

Case File Number PLN23019

**March 6, 2024**

<b>Location:</b>	4035 Park Boulevard (See map on the reverse)
Assessor’s Parcel Number(s):	024 053300700
<b>Proposal:</b>	To create an eight-parcel mini-lot development and construct one home on each of the parcels for a total of eight homes on a currently vacant lot. The proposal is using the State Density Bonus Law by providing one moderate-income unit. The project includes waivers under the law for front and street side setbacks and open space.
<b>Applicant:</b>	Will Mollard
<b>Phone Number:</b>	(415) 350-9268
<b>Owner:</b>	4035 Park Boulevard LLC
<b>Case File Number:</b>	PLN23019
<b>Planning Permits Required:</b>	Tentative Tract Map for a subdivision creating more than four parcels (eight proposed); Conditional Use Permit for a Mini-Lot Development; Major Conditional Use Permit for a development with seven or more dwelling units in the RM-3 Zone; and Regular Design Review approval for new construction of dwelling units. The Zoning Regulations effective on 10/27/23 apply to the project because the applicant applied for vested rights under SB 330.
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	Mixed Housing Type Residential - 3 (RM-3) Zone
<b>Proposed Environmental Determination:</b>	Exempt per CEQA Guidelines Sections 15332-Infill Development and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning
<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	5
<b>Status:</b>	Pending
<b>Staff Recommendation:</b>	Approval subject to the attached Conditions
<b>Finality of Decision:</b>	Appealable to the City Council
<b>For Further Information:</b>	Contact Case Planner <b>Gregory Qwan</b> at (510) 238-2958 or by email at <a href="mailto:gqwan@oaklandca.gov">gqwan@oaklandca.gov</a>

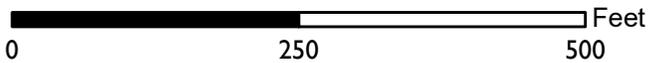
**SUMMARY**

The project sponsor is requesting approval of a “Mini-Lot Development” that creates eight (8) lots and constructs one dwelling unit on each of the resulting lots. The 4035 Park Boulevard site is a vacant, 9,073 square-foot parcel at the northwest corner of Park Boulevard and Hampel Street.

Requested permits include Regular Design Review for the construction of new dwelling units, a Major Conditional Use Permit for seven or more dwelling units in the RM-3 Zone, a Minor Conditional Use Permit for a Mini-lot Development, and a Tentative Tract Map to subdivide the site into more than four parcels. The proposal qualifies for waivers of the front and street side setbacks and open space under the State Density Bonus Law.

Staff recommends approval of the project based on the qualifying waivers and, as conditioned, the project’s consistency with the General Plan, Planning Code, and objective development standards and findings.

# CITY OF OAKLAND PLANNING COMMISSION



-  Site Boundary
-  S-13 Combining Zone

Case File: PLN23019  
Applicant: 4035 Park Boulevard LLC  
Address: 4035 Park Boulevard  
Base Zone: RM-3  
Combining Zone: S-13

## PROPERTY AND NEIGHBORHOOD DESCRIPTION

The subject 4035 Park Boulevard site is a vacant, 9,073 square-foot lot at the northwest corner of Park Boulevard and Hampel Street. A church and preschool are located across the street to the east, dental offices are located across the street to the south, and residential uses are found to the north and west. The neighborhood features a variety of architectural styles, ranging from one to three stories. A three-story apartment building is located on the abutting lot to the west of the subject property and a two-story residential building is located to the north, behind several large, mature trees. Landscaping in the public right-of-way is commonly found in the area. Dimond Park is located approximately 0.5 miles to the east. The 33, 688, and V AC Transit bus lines run on Park Boulevard directly adjacent to the subject property.

## PROJECT DESCRIPTION

The proposed project involves the creation of eight lots and construction of eight residential units, with one unit allocated per lot. The units would be configured on the site in an L-shaped pattern, along the Park Boulevard and Hampel Street frontages. The site will be served by a private access easement that will provide vehicular access to the residences. The project provides eight parking spaces that will be screened from the street by the proposed buildings. In addition, two short-term and two long-term bicycle parking spaces will be provided, per City standards. Private open space would be located on the second level of each unit. Consistent with the neighborhood pattern, landscaping will be provided in the public right-of-way, including six new Magnolia trees. The buildings would be finished with vertically-oriented yellow cedar, smooth plaster cement, wood clad windows with a black finish, and perforated metal railing.

## GENERAL PLAN ANALYSIS

The subject site is located in the Mixed Housing Type Residential land use classification according to the City of Oakland General Plan Land Use and Transportation Element (LUTE). The intent of the Mixed Housing Type Residential land use 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 proposed project is consistent in all significant respects and with the following General Plan objectives and policies:

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

The project includes construction of eight dwelling units, including one moderate-income affordable housing unit, on a currently vacant site.

*Objective N4: Actively encourage the provision of affordable housing throughout the Bay Area.*

The project includes one moderate-income affordable housing unit.

*Objective N6: Encourage a mix of housing costs, unit sizes, types, and ownership structures.*

The project includes dwelling units of approximately 1,400 square-feet, including one moderate-income affordable housing unit, that will add to the variety of available housing sizes and costs in the area.

*Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority for the City of Oakland.*

The City of Oakland's Planning Bureau is facilitating the construction of new homes by prioritizing the review of projects with affordable housing units.

*Policy N3.2, Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City Oakland.*

The project is in the Trestle Glen neighborhood. The proposal would consist of infill development for a currently vacant site.

*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.*

The project meets the intent of the LUTE by providing eight for-sale dwelling units of approximately 1,400 square-feet, including one moderate-income affordable housing unit, that will add to the variety of available housing sizes and costs in the area.

**ZONING ANALYSIS**

The State Housing Accountability Act requires that the City review new multi-family housing developments against objective standards, and the only applicable objective standards for the proposal are in the City’s Planning Code. Note that the development of objective design standards for the City is underway and are expected to be finalized by the fall of 2024 or spring of 2025.

The following table describes how the project meets zoning requirements or qualifies for waivers under the State Density Bonus Law. Under the law, the project may receive any number of waivers to development standards if it is demonstrated that they are required to physically accommodate the density bonus project.

<b>Standard</b>	<b>Allowed/Required</b>	<b>Proposed</b>	<b>Notes</b>
Maximum residential density under the State Density Bonus Law	8 units	8 units	<b>1</b>
Minimum Front Setback	Front - 15'	Front – 0'	<b>2</b>
Minimum Street Side Setback	Street Side Setback - 10'	Street Side Setback - 0'	<b>2</b>
Minimum Interior Side Setback	Interior side - 4'	Interior side - 5'	<b>2</b>
Minimum Rear Setback	Rear - 15'	Rear – 16.5'	<b>2</b>
Minimum group usable open space	200 sf/unit = 1,600 sf	620 sf	<b>2, 3</b>
Minimum group usable open space after private usable open space substitution.	85 sf/unit = 680 sf	0 sf	<b>2, 3</b>
Required bicycle parking	2 short-term spaces 2 long-term spaces	2 short-term spaces 2 long-term spaces	
Maximum lot coverage	50% (4,536.5 sf)	43.6% (3,960 sf)	
Maximum height	30 ft	30 ft	
Required off-street car parking spaces	0 spaces	8 spaces	

**Notes:**

1. The maximum density permitted in the RM-3 Zone is one unit per 1,500 square feet of lot area or 6.048 units. Under the State Density Bonus Law, this number is rounded up to seven and increased by nine percent for projects that include one moderate-income affordable unit. This equals 7.63 units for the project, which rounds up to 8, as required by the law.
2. The applicant has requested waivers under the State Density Bonus Law for these regulations. Under the law, a waiver is a reduction or modification of a development standard that makes the construction of the project physically infeasible. Qualifying projects can receive unlimited waivers.
3. Each square foot of private usable open space equals two square feet towards the total group usable open space requirement, except that 85 square feet of group open space per unit must be provided regardless of the amount of private usable open space in the project.

**ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify for an exemption from environmental review. Under Sections 15332 and 15183 of the Guidelines, the proposal qualifies for exemptions as an infill project and a project that is consistent with a community plan, general plan, or zoning, respectively. **Attachment A** describes how the project meets the findings and criteria for these exemptions.

**KEY ISSUES AND IMPACTS**

Staff recommends approval of the project because, with the exception of the proposed waivers under the State Density Bonus Law, it meets the objective development standards in the Planning Code, and will add eight units to the housing stock, including one that is affordable to moderate-income households.

**RECOMMENDATIONS**

Based on the application materials, analysis contained in this report, findings, and attached conditions of approval, staff recommends that the Commission:

- and
1. Affirm staff’s CEQA exemption determination;
  2. Approve the Regular Design Review, Conditional Use Permits, and Tentative Tract Map subject to the attached Findings and Conditions of Approval.

Prepared by:



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GREGORY QWAN  
Planner III

Reviewed by:



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Heather Klein Acting for ROBERT MERKAMP  
Zoning Manager

Approved for forwarding to the Planning Commission:



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EDWARD MANASSE

Deputy Director, Bureau of Planning

**ATTACHMENTS:**

- A. Findings
- B. Conditions of Approval
- C. Engineering Services Comments
- D. City Surveyor Comments
- E. Fire Prevention Bureau Comments
- F. EBMUD Comments
- G. PG&E Comments
- H. Plans and Photographs

**ATTACHMENT A: FINDINGS FOR APPROVAL**

This proposal meets the required findings and standards under OMC Section 16.04.010, Purpose, OMC Section 16.24.040, Lot Design Standards, OMC Section 16.08.030 Tentative Maps, of the Oakland Subdivision Regulations, OMC Section 17.134.050, General Use Permit Criteria, OMC Section 17.17.050, Supplemental Criteria for three or more units in the RM-3 Zone, OMC Section 17.142.012 Basic Provisions For Mini-Lot Developments, OMC 17.136.050(A), Regular Design Review Criteria For Residential Facilities of the Oakland Planning Code, & In-Fill Development Projects under California Public Resources Code, California Environmental Quality Act, Guidelines Section 15332 as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

**REGULAR DESIGN REVIEW CRITERIA FOR RESIDENTIAL FACILITIES (OPC SECTION 17.136.050(A))**

- 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.**

This finding is subjective, and, therefore, is not required to be met due to requirements in the State Housing Accountability Act. The proposal meets all zoning development standards, with waivers for front and street side setbacks and group open space. No existing objective design guidelines currently apply to multi-family housing development at the site.

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

This finding is subjective, and, therefore, is not required to be met due to requirements in the State Housing Accountability Act. However, the proposed new development will bring housing to a residential neighborhood. Required landscaping will also enhance the streetscape.

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

This finding is subjective, and, therefore, is not required to be met due to requirements in the State Housing Accountability Act. However, the proposed development will involve minimal earthwork for foundations and other site improvements. There is no landscaping on the site.

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

Not applicable as the site is a flat lot.

- 5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City Council.**

See the “General Plan Analysis” Section, above.

**GENERAL USE PERMIT CRITERIA (OPC SECTION 17.134.050)**

- A. That the location, size, design, and operating characteristics of the proposed development will**

***FINDINGS***

**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.**

This finding is subjective, and, therefore, is not required to be met due to requirements in the State Housing Accountability Act. However, the proposal meets all zoning development standards, including density, with waivers for minimum front and street side setbacks and group open space. The subject site is located within one-half a mile from Dimond Park and in an already developed urban area with existing utilities. The addition of only eight units will have a negligible effect on the capacity of surrounding streets. Further, the subject site is served by existing transit and is immediately adjacent to the 33, 688, and V AC Transit lines located on Park Boulevard.

- 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.**

This finding is subjective, and, therefore, is not required to be met due to requirements in the State Housing Accountability Act. However, the proposal is located near existing recreational facilities and transit and parking and open space will be conveniently accessed by residents.

- 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 project will provide housing, which is an essential need for the community and region. It will also enhance residential opportunities in a residentially zoned area.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.050.**

The proposal conforms to Design Review Criteria as described in the previous section of this Attachment.

- 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.**

See “General Plan Analysis” Section, above.

**SUPPLEMENTAL FINDINGS FOR THREE OR MORE UNITS IN THE RM-3 ZONE (OPC SECTION 17.17.050)**

- 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;**

This finding is subjective, and, therefore, is not required to be met due to requirements in the State

***FINDINGS***

Housing Accountability Act. The proposal does meet all zoning development standards, including density, with waivers for front and street side setbacks and group open space development standards. The subject site is in an already developed urban area with existing utilities. The addition of only eight units will have a negligible effect on the capacity of surrounding streets. Further, the subject site is served by existing transit and is immediately adjacent to the 33, 688, and V AC Transit lines located on Park Boulevard.

- 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;**

This finding is subjective, and, therefore, is not required to be met due to requirements in the State Housing Accountability Act. However, the proposal is located in an existing residential area served by existing utilities and roadways and will provide a convenient, attractive, and functional living environment. The project will provide adequate and conveniently located open space and automobile and bicycle parking. New landscaping would be installed in the public right-of-way.

- 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.**

This finding is subjective, and, therefore, is not required to be met due to requirements in the State Housing Accountability Act. However, the project meets the minimum required setbacks adjacent to neighboring parcels, and additional residential units will improve safety by providing increased neighborhood surveillance. Further, the proposed balconies will not face neighboring properties.

**OMC SECTION 17.142.012 BASIC PROVISIONS FOR MINI-LOT DEVELOPMENTS**

- A. Basic Provisions. Subject to the provisions of subsections 1 and 2 of this section, the maximum height and minimum yard, lot area, width, and frontage requirements otherwise applying to individual lots may be waived or modified within a mini-lot development, and floor area, parking, and other facilities may be located within said development without reference to lot lines, upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination:**

- 1. That there is adequate provision for maintenance of the open space and other facilities within the development; and**

A condition of approval has been added to require a maintenance agreement that will ensure adequate maintenance for all common areas.

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

With qualifying waivers for front and street side setbacks and open space, the proposed development complies with the density, height limits, parking, and all other requirements that would apply if the site were developed as a single lot.

- B. Zones in Which Requirements May Be Waived for a Mini-Lot Development. A conditional use**

***FINDINGS***

**permit pursuant to subsection A of this section may only be granted in the S-1 or S-2 zone or in any residential or commercial zone other than RH or RD zones.**

The subject site is zoned RM-3 Mixed Housing Residential Zone, and therefore, complies with the above criterion.

**C. Maximum Size for Which Requirements May Be Waived. A conditional use permit pursuant to subsection A of this section may be granted only if the total land area of the mini-lot development is less than sixty thousand (60,000) square feet.**

The subject site is 9,073 square-feet and, therefore, complies with the above criterion.

**OMC SECTION 16.04.010, PURPOSE:**

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

The subject site is located in the Mixed Housing Type Residential land use classification which encourages residential developments. The proposed mini-lot development (eight units on eight mini-lots) is consistent with the intent of the General Plan objectives and policies which encourage the construction of housing in order to meet the current and future housing needs of the Oakland community.

**OMC SECTION 16.16.170 LOT DESIGN STANDARDS**

**Lot design shall be consistent with the provisions of Section 16.04.010, Purpose, and the following provisions:**

**A. Every lot shall abut on a street, except as specified in Section 17.106.020.**

The application is for a mini-lot subdivision that creates new lots with street frontages on Park Boulevard and Hampel Street.

**B. Double frontage lots shall not be platted.**

The application is for a mini-lot subdivision that does not create double frontage (also known as through) lots.

**C. Reversed frontage of key lots shall be avoided in blocks exclusively residential.**

The proposed mini-lot development will not create reverse frontage of a key lot.

**D. Lot lines shall be approximately at right angles to the street line on which the lot faces.**

The lot lines of the proposed mini-lots will run perpendicular to the abutting streets.

**E. Each lot shall have the minimum area prescribed by the zoning district within which it lies.**

The project requires the granting of a Conditional Use Permit for a Mini-Lot Development, which allows smaller lots to be created so long as the overall site complies with the development standards of

***FINDINGS***

the applicable zone. The minimum lot area in the RM-3 Zone is 4,000 square feet, whereas the overall site area is approximately 9,073 square feet.

**F. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding 200-foot radius area except:**

1. Where the area is still considered acreage;
2. 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 project requires the granting of a Conditional Use Permit for a Mini-Lot Development, which allows smaller lots to be created as long as the overall site complies with the development standards of the applicable zone. With qualifying waivers for front and street side setbacks and group open space, the proposed development complies with the density, height limits, parking, and all other requirements that would apply if the site were developed as a single lot.

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

There are no natural out-croppings of rock or creeks that need preservation at the subject site. The applicant will be required to obtain a tree protection permit, as required, for work near protected trees.

**OMC SECTION 16.08.030 ACTION ON TENTATIVE MAP**

**The Advisory Agency shall deny approval of a tentative map if it makes any of the following findings:**

**A. That the proposed map is not consistent with applicable general and specific plans;**

See General Plan Analysis Section, above.

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

The design is consistent with the Oakland General Plan.

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

The subject site is currently a flat vacant lot, adjacent to a variety of existing residential uses, including an existing three-story apartment building to the west. The San Francisco Bay Regional Water Quality Control Board has confirmed that the subject property is suitable for residential use. The proposal is located in an urban area with existing utilities, transit, and vehicular access. Therefore, the proposed eight-unit residential development is physically suitable for the subject site.

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

The proposal complies with maximum density standards and is located in an urban area with existing utilities, transit, and vehicular access. Therefore, the proposed eight-unit residential development is physically suitable for the subject site.

***FINDINGS***

- 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 subject site is located in an urbanized area and will be improved with the proposed development. There is no known fish or wildlife habitat at the site.

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

The attached standard conditions of approval will ensure that best management practices are followed during the construction of buildings to address potential public health impacts of the project. The San Francisco Bay Regional Water Quality Control Board has confirmed that the subject property is suitable for residential use. No serious public health problems are anticipated from the proposed development.

- 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);**

Not applicable, as there are no easements.

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

Energy efficient techniques such as orientation of structures in an east-west and north-south alignment for solar exposure have been incorporated into the site planning and design to take advantage of natural solar heating and cooling opportunities.

## **ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as Categorical Exemptions from environmental review. According to the Guidelines, the proposal is categorically exempt from environmental review pursuant to Section 15332 for in-fill development projects and Section 15183 for projects consistent with a Community Plan, General Plan or Zoning.

### CEQA Findings

In accordance with CEQA Guidelines Sections 15183 and 15332, the proposed Project qualifies for an exemption because the following findings can be made:

- A. The project is exempt under CEQA Guidelines Section 15183, projects consistent with a community plan, general plan or zoning. The proposed Project would not result in significant impacts that: 1) are peculiar to the project or project site; 2) were not previously identified as significant in a project level, cumulative, or offsite effects in the applicable Program EIR (the 1998 LUTE EIR, and for the housing

## ***FINDINGS***

components of the proposed project, the 2010 General Plan Housing Element Update EIR and 2014 Addendum); or 3) were previously identified as significant effects, but which as a result of substantial new information not known at the time the General Plan EIR was certified, would increase in severity above that described in the General Plan EIR. Therefore, the proposed project is exempt from further environmental review as being consistent with a Community Plan or Zoning in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

- B. On a separate and independent basis, the project has also been found to be categorically exempt from environmental review under Section 15332 of the CEQA Guidelines (Class 32, "In-fill Development Projects") because the project is on at an infill development site within an urbanized area where there is no potential for the project to cause any significant environmental impacts. Below are the findings required for projects found exempt under Section 15332 and the reasons the proposed project meets these findings:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project is consistent with the General Plan designation and all applicable general plan policies as described in Design Review Finding #5 and General Use Permit Criteria E, above. With qualifying waivers for front and street side setbacks and group open space, the project is consistent with the regulations in the RM-3 Zone and other objective requirements in the Planning Code.

- (b) The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project is located within the city limits of the city of Oakland in an urbanized area. The site is 9,073 square-feet and less than 5 acres in size.

- (c) The project site has no value as habitat for endangered, rare, or threatened species.**

The project is located within a substantially urbanized area and consists of a vacant site. The site has no value as habitat for endangered, rare, or threatened species.

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

The project involves eight new residential units and is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality for the following reasons.

The project will involve both construction noise and post-construction noise consistent with the typical noise associated with developments of this type in an urban location. Standard conditions of approval and uniformly applied development standards associated with construction noise and the City's Noise Ordinance will reduce noise impacts to less than significant levels. Implementation of the City's standard conditions of approval, which includes, but is not limited to, specific site design measures for post-construction stormwater pollution management, will reduce impacts to water quality to less than significant levels.

- (e) The site can be adequately served by all required utilities and public services.**

The project site is conveniently accessible to all required utilities (e.g., water, power, sanitary sewer facilities, and storm drain facilities) and all required public services (e.g., police and fire services).

**No Net Loss Findings (California Government Code Section 65863 (b)(2))**

*If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

**No Net Loss Finding 1:** The City of Oakland adopted its current 2023-2031 Housing Element on January 31, 2023. The Housing Element identifies the realistic capacity for housing production throughout the current 2023-2031 Planning Period. This capacity accommodates the Regional Housing Needs Allocation, as well as a buffer, which ensures that if certain identified sites are not developed at the realistic capacity, that there would remain a sufficient number of units available to meet Oakland's Housing Needs. (See Housing Element, Appendix C, Table C-2.) For purposes of this finding, the buffer is calculated on a quarterly basis according to progress made during the 2023-2031 Planning Period.

Oakland's remaining lower income regional housing needs assessment is 7,850 dwelling units while Oakland's current capacity is 9,778 lower income units, a surplus of 1,928 units. ["Lower income" includes very low income (VLI) and low income (LI) units.]

Oakland's remaining moderate income regional housing needs assessment is 4,263 dwelling units, while Oakland's current capacity is 4,964 moderate income units, a surplus of 701 units.

Oakland's remaining above moderate-income regional housing needs assessment is 6,740 dwelling units, while Oakland's current capacity is 16,003 above moderate-income units, a surplus of 9,263 units.

**No Net Loss Finding 2:** The proposed project is located on a site that is identified in the City of Oakland 2023-2031 Housing Element as a Housing Element Opportunity Site.

- YES
- NO

**No Net Loss Finding 3:** The proposed project meets the following criteria.

The proposed project is a non-residential development located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project has no impact on the City's housing capacity.

The proposed project includes residential development and is located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project results in an increase in the City's housing capacity equal to the total units proposed.

**No Net Loss Finding 4:** The City of Oakland 2023-2031 Housing Element identifies the following realistic capacity for the site.

**Not applicable. Not a Housing Element Opportunity Site.**

Lower income units (VLI/LI): \_\_\_\_\_

Moderate income units: \_\_\_\_\_

Above moderate-income units: \_\_\_\_\_

Total units: \_\_\_\_\_

( ) The proposed project is a non-residential development.

( ) The proposed project includes residential development.

Therefore, an analysis of potential net loss must be made, as documented below.

**No Net Loss Finding 5:** The proposed project includes the following residential unit count:

Lower income units (VLI/LI): \_\_\_\_\_

Moderate income units: \_\_\_\_\_ 1 \_\_\_\_\_

Above moderate-income units: \_\_\_\_\_ 7 \_\_\_\_\_

Total units: \_\_\_\_\_ 8 \_\_\_\_\_

The project therefore will result in a net increase or net loss of units as compared to the City's Housing Element projections as follows:

Lower income units (VLI/LI): \_\_\_\_\_

Moderate income units: \_\_\_\_\_ +1 \_\_\_\_\_

Above moderate income units: \_\_\_\_\_ +7 \_\_\_\_\_

Total units: \_\_\_\_\_ +8 \_\_\_\_\_

**ATTACHMENT B: CONDITIONS OF APPROVAL**

The proposal is hereby approved subject to the following Conditions of Approval:

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**1. Approved Use**

- a. The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **received January 26, 2024**, 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 (2) 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 up to two, one-calendar year extensions or a one, two-calendar year extension 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. Effective Date, Expiration, Extensions and Extinguishment for Tentative Maps**

This Tentative Map 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. This Approval shall expire **two (2) years** from the Approval date, or from the date of the final decision in the event of an appeal, unless a Final Map is submitted to Engineering Services. 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. 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 up to two, one-calendar year extensions or a one, two-calendar year extension with additional extensions subject to approval by the approving body. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining a Final Map is automatically extended for the duration of the litigation.

**4. Compliance with Other Requirements**

- a. 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.

**5. 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.

**6. 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.

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

- a. 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.

**8. Blight/Nuisances**

- a. 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.

**9. 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.

**10. Severability**

- a. 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.

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

- a. 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.

**12. Public Improvements**

- a. 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.

**13. Regulatory Permits and Authorizations from Other Agencies**

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

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

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

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

**14. 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

**15. 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

**16. 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:

<https://www.oaklandca.gov/documents/oakland-street-tree-species-list-august-2023> and <https://www.oaklandca.gov/documents/standard-specifications-for-street-tree-planting>, 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

**17. 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

**18. 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 excavation, grading, and/or 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. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
- h. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**19. Criteria Air Pollutant Controls - Construction and Operation Related**

Requirement: The project applicant shall implement all of the following applicable basic control and enhanced 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

**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:
  - a. For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
  - b. 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. Seismic Hazards Zone (Landslide/Liquefaction)**

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**26. 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

**27. Hazardous Building Materials and Site Contamination**

a. ***Hazardous Building Materials Assessment***

**Requirement:** The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

**When Required:** Prior to approval of demolition, grading, or building permits

**Initial Approval:** Bureau of Building

**Monitoring/Inspection:** Bureau of Building

b. ***Environmental Site Assessment Required***

**Requirement:** The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

**When Required:** Prior to approval of construction-related permit.

**Initial Approval:** Applicable regulatory agency with jurisdiction

**Monitoring/Inspection:** Applicable regulatory agency with jurisdiction

***Health and Safety Plan Required***

**Requirement:** The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.

**When Required:** Prior to approval of construction-related permit

**Initial Approval:** Bureau of Building

**Monitoring/Inspection:** Bureau of Building

***Best Management Practices (BMPs) Required for Contaminated Sites***

**Requirement:** The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:

- i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
- ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are

resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### **28. 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

### **29. 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

### **30. 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:

- i. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- ii. Dumpster drips from covered trash, food waste, and compactor enclosures;
- iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- iv. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- v. 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

**31. 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

**32. 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

**33. 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

**34. 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

**35. 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

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

**a. Obstruction Permit Required**

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

**b. 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

**c. Repair of City Streets**

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

**37. 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

**38. 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

**39. Construction and Demolition Waste Reduction and Recycling**

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

**40. Underground Utilities**

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**41. Recycling Collection and Storage Space**

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**42. Green Building Requirements****a. Compliance with Green Building Requirements During Plan-Check**

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

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
  - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
  - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
  - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
  - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
  - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
  - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
  - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
  - CALGreen mandatory measures.
  - Green building point level/certification requirement: 23 points per the appropriate checklist approved during the Planning entitlement process.
  - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
  - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**b. Compliance with Green Building Requirements During Construction**

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

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

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**c. Compliance with Green Building Requirements After Construction**

Requirement: 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

**43. 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 the specific ordinance requirements, see the link below:

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

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.

- a. **Prescriptive Measures:** Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California’s Model Water Efficient Landscape Ordinance (see website below starting on page 38.14(g) in the link above):
- b. **Performance Measures:** Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following
  - i. Project Information:
    - Date,
    - Applicant and property owner name,
    - Project address,
    - Total landscape area,
    - Project type (new, rehabilitated, cemetery, or home owner installed),
    - Water supply type and water purveyor,
    - Checklist of documents in the package,
    - Project contacts, and

- 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.”
- ii. Water Efficient Landscape Worksheet
  - Hydrozone Information Table
  - Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
- iii. Soil Management Report
- iv. Landscape Design Plan
- v. Irrigation Design Plan, and
- vi. Grading Plan

Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion 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:

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

#### **44. 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.

#### **45. Affordable Residential Ownership Units - Agreement and Monitoring**

- a. Requirement #1: Pursuant to Section 17.107 of the Oakland Planning Code and the State Density Bonus Law California Government Code Section 65915 et seq. (“State Density Bonus Law”), the proposed project shall provide a minimum of **one** target dwelling unit available at moderate income (as **14%** of the units) for receiving a density bonus, concession and/or waiver of development standards.
- b. Requirement #2: Prior to submittal of a construction-related permit, the applicant shall contact the City of Oakland’s Housing and Community Development Department (Housing Development Services Division) to enter into an Affordability Agreement based on the City’s model documents, as may be amended from time to time, governing the target dwelling units. The Affordability Agreement shall provide that target dwelling units are offered at an affordable housing cost and that only households that (i) meet the eligibility standards for the target dwelling units, and (ii) agree to execute an equity share agreement with the City are eligible to occupy the target dwelling units.

The Affordability Agreement shall be recorded with the Alameda County Recorder's Office as an encumbrance against the property, and a copy of the recorded agreement shall be provided to and retained by the City. The Affordability Agreement may not be subordinated in priority to any other lien interest in the property.

- c. Requirement #3: The restricted target dwelling units must comply with the City of Oakland Affordable Homeownership Development Program Guidelines. The applicant shall ensure that the initial occupant of all for-sale target dwelling units are Very Low-, Low, or Moderate-Income Households, as required, and that the units are offered at an Affordable Housing Cost in accordance with California Health and Safety Code Section 50052.5 and its implementing regulations.
- d. Requirement #4: For-sale target living units require a one-time fee to determine the eligibility of the initial homebuyer. The City's fee is \$250 per unit currently per the Master Fee Schedule, which is updated annually and available from the Budget Office of the City Oakland's Finance Department: <https://www.oaklandca.gov/departments/finance-department>.
- e. Requirement #5: The owner of a for-sale affordable unit may not rent out the unit. The unit must remain owner-occupied.
- f. Requirement #6: The applicant shall provide for initial homebuyer education to apprise buyers of the long-term affordability restrictions applicable to the targeted dwelling units, and shall submit information regarding the initial homebuyer's income, household size and other funding sources to City staff in the Housing and Community Development Division, for their review and approval. If a potential initial homebuyer does not meet the City's underwriting requirements, then the proposed homebuyer will not be allowed to purchase the home, and the applicant will be required to find qualified substitute buyer.
- g. Requirement #7: The applicant shall submit for review and approval by the City Attorney, Bureau of Planning and any other relevant City departments as determined by the City, proof that all initial homebuyers of for-sale target dwelling units have entered into a density bonus equity share agreement, consistent with State Density Bonus Law, with the City prior to purchasing the unit or property, and the grant deed conveying title to the unit to the initial homebuyer shall reference the equity share agreement.

The equity share agreement shall specify that the title to the subject property or unit may not be transferred without prior approval of the City. Following City approval, the applicant shall record the equity share agreement against the parcel containing the target dwelling unit, as well as a Deed of Trust and Request for Notice in the event of default, sale, or refinancing, with the Alameda County Recorder's Office, and shall provide a copy of the recorded equity share agreement to the City. The equity share agreement shall further provide that upon future resale of a target dwelling unit, the initial homebuyer must notify the Housing and Community Development Division of its intent to sell the unit. Upon resale, the initial homebuyer may recoup the value of its own down payment, any improvements to the target dwelling unit, and the initial homebuyer's proportionate share of appreciation. The initial homebuyer shall repay to the City the City's initial subsidy and the City's proportionate share of appreciation. The City's initial subsidy is to be equal to the difference between the fair market value of the target dwelling unit at the time of initial sale and the initial sale price to

the initial homebuyer, plus the amount of down payment assistance or mortgage assistance, if any. If upon resale the fair market value of the target dwelling unit is lower than the initial fair market value, then the value at the time of the resale shall be used as the initial fair market value. The City's proportionate share of appreciation is equal to the ratio of the local government's initial subsidy to the fair market value of the target dwelling unit at the time of the initial sale. The City will apply these repayment proceeds to the promotion of low to moderate income homeownership opportunities within five years of its receipt.

- h.* Requirement #8: The floor area, number of bedrooms, and amenities (such as fixtures, appliances, location and utilities) of the affordable units shall be substantially equal in size and quality to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the project's market rate units.
- i.* Requirement #9: Households in affordable units must have equal access to the project's services and facilities as households in all other units within the project.
- j.* Requirement #10: Affordable units must be evenly distributed throughout the project.
- k.* Requirement #11: The applicant shall comply with the requirements of Section 65915(c)(3)(A) of the State Density Bonus Law requiring, without limitation, replacement units in those circumstances where the parcel subject to the density bonus contains or contained affordable units within the last five years.
- l.* Requirement #12: The applicant shall comply with all applicable provisions of State Density Bonus Law and all provisions of the City's density bonus law that are not preempted by state law.
- m.* Requirement #13: Affordable units shall be constructed prior to or concurrent with the construction of the market rate units in each phase of the project.
- n.* Requirement #14: The City will not issue final certificates of occupancy for more than fifty percent (50%) of the market rate units in any phase of development until final certificates of occupancy are issued for all of the affordable units in that phase.

When Required: First Construction Related Permit Application and Ongoing  
Initial Approval: Housing and Community Development Department and Ongoing  
Ongoing Monitoring and Inspections: Housing and Community Development, Housing Development Services Division

**46. Permeable Paving**

Requirement: The project applicant shall include drawings with their Building Permit submittal that show the installation of permeable paving for all on-site driveways, maneuvering aisles, automobile parking areas, and shared pedestrian paths. Any reduction in the amount of permeable pavers will require compliance with the NPDES requirements for regulated projects.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**47. Engineering, Surveyor, Fire Prevention Bureau, EBMUD, and PG&E Comments**

**Ongoing**

The project shall comply with the Engineering Services, City Surveyor and Fire Prevention Bureau, EBMUD, and PG&E requirements. Engineering Services, City Surveyor, and Fire Prevention Bureau conditions are enclosed as Attachments C, D, and E respectively. The applicant shall coordinate with EBMUD and PG&E to comply with all required standards.

**48. Modification to Plans**

Requirement: Changes to approved plans that would specifically amend the Tentative Tract Map or alter the exterior of the existing building shall be submitted to and approved by the Zoning Administrator prior to presenting the Final Tentative Tract Map to the City Engineer and City Surveyor for a substantial compliance determination.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

**49. Substantial Compliance Determination for Tentative Tract Map**

Requirement: A Tentative Tract Map may be submitted to the City Engineer and City Surveyor for a substantial compliance determination at the expiration of the ten-day appeal period from the date of this approval. Following the City Engineer and City Surveyor determination, the Tentative Tract Map must be submitted for approval to the City Council.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

**50. Covenants, Conditions and Restrictions & Homeowner’s Association**

The Covenants, Conditions and Restrictions (CC&Rs) for the units shall be submitted to the Planning and Zoning Division for review. The CC&Rs shall provide for the establishment of a non-profit homeowners association for the maintenance and operation of all on-site, pathways, common open space and all common landscaping, driveways, and other facilities, in accordance with 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.

When Required: Prior to certificate of occupancy.

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

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**APPROVED BY:**

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

# City of Oakland Department of Transportation

Transportation and Right-of-Way Management Division, Engineering Services

If Project is approved by the Advisory Agency, attach the Engineering Services "Conditions of Approval" provided below.

<b>Planning/Zoning Number(s)</b> PLN23019				<b>Engineering Staff Contact</b> Tadd Tsui, Assistant Engineer II			
<b>Project Address</b> 4035 Park Blvd				<b>Project Description</b> 8 mini-lot subdivision			
<b>Tentative Map No.</b> VTTM8679		No. of New Lots		8	No. Condominiums		<input type="checkbox"/> Mixed Use
<input type="checkbox"/> No Map	<input type="checkbox"/> Parcel Map Waiver	<input type="checkbox"/> Merger	<input type="checkbox"/> Lot Line Adjustment LLA	No. Existing Lots LLA		No. New Lots LLA	
<b><u>GENERAL REQUIREMENTS</u></b>				<b><u>SPECIFIC PROJECT CONDITIONS OF APPROVAL</u></b>			
<b><u>SIDEWALKS, CURB AND GUTTERS</u></b> 1. Existing sidewalks fronting subject property must be compliant with ADA standards. 2. Uplifted, uneven, damaged sidewalks shall be repaired with no more than ¼ inch lift and no more than 2% cross slope. 3. Sidewalk clear width of 5.5 feet minimum is required and must not be less than 50-inches between obstacles, poles, trees, hydrants, pinch points for ADA access. 4. Existing sidewalks, curbs/gutter/driveway approaches damaged, broken or if non-standard shall be repaired. 5. A Curb, Gutter and Sidewalk (CGS) permit is required to repair or construct sidewalk. 6. Infrastructure and improvements to be privately maintained within the right of way and any non-standard features MAY be accepted with an Encroachment Permit. 7. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.				Prior to recording the Tract Map, or beginning any work within the City right-of-way, the Applicant shall submit to DOT Engineering Services a PX-Permit application and enter into a Subdivision Improvement Agreement (SIA) with DOT.  Project shall provide a min. 8' wide pedestrian clear zone along Park Blvd, fronting the project parcel, factoring in street furniture, landscaping, and other above ground obstructions. Exception to requirement may be made specifically at mid-block curb ramp present on Park Blvd, pending review and approval of improvement under PX-Permit application.  Project shall provide a min. 5.5' wide (min. 8' wide preferred) pedestrian clear zone along Hampel St, fronting the project parcel, factoring in street furniture, landscaping, and other above ground obstructions.			
<b><u>STREET PAVING AND STRIPING</u></b> 8. Street and roadway area(s) fronting the development must be resurfaced up to one traffic lane in width 13 ft. or to the centerline of the street, after completion of construction and as required by the Inspector. 9. Evaluation of the street's Pavement Condition Index at time plans are submitted for permit review shall determine any restoration requirements. 10. Existing striping fronting the property and up to 1 block length shall be restored to the satisfaction of the Inspector. Thermoplastic shall be required unless specified otherwise in the plans approved for construction. 11. "Moratorium Streets" are resurfaced or newly constructed streets within the past 5-year period. No trenching or excavation is permitted on any Moratorium Street without the written authorization of the Public Works Director.				Conditions may apply at the time of construction permit application.  No known City moratorium streets within frontage of lot.			
<b><u>DRIVEWAYS</u></b> 12. Driveway approach, length, width, driveway separation, clearances from poles and utilities, type of curb, driveway angle, shall be approved by Bureau of Planning in advance of any review by Engineering Services. 13. Any existing driveway that will no longer be required to serve the property shall be replaced with new sidewalk curb and gutter, with curb striping as required by Inspector.				Conditions apply.  Any unused driveway must be replaced with new sidewalk, curb and gutter prior to PX permit approval. There are 4 existing driveways fronting the lot.			
<b><u>CURB RAMPS</u></b> 14. New curb ramps shall meet the latest State of California standards when plans are submitted for review.				Conditions apply.			

**CITY OF OAKLAND Department of Transportation**  
*Engineering Services "Conditions of Approval"*

<p>15. Curb ramps shall be directional unless approved otherwise in writing by the City Engineer.</p> <p>16. New curb ramps are required at intersections fronting the project site and when the use or occupancy necessitates installation or replacement of curb ramps. Additional curb ramps required by the City Engineer shall be installed by the project sponsor.</p> <p>17. Where a new curb ramp is required for the project the curb ramp located on the opposite side of the roadway, across a marked or un-marked crosswalk, shall also be installed or upgraded to be ADA compliant by the project sponsor.</p>	<p>Curb ramps within frontage of lot as well as opposite side of roadway shall be upgraded to be ADA compliant and comply with City Standards. This condition may include up to 5 existing curb ramps in total for this lot. Necessary upgrades for compliance at each curb ramp shall be field verified as full replacement is not necessarily anticipated at each. The existing mid-block curb ramp on Park Blvd shall be replaced for a directional perpendicular curb ramp, providing a level top landing that is min. 50" wide.</p>
<p><b><u>STREET GEOMETRY AND STRIPING DESIGN</u></b></p> <p>18. New striping, curb painting, bulb-outs, changes to existing dimensions, impact to traffic resulting from development, traffic pattern, circulation, signals, traffic count, street/lane change shall be reviewed and approved by the City's Traffic Engineer.</p> <p>19. Any alteration to geometry of roadway/sidewalk, markings, traffic control signs and devices shall be reviewed and approved by the City's Traffic Engineer.</p> <p>20. Traffic and parking sign posts shall be coated with anti-graffiti coating.</p> <p>21. Traffic Control Plans (TCP) for temporary traffic control measures shall be submitted separately for review and approval by City's Traffic Engineer prior to permit issuance and when the TCP is adjusted and updated during construction.</p>	<p>Conditions may apply at the time of construction permit application.</p> <p>Existing AC Transit bus stop within frontage of lot on Park Blvd; coordinate with AC Transit as needed to maintain or relocate bus stop.</p>
<p><b><u>SANITARY SEWER</u></b></p> <p>22. Sanitary sewer impact analysis is required when new development results in a net increase of volume of wastewater flow to the City's sanitary sewer system. Sewer flow calculations prepared by developer's engineer must include existing and proposed flows. Developer shall submit analysis with completed application for review. Mitigation fees shall be paid prior to issuance of a Building or PX permit whichever occurs first.</p> <p>23. A "PSL" certificate, Sewer Lateral Permit, and EBMUD Inspection are required for all projects where construction costs are one-hundred thousand dollars (\$100K +) or more.</p> <p>24. A Sewer Lateral permit (SL) is required for any new sewer lateral or rehabilitation of existing lateral. Abandonment of a sewer lateral requires a separate permit.</p> <p>25. Sewer profiles shall be included on the plans approved for construction. If existing utilities are within twelve inches (12") of proposed sewer, engineer shall have existing utility potholed and resolve conflict before approval of plans.</p>	<p>Conditions apply.</p> <p>Each subdivided lot shall have its own separate sewer lateral. Prior to issuance of building permits, applicant shall submit plans via a PX-Permit application that show that each lot has its own sewer lateral and that the sewer laterals do not cross lot lines.</p>
<p><b><u>STORM DRAINS</u></b></p> <p>26. Connection of storm drain to sewer line is prohibited. Any unauthorized connection shall be separated from the sanitary sewer.</p> <p>27. Drainage plans shall be submitted for review and approval. Plans shall follow City standard details and design standards. Blind connections or tap connections are prohibited for storm drains.</p>	<p>Conditions may apply at the time of construction permit application.</p>

<p>28. Hydrology and Hydraulic Calculations, shall meet City's Storm Drainage Design Standards.</p> <p>29. Reduction in Peak Flow by 25% or to the extent possible is required.</p>	
<p><u>STORM WATER TREATMENT</u></p> <p>30. Requirements for permanent and temporary storm water pollution prevention, Alameda County Clean Water Program (C.3), shall be included in the Building improvement plans for on-site work. Any approved storm drain from on-site development shall be tied to an inlet structure at the back of curb designating public and private ownership.</p> <p>31. Permanent storm water treatment (BMP's) to service the development shall be privately maintained and included in the O&amp;M Agreement for the project.</p> <p>32. Roof runoff must be directed through an approved treatment device prior to entering the City's storm drainage system.</p> <p>33. Right-of-way shall not be used for storm water treatment features.</p>	<p>Conditions may apply at the time of construction permit application.</p>
<p><u>STREET TREES AND LANDSCAPING (PRIVATE)</u></p> <p>34. Trees and irrigation for the proposed development shall be owned and maintained by the property owner(s).</p> <p>35. Landscape and irrigation plans shall be submitted with the civil plans for work (PX permit) for review and approval by the City's Arborist.</p> <p>36. Landscape, irrigation plans and tree species shall meet City standards for Street Tree Planting.</p> <p>37. Tree shall be spaced twenty feet (20') on center and shall not obstruct street lights. Tree wells shall be 3 ft. x 3ft. or 4 ft. x 4 ft. (minimum) for mature tree height of 25 to 40 feet.</p> <p>38. Tree Grates, Root Barrier and Staking Details for new trees shall be included in the approved plans. Tree Grates must be ADA compliant.</p>	<p>Conditions may apply at the time of construction permit application.</p> <p>Privately owned street trees, landscaping, and irrigation located within the right-of-way require approval via a minor encroachment (ENMI) permit application with DOT.</p>
<p><u>EASEMENTS AND ENCROACHMENTS</u></p> <p>39. All property lines, existing and proposed easements, shall be clearly shown on the plans for construction (PX permit).</p> <p>40. Easement dedication or vacation requires separate application and permit (PPE permit) if not included on a Final Tract Map or Parcel Map.</p> <p>41. Major Encroachment permits require City Council resolution and Indenture Agreement with County Recorder's Number shown on the Final or Parcel Map.</p> <p>42. Permanent building elements encroaching into the right-of-way normally require a Major Encroachment (ENMJ permit)_Other approved encroachments may be part of Minor Encroachment (ENMI permit).</p> <p>43. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.</p>	<p>Conditions apply.</p> <p>Existing 5' wide sewer reserve/easement to west of lot.</p> <p>Existing chain link fence encroaching beyond property line into the right-of-way shall be removed.</p>
<p><u>SITE PLAN</u></p> <p>44. A Site Plan shall be provided with permit plan set and include: north arrow, scale, property boundaries, topography, vegetation, proposed/existing structures,</p>	<p>Conditions may apply at the time of construction permit application.</p>

<p>utilities, easements, roadways, monuments, wells, and any important key elements.</p>	
<p><u><b>STREET LIGHTS AND UTILITIES (PW ELECTRICAL)</b></u>          45. A photometric plan and analysis of existing and proposed street lights is required for all projects requiring a PX permit and as determined by the City Engineer. Design shall meet City Outdoor Lighting Standards.  <a href="http://www2.oaklandnet.com/oakca1/groups/pwa/documents/policy/oak026007.pdf">http://www2.oaklandnet.com/oakca1/groups/pwa/documents/policy/oak026007.pdf</a>          46. Upon review and approval of the photometrics analysis, the project sponsor shall design and include additional streetlights as required by the City and shall also provide 10% spare streetlight fixtures for City's Electrical Maintenance Operations.          47. Pedestrian signal and push buttons for intersection crossings shall be included in the plans for construction when required by the Traffic Engineer.          48. Utility undergrounding shall be clearly identified on all construction permitted plans as approved by the Project Planner, Oakland Fire Department, Public Works Department and Dept. of Transportation.          49. Pull boxes shall be locking.          50. Existing, reinstalled and new Streetlights, Parking Meters and Kiosks shall be included on the plans approved for construction. Separate fees and approvals by Public Works Maintenance is required to remove or install Streetlights, Parking Meters and Kiosk.</p>	<p>Conditions may apply at the time of construction permit application.</p> <p>Existing joint pole with vertical guy brace located within frontage of lot at corner of Park Blvd and Hampel St.</p>
<p><u><b>SPECIAL ZONES: CDMG Designation (LS/LQ), A-P Zone, Flood Zone, Creek/water course, GAAD, etc.</b></u>          51. Design, approvals, outside agency permits, and construction methods shall meet all applicable Federal, State, and City's Municipal Code requirements for properties located in hazard zone and flood zone.          52. Peer Review of Soils, Geotechnical, Hydrology, Hydraulic, and Structural Reports, engineering plans, grading, remediation, final map may be required.          53. CDMG Designation and potential for liquefaction(LQ) and/or landslide(LS) shall be clearly identified on individual lots of the Tentative Map, Parcel Map of final Tract Map.</p>	<p>Parcel is located in FEMA Zone X, area of minimal flood hazard.</p> <p>Parcel is located in Liquefaction Severity Zone 2.</p>
<p><u><b>TENTATIVE MAP, PARCEL MAP, TRACT MAP</b></u>          54. Fire Access, Emergency Vehicle Access, Shared Access (Agreement or CC&amp;R's), Utility Easements shall be clearly shown and identified on Maps.          55. Setbacks from the property lines, buffer areas, easements, buildings and separation required between structures and buildings shall be identified on Tentative Map.          56. After approval by Planning and Zoning of a Tentative Map a separate application to Engineering Services is required for review and approval of the Parcel or Tract Map by the City Surveyor and City Engineer.          57. Tract Map and Subdivision Improvement Agreement (SIA) requires City Council Approval.          58. Survey Monuments Protection, Surety/Bond may be required prior to approval of Parcel or Final Map.</p>	<p>After Tentative Tract Map has been approved, applicant shall submit an Application for Tract Map and pay review fees to the DOT Engineering Services. All map conditions must be fulfilled prior to Tract Map recording.</p>

**CITY OF OAKLAND Department of Transportation**  
*Engineering Services "Conditions of Approval"*

<p><u>CONSTRUCTION</u></p> <p>59. All work within the City’s right-of-way or easement requires a valid permit.</p> <p>60. Shoring Plans, Retaining Walls, Streetlight and Traffic Signal Pole Foundations and other structures require a separate Building Permit from the Building Department.</p> <p>61. An Obstruction Permit (OB) may be required prior to issuance of a Grading, Building, PX, CGS or another related permit. OB permits are required for temporary or permanent removal of metered and non-metered parking spaces, sidewalk closure(s), staging of materials, construction dewatering equipment, blocking, placement of storage units, equipment within the right-of-way.</p> <p>62. An approved Traffic Control Plan (TCP) may be required prior to issuance of an OB permit, PX permit or any work requiring Traffic Control Measures within the City’s right-of-way.</p>	<p>Conditions may apply at the time of construction permit application.</p>
<p><u>OTHER</u></p> <p>63. Projects with “<i>Special</i>” considerations, for example; may require utility undergrounding of overhead utilities, improvements off-site (i.e. new traffic signal), ownership of land/project sponsor TCSE Economics &amp; Workforce Development, a City Capital Project, or may be part of a larger “Master Planned Development” with Development Agreement and/or phased Final Maps.</p>	

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Preliminary Title Report		Vacation / Dedication	
Flood Zone	Zone X, FIRM 06001C0086H	Easement	Sewer reserve/easement west of lot.
Creek Permit / Water Course		Existing Utilities / Overhead	Existing joint pole and guy brace
Land / Boundary Survey		BART	
Lot Dimension(s)	Mini lots	CALTRANS	
Sidewalk Clearance (i.e. 5.5 ft.)	Shall provide min. 8' wide pedestrian clear zone on Park Blvd	EBMUD	
Sidewalk Curb Ramps	5 existing in frontage and across roadway	PG&E	
Encroachment	Existing chain link fence	UPRR	
CDMG Designation		City of Oakland Ownership	
Land Stability	Liquefaction Zone 2	City of Berkley	
Street Lighting		City of Emeryville	
Traffic Circulation / Bicycle Lane		City of Piedmont	
Traffic Signal	Two in frontage	Other	AC Transit bus stop in frontage

\*Additional information is provided below:


<b>Planning/Zoning Number</b>	<b>Map Number (if applicable)</b>	<b>DATE</b>
PLN23019	VTTM8679	1/23/24

**CITY OF OAKLAND Department of Transportation, Office of the City Surveyor**

Survey Department "Conditions of Approval"

If Project is approved by the Advisory Agency, attach the Engineering Services "Conditions of Approval" provided below.

<b>Planning/Zoning Number(s)</b> PLN23019				<b>Survey Staff Contact:</b> Etienne Lugo			
<b>Project Address</b> 4035 Park Blvd				<b>Project Description</b> 8 Lot Subdivision			
<b>Tentative Map No.</b> VTTM8679		No. of New Lots		8	No. Condominiums		Mixed Use
<input type="checkbox"/>	<b>No Map</b>	<input type="checkbox"/>	<b>Parcel Map Waiver</b>	<input type="checkbox"/>	<b>Merger</b>	<input type="checkbox"/>	<b>Lot Line Adjustment LLA</b>
					<b>No. Existing Lots LLA</b>		<b>No. Proposed Lots LLA</b>
<b><u>GENERAL REQUIREMENTS</u></b>				<b><u>SPECIFIC PROJECT CONDITIONS OF APPROVAL</u></b>			
<p><b><u>FINAL PARCEL MAP/TRACT MAP</u></b></p> <ol style="list-style-type: none"> <li>Applicant shall monument all corners of the newly described parcels AND existing parcels.</li> <li>The final parcel map shall clearly show the process and development of the location of the boundary lines from adjoining streets and boundaries. This includes how the depth of the lot was confirmed.</li> <li>All newly created lots shall have public street frontage either by frontage or demonstrated easement frontage (OMC 16.24.040).</li> <li>All access corridors or flag lot proposals shall have a <b>minimum width of 20 feet</b> (OMC 16.24.040).</li> <li>AB2097 related to parking does not affect minimum access requirements or easement width.</li> <li>Depending upon this process, and at discretion of the City Surveyor, a standard city monument(s) or private monument, meeting City specifications may be required to be installed at an approved location.</li> <li>It is the responsibility of the applicant, landowner, or contractor to reconstruct, rehabilitate or replace lost monumentation as needed by the public. Such conditions are dutifully cited in Government Code 8771. A Standard City Benchmark may be required where there is an absence of benchmarks along nearest block intersections per Oakland Municipal Code Section 16.24.060. The appropriate field notes shall be attached to the Parcel/Tract Map submittal, and <u>the surveyor shall arrange to pick up a bronze disk from the Office of the City Surveyor to be used as a marker.</u></li> <li>If utilizing street splits, the applicant may be required to set block corners when resolving the subject block.</li> <li>The applicant must investigate and confirm, in writing, that no portion of the project lies with a Seismic Hazard area as shown upon the State Geologist maps (<b>reference is made to PRC Division 2, Chapter 7.8 section 2696</b>). If the project does lie within such an area, the appropriate certificate shall be added to the final map. A copy of this certificate is available from the City.</li> <li>At the discretion of Engineering Services and the Office of the City Surveyor, a Subdivision Improvement Agreement (SIA) will be entered into prior to the filing and recordation of this Final/Parcel Map.</li> <li>Once the Parcel or Tract map is filed, it may be rejected due to the following: <ul style="list-style-type: none"> <li>Non-adherence to Dedications and Statements.</li> <li>Non-adherence to technical review</li> <li>Conditions of Approval not satisfied.</li> </ul> </li> </ol>				<p>All General Requirements apply. Additionally the following:</p> <p>2a) Update map title to adhere to the following format:</p> <p>TRACT MAP 8679 AN EIGHT LOT SUBDIVISION ***BEING A MERGER OF*** (...SHORT LEGAL)</p>			



<ul style="list-style-type: none"> <li>Pursuant to the provisions of City Ordinance 5.02.150, any Permit/ [Map Application] granted, for which no activity has occurred within six (6) months, [Map Application – one year], from the time of issuance of such permit, shall expire by limitation. All associated fees required for the review are non-refundable.</li> </ul>	
<p><u>TENTATIVE MAP</u></p> <p>12. Elevations: Are based upon the City of Oakland Datum and must cite the City Benchmark used to establish the elevations. Note: Curb return elevations/invert elevations are not acceptable UNLESS there is not city of Oakland certified benchmark within 0.5’ miles of the subject lot locations.</p> <p>13. If using RTK for Basis of Bearings, the following must be included: RTK Network used; 2) epoch date; 3) ground to grid factor; 4) State Plane Coordinate Zone (Zone 3); 5) North American Datum (NAD83); 6) Local reference locust e.g., RTCM Ref.3215 Leica, should be included; and 7) if included vertical reference to NAVD88, (Geoid 18) state the Geoid used. 8) Horizontal Basis of Bearings should be shown and stated on the map and referenced to existing monuments. 9) Vertical Reference shown on map should be based on City of Oakland Vertical datum with vertical difference observed from NAVD88, Geoid 18 observation.</p> <p>14. All proposed easements/quitclaimed easements must be shown on the tentative map. All existing easements must include corresponding instrument numbers.</p> <p>15. The tentative map is filed in conformance with Subdivision Map Act §66452 and Title 16 requirements (16.24.100 and 16.24.070)</p> <p>16. Surveyor’s Statement on the map written in accordance with Section 15.04.2.223 of the Oakland Municipal Code.</p> <p>17. The topographic survey shall have been performed (or re-certified) not more than three (3) years prior to the date of the permit application. The surveys shall be drawn to a scale of not less than 1 inch equals 10 feet (15.04.2.223 - Section 107.2.5 of CBC Chapter 1 amended)</p>	<p>All General Requirements apply.</p>
<p><u>CONDOMINIUMS</u></p> <p>18. In any common interest developments, the HOA may be required to address the utilities, vehicular access, common areas, and parking to each unit in the Covenants, Conditions, Rules and Restrictions (CC&amp;Rs) for this project.</p> <p>19. Requirements for CC&amp;Rs must be approved by Planning prior to occupancy.</p> <p>20. The recordation of the final map must be completed prior to the issuance of a certificate of occupancy.</p> <p>21. If the project is a <u>Condo Conversion</u>, requirements for noise abatement/insulation must be satisfied prior to the sale of any unit. <u>Additionally, the conversion rights agreement must be recorded at latest 60 days after the building permit for the generating residential building is issued per ORD 13585.</u> Applicant shall satisfy all other requirements stated in said ordinance.</p> <p>22. The Parcel/Tract Map submittal shall not exceed the number of condominium units approved on the tentative map as</p>	<p>N/A</p>



**CITY OF OAKLAND Department of Transportation, Office of the City Surveyor**  
 Survey Department "Conditions of Approval"

<p>authorized by the Planning/Zoning Department in accordance with the Subdivision Map Act §66427. Per Oakland Municipal Code, Chapter 16.08, Section B.13 the City has authority to require the number of condominiums approved by Planning to be shown on the tentative map. If less condominium fee units are anticipated at the time of filing, the applicant shall request a letter of conformity from the Planning Department to be routed the Office of the City Surveyor with the Parcel/Tract Map application submittal.</p>	
<p><u>ENCROACHMENTS</u></p> <p>23. No portion of any new structure shall extend beyond the boundary lines without the appropriate easement. Portions which will extend beyond the ROW line must be approved by the Right of Way Engineer. For minor encroachment permit, the Indenture Agreement must be fully executed prior to parcel map recordation.</p> <p>24. Major Encroachment permits require City Council resolution and Indenture Agreement with County Recorder's Number shown on the Tract or Parcel Map.</p> <p>25. Neighboring fence encroachments <math>\geq 0.50'</math> must be resolved by one of the following, in order of <u>DECREASING PRECEDENCE</u>:</p> <ol style="list-style-type: none"> <li>Removal</li> <li>Relocation</li> <li>Agreement/Easement with neighbor</li> <li>Showing the final fence lines on parcel map/tract map submittal.</li> </ol> <p>26. Building encroachments <math>\geq 0.30'</math> must be resolved by the following:</p> <ol style="list-style-type: none"> <li>Removal</li> <li>Relocation</li> <li>Easement</li> <li>Written agreement or contract with neighbor (less desirable option)</li> </ol>	<p>All General Requirements apply. Additionally the following:</p> <p>23a) There appears to be a chain link fence associated with the subject parcels that extends into the ROW past the northeast sides of lots 7 and 8, and the southeast side of lot 8. Please address via removal or relocation.</p> <p>Verify the owner of the fence running along the northwestern side of lot 7. If encroaching, the fence shall be addressed via 25 a-d.</p>
<p><u>EASEMENTS/ABANDONMENTS</u></p> <p>27. Storm drain, and sanitary sewer easement abandonments shall comply with the relinquishment protocols required by Engineering Services, Oakland Public Works and the Office of the City Surveyor. Said approved abandonment shall be reflected on the Parcel Map or Final Map through written notation of each abandonment listed with reference to the recording data that created the easement. Note: Easement abandonment is subject to approval from all departments and the City Engineer.</p> <p>28. Any easements created between two parties (owners of the abutting properties) may be created by this map. Any easements created by document, if quit claimed must be quit claimed by document. Easements to other parties must be created by document outside this map and shown on the subject map along with recording information.</p> <p>29. For parcel maps, the length of a private access easement shall not exceed three hundred (300) feet per OMC 16.24.040 and/or 16.32.060. Any alternation is subject to approval from the Planning Department.</p>	<p>All General Requirements apply. Additionally the following:</p> <p>28a) Please address overland flow drainage.</p> <p>Revise access easement to reflect reciprocal access i.e. Reciprocal Private Access &amp; Utility Easement. Said reciprocal access easement shall be defined on a separate document and must be filed concurrently with the map.</p> <p>Include a Pedestrian Access Easement for extent of Proposed Walk.</p>



<p>30. A Private Access Easement (PAE) shall be appurtenant <b>to 4 lots or less</b> per OMC 16.32.010.</p> <p>31. Planning Department code requires any easement for access purposes to a new lot to be a <b>minimum 12 feet in width</b>. Except within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.080 shall apply, and for shared access facilities, where the provisions of Section 17.102.090 shall apply, an onsite driveway serving any required off-street parking area shall have a minimum <i>pavement</i> width of nine (9) feet.</p>	
<p><u>FIRE CODE</u></p> <p>32. <b>Any alterations are subject to Fire Department approval:</b></p> <ul style="list-style-type: none"> <li>a) 4907.3.2.1 Driveways shall be an all-weather surface and shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.</li> <li>b) 4907.3.2.2 Driveways more than 150 feet in length shall be provided with turnarounds.</li> <li>c) 4907.3.2.3 Driveways more than 200 feet in length and less than 20 feet in width shall be provide with turnouts in addition to turnarounds.</li> <li>d) 4907.3.2.4 A driveway shall not serve more than two dwelling units. Exception: When such driveways meet the requirement for an access road in accordance with this chapter.</li> <li>e) 4907.3.2.5 Driveway turnarounds shall be in accordance with Fire Department standards.</li> <li>f) 4907.3.2.6 Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radius requirements for driveway turnarounds.</li> <li>g) 4907.3.2.7 Driveway turnouts shall be an all-weather surface of at least 10 feet wide and 30 feet long. Driveway turnouts shall be located as required by the code official.</li> <li>h) <i>ORD 13401</i>: Buildings 30' or higher, the roadway clearance must be 26.' Buildings, less than 30' the roadway clearance must minimum 20.'</li> </ul> <p>33. All Emergency Access Easements (EAE)/ Emergency Vehicle Access Easements (EVAE) must be reviewed and approved by the Oakland Fire Department. Written documentation must be provided/forwarded from OFD prior recordation.</p>	
<p><u>PARCEL MAP WAIVER REQUIREMENTS</u></p> <p>34. <u>Re-located/Re-established line:</u></p> <ul style="list-style-type: none"> <li>A. All relocated/re-established lines shall be monumented</li> <li>B. A Record of Survey, per PLS Act 8762, will be filed along with the Parcel Map Waiver memorializing the newly created parcel line.</li> <li>C. Said Record of Survey will also show the recordation instrument number of the Parcel Map Waiver Deed.</li> </ul> <p>35. A copy of all items listed below shall be sent to the Survey Department after recordation (stamped and sealed by the</p>	



<p>county):</p> <ul style="list-style-type: none"> <li>A. PMW Certificate executed and notarized by both Planning Director, and the owner of the subject parcels.</li> <li>B. PMW map at reduced size</li> <li>C. Deed, stamped Legal description of the resultant parcel with an Exhibit map.</li> </ul> <p>36. Title Company to review Deed from a Title aspect for proper ownership representation and Deed conveyance.</p>	
<p>37. <u>VERTICAL SUBDIVISION</u>          The following items must be addressed in the "General Notes" section and offered on the Owner's Statement of the Final Parcel/Tract Map submittal:</p> <ul style="list-style-type: none"> <li>• Non-exclusive easements for utility facilities, signage, maintenance, construction and support, trash receptacles, access to and use of building rooftop systems, and encroachments.</li> <li>• Adjoining airspace parcels with no public street frontage shall require non-exclusive reciprocal easements across servient tenement(s). Extent and delineation must be shown on tentative map.</li> <li>• The developer shall address reciprocal access for all onsite parking (as applicable) either on the map, CCR's or other documentation.</li> <li>• Any Declarations of Easements shall run with the land.</li> </ul>	



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Preliminary Title Report		Vacation / Dedication	
Flood Zone		Easement	
Creek Permit / Water Course		Existing Utilities / Overhead	
Land / Boundary Survey		BART	
Lot Dimension(s)		CALTRANS	
Sidewalk Clearance (i.e. 5.5 ft.)		EBMUD	
Sidewalk Curb Ramps		PG&E	
Encroachment		UPRR	
CDMG Designation		City of Oakland Ownership	
Land Stability		City of Berkeley	
Street Lighting		City of Emeryville	
Traffic Circulation / Bicycle Lane		City of Piedmont	
Traffic Signal		Other	

\*Additional information is provided below:


<b>Planning/Zoning Number</b>	<b>Map Number (if applicable)</b>	<b>DATE</b>
PLN23019	VTTM8679	6/23/2023



# CITY OF OAKLAND

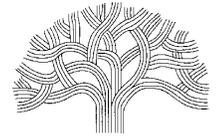
OAKLAND FIRE DEPARTMENT  
FIRE PREVENTION BUREAU

250 FRANK H. OGAWA PLAZA • SUITE 3341 • OAKLAND, CALIFORNIA 94612-2033

Reviewed by: Ly Ly Lam, E.I.T  
Fire Plan Examiner

Phone (510) 238-6675

Email: LLam@oaklandca.gov



(510) 238-3851

FAX (510) 238-6739

TDD (510) 238-3254

Comments

**4035 Park Blvd**  
R-3

**PLN23019**  
**FDPR23-00562**  
**Updated: 02.28.24**

Description of Work:

The project scope includes subdividing a single, vacant lot into 8 mini-lots and construct 8 new three-story single-family homes. (Cortese List site). Applicant revised proposal per ZW2300480.

## **APPROVAL BASED ON COMPLIANCE ADOPTED BY CFC, CBC, CITY ORDINANCE AND OTHER REFERENCE STANDARD**

2022 CBC  
2022 CFC  
OMC 15.12

This is a review for OFD code issue only. If the project is to be approved by the advisory agency, please attach the following conditions of approval:

Note that these comments are based on the current code (2019 CFC/CBC/OMC 15.12.030). OFD reserves the right to enforce provision effective at the time an application of building permit.

Ref: CBC: 1.1.9 Effective date of this code Only those standards approved by the California Building Standards Commission that are effective at the time an application for building permit is submitted shall apply to the plans and specifications for, and to the construction performed under, that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.

### **Permit obtains**

CFC105,  
CFC903,  
CFC105.5  
CFC105.6

1. Verify/Obtain separate fire department permits required for:
  - a. Installation of or modification to fire sprinkler systems per NFPA 13D.
  - b. Installation of or modification to fire alarm system per Oakland Ordinance Amend 903.4.2
    - i. Approved audible devices shall be connected to every automatic sprinkler system.
    - ii. Group R-3 occupancies shall have local alarms. An exterior alarm bell shall be installed on the front 1/3 of the building facing public or private street access. Ref: OMC 15.12.030 Amend: CFC 903.4.2. Verify with inspector.
  - c. Px (if applicable)
  - d. PZ (if applicable)
  - e. EBMUD application. Hydraulic fire flow analysis shall be submitted for review of EBMUD's Water Service and Hydrant Application.
  - f. Hazardous materials if applicable
  - g. Installation of underground piping per NFPA 24 as adopted per CFC Chapter 80, Ord. 13208, and CFC 105.7.
  - h. Fire code variances is required if it is applicable.
    - i. the existing clear road width at Hampel Street does not meet the required minimum clear road width 20 feet CFC Appendix D. The unobstructed width is excluding 8 feet for each side of street parking. Enhancements of fire protection systems may require as mitigations to the code variance and it will be determined at the time of building permit application.
    - ii. Fire AMMR permit is required to provide fire crew access to rescue windows - typical for each unit.

### **Fire Department Access**

CFC D105.4

2. Provide no parking sign for DOT standard.
3. The utility and power lines shall not obstruct aerial fire apparatus access between the roadway and the proposed buildings per CFC D105.4. Undergrounding of utilities and power lines is an acceptable

Appendix D

means to meet this condition.

- 4. All street frontages shall have a minimum 20 ft clear road width for fire apparatus access road the CFC Appendix D as amended by City Ordinance and CFC 503.2.1. The unobstructed width is excluding 8 feet for each side of street parking. In the event of Public Works Agency road Page 2 of 3 design standard is more restrictive, the more restrictive provision/standard shall prevail. In the event of conflicts, the minimum road width shall not be less than 20 feet clear. (Each side of parking is considered to reduce the street clear by 8ft) See #13, 14, 15, 16 for more information.
- 5. 26ft clear width for 20ft on each side of hydrants per CFC App D Fig D103.1
- 6. 26ft clear at buildings over 30 ft. to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater per CFC App D D105.1
- 7. One or more of the required aerial access routes shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Ref: CFC Appendix D.
- 8. Applicant to submit AMMR if the existing clear road width does not meet the required minimum clear road width. The unobstructed width is excluding 8 feet for each side of street parking. Enhancements of fire protection systems below may require as mitigations to the code variance and it will be determined at the time of building permit application.
  - a. Hard-wired and interconnected smoke and carbon monoxide detection is installed with local alarm in accordance with NFPA 72.
  - b. The Automatic Fire Extinguishing System is designed to simultaneously discharge 4 sprinklers. This approach exceeds the minimum NFPA 13D criteria for the occupancy (2 heads). Or hydraulically-design to 8 simultaneously discharging remote sprinklers for NFPA 13R fire sprinkler system.
  - c. New electric power service improvements / serving the property are undergrounded.
  - d. Provide the exterior bell at the entry frontage of each building or face Maybelle Ave.
  - e. Provide FDC at the street frontage of Park Blvd and Hampel Street
- 9. The street frontages shall have a minimum 20 feet clear road width (not including street parking) for fire apparatus access road per CFC Appendix D. The map provided shows Thorndale Drive as 32 feet wide. Permit application needs to apply for a code variance and submit AMMR to FPB if there is street parking on Thorndale Drive that reduces the road width in meeting the required minimum clear road width. Enhancements to the fire protection systems may require mitigations to the code variance. Parking restriction at property frontage will suffice to comply.
- 10. Provide property address(es). Property address signs for the building shall comply with CFC 2019 505.1
- 11. Provide an approved key box at all exterior entrances to the building, including the gate at the driveway and fire command center. All keys shall in place with appropriate labeled keys.
- 12. Verify and confirm the utility and power lines shall not obstruct aerial fire apparatus access between the roadway and the proposed buildings. Undergrounding of utilities and power lines is unacceptable means to meet this condition.
- 13. All fire protection and service equipment shall be free of obstruction and must be visible and accessible to the fire crew.

CFC505.1

CFC 506

CFC D105.4

**Water Supply**

CFC 507  
CFC App C

- 15. Fire hydrants shall be provided along all fire department access roads with a maximum travel distance of 500 feet for residential or 300 feet for commercial from hydrant to hydrant as required in 2019 CFC Appendix C and City Ordinance amended CFC 507.5.1. Fire hydrants shall be nominally spaced every 300 feet for townhouse.
- 16. Fire hydrants located on a public or private street, or on-site, shall have an unobstructed clearance of not less than 30 feet (9,144 mm), with 15 feet (4,572 mm) on either side of the hydrant in accordance with California Vehicle Code (CVC) §22514. Hydrants must be visible and accessible to the fire crew.
- 17. Provide hydrant identification per CFC 507.5 507.5.8 Hydrant Identification. All fire hydrants shall be identified with a reflective, raised, blue pavement marker installed in the centerline of public and private roadways perpendicular to the location of the hydrant. Fire hydrants shall also be painted in accordance with the standard detail issued by the City of Oakland. Public and private hydrant shall be periodically painted to maintain rust protection and visibility.

- CFC 80  
OMC13577  
NFPA13 -  
8.17.2.4.6.  
CFC 503.1.1
18. Provide 2-1/2 inches Fire Department Connections at street frontage of each proposed building. When the fire department connection is located within 10 feet of the corner of a building adjacent to the fire department access, the fire department connection shall service both streets.
19. All exterior walls on the first story of the facility shall be within 150 feet from hose valves. Allowable exception applies. Permit application needs to apply for a code variance and submit AMMR when the farthest wall on grade is exceed 150 feet from hose valves. Enhancements of fire protection systems may require as mitigations to the code variance and it will be determined at the time of building permit application.
- NFPA 13D
20. Provide an approved fire sprinkler system for all new buildings. Separate permit is required from Fire Prevention Bureau for fire sprinkler system, Hydraulic fire flow analysis shall be submitted for review of EBMUD's water Service and Hydrant Applicant.

#### Others

21. Provide rescue openings and access to rescue openings per CFC 504.1 and 1030
22. Clearance and means for manual ladder deployment shall be provided per NFPA 1932
- CBC 714
23. Provide through penetration fire stops where piping or wire cables or duct work pass through fire resistive walls or floors as regulated per Building Code, i.e. pipe penetrations of rated walls from tenant space across full height walls passing through common exit corridor walls. All ducts passing thru fire resistive walls, floors, or roof-ceiling assembly shall have dampers per building code that comply with UL Standards 555 and 555S and the State Fire Marshal. All rated penetrations shall be compatible with the fire resistance of the protected wall, floor, or roof-ceiling penetration.
- CFC 605
24. Observe electrical safety per CFC Section 605 by abating electrical hazards. Field-verify that no two or multiple power outlets shall be directly aligned opposite each other on a common wall. The CFC prohibits the use of extension cords or power strips as permanent wiring to equipment, lighting, fans, etc. The electrical loads and wiring for grow lighting, fans, etc. will need to be reviewed and permitted for use. An electrical analysis will need to be submitted along with manufacturer specification sheets, calculations, single line diagrams.
- City Planning
25. Provide sprinkler drainage discharge to the city's sanitary sewer system, not to storm drains per City's retroactive Clean Water Program.  
All drains shall discharge to sewer or open planter areas only; not to storm drains per City's retroactive Clean Water Program. Drains to sewer shall comply with California Plumbing Code. NFPA 13 may be used as a guide (i.e., air gap required between drain outlet and plumbing fixture. Coordinate with CEDA Building Services Building Inspector).
26. Coordinate with Hazardous Material Unit for inspections and submittal requirements if any hazardous materials found at the site during evacuation and demolition.
- CFC Chapter 33
27. Observe fire safety during demolition and construction work. Call Oakland Fire Department Dispatch Center at (510) 444-3322 and the Fire Alarm service provider during temporary shutdowns and service resumption of sprinkler and fire alarm systems. Provide 2A10BC fire extinguishers within 75 feet or one fire extinguisher every 1500 square feet, whichever is more during demolition and construction work. Ref.: CCR Title 19, Ch. 3, 2016 CFC Section 906. Comply with 2016 CFC Section 605 to observe electrical safety.
28. Note that these comments are based on the current code. OFD reserves the right to enforce provisions effective at the time an application for building permit.
29. The condition of permit issuance as required by Section 105.3.7 of Chapter 15.12 of the Oakland Municipal Code: "I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted. I further certify that I am the owner of the property involved in this permit or that I am fully authorized by the owner to access the property and perform the work authorized by this permit."



## REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES										
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY										
DATE: 05/04/2023	EBMUD MAP(S): 1500B480	EBMUD FILE:S-11397								
AGENCY: City of Oakland, Bureau of Planning, Zoning Division Attn: Heather Klein 250 Frank Ogawa Plaza, Suite 2114 OAKLAND, CA 94612	AGENCY FILE: PLN23019, VTTM8679	FILE TYPE: Tentative Map								
APPLICANT: 4035 Park Boulevard LLC 953 W MacArthur Boulevard  Oakland, CA 94608		OWNER: Kent Yiukan Lau, Evelyn Chan, and Lavinia Li 953 W MacArthur Boulevard Oakland, CA 94608								
DEVELOPMENT DATA										
ADDRESS/LOCATION: 4035 Park Boulevard    City:OAKLAND    Zip Code: 94602										
ZONING:    PREVIOUS LAND USE: Vacant										
DESCRIPTION: Subdivide existing parcel into 8 mini-lots and construct 8 three-story single-family homes on each lot.	TOTAL ACREAGE:0.21 ac.									
TYPE OF DEVELOPMENT: <div style="text-align: center;">Single Family Residential:8 Units</div>										
WATER SERVICES DATA										
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 232-240	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 220-240								
All of development may be served from existing main(s) Location of Main(s):Park Boulevard, Hampel Street		None from main extension(s) Location of Existing Main(s):								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRESSURE ZONE</th> <th style="width: 50%;">SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">B2A</td> <td style="text-align: center;">200-325</td> </tr> </tbody> </table>	PRESSURE ZONE	SERVICE ELEVATION RANGE	B2A	200-325	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRESSURE ZONE</th> <th style="width: 50%;">SERVICE ELEVATION RANGE</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td style="height: 20px;"> </td> </tr> </tbody> </table>		PRESSURE ZONE	SERVICE ELEVATION RANGE		
PRESSURE ZONE	SERVICE ELEVATION RANGE									
B2A	200-325									
PRESSURE ZONE	SERVICE ELEVATION RANGE									
COMMENTS										
<p>Once the property is subdivided, separate meters for each lot will be required. The property is located on a street or road with three or more traffic lanes and curb parking, which is also divided by a median, that could interfere with the normal installation of a service lateral; therefore, a parallel water main, to be installed at the project sponsor's expense, may be required to serve the property.</p> <p>When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p>										
LJ										
<b>CHARGES &amp; OTHER REQUIREMENTS FOR SERVICE:</b> Contact the EBMUD New Business Office at (510)287-1008.										
<hr style="width: 30%; margin: 0 auto;"/> Chien Wang,Associate Civil Engineer;    DATE WATER SERVICE PLANNING SECTION										



May 11, 2023

Gregory Qwan  
City of Oakland  
250 Frank H Ogawa Plaza, Ste 2114  
Oakland, CA 94612

Re: PLN23019, VTTM 8679  
4035 Park Blvd

Dear Gregory Qwan,

Thank you for providing PG&E the opportunity to review the proposed plans for 4035 Park Blvd dated 4/19/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/06/23

PREPARED BY:  
CREATION DATE: 02/10/20  
SCALE: NTS

COVER PAGE

A0.1

**PROJECT DESCRIPTION:**  
CONSTRUCTION OF 8 NEW DWELLING UNITS ON A VACANT LOT. THE LOT WILL BE SUBDIVIDED INTO 8 MINI-LOTS WITH A 3-LEVEL, SINGLE-FAMILY HOUSE ON EACH. THE PROJECT WILL CONTAIN 8 PARKING SPACES LOCATED IN AN OFF-STREET AND UNCOVERED PARKING LOT AT THE INTERIOR OF THE SITE. THE PARKING WILL BE ACCESSED FROM A SINGLE DRIVEWAY ALONG HAMPEL STREET.

**STATE DENSITY BONUS WAIVERS:**  
FRONT YARD SETBACK, STREET SIDE SETBACK, GROUP & PRIVATE USEABLE OPEN SPACE

**ZONING DISTRICT:**  
RM-3

**OCCUPANCY TYPE:**  
R-3

**CONSTRUCTION TYPE:**  
V-B

**SPRINKLERS:**  
MFA 130

**APPLICABLE CODES:**  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ELECTRICAL, MECHANICAL, AND PLUMBING CODES  
2022 CALIFORNIA ENERGY AND GREEN BUILDING CODES

BUILDING HEIGHT:	ALLOWABLE	PROPOSED	NOTES
FRONT (PARK BLVD.):	12'-0"	07'	PER 17.17.03 (ADDITIONAL REGULATION 4)
REAR (HAMPEL ST.):	15'-0"	16'-0"	
SIDE (INTERIOR):	4'-0"	5'-0"	PER 17.17.03 (ADDITIONAL REGULATION 10)

LOT COVERAGE:	EXISTING	PROPOSED	ALLOWABLE
LOT SIZE:	< 9,073 SF	3,960 SF	50%
LOT COVERAGE (SF):	0 SF	43.6%	
LOT COVERAGE (%):	0%	43.6%	

BUILDING AREAS:	SALEABLE	BEDROOMS	BATHROOMS
TYPICAL HOUSE			
1ST LEVEL:	449 SF	1	1
2ND LEVEL:	456 SF	0	0
3RD LEVEL:	495 SF	2	1
TOTAL:	1,400 SF	3	2
BMR (RS. 4019 PARK BLVD.)			
1ST LEVEL:	481 SF	2	1
2ND LEVEL:	456 SF	0	0
3RD LEVEL:	495 SF	2	1
TOTAL:	1,432 SF	4	2

OPEN SPACE (PER UNIT):	REQUIRED	TOTAL PROPOSED	TOTAL COMPLIANT	NOTES
PRIVATE (TPY):	100 SF	137.75 SF	38.75 SF (AT 2ND LEVEL DECK)	PER 17.126.02
PRIVATE (BMR):	100 SF	178.75 SF	38.75 SF (AT 2ND LEVEL DECK)	
GROUP:	680 SF	0	0	85 SF / UNIT IS REQ'D.

PROJECT INFORMATION

<b>OWNER/BUILDER:</b> 4035 PARK BOULEVARD LLC 853 MACARTHUR BLVD. OAKLAND, CA 94611 WILL MOLLARD (415) 523-0304 X.1	<b>CIVIL ENGINEER:</b> UPRIGHT ENGINEERING 3705 MOUNT Diablo BLVD SUITE B. LAFAYETTE, CA 94549 AUSTIN PAYNE (925) 275-9304
<b>ARCHITECT:</b> WORKSHOP1, INC. 853 MACARTHUR BLVD. OAKLAND, CA 94611 MIKE PITLER (415) 523-0304 X.2	<b>GEOTECHNICAL ENGINEER:</b> ROCKRIDGE GEOTECHNICAL 4379 PIEDMONT AVENUE OAKLAND, CA 94611 CRAD SHIELDS (510) 420-5736
<b>LANDSCAPE ARCHITECT:</b> WORKSHOP1, INC. 853 MACARTHUR BLVD. OAKLAND, CA 94611 MIKE PITLER (415) 523-0304 X.2	<b>EMERGENCY CONSULTANT:</b> BEAR TECHNOLOGY 7774 CALLE MEJOR CARLSBAD, CA 92009 WAYNE SEWARD (760) 659-2527
<b>STRUCTURAL ENGINEER:</b> NELTCE INGRAMHAM STRUCTURAL ENGINEER 3916 TICE CREEK DRIVE #8 WALNUT CREEK, CA 94595 (910) 414-3450	<b>GREEN BUILDING CONSULTANT:</b> THIRPLE GREEN BUILDING GROUP 515 VALLEY VIEW ROAD EL SOBRANTE, CA 94803 KELLY GEARHART (925) 241-1354
<b>SURVEYOR:</b> BAY AREA LAND SURVEYING INC. 3065 RICHMOND PKWY #101 RICHMOND, CA 94808 KEITH BUSH (510) 223-6167	

PROJECT TEAM

<b>ARCHITECTURE:</b> A0.1 COVER PAGE A0.2 SITE PHOTOS - SUBJECT PROPERTY A0.3 SITE PHOTOS - NEIGHBORING PROPERTIES A0.4 OAKLAND COMPLIANCE	<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY:</b> TENTATIVE TRACT MAP NO. 8079
A1.0a SITE PLAN - EXISTING CONDITIONS A1.0b SITE PLAN - PROPOSED CONDITIONS A1.0c SITE PLAN - UTILITIES A1.04 LANDSCAPE - SITE PLAN & PLANTING SCHEDULE	
A1.1 SITE PLAN - 1ST LEVEL A1.2 SITE PLAN - 2ND LEVEL A1.3 SITE PLAN - 3RD LEVEL A1.4 SITE PLAN - ROOF LEVEL	
A3.0 BUILDING SECTIONS A3.1 FRONT ELEVATIONS A3.2 REAR ELEVATIONS A3.3 SIDE ELEVATIONS A3.4 MATERIAL BOARD	

DRAWING SHEET INDEX

<b>PROPOSED OR NEIGHBORING BUILDING</b>	(N) SHARED ACCESS & UTILITY EASEMENT, SEE TRACT MAP
(E) UTILITY EASEMENT, SEE SURVEY	
(N) ASPHALT	
PERMEABLE PAVING	
GRAVEL (NO IRRIGATION)	
PLANTED AREA W/ IRRIGATION	
COMPLIANT OPEN SPACE	
(E) PROPERTY LINE	
(NEN) PROPERTY LINE FOR MINI-LOT SPLIT	
SEWER	
WATER	
FIRE SPRINKLER (FOR FDC'S)	
UNDERGROUND ELEC.	
UNDERGROUND DATA	
STORM DRAIN	
#55 DOWNSPOUT	
○ CLEAN OUT	
⊙ H-2 WALL-MTD. DOWNLIGHT	

SYMBOL LEGEND



AERIAL VIEW @ PARKING COURTYARD



AERIAL VIEW @ PARK BLVD. & HAMPEL ST.



PARKING COURT VIEW - 1



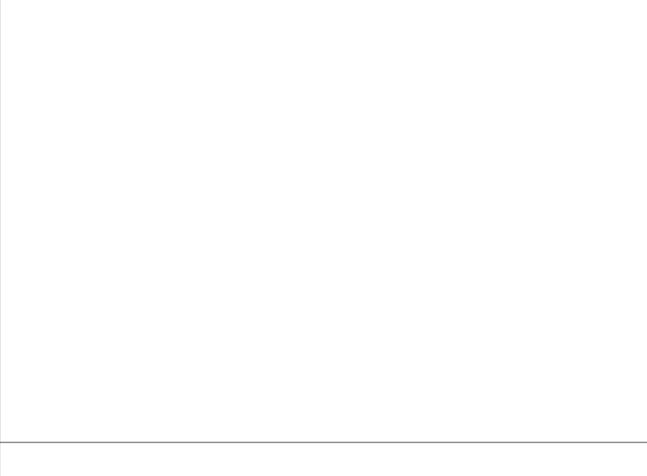
STREET VIEW @ PARK BLVD. & HAMPEL ST.



PARKING COURT VIEW - 2



STREET VIEW ALONG HAMPEL ST.



STREET VIEW ALONG PARK BLVD.



STREET VIEW ALONG PARK BLVD.

**GENERAL NOTES:**

- THE ARCHITECT IS THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS AND IS THE OWNER OF THE COPYRIGHT TO THEM. THESE CONSTRUCTION DOCUMENTS ARE FOR USE FOR THE PROJECT AT 4035 PARK BLVD. AND NOT FOR ANY OTHER PURPOSE OR PROJECT.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODES AND ALL LOCAL CODES AND ORDINANCES.
- ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT. DO NOT SCALE OFF OF THE PLANS.
- PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF INSECTS.
- PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH SECTION 4.504 POLLUTANT CONTROL.
  - 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
  - 4.504.2.2 PAINTS, STAINERS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
  - 4.504.2.3 AEROSOLS, PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
  - 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
    1. MANUFACTURER'S PRODUCT SPECIFICATION
    2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS
- 4.504.4 RESIDENT FLOORING SYSTEMS:
  - 4.504.4.1 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY WITH SECTION 4.505.2 WITH RESPECT TO VAPOR RETARDERS AND CAPILLARY BREAKS.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4505.3.
- THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:
  - 1) SEDIMENT BARRIERS SHALL BE PROVIDED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEMS AND CREEKS.
  - 2) SEDIMENT BARRIERS SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
  - 3) IF SEDIMENT BARRIERS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
  - 4) NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.

**MECHANICAL GENERAL NOTES:**

- ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3" MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
- ALL VENTILATION SHALL COMPLY W/ THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
- LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CHM RATED HOOD TO OUTSIDE W/ IF DUCT.
- HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
- FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.

**ELECTRICAL GENERAL NOTES:**

- ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
- FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE 1" OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP COVERPLATE AT 18" A.F.F. I.O.N. DRAINAGE SLOPE APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
- ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED QUANTITY/LOCATIONS AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS, NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
- ELECTRICIAN TO PROVIDE DATA, PHONE CABLE, AND AUDIOVISUAL CABLES AS VERIFIED BY OWNER.
- FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
- OUTLETS SHALL BE WITHIN 2" OF ANY OPENING AND NOT EXCEED 4" FROM ANY OPENING. ANY GREYER SHALL HAVE OUTLET. AT KITCHEN COUNTER, GFCI OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4' APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 6' RADIUS OF SINK.
- LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
- ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
  - a) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0-A
  - b) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0-A
- ALL LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- IF REFRIGERATOR LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS. SEC 210.12(A)
- KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARBAGE DISPOSER RECEPTACLE, WITHIN 6' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER SEC 210.8
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
- ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY," THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER SEC 408.9(B)
- FOR CIRCULAR CHANGING, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 208/240 VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE IN A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESEVERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION, AS AN "EX-CAPABLE"
- ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL, AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.

**PLUMBING GENERAL NOTES:**

- FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CDBG 4.303.1 REQUIREMENTS:
  - a) WATER CLOSETS - 1.28 GALLONS/FLUSH
  - b) SINKS, SHOWERS, AND TUBS - 1.8 GPM @ 80 PSI
  - c) MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
  - d) KITCHEN FAUCETS - 1.8 GPM @ 80 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM.
- IF THE WATER HEATER IS INSTALLED IN A CLOSET, IT SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CEC 150.02(C)
- ALL HOT WATER SHALL BE HEATED BY AN ENERGY EFFICIENT WATER HEATER. ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER CEC SECTION 150.03(D)
- ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES PER CPC 701.122(a)

**LANDSCAPING & IRRIGATION:**

- PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY (IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE). ALL PLANTS TO BE ORIGINATED FROM CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
- ALL PLANTS WILL BE WATERED BY AN IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
- ALL GRASS AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
- DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
- IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
- ALL FENCING SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4X4 P.F. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1X6 REDWOOD-HERRING REDWOOD FENCING BOARDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
- TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,500-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED 3" STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
- ALL PLANTING AREAS WILL BE COVERED IN 2" OF 1/4" BLACK FIRM MULCH.
- COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
- AT THE TIME OF FINAL INSPECTION PARTS 1 AND 2 OF THE CERTIFICATE OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
- ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
- POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WALKING MODEL 518.
- IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
- IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER, RAIN BIRD 34" ANTI-SIPHON DRIP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
- IRRIGATION EMISSION DEVICES: RAIN BIRD DROPT EMITTERS OR EQUIVALENT.

GENERAL NOTES

- DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- HOSE BIB W/ ANTI-SIPHON DEVICE
- FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- RECESSED WALL-MTD. ELECTRIC METER, SEE UTILITY PLAN
- WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- 50-GALLON HYBRID/ELECTRIC WATER HEATER
- WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
- GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 42" TALL WALL, VERIFY DETAILS W/ OWNER
- HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 30" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- WALL-MOUNTED LIGHT FIXTURE
- DOORBELL, VERIFY REQ'TS W/ OWNER
- 3" TALL MIN. ADDRESS NUMBERS
- 
- 
- 
- 
- EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- PERFORATED METAL RAILING WITH PAINTED FINISH
- EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

KEYED NOTES & EXTERIOR MATERIALS

**PROPOSED OR NEIGHBORING BUILDING**

(N) SHARED ACCESS & UTILITY EASEMENT, SEE TRACT MAP

(E) UTILITY EASEMENT, SEE SURVEY

(N) ASPHALT

PERMEABLE PAVING

GRAVEL (NO IRRIGATION)

PLANTED AREA W/ IRRIGATION

COMPLIANT OPEN SPACE

(E) PROPERTY LINE

(NEN) PROPERTY LINE FOR MINI-LOT SPLIT

SEWER

WATER

FIRE SPRINKLER (FOR FDC'S)

UNDERGROUND ELEC.

UNDERGROUND DATA

STORM DRAIN

#55 DOWNSPOUT

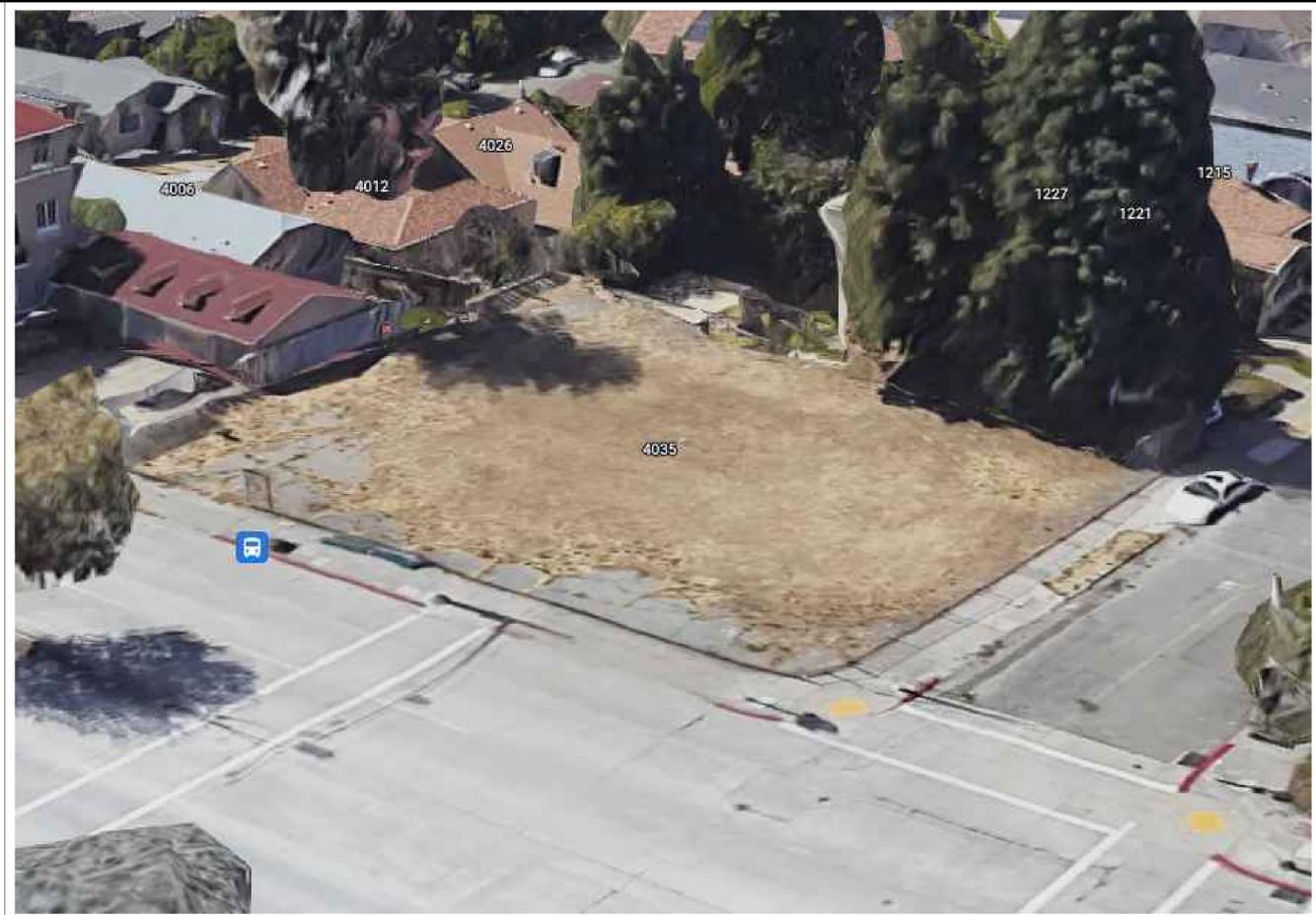
○ CLEAN OUT

⊙ H-2 WALL-MTD. DOWNLIGHT

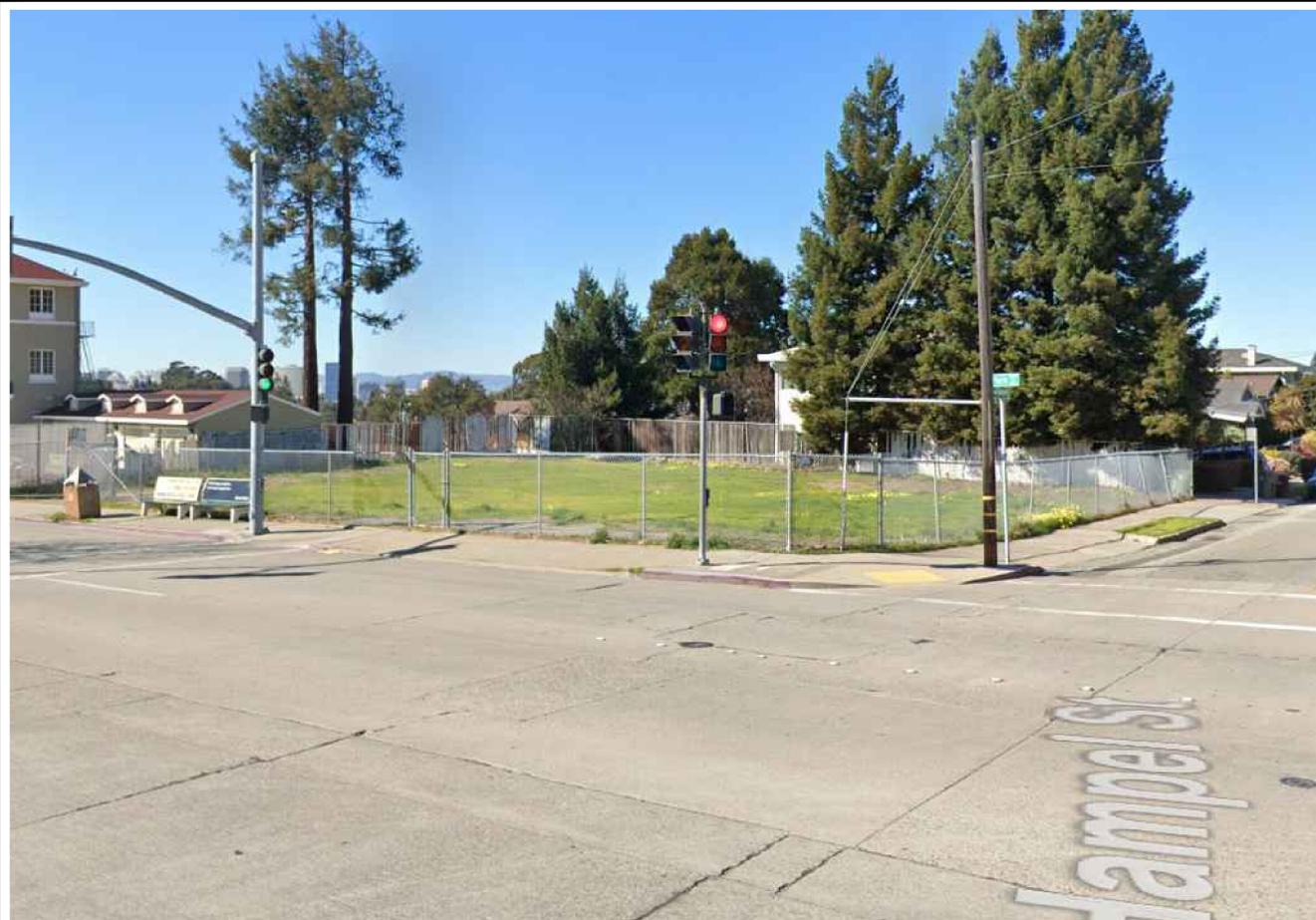
SYMBOL LEGEND



STREET VIEW ALONG HAMPEL STREET TOWARD PARK BLVD.



AERIAL VIEW TOWARDS CORNER OF PARK BLVD. AND HAMPEL STREET



STREET VIEW TOWARDS CORNER OF PARK BLVD. AND HAMPEL STREET

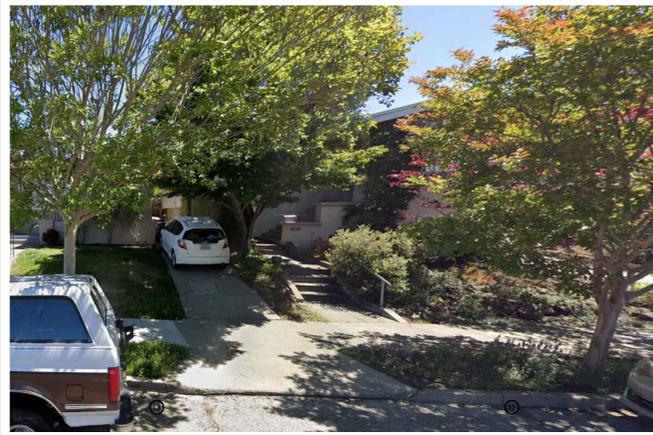


AERIAL SITE PHOTO

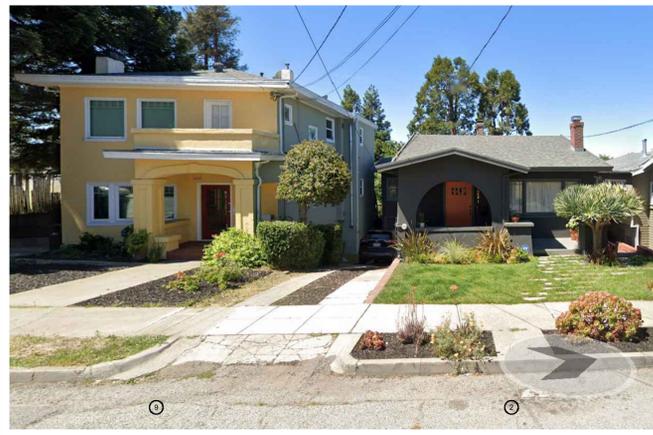
RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/06/23

PREPARED BY:	
CREATION DATE:	02/10/20
SCALE:	NTS

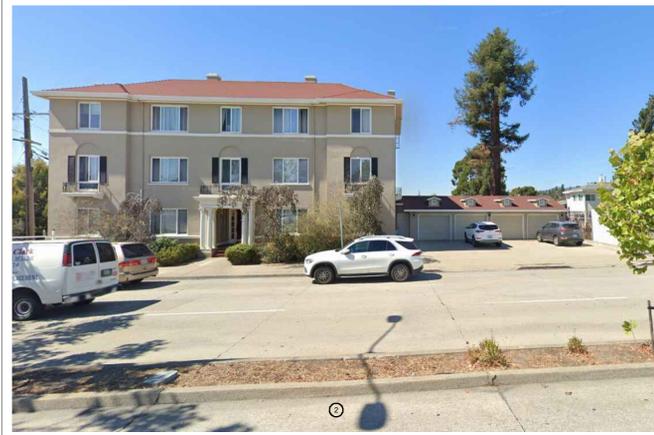
SITE PHOTOS -  
SUBJECT  
PROPERTY



1214 & 1220 HAMPEL ST.



1227 & 1221 HAMPEL ST.



4003 PARK BLVD.



4101 PARK BLVD. - PARK BLVD. PRESBYTERIAN CHURCH



1202 & 1208 HAMPEL ST.



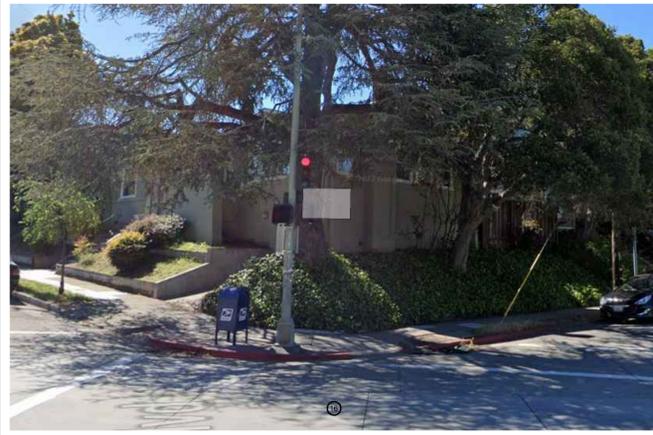
1215 & 1211 HAMPEL ST.



4006 BRIGHTON AVE. & 4003 PARK BLVD.



4101 PARK BLVD. ALONG HAMPEL



1301 HAMPEL ST.



1207 & 1201 HAMPEL ST.



AERIAL NEIGHBORHOOD PHOTO



4040 PARK BLVD.



4026 & 4012 BRIGHTON AVE.

RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/29/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/06/23

PREPARED BY:	
CREATION DATE:	02/10/20
SCALE:	NTS

SITE PHOTOS -  
NEIGHBORING  
PROPERTIES

### DERO Bike Locker Single (D1) Submittal Sheet

**CAPACITY** 1 Bike

**MATERIALS** Frame: 1.50" x 3.00" x 14g tube  
Floor: 18g plate  
Sides: 18g plate  
Doors: 18g plate  
Top: 18g plate

**FINISHES** Locker Frame: Galvanized  
Panels and Doors: Powder coat over G90 electro plated steel

**LOAD DATA** 40 psf snow, 90 mph wind exposure B, high seismic

**SETBACKS** Allow a 60" clearance from door face.

**STANDARD**

- Leveling feet
- Floor panel
- Ventilating window on doors
- Graffiti resistant
- UV resistant
- Gear hook
- Door closer

**LOCKING OPTION**

Key  
 Padlock

**E-BIKE CHARGING**

No charging  
 Add Charging Port with 4-Hour Timer

\*Charging lockers need 100v electrical supply. Customer is responsible for providing power to lockers. Four lockers per 20A circuit is recommended.

62023

BICYCLE LOCKER SPEC SHEET

### OAKLAND INVERTED U-RACK

**NOTES:**

- All dimensions are minimums and should be exceeded where possible, depending on site-specific conditions.
- All setback distances are measured from the center of the rack flange, to the leading edge of the obstruction.

Minimum Setback Distance	Obstruction Type
24" (parallel) 42" (perpendicular)	Curb face, building face (if rack is sited adjacent)
30"	Light pole, newspaper rack, sign pole, USPS mailbox, tree well, street furniture, trash can, surface hardware (PG&E, cable grates, etc.)
48"	Curb ramp, crosswalk, white/yellow loading zone, storm drain inlet, BART entrance, blue zone (disabled parking), driveway, AC transit red zone or shelter
60"	Fire hydrant

**CITY OF OAKLAND**  
DEPARTMENT OF TRANSPORTATION  
BICYCLE & PEDESTRIAN PROGRAM  
300 PARKER CENTER DRIVE, SUITE 2000 • OAKLAND, CA 94612  
415.553.3662 • FAX 415.553.3115

**TYPICAL LAYOUTS:  
INVERTED U-RACK**  
SHEET 1 OF 6

**BICYCLE RACK  
GUIDELINES**  
SCALE: NOT TO SCALE  
DWG. NO. BR-1  
DATE: FEB 2018

DETAIL BR-1: BICYCLE RACK GUIDELINES

### WAC LIGHTING

**Tube**  
Single & Double Wall Mount 3000K

**Model & Size**

- WS-W2604 5'-2' Lights
- WS-W2605 5'-1' Light

**Color Temp & CR**

- 3000K 50
- 3000K 90

**Watt**

- 25W
- 33W
- 16W

**Lumens**

- 1188
- 2195
- 1091

**Finish**

- AL Brushed Aluminum
- BK Black
- BZ Bronze
- GH Graphite
- WT White

**Fixture Type:**

**Catalog Number:**

**Project:**

**Location:**

**Example: WS-W2604-AL**

**FEATURES**

- Title 24 may not be available for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

**SPECIFICATIONS**

**Construction:** Die-cast Aluminum

**Power:** 16W, 25W, 33W

**Input:** 120-277V, 50/60Hz

**Dimming:** ELV, 100-10%, 0-10V, 100-5%

**Light Source:** Integrated LED

**Rated Life:** 70000 Hours

**Mounting:** Mounts directly to junction box, can be mounted on wall in all orientations

**Finish:** Brushed Aluminum with Clear Powder Coat; Brushed Aluminum, Brushed Aluminum with Clear Powder Coat; Black, Brushed Aluminum with Clear Powder Coat; Bronze, Brushed Aluminum with Clear Powder Coat; Graphite, Brushed Aluminum with Clear Powder Coat; White, Powder Coat White; White, Powder Coat White; Graphite, Powder Coat White; Bronze, Powder Coat White; Black, Powder Coat White; Brushed Aluminum

**Operating Temp:** -40°F to 122°F (-40°C to 50°C)

**Standards:** ETL, cETL, Wet Location Listed, IP65, Title 24 JAS Compliant

**FINISHES:**

**LINE DRAWING:**

waclighting.com | Phone (800) 526-2588 | Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. December 2022

SPEC. SHEET FOR EXTERIOR WALL MTD. DOWNLIGHT

### TREE ROOT BARRIER INSTALLATION

**NOTES:**

- ROOT BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OR LINEAR ROLL WITH 90° DEFLECTING RIBS.
- ROOT BARRIER SHALL BE MANUFACTURED WITH 50% POST CONSUMER POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.
- INSTALL MINIMUM 12" TO MAXIMUM 18" HIGH ROOT BARRIER.
- ROOT BARRIER SHALL HAVE A MINIMUM WALL THICKNESS OF 0.06" (60 mil) & RIB THICKNESS OF 0.08" (80 mil).
- THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL.
- ROOT BARRIER SHALL BE 15' LONG, 7.5' O.C. FROM TREE UNLESS APPROVED OTHERWISE BY ENGINEER.
- ROOT BARRIER TRENCH SHALL BE 4" WIDE TO 6" WIDE.
- ROOT BARRIER SHALL BE INSTALLED VERTICAL IN TRENCH ADJACENT TO SIDEWALK AND CURB AT GRADE.
- THE CITY ARBORIST SHALL BE NOTIFIED BEFORE EXTENSIVE CUTTING OF ROOTS.

**CITY OF OAKLAND**

**DEPARTMENT OF ENGINEERING AND CONSTRUCTION**

**ENGINEERING DESIGN MANAGER**  
DATE: 05/08/2024  
REV. DATE: \_\_\_\_\_  
M-6

DETAIL M-6: TREE ROOT BARRIER INSTALLATION

RELEASES AND REVISIONS

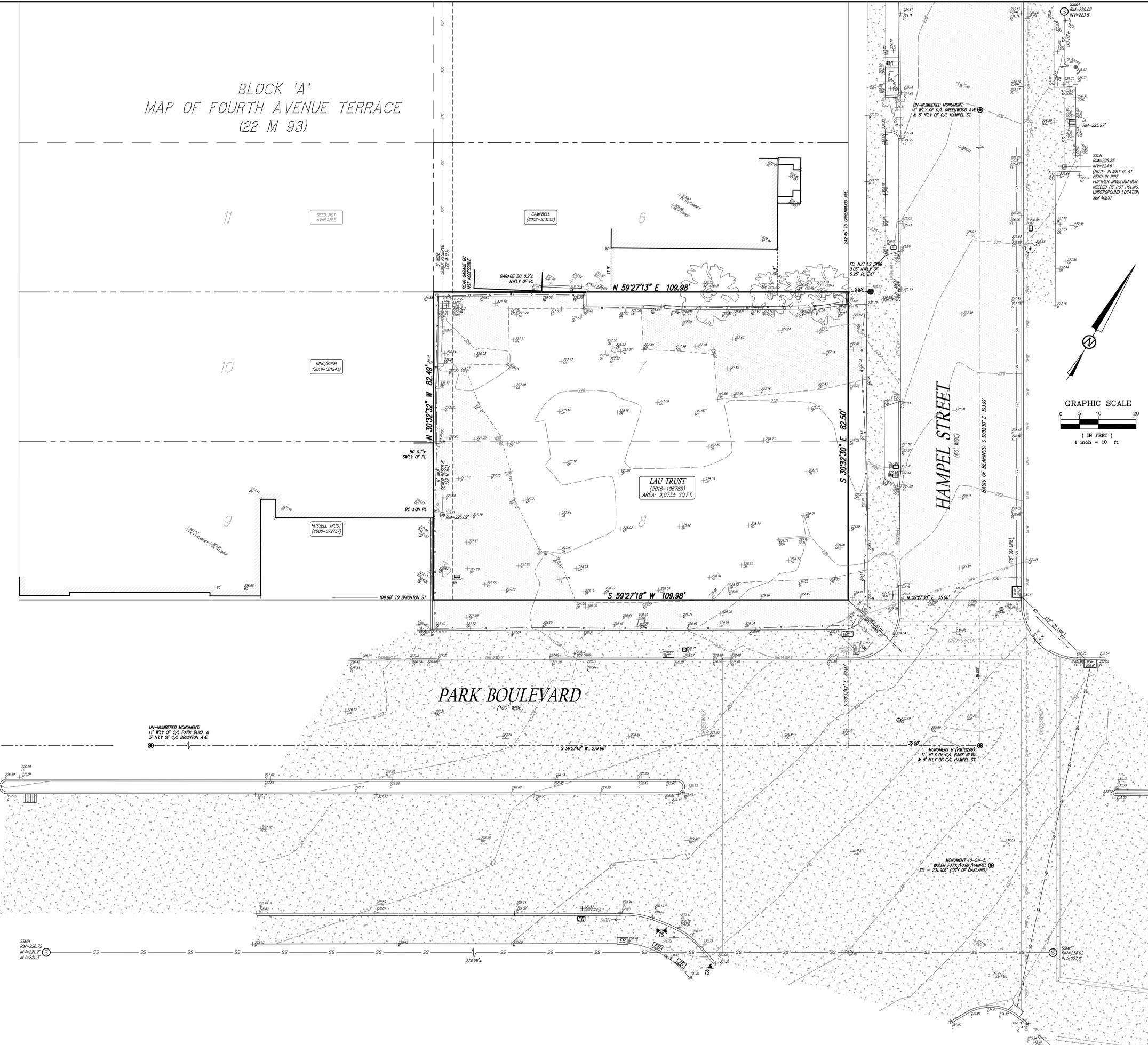
PLANNING APPLICATION	DATE
PLANNING APP. - REV. 1	10/29/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/06/23

PREPARED BY: \_\_\_\_\_  
CREATION DATE: 02/10/20  
SCALE: NTS

**OAKLAND COMPLIANCE**

**A0.4**

BLOCK 'A'  
MAP OF FOURTH AVENUE TERRACE  
(22 M 93)



**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 MIKE FITLER ON NOVEMBER 30, 2022.  
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 THAT CERTAIN MAP ENTITLED "MAP OF FOURTH AVENUE TERRACE", FILED ON MAY 08, 1907, IN BOOK 22 OF MAPS, AT PAGE 93, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL No. 024-0533-008.  
I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT, THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A RECORD OF SURVEY OR CORNER RECORD BE FILED WITH THE COUNTY OF ALAMEDA.  
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.

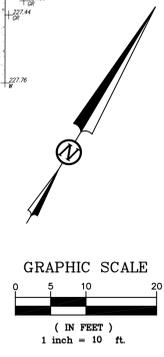
**OWNER/SUBDIVIDER:**  
THE KENT YUKIAN LAU & EVELYN CHAN LAU REVOCABLE TRUST  
KENT YUKIAN LAU & EVELYN CHAN LAU (TRUSTEES)  
437 LINCOLN AVE  
ALAMEDA, CA 94501

**BASIS OF BEARINGS:**  
MONUMENT LINE IN HAMPTEL STREET, HELD PARALLEL TO THE WESTERLY RIGHT OF WAY AND TAKEN AS S 30°32'30" E, AS SHOWN ON MAP OF FOURTH AVENUE TERRACE (22 M 93).

**BENCHMARK:**  
CITY OF OAKLAND IRON PIN MONUMENT 10-SW-5, IN WELL AT THE EASTERLY INTERSECTION OF PARK BOULEVARD AND HAMPTEL STREET  
EL = 231.906' (CITY OF OAKLAND DATUM)

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

**BASIS OF SURVEY:**  
PARCEL LOCATION WAS BASED UPON THE MAP OF FOURTH AVENUE TERRACE (22 M 93) AND THE MONUMENTS ESTABLISHING THE RIGHT OF WAY(S) OF PARK BOULEVARD, HAMPTEL STREET, AND BRIGHTON & GREENWOOD AVENUES.



**LEGEND**

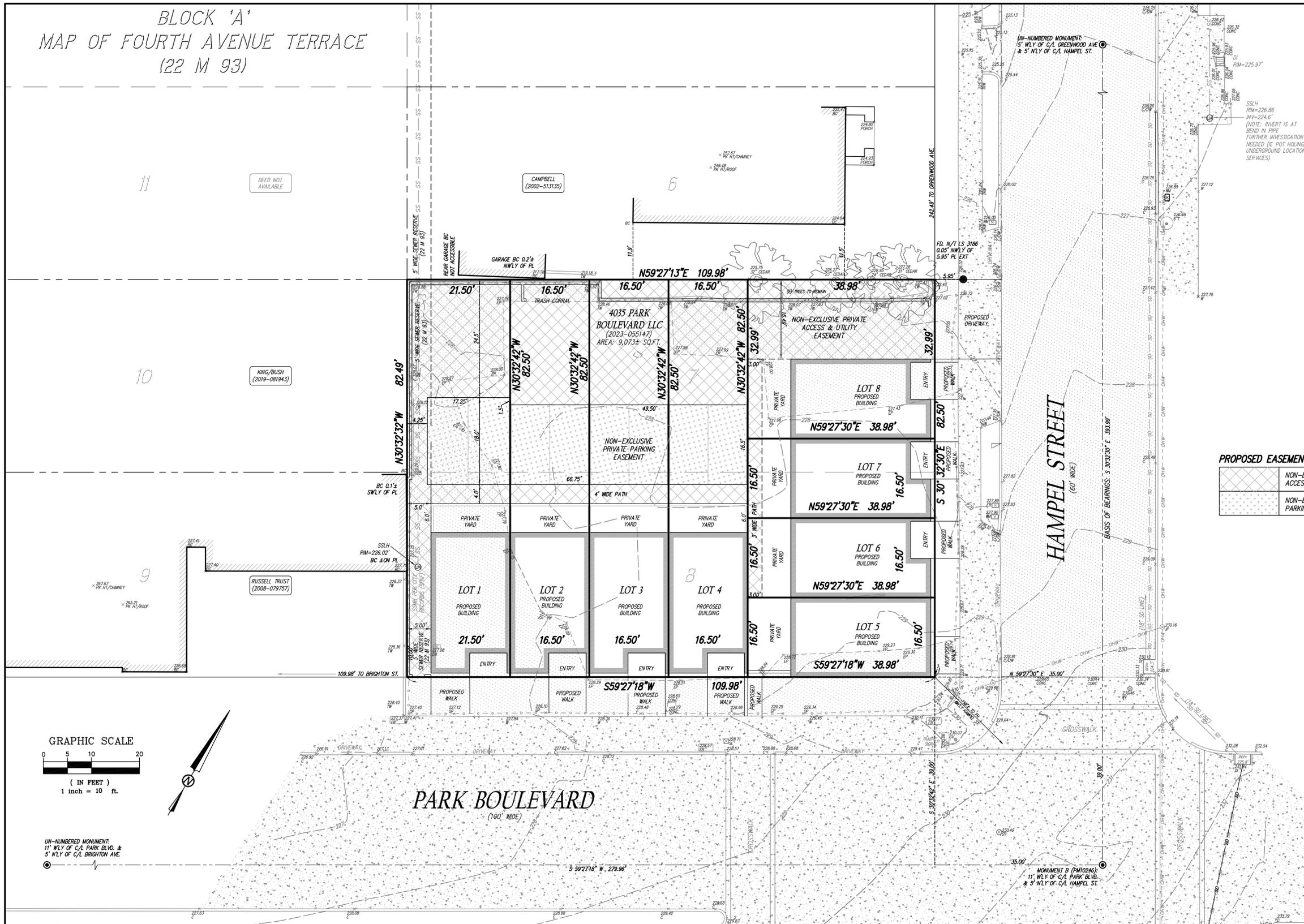
○	FOUND CITY MONUMENT
●	FOUND N/T AS NOTED
( )	RECORD DATA
---	BUILDING EDGE
---	CONCRETE
---	ASPHALT
---	APN ASSESSOR'S PARCEL NUMBER
BC	BUILDING CORNER
---	TOP OF CURB
---	TOP OF CURB AT DRIVEWAY
---	CONC. CONCRETE
---	DROP INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
F	FENCE
FD	FOUND POINT AS NOTED
FH	FIRE HYDRANT
FLCH	FLCH LINE
GP	GATE POST
GR	GROUND SHOT
GV	GAS VALVE
GP	JOINT POLE
N/T	NAIL & 1/4" BRASS TAG
P	PAVEMENT
---	PROPERTY LINE
---	STORM DRAIN MANHOLE
---	STREET LAMP
---	SANITARY SEWER MANHOLE
---	TOP OF CONCRETE
---	TOP OF SLOPE
---	TIE LINE
---	TIE TO PHONE LINE
---	TOP OF RAILROAD RAIL
---	TREE WELL
---	TIE TO WYLINE
---	TOP OF WALL
---	V-DITCH
---	VALLEY GUTTER
---	WALK
---	WALK
---	WATER METER
---	WATER VALVE
---	BT DIAMETER OF TREE (INCHES)
---	SUBJECT PROPERTY
---	ADJACENT PARCEL LINE
---	MONUMENT LINE
---	TRACT LOT LINE
---	TIE LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
---	OVERHEAD WIRES

KEITH S. BUSK  
No. 8494  
DATE: 01/25/2023

**BOUNDARY & TOPOGRAPHIC SURVEY**  
THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED APRIL 27, 2016 UNDER SERIES No. 106786, OFFICIAL RECORDS OF ALAMEDA COUNTY, ALSO BEING LOTS 7 & 8, BLOCK A, MAP OF FOURTH AVENUE TERRACE (22 M 93) CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA JANUARY, 2023 SCALE: 1" = 10'

**BAY AREA LAND SURVEYING INC**  
3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5187

BLOCK 'A'  
MAP OF FOURTH AVENUE TERRACE  
(22 M 93)



**OWNER/SUBDIVIDER:**  
4035 PARK BOULEVARD LLC  
953 WEST MACARTHUR BLVD  
OAKLAND, CA 94608

**BASIS OF BEARINGS:**  
MONUMENT LINE IN HAMPEL STREET, HELD PARALLEL TO THE WESTERLY RIGHT OF WAY AND TAKEN AS S 30°32'30" E, AS SHOWN ON MAP OF FOURTH AVENUE TERRACE (22 M 93).

**BENCHMARK:**  
CITY OF OAKLAND IRON PIN MONUMENT 10-SW-5, IN WELL AT THE EASTERLY INTERSECTION OF PARK BOULEVARD AND HAMPEL STREET  
EL= 231.906' (CITY OF OAKLAND DATUM)

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

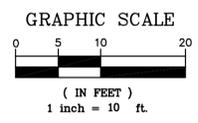
**BASIS OF SURVEY:**  
PARCEL LOCATION WAS BASED UPON THE MAP OF FOURTH AVENUE TERRACE (22 M 93) AND THE MONUMENTS ESTABLISHING THE RIGHT OF WAY(S) OF PARK BOULEVARD, HAMPEL STREET, AND BRIGHTON & GREENWOOD AVENUES.

**LEGEND**

●	FOUND CITY MONUMENT
○	FOUND N/T AS NOTED
○	RECORD DATA
▭	BUILDING EDGE
▭	CONCRETE
▭	ASPHALT
APN	ASSESSOR'S PARCEL NUMBER
BC	BUILDING CORNER
C	TOP OF CURB
C/W	TOP OF CURB AT DRIVEWAY
CONC	CONCRETE
DI	DROP INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
F	FENCE
FD	FOUND POINT AS NOTED
FH	FIRE HYDRANT
FL	FLOW LINE
GP	GATE POST
GR	GROUND SHOT
GUY	GUY WIRE
GV	GAS VALVE
JP	JOINT POLE
N/T	NAIL & 3/4" BRASS TAG
P	PAVEMENT
PL	PROPERTY LINE
SDMH	STORM DRAIN MANHOLE
SL	STREET LAMP
SSMH	SANITARY SEWER MANHOLE
TOP	TOP OF CONCRETE
TOP	TOP OF SLOPE
TEL	TELEPHONE LINE
TR	TOP OF RAILROAD RAIL
TRW	TREE WELL
TV	UG TV LINE
TW	TOP OF WALL
VD	V-DITCH
VG	VALLEY GUTTER
W	BACK OF SIDEWALK
WL	WATER LINE
WLK	SIDEWALK
WM	WATER METER
WV	WATER VALVE
#T	DIAMETER OF TREE (INCHES)

**PROPOSED EASEMENT HATCH LEGEND**

▨	NON-EXCLUSIVE PRIVATE ACCESS & UTILITY EASEMENT
▨	NON-EXCLUSIVE PRIVATE PARKING EASEMENT



**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 MIKE PITLER ON NOVEMBER 30, 2022.

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 THAT CERTAIN DEED RECORDED MAY 16, 2023 UNDER SERIES No. 2023-055147, OFFICIAL RECORDS OF ALAMEDA COUNTY, ALSO BEING LOTS 7 & 8, BLOCK A, MAP OF FOURTH AVENUE TERRACE (22 M 93) ALAMEDA COUNTY RECORDS, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL No. 024-0533-008.

I HEREBY FURTHER STATE THAT THE RECORD FILING REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT WILL BE SATISFIED UPON RECORATION 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.

**LOT/EASEMENT SQUARE FOOTAGES:**

LOT	GROSS	NET
LOT 1:	1,773± SQFT	1072± SQFT
LOT 2:	1,361± SQFT	660± SQFT
LOT 3:	1,361± SQFT	660± SQFT
LOT 4:	1,361± SQFT	660± SQFT
LOT 5:	643± SQFT	594± SQFT
LOT 6:	643± SQFT	594± SQFT
LOT 7:	643± SQFT	594± SQFT
LOT 8:	1286± SQFT	594± SQFT
TOTAL AREA:	9,073± SQFT	

KEITH S. BUSH, L.S. 8494  
REV 1: 12/08/2023

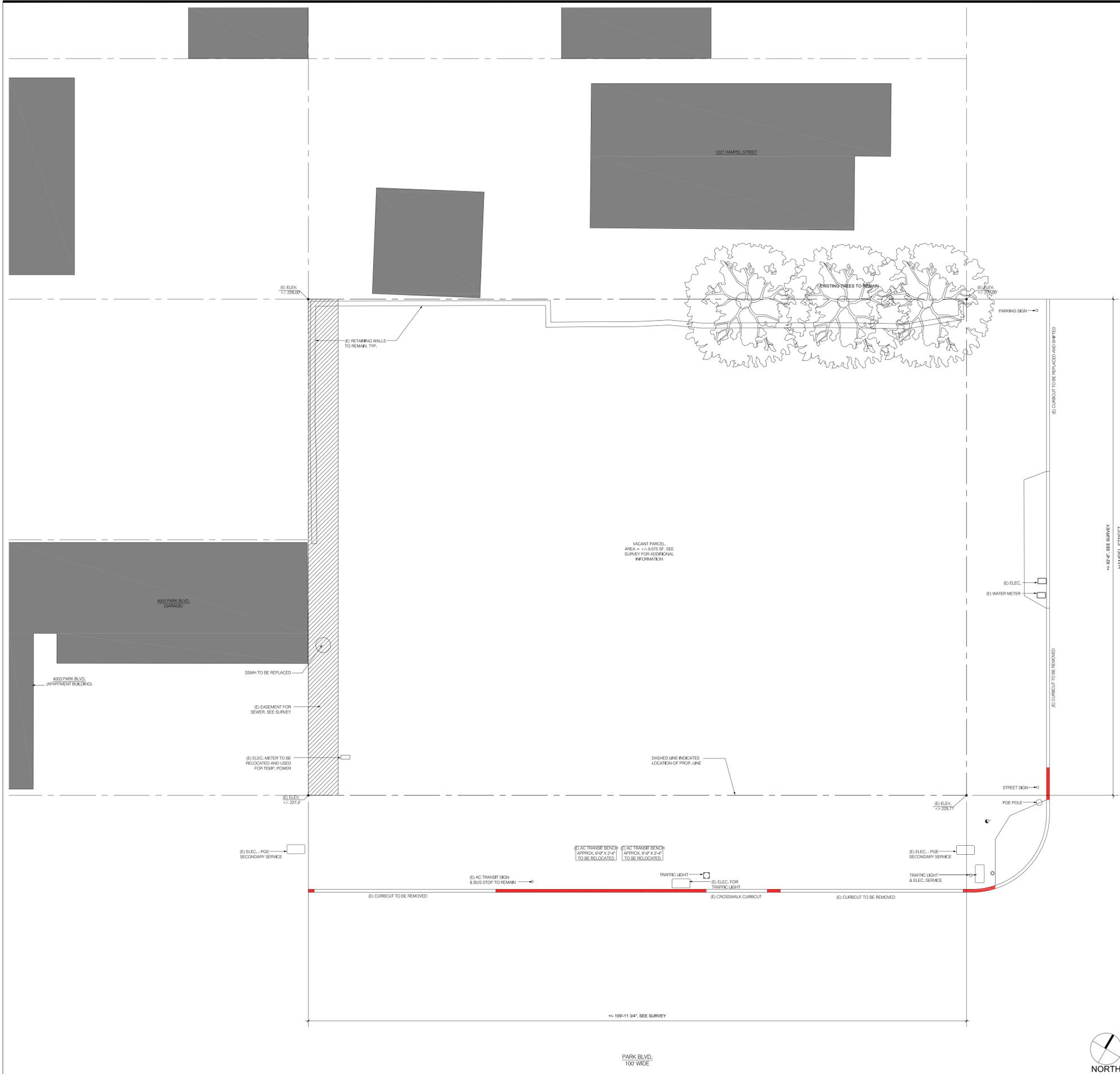


UPDATED PROPOSED IMPROVEMENTS

**TENTATIVE TRACT MAP No. 8679**

**BEING AN EIGHT (8) LOT SUBDIVISION**  
OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED MAY 16, 2023 UNDER SERIES No. 2023-055147, OFFICIAL RECORDS OF ALAMEDA COUNTY, ALSO BEING LOTS 7 & 8, BLOCK A, MAP OF FOURTH AVENUE TERRACE (22 M 93) CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA  
DECEMBER, 2023 SCALE: 1" = 10'

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

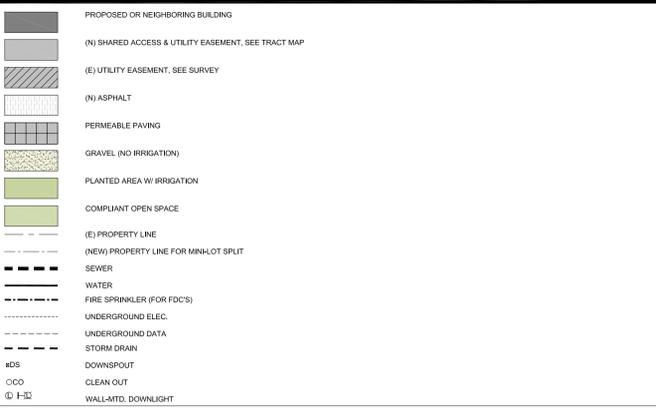


- GENERAL NOTES**
- G1. THE ARCHITECT IS THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS AND IS THE OWNER OF THE COPYRIGHT TO THEM. THESE CONSTRUCTION DOCUMENTS ARE FOR USE FOR THE PROJECT AT 4035 PARK BLVD. AND NOT FOR ANY OTHER PURPOSE OR PROJECT.
  - G2. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODES AND ALL LOCAL CODES AND ORDINANCES.
  - G3. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT. DO NOT SCALE OFF OF THE PLANS.
  - G4. PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
  - G5. PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS SHALL COMPLY WITH SECTION 4.504 FOLLOUT/ATTN CONTROL.
  - G6. PER CALGREEN 2022, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.
  - G7. PER CALGREEN 2022, PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.
  - G8. PER CALGREEN 2022, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.
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  - G100. PER CALGREEN 2022, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.
- MECHANICAL GENERAL NOTES**
- M1. ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3' MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
  - M2. ALL VENTILATION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
  - M3. LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD OUTSIDE W/ 1" DUCT.
  - M4. HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
  - M5. FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.
- ELECTRICAL GENERAL NOTES**
- E1. ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
  - E2. FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE TO FACE OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. I.D.O. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E3. ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITIES/LOCATIONS AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS; NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
  - E4. ELECTRICIAN TO PROVIDE DATA, PHONE CABLE, AND AUDIO/VISUAL WIRING AS SHOWN IN PLANS AND AS VERIFIED BY OWNER.
  - E5. FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E6. OUTLETS SHALL BE WITHIN 2" OF CHINA AND NOT EXCEED 4" OVERHANG. AT KITCHEN COUNTER, GFCI OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4" APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 6" OF SINK.
  - E7. LUMINAIRE RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
  - E8. ALL LIGHTING SHALL COMPLY WITH THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
    - a) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A.
    - b) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
    - c) UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - E9. ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI-CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS, SEC 210.12(A).
  - E10. KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARBAGE DISPOSER RECEPTACLE, WITHIN 4' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER SEC 210.8.
  - E11. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
  - E12. ALL 15 OR 20 AMP, 125 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY," THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER SEC 408.9(B).
  - E13. FOR EACH CHANGING, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 200/240 VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE AT A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION J-BOX, AS "EV CAPABLE".
  - E14. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PLUMBING GENERAL NOTES**
- P1. FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CSBG 4.303.1 REQUIREMENTS:
    - a) WATER CLOSETS: 1.28 GALLONS/FLUSH
    - b) SINGLE SHOWERHEADS: 1.8 GPM @ 80 PSI
    - c) MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
    - d) RESIDENTIAL LABORATORY FAUCETS: 1.2 GPM @ 80 PSI
    - e) KITCHEN FAUCETS: 1.8 GPM @ 80 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
  - P2. IF THE WATER HEATER UNIT REQUIRES EXCESSIVE HOT WATER, IT SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CIBES 110.10.2.7.
  - P3. ALL HOT WATER SUPPLY PIPING 1/2" AND GREATER SHALL BE INSULATED PER SEC SECTION 150.0.2(B). ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER SEC SECTION 150.0.
  - P4. ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES PER CPC 701.122(b).
- LANDSCAPING & IRRIGATION**
- L1. PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE. ALL PLANTS TO BE CROUCH-TOLERANT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
  - L2. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPING CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - L3. ALL GRAVELS AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
  - L4. DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - L5. IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
  - L6. ALL FENCINGS SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE, IT WILL BE CONSTRUCTED @ 4X4 P.T. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1X6 ROUGH-SURF REDWOOD FENCING BOARDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
  - L7. TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,600-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C3 STORM WATER MANAGEMENT BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
  - L8. ALL PLANTING AREAS WILL BE COVERED IN 2" OF 1/4" BLACK FIRE MULCH.
  - L9. COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - L11. AT THE TIME OF FINAL INSPECTION PARTS 3 AND 4 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
  - L12. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - L13. POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WILKINS MODEL 370.
  - L14. IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
  - L15. IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER, RAIN BIRD 3/4" ANTI-SIPHON DRP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
  - L16. IRRIGATION EMISSION DEVICES: RAIN BIRD DROPP EMISSIONS OR EQUIVALENT.

**GENERAL NOTES**

- 1 DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- 2 HOSE BIB W/ ANTI-SIPHON DEVICE
- 3 FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- 4 FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- 5 RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- 6 WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- 7 50-GALLON HYBRID/ELECTRIC WATER HEATER
- 8 WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- 9 LONG-TERM BICYCLE PARKING SPACE TO BE 2'-6" WIDE X 6'-0" LONG
- 10 GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- 11 SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 12 42" TALL WALL. VERIFY DETAILS W/ OWNER
- 13 HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- 14 WALL-MOUNTED LIGHT FIXTURE
- 15 DOORBELL. VERIFY REQ'TS W/ OWNER
- 16 3" TALL MIN. ADDRESS NUMBERS
- 17 -
- 18 -
- 19 -
- 20 -
- 21 EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- 22 EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- 23 PERFORATED METAL RAILING WITH PAINTED FINISH
- 24 EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

**KEYED NOTES & EXTERIOR MATERIALS**



**RELEASES AND REVISIONS**

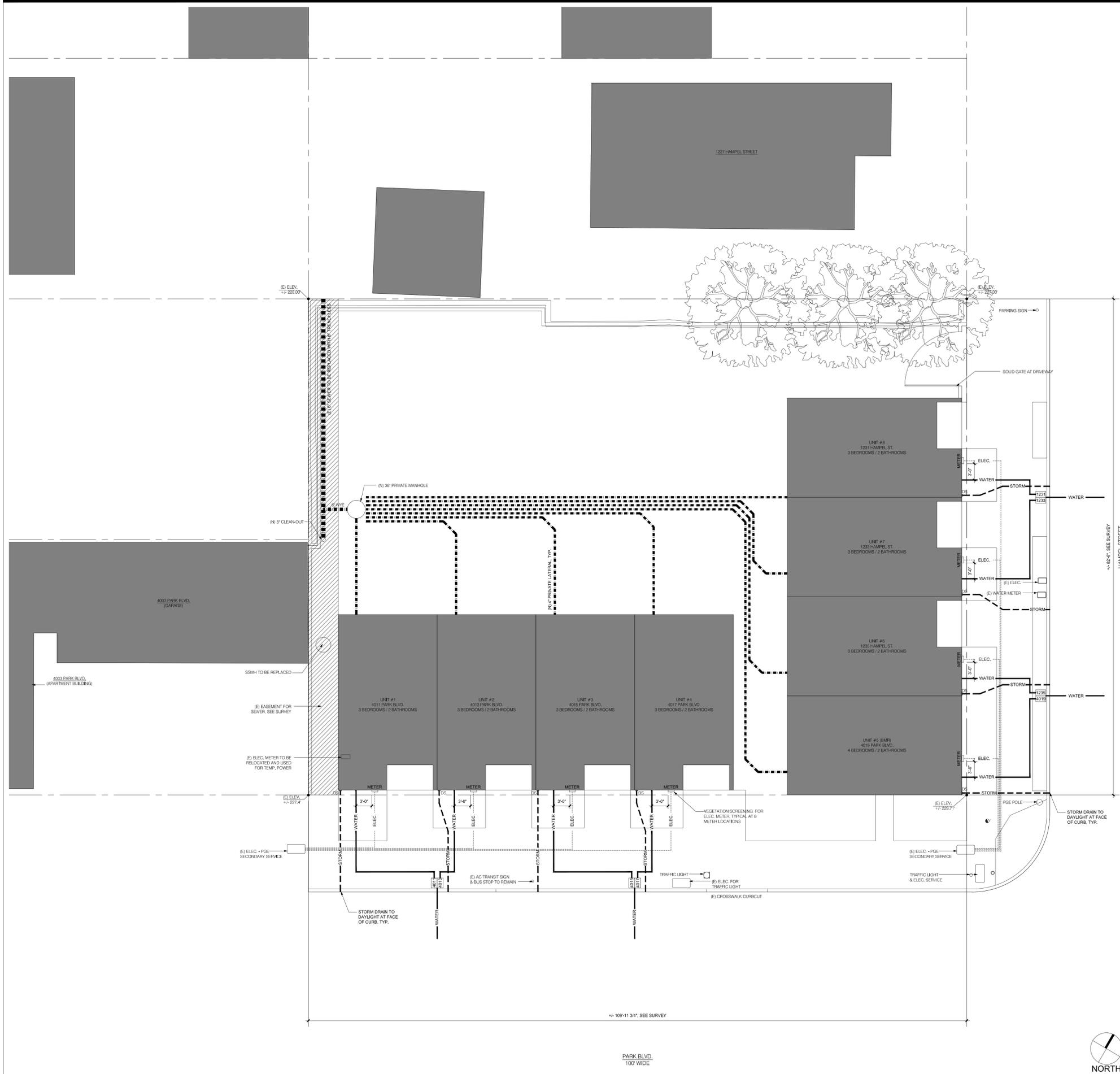
PLANNING APPLICATION	DATE
03/14/23	
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/08/23

PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/8" = 1'-0"

**SITE PLAN - EXISTING CONDITIONS**

**A1.0a**





- GENERAL NOTES**
- THE ARCHITECT IS THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS AND IS THE OWNER OF THE COPYRIGHT TO THEM. THESE CONSTRUCTION DOCUMENTS ARE FOR USE FOR THE PROJECT AT 4035 PARK BLVD. AND NOT FOR ANY OTHER PURPOSE OR PROJECT.
  - ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES.
  - ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT, DO NOT SCALE OFF OF THE PLANS.
  - PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
  - PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH SECTION 4.504 POLLUTANT CONTROL.
  - 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
  - 4.504.2.3 AEROSOLS, PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
  - 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
    - MANUFACTURER'S PRODUCT SPECIFICATION
    - FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS
  - 4.504.4 RESIDENT FLOORING SYSTEMS:
    - 4.504.4.1 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
  - PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY WITH SECTION 4.505.2 WITH RESPECT TO VAPOR RETARDERS AND CAPILLARY BREAKS.
  - BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4505.3.
  - THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:
    - PROVIDE FILTER BARRIERS/CATCH BASINS TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
    - SEDIMENT BARRIERS SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
    - IF SEDIMENT BARRIERS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
    - NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.
- MECHANICAL GENERAL NOTES**
- ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3' MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
  - ALL VENTILATION SHALL COMPLY W/ THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
  - LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CHM RATED HOOD TO OUTSIDE W/ IF DUCT.
  - HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
  - FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.
- ELECTRICAL GENERAL NOTES**
- ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
  - FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE 10" OF COVERPLATE AT 48" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. I.O.N. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITIES/LOCATIONS AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS, NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
  - ELECTRICIAN TO PROVIDE DATA, PHONE CABLE, AND AUDIO/VIDEO WIRING AS SHOWN IN PLANS OR AS VERIFIED BY OWNER.
  - FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - OUTLETS SHALL BE WITHIN 4" OF OPENING AND NOT EXCEED 2" APART. ANY SHALL HAVE OUTLETS. AT KITCHEN COUNTER, GFCI OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4' APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 2' OF SINK.
  - LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
  - ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
    - ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.9-A
    - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
    - OVERHEAD CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETTS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS. (CEC 210.12(A))
  - KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARBAGE DISPOSER RECEPTACLE, WITHIN 6' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER CEC 210.8.
  - ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
  - ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY," THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER CEC 408.9(B).
  - FOR CAR CHARGING, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 208/240 VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE IN A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESEVERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION AS "EV CAPABLE"
  - ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL, AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PLUMBING GENERAL NOTES**
- FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CDBG 4.303.1 REQUIREMENTS:
    - WATER CLOSETS - 1.28 GALLONS/FLUSH
    - SINGLE SHOWERHEADS - 1.8 GPM @ 80 PSI
    - MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
    - RESIDENTIAL LAVATORY FAUCETS - 1.2 GPM @ 80 PSI
    - KITCHEN FAUCETS - 1.8 GPM @ 80 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM.
  - IF THE WATER HEATER RATING EXCLUDES 6.8 BTU/H, THEY SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CDBS 150.10.27.
  - ALL HOT WATER SUPPLY PIPING 3/4" AND GREATER SHALL BE INSULATED PER CEC SECTION 150.9.03(B). ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER CEC SECTION 150.9.
  - ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES PER CPC 701.102(a).
- LANDSCAPING & IRRIGATION**
- PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY (IDENTIFIED ALTERNATES IN THE PLANTING SCHEDULE). ALL PLANTS TO BE CROSSLISTED TO PERMANENT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - ALL GRASS AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
  - DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
  - ALL FENCING SHALL BE 6'0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4X4 P.F. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1X6 RUGGED-HEDGED REDWOOD FENCING BOARDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
  - TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,500-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C3 STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
  - ALL PLANTING AREAS WILL BE COVERED BY 2" OF BLACK FIRE MULCH.
  - COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - AT THE TIME OF FINAL INSPECTION PARTS 1 AND 2 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WILKINS MODEL 315.
  - IRRIGATION CONTROLLER: RAIN BIRD BSR6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
  - IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER, RAIN BIRD 315 ANTI-SIPHON DRIP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
  - IRRIGATION EMISSION DEVICES: RAIN BIRD DRIP EMITTERS OR EQUIVALENT.

**GENERAL NOTES**

- DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- HOSE BIB W/ ANTI-SIPHON DEVICE
- FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- 50-GALLON HYBRID/ELECTRIC WATER HEATER
- WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
- GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 42" TALL WALL. VERIFY DETAILS W/ OWNER
- HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 30" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- WALL-MOUNTED LIGHT FIXTURE
- DOORBELL. VERIFY REQ'TS W/ OWNER
- 3" TALL MIN. ADDRESS NUMBERS
- -
- -
- -
- -
- EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- PERFORATED METAL RAILING WITH PAINTED FINISH
- EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

**KEYED NOTES & EXTERIOR MATERIALS**



RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/06/23

PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/8" = 1'-0"

**SITE PLAN - UTILITIES**

SITE PLAN - PROPOSED CONDITIONS

1/A1.0c

**SYMBOL LEGEND**

RELEASES AND REVISIONS	
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  - ALL FLOOR PLAN DIMENSIONS ARE UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONS W/ ARCHITECT. DO NOT SCALE OFF OF THE PLANS.
  - PER CALGREEN 2022, ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES FOR EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
  - PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS, & COATINGS SHALL COMPLY W/ SECTION 4.504 POLLUTANT CONTROL.
    - 4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT W/ VOC & OTHER TOXIC COMPOUND LIMITS.
    - 4.504.2.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT W/ VOC LIMITS.
    - 4.504.2.3 AEROSOL PAINTS & OTHER COATINGS SHALL BE COMPLIANT W/ PRODUCT WEIGHTED MEAN LIMITS FOR VOC & OTHER TOXIC COMPOUNDS.
    - 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE W/ THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
      - MANUFACTURER'S PRODUCT SPECIFICATION
      - FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS
      - 4.504.4 RESILIENT FLOORING SYSTEMS.
      - 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), & HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY W/ LOW FORMALDEHYDE EMISSION STANDARDS.
  - PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY W/ SECTION 4.505.5 W/ RESPECT TO VAPOR RETARDERS & CAPLLARY BREAKS.
  - BUILDING MATERIALS W/ VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4003.3.
  - THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, & WATER QUALITY IMPACTS DURING CONSTRUCTION:
    - PROVIDE BARRIERS & NEARBY CATCH BASINS TO PREVENT DEBRIS & DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM & CREEKS.
    - SEDIMENT BERM SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
    - IF SEDIMENT BERMS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS & INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
    - NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED W/ PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.
- MECHANICAL GENERAL NOTES**
- ENVIRONMENTAL AIR EXHAUST SHALL BE 3" MIN. CLEAR FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING BATHROOM, KITCHEN, WATER HEATER & LAUNDRY.
  - ALL VENTILATION SHALL COMPLY W/ THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
  - LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD TO OUTSIDE W/ 8" DUCT.
  - HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION & TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
  - ANY HVAC RELATED FILTER SHALL BE A MERV-16 OR HIGHER.
- ELECTRICAL GENERAL NOTES**
- FIELD VERIFY ALL SWITCH LOCATION & GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE TO OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. I.D.A. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITIES/LOCATIONS & THOSE REQUIRED BY APPLIANCES & OTHER MEP SYSTEMS, NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS & AS FIELD VERIFIED BY ARCHITECT.
  - ELECTRICIAN TO PROVIDE DATA, PHONE CABLE, & AUDIO/VIDEO WIRING AS SHOWN IN PLANS OR AS VERIFIED BY OWNER.
  - FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - OUTLETS SHALL BE W/IN 6" OF OPENING & NOT EXCEED 12" APART. ANY ISOLATED WALL 7' OR WIDER SHALL HAVE OUTLETS. AT KITCHEN COUNTER, GFCI OUTLETS SHALL BE W/IN 2' OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. & ARE NOT TO EXCEED 4' APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS & PENINSULAS & W/IN 6" RADIUS OF SINK.
  - LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT & BE SEALED W/ A GASKET OR CALK BETWEEN THE LUMINAIRE HOUSING & CEILING.
  - ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
    - ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE W/ TABLE 150.0-A.
    - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
    - UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - ALL NEW 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS, SEC 210.12(A).
  - ALL 15 & 20 AMP, 125 VOLT KITCHEN RECEPTACLES, INCLUDING THE GARBAGE DISPOSER, W/IN 8' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER SEC 210.8
  - ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
  - ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY", THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER SEC 400.9(B).
  - FOR E-CAR CHARGING, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 208/240-VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL TERMINATE IN A LISTED J-BOX. THE CIRCUIT SHALL ACCORDING TO A 40-AMP RESERVE TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT & TERMINATION J-BOX AS "EV CAPABLE"
  - ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON & OFF SWITCH THAT DOES NOT OVERRIDE TO ON & ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL & MOTION SENSOR, PHOTO CONTROL, & AUTOMATIC NIGHT/ASTRONOMIC/TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PLUMBING GENERAL NOTES**
- FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CGCS & 303.1 REQUIREMENTS:
    - WATER CLOSETS: <1.29 GALLONS PER FLUSH
    - SINGLE SHOWERHEADS: <1.8 GPM @ 80 PSI
    - MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS & OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
    - RESIDENTIAL LABORATORY FAUCETS: <1.2 GPM @ 90 PSI
  - IF THE WATER HEATER INPUT RATING EXCEEDS 8.8 BTU/H, THEY SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY & HOT WATER PIPE LEAVING THE WATER HEATER & HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CIBS 110.30(7).
  - ALL HOT WATER SUPPLY PIPING 3/4" & GREATER SHALL BE INSULATED PER SEC SECTION 150.0(J)(2). ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER SEC SECTION 150.0(J)(2).
  - ABS & PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES PER CPC 701.12(2)(3).
- LANDSCAPING & IRRIGATION**
- PLANTING SELECTION SHALL BE CONSISTENT W/ THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT & THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE.) ALL PLANTS TO BE DROUGHT TOLERANT & CALIFORNIA NATIVE SPECIES. THE QUANTITY & SPACING OF PLANTS SHALL BE ADJUSTED PER PARTICULAR SPECIMEN HEIGHTS.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER & RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - ALL GRAVEL & MULCH SHALL BE DESIGN-BUILD & SELECTED BY OWNER DURING CONSTRUCTION.
  - DRIVEWAY & PARKING AREA SHALL BE LOOSE-LAY, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES & SIDEWALKS PAVING, SHALL BE IN COMPLIANCE W/ APPROVALS & THE CITY OF OAKLAND STANDARDS & SPECIFICATIONS.
  - ALL FENCING SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4X4 P.T. POSTS AT APPROX. 8' O.C. SPACING & CLAD W/ HORIZ. 1X4 ROUGH-SAWN REDWOOD FENCING BOARDS W/ 1/8" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
  - TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,500-5,000 SF & THE PROJECT WILL COMPLY W/ REQUIRED C.2 STORM WATER MEASURES BY CONSTRUCTING ALL PAVING W/ A PERMISSIBLE SURFACE PER NOTE 4.180(1).
  - ALL PLANTING AREAS WILL BE COVERED IN 3" OF 1/4" BLACK FIR MULCH.
  - COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - AT THE TIME OF FINAL INSPECTION PARTS 1 & 2 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLIANCE SHALL BE SIGNED & EVIDENCE SHOWING COMPLIANCE W/ PARTS 3 & 4 SHALL BE DEMONSTRATED.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE & BACKFLOW PREVENTION DEVICE.
  - IRRIGATION CONTROLLER: RAIN BIRD S150W10000 INSTALLATION OUTDOOR SST IRRIGATION TIMER W/ RISE RAIN SENSOR OR EQUIVALENT.
  - IRRIGATION VALVES W/ PRESSURE-REGULATING FILTER, RAIN BIRD 3/4" ANTI-SIPHON DRIP CONTROL ZONE KIT (0.25 GPM) OR EQUIVALENT.
  - IRRIGATION EMISSION DEVICES: RAIN BIRD DROP EMITTERS OR EQUIVALENT.

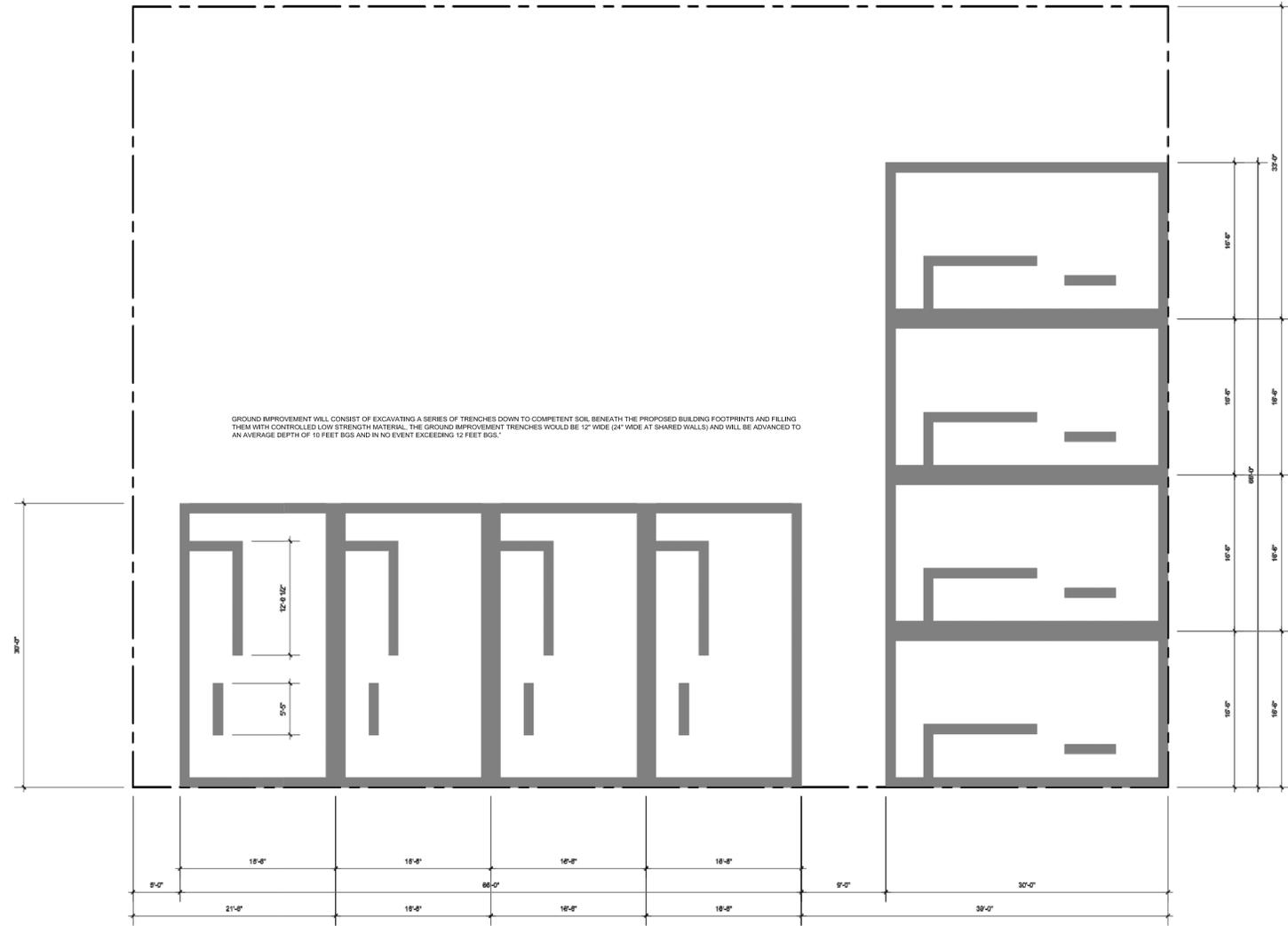
GENERAL NOTES

- DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- HOSE BIB W/ ANTI-SIPHON DEVICE
- FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- HYBRID/ELECTRIC WATER HEATER
- DRAIN PAN FOR WATER HEATER TO DRAIN THRU WALL TO EXTERIOR
- LONG-TERM BICYCLE PARKING SPACE TO BE 2'-6" WIDE X 6'-0" LONG
- GALV. RECT. SCUPPER & 3" ROUND DOWNSPOUT WITH PAINTED FINISH
- SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 42" TALL WALL. VERIFY DETAILS W/ OWNER
- HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- DOORBELL. VERIFY REQTS W/ OWNER
- 3" TALL MIN. ADDRESS NUMBERS
- CUSTOM METAL GATE
- WOOD FENCING. VERIFY DETAILS W/ ARCHITECT
- HEAT PUMP CONDENSER
- POST MOUNTED MAILBOX. VERIFY WITH ARCHITECT
- 
- 
- EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- PERFORATED METAL RAILING WITH PAINTED FINISH
- EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

KEYED NOTES & EXTERIOR MATERIALS

- NEW STUD WALL TO BE 2X4 (INTERIOR) OR 2X6 (EXTERIOR), S.S.D.
- W-# NEW WINDOW, SEE WINDOW SCHEDULE
- D-# NEW DOOR, SEE DOOR SCHEDULE
- DASHED LINE INDICATES ITEM ABOVE OR BEYOND
- DASHED LINE & TONE INDICATES SOFFIT (LOWERED CEILING) ABOVE. VERIFY HEIGHT W/ ARCHITECT.
- WALL MOUNTED LIGHT. FIELD VERIFY LOCATION W/ ARCHITECT
- CEILING MOUNTED LIGHT. FIELD VERIFY LOCATION W/ ARCHITECT
- RECESSED LIGHT FIXTURE. FIELD VERIFY LOCATION W/ ARCHITECT
- RECESSED LIGHTFAN COMBO. FIELD VERIFY LOCATION W/ ARCHITECT
- DOWNSPOUT
- SPRINKLER HEAD. SEE SPRINKLER DRAWINGS
- FLOOR AREA DRAIN
- FIRE ALARM BELL
- WALL SWITCH FOR BATH EXHAUST. USE HUMIDITY SENSOR SWITCH IN BATHROOMS WITH SHOWERS OR BATHTUBS
- WALL SWITCH. FIELD VERIFY LOCATIONS AND GROUPING W/ ARCHITECT
- 110 VAC DUPLEX OUTLET. FIELD VERIFY LOCATIONS, HEIGHT AND QUANTITIES W/ OWNER
- 110 VAC DUPLEX GFCI OUTLET. FIELD VERIFY LOCATIONS, HEIGHT W/ OWNER
- 110 VAC DUPLEX OUTLET AT OUTDOOR-WET LOCATION TO BE A LISTED "EXTRA DUTY" RECEPTACLE. FIELD VERIFY LOCATIONS, HEIGHT W/ OWNER
- DATA OUTLET W/ PHONE AND COAXIAL CABLE. VERIFY W/ OWNER. AT TV LOCATIONS, PROVIDE FOR WALL MTD. INSTALL.
- COMBO SMOKE / CO DETECTOR, INTERCONNECTED, HARDWIRED & W/ BATTERY BACK-UP
- HOSE BIB OR WATER RISER WITH ANTI-SIPHON DEVICE. FIELD VERIFY LOCATION W/ OWNER
- DOORBELL. VERIFY REQTS W/ OWNER
- THERMOSTAT. FIELD VERIFY LOCATION W/ OWNER
- CEILING WALL REGISTER FOR HVAC
- EXTERIOR EXHAUST VENT. VERIFY STYLE AND FINISH AND FIELD VERIFY LOCATION W/ OWNER
- DASH LINE INDICATES DUCT LOCATION. FIELD VERIFY LOCATION W/ OWNER
- F.O.F. FACE OF FINISH (FOR DIMENSIONS)
- F.O.F.IN. FACE OF FINISH (FOR DIMENSIONS)

NOTES & SYMBOL LEGEND - FLOOR PLAN & ELEVATION



SITE PLAN - GROUND IMPROVEMENT PLAN

1/A1.0c



ID #	SCIENTIFIC NAME	COMMON NAME	SUN REDTS.	WUOLCS RATING	NETD	HEIGHT	SPREAD	SIZE	QTY. (ON SITE)	QTY. (OFF SITE)
1	PITOSPORUM TENUIFOLIUM	SILVER SHEEN	FULL SUN TO PART SHADE	LOW	10-30	12'-16'	6'-8'	15 GAL	0	0
2	PURPLE HOPSEED	DODONAEA VISCOSA 'PURPUREA'	FULL SUN	LOW	10-30	12'	6'-8'	15 GAL	0	0
3	BLUE FESTUCA	FESTUCA GLAUCA 'ELIJAH BLUE'	FULL SUN TO PART SHADE	LOW	10-30	1'	1'	1 GAL	0	32
4	HART'S TONGUE FERN	PHYLITIS SCOLOPENDRIUM	PART SHADE TO SHADE	LOW	10-30	2'	2'	15 GAL	0	59
5	STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	FULL SUN TO PART SHADE	MODERATE	40	N/A	6'	15 GAL	0	0
6	SANT MARY MAGNOLIA	MAGNOLIA GRANDIFLORA 'SANT MARY'	FULL SUN	MODERATE MEDIUM	40-60	15'-25'	15'-25'	24"	0	6

PLANTING SCHEDULE

- LANDSCAPING & IRRIGATION**
- PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY (IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE). ALL PLANTS TO BE DROUGHT TOLERANT AND CALIFORNIAN NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPED CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - ALL GRAVEL AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
  - DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAND. DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
  - ALL FENCING SHALL BE 6' IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4x4 P.T. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1x6 ROUGH-HEWN REDWOOD FENCING BOARDS W/ 1/8" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 60% TRANSPARENT.
  - TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,500-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C.3 STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
  - ALL PLANTING AREAS WILL BE COVERED IN 3" OF 1/4" BLACK FIR MULCH.
  - COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - AT THE TIME OF FINAL INSPECTION PARTS 1 AND 2 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WILKINS MODEL 375.
  - IRRIGATION CONTROLLER: RAIN BIRD SST600OUT-6 STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
  - IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER: RAIN BIRD 3/4" ANTI-SIPHON DRIP CONTROL ZONE KIT (0.5-5 GPM) OR EQUIVALENT.
  - IRRIGATION EMISSION DEVICES: RAIN BIRD DROP EMITTERS OR EQUIVALENT.

LANDSCAPING NOTES

- PROPOSED OR NEIGHBORING BUILDING
- (N) SHARED ACCESS & UTILITY EASEMENT, SEE TRACT MAP
- (E) UTILITY EASEMENT, SEE SURVEY
- (N) ASPHALT
- PERMEABLE PAVING
- GRAVEL (NO IRRIGATION)
- PLANTED AREA W/ IRRIGATION
- COMPLIANT OPEN SPACE
- (E) PROPERTY LINE
- (NEW) PROPERTY LINE FOR MINI-LOT SPLIT
- SEWER
- WATER
- FIRE SPRINKLER (FOR FD/C'S)
- UNDERGROUND ELEC.
- UNDERGROUND DATA
- STORM DRAIN
- DOWNSPOUT
- CLEAN OUT
- WALL-MTD. DOWNLIGHT

LANDSCAPE - SITE PLAN

5/A1.0d

SYMBOL LEGEND

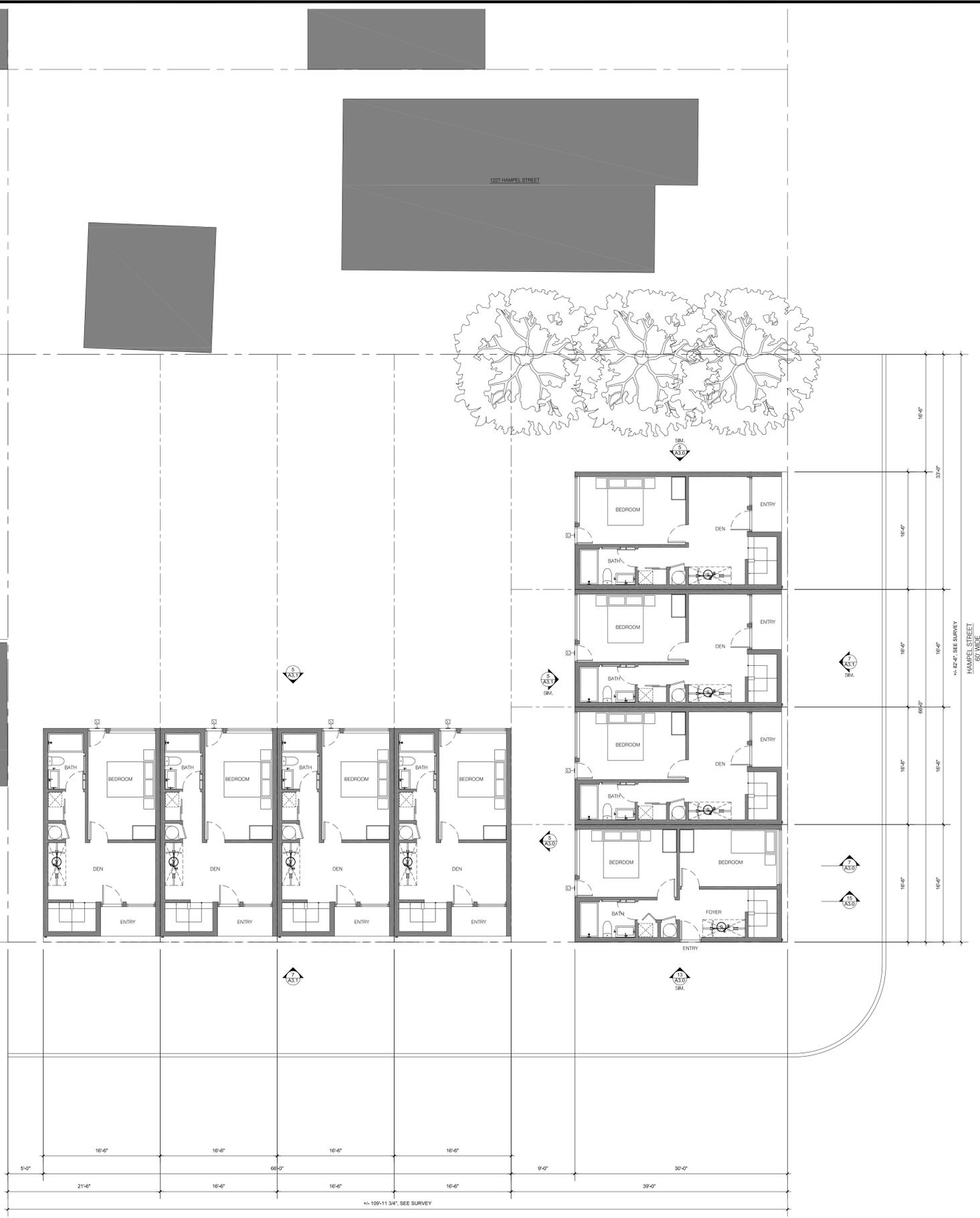
**RELEASES AND REVISIONS**

PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/06/23

PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/8" = 1'-0"

LANDSCAPE -  
SITE PLAN &  
PLANTING  
SCHEDULE

**A1.0d**



SITE PLAN - 1ST LEVEL

1/A1.1

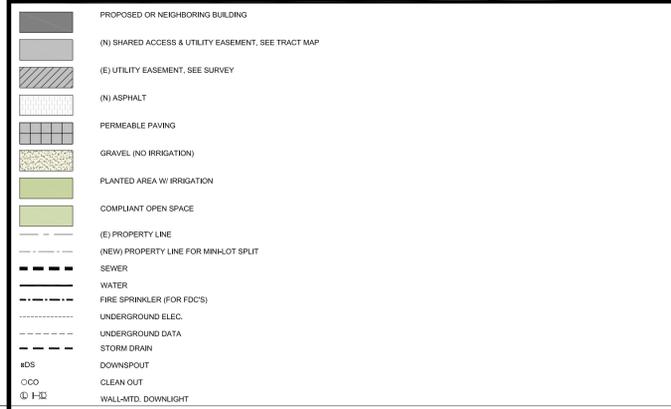
SYMBOL LEGEND

- GENERAL NOTES**
- G1. THE ARCHITECT IS THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS AND IS THE OWNER OF THE COPYRIGHT TO THEM. THESE CONSTRUCTION DOCUMENTS ARE FOR USE FOR THE PROJECT AT 4035 PARK BLVD. AND NOT FOR ANY OTHER PURPOSE OR PROJECT.
  - G2. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODES AND ALL LOCAL CODES AND ORDINANCES.
  - G3. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT. DO NOT SCALE OFF OF THE PLANS.
  - G4. PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
  - G5. PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS SHALL COMPLY WITH SECTION 4.504 FOLLOTT/ANT CONTROL.
  - G6. PER CALGREEN 2022, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC LIMITED COMPOUNDS.
  - G7. PER CALGREEN 2022, PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC LIMITED COMPOUNDS.
  - G8. PER CALGREEN 2022, AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXC COMPOUNDS.
  - G9. PER CALGREEN 2022, DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
    1. MANUFACTURER'S PRODUCT SPECIFICATION
    2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS
    3. FIELD VERIFICATION OF FLOORING SYSTEMS
    - 4.504.4 RESIDENT FLOORING SYSTEMS
    - 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
  - G10. PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY WITH SECTION 4.505.2 WITH RESPECT TO VAPOR RETARDERS AND CAPILLARY BREAKS.
  - G11. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4505.3.
  - G12. THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:
    - a) PROVIDE SLEETS AT NEARBY CATCH BASINS TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
    - b) SEDIMENT BERMS SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
    - c) IF SEDIMENT BERMS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
    - d) NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.
- MECHANICAL GENERAL NOTES**
- M1. ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3" MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
  - M2. ALL VENTILATION SHALL COMPLY W/ THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
  - M3. LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD OUT OUTSIDE W/ 6" DUCT.
  - M4. HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
  - M5. FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.
- ELECTRICAL GENERAL NOTES**
- E1. ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
  - E2. FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE 12" OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. I.D.O.A. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E3. ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITY/LOCATIONS AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS; NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
  - E4. ELECTRICIAN TO PROVIDE DATA, PHONE CABLE, AND AUDIO/VIDEO WIRING AS SHOWN IN PLANS AND AS VERIFIED BY OWNER.
  - E5. FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E6. OUTLETS SHALL BE WITHIN 6" OF ANY COUNTER TOP OR SINK. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS. GFCI OUTLETS SHALL BE WITHIN 2' OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4' APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 6' OF SINK. LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
  - E7. ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
    - a) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A
    - b) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
    - c) UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - E8. ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SMEL ROOMS OR AREA SHALL BE PROTECTED BY A LISTED AFCI-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS, SEC 210.12(A)
  - E9. KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARAGE DISPOSER RECEPTACLE, WITHIN 6" OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER SEC 210.8
  - E10. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
  - E11. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY," THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER SEC 408.9(B)
  - E12. FOR EDC CHANGING, INSTALL 1" MIN CONDUIT W/ A DEDICATED 200/240VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE AT A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESERVE TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION J-BOX AS "EV CAPABLE"
  - E13. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PLUMBING GENERAL NOTES**
- P1. FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CGS 8.4.303.1 REQUIREMENTS:
    - a) WATER CLOSETS: +1.28 GALLONS/FLUSH
    - b) SINGLE SHOWERHEADS: +1.8 GPM @ 80 PSI
    - c) MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
    - d) RESIDENTIAL LAUNDRATORY FAUCETS: +1.2 GPM @ 90 PSI
    - e) KITCHEN FAUCETS: +1.8 GPM @ 90 PSI, TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
  - P2. IF THE WATER HEATER BATHING EXCEEDS 1" ALL PLANTS TO BE DESIGN/LOCATED VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CSES 110.10.2(C)
  - P3. ALL HOT WATER SUPPLY PIPING 1/2" AND GREATER SHALL BE INSULATED PER SEC SECTION 150.0.2(B). ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER SEC SECTION 150.0
  - P4. ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES PER CPC 701.123(6).
- LANDSCAPING & IRRIGATION**
- L1. PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED OR ALTERNATIVES IN THE PLANTING SCHEDULE. ALL PLANTS TO BE DESIGN/LOCATED AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
  - L2. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPING CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - L3. ALL GRAVELS AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
  - L4. DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - L5. IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING SIDEWALKS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
  - L6. ALL FENCING SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED @ 4X4 P.T. POSTS AT APPROX. 6' O.C. SPACING AND CLAD WITH HORIZ. 1X6 ROUGH-SAWN REDWOOD FENCING BOUNDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
  - L7. TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,600-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C3 STORM WATER MANAGEMENT BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
  - L8. ALL PLANTING AREAS WILL BE COVERED IN 2" OF 1/4" BLACK FIRMULCH.
  - L9. COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - L10. AT THE TIME OF FINAL INSPECTION 1 AND 2 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
  - L11. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - L12. POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUT-OFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURIN WILKINS MODEL 23R.
  - L13. IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RISE RAIN SENSOR OR EQUIVALENT.
  - L14. IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER, RAIN BIRD 3/4" ANTI-SIPHON DRP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
  - L15. IRRIGATION EMISSION DEVICES: RAIN BIRD DROPT EMISSIONS OR EQUIVALENT.

GENERAL NOTES

1. DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
2. HOSE BIB W/ ANTI-SIPHON DEVICE
3. FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
4. FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
5. RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
6. WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
7. 50-GALLON HYBRID/ELECTRIC WATER HEATER
8. WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
9. LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
10. GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
11. SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
12. 42" TALL WALL. VERIFY DETAILS W/ OWNER
13. HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
14. WALL-MOUNTED LIGHT FIXTURE
15. DOORBELL. VERIFY REQ'TS W/ OWNER
16. 3" TALL MIN. ADDRESS NUMBERS
17. -
18. -
19. -
20. -
21. EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
22. EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
23. PERFORATED METAL RAILING WITH PAINTED FINISH
24. EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

KEYED NOTES & EXTERIOR MATERIALS



RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/08/23

PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/8" = 1'-0"

SITE PLAN - 1ST LEVEL

A1.1





**GENERAL NOTES**

- THE ARCHITECT IS THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS AND IS THE OWNER OF THE COPYRIGHT TO THEM. THESE CONSTRUCTION DOCUMENTS ARE FOR USE FOR THE PROJECT AT 4035 PARK BLVD. AND NOT FOR ANY OTHER PURPOSE OR PROJECT.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODES AND ALL LOCAL CODES AND ORDINANCES.
- ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT. DO NOT SCALE OFF OF THE PLANS.
- PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
- PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS SHALL COMPLY WITH SECTION 4.504 FOLLUP/TAMT CONTROL.
- 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUNDS.
- 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUNDS.
- 4.504.2.3 AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR ROC AND OTHER TOXC COMPOUNDS.
- 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
  - MANUFACTURER'S PRODUCT SPECIFICATION
  - FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS
- 4.504.4 RESIDENT FLOORING SYSTEMS.
- 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY WITH SECTION 4.505.2 WITH RESPECT TO VAPOR RETARDERS AND CAPILLARY BREAKS.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4505.3.
- THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:
  - PROVIDE SILT FENCES OR NEIGHBOR CATCH BASINS TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
  - SEDIMENT BERMS SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
  - IF SEDIMENT BERMS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
  - NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.

**MECHANICAL GENERAL NOTES**

- ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3' MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
- ALL VENTILATION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
- LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD OUTSIDE W/ 1" DUCT.
- HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
- FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.

**ELECTRICAL GENERAL NOTES**

- ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
- FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE TO TOP OF COVERPLATE AT 48" A.F.F. DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
- ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITIES/LOCATIONS AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS; NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
- ELECTRICIAN TO PROVIDE DATA, PHONE CABLE, AND AUDIO/VIDEO WIRING AS SHOWN IN PLANS AND AS VERIFIED BY OWNER.
- FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
- OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4" APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 18" OF SINK.
- LUMINAIRE RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
- ALL LIGHTING SHALL COMPLY WITH THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
  - ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A.
  - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
  - UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- ALL NEW 120VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR AREA SHALL BE PROTECTED BY A LISTED AFCI-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS. (CEC 210.12(A))
- KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARBAGE DISPOSER RECEPTACLE, WITHIN 4' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER CEC 210.9.
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
- ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY," THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER CEC 405.9(B).
- FOR 1" OR CABLE CHANNELS, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 200/240VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE AT A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESERVE TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION J-BOX AS "EV CAPABLE"
- ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.

**PLUMBING GENERAL NOTES**

- FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CGSB 4.303.1 REQUIREMENTS:
  - WATER CLOSETS: +1.28 GALLONS/FLUSH
  - SINGLE SHOWERHEADS: +1.8 GPM @ 80 PSI
  - MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
  - RESIDENTIAL LAUNDRATORY FAUCETS: +1.2 GPM @ 90 PSI
  - KITCHEN FAUCETS: +1.8 GPM @ 90 PSI, TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
- IF THE WATER HEATER IS BATHING EXCESSIVE, THE SHOWER SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CEC 150.30.27.
- ALL HOT WATER SUPPLY PIPING 1/2" AND GREATER SHALL BE INSULATED PER CEC SECTION 150.9.0. ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER CEC SECTION 150.0
- ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES PER CPC 701.122(6).

**LANDSCAPING & IRRIGATION**

- PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE. ALL PLANTS TO BE CROUCH-TOLERANT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
- ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPED CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
- ALL GRAVEL AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
- DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
- IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
- ALL FENCINGS SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4X4 P.T. POSTS AT APPROX. 6' O.C. SPACING AND CLAD WITH HORIZ. 1X6 ROUGH-SAWN REDWOOD FENCING BRUDES W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
- TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,600-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C3 STORM WATER MANAGEMENT BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
- ALL PLANTING AREAS WILL BE COVERED IN 2" OF 1/4" BLACK FIRM MULCH.
- COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
- AT THE TIME OF FINAL INSPECTION PER 1 AND 4 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
- ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
- POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUT-OFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURIN WILKINS MODEL 32R.
- IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RISE RAIN SENSOR OR EQUIVALENT.
- IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER, RAIN BIRD 3/4" ANTI-SIPHON DRP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
- IRRIGATION EMISSION DEVICES: RAIN BIRD DROPP EMISSIONS OR EQUIVALENT.

**GENERAL NOTES**

- DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- HOSE BIB W/ ANTI-SIPHON DEVICE
- FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- 50-GALLON HYBRID/ELECTRIC WATER HEATER
- WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
- GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 42" TALL WALL. VERIFY DETAILS W/ OWNER
- HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- WALL-MOUNTED LIGHT FIXTURE
- DOORBELL. VERIFY REQ'TS W/ OWNER
- 3" TALL MIN. ADDRESS NUMBERS
- 
- 
- 
- 
- EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- PERFORATED METAL RAILING WITH PAINTED FINISH
- EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

**KEYED NOTES & EXTERIOR MATERIALS**

PROPOSED OR NEIGHBORING BUILDING

- (N) SHARED ACCESS & UTILITY EASEMENT. SEE TRACT MAP
- (E) UTILITY EASEMENT. SEE SURVEY
- (N) ASPHALT
- PERMEABLE PAVING
- GRAVEL (NO IRRIGATION)
- PLANTED AREA W/ IRRIGATION
- COMPLIANT OPEN SPACE
- (E) PROPERTY LINE
- (NEH) PROPERTY LINE FOR MIN-LOT SPLIT
- SEWER
- WATER
- FIRE SPRINKLER (FOR FDC'S)
- UNDERGROUND ELEC.
- UNDERGROUND DATA
- STORM DRAIN
- DOWNSPOUT
- CLEAN OUT
- WALL-MTD. DOWNLIGHT

**SYMBOL LEGEND**

RELEASES AND REVISIONS

PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/08/23

PREPARED BY: \_\_\_\_\_

CREATION DATE: 01/11/23

SCALE: 1/8" = 1'-0"

**SITE PLAN - ATTIC LEVEL**

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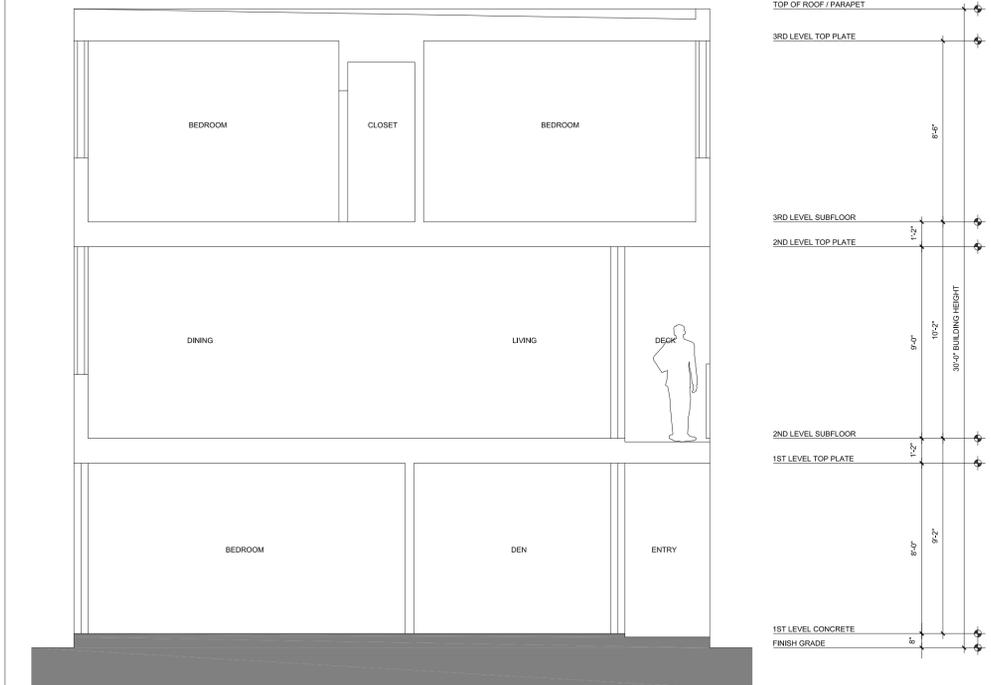
SITE PLAN - ATTIC LEVEL

1/A1.3

SYMBOL LEGEND

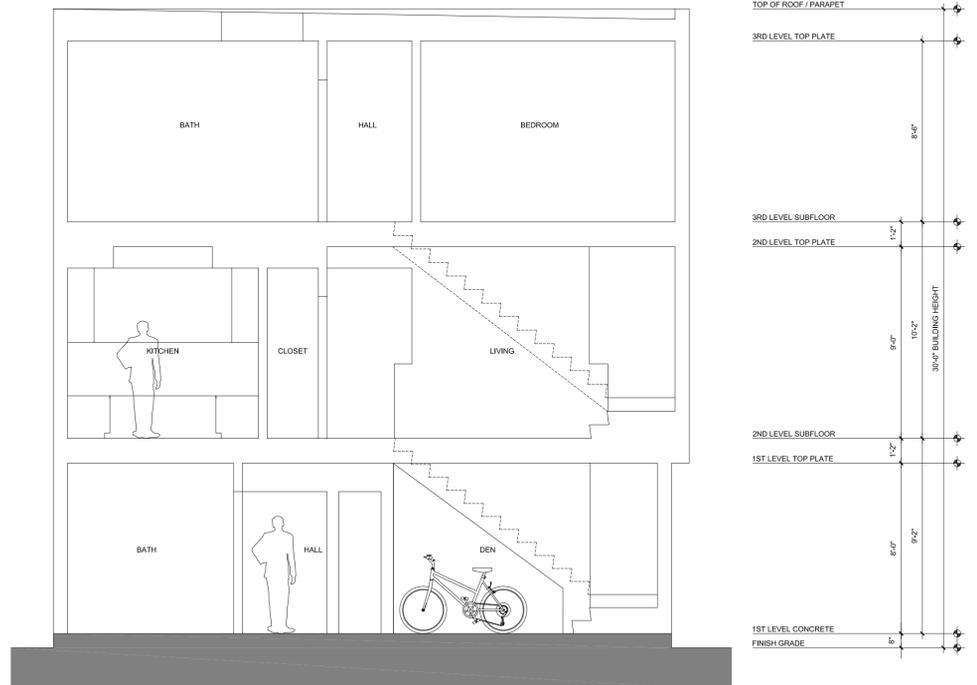
**A1.3**





BUILDING SECTION B

15/A3.0



BUILDING SECTION A

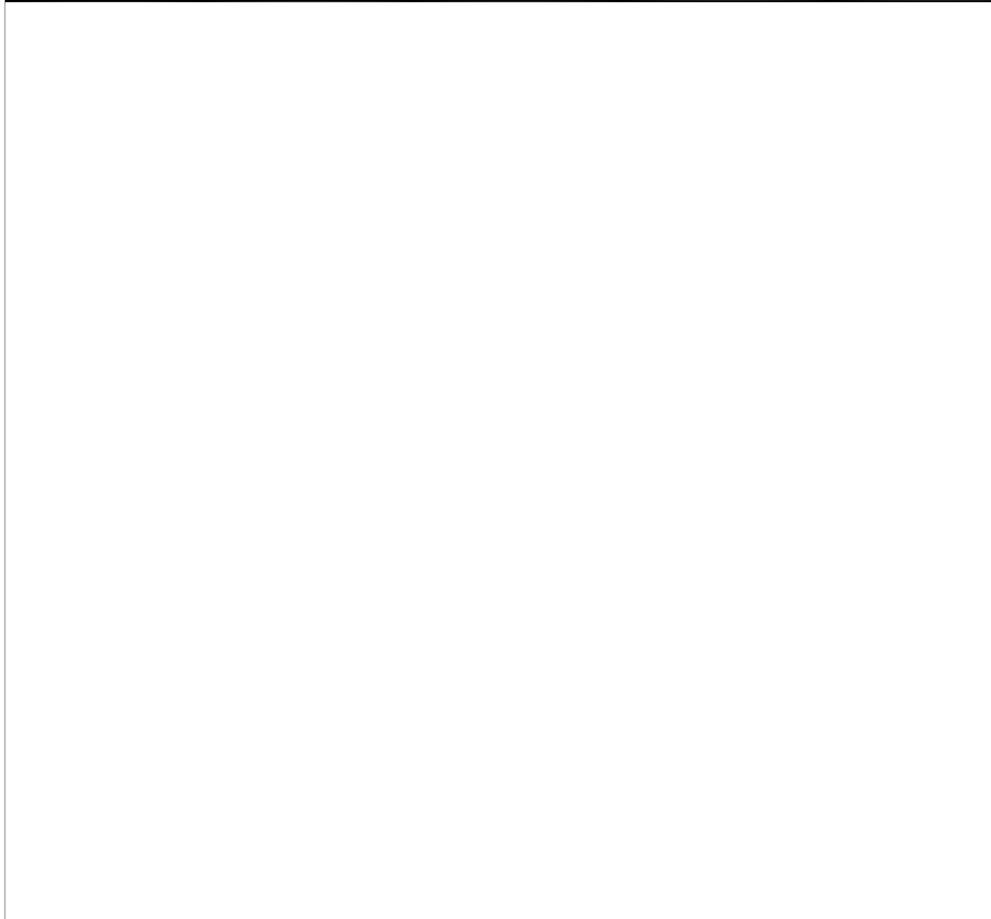
7/A3.0

SIDE ELEVATION FOR 4011 PARK BLVD. (WEST)

13/A3.0

SIDE ELEVATION FOR 4017 PARK BLVD. (EAST)

5/A3.0



SIDE ELEVATION FOR 4011 PARK BLVD. (WEST)

13/A3.0



SIDE ELEVATION FOR 4017 PARK BLVD. (EAST)

5/A3.0

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G2. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODES AND ALL LOCAL CODES AND ORDINANCES.

G3. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT. DO NOT SCALE OFF OF THE PLANS.

G4. PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.

G5. PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH SECTION 4.504 POLLUTANT CONTROL.

G6. PER CALGREEN 2022, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.

4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.

4.504.2.3 AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXC COMPOUNDS.

4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATIONS
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS

4.504.4 RESIDENT FLOORING SYSTEMS:

4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

G5. PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY WITH SECTION 4.505.2 WITH RESPECT TO VAPOR RETARDERS AND CAPILLARY BREAKS.

G6. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4505.3.

G7. THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:

- a) PROVIDE BELTTERS OR NEARBY CATCH BASINS TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
- b) SEDIMENT BERMS SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
- c) IF SEDIMENT BERMS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
- d) NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.

**MECHANICAL GENERAL NOTES**

M1. ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3' MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.

M2. ALL VENTILATION SHALL COMPLY W/ THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.

M3. LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD OUT OUTSIDE W/ 1" DUCT.

M4. HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.

M5. FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.

**ELECTRICAL GENERAL NOTES**

E1. ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.

E2. FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE TO OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. L.O.A.D. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.

E3. ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITIES/LOCATIONS AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS; NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.

E4. ELECTRICIAN TO PROVIDE DATA, PHOTOCELL, AND PHOTOEYE LOCATIONS AND WIRING AS SHOWN IN PLANS OR AS VERIFIED BY OWNER.

E5. FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.

E6. OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERTOPS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4" APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 18" OF SINK.

E7. LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.

E8. ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:

- a) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A.
- b) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- c) UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

E9. ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SLEEPING ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS, CEC 210.12(A).

E10. KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARBAGE DISPOSER RECEPTACLE, WITHIN 6" OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER CEC 210.9.

E11. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.

E12. ALL 15 OR 20 AMP, 125 OR 150 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY," THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER CEC 406.9(B).

E13. FOR 1" OR 1 1/2" CONDUIT, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 200/240 VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE AT A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESERVE TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION J-BOX, AS "EV CAPABLE".

E14. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.

**PLUMBING GENERAL NOTES**

P1. FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CGS 6-4.303.1 REQUIREMENTS:

- a) WATER CLOSETS: +1.28 GALLONS/FLUSH
- b) SINGLE SHOWERHEADS: +1.8 GPM @ 80 PSI
- c) MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
- d) RESIDENTIAL LAUNDRY FAUCETS: +1.2 GPM @ 80 PSI
- e) KITCHEN FAUCETS: +1.8 GPM @ 80 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM

P2. IF THE WATER HEATER INPUT RATE EXCEEDS 1.8 GPM, THE HEATER SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLOODING THE WATER WHEN THE VALVES ARE CLOSED PER CIBES 110.10.27.

P3. ALL HOT WATER SUPPLY PIPING 1/2" AND GREATER SHALL BE INSULATED PER CEC SECTION 150.0.2(B). ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER CEC SECTION 150.0.

P4. ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES PER CPC 701.122(X).

**LANDSCAPING & IRRIGATION**

L1. PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE. LANDSCAPERS SHALL HAVE TO BE CROUCHT TOLERANT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.

L2. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPED CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.

L3. ALL GRAVELS AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.

L4. DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.

L5. IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.

L7. ALL FENCINGS SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4X4 P.T. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1X6 ROUGH-SURF REDWOOD FENCING BOARDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.

L8. TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,600-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C.S STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.

L9. ALL PLANTING AREAS WILL BE COVERED IN 3" OF 1/4" BLACK FIRMULCH.

L10. COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.

L11. AT THE TIME OF FINAL INSPECTION PARTS 3 AND 4 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.

L12. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.

L13. POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WILKINS MODEL 318.

L14. IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.

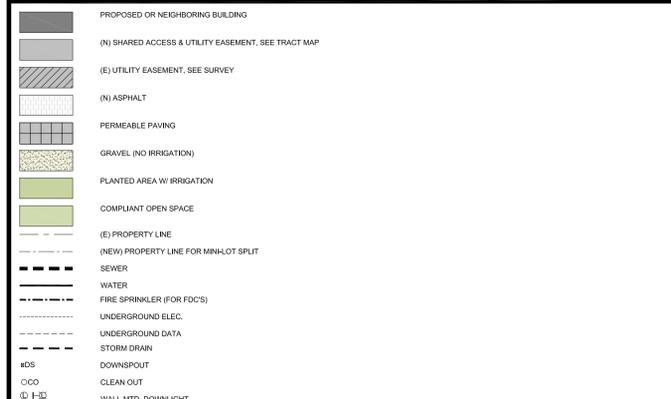
L15. IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER: RAIN BIRD 3/4" ANTI-SIPHON DRP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.

L16. IRRIGATION EMISSION DEVICES: RAIN BIRD DROPP EMITTERS OR EQUIVALENT.

**GENERAL NOTES**

- ① DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- ② HOSE BIB W/ ANTI-SIPHON DEVICE
- ③ FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- ④ FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- ⑤ RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- ⑥ WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- ⑦ 50-GALLON HYBRID/ELECTRIC WATER HEATER
- ⑧ WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- ⑨ LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
- ⑩ GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- ⑪ SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- ⑫ 42" TALL WALL. VERIFY DETAILS W/ OWNER
- ⑬ HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- ⑭ WALL-MOUNTED LIGHT FIXTURE
- ⑮ DOORBELL. VERIFY REQTS W/ OWNER
- ⑯ 3" TALL MIN. ADDRESS NUMBERS
- ⑰ -
- ⑱ -
- ⑲ -
- ⑳ EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- ㉑ EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- ㉒ PERFORATED METAL RAILING WITH PAINTED FINISH
- ㉓ EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

**KEYED NOTES & EXTERIOR MATERIALS**



**SYMBOL LEGEND**

RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
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PLANNING APP. - REV. 3	12/08/23

PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/4" = 1'-0"

**BUILDING SECTIONS & ELEVATIONS**

**A3.0**



FRONT ELEVATION FOR 4011 & 4017 PARK BLVD. - (SOUTH)

7/A3.1



FRONT ELEVATION FOR 4019 PARK BLVD & 1231-1235 HAMPEL STREET. - (EAST)

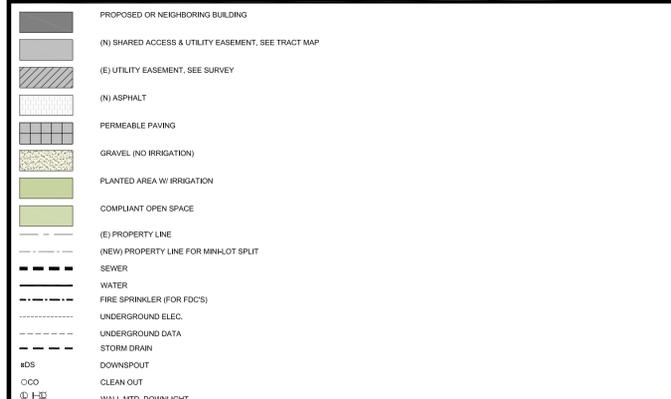
5/A3.1

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  - PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
  - PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH SECTION 4.504 POLLUTANT CONTROL.
  - 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.
  - 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
  - 4.504.2.3 AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXC COMPOUNDS.
  - 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
    - MANUFACTURER'S PRODUCT SPECIFICATION
    - FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS
  - 4.504.4 RESIDENT FLOORING SYSTEMS.
  - 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
  - PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY WITH SECTION 4.505.2 WITH RESPECT TO VAPOR RETARDERS AND CAPILLARY BREAKS.
  - BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4505.3.
  - THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:
    - PROVIDE BELTLETS/GRASS BAINS TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
    - SEDIMENT BERM SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
    - IF SEDIMENT BERMS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
    - NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.
- MECHANICAL GENERAL NOTES**
- ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3' MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
  - ALL VENTILATION ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
  - LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD OUTSIDE W/ 1" DUCT.
  - HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
  - FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.
- ELECTRICAL GENERAL NOTES**
- ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
  - FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE TO FACE OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. I.D.A. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITIES/LOCATIONS AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS; NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
  - ELECTRICIAN TO PROVIDE DATA, PHOTOCABLE, AND AUDIOVISUAL WIRING AS SHOWN IN PLANS AND AS VERIFIED BY ARCHITECT.
  - FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERTOPS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4" APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 6' OF ALL SINKS.
  - LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
  - ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
    - ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A.
    - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
    - UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED AFCI-CIRCUIT INTERRUPTER, COMBINATION TYPE, INCLUDING THE GARAGE DISPOSER RECEPTACLE, WITHIN 4' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER CEC 210.9.
  - KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARAGE DISPOSER RECEPTACLE, WITHIN 4' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER CEC 210.9.
  - ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
  - ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY", THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER CEC 406.9(B).
  - FOR ALL CABLE MARKING, INSTALL 1" MIN CONDUIT W/ A DEDICATED 200/30 VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE AT A LISTED -J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESERVE TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION -J-BOX, AS "EV CAPABLE".
  - ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PLUMBING GENERAL NOTES**
- FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CGSB 4.303.1 REQUIREMENTS:
    - WATER CLOSETS: +1.28 GALLONS/FLUSH
    - SINGLE SHOWERHEADS: +1.8 GPM @ 80 PSI
    - MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
    - RESIDENTIAL LAVATORY FAUCETS: +1.2 GPM @ 80 PSI
    - KITCHEN FAUCETS: +1.8 GPM @ 80 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
  - IF THE WATER HEATER (HEATING BATHING CLOSET) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CEC 110.0.2.7.
  - ALL HOT WATER SUPPLY PIPING 1/2" AND GREATER SHALL BE INSULATED PER CEC SECTION 150.0.2(B). ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER CEC SECTION 150.0.
  - ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES PER CPC 701.122(a).
- LANDSCAPING & IRRIGATION**
- PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE. ALL PLANTS TO BE CROUCH-TOLERANT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPED CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - ALL GRAVELS AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
  - DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
  - ALL FENCINGS SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4x4 P.T. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1x6 ROUGH-SURF. REDWOOD FENCING BOARDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
  - TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,600-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED CS3 STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
  - ALL PLANTING AREAS WILL BE COVERED IN 3" OF 1/4" BLACK FIRM MULCH.
  - COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - AT THE TIME OF FINAL INSPECTION PARTS 3 AND 4 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
  - ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WILMIS MODEL 2TR.
  - IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
  - IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER: RAIN BIRD 3/4" ANTI-SIPHON DRIP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
  - IRRIGATION EMISSION DEVICES: RAIN BIRD DROPT EMISSIONS OR EQUIVALENT.

**GENERAL NOTES**

- DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- HOSE BIB W/ ANTI-SIPHON DEVICE
- FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- 50-GALLON HYBRID/ELECTRIC WATER HEATER
- WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
- GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 42" TALL WALL. VERIFY DETAILS W/ OWNER
- HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- WALL-MOUNTED LIGHT FIXTURE
- DOORBELL. VERIFY REQTS W/ OWNER
- 3" TALL MIN. ADDRESS NUMBERS
- 
- 
- 
- EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- PERFORATED METAL RAILING WITH PAINTED FINISH
- EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

**KEYED NOTES & EXTERIOR MATERIALS**



**SYMBOL LEGEND**

RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/08/23

PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/4" = 1'-0"

**FRONT ELEVATIONS**

**A3.1**



REAR ELEVATION FOR 4011 & 4017 PARK BLVD. - (NORTH)

7/A3.2



REAR ELEVATION FOR 4019 PARK BLVD & 1231-1235 HAMPEL STREET. - (WEST)

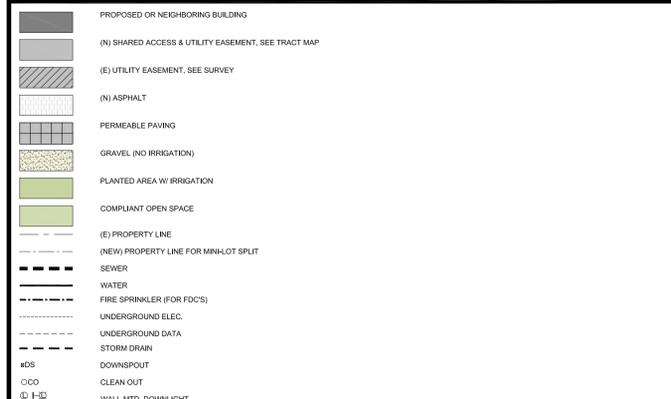
5/A3.2

- GENERAL NOTES**
- G1. THE ARCHITECT IS THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS AND IS THE OWNER OF THE COPYRIGHT TO THEM. THESE CONSTRUCTION DOCUMENTS ARE FOR USE FOR THE PROJECT AT 4035 PARK BLVD. AND NOT FOR ANY OTHER PURPOSE OR PROJECT.
  - G2. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODES AND ALL LOCAL CODES AND ORDINANCES.
  - G3. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT. DO NOT SCALE OFF OF THE PLANS.
  - G4. PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
  - G5. PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH SECTION 4.504 POLLUTANT CONTROL.
  - G6. PER CALGREEN 2022, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.
  - G7. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 4505.3.
  - G8. THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:
    - 1) PROVIDE BELTED TIRE TRAP BASINS TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
    - 2) SEDIMENT BERM SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
    - 3) IF SEDIMENT BERMS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
    - 4) NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.
- MECHANICAL GENERAL NOTES**
- M1. ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3' MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
  - M2. ALL VENTILATION SHALL COMPLY W/ THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
  - M3. LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD OUTSIDE W/ 1" DUCT.
  - M4. HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
  - M5. FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.
- ELECTRICAL GENERAL NOTES**
- E1. ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
  - E2. FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE 1" OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. L.O.D. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E3. ELECTRICIAN TO PROVIDE BOTH CODE REQUIRED OUTLET QUANTITIES AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS; NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
  - E4. ELECTRICIAN TO PROVIDE DATA, PHONE, CABLE, AND AUDIO/VISUAL WIRING AS SHOWN IN PLANS AND AS VERIFIED BY OWNER.
  - E5. FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E6. OUTLETS SHALL BE WITHIN 2" OF ANY OPENING AND NOT EXCEED 4" APART. ANY ISOLATED WALL 2" OR GREATER SHALL HAVE OUTLETS. AT KITCHEN COUNTER, GFCI OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4' APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 6" RADII OF SINK.
  - E7. LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
  - E8. ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
    - a) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A.
    - b) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
    - c) UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - E9. ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS, SEC 210.12(A).
  - E10. KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARAGE DISPOSER RECEPTACLE, WITHIN 4' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER SEC 210.9.
  - E11. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
  - E12. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED, "EXTRA DUTY", THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER SEC 406.9(B).
  - E13. FOR 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 200/30/40 VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE AT A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESERVE TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION J-BOX AS "EV CAPABLE".
  - E14. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PLUMBING GENERAL NOTES**
- P1. FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CGS 6.4.303.1 REQUIREMENTS:
    - a) WATER CLOSETS: 1.28 GALLONS/FLUSH
    - b) SINGLE SHOWERHEADS: 1.8 GPM @ 80 PSI
    - c) MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
    - d) RESIDENTIAL LAUNDRATORY FAUCETS: 1.2 GPM @ 80 PSI
    - e) KITCHEN FAUCETS: 1.8 GPM @ 80 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM.
  - P2. IF THE WATER HEATER (WATER HEATING CABLE, AND AUDIO/VISUAL WIRING) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CIBES 110.10.27.
  - P3. ALL HOT WATER SUPPLY PIPING 1/2" AND GREATER SHALL BE INSULATED PER SEC SECTION 150.0.2(B). ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER SEC SECTION 150.0.
  - P4. ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES PER CPC 701.122(a).
- LANDSCAPING & IRRIGATION**
- L1. PLANTING SCHEDULE SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE. ALL PLANTS TO BE CROUCH-TOLERANT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
  - L2. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - L3. ALL GRAVELS AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
  - L4. DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - L5. IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
  - L6. ALL FENCINGS SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4x4 P.T. POSTS AT APPROX. 6' O.C. SPACING AND CLAD WITH HORIZ. 1x6 ROUGH-SAWN REDWOOD FENCING BOARDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
  - L7. TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,600-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C.S. STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
  - L8. ALL PLANTING AREAS WILL BE COVERED IN 3" OF 1/4" BLACK FIRE MULCH.
  - L9. COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - L11. AT THE TIME OF FINAL INSPECTION PARTS 1 AND 4 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
  - L12. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - L13. POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WILKINS MODEL 32R.
  - L14. IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
  - L15. IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER. RAIN BIRD 3/4" ANTI-SIPHON DRP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
  - L16. IRRIGATION EMISSION DEVICES: RAIN BIRD DROPT EMISSIONS OR EQUIVALENT.

GENERAL NOTES

- 1 DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- 2 HOSE BIB W/ ANTI-SIPHON DEVICE
- 3 FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- 4 FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- 5 RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- 6 WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- 7 50-GALLON HYBRID/ELECTRIC WATER HEATER
- 8 WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- 9 LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
- 10 GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- 11 SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 12 42" TALL WALL. VERIFY DETAILS W/ OWNER
- 13 HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1-1/2" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- 14 WALL-MOUNTED LIGHT FIXTURE
- 15 DOORBELL. VERIFY REQ'TS W/ OWNER
- 16 3" TALL MIN. ADDRESS NUMBERS
- 17 -
- 18 -
- 19 -
- 20 EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- 21 EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- 22 PERFORATED METAL RAILING WITH PAINTED FINISH
- 23 EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

KEYED NOTES & EXTERIOR MATERIALS

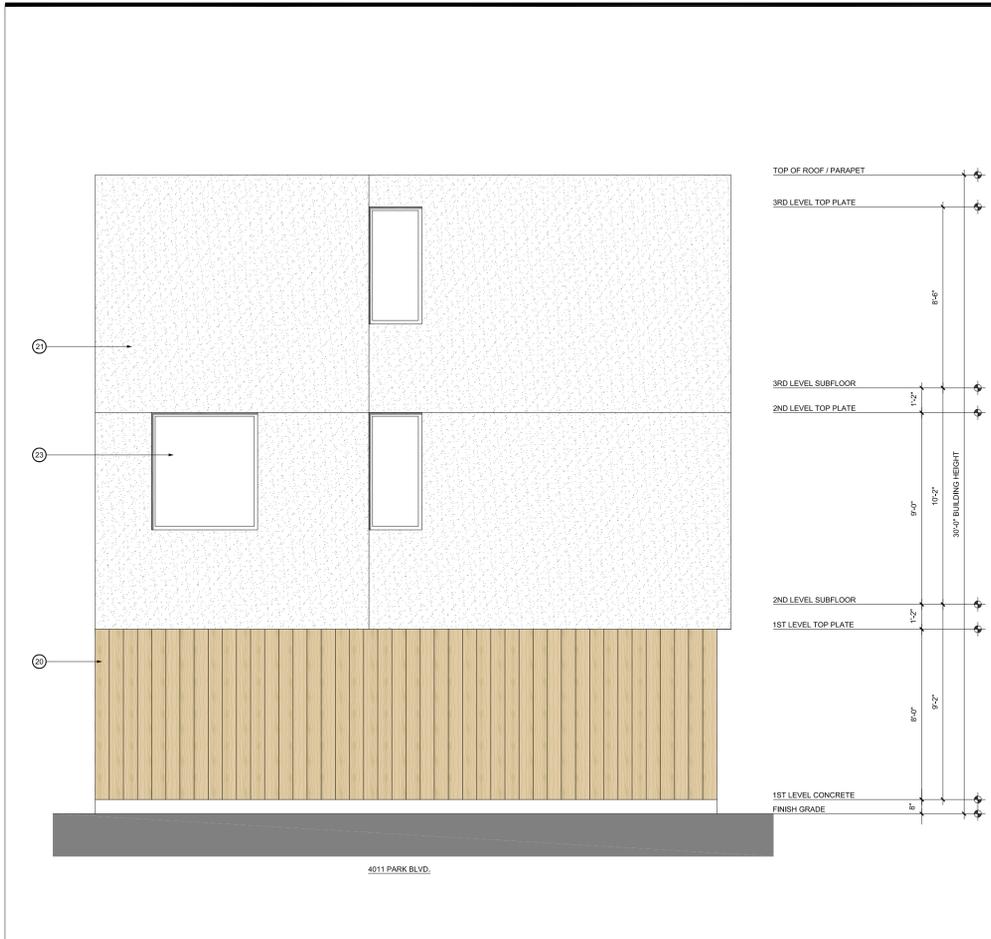


RELEASES AND REVISIONS	
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PLANNING APP. - REV. 1	10/20/23
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PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/4" = 1'-0"

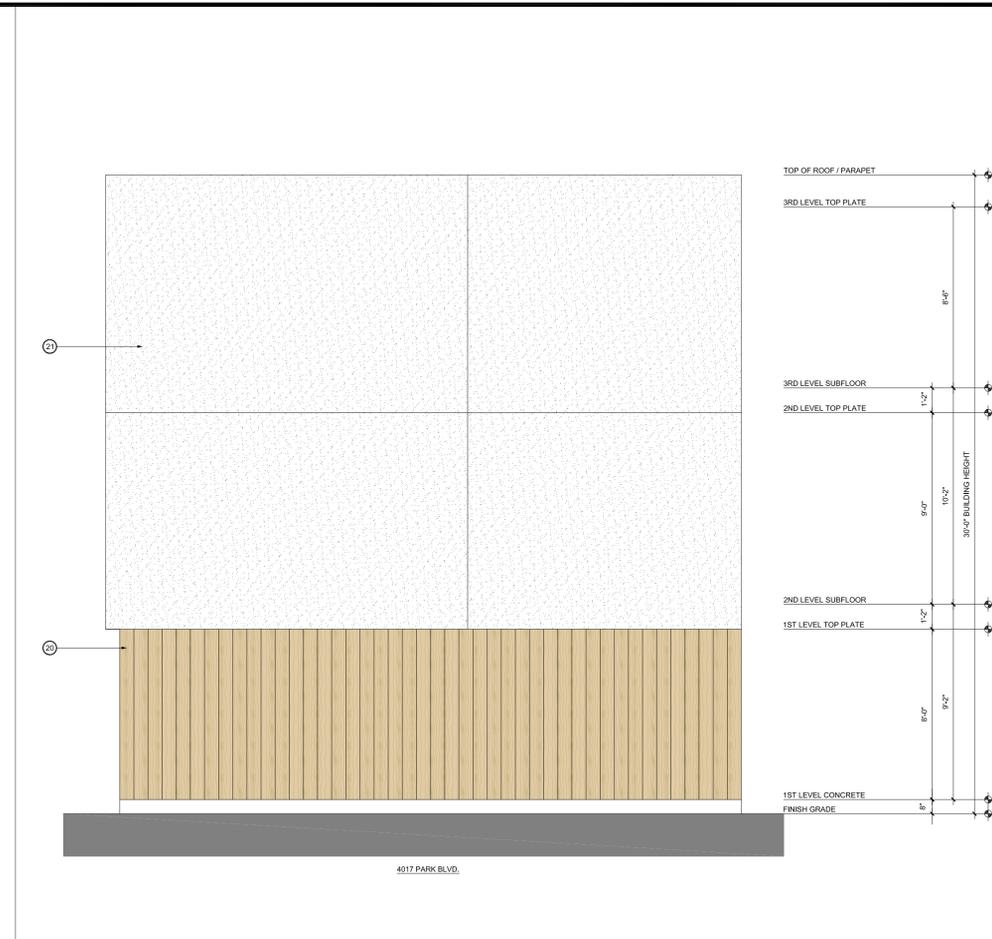
REAR ELEVATIONS

**A3.2**



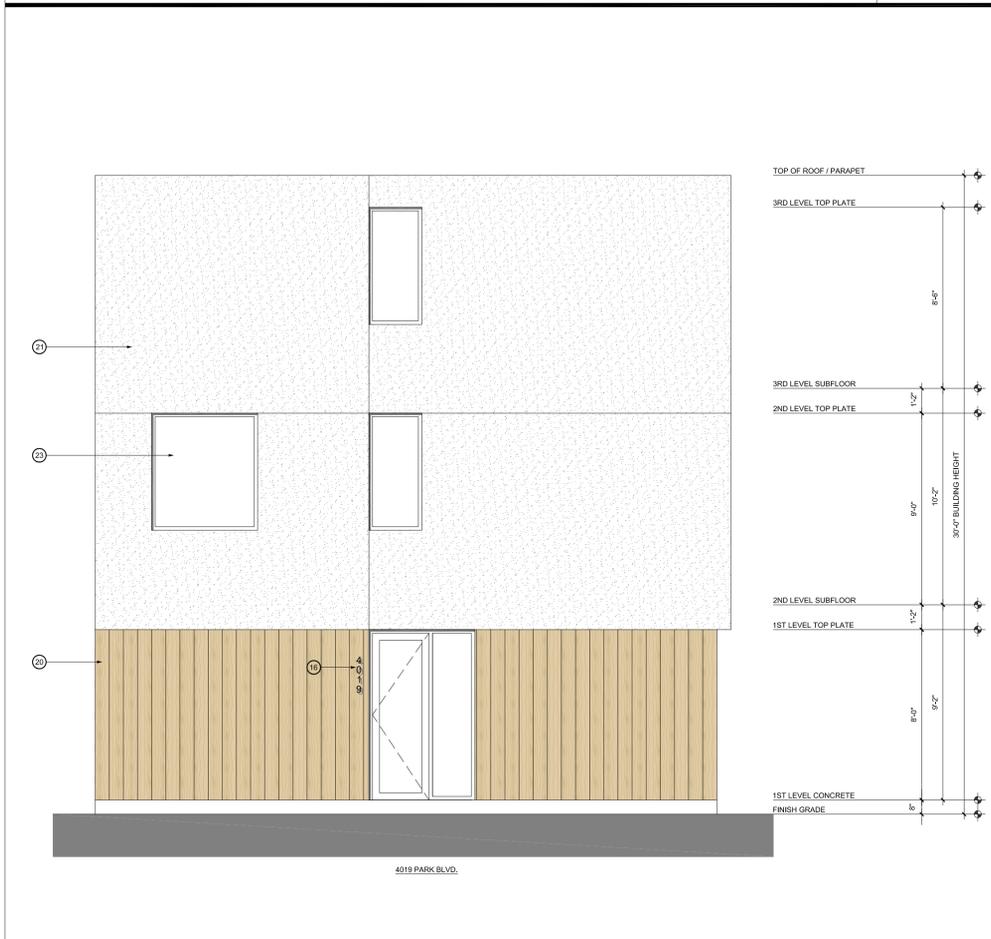
SIDE ELEVATION FOR 4011 PARK BLVD. - (WEST)

15/A3.3



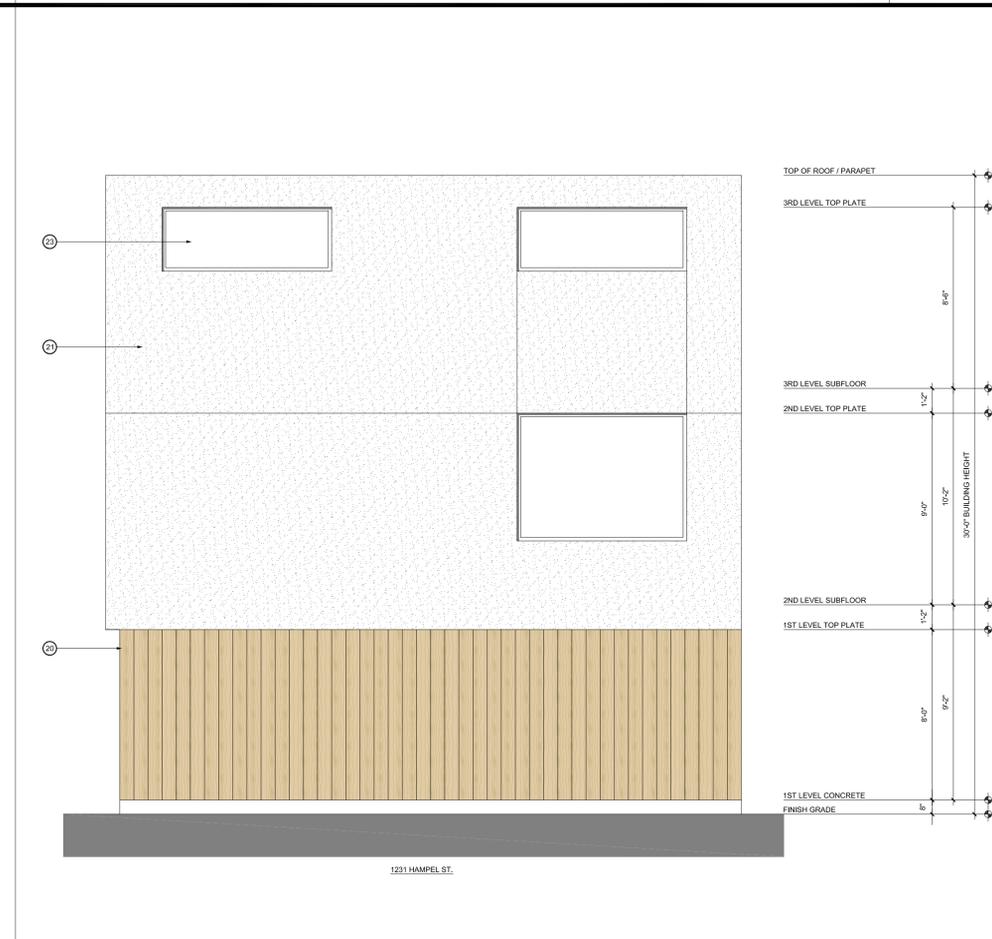
SIDE ELEVATION FOR 4017 PARK BLVD. - (EAST)

7/A3.3



SIDE ELEVATION FOR 4019 PARK BLVD. - (SOUTH)

13/A3.3



SIDE ELEVATION FOR 1231 HAMPEL ST. - (NORTH)

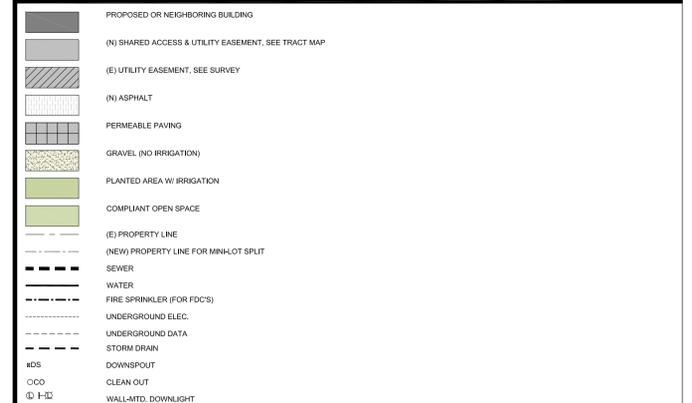
5/A3.3

- GENERAL NOTES**
- G1. THE ARCHITECT IS THE AUTHOR OF THESE CONSTRUCTION DOCUMENTS AND IS THE OWNER OF THE COPYRIGHT TO THEM. THESE CONSTRUCTION DOCUMENTS ARE FOR USE FOR THE PROJECT AT 4035 PARK BLVD. AND NOT FOR ANY OTHER PURPOSE OR PROJECT.
  - G2. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED BY THE DRAWINGS OR AS VERIFIED BY THE ARCHITECT, AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODES AND ALL LOCAL CODES AND ORDINANCES.
  - G3. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH OR UNLESS OTHERWISE NOTED. CONFIRM DIMENSIONAL QUESTIONS WITH ARCHITECT. DO NOT SCALE OFF OF THE PLANS.
  - G4. PER CALGREEN 2022, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST INTRUSION OF RODENTS.
  - G5. PER CALGREEN 2022, FINISH MATERIALS, ADHESIVES, SEALANTS, CAULKS, PAINTS, AND COATINGS SHALL COMPLY WITH SECTION 4.504 POLLUTANT CONTROL.
  - G6. PER CALGREEN 2022, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXC COMPOUND LIMITS.
  - G7. 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS FOR ROOF AND OTHER TOXC COMPOUNDS.
  - G8. 4.504.2.3 AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROOF AND OTHER TOXC COMPOUNDS.
  - G9. 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
    1. MANUFACTURER'S PRODUCT LABELS
    2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS
  - G10. 4.504.4 RESIDENT FLOORING SYSTEMS.
  - G11. 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
  - G12. PER CALGREEN 2022 CONCRETE SLAB FOUNDATIONS SHALL COMPLY WITH SECTION 4.505.2 WITH RESPECT TO VAPOR RETARDERS AND CAPILLARY BREAKS.
  - G13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED PER CALGREEN 2022 SECTION 405.3.
  - G14. THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED AS PART OF CONSTRUCTION TO REDUCE EROSION, SEDIMENTATION, AND WATER QUALITY IMPACTS DURING CONSTRUCTION:
    - a) PROVIDE FILTERS TO NEARBY CATCH BASINS TO PREVENT DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
    - b) SEDIMENT BERMS SHALL BE USED AT THE PERIMETER OF THE SITE DURING GRADING TO PREVENT RUN OFF FROM THE SITE.
    - c) IF SEDIMENT BERMS ARE INSUFFICIENT FOR SEDIMENT CONTROL, MORE SUBSTANTIAL SEDIMENT CONTROL MEASURES SUCH AS CHECK DAMS AND INTERCEPTOR DITCHES SHALL BE IMPLEMENTED.
    - d) NO GRADING SHALL OCCUR DURING WET WEATHER. IF WET WEATHER IS ANTICIPATED, ANY OPEN GRADED AREAS OR BARE SOIL SHALL BE COVERED WITH PLASTIC, MESH OR PLANTS TO PREVENT RUNOFF OF SOIL FROM THE SITE.
- MECHANICAL GENERAL NOTES**
- M1. ENVIRONMENTAL AIR EXHAUST SHALL HAVE A 3' MIN. CLEARANCE FROM PROPERTY LINES & BUILDING OPENINGS INCLUDING THOSE FROM BATHROOM, KITCHEN RANGE, WATER HEATER AND LAUNDRY.
  - M2. ALL VENTILATION SHALL COMPLY W/ THE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL & NONRESIDENTIAL BUILDINGS, TITLE 24, PART 6.
  - M3. LOCAL EXHAUST TO KITCHEN SHALL BE ACCOMPLISHED BY VENTING 400 CFM RATED HOOD OUTSIDE W/ 1" DUCT.
  - M4. HVAC CONTRACTOR SHALL COVER ALL DUCT OPENINGS IMMEDIATELY UPON INSTALLATION AND TO BE OPENED UPON COMPLETION OF CONSTRUCTION.
  - M5. FORCED-AIR FURNACE TO HAVE A MERV-16 FILTER OR HIGHER.
- ELECTRICAL GENERAL NOTES**
- E1. ALL LIGHT SWITCH, OUTLET & COVERPLATE SHALL BE LUTRON CLARO OR AS VERIFIED BY ARCHITECT.
  - E2. FIELD VERIFY ALL SWITCH LOCATION AND GROUPINGS W/ ARCHITECT. INSTALL SWITCHES TO HAVE TO FACE OF COVERPLATE AT 44" A.F.F. INSTALL OUTLETS TO HAVE TOP OF COVERPLATE AT 18" A.F.F. I.D.A. DRAWINGS SHOW APPROXIMATE LOCATIONS BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E3. ELECTRICIAN TO PROVIDE BOTH COPE REQUIRED OUTLET QUANTITIES AND THOSE REQUIRED BY APPLIANCES AND OTHER MEP SYSTEMS; NEITHER OF WHICH ARE NECESSARILY INDICATED IN THE MEP PLANS. ELECTRICIAN SHALL PROVIDE ADDITIONAL OUTLETS AS SHOWN IN PLANS AND AS FIELD VERIFIED BY ARCHITECT.
  - E4. ELECTRICIAN TO PROVIDE DATA, PHONE AND CABLE TRAYS AND CONDUITS AS SHOWN IN PLANS AND AS VERIFIED BY OWNER.
  - E5. FIELD VERIFY ALL LIGHT LOCATIONS W/ ARCHITECT. DRAWINGS SHOW DESIGN INTENT BUT DO NOT CONSIDER POTENTIAL FRAMING OR OTHER CONFLICTS.
  - E6. OUTLETS SHALL BE WITHIN 2" OF ANY COUNTER, SINK, STOVE, ETC. ANY ISOLATED WALL 2" OR GREATER SHALL HAVE OUTLETS. AT KITCHEN COUNTER, GFCI OUTLETS SHALL BE WITHIN 2" OF EDGE OF ALL COUNTERS, SINKS, STOVES, ETC. AND ARE NOT TO EXCEED 4' APART. GFCI OUTLETS ARE REQUIRED AT ALL KITCHEN ISLANDS AND PENINSULAS AND WITHIN 18" OF SINK.
  - E7. LUMINAIRES RECESSED INTO INSULATED CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT AND BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
  - E8. ALL LIGHTING SHALL COMPLY W/ THE 2022 TITLE 24 REQUIREMENTS INCLUDING:
    - a) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A.0
    - b) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
    - c) UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
  - E9. ALL NEW 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED AFCI-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTIONS OF THE BRANCH CIRCUITS, CEC 210.12(A).
  - E10. KITCHEN NOTE: ALL 15 & 20 AMP, 125 VOLT RECEPTACLES, INCLUDING THE GARBAGE DISPOSER RECEPTACLE, WITHIN 4' OF THE KITCHEN SINK SHALL BE GFCI PROTECTED PER CEC 210.9.
  - E11. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE ONTO NEIGHBORING PROPERTIES.
  - E12. ALL 15 OR 20 AMP, 125 OR 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS MUST BE A LISTED "EXTRA DUTY" THAT IS WEATHER PROOF WHETHER OR NOT THE PLUG IS INSERTED PER CEC 406.9(B).
  - E13. FOR 1" OR GREATER, INSTALL 1" MIN. CONDUIT W/ A DEDICATED 200/30 VOLT BRANCH CIRCUIT TO ORIGINATE FROM THE SUBPANEL AND TERMINATE AT A LISTED J-BOX. THE CIRCUIT SHALL ACCOMMODATE UP TO A 40-AMP RESERVE TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SUBPANEL SHALL IDENTIFY THIS CIRCUIT AND TERMINATION J-BOX. AS "EV CAPABLE"
  - E14. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- PLUMBING GENERAL NOTES**
- P1. FLOW RATES OF ALL NEW PLUMBING FIXTURES SHALL MEET THE FOLLOWING 2022 CGS 4.303.1 REQUIREMENTS:
    - a) WATER CLOSETS: +1.28 GALLONS/FLUSH
    - b) SINGLE SHOWERHEADS: +1.8 GPM @ 80 PSI
    - c) MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
    - d) RESIDENTIAL LABORATORY FAUCETS: +1.2 GPM @ 80 PSI
    - e) KITCHEN FAUCETS: +1.8 GPM @ 80 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
  - P2. IF THE WATER HEATER INPUT RATING EXCEEDS 60 BTU/H, THEY SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER WHEN THE VALVES ARE CLOSED PER CEC 110.10.2.7.
  - P3. ALL HOT WATER SUPPLY PIPING 3/4" AND GREATER SHALL BE INSULATED PER CEC SECTION 150.0.0.0. ALL HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED PER CEC SECTION 150.0.
  - P4. ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORES PER CPC 701.12(2)(a).
- LANDSCAPING & IRRIGATION**
- L1. PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE. ALL PLANTS TO BE CROUCH TO TOLERANT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
  - L2. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPING CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
  - L3. ALL GRAVEL AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
  - L4. DRIVEWAY AND PARKING AREA SHALL BE LOOSE-LAID, DECORATIVE CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
  - L5. IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
  - L6. ALL FENCINGS SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4x4 P.T. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1x6 ROUGH-SAWN REDWOOD FENCING BOARDS W/ 1" SPACING. FENCING ALONG THE SIDEWALK FRONTAGE WILL BE 50% TRANSPARENT.
  - L7. TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,600-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C3 STORM WATER MANAGEMENT BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
  - L8. ALL PLANTING AREAS WILL BE COVERED IN 2" OF 1/4" BLACK FIRE MULCH.
  - L9. COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.
  - L11. AT THE TIME OF FINAL INSPECTION PARTS 1 AND 4 OF THE DEPARTMENT OF WATER RESOURCES CERTIFICATE OF COMPLETION SHALL BE SIGNED AND EVIDENCE SHOWING COMPLIANCE WITH PARTS 3 AND 4 SHALL BE DEMONSTRATED.
  - L12. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
  - L13. POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE. BACKFLOW PREVENTION DEVICE TO BE A ZURN WILKINS MODEL.
  - L14. IRRIGATION CONTROLLER: RAIN BIRD SST6000UT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
  - L15. IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER. RAIN BIRD 3/4" ANTI-SIPHON DRIP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
  - L16. IRRIGATION EMISSION DEVICES: RAIN BIRD DROPT EMISSIONS OR EQUIVALENT.

GENERAL NOTES

- 1 DUAL-SERVICE WATER RISER & HOSE BIB W/ ANTI-SIPHON DEVICE. WATER SERVICE RISER TO HAVE MANUAL SHUT-OFF AND PRESSURE REDUCING VALVES. PROVIDE SPLIT FOR IRRIGATION TO HAVE INDEPENDENT MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE FIRE SPRINKLER DRAWINGS FOR DESIGN AND LOCATION OF EQPT.
- 2 HOSE BIB W/ ANTI-SIPHON DEVICE
- 3 FDC. SEE SPRINKLER DRAWINGS FOR MORE INFO
- 4 FIRE ALARM BELL. SEE SPRINKLER DRAWINGS FOR MORE INFO
- 5 RECESSED WALL-MTD. ELECTRIC METER. SEE UTILITY PLAN
- 6 WALL-MTD. IRRIGATION EQPT. W/ MANUAL SHUT-OFF AND BACKFLOW PREVENTION DEVICE. SEE GENERAL IRRIGATION NOTES FOR MORE INFO
- 7 50-GALLON HYBRID/ELECTRIC WATER HEATER
- 8 WALL-MOUNTED EXHAUST CAP TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- 9 LONG-TERM BICYCLE PARKING SPACE TO BE 2'-0" WIDE X 6'-0" LONG
- 10 GALV. RECT. SCUPPER & DOWNSPOUT WITH PAINTED FINISH
- 11 SOFFIT. SEE SECTIONS & FIELD VERIFY EXACT FRAMING HEIGHT W/ OWNER
- 12 42" TALL WALL. VERIFY DETAILS W/ OWNER
- 13 HANDRAILS TO BE 1 1/2" SQ. WOOD W/ METAL BRACKET @ 1'-10" MIN. FROM WALL & 36" ABOVE STAIR NOSING. SEE PLANS & DETAILS.
- 14 WALL-MOUNTED LIGHT FIXTURE
- 15 DOORBELL. VERIFY REQ'TS W/ OWNER
- 16 3" TALL MIN. ADDRESS NUMBERS
- 17 -
- 18 -
- 19 -
- 20 EXTERIOR MATERIAL: VERTICALLY-ORIENTED YELLOW CEDAR
- 21 EXTERIOR MATERIAL: SMOOTH PLASTER CEMENT INTEGRAL COLOR
- 22 PERFORATED METAL RAILING WITH PAINTED FINISH
- 23 EXTERIOR MATERIAL: CLAD WINDOWS WITH PAINTED FINISH

KEYED NOTES & EXTERIOR MATERIALS



SYMBOL LEGEND

RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/08/23

PREPARED BY:  
CREATION DATE: 01/11/23  
SCALE: 1/4" = 1'-0"

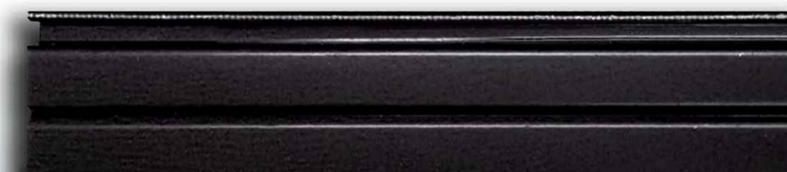
SIDE ELEVATIONS

A3.3



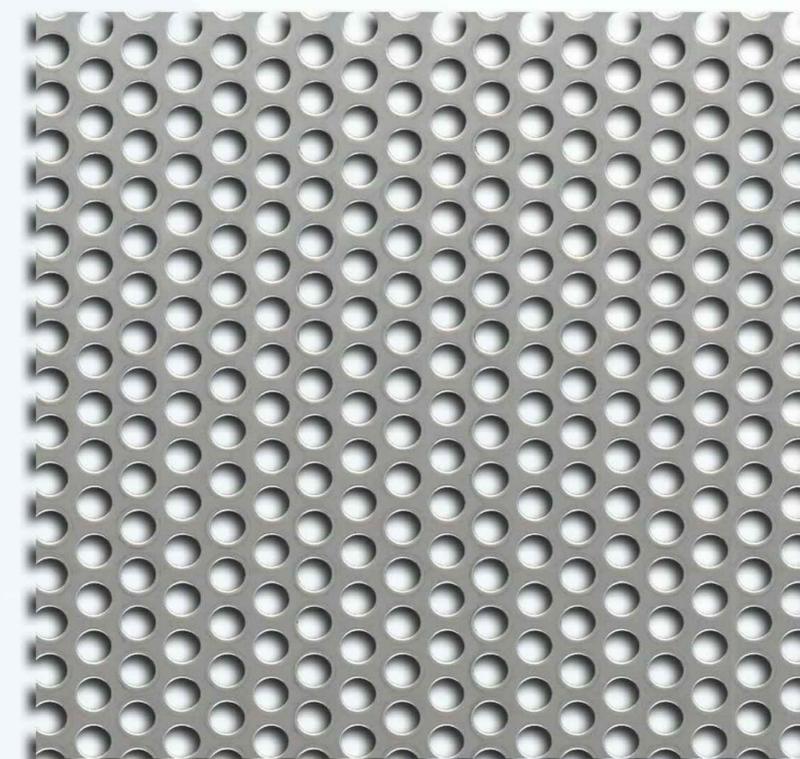
SMOOTH PLASTER CEMENT  
INTEGRAL COLOR

EXTERIOR SIDING MATERIAL #1, SEE KEYED NOTE #21



WOOD CLAD WINDOW W/ BLACK FINISH

WINDOW FRAME MATERIAL, SEE KEYED NOTE #23



RAILING WITH PAINTED FINISH

PERFORATED METAL RAILING MATERIAL, SEE KEYED NOTE #22



VERTICALLY-ORIENTED  
TELLOW CEDAR

EXTERIOR SIDING MATERIAL #2, SEE KEYED NOTE #20



1X6 HORIZONTAL REDWOOD FENCING

RELEASES AND REVISIONS	
PLANNING APPLICATION	03/14/23
PLANNING APP. - REV. 1	10/20/23
PLANNING APP. - REV. 2	10/27/23
PLANNING APP. - REV. 3	12/06/23

PREPARED BY:  
CREATION DATE: 01/11/23  
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MATERIAL BOARD