

ATTACHMENT A

CCS ARCHITECTURE

SHIRLEY RESIDENCE

ISSUED FOR DESIGN REVIEW: REVISION 1 07.14.23





THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST KERRY McCracken, IN FEBRUARY OF 2022.

1. FIELD WORK WAS PERFORMED IN FEBRUARY OF 2022.
2. TITLE REPORT WAS NOT PROVIDED.

THE BASIS OF BEARINGS FOR THIS PROJECT ARE TWO FOUND STREET MONUMENTS ALONG SKYLINE BOULEVARD AS SHOWN ON THE MAP ENTITLED, "FORESTLAND MANOR", FILED JANUARY 28, 1928 IN BOOK 18 OF MAPS AT PAGE 54, ALAMEDA COUNTY RECORDS. BEARING TAKEN AS NORTH 13° 10' 00" WEST.

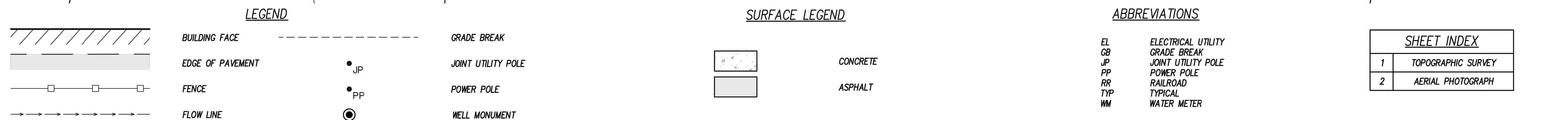
THE BASIS OF ELEVATION FOR THIS PROJECT IS ASSUMED AT A FOUND STREET MONUMENT ALONG SKYLINE BOULEVARD, APPROXIMATELY 90 FEET SOUTH OF THE PROJECT, BEING CONTROL POINT #103. ELEVATION TAKEN AS 500.00 FEET.

LOT 2224, FORESTLAND MANOR, FILED JANUARY 28, 1928, IN BOOK 18 OF MAPS,
PAGE 54, ALAMEDA COUNTY RECORDS.

[illegible]BOUNDARY &
TOPOGRAPHIC SURVEY

FILE	1.22451-A0.01.dwg
BY	CCS
SCALE	
SHEET	

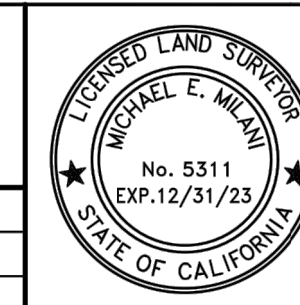
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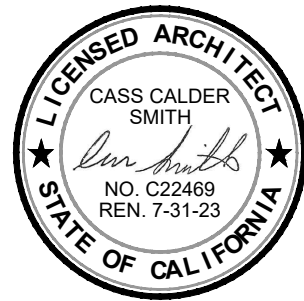


2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

CALIFORNIA

DRAWN: JMJ	DATE: FEBRUARY 2022
CHECKED: KRA	SCALE: AS SHOWN

[illegible]



PROJECT NAME

SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

ISSUED	DESCRIPTION
12.22.22	DESIGN REVIEW
07.14.23	DR REV 1
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SHEET TITLE

BOUNDARY &
TOPOGRAPHIC SURVEY

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BY	CCS
SCALE	
SHEET	



Storm Water Monitoring & Reporting
Land Development Engineering
Environmental Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking



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Web: www.milaniasociates.com

APN: 48D-7296-21
BOUNDARY & TOPOGRAPHIC SURVEY
7009 SHIRLEY DRIVE

CITY OF OAKLAND

ALAMEDA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
L.S. No. 5311 REGISTRATION EXPIRES 12/31/23

DESIGN: N/A
DRAWN: JMJ
CHECKED: KRA
JOB NO: 2298
DATE: FEBRUARY 2022
SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE

SHEET	2
OF	2
SHEETS	



Points Targeted	Community	Energy	IAQ/Health	Resources	Water
	Possible Points				
4	1	1	1	1	
			1		
2				2	
1			1		
				1	
1				1	
					1
				1	
					1
1				1	
3					3
2					2
					2
					2

	C12. Environmentally Preferable Materials for Site				
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing				
Yes	C13. Reduced Light Pollution	1	1		1
D. STRUCTURAL FRAME AND BUILDING ENVELOPE					
	D1. Optimal Value Engineering				
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load				1
	D3. Engineered Lumber				
TBD	D3.1 Engineered Beams and Headers				1
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1			1
TBD	D3.5 OSB for Subfloor				0.5
TBD	D3.6 OSB for Wall and Roof Sheathing				0.5
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2		1	1
E. EXTERIOR					
Yes	E4. Durable and Non-Combustible Cladding Materials	1			1
	E5. Durable Roofing Materials				
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1			1
F. INSULATION					
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content				
TBD	F1.1 Walls and Floors				1
TBD	F1.2 Ceilings				1
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions				
Yes	F2.1 Walls and Floors	1		1	
TBD	F2.2 Ceilings			1	
G. PLUMBING					
	G1. Efficient Distribution of Domestic Hot Water				
Yes	G1.1 Insulated Hot Water Pipes	1		1	
	G2. Install Water-Efficient Fixtures				
Yes	G2.1 WaterSense Showerheads with Matching Compensation Valve	2			2
Yes	G2.2 WaterSense Bathroom Faucets	1			1
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1			1
H. HEATING, VENTILATION, AND AIR CONDITIONING					
	H1. Sealed Combustion Units				
TBD	H1.1 Sealed Combustion Furnace				1
TBD	H1.2 Sealed Combustion Water Heater				2
	H3. Effective Ductwork				
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1	
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1
	H5. Advanced Practices for Cooling				
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1	
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality				
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R
Yes	H8. No Fireplace or Sealed Gas Fireplace	1			1
TBD	H11. High Efficiency HVAC Filter (MERV 8+)				1

J. BUILDING PERFORMANCE AND TESTING							
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1		
	J5. Building Performance Exceeds Title 24 Part 6						
0.00%	J5.1 Home Outperforms Title 24 Part 6	0		60			
K. FINISHES							
	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2		
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
Yes	K4.5 Countertops	1				1	
L. FLOORING							
≥75%	L1. Environmentally Preferable Flooring	3				3	
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3		
M. APPLIANCES AND LIGHTING							
TBD	M1. ENERGY STAR® Dishwasher						1
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2			
	M4. Permanent Centers for Waste Reduction Strategies						
Yes	M4.1 Built-In Recycling Center	1				1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1				1
TBD	N1.4 Cluster Homes for Land Preservation		1				1
	N1.5 Home Size Efficiency	0					9
3725	Enter the area of the home, in square feet						
5	Enter the number of bedrooms						
	N3. Pedestrian and Bicycle Access						
1	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2				
0	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
Yes	N5.3 Porches Oriented to Street and Public Space	1	1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
Summary							
Total Available Points in Specific Categories		342	26	131	54	83	48
Minimum Points Required in Specific Categories		50	2	0	6	6	6
Total Points Targeted		51.0	6.0	5.0	12.0	18.0	10.0



SHIRLEY RESIDENCE
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OAKLAND, CA 94611

[illegible]

GREEN BUILDING ORDINANCE

SHEET

EXISTING LOT CONDITIONS



NORTHEAST VIEW



SOUTHEAST VIEW



NORTH PL & NEIGHBOR TO NORTH



SOUTH PL & NEIGHBOR TO SOUTH

NEIGHBORING PROPERTIES



7019 SHIRLEY DR.



7023 SHIRLEY DR.



7027 SHIRLEY DR.



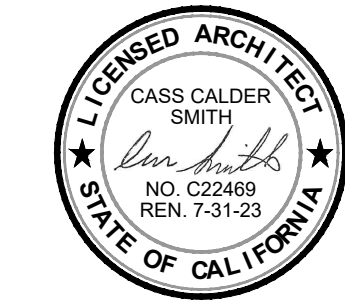
7033 SHIRLEY DR.



7039 SHIRLEY DR.



8850 SKYLINE BLVD



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12.22.22	DESIGN REVIEW
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SHEET TITLE
**PHOTOS OF EXISTING
CONDITIONS &
NEIGHBORING
PROPERTIES**

FILE	1.22451-A0.01.dwg
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SHEET	

NEIGHBORING PROPERTIES



8866 SKYLINE BLVD



8874 SKYLINE BLVD



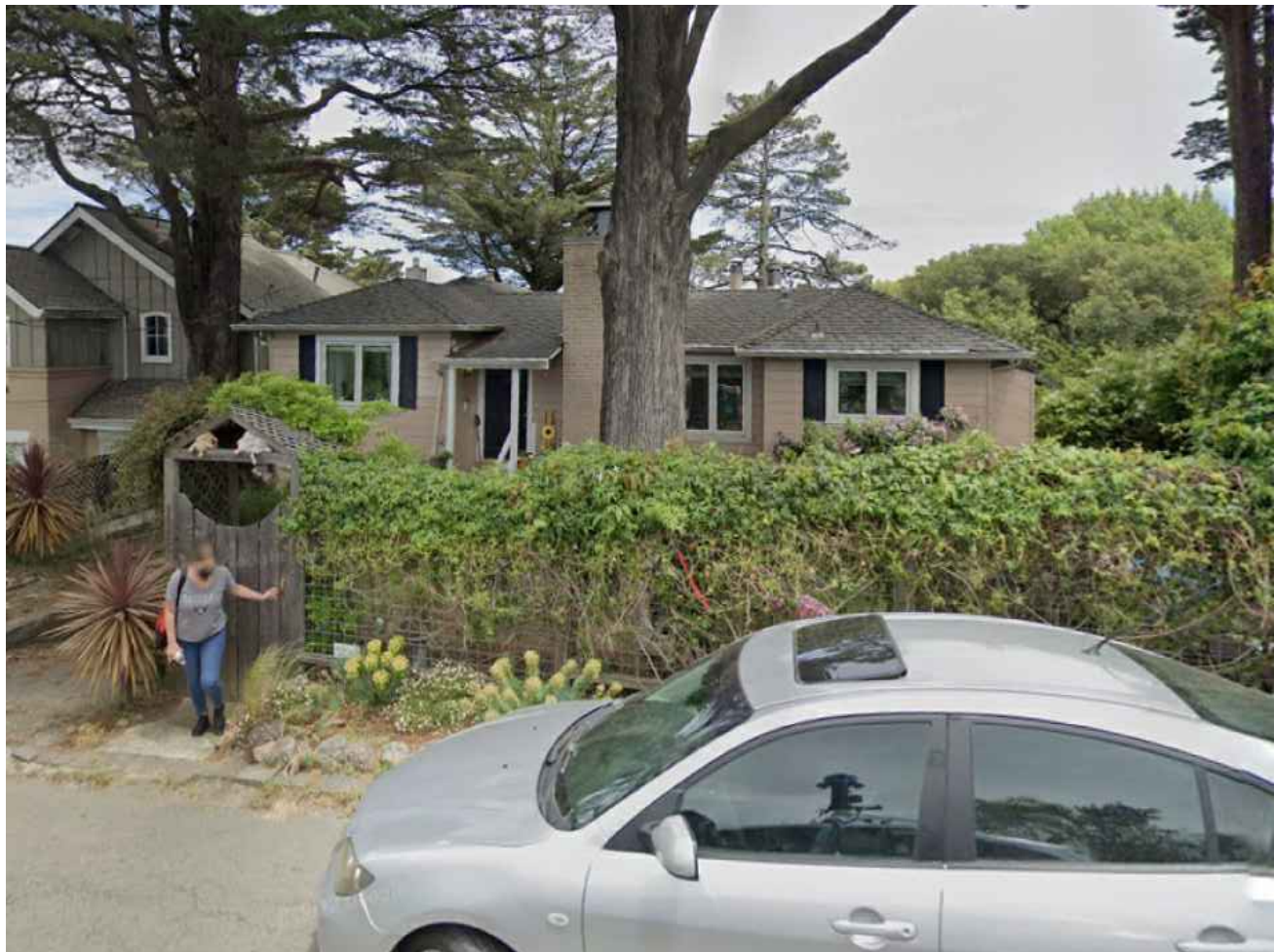
6055 SHIRLEY DR. (NEW ADDRESS)
8888 SKYLINE BLVD. (OLD ADDRESS)



7000 SHIRLEY DR



7016 SHIRLEY DR



7016 SHIRLEY DR

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
S A N F R A N C I S C O C A 9 4 1 0 3
4 1 5 . 8 6 4 . 2 8 0 0
C A S S C A L D E R S M I T H . C O M



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SHEET TITLE
PHOTOS OF EXISTING
CONDITIONS &
NEIGHBORING
PROPERTIES CONT.

FILE	1.22451-A0.01.dwg
BY	CCS
SCALE	
SHEET	



GRADING CALCULATIONS	
310 CY	CUT (SHOWN AS HATCH)
10 CY	FILL
300 CY	OFFHAUL
50% FRONT SETBACK CALCULATIONS	
TOTAL FRONT SETBACK SF	1239 SF
50% FRONT SETBACK SF	1239 SF/2= 620 SF
PROPOSED UNPAVED SF	623 SF > 620 SF

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
S A N F R A N C I S C O C A 9 4 1 0 3
4 1 5 . 8 6 4 . 2 8 0 0

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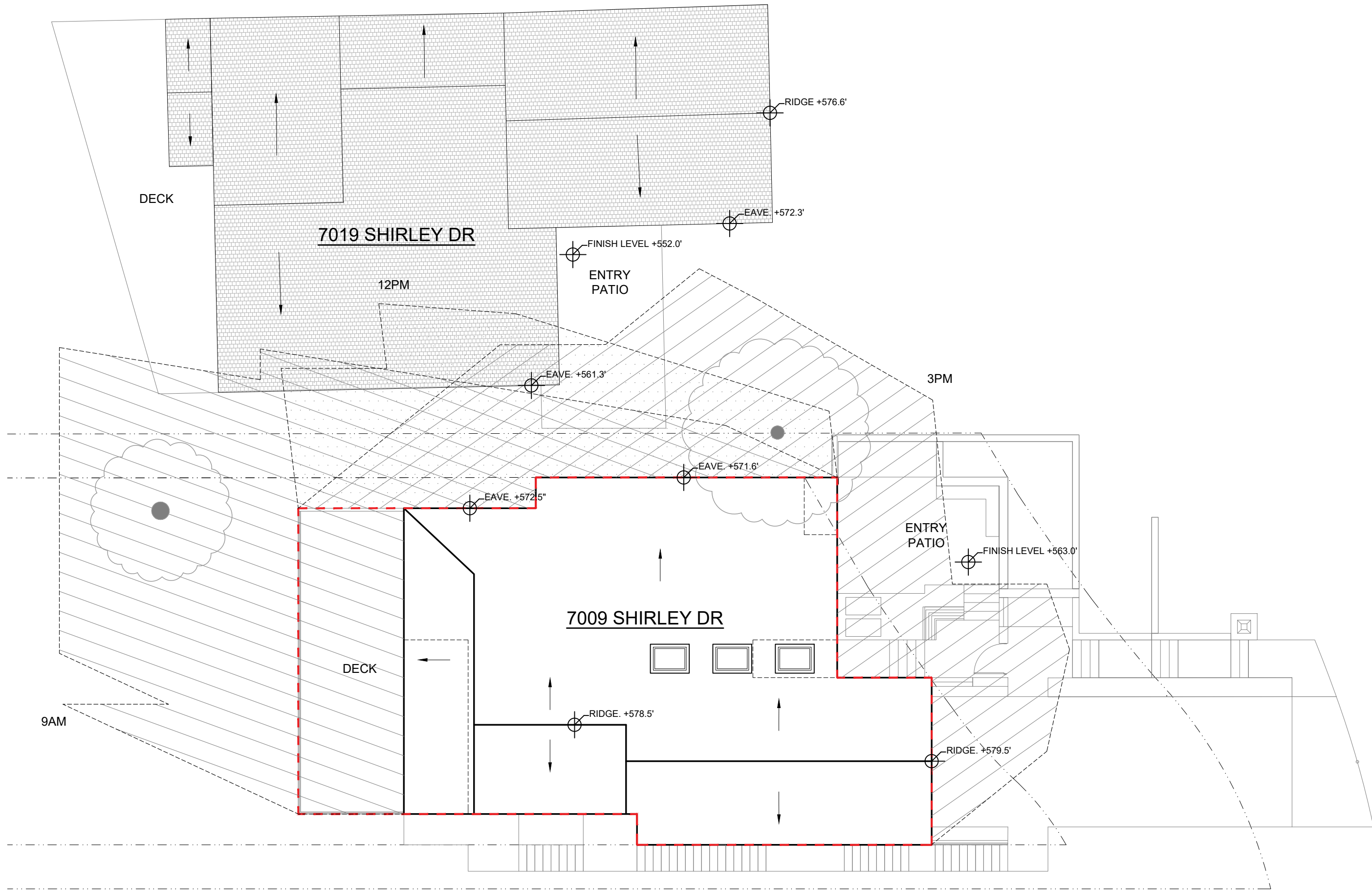


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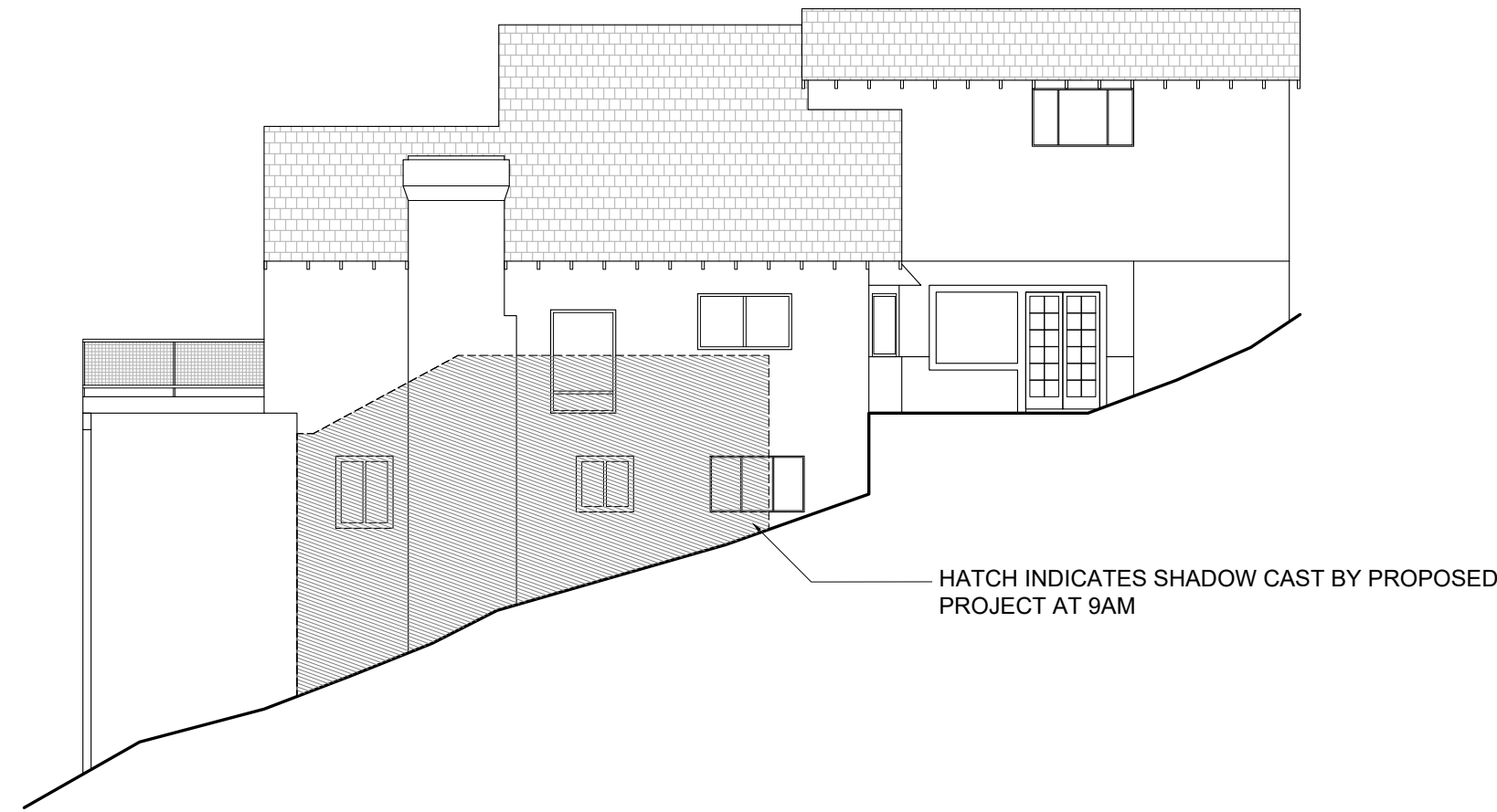
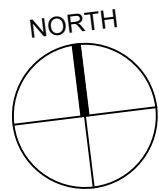
PROPOSED SITE PLAN

FILE	1.22451-A1.00.dwg
BY	CCS
SCALE	3/32" = 1'-0"
SHEET	

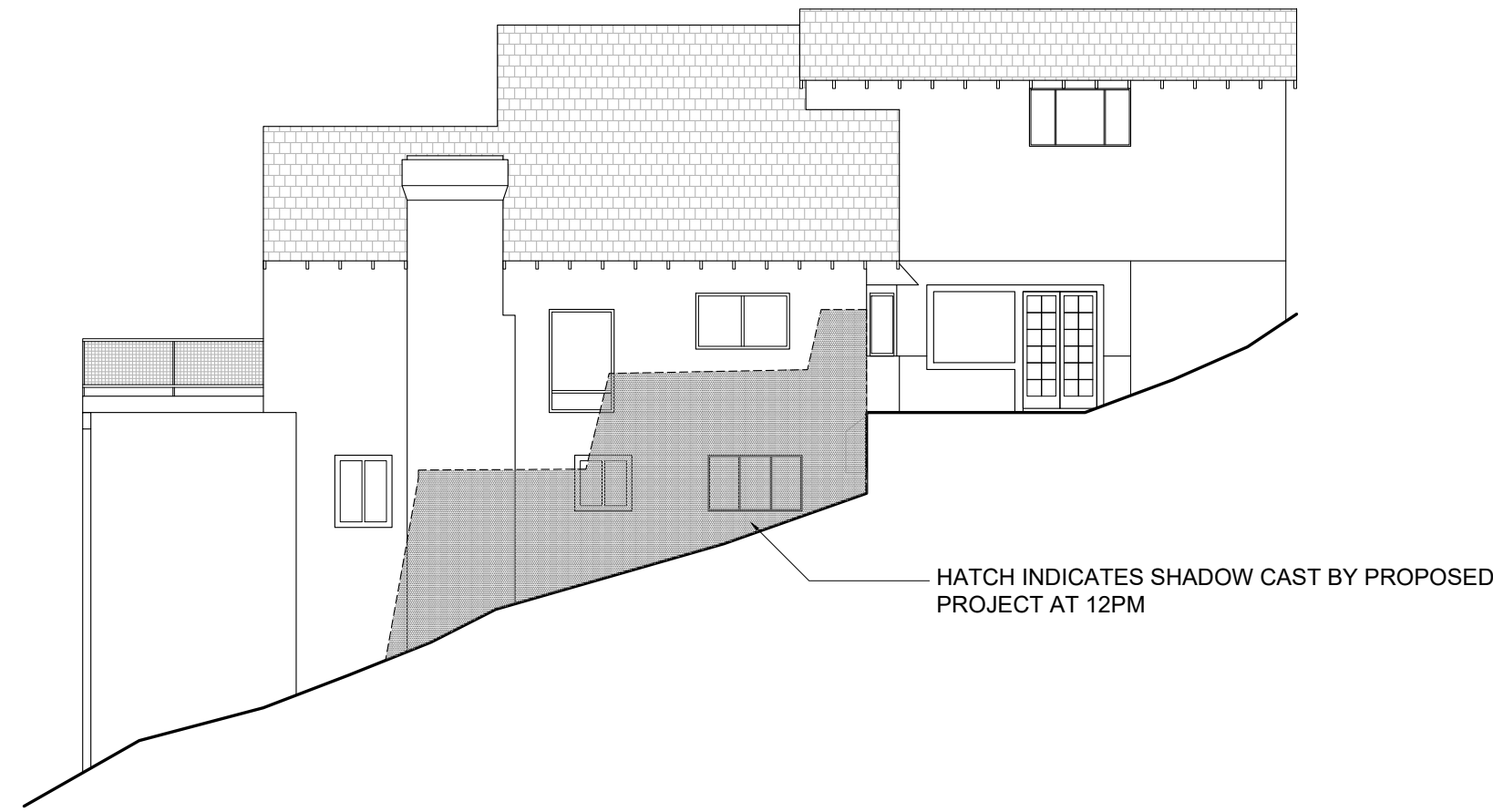
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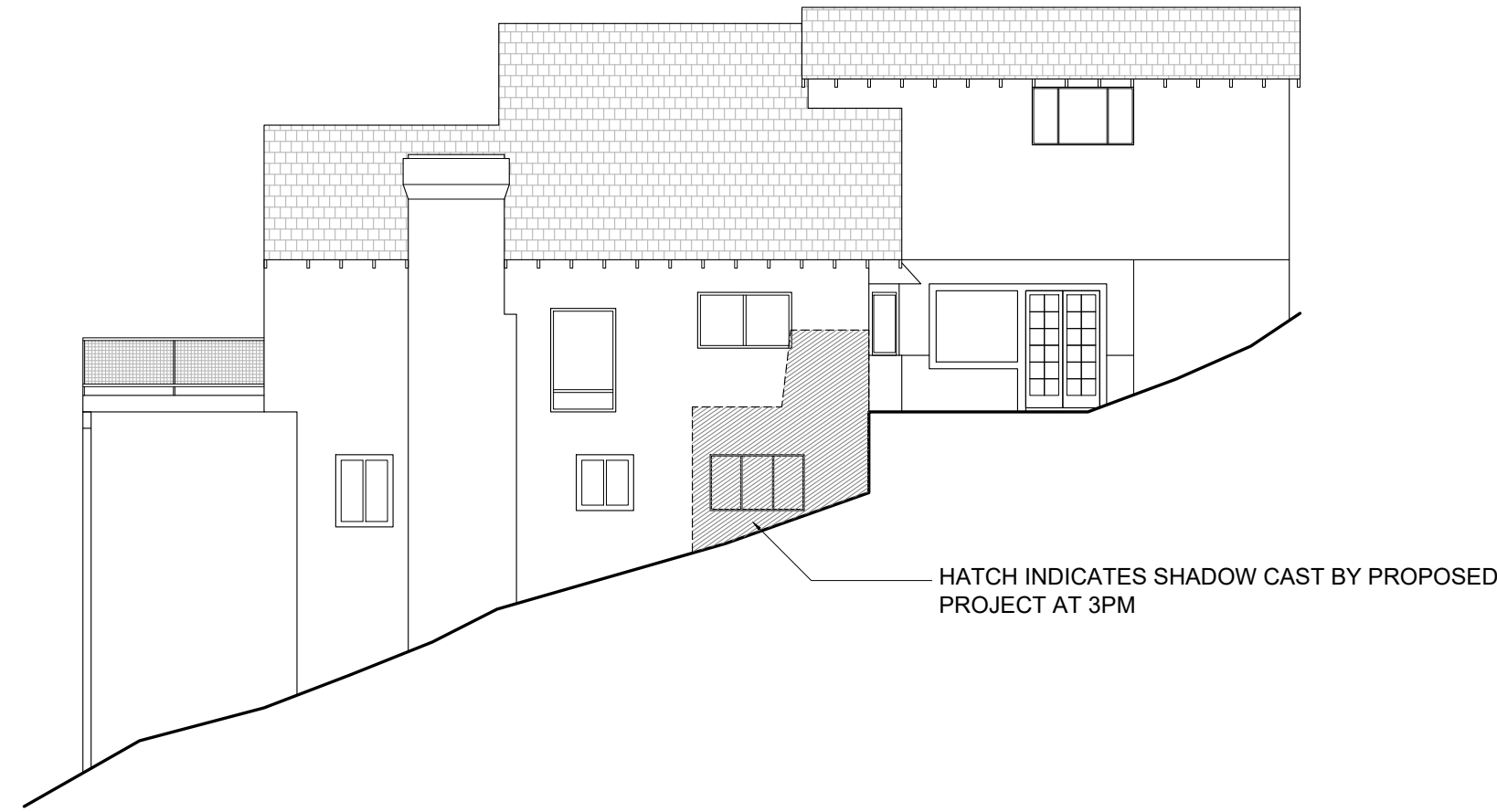
01 SHADOW STUDY
A1.10 3/32" = 1' - 0"



02 SHADOW STUDY - 7019 SHIRLEY DR SIDE (SOUTH) ELEVATION - 9AM, SPRING EQUINOX (MARCH 20TH)
A1.10 3/32" = 1' - 0"



03 SHADOW STUDY - 7019 SHIRLEY DR SIDE (SOUTH) ELEVATION - 12PM, SPRING EQUINOX (MARCH 20TH)
A1.10 3/32" = 1' - 0"



04 SHADOW STUDY - 7019 SHIRLEY DR SIDE (SOUTH) ELEVATION - 3PM, SPRING EQUINOX (MARCH 20TH)
A1.10 3/32" = 1' - 0"

SHADOW STUDY NOTES

1. THE SHADOW STUDY DRAWING DIAGRAMS SHOWN HERE ILLUSTRATE SHADOWS FOR 9AM, 12PM AND 3PM AT SPRING EQUINOX (MARCH 20TH) OF YEAR PER RECOMMENDATIONS PROVIDED IN THE CITY OF OAKLAND DESIGN REVIEW MANUAL FOR ONE&TWO UNIT RESIDENCES. THIS SHADOW STUDY ILLUSTRATES THAT THE SHADOWS CAST AT 12PM & 3PM ARE LESS THAN 50% OF EXTERIOR WALL AREA OF ANY ACTIVELY USED INDOOR OR ACTIVELY USED OUTDOOR AREAS.

LEGEND

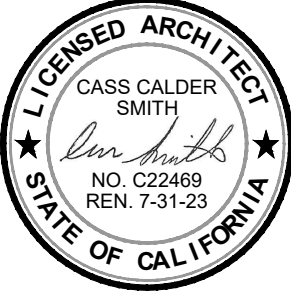
- 9AM SHADOW HATCH
- 12PM SHADOW HATCH
- 3PM SHADOW HATCH

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
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PROJECT NAME

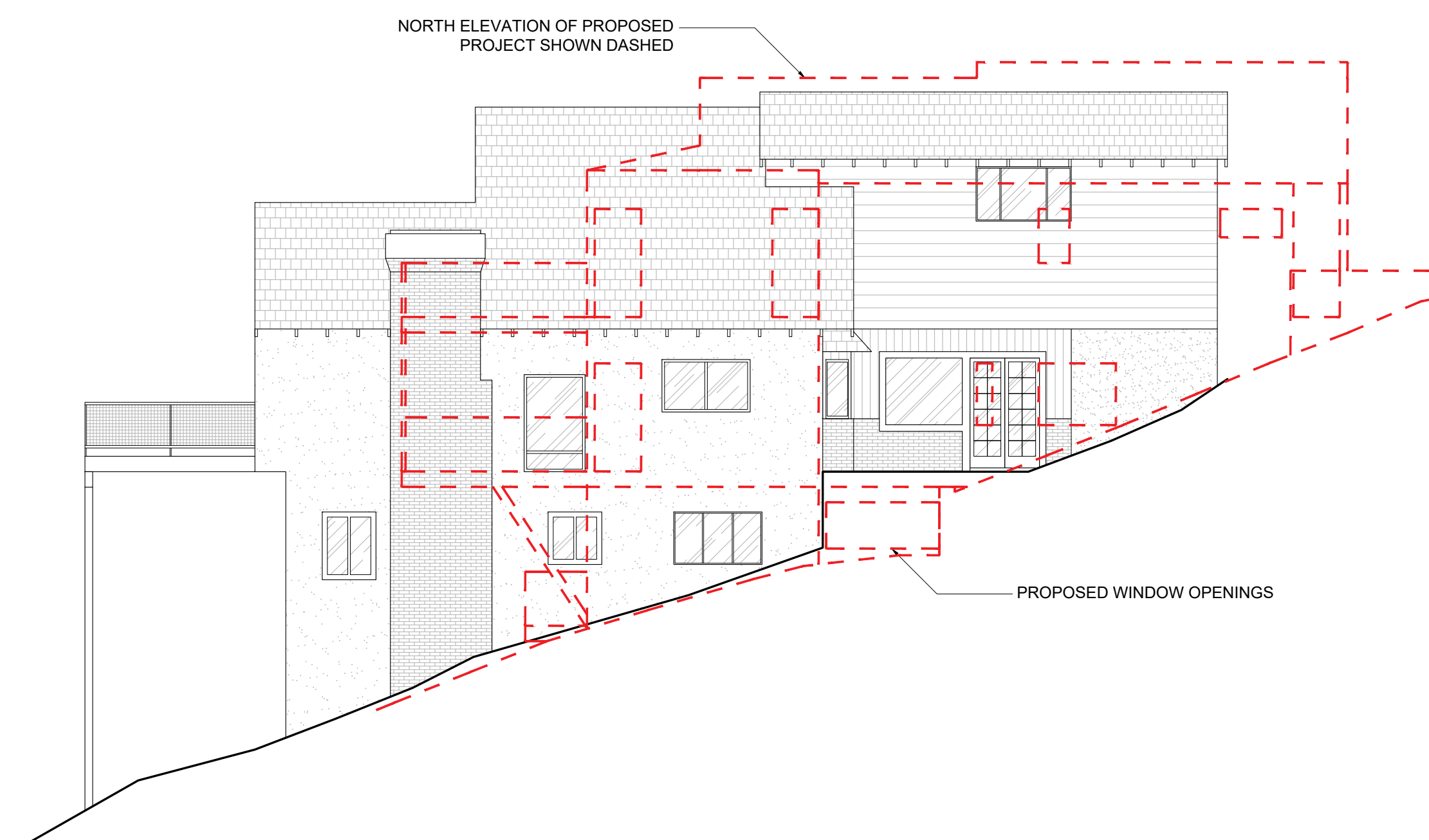
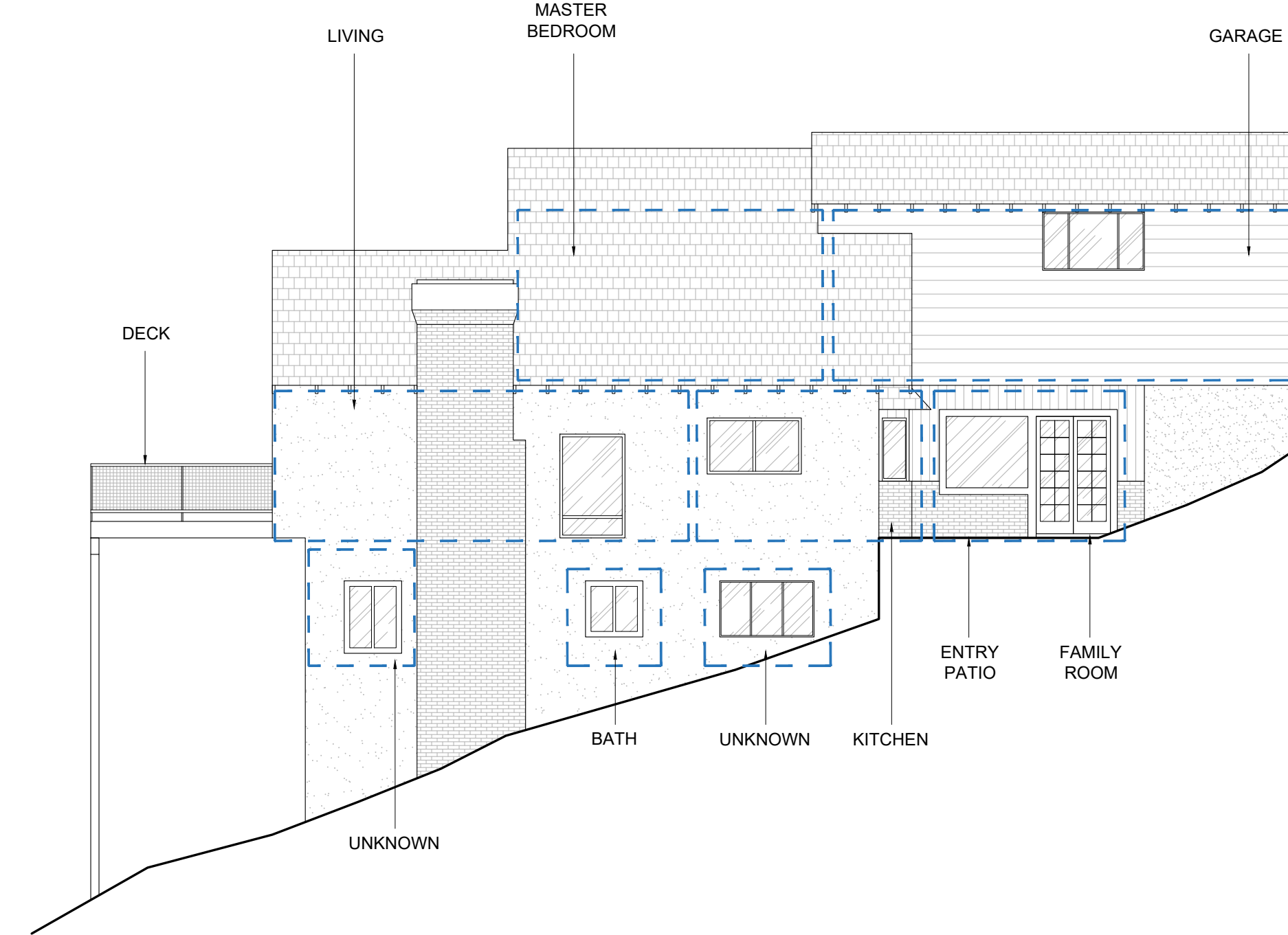
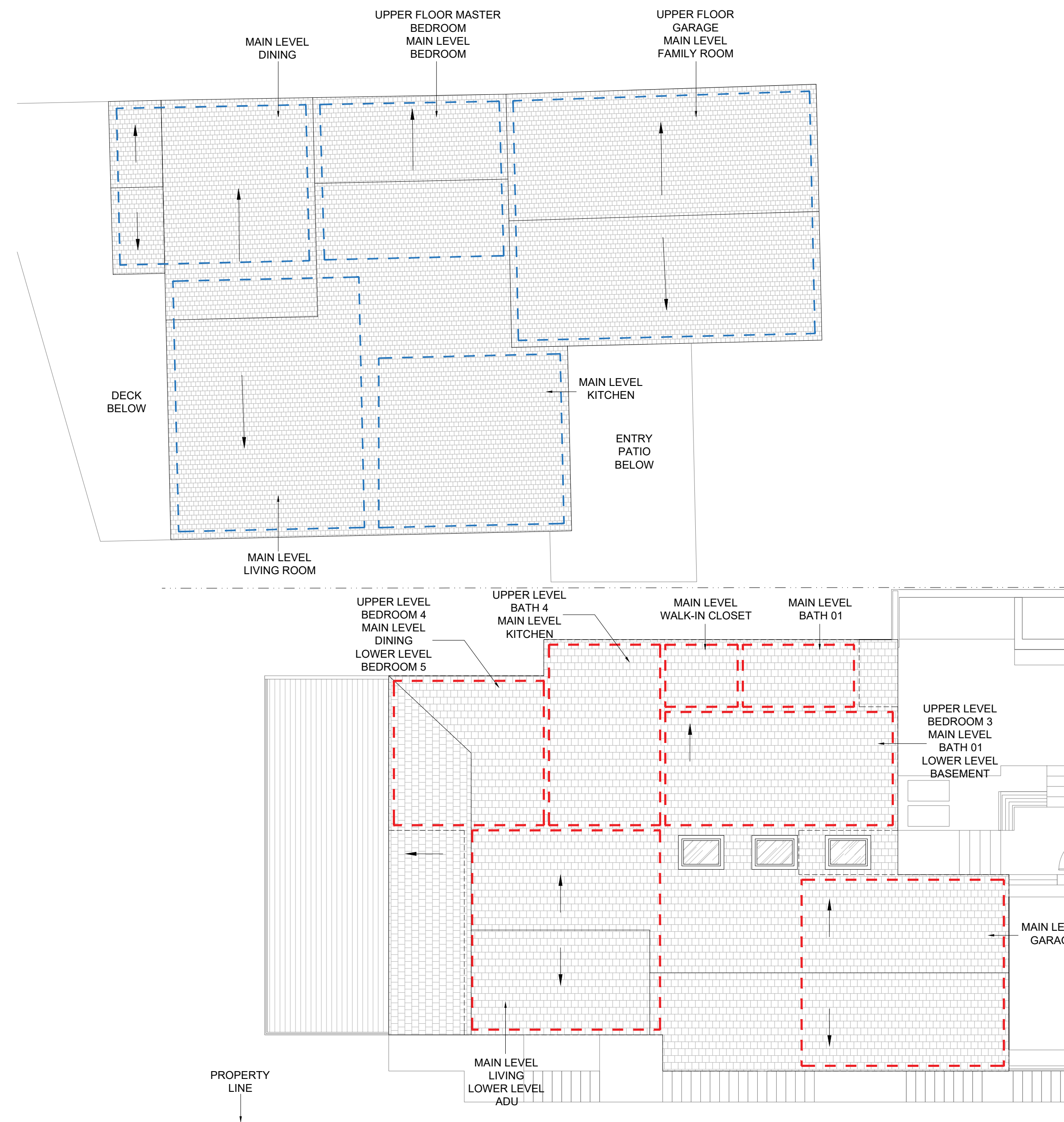
SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

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07.14.23	DR REV 1
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SHEET TITLE

PROPOSED SHADOW
STUDY

FILE	1.22451-A1.10.dwg
BY	CCS
SCALE	AS - NOTED
SHEET	



<h1>LEGEND</h1>		<p>CASS CALDER SMITH</p> <p>ARCHITECTURE INTERIORS</p> <p>44 MCLEA COURT SAN FRANCISCO CA 94103 415.864.2800</p> <p>CASSCALDERSMITH.COM</p>
<p>---</p>	<p>PROPOSED PROJECT NORTH ELEVATION WINDOW LOCATIONS</p>	
<p>---</p>	<p>7019 SHIRLEY DR ROOM LOCATIONS</p>	

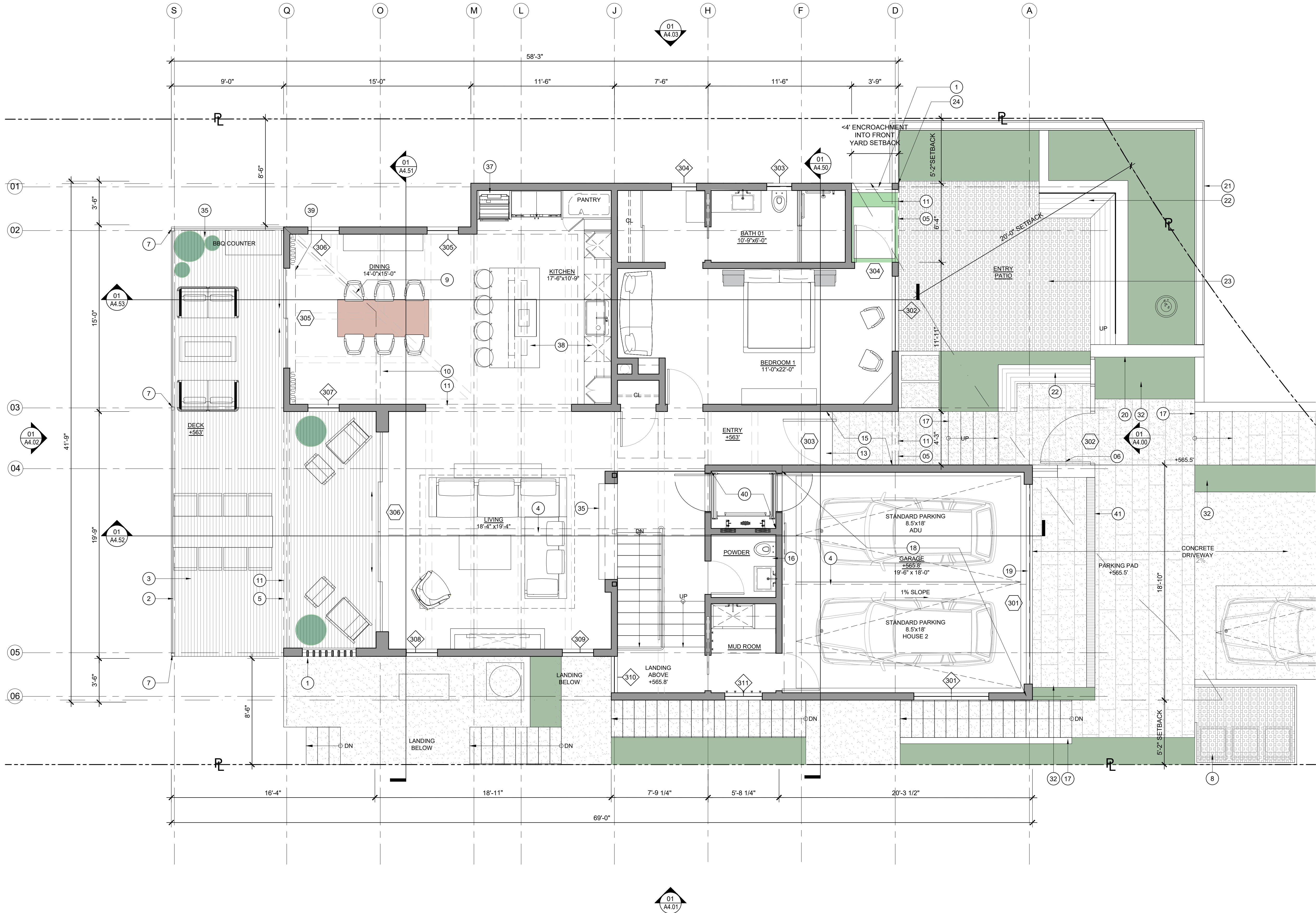


PROJECT NAME
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OAKLAND, CA 94611

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SHEET TITLE
PRIVACY STUDY

FILE	1.22451-A1.10.dwg
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A2.00

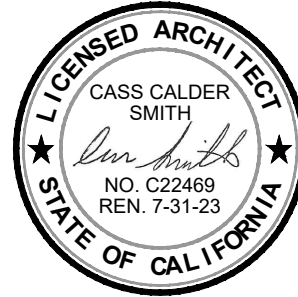
PROPOSED GROUND LEVEL (ENTRY LEVEL) FLOOR PLAN

FLOOR PLAN KEYNOTES

NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.

- | | |
|----|--|
| 1 | WOOD SCREEN WALL |
| 2 | 42" GUARDRAIL |
| 3 | DRAIN THROUGH WOOD DECK |
| 4 | RIDGE ABOVE |
| 5 | ROOF LINE ABOVE |
| 6 | WOOD ENTRY GATE |
| 7 | 3"x3" HOLLOW STEEL POST, SSD |
| 8 | TRASH ENCLOSURE |
| 9 | HIP ROOF ABOVE |
| 10 | GABLE ABOVE |
| 11 | BEAM ABOVE |
| 12 | BUILT IN DESK/ DRESSER |
| 13 | PIVOT ENTRY DOOR |
| 14 | SKYLIGHT ABOVE |
| 15 | COVERED ENTRY |
| 16 | STORAGE LOFT ABOVE |
| 17 | CONC. STEPS ON GRADE, SEE L-1.0 |
| 18 | 1:12 SLOPED CONCRETE SLAB GARAGE FLOOR |
| 19 | OVERHEAD SECTIONAL GARAGE DOOR |
| 20 | FORM BOARD CONC. SITE WALL, SEE L-1.0 |
| 21 | CONC. RETAINING WALL W/ WOOD SLAT FENCE ABOVE, 6' TOTAL, SEE LA DRAWINGS |
| 22 | WOOD BENCH, SEE L-1.0 |
| 23 | DECOMPOSED GRANITE PATIO, SEE L-1.0 |
| 24 | 6"x6" WD POST ABOVE CONC. RETAINING WALL |
| 25 | UTILITY METER CABINET |
| 26 | BUILT IN DRESSER |
| 27 | CONC. RETAINING WALL, SSD |
| 28 | FOOTING/ RETAINING WALL ABOVE, SSD |
| 29 | DECK ABOVE |
| 30 | CANTILEVERED PATIO |
| 31 | CONC. WALL BELOW, SSD |
| 32 | PLANTER, SEE L-2.0 |
| 33 | 30" CONC. RETAINING WALL |
| 34 | SLANTED STEEL COLUMNS, SSD |
| 35 | BUILT-IN HUTCH |
| 36 | CURTAIN SOFFIT ABOVE |
| 37 | FULL-HEIGHT PANTRY CABS + APPLIANCES |
| 38 | STONE COUNTER |
| 39 | CURTAIN SOFFIT ABOVE |
| 40 | "LULA" ELEVATOR |
| 41 | TRENCH DRAIN |
| 42 | 2" CONCRETE RAT SLAB |
| 43 | GLASS SHOWER DOOR + PARTITION |
| 44 | STORAGE SHELVING |
| 45 | BACKUP POWER GENERATOR ON CONCRETE SLAB |
| 46 | HVAC UNIT |

CASS CALDER SMITH
ARCHITECTURE
INTERIORS
4 4 M C L E A C O U R T
S A N F R A N C I S C O C A 9 4 1 0 3
4 1 5 . 8 6 4 . 2 8 0 0
C A S S C A L D E R S M I T H . C O M



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SHEET TITLE
PROPOSED GROUND LEVEL (ENTRY LEVEL) FLOOR PLAN

FILE 1.22451-A2.01.dwg
BY CCS
SCALE 1/4" = 1'-0"
SHEET

A2.00



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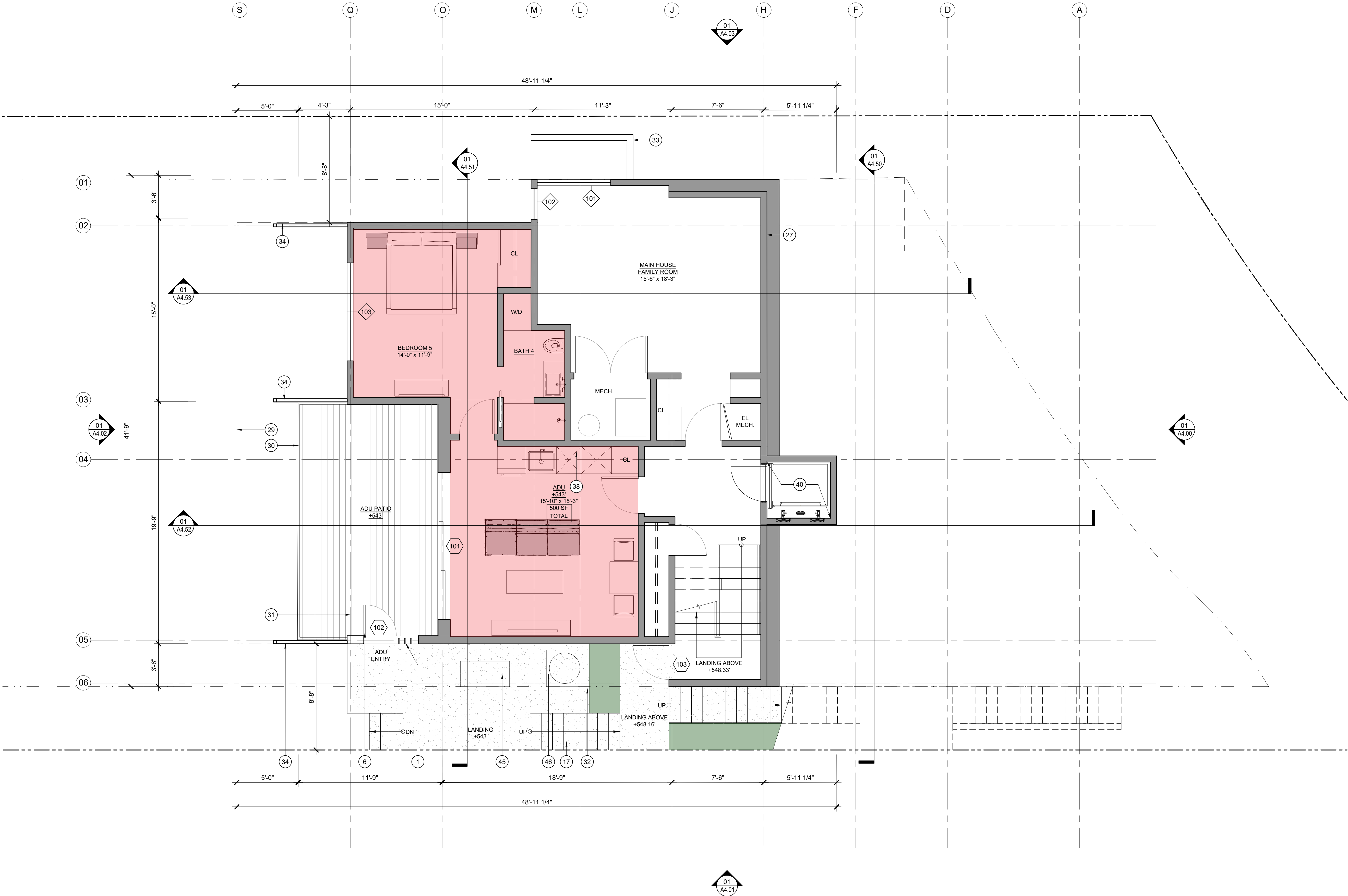
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SHEET TITLE

PROPOSED -1
(BEDROOM LEVEL)
FLOOR PLAN

FILE	1.22451-A2.01.dwg
BY	CCS
SCALE	1/4" = 1'-0"
SHEET	

A2.01



01
A2.02

PROPOSED -2 (ADU LEVEL) FLOOR PLAN

FLOOR PLAN KEYNOTES

NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.

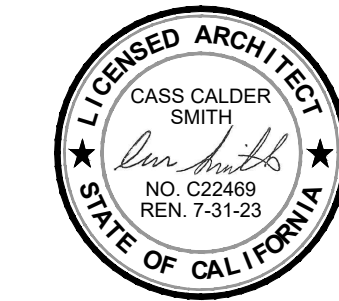
01	WOOD SCREEN WALL
02	42" GUARDRAIL
03	DRAIN THROUGH WOOD DECK
04	RIDGE ABOVE
05	ROOF LINE ABOVE
06	WOOD ENTRY GATE
07	3"x3" HOLLOW STEEL POST, SSD
08	TRASH ENCLOSURE
09	HIP ROOF ABOVE
10	GABLE ABOVE
11	BEAM ABOVE
12	BUILT IN DESK/ DRESSER
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17	CONC. STEPS ON GRADE, SEE L-1.0
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22	WOOD BENCH, SEE L-1.0
23	DECOMPOSED GRANITE PATIO, SEE L-1.0
24	6"x6" WD POST ABOVE CONC. RETAINING WALL
25	UTILITY METER CABINET
26	BUILT IN DRESSER
27	CONC. RETAINING WALL, SSD
28	FOOTING/ RETAINING WALL ABOVE, SSD
29	DECK ABOVE
30	CANTILEVERED PATIO
31	CONC. WALL BELOW, SSD
32	PLANTER, SEE L-2.0
33	30" CONC. RETAINING WALL
34	SLANTED STEEL COLUMNS, SSD
35	BUILT-IN HUTCH
36	CURTAIN SOFFIT ABOVE
37	FULL-HEIGHT PANTRY CABS + APPLIANCES
38	STONE COUNTER
39	CURTAIN SOFFIT ABOVE
40	"LULA" ELEVATOR
41	TRENCH DRAIN
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43	GLASS SHOWER DOOR + PARTITION
44	STORAGE SHELVING
45	BACKUP POWER GENERATOR ON CONCRETE SLAB
46	HVAC UNIT

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
S A N F R A N C I S C O C A 9 4 1 0 3
4 1 5 . 8 6 4 . 2 8 0 0

CASSCALDERSMITH.COM



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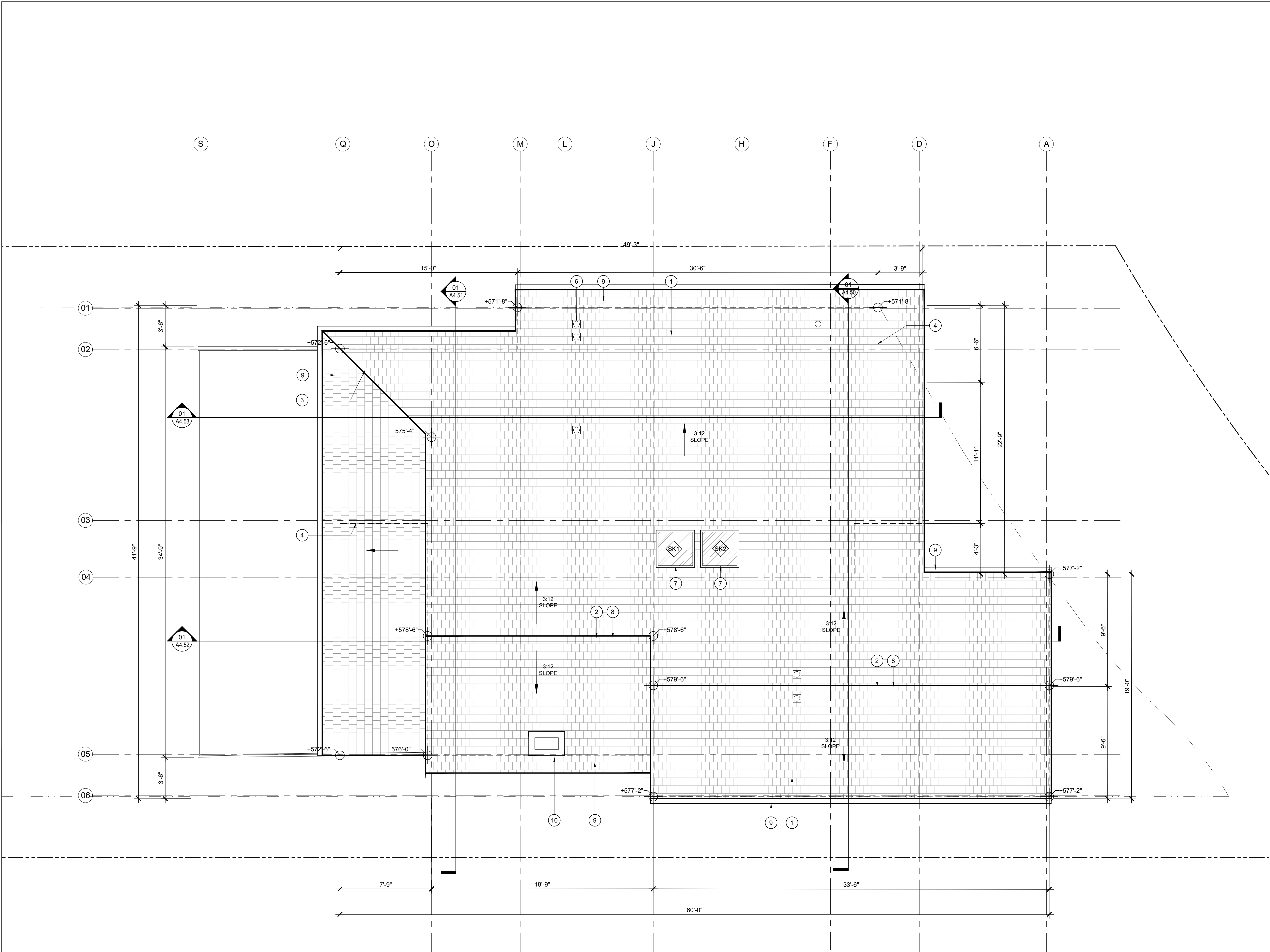
ISSUED

12.22.22

DESIGN REVIEW

07.14.23

DR REV 1



01
A2.03
PROPOSED ROOF PLAN

ROOF PLAN KEYNOTES

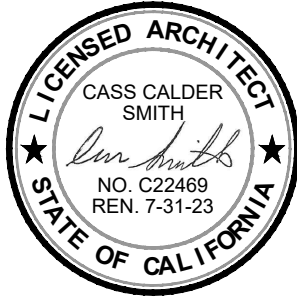
NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.	
1	3:12 SLOPE COMP. SHINGLE ROOF
2	ROOF RIDGE
3	HIP ROOF
4	WALL BELOW
5	PAINTED GALVANIZED SHEET METAL GUTTER + DOWN SPOUT
6	BATHROOM OR EXHAUST VENT
7	SKYLIGHT, SEE A11.01
8	RIDGE CAP + FLASHING
8	PAINTED GALVANIZED SHEET METAL GUTTER
10	FIREPLACE CHIMNEY

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
S A N F R A N C I S C O C A 9 4 1 0 3
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PROJECT NAME

SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

ISSUED	DESCRIPTION
12.22.22	DESIGN REVIEW
07.14.23	DR REV 1
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SHEET TITLE

PROPOSED ROOF PLAN

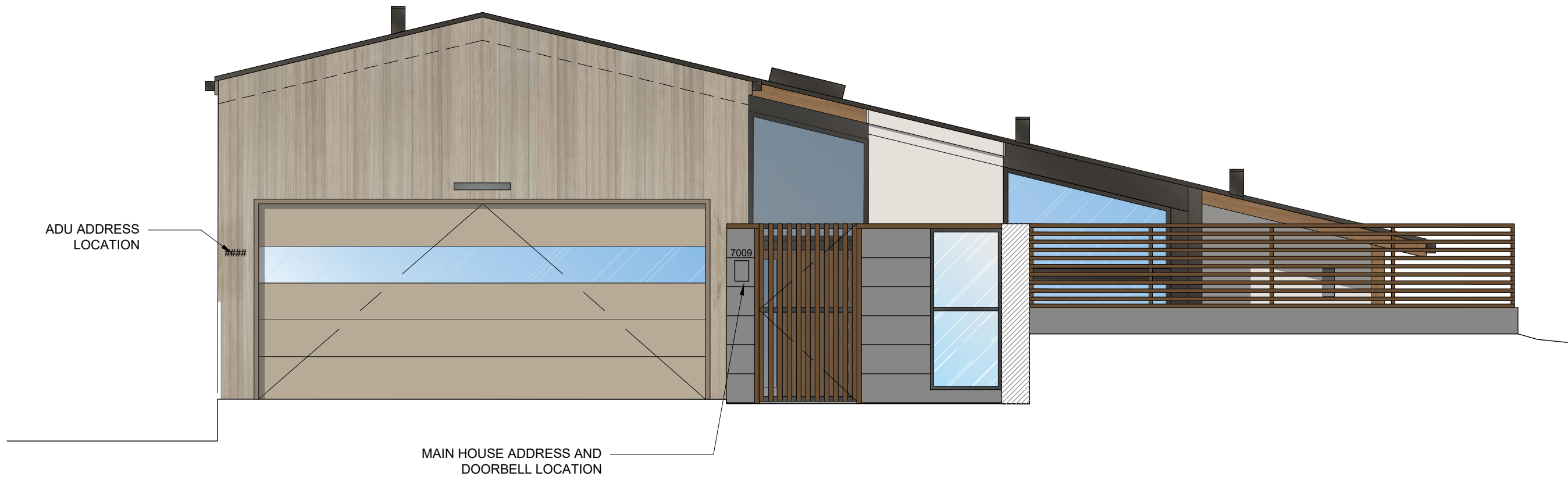
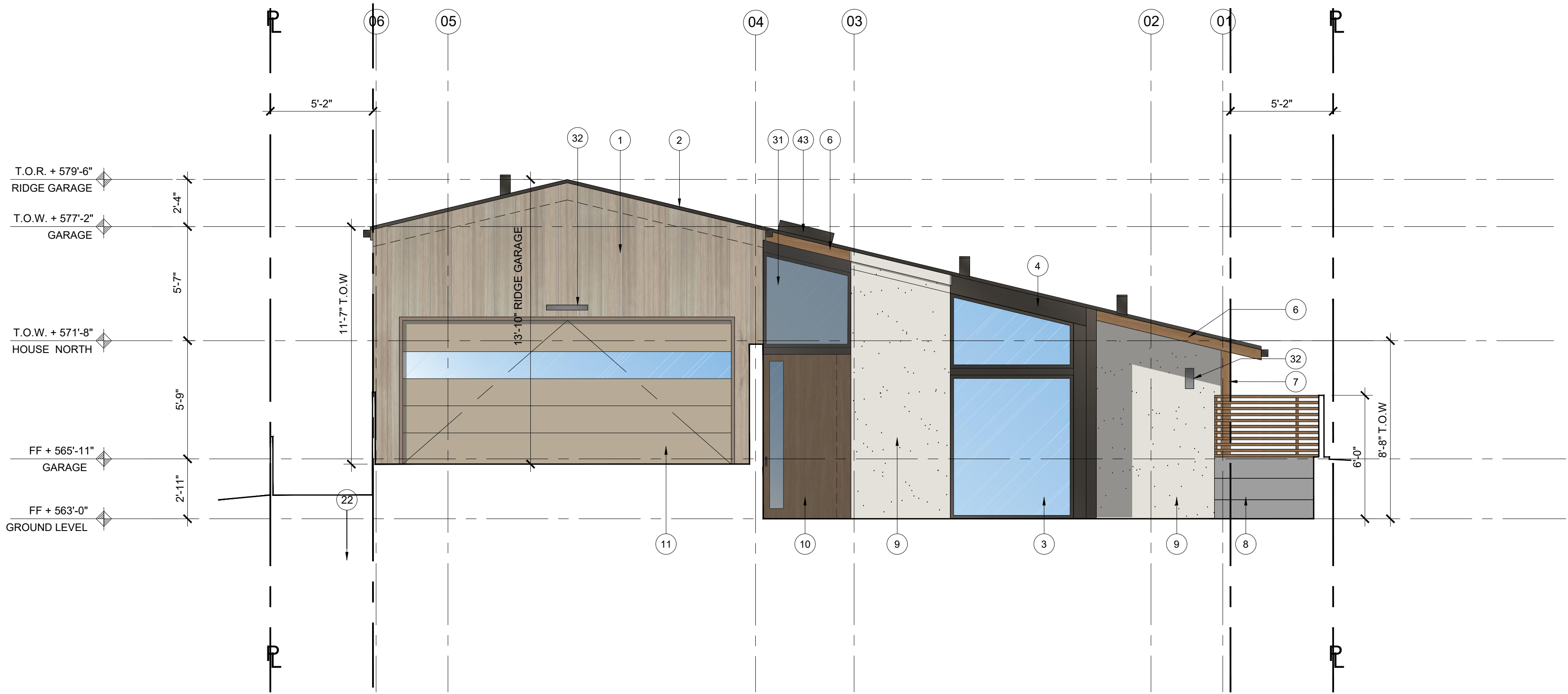
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BY CCS

SCALE 1/4" = 1'-0"

SHEET

A2.03



01
A4.00

PROPOSED EAST ELEVATION

EXT. ELEVATION KEYNOTES

NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.

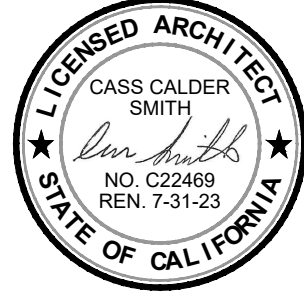
1	PRE-STAINED 1"x8" WOOD SIDING
2	2" DARK METAL FLASHING
3	DARK ANODIZED ALUMINUM FRAME WINDOW
4	STAINED WOOD TRIM
5	DARK ANODIZED ALUMINUM CORNER TRIM
6	STAINED CEDAR WRAPPED BEAM
7	STAINED CEDAR WRAPPED POST
8	BOARD FORMED CONCRETE SITE WALL, SEE L-1.0, 3.0 & 3.1
9	LIGHT PAINTED CEMENT PLASTER
10	STAINED WD PIVOT ENTRY DOOR
11	ALUMINUM OVERHEAD AUTOMATIC SECTIONAL GARAGE DOOR
12	NATURAL GRADE
13	PAINTED GALVANIZED SHEET METAL DOWNSPOUT
14	CANTILEVER PATIO W/ EXPOSED DARK METAL BEAM
15	PAINTED GALVANIZED STEEL BEAM, SSD
16	PAINTED GALVANIZED STEEL POST, SSD
17	42" GUARDRAIL W/ STAINED CEDAR CAP
18	VERTICAL WOOD SLAT
19	PAINTED GALVANIZED SHEET METAL GUTTER
20	COMPOSITION SHINGLE ROOF
21	PLANTER IN GRADE, SEE L-2.0
22	CONCRETE STEPS ON GRADE, SEE L-1.0
23	CONC. RAISED PLANTER
24	DARK ANODIZED ALUMINUM FRAME SLIDING DOORS
25	DARK PAINTED CEMENT PLASTER
26	CONC. RETAINING WALL, SSD
27	WOOD FENCE O/ CONC. RETAINING WALL, SEE L-3.0
28	DARK ANODIZED ALUMINUM FRAME SWING DOOR
29	DARK ANODIZED ALUMINUM SKYLIGHT
30	PAINTED GALVANIZED STEEL BAR HANDRAIL AND WALL BRACKETS
31	CUSTOM DARK ANODIZED ALUMINUM FRAME TRANSOM ABOVE DOOR, SEE A11.00
32	LIGHT FIXTURE
33	UTILITY METER CABINET
34	HVAC UNIT
35	WOOD STAINED SWING DOOR
36	WOOD ENTRY GATE
37	DARK ANODIZED ALUMINUM SLIDING DOOR
38	BATHROOM OR APPLIANCE VENT
39	STAIR & LANDING SHOWN AS DASHED - OMITTED FOR CLARITY
40	INTERIOR STAIR & LANDING SHOWN AS DASHED
41	BACK-UP GENERATOR
42	6' HT BOARD FORMED CONC. ENTRY WALL & GATE W/ WOOD CAP, SEE L-1.0, 3.0 & 3.1
43	SKYLIGHT

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
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4 1 5 . 8 6 4 . 2 8 0 0

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PROJECT NAME

SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

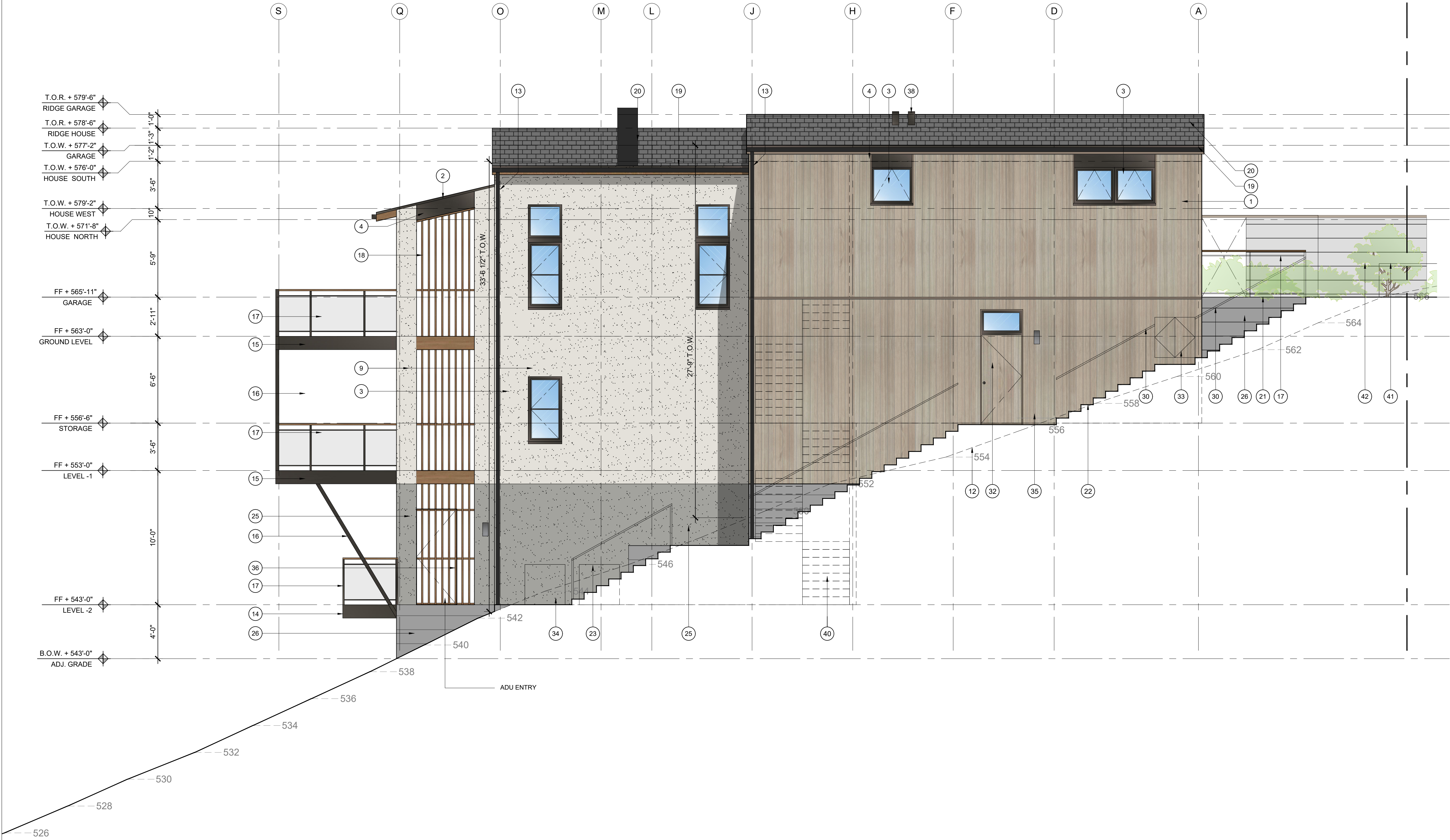
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SHEET TITLE

**PROPOSED EAST
ELEVATION**

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BY	CCS
SCALE	1/4" = 1'-0"
SHEET	

A4.00



01
A4.01 PROPOSED SOUTH ELEVATION

EXT. ELEVATION KEYNOTES

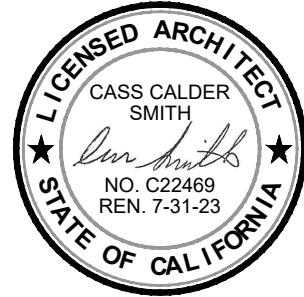
NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.

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2	2" DARK METAL FLASHING
3	DARK ANODIZED ALUMINUM FRAME WINDOW
4	STAINED WOOD TRIM
5	DARK ANODIZED ALUMINUM CORNER TRIM
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33	UTILITY METER CABINET
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41	BACK-UP GENERATOR
42	6' HT BOARD FORMED CONC. ENTRY WALL & GATE W/ WOOD CAP, SEE L-1.0, 3.0 & 3.1
43	SKYLIGHT

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

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C A S S C A L D E R S M I T H . C O M



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OAKLAND, CA 94611

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07.14.23	DR REV 1
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SHEET TITLE
**PROPOSED SOUTH
ELEVATION**

FILE 1.2251-A4.00.dwg
BY CCS
SCALE 1/4" = 1'-0"
SHEET



01
A4.02
PROPOSED WEST ELEVATION

EXT. ELEVATION KEYNOTES

NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.

1	PRE-STAINED 1"x8" WOOD SIDING
2	2" DARK METAL FLASHING
3	DARK ANODIZED ALUMINUM FRAME WINDOW
4	STAINED WOOD TRIM
5	DARK ANODIZED ALUMINUM CORNER TRIM
6	STAINED CEDAR WRAPPED BEAM
7	STAINED CEDAR WRAPPED POST
8	BOARD FORMED CONCRETE SITE WALL, SEE L-1.0, 3.0 & 3.1
9	LIGHT PAINTED CEMENT PLASTER
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16	PAINTED GALVANIZED STEEL POST, SSD
17	42" GUARDRAIL W/ STAINED CEDAR CAP
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20	COMPOSITION SHINGLE ROOF
21	PLANTER IN GRADE, SEE L-2.0
22	CONCRETE STEPS ON GRADE, SEE L-1.0
23	CONC. RAISED PLANTER
24	DARK ANODIZED ALUMINUM FRAME SLIDING DOORS
25	DARK PAINTED CEMENT PLASTER
26	CONC. RETAINING WALL, SSD
27	WOOD FENCE O/ CONC. RETAINING WALL, SEE L-3.0
28	DARK ANODIZED ALUMINUM FRAME SWING DOOR
29	DARK ANODIZED ALUMINUM SKYLIGHT
30	PAINTED GALVANIZED STEEL BAR HANDRAIL AND WALL BRACKETS
31	CUSTOM DARK ANODIZED ALUMINUM FRAME TRANSOM ABOVE DOOR, SEE A11.00
32	LIGHT FIXTURE
33	UTILITY METER CABINET
34	HVAC UNIT
35	WOOD STAINED SWING DOOR
36	WOOD ENTRY GATE
37	DARK ANODIZED ALUMINUM SLIDING DOOR
38	BATHROOM OR APPLIANCE VENT
39	STAIR & LANDING SHOWN AS DASHED - OMITTED FOR CLARITY
40	INTERIOR STAIR & LANDING SHOWN AS DASHED
41	BACK-UP GENERATOR
42	6' HT BOARD FORMED CONC. ENTRY WALL & GATE W/ WOOD CAP, SEE L-1.0, 3.0 & 3.1
43	SKYLIGHT

CASS CALDER SMITH

ARCHITECTURE
INTERIORS
4 4 M C L E A C O U R T
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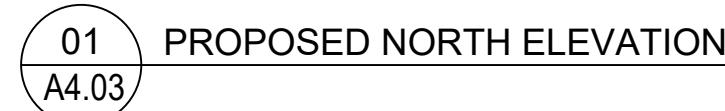


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SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

ISSUED	DESCRIPTION
12.22.22	DESIGN REVIEW
07.14.23	DR REV 1
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SHEET TITLE
PROPOSED WEST ELEVATION

FILE 1.2251-A4.00.dwg
BY CCS
SCALE 1/4" = 1'-0"
SHEET

A4.03



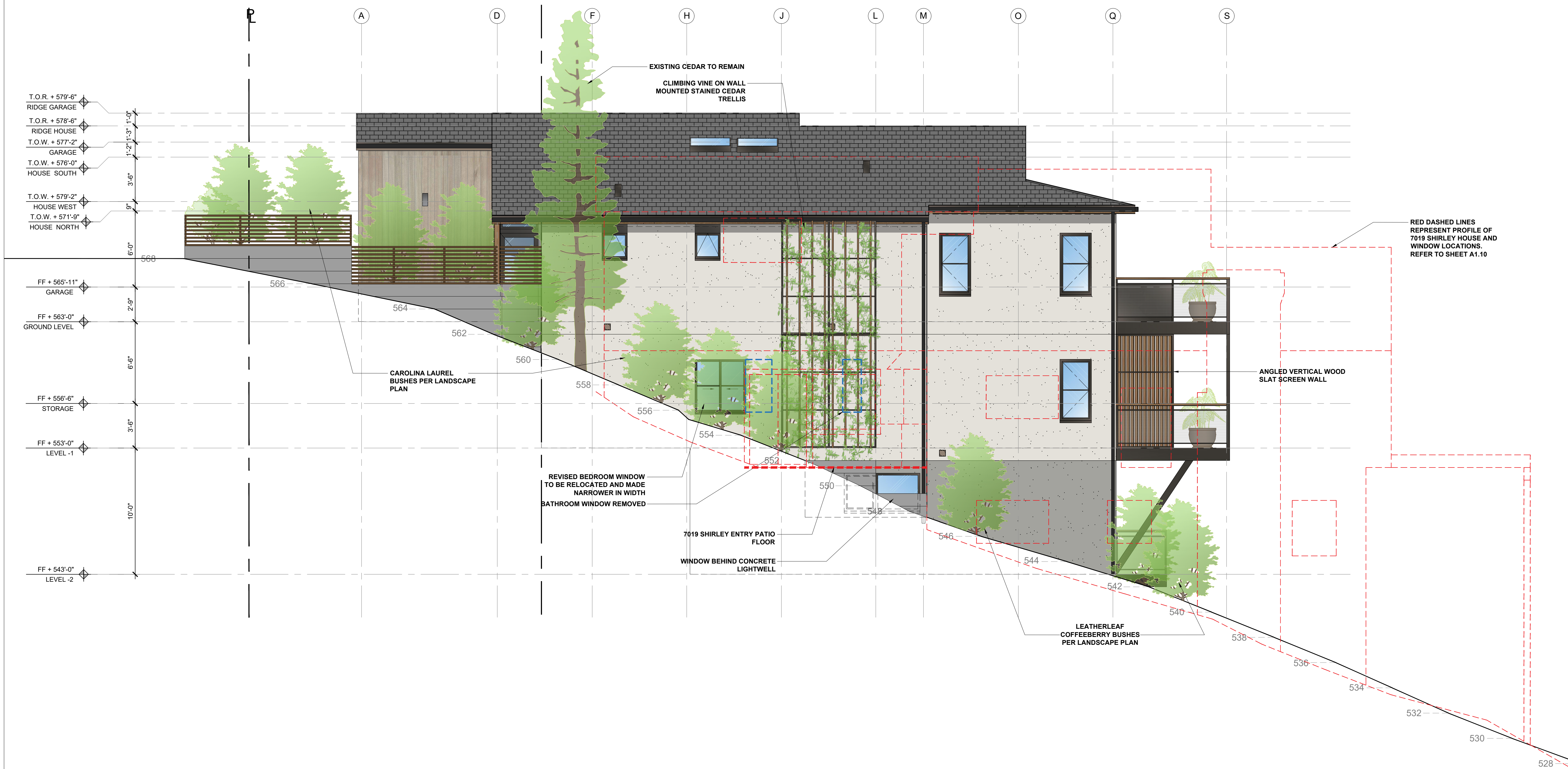
PROJECT NAME
SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

ISSUED	DESCRIPTION
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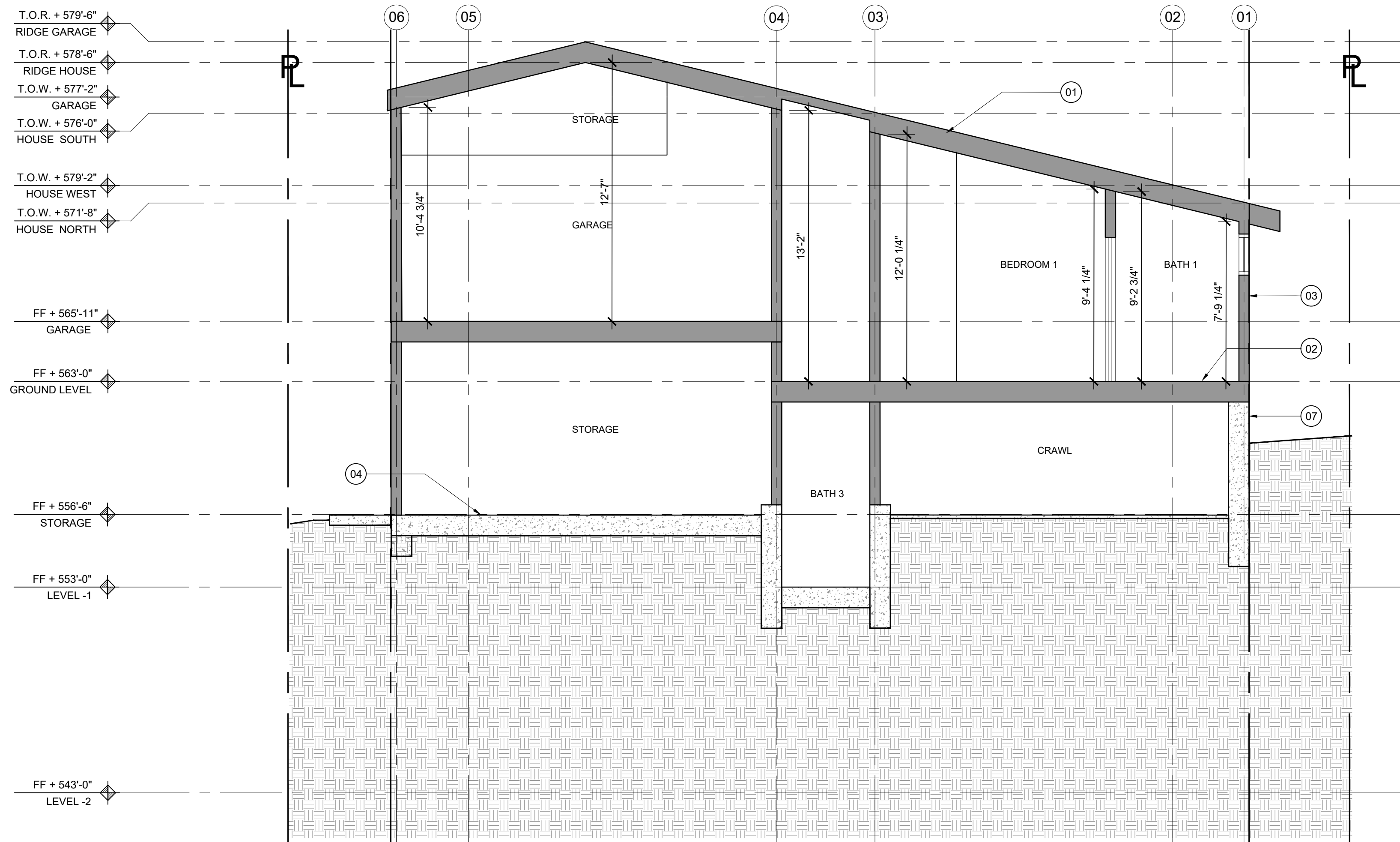
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**PROPOSED NORTH
ELEVATION**

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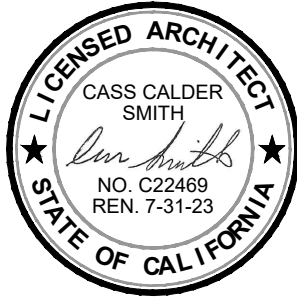
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PROPOSED NORTH ELEVATION



01 CROSS SECTION A
A4.50

SECTION KEYNOTES	
NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.	
1	ROOF ASSEMBLY, SSD
2	FLOOR ASSEMBLY, SSD
3	WALL ASSEMBLY, SSD
4	SLAB ON GRADE, SSD
5	CONC. RETAINING/STEM WALL, SSD
6	CONC. DRIVE WAY
7	REINFORCED CONC. RETAINING/FOUNDATION WALL, SSD
8	REINFORCED CONC. MAT FOUNDATION, SSD
9	HIP ROOF
10	2"x3" HOLLOW STEEL POST, SSD
11	SLANTED COLUMN, SSD
12	NATURAL GRADE

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ARCHITECTURE
INTERIORS
4 4 M C L E A C O U R T
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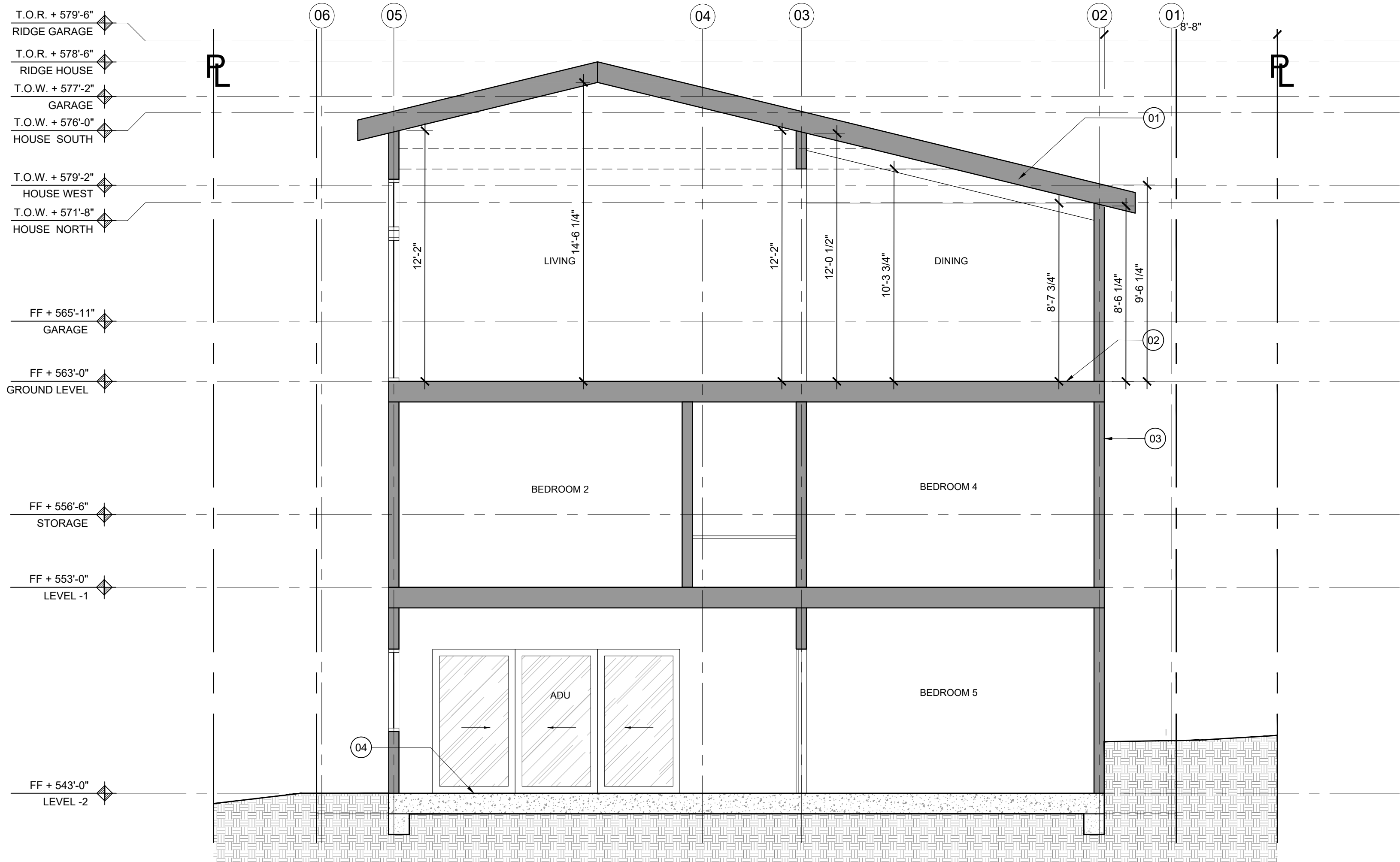


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SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

ISSUED	DESCRIPTION
12.22.22	DESIGN REVIEW
07.14.23	DR REV 1
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SHEET TITLE
PROPOSED CROSS
SECTION A

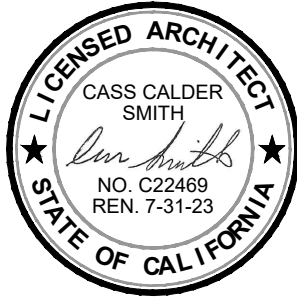
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SCALE	1/4" = 1'-0"
SHEET	



01 CROSS SECTION B
A4.51

SECTION KEYNOTES	
NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.	
1	ROOF ASSEMBLY, SSD
2	FLOOR ASSEMBLY, SSD
3	WALL ASSEMBLY, SSD
4	SLAB ON GRADE, SSD
5	CONC. RETAINING/STEM WALL, SSD
6	CONC. DRIVE WAY
7	REINFORCED CONC. RETAINING/FOUNDATION WALL, SSD
8	REINFORCED CONC. MAT FOUNDATION, SSD
9	HIP ROOF
10	2"x3" HOLLOW STEEL POST, SSD
11	SLANTED COLUMN, SSD
12	NATURAL GRADE

CASS CALDER SMITH
ARCHITECTURE
INTERIORS
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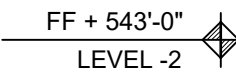


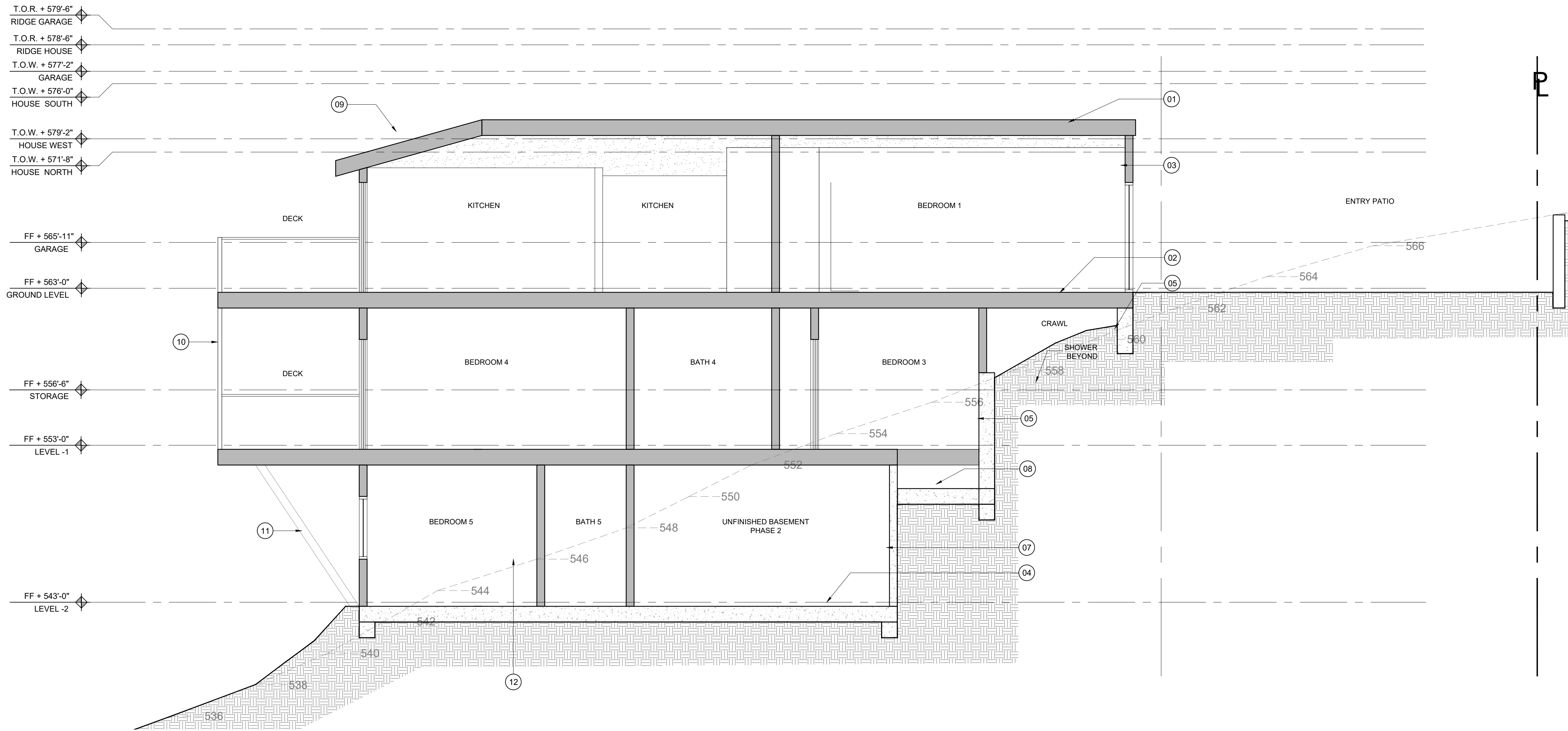
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SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

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SHEET TITLE
PROPOSED CROSS
SECTION B

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SCALE	1/4" = 1'-0"
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A4.53

LONGITUDINAL SECTION B

SECTION KEYNOTES

NOTE: NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET.

01	ROOF ASSEMBLY, SSD
02	FLOOR ASSEMBLY, SSD
03	WALL ASSEMBLY, SSD
04	SLAB ON GRADE, SSD
05	CONC. RETAINING/STEM WALL, SSD
06	CONC. DRIVE WAY
07	REINFORCED CONC. RETAINING/FOUNDATION WALL, SSD
08	REINFORCED CONC. MAT FOUNDATION, SSD
09	HIP ROOF
10	2"x3" HOLLOW STEEL POST, SSD
11	SLANTED COLUMN, SSD
12	NATURAL GRADE

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ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
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PROJECT NAME

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OAKLAND, CA 94611

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12.22.22	DESIGN REVIEW
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SHEET TITLE

PROPOSED LONG.
SECTION B

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SCALE 1/4" = 1'-0"

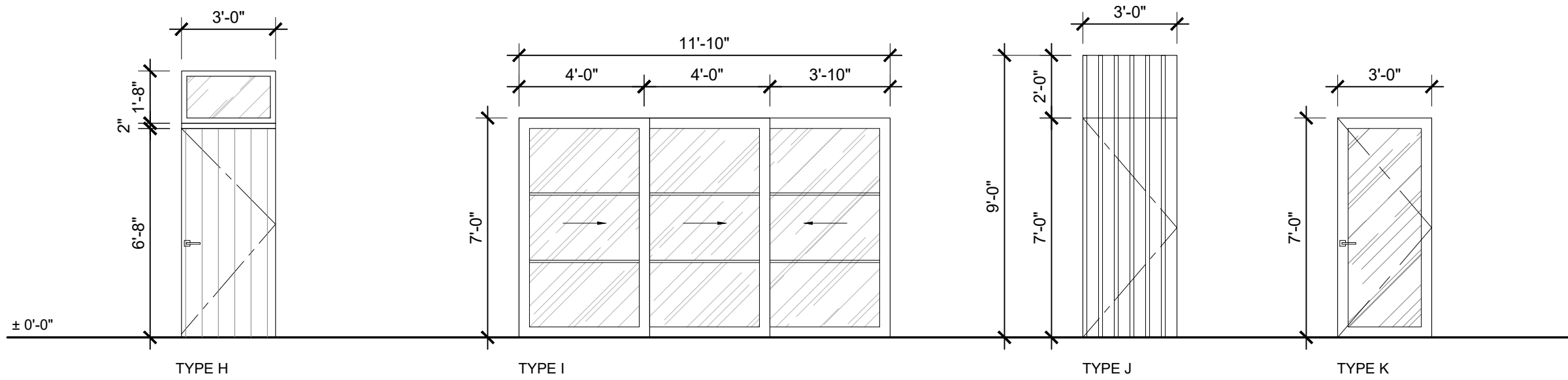
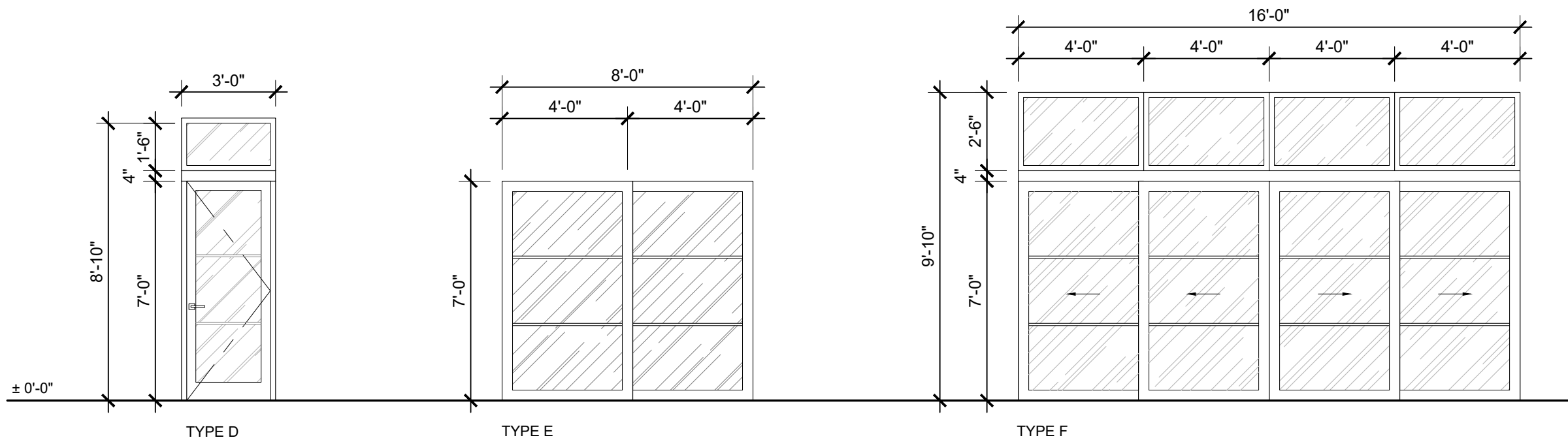
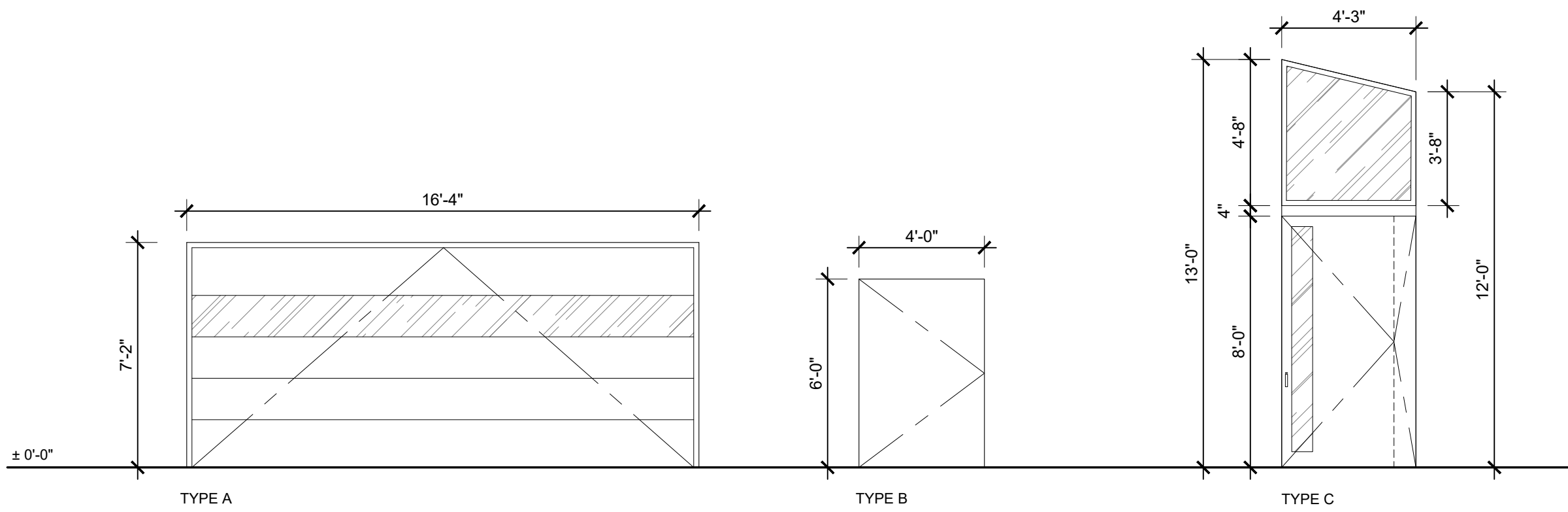
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LEVEL 01 DOOR SCHEDULE

DOOR MARK	FINISHED OPENING W X H - V.I.F.	THICK-NESS	TYPE, PANE OP.	MTRL/ FINISH	FRAME/ FINISH	TYPE	HARDWARE GROUP	GLAZING	U-VALUE	DETAIL HEAD	DETAIL JAMB	REMARKS
301	16'-0" x 7'-0"	1 3⁄4"	GARAG E ROLL UP	ALUM	ALUM	A		-				
302	3'-6" x 6'-0"	1 3⁄4"	SWING	WD	WD-ST N	B		-				FRONT GATE
303	SEE DRAWING	1 3⁄4"	PIVOT	WD	WD-ST N	C		2E				DOOR W/ CUSTOM TRANSOM ABOVE
304	3'-0" x 8'-10"	1 3⁄4"	SWING	ALUM	ALUM	D		2E				DOOR W/ TRANSOM
305	8'-0" x 7'-0"	1 3⁄4"	SLIDIN G	ALUM	ALUM	E		2E				
306	16'-0" x 9'-10"	1 3⁄4"	SLIDIN G	ALUM	ALUM	F		2E				MULTISLIDE W/ TRANSOM ABOVE
201	8'-0" x 7'-0"	1 3⁄4"	SLIDIN G	ALUM	ALUM	E		2E				
202	8'-0" x 7'-0"	1 3⁄4"	SLIDIN G	ALUM	ALUM	E		2E				
203	3'-0" x 7'-0"	1 3⁄4"	SWING	SCWD-PTD	WD-ST N	H		-				
101	12'-0" x 7'-0"	1 3⁄4"	SLIDIN G	ALUM	ALUM	I		2E				
102	3'-0" x 9'-0"	1 3⁄4"	SWING	SCWD-PTD	WD-ST N	J		-				SIDE GATE/DOOR W/ TRANSOM ABOVE
103	3'-0" x 7'-0"	1 3⁄4"	SWING	ALUM	ALUM	K		2E				

DOOR ELEVATIONS



WINDOWS AND DOORS

- SEE SHEET A0.00 FOR FURTHER SYMBOL DEFINITIONS
- FIELD VERIFY ALL WINDOW SIZES TO FRAMING CONDITIONS
- ALL WINDOW SIZES ARE APPROXIMATE - VERIFY ROUGH OPENING SIZE IN FIELD WITH MANUFACTURER'S SPECIFICATIONS
- FIELD VERIFY ALL ROUGH OPENING SIZES WITH ARCHITECT PRIOR TO ORDERING ALUMINUM DOORS.
- ALL GLAZING AT DOORS TO BE TEMPERED SAFETY GLAZING.
- ALL GLAZING TO BE DOUBLE GLAZING.
- ALL GLAZING TO CONFORM TO UBC 2406.4
- SEE ELEVATIONS FOR ADDITIONAL WINDOW OPERATION INFORMATION
- SEE PROJECT MANUAL FOR ADDITIONAL DOOR AND WINDOW SPECIFICATIONS
- SEE PROJECT MANUAL FOR HARDWARE GROUP SCHEDULE AND SPECIFICATIONS
- PROVIDE SHOP DRAWINGS FOR ALL DOORS, WINDOWS AND SKYLIGHTS
- OWNER TO PROVIDE FRAMED 1/2" PLYWOOD PANELS, CUT TO SIZE AND LABELLED FOR EACH GLAZED OPENING. PANELS TO BE STORED ON PREMISES.

ABBREVIATIONS

GENERAL	
ALUM	ALUMINUM
ANNOD	ANODIZED
BLK	BLACK
BIP	BI-PARTING
CLR	CLEAR PAINTED FINISH
CUST	CUSTOM
(E)	EXISTING
FFIN	FACTORY FINISH
FL	FLUSH
FP	FRAME AND PANEL DOOR
GL	GLASS
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM BOARD, 5/8" UON
HDWD	HARDWOOD
HM	HOLLOW METAL
INSUL	INSULATED
MFR	MANUFACTURER
MIR	MIRROR
MTL	METAL
PRE	PRE-FINISH
PTD	OPAQUE PAINTED FINISH
RUBBER	COVED RUBBER BASE
SC	SOLID CORE
SLD	SLIDING
SR	STILE AND RAIL
SS	STAINLESS STEEL
STL	STEEL
STN	STAINED FINISH W/ 4 COATS CLR FINISH
ST	STONE
TBD	TO BE DETERMINED
UON	UNLESS ONTHERWISE NOTED
VIN	VINYL
WD	W
GLAZING ABBREVIATIONS	
1	SINGLE GLAZING
2	DOUBLE GLAZING
A	ACRYLIC
E	LOW E
F	FILM, TRANSLUCENT
G	ANNEALED FLOAT GLASS
L	LAMINATED SAFETY GLASS
M	MIRROR
N	TINTED
P	PATTERNED
R	WIRE SAFETY GLASS
S	SANDBLASTED
T	TEMPERED SAFETY GLASS
EXAMPLE: 2-T = DOUBLE GLAZING, TEMPERED	

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ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
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SHEET TITLE

DOOR SCHEDULE

FILE 1.22451-A11.00.dwg

BY CCS

SCALE AS NOTED

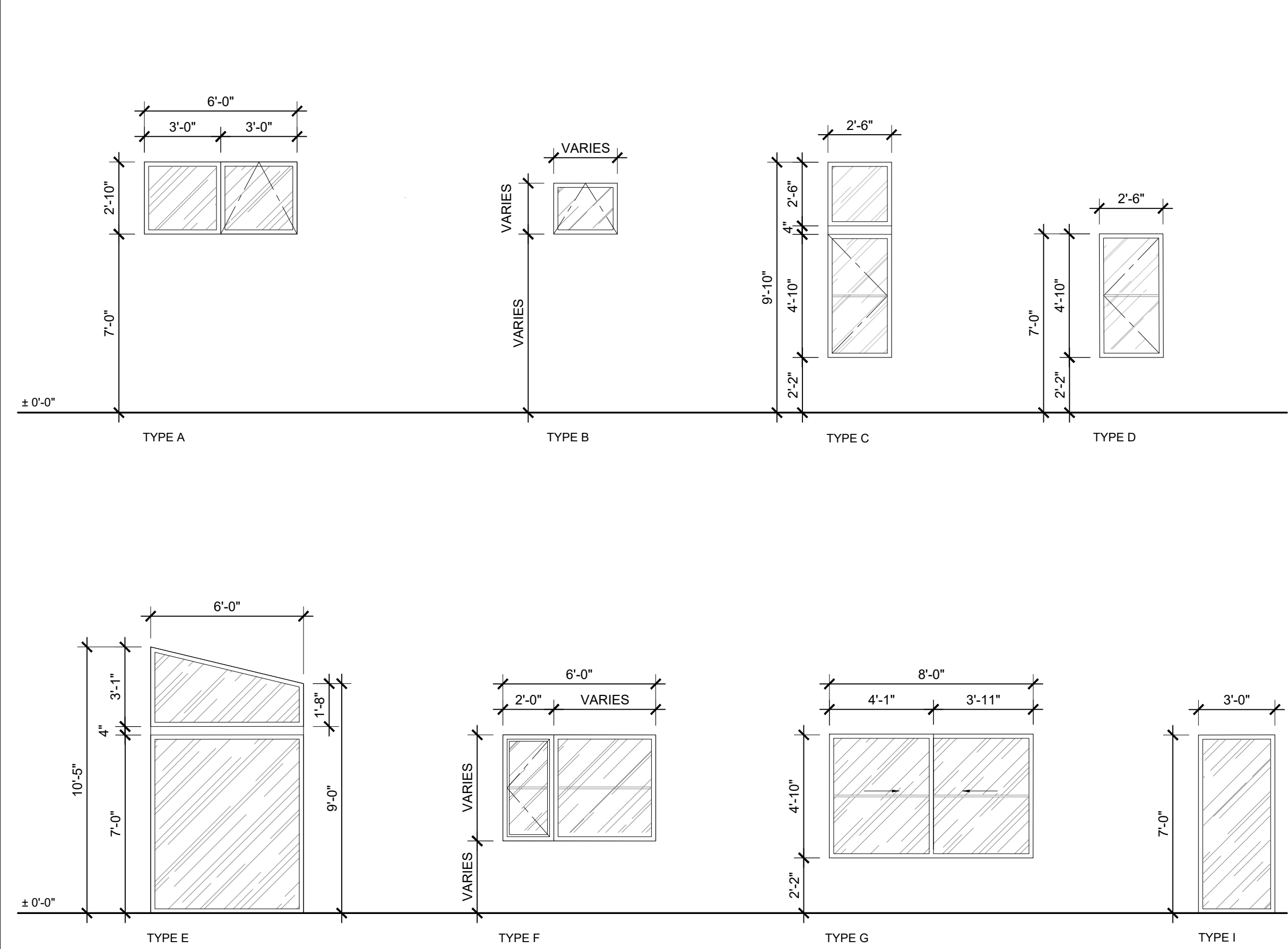
SHEET

WINDOW SCHEDULE									
WINDOW MARK	FINISHED OPENING W X H - V.I.F.	PANEL OPERATION	TYPE	FRAME MTRL	FINISH	GLAZ.	U-VALUE	WINDOW COVERING	REMARKS
301	6'-0" x 2'-8"	FIXED/HOPPER	A	ALUM		2E			
302	SEE DRAWING	FIXED	E	ALUM		2E			WINDOW W/ CUSTOM TRANSOM ABOVE
303	2'-0" x 2'-0"	HOPPER	B	ALUM		2E			
304	2'-0" x 2'-0"	HOPPER	B	ALUM		2E			
305	2'-6" x 4'-10"	CASEMENT	D	ALUM		2E			
306	2'-6" x 4'-10"	CASEMENT	D	ALUM		2E			
307	2'-6" x 4'-10"	CASEMENT	D	ALUM		2E			
308	2'-6" x 4'-10"	CASEMENT/FIXED	C	ALUM		2E			WINDOW W/ TRANSOM ABOVE
309	2'-6" x 4'-10"	CASEMENT/FIXED	C	ALUM		2E			WINDOW W/ TRANSOM ABOVE
310	3'-0" x 7'-0"	FIXED	I	ALUM		2E			
311	3'-0" x 2'-8"	HOPPER	C	ALUM		2E			
201	6'-0" x 4'-2"	CASEMENT/FIXED	F	ALUM		2E			
202									NOT IN USE
203	2'-6" x 4'-2"	HOPPER	B	ALUM		2E			
204	2'-6" x 4'-10"	CASEMENT	D	ALUM		2E			
205	2'-6" x 4'-10"	CASEMENT	D	ALUM		2E			
206									NOT IN USE
207	2'-6" x 4'-6"	CASEMENT	D	ALUM		2E			
208									NOT IN USE
209	3'-0" x 7'-0"	FIXED	I	ALUM		2E			
210	4'-0" x 2'-0"	HOPPER	C	ALUM		2E			
101	6'-0" x 3'-0"	CASEMENT/FIXED	F	ALUM		2E			
102	2'-6" x 3'-0"	CASEMENT	D	ALUM		2E			
103	8'-0" x 4'-10"	SLIDING	G	ALUM		2E			
104									NOT IN USE

SKYLIGHT SCHEDULE

WINDOW MARK	FINISHED OPENING W X H - V.I.F.	PANEL OPERATION	FRAME MTRL	FINISH	GLAZING	U-VALUE	WINDOW COVERING	REMARKS
SK1	2'-8" x 3'-9"	FIXED	ALUM		2E			
SK2	2'-8" x 3'-9"	FIXED	ALUM		2E			
SK3								NOT IN USE

WINDOW ELEVATIONS



WINDOWS AND DOORS

- SEE SHEET A0.00 FOR FURTHER SYMBOL DEFINITIONS
- FIELD VERIFY ALL WINDOW SIZES TO FRAMING CONDITIONS
- ALL WINDOW SIZES ARE APPROXIMATE - VERIFY ROUGH OPENING SIZE IN FIELD WITH MANUFACTURER'S SPECIFICATIONS
- FIELD VERIFY ALL ROUGH OPENING SIZES WITH ARCHITECT PRIOR TO ORDERING ALUMINUM DOORS.
- ALL GLAZING AT DOORS TO BE TEMPERED SAFETY GLAZING.
- ALL GLAZING TO BE DOUBLE GLAZING.
- ALL GLAZING TO CONFORM TO UBC 2406.4
- SEE ELEVATIONS FOR ADDITIONAL WINDOW OPERATION INFORMATION
- SEE PROJECT MANUAL FOR ADDITIONAL DOOR AND WINDOW SPECIFICATIONS
- SEE PROJECT MANUAL FOR HARDWARE GROUP SCHEDULE AND SPECIFICATIONS
- PROVIDE SHOP DRAWINGS FOR ALL DOORS, WINDOWS AND SKYLIGHTS
- OWNER TO PROVIDE FRAMED 1/2" PLYWOOD PANELS, CUT TO SIZE AND LABELLED FOR EACH GLAZED OPENING. PANELS TO BE STORED ON PREMISES.

ABBREVIATIONS

GENERAL	
ALUM	ALUMINUM
ANNOD	ANODIZED
BLK	BLACK
BIP	BI-PARTING
CLR	CLEAR PAINTED FINISH
CUST	CUSTOM
(E)	EXISTING
FFIN	FACTORY FINISH
FL	FLUSH
FP	FRAME AND PANEL DOOR
GL	GLASS
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM BOARD, 5/8" UON
HDWD	HARDWOOD
HM	HOLLOW METAL
INSUL	INSULATED
MFR	MANUFACTURER
MIR	MIRROR
MTL	METAL
PRE	PRE-FINISH
PTD	OPAQUE PAINTED FINISH
RUBBER	COVED RUBBER BASE
SC	SOLID CORE
SLD	SLIDING
SR	STILE AND RAIL
SS	STAINLESS STEEL
STL	STEEL
STN	STAINED FINISH W/ 4 COATS CLR FINISH
ST	STONE
TBD	TO BE DETERMINED
UON	UNLESS ONTHERWISE NOTED
VIN	VINYL
WD	W

GLAZING ABBREVIATIONS

1	SINGLE GLAZING
2	DOUBLE GLAZING
A	ACRYLIC
E	LOW E
F	FILM, TRANSLUCENT
G	ANNEALED FLOAT GLASS
L	LAMINATED SAFETY GLASS
M	MIRROR
N	TINTED
P	PATTERNED
R	WIRE SAFETY GLASS
S	SANDBLASTED
T	TEMPERED SAFETY GLASS

EXAMPLE: 2-T = DOUBLE GLAZING, TEMPERED

CASS CALDER SMITH

ARCHITECTURE
INTERIORS

4 4 M C L E A C O U R T
S A N F R A N C I S C O C A 9 4 1 0 3
4 1 5 . 8 6 4 . 2 8 0 0

CASSCALDERSMITH.COM



PROJECT NAME

SHIRLEY RESIDENCE
7009 SHIRLEY DR
OAKLAND, CA 94611

ISSUED	DESCRIPTION
12.22.22	DESIGN REVIEW
07.14.23	DR REV 1

SHEET TITLE

WINDOW SCHEDULE

FILE 1.22451-A11.00.dwg

BY CCS

SCALE AS NOTED

SHEET

CHECKLIST OF LANDSCAPE DOCUMENTATION PACKAGE

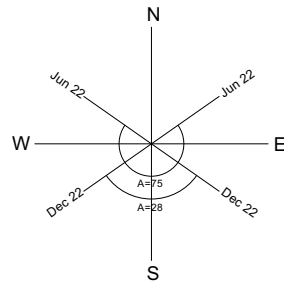
SECTION 492.3. ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE. (a) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:

- (1) PROJECT INFORMATION;
- (A) DATE: 12.14.2022
- (B) PROJECT APPLICANT: KERRY MCCrackEN & ANNABELLA STAGNER
- (C) PROJECT ADDRESS: 7009 SHIRLEY DRIVE, OAKLAND
- (D) TOTAL LANDSCAPE AREA (SQUARE FT): 1598 SF NEW LANDSCAPING
- (E) PROJECT TYPE: RESIDENTIAL
- (F) WATER SUPPLY TYPE: MUNICIPAL
- (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE: HERE, SOIL MANAGEMENT REPORT IN PROCESS
- (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER:

HOMEOWNERS/APPLICANTS: PROJECT LANDSCAPE ARCHITECT:
KERRY MCCrackEN David Thorne, Landscape Architect, Inc.
408.835.0827 3315 Grand Avenue
Oakland, CA 94610
(510) 451-6161

Contractor:
TBD

- (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
- (A) HYDROZONE INFORMATION TABLE: **SEE SHEET L-4.0**
- (B) WATER BUDGET CALCULATIONS: **SEE SHEET L-4.0**
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA): 162,669
2. ESTIMATED TOTAL WATER USAGE (ETWU): 19,454
- (3) SOIL MANAGEMENT REPORT: **SEE FUTURE SHEET**
- (4) LANDSCAPE DESIGN PLAN: **SEE SHEET L-1.0**
- (5) IRRIGATION DESIGN PLAN: **SEE SHEET L-4.0**
- (6) GRADING DESIGN PLAN: IF APPLICABLE



PROJECT SITE: 7009 SHIRLEY DRIVE
OAKLAND, CA 94611

B VICINITY MAP
NTS

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

David M. Thorne

Preparer of Landscape Plans Signature Required

12.14.2022
Date

COLLABORATORS

ARCHITECTS:
CASS CALDER SMITH ARCHITECTURE + INTERIORS
TIMOTHY QUAYLE
415.864.2800 X 320 - tim@casscaldersmith.com

ARBORIST:
BARTLETT TREE EXPERTS
LEE NACHTRIEB
925.934.6306

OWNERS

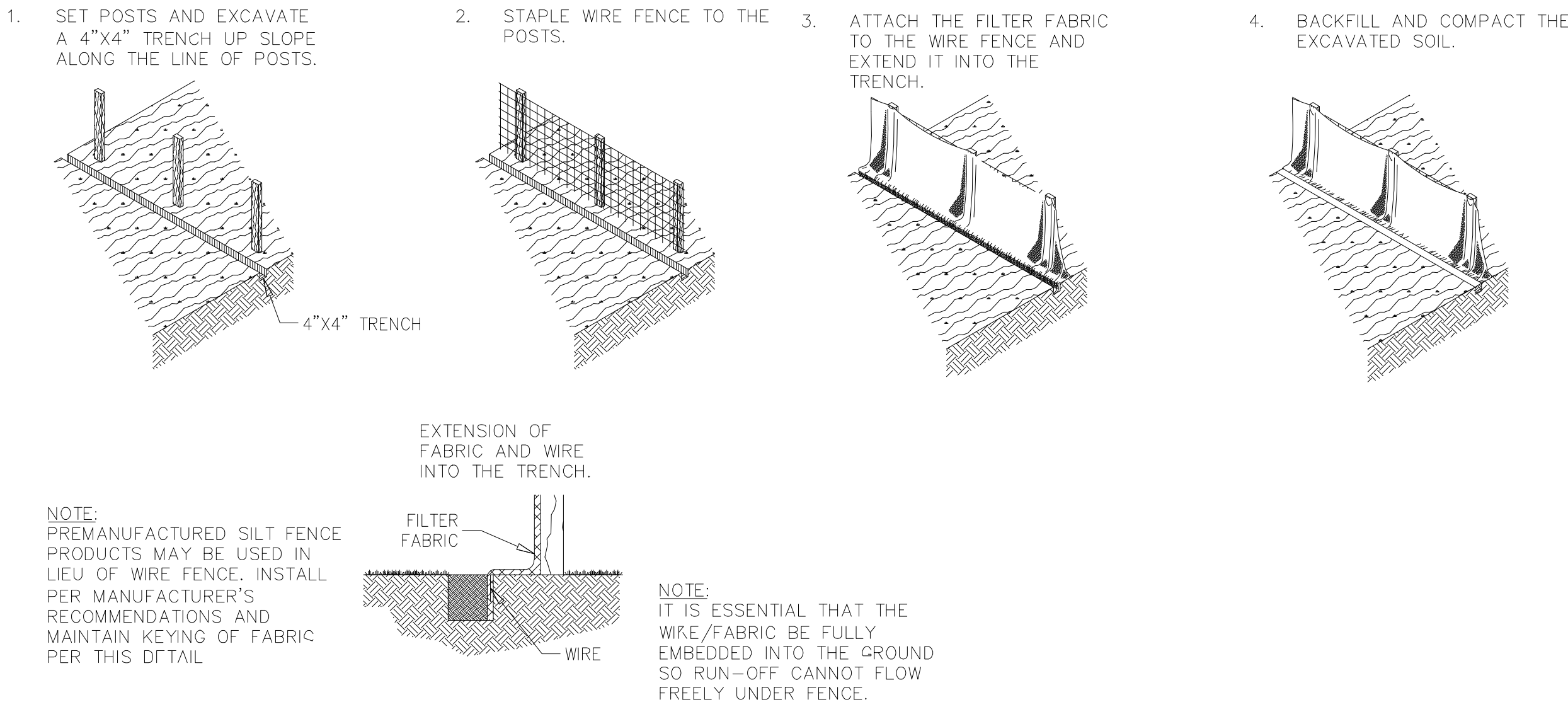
KERRY MCCrackEN & ANNABELLA STAGNER
408.835.0827 - kerry.mccracken2000@gmail.com

SHEET INDEX

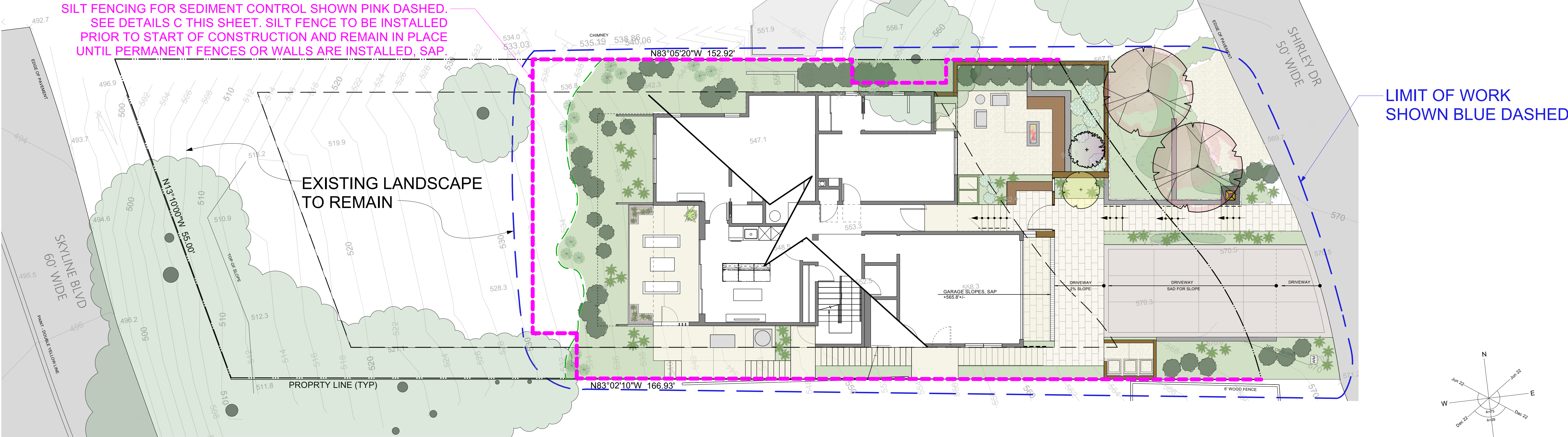
L-0.1	LANDSCAPE TITLE SHEET
L-1.0	LANDSCAPE SITE PLAN
L-2.0	PLANTING PLAN
L-2.1	PLANTING NOTES DETAILS
L-3.0	FENCE ELEVATION & SECTION
L-3.1	ENTRY ELEVATION
L-4.0	IRRIGATION & WELO
L-4.1	IRRIGATION SPECIFICATIONS
L-4.2	IRRIGATION DETAILS
L-5.0	TREE COORDINATION PLAN

LEGEND

A.R.	ARBORIST REPORT
ARCH	ARCHITECT
BW	BOTTOM OF WALL AT FINISHED GRADE
CLR	CLEAR
DN	DOWN
DS	DOWNSPOUT
(E)	EXISTING
EQ	EQUAL
FG	FINISH GRADE
HDR	HEADER (SEE LAWN AND PATHWAY DETAILS)
HT	HEIGHT
LA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NA	NOT APPLICABLE
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
P.A.	PLANTING AREA
P.L.	PROPERTY LINE
P.P.	POWER POLE
S.A.P.	SEE ARCHITECT'S PLAN
SIM	SIMILAR
TBD	TO BE DETERMINED
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD
W.M.	WATER METER



C SILT FENCE #1-4
NTS



A SITE PLAN
SCALE: 1" = 8'-0"

NOTE: SURVEY DATED FEBRUARY 2022
PROVIDED BY MILANI & ASSOCIATES.
ARCHITECTURAL BASE DATED 07.12.23
PROVIDED BY CASS CALDER SMITH.

NOTE: ANY & ALL UNDERGROUND UTILITIES
LOCATIONS SHOWN ON THESE PLANS ARE
APPROXIMATE ONLY. THE CONTRACTOR SHALL
USE EXTREME CAUTION WHEN DIGGING & SHALL
CONTACT UNDERGROUND SERVICE ALERT AT 811
-- 72 HOURS PRIOR TO ANY DIGGING.

ISSUE DATE: 12.14.2022

DAVID THORNE
LANDSCAPE ARCHITECT CL# 2274
3315 GRAND AVENUE
OAKLAND, CALIFORNIA 94610
T: 510.451.6161 WWW.THORNEA.COM

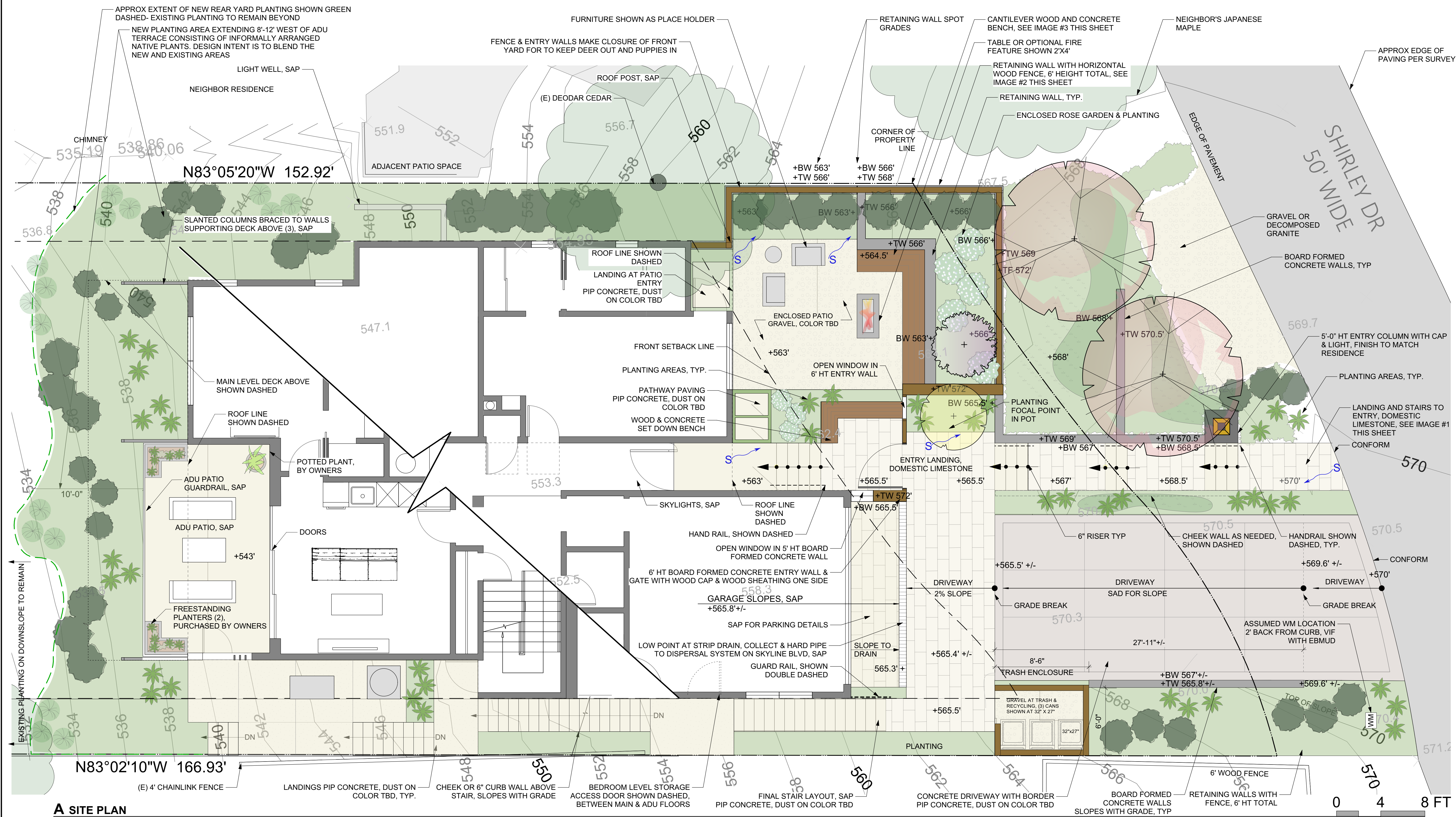
REGISTERED LANDSCAPE ARCHITECT
DAVID M. THORNE
No. 2274
04/2022
RENEWAL
DATE
STATE OF CALIFORNIA

MCCRACKEN RESIDENCE
7009 SHIRLEY DRIVE
OAKLAND, CA 94611
APN: 48D-7296-21

LANDSCAPE TITLE
SHEET & SEDIMENT
CONTROL MEASURES

DATES	
DESIGN	12.14.2022
REVIEW	
CITY COMM	07.14.2023
SCALE	AS SHOWN
DRAWN	DT/MR
SHEET	

L-0.1



A SITE PLAN
SCALE: 1/4" = 1'-0"

B MATERIALS IMAGERY

1 DOMESTIC LIMESTONE PAVING

ALAMO STONE-
PEWTER LIMESTONE

ALAMO STONE-
CHAMPAGNE
LIMESTONE

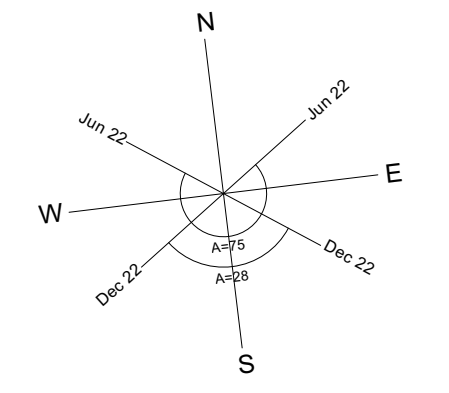
PENINSULA BUILDING
MATERIALS- INDIANA
LIMESTONE



DRAINAGE SITE DESIGN MEASURES KEY:

DIRECTION OF RUN OFF FROM HARDSCAPE TO
VEGETATED AREAS

- DRAINAGE NOTES:
1. ALL PAVING TO BE PITCHED TO PLANTING AREAS.
 2. STRIP DRAIN PIPED TO REAR YARD/SKYLINE BLVD, DISPERSAL SYSTEM, SAP.



NOTE: SURVEY DATED FEBRUARY 2022
PROVIDED BY MILANI & ASSOCIATES
ARCHITECTURAL BASE DATED 07.12.23
PROVIDED BY CASS CALDER SMITH.

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3315 GRAND AVENUE
OAKLAND, CALIFORNIA 94610
T: 510.451.6161 WWW.THORNEA.COM

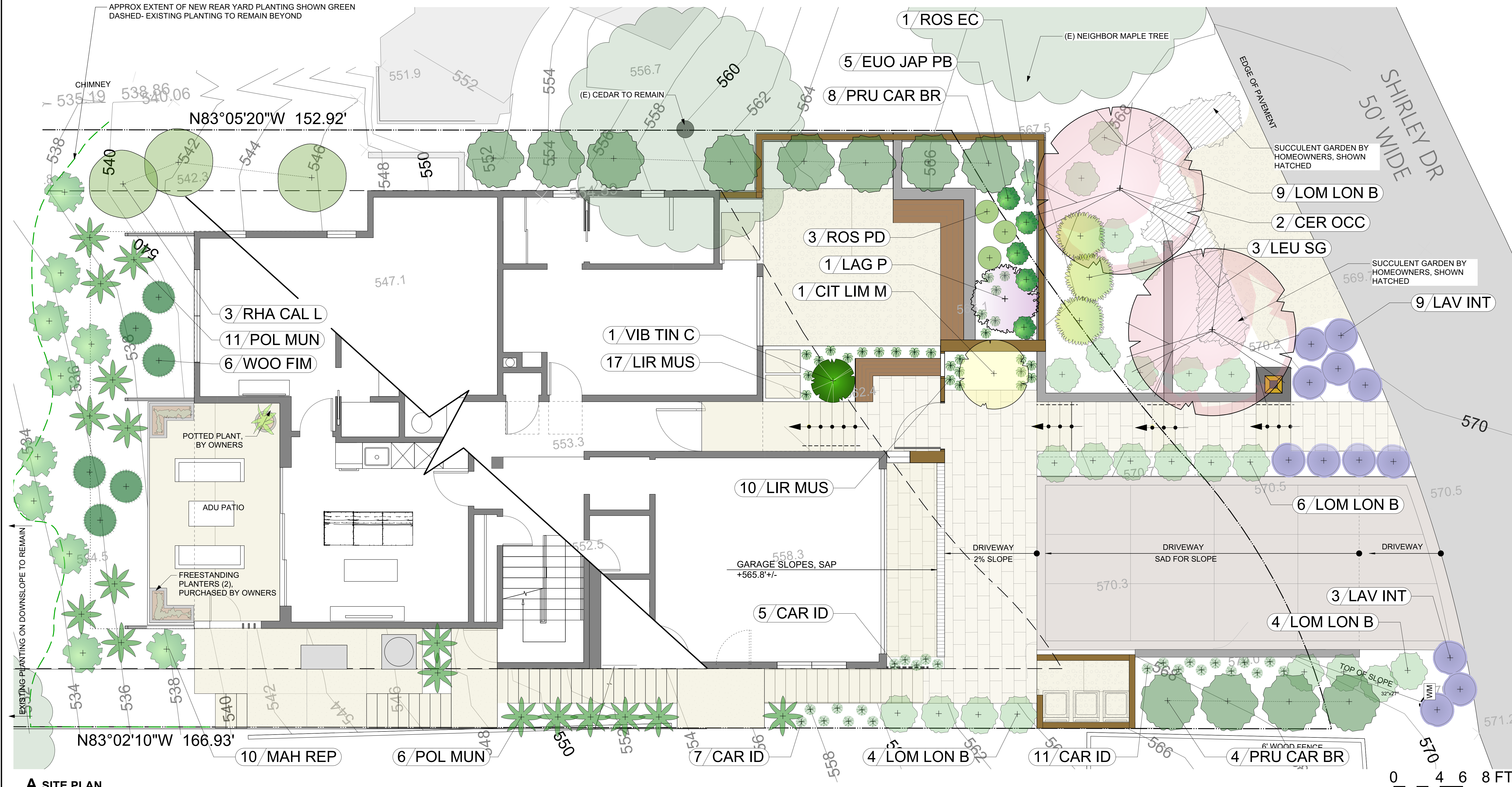
REGISTERED LANDSCAPE ARCHITECT
DAVID M. THORNE
No. 2274
04/2022
RENEWAL
DATE
STATE OF CALIFORNIA

MCCRACKEN RESIDENCE
7009 SHIRLEY DRIVE
OAKLAND, CA 94611
APN: 48D-7296-21

LANDSCAPE SITE PLAN

DATES
DESIGN 12.14.2022
REVIEW
CITY COMM 07.14.2023

SCALE 1/4" = 1'-0"
DRAWN DT/MR
SHEET
L-1.0



A SITE PLAN
SCALE: 1/4" = 1'-0"

PLANT SCHEDULE - TREES & LARGE SHRUBS

TAG ID	COUNT	SIZE	LATIN NAME	COMMON NAME	WUCOLS	CA NATIVE
CER OCC	2	24" Box	Cercis occidentalis 'Claremont'	Claremont Western Redbud	Low	X
LAG P	1	10 Gal	Lagerstroemia 'Pecos'	Crape Myrtle 'Pecos'	Medium	
CIT LIM M	1	5 Gal	Citrus limon 'Meyer Improved'	Meyer Lemon	SLA	

PLANT SCHEDULE - SHRUBS

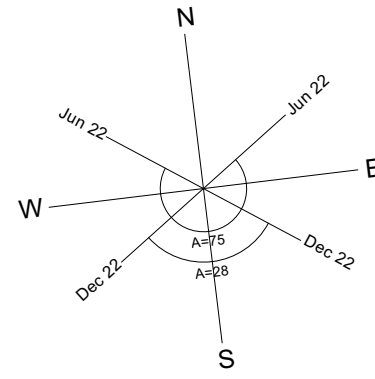
TAG ID	COUNT	SIZE	LATIN NAME	COMMON NAME	WUCOLS	CA NATIVE
EUO JAP PB	5	5 Gal	Euonymus japonicus 'Paloma Blanca'	Palmoa Blanca Euonymus	Medium	
LEU SG	3	5 Gal	Leucadendron 'Safari Goldstrike'	Safari Goldstrike Conebush	Low	
MAH REP	10	1 Gal	Mahonia repens	Creeping Oregon Grape	Low	X
POL MUN	17	1 Gal	Polystichum munitum	Sword Fern	Low	X
PRU CAR BR	12	5 Gal	Prunus caroliniana 'Bright 'N Tight'	Bright 'N Tight Carolina Laurel	Medium	
RHA CAL L	3	5 Gal	Rhamnus californica 'Leatherleaf'	Leatherleaf Coffeeberry	Low	X
ROS EC	1	1 Gal	Rosa 'Eden Climber'	Eden Climber Rose	Medium	
ROS PD	3	1 Gal	Rosa 'Peach Drift'	Peach Drift Rose	Medium	
VIB TIN C	1	5 Gal	Viburnum tinus 'Compactum'	Spring Bouquet Laurustinus	Medium	
WOO FIM	6	1 Gal	Woodwardia fimbriata	Giant Chain Fern	Low	X

PLANT SCHEDULE - PERENNIALS

TAG ID	COUNT	SIZE	LATIN NAME	COMMON NAME	WUCOLS	CA NATIVE
CAR ID	23	4" Pot	Carex 'Ice Dance'	Ice Dance Japanese Sedge	Medium	
LAV INT	12	1 Gal	Lavandula x intermedia 'Grosso'	Lavender	Low	
LIR MUS	27	4" Pot	Liriope muscari	Big Blue Lily Turf	Medium	
LOM LON B	23	1 Gal	Lomandra longifolia 'Breeze'	Drawf Mat Rush	Low	

NOTE: SUBSTITUTIONS TO THESE PLANT SELECTIONS MAY OCCUR

PLANTING AREA
SUCCULENT MIX, LOW WATER



NOTE: SURVEY DATED FEBRUARY 2022
PROVIDED BY MILANI & ASSOCIATES
ARCHITECTURAL BASE DATED 07.12.23
PROVIDED BY CASS CALDER SMITH.

NOTE: ANY & ALL UNDERGROUND UTILITIES
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CONTACT UNDERGROUND SERVICE ALERT AT 811
-- 72 HOURS PRIOR TO ANY DIGGING.

PLANTING NOTES

PLANT SELECTIONS, SOURCING AND LOCATIONS

- The planting locations shown on the plan are diagrammatic only. The Landscape Architect (L.A.) will help lay out plant locations. Plant locations may vary pending final construction layout.
- The L.A. reserves the right to refuse any of the plant materials as unacceptable & to require replacement with acceptable plant materials.
- The L.A. may visit the nursery before delivery to examine plant material for acceptability from the nursery stock. Contractor shall advise when plant order is assembled at nursery to allow proper time of review prior to delivery.
- Substitution of any plant material will not be permitted without the written authorization of the L.A
- Contractor shall anticipate "standby time" for L.A. and owner to review plant layout prior to planting plants.
- Contractor shall locate and secure plants as early in the project as possible to ensure quantities and varieties can be installed as shown. Notify Landscape Architect if plant variety specified is not available so that an acceptable alternative can be selected.
- Contractor shall advise arborist (if applicable) when specimen trees 24" box or larger are assembled at nursery so project arborist can review horticultural factors such as tree structure, canopy, caliper and crown and root health, prior to delivery.
- Contractor shall advise arborist (if applicable) when specimen trees 24" Box or larger are scheduled to be off-loaded and planted so arborist can provide observation on planting including: offloading method from delivery truck (e.g. trees can be girdled if improperly handled), compliance with planting notes & details, rootball health and handling, rootball pruning if necessary, backfilling, etc.
- Contractor to source plant material from Devil Mountain Wholesale nursery (925) 829-6006 unless otherwise discussed with L.A.

PLANT CARE, HANDLING & PROTECTION

- Contractor to ensure proper care and handling during the transportation and planting process to prevent unnecessary damage. Should roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the L.A. may reject the injured specimens and order them replaced at no additional cost to the owner.
- All loads of plants shall be covered at all time with tarpaulin or canvas. Loads not protected will be rejected.
- Plants must be protected at all times from sun or drying winds. If the plants cannot be planted immediately upon delivery they must be kept in the shade, protected from construction and wildlife and well-watered. Where deer and other potential grazers are present, contractor shall protect all plants due for planting or already planted until protection fence is installed. Plants shall not remain unplanted any longer than three days after delivery Contractor shall adequately water all nursery plants as necessary in lead-up time to planting date.
- Do **NOT** fill over any existing tree roots. Contact L.A. immediately if conditions require filling over existing roots.

TURF

- Sod lawn where occurs shall be a drought tolerant dwarf fescue blend or as specified by L.A. Provide sample for approval.

PLANT WARRANTY

- WARRANTY: Contractor shall provide the owner with a (1) one year warranty for all plants, from the time of planting. Contractor shall replace all dead plants immediately with new container plants sized to match surrounding plants of the same species.

SOIL PREP NOTES

THE FOLLOWING NOTES TO BE SUPERCEDED BY SOIL PREPARATION PLAN NOTES IN THIS SET OF PLANS (IF AVAILABLE)

GENERAL SOIL NOTES

- When major grading is complete, prior to beginning landscape construction, Contractor to test site soil (if required). Take min. two (2) samples from different locations. Testing lab: Waypoint Analytical, (408) 727-0330. Request test A05-1, Appraisal package. AO1 plus sulfate, boron, sodium, USDA texture, organic matter content.
- Submittals: Submit copy of Soil Test, samples of mulch and import topsoil (if required) for review by L.A..
- Amend all planting beds and tree wells per test recommendations, in conjunction with Soil Prep instructions below and on Soil Prep Chart (if available).
- Protect adjacent walls, walks, utilities, etc. from damage or staining.
- Clean up any soil or dirt spilled on paved surfaces at the end of each workday.
- Contractor to use caution when digging or rototilling over site utilities, water lines, gas, drainage, etc. It is the responsibility of the contractor to contact all utility companies for underground line locations prior to site work. Contractor to use caution around all existing planting and existing tree roots. Contractor is responsible for all damage.
- Do NOT rototille under drip line of trees or as otherwise instructed by project arborist.
- Phase the installation of the soil such that equipment does not have to travel over already-installed soil or planting mixes.
- When backfilling, do so in lifts of 8-10" depth (if applicable). Compact each lift sufficiently to reduce settling but not enough to prevent movement of water and feeder roots through soil.
- Maintain moisture conditions within the soils during installation to allow for satisfactory compaction.

FINE GRADING

- Anticipate settling to occur in and around planting pits. Set grades higher based on the soil mix and settlement anticipated so that the soil will be at the correct grades after the settlement period.
- Provide for positive drainage from all areas towards the existing inlets and drainage structures.
- Provide smooth transitions between slopes of different gradients and direction.
- The tolerance for dips and bumps in lawn areas shall be 1/2" deviation from plane per 10' and 1" deviation from plane per 10' in shrub planting areas.
- All fine grading shall be inspected and approved by the L.A. prior to planting, mulching, sodding or seeding.
- Soil level to sit 8" below bottom of siding, stucco stop, etc.

WEED MANAGEMENT

- Prior to soil amending and planting, Contractor to mechanically remove weeds by clearing and grubby. NO CHEMICALS to be used for weed abatement unless approved by owner and L.A.
- Weed control shall be managed throughout the duration of construction.
- 3" min. of mulch shall be applied after planting as a weed suppressant.

DRAINAGE TEST AT TREE PITS

- Fill a total of 4 tree pits with water in locations scattered throughout the site prior to planting to test for adequate drainage. If water exists in the pits for more than 24 hours notify Owner and L.A..

AMENDING ORNAMENTAL PLANTING AREAS (NOT INCLUDING LAWN AREAS)

- Contractor to use following guidelines for soil amendment. If observed existing soil conditions require different amendments, review recommendations with L.A.
- Apply a mixture of the following amendments and till into existing soil at a minimum of 8-10" depth. mix (or layer), then till:
 - 10 (ten) cubic yards per 1000 square feet (1 cubic yard per 100 sq. ft) (Design Intent: 3" coverage depth in all beds) of Walt Whitman compost (available from American Soil Products in Richmond). Provide sample for L.A. review.
 - 2 (two) cubic yards per 1000 square feet (Design Intent: 1/2" coverage depth in all beds) of "5/16" clean" red lava (Scoria), (available from American Soil Products in Richmond.)
 - 1000 (one thousand) lbs. per 1000 square feet (100 lbs per 100 sq. ft.) of Gypsum.

SOIL PREPARATION AT LAWN AREAS ONLY (WHERE OCCURS)

- Prepare areas to be sodded by removing existing lawn or planting, debris, heavy clay, etc.
- Calculate where eventual finish grade of lawn will be (1/2"-3/4" below adjacent paving) and then determine the cut to be made by subtracting 6" from the desired finish grade. (Design Intent: have enough room for the 6" of new soil import).
- Import 4" of General Landscape soil (available from American Soil Products in Richmond) or approved equivalent. Top this new soil with 2" of Turf Blend Soil (available from American Soil Products in Richmond) or approved equivalent (loamy sand, grape compost, wood fines blend) for all new lawn areas and fill into top 6" of new General Landscape soil. Provide samples for Landscape Architect review.
- Install gopher wire: "Root Guard" by Diggers, 70 gauge 3/4" Hex wire, double galvanized wire or approved equivalent.
- Grade, rake and roll area to be sodded just prior to sodding. Install sod 1/2"-3/4" below finish grade, to maintain sod roots layer below surrounding patio grade.

STEEPLY SLOPED AREAS AND HIGHER WHERE TILLING IS NOT POSSIBLE, BUT COMPOSTING IS DESIRABLE

- Pre-moisten or saturate existing soil as needed prior to soil amending and planting. Apply 2" layer of compost to sloped areas and amend areas a needed per test recommendations before planting. Apply jute netting and stake down (if required by contract), mulch.

AREAS TO BE AMENDED AT PLANTING PITS ONLY

- Backfill with 1/2 compost and 1/2 native (existing) soil.

PRE-PLANTING CHECKLIST

- Are all planting beds clean of weeds, construction debris, rocks over 1" in size to the depth of 6"?
- Has all construction clean-up which would require foot traffic or equipment through planting beds been completed? (e.g. any miscellaneous left-over PVC or other still staged near planting areas?)
- Are light fixtures (or wiring) in-place for low-voltage lighting? Conduits for 120v?
- Has the soil preparation spec's been completed according to the plan?
- Has the finished grade been achieved?
- Does the grade slope to the drains? Away from the building? Is there sufficient slope in the swales?
- Has the Contractor notified the designer of impending plant delivery?
- Has the Contractor made allotment for themselves or qualified crew member to meet the plant delivery truck to take delivery as scheduled by nursery?
- Has the Contractor evaluated the plants being delivered and checked the delivery against the receipt for proper plant counts, sizes, and species?
- Has the crew scheduling been arranged so that the Designer can place the larger plants one day and return for a subsequent visit to place some 1 gallon and all 4" material after the larger plants have been installed? (The intent here is to allow for smaller in-fill planting to be placed and installed without the crew needing to move this small material out of the way in the interim.)
- Is there a Contractor plan in place to provide a routine of additional hand-watering, given that the season or other conditions require this? (Per discussion with Designer).

PLANTING & INSTALLATION INSTRUCTIONS

- All plant pits to be at least 2 times the diameter of the root ball. Top of rootball shall sit 2" - 3" above finished grade. The pad in which the plant is to be placed shall be flat-tamped or unexcavated. Soil beyond the sides of the planting hole to be broken up to hasten establishment.
- Plants to be removed from container and lifted only from the bottom of the root balls or with belts or harness so as to not damage the root balls. Trees are to never be lifted by their trunk or use the trunk as a lever to position or move the tree.
- Roots of plants removed from containers to be teased away from the rootball. Separate the tightly matted roots with a clean knife or hand pruners. Circling roots to be unwound and oriented at a 45 degree angle downwards towards the perimeters of the planting hole.
- Set the plant plumb and brace in position until topsoil or planting mix has been properly placed and tamped around the base of the root ball.
- Prune branches sparingly following planting to repair damage which may have occurred during transportation and planting process. Wait to begin any necessary corrective pruning until after a full season of growth in the new location. Consult L.A. for instructions prior to any tipping or pruning.
- All new trees to be staked with lodge pole staking system. See Tree Pit and Staking Detail this sheet. Review large box trees with L.A. for staking requirements. Some 36" box trees may require no staking.
- All new trees to receive two (2) deep-root watering tubes next to rootball, to the depth of 3'. See Tree Pit and Staking Detail this sheet.
- Fasten all vines with quality vine fasteners to fencing, arbors, trellising, etc. Separate vine leaders from nursery stakes prior to tying up to new location. Vine fasteners should "disappear" after installation: use appropriate flexible wire. Provide sample of flexible wire & plant tie for Landscape Architect and owner.
- Remove all tags, labels, strings, etc. from each plant unless otherwise instructed by L.A. If plant is shipped with a wire basket around the rootball, cut the wire in 4 places and fold down 8" (min) into planting hole.

FERTILIZING

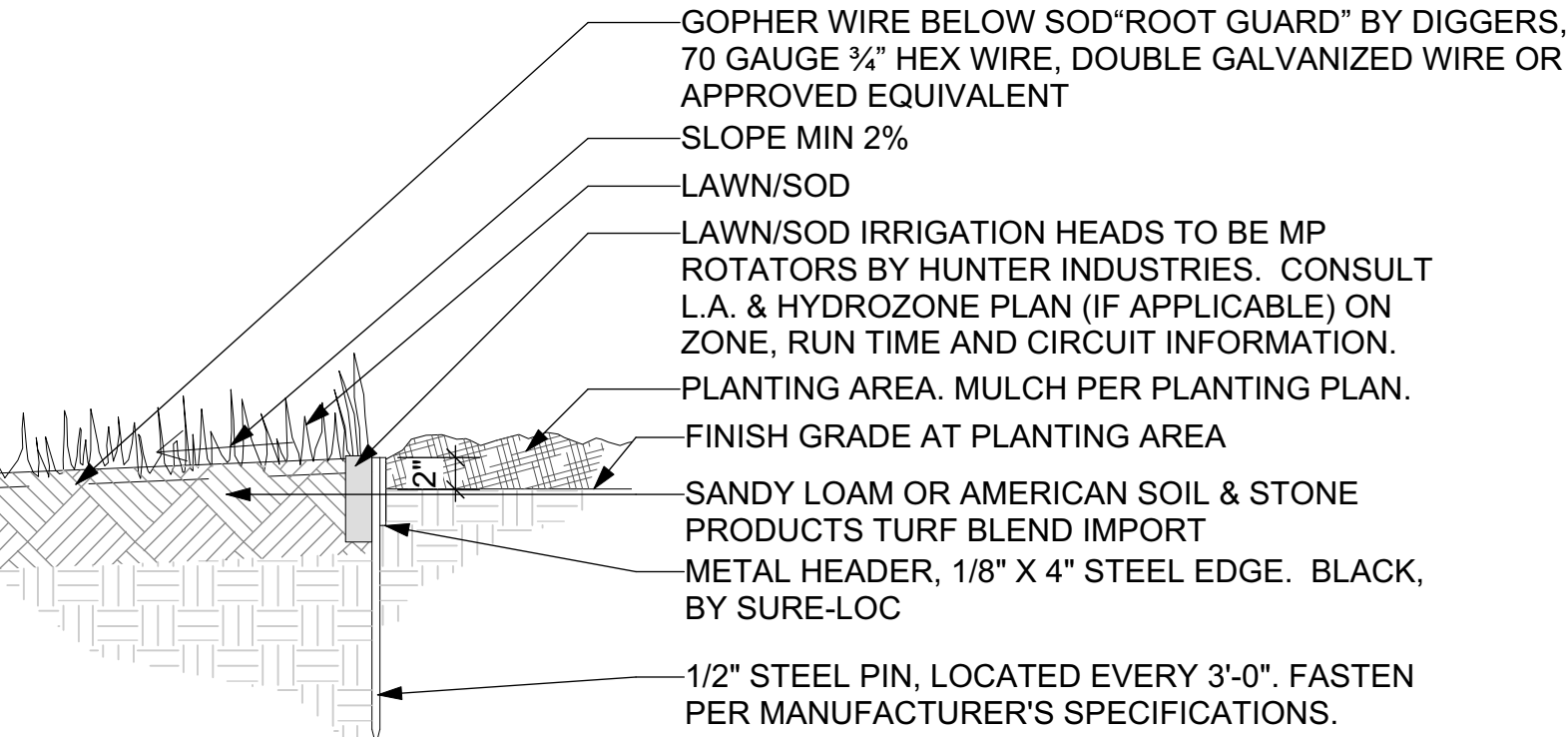
- NO SYNTHETIC fertilizers to be used unless approved by owner and L.A.
- 3" of compost shall be applied as slow release fertilizer See Amending Ornamental Planting Areas. Compost to be tilled into soil at a minimum of 8-10".

MULCH

- Apply shredded cedar mulch or approved equivalent (3" thick) on slopes. Provide sample for L.A. review.
- Apply 3" layer of Forest Floor Mulch or equivalent from American Soil and Stone in Richmond, CA. Provide sample for L.A. review. Mulch to be recycled and sourced locally unless unavailable.
- Mulch should be kept a minimum of 2" clear from base of each plant.
- Mulch should be kept a minimum of 6" clear from base of each larger tree and 3" clear from base of each smaller tree.

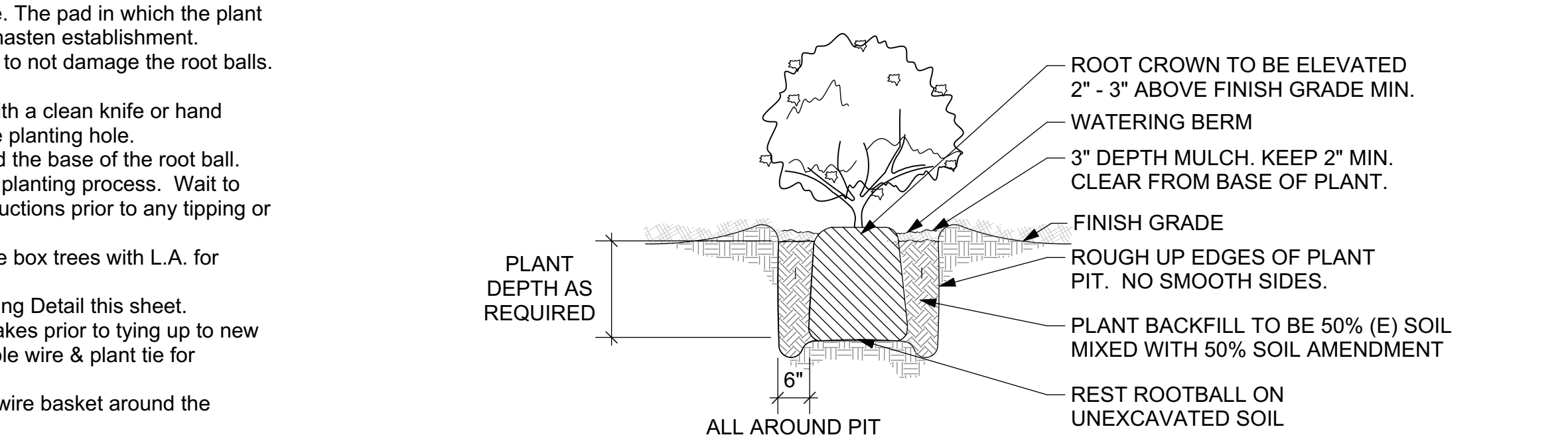
WATERING AND IRRIGATION

- Immediately following planting, each plant should be individually hand watered thoroughly. Apply water by hose directly to the root ball and the adjacent soil. Irrigation system is NOT sufficient for watering-in of new plants.
- Contractor is required to water on weekends if necessary during planting process and/or establishment period pending schedule and irrigation system installation.
- Plants should be irrigated every 1 to 3 days when rainfall does not provide 1 inch of water per week. Newly installed plants may require more frequent irrigation during the first growing season and hot weather. Monitor closely for irrigation needs during the first two to three years following planting.



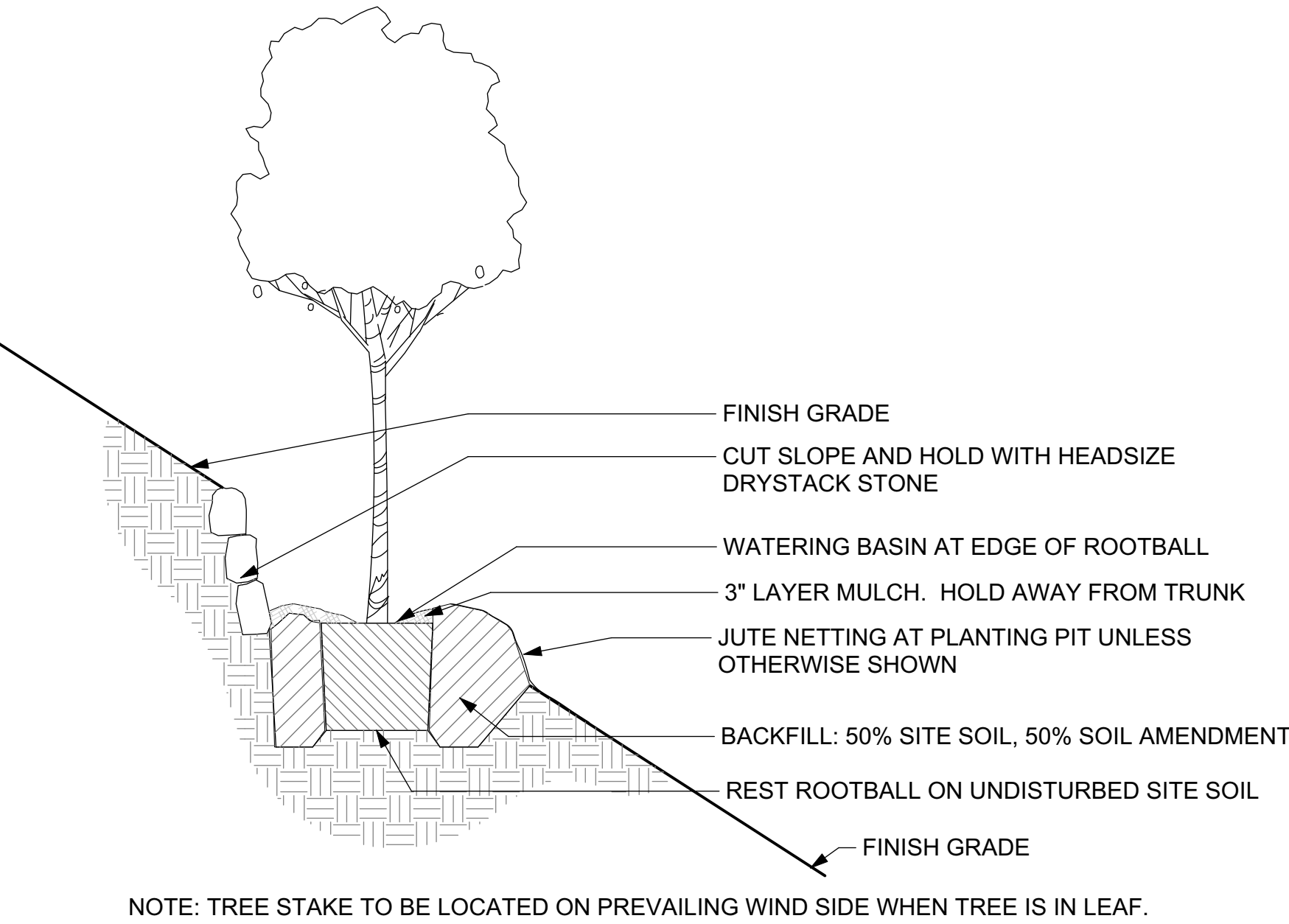
4 METAL HEADER AT LAWN (WHERE OCCURS)

SCALE: 1" = 1'-0"



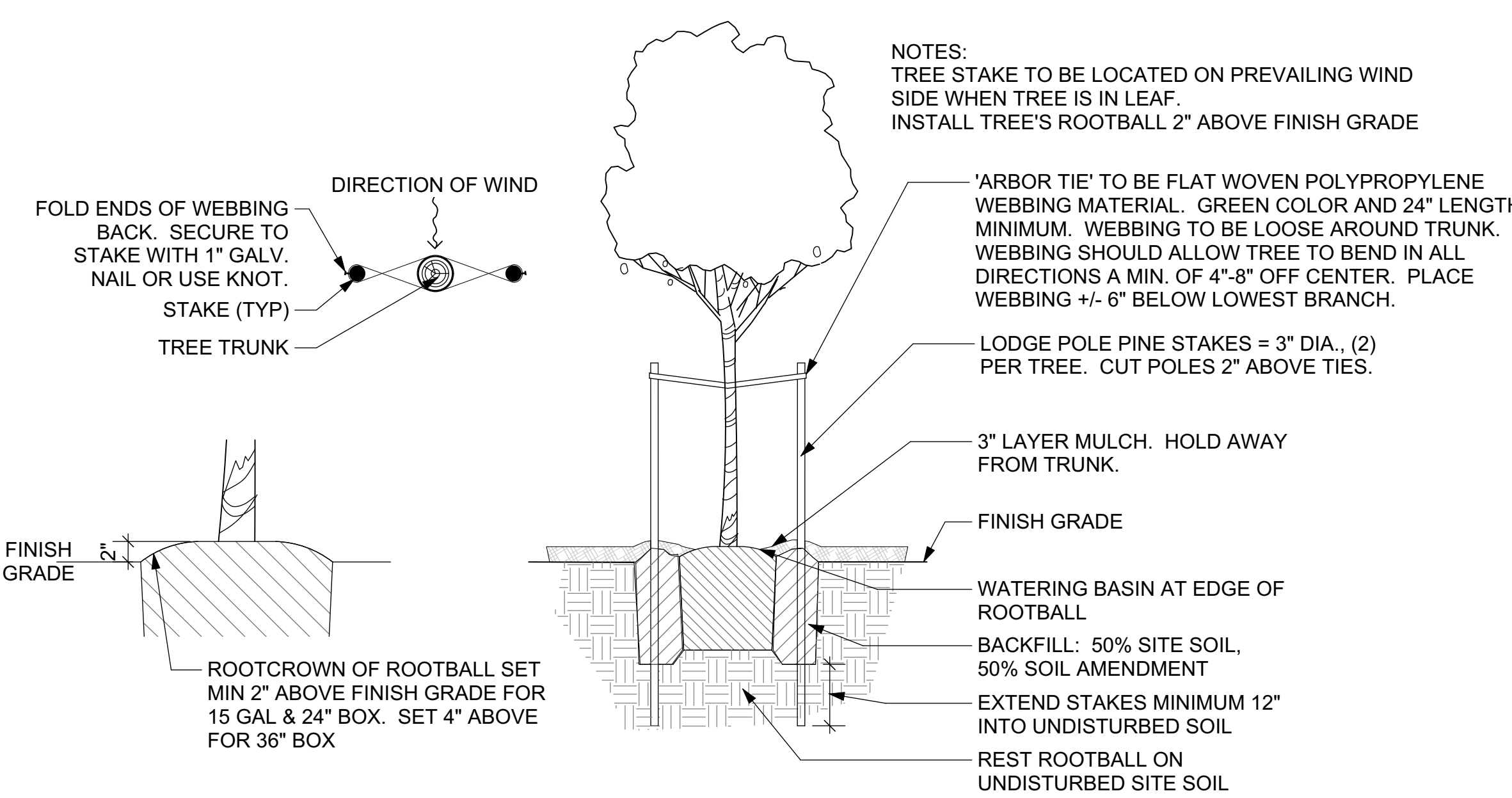
1 SHRUB PLANTING

SCALE: 1/2" = 1'-0"



2 TREE PLANTING ON SLOPE

SCALE: 1/2" = 1'-0"



3 TREE PIT & STAKING IN PLANTING AREAS

SCALE: 1/2" = 1'-0"

ISSUE DATE: 12.14.2022

DAVID THORNE
LANDSCAPE ARCHITECT C.L.A. 2274
3815 GRAND AVENUE
OAKLAND, CALIFORNIA 94610
T.510.451.6161 WWW.THORNEA.COM

REGISTERED LANDSCAPE ARCHITECT
DAVID M. THORNE
No. 2274
04/02/22
RENEWAL
DATE
STATE OF CALIFORNIA

MCCRACKEN RESIDENCE
7009 SHIRLEY DRIVE
OAKLAND, CA 94611
APN: 48D-7296-21

PLANTING NOTES
& DETAILS

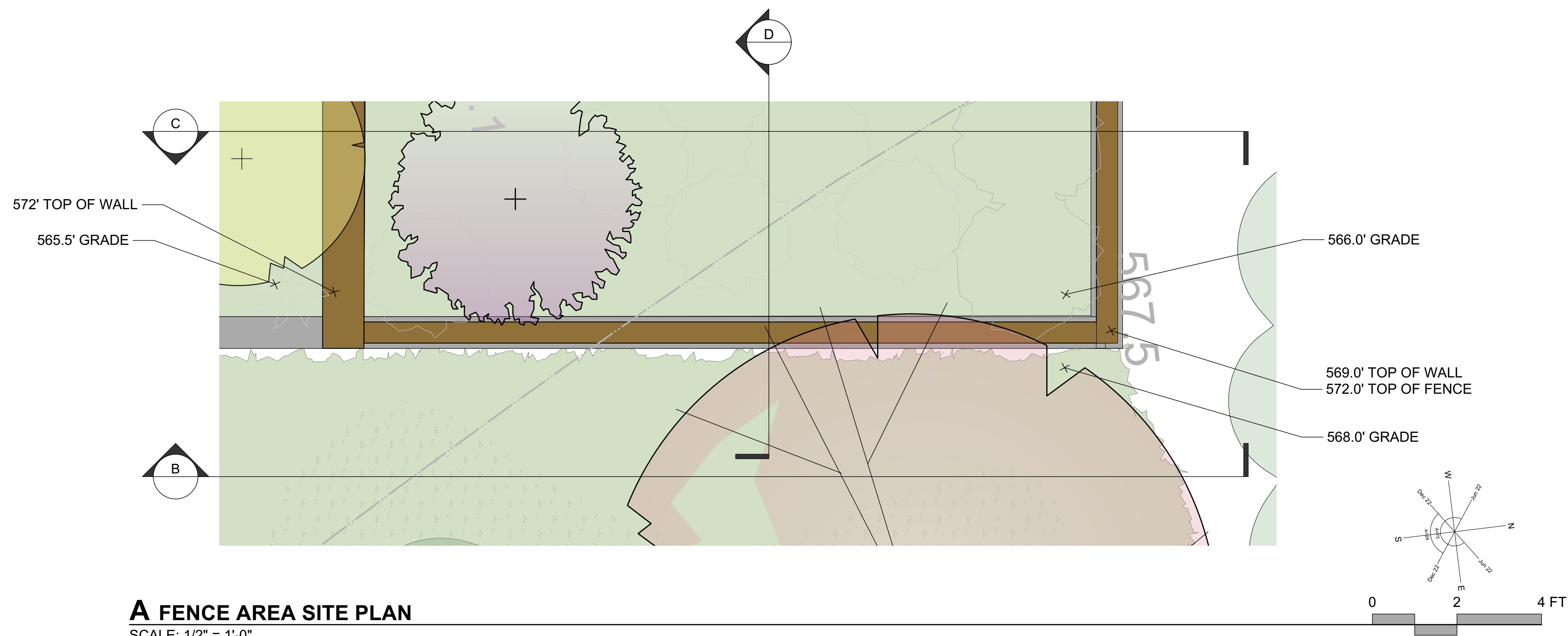
DATES	
DESIGN	12.14.2022
REVIEW	
CITY COMM	07.14.2023

SCALE	AS SHOWN
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DRAWN	DT/MR
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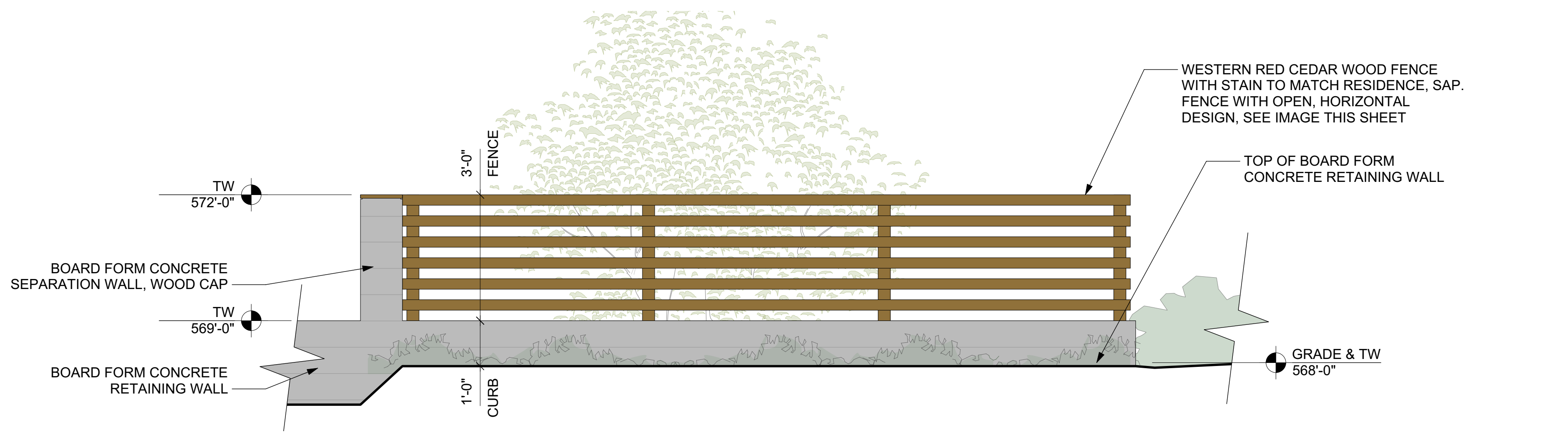
SHEET

L-2.1



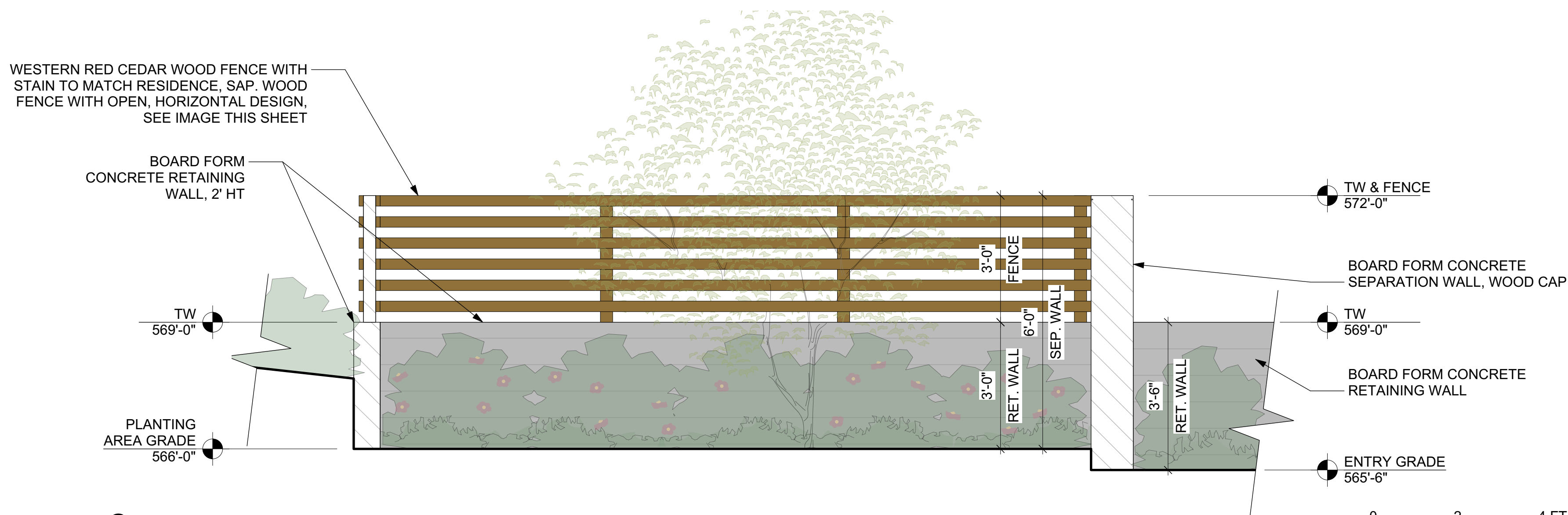
A FENCE AREA SITE PLAN

SCALE: 1/2" = 1'-0"



B FRONT FENCE EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

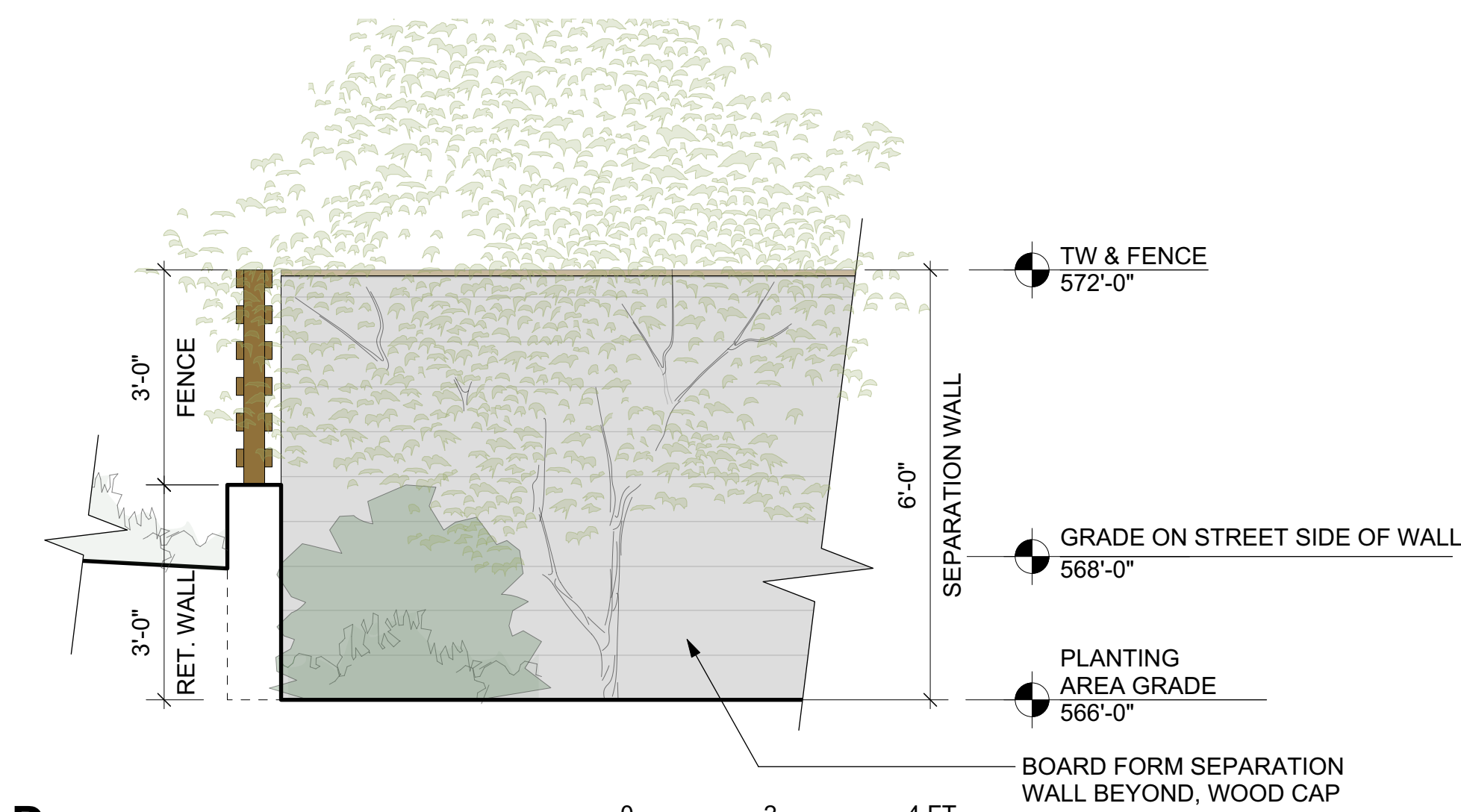


C FRONT FENCE INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



E FENCING & RETAINING WALL CONCEPT IMAGE



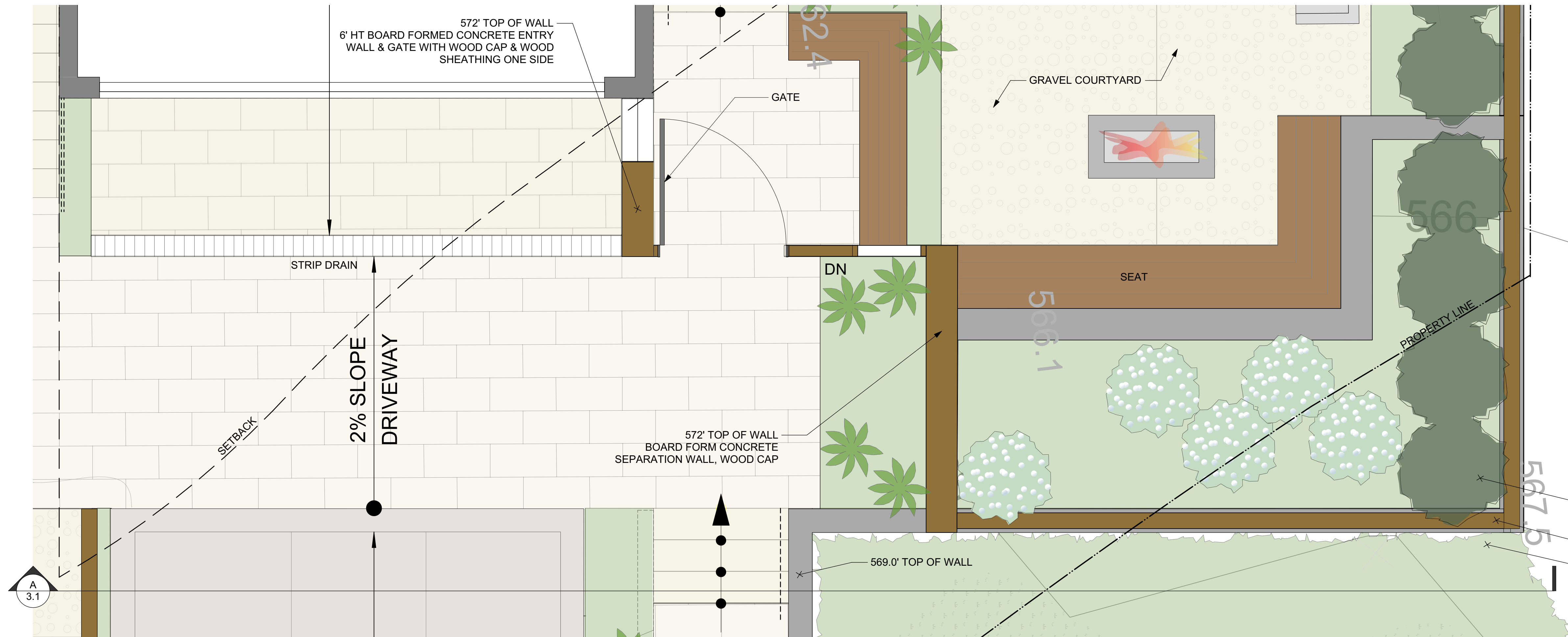
D FENCE SECTION

SCALE: 1/2" = 1'-0"

NOTE: SURVEY DATED FEBRUARY 2022
PROVIDED BY MILANI & ASSOCIATES.
ARCHITECTURAL BASE DATED 07.12.23
PROVIDED BY CASS CALDER SMITH.

NOTE: ANY & ALL UNDERGROUND UTILITIES
LOCATIONS SHOWN ON THESE PLANS ARE
APPROXIMATE ONLY. THE CONTRACTOR SHALL
USE EXTREME CAUTION WHEN DIGGING & SHALL
CONTACT UNDERGROUND SERVICE ALERT AT 811
-- 72 HOURS PRIOR TO ANY DIGGING.

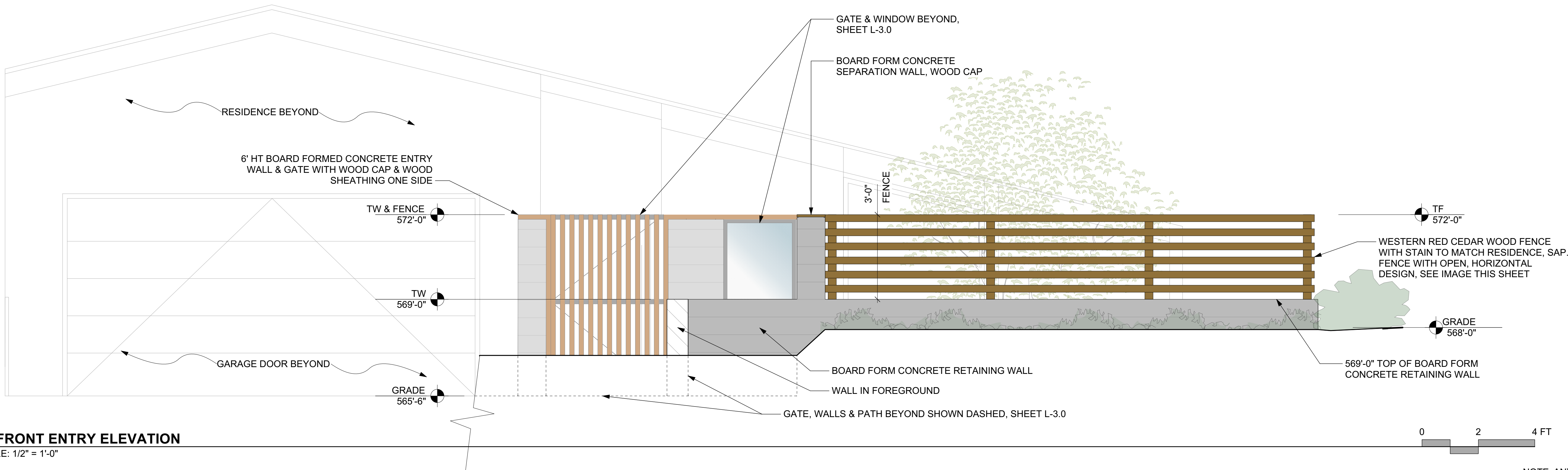
ISSUE DATE: 12.14.2022



E FENCING & RETAINING WALL CONCEPT IMAGE

1 ENTRY GATE & FENCE AREA SITE PLAN

SCALE: 1/2" = 1'-0"



A FRONT ENTRY ELEVATION

SCALE: 1/2" = 1'-0"

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LANDSCAPE ARCHITECT C.L.A. 2274
3815 GRAND AVENUE
OAKLAND, CALIFORNIA 94610
T. 510.451.6161 WWW.THORNEA.COM



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ENTRY ELEVATION

DATES
DESIGN 12.14.2022
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SCALE 1/2" = 1'-0"

DRAWN DT/MR

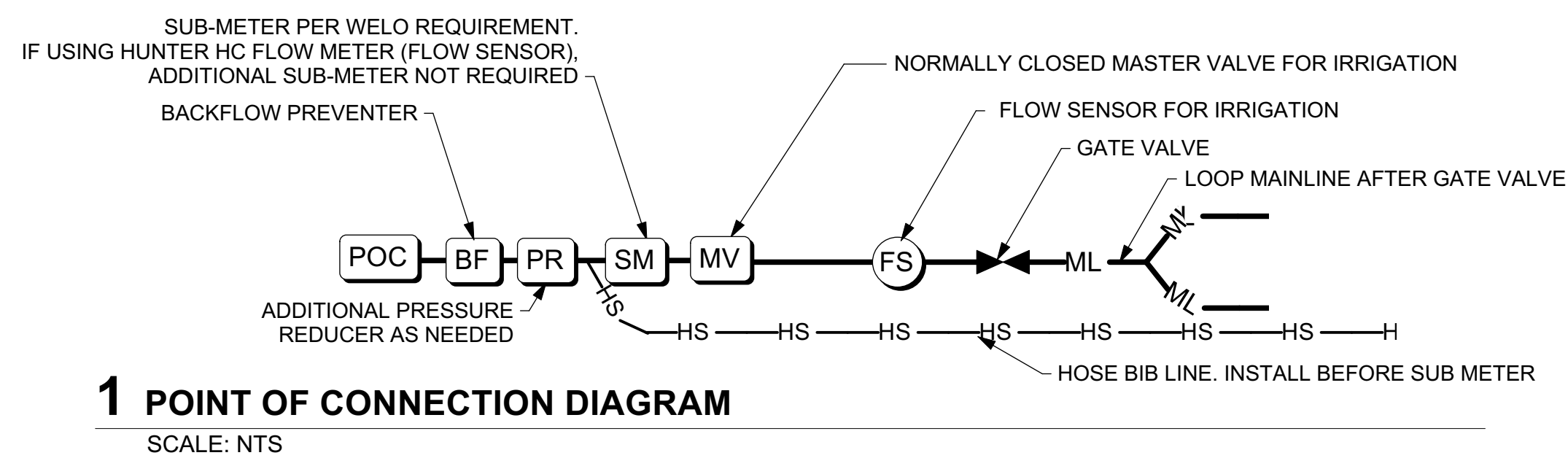
SHEET

L-3.1

NEW LANDSCAPING: 1670 SF

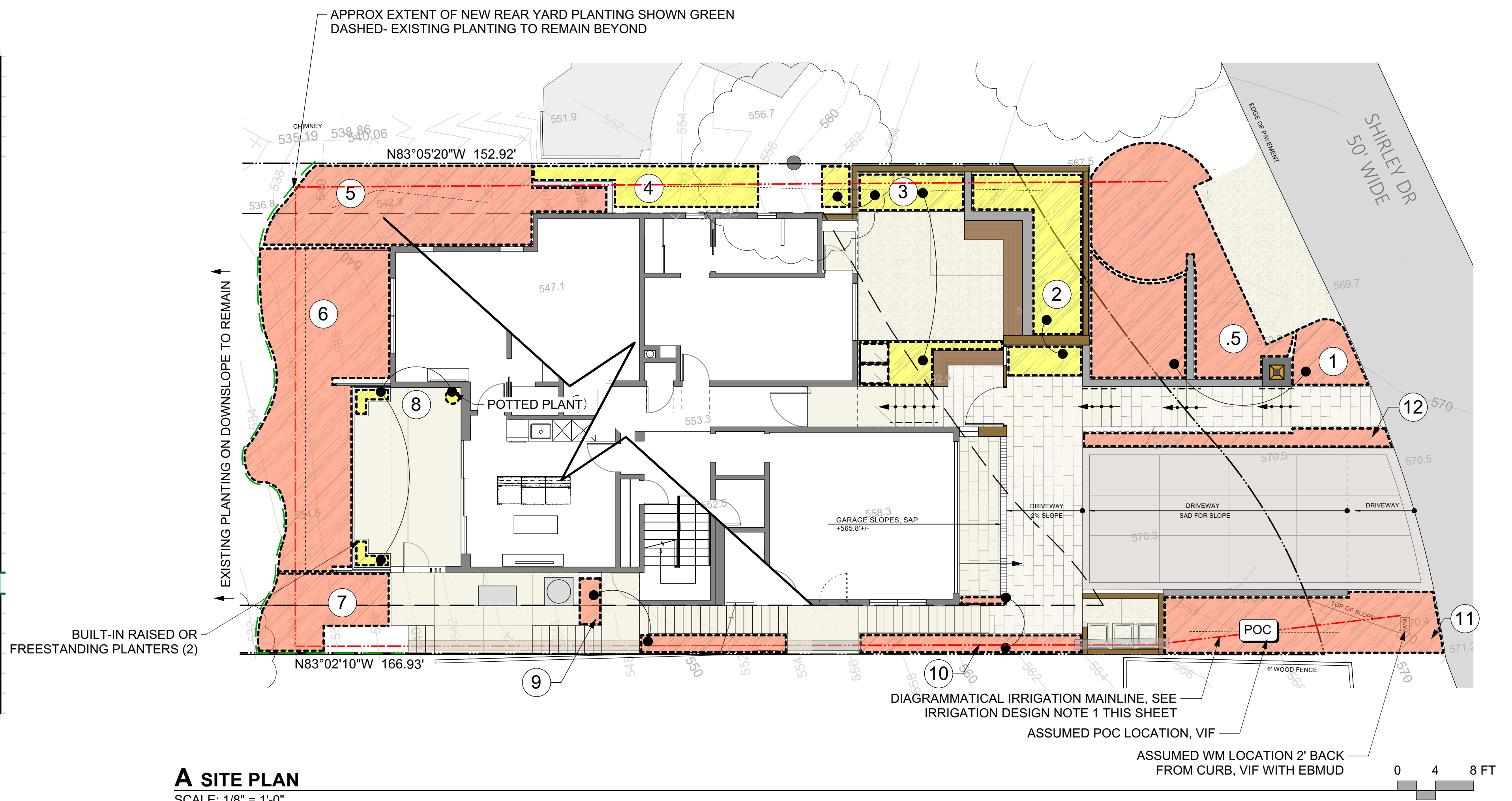
Site Information								
Site Name →		MCCRACKEN						
Site Type →		Residential	Allowed ETAF:		0.55			
Annual Eto (inches/yr) →		42						
Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
Hydrozone .5	0.3	Low	Drip	0.81	0.37	234	87	2,257
Hydrozone 1	0.3	Low	Drip	0.81	0.37	148	55	1,427
Hydrozone 2	0.6	Mod./Ave.	Drip	0.81	0.74	131	97	2,527
Hydrozone 3	0.6	Mod./Ave.	Drip	0.81	0.74	181	60	1,562
Hydrozone 4	0.6	Mod./Ave.	Drip	0.81	0.74	77	57	1,485
Hydrozone 5	0.3	Low	Drip	0.81	0.37	237	88	2,286
Hydrozone 6	0.3	Low	Drip	0.81	0.37	352	130	3,395
Hydrozone 7	0.3	Low	Drip	0.81	0.37	88	33	849
Hydrozone 8	0.6	Mod./Ave.	Drip	0.81	0.74	11	8	212
Hydrozone 9	0.3	Low	Drip	0.81	0.37	37	14	357
Hydrozone 10	0.3	Low	Drip	0.81	0.37	42	16	405
Hydrozone 11	0.6	Mod./Ave.	Drip	0.81	0.74	174	129	3,356
Hydrozone 12	0.3	Low	Drip	0.81	0.37	50	19	482
0	0.5	Mod./Ave.	Drip	0.81	0.62	0	0	0
Water Feature 1	0.9	High	Other	1.00	0.90	0	0	0
SUBTOTAL →						1,662	791	20,601
Special Landscape Areas								
0					1.00	0	0	0
0					1.00	0	0	0
0					1.00	0	0	0
SUBTOTAL →						0	0	0
Estimated Total Water Use (ETWU) →						20,601		
Maximum Allowed Water Allowance (MAWA) →						23,803		

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area		791
Total Area		1,662
Average ETAF		0.48
All Landscape Areas		
Total ETAF x Area		791
Total Area		1,662
Sitewide ETAF		0.48



LEGEND




SYMBOL	DESCRIPTION
POC	<u>IRRIGATION POINT OF CONNECTION</u> : (VERIFY WITH ARCHITECT)
BF	<u>BACKFLOW PREVENTER</u> : FIELD LOCATE FEBCO 825 Y. MIN 12" ABOVE GRADE. FIELD LOCATE WITH L.A. (NOTE: USE A WATTS U5B-GG REGULATOR WITH GAUGE IF PRESSURE EXCEEDS 75 PSI). PROVIDE INSULATING BLANKET FOR FROST PROTECTION.
PR	<u>PRESSURE REDUCER</u> : AS NEEDED
SM	<u>SUBMETER</u> : HUNTER HC FLOWER METER. SIZE METER BASED ON FLOW. 1" MIN
MV	<u>MASTER SHUT OFF VALVE</u> : ICV-101G: 0.1 TO 40 GPM INSTALLED IN SEPARATE VALVE BOX.
FS	<u>FLOW SENSOR</u> : CST FLOW SENSOR, 1" (FSI-T10-000) INSTALLED IN SEPARATE VALVE BOX.



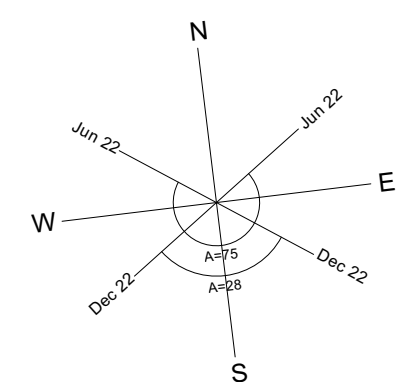
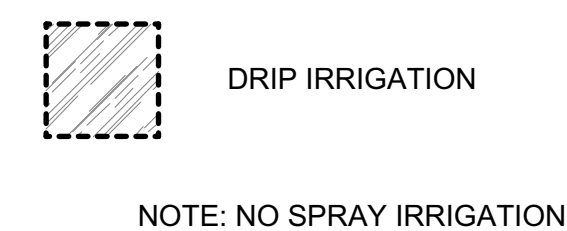
HYDROZONE COLOR LEGEND

- (VL) VERY LOW WATER USE HYDROZONE. LESS THAN 10% ETO
- (L) LOW WATER USE HYDROZONE 10%-30% OF ETO
- (M) MEDIUM WATER USE HYDROZONE 40%-60% OF ETO
- (H) HIGH WATER USE WATER FEATURE:
Per chapter 2.7 Model Water Efficient Landscape definition of hydrozone. (ttt) "Water Feature"The surface area of water features is included in the high water use hydrozone of the landscape. According to DWR PF is 0.8 and IE is 1.0

IRRIGATION DESIGN NOTES

1. IRRIGATION MAINLINE, SCHEDULE 40 PVC, 2" MIN., SHOWN DIAGRAMMATICALLY IN DRAWING ABOVE WITH RED LINE 
2. USE IRRIGATION SLEEVING, SIZED AT 2X DIAMETER OF THROUGH PIPE OR WIRE AT ANY HARDSCAPE. DIAGRAMMATICALLY SHOWN ABOVE AS GREY. 
3. CONNECTED ZONES: 
4. EACH ZONE TO HAVE ONE VALVE.
5. EACH VALVE BOX TO HAVE 4 VALVES MAX.
6. SEE SPECIFICATIONS AND DETAILS ON SHEETS L-4.1 & 4.2

IRRIGATION METHOD LEGEND



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GENERAL

- The Contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting bid or starting work on site.
- Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, graywater system, planting, and architectural features. All piping, valves, etc. shown within paved areas is for design clarification only and shall be installed in planting areas where possible. Parallel pipes may be installed in common trench. Pipes are not to be installed directly above one another.
- Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such offsets, fittings, sleeves, etc., as may be required to accommodate such conditions.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. He shall coordinate his work with the general contractor and other subcontractors for the location and the installation of pipe sleeves through walls, under roadways, paving, structures, etc. Contractor is to repair any damage caused by his work at no additional cost to the owner.
- Splicing of 24-volt wires will not be permitted except in valve boxes. Leave a 36" coil of excess wire at each splice and 100 feet on center along wire run. Tape wire in bundles 10 feet on center. No taping permitted inside sleeves.

INSPECTIONS, COMPLIANCE & SAFETY

- The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances by licensed Contractors and experienced workers. Contractor shall obtain and pay for all required permits and fees relating to their work.
- Irrigation Contractor to notify all local jurisdictions for inspection & testing of installed backflow prevention device.

LANDSCAPE ARCHITECT & OWNER REVIEW

- Contractor shall meet with L.A. prior to start of irrigation construction to review boundaries and limits of hydrozones. In addition, contractor shall flag proposed head location prior to placement for review by L.A.
- All fixed riser locations shall be reviewed with L.A. prior to installation.
- Notify L.A. of any aspects of layout that will provide incomplete or insufficient water coverage of plant material and do not proceed until his instructions are obtained.

LAYOUT & COVERAGE

- Spray Hydrozones: Design intent is to provide 100% coverage. Location and boundary of hydrozones shown on the plan. Use triangular spacing for all heads and provide head to head coverage.

No spray zones included in planting areas less than 10' W in either direction.
- Drip Hydrozones:
 - Grid Layout** use the basic grid layout when the entire area will be covered with plants at maturity, very little or no bare soil or mulch showing. equal spacing on surface with 3" mulch cover. Grid should include a supply and exhaust header with the intention of creating a closed loop for an even charge of water.
 - Snake Layout** use the snake layout when plants are intermittently spaced. install double row of drip tubing for medium sized plants, mature size 24"-48" diameter. Insert blank tubing if there are gaps in the planting row where no water is needed. Install at least 3 emitters per plant on each side of root ball and stake the two middle emitters on top of the root ball. Secure with the wire stakes at 24" apart along tubing.
 - Circle or Tree Ring Layout** use one or more concentric rings of drip tubing around widely spaced medium and large sized shrubs. The first ring can be 2 to 2.5 ft. in diameter **PROVIDED** there are two (2) emitters extended to the rootball of the tree. Space each successive ring 18" apart to the mature drip line of shrub or tree. Connect rings with solid tubing to allow water to flow through the rings for proper flushing. Secure with wire stakes 24" apart along tube.

PRESSURE & FLOW

- Irrigation demand: field verify.
- Provide pressure test for mainlines.
- Pressure regulation shall be applied to irrigation system as required per manufacturer spec.
- Design is based on the following assumptions: psi / gpm at Point of Connection. Contractor to verify that water supply meets or exceeds this pressure & flow. Notify L.A. if site conditions do not conform.

TRENCHING

- Contractor to verify the location of existing underground utilities and structures prior to the excavation of trenches.
- No mechanical trenching around existing oak trees or other trees to remain.
- All mainline piping shall be buried 18" below grade.
- All lateral piping shall be buried 12" below grade.
- All excavations are to be filled with compacted backfill. Contractor to repair all settled trenches promptly, for a period of 1 year after completion of work. Additionally, Contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of 1 year after final acceptance of work.

SLEEVING

- Sleeves shall be min. 18" deep in planting or walkway areas and 24" deep at driveway.
- Sleeving shown for convenience only. Contractor shall review all project plans from all consultants to ensure adequate number of sleeves are in place.
- Sleeves shown on this plan are intended for irrigation piping, irrigation wiring and low voltage lighting cables.
- Consult Owner & L.A. on possible locations for pots on hardscape and install sleeving, irrigation and drainage as necessary.
- In addition to the sleeves and conduits shown on the drawings, the Irrigation Contractor shall be responsible for the installation of sleeves and conduits of sufficient size under all paved areas.
- Sleeving to be Sch. 40 PVC.

MAIN LINE AND LATERAL PIPING

- All irrigation piping (main and laterals) shall be Sch. 40 PVC.
- Main lines: 2" size.
- Lateral lines: min. 3/4" size.
- Size lateral lines as follows:

3/4"	0-6 GPM
1"	7-12 GPM
1 1/4"	13-20 GPM
- All main lines shall be flushed prior to the installation of irrigation heads. At 30 days after installation each system shall be flushed to eliminate glue and dirt particles from the lines.
- Provide pressure test for main lines.
- Loop main line after POC gate valve as shown on plan on sloped sites.
- Install Air Vacuum Release Valve in mainline at highest point to prevent the buildup of air in the top portion of the mainline - as needed contractor to install valve on a riser in a box. Use Netafim Guardian Air/Vacuum Relief Vents or equivalent.
- On sloped sites, provide thrust blocks at main line el's and tee's downhill of the Point of Connection

SPRAY HEADS

- MP rotators to be used for lawn areas. Pressure reducer may be required.
- Pressure regulating spray bodies with check valves shall be used on all spray zones.
- All spray heads shall have matched precipitation rates within each hydrozone.
- In sloped conditions, use check valves at the base of the head or use heads w/ built in check valves to prevent low head drainage. Where possible, use Hunter PROS-06-PRS40-CV bodies.
- All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.
- The Irrigation Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- When vertical obstructions (trees, etc.) interfere with the spray pattern of the heads so as to prevent proper coverage, the Irrigation Contractor shall field adjust the sprinkler system by installing a quarter, third or half circle head at the sides of the obstruction so as to provide proper coverage. All adjustments shall be made at no additional cost to the owner.

DRIP SYSTEM

- Pressure regulation and filtration shall be applied to drip system as required per manufacturer specification.
- Install drip lines with built in check valves and antisiphon emitters such as Netafim Techline HCVXR or Netafim Techline CV or equivalent.
- Every drip zone shall include a flush valve at the hydraulic opposite end of water supply.
- Every drip zone shall include an in-ground pop-up indicator. In some cases the LA may elect to use fixed pop-up indicators in some areas of the planting to be reviewed with the landscape contractor and LA.
- Extend pvc headers to the ends of all drip zones to balance flow if required.
- Size exhaust headers as follows: 1" for 0-10 gpm, 1.25" for 11-20 gpm.
- Install drip pipe horizontal to slope as much as possible. Header line shall run generally perpendicular to slope and drip pipe.
- On sloped conditions, install Air Relief Valve at highest elevation of drip zone.
- If drip zone has elevation change greater than 6'-0," install check valves in supply header at 6' below highest point in zone. If possible, avoid drip zones with elevation change greater than 6'-0".

BUBBLERS

- Locate bubblers on uphill side of trees.

VALVE BOXES

- Valve boxes shall be black. all valves shall be installed below grade & in valve boxes.
- Provide a mock-up of (1) valve box arrangement for L.A. / Owner review. see detail.
- Valve boxes shall be installed with hardware cloth at the base to prevent gophers from filling boxes with soil provide drain rock at bottom of box, 6" minimum.
- Install valve boxes minimum 12" from and perpendicular to walk, curb, building or landscape feature. At multiple valve box groups, each box shall be an equal distance from the walk, curb, lawn, etc. and each box shall be minimum 12" apart. Short side of valve boxes shall be parallel to walk, curb, etc. (if desired because the areas are small, two valves may be installed in one box.)

VALVES

- Install a submeter on irrigation mainline per MWEL0 requirements. If using Hunter HC Flow meter (combination flow sensor/submeter) separate submeter not required.
- Install a master irrigation valve for the irrigation system. Use Hunter ICV-FS (Filter Sentry) or Equivalent
- Install a Flow Sensor Meter (Hunter HC Flow Meter combination flow sensor/submeter) or equal to monitor water leaks in irrigation system
- Use a shielded cable for flow sensor cable to protect from electrical interference from other site utilities.
- Provide a gate or ball valve at the head of each valve or valve group for repair and maintenance functions. Install the gate valve in a below grade valve box or locate inside main valve box.
- All valves shall be labelled at the valve box locations. Provide labels and stainless steel wire fastening to each valve.
- Valve locations shown are diagrammatic. Flag valve locations for site review by L.A.
- For spray valves, use Hunter ICV-101G - AS-ADJ (Adjustable Accusyn pressure regulator) or Equivalent
- For drip valves,

flows 0-10gpm use Hunter	ICZ-101-LF-40 or Equivalent
flows 10-20gpm use Hunter	ICZ-101-40 or Equivalent

HOSE BIBBS

- Landscape hose bibb: 3/4" copper riser. Freestanding locations to be mounted on 4x4 redwood posts with top chamfered on 4 sides (See Detail L-5.0-12). Fieldset location and height of all H.B.'s with L.A.
- 3/4" copper lines and risers to all hose bibbs.

CONTROLLER

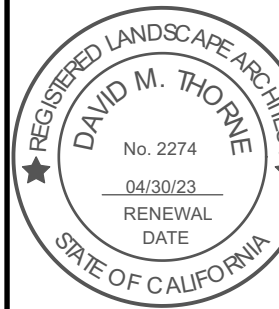
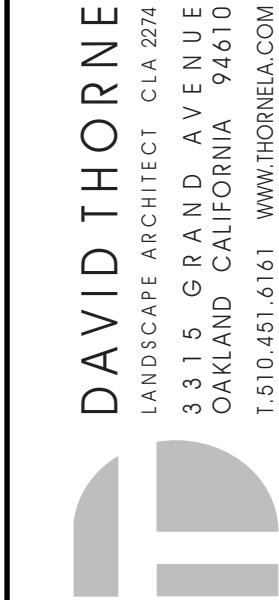
- Electrical Contractor to supply 120 vac (2.5 Amp) service to controller location. Irrigation Contractor to make final connection from electrical stub-out to controller. Irrigation control wire shall be #14, U.L. approved for direct burial. Common wire shall be white in color, wiring to individual remote control valves shall be color other than white.
- Each controller shall have its own independent ground wire (where occurs)
- Remote control valves shall be wired to controller in sequence as shown on plans. Run wire from each RCV to the controller. Splicing wires together outside of valve boxes will not be permitted.
- Controller to be located minimum 5'-0" away from any pool equipment or other utility equipment to prevent electrical and wi-fi interference.
- Controller shall be either Hunter HCC or ICC2. Contractor to review controller options with owner.
- Controller to have automatic weather adjustment capabilities based on local weather data.
- Wi-fi enabled controller to be installed where wi-fi signal is strongest for best operation. Wi-fi extendor may be required. Review with owner

BACKFLOW PREVENTER

- Provide & install backflow preventer. Field locate Febco 825 Y. Min 12" above grade. Field locate with L.A. (Note: use A Watts U5B-GG regulator with gauge if pressure exceeds 75 PSI). Provide insulating blanket for frost protection.
- As needed, install a pressure reducer after backflow preventer.

AS-BUILTS

- Contractor shall provide owner and L.A. with an as-built drawing of the mainline location, valve boxes, hose bibbs and other key irrigation equipment.
- After the system has been completed, inspected and reviewed, instruct Owner (or Owner's maintenance personnel) in the operation and maintenance of the system. Give Owner completed warranty cards for the irrigation equipment and the keys to controllers, hose bibbs, etc.**



MCCRACKEN RESIDENCE
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IRRIGATION
SPECIFICATIONS

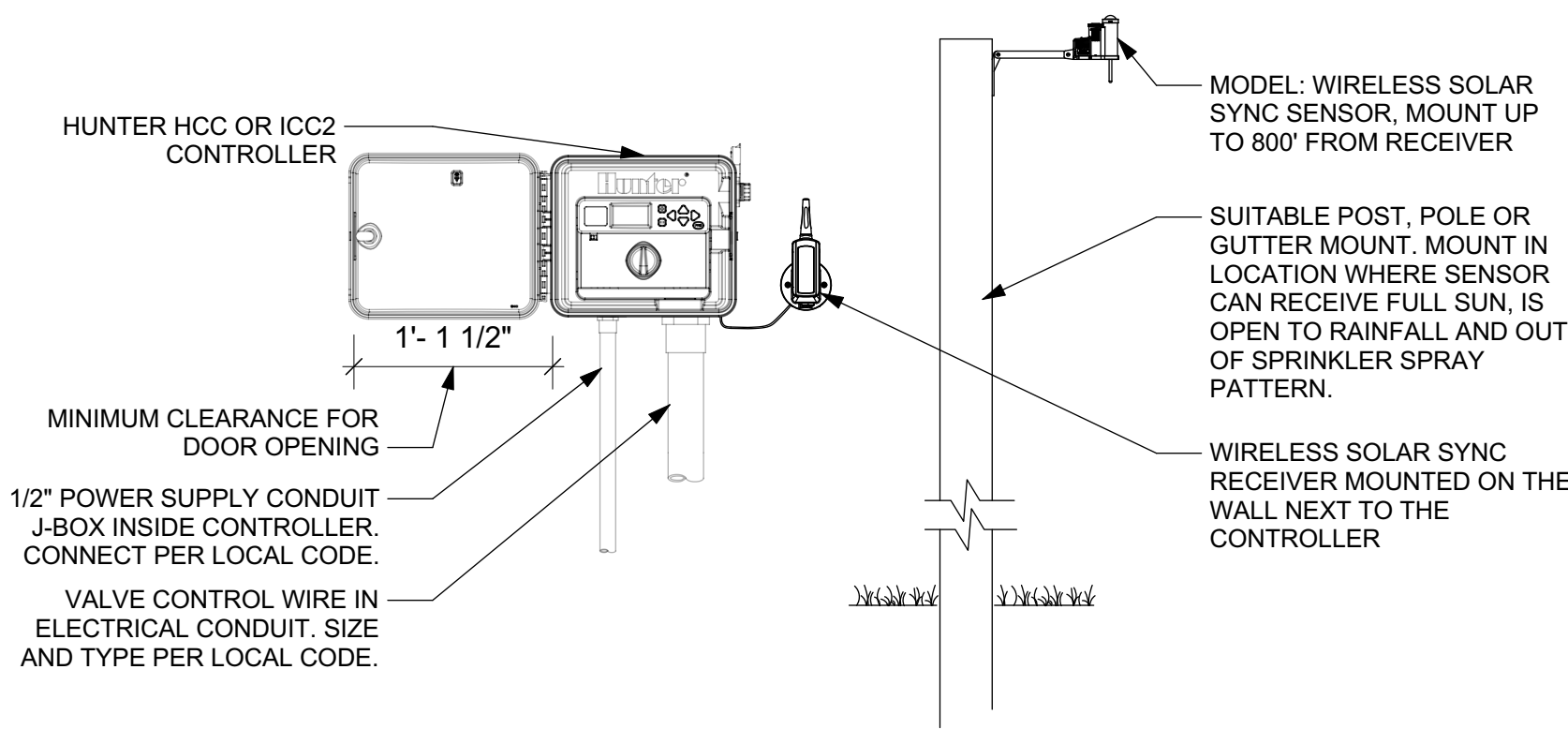
DATES
DESIGN REVIEW 12.14.2022
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SCALE NTS
DRAWN DT/MR

SHEET

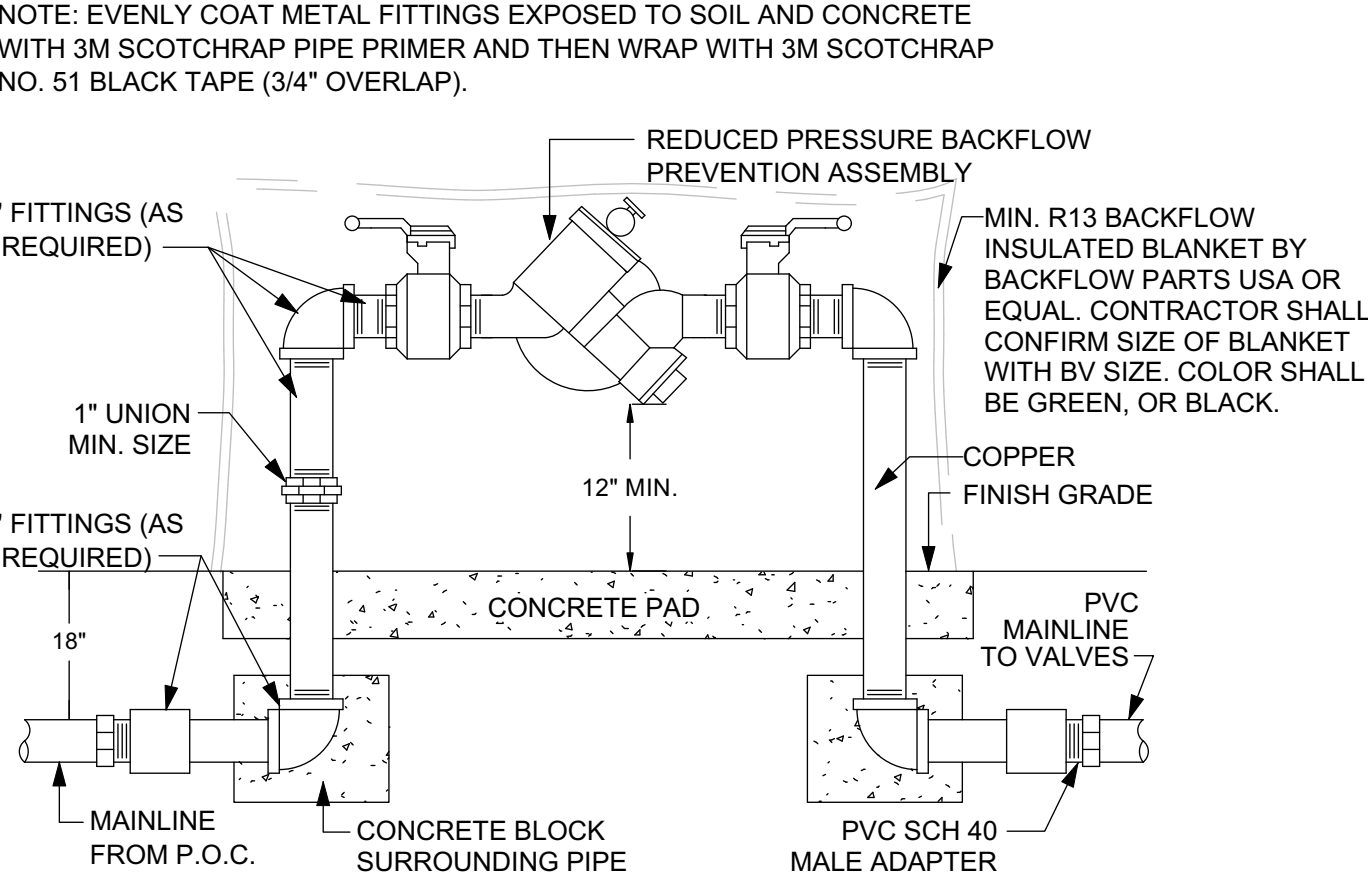
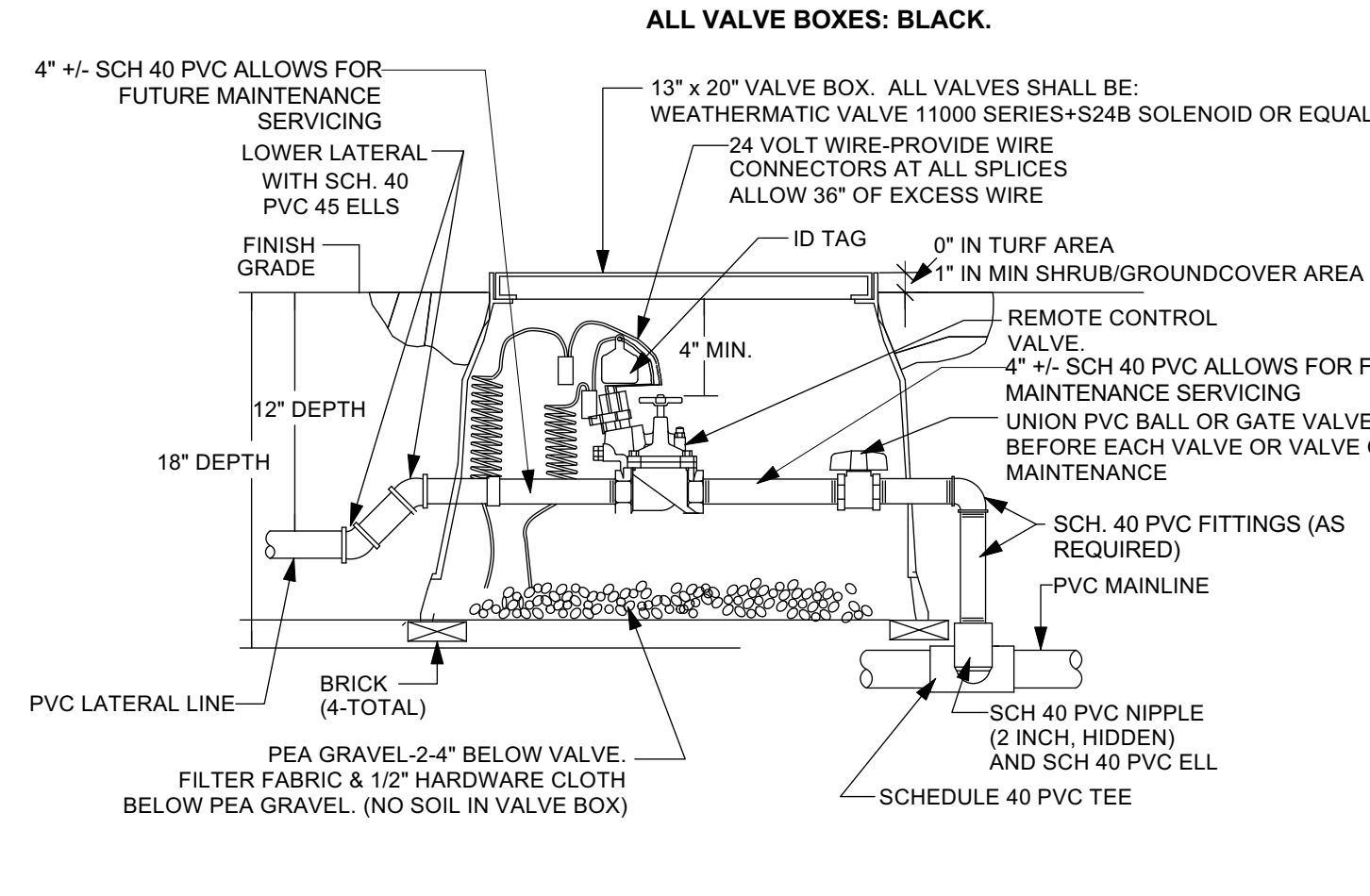
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ISSUE DATE: 12.14.2022



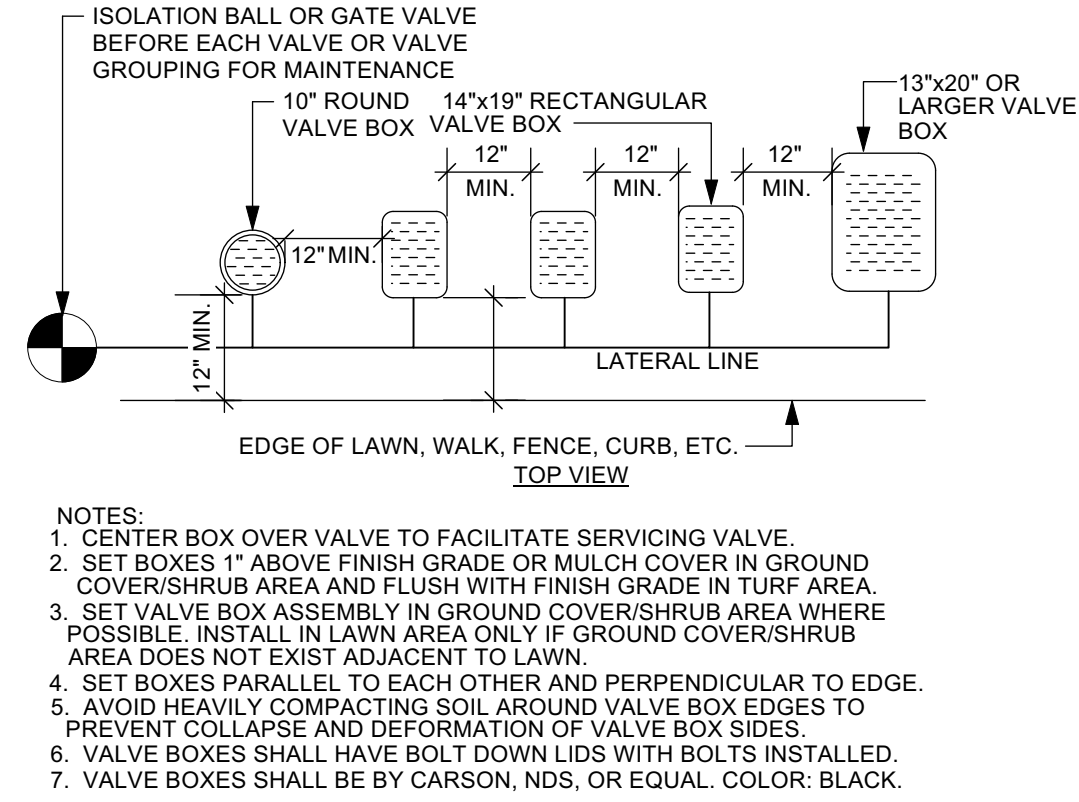
1 EXTERIOR WALL MOUNT CONTROLLER W/ WIRELESS SOLAR SYNC SYSTEM DETAIL

SCALE: NTS



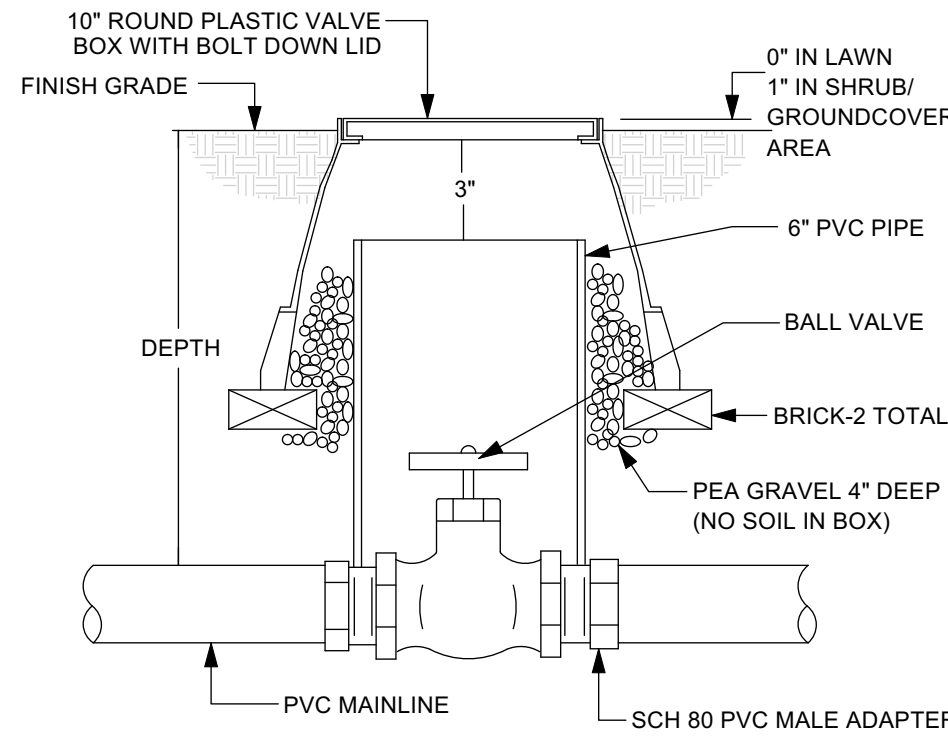
2 REDUCED PRESSURE BACKFLOW ASSEMBLY

SCALE: NTS



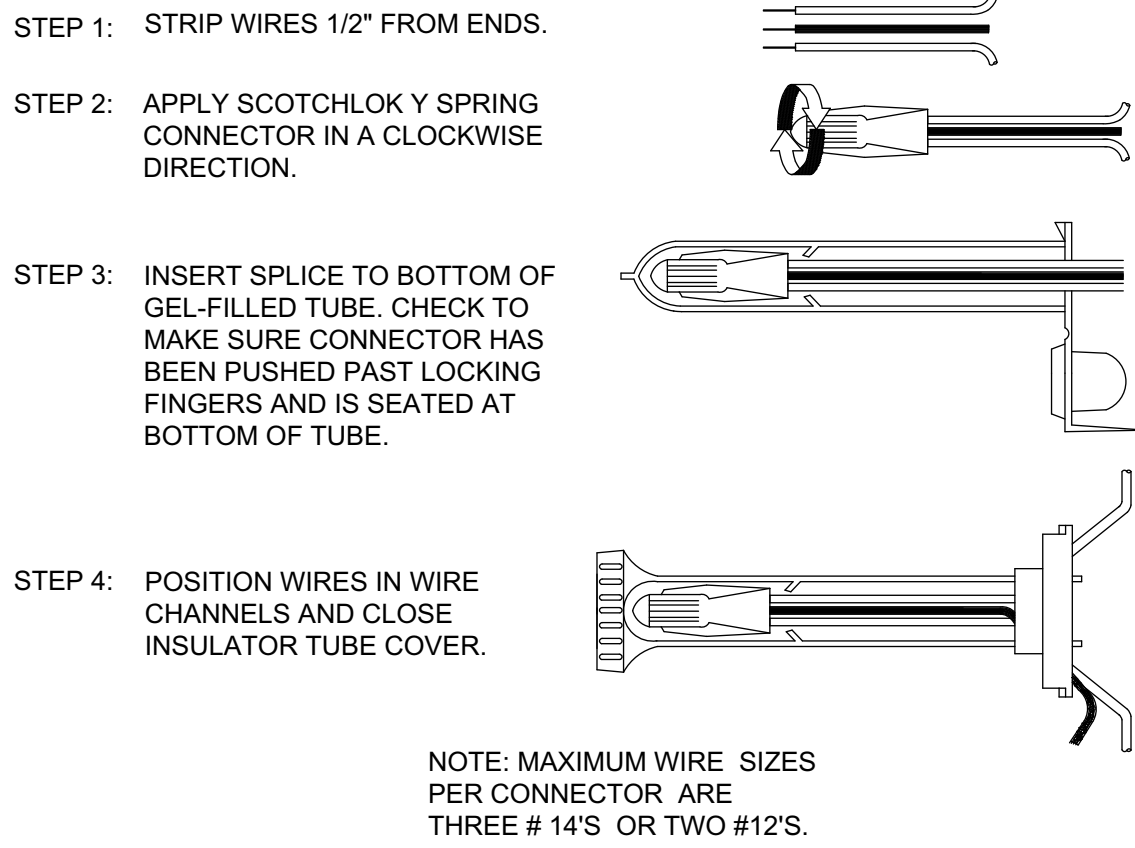
3 VALVE BOX INSTALLATION DETAIL

SCALE: NTS



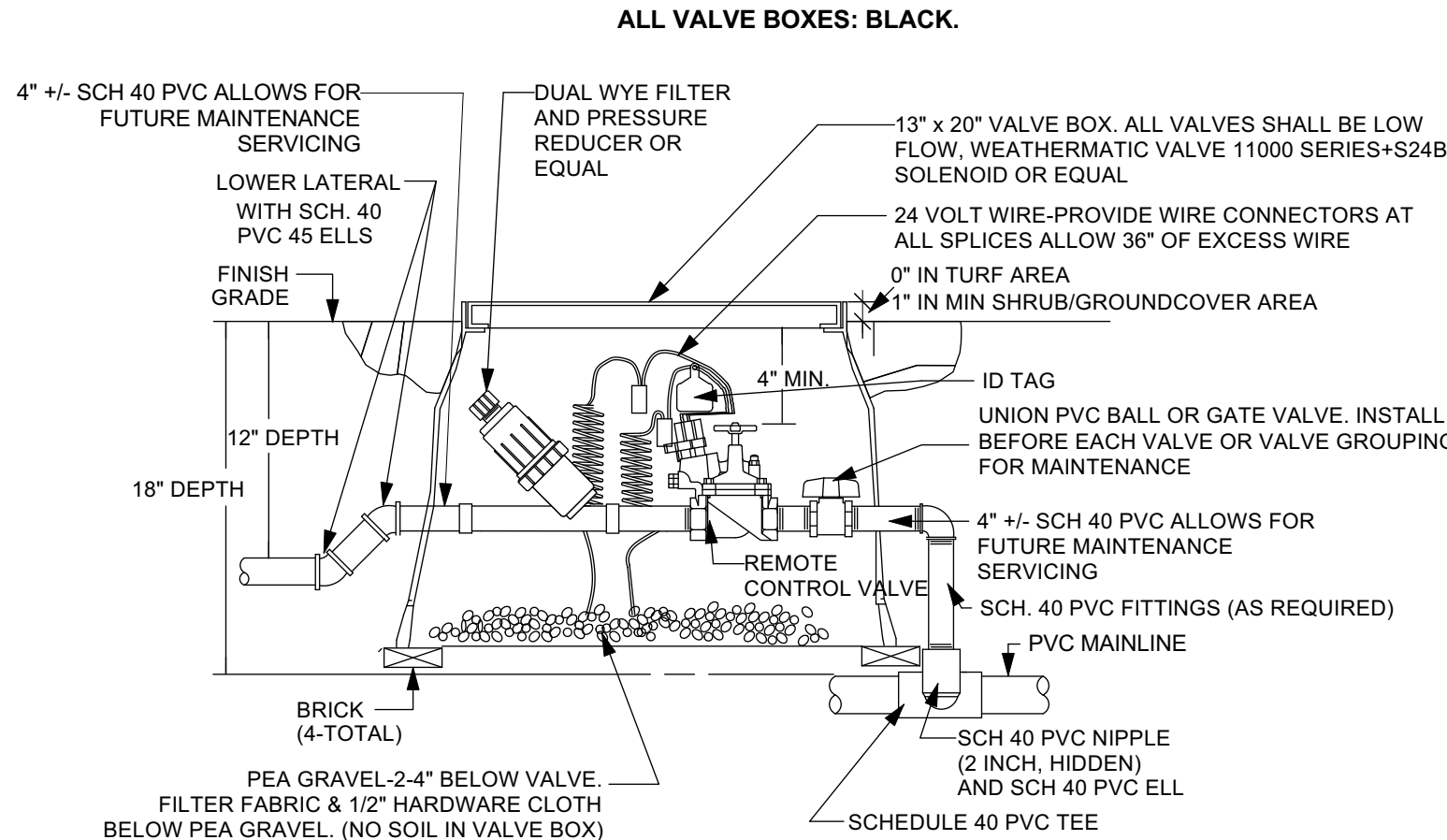
4 BALL OR GATE VALVE DETAIL

SCALE: NTS



5 REMOTE CONTROL VALVE DETAIL (SPRAY)

SCALE: NTS



6 REMOTE CONTROL VALVE DETAIL (DRIP)

SCALE: NTS

7 WIRE CONNECTION DETAIL

SCALE: NTS

8 DRIPLINE MANUAL FLUSH VALVE DETAIL

SCALE: NTS

VALVE MANIFOLD (WATER SUPPLY): VALVE MANIFOLD INCLUDES VALVE, FILTER AND PRESSURE REDUCER REGULATOR AS NEEDED. REFER TO MANUFACTURER CATALOG FOR APPROPRIATE FILTER AND PRESSURE REGULATOR

PVC LATERAL: PVC LATERAL CONNECTS VALVE AND MANIFOLD TO ONE OR MORE SUB-ZONES.

IN-LINE DRIP TUBING: IS 1/2 INCH DIAMETER DRIP TUBING (NOT 1/4") SOLD WITH RELIABLE, HIGH QUALITY, PRESSURE COMPENSATING EMITTERS PRE-INSTALLED INSIDE THE TUBE AT 12" OR 18" ON CENTER. INSTALL TUBING NEATLY IN PARALLEL, EQUALLY-SPACED ROWS AND SECURED TO SOIL SURFACE (DO NOT BURY TUBING) WITH WIRE STAKES AT EACH FITTING AND 24" APART ALONG TUBING. REFER TO MANUFACTURER'S CATALOGUE FOR APPROPRIATE EMITTER FLOW RATE BASED ON SOIL TYPE AND USE 12" EMITTER SPACING FOR SHALLOW ROOTED PLANTS; 18" EMITTER SPACING FOR DEEPER ROOTED PLANTS.

SOLID DRIP TUBING: USE SOLID AND IN-LINE TUBING FROM THE SAME MANUFACTURER. SOLID TUBING IS THE SAME TUBING WITHOUT THE EMITTERS. PLACE SOLID TUBING WHERE YOU DON'T NEED OR WANT WATER BETWEEN PLANTS OR TO LOCATE A FLUSH-OUT VALVE AT AN ACCESSIBLE LOCATION WHERE IT WON'T GET LOST IN THE MIDDLE OF A PLANTING BED.

DRIP TUBING FITTINGS: ELBOW, TEE, CROSS, OR OTHER AS REQUIRED. USE FITTINGS AND TUBING FROM THE SAME MANUFACTURER.

PVC LATERAL TO IN-LINE DRIP TUBING CONNECTIONS: USE CONNECTION AND ADAPTER FITTING AND TUBING FROM THE SAME MANUFACTURER.

FLUSH VALVE: INSTALL A MANUAL FLUSH-OUT AT THE HYDRAULIC OPPOSITE POINT ON THE GRID FROM WHERE THE VALVE MANIFOLD IS CONNECTED TO THE GRID. FLUSH-OUT SHALL BE INSTALLED IN 8" DIAMETER VALVE BOX. FLUSH-OUT CAN BE A BALL VALVE OR SCREW CAP FITTING. USE FLEXIBLE COBRA CONNECTOR BETWEEN THE BALL VALVE AND GRID. **DO NOT INSTALL AN AUTOMATIC FLUSH VALVE.**

AIR VACUUM RELEASE VALVE: INSTALL AN AIR VACUUM RELEASE VALVE AT HIGHEST POINT OF DRIP ZONE ON SLOPED SITES

CHECK VALVE: INSTALL A CHECK VALVE IN DRIP HEADER WHEN IRRIGATION ZONE HAS SLOPES CHANGE GREATER THAN 6'-0"

9 'A' & 'B' IN LINE DRIP DETAIL KEY:

NOTES

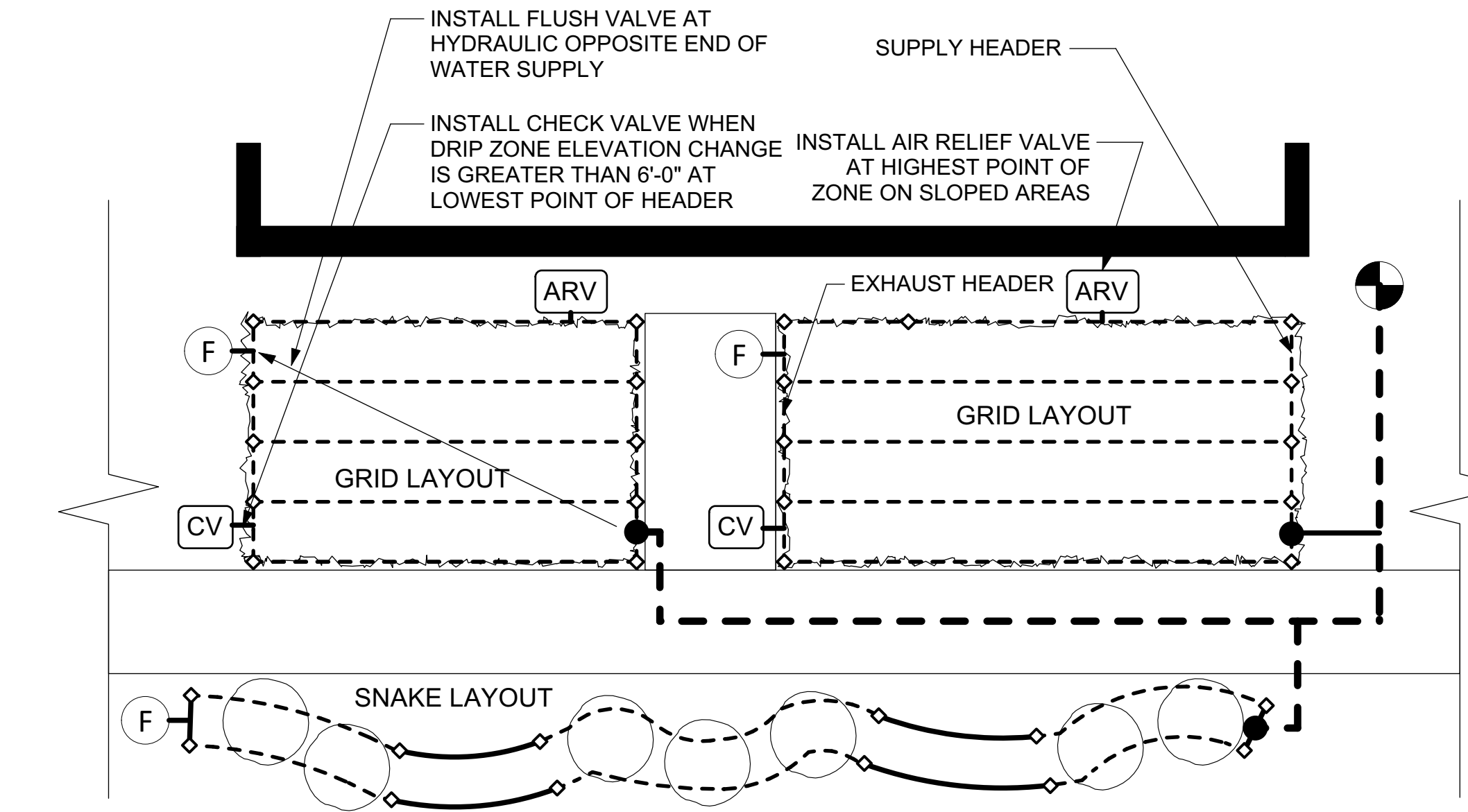
- INSTALL TREES AND SHRUBS ON SEPARATE VALVES.
- INSTALL ONE OR MORE CONCENTRIC RINGS OF DRIP TUBING AROUND WIDELY SPACED MEDIUM AND LARGE SIZED SHRUBS.
- THE FIRST RING CAN BE 2 TO 2.5 FT IN DIAMETER.
- SPACE EACH SUCCESSIVE RING 18" APART TO THE MATURE DRIP LINE OF SHRUB OR TREE.
- CONNECT RINGS WITH SOLID TUBING.
- THE CONNECTIONS BETWEEN THE RINGS ALLOW WATER TO FLOW THROUGH THE RINGS FOR PROPER FLUSHING.
- SECURE WITH WIRE STAKES 24" APART ALONG TUBE

9-A 'A' TYP. IN LINE DRIP TUBING IRRIGATION FOR MEDIUM & LARGE SHRUBS & TREES

SCALE: NTS

9-B 'B' TYP. IN LINE DRIP TUBING IRRIGATION FOR SMALL SHRUBS, PERENNIALS AND GROUND COVERS

SCALE: NTS

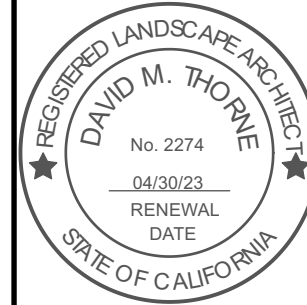


NOTES

GRID LAYOUT: USE THE BASIC GRID LAYOUT WHEN THE ENTIRE AREA WILL BE COVERED WITH PLANTS AT MATURITY, VERY LITTLE OR NO BARE SOIL OR MULCH SHOWING. EQUAL SPACING ON SURFACE WITH 3" MULCH COVER. GRID SHOULD INCLUDE A SUPPLY AND EXHAUST HEADER WITH THE INTENTION OF CREATING A CLOSED LOOP FOR AN EVEN CHARGE OF WATER.

SNAKE LAYOUT: USE THE SNAKE LAYOUT WHEN PLANTS ARE INTERMITTENTLY SPACED. INSTALL DOUBLE ROW OF DRIP TUBING FOR MEDIUM SIZED PLANTS, MATURE SIZE 24"-48" DIAMETER. INSERT SOLID TUBING IF THERE ARE GAPS IN THE PLANTING ROW WHERE NO WATER IS NEEDED. INSTALL AT LEAST 3 EMITTERS PER PLANT ON EACH SIDE OF ROOT BALL AND STAKE THE TWO MIDDLE EMITTERS ON TOP OF THE ROOT BALL. SECURE WITH THE WIRE STAKES AT 24" APART ALONG TUBING.

DAVID THORNE
LANDSCAPE ARCHITECT C.L.A. 2274
3315 GRAND AVENUE
OAKLAND, CALIFORNIA 94610
T.510.451.6161 WWW.THORNEA.COM



MCCRACKEN RESIDENCE
7009 SHIRLEY DRIVE
OAKLAND, CA 94611
APN: 48D-7296-21

IRRIGATION DETAILS

DATES
DESIGN 12.14.2022
REVIEW
CITY COMM 07.14.2023

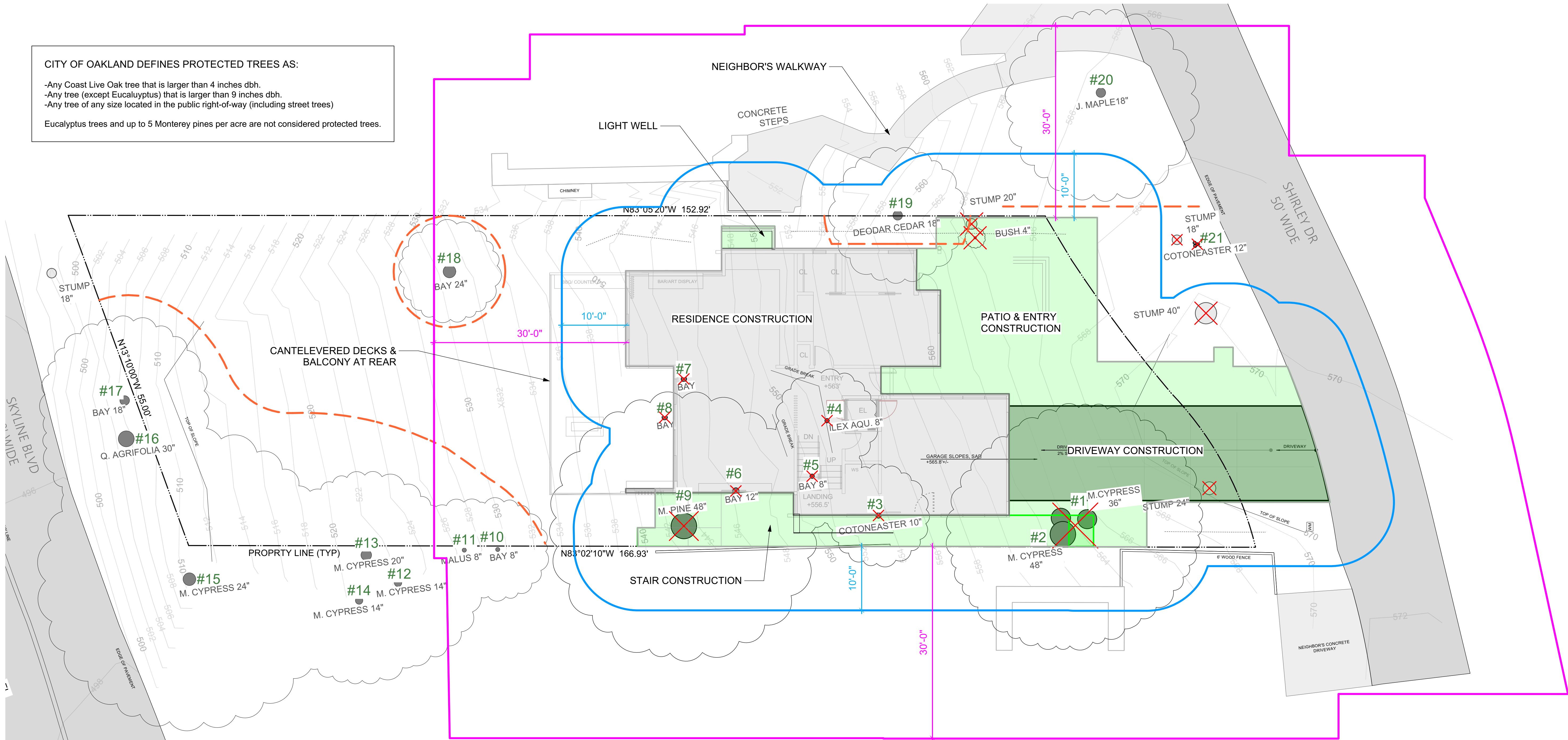
SCALE NTS

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ISSUE DATE: 12.14.2022



A TREE COORDINATION PLAN
SCALE: 1/8" = 1'-0"

TREE COORDINATION PLAN LEGEND

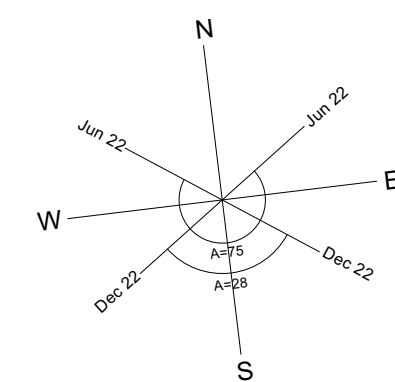
- 10' PERIMETER OF ALL CONSTRUCTION: INDICATE THE SIZE (DBH), SPECIES, AND LOCATION OF ALL PROTECTED TREES (INCLUDING TREES LOCATED ON NEIGHBOR'S PROPERTIES OR THE ADJACENT PUBLIC RIGHT-OF-WAY. EVALUATE IMPACT OF CONSTRUCTION ON ALL TREES.
- 30' PERIMETER OF ALL DEVELOPMENT: INDICATE THE SIZE (DBH), SPECIES, AND LOCATION OF ALL PROTECTED TREES.
- TREE PROTECTION ZONE FENCE LINE
- PROPOSED TREE & STUMPS TO BE REMOVED
- EXISTING STUMP
- EXISTING TREE

NOTES

- ALL STUMPS TO BE REMOVED
- ALL TREES SHOWN WITH I.D. NUMBER AND CALIPER SIZE IN INCHES, SEE ARBORIST REPORT DATED 11.09.2022 BY BARTLETT TREE EXPERTS.

TREE PRESERVATION ORDINANCE		
TREES PROPOSED FOR REMOVAL:		
TREE ID#	SPECIES	DBH IN INCHES
1	Monterey Cypress	30
2	Monterey Cypress	44
3	Cononeaster	4,3,3,3,2,2,1
4	English Holly	7
5	California Bay	4,4,3,3
6	California Bay	3,3,2,2
7	California Bay	6,3,3,3,2,2
8	California Bay	2,2,1,1,1
9	Monterey Pine	43
21	Cononeaster	4,3,3,3,3,2,2,2

TREE PRESERVATION ORDINANCE		
TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10' OF CONSTRUCTION ACTIVITY		
TREE ID#	SPECIES	DBH IN INCHES
19	Deodar Cedar	18



NOTE: SURVEY DATED FEBRUARY 2022
LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN DIGGING & SHALL CONTACT UNDERGROUND SERVICE ALERT AT 811 -- 72 HOURS PRIOR TO ANY DIGGING.

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TREE COORDINATION
PLAN

DATES
DESIGN REVIEW 12.14.2022
CITY COMM 07.14.2023

SCALE 1/8" = 1'-0"

DRAWN DT/MR

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L-5.0

DAVID THORNE
LANDSCAPE ARCHITECT C/LA 2274
3315 GRAND AVENUE
OAKLAND CALIFORNIA 94610
T: 510.451.6161 WWW.THORNEA.COM

