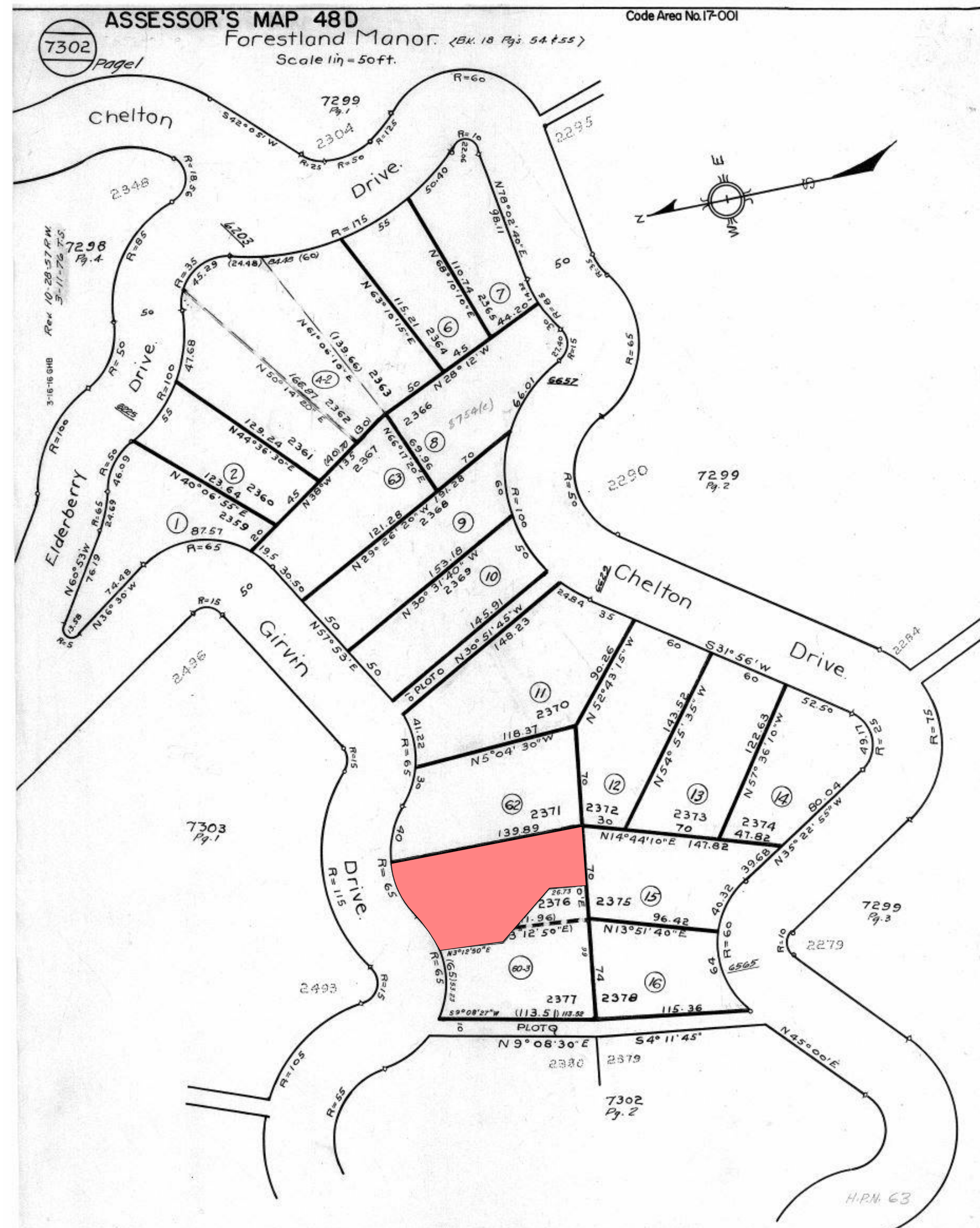


NEW SINGLE FAMILY RESIDENCE
AT GIRVIN DRIVE - LOT NO. 2376
FORESTLAND MANOR
APN: 048D730205900



PARCEL MAP

PROJECT DATA

ZONING:	RH-4	
ALLOWABLE HEIGHT:	32'/24' FT	
ACTUAL HEIGHT:	31' 8" FT	
SETBACKS:	<u>ALLOWABLE</u> 5'-0" FRONT SETBACK 7'-0" LEFT SETBACK 7'-0" RIGHT SETBACK 25'-0" REAR SETBACK	<u>ACTUAL</u> 5'51/2" FRONT SETBACK 8'41/2" LEFT SETBACK 7'1" RIGHT SETBACK 48' 10" REAR SETBACK

HOUSE SQUARE FOOTAGE:

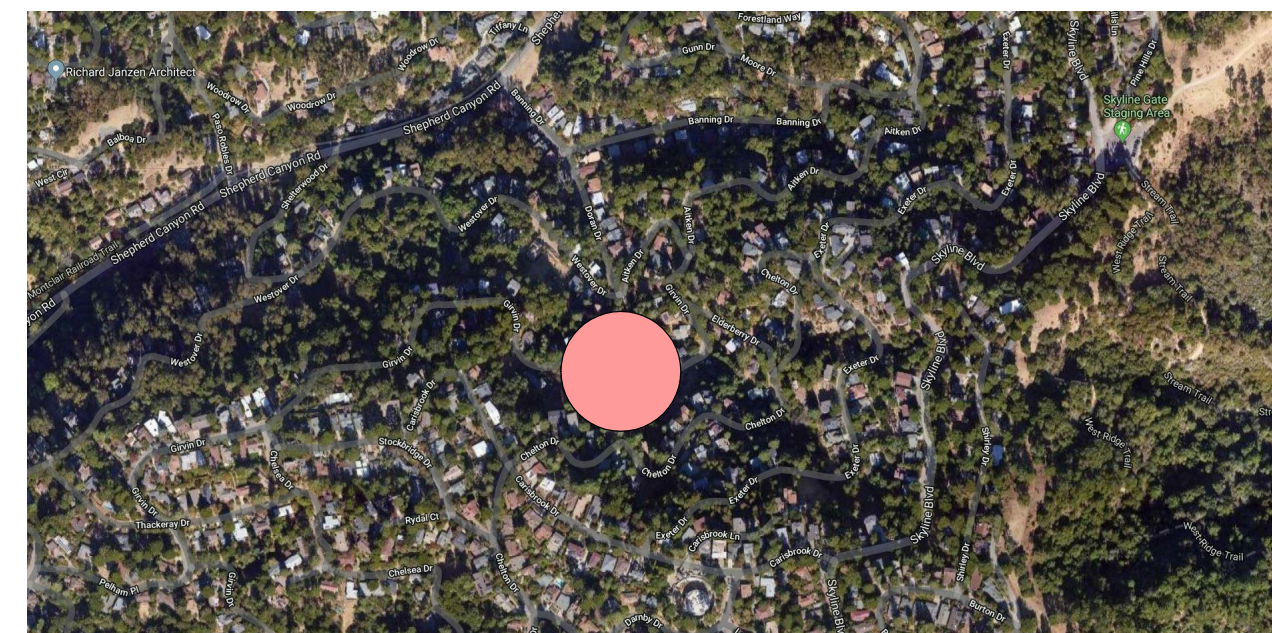
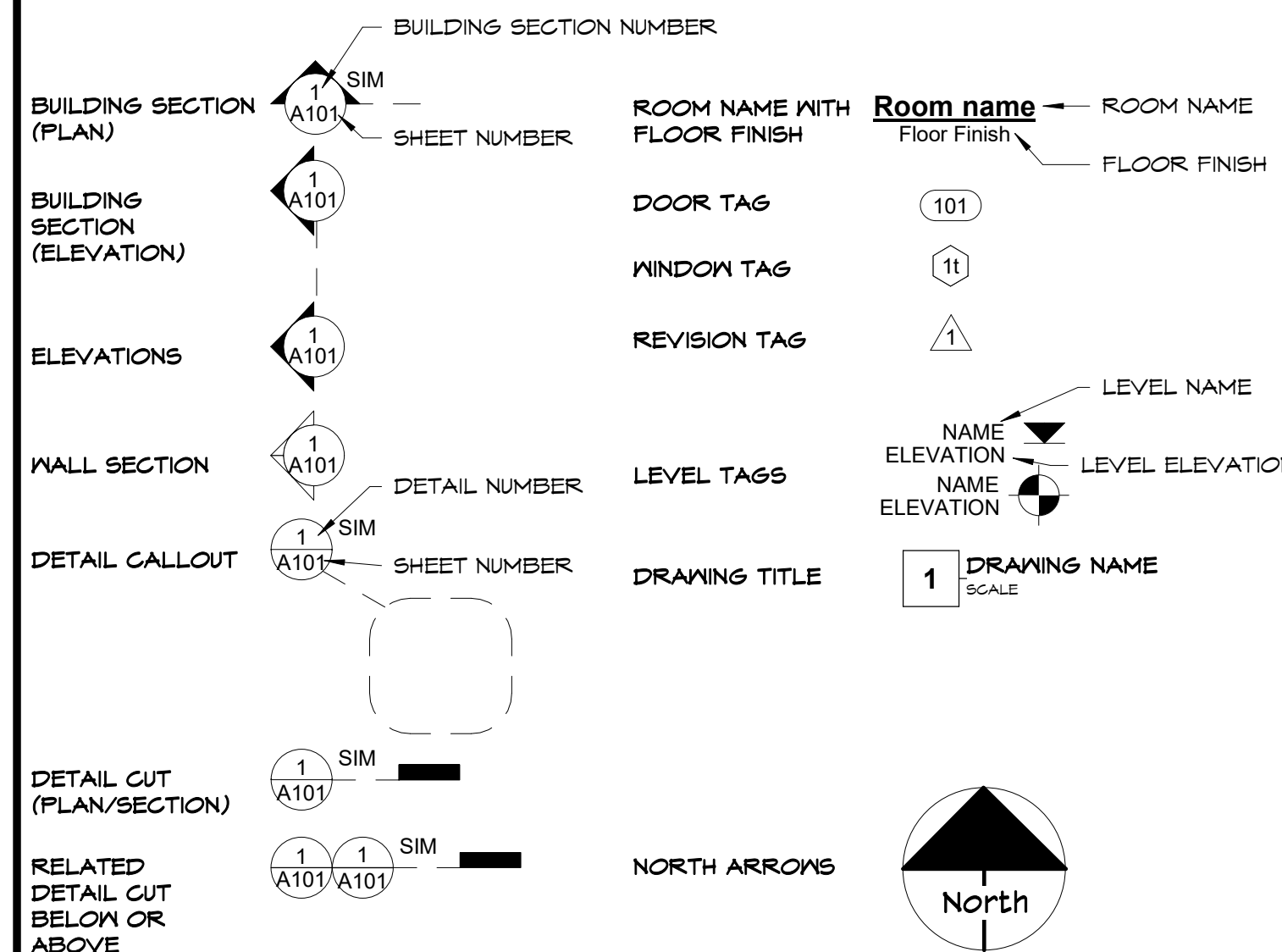
GUEST ROOM:	455 SF
MAIN FLOOR:	1,190 SF
MEZZANINE FLR:	1,085 SF
BEDROOM FLR:	1,234 SF
TOTAL AREA:	3,964 SF

LOT AREA: 7,923 SF

PROPOSED FLOOR

FLOOR AREA RATIO:	3,964 / 7,923 = 50%
LOT COVERAGE:	2,405 / 7,923 = 30%

SYMBOL LEGEND



LOCATION MAP

PROJECT DIRECTORY

CLIENT

EURO MARBLE GRANITE
2375 DAVIS DRIVE
SAN LEANDRO CA., 94577
P: 510.424.2111
F: 000.000.0000
E: vio@@euromarblegranite.com
CONTACT VIDRELE BOGDAN

ARCHITECT

RICHARD JANZEN ARCHITECTURE
6812 PASO ROBLES DRIVE
OAKLAND CA. 94611
P: 510.334.7380
F: 000.000.0000
E: rich7arch@sbcglobal.com
CONTACT RICHARD JANZEN

STRUCTURAL ENGINEER

ST. ONGE & ASSOCIATES
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F: 000.000.0000
E: gsoeng@aol.com
CONTACT Gene St. Onge PE, SECB

ENERGY ANALYST

BASALTIC INC.
ADDRESS
ADDRESS
P: 510.967.1299
F: 000.000.0000
E: basalticinc@gmail.com
CONTACT John Tao

LANDSCAPE ARCHITECT

GARDEN DESIGNS BY MARLENE DEEL
1934 PARK BOULEVARD
OAKLAND, CA. 94606
P: 415.637.5607
F: 000.000.0000
E: marleneeel@gmail.com
CONTACT Marlene Deel

APPLICABLE CODES

CODES INFORMATION:

2016 EDITION OF THE CALIFORNIA BUILDING CODE.

2016 EDITION OF THE CALIFORNIA MECHANICAL CODE

2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE

2016 EDITION OF THE CALIFORNIA PLUMBING CODE

2016 EDITION OF THE CALIFORNIA FIRE CODE

2016 EDITION OF THE CALIFORNIA ENERGY CODE

BUILDING CONSTRUCTION TYPE:

TYPE V "NR"

ZONING:

NUMBER OF STORIES:

4

OCCUPANCY:

R3 - RESIDENTIAL

FIRE SPRINKLERS:

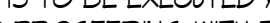
REQUIRED

DRAWING INDEX

NO.	NAME
T50.01	TITLE SHEET
A51.01	ARCHITECTURAL SITE PLAN / ROOF
A51.02	SURVEY
A1.01	GARAGE FLOOR PLAN
A1.02	GUEST FLOOR PLAN
A1.03	MAIN FLOOR PLAN
A1.04	MEZZANINE FLR PLAN
A1.05	UPPER FLOOR PLAN
A2.01	FRONT ELEVATION
A2.02	REAR ELEVATION
A2.03	LEFT ELEVATION
A2.04	RIGHT ELEVATION
A3.01	BUILDING SECTIONS
A10.00	SITE PHOTOS
LS1.01	LANDSCAPE PLAN
GR1.01	GREEN POINT

1. THESE DRAWINGS ARE A PORTION OF THE CONSTRUCTION DOCUMENTS WITH WHICH THE SPECIFICATIONS ARE INTENDED TO COORDINATE ANYTHING IN ONE BUT NOT IN THE OTHER IS TO BE EXECUTED AS IF IN BOTH. DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ACCEPTS LIABILITY BY NOT REPORTING ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
 2. DO NOT SCALE THE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF DRAWINGS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE. REPORT ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
 3. WHEN A CLOUD APPEARS IN THESE DRAWINGS, NOTE THAT THE INFORMATION ENCIRCLED HAS BEEN REVISED FROM THE PREVIOUS CONDITION.

TYPICAL CLOUD



REVISION NUMBER



 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. ALL INCONSISTENCIES SHALL BE NOTICED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ASSUMES LIABILITY FOR NON-NOTIFICATION TO THE ARCHITECT.
 5. ALL DIMENSIONS ARE TO FACE OF STUD OR FRAMING OR CENTER LINE OF COLUMN OR MULLION, UNLESS OTHERWISE NOTED.
 6. PROTECT AREAS OF NEW OR EXISTING MATERIALS AND FINISH FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRIERS, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT NON-CONSTRUCTION PERSONNEL. REPAIR OR REPLACE DAMAGE TO NEW OR EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT AS REQUIRED BY THE ARCHITECT.
 7. REMOVE RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
 8. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE GENERAL DESIGN AND TYPE OF CONSTRUCTION DESIRED, AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP THROUGHOUT. THESE DOCUMENTS DO NOT INTEND TO REFLECT EVERY CONDITION OF CONSTRUCTION. CONTRACTOR SHALL PROJECT THE INTENT OF THESE DOCUMENTS TO THE ENTIRE CONSTRUCTION WHETHER SPECIFICALLY ILLUSTRATED OR NOT.
 9. PROTECT AT ALL TIMES THE PROPERTY OF THE BUILDING OWNER AND THOSE OF HIS ADJACENT PROPERTY OWNERS IN REFERENCE TO THIS WORK.
 10. PROVIDE TEMPORARY UTILITIES THROUGHOUT PROJECT AREA, FOR THE DURATION OF THIS PROJECT AS REQUIRED.

richard
■ ■ ■
■ ■ ■
janzen
architecture

RICHARD JANZEN, ARCHITECT
6812 PASO ROBLES DRIVE
OAKLAND, CA 94611
510.339.7380
www.richardjanzenarchitect.com

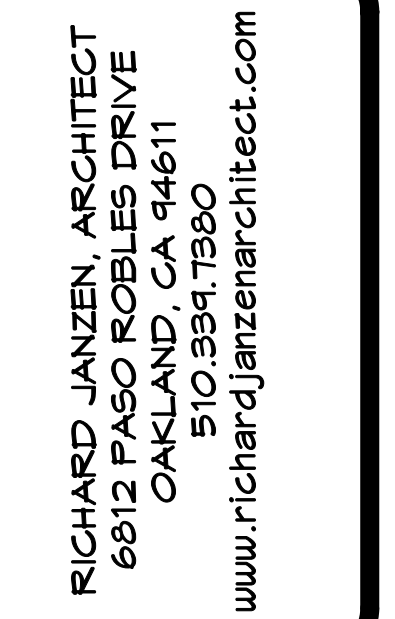
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GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

TITLE SHEET

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SCALE
As indicated
JOB NO.
2014-05
SHEET

TSO.01

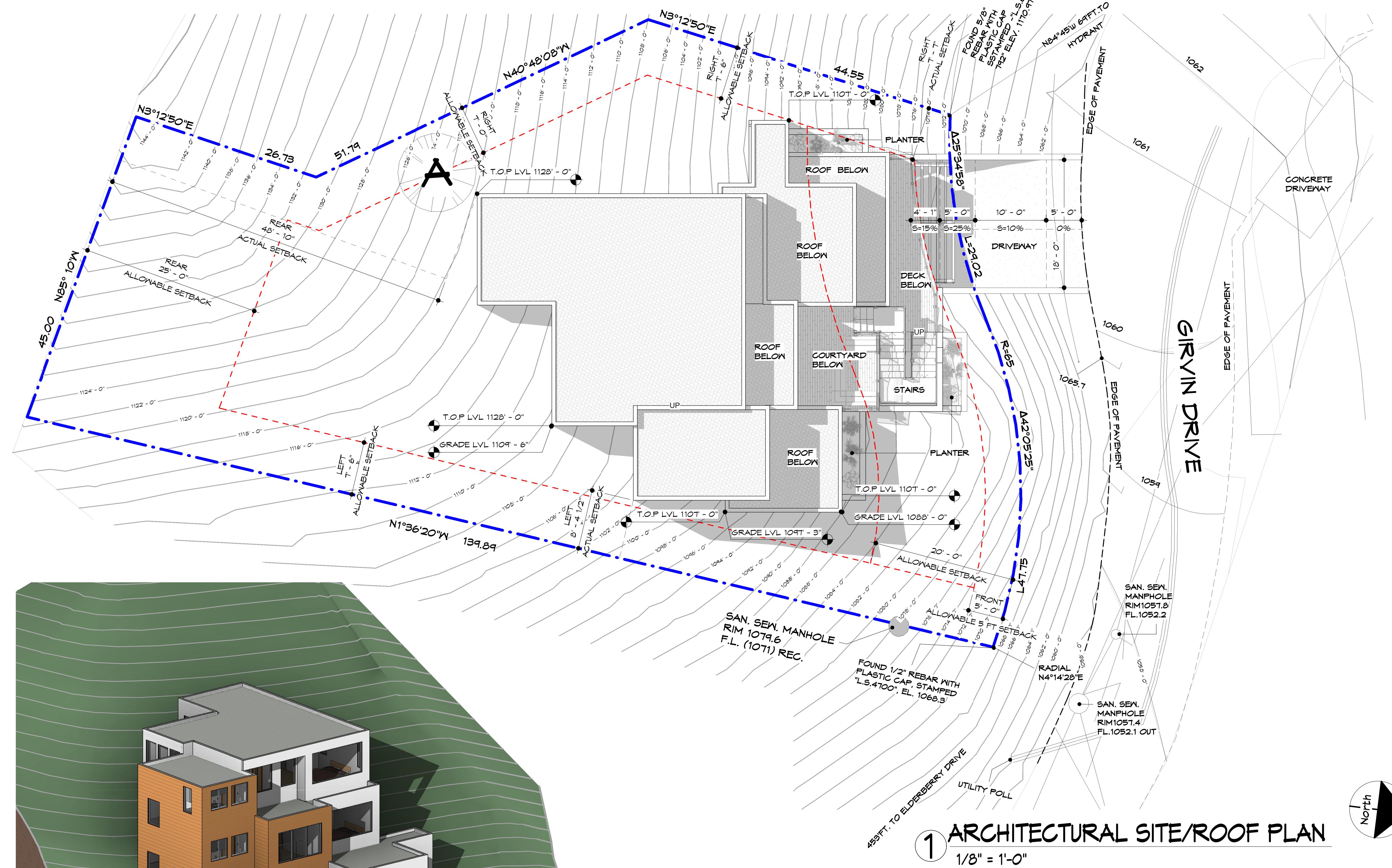
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GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

ARCHITECTURAL
SITE PLAN /
ROOF

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JOB NO.
2019-05
SHEET

AS1.01



1 ARCHITECTURAL SITE/ROOF PLAN

NOTE:

A 15" BAY TREE TO BE REMOVED

DESIGNER STATEMENT

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

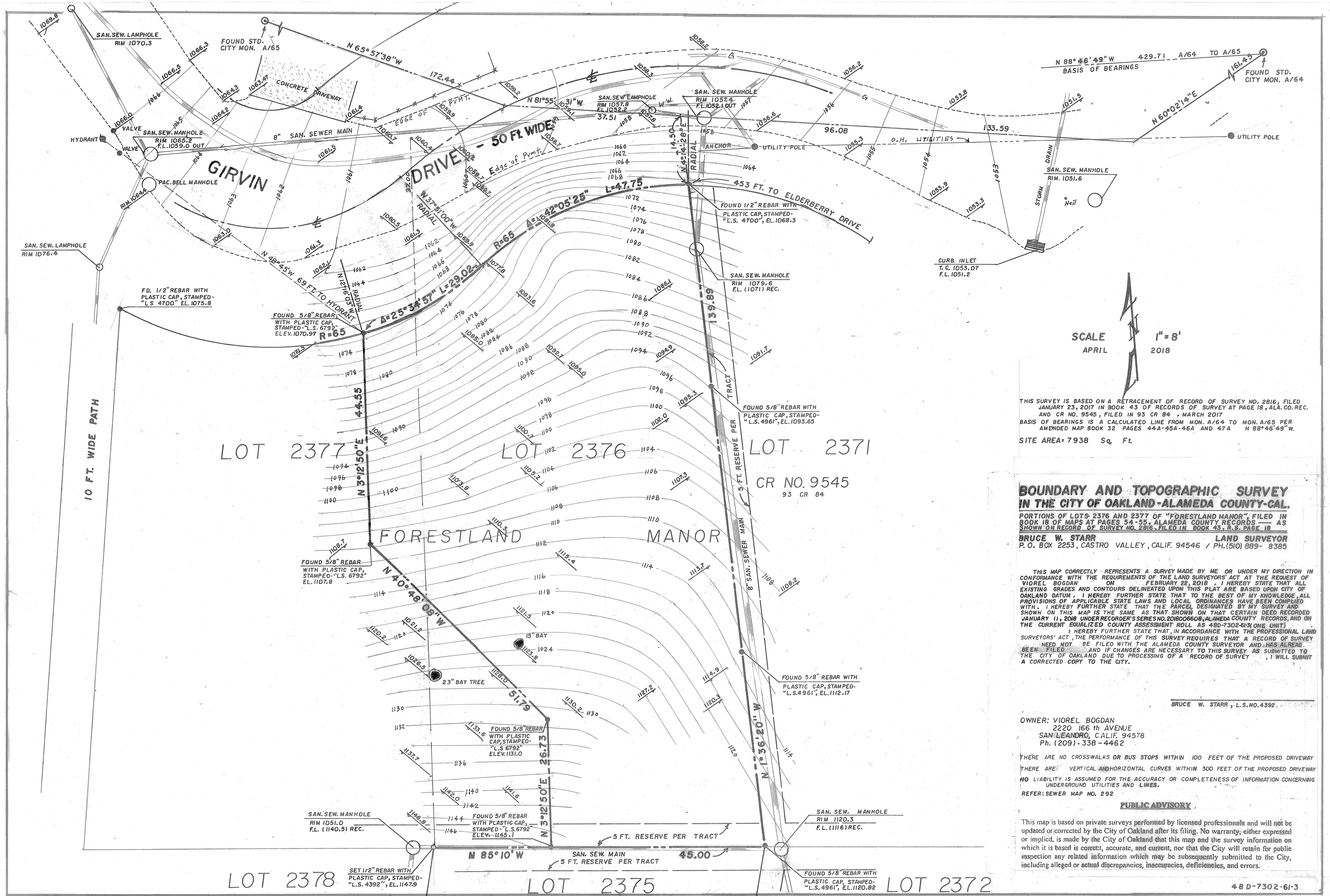
I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS ARE BASED UPON A SURVEY BY BRUCE STARR, L.L.C. NO. 4392, AND DATED: 04/28/18, THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED ON CITY OF OAKLAND DATUM.

RICHARD JANZEN

ARCHITECT C19817

DATE: 02.04.2020

LEVEL SCHEDULE	
Name	Elevation
MAIN T.O.F. FLR	1094' - 6"
MEZZANINE T.O.F. FLR	1106' - 0"
GARAGE T.O. SLAB	1063' - 0"
GUEST ROOM T.O.F. FLR	1063' - 3"
MASTERBDRM T.O.F. FLR	1117' - 0"
ROOF LIV.	1127' - 0"



SCALE
APRIL 2018
1" = 8'

THIS SURVEY IS BASED ON A RETRACEMENT OF RECORD OF SURVEY NO. 2816, FILED JANUARY 23, 2017 IN BOOK 43 OF RECORDS OF SURVEY AT PAGE 18, ALA. CO. REC. AND CR NO. 9545, FILED IN 93 CR 84, MARCH 2017. BASIS OF BEARINGS IS A CALCULATED LINE FROM MON. A/64 TO MON. A/65 PER AMENDED MAP BOOK 32 PAGES 44A-45A-46A AND 47A N 88°46'49"W. SITE AREA= 7938 Sq. Ft.

**BOUNDARY AND TOPOGRAPHIC SURVEY
IN THE CITY OF OAKLAND-ALAMEDA COUNTY-CAL.**
PORTIONS OF LOTS 2376 AND 2377 OF "FORESTLAND MANOR", FILED IN BOOK 18 OF MAPS AT PAGES 54-55, ALAMEDA COUNTY RECORDS — AS SHOWN ON RECORD OF SURVEY NO. 2816, FILED IN BOOK 43, R.S. PAGE 18.
BRUCE W. STARR LAND SURVEYOR
P.O. BOX 2253, CASTRO VALLEY, CALIF. 94546 / PH.(510) 889- 8385

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF VIOREL BOGDAN ON FEBRUARY 22, 2018. I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS DELINEATED UPON THIS PLAT 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 LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON THAT CERTAIN DEED RECORDED JANUARY 11, 2018 UNDER RECORDER'S SERIES NO. 2018006608, ALAMEDA COUNTY RECORDS, AND ON THE CURRENT EQUALIZED COUNTY ASSESSMENT ROLL AS 480-7302-613 (ONE UNIT). I HEREBY FURTHER STATE THAT, IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT, THE PERFORMANCE OF THIS SURVEY REQUIRES THAT A RECORD OF SURVEY NEED NOT BE FILED WITH THE ALAMEDA COUNTY SURVEYOR AND HAS ALREADY BEEN FILED. AND IF CHANGES ARE NECESSARY TO THIS SURVEY, AS SUBMITTED TO THE CITY OF OAKLAND DUE TO PROCESSING OF A RECORD OF SURVEY, I WILL SUBMIT A CORRECTED COPY TO THE CITY.

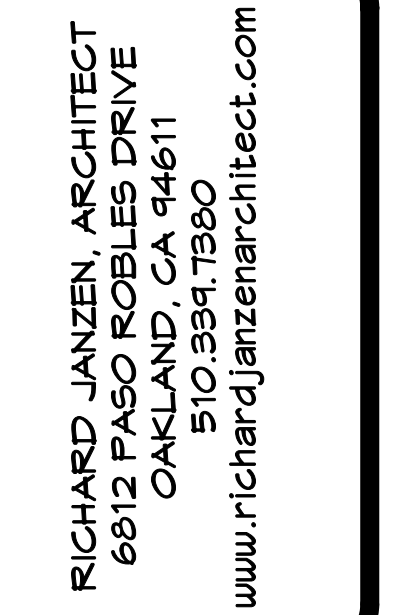
BRUCE W. STARR, L.S. NO. 4392

OWNER: VIOREL BOGDAN
2220 166th AVENUE
SAN LEANDRO, CALIF. 94578
Ph. (209) 338-4462

THERE ARE NO CROSSWALKS OR BUS STOPS WITHIN 100 FEET OF THE PROPOSED DRIVEWAY.
THERE ARE VERTICAL AND HORIZONTAL CURVES WITHIN 300 FEET OF THE PROPOSED DRIVEWAY.
NO LIABILITY IS ASSUMED FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONCERNING UNDERGROUND UTILITIES AND LINES.
REFER: SEWER MAP NO. 292

PUBLIC ADVISORY

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.

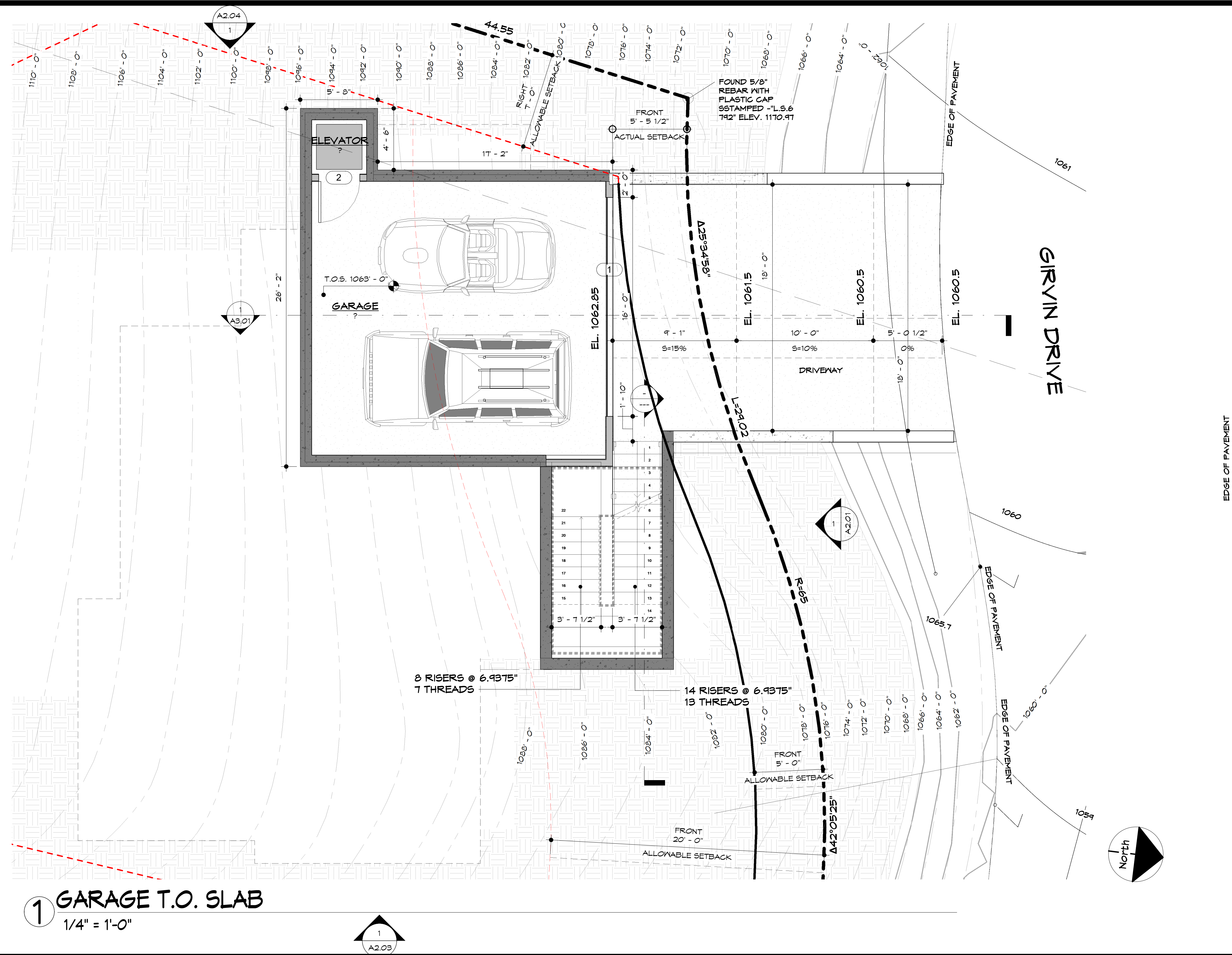
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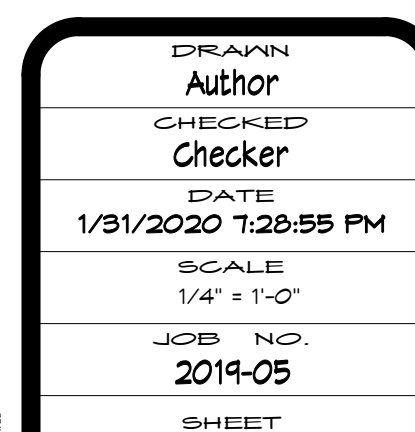
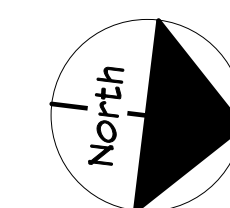
GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

GARAGE
FLOOR PLAN

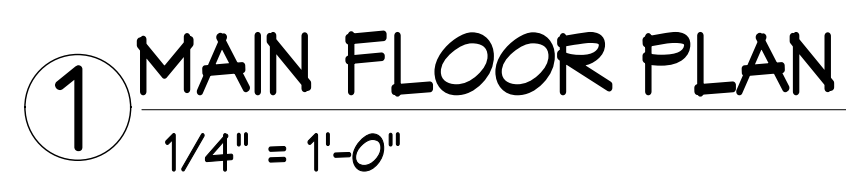
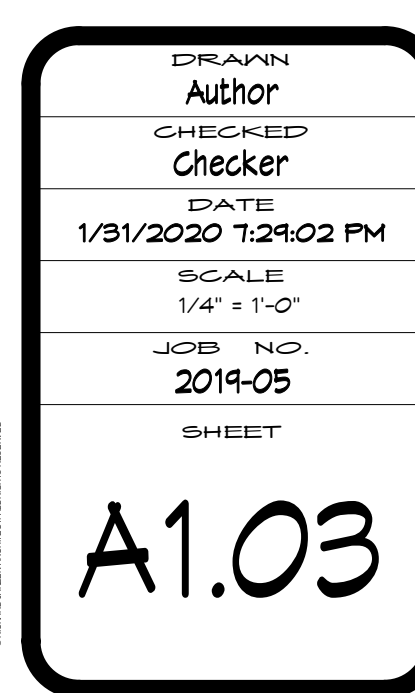
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JOB NO. 2019-05
SHEET

A1.01





A1.02



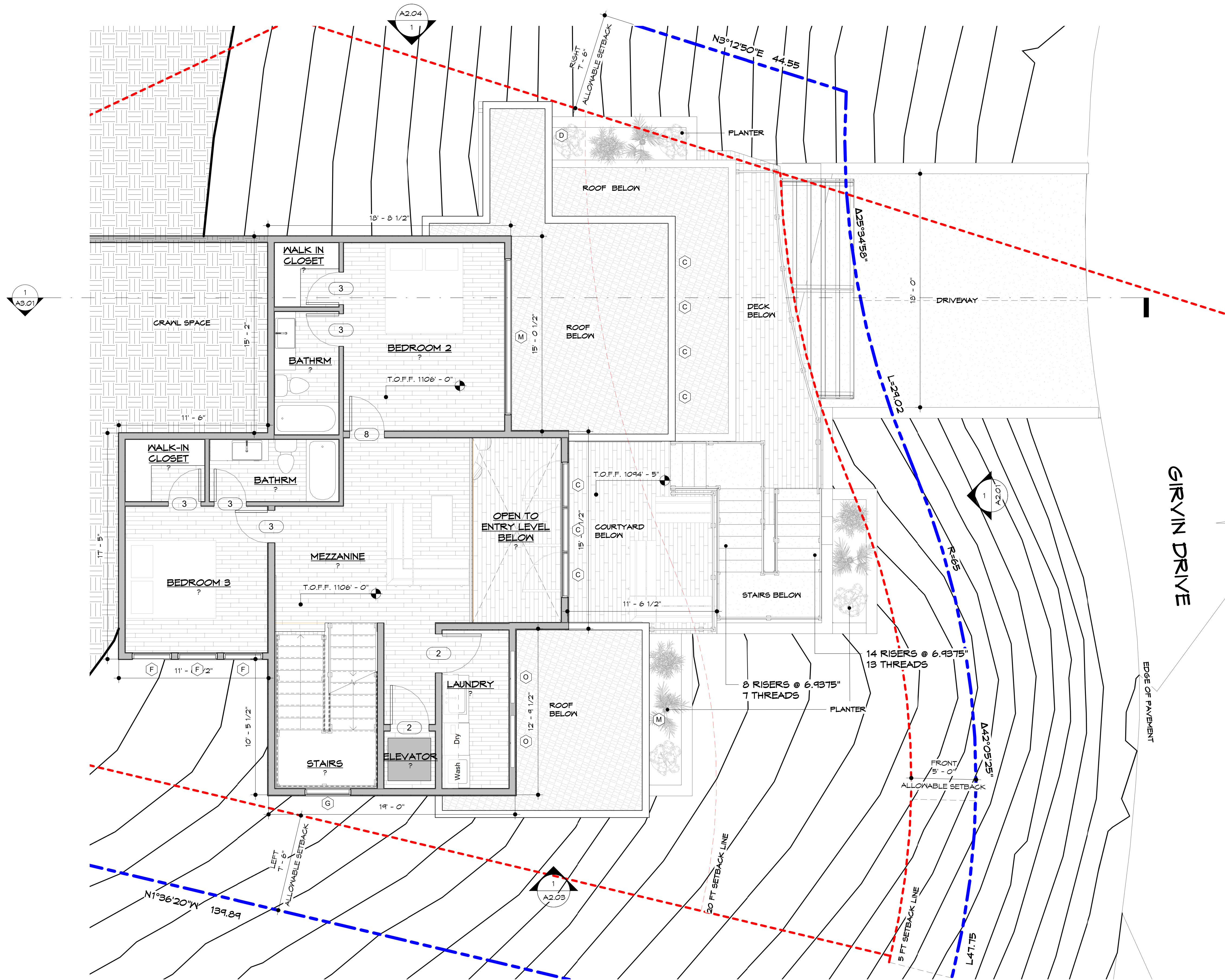
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GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

MEZZANINE
FLR PLAN

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JOB NO.	2019-05
SHEET	

A1.04



1 MEZZANINE FLOOR PLAN
1/4" = 1'-0"



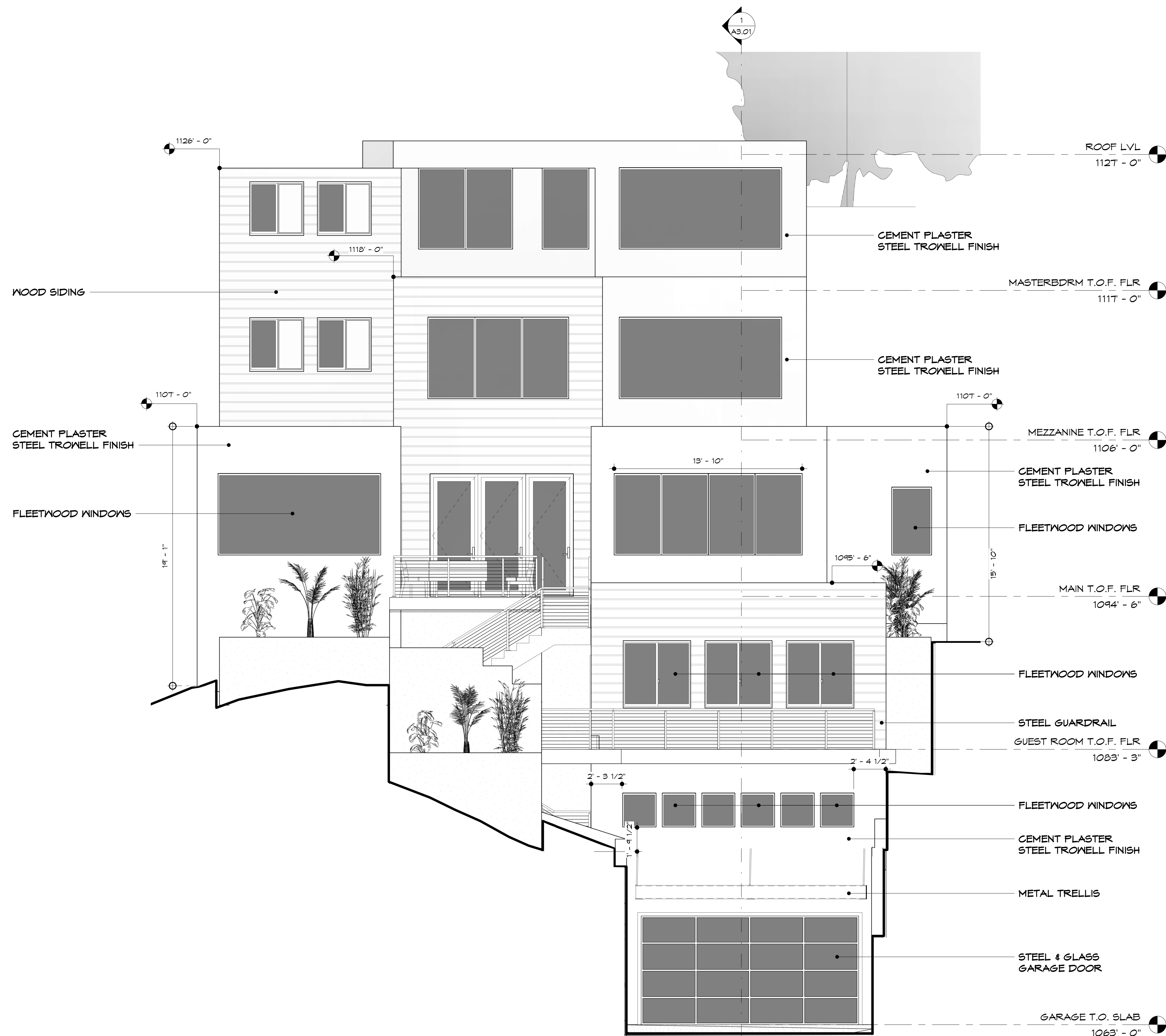
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GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

FRONT
ELEVATION

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JOB NO. 2019-05
SHEET

A2.01



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

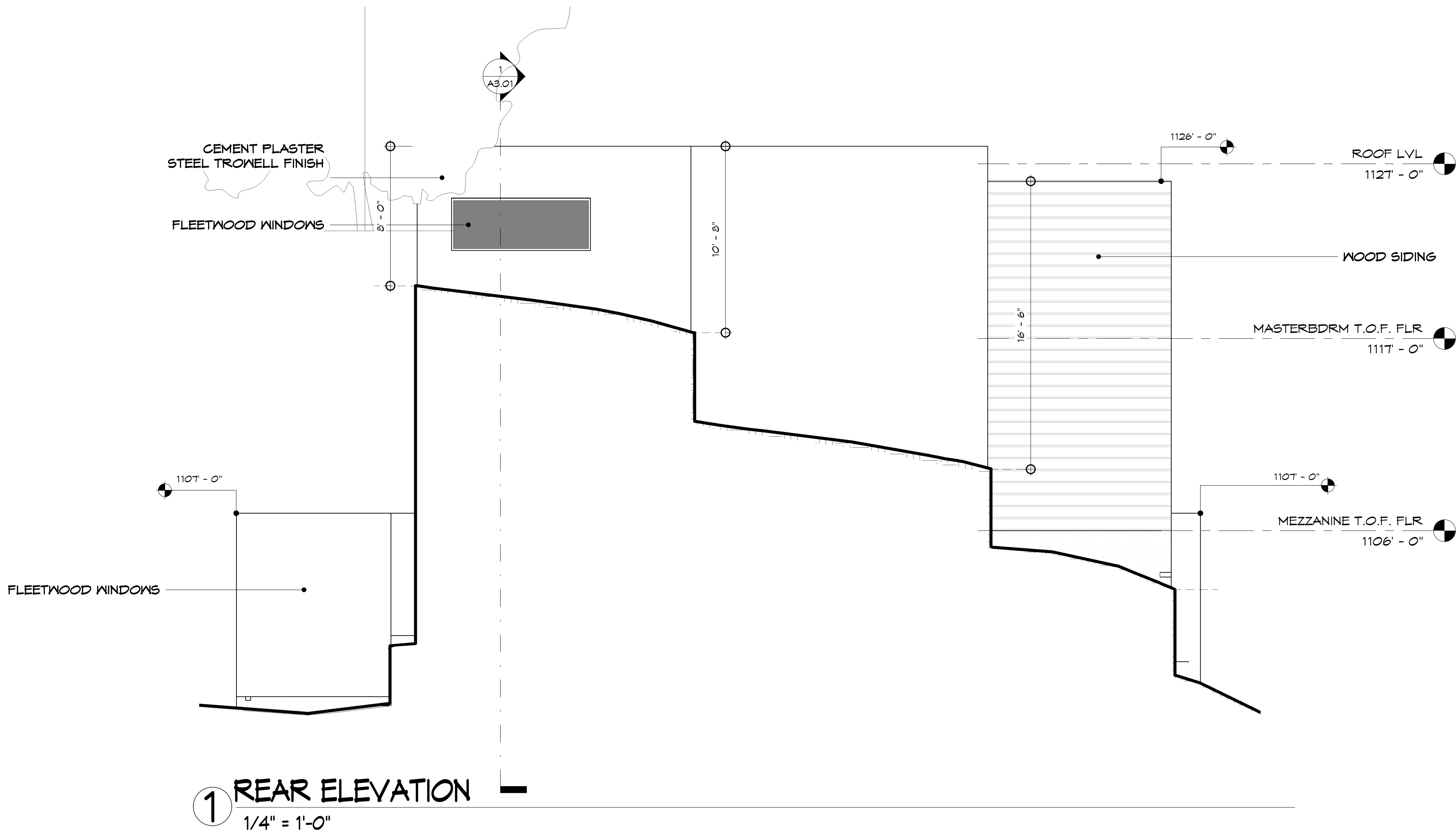
REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

REAR
ELEVATION

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Author
CHECKED
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SCALE
1/4" = 1'-0"
JOB NO.
2019-05
SHEET

A2.02



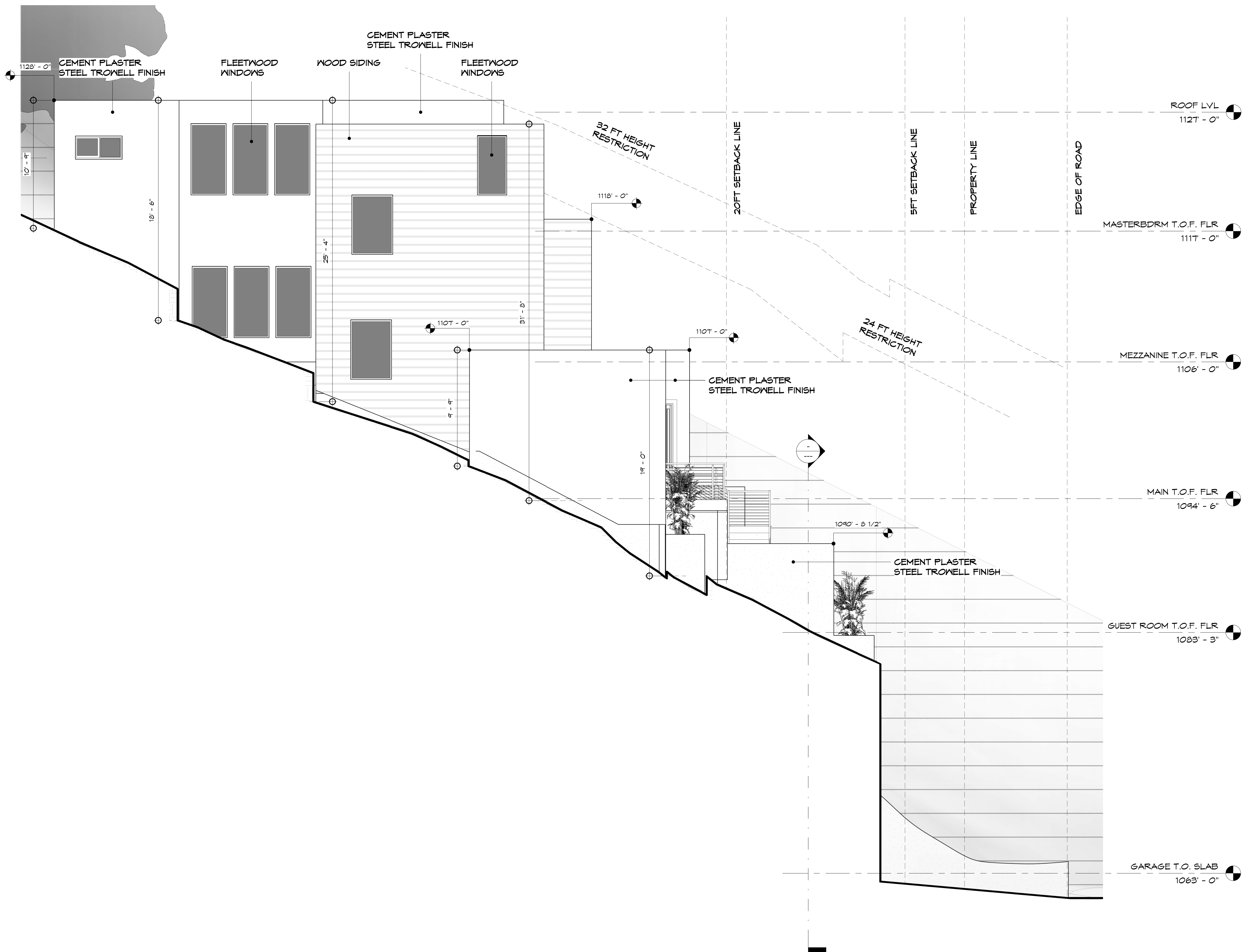
1 REAR ELEVATION
1/4" = 1'-0"

OVERALL WINDOW SCHEDULE								
TYPE MARK	TYPE	WIDTH	HEIGHT	Head Height	Level	Glazing_Material	Frame Finish	COUNT
A	Window-Fixed-Fleetwood-3800_T-OGTF (30"W x 30"H)	2' - 6"	2' - 6"	17' - 0"	GARAGE T.O. SLAB	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	6
B	Window-Horizontal_Slider-Fleetwood-530T-OX (1)	5' - 0"	5' - 0"	8' - 0"	GUEST ROOM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	3
C	Window-Fixed-Fleetwood-3800_T-OGTF (42"W x 72"H)	3' - 6"	6' - 0"	9' - 0"	MAIN T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	4
D	Window-Fixed-Fleetwood-3800_T-OGTF (36"W x 60"H)	3' - 0"	5' - 0"	8' - 0"	MAIN T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	2
G	Window-Fixed-Fleetwood-3800_T-OGTF (42"W x 60"H)	3' - 6"	5' - 0"	15' - 0"	MAIN T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	1
M	Window-Fixed-Fleetwood-3800_T-OGTF (144"W x 72"H)	12' - 0"	6' - 0"	9' - 0"	MAIN T.O.F. FLR			1
C	Window-Fixed-Fleetwood-3800_T-OGTF (42"W x 72"H)	3' - 6"	6' - 0"	9' - 0"	MEZZANINE T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	3
F	Window-Fixed-Fleetwood-3800_T-OGTF (36"W x 72"H)	3' - 0"	6' - 0"	8' - 0"	MEZZANINE T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	3
G	Window-Fixed-Fleetwood-3800_T-OGTF (42"W x 60"H)	3' - 6"	5' - 0"	14' - 0"	MEZZANINE T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	1
M	Window-Fixed-Fleetwood-3800_T-OGTF (144"W x 72"H)	12' - 0"	6' - 0"	9' - 0"	MEZZANINE T.O.F. FLR			1
O	Window-Horizontal_Slider-Fleetwood-530T-OX (48"W x 48"H)	4' - 0"	4' - 0"	9' - 0"	MEZZANINE T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	2
C	Window-Fixed-Fleetwood-3800_T-OGTF (42"W x 72"H)	3' - 6"	6' - 0"	9' - 0"	MASTERBDRM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	3
F	Window-Fixed-Fleetwood-3800_T-OGTF (36"W x 72"H)	3' - 0"	6' - 0"	9' - 0"	MASTERBDRM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	3
H	Window-Fixed-Fleetwood-3800_T-OGTF (30"W x 60"H)	2' - 6"	5' - 0"	8' - 0"	MASTERBDRM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	1
I	Window-Fixed-Fleetwood-3800_T-OGTF (24"W x 72"H)	2' - 0"	6' - 0"	9' - 0"	MASTERBDRM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	2
J	Window-Fixed-Fleetwood-3800_T-OGTF (96"W x 36"H)	8' - 0"	3' - 0"		MASTERBDRM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	2
K	Window-Horizontal_Slider-Fleetwood-530T-OX (48"W x 24"H)	4' - 0"	2' - 0"	8' - 0"	MASTERBDRM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	1
M	Window-Fixed-Fleetwood-3800_T-OGTF (144"W x 72"H)	12' - 0"	6' - 0"	9' - 0"	MASTERBDRM T.O.F. FLR			1
O	Window-Horizontal_Slider-Fleetwood-530T-OX (48"W x 48"H)	4' - 0"	4' - 0"	8' - 0"	MASTERBDRM T.O.F. FLR	Fully tempered ASTM C 1048 Kind FT Quality q3 Glass	Aluminum, Anodized Clear	2

Grand total: 42

OVERALL DOOR SCHEDULE					
TYPE MARK	DESCRIPTION	SIZE		COUNT	LEVEL
		WIDTH	HEIGHT		
1	OVERHEAD METAL & GLASS DOOR	16' - 0"	8' - 0"	1	GARAGE T.O. SLAB
2	1 3/8" THK. INTERIOR DOOR	3' - 0"	8' - 0"	1	GARAGE T.O. SLAB
2	1 3/8" THK. INTERIOR DOOR	3' - 0"	8' - 0"	1	GUEST ROOM T.O.F. FLR
3	1 3/8" THK. INTERIOR DOOR	2' - 6"	8' - 0"	2	GUEST ROOM T.O.F. FLR
4	1 3/8" THK. EXTERIOR DOOR	3' - 0"	6' - 8"	1	GUEST ROOM T.O.F. FLR
2	1 3/8" THK. INTERIOR DOOR	3' - 0"	8' - 0"	2	MAIN T.O.F. FLR
3	1 3/8" THK. INTERIOR DOOR	2' - 6"	8' - 0"	2	MAIN T.O.F. FLR
5	PATIO DOOR WITH CLEAR GLASS	3' - 6"	9' - 0"	3	MAIN T.O.F. FLR
6	ALUMINUM FOLDING DOORS	6' - 0"	8' - 0"	1	MAIN T.O.F. FLR
7	ALUMINUM FOLDING DOORS	5' - 0"	8' - 0"	1	MAIN T.O.F. FLR
2	1 3/8" THK. INTERIOR DOOR	3' - 0"	8' - 0"	2	MEZZANINE T.O.F. FLR
3	1 3/8" THK. INTERIOR DOOR	2' - 6"	8' - 0"	5	MEZZANINE T.O.F. FLR
8	1 3/8" THK. INTERIOR DOOR	2' - 8"	8' - 0"	1	MEZZANINE T.O.F. FLR
2	1 3/8" THK. INTERIOR DOOR	3' - 0"	8' - 0"	2	MASTERBDRM T.O.F. FLR
3	1 3/8" THK. INTERIOR DOOR	2' - 6"	8' - 0"	4	MASTERBDRM T.O.F. FLR
8	1 3/8" THK. INTERIOR DOOR	2' - 8"	8' - 0"	1	MASTERBDRM T.O.F. FLR
9	WOOD SLIDING WALKIN CLOSET DOORS	2' - 6"	8' - 0"	2	MASTERBDRM T.O.F. FLR
10	1/2" THK. TEMPERED GLASS DOOR	2' - 4"	8' - 0"	1	MASTERBDRM T.O.F. FLR

Grand total: 33



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

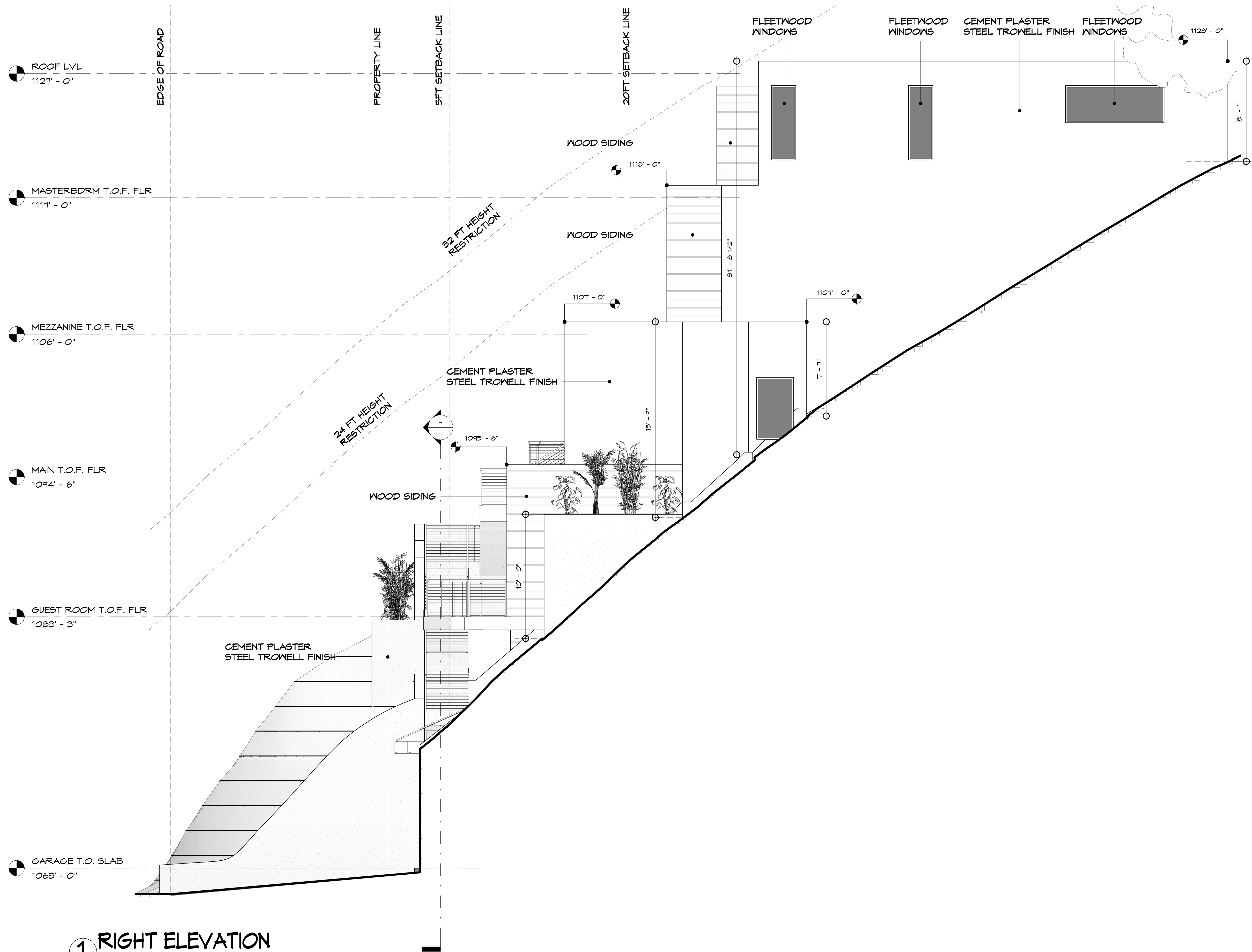
REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

LEFT
ELEVATION

DRAWN Author
CHECKED Checker
DATE 1/31/2020 7:29:57 PM
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JOB NO. 2019-05
SHEET

A2.03



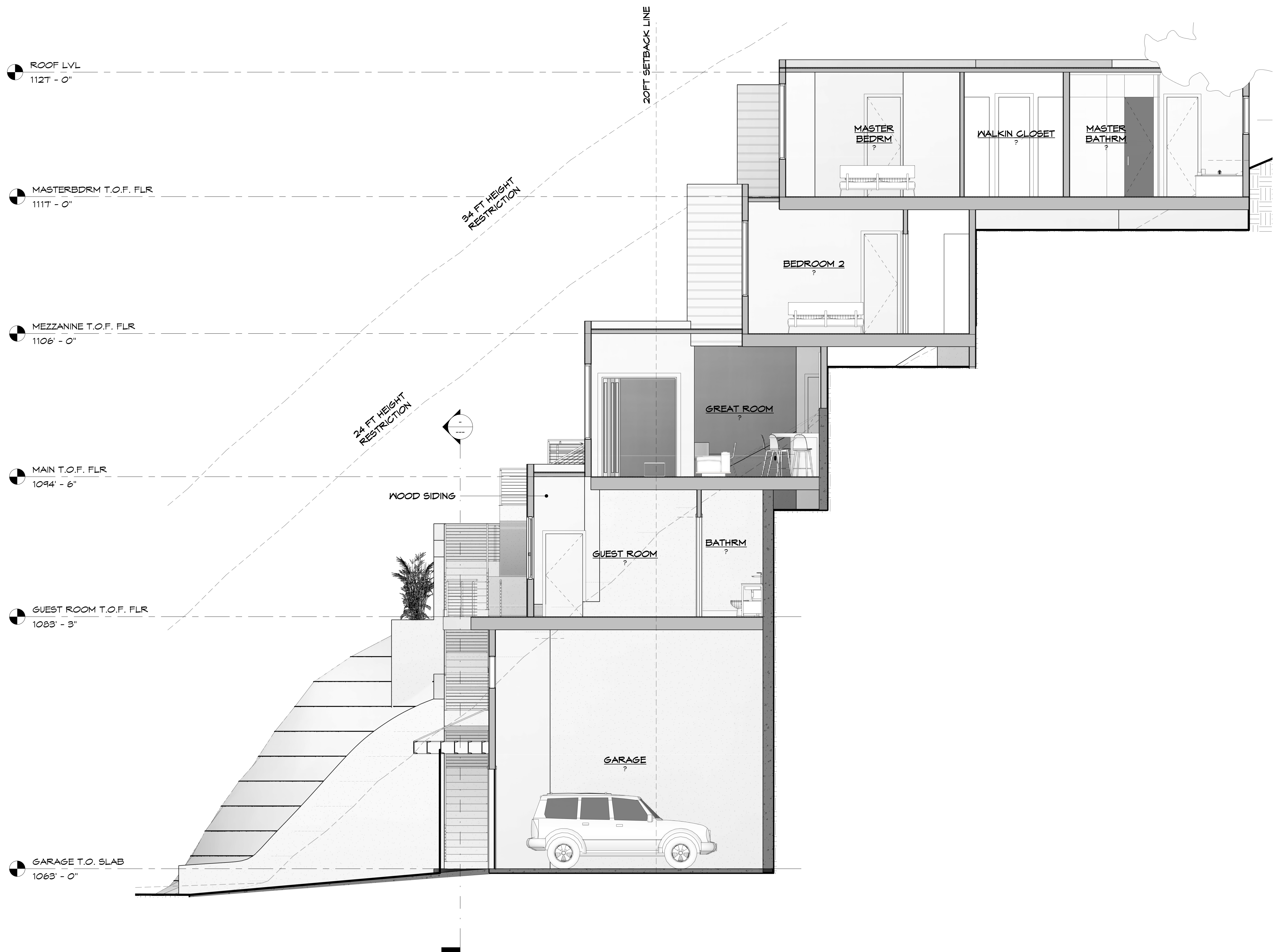
1 RIGHT ELEVATION
1/4" = 1'-0"

REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

RIGHT
ELEVATION

DRAWN Author
CHECKED Checker
DATE 1/31/2020 7:30:13 PM
SCALE 1/4" = 1'-0"
JOB NO. 2019-05
SHEET



REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

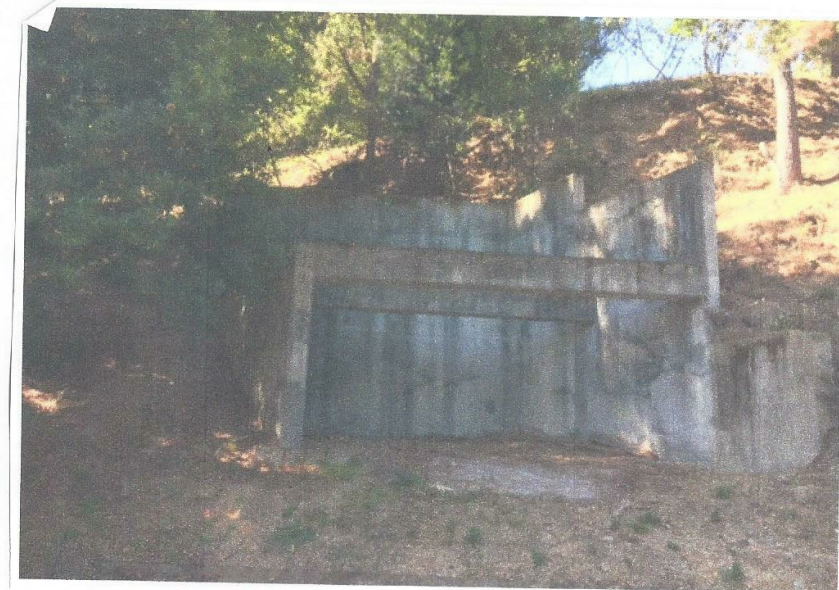
BUILDING
SECTIONS

DRAWN Author
CHECKED Checker
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JOB NO. 2019-05
SHEET

A3.01



VACANT LOT - #1 RIGHT



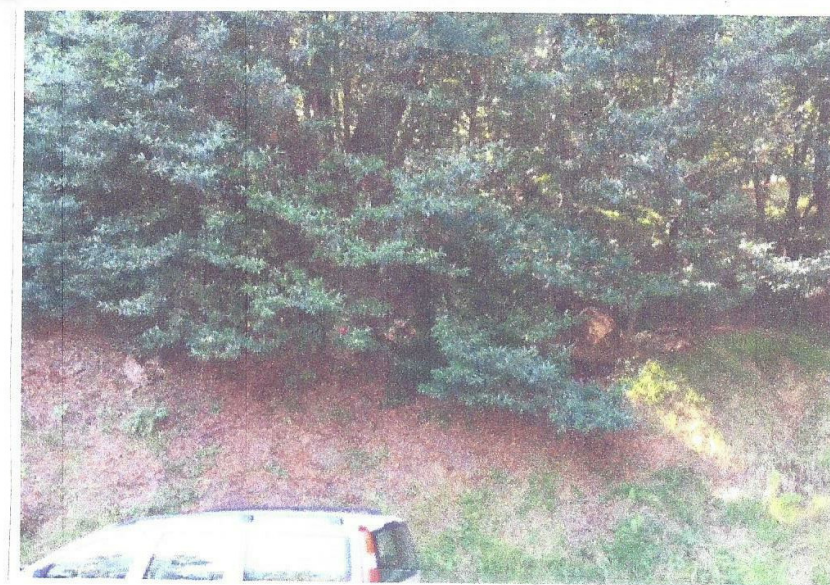
VACANT LOT - #2 RIGHT



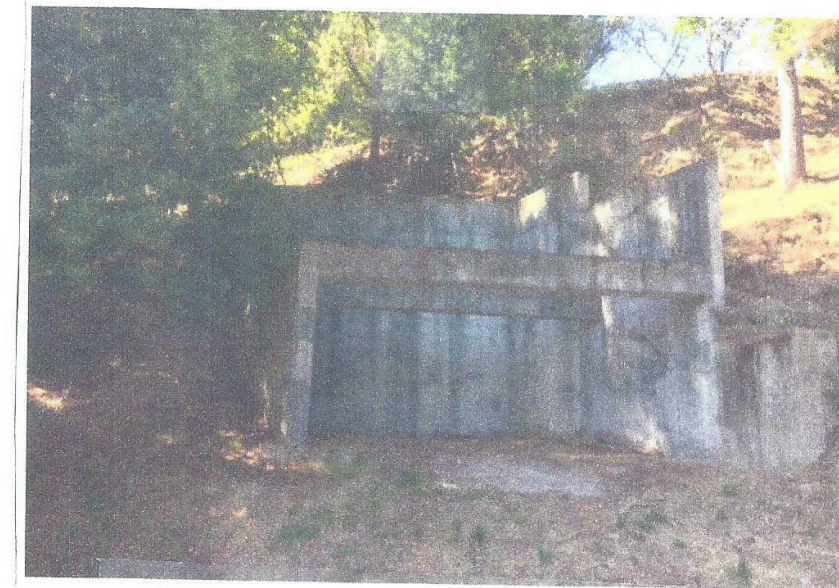
VACANT LOT - #3 RIGHT



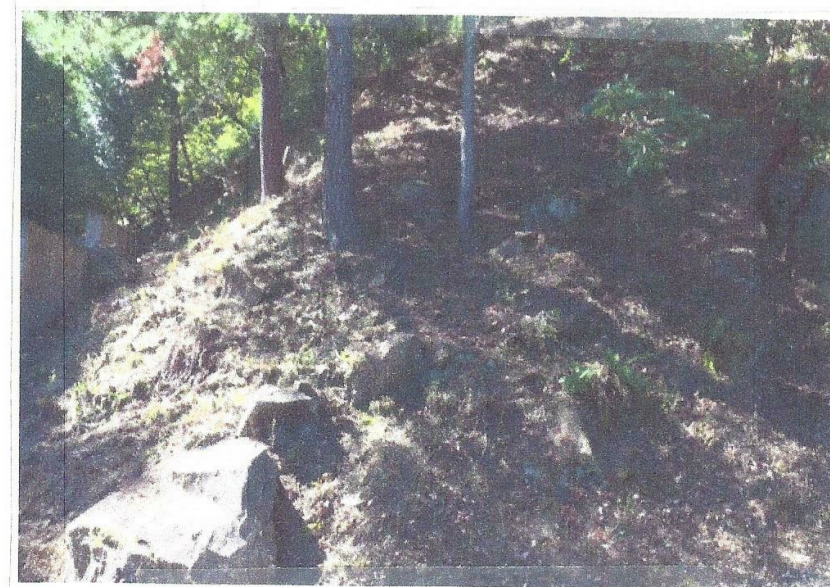
VACANT LOT - #4 RIGHT



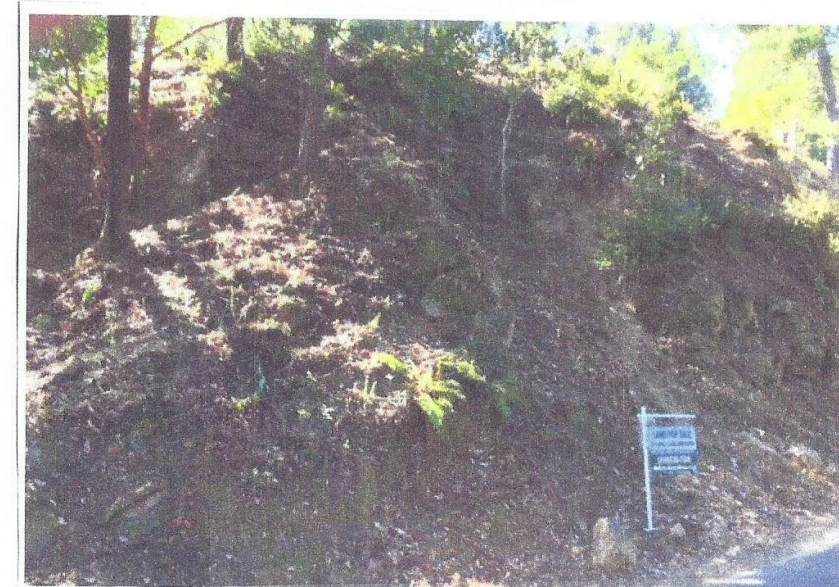
VACANT LOT - #1 RIGHT



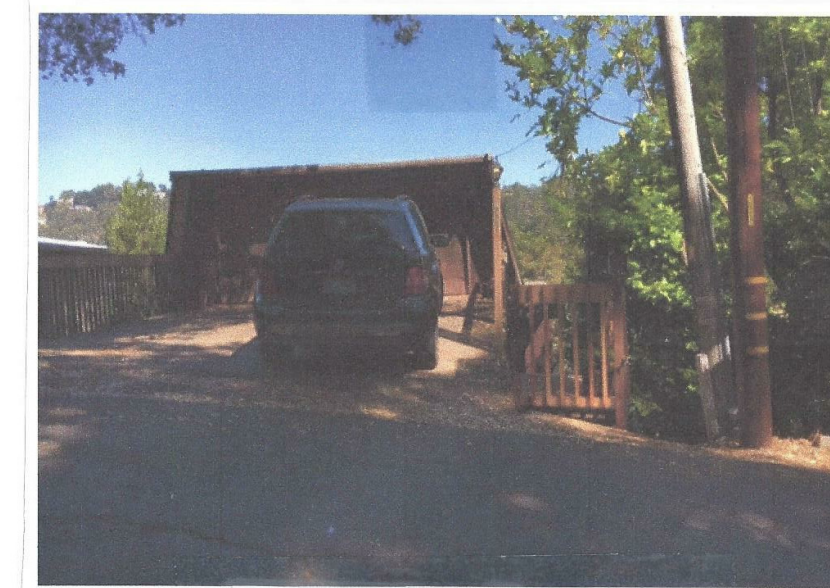
VACANT LOT - #2 RIGHT



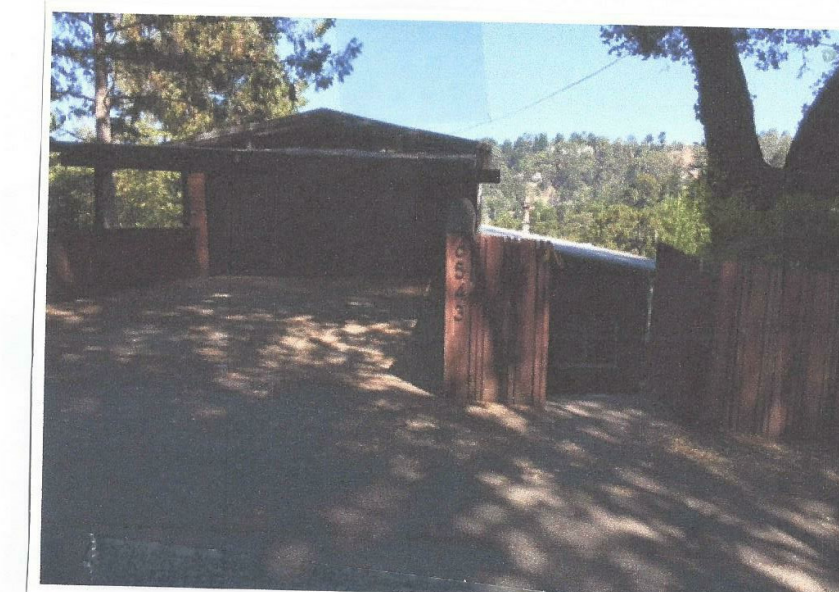
VACANT LOT - #3 RIGHT



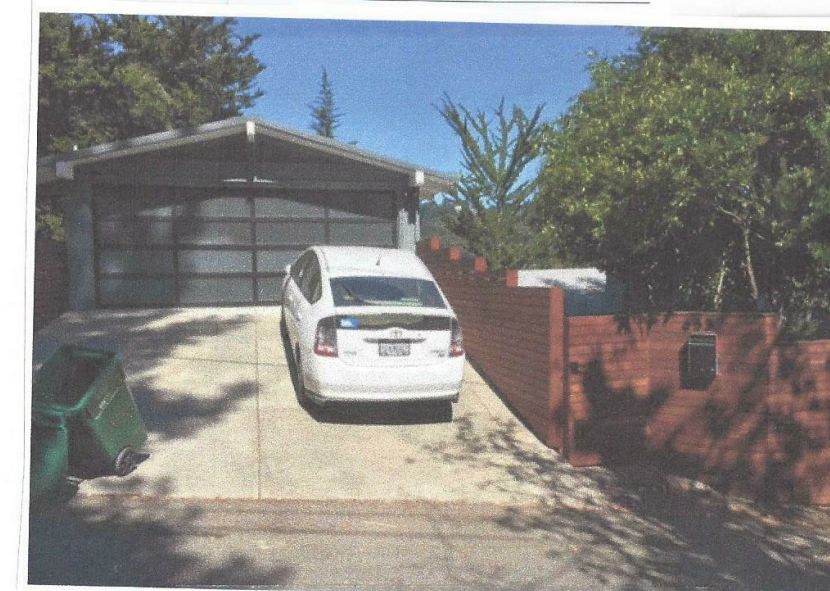
VACANT LOT - #4 RIGHT



6543 G.D. - #8 OPPOSITE



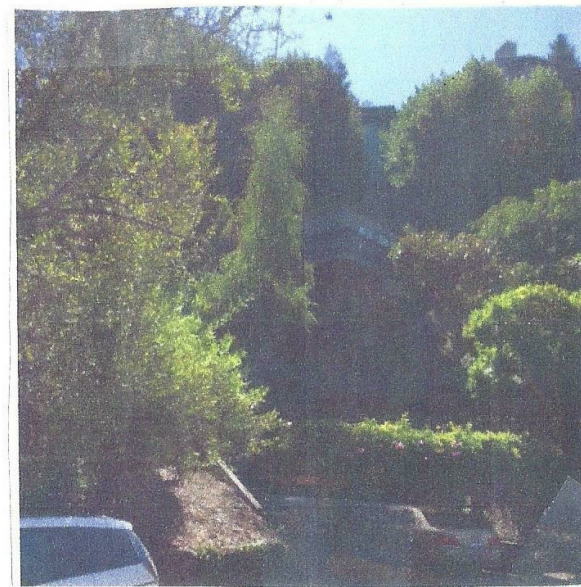
6537 G.D. - #9 OPPOSITE



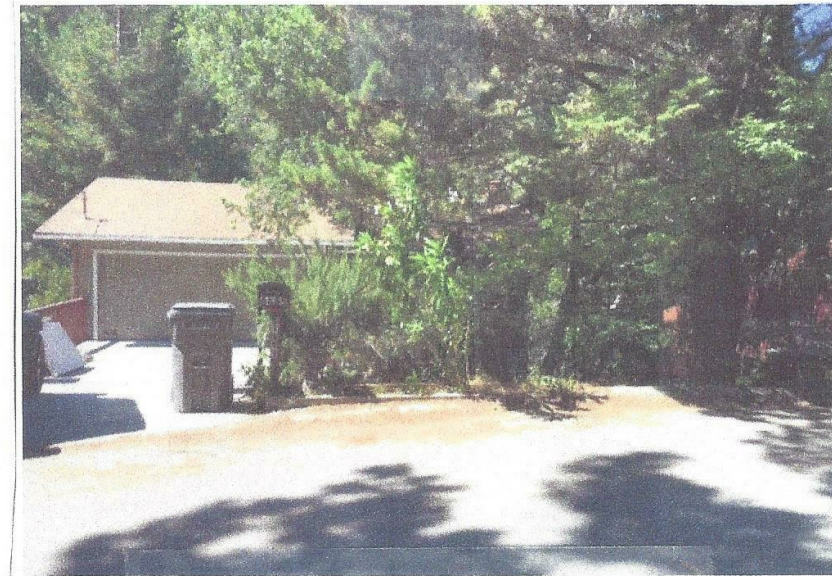
6525 G.D. - #10 OPPOSITE



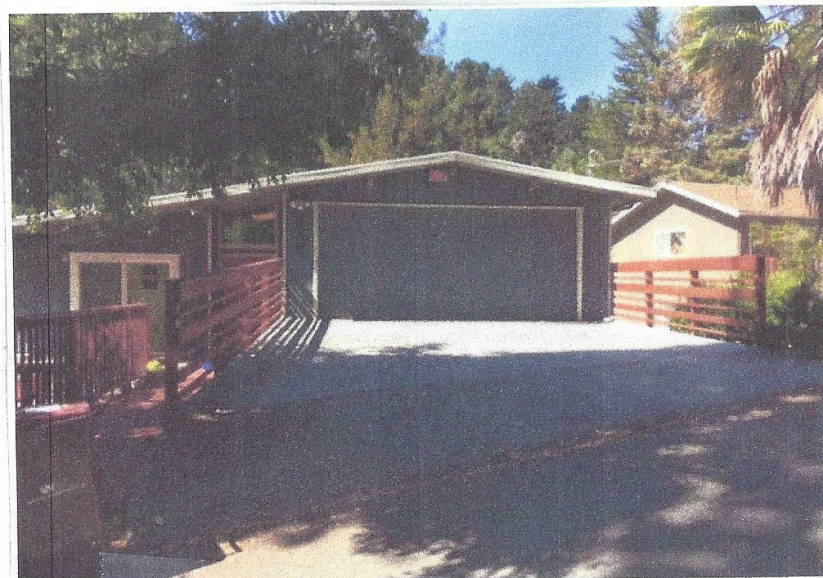
VACANT LOT - #5 RIGHT



6630 GIRVIN DR. - #5 LEFT



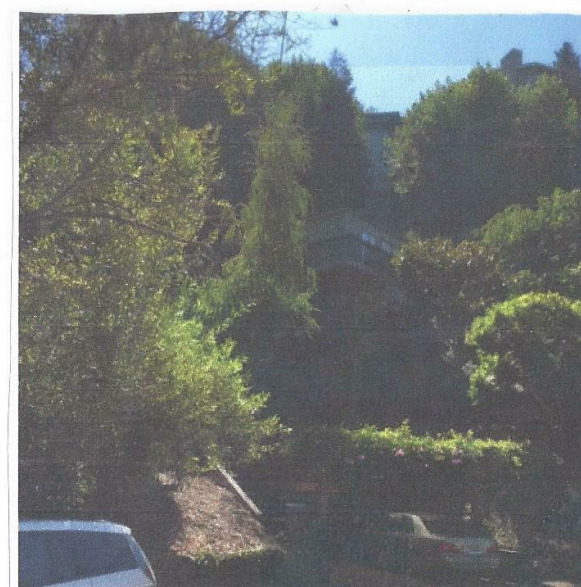
6665 GIRVIN DR. - #1 OPPOSITE



6659 G.D. - #2 OPPOSITE



6585 G.D. - #3 OPPOSITE



6630 GIRVIN DR. - #5 LEFT



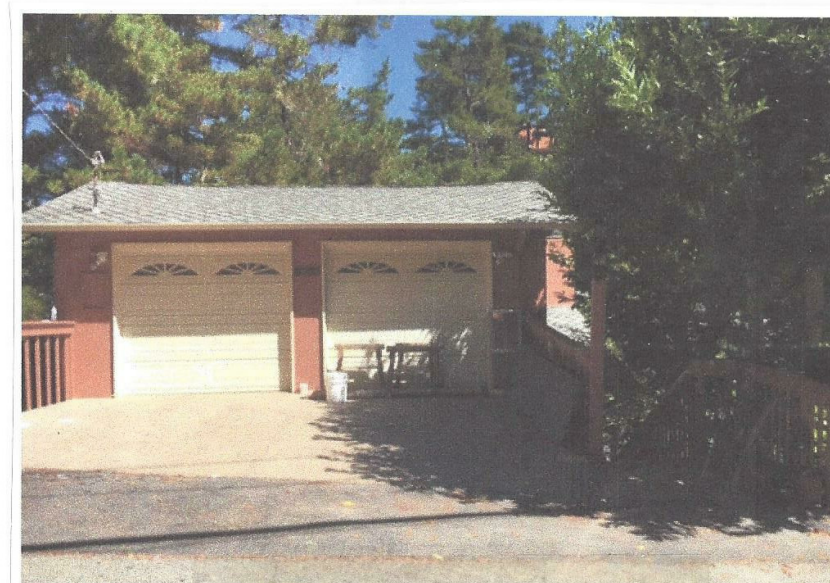
6665 GIRVIN DR. - #1 OPPOSITE



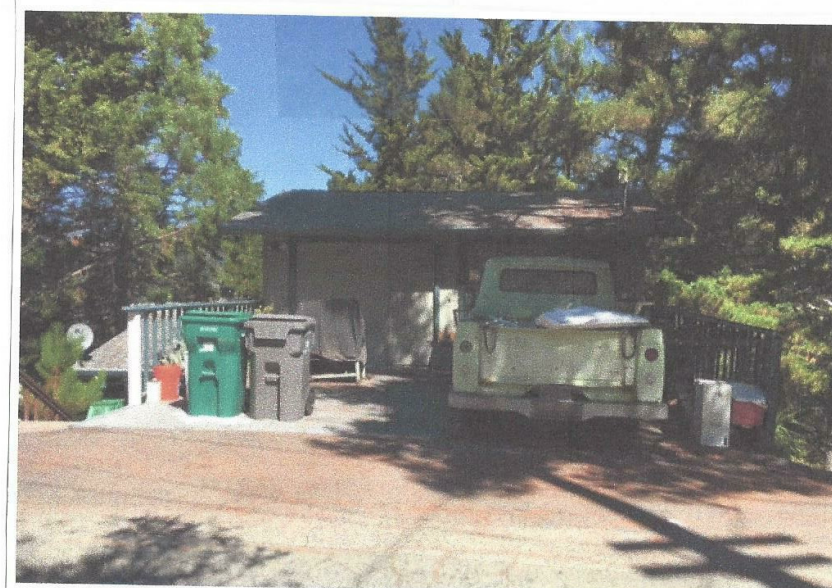
6659 G.D. - #2 OPPOSITE



6585 G.D. - #3 OPPOSITE



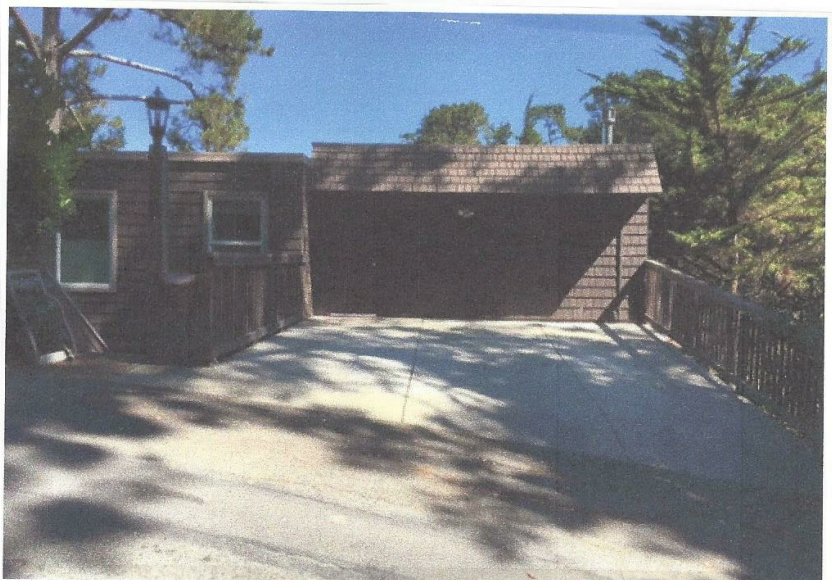
6575 G.D. - #4 OPPOSITE



6565 G.D. - #5 OPPOSITE



6555 G.D. - #6 OPPOSITE



6551 G.D. - #7 OPPOSITE



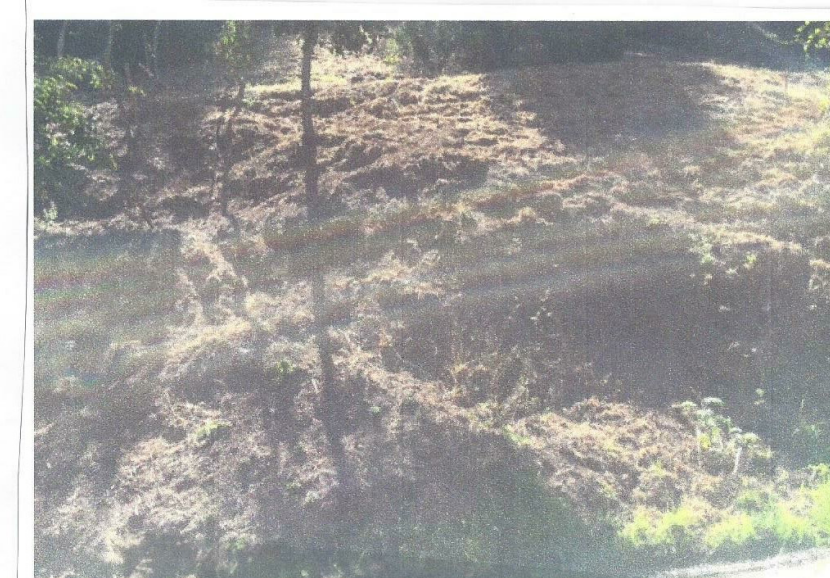
VACANT LOT - #1 LEFT



V ACANT LOT #2 LEFT



VACANT LOT - #3 LEFT



VACANT LOT - #4 LEFT



SUBJECT SITE

OPPOSITE 6555 GIRVIN
DRIVE, OAKLAND

REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

SITE PHOTOS

DRAWN GN
CHECKED Checker
DATE 1/31/2020 1:30:30 PM
SCALE
JOB NO. 2019-05
SHEET

A10.00



NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Girvin Drive		Possible Points	Points Achieved	Category	Subcategory	Notes
A. SITE						
Yes	CA Green Bay (REQUIRED)	4				
Yes	A6 Stormwater Control: Prescriptive Path					
Yes	A6.3 Non-leaching Roofing Materials	1				
B. FOUNDATION						
Yes	B1 Foundation Drainage System	2				
C. LANDSCAPE						
Yes	C1.1 No Invasive Species Listed by GAFPC	1				
Yes	C4.1 No Turf on Slopes Greater Than 15% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	1				
Yes	C4.2 Turf on a Small Percentage of Landscape Area	2				
D. PLUMBING						
Yes	D2.2 Water-Saving Bathroom Fixtures	1				
Yes	D2.3 Water-Saving Toilets with a Maximum Performance (MAP) Threshold of No Less Than 0.8 GPF and 1.28 gpf	1				
E. HEATING, VENTILATION, AND AIR CONDITIONING						
Yes	H1.1 Sealed Combustion Units	1				
Yes	H1.2 Sealed Combustion Water Heaters	2				
Yes	H4. ENERGY STAR® Bathroom Fans Per H45 Standards with Air Flow Verified	1				
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	1				
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	1				
Yes	H6.2 No Propane or Solid Gas Fireplace	1				
F. BUILDING PERFORMANCE AND TESTING						
Yes	F2. Mechanical Ventilation Testing and Leak Leakage	1				
G. APPLIANCES AND LIGHTING						
Yes	G1. ENERGY STAR® Dishwasher	1				
H. COMMUNITY						
Yes	H1. Smart Development	1				
Yes	H1.1 10% Site	1				
Yes	H1.2 Social Interaction	1				
Yes	H1.3 Residence Entices with Views to Callers	1				
Yes	H1.4 Entrances Visible from Street and/or Other Front Doors	1				
I. OTHER						
Yes	I1. GreenPoint Rater Checklist in Blueprints	1				
Yes	I2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	1				
Summary						
Total Available Points in Specific Categories		322.5	28	76.5	60	87
Minimum Points Required in Specific Categories		50	2	25	8	8
Total Points Targeted		27.0	3.0	1.5	7.0	6.0



CITY OF OAKLAND
GREEN BUILDING APPLICATION
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Phone: 510-238-3911 Fax: 510-238-4730

Pursuant to the Ordinance 'Sustainable Green Building Requirements for Private Development,' (Chapter 18.02 of the Oakland Municipal Code), a Green Building Permit is required for any proposed construction activity within certain categories. The extent to which your development will be regulated by the Green Building Ordinance depends upon the location, type of proposed work, and size of proposed work.

A. PROPERTY ADDRESS: _____

B. PROJECT TYPE OF DEVELOPMENT (check all that apply): ☒ New Construction ☐ New Construction-Mixed Use
☐ Existing Building ☐ Tenant Improvement ☐ Addition
☐ Historic ☐ Remodel ☐ Landscape Project

PROJECT SQ. FT.: 4064 sqft

I, THE APPLICANT/OWNER, ATTEST THAT: (check one)

- ☐ (1) I have reviewed the Green Building Ordinance and the project **DOES NOT** fall within the list of applicable project types.
☒ (2) I have reviewed the Green Building Ordinance and the project **MUST** comply with the ordinance AND I'm submitting the required additional green building materials (see page 2) with this application.
☐ (3) I have reviewed the Green Building Ordinance and the project **MUST** comply with the ordinance, AND I'm submitting the required additional green building materials (see page 2) with this application, but a GreenPoint Rater or LEED AP is not required as the project uses the Small Commercial Checklist or the Bay Friendly Basic Checklist.

➤ If you checked (2), the rest of this page must be completed.

C. NAME OF GREENPOINT RATER / LEED ACCREDITED PROFESSIONAL (AP): John Tao
MAILING ADDRESS 2615 MacArthur Blvd, Oakland, CA. 94602
OF POINTS THE PROJECT IS ANTICIPATED TO RECEIVE 27
RATING SYSTEM: Green Point Rated PHONE: (510)967-1299 E-MAIL: basaltinc@gmail.com

D. GREEN BUILDING FEATURES NOT SHOWN ON PLANS BUT PART OF CHECKLIST (include additional sheets if needed): _____

I, hereby certify under the penalty of perjury that I have reviewed the project and appropriate checklist and attest that to the best of my knowledge the proposed project would likely comply with the City of Oakland's Green Building Ordinance and attain green building certification. I, hereby further certify under the penalty of perjury, that I have no vested financial interest in the project other than my green building services, 2) have reviewed the project and appropriate green building checklist, and 3) attest that to the best of my knowledge the proposed project would likely comply with City of Oakland's Green Building Ordinance and attain green building certification.

X Signature of the GreenPoint Rater or LEED Accredited Professional Date 1/6/2020

This permit is issued pursuant to all provisions of City of Oakland Ordinance No. 13040 C.M.S., "Sustainable Green Building Requirements for Private Development." This permit is granted upon the express condition that the permittee shall be responsible for all claims and liabilities arising out of work performed under this permit or arising out of permittee's failure to perform the obligations with respect to this permit. The permittee shall, and by acceptance of this permit agrees to defend, indemnify, save and hold harmless the City, its officers and employees, from and against any and all suits, claims or actions brought by any reason for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under this permit or in consequence of permittee's failure to perform the obligations with respect to this permit. Violations of the provisions of the Green Building Ordinance are subject to fines and penalties specified under Section 20-3.030 of the Ordinance.

3. SUBMITTAL REQUIREMENTS: WHAT TO SUBMIT

The following project information and drawings must be included in the submittal package for your Green Building Permit application. City of Oakland staff reserves the right to require additional information as needed (including CEQA), for certain development proposals.

- ☒ (1) Completed Green Building Permit Application or Section 9 of the Basic Application Form
• Signed statement by green building professional that indicates that the project complies with the green building ordinance.

- ☒ (2) Completed Copy of Appropriate Green Building Checklist
Note: City staff will indicate appropriate checklist.

- ☒ (3) Plans
• Label green building checklist features on plans (site plan, elevations, floor plans, details, rendering, etc).
• Ideally the applicant should provide a chart on the plans broken into 1) the number of credits detailed in the plans and 2) the number of credits anticipated in the project description.

- ☒ (4) Copy of Green Building Certifier's licensing certificate.

TO BE COMPLETED BY CITY STAFF:

CASE NUMBER(S): _____ CASE PLANNER'S NAME: _____
☐ Note to Case Planner: Please route a copy of this form to the green building coordinator in the Planning and Zoning Division.

For more information on the Green Building Ordinance please visit the Green Building website at: www.oaklandgreenbuilding.com



Certified GreenPoint Rater - New Home

Rater Name: John Tao
Rater ID Number: 32259
Class: Single & Multifamily
Certified On: 6/08/2015

Executive Director, Build It Green
www.BuildItGreen.org



Certified GreenPoint Rater - Existing Home

Rater Name: John Tao
Rater ID Number: 32259
Class: Single Family
Certified On: 10/19/2017

Executive Director, Build It Green
www.BuildItGreen.org

richard
janzen
architecture

RICHARD JANZEN, ARCHITECT
6812 PASO ROLES DRIVE
OAKLAND, CA 94611
510.394.1980
www.richardjanzenarchitect.com

REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

GREEN POINT

DRAWN
Author
CHECKED
Checker
DATE
1/31/2020 7:31:31 PM
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JOB NO.
2019-05
SHEET

GR1.01



QTY	SIZE	PLANT	WUCOL
77	1g	Arctostaphylos hookeri 'Monterey Carpet'	L
12	1g	Lantana montevidensis yellow	L
21	1g	Westringia 'Morning Light'	L
3	15g	Arbutus 'Marina'	L
6	15g	Arbutus unedo	L
4	15g	Quercus agrifolia	VL

- 1" WATER LINE
- REMOVE E. 15" BAY TREE

LOT SIZE: 7,938 SQUARE FEET
PLANTED AREA: 1,270 SQUARE FEET

GARDEN DESIGNS BY
MARLENE DEEL

www.marlenedeel.com
marlenedeel@gmail.com

GIRVIN DRIVE LOT 2376
GIRVIN DRIVE
OAKLAND, CALIFORNIA

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the Landscape Design Plan.

Date:	12/26/2019
Project Name:	Girvin Drive Lot 2376
Project Contact:	Marlene Deel
Project Contact Email:	marlenedeel@gmail.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area Including SLA	MAWA (gal/yr)
	Residential	39.6	0.55	-	1,270	17,150
Estimated Total Water Use (ETWU)		ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
		39.6	470	-	11,549	
Difference between MAWA and ETWU					6,601	

MAWA = (ETo) * (0.62) * (ETAF * LA) + ((1-ETAF) * SLA)

ETWU = (ETo) * (0.62) * ((PF * SF) / IE) + SLA

Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	water planting	Drip	1,270	0.30	0.81	470
	2						-
	3						-
	4						-
Landscape area (not including SLA)				1,270			470

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	0	1.0	-
Total SLA		0		0

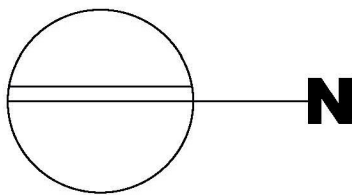
Total Landscape Area (including SLA) from ETWU Calculation	1,270
--	-------

PLANTING AND IRRIGATION NOTES:

MAKE PLANTING HOLES 2-1/2 TIMES LARGER THAN ROOT BALL DIAMETER BACK FILL WITH ORIGINAL SOIL. PLANT TREES AND SHRUBS 1" HIGHER THAN SURROUNDING GRADE. PER TREE PLACE TWO TEMPORARY TREE TIES OPPOSITE EACH OTHER ABOUT 1.5' AWAY FROM TRUNK.

3" OF MINI NATURAL MULCH TO BE USED THUR-OUT PROJECT.

USE HUNTER-PRO SELF ADJUSTING WEATHER SENSING SMART CONTROLLER OR EQUIVALENT. PRESSURE REGULATOR, BACK FLOW PREVENTER, IN LINE OR PER VALVE FILTERS, NETAFIM DRIP EMITTER LINE THRU-OUT PROJECT AND 3"D TREE RINGS FOR 15 GALLON TREES, MINIMUM 3 HOSE BIBS LOCATED ALONG IRRIGATION LINE.



ISSUE DATE: 12/26/2019

REVISION DATE /DESCRIPTION

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

PLANTING
PLAN

SHEET NAME:

L1.1