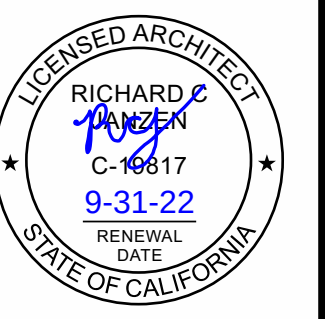


GIRVIN DRIVE

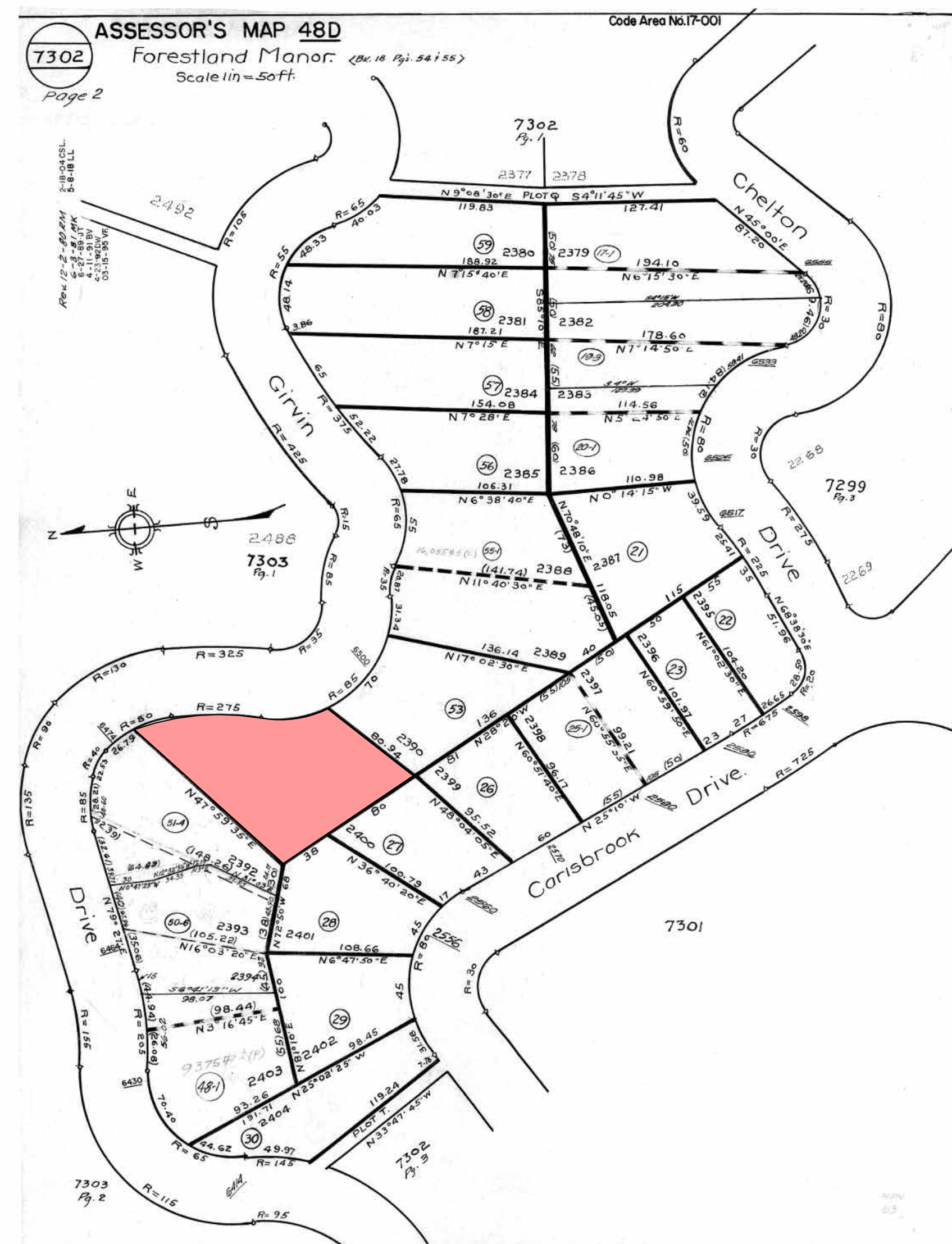


richard
janzen
architecture



APN: 48D-7302-52

For Assessment Use Only



PARCEL MAP

LOT AREA:	12,534.20 S.F.	
HOUSE TOTAL FLOOR AREA:	4,429.00	S.F.
STUDIO FLOOR AREA:	101,005.F.	
MAIN HOUSE FLOOR AREA:	1,735.00	S.F.
BEDROOM LEVEL:	1,481.00	S.F.
FLOOR AREA RATIO:	35%	
SETBACK SLOPE:	80%	
STRUCTURE SLOPE:	55%	
SETBACKS:	ALLOWABLE	ACTUAL
FRONT:	5' 20 FT	9' 4" FT
LEFT:	11' 6" FT	13' 2" FT
RIGHT:	13' 0" FT	19' 2" FT
REAR:	25' 0 FT	25' 0" FT
BUILDING HEIGHT:	31' 9" FT	
MAXIMUM HEIGHT ALLOWED:	32 FT	
PROJECT DESCRIPTION:		
NEW SINGLE FAMILY RESIDENCE ON UPSLOPE LOT IN THE OAKLAND HILLS AND STUDIO OFFICE. LOCATED OVER GARAGE AND MAIN RESIDENCE LOCATED 2 STORIES OVER STUDIO. THE STUDIO WILL HAVE 1 HALF BATH AND MAIN HOUSE WILL HAVE 3 BEDROOMS & 3 BATHS.		

BUILDING SECTION NUMBER

BUILDING SECTION (PLAN)

BUILDING SECTION (ELEVATION)

ELEVATIONS

WALL SECTION

DETAIL CALLOUT

DETAIL CUT (PLAN/SECTION)

RELATED DETAIL CUT BELOW OR ABOVE

ROOM NAME WITH FLOOR FINISH

DOOR TAG

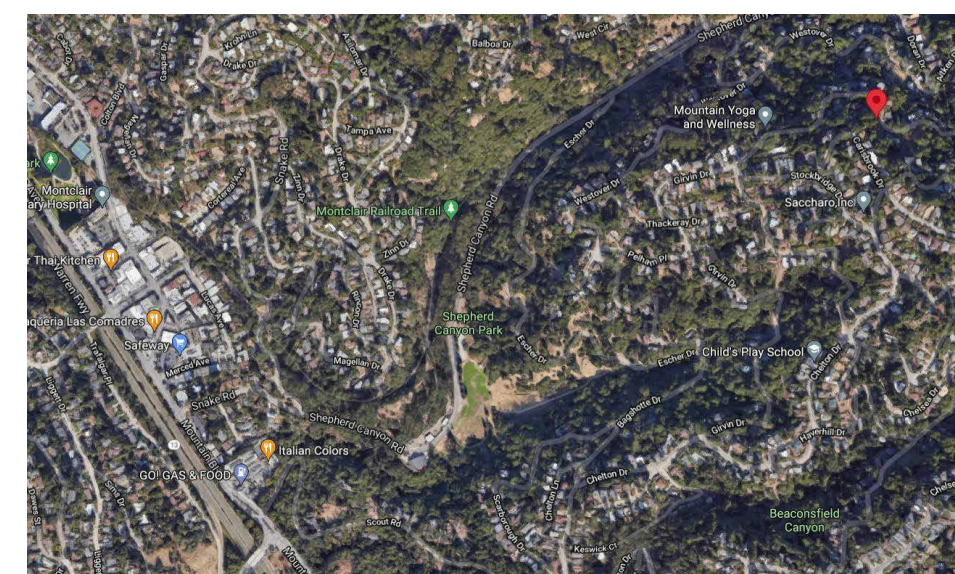
WINDOW TAG

REVISION TAG

LEVEL TAGS

DRAWING TITLE

NORTH ARROWS

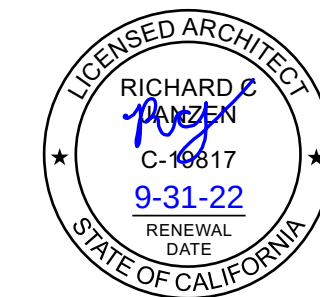


LOCATION MAP

OWNER	ARCHITECT
SIA MOTLAGH	RICHARD JANZEN ARCHITECTURE
ADDRESS	6812 PASO ROBLES DRIVE
ADDRESS	OAKLAND CA. 94611
P: 972.623.8116	P: 510.334.7380
F: 000.000.0000	F: 000.000.0000
E: s.motlagh@gmail.com	E: archrichj@gmail.com
CONTACT SIA MOTLAGH	CONTACT RICHARD JANZEN
:	:
STRUCTURAL ENGINEER	TITLE 24
ST. ONGE & ASSOCIATES	BASALTIC INC.
1934 PARK BOULEVARD	ADDRESS
OAKLAND, CA. 94606	ADDRESS
P: 510.444.1450	P: 510.967.1299
F: 000.000.0000	F: 000.000.0000
E: gsoung@aol.com	E: basalticinc@gmail.com
CONTACT Gene St. Onge PE, SECB	CONTACT JOHN TAO
:	:

CODES INFORMATION:

2019 EDITION OF THE CALIFORNIA BUILDING CODE.
2019 EDITION OF THE CALIFORNIA MECHANICAL CODE
2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE
2019 EDITION OF THE CALIFORNIA PLUMBING CODE
2019 EDITION OF THE CALIFORNIA FIRE CODE
2019 EDITION OF THE CALIFORNIA ENERGY CODE



BUILDING CONSTRUCTION TYPE:	ZONING:
	RH-3
NUMBER OF STORIES:	OCCUPANCY:
3	R3 - RESIDENTIAL
FIRE SPRINKLERS:	
NOT REQUIRED	

NO.	NAME
A1000	COVER SHEET
A1001	GENERAL INFORMATION
A1003	TITLE 24
A1004	CONDITIONS OF APPROVAL
A1005	CONDITIONS OF APPROVAL
A1006	CONDITIONS OF APPROVAL
A1007	CONDITIONS OF APPROVAL
A1008	SITE MANAGEMENT PLAN
A1009	CONSTRUCTION MANAGEMENT PLAN
A1010	CONSTRUCTION MANAGEMENT PLAN
A1011	CONSTRUCTION MANAGEMENT PLAN
A1012	CONSTRUCTION MANAGEMENT PLAN
AS100	ARCHITECTURAL SITE PLAN
AS101	LANDSCAPE PLAN
AS103	DRIVEWAY / PLANTER PLAN
CI100	SURVEY
A100	GARAGE FLOOR PLAN
A101	OFFICE FLOOR PLAN
A102	MAIN FLOOR PLAN
A103	UPPER FLOOR PLAN
A200	FRONT & REAR ELEVATIONS
A201	RIGHT ELEVATION
A202	LEFT ELEVATION
AB100	BUILDING SECTIONS
C1	GRADING & DRAINAGE PLAN
C2	EROSION & SEDIMENT CONTROL PLAN
C3	EROSION & SEDIMENT CONTROL PLAN
C4	SECTIONS
C5	SECTIONS
C6	GENERAL NOTES, DESIGNERS STATEMENT & DETAILS
C7	DETAILS
C8	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)
51	GARAGE & FOUNDATION PLAN
52	OFFICE FLOOR FRAMING PLAN & DETAILS
53	MAIN FLOOR FRAMING PLAN
54	UPPER FLOOR & LOWER ROOF FRAMING PLAN & DETAILS
55	UPPER ROOF FRAMING PLAN & DETAILS
56	DETAILS
57	DETAILS
58	DETAILS
59	GENERAL NOTES & DETAILS

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 ENGULFED HAS BEEN REVISED FROM THE PREVIOUS CONDITION.
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.

The logo for Richard Janzen Architecture is located in the bottom right corner. It features the name "richard" in a lowercase sans-serif font, followed by a graphic of six black squares arranged in a 2x3 grid. Below the squares is the name "janzen" in a lowercase sans-serif font, and at the bottom is the word "architecture" in a smaller lowercase sans-serif font. The entire logo is enclosed in a thin black rectangular border.

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

[illegible]

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

GENERAL INFORMATION

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As indicated
JOB NO.
2021-04
SHEET
A1001

10. GREEN BUILDING ORDINANCE

If GreenPoint Rater is required, this sheet must be filled in and signed by the GreenPoint Rater along with the checklist and is due at the Intake appointment or over the counter approval, the submittal will not be accepted if this is not complete at intake and the applicant will need to come back for another appointment.

If there is an addition and/or remodel that total over 1,000 square feet, the project is over 1,000 square feet, or there is a new unit, a GreenPoint Rater is required. Please read the guidelines from the code as listed below.

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: 6494 Girvin Dr. Oakland, CA 94611

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

C. TOTAL NEW AND ALTERED FLOOR AREA (square feet): 4423

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 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 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.

D. Name of Greenpoint Rater (required for Greenpoint Rated Projects)*: John Tao
Name of LEED Accredited Professional (AP)(required for LEED projects) *
MAILING ADDRESS: 2615 MacArthur Blvd Oakland, CA 94602
PHONE: (510)967-1299 E-MAIL: basaltific@gmail.com
RATING SYSTEM: Green Point Rated # OF POINTS THE PROJECT IS ANTICIPATED TO RECEIVE: 29

E. 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: 1) 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 8/18/2022

This permit is issued pursuant to all provisions of City of Oakland Ordinance No. 13840 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.

TO BE COMPLETED BY CITY STAFF:
CASE NUMBER(S):
Note to Case Planner: Please route a copy of this form to the green building coordinator in the Planning and Zoning Division.

CASE PLANNER'S NAME:

NEW HOME RATING SYSTEM, VERSION 8.1									
Blueprint Scoresheet									
Points Targeted:				29					
Certification Level Targeted:				None - Minimum Not Reached					
Compliance Pathway Targeted:				TBD					
TBD Compliance Targeted:				0					
6494 Girvin	Points Targeted	Compliance	Energy	Water	Materials	Indoor Air Quality	Greenhouse Gas	Other	Project Page No.
New Home Single Family - v.8.1									
Possible Points									
A. SITE	4		1	1	1	1			
A.1.1. Stormwater Control, Prescription Path (section capped at 3 points)	3								
A.1.2. Non-Stormwater Control	1								
B. FOUNDATION	3			2					
B.1. Foundation Drainage System	3			2					
C. LANDSCAPE	2								
C.1. Efficient Landscaping	2								
C.2. Resource Efficient Landscaping	1								
C.3. Native Plant Landscaping	1								
C.4. No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2								
C.5. Turf on a Small Percentage of Landscaped Area	2								
D. PLUMBING	3								
D.1. Water Efficient Fixtures	3								
D.2. WaterSense Bathroom Fixtures (1.6 gpf)	1								
D.3. WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 300 Gals and 0.32 gpf (0.31 gpf)	2								
E. HEATING, VENTILATION, AND AIR CONDITIONING	3								
E.1. Sealed Construction Envelope	3								
E.2. Sealed Combustion Water Heater	1								
E.3. ENERGY STAR® Dishwasher	1								
F. COMMUNITY	1								
F.1. Small Apartment	1								
F.2. Social Interaction	1								
F.3. Resident or Owner with Views to Gallery	1								
F.4. Evidence of Value from Street and/or Other Front Doors	1								
F.5. Proximity to Street and Public Space	1								
G. OTHER	1								
G.1. GreenPoint Rated Checklist in Blueprint	1								
G.2. Pre-Construction Meeting with Rater and Subcontractors	1								
Summary									
Total Available Points in Specific Categories: 31.5									
Minimum Points Required in Specific Categories: 20									
Total Points Targeted: 29.0									

RICHARD JANZEN, ARCHITECT
6812 PASO ROBLES DRIVE
OAKLAND, CA 94611
510.354.7350
www.richardjanzenarchitect.com

REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

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2021-04
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2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.
(07/2020)

Building Envelope Measures:	
§ 110.6(a)(1)	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AIAA/WQMA/CSA 1011.5.2/440-2011.
§ 110.6(a)(5)	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 101-11(a).
§ 110.6(b)	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6.A, 110.6.B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7.	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(a)(i)	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(a).
§ 110.8(a)(ii)	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-115 when the installation of a cool roof is specified on the CFIR.
§ 110.8(a)(iii)	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a)	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling or the weighted average U-factor must not exceed 0.043. Minimum R-12 or weighted average U-factor of 0.041 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b)	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c)	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.
§ 150.0(d)	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(e)	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(a).
§ 150.0(f)	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in exterior walls, vertical closets, and unvented attics with air-permeable insulation.
§ 150.0(h)	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(a)(1)	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(a)(2)	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion-air control device.*
§ 150.0(a)(3)	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.4-§ 110.3.	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a)	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2.A through Table 110.2.K.*
§ 110.2(b)	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c)	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.2(d)	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(d).
§ 110.3(a)	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.3(b)	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa water heaters.*
§ 110.5.	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)(2).



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)(3A)	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)(3B)	Liquid Line Drain. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-16 external insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)(2A)	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 603.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant supply piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Piping insulated buried below grade must be installed in a waterproof and non-crackable casing or sleeve.
§ 150.0(k)(1)	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 vdc, 20 amp electrical receptacle connected to the electric panel with a 120/240 vdc 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "space" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(k)(2)	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(d).
§ 150.0(k)(3)	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (APMO RAT), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(a)(3)	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets the requirement.
§ 150.0(m)(1)	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-4.0 or a minimum installed level of 4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RAS 1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space and not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealed that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)(2)	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth based adhesive duct tapes unless such tape is used in combination with mastic and mastic draw bands.
§ 150.0(m)(3)	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other components specified for duct construction.*
§ 150.0(m)(7)	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)(8)	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)(9)	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water resistant and provides shielding from solar radiation.
§ 150.0(m)(10)	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)(11)	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be airtight and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)(11) and Reference Residential Appendix RA3.
§ 150.0(m)(12)	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems have a two inch depth or can be one inch if sized per Equation 150.0.A. Pressure drops and labeling must meet the requirements in §150.0(m)(12). Filters must be accessible for regular service.*
§ 150.0(m)(13)	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high-velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(a)(1)	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(a).
§ 150.0(a)(1C)	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(a)(1C).
§ 150.0(a)(1E)	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0.B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(a)(1F)	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0.B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(a)(1G)	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(a)(2)	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a)	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)(1)	Piping. Any pool or spa heating system or equipment must be installed with at least 38 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)(2)	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)(3)	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5.	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(j)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9.	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)(1A)	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0.A.
§ 150.0(k)(1B)	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)(1C)	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)(1C).
§ 150.0(k)(1D)	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)(1E)	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0.A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)(1F)	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)(1G)	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
§ 150.0(k)(1H)	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)(1I)	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0.A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)(2A)	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)(2B)	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)(2C)	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)(2)	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)(2E)	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)(2F)	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

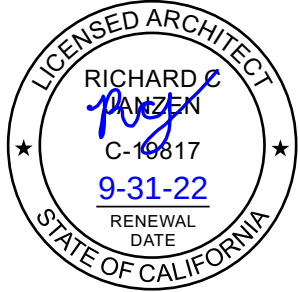


2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)(2G)	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides the functionality of the specified controls according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)(2).
§ 150.0(k)(2H)	Interior Switches and Controls. A multistage programmable controller may be used to comply with dimmer requirements in § 150.0(k)(1F) if it provides the functionality of a dimmer according to § 110.9; and complies with all other applicable requirements in § 150.0(k)(2).
§ 150.0(k)(2)	Interior Switches and Controls. In bathrooms, bedrooms, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on control using the manual control required under Section 150.0(k)(2C).
§ 150.0(k)(2J)	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JAB requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)(2K)	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.*
§ 150.0(k)(3A)	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(k)(3A) (ON and OFF switch) and the requirements in either § 150.0(k)(3A) (photocell) and either a motion sensor or automatic time switch control or § 150.0(k)(3A) (astronomical time clock), or an EMCS.
§ 150.0(k)(3B)	Residential Outdoor Lighting. For low-rise multifamily buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)(3A) or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)(3C)	Residential Outdoor Lighting. For low-rise multifamily buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)(3B) or § 150.0(k)(3D) must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.6 and 141.0.
§ 150.0(k)(4)	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)(5)	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)(6A)	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be as specified in Table 150.0.A and be controlled by an occupant sensor.
§ 150.0(k)(6B)	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from at designated points of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)(1)	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)(2)	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)(1)	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)(2)	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)(3A)	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)(3B)	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)(4)	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c)	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d)	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.*
§ 110.10(e)(1)	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)(2)	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name 6494 Girvin System Name HVAC		Date 12/9/2022 Floor Area 1,987				
ENGINEERING CHECKS		SYSTEM LOAD				
Number of Systems	1	COIL COOLING PEAK		COIL HTG. PEAK		
Heating System		CFM	Sensible	Latent	CFM	Sensible
Output per System	30,000	1,095	23,366	663	413	16,417
Total Output (Btu/h)	30,000	Total Room Loads				
Output (Btu/h/sqft)	15.1	Return Vented Lighting				
Cooling System		Return Air Ducts				
Output per System	24,000	Return Fan				
Total Output (Btu/h)	24,000	Ventilation				
Total Output (Tons)	2.0	Supply Fan				
Total Output (Btu/h/sqft)	12.1	Supply Air Ducts				
Total Output (sqft/Ton)	993.5	TOTAL SYSTEM LOAD				
Air System		23,863		663	16,802	
CFM per System	0	HVAC EQUIPMENT SELECTION				
Airflow (cfm)	0	22,958		0	21,879	
Airflow (cfm/sqft)	0.00					
Airflow (cfm/Ton)	0.0					
Outside Air (%)	0.0%	22,958		0	21,879	
Outside Air (cfm/sqft)	0.00	Total Adjusted System Output (Adjusted for Peak Design conditions)				
Note: values above given at ARI conditions		Aug 3 PM		Jan 1 AM		
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)						
32 °F						



richard
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www.richardjanzenarchitect.com

REVISIONS		
NO	ISSUE	DATE

GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

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November 1, 2022

Sia Motlagh; Siamont LLC
954 San Simeon Drive
Concord, CA, 94518

RE: Case File No. PLN21211; 0 Girvin [between 6474 & 6500 Girvin], 048D-7302-052-00

Dear Sia Motlagh

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed pursuant to the procedures set forth below.

The following table summarizes the proposed project:

Proposal:	To construct a new 4,423 square foot single family residential structure on a 12,534 square foot hillside lot with an 80% slope. The application requires a minor variance to allow for less than a four-foot separation between retaining walls overlooking the driveway approach.
Planning Permits Required:	Regular Design Review, Minor Variance
General Plan:	Hillside Residential
Zoning:	RH-4 / S-9
Environmental Determination:	Exempt; 15303 – New Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	N/A
City Council District:	4

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten (10) calendar days from the date of this letter, by **4:00 p.m. on November 14, 2022**. An appeal shall be on a form provided by the Bureau of Planning of the Planning and Building Department, and submitted via email to: (1) **Manuel J. Escamilla, Planner II**, and **mescamilla@oaklandca.gov**, (2) **Robert Merkamp, Zoning Manager**, at **Rmerkamp@oaklandca.gov**, and (3) Catherine Payne, Development Planning Manager, at **Cpayne@oaklandca.gov**. The appeal form is available online at <https://www.oaklandca.gov/documents/appeal>.

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application-form. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or decision-making body or wherein the decision is not supported by substantial evidence. Applicable appeal fees in the amount of **\$2,476.31** in accordance with the City of Oakland Master Fee Schedule must be paid within five (5) calendar days (**November 21, 2022**) of filing the appeal. If the fifth (5th) calendar day falls on a weekend or City holiday, appellant will have until the end of the following City business day to pay the appeal fee. Failure to timely appeal (or to timely pay all appeal fees) will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter. For further information, see the attached Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects.

If the ten (10) day appeal period expires without an appeal, you are expected to contact **[Manuel J. Escamilla]** in order to receive the signed Notice of Exemption (NOE) certifying that the project has been found to be exempt from CEQA review. It is your responsibility to record the NOE and the Environmental Declaration at the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, at a cost of **[\$50]** made payable to the Alameda County Clerk. Please bring the original NOE related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Bureau of Planning, to the attention of **Manuel J. Escamilla, Planner II**. Pursuant to Section 15062(d) of the California Environmental Quality Act (CEQA) Guidelines, recordation of the NOE starts a 35-day statute of limitations on court challenges to the approval under CEQA. The NOE will also be posted on the City website at <https://aca.accela.com/OAKLAND/Welcome.aspx>.

If you have any questions, please contact the case planner, **Manuel J. Escamilla, Planner II** at (510) 238-2958 or **mescamilla@oaklandca.gov**, however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,

ROBERT D. MERKAMP
Zoning Manager

cc: Luis Ramos-Jurado, luis.ramosjurado@dpr.com; bojana.nr@gmail.com

Attachments:

- Findings
- Conditions of Approval, including Standard Conditions of Approvals Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP) [IF NECESSARY]
- Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects

PLN21211; 0 Girvin Drive [between 6474 & 6500 Girvin]
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ATTACHMENT A: FINDINGS

This proposal meets all the required findings under **Section 17.136.050A- Residential Design Review Criteria & 17.148.050 – Variance Procedure - Minor Variance - Findings Required** of the Oakland Planning Code (OPC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

Section 17.136.050A- Residential Design Review Criteria:

- That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

Existing Conditions

The project is proposing the construction of a 4,423 square-foot single family residential structure on a 12,534 square-foot vacant hillside lot with a 53-80% slope at 0 Girvin drive [between 6474 & 6500 Girvin]. This section of Girvin Drive consists of hillside residential structures in an eclectic collection of architectural styles. The proposed project is located along a narrow hillside road.

The project proposal consists of a single residential structure with 4 levels including an attached lower-level garage. The project complies with the underlying development standards within the RH-4/S-9 Zoning District and is in keeping with the scale of structures currently present in the neighborhood. The building design meets the City of Oakland Design Guidelines for 1-2 unit residences.

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

The proposal will enhance desirable neighborhood characteristics by allowing for the construction of new housing that maintains the defining characteristics of the neighborhood. The proposal to a new residential structure is in keeping with the existing hillside residences that define the surrounding area. The building steps back along the hillside and matches the neighborhood characteristics by using stepped back levels. Appropriate landscaping reduces the apparent massing of the retaining walls and shields the exterior walls of the lower levels from the street.

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

The project is on a steep hillside lot with a slope ranging from 53-80% with extensive grading. The retaining walls along the eastern portion of the property are stepped back into the hillside at regular intervals and include landscaping elements to reduce their appearance from the street.

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

The project is located on a hillside lot with a significant slope. The project addresses this by breaking up the building into four stepped levels that match changes in the changing elevation of the site. The driveway approach on the eastern portion of the site is flanked by a series retaining walls. These are broken up into regular intervals and landscaped to reduce their bulk. The residential structure is designed to reduce the amount of required grading by matching the contours of the site. The use of exterior wood elements also helps to break up the massing of the structure

- That the proposed design conforms in all significant respects with the Oakland Comprehensive Plan and**

PLN21211; 0 Girvin Drive [between 6474 & 6500 Girvin]
Page 4

with any applicable district plan or development control map which has been adopted by the City Council.

The property is in the Hillside Residential Type of the Land Use and Transportation Element of the General Plan. The intent of the area is: "create, maintain, and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lots." The design for a single unit detached home is therefore consistent with the intent and desired character and uses of the General Plan. The project meets the following Land Use and Transportation Element Policy objectives:

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

Policy N3.8 Required High-quality Design - "High-quality design standards she be required of all new residential construction."

Policy N3.9 Orientating Residential Development – "Residential developments should be encouraged to face the street and to orient their units to desirable sunlight and views, while avoiding unreasonably blocking sunlight and view for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoid undue noise exposure."

Policy N6.2 Increased Home Ownership - "Housing developments that increase home ownership opportunities for households of all incomes are desirable."

17.148.050 – Variance Procedure - Minor Variance - Findings Required:

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

The applicant is seeking a minor variance to reduce the allowable separation between retaining walls to less than four feet. Due to the extreme topography of the site location and the required driveway approach slope, a series of retaining walls is required along the eastern portion of the site. Requiring a four-foot separation would increase the amount of excavation needed on the hillside and would further reduce the natural topography of the hillside lot.

- That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict**

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compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.

Requiring a four-foot separation would significantly increase the amount of grading required on site, increase the visual impact of the project, and reduce the amount of natural landscaping on the project site. Strict application of the

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

The use of multiple shorter retaining walls is the preferred designed solution. Alternatives that increase the height of the wall and maintain a four-foot separation would increase the overall visual impact and be less compliant with the principles of the Oakland design guidelines for hillside properties. The location and size of the proposed retaining walls will not negatively impact the character or livability of the abutting properties.

- That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

This variance has been previously granted in similar residential hillside projects that require larger retaining walls. The granting of this variance is consistent with the intent of the hillside zoning regulations.

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

This variance has been found to consistent with the criteria set forth for a Regular Design Review and meets the requirements of the applicable hillside design guidelines.

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

See above for the Regular Design Review findings indicating that the project meets all other applicable criteria for approval.

CEQA DETERMINATIONS

The project has been found to be exempt from CEQA under Sections 1503 – New Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning. The site is less than three acres, and, as conditioned, the addition of only 1 residential unit will not create significant traffic or air quality within this area. The site is adequately serviced by public utilities and contains no habitats that are critical to endangered species.

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ATTACHMENT B: CONDITIONS OF APPROVAL

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

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans dated **08/18/2022**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **November 1, 2024** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent

PLN21211; 0 Girvin Drive [between 6474 & 6500 Girvin]
Page 7

permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation

of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

- Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

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

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

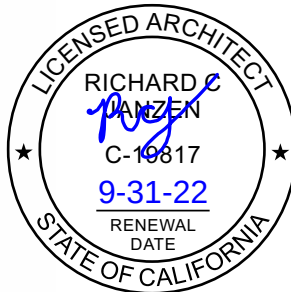
11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

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Part 2: Standard Conditions of Approval – Environmental Protection Measures

AESTHETICS

12. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

- During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - Use of paint with anti-graffiti coating.
 - Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - Covering with new paint to match the color of the surrounding surface.
 - Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Landscape Plan

a. Landscape Plan Required

- Requirement:** The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. Landscape Maintenance

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

AIR QUALITY

16. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour.
- All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Criteria Air Pollutant Controls – Construction Related

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

- Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California Air Resources Board Off-Road Diesel Regulations).
- Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road

BIOLOGICAL RESOURCES

18. Tree Removal During Bird Breeding Season

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

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

19. Tree Permit

a. Tree Permit Required

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Tree Protection During Construction

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the

- Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.
When Required: During construction
Initial Approval: Public Works Department, Tree Division
Monitoring/Inspection: Bureau of Building
- c. Tree Replacement Plantings**
Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:
 - No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
 - Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica

- (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
 - Minimum planting areas must be available on site as follows:
 - For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
 - For other species listed, seven hundred (700) square feet per tree.
 - In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
 - The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.
When Required: Prior to building permit final
Initial Approval: Public Works Department, Tree Division
Monitoring/Inspection: Bureau of Building

CULTURAL RESOURCES

20. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods.

Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

GEOLOGY AND SOILS

22. Construction-Related Permits

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in the City's Building Code, including but not limited to the Oakland Building Code and the Oakland Grading Ordinance, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

23. Soils Report

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Seismic Hazards Zone (Landslide/Liquefaction)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

HAZARDS AND HAZARDOUS MATERIALS

25. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- Follow manufacturer's recommendations for use, storage, and disposal of chemical products used in construction;
- Avoid overtopping construction equipment fuel gas tanks;
- During routine maintenance of construction equipment, properly contain and remove grease and oils;
- Properly dispose of discarded containers of fuels and other chemicals;
- Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval,

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as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. Designated Very High Fire Severity Zone – Vegetation Management

a. Vegetation Management Plan Required

Requirement: The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:

- Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;
- Removal of leaves and needles from roofs and rain gutters;
- Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;
- Trimming back vegetation around windows;
- Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than 20%.
- All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;
- Clearing out ground-level brush and debris; and All non-ornamental plants, seasonal weeds & grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.
- Stacking woodpiles away from structures at least 20 feet from residential structures.
- If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

b. Fire Safety Prior to Construction

Requirement: The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6" or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

c. Fire Safety During Construction

Requirement: The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type 2A10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

d. Smoking Prohibition

Requirement: The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building and Oakland Fire Department

HYDROLOGY AND WATER QUALITY

27. Erosion and Sedimentation Control Plan for Construction

a. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Erosion and Sedimentation Control During Construction

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties

Requirement: The project applicant shall submit and implement a Drainage Plan to be reviewed and approved by the City. The Drainage Plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains. The Drainage Plan shall be included with the project drawings submitted to the City for site improvements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

29. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- Utilize permeable paving in place of impervious paving where appropriate;
- Cluster structures;
- Direct roof runoff to vegetated areas;
- Preserve quality open space; and
- Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

30. NPDES C.3 Stormwater Requirements for Small Projects

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:

- Direct roof runoff into cisterns or rain barrels for reuse;
- Direct roof runoff onto vegetated areas;
- Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;

NOISE

31. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area. Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- Applicant shall use temporary power poles instead of generators where feasible.
- Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

33. Extreme Construction Noise

a. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

34. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.19 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

TRANSPORTATION/TRAFFIC

35. Construction Activity in the Public Right-of-Way

a. Obstruction Permit Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and

designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. Repair of City Streets

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

UTILITY AND SERVICE SYSTEMS

36. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

37. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telecommunications facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The project facilities shall be placed underground along the project's street frontage and from the project site to the street frontage.

the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

38. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

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

- The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- The set of plans in subsection (i) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - [Green building Point for One- and Two-family Dwellings - Minimum 23 points (3 Community; 6 LAQ/Health; 6 Resources; 8 Water)] per the appropriate checklist approved during the Planning entitlement process.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

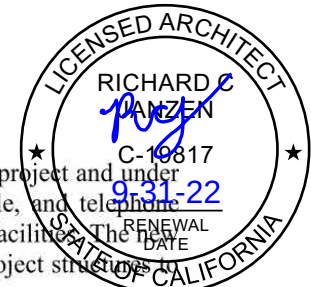
b. Compliance with Green Building Requirements During Construction

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

richard
janzen
architecture

RICHARD JANZEN, ARCHITECT
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OAKLAND, CA 94611
510.854.7500
www.richardjanzenarchitect.com

REVISIONS		
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GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

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- The following information shall be submitted to the City for review and approval:
- Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
 - Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

- c. **Compliance with Green Building Requirements After Construction**
Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.
- When Required: Prior to Final Approval
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

39. Water Efficient Landscape Ordinance (WELQ)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELQ) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below:
<http://www.water.ca.gov/wateruseefficiency/landscapeordnance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

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

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

- Water supply type and water purveyor,
 - Checklist of documents in the package,
 - Project contacts, and
 - Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- Water Efficient Landscape Worksheet
 - Hydrozone Information Table
 - Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
- Soil Management Report
- Landscape Design Plan
- Irrigation Design Plan, and
- Grading Plan

Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below:
When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

Part 3: Project Specific Conditions of Approval

40. Final Window and Material Detailing

Requirement: Plans shall be submitted for review and approval that show all windows on a brick or stucco façade having at least a 2-inch recess and all final exterior materials and detailing.
When Required: Prior to issuance of building permit.
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

41. Utility meters and trash screening

Requirement: Plans shall be submitted for review and approval that show all utility meters and trash areas screened from the street.
When Required: Prior to issuance of building permit.
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

[Insert the following with the Approval letter (pertinent to Condition #6).]

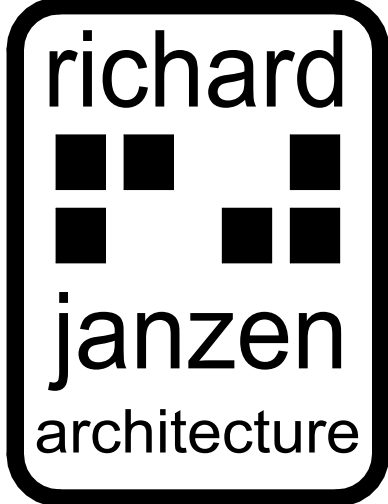
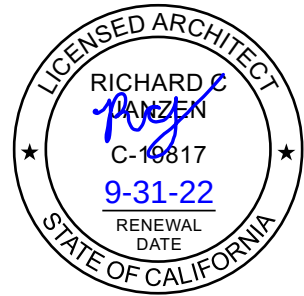
Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

Name of Project Applicant

Signature of Project Applicant

Date



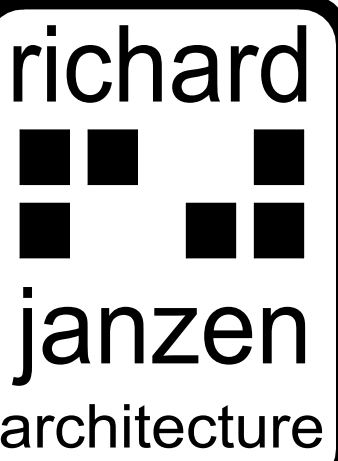
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GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

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OAKLAND, CALIFORNIA
94611

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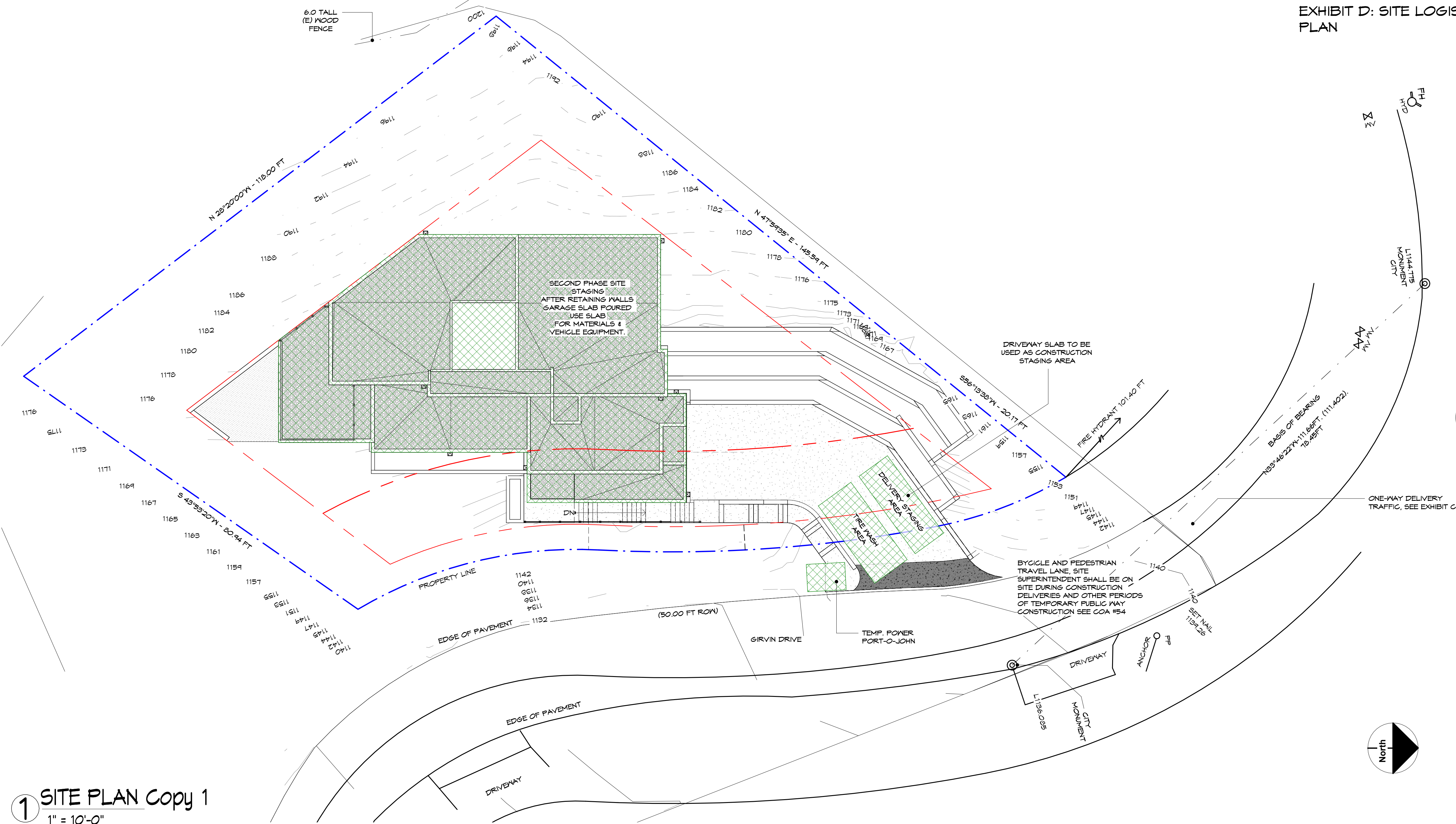
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EXHIBIT D: SITE LOGISTICS
PLAN



1 SITE PLAN Copy 1
1" = 10'-0"

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 ALBERTO G. MASSO, LIC. NO. -----, AND DATED: OCTOBER, 2019, THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED ON CITY OF OAKLAND DATUM.

RICHARD JANZEN ARCHITECT C19817 DATE: 7.31.2021

1. SEE TOPOGRAPHIC SURVEY, BY ALBERT G. MASSO NO. C30442, FOR ADDITIONAL INFORMATION NOT SHOWN.
2. SEE ROOF PLAN FOR ADDITIONAL INFORMATION NOT SHOWN.
3. CONTRACTOR SHALL FIELD SURVEY AND VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES WITH RESPECT TO THE NEW PROPOSED WORK, TO CONFIRM COMPLIANCE WITH ALL REQUIRED SETBACKS. THE CONTRACTOR SHALL ALSO FIELD SURVEY THE EXISTING GRADES AND TOPOGRAPHY WITH RESPECT TO THE NEW PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED HEIGHT LIMITS. THIS SURVEY WORK SHALL BE PERFORMED FIRST, AND PRIOR TO ANY OTHER WORK, AND PRIOR TO ORDERING MATERIALS. IF ANY DISCREPANCIES WITH THE APPROVED PLANS AREA DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.
4. VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.

EXHIBIT D: SITE LOGISTICS
PLAN

- 1.- INITIAL PHASE CONSTRUCTION ENTRANCE PREP: FRONT +/- 24' GRADED TO MATCH (E) STREET SLOPE.
- 2.- CONSTRUCTION ENTRANCE AREA TO BE USED FOR MATERIAL STAGING, PORT-O-JOHN DUMPSTER, RECYCLING, TEMP POWER, TIRE WASH AREA, STABILIZED AGGREGATE BASE FOR DUST CONTROL (SEE SHEET C80).
- 3.- SECOND PHASE CONSTRUCTION ENTRANCE STAGING AREA IS EXPANDED AFTER RETAINING WALLS AND SLABS ARE POURED. VEHICLES AND EQUIPMENT MAY UTILIZE GARAGE FLOOR AND MATERIAL STORED ON LIVING ROOM FLOOR.
- 4.- TEMP. POWER DROP TO UPPER (SOUTH) CORNER OF PROPERTY.
- 5.- ONE-WAY TRAFFIC ROUTE FOR DELIVERY TRUCKS (SEE EXHIBIT C).
- 6.- (1) MULTI-PURPOSE (A/B/C) TYPE FIRE EXTINGUISHER ON SITE AND READY ACCESSIBLE AT ALL TIMES.
- 7.- SITE SUPERINTENDENT SHALL BE ON SITE FOR ALL DELIVERIES AND INSTALLATIONS REQUIRING TEMPORARY OBSTRUCTION TO VEHICLE, BICYCLE AND PEDESTRIAN TRAFFIC, TO REDUCE CONGESTION AND EFFECTS OF THE TEMPORARY OBSTRUCTION.

FLOOR LEVELS	
Name	Elevation
BEDROOM T.O. SUBFLOOR	1179.875 ft
UPPER T.O. SUBFLOOR	1177.375 ft
MAIN T.O. SUBFLOOR	1166.125 ft
OFFICE/STUDIO T.O. SUBFLOOR	1156.125 ft
GARAGE T.O. SLAB	1146.000 ft

CONSTRUCTION
MANAGEMENT
PLAN

FOR

NEW RESIDENCE ON GIRVIN DRIVE

12/15/2022

1

CONSTRUCTION MANAGEMENT – 6494 GIRVIN DRIVE

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6- COA 16: DUST CONTROLS – CONSTRUCTION RELATED
7- COA 17: CRITERIA AIR POLLUTANT CONTROLS – CONSTRUCTION RELATED
10 – COA 20: ARCHEOLOGIAL & PALEONTOLOGICAL RESOURCES - DISCOVERY DURING CONSTRUCTION.
11 – COA 21: HUMAN REMAINS – DISCOVERY DURING CONSTRUCTION
12 – COA 25: HAZARDOUS MATERIALS RELATED TO CONSTRUCTION
13 – COA 26: WILDFIRE PREVENTION - VEGETATION MANAGEMENT
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15 – COA 28: DRAINAGE PLAN FOR POST-CONSTRUCTION STORMWATER RUNOFF ON HILLSIDE PROPERTIES
16- COA 29: SITE DESIGN MEASURES TO REDUCE STORMWATER RUNOFF
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19- COA 32: CONSTRUCTION NOISE
20 – COA 33: EXTREME CONSTRUCTION NOISE
21 – COA 34: OPERATIONAL NOISE
22- COA 35: CONSTRUCTION ACTIVITY IN THE PUBLIC RIGHT OF WAY
23- COA 36: CONSTRUCTION AND DEMOLITION WASTE REDUCTION AND RECYCLING
24 – COA 37: UNDERGROUND UTILITIES

2

EXHIBITS

- EXHIBIT A COMPLAINT LOG
EXHIBIT B TRUCK LOG
EXHIBIT C TRUCK ROUTE PLAN
EXHIBIT D SITE MANAGEMENT PLAN
EXHIBIT E CONSTRUCTION SCHEDULE AND PHASING PLAN
EXHIBIT F PROJECT SIGNAGE
EXHIBIT G PRE-CONSTRUCTION DVD OF PAVEMENT CONDITIONS

3

PROJECT DESCRIPTION

TO CONSTRUCT A NEW DWELLING 1900 SQUARE FEET WITH ATTACHED GARAGE ON A DOWNSLOPE VACANT LOT ON CHELTON LANE.

GENERAL INFORMATION:

PROJECT ADDRESS: GIRVIN DRIVE
CITY, STATE, ZIP: OAKLAND, CA 94611
OWNER/BUILDER: SIA MOTLAGH
ESTIMATED START DATE: 05/06/23
ESTIMATED FINISH DATE: 07/06/24
OWNERS REPRESENTATIVE / PROJECT MANAGER: GENERAL CONTRACTOR TBD
TELEPHONE NUMBER: TBD
EMAIL: TBD
ON-SITE SUPERINTENDENT: TBD

CONSTRUCTION MANAGEMENT PLAN

GENERAL INFORMATION: This project shall have a site superintendent who will be responsible for the implementation and/or enforcement of the construction management plan (cmp). The superintendent shall be on the jobsite during periods of construction when site activity directly impacts the public right-of-way (e.g. site deliveries, installations, and other work). During these times the superintendent will address issues of through traffic (both vehicular and pedestrian) if such issues should arise, the superintendent's contact information shall be given to all neighboring residents along the jobsite street and will be available to address neighborhood concerns.

COA# 16: DUST CONTROL AND CONSTRUCTION RELATED

A. Water all exposed surfaces of active construction areas at least twice daily(using reclaimed water if possible). Watering should be sufficient to prevent air borne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.

B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard(the minimum required space between top of the load and top of the trailer).

4

C. Pave all roadways, driveways, sidewalks etc., as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

D. Enclose, cover,water twice daily or apply(non toxic) soil stabilizers to exposed stockpiles(dirt, sand, etc.)

E. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes(as required by the California air toxics control measure title 13, section 2485, of the California code of regulations). Clear signage to this effect shall be provided for construction workers at all access points.

Response: The project team shall provide this dust control and equipment emissions information to all subcontractors working on the project. The site superintendent shall enforce the implementation of necessary air pollution control measure during the construction project.

17. CRITERIA AIR POLLUTANT CONTROLS - CONSTRUCTION RELATED

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

- a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and Fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
d. Portable equipment shall be powered by grid electricity if available. If electricity is not available,

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propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.

e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.

f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road

Response: Project applicant will implement all applicable basic control measures for criteria air pollutants during construction.

COA#20: ARCHEOLOGIAL & PALEONTOLOGICAL RESOURCES - DISCOVERY DURING CONSTRUCTION.

Requirement: Pursuant to ceqa guidelines section 15064.5-(f). In the event that historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 ft of the resources shall be halted and the project applicant shall notify the city and consult with a qualified archeologist or paleontologist as applicable, to assess the significance of the find.

In the event of data recovery of archeological resources, the project applicant shall submit an archeological research and treatment plan (ardtp) prepared by a qualified archaeologist for review and approval by the city. Data recovery, in general, shall be limited to the portions of the archeological resource that could be impacted by the proposed project.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by qualified paleontologist to the city for review & approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curator, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards at the expense of the project applicant.

Response: The project manager has identified a/hc (archeological/historical consultants) of Oakland, ca as a certified consultant who will be contacted in the event that any historic or prehistoric subsurface cultural resource is discovered during the course of construction.

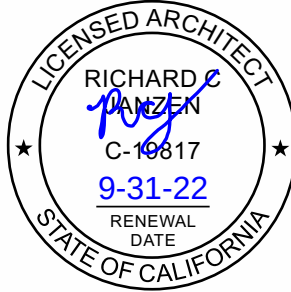
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COA 21: HUMAN REMAINS-DISCOVERY DURING CONSTRUCTION

REQUIREMENT: Pursuant to ceqa guidelines section 15064.6 (e)(1), in the event that humans skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the city and the alameda county coroner. If the county coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 ft of the remains until appropriate arrangements are made. In the event that the remains are Native American, the city shall contact the Native American heritage commission (nahc), pursuant to subdivision c of section 7050.5 of the California health and safety code. If the agencies determine that avoidance is not feasible, that an alternative plan shall be prepared with specific steps and time frame required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant..

Response: the project manager will communicate to all subcontractors working on the project that in the event human skeletal remains are found, work will be immediately halted and project superintendent shall notify the city and the alameda county coroner. If he determines that the remains are Native American, Project manager to contact:

California Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
(916) 373-3710 • Fax: (916) 373-5471
nahc@nahc.ca.gov



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COA 25: HAZARDOUS MATERIALS RELATED TO CONSTRUCTION

Requirement: all project contractors shall be required to ensure that the construction of best management practices (bmp) are implemented as part of construction to minimize the potential negative effects of groundwater and soils. These shall include the following:

A. Follow manufacture's recommendation on use, storage, and disposal of chemical products used in construction.

B. Avoid overtopping construction equipment fuel gas tanks.

C. During routine maintenance of construction equipment, properly contain and remove grease and oils.

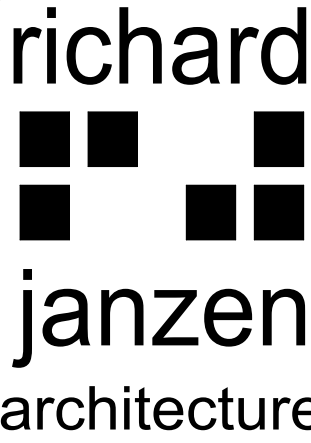
D. Properly dispose of discarded containers of fuels and other containers.

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

F. If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities(e.g. identified by odor or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), the contractor shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the contractor shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agencies and implementation of the actions described in the city's standard conditions of approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the city or regulatory agency, as appropriate.

Response: The project manager shall provide this hazardous materials requirements as related to construction information to all subcontractors working on the project. The project manager shall enforce the implementation of bmp's and other necessary hazardous material control measures during the construction project.

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COA# 26: WILDFIRE PREVENTION - VEGETATION MANAGEMENT

- A. Implement approved landscape plan including use of fire resistant plants.
- B. Remove all flammable vegetation on site.
- C. Clear out ground level brush and debris.
- D. Stack woodpiles away from structures during construction.
- E. Construction contractor shall be required to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation.

Response: The Project Manager shall be responsible to oversee implementation of the vegetation management guidelines.

COA 27: EROSION AND SEDIMENT CONTROL PLAN

- A. The project applicant shall submit an erosion and sedimentation control plan to the city of review and approval. The project applicant shall obtain permission or easements necessary for offsite work. There shall be a clear notation that the plan is subject to changes as changing conditions occur.
- B. The project applicant shall implement the approved erosion and sedimentation control plan. No grading shall occur during the wet weather season (October 15 thru April 15) unless specifically authorized in writing by the bureau of building.

Response: see project grading and drainage plan (c1-c3). The storm water infiltration/retention trench shall be used during construction for erosion and sediment control; after construction is complete the site superintendent shall inspect the storm drain system and clear the system of any debris or sediment. The site superintendent shall oversee the implementation of other erosion and sediment control measure as necessary during the construction project.

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COA# 28: DRAINAGE PLAN FOR POST-CONSTRUCTION STORMWATER RUNOFF ON HILLSIDE PROPERTIES

Requirement: The project applicant shall submit and implement a Drainage Plan to be reviewed and approved by the City. The Drainage Plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains. The Drainage Plan shall be included with the project drawings submitted to the City for site improvements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Response: project manager to verify during and at end of construction that the site design measures have been implemented per approved plans.

COA# 29: SITE DESIGN MEASURES TO REDUCE STORMWATER RUNOFF

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;

b. Utilize permeable paving in place of impervious paving where appropriate;

c. Cluster structures;

d. Direct roof runoff to vegetated areas;

e. Preserve quality open space; and

f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

Response: project manager to verify during and at end of construction that the site design measures have been implemented per approved plans.

10

COA 31: CONSTRUCTION DAYS/HOURS

Requirement: the contractor of record(project applicant) shall comply with the following restrictions concerning construction days and hours:

- A. Construction activities are limited between 7 am and 7pm Monday through Friday, except that pier drilling and/other extreme noise generating activities greater than 90 dba shall be limited between 8 am and 4 pm
- B. Construction activities are limited to between 9 am to 5 pm on Saturday in residential zones and within 300 feet of a residential zone, construction activities are allowed from 9 am to 5 pm within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dba are allowed on Saturday.
- C. No construction is allowed on Sunday or federal holidays

Construction activities include but are not limited to truck idling, moving equipment(including trucks, elevators etc) or materials, deliveries and construction meetings held on site in a non enclosed area.

Any construction activity proposed outside the of the above days and hours for special activities(such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis by the city, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the city to allow construction activity outside the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for city review and approval prior to distribution of the public notice.

Response: the project manager shall provide this construction days/hours information to all subcontractors working on the project, and comply with the requirements specified for construction activity to be done outside of these day/hours.

COA # 32: CONSTRUCTION NOISE

The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures in but not limited to the following:

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- A. Equipment and trucks used for project construction shall utilize the best available noise control techniques(i.e., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) wherever feasible.
- B. Except as provided herein, impact tools(e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to 10 dba. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dba. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- C. Applicant shall use temporary power poles instead of generators where feasible.
- D. Stationary noise sources shall be located far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the city to provide equivalent noise reduction.
- E. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the city determines an extension is necessary and all available noise reduction controls are implemented.

Response: the project manager shall provide this construction noise information to all subcontractors working on the project, and comply with the requirements SPECIFIED FOR CONSTRUCTION NOISE OUTSIDE OF THE SPECIFIED TIME-FRAMES AND BOUNDARIES.

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33. EXTREME CONSTRUCTION NOISE

A. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dba), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Response: The construction manager shall implement extreme noise mitigation measures i. through v. before any extreme noise generating construction activities.

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COA # 34. OPERATIONAL NOISE

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

Response: Project manager shall make sure equipment noise levels do not exceed the standards set forth in the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code.

COA # 35: CONSTRUCTION ACTIVITY IN THE RIGHT OF WAY

A) Obstruction permitted: the project manager shall obtain an obstruction permit from the city prior to placing any construction related obstruction in the public right of way, including city streets.

Response: the project applicant shall obtain in permit if this construction related site condition to occur.

All truck deliveries will be between the hours of 10 a.m. and 3 p.m. to avoid peak traffic hours if project deliveries ie equipment-materials, equipment mobilization, or off hauling will require any prolong disruption to normal vehicle and pedestrian circulation on adjacent public streets, and obstruction permit shall be obtain prior to start of work.

B) TRAFFIC CONTROL PLAN: Prior to approval of an obstruction permit from the city, the contractor or record shall submit to the city a traffic control plan for review and approval. The traffic control plan shall contain a set of comprehensive traffic control measures for auto, bicycle, and pedestrian detours, including

Response: the project manager shall be on the job site during periods of construction when site activity directly impacts the public right of way. During these times the project manager will address issues of thru traffic to reduce the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. If necessary, the project

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manager shall be the appropriate city of Oakland officials to determine traffic management strategies. The project manager contact information shall be given to all neighboring residents along job site streets and will be available to address neighborhood concerns.

A truck route plan has been submitted as part of this cmp (see exhibit c)

The site superintendent shall inform all subcontractors to enforce the requirement regarding the stopping, standing, and parking of commercial vehicles in residential districts, per section 10.52 of the city of Oakland municipal code.

The owner of the neighboring property has allowed the project applicant temporary use of their property for worker parking during construction (see EXHIBIT D, H). The project manager shall be responsible for disturbances due to worker parking in the neighborhood. If disturbances occur due to worker vehicle parking in the neighborhood, the project manager shall submit alternative locations and transport strategies to the city for review and approval.

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

Response: the project applicant shall comply with the repairs as needed if above described site conditions occurs due to project construction.

COA # 36: CONSTRUCTION AND DEMOLITION WASTE REDUCTION AND RECYCLING

Requirement : The contractor of record shall comply with the city of Oakland construction and demolition waste reduction and waste recycling ordinance[chapter 15.34 of the Oakland municipal code] by submitting a construction and demolition waste reduction and waste recycling plan(wrrp) for city review and approval, and shall implement the approved waste recycling plan(wrrp) for city review and approval, and shall implement the approved waste recycling plan(wrrp) for city review and approval, and shall implement the approved waste recycling plan(wrrp) for city review and approval. The project applicant shall specify the methods by which the projects will divert convert construction and demolition waste from landfill disposal in accordance with current city requirements. The wrrp may be submitted electronically at www.greenhalosystems.com or manually at the city's building resource center.

Response: the project manager shall monitor demolition waste reduction and waste recycling measures as per city approved waste recycling and waste reduction plan. Project manager shall

keep a record of all waste removal activities and waste recycling activities including all dates and places of delivery to recycling centers.

37. UNDERGROUND UTILITIES

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

When Required: During construction

Initial Approval: N/A

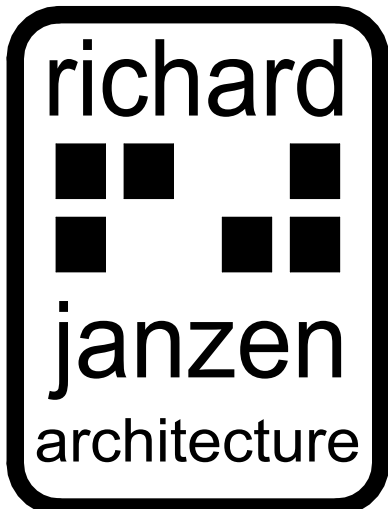
Monitoring/Inspection: Bureau of Building

Response: Project applicant shall place all new utilities underground

COA # 38: GREEN BUILDING REQUIREMENTS

- a. Compliance with Green Building Requirements During Plan-Check
- Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).
- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
- Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the

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94611

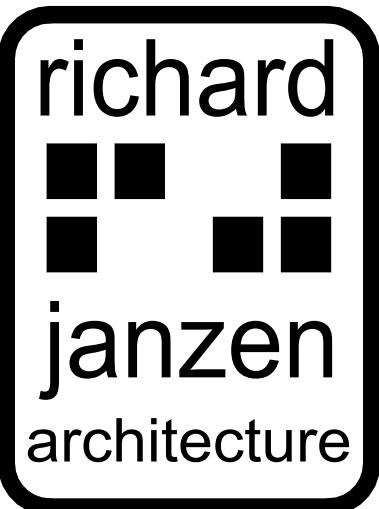
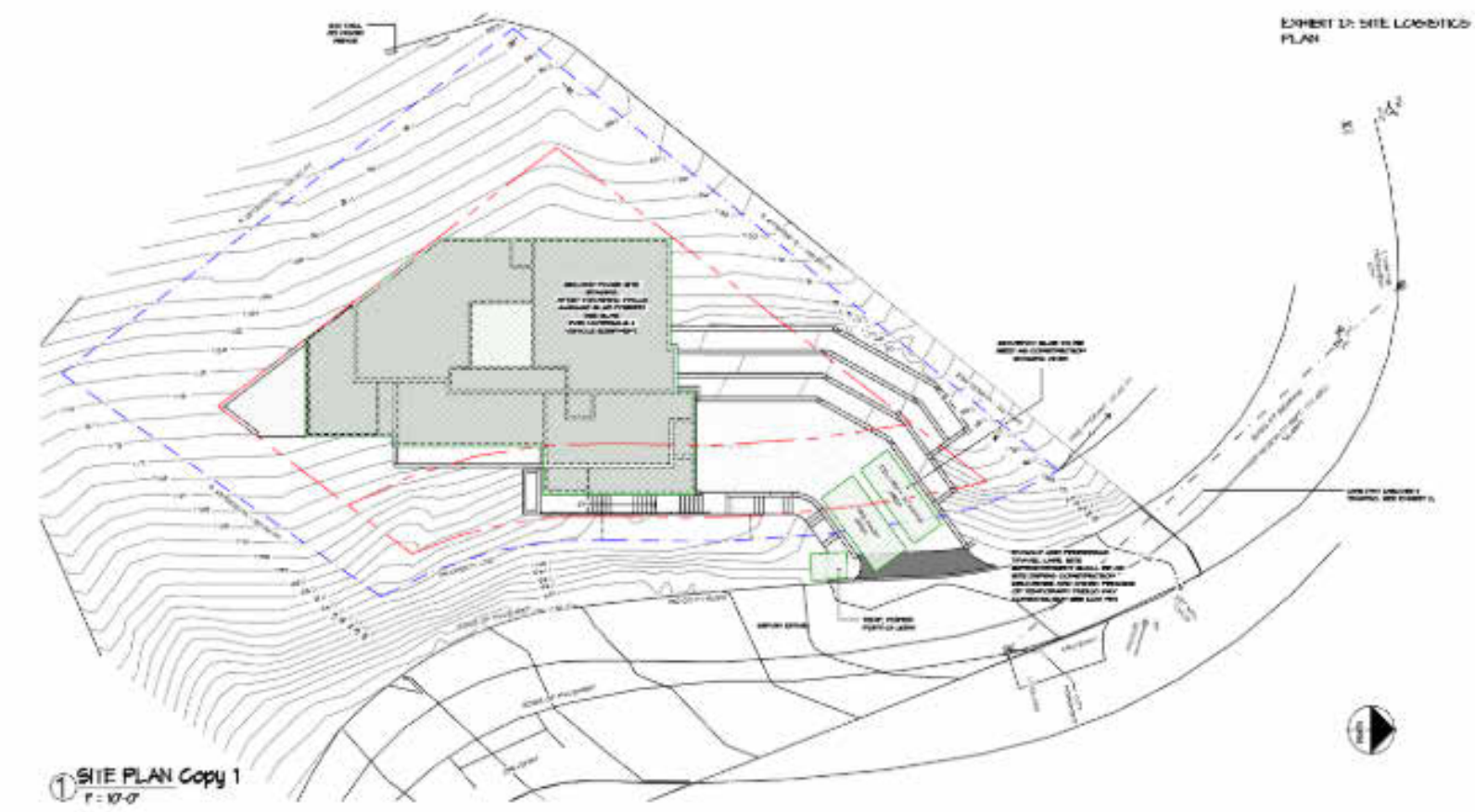
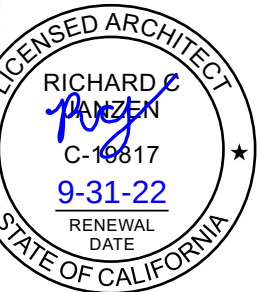
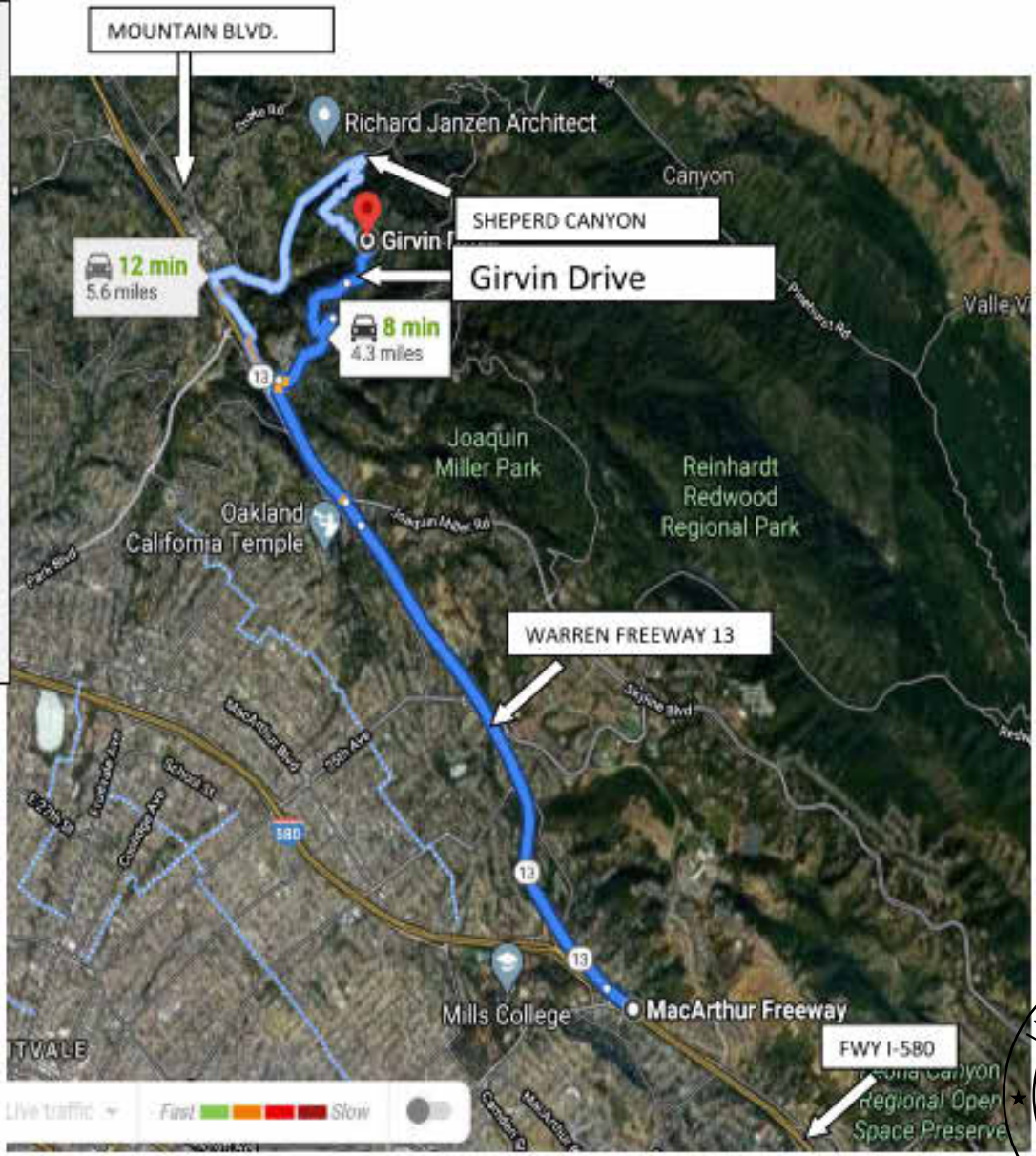
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Exhibit C : Truck Route Plan to Girvin Drive

General: All commercial vehicles driving through Oakland for this project shall comply with regulations pertaining to commercial vehicles by the CA Vehicle Code and Oakland Municipal Code Ch. 10.52

1. Delivery vehicles will turn Northwest onto Warren Freeway 13 from I-580 East of Seminary Blvd.
2. Vehicles will exit Warren Fwy 13 onto Lincoln Ave Exit.
3. Vehicles will drive east on Mountain Blvd. and make a right on Ascot drive.
4. Vehicles will drive north east on Ascot Drive and turn left onto Chelton Drive.
5. Vehicles will continue straight onto Girvin Dr.
6. Vehicles will after delivery of materials proceed north on Girvin Drive, turn left onto Thackeray Drive, then turn right onto Westover Drive, turn left onto Shelterwood Dr., and then will, turn left onto Shepherd Canyon Rd, which will lead vehicle to Mountain Blvd and on to Warren Freeway.



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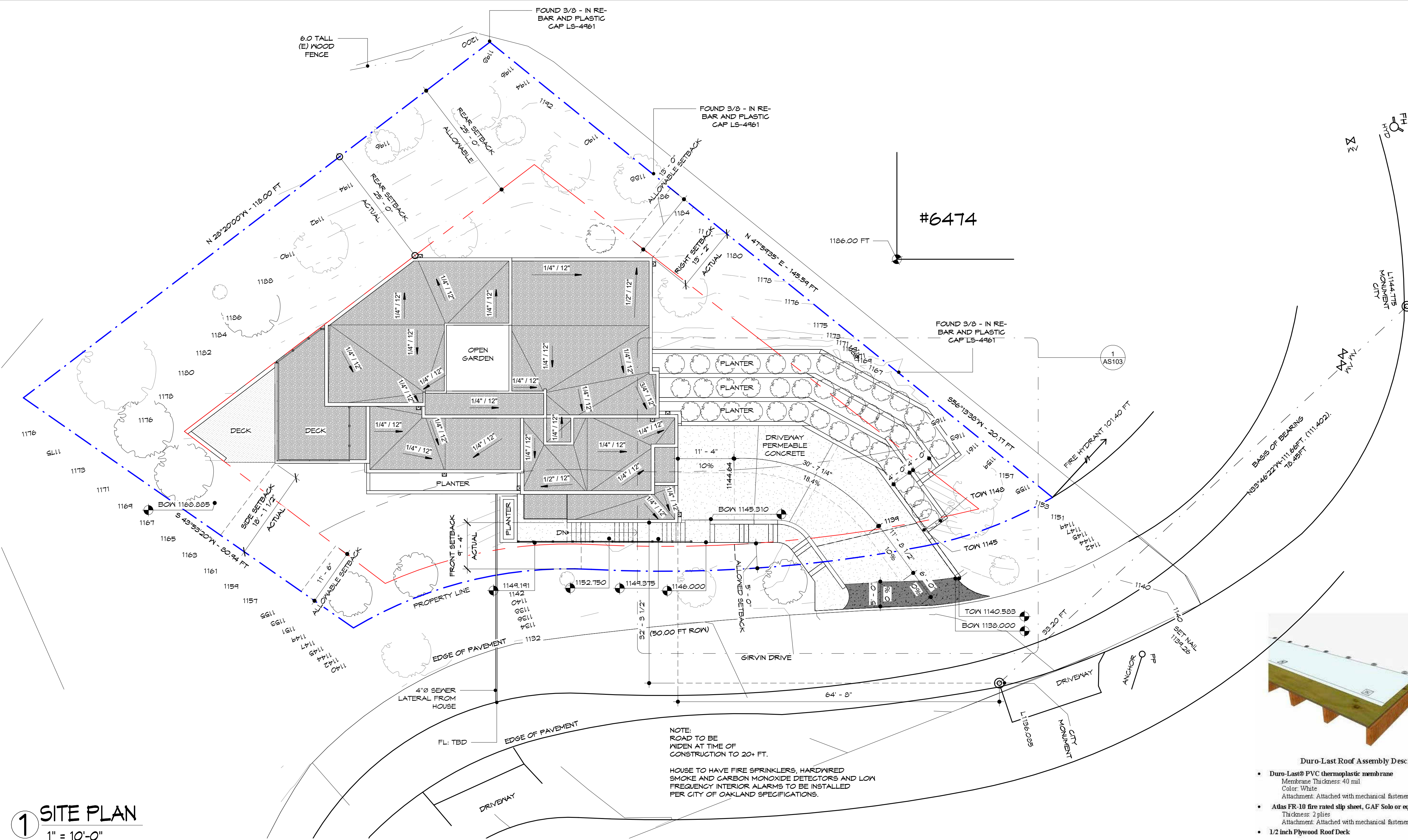
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ARCHITECTURAL
SITE PLAN

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1 SITE PLAN
1" = 10'-0"

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 ALBERTO G. MASSO, LLC, NO. _____, AND DATED: OCTOBER, 2019. THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED ON CITY OF OAKLAND DATUM.

RICHARD JANZEN ARCHITECT C14817 DATE: 1.31.2021

1. SEE TOPOGRAPHIC SURVEY, BY ALBERT G. MASSO NO. 030442, FOR ADDITIONAL INFORMATION NOT SHOWN.
2. SEE ROOF PLAN FOR ADDITIONAL INFORMATION NOT SHOWN.
3. CONTRACTOR SHALL FIELD SURVEY AND VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES WITH RESPECT TO THE NEW PROPOSED WORK, TO CONFIRM COMPLIANCE WITH ALL REQUIRED SETBACKS. THE CONTRACTOR SHALL ALSO FIELD SURVEY THE EXISTING GRADES AND TOPOGRAPHY WITH RESPECT TO THE NEW PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED HEIGHT LIMITS. THIS SURVEY WORK SHALL BE PERFORMED FIRST, AND PRIOR TO ANY OTHER WORK AND PRIOR TO ORDERING MATERIALS. IF ANY DISCREPANCIES WITH THE APPROVED PLANS AREA DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.
- 4.- VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.

GENERAL NOTES

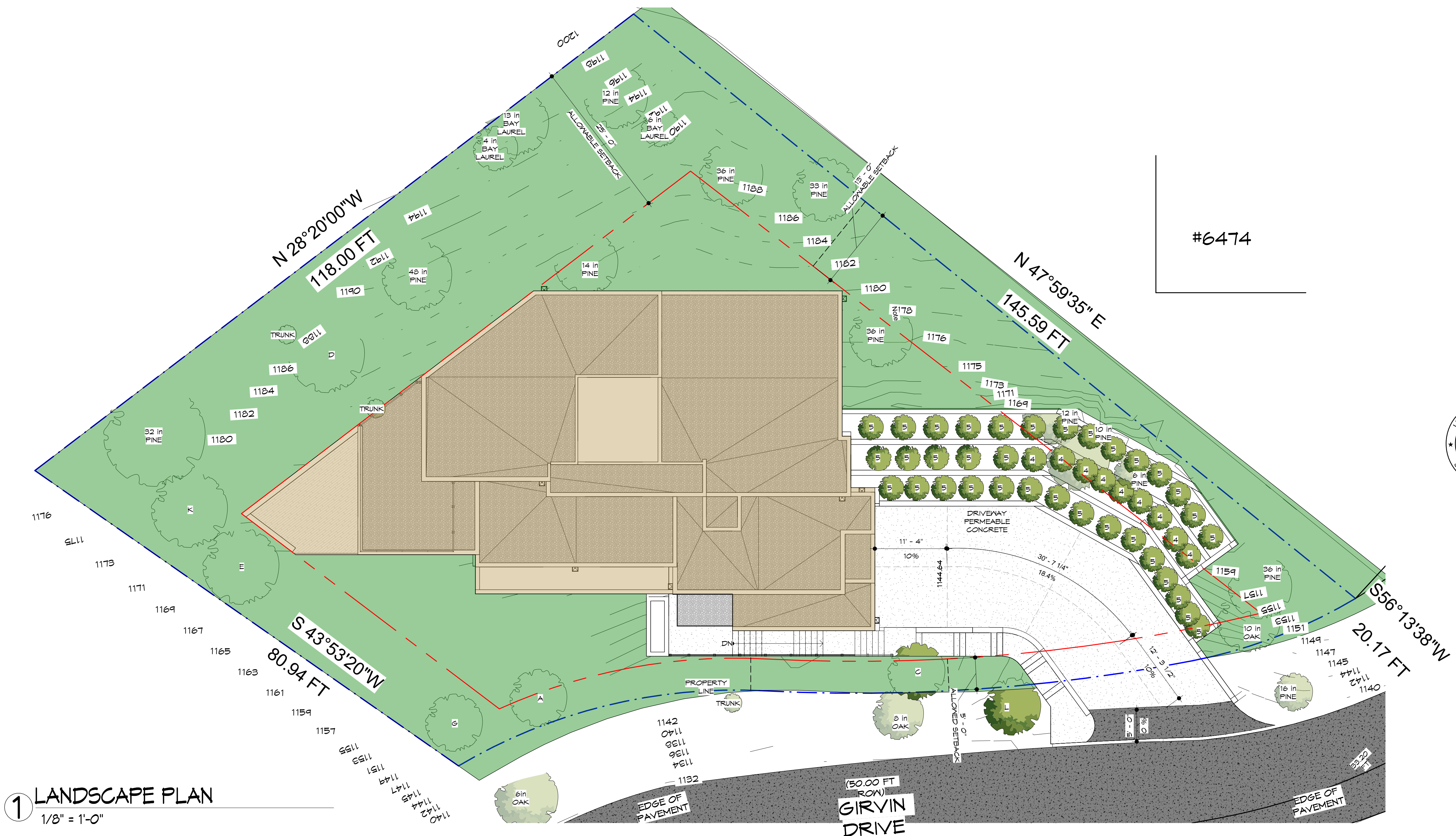
- 1.- THERE ARE NO PROTECTED TREES ON THIS LOT.
- 2.- SEE ROOF PLAN FOR ADDITIONAL INFORMATION NOT SHOWN.
- 3.- CONTRACTOR SHALL FIELD SURVEY AND VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES WITH RESPECT TO THE NEW PROPOSED WORK, TO CONFIRM COMPLIANCE WITH ALL REQUIRED SETBACKS. THE CONTRACTOR SHALL ALSO FIELD SURVEY THE EXISTING GRADES AND TOPOGRAPHY WITH RESPECT TO THE NEW PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED HEIGHT LIMITS. THIS SURVEY WORK SHALL BE PERFORMED FIRST, AND PRIOR TO ANY OTHER WORK AND PRIOR TO ORDERING MATERIALS. IF ANY DISCREPANCIES WITH THE APPROVED PLANS AREA DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.
- 4.- VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
- 5.- FOR LANDSCAPING, REFER TO LANDSCAPING PLAN, AS1.03 LANDSCAPE PLAN.
- 6.- FOR ALL FOUNDATION, PEER & FRAMING QUESTIONS OR ISSUES, PLEASE CONTACT STRUCTURAL ENGINEER AT:
GENE ST. ONGE & ASSOCIATES
1834 PARK BOULEVARD,
OAKLAND CA, 94606
TEL: 510.444.1450
CEL: 510.584.1765

STAIRS, HANDRAILS & GUARDRAILS

1. STAIR WIDTH TO BE AS NOTED ON PLANS.
2. IN NO CASE SHALL THE WIDTH BE LESS THAN 36 INCHES CLEAR AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE PERMITTED HEADROOM HEIGHT.
3. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" INCHES ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING THREADS AND LANDINGS SHALL NOT BE LESS 31 1/2" INCHES, WHERE A HANDRAIL IS INSTALLED ON ONE SIDE, AND 27" INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
4. HEIGHT OF THE HANDRAIL SHALL BE 42" ABOVE THE NOSING OF EACH THREAD.
5. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.

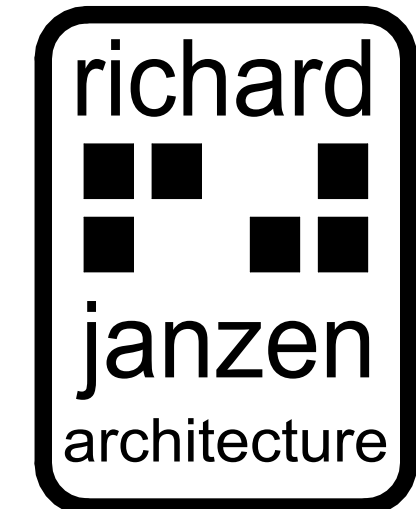
- Duro-Last Roof Assembly Description
- Duro-Last® PVC thermoplastic membrane
Membrane Thickness: 40 mil
Color: White
Attachment: Attached with mechanical fasteners
 - Adas FR-10 fire rated slip sheet, GAF Solo or equivalent Class A Rated Underlayment
Thickness: 2 plies
Attachment: Attached with mechanical fasteners
 - 1/2 inch Plywood Roof Deck

FLOOR LEVELS	
Name	Elevation
BEDROOM T.O. SUBFLOOR	1179.875 ft
UPPER T.O. SUBFLOOR	1177.375 ft
MAIN T.O. SUBFLOOR	1166.125 ft
OFFICE/STUDIO T.O. SUBFLOOR	1156.125 ft
GARAGE T.O. SLAB	1146.000 ft



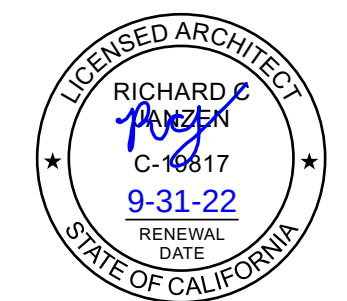
1 LANDSCAPE PLAN
1/8" = 1'-0"

- TREES:
- A - HEAVENLY BAMBOO -- NANDINA DOMESTICA 15 GALLON
 - B - BLACK BAMBOO -- PHYLLOSTACHYS NIGRA 15 GALLON
 - C - SYCAMORE -- PLATANUS ACER, FOLIA YARWOOD 15 GALLON
 - D - COAST LIVE OAK -- QUERCUS AGRIFOLIA 15 GALLON
 - E - ELDERBERRY TREE -- SAMBUCUS SPP 15 GALLON
 - F - SWEET BAY -- LAURUS NOBILIS SARATOSA 15 GALLON
 - G - JAPANESE MAPLE -- ACER PALMATUM 15 GALLON
 - H - PURPLE LEAF PLUM -- PRUNUS CERASIFERA 15 GALLON
 - I - CALIFORNIA BUCKEYE -- AESULUS CALIFORNICA 15 GALLON
 - J - ITALIAN CYPRESS -- SEMPERVIRENS 15 GALLON
 - K - STRAWBERRY TREE -- ARBUTUS 15 GALLON
 - L - NESTER REDBUD - CERCIS OCCIDENTALIS 15 GALLON
- SHROUBS & GROUND COVER:
- 1 - STAR JASMINE -- TRACHELOSPERMUM 5 GALLON
 - 2 - LANTANA -- LANTANA CAMARA 5 GALLON
 - 3 - COAST ROSEMARY -- NESTRINGA ROSMARINIFOLIOS 5 GALLON
 - 4 - MANZANITA -- ARCTOSTAPHYLOS 5 GALLON
 - 5 - EVERGREEN CURRENT -- RIBUS VIBURNIFOLIUM 5 GALLON
- NOTE:
- ALL LANDSCAPE TO BE ON AUTOMATIC DRIP IRRIGATION SYSTEM WITH TIME.



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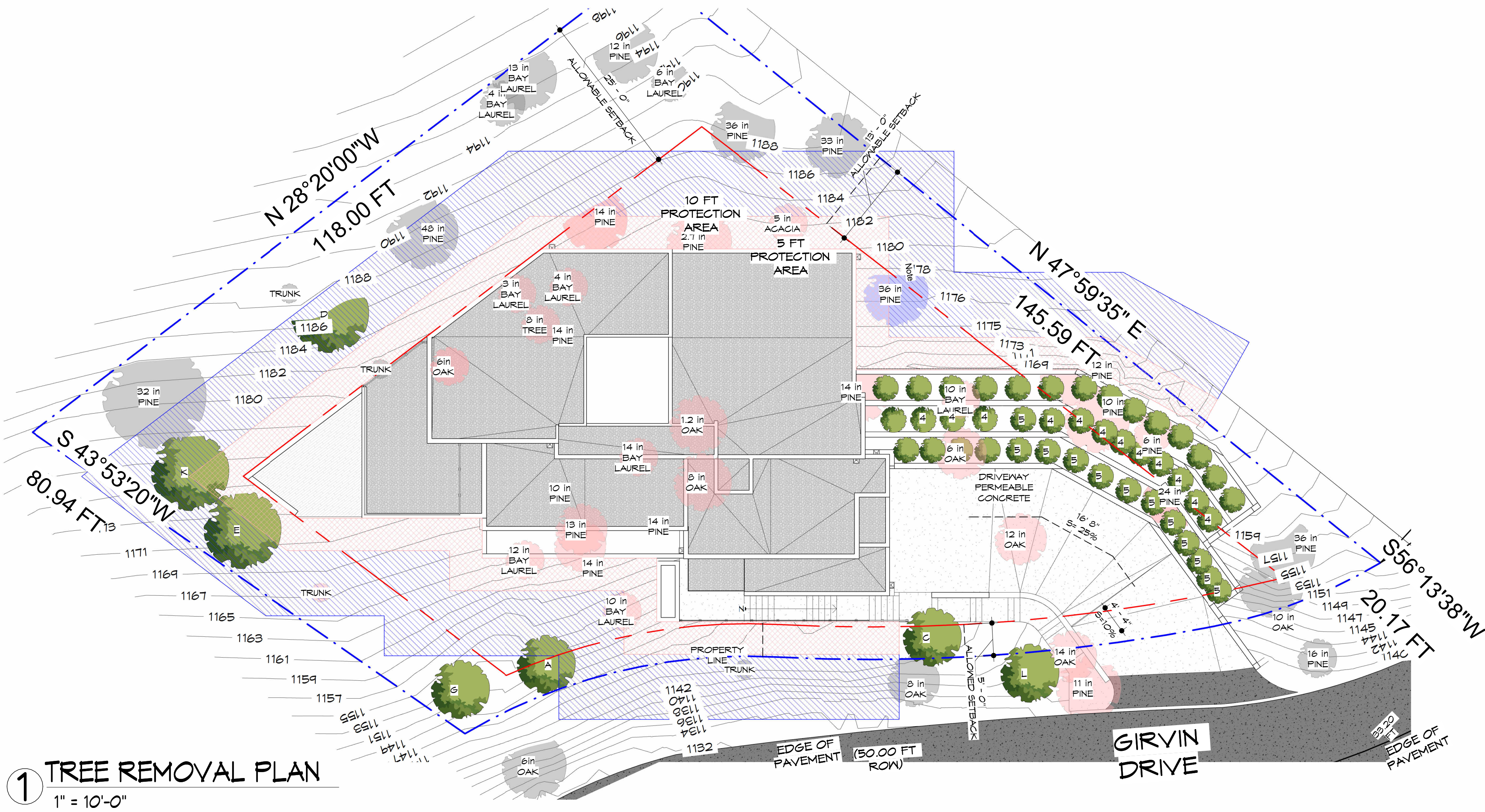
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GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA 94611

LANDSCAPE PLAN

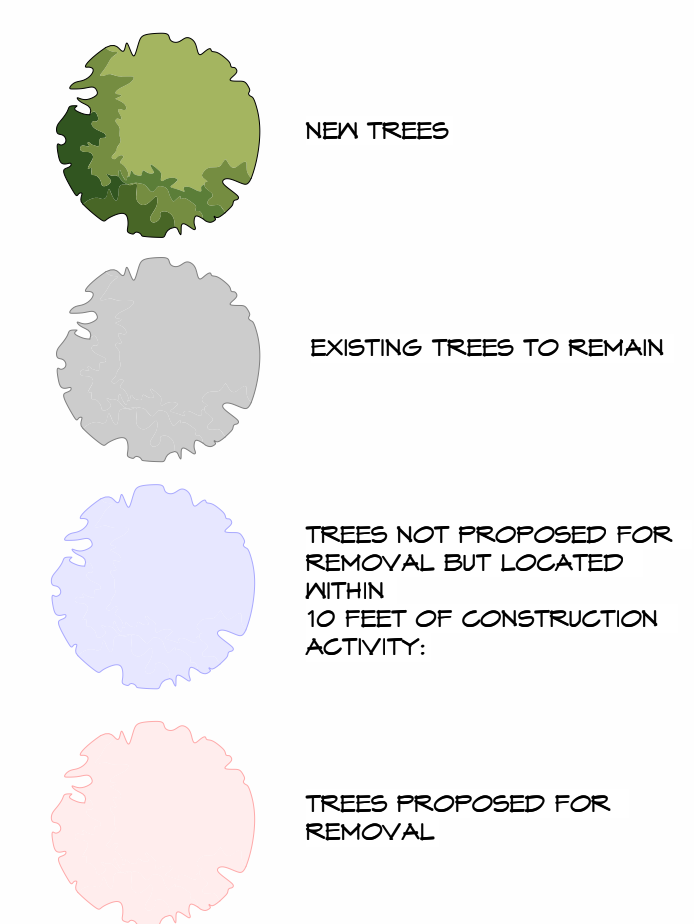
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2021-04
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TREE REMOVAL SCHEDULE (TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY)		
COUNT	MARK	COMMENTS
1	36 in PINE	TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY
TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY: 1		

TREE REMOVAL SCHEDULE (PROPOSED FOR REMOVAL)		
COUNT	MARK	COMMENTS
1	6in OAK	TREES PROPOSED FOR REMOVAL
1	TRUNK	TREES PROPOSED FOR REMOVAL
1	3 in BAY LAUREL	TREES PROPOSED FOR REMOVAL
1	5 in ACACIA	TREES PROPOSED FOR REMOVAL
1	2.7 in PINE	TREES PROPOSED FOR REMOVAL
1	14 in PINE	TREES PROPOSED FOR REMOVAL
1	4 in BAY LAUREL	TREES PROPOSED FOR REMOVAL
1	14 in PINE	TREES PROPOSED FOR REMOVAL
1	9 in TREE	TREES PROPOSED FOR REMOVAL
1	14 in PINE	TREES PROPOSED FOR REMOVAL
1	12 in OAK	TREES PROPOSED FOR REMOVAL
1	9 in OAK	TREES PROPOSED FOR REMOVAL
1	14 in BAY LAUREL	TREES PROPOSED FOR REMOVAL
1	14 in PINE	TREES PROPOSED FOR REMOVAL
1	10 in PINE	TREES PROPOSED FOR REMOVAL
1	13 in PINE	TREES PROPOSED FOR REMOVAL
1	14 in PINE	TREES PROPOSED FOR REMOVAL
1	12 in BAY LAUREL	TREES PROPOSED FOR REMOVAL
1	TRUNK	TREES PROPOSED FOR REMOVAL
1	10 in BAY LAUREL	TREES PROPOSED FOR REMOVAL
1	14 in OAK	TREES PROPOSED FOR REMOVAL
1	11 in PINE	TREES PROPOSED FOR REMOVAL
1	12 in OAK	TREES PROPOSED FOR REMOVAL
1	6 in OAK	TREES PROPOSED FOR REMOVAL
1	10 in BAY LAUREL	TREES PROPOSED FOR REMOVAL
1	12 in PINE	TREES PROPOSED FOR REMOVAL
1	10 in PINE	TREES PROPOSED FOR REMOVAL
1	6 in PINE	TREES PROPOSED FOR REMOVAL
1	24 in PINE	TREES PROPOSED FOR REMOVAL
TREES PROPOSED FOR REMOVAL: 24		

TREE REMOVAL SCHEDULE (TREES TO REMAIN)		
COUNT	MARK	COMMENTS
1	32 in PINE	EXISTING TREES TO REMAIN
1	TRUNK	EXISTING TREES TO REMAIN
1	48 in PINE	EXISTING TREES TO REMAIN
1	4 in BAY LAUREL	EXISTING TREES TO REMAIN
1	13 in BAY LAUREL	EXISTING TREES TO REMAIN
1	12 in PINE	EXISTING TREES TO REMAIN
1	6 in BAY LAUREL	EXISTING TREES TO REMAIN
1	36 in PINE	EXISTING TREES TO REMAIN
1	33 in PINE	EXISTING TREES TO REMAIN
1	6in OAK	EXISTING TREES TO REMAIN
1	TRUNK	EXISTING TREES TO REMAIN
1	6 in OAK	EXISTING TREES TO REMAIN
1	36 in PINE	EXISTING TREES TO REMAIN
1	10 in OAK	EXISTING TREES TO REMAIN
1	16 in PINE	EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN: 15		



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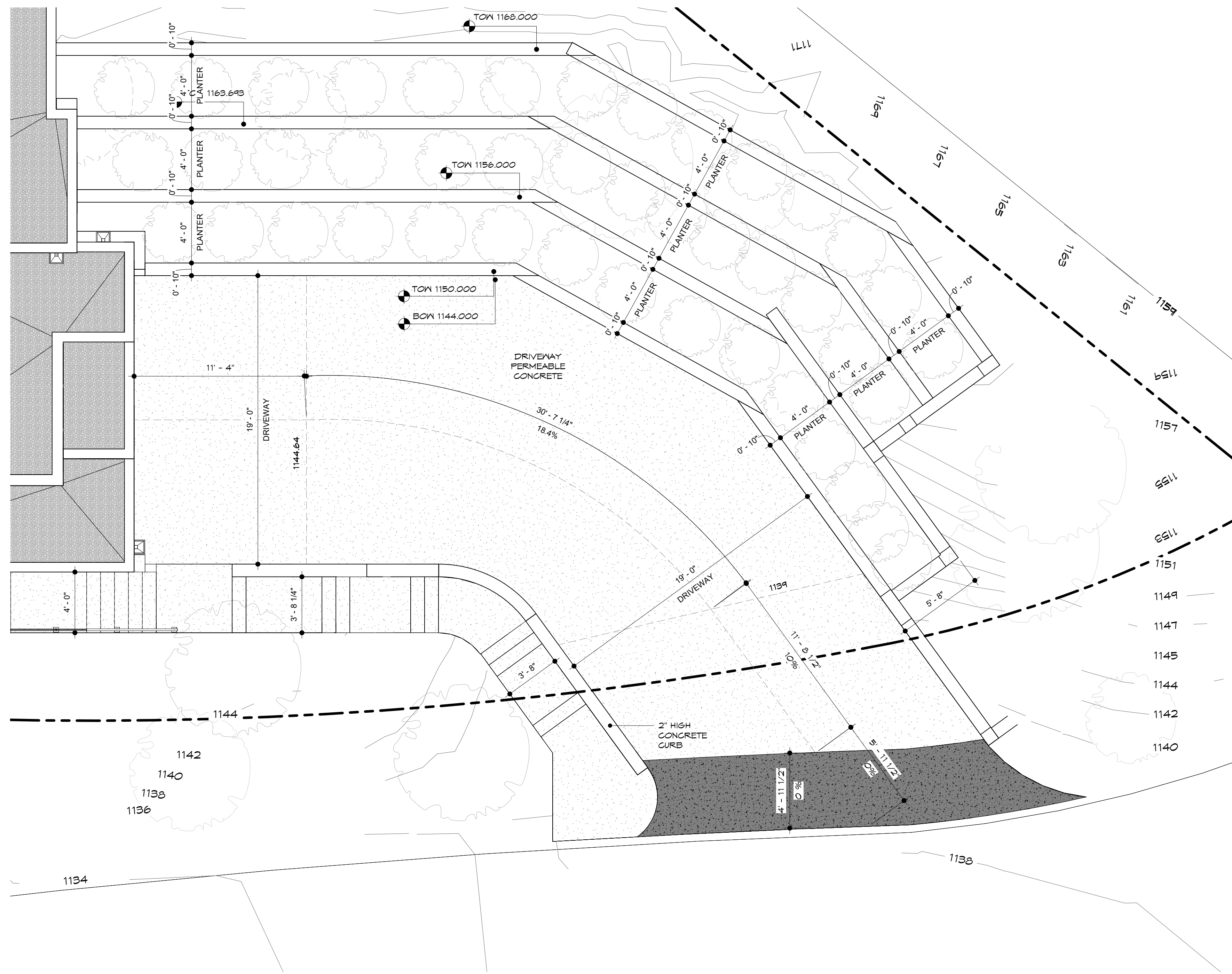
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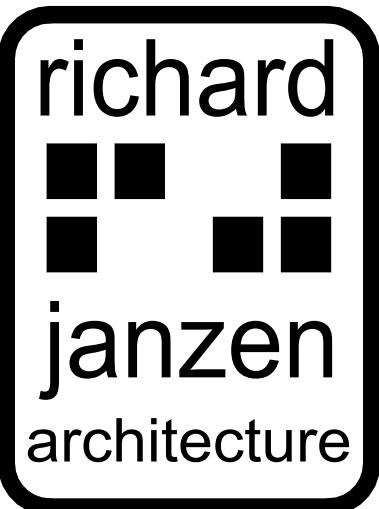
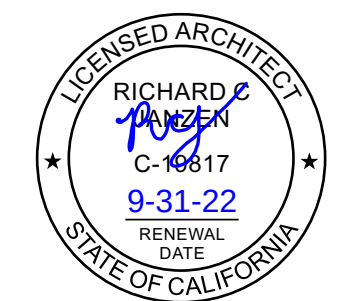
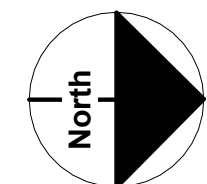
GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

TREE
REMOVAL
PLAN

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1 DRIVEWAY PLAN
1/4" = 1'-0"



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GIRVIN DRIVE
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94611

DRIVEWAY /
PLANTER PLAN

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2021-04
SHEET

A5103

TOPOGRAPHIC AND BOUNDARY SURVEY

VACANT LOT AT
GIRVIN DRIVE
OAKLAND, CA 94611

ALAMEDA COUNTY - CALIFORNIA
SCALE: 1 inch = 10 feet OCTOBER 2019

OWNERS:
HARRY SEIFERT
4217 TERRACE STREET No.2
OAKLAND, CA 94611

APN: 48d-7302-52 SURFACE AREA: 12,534.16 (S.F.)

LEGAL DESCRIPTION:

LOT 2391, "MAP OF FORESTLAND MANOR, OAKLAND, ALAMEDA COUNTY, CALIFORNIA", RECORDED 1/18/1925, BOOK 18 OF MAPS, PAGE 54, ALAMEDA COUNTY RECORDS.

BASIS OF BEARINGS:

THE BEARING OF THE LINE BETWEEN THE TWO CITY MONUMENTS FOUND ON GIRVIN DRIVE, IS TAKEN AS N 33° 46' 22" W, AS SHOWN.

BASIS OF ELEVATIONS:

CITY OF OAKLAND DATUM.

BASIS OF SURVEY:

LEGAL DESCRIPTION: "MAP OF FORESTLAND MANOR; "AMENDED MAP OF PORTIONS OF FORESTLAND HEIGHTS & FORESTLAND MANOR TRACTS, ALAMEDA COUNTY, CALIFORNIA, SHOWING LOCATION OF CONTROL MONUMENTS, APRIL 1954"; CITY OF OAKLAND SEWER AND MONUMENT MAP QUAD Nos. 292.

UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF SANITARY SEWER ON GIRVIN DRIVE AS SHOWN.
- THERE ARE HORIZONTAL CURVES OR VERTICAL CURVES, WITHIN 300 FEET OF THE PROPERTY.
- WATER, GAS AND ELECTRIC UTILITIES ARE AVAILABLE ON GIRVIN DRIVE, AS SHOWN.
- NEAREST HYDRANT: IS LOCATED 101.40 +/- FEET FROM NEAREST GIRVIN DRIVE. AS SHOWN.
- NEAREST INTERSECTION: ELDERBERRY DR., 1001 FEET + TO THE EAST.
- THERE AREN'T BUS STOPS WITHIN 100 FT. OF THE PROPERTY.

PUBLIC ADVISORY

THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONAL 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.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF:

HARRY SEIFERT

ON: OCTOBER, 2019

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYOR'S ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE THE FILING OF A RECORD OF SURVEY. I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD, AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

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

AGM
ALBERTO G. MASSO

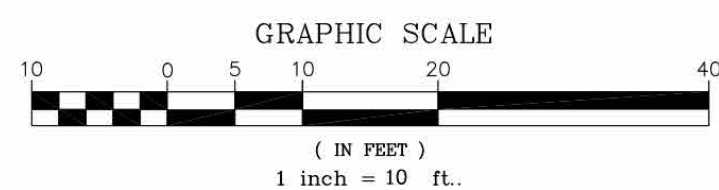


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DATE

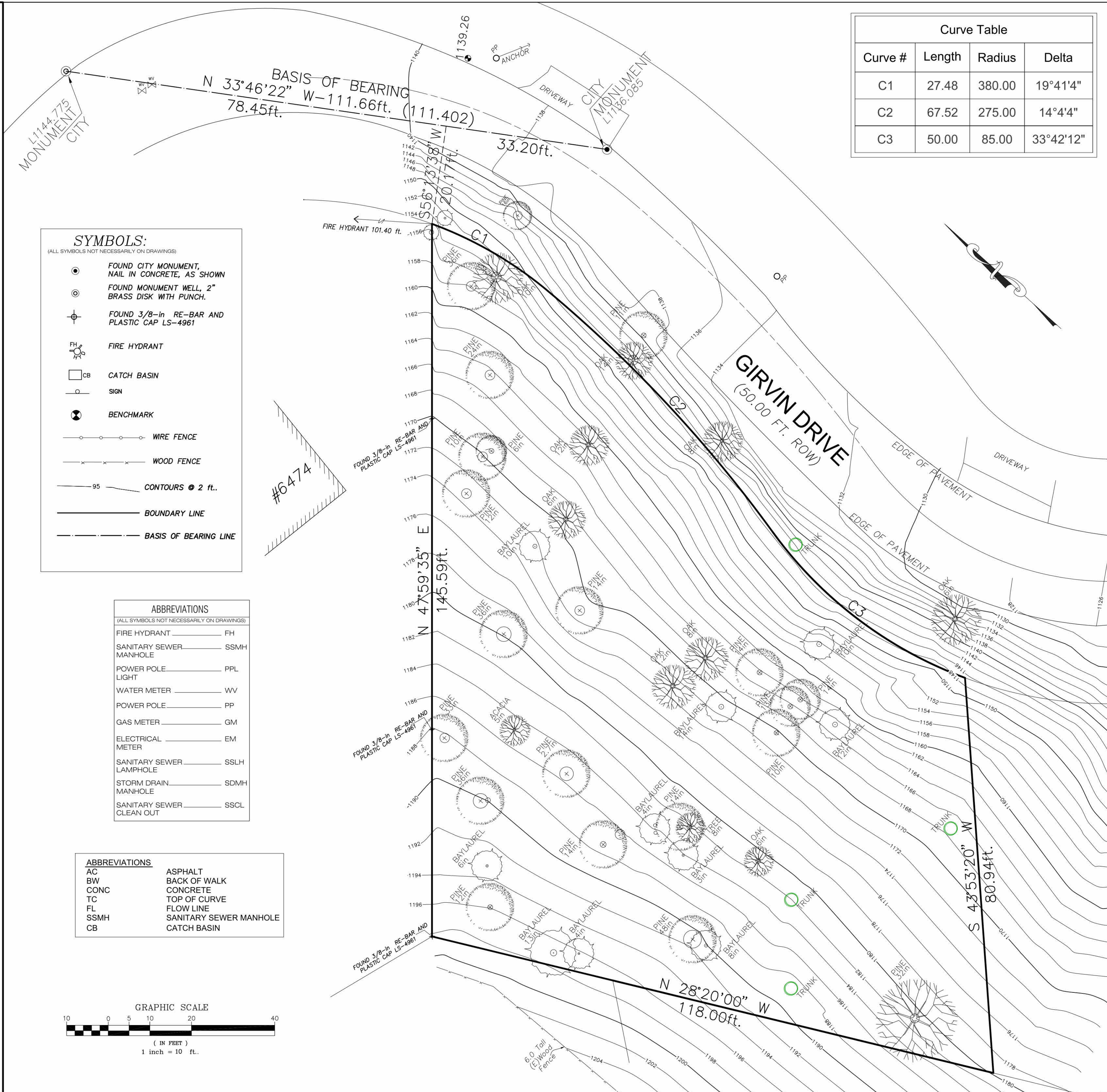
SYMBOLS:	
(ALL SYMBOLS NOT NECESSARILY ON DRAWINGS)	
	FOUND CITY MONUMENT, NAIL IN CONCRETE, AS SHOWN
	FOUND MONUMENT WELL, 2" BRASS DISK WITH PUNCH.
	FOUND 3/8-in RE-BAR AND PLASTIC CAP LS-4961
	FIRE HYDRANT
	CATCH BASIN
	SIGN
	BENCHMARK
	WIRE FENCE
	WOOD FENCE
	CONTOURS @ 2 ft..
	BOUNDARY LINE
	BASIS OF BEARING LINE

ABBREVIATIONS	
(ALL SYMBOLS NOT NECESSARILY ON DRAWINGS)	
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
POWER POLE LIGHT	PPL
WATER METER	WM
POWER POLE	PP
GAS METER	GM
ELECTRICAL METER	EM
SANITARY SEWER LAMPHOLE	SSLH
STORM DRAIN MANHOLE	SODM
SANITARY SEWER CLEAN OUT	SSCL

ABBREVIATIONS	
AC	ASPHALT
BW	BACK OF WALK
CONC	CONCRETE
TC	TOP OF CURVE
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN



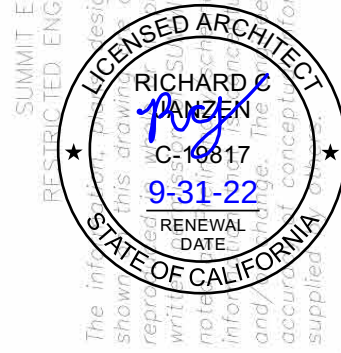
Curve Table			
Curve #	Length	Radius	Delta
C1	27.48	380.00	19°41'4"
C2	67.52	275.00	14°4'4"
C3	50.00	85.00	33°42'12"



SUMMIT ENGINEERING

5855 CASTLE DRIVE
OAKLAND, CA 94611
PHONE: (510) 842-8064
FAX: (510) 482-5848

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TOPOGRAPHIC AND BOUNDARY SURVEY

VACANT LOT AT GIRVIN DRIVE
OAKLAND, CA 94611
ALAMEDA COUNTY - CALIFORNIA
SCALE: 1 inch = 10 feet OCTOBER 2019

SHEET 1
OF 1 SHEETS
ORIG.DWG: RS
REV.DWG: _____
JOB: _____

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OAKLAND, CA 94611
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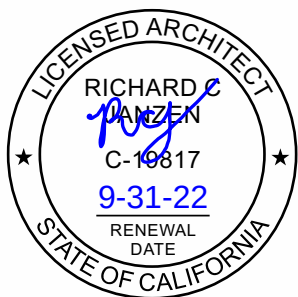
GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

SURVEY

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HARRY SEIFERT
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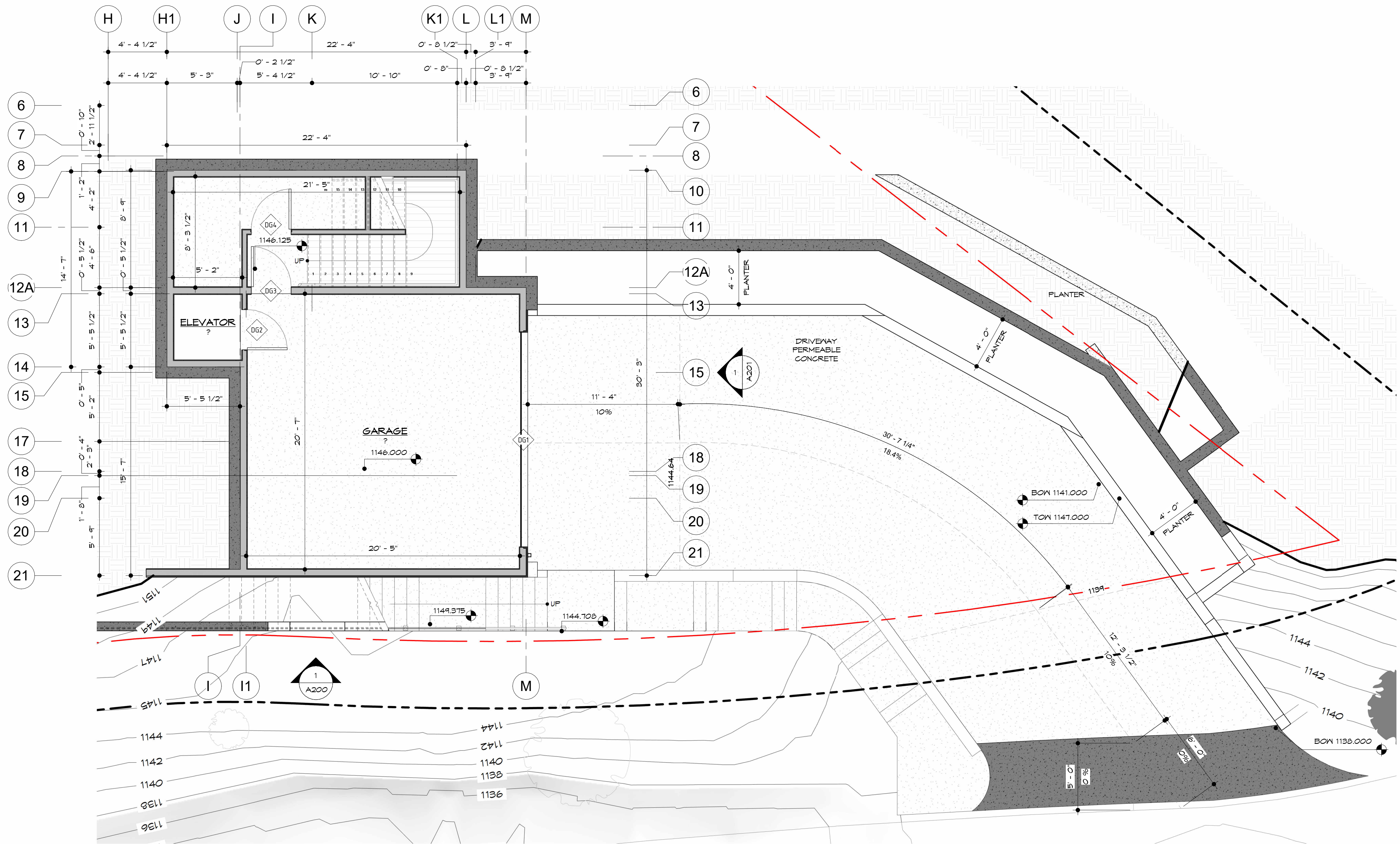


GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

GARAGE
FLOOR PLAN

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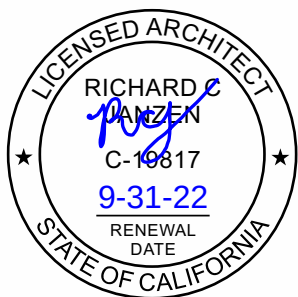
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1 GARAGE FLOOR PLAN
1/4" = 1'-0"

- 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 OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ACCEPTS LIABILITY BY NOT REPORTING ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
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- WHEN A CLOUD APPEARS IN THESE DRAWINGS, NOTE THAT THE INFORMATION ENCIRCLED HAS BEEN REVISED FROM THE PREVIOUS CONDITION.
TYPICAL CLOUD REVISION NUMBER 1
- 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.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FRAMING OR CENTER LINE OF COLUMN OR MULLION, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- PROTECT AT ALL TIMES THE PROPERTY OF THE BUILDING OWNER AND THOSE OF HIS ADJACENT PROPERTY OWNERS IN REFERENCE TO THIS WORK.
- PROVIDE TEMPORARY UTILITIES THROUGHOUT PROJECT AREA, FOR THE DURATION OF THIS PROJECT AS REQUIRED.

REVISIONS		
NO.	ISSUE	DATE

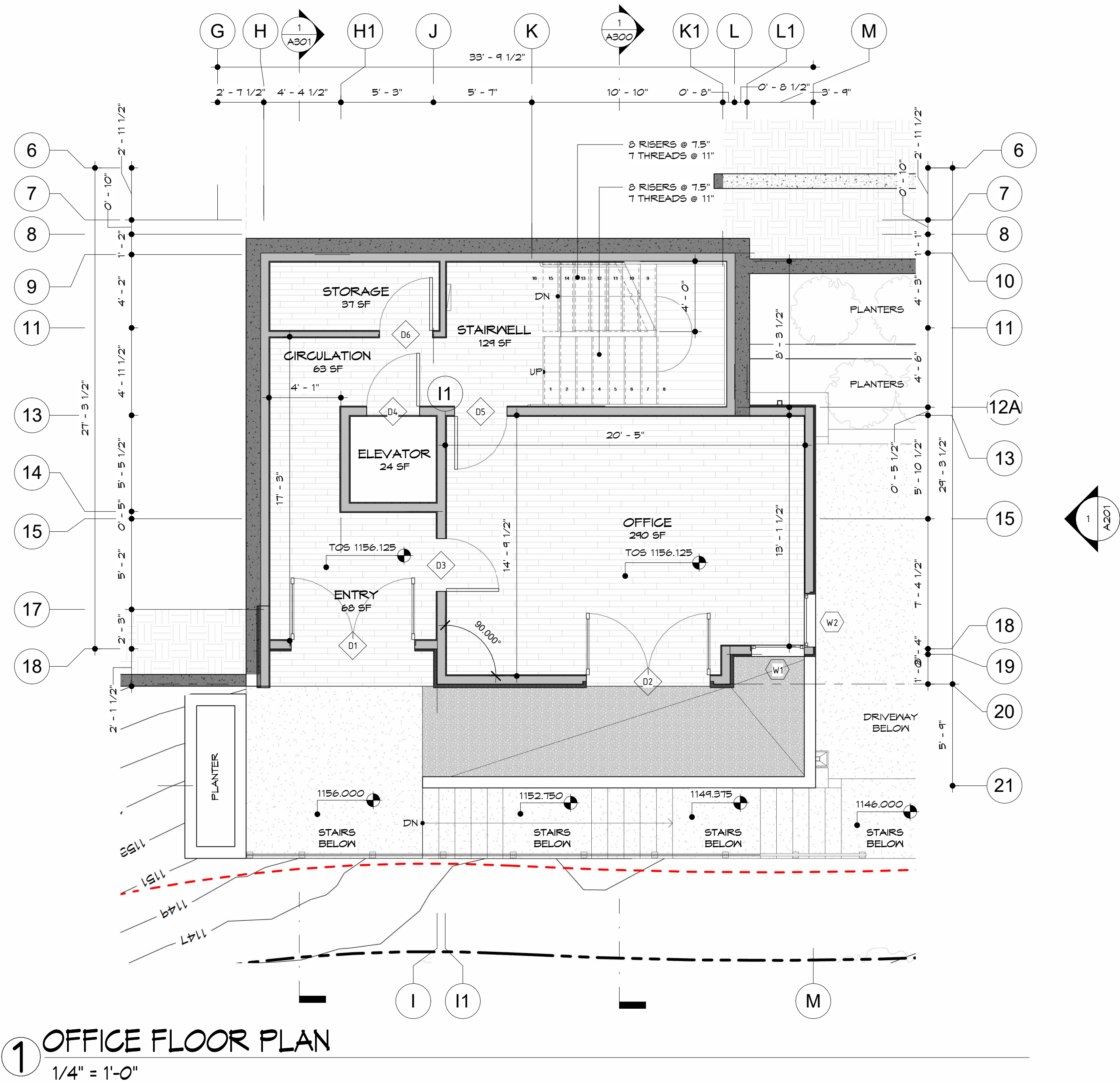


GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

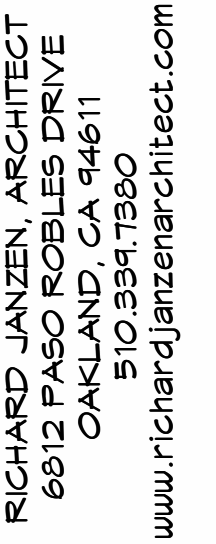
OFFICE FLOOR
PLAN

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TYPICAL CLOUD  REVISION NUMBER 
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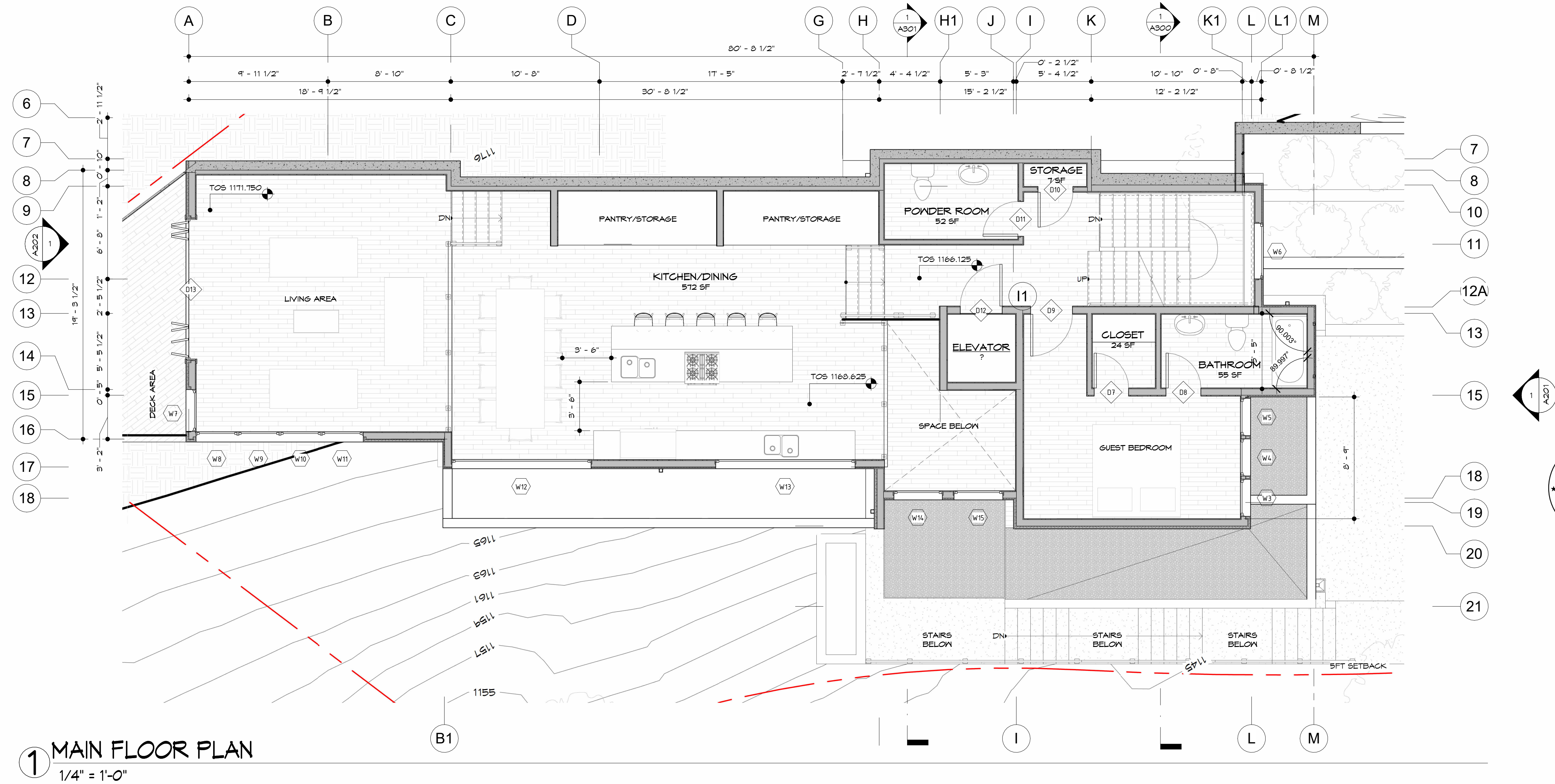
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GIRVIN DRIVE
GIRVIN DRIVE
OAKLAND, CALIFORNIA
94611

MAIN FLOOR PLAN

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1/4" = 1'-0"
JOB NO.
2021-04
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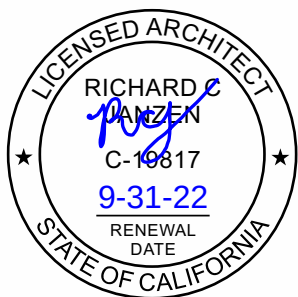
1 MAIN FLOOR PLAN

OVERALL DOOR SCHEDULE						
Mark	COUNT	LEVEL	SIZE		DESCRIPTION	COMMENTS
			WIDTH	HEIGHT		
DG1	1	GARAGE T.O. SLAB	16' - 0"	8' - 0"	OVERHEAD METAL & GLASS	EXTERIOR
D63	1	GARAGE T.O. SLAB	3' - 0"	8' - 0"	WOOD DOOR	
D62	1	GARAGE T.O. SLAB	3' - 0"	8' - 0"	WOOD DOOR	
D6-4	1	GARAGE T.O. SLAB	3' - 0"	8' - 0"	WOOD DOOR	
D2	1	OFFICE/STUDIO T.O. SUBFLOOR	7' - 0"	8' - 0"	WOOD DOOR	EXTERIOR
D1	1	OFFICE/STUDIO T.O. SUBFLOOR	7' - 0"	8' - 0"	WOOD DOOR	EXTERIOR
D5	1	OFFICE/STUDIO T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D3	1	OFFICE/STUDIO T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D6	1	OFFICE/STUDIO T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D4	1	OFFICE/STUDIO T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D4	1	MAIN T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D2	1	MAIN T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D9	1	MAIN T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D17	1	MAIN T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D11	1	MAIN T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D10	1	MAIN T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D13	1	MAIN T.O. SUBFLOOR	10' - 0"	8' - 0"	FOLDING DOOR	EXTERIOR
D15	1	UPPER T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D16	1	UPPER T.O. SUBFLOOR	2' - 4"	8' - 0"	WOOD DOOR	
D17	1	UPPER T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D19	1	UPPER T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D20	1	UPPER T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D19	1	UPPER T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D21	1	UPPER T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D23	1	UPPER T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D14	1	UPPER T.O. SUBFLOOR	3' - 0"	8' - 0"	WOOD DOOR	
D25	1	UPPER T.O. SUBFLOOR	2' - 6"	8' - 0"	WOOD DOOR	
D24	1	BEDROOM T.O. SUBFLOOR	10' - 0"	8' - 0"	FOLDING DOOR	EXTERIOR
D22	1	BEDROOM T.O. SUBFLOOR	7' - 0"	8' - 0"	WOOD DOOR	

OVERALL WINDOW SCHEDULE						
Mark	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	LEVEL	COMMENTS
W1	Casement 36" x 60"	3' - 0"	5' - 0"	8' - 0"	OFFICE/STUDIO T.O. SUBFLOOR	
W2	Fixed 36" x 60"	3' - 0"	5' - 0"	8' - 0"	OFFICE/STUDIO T.O. SUBFLOOR	
OFFICE/STUDIO T.O. SUBFLOOR: 2						
W3	Fixed 32" x 60"	2' - 8"	5' - 0"	8' - 0"	MAIN T.O. SUBFLOOR	
W4	Fixed 32" x 60"	2' - 8"	5' - 0"	8' - 0"	MAIN T.O. SUBFLOOR	
W5	Fixed 32" x 60"	2' - 8"	5' - 0"	8' - 0"	MAIN T.O. SUBFLOOR	
W6	Fixed 48" x 60"	4' - 0"	5' - 0"	5' - 0"	MAIN T.O. SUBFLOOR	
W7	Fixed 36" x 60"	3' - 0"	5' - 0"	13' - 7 1/2"	MAIN T.O. SUBFLOOR	
W8	Casement 36" x 60"	3' - 0"	5' - 0"	13' - 7 1/2"	MAIN T.O. SUBFLOOR	
W9	Casement 36" x 60"	3' - 0"	5' - 0"	13' - 7 1/2"	MAIN T.O. SUBFLOOR	
W10	Casement 36" x 60"	3' - 0"	5' - 0"	13' - 7 1/2"	MAIN T.O. SUBFLOOR	
W11	Casement 36" x 60"	3' - 0"	5' - 0"	13' - 7 1/2"	MAIN T.O. SUBFLOOR	
W12	Fixed 120" x 60"	10' - 0"	5' - 0"	10' - 6"	MAIN T.O. SUBFLOOR	
W13	Fixed 120" x 60"	10' - 0"	5' - 0"	10' - 6"	MAIN T.O. SUBFLOOR	
W14	Fixed 42" x 96"	3' - 6"	8' - 0"	8' - 0"	MAIN T.O. SUBFLOOR	
W15	Fixed 42" x 96"	3' - 6"	8' - 0"	8' - 0"	MAIN T.O. SUBFLOOR	

OVERALL WINDOW SCHEDULE						
Mark	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	LEVEL	COMMENTS
W35	Fixed 48" x 24"	4' - 0"	2' - 0"	8' - 0"	MAIN T.O. SUBFLOOR	
MAIN T.O. SUBFLOOR: 14						
W16	Fixed 36" x 60"	3' - 0"	5' - 0"	5' - 0"	BEDROOM T.O. SUBFLOOR	
W17	Fixed 48" x 60"	4' - 0"	5' - 0"	5' - 0"	BEDROOM T.O. SUBFLOOR	
W18	Fixed 36" x 60"	3' - 0"	5' - 0"	5' - 0"	BEDROOM T.O. SUBFLOOR	
W19	Fixed 36" x 60"	3' - 0"	5' - 0"	5' - 0"	BEDROOM T.O. SUBFLOOR	
W20	Fixed 36" x 60"	3' - 0"	5' - 0"	5' - 0"	BEDROOM T.O. SUBFLOOR	
W21	Fixed 36" x 60"	3' - 0"	5' - 0"	6' - 0 15/32"	BEDROOM T.O. SUBFLOOR	
W22	Fixed 36" x 60"	3' - 0"	5' - 0"	6' - 0 15/32"	BEDROOM T.O. SUBFLOOR	
W23	Fixed 36" x 60"	3' - 0"	5' - 0"	6' - 0 15/32"	BEDROOM T.O. SUBFLOOR	
W24	Casement 36" x 72"	3' - 0"	6' - 0"	11' - 3 1/2"	BEDROOM T.O. SUBFLOOR	
W25	Fixed 36" x 72"	3' - 0"	6' - 0"	11' - 3 1/2"	BEDROOM T.O. SUBFLOOR	
W26	Fixed 36" x 72"	3' - 0"	6' - 0"	11' - 3 1/2"	BEDROOM T.O. SUBFLOOR	
W27	Casement 36" x 72"	3' - 0"	6' - 0"	11' - 3 1/2"	BEDROOM T.O. SUBFLOOR	
W28	Fixed 36" x 60"	3' - 0"	5' - 0"	8' - 0"	BEDROOM T.O. SUBFLOOR	
W29	Fixed 36" x 60"	3' - 0"	5' - 0"	8' - 0"	BEDROOM T.O. SUBFLOOR	
W30	Fixed 36" x 60"	3' - 0"	5' - 0"	8' - 0"	BEDROOM T.O. SUBFLOOR	
W31	Fixed 36" x 60"	3' - 0"	5' - 0"	8' - 0"	BEDROOM T.O. SUBFLOOR	
W32	Fixed 36" x 60"	3' - 0"	5' - 0"	8' - 0"	BEDROOM T.O. SUBFLOOR	
W33	Fixed 36" x 60"	3' - 0"	5' - 0"	8' - 0"	BEDROOM T.O. SUBFLOOR	
W34	Fixed 120" x 96"	10' - 0"	8' - 0"	11' - 1 1/2"	BEDROOM T.O. SUBFLOOR	
BEDROOM T.O. SUBFLOOR: 19						
Grand total: 35						

REVISIONS		
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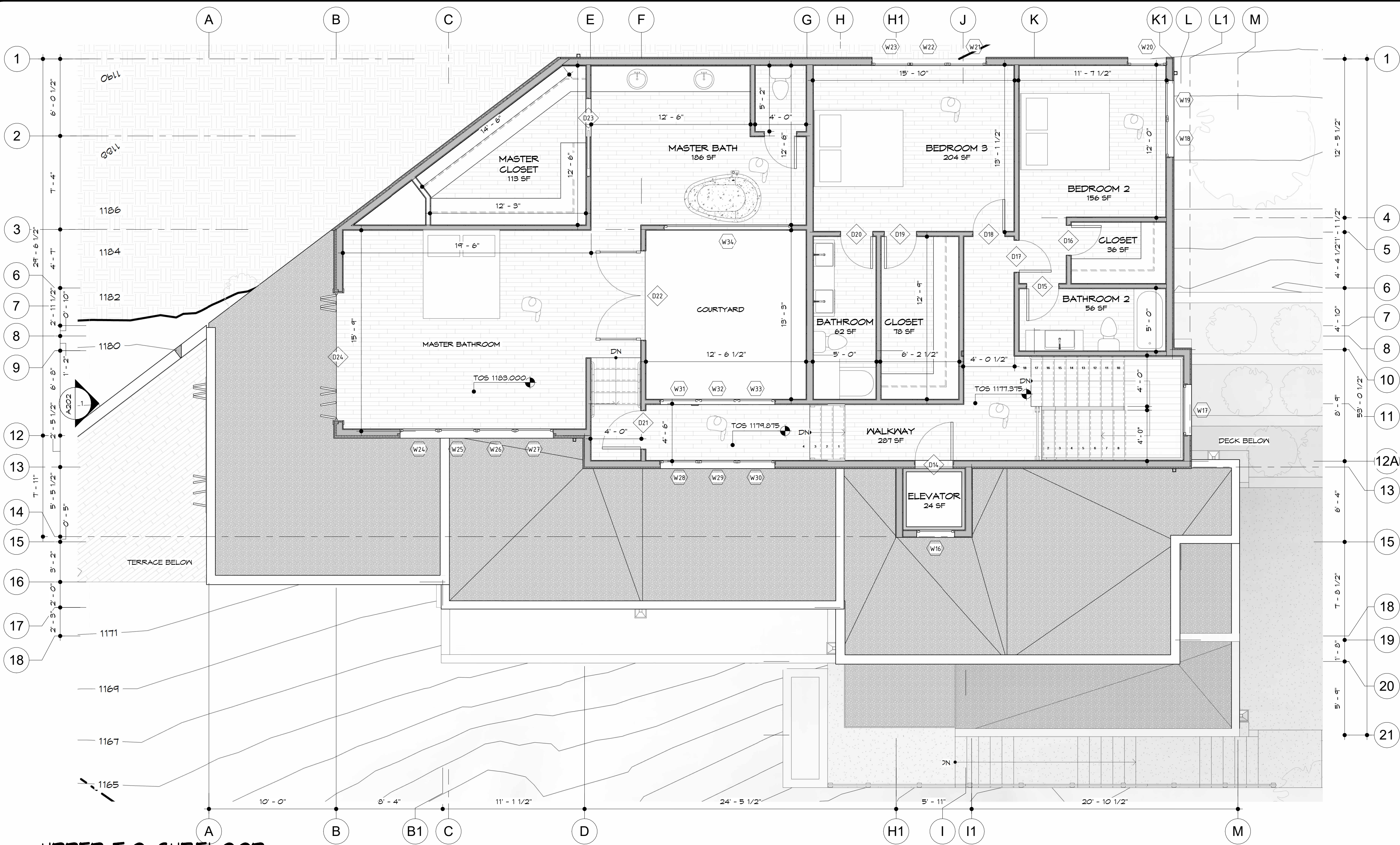


GIRVIN DRIVE
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OAKLAND, CALIFORNIA
94611

UPPER FLOOR
PLAN

DRAWN GN
CHECKED RJ
DATE 12/16/2022 12:00:31 PM
SCALE As Indicated
JOB NO. 2021-04
SHEET

A103



1 UPPER T.O. SUBFLOOR
1/4" = 1'-0"

- 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 OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ACCEPTS LIABILITY BY NOT REPORTING ANY AND DISCREPANCIES TO THE ARCHITECT.
- 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.
- WHEN A CLOUD APPEARS IN THESE DRAWINGS, NOTE THAT THE INFORMATION ENCIRCLED HAS BEEN REVISED FROM THE PREVIOUS CONDITION.
TYPICAL CLOUD REVISION NUMBER
- 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.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FRAMING OR CENTER LINE OF COLUMN OR MULLION, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- PROTECT AT ALL TIMES THE PROPERTY OF THE BUILDING OWNER AND THOSE OF HIS ADJACENT PROPERTY OWNERS IN REFERENCE TO THIS WORK.
- PROVIDE TEMPORARY UTILITIES THROUGHOUT PROJECT AREA, FOR THE DURATION OF THIS PROJECT AS REQUIRED.

REVISIONS		
NO.	ISSUE	DATE

GIRVIN DRIVE
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OAKLAND, CALIFORNIA
94611

FRONT & REAR
ELEVATIONS

DRAWN	GN
CHECKED	RJ
DATE	12/16/2022 12:00:30 PM
SCALE	As Indicated
JOB NO.	2021-04
SHEET	

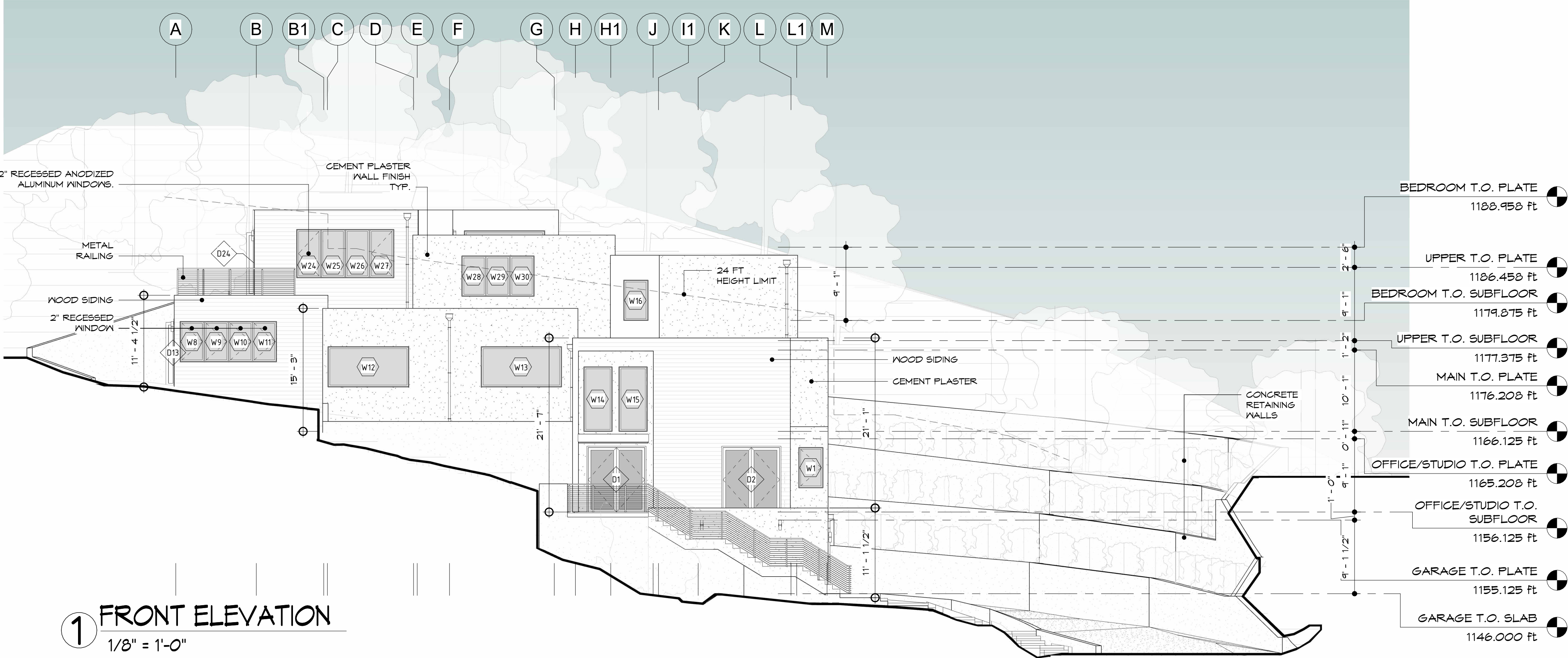
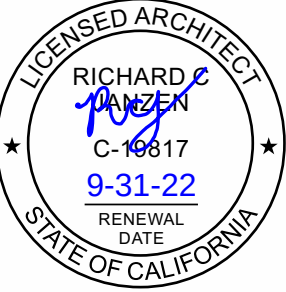
A200

MATERIAL SCHEDULE

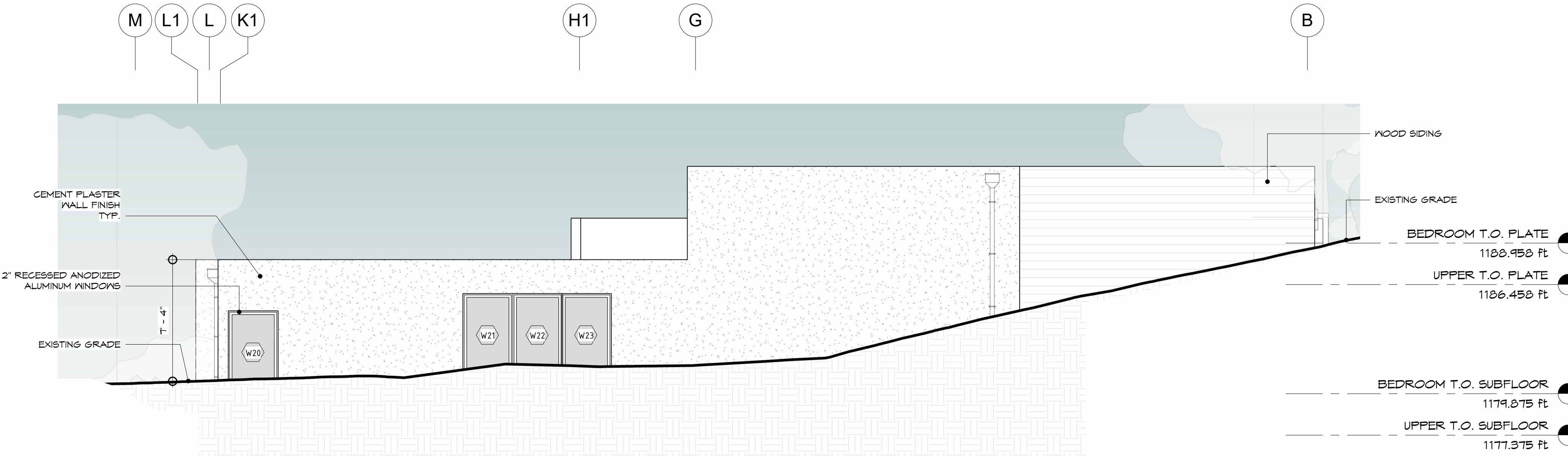
- ROOFING:
APPLIED BITUMEN - BUILT UP ROOF.
- FRONT DOOR:
ANODIZED ALUMINUM
- WINDOWS:
ANODIZED ALUMINUM WINDOWS
- AWNINGS:
MAIN ENTRY ROOF - WOOD CEILING
- RAILINGS:
METAL RAILING.
- DECKING:
MASTER BEDROOM DECK - TILE
FAMILY ROOM DECK - TILE
- RETAINING WALLS:
CONCRETE RETAINING WALL WITH A STONE FINISH.
- WALLS:
ACRYLIC STUCCO AND/OR CEDAR BOARD SIDING.
- DRIVEWAY:
PERMEABLE CONCRETE
- WALKWAY:
PERMEABLE SLATE TILES



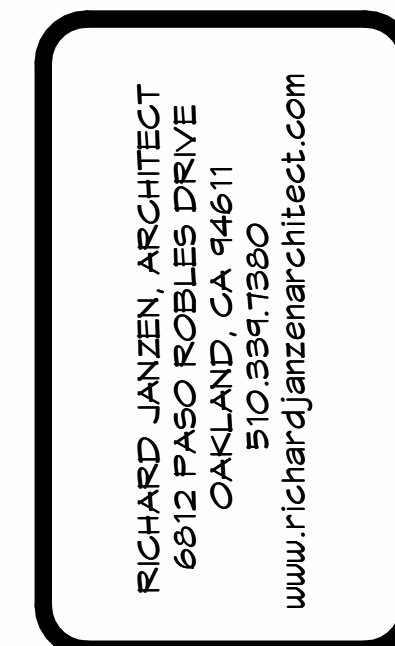
- Duro-Last Roof Assembly Description
- Duro-Last® PVC thermoplastic membrane
Membrane Thickness: 40 mil
Color: White
Attachment: Attached with mechanical fasteners
 - Atlas FR-10 fire rated slip sheet, GAF Solo or equivalent Class A Rated Underlayment
Thickness: 2 plies
Attachment: Attached with mechanical fasteners
 - 1/2 inch Plywood Roof Deck



1 FRONT ELEVATION
1/8" = 1'-0"



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



GIRVIN DRIVE
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94611

RIGHT
ELEVATION

DRAWN
GN
CHECKED
RJ
DATE
12/16/2022 12:00:44 PM
SCALE
1/4" = 1'-0"
JOB NO.
2021-04
SHEET

A201

ROOFING:
APPLIED BITUMEN - BUILT UP ROOF.

FRONT DOOR :
ANODIZED ALUMINUM.

WINDOWS:
ANODIZED ALUMINUM WINDOWS

AWNINGS :
MAIN ENTRY ROOF - WOOD CEILING.

RAILINGS:
METAL RAILING.

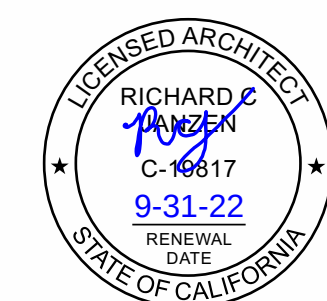
DECKING:
MASTER BEDROOM DECK - TILE
FAMILY ROOM DECK - TILE

RETAINING WALLS:
CONCRETE RETAINING WALL WITH A

WALLS:
ACRYLIC STUCCO AND/OR CEDAR S

DRIVEWAY:
PERMEABLE CONCRETE

WALKWAY:
PERMEABLE SLATE TILES

[illegible]

BEDROOM T.O. SUBFLOOR
1119.375 ft

UPPER T.O. SUBFLOOR
1177.375 ft

MAIN T.O. PLATE
1176.208 ft

MAIN T.O. SUBFLOOR
1166.125 ft

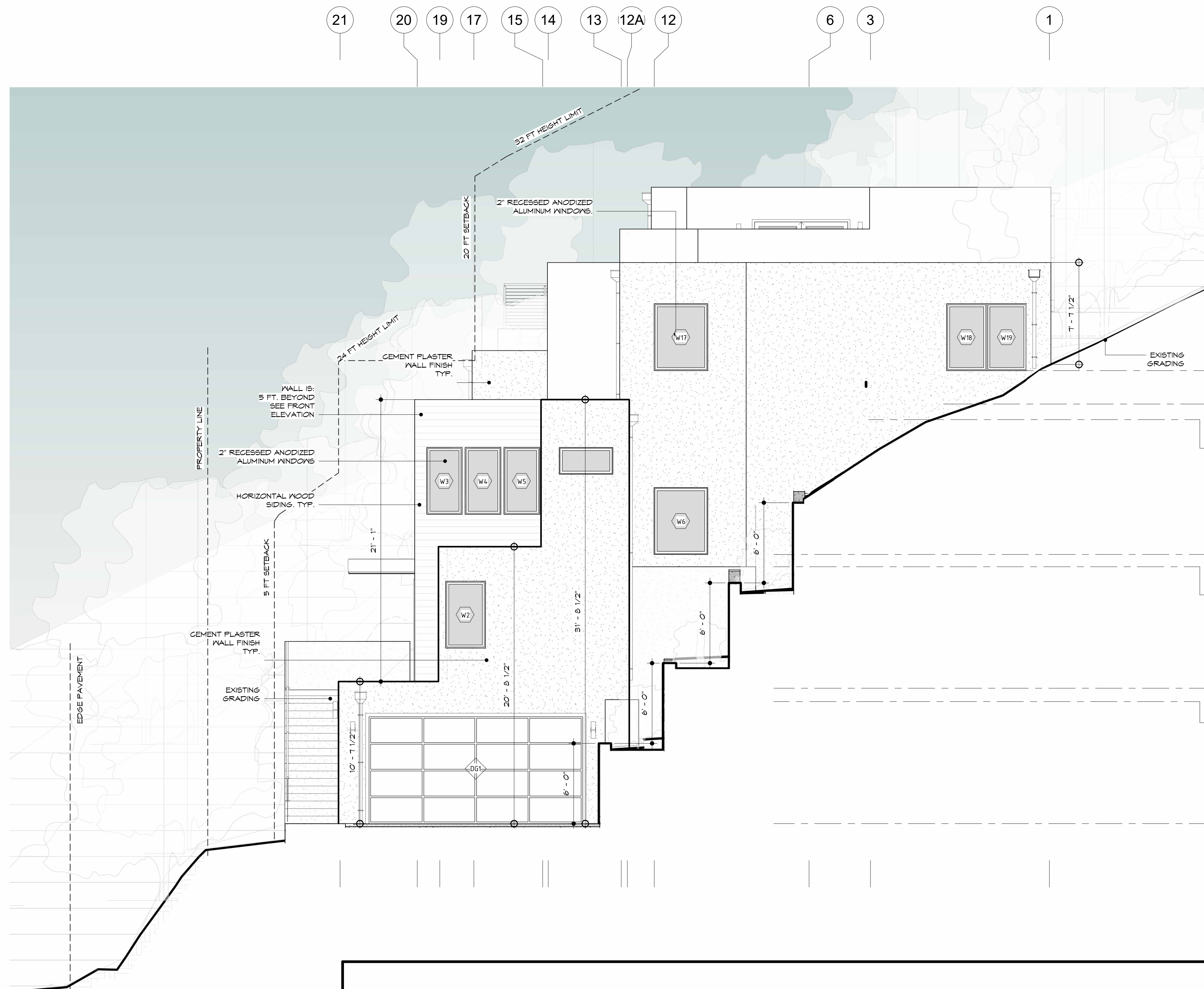
OFFICE/STUDIO T.O. PLATE
1165.208 ft

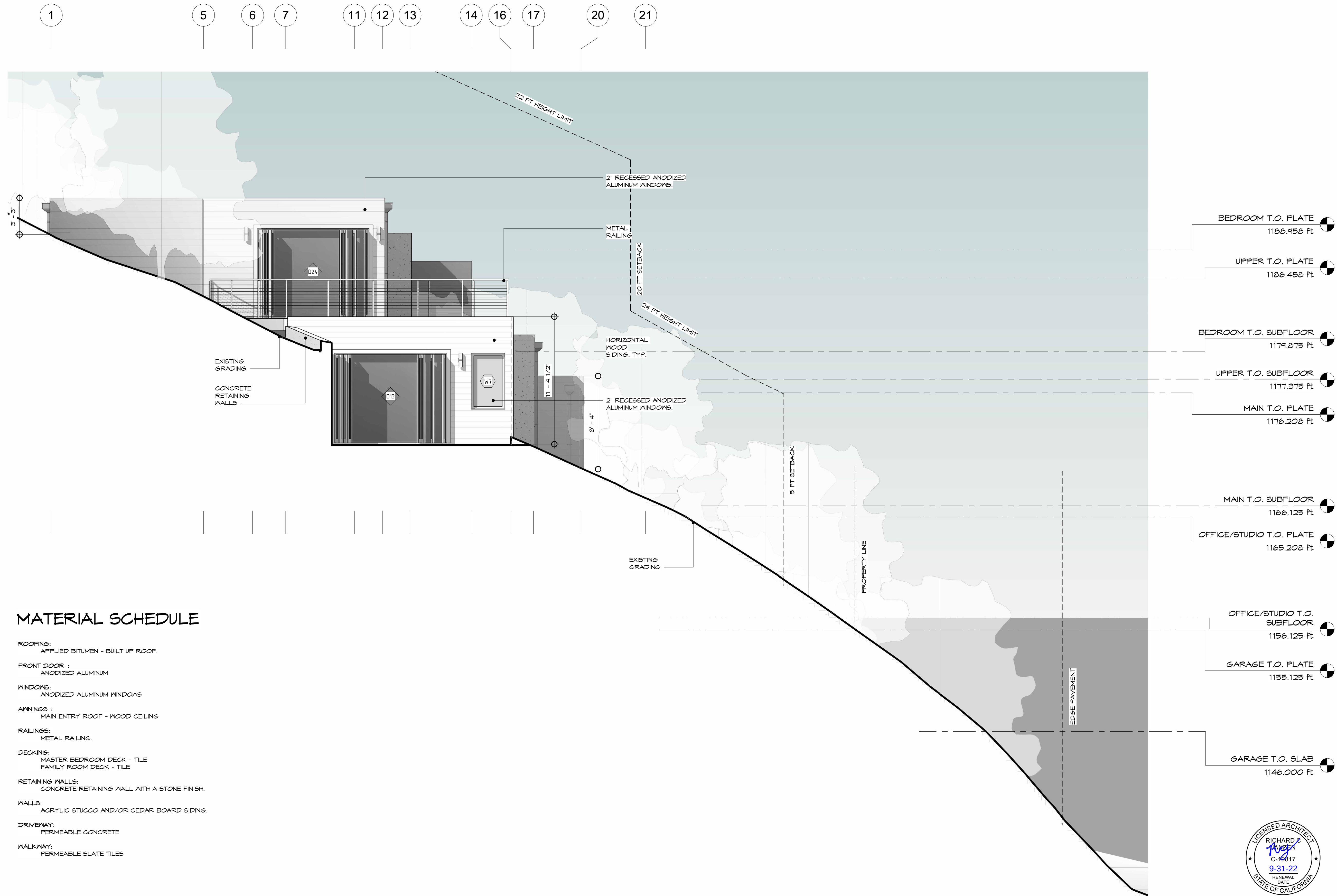
OFFICE/STUDIO T.O. SUBFLOOR
1156.125 ft

GARAGE T.O. PLATE
1155.125 ft

GARAGE T.O. SLAB
1146.000 ft

① RIGHT ELEVATION
 $1/4" = 1'-0"$

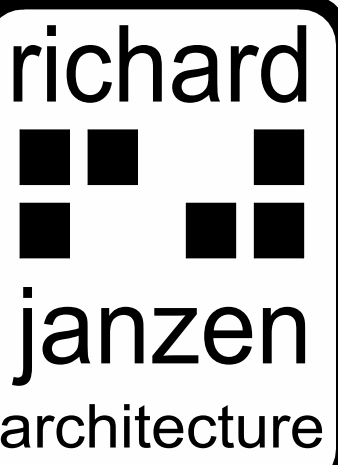




MATERIAL SCHEDULE

- ROOFING:
APPLIED BITUMEN - BUILT UP ROOF.
- FRONT DOOR:
ANODIZED ALUMINUM
- WINDOWS:
ANODIZED ALUMINUM WINDOWS
- AWNINGS:
MAIN ENTRY ROOF - WOOD CEILING
- RAILINGS:
METAL RAILING.
- DECKING:
MASTER BEDROOM DECK - TILE
FAMILY ROOM DECK - TILE
- RETAINING WALLS:
CONCRETE RETAINING WALL WITH A STONE FINISH.
- WALLS:
ACRYLIC STUCCO AND/OR CEDAR BOARD SIDING.
- DRIVEWAY:
PERMEABLE CONCRETE
- WALKWAY:
PERMEABLE SLATE TILES

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



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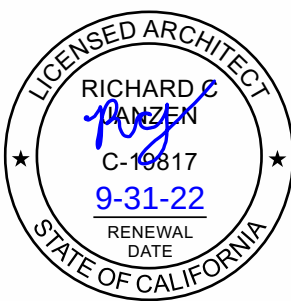
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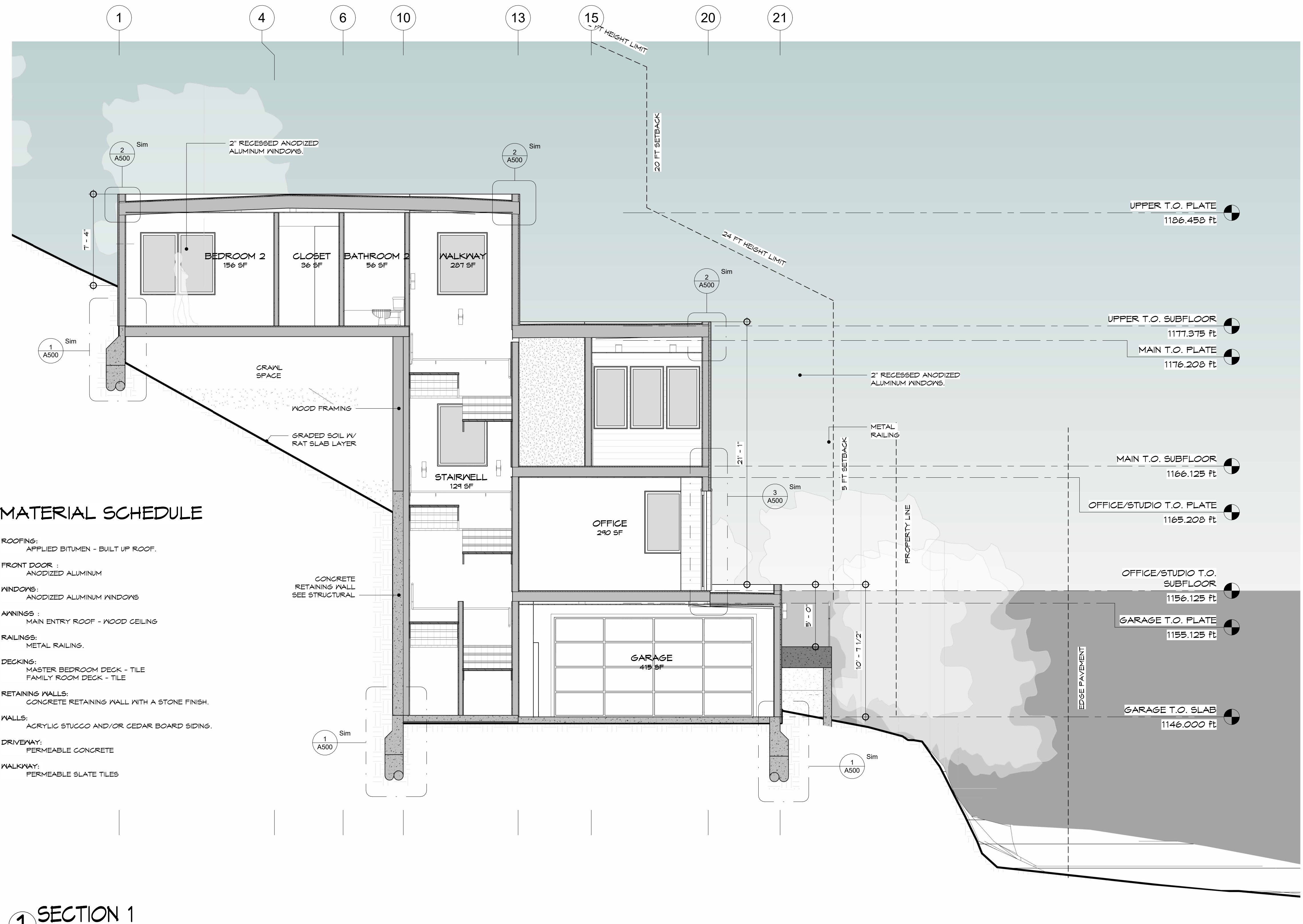
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94611

LEFT
ELEVATION

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CHECKED RJ
DATE 12/16/2022 12:00:39 PM
SCALE 1/4" = 1'-0"
JOB NO. 2021-04
SHEET

A202

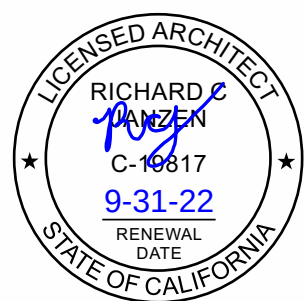




MATERIAL SCHEDULE

- ROOFING:
APPLIED BITUMEN - BUILT UP ROOF.
- FRONT DOOR :
ANODIZED ALUMINUM
- WINDOWS:
ANODIZED ALUMINUM WINDOWS
- AWNINGS :
MAIN ENTRY ROOF - WOOD CEILING
- RAILINGS:
METAL RAILING.
- DECKING:
MASTER BEDROOM DECK - TILE
FAMILY ROOM DECK - TILE
- RETAINING WALLS:
CONCRETE RETAINING WALL WITH A STONE FINISH.
- WALLS:
ACRYLIC STUCCO AND/OR CEDAR BOARD SIDING.
- DRIVEWAY:
PERMEABLE CONCRETE
- WALKWAY:
PERMEABLE SLATE TILES

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



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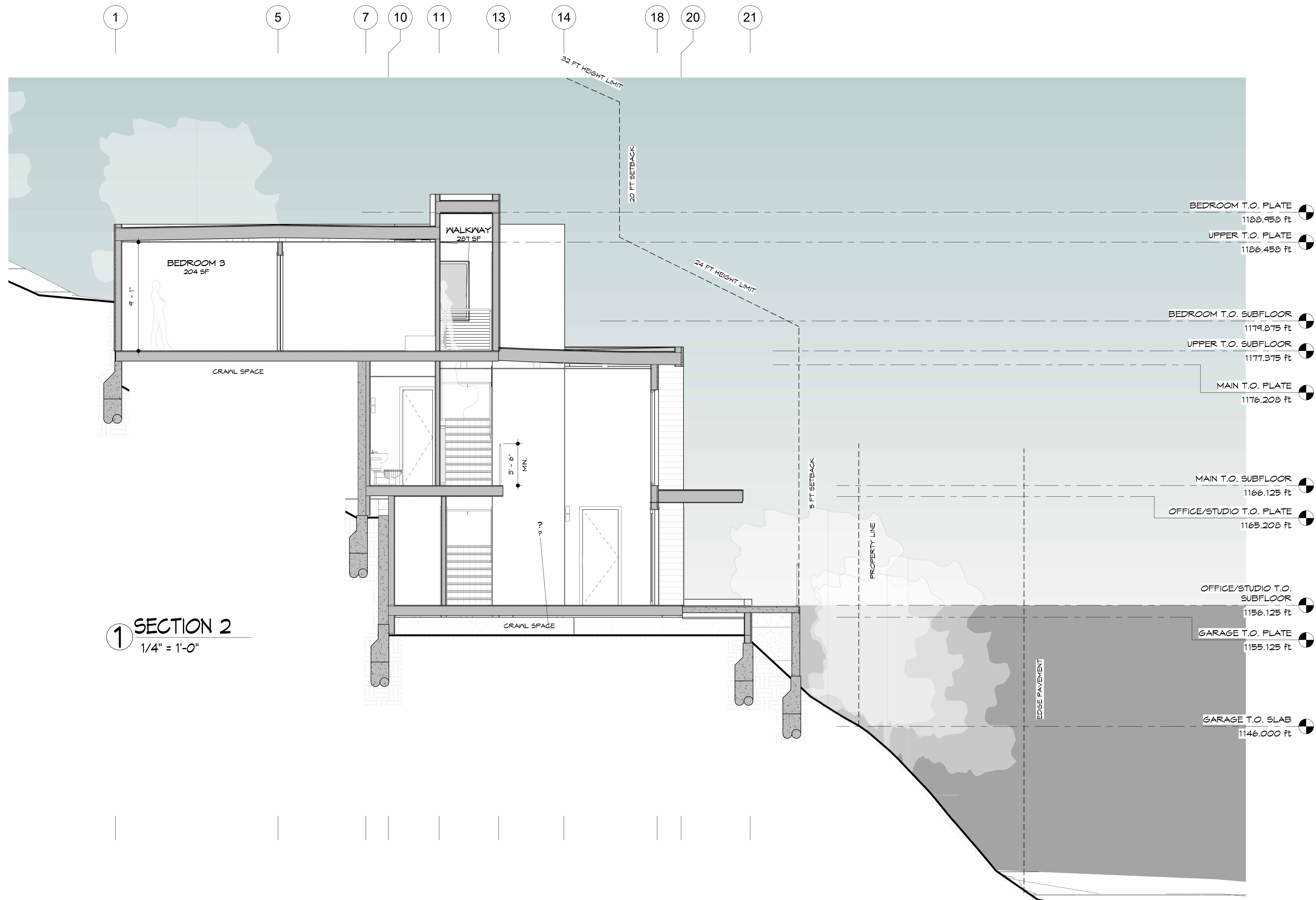
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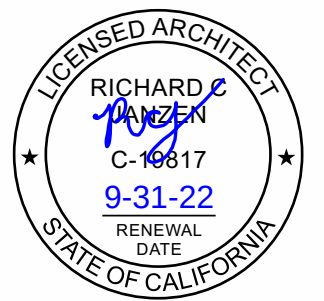
BUILDING
SECTIONS

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SCALE	1/4" = 1'-0"
JOB NO.	2021-04
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A300



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



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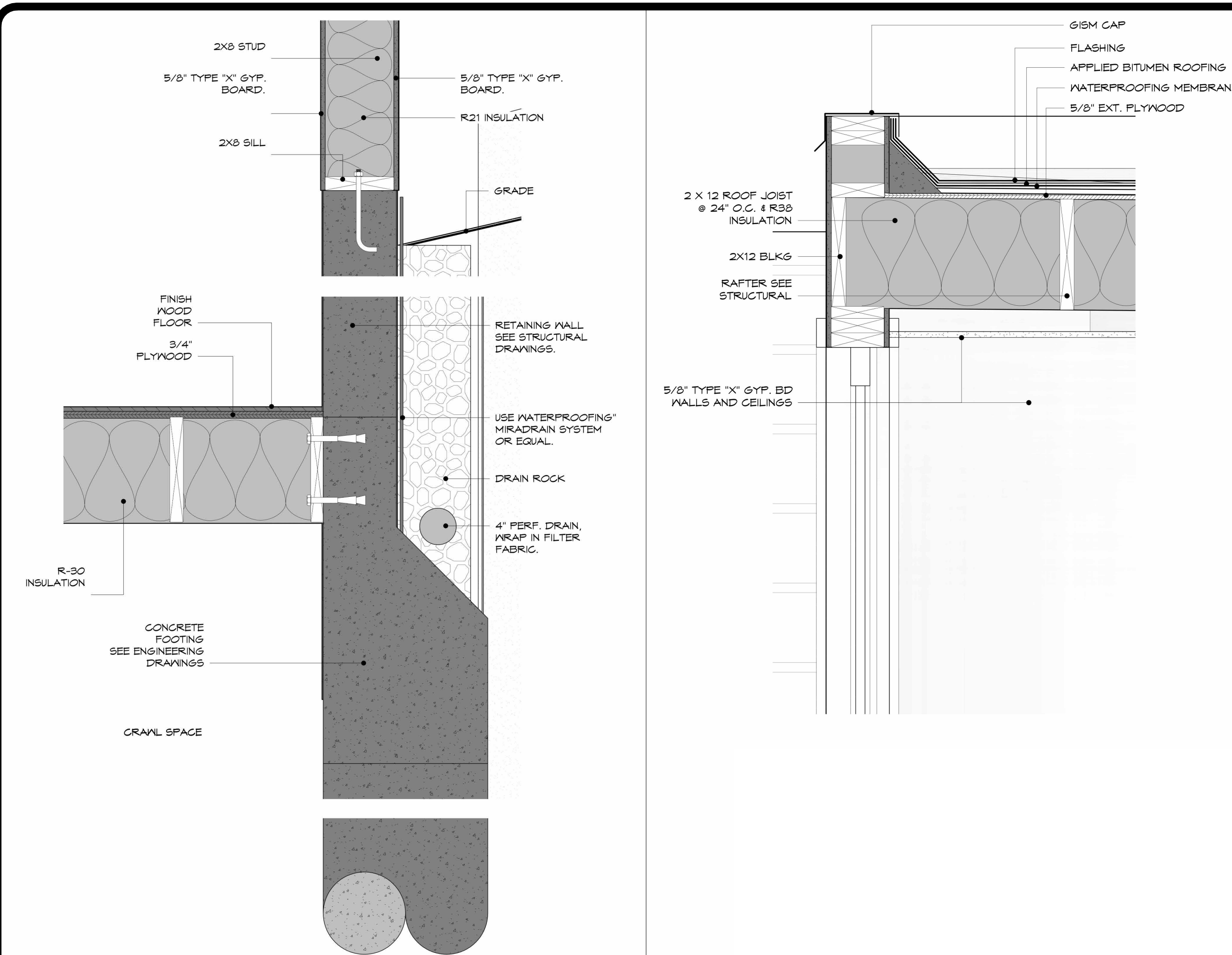
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BUILDING
SECTIONS

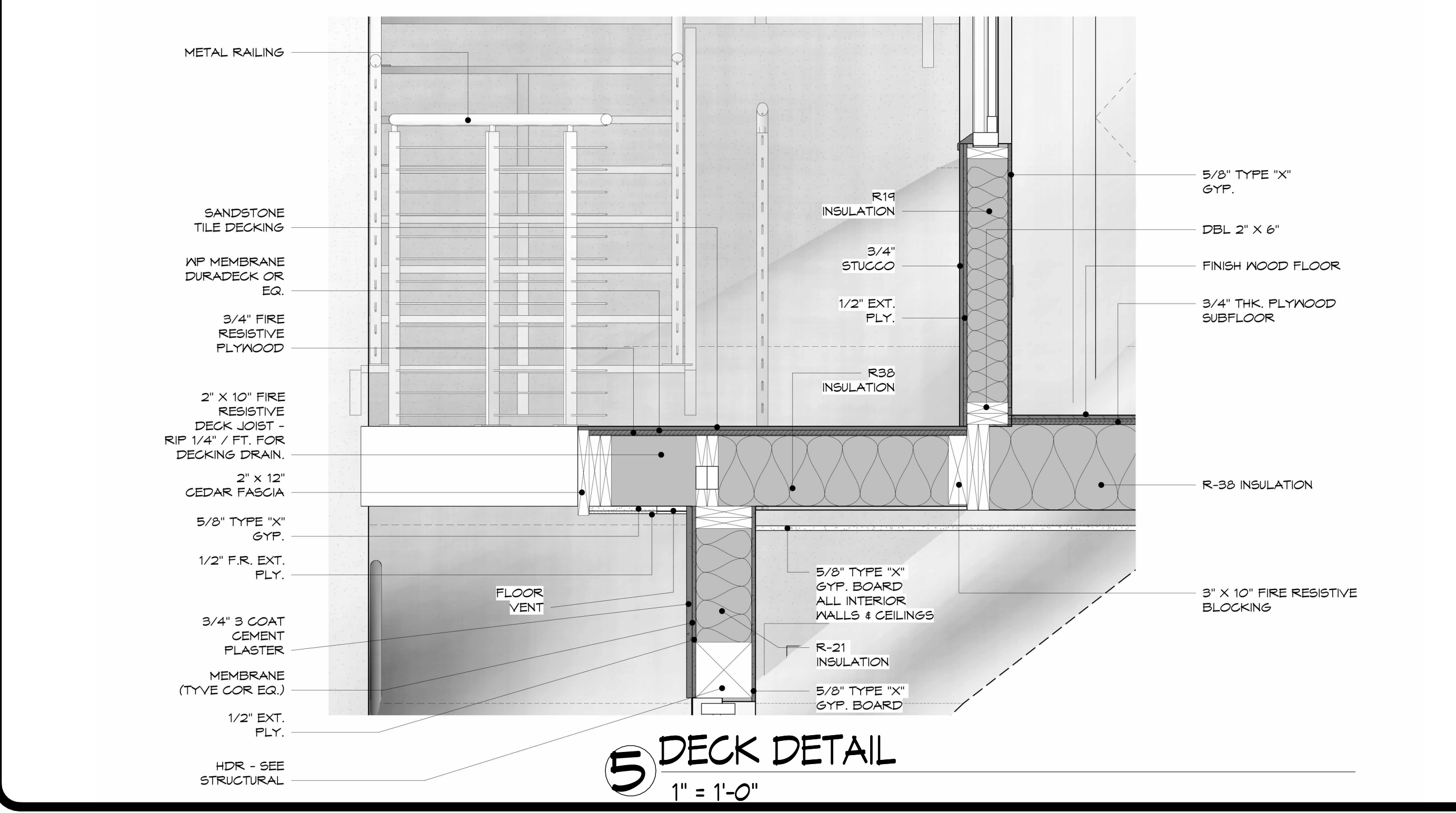
DRAWN
Author
CHECKED
Checker
DATE
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SCALE
1/4" = 1'-0"
JOB NO.
2021-04
SHEET

A301

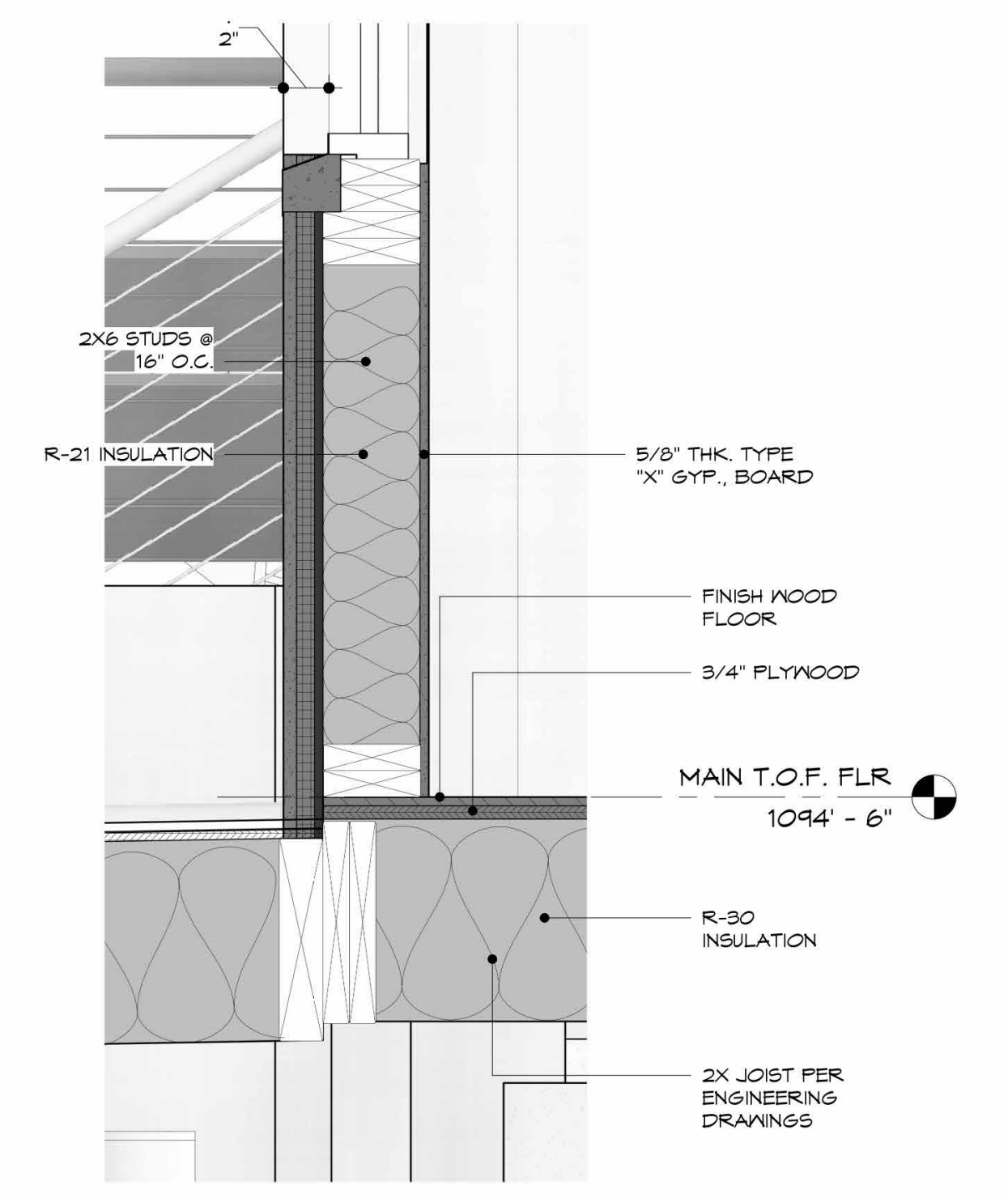
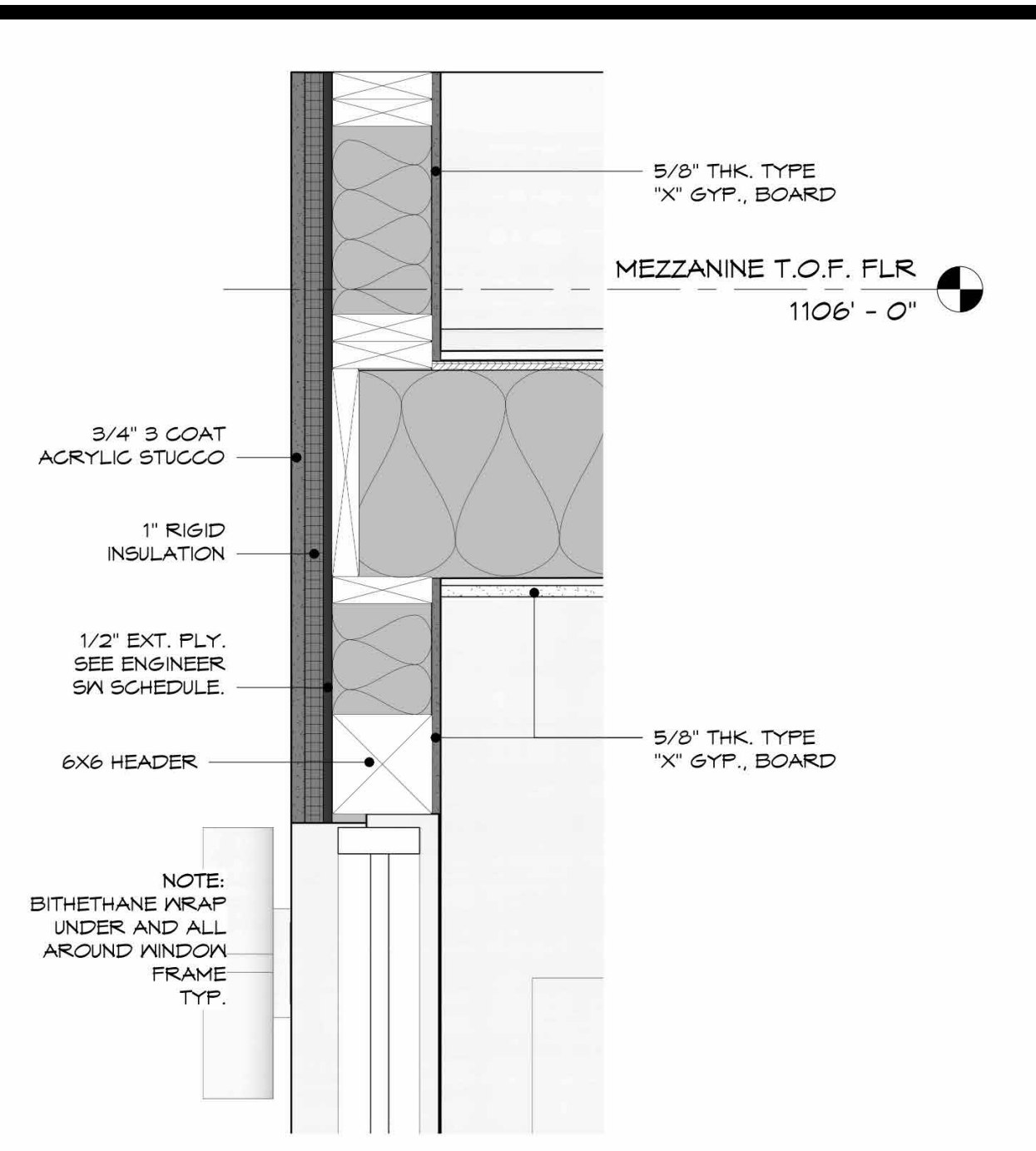


1 FLOOR, WALL & FOUND. DET. - TYP.
1 1/2" = 1'-0"

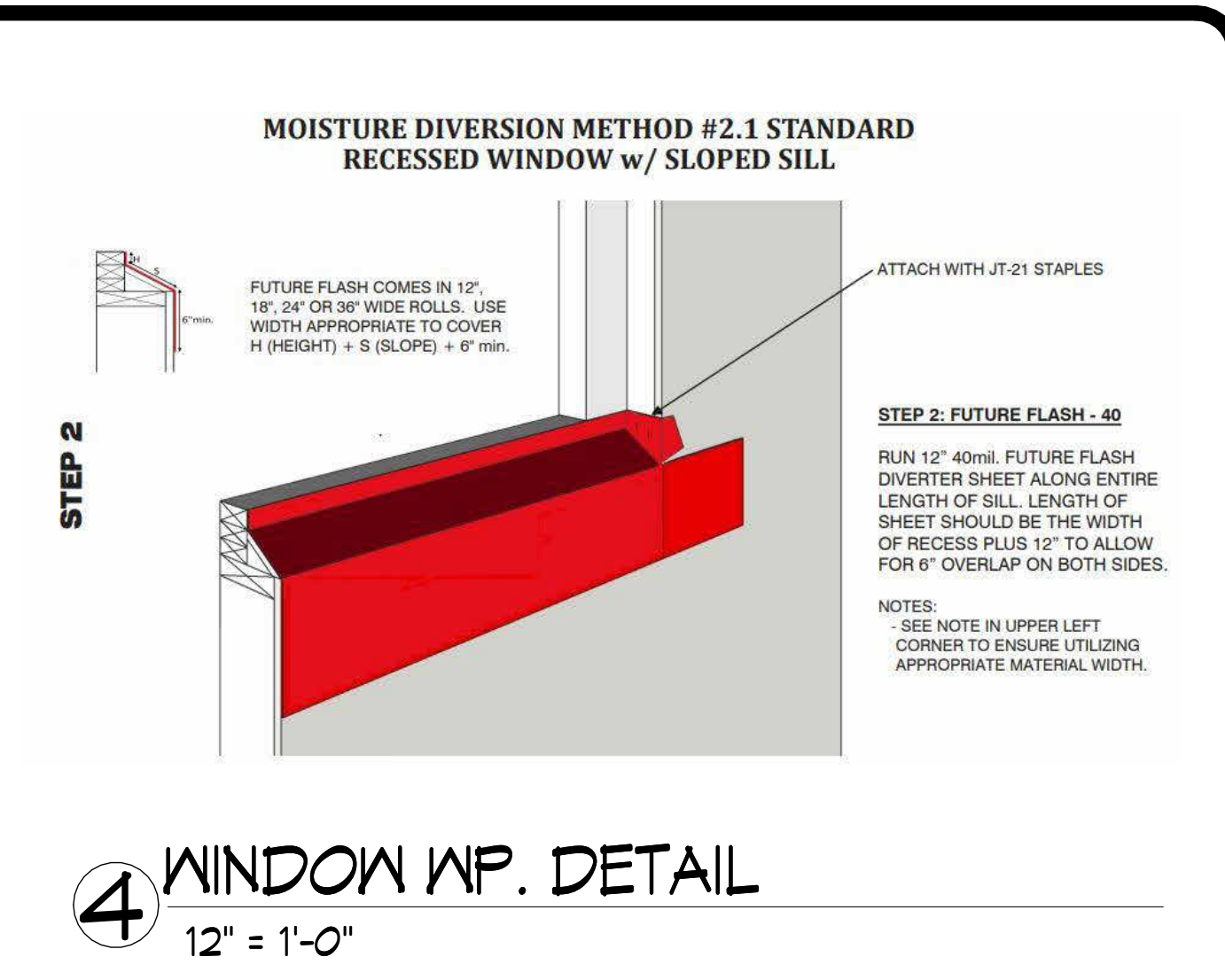
2 ROOF & PERAPET DETAIL - TYP.
1 1/2" = 1'-0"



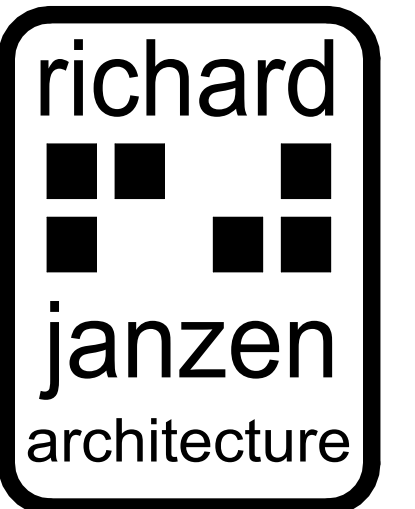
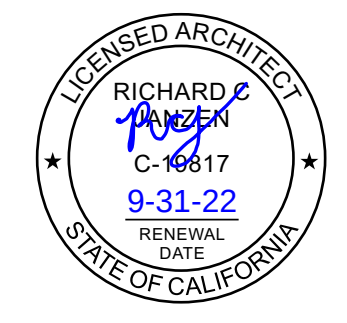
5 DECK DETAIL
1" = 1'-0"



3 WALL & WINDOW DETAIL - TYP.
1 1/2" = 1'-0"



4 WINDOW WP. DETAIL
12" = 1'-0"



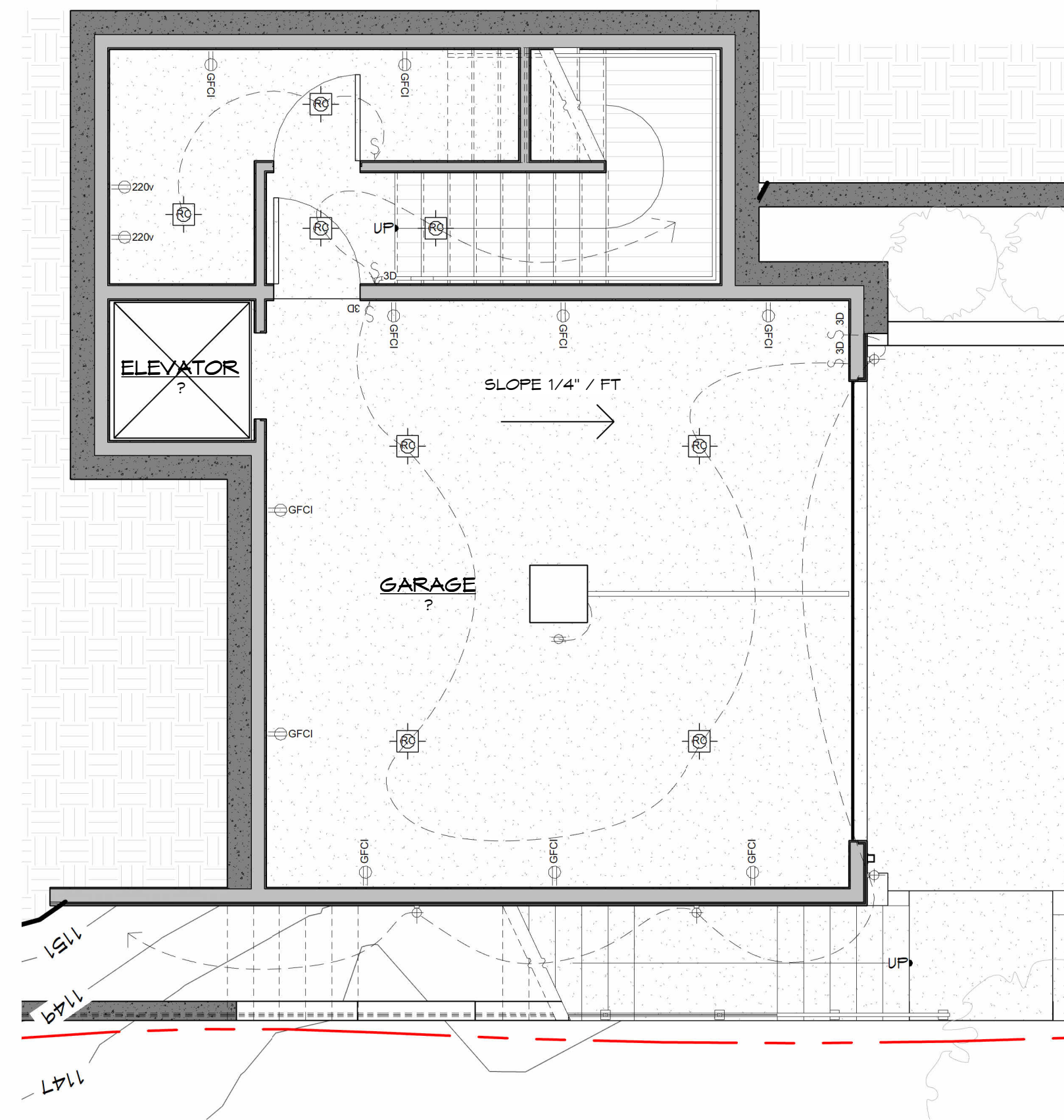
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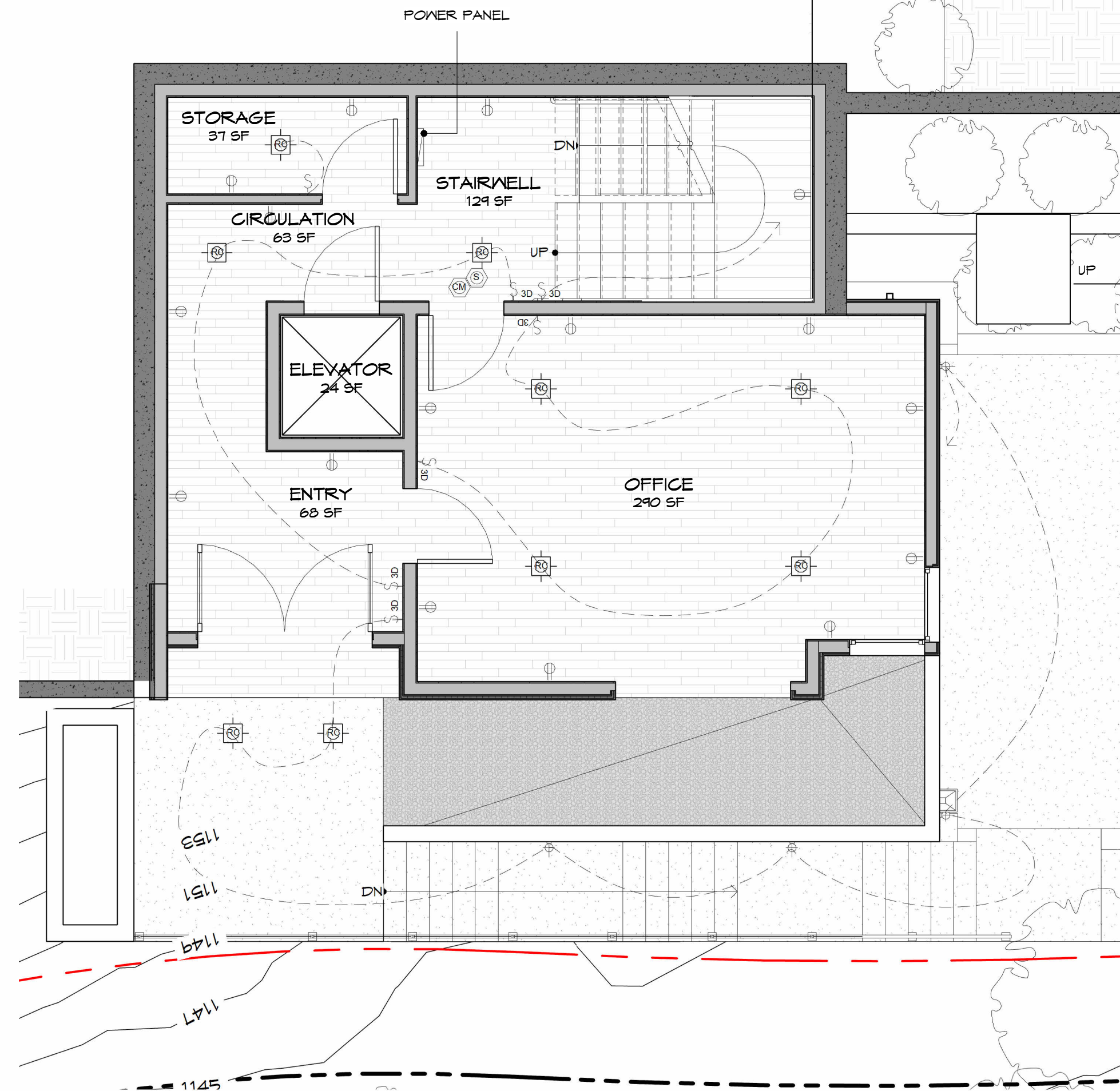
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94611

DETAILS

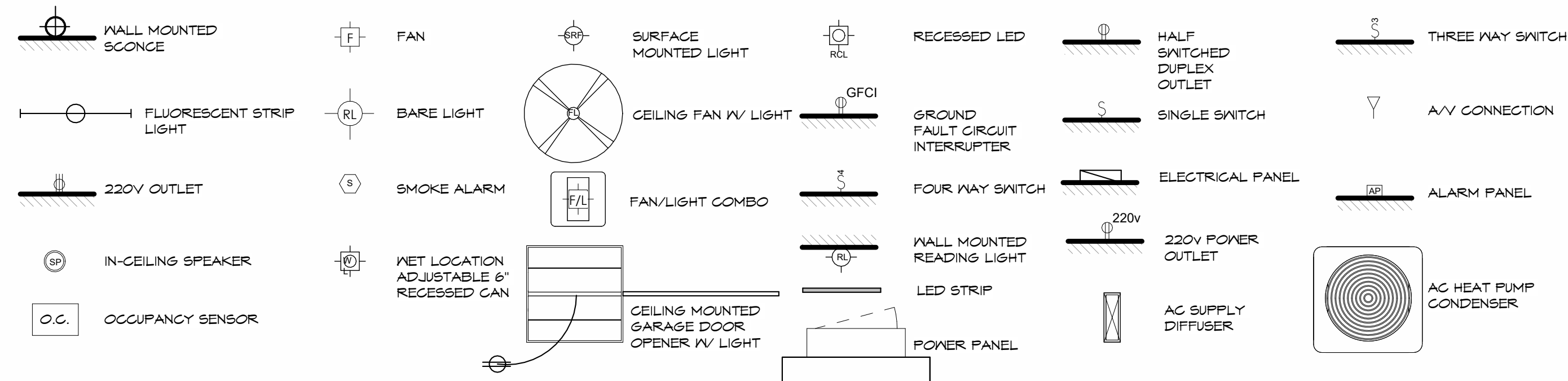
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JOB NO. 2021-04
SHEET A500



1 ELECTRICAL PLAN - GARAGE LEVEL
1/4" = 1'-0"



2 ELECTRICAL PLAN - STUDIO/OFFICE LEVEL
1/4" = 1'-0"



SPECIFICATIONS & NOTES

PLUMBING & MECHANICAL NOTES:

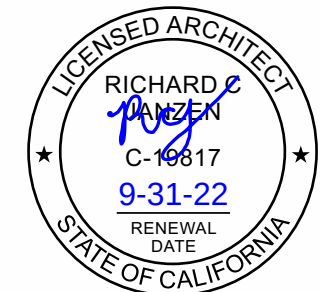
- TUB/SHOWER SHALL BE PROVIDED WITH PRESSURE-BALANCE, THERMOSTATIC OR COMBINATION PRESSURE-BALANCE / THERMOSTATIC MIXING CONTROLS, PER CFC SECTION 418.
- LOW FLOW DEVICES WITH A MAXIMUM FLOW RATE OF THREE (3) GALLONS PER MINUTE INSTALLED IN ALL SHOWER FIXTURES, 2.75 GALLONS PER MINUTE FOR SINK AND LAVATORY FAUCETS, AND FOUR GALLONS PER MINUTE FOR ALL OTHER FAUCETS, OR REPLACED WITH FIXTURES DESIGNED TO MEET THE SAME OR LOWER LIMITS.
- ALL EXPOSED HOT WATER PIPES SHALL BE INSULATED TO AT LEAST A THERMAL RESISTANCE VALUE OF R-3 IN PUMPED, RECIRCULATING DOMESTIC HOT WATER HEATING SYSTEMS.
- INSULATE TO AT LEAST A THERMAL RESISTANCE OF R-3, EXPOSED HOT WATER PIPES, AND COLD WATER PIPES WITHIN 24" OF WATER HEATER.
- APPROVED WEATHERSTRIPPING SHALL BE INSTALLED ON ALL EXTERIOR DOORS, INCLUDING DOORS TO UNHEATED GARAGES, BASEMENTS, CRAWL SPACES, ATTICS AND PORCHES. WEATHERSTRIP MUST BE PERMANENTLY AFFIXED. ADHESIVE STRIP INSULATION TAPE DOES NOT MEET RECO REQUIREMENTS UNLESS IT IS SCREWED OR TACKED IN PLACE EVERY SIX INCHES.
- APPROVED DAMPERS, DOORS OR OTHER DEVICES TO BLOCK AIR FLOW AND REDUCE HEAT LOSS THROUGH CHIMNEY.
- TOILETS TO USE NO MORE THAN 1.6 GALLONS PER FLUSH.

LIGHTING NOTES:

- 50% OF KITCHEN WATTAGE TO BE HIGH EFFICACY
- IN BEDROOMS AND STAIR AREAS LIGHTING REQUIRED TO HIGH EFFICACY OR TO BE CONTROLLED BY DIMMER OR VACANCY SENSOR.
- ALL RECESS CANS TO BE IC RATED AND AIR TIGHT (AT) IN BATHROOMS & CLOSETS, LIGHTING TO BE FLUORESCENT OR INSTALLED WITH A VACANCY SENSOR.
- HIGH EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.

ELECTRICAL NOTES:

- RECEPTACLE OUTLETS AT EACH KITCHEN COUNTER SPACE WIDER THAN 12" LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" PER A.P. 210-52.
- AT LEAST ONE RECEPTACLE OUTLET REQUIRED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC ART. 210-52.
- RECEPTACLES SHALL BE LOCATED WITHIN 20" ABOVE COUNTERTOPS.
- ALL ELECTRICAL OUTLETS SERVING COUNTERTOPS SHALL BE GFCI PROTECTED. (CEC 210-12)
- AT LEAST TWO SEPARATE 20-AMP CIRCUITS REQUIRED (FOR SMALL KITCHEN APPLIANCES), WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY. (CEC ART.210-52)
- ALL ADDED/REPLACED 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TEMPER-RESISTANT RECEPTACLES. (CEC A.P.408.11)
- ALL NEW CIRCUITS IN EACH BEDROOM MUST BE PROTECTED BY AN ARC FAULT CIRCUIT BREAKER.
- FLUORESCENT OR EQ. HIGH EFFICACY LIGHTING IN PARKING GARAGE TO BE ON DAYLIGHT SENSOR.



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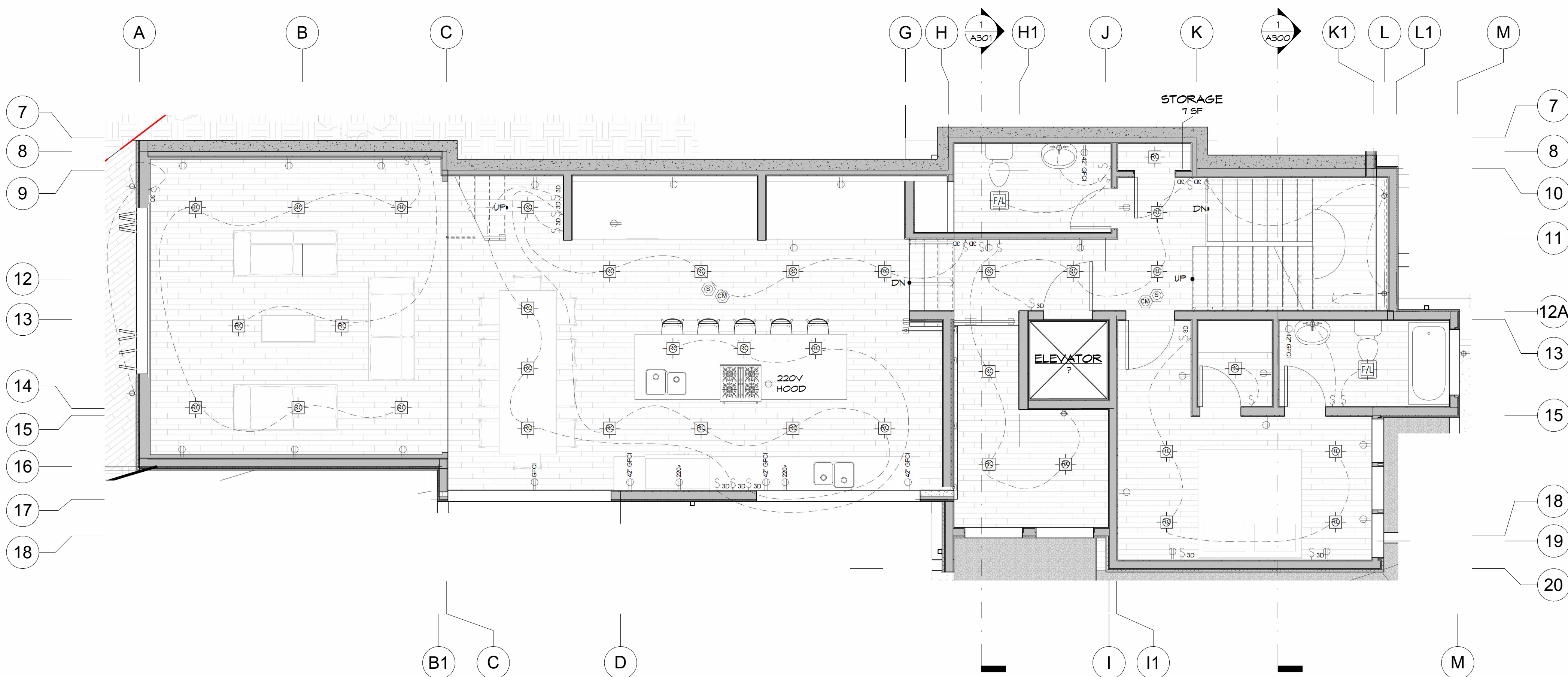
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OAKLAND, CALIFORNIA
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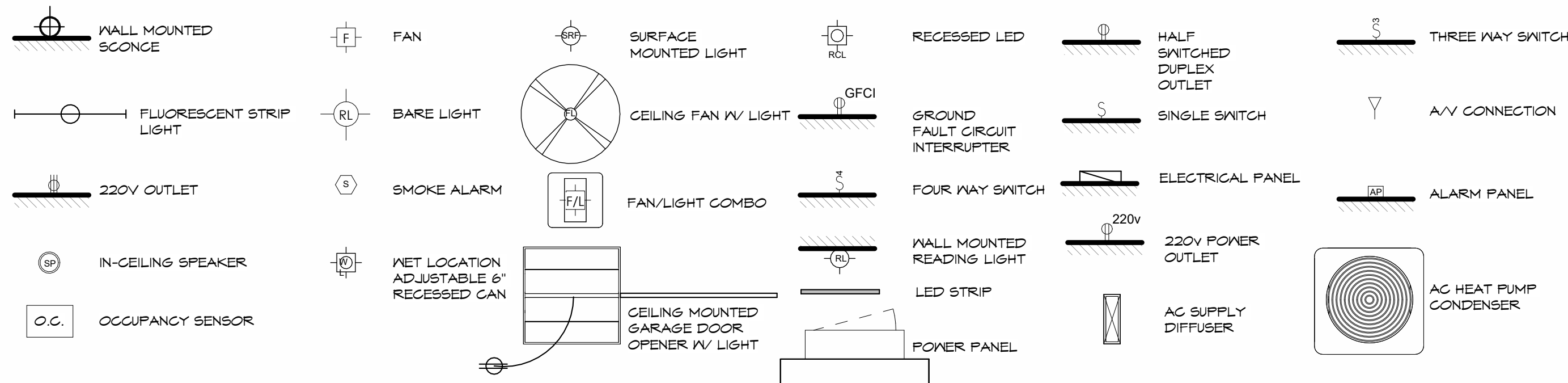
ELECTRICAL
PLANS

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1 ELECTRICAL PLAN - MAIN FLOOR LEVEL
1/4" = 1'-0"



SPECIFICATIONS & NOTES

PLUMBING & MECHANICAL NOTES:

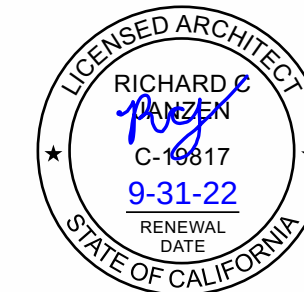
- TUB/SHOWER SHALL BE PROVIDED WITH PRESSURE-BALANCE, THERMOSTATIC OR COMBINATION PRESSURE-BALANCE / THERMOSTATIC MIXING CONTROLS, PER CFC SECTION 418.
- LOW FLOW DEVICES WITH A MAXIMUM FLOW RATE OF THREE (3) GALLONS PER MINUTE INSTALLED IN ALL SHOWER FIXTURES, 2.15 GALLONS PER MINUTE FOR SINK AND LAVATORY FAUCETS, AND FOUR GALLONS PER MINUTE FOR ALL OTHER FAUCETS, OR REPLACED WITH FIXTURES DESIGNED TO MEET THE SAME OR LOWER LIMITS.
- ALL EXPOSED HOT WATER PIPES SHALL BE INSULATED TO AT LEAST A THERMAL RESISTANCE VALUE OF R-3 IN PUMPED, RECIRCULATING DOMESTIC HOT WATER HEATING SYSTEMS.
- INSULATE TO AT LEAST A THERMAL RESISTANCE OF R-3, EXPOSED HOT WATER PIPES, AND COLD WATER PIPES WITHIN 24" OF WATER HEATER.
- APPROVED WEATHERSTRIPPING SHALL BE INSTALLED ON ALL EXTERIOR DOORS, INCLUDING DOORS TO UNHEATED GARAGES, BASEMENTS, CRAWL SPACES, ATTICS AND PORCHES. WEATHERSTRIP MUST BE PERMANENTLY AFFIXED. ADHESIVE STRIP INSULATION TAPE DOES NOT MEET RECO REQUIREMENTS UNLESS IT IS SCREWED OR TACKED IN PLACE EVERY SIX INCHES.
- APPROVED DAMPERS, DOORS OR OTHER DEVICES TO BLOCK AIR FLOW AND REDUCE HEAT LOSS THROUGH CHIMNEY.
- TOILETS TO USE NO MORE THAN 1.6 GALLONS PER FLUSH.

LIGHTING NOTES:

- 50% OF KITCHEN WATTAGE TO BE HIGH EFFICACY
- IN BEDROOMS AND STAIR AREAS LIGHTING REQUIRED TO HIGH EFFICACY OR TO BE CONTROLLED BY DIMMER OR VACANCY SENSOR.
- ALL RECESS CANS TO BE IC RATED AND AIR TIGHT (AT) IN BATHROOMS & CLOSETS, LIGHTING TO BE FLUORESCENT OR INSTALLED WITH A VACANCY SENSOR.
- HIGH EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.

ELECTRICAL NOTES:

- RECEPTACLE OUTLETS AT EACH KITCHEN COUNTER SPACE WIDER THAN 12" LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" PER A.P.C. 210-52.
- AT LEAST ONE RECEPTACLE OUTLET REQUIRED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC ART. 210-52.
- RECEPTACLES SHALL BE LOCATED WITHIN 20" ABOVE COUNTERTOPS.
- ALL ELECTRICAL OUTLETS SERVING COUNTERTOPS SHALL BE GFCI PROTECTED. (CEC 210-12)
- AT LEAST TWO SEPARATE 20-AMP CIRCUITS REQUIRED (FOR SMALL KITCHEN APPLIANCES), WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY. (CEC ART.210-52).
- ALL ADDED/REPLACED 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TEMPER-RESISTANT RECEPTACLES. (CEC ART.406.11).
- ALL NEW CIRCUITS IN EACH BEDROOM MUST BE PROTECTED BY AN ARC FAULT CIRCUIT BREAKER.
- FLUORESCENT OR EQ. HIGH EFFICACY LIGHTING IN PARKING GARAGE TO BE ON DAYLIGHT SENSOR.



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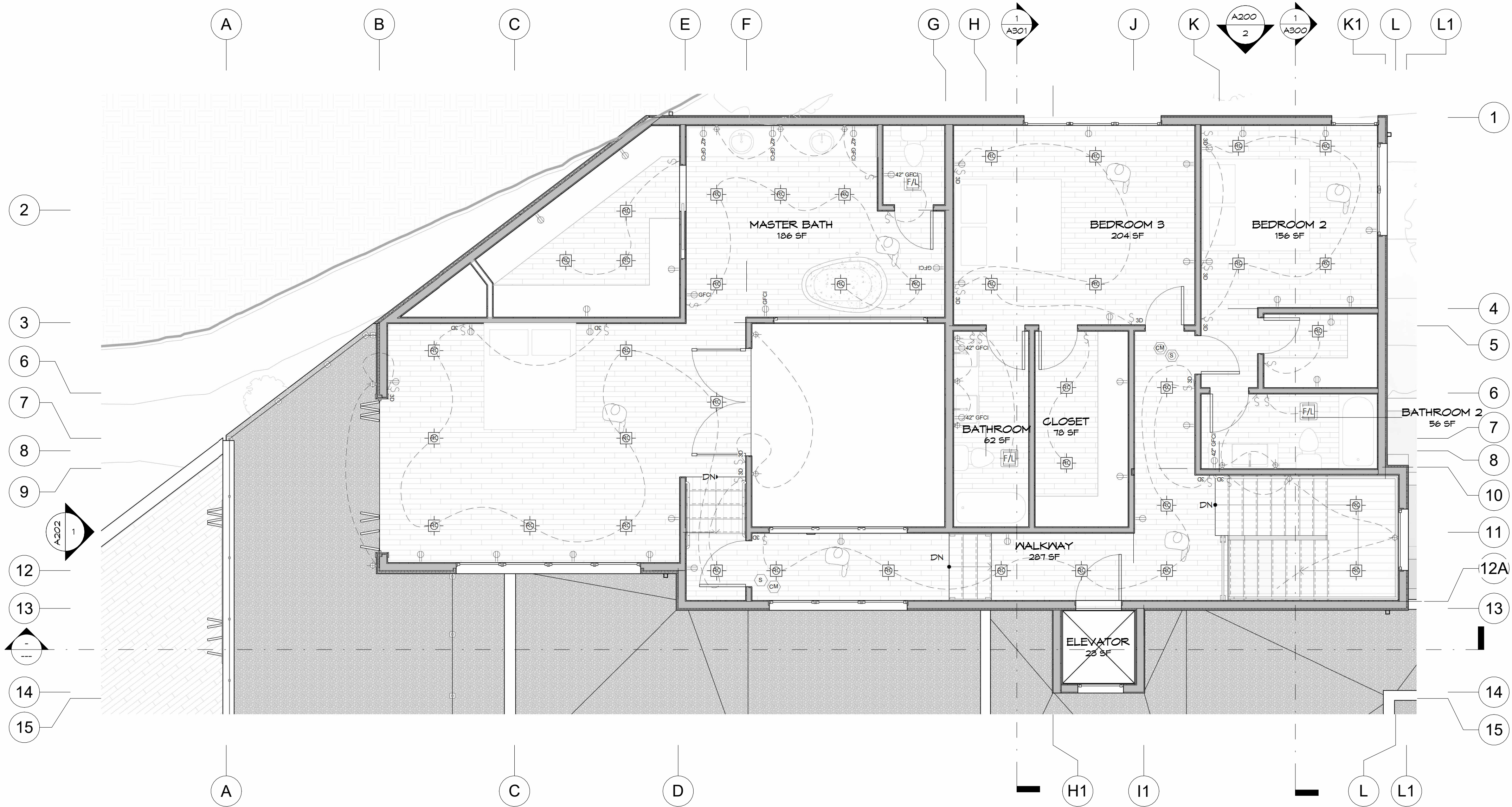
RICHARD JANZEN, ARCHITECT
6812 PASO ROBLES DRIVE
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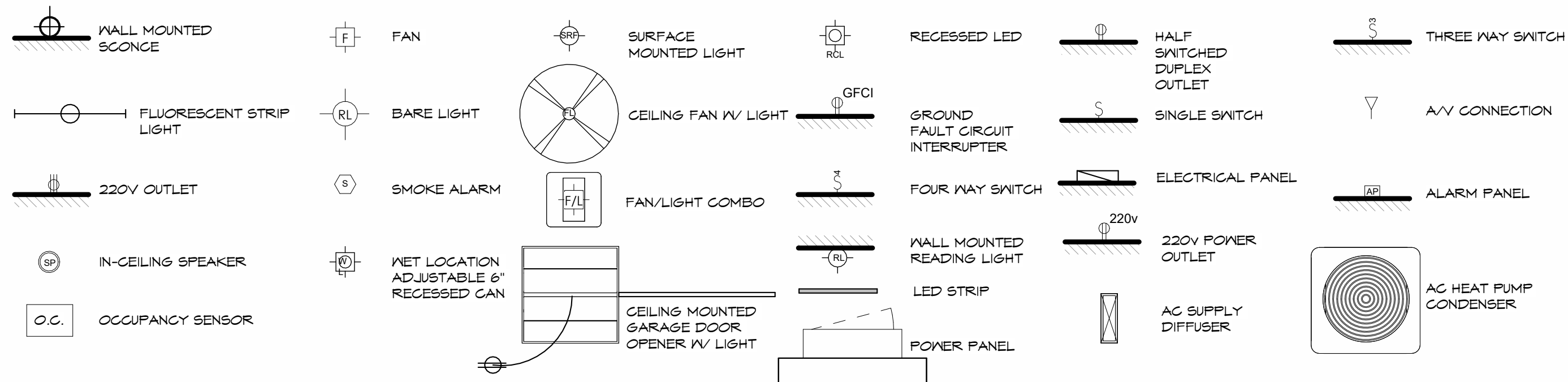
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ELECTRICAL
PLANS

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1 ELECTRICAL PLAN - UPPER LEVEL
1/4" = 1'-0"



SPECIFICATIONS & NOTES

PLUMBING & MECHANICAL NOTES:

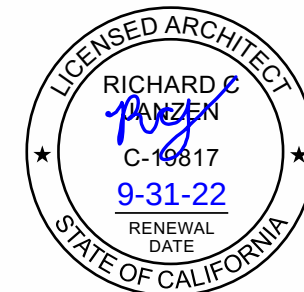
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ELECTRICAL
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