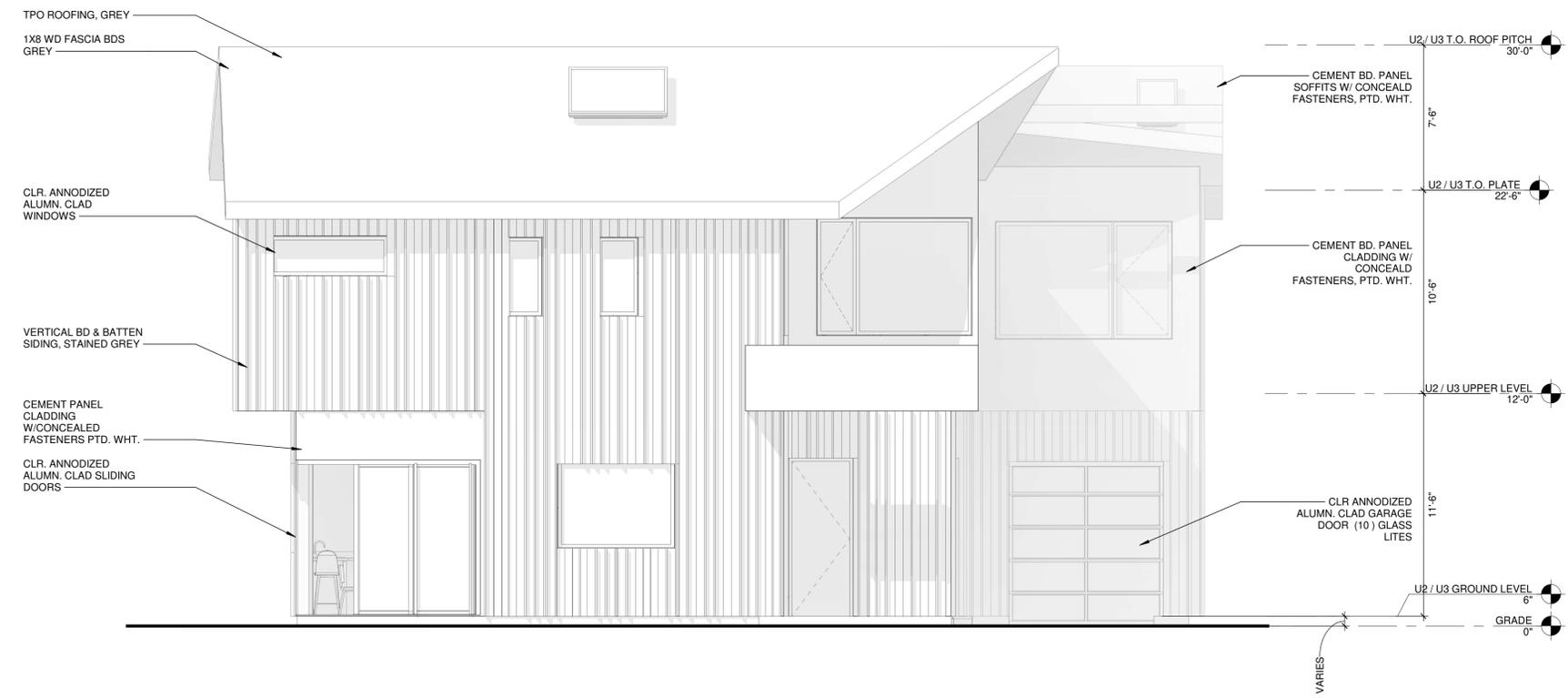
**UNIT 2 / UNIT 3 -  
PROPOSED  
BUILDING  
ELEVATIONS**

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

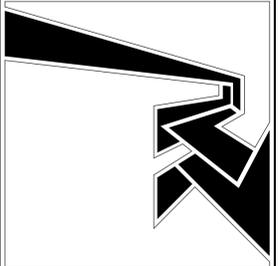
SHEET NO:  
**A-206**



**2 SOUTH ELEVATION - UNIT 2 / UNIT 3**  
1/4" = 1'-0"



**1 EAST ELEVATION - UNIT 2 / UNIT 3**  
1/4" = 1'-0"



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**1675, 1677, 1679 12TH STREET  
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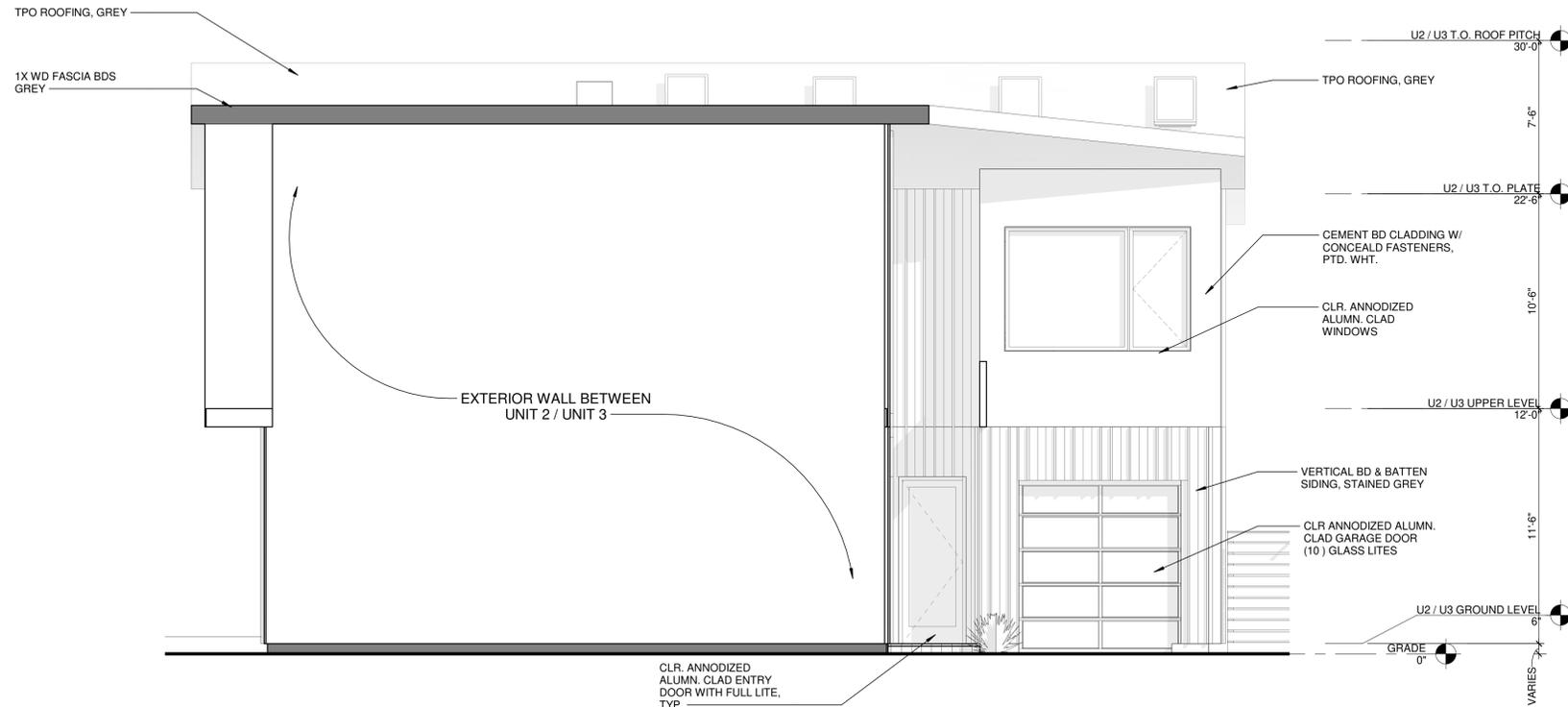
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

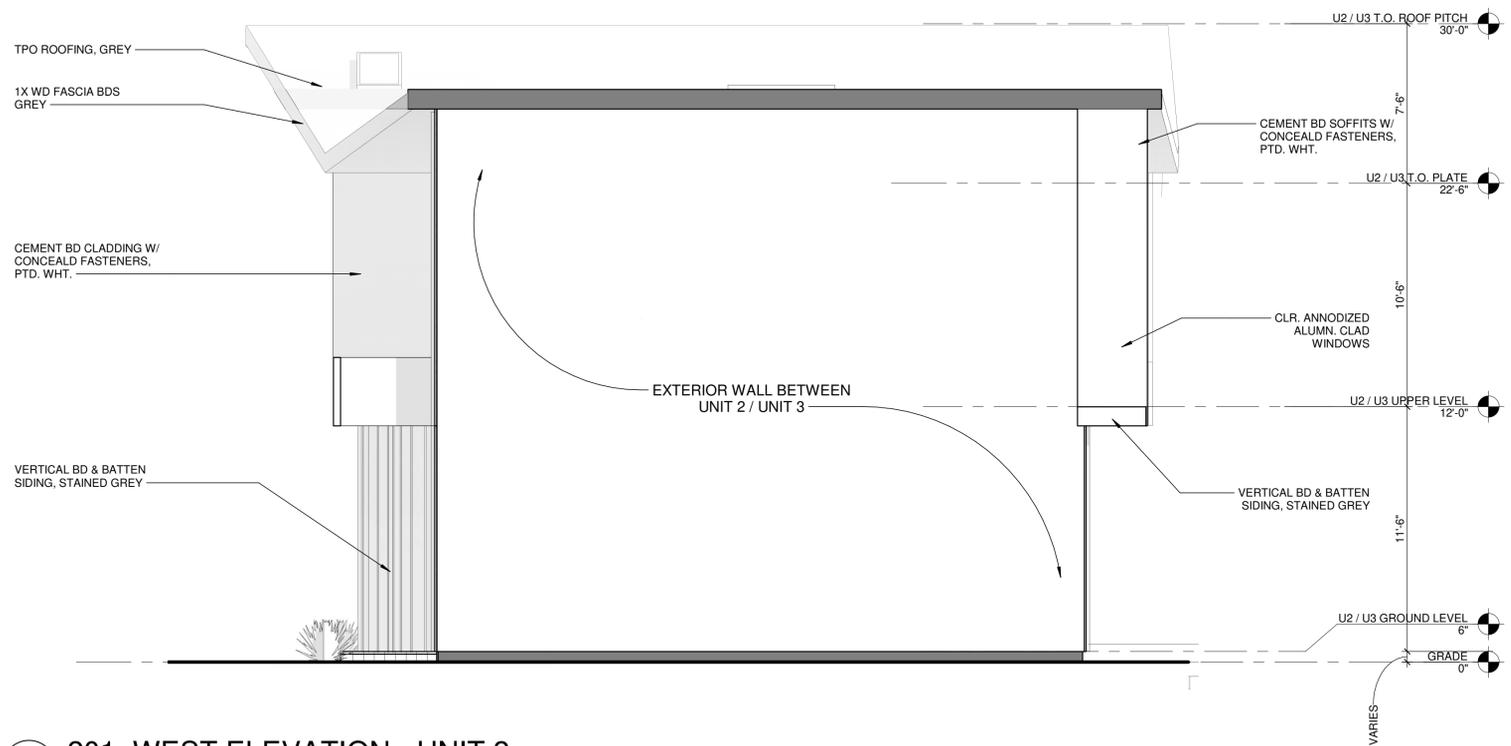
**UNIT 2 / UNIT 3 -  
 PROPOSED  
 BUILDING  
 ELEVATIONS**

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE: 1/4" = 1'-0"

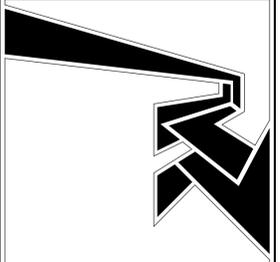
SHEET NO:  
**A-207**



**2 201 EAST ELEVATION - UNIT 3**  
 1/4" = 1'-0"

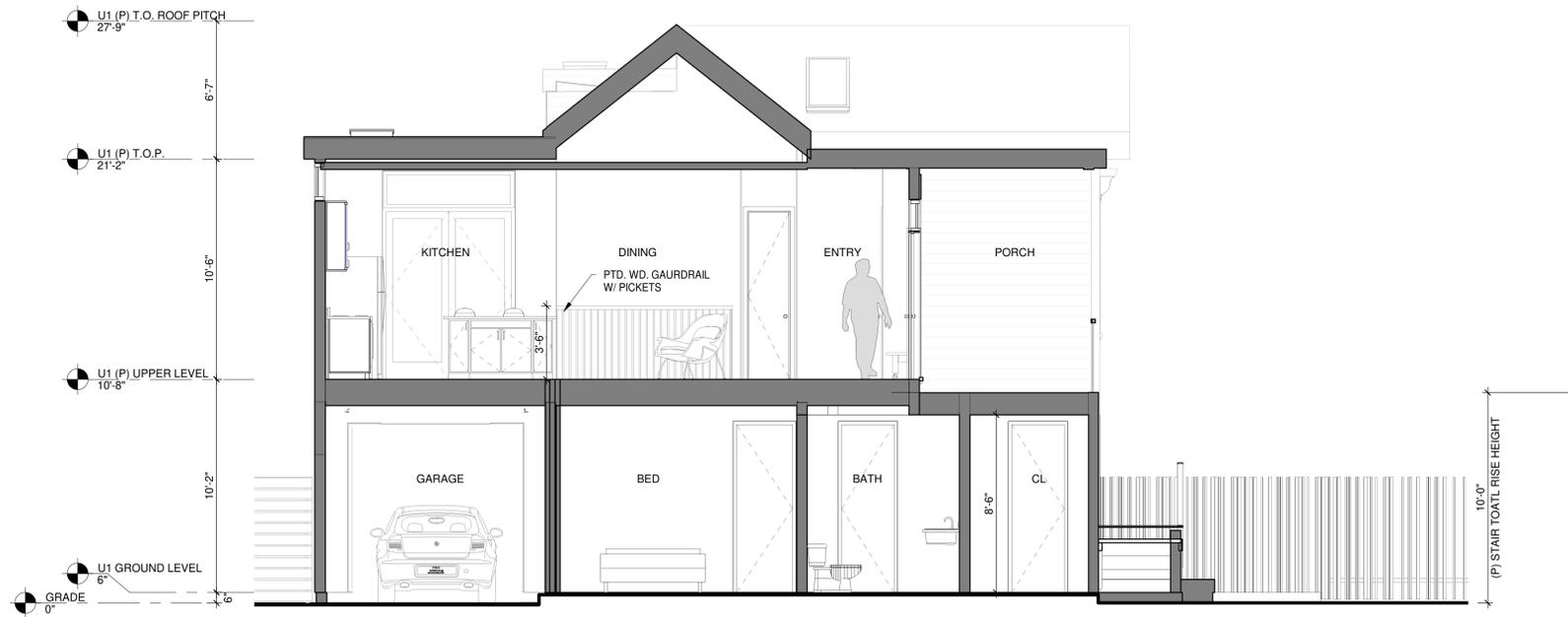


**1 201 WEST ELEVATION - UNIT 2**  
 1/4" = 1'-0"

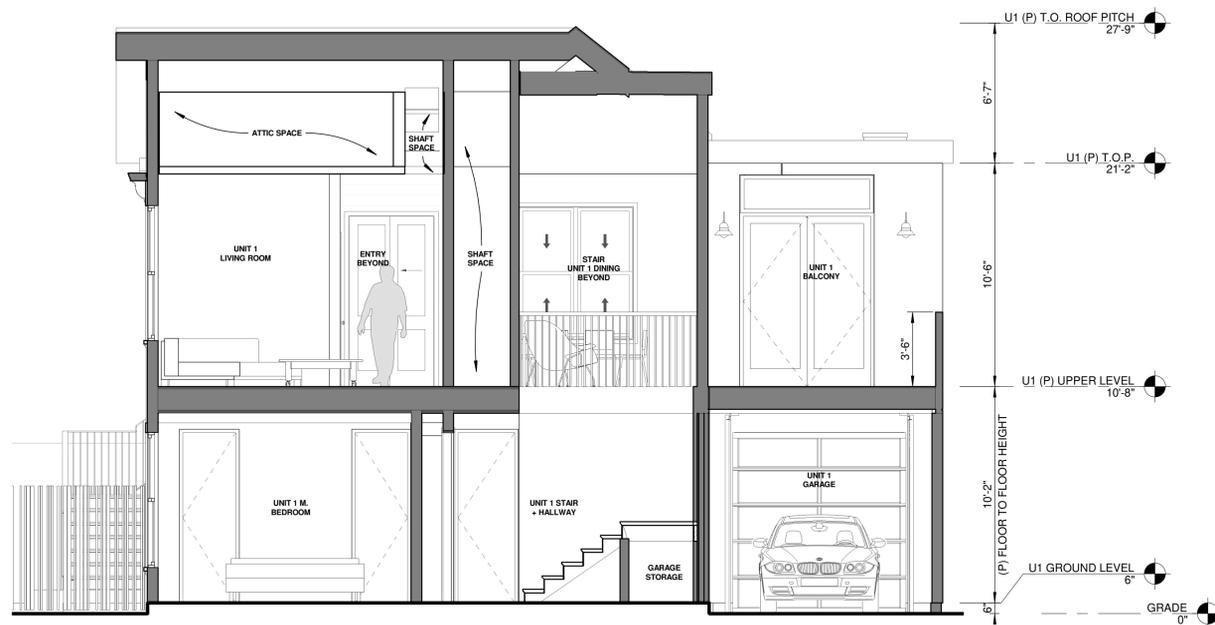


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3 UNIT 1 - SECTION 3  
1/4" = 1'-0"



2 UNIT 1 - SECTION 2  
1/4" = 1'-0"



1 UNIT 1 - SECTION 1  
1/4" = 1'-0"

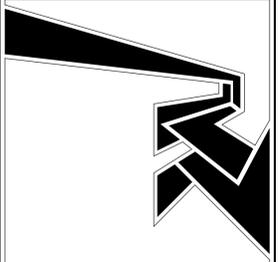
NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	29.03.2019

STAMP:

UNIT 1 - PROPOSED  
BUILDING SECTIONS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

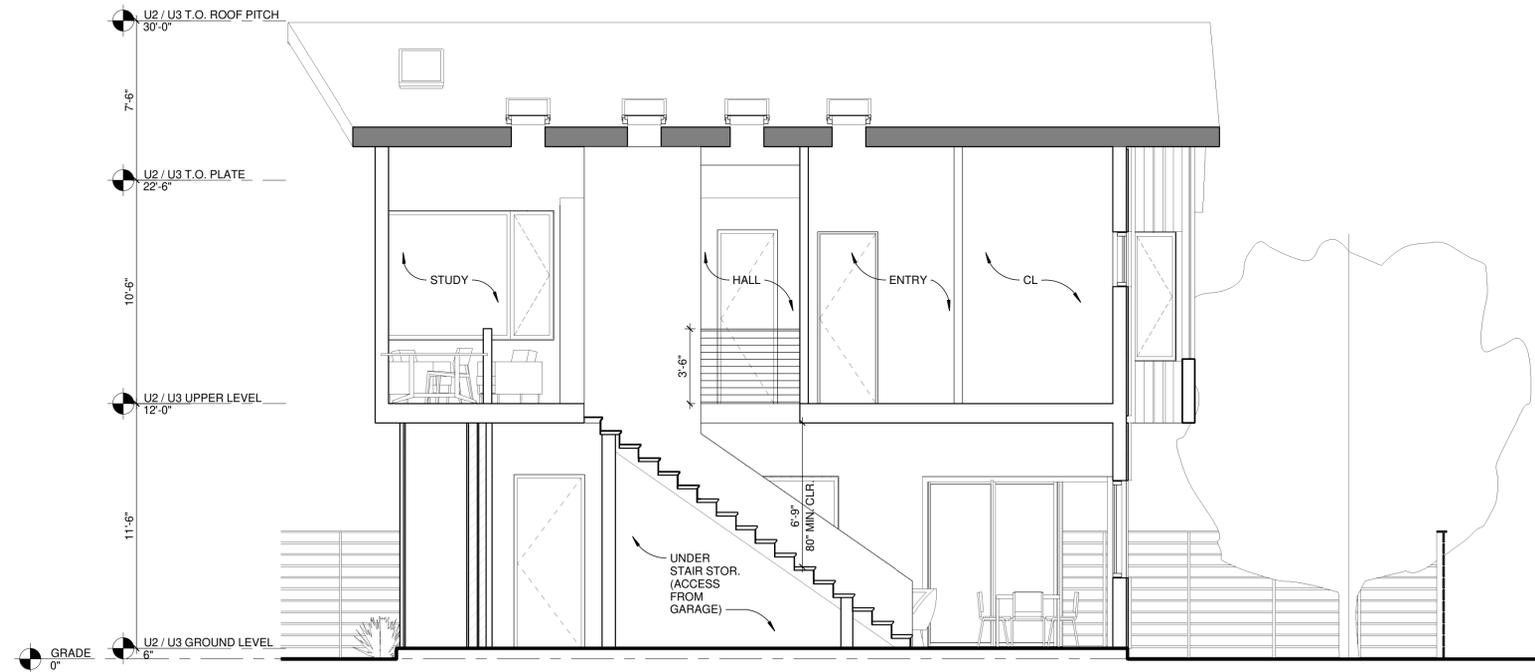
SHEET NO:  
**A-301**



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**2** UNIT 2 Section 2  
 1/4" = 1'-0"



**1** UNIT 2 - SECTION 1  
 1/4" = 1'-0"

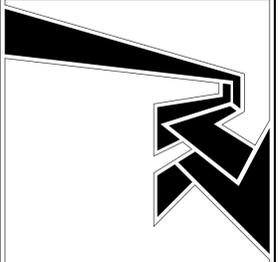
NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

**UNIT 2 - PROPOSED BUILDING SECTIONS**

PROJECT NO.:  
 DATE: 4/1/2019  
 SCALE: 1/4" = 1'-0"

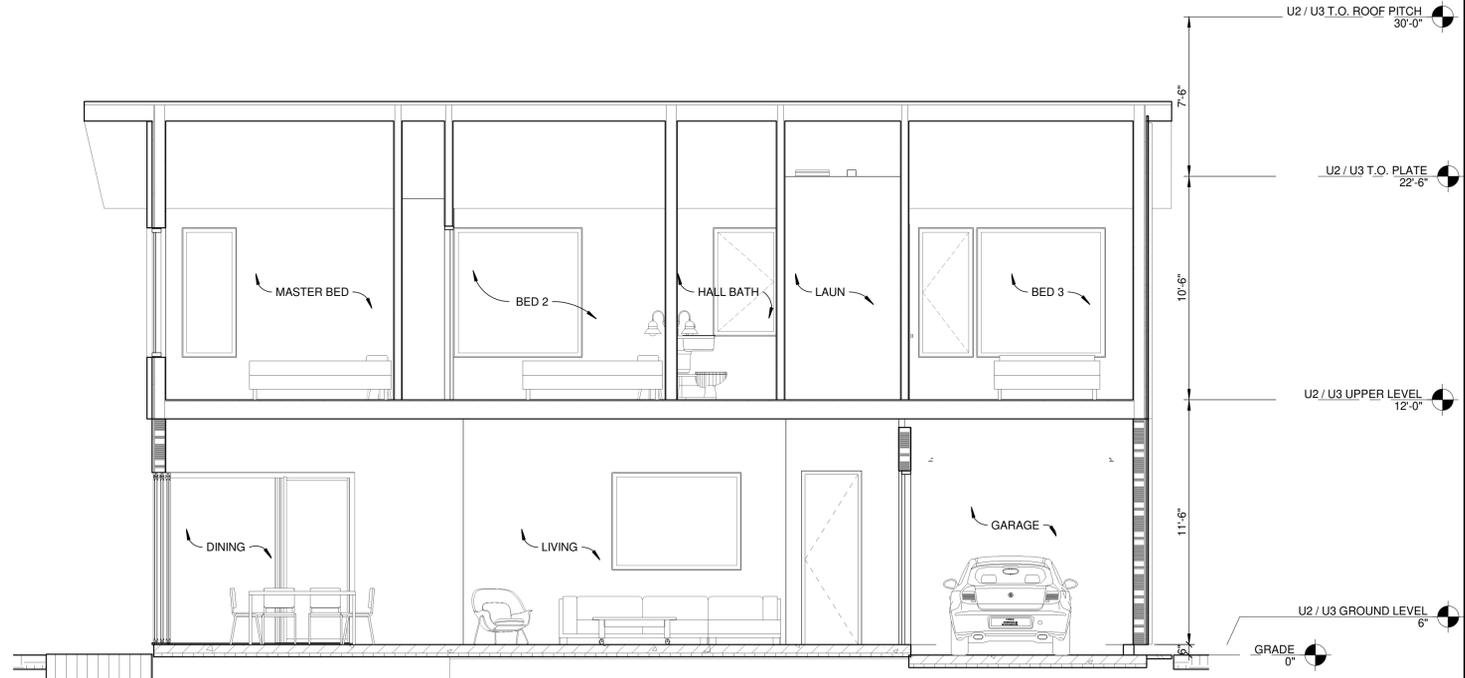
SHEET NO:  
**A-302**



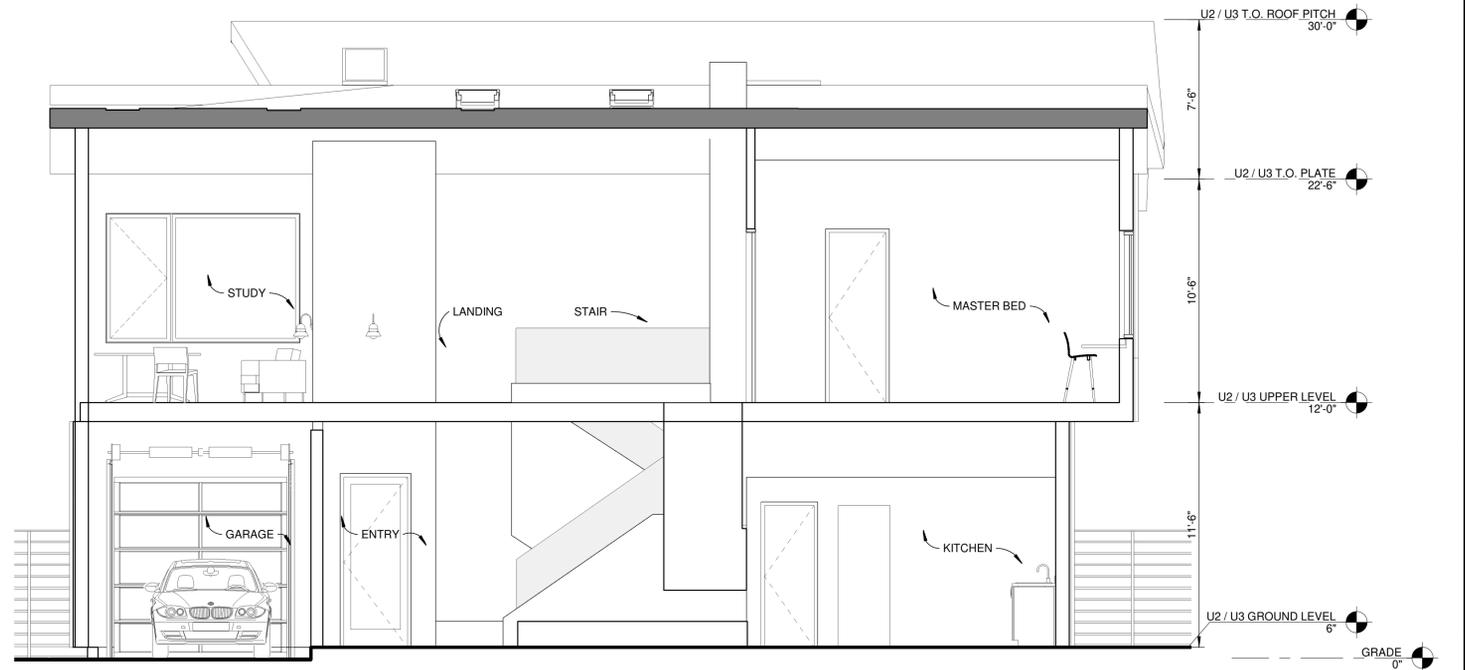
BARAN STUDIO ARCHITECTURE  
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OAKLAND CA. 94607



2 UNIT 3 - SECTION 6  
1/4" = 1'-0"



1 UNIT 3 - SECTION 5  
1/4" = 1'-0"

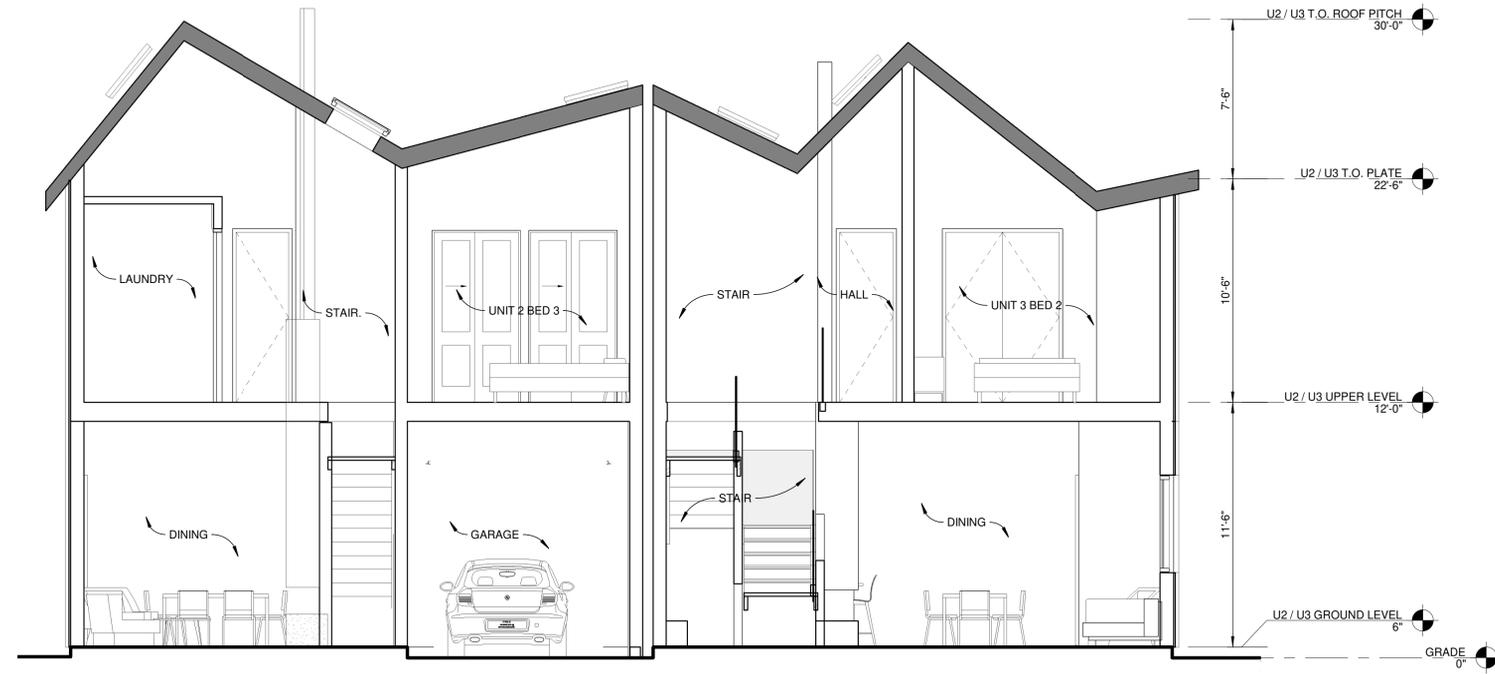
NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

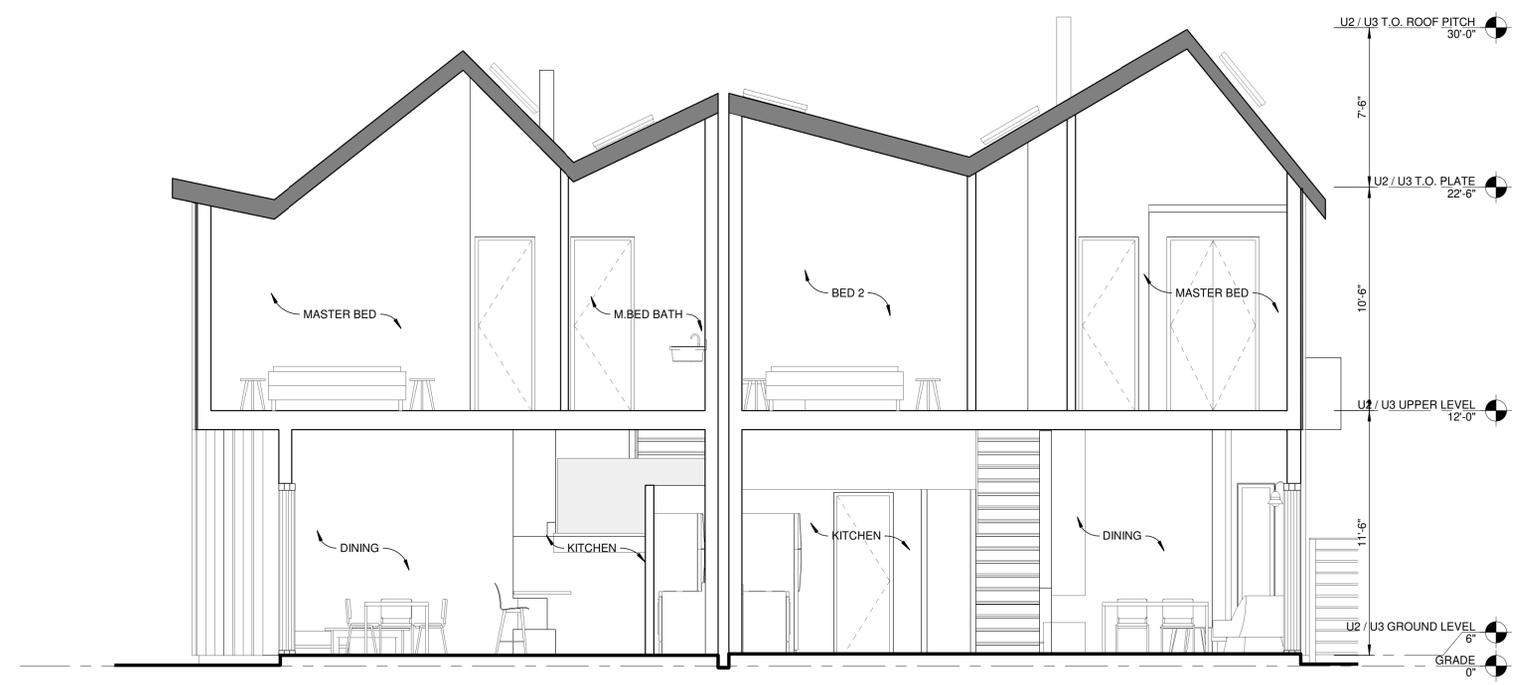
UNIT 3 - PROPOSED BUILDING SECTIONS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-303**



2 UNIT 2 / UNIT 3 - SECTION 8  
1/4" = 1'-0"



1 UNIT 2 / UNIT 3 - SECTION 7  
1/4" = 1'-0"



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NO.	ISSUES/REVISIONS	DATE
	PLANNING SUBMITTAL	29.03.2019

STAMP:

UNIT 2 / UNIT 3 -  
PROPOSED CROSS  
SECTIONS

PROJECT NO.:  
DATE: 4/1/2019  
SCALE: 1/4" = 1'-0"

SHEET NO:  
**A-304**