Oakland City Planning Commission STAFF REPORT

Case File Number DV11005 **February 16, 2011**

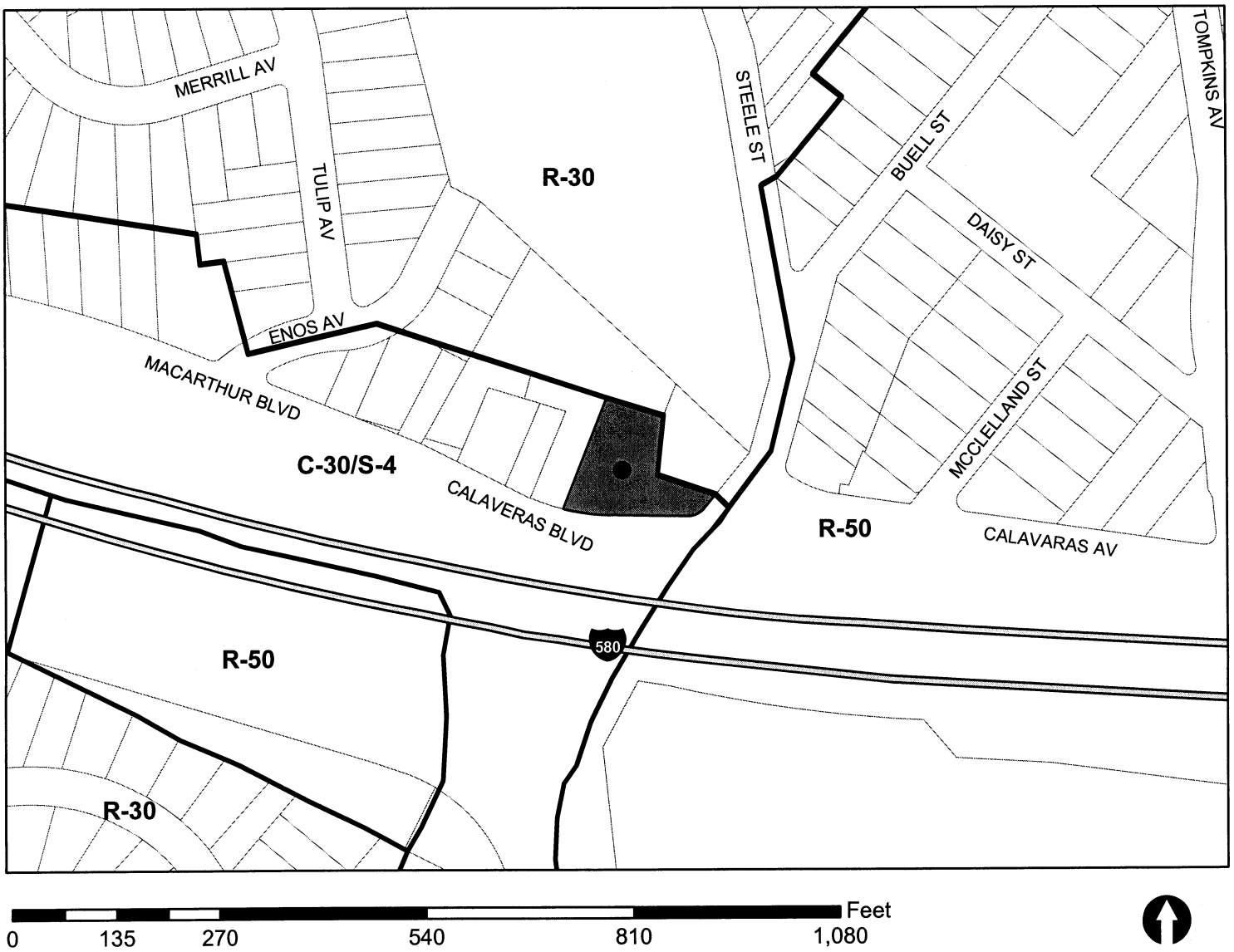
Location:	**4868 Calaveras Avenue**
Assessor's Parcel Number:	**037 -2552-030-01**
Proposal:	**To construct a 28-unit housing complex ("Redwood Hill") featuring 3 multi-family residential buildings with affordable for-rent dwelling units on a vacant 31,213 square-foot site.** The project was previously approved September 17, 2003 (#DV03280) and that entitlement as well approved Building Permits, and extensions on both, have expired.
Applicant/ Phone Number:	Teresa Clarke/Affordable Housing Associates (510) 649-8500 x 24
Owner:	Community Assets
Case File Number:	**DV11005**
Planning Permits Required:	Regular Design Review to construct a residential facility in the C-30 Zone exceeding 25,000 square-feet in new floor area; front yard fence exceeding 42" in height (OMC Sec. 17.136.030(B)(2)(a), 17.136.040(C)(1)); Minor Variances (3) for height: 41'-6" where 40-feet is allowed and right side width and rear yard depth: 5-feet where 10-feet is required (OMC Sec. 17.46.150(B), 17.146.160(C), (D)); Additional findings: CEQA Class 32 In-Fill Development Exemption (OMC Sec. 17.158)
General Plan:	Neighborhood Center Mixed Use
Zoning:	C-30 District Thoroughfare Commercial Zone/ S-4 Design Review Combining Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Non-historic properties
Service Delivery District:	IV
City Council District:	4- Schaaf
Date Filed:	January 11, 2011
Action to be Taken:	Approve with conditions
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner **Aubrey Rose** at **(510) 238-2071** or arose@oaklandnet.com

SUMMARY

The applicant Ms. Teresa Clarke of Affordable Housing Associates on behalf of the property owner Community Assets requests Planning Commission approval of a Regular Design Review and Minor Variances (3) with additional findings to construct a 28-unit housing complex ("Redwood Hill") consisting of three multi-family residential buildings with affordable for-rent dwelling units on an approx. 31,000 square-foot lot.

Staff recommends approval of the requested permits, subject to the attached Findings for and Conditions of Approval.

CITY OF OAKLAND PLANNING COMMISSION



Case File: DV11-005
Applicant: Teresa Clarke/Affordable Housing Associates
Address: 4868 Calaveras Avenue
Zone: C-30/S-4

PROPERTY DESCRIPTION

The property is an approx. 31,000 square-foot lot that originally consisted of three lots. It is situated along the south side of Calaveras Avenue between MacArthur Boulevard to the west (left) and Buell Street to the east (right) and is directly facing the 580 freeway to the south. The property contains four curb cuts. The lot is nearly level with an upslope on the property to the north (rear) and gradual upslopes to the west and east. To the west (left) is an auto repair garage and a motel at 4848 and 4844 MacArthur Boulevard, respectively. The motel property contains an open rear yard that wraps behind the site and contains a wooded upslope. Beyond the open area to the north is a public elementary school at 4655 Steele Street. To the east at 3727 Buell Street is a two-story seven-unit apartment building set back from the shared property line. The area consists of commercial uses along MacArthur Boulevard and residential uses set back from the arterial which generally runs alongside the 580 freeway. Mills College is located directly south of the freeway.

BACKGROUND

The project was previously approved after Council office input on September 17, 2003 (#DV03280) and that entitlement as well approved Building Permits, and extensions on both, have expired. A nonresidential building has been demolished (#B0102156) and protected trees have been removed (#T03073) by City permit. A gas station was formerly located on the southeast corner and contamination from that activity has been remediated according to the County. An approved Parcel Map Waiver to merge 3 lots (#PMW03022) must be recorded with the County of Alameda.

PROJECT DESCRIPTION

The proposal is to build five buildings consisting of three residential buildings, one community building, and one storage building. The buildings would surround a large 2,403 square-foot open space area. The buildings would consist of a neo-Craftsman design with peaked roofs, shingle siding, vertical windows, and balconies. All required parking would be enclosed at the ground floor of Building A and the site would contain eight bicycle parking spaces. All four curb cuts will be eliminated and one new curb cut will be created. The site would be fenced and landscaped.

The following table indicates statistics for the five structures:

BUILDING	A	B	C	D	E
Location	West (front left)	South (front center)	Northeast(rear right)	East (front left)	North (rear left)
Height	42'-6" * (4 stories: 3 over garage)	31'-8.5" (3 stories)	31'-8.5" (3 stories)	15'-8" (1 story)	13-ft (1 story)
Yards	Front: 10-ft Left: 5-ft Rear: 8'-11" *	Front: 10-ft Right: 5-ft *	Right: 5-ft * Rear: 5-ft *	Right: 5-ft *	Right: 5-ft *
Units (square-feet)	12 units (13,060 sf) Four 2-bedroom Four 3-bedroom townhouses Four 3-bedroom	10 units (10,465 sf) Four 2-bedroom Four 3-bedroom townhouses One 2-bedroom One 3-bedroom townhouse	6 units (6,075 sf) Three 2-bedroom Three 3-bedroom townhouses	Community building	Storage (294 sf)
Parking	28 stalls (8,308 sf)	None (Building A)	None (Building A)	None	None
Private open space	1,328 sf	650 sf	None	-	-

Storage	39 sf x 12 = 376 sf	24 sf x 8 = 192 sf	None	-	294 sf
Access	Driveway	Pedestrian	Pedestrian	Pedestrian	Pedestrian
*** Variances**	Height, rear yard	Right yard	Right yard, rear yard	Right yard	Rear yard

GENERAL PLAN ANALYSIS

The project site is located in the Neighborhood Center Mixed Use area of the General Plan's Land Use & Transportation Element (LUTE). The Intent of the area is: *"To identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontages with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses."* Desired Character and Uses are: "*Future development within this classification should be commercial or mixed uses that are pedestrian-oriented and serve nearby neighborhoods, or urban residential with ground floor commercial.*" The proposal conforms to the following Policies of the General Plan's Land Use and Transportation Element:

> Policy N3.2 Encouraging Infill Development.
> In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.
>
> Policy N4.2 Advocating for Affordable Housing.
> The City encourages local non-profit organizations, affordable housing proponents, the business community, the real estate industry, and other local policy makers to join in efforts to advocate for the provision of affordable housing in communities throughout the Bay Area region.
>
> Policy N6.1 Mixing Housing Types.
> The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

The project is for affordable housing mixing unit sizes and types (apartments and townhouses) at an urban location where the proposed density conforms to the General Plan and is higher than with adjacent properties. The project is also a multi-story Green project expedited by staff and therefore conforms to the following Actions of the General Plan's Housing Element:

> Action 3.1.5 Assign Priority to Affordable Housing
> Continue to assign priority to the review of affordable housing projects through an expedited review process and other techniques.
>
> Action 7.1.1 Green Building Design for Private Development
> Foster the design and building of durable, low-maintenance dwellings and make optimum use of existing infrastructure. All new residential developments and major retrofits will be encouraged to use the "Alameda County New Home Construction Green Building Guidelines" in the design and construction of buildings.
>
> Action 7.4.1 Compact Building Design
> Work with developers to encourage buildings to grow vertically rather than horizontally and to incorporate structure parking rather than surface parking.

ZONING ANALYSIS

The proposal requires a Regular Design Review to construct new dwelling units in the C-30 Zone as well as for a front yard fence exceeding 42-inches in height. The proposal exceeds 25,000 square-feet in total new floor area and the project must therefore be referred to the Planning Commission pursuant to the Planning Code. The proposal also requires three Minor Variances for height: 41'-6" where 40-feet is allowed and right side width and rear yard depth: 5-feet where 10-feet is required. Additional findings must be made to qualify for a CEQA Class 32 In-Fill Development Exemption.

The project is located in the C-30 District Thoroughfare Commercial and S-4 Design Review Combining Zones. The intent of the C-30 Zone is: *"to create, preserve, and enhance areas with a wide range of retail establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares."* The intent of the S-4 Zone is: *"to create, preserve, and enhance the visual harmony and attractiveness of areas which require special treatment and the consideration of relationships between facilities, and is typically appropriate to areas of special community, historical, or visual significance."*

The project site is more appropriate for residential use than for commercial use given its location and surroundings. The proposal consists of a high quality design and conforms to the intent of the S-4 Zone and to the Design Review Criteria for High Density Housing. Required criteria for Design Review and Variances can be made as described in Findings for Approval (Attachment A).

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15332 of the State CEQA Guidelines exempts proposals involving infill-development projects. To qualify for this exemption a project must make five specific findings. This proposal meets these findings (Attachment A) and is not located on the Cortese List for Leaking Underground Storage Tanks. Additionally, the proposal requires a satisfactory Health Risk Assessment (HRA) for being within 500-feet of a freeway; a satisfactory HRA has been submitted for the project and standard recommendations for improved air indoor air quality are included as Conditions of Approval (Attachment B). The project is therefore exempt from further Environmental Review.

KEY ISSUES AND IMPACTS

This proposal consists of a high quality design that was previously approved for permits which unfortunately expired. Therefore, the main considerations in this review are to analyze those regulations adopted since the original 2003 approval. Those regulations are the City's Bicycle Parking Chapter under the Planning Code (OPC Ch. 17.117), the City's Green Building requirements under the Municipal Code (Sustainable Green Building Requirements For Private Development OMC Ch. 18.02), and the State's CEQA requirement for a satisfactory Health Risk Assessment as described in the previous section of this report. All of these new requirements have been met by the application. Specific conditions of approval related to Green Building are recommended (Attachment B).

In conclusions, staff recommends approval of the request.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Regular Design Review and Minor Variances (3) subject to the attached findings and conditions.

Prepared by:

Aubrey Rose

AUBREY ROSE
Planner II

Approved by:

Scott Miller

SCOTT MILLER
Zoning Manager
Community and Economic Development Agency

Approved for forwarding to the
City Planning Commission:

ERIC ANGSTADT
Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

A. Findings for Approval
B. Conditions of Approval
C. Plans

Attachment A: Findings for Approval

This proposal meets the required findings under Regular Design Review Criteria For Residential Facilities (OMC Sec. 17.136.050(A)), Variance Procedure/Findings Required (OMC Sec. 17.148.050(A)), and California Environmental Quality Act (CEQA) Class 32 (In-Fill Development Exemption Findings (OMC Sec. 17.158) of the Oakland Planning Code (OMC Title 17) and California Public Resources Code (Div. 13, Ch. 2.6, Sec. 21083-21084) 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.

REGULAR DESIGN REVIEW CRITERIA FOR RESIDENTIAL FACILITIES (OMC SEC. 17.136.050(A))

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

The proposal includes three new buildings totaling 10 townhouses and 18 apartments with a common-use multipurpose room on a 0.71-acre project site. Building A will be a 42'-6" four-story structure and contains 12 units with all site parking on the first floor. Building B will be a 32'-6" three-story structure with 6 two-bedroom flats and 4 three-bedroom townhouses. This building will also contain a multipurpose common room. Building C will be sited in an east-west direction along Calaveras Avenue. Building A will front on Calaveras Avenue in a north-south direction while Building C will be sited along the rear (north) property line. The three craftsmen-style buildings will overlook a common open space area to be located at the center of the site and include a Tiny Tot play area. The design will provide an attractive cluster of buildings that is appropriately scaled for the site. The project site is located in a mixed neighborhood with commercial and residential uses along Calaveras Avenue and residential uses along Buell Street. The Interstate 580 freeway and underpass is located across from the project site. Adjacent development consists of a two-story apartment building located to the north-east and an automobile mechanic garage and two-story motel located towards the north-west. The area adjacent to the rear property line is currently vacant and is thickly covered with trees. Although the proposed buildings will be slightly taller than those in the immediate vicinity, the design and exterior treatments will relate well to surrounding mixture of architecture styles.

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

The proposal is to eliminate a blighted vacant parcel (a former gas station) and provide attractive residential units thereby enhancing the multi-family and single family residential characteristic of the neighborhood.

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

The proposed design incorporates some of the existing trees into the landscaping plan and the buildings are set into the gentle topography that minimizes height to the extent possible.

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

The site is not situated on a hill.

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

The multi-family residential buildings conform with the density requirements of the Neighborhood Center Mixed Use General Plan designati

VARIANCE PROCEDURE/FINDINGS REQUIRED (OMC Sec. 17.148.050(A))

A. 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 variance for reduced right side yard and rear yard (5-feet where a minimum of 10-feet is required) for Building B and C and increased height for Building A (42'-6" where a maximum of 40-feet is allowed) can be supported for the following reasons:

The variance for reduced setbacks will allow for a more effective design solution for usable open space in the courtyard and for the size and shape of the buildings without negatively impacting the adjacent properties. Building C will maintain a five-foot setback along the rear that will allow for more open space to be provided at the courtyard. The parcel adjacent to the rear yard setback acts as a side yard of a vacant part of the motel property and steps up in grade with a retaining wall. This jump in elevation and the lot configuration reduces the likeliness of a negative impact on a future adjacent use. A portion of the corner of Building C will be located partially within the side yard setback due to the unusual shape of the lot. Compliance with the side yard setback would create an odd shape for the building. The amount of the intrusion into the setback will be minimized as the property line widens out from the corner. Portions of Building B will enter the setback where the lot narrows in depth. This unusual configuration of the lot shape reduces the depth of the apartments, which have been modified from a typical layout to maintain a setback of five feet. Reducing the building depth would eliminate essential space in the apartments and the community room. The building height will be close to the height of the adjacent 2-story apartment building thereby minimizing the impact of reduced setback.

A variance for relief from maximum height is requested for Building A located on the east side of the lot for 2'-6" above the 40-foot height limit. The proposed 42'-6" peak of the sloping roof will be set back from both the front and rear property lines by 33 feet and by 30 feet from the east side property line. The site will gently slope up toward the rear of the building which reduces the apparent height of the building to 37'-6" when viewed from the adjacent lot to the north. Strict compliance with the height limit would preclude a good design solution as the roof slope would need to be flattened which would diminish the craftsman appearance of the building.

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

Strict compliance with the regulations would require preclude effective design solution fulfilling the basic intent of the applicable regulations as described in the previous finding of this section of the Attachment.

C. 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 proposed reduced setbacks and increase height will not adversely affect the livability or appropriate development of abutting properties as explained in sub-section A above. In addition, the increased height will not be a detriment to the abutting uses as the extra height will not impinge on views from adjacent properties or cause significant shading onto adjacent properties as the roof peak will be along the north-south axis.

D. 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;

The City of Oakland has granted such variances in similarly zoned properties. Approval of this project will not constitute a grant of special privilege given the unusual configuration of the lot and its setting nor will it be inconsistent with the purposes of the zoning regulations because the buildings have been designed preclude impacts to surrounding properties.

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

The buildings requiring the variance do require regular design review and conform to required criteria as described in the preceding section of this Attachment.

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

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

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

This finding is not applicable as the project consists of 28-unit residential units.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The project is entirely consistent with the General Plan and findings can be made for required Zoning approvals.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The proposed development is located wholly within the City of Oakland on a lot measuring less than one acre in area and is surrounded by urban uses.

3. The project site has no value as habitat for endangered, rare or threatened species:

The site was formerly a gas station where polluted subsurface contamination has been remediated and the site has no habitat value.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

Approval of the project will generate minimal traffic and negligible off-site noise, air quality, or water quality impacts. The site will contain residential units located within 500-feet of a freeway and a Health Risk Assessment was therefore required. The purpose of the Health Risk Assessment is to analyze potential freeway-generated impacts to indoor air quality.

5. The site can be adequately served by all required utilities and public services:

The site was formerly developed and is surrounded by development. All required utilities and public services are available.

Attachment B: Conditions of Approval

1. Approved Use
Ongoing
a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, **staff report**, and the plans dated **January 10, 2011** and submitted on **January 11, 2011**, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:

Regular Design Review, Minor Variances (height, right side yard width, rear yard depth), and additional findings (CEQA Class 32 In-Fill Development Exemption) to construct a 28-unit housing complex ("Redwood Hill") featuring 3 multi-family residential buildings with affordable for-rent dwelling units on a vacant 31,213 square-foot site

2. Effective Date, Expiration, Extensions and Extinguishment
Ongoing
Unless a different termination date is prescribed, this Approval shall expire **two calendar years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, 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 permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

3. Scope of This Approval; Major and Minor Changes
Ongoing
The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirement
Prior to issuance of a demolition, grading, P-job, or other construction related permit

a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval 3.

b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. Conformance to Approved Plans; Modification of Conditions or Revocation
Ongoing

a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.

b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.

c) Violation of any term, **Conditions** or project description relating to the Approvals 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 Approvals 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 Conditions of Approval.

6. Signed Copy of the Conditions
With submittal of a demolition, grading, and building permit
A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification
Ongoing
a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

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

8. Compliance with Conditions of Approval
Ongoing
The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability
Ongoing
Approval of the project 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. Job Site Plans
Ongoing throughout demolition, grading, and/or construction
At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management
Prior to issuance of a demolition, grading, and/or construction permit
The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

12. Required Landscape Plan for New Construction and Certain Additions to Residential Facilities
Prior to issuance of a building permit
Submittal and approval of a landscape plan for the entire site is required for the establishment of a new residential unit (excluding secondary units of five hundred (500) square feet or less), and for additions to Residential Facilities of over five hundred (500) square feet. The landscape plan and the plant materials installed pursuant to the approved plan shall conform with all provisions of Chapter 17.124 of the Oakland Planning Code, including the following:

a) Landscape plan shall include a detailed planting schedule showing the proposed location, sizes, quantities, and specific common botanical names of plant species.
b) Landscape plans for projects involving grading, rear walls on downslope lots requiring conformity with the screening requirements in Section 17.124.040, or vegetation management prescriptions in the S-11 zone, shall show proposed landscape treatments for all graded areas, rear wall treatments, and vegetation management prescriptions.
c) Landscape plan shall incorporate pest-resistant and drought-tolerant landscaping practices. Within the portions of Oakland northeast of the line formed by State Highway 13 and continued southerly by Interstate 580, south of its intersection with State Highway 13, all plant materials on submitted landscape plans shall be fire-resistant The City Planning and Zoning Division shall maintain lists of plant materials and landscaping practices considered pest-resistant, fire-resistant, and drought-tolerant.
d) All landscape plans shall show proposed methods of irrigation. The methods shall ensure adequate irrigation of all plant materials for at least one growing season.

13. Landscape Requirements for Street Frontages.
Prior to issuance of a final inspection of the building permit

a) All areas between a primary Residential Facility and abutting street lines shall be fully landscaped, plus any unpaved areas of abutting rights-of-way of improved streets or alleys, provided, however, on streets without sidewalks, an unplanted strip of land five (5) feet in width shall be provided within the right-of-way along the edge of the pavement or face of curb, whichever is applicable. Existing plant materials may be incorporated into the proposed landscaping if approved by the Director of City Planning.
b) In addition to the general landscaping requirements set forth in Chapter 17.124, a minimum of one (1) fifteen-gallon tree, or substantially equivalent landscaping consistent with city policy and as approved

by the Director of City Planning, shall be provided for every twenty-five (25) feet of street frontage. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6 ½) feet, the trees to be provided shall include street trees to the satisfaction of the Director of Parks and Recreation.

14. Assurance of Landscaping Completion.
Prior to issuance of a final inspection of the building permit
The trees, shrubs and landscape materials required by the conditions of approval attached to this project shall be planted before the certificate of occupancy will be issued shall be provided for the planting of the required landscaping. The amount of such shall equal the greater of two thousand five hundred dollars ($2,500.00) or the estimated cost of the required landscaping, based on a licensed contractor's bid.

15. Landscape Maintenance.
Ongoing
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. All required fences, walls and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

16. Underground Utilities
Prior to issuance of a building permit
The project applicant shall submit plans for review and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.

17. Improvements in the Public Right-of-Way (General)
Approved prior to the issuance of a P-job or building permit

a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.

b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition.

c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.

d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

18. Payment for Public Improvements
Prior to issuance of a final inspection of the building permit.

The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

19. Compliance Matrix

Prior to issuance of a demolition, grading, or building permit

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division a **Conditions** compliance matrix that lists each condition of approval, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plancheck/construction process unless another format is acceptable to the Planning and Zoning Division and the Building Services Division. The project applicant shall update the compliance matrix and provide it with each item submittal.

20. Construction Management Plan

Prior to issuance of a demolition, grading, or building permit

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division for review and approval a construction management plan that identifies the conditions of approval related to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval.

21. Dust Control

Prior to issuance of a demolition, grading or building permit

During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

a) Water all 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 possible.
b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
f) Limit the amount of the disturbed area at any one time, where feasible.
g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
h) 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.
i) Replant vegetation in disturbed areas as quickly as feasible.
j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
k) Limit traffic speeds on unpaved roads to 15 miles per hour.
l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

22. Construction Emissions

Prior to issuance of a demolition, grading or building permit

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.

b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

23. Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving 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. Monday through Friday.

b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.

c) Construction activity shall not occur on Saturdays, with the following possible exceptions:

i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.

d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

e) No construction activity shall take place on Sundays or Federal holidays.

f) 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.

g) Applicant shall use temporary power poles instead of generators where feasible.

24. Noise Control

Ongoing throughout demolition, grading, and/or construction

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).

b) Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

c) Stationary noise sources shall be located as far from adjacent receptors 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.

d) 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.

25. Noise Complaint Procedures

Ongoing throughout demolition, grading, and/or construction

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);

b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);

c) The designation of an on-site construction complaint and enforcement manager for the project;

d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and

e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

26. Interior Noise

Prior to issuance of a building permit and Certificate of Occupancy

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer

and submitted to the Building Services Division for review and approval prior to issuance of building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

(a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and

(b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit.

(c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following:

a) Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis.

b) Prohibition of Z-duct construction.

27. Operational Noise-General

Ongoing

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 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 Planning and Zoning Division and Building Services.

28. Construction Traffic and Parking

Prior to the issuance of a demolition, grading or building permit

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to 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. The project applicant shall develop a construction management plan for review and approval by the Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.

b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.

c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.

d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.

e) Provision for accommodation of pedestrian flow.

29. Erosion and Sedimentation Control

Ongoing throughout demolition grading, and/or construction activities

The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. Plans

demonstrating the Best Management Practices shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

30. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

a) Follow manufacture's recommendations 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 chemicals.
e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses 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 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 notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

31. Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of $50,000 or more (except R-3), and all demolition (including soft demo).The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at **www.oaklandpw.com/Page39.aspx** or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be in implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and

approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

32. Pile Driving and Other Extreme Noise Generators

Ongoing throughout demolition, grading, and/or construction

To further reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90dBA, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division to ensure that maximum feasible noise attenuation will be achieved. This plan shall be based on the final design of the project. A third-party peer review, paid for by the project applicant, may be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the project applicant. The criterion for approving the plan shall be a determination that maximum feasible noise attenuation will be achieved. A special inspection deposit is required to ensure compliance with the noise reduction plan. The amount of the deposit shall be determined by the Building Official, and the deposit shall be submitted by the project applicant concurrent with submittal of the noise reduction plan. The noise reduction plan shall include, but not be limited to, an evaluation of implementing the following measures. These attenuation measures shall include as many of the following control strategies as applicable to the site and construction activity:

a) Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
b) 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;
c) Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
d) 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
e) Monitor the effectiveness of noise attenuation measures by taking noise measurements.

33. Lighting Plan

Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

34. Site Design Measures for Post-Construction Stormwater Management

Prior to issuance of building permit (or other construction-related permit)

The project drawings submitted for a building permit (or other construction-related permit) shall contain a final site plan to be reviewed and approved by Planning and Zoning. The final site plan shall incorporate appropriate site design measures to manage stormwater runoff and minimize impacts to water quality after the construction of the project. These measures may include, but are not limited to, the following:

i. Minimize impervious surfaces, especially directly connected impervious surfaces;
ii. Utilize permeable paving in place of impervious paving where appropriate;
iii. Cluster buildings;
iv. Preserve quality open space; and
v. Establish vegetated buffer areas.

Ongoing

The approved plan shall be implemented and the site design measures shown on the plan shall be permanently maintained.

35. Source Control Measures to Limit Stormwater Pollution

Prior to issuance of building permit (or other construction-related permit)
The applicant shall implement and maintain all structural source control measures imposed by the Chief of Building Services to limit the generation, discharge, and runoff of stormwater pollution.

Ongoing
The applicant, or his or her successor, shall implement all operational Best Management Practices (BMPs) imposed by the Chief of Building Services to limit the generation, discharge, and runoff of stormwater pollution.

36. Post-Construction Stormwater Management Plan

Prior to issuance of building permit (or other construction-related permit)
The applicant shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Construction-Permit-Phase Stormwater Supplemental Form to the Building Services Division. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater management plan, for review and approval by the City, to manage stormwater run-off and to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.

a) The post-construction stormwater management plan shall include and identify the following:
   i. All proposed impervious surface on the site;
   ii. Anticipated directional flows of on-site stormwater runoff; and
   iii. Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and
   iv. Source control measures to limit the potential for stormwater pollution;
   v. Stormwater treatment measures to remove pollutants from stormwater runoff; and
   vi. Hydromodification management measures so that post-project stormwater runoff does not exceed the flow and duration of pre-project runoff, if required under the NPDES permit.

b) The following additional information shall be submitted with the post-construction stormwater management plan:
   i. Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and
   ii. Pollutant removal information demonstrating that any proposed manufactured/mechanical (i.e. non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable or removing the range of pollutants typically removed by landscape-based treatment measures and/or the range of pollutants expected to be generated by the project.

All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape-based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. The applicant is not required to include on-site stormwater treatment measures in the post-construction stormwater management plan if he or she secures approval from Planning and Zoning of a proposal that demonstrates compliance with the requirements of the City's Alternative Compliance Program.

Prior to final permit inspection
The applicant shall implement the approved stormwater management plan.

37. Maintenance Agreement for Stormwater Treatment Measures

Prior to final zoning inspection

For projects incorporating stormwater treatment measures, the applicant shall enter into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement," in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following:

i. The applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and

ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The agreement shall be recorded at the County Recorder's Office at the applicant's expense.

38. Stormwater and Sewer

Prior to completing the final design for the project's sewer service

Confirmation of the capacity of the City's surrounding stormwater and sanitary sewer system and state of repair shall be completed by a qualified civil engineer with funding from the project applicant. The project applicant shall be responsible for the necessary stormwater and sanitary sewer infrastructure improvements to accommodate the proposed project. In addition, the applicant shall be required to pay additional fees to improve sanitary sewer infrastructure if required by the Sewer and Stormwater Division. Improvements to the existing sanitary sewer collection system shall specifically include, but are not limited to, mechanisms to control or minimize increases in infiltration/inflow to offset sanitary sewer increases associated with the proposed project. To the maximum extent practicable, the applicant will be required to implement Best Management Practices to reduce the peak stormwater runoff from the project site. Additionally, the project applicant shall be responsible for payment of the required installation or hook-up fees to the affected service providers.

39. Indoor Air Quality

In order to comply with the California Air Resources Board Air Quality and Land Use Handbook (June 2005) and achieve an acceptable interior air quality level for sensitive receptors, appropriate measures, shall be incorporated into project building design. The appropriate measures shall include one of the following methods:

a) The project applicant shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the California Air Resources Board and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to stationary air quality polluters prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Planning and Zoning Division for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then additional measures are not required.

b) The applicant shall implement the following features that have been found to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans. These shall be submitted to the Planning and Zoning Division and the Building Services Division for review and approval prior to the issuance of a demolition, grading, or building permit and ongoing.

    a) Do not locate sensitive receptors near distribution center's entry and exit points.
    b) Do not locate sensitive receptors in the same building as a perchloroleythene dry cleaning facility.

c) Maintain a 50' buffer from a typical gas dispensing facility (under 3.6 million gallons of gas per year).
d) Install, operate and maintain in good working order a central heating and ventilation (HV) system or other air take system in the building, or in each individual residential unit, that meets the efficiency standard of the MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters shall be used.
e) Retain a qualified HV consultant or HERS rater during the design phase of the project to locate the HV system based on exposure modeling from the mobile and/or stationary pollutant sources.
f) Maintain positive pressure within the building.
g) Achieve a performance standard of at least one air exchange per hour of fresh outside filtered air.
h) Achieve a performance standard of at least 4 air exchanges per hour of recirculation
i) Achieve a performance standard of .25 air exchanges per hour of in unfiltered infiltration if the building is not positively pressurized.
j) Project applicant shall maintain, repair and/or replace HV system or prepare an Operation and Maintenance Manual for the HV system and the filter. The manual shall include the operating instructions and maintenance and replacement schedule. This manual shall be included in the CC&R's for residential projects and distributed to the building maintenance staff. In addition, the applicant shall prepare a separate Homeowners Manual. The manual shall contain the operating instructions and maintenance and replacement schedule for the HV system and the filters. It shall also include a disclosure to the buyers of the air quality analysis findings.

40. Air Pollution Buffering for Private Open Space

Prior to approval of Final Development Plan for each stage

To the maximum extent practicable, private (individual and common) exterior open space, including playgrounds, patios, and decks, shall either be shielded from the stationary source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

PROJECT SPECIFIC CONDITIONS

41. Design Modification

Prior to issuance of a building permit

The applicant shall revise the proposed cement plaster finish on the stairs of proposed Building B (Calaveras Avenue elevation only) to wood or metal or other similar material which allows visual access to the stairs. This modification shall be shown on the building permit application plans.

42. Recordation of Parcel Map Waiver

Prior to issuance of a building permit

The applicant shall record Parcel Map Merger at the County of Alameda and submit proof of this recordation to the case planner.

43. Landscaping

Prior to issuance of a certificate of occupancy

The applicant shall implement the landscaping plan prior to the first certificate of occupancy. This landscaping plan indicates location, seizes, quantities and specific names of all trees and shrubs will be submitted as part of the building permit application package.

44. Color/Material Palette

Prior to issuance of a building permit
The applicant shall submit final color/material board prior to the issuance of building permit. If proposed colors and material are unchanged, then the applicant shall submit in writing that submitted color/material board is the final color and materials for the project.

45. Screening
Ongoing
All meters and utility boxes shall be screened from public rights-of-way at all times.

GREEN BUILDING CONDITIONS

46. Compliance with the Green Building Ordinance, OMC Chapter 18.02.
Prior to issuance of a demolition, grading, or building permit
The applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance, OMC Chapter 18.02.

a) The following information shall be submitted to the Building Services Division for review and approval with the application for a building permit:
   i. Documentation showing compliance with Title 24 of the 2008 California Building Energy Efficiency Standards
   ii. Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
   iii. Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
   iv. Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (b) below.
   v. 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.
   vi. 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.
   vii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

b) The set of plans in subsection (a) shall demonstrate compliance with the following:
   i. CALGreen mandatory measures.
   ii. All pre-requisites per the **GreenPoint rated** checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
   iii. **50 points** per the appropriate checklist approved during the Planning entitlement process, except as required by the NOFA application with the City.
   iv. All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plancheck application is submitted and approved by the Planning and Zoning Division that shows the previously approved points that will be eliminated or substituted.
   v. The required green building point minimums in the appropriate credit categories.

During construction
The applicant shall comply with the applicable requirements CALGreen and the Green Building Ordinance, Chapter 18.02.

a) The following information shall be submitted to the Building Inspections Division of the Building Services Divisior for review and approval:
   i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
   ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.

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

After construction, as specified below

Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to **Build It Green** and attain the minimum certification/point level identified in subsection (a) above. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Planning and Zoning Division the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

APPROVED BY:

City Planning Commission:_____(date)_____(vote)

ATTACHMENT C

REDWOOD HILL PARKING

STALL TYPE	STANDARD	COMPACT	ACCESSIBLE
	17	9	1, (2 VAN)
TOTAL			28
TOTAL			
GRATE			29
PARKING PER UNIT RATIO			1 TO 1

PER 1118A.1, A MINIMUM OF 2% OF THE REQUIRED PARKING STALLS NEED TO BE ACCESSIBLE. 28 STALL X 2% = .56. THEREFORE 1 PARKING STALL SHALL BE ACCESSIBLE.

PARKING CALCULATIONS 8

AREA CALCULATIONS

BUILDING A- GARAGE

1 STORY TYPE I GARAGE, SPRINKLERED

OCCUPANCY		S-2
BASE ALLOWABLE AREA		UNLIMITED
SINGLE STORY TEST	TRUE	FALSE
	ACTUAL	5,326 SF
	ACTUAL/ALLOWABLE	N/A
	OK IF ACTUAL/ALLOWABLE < UNLIMITED = TRUE	TRUE

BUILDING A- RESIDENTIAL

3 STORIES TYPE V-A, SPRINKLERED IN LIEU OF 1 HOUR (CBC SECTION 508)

OCCUPANCY		R-1
BASE ALLOWABLE STORIES		3
ACTUAL STORIES STORIES		3
BASE ALLOWABLE AREA		10,500 SF
SINGLE STORY TEST	TRUE	FALSE
	ACTUAL	6,114SF
	ACTUAL/ALLOWABLE	0.58
	OK IF ACTUAL/ALLOWABLE < UNLIMITED = TRUE	TRUE
MULTISTORY INCREASE FACTOR CBC 504.2		2X 21,000 SF
ACTUAL AREAS	1ST FLOOR	6,114SF
	2ND FLOOR	6,114SF
	3RD FLOOR	1,300 SF
	TOTAL	13,528SF
	ACTUAL/ALLOWABLE	0.64
	OK IF ACTUAL/ALLOWABLE < 1 = TRUE	TRUE

BUILDING B – RESIDENTIAL

3 STORIES TYPE V-A, SPRINKLERED IN LIEU OF 1 HOUR (CBC SECTION 508)

OCCUPANCY		R-1
BASE ALLOWABLE STORIES		3
ACTUAL STORIES STORIES		3
BASE ALLOWABLE AREA		10,500 SF
SINGLE STORY TEST	TRUE	FALSE
	ACTUAL	4,521SF
	ACTUAL/ALLOWABLE	0.43
	OK IF ACTUAL/ALLOWABLE < 1 = TRUE	TRUE
MULTISTORY INCREASE FACTOR CBC 504.2		2X 21,000 SF
ACTUAL AREAS	1ST FLOOR	4,521SF
	2ND FLOOR	4,521SF
	3RD FLOOR	1,826 SF
	TOTAL	10,867 SF
	ACTUAL/ALLOWABLE	0.51
	OK IF ACTUAL/ALLOWABLE < 1 = TRUE	TRUE

BUILDING C – RESIDENTIAL

3 STORIES TYPE V-A, SPRINKLERED IN LIEU OF 1 HOUR (CBC SECTION 508)

OCCUPANCY		R-1
BASE ALLOWABLE STORIES		3
ACTUAL STORIES STORIES		3
BASE ALLOWABLE AREA		10,500 SF
SINGLE STORY TEST	TRUE	FALSE
	ACTUAL	2,625 SF
	ACTUAL/ALLOWABLE	0.25
	OK IF ACTUAL/ALLOWABLE < 1 = TRUE	TRUE
MULTISTORY INCREASE FACTOR CBC 504.2		2X 21,000 SF
ACTUAL AREAS	1ST FLOOR	2,625 SF
	2ND FLOOR	2,625 SF
	3RD FLOOR	975 SF
	TOTAL	6,225 SF
	ACTUAL/ALLOWABLE	0.3
	OK IF ACTUAL/ALLOWABLE < 1 = TRUE	TRUE

BUILDING D – COMMUNITY ROOM

1 STORY TYPE V-A, SPRINKLERED IN LIEU OF 1 HOUR (CBC SECTION 508)

OCCUPANCY		A-3
BASE ALLOWABLE STORIES		2
ACTUAL STORIES STORIES		1
BASE ALLOWABLE AREA		14,000 SF
SINGLE STORY TEST	TRUE	FALSE
	ACTUAL	667 SF
	ACTUAL/ALLOWABLE	0.05
	OK IF ACTUAL/ALLOWABLE < 1 = TRUE	TRUE

BUILDING E – WORKSHOP

1 STORY TYPE V-A, SPRINKLERED IN LIEU OF 1 HOUR (CBC SECTION 508)

OCCUPANCY		S-1
BASE ALLOWABLE STORIES		3
ACTUAL STORIES STORIES		1
BASE ALLOWABLE AREA		14,000 SF
SINGLE STORY TEST	TRUE	FALSE
	ACTUAL	294 SF
	ACTUAL/ALLOWABLE	0.02
	OK IF ACTUAL/ALLOWABLE < 1 = TRUE	TRUE

BUILDING AREA CALCULATIONS 5

SHEET INDEX:

A0.2 PROJECT INFORMATION

A1.1 SITE PLAN

A2.1 FLOOR PLAN: GROUND LEVEL
A2.2 FLOOR PLAN: SECOND LEVEL
A2.3 FLOOR PLAN: THIRD LEVEL
A2.4 FLOOR PLAN: FOURTH LEVEL
A2.5 ROOF PLAN

A3.1 ELEVATIONS: BUILDING A & BUILDING E
A3.2 ELEVATIONS: BUILDING B, BUILDING D, AND ENTRY
A3.3 ELEVATIONS: BUILDING C

SHEET INDEX 9

PLANNING INFORMATION

PROJECT ADDRESS:	4868 CALAVERAS AVE. OAKLAND, CA
APN:	037 2552 030.01 CONSOLIDATION OF PARCELS: 037 2552 030.01, 037 2552 030.012, 017 2552 030.011
ZONING:	C-30 DISTRICT THOUGHFARE COMMERCIAL ZONE/ S-4 DESIGN REVIEW COMBINING ZONE
OCCUPANCY:	A-3, R-1, S-1 & S-3
SITE AREA:	31,213 SF (±0.71 ACRES)
PROPOSED LOT COVERAGE:	54%, 16,809 SQ FT
PROPOSED HEIGHT:	41'8" — *VARIANCE GRANTED CASE FILE NUMBER DV03-280 PLANNER LENDH MCCULLEY*
PROPOSED TOTAL AREA:	39,964 SF
PROPOSED USE:	APARTMENTS
SETBACKS:	VARIANCE REQUIRED: REDUCED SIDE/ REAR YARD 5' MIN WHERE 10 REQD — *VARIANCE GRANTED CASE FILE NUMBER DV03-280 PLANNER MIRKO DESAI BREWER*

BUILDING CODE INFORMATION

APPLICABLE CODES:	2010 CALIFORNIA BUILDING CODE
OCCUPANCY:	RESIDENTIAL: R-1 WORKSHOP: S-1 GARAGE: S-2 COMMUNITY ROOM: A-3
FIRE PROTECTION:	FULLY SPRINKLERED; INSTALLATION TO DETERMINED BY D/B CONTRACTOR PER LATEST CODE TO BE SUBMITTED TO THE OAKLAND FIRE DEPT THROUGH THE OAKLAND BLDG DEPT
CONSTRUCTION TYPE:	TYPE V-A & TYPE IV FOR R-1 & S-1: TYPE I FOR S-2: TYPE V-A FOR A-3
MAX. HEIGHT ALLOWED:	40'-0" FT — *PER CITY ZONING*
PROPOSED HEIGHT:	41'8" FT — *PER CASE FILE NO. DV03-280*
HEIGHT TO HIGHEST OCCUPIED LEVEL:	30 FT ±
MAX. NUMBER OF STORIES:	3 STORIES
PROPOSED STORIES:	3 STORIES OVER PODIUM (CBC SECTION 311.2.2.1.) OCCUPANCY SEPARATIONS: S-2 TO R-1: 3HR UNIT DEMISING WALLS: 1 HR OPENINGS: NOT PERMITTED < 5 FT @ S-2 OPENINGS: PROTECTED ≥ 20 FT @ S-2

PROJECT AREA SUMMATIONS

BUILDINGS A,B, C & E

BUILDING	UNIT TYPE	UNIT TYPE	UNIT AREA SF	NO. OF UNITS (ADAPTABLE)	TOTAL AREA SF	ACCESSIBLE
ELEVATOR BUILDING: ALL UNITS ADAPTABLE						
BUILDING A		PARKING GARAGE	-	-	5,326	YES
3 STORIES TYPE V-A OVER 1 STORY TYPE I GARAGE		RESIDENTIAL				
	1	1-BDRM FLAT	1,150	4 (0)	4,760	UNIT A101
	2	2-BDRM FLAT	875	4 (0)	3,500	-
	3	3-BDRM TOWNHOME	1,200	4 (0)	4,800	-
				UNIT SF SUBTOTAL	13,060	1
	-	STORAGE	30	16	480	-
		TOTAL UNITS/ SF		16 (0)	13,538	-
BUILDING B	2	2-BDRM FLAT	875	4 (0)	3,500	-
	3	3-BDRM TOWNHOME	1200	4	4,800	-
3 STORIES TYPE V-A	4	2-BDRM FLAT	915	1 (1)	915	-
	5	3-BDRM TOWNHOME	1200	1	1,200	-
				UNIT SF SUBTOTAL	10,415	2
	-	STORAGE	34	8	112	-
		TOTAL UNITS/ SF		10 (0)	10,527	-
BUILDING C	2	2-BDRM FLAT	875	3 (0)	2,625	UNIT C103
	3	3-BDRM TOWNHOME	1200	2	3,600	-
3 STORIES TYPE V-A		TOTAL UNITS/ SF		5 (0)	6,225	-
BUILDING D 1 STORY TYPE V-A		COMMUNITY CTR.	-	-	667	-
BUILDING E 1 STORY TYPE V-A		WORKSHOP	-	-	294	-

RESIDENTIAL – R-1	55 UNITS 39 ADAPTABLE	39,790	2 UNITS ACCESSIBLE
GARAGE – S-2	-	5,326	ACCESSIBLE
WORKSHOP + STORAGE – S-1	-	954	-
COMMUNITY ROOM – A-3	-	667	-
	TOTAL	39,719	

OPEN SPACE REQUIREMENTS	UNITS	SF PER UNIT	TOTAL SF
GROUP USABLE OPEN SPACE REQUIREMENT	28	@ 150	4,200
GROUP USABLE OPEN SPACE MINIMUM	28	@ 30	840
REQUIRED GROUP USABLE OPEN SPACE FOR PRIVATE OPEN SPACE SUBSTITUTION	4,200 SF - (2 X 1,056 SF) = 288		
ACTUAL GROUP USABLE OPEN SPACE	2,805 SF > 840 SF		
PRIVATE OPEN SPACE		TOTAL	1056
BUILDING 'A'			1,056
BUILDING 'B'			558
BUILDING 'C'			0

PROJECT AREA CALCULATIONS 1

BDE ARCHITECTURE

AHA affordable housing associates

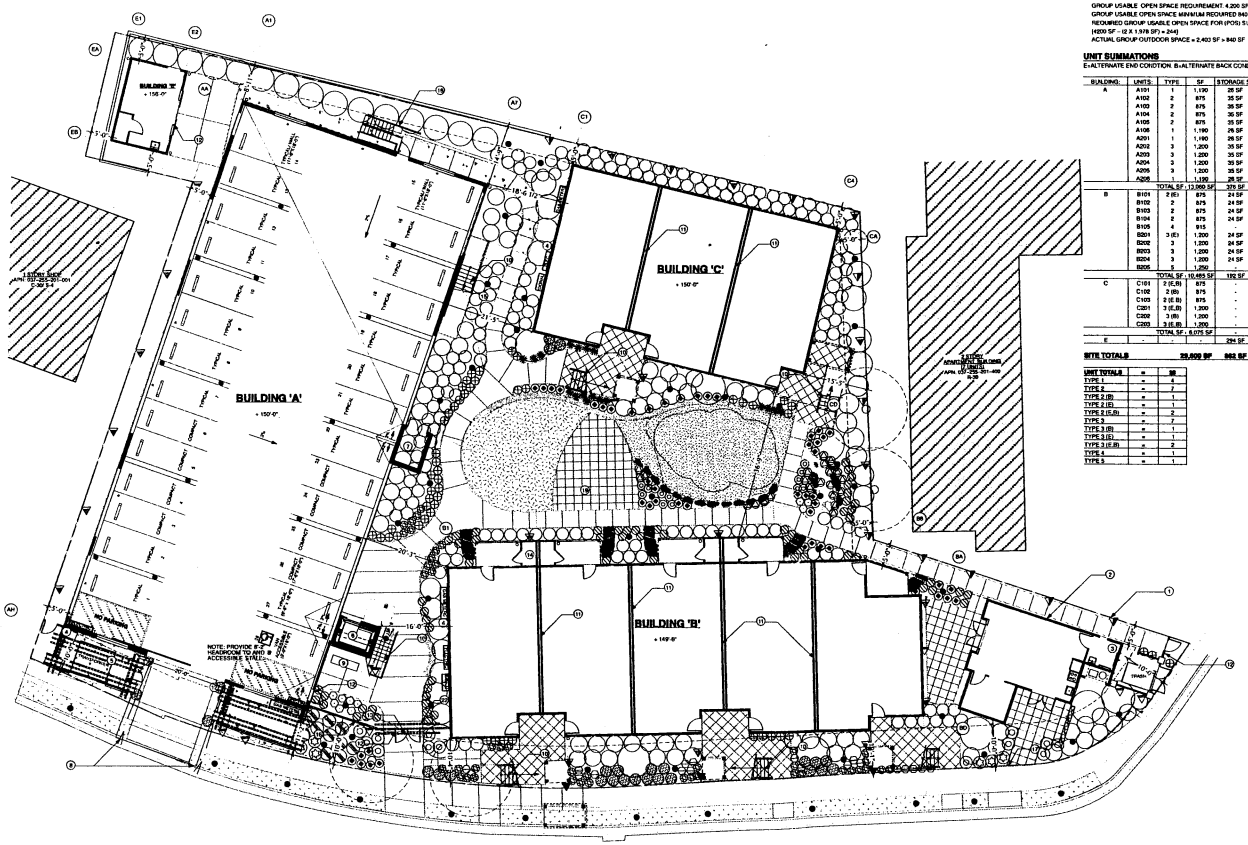
REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA

Issue	Date
PLANNING SUBMITTAL	01.10.11

PROJECT INFORMATION

Scale: AS NOTED

A0.2



PARKING AND OPEN SPACE

PARKING

REQUIRED			PROVIDED		
RESIDENTS	(32% COMPACT MAX)	28	RESIDENTS	TYPICAL (68%)	19
	ACCESSIBLE	1		COMPACT (28.5%)	8
	ACCESSIBLE	1		ACCESSIBLE (3.5%)	1
GUEST		0	GUEST		0
BICYCLE		0	BICYCLE		(8)
TOTAL		30 (0)	TOTAL		30 (8)

OPEN SPACE

PRIVATE OUTDOOR SPACE (POS) = 1,978 SF
BUILDING A = 1,328 SF
BUILDING B = 650 SF
BUILDING C = 0 SF

GROUP USABLE OPEN SPACE REQUIREMENT: 4,200 SF (150 SF PER UNIT)
GROUP USABLE OPEN SPACE MINIMUM REQUIRED 840 SF (30 SF PER UNIT)
REQUIRED GROUP USABLE OPEN SPACE FOR (POS) SUBSTITUTION: 224 SF
(1820 SF - (2 X 1,978 SF) = 244)
ACTUAL GROUP OUTDOOR SPACE = 2,403 SF > 840 SF

UNIT SUMMATIONS

E=ALTERNATE END CONDITION B=ALTERNATE BACK CONDITION

BUILDING:	UNITS:	TYPE	SF	STORAGE SF	OUTDOOR SF	ADAPTABLE	ACCESSIBLE
A	A101	1	1,190	26 SF	121 SF	X	X
	A102	2	875	35 SF	180 SF	X	-
	A103	2	875	35 SF	180 SF	X	-
	A104	2	875	35 SF	180 SF	X	-
	A105	2	875	35 SF	180 SF	X	-
	A106	1	1,190	26 SF	121 SF	X	-
	A201	1	1,190	26 SF	63 SF	X	-
	A202	3	1,200	35 SF	60 SF	X	-
	A203	3	1,200	35 SF	60 SF	X	-
	A204	3	1,200	35 SF	60 SF	X	-
	A205	3	1,200	35 SF	60 SF	X	-
	A206	1	1,190	26 SF	63 SF	X	-
	TOTAL SF		13,660 SF	370 SF	1,328 SF	12	-
B	B101	2 (E)	875	24 SF	67 SF	X	X
	B102	2	875	24 SF	67 SF	X	-
	B103	2	875	24 SF	67 SF	X	-
	B104	2	875	24 SF	67 SF	X	-
	B105	4	915	-	65 SF	X	-
	B201	3 (E)	1,200	24 SF	63 SF	-	-
	B202	3	1,200	24 SF	63 SF	-	-
	B203	3	1,200	24 SF	63 SF	-	-
	B204	3	1,200	24 SF	63 SF	-	-
	B205	5	1,250	-	65 SF	-	-
	TOTAL SF		10,485 SF	192 SF	650 SF	5	-
C	C101	2 (E,B)	875	-	-	X	-
	C102	2 (B)	875	-	-	X	-
	C103	2 (E B)	875	-	-	X	-
	C201	3 (E,B)	1,200	-	-	-	-
	C202	3 (B)	1,200	-	-	-	-
	C203	3 (E,B)	1,200	-	-	-	-
	TOTAL SF		6,075 SF	-	-	3	-
E	-	-	-	294 SF	-	-	-
SITE TOTALS			30,600 SF	862 SF	1,978 SF	20	2

UNIT TOTALS	=	30
TYPE 1	=	4
TYPE 2	=	7
TYPE 2 (B)	=	1
TYPE 2 (E)	=	1
TYPE 2 (E,B)	=	2
TYPE 3	=	7
TYPE 3 (B)	=	1
TYPE 3 (E)	=	1
TYPE 3 (E,B)	=	2
TYPE 4	=	1
TYPE 5	=	1

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SPOT ELEVATIONS ARE NOTED FROM 0.00', T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.81' ON THE SURVEY

C. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.6 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

D. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 1118A.1. SEE A0.1 FOR DETAILS.

E. ALL ROOF SLOPES TO BE 4:12, U.O.N.

F. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

G. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

SITE PLAN NOTES NOTES

1. PROPERTY LINE
2. MINIMUM SETBACK
3. TRASH AND RECYCLING AREA
4. PROPOSED METER LOCATIONS
5. ABOVE GROUND TRANSFORMER
6. HYDRAULIC ELEVATOR
7. ELEVATOR MACHINE ROOM
8. NEW CURB CUT
9. COMMUNITY MAILBOXES
10. PREFABRICATED METAL STAIRS
11. 1 HOUR UNIT DEMISING WALLS
12. ACCESS CARD READER LOCATION
13. ENTRY GATE
14. PRIVATE EXTERIOR STORAGE
15. BICYCLE PARKING, S.L.D.
16. WOOD FENCE, TYP. S.L.D.
17. METAL FENCING, TYP. S.L.D.
18. RETAINING WALL, TYP. S.C.D.
19. PICNIC AREA
20. CONCRETE SEAT WALL, S.L.D.
21. NOT USED
22. WOOD TRELLIS

LEGEND

- 1 HR UNIT DEMISING WALL
- PROPERTY LINE
- SETBACK LINE
- ACCESSIBLE PATH OF TRAVEL

0 5 10 20

TRUE NORTH

BDE ARCHITECTURE

AHA affordable housing associates

REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA 94619

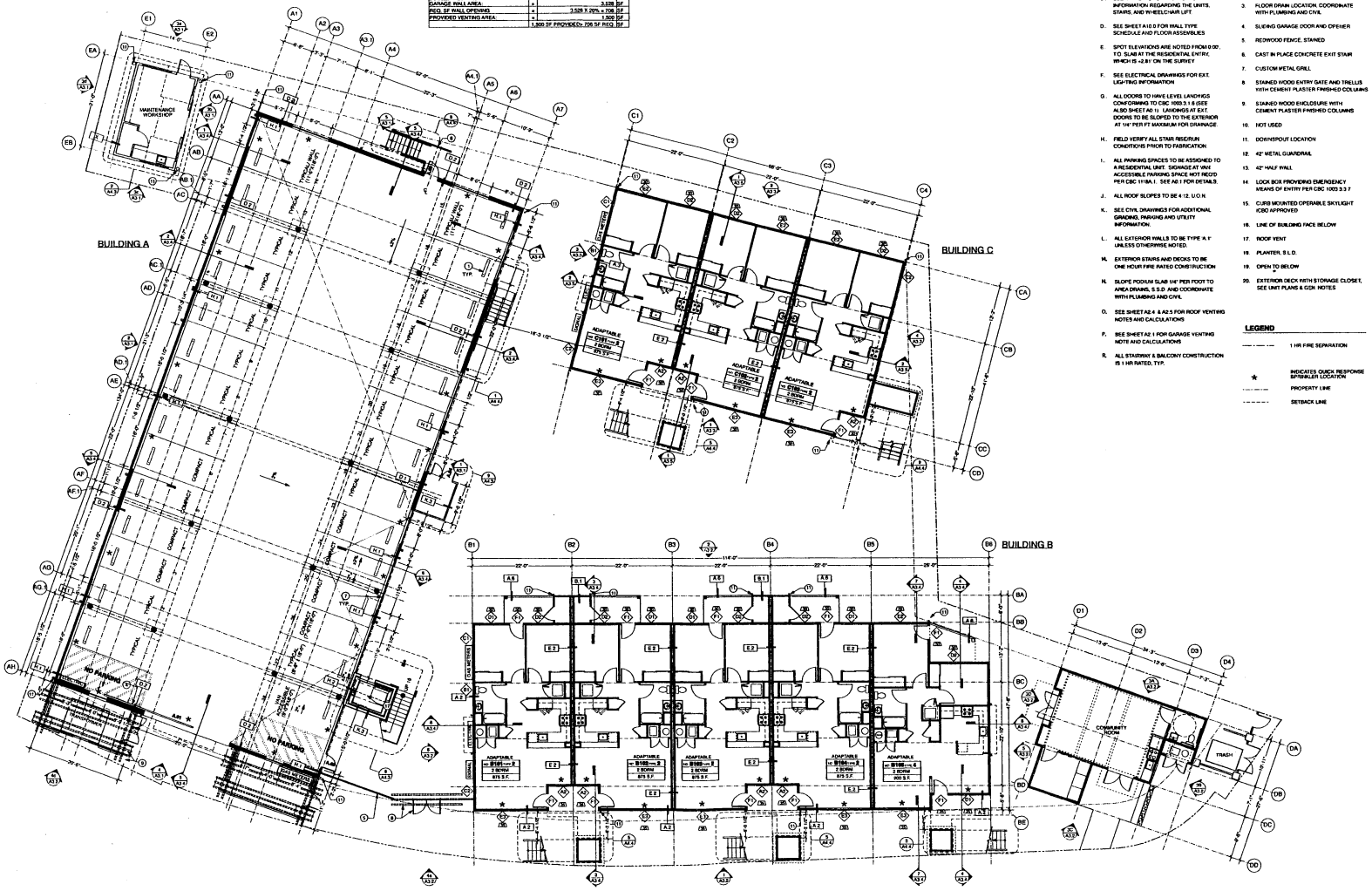
Issue	Date
PLANNING SUBMITTAL	01.10.11

SITE PLAN

Scale 1/10"=1'-0"

A1.1

GARAGE VENTING CALCULATIONS		
GARAGE FLOOR AREA:	=	9,208 SF
GARAGE PERIMETER:	=	392 LF
REQ. LF WALL OPENINGS:	=	392 X 40 % = 157 LF
LF OF WALL OPENINGS:	=	207 LF
		207 LF PROVIDED > 157 LF REQ. LF
GARAGE WALL HEIGHT(AVERAGE):	=	9 FT
GARAGE WALL AREA:	=	3,528 SF
REQ. SF WALL OPENING:	=	3,528 X 20% = 706 SF
PROVIDED VENTING AREA:	=	1,800 SF
		1,800 SF PROVIDED> 706 SF REQ. SF



GROUND FLOOR PLAN 1
1/8" = 1'-0"

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/4" PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0.00', T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.81' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.6 (SEE ALSO SHEET A0.1) LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE

H. FIELD VERIFY ALL STAIR RISER/RUN CONDITIONS PRIOR TO FABRICATION

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 1118A.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, PARKING AND UTILITY INFORMATION.

L. ALL EXTERIOR WALLS TO BE TYPE 'A.1' UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.4 & A2.5 FOR ROOF VENTING NOTES AND CALCULATIONS

P. SEE SHEET A2.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

R. ALL STAIRWAY & BALCONY CONSTRUCTION IS 1 HR RATED, TYP.

SHEET NOTES.

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. PRE-CAST CONCRETE WHEEL STOP AT ALL PARKING STALLS
2. EXTENT OF CONDITIONED SPACED ABOVE REQUIRING R- SPRAYED ON INSULATION @ CEILING
3. FLOOR DRAIN LOCATION. COORDINATE WITH PLUMBING AND CIVIL
4. SLIDING GARAGE DOOR AND OPEHER
5. REDWOOD FENCE, STAINED
6. CAST IN PLACE CONCRETE EXIT STAIR
7. CUSTOM METAL GRILL
8. STAINED WOOD ENTRY GATE AND TRELLIS WITH CEMENT PLASTER FINISHED COLUMNS
9. STAINED WOOD ENCLOSURE WITH CEMENT PLASTER FINISHED COLUMNS
10. NOT USED
11. DOWNSPOUT LOCATION
12. 42" METAL GUARDRAIL
13. 42" HALF WALL
14. LOCK BOX PROVIDING EMERGENCY MEANS OF ENTRY PER CBC 1003.3.3.7
15. CURB MOUNTED OPERABLE SKYLIGHT ICBO APPROVED
16. LINE OF BUILDING FACE BELOW
17. ROOF VENT
18. PLANTER, S.L.D.
19. OPEN TO BELOW
20. EXTERIOR DECK WITH STORAGE CLOSET, SEE UNIT PLANS & GDN. NOTES

LEGEND

- 1 HR FIRE SEPARATION
- ★ INDICATES QUICK RESPONSE SPRINKLER LOCATION
- PROPERTY LINE
- SETBACK LINE

BDE ARCHITECTURE

AHA affordable housing associates

REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA

Issues	Date
PLANNING SUBMITTAL	01.10.11

FLOOR PLAN: GROUND LEVEL

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

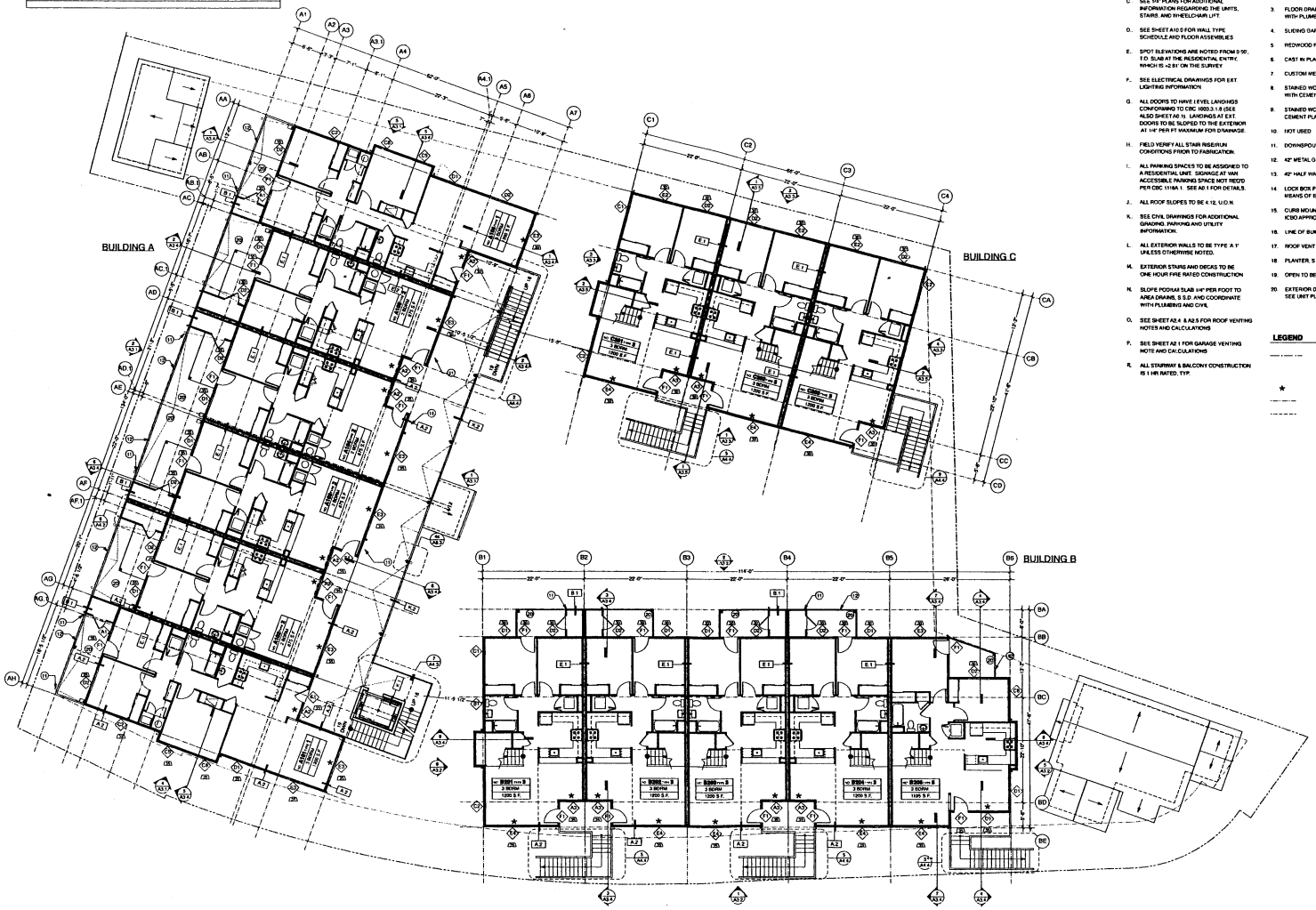
A2.1

ROOF VENTING CALCULATIONS: BUILDING E

RIDGE VENT	=	0.055	SF	PER LINEAL FOOT
EAVE VENT	=	0.044	SF	PER LINEAL FOOT
POP UP VENT	=	0.33	SF	EA
GABLE VENT	=	1.5	SF	EA
6"Ø SHED VENT	=	0.1	SF	EA

UNIT	ROOF AREA		REQ. SF		PROVIDED SF		
STORAGE	MAIN ROOF				80 LF EAVE	=	1.76 SF
	1 @ 300 SF	@ 1/300	=	1 SF	TOTAL VENT	=	1.76 SF

NOTE: REFER TO A10.4 WINDOW SCHEDULE FOR GABLE VENT SPECIFICATIONS.



SECOND FLOOR PLAN 1
1/8" = 1'-0"

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/4" PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0'00", T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.81' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.8 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

H. FIELD VERIFY ALL STAIR RISE/RUN CONDITIONS PRIOR TO FABRICATION.

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 1118A.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, PARKING AND UTILITY INFORMATION.

L. ALL EXTERIOR WALLS TO BE TYPE 'A 1' UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.4 & A2.5 FOR ROOF VENTING NOTES AND CALCULATIONS

P. SEE SHEET A0.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

R. ALL STAIRWAY & BALCONY CONSTRUCTION IS 1 HR RATED, TYP.

SHEET NOTES.

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. PRE-CAST CONCRETE WHEEL STOP AT ALL PARKING STALLS.
2. EXTENT OF CONDITIONED SPACED ABOVE REQUIRING R- SPRAYED ON INSULATION @ CEILING
3. FLOOR DRAIN LOCATION. COORDINATE WITH PLUMBING AND CIVIL
4. SLIDING GARAGE DOOR AND OPENER
5. REDWOOD FENCE, STAINED
6. CAST IN PLACE CONCRETE EXIT STAIR
7. CUSTOM METAL GRILL
8. STAINED WOOD ENTRY GATE AND TRELLIS WITH CEMENT PLASTER FINISHED COLUMNS
9. STAINED WOOD ENCLOSURE WITH CEMENT PLASTER FINISHED COLUMNS
10. NOT USED
11. DOWNSPOUT LOCATION
12. 42" METAL GUARDRAIL
13. 42" HALF WALL
14. LOCK BOX PROVIDING EMERGENCY MEANS OF ENTRY PER CBC 1003.3.3.7
15. CURB MOUNTED OPERABLE SKYLIGHT ICBO APPROVED
16. LINE OF BUILDING FACE BELOW
17. ROOF VENT
18. PLANTER, S.L.D.
19. OPEN TO BELOW
20. EXTERIOR DECK WITH STORAGE CLOSET, SEE UNIT PLANS & GEN. NOTES

LEGEND

- 1 HR FIRE SEPARATION
- ★ INDICATES QUICK RESPONSE SPRINKLER LOCATION
- PROPERTY LINE
- SETBACK LINE

BDE ARCHITECTURE

AHA affordable housing associates

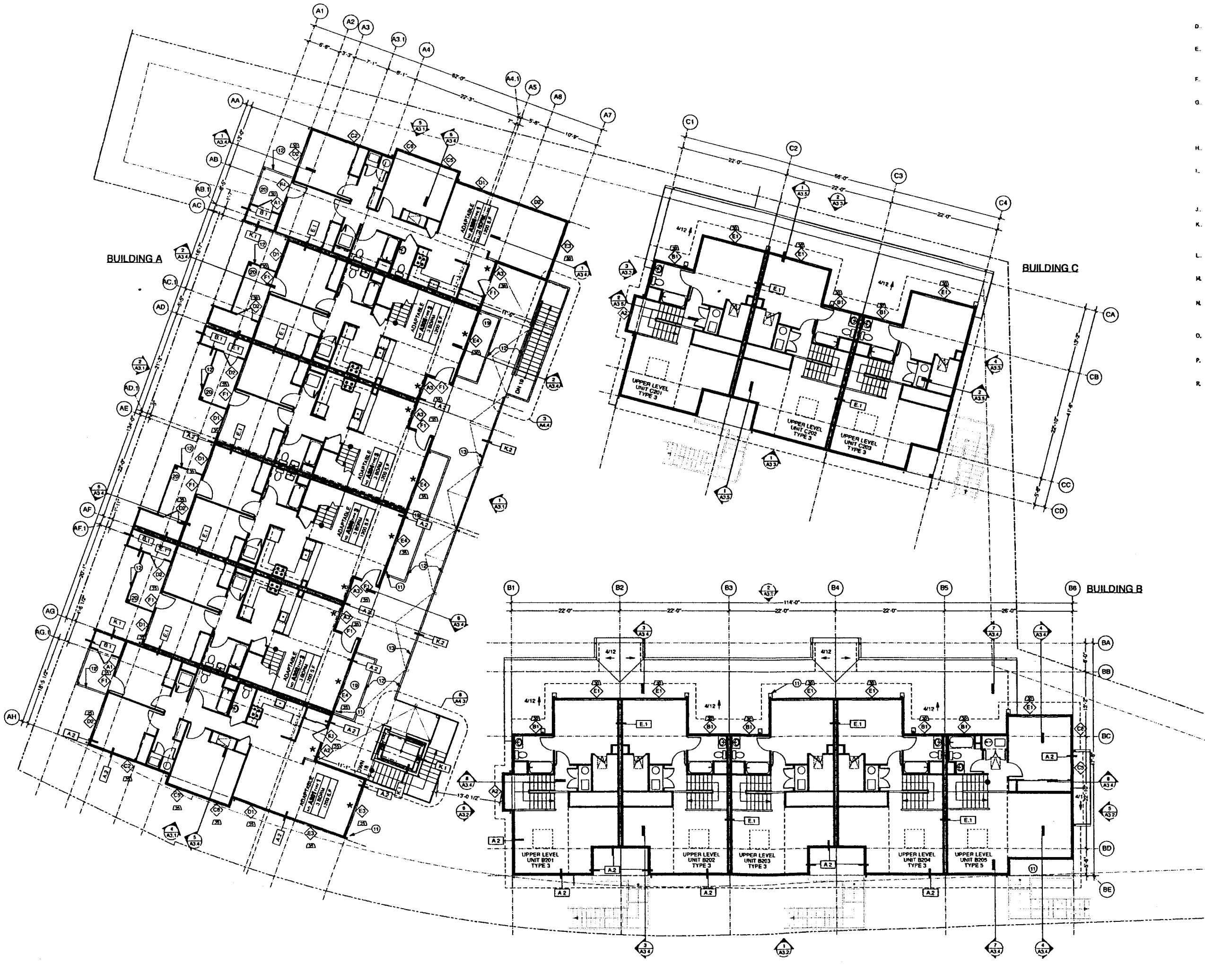
REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA

Issue	Date
PLANNING SUBMITTAL	01.10.11

FLOOR PLAN: SECOND LEVEL

Scale 1/8" = 1'-0"

A2.2



THIRD FLOOR PLAN 1
1/8" = 1'-0"

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/4" PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT.

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0.00', T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.81' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.8 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

H. FIELD VERIFY ALL STAIR RISE/RUN CONDITIONS PRIOR TO FABRICATION.

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 1118A.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, PARKING AND UTILITY INFORMATION.

L. ALL EXTERIOR WALLS TO BE TYPE 'A 1' UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.4 & A2.5 FOR ROOF VENTING NOTES AND CALCULATIONS

P. SEE SHEET A2.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

R. ALL STAIRWAY & BALCONY CONSTRUCTION IS 1 HR RATED, TYP.

SHEET NOTES.

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. PRE-CAST CONCRETE WHEEL STOP AT ALL PARKING STALLS.
2. EXTENT OF CONDITIONED SPACED ABOVE REQUIRING R- SPRAYED ON INSULATION @ CEILING
3. FLOOR DRAIN LOCATION, COORDINATE WITH PLUMBING AND CIVIL
4. SLIDING GARAGE DOOR AND OPENER
5. REDWOOD FENCE, STAINED
6. CAST IN PLACE CONCRETE EXIT STAIR
7. CUSTOM METAL GRILL
8. STAINED WOOD ENTRY GATE AND TRELLIS WITH CEMENT PLASTER FINISHED COLUMNS
9. STAINED WOOD ENCLOSURE WITH CEMENT PLASTER FINISHED COLUMNS
10. NOT USED
11. DOWNSPOUT LOCATION
12. 42" METAL GUARDRAIL
13. 42" HALF WALL
14. LOCK BOX PROVIDING EMERGENCY MEANS OF ENTRY PER CBC 1003.3.3.7
15. CURB MOUNTED OPERABLE SKYLIGHT ICBO APPROVED
16. LINE OF BUILDING FACE BELOW
17. ROOF VENT
18. PLANTER, S.L.D.
19. OPEN TO BELOW
20. EXTERIOR DECK WITH STORAGE CLOSET, SEE UNIT PLANS & GEN. NOTES

LEGEND

1 HR FIRE SEPARATION

* INDICATES QUICK RESPONSE SPRINKLER LOCATION

PROPERTY LINE

SETBACK LINE

NORTH

0 4 8 15

BDE ARCHITECTURE

AHA affordable housing associates

REDWOOD HILL

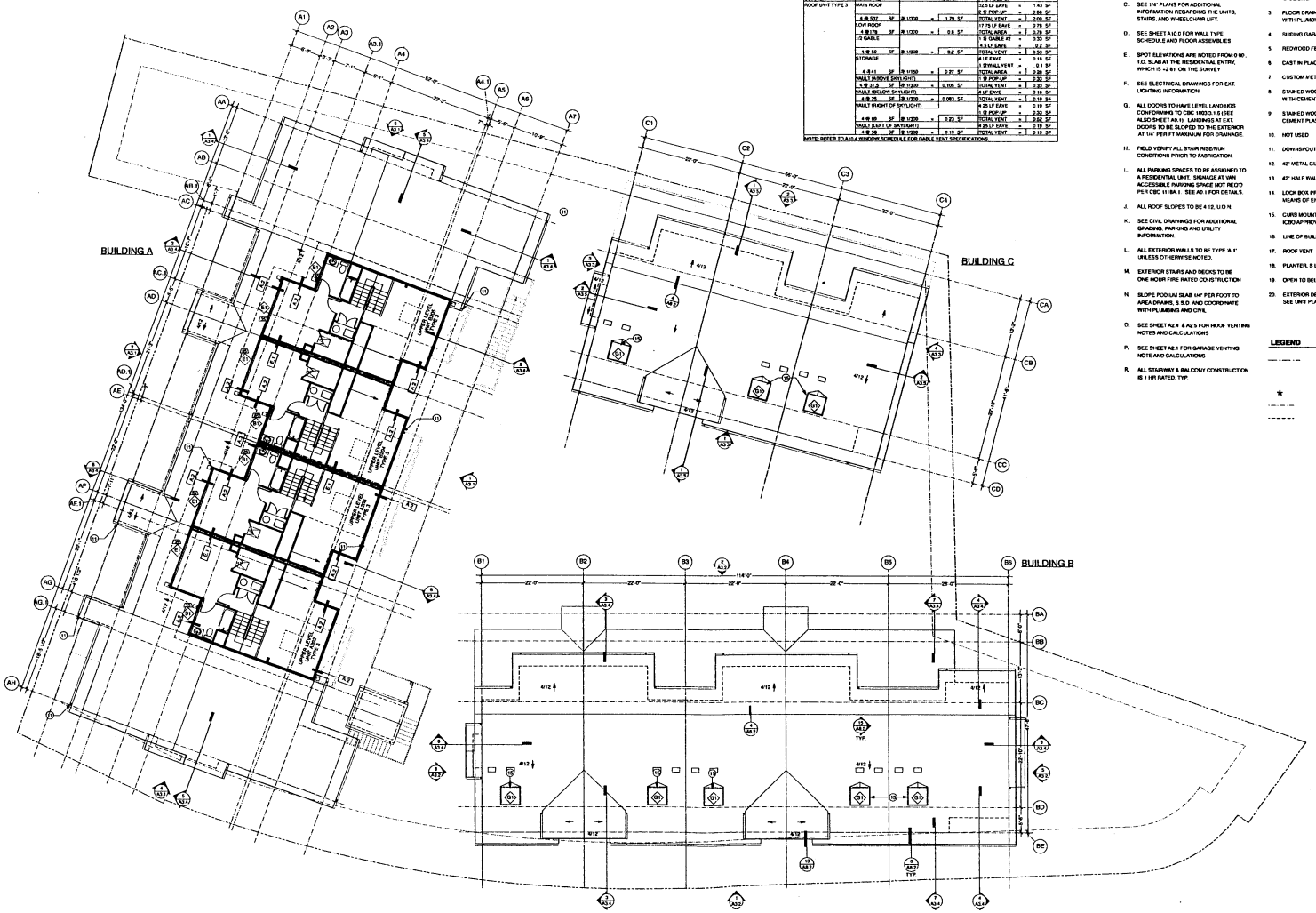
4868 CALAVERAS AVE.
OAKLAND, CA

Issue	Date
PLANNING SUBMITTAL	01.10.11

FLOOR PLAN: THIRD LEVEL

1/8" = 1'-0"

A2.3



FOURTH FLOOR/ ROOF PLAN 1
1/8" = 1'-0"

ROOF VENTING CALCULATIONS: BUILDING C

RIDGE VENT	=	0.055	SF	PER LINEAL FOOT
EAVE VENT	=	0.044	SF	PER LINEAL FOOT
POP UP VENT	=	0.32	SF	EA
GABLE VENT #1	=	1.5	SF	EA
GABLE VENT #2	=	0.33	SF	EA
W/D SHED VENT	=	0.1	SF	EA

CLUSTER	ROOF AREA			REQ. SF	PROVIDED SF		
ROOF UNIT TYPE 3	MAIN ROOF				72.5 LF EAVE	=	1.43 SF
					2 @ POP UP	=	0.64 SF
	4 @ 527	SF	@ 1/300	= 1.79 SF	TOTAL VENT	=	2.06 SF
	LOW ROOF				77.75 LF EAVE	=	0.76 SF
	4 @ 178	SF	@ 1/300	= 0.6 SF	TOTAL AREA	=	0.76 SF
	1/2 GABLE				1 @ GABLE #2	=	0.33 SF
					4.5 LF EAVE	=	0.2 SF
	4 @ 56	SF	@ 1/300	= 0.2 SF	TOTAL VENT	=	0.53 SF
	STORAGE				4 LF EAVE	=	0.18 SF
					3 @ WALL VENT	=	0.1 SF
	4 @ 41	SF	@ 1/150	= 0.27 SF	TOTAL AREA	=	0.28 SF
	WALL (ABOVE SKYLIGHT)				1 @ POP UP	=	0.32 SF
	4 @ 31.5	SF	@ 1/300	= 0.105 SF	TOTAL VENT	=	0.32 SF
	WALL (BELOW SKYLIGHT)				4 LF EAVE	=	0.18 SF
	4 @ 25	SF	@ 1/300	= 0.083 SF	TOTAL VENT	=	0.18 SF
	WALL (RIGHT OF SKYLIGHT)				4.25 LF EAVE	=	0.19 SF
					1 @ POP UP	=	0.32 SF
	4 @ 89	SF	@ 1/300	= 0.23 SF	TOTAL VENT	=	0.52 SF
	WALL (LEFT OF SKYLIGHT)				4.25 LF EAVE	=	0.19 SF
	4 @ 36	SF	@ 1/300	= 0.12 SF	TOTAL VENT	=	0.19 SF

NOTE: REFER TO A3.4 WINDOW SCHEDULE FOR GABLE VENT SPECIFICATIONS

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/A1 PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT.

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0.00 , 1.0. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.61' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.6 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

H. FIELD VERIFY ALL STAIR RISE/RUN CONDITIONS PRIOR TO FABRICATION

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 1118A.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GARAGING, PARKING AND UTILITY INFORMATION

L. ALL EXTERIOR WALLS TO BE TYPE 'A.1' UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.4 & A2.5 FOR ROOF VENTING NOTES AND CALCULATIONS

P. SEE SHEET A2.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

R. ALL STAIRWAY & BALCONY CONSTRUCTION IS 1 HR RATED, TYP.

SHEET NOTES.

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. PRE-CAST CONCRETE WHEEL STOP AT ALL PARKING STALLS.
2. EXTENT OF CONDITIONED SPACED ABOVE REQUIRING R- 5 PRAYED ON INSULATION @ CEILING
3. FLOOR DRAIN LOCATION. COORDINATE WITH PLUMBING AND CIVIL
4. SLIDING GARAGE DOOR AND OPENER
5. REDWOOD FENCE. STAINED
6. CAST IN PLACE CONCRETE EXIT STAIR
7. CUSTOM METAL GRILL
8. STAINED WOOD ENTRY GATE AND TRELLIS WITH CEMENT PLASTER FINISHED COLUMNS
9. STAINED WOOD ENCLOSURE WITH CEMENT PLASTER FINISHED COLUMNS
10. NOT USED
11. DOWNSPOUT LOCATION
12. 42" METAL GUARDRAIL
13. 42" HALF WALL
14. LOCK BOX PROVIDING EMERGENCY MEANS OF ENTRY PER CBC 1003.3.3.7
15. CURB MOUNTED OPERABLE SKYLIGHT ICBO APPROVED
16. LINE OF BUILDING FACE BELOW
17. ROOF VENT
18. PLANTER, S.L.D.
19. OPEN TO BELOW
20. EXTERIOR DECK WITH STORAGE CLOSET, SEE UNIT PLANS & GEN. NOTES

LEGEND

- 1 HR FIRE SEPARATION
- ★ INDICATES QUICK RESPONSE SPRINKLER LOCATION
- PROPERTY LINE
- SETBACK LINE

BDE ARCHITECTURE

AHA

affordable housing associates

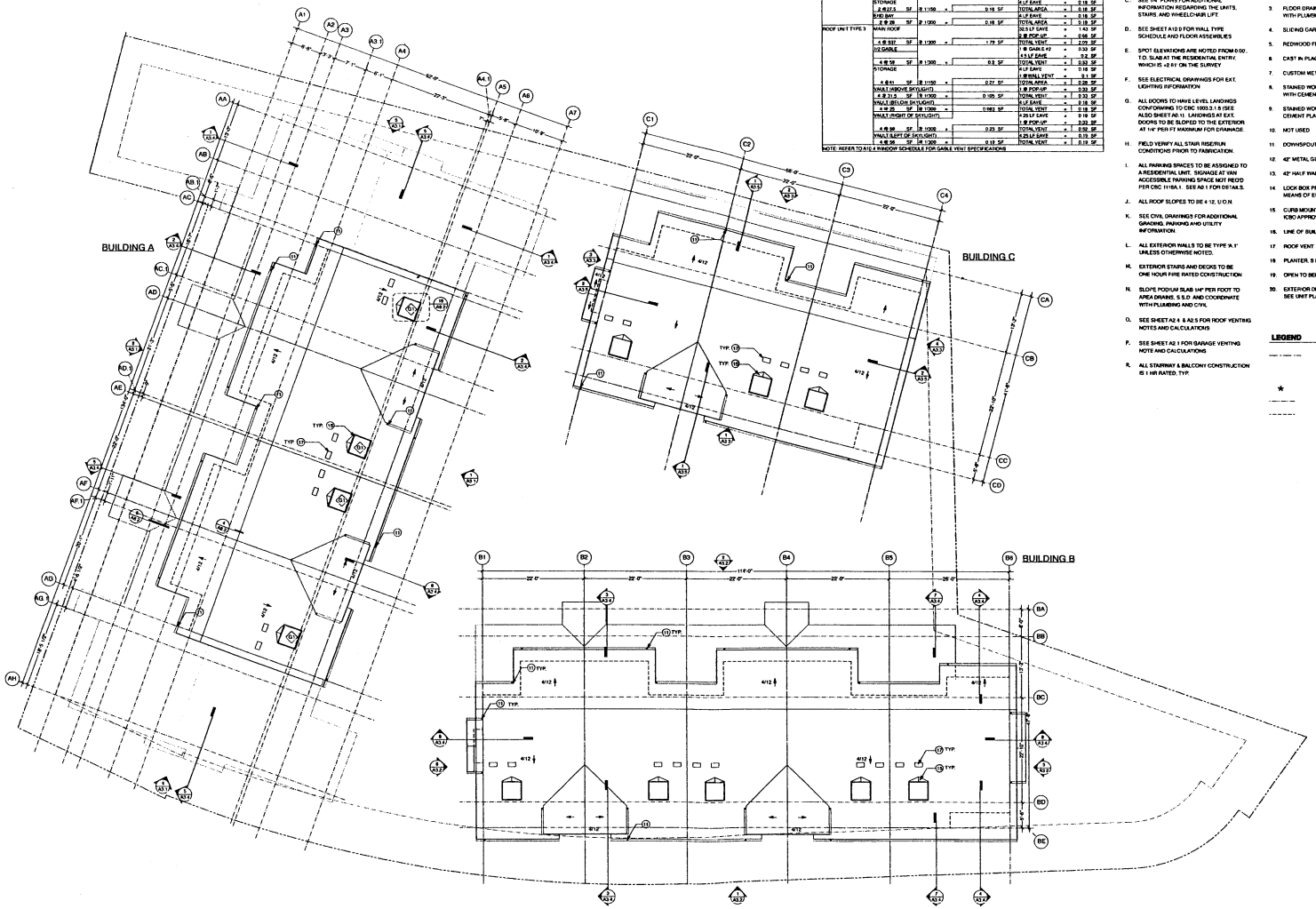
REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA

Name	Date
PLANNING SUBMITTAL	01.10.11

FLOOR PLAN: FOURTH LEVEL

Scale 1/8" = 1'-0"

A2.4



ROOF VENTING CALCULATIONS: BUILDING A

RIDGE VENT	= 0.069	SF	PER LINEAL FOOT
EAVE VENT	= 0.044	SF	PER LINEAL FOOT
POP-UP VENT	= 0.33	SF	EA.
GABLE VENT #1	= 1.3	SF	EA.
GABLE VENT #2	= 0.33	SF	EA.
8"Ø SHED VENT	= 0.1	SF	EA.

CLUSTER	ROOF AREA			REQ. SF	PROVIDED SF		
ROOF UNIT TYPE 1	MAIN (END)				41 LF EAVE	=	1.8 SF
					2 @ GABLE	=	2.6 SF
	2 @ 1170 SF	@ 1/300	=	3.9 SF/EA	TOTAL AREA	=	4.3 SF
	STORAGE				4 LF EAVE	=	0.18 SF
	4 @27.5 SF	@ 1/150	=	0.18 SF	TOTAL AREA	=	0.18 SF
	END BAY				4 LF EAVE	=	0.18 SF
	2 @ 35 SF	@ 1/300	=	0.18 SF	TOTAL AREA	=	0.18 SF
ROOF UNIT TYPE 3	MAIN ROOF				32.5 LF EAVE	=	1.43 SF
					2 @ POP-UP	=	0.66 SF
	1 @ 637 SF	@ 1/300	=	1.79 SF	TOTAL VENT	=	2.09 SF
	1/2 GABLE				1 @ GABLE #2	=	0.33 SF
					4.5 LF EAVE	=	0.2 SF
	4 @ 58 SF	@ 1/300	=	0.8 SF	TOTAL VENT	=	0.53 SF
	STORAGE				4 LF EAVE	=	0.18 SF
					1 @ SMALL VENT	=	0.1 SF
	4 @41 SF	@ 1/150	=	0.27 SF	TOTAL AREA	=	0.28 SF
	VAULT (ABOVE SKYLIGHT)				1 @ POP-UP	=	0.33 SF
	4 @ 31.5 SF	@ 1/300	=	0.105 SF	TOTAL VENT	=	0.33 SF
	VAULT (BELOW SKYLIGHT)				4 LF EAVE	=	0.18 SF
	4 @ 35 SF	@ 1/300	=	0.882 SF	TOTAL VENT	=	0.18 SF
	VAULT (RIGHT OF SKYLIGHT)				4.25 LF EAVE	=	0.19 SF
					1 @ POP-UP	=	0.33 SF
	4 @ 58 SF	@ 1/300	=	0.23 SF	TOTAL VENT	=	0.52 SF
	VAULT (LEFT OF SKYLIGHT)				4.25 LF EAVE	=	0.19 SF
	4 @ 58 SF	@ 1/300	=	0.19 SF	TOTAL VENT	=	0.19 SF

NOTE: REFER TO A1.4 WINDOW SCHEDULE FOR GABLE VENT SPECIFICATIONS

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/4" PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT.

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0.00', T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.61' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.8 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

H. FIELD VERIFY ALL STAIR RISER/RUN CONDITIONS PRIOR TO FABRICATION.

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 11B-9.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, PARKING AND UTILITY INFORMATION.

L. ALL EXTERIOR WALLS TO BE TYPE "A.1" UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION.

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS. S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.4 & A2.5 FOR ROOF VENTING NOTES AND CALCULATIONS

P. SEE SHEET A2.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

R. ALL STAIRWAY & BALCONY CONSTRUCTION IS 1 HR RATED, TYP.

SHEET NOTES.

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. PRE-CAST CONCRETE WHEEL STOP AT ALL PARKING STALLS.
2. EXTENT OF CONDITIONED SPACED ABOVE REQUIRING R- SPRAYED ON INSULATION @ CEILING
3. FLOOR DRAIN LOCATION, COORDINATE WITH PLUMBING AND CIVIL
4. SLIDING GARAGE DOOR AND OPENER
5. REDWOOD FENCE, STAINED
6. CAST IN PLACE CONCRETE EXIT STAIR
7. CUSTOM METAL GRILL
8. STAINED WOOD ENTRY GATE AND TRELLIS WITH CEMENT PLASTER FINISHED COLUMNS
9. STAINED WOOD ENCLOSURE WITH CEMENT PLASTER FINISHED COLUMNS
10. NOT USED
11. DOWNSPOUT LOCATION
12. 42" METAL GUARDRAIL
13. 42" HALF WALL
14. LOCK BOX PROVIDING EMERGEKICY MEANS OF ENTRY PER CBC 1003.3.3.7
15. CURB MOUNTED OPERABLE SKYLIGHT ICBO APPROVED
16. LINE OF BUILDING FACE BELOW
17. ROOF VENT
18. PLANTER, S.L.D.
19. OPEN TO BELOW
20. EXTERIOR DECK WITH STORAGE CLOSET. SEE UNIT PLANS & GEN. NOTES

LEGEND

- 1 HR FIRE SEPARATION
- ★ INDICATES QUICK RESPONSE SPRINKLER LOCATION
- PROPERTY LINE
- SETBACK LINE

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

NORTH

BDE ARCHITECTURE

AHA affordable housing associates

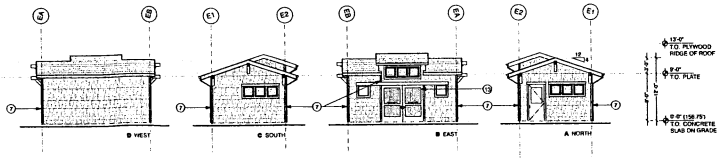
REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA

Name	Date
PLANNING SUBMITTAL	01.10.11

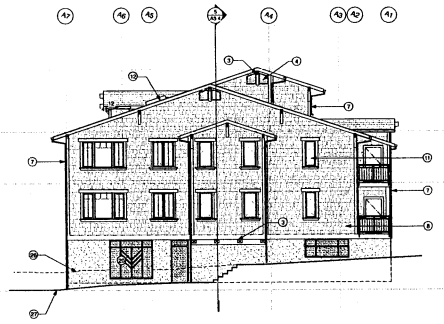
ROOF PLAN

Scale 1/8" = 1'-0"

A2.5

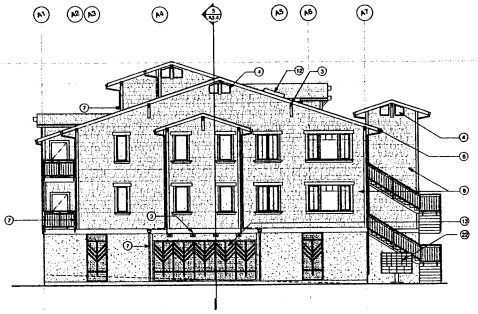


BUILDING 'E' ELEVATIONS 3
1/8" = 1'-0"

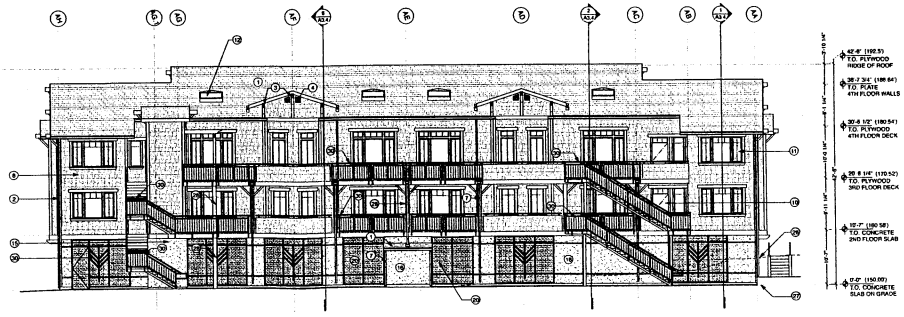


BUILDING 'A' NORTH ELEVATION 5
1/8" = 1'-0"

BUILDING 'A' WEST ELEVATION 2
1/8" = 1'-0"



BUILDING 'A' SOUTH ELEVATION 4
1/8" = 1'-0"



BUILDING 'A' EAST ELEVATION (COURTYARD) 1
1/8" = 1'-0"

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/4" PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT.

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0.00'. T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.81' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.8 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

H. FIELD VERIFY ALL STAIR RISER/RUN CONDITIONS PRIOR TO FABRICATION.

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 1118A.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, PARKING AND UTILITY INFORMATION

L. ALL EXTERIOR WALLS TO BE TYPE 'A 1' UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.5 FOR ROOF/EAVE VENTING NOTES AND CALCULATIONS

P. SEE SHEET A2.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

SHEET NOTES

NOTE: NOT ALL NOTES APPEAR ON EVERY ELEVATION SHEET.

1. ASPHALT SHINGLE ROOFING
2. 1X TRIM, TYP.
3. DECORATIVE OUTRIGGER BRACKET
4. GABLE END VENT
5. 2X FACIA OR BARGE RAFTER
6. 4" GSM GUTTER
7. RAIN WATER LEADER, SEE PLAN
8. FIBER CEMENT SHINGLE SIDING
9. PLANTING
10. FIBERGLASS ENTRY DOOR
11. VINYL WINDOWS, TYP.
12. CURB MOUNTED SKYLIGHT
13. ROLLING GATE
14. WIRE MESH IN STEEL FRAME
15. ELEVATOR SHAFT
16. INTEGRAL COLOR CEMENT PLASTER
17. PLANTED WOOD TRELLIS
18. BOARD AND BATTEN FENCING
19. METAL GATE
20. METAL GRILLE
21. TRASH ENCLOSURE
22. MAILBOXES
23. METER LOCATION
24. NOT USED
25. ILLUMINATED ADDRESS SIGNAGE
26. EXISTING GRADE
27. PROPOSED GRADE
28. 8X WOOD POST
29. QUICK RESPONSE SPRINKLER
30. 42" METAL GAURD RAIL
31. ACCESS CARD READER

0 4 8 16

BDE ARCHITECTURE

AHA affordable housing associates

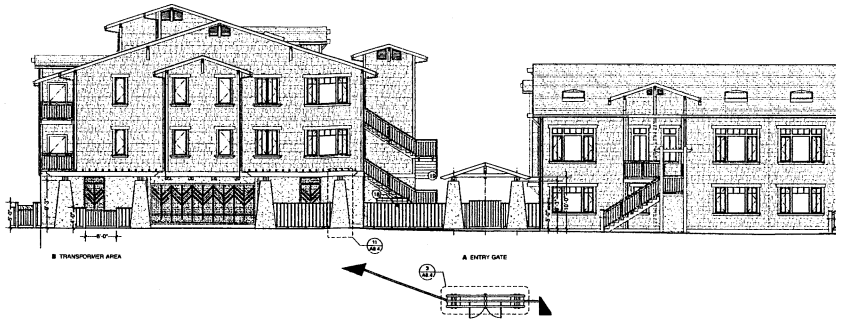
REDWOOD HILL
4888 CALAVERAS AVE.
OAKLAND, CA

Issue	Date
PLANNING SUBMITTAL	01.18.11

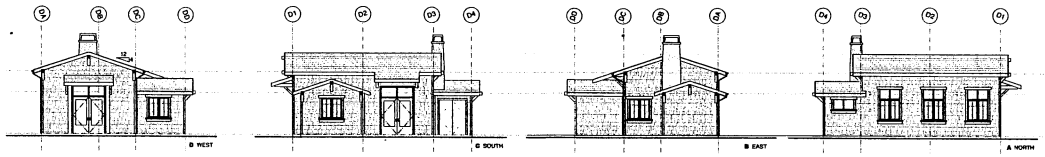
ELEVATIONS: BUILDING A & BUILDING E

Scale 1/8"=1'-0"

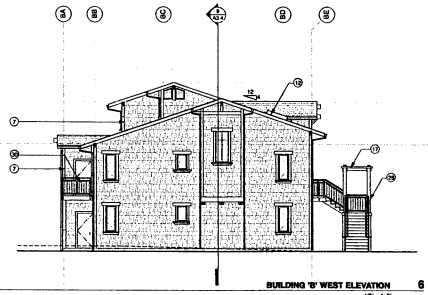
A3.1



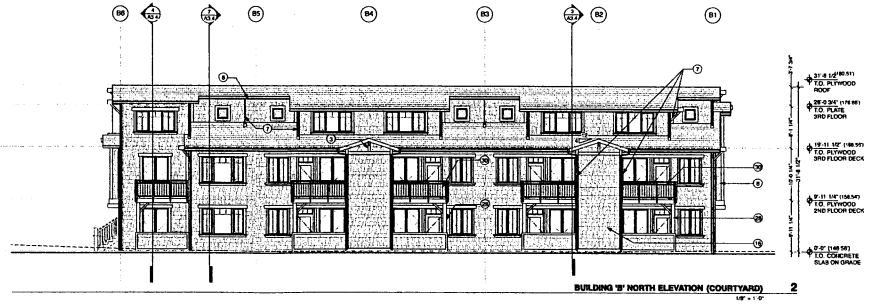
FRONT TRELLI & FRONT ENTRY ELEVATIONS 4
1/8" = 1'-0"



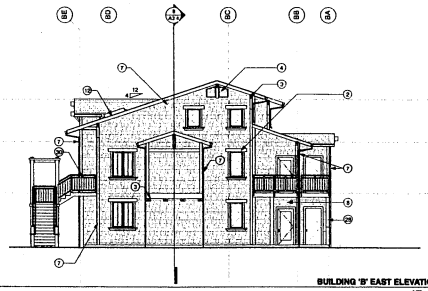
BUILDING 'D' ELEVATIONS 3
1/8" = 1'-0"



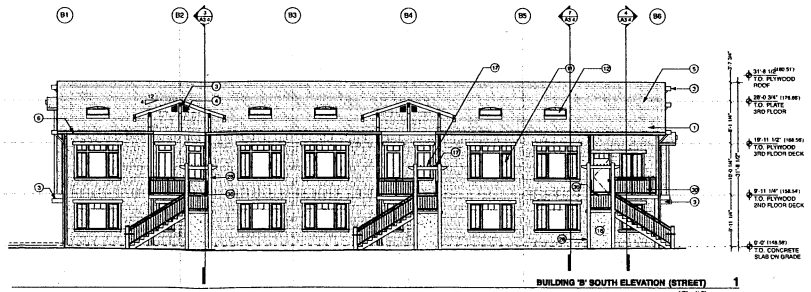
BUILDING 'B' WEST ELEVATION 6
1/8" = 1'-0"



BUILDING 'B' NORTH ELEVATION (COURTYARD) 2
1/8" = 1'-0"



BUILDING 'B' EAST ELEVATION 5
1/8" = 1'-0"



BUILDING 'B' SOUTH ELEVATION (STREET) 1
1/8" = 1'-0"

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/4" PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT.

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0.00', T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.81' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.8 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

H. FIELD VERIFY ALL STAIR RISER/RUN CONDITIONS PRIOR TO FABRICATION

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 1118A.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, PARKING AND UTILITY INFORMATION.

L. ALL EXTERIOR WALLS TO BE TYPE 'A' 1 UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.5 FOR ROOF/EAVE VENTING NOTES AND CALCULATIONS

P. SEE SHEET A2.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

SHEET NOTES

NOTE: NOT ALL NOTES APPEAR ON EVERY ELEVATION SHEET.

1. ASPHALT SHINGLE ROOFING
2. 1X TRIM, TYP.
3. DECORATIVE OUTRIGGER BRACKET
4. GABLE END VENT
5. 2X FACIA OR BARGE RAFTER
6. 4" GSM GUTTER
7. RAIN WATER LEADER, SEE PLAN
8. FIBER CEMENT SHINGLE SIDING
9. PLANTING
10. FIBERGLASS ENTRY DOOR
11. VINYL WINDOWS, TYP.
12. CURB MOUNTED SKYLIGHT
13. ROLLING GATE
14. WIRE MESH IN STEEL FRAME
15. ELEVATOR SHAFT
16. INTEGRAL COLOR CEMENT PLASTER
17. PLANTED WOOD TRELLIS
18. BOARD AND BATTEN FENCING
19. METAL GATE
20. METAL GRILLE
21. TRASH ENCLOSURE
22. MAILBOXES
23. METER LOCATION
24. NOT USED
25. ILLUMINATED ADDRESS SIGNAGE
26. EXISTING GRADE
27. PROPOSED GRADE
28. 8X WOOD POST
29. QUICK RESPONSE SPRINKLER
30. 42" METAL GAURD RAIL
31. ACCESS CARD READER

BDE ARCHITECTURE

AHA affordable housing associates

REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA

Issue	Date
PLANNING SUBMITTAL	01.10.11

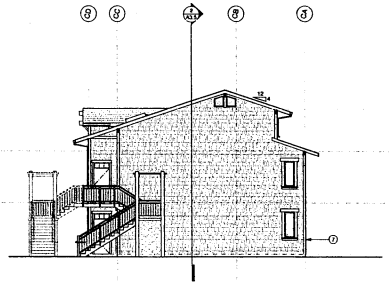
ELEVATIONS: BUILDING B, D, AND ENTRY

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

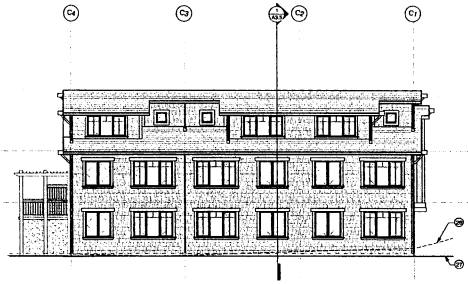
Project No. 0906

Drawn By: DN

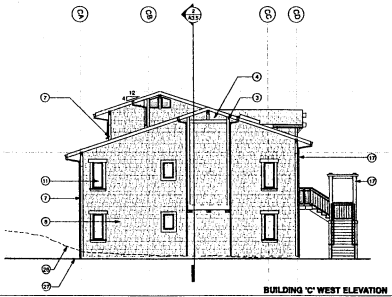
Sheet No. A3.2



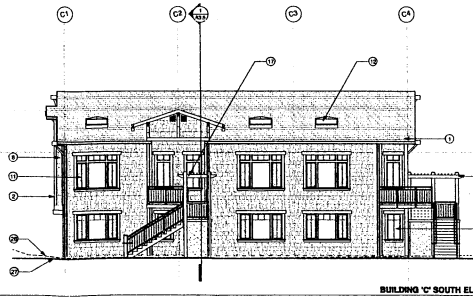
BUILDING 'C' EAST ELEVATION 4
1/8" = 1'-0"



BUILDING 'C' NORTH ELEVATION 2
1/8" = 1'-0"



BUILDING 'C' WEST ELEVATION 3
1/8" = 1'-0"



BUILDING 'C' SOUTH ELEVATION (COURTYARD) 1
1/8" = 1'-0"

GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

A. SEE A0.1 FOR OCCUPANCY AND EXITING CALCULATIONS

B. SEE A0.1 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS

C. SEE 1/4" PLANS FOR ADDITIONAL INFORMATION REGARDING THE UNITS, STAIRS, AND WHEELCHAIR LIFT.

D. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND FLOOR ASSEMBLIES

E. SPOT ELEVATIONS ARE NOTED FROM 0.00', T.O. SLAB AT THE RESIDENTIAL ENTRY, WHICH IS +2.81' ON THE SURVEY

F. SEE ELECTRICAL DRAWINGS FOR EXT. LIGHTING INFORMATION

G. ALL DOORS TO HAVE LEVEL LANDINGS CONFORMING TO CBC 1003.3.1.6 (SEE ALSO SHEET A0.1). LANDINGS AT EXT. DOORS TO BE SLOPED TO THE EXTERIOR AT 1/4" PER FT MAXIMUM FOR DRAINAGE.

H. FIELD VERIFY ALL STAIR RISER/RUN CONDITIONS PRIOR TO FABRICATION.

I. ALL PARKING SPACES TO BE ASSIGNED TO A RESIDENTIAL UNIT. SIGNAGE AT VAN ACCESSIBLE PARKING SPACE NOT REQ'D PER CBC 11A/A.1. SEE A0.1 FOR DETAILS.

J. ALL ROOF SLOPES TO BE 4:12, U.O.N.

K. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, PARKING AND UTILITY INFORMATION.

L. ALL EXTERIOR WALLS TO BE TYPE 'A.1' UNLESS OTHERWISE NOTED.

M. EXTERIOR STAIRS AND DECKS TO BE ONE HOUR FIRE RATED CONSTRUCTION

N. SLOPE PODIUM SLAB 1/4" PER FOOT TO AREA DRAINS, S.S.D. AND COORDINATE WITH PLUMBING AND CIVIL

O. SEE SHEET A2.5 FOR ROOF/EAVE VENTING NOTES AND CALCULATIONS

P. SEE SHEET A2.1 FOR GARAGE VENTING NOTE AND CALCULATIONS

SHEET NOTES

NOTE: NOT ALL NOTES APPEAR ON EVERY ELEVATION SHEET.

1. ASPHALT SHINGLE ROOFING
2. 1X TRIM, TYP.
3. DECORATIVE OUTRIGGER BRACKET
4. GABLE END VENT
5. 2X FACIA ON BARGE RAFTER
6. 4" GSM GUTTER
7. RAIN WATER LEADER. SEE PLAN
8. FIBER CEMENT SHINGLE SIDING
9. PLANTING
10. FIBERGLASS ENTRY DOOR
11. VINYL WINDOWS, TYP.
12. CURB MOUNTED SKYLIGHT
13. ROLLING GATE
14. WIRE MESH IN STEEL FRAME
15. ELEVATOR SHAFT
16. INTEGRAL COLOR CEMENT PLASTER
17. PLANTED WOOD TRELLIS
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31. ACCESS CARD READER

0 4 8 16

BDE ARCHITECTURE

AHA affordable housing associates

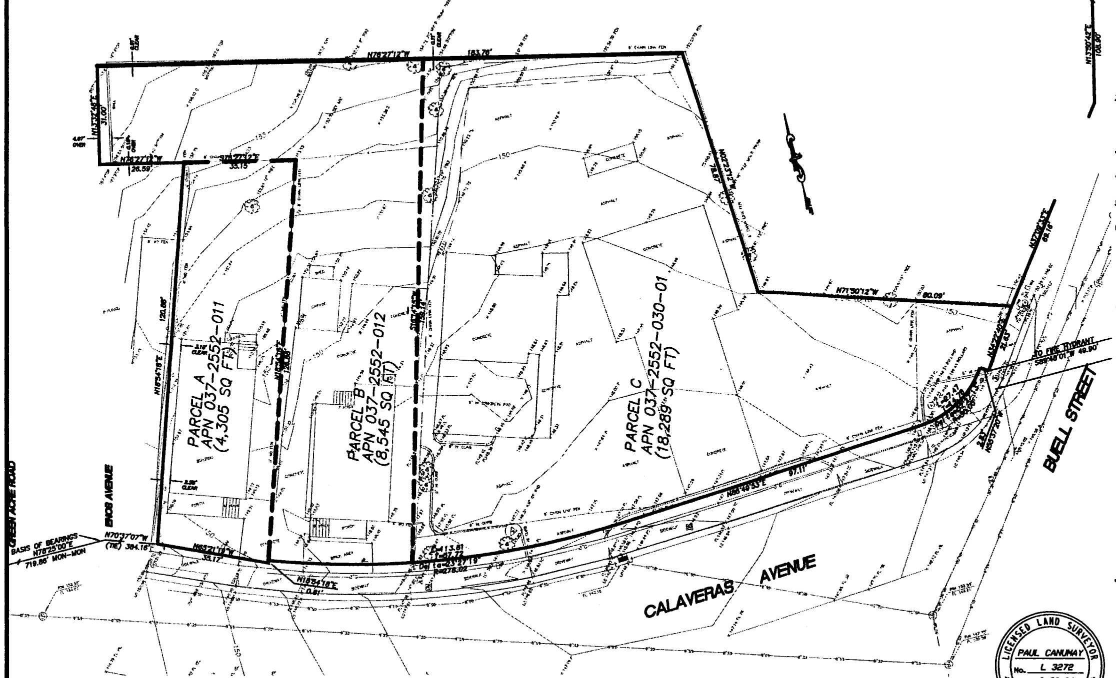
REDWOOD HILL
4868 CALAVERAS AVE.
OAKLAND, CA

Issue	Date
PLANNING SUBMITTAL	01.10.11

ELEVATIONS: BUILDING C

1/8"=1'-0"

A3.3



PARCEL MERGER MAP INFORMATION

1. RECORD OWNER	CALIFORNIA HOUSING PARTNERS 1250 ADDISON STREET #G BERKELEY, CA 94702 510-649-8500		
2. ENGINEER	ACKLAND INTERNATIONAL, INC. 333 HEGENBERGER ROAD, STE 304 OAKLAND, CA 94621 510-633-1797		
3. AREA OF PROPERTY	0.71 ACRES (31,139 SQ FT APPROX)		
4. PURPOSE	TO FACILITATE DEVELOPMENT		
5. ZONING	C-40/R-40/R-30		
6. UTILITIES	WATER	EAST BAY MUNICIPAL UTILITY DIST.	
	GAS AND ELECTRIC STORM DRAINAGE SANITARY SEWER	PACIFIC GAS AND ELECTRIC CO. CITY OF OAKLAND CITY OF OAKLAND	

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MAP OF CALAVERAS TERRACE FILED IN BOOK 3 OF MAPS AT PAGE 57, ALAMEDA COUNTY RECORDS. MONUMENT LINE IN MacARTHUR BLVD. BETWEEN ENOS AVE. & GREEN ACRE RD. TAKEN AS N 78°25'00" W.

BENCHMARK

CITY OF OAKLAND DATUM. BM 11Ca. ELEVATION=167.49 FEET. CUT SQUARE N CONC CURB MacARTHUR BLVD. E RETURN NE CORNER OF ENOS AVE. & MacARTHUR BLVD.

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.

ENGINEER'S STATEMENT

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

AFFORDABLE HOUSING ASSOCIATES. ON JUNE 2, 2003

I HEREBY STATE THAT ALL EXISTING GRADES DELINEATED UPON THIS PLAT ARE BASED UPON CITY OF OAKLAND DATUM.

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

LICENSED LAND SURVEYOR
PAUL CANUMAY
No. L 3272
Exp. 6-30-04
STATE OF CALIFORNIA

PAUL CANUMAY, LS3272 DATE
LICENSE EXPIRES JUNE 30, 2004

LEGEND

(solid line)	BOUNDARY OF MERGED PARCELS
(dashed line)	EXISTING PROPERTY LINE TO BE REMOVED
◉	FOUND STANDARD STREET MONUMENT
Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
TC	TOP OF CURB AT FACE
FL	FLOW LINE
TB	TOP OF BANK
TS	TOE OF SLOPE
WM	WATER METER
ELB	ELECTRIC BOX
P	PAVEMENT
JP	JOINT POLE
IRR	IRRIGATION CONTROL
CTC	CALTRANS COMMUNICATION BOX
CTT	CALTRANS TELEPHONE BOX
CTP	CALTRANS POWER BOX
LG	LIP OF GUTTER
FH	FIRE HYDRANT

APPLICATION TO WAIVE PARCEL MAP

I certify that I am the applicant named herein and that the information given on any submission herewith is in all respects true and accurate to the best of my knowledge and belief. I further certify that I am the owner or purchaser (option holder) of the property involved in this application.

I understand that any maps or exhibits filed become a permanent part of the file and may not be returned to me.

Signature ______________ *I am the* ☐ *Property Owner*

Address ______________ ☐ *Purchaser (include copy of contract)*

______________ *Telephone No.* ______________

Owner's Name ______________ *(if other than applicant)*

Owner's Address ______________ *Telephone No.* ______________

PARCEL MERGER MAP

APN 037-2552-030-01, 037-2552-011 AND 037-2552-012
OAKLAND, ALAMEDA COUNTY, CALIFORNIA

SCALE: 1" = 20' JUNE 23, 2003

ACKLAND INTERNATIONAL, INC.
333 HEGENBERGER ROAD, SUITE 304
OAKLAND, CA 94621
TEL: (510) 633-1797
FAX: (510) 633-2431

SHEET 1 OF 1 SHEET

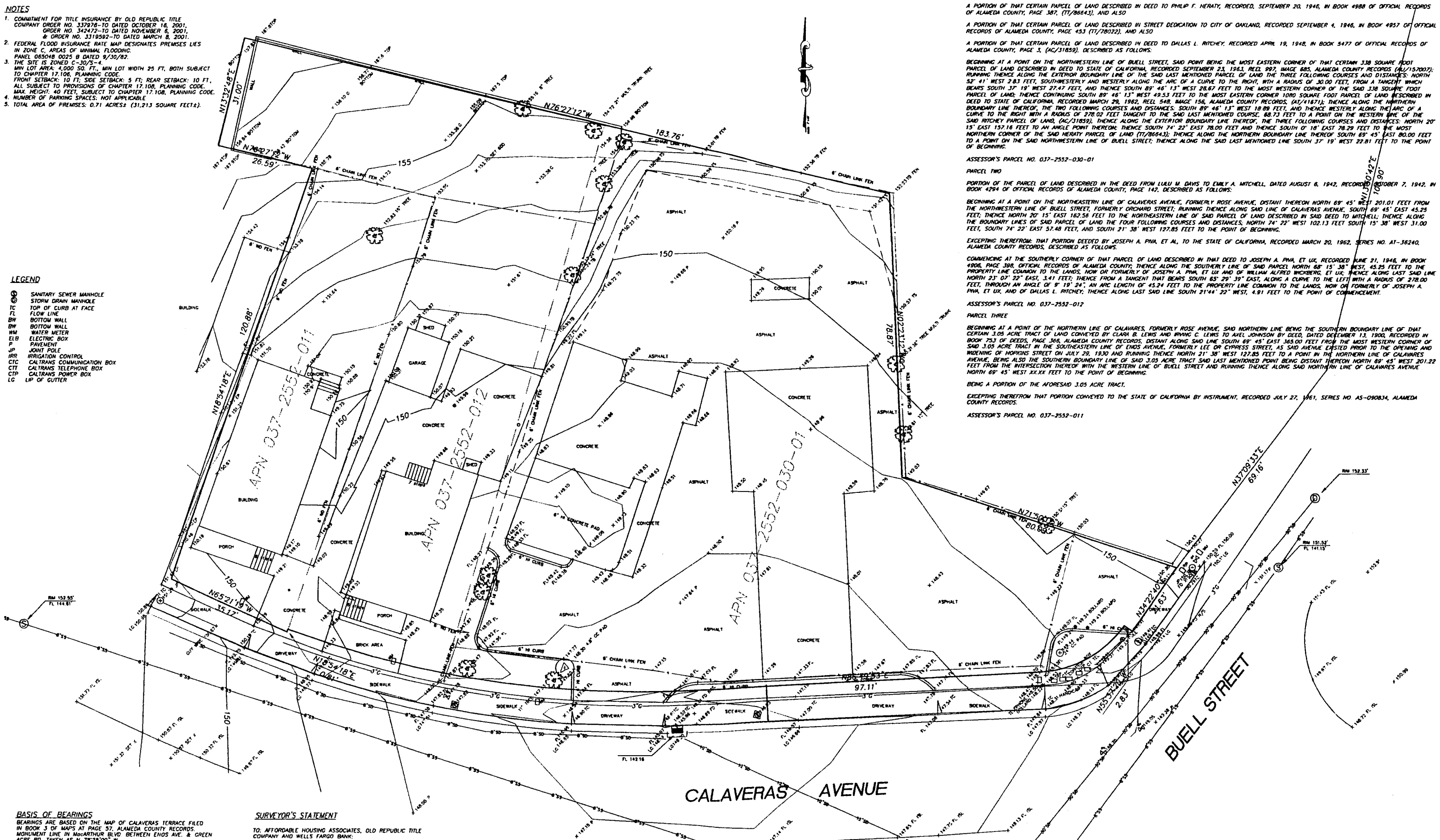
\SURVEY\AFFORDABLE HOUSING\calaveras-PMM.dwg

NOTES

1. COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC TITLE COMPANY ORDER NO. 337978-TO DATED OCTOBER 16, 2001, ORDER NO. 342472-TO DATED NOVEMBER 6, 2001, & ORDER NO. 3319592-TO DATED MARCH 8, 2001.
2. FEDERAL FLOOD INSURANCE RATE MAP DESIGNATES PREMISES LIES IN ZONE C, AREAS OF MINIMAL FLOODING. PANEL 065048 0025 B DATED 9/30/82.
3. THE SITE IS ZONED C-30/S-4. MIN LOT AREA: 4,000 SQ. FT., MIN LOT WIDTH 25 FT, BOTH SUBJECT TO CHAPTER 17.106, PLANNING CODE. FRONT SETBACK: 10 FT; SIDE SETBACK: 5 FT; REAR SETBACK: 10 FT, ALL SUBJECT TO PROVISIONS OF CHAPTER 17.108, PLANNING CODE. MAX. HEIGHT: 40 FEET, SUBJECT TO CHAPTER 17.108, PLANNING CODE.
4. NUMBER OF PARKING SPACES: NOT APPLICABLE
5. TOTAL AREA OF PREMISES: 0.71 ACRES± (31,213 SQUARE FEET±).

LEGEND

Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
TC	TOP OF CURB AT FACE
FL	FLOW LINE
BW	BOTTOM WALL
BW	BOTTOM WALL
WM	WATER METER
ELB	ELECTRIC BOX
P	PAVEMENT
JP	JOINT POLE
IRR	IRRIGATION CONTROL
CTC	CALTRANS COMMUNICATION BOX
CTT	CALTRANS TELEPHONE BOX
CTP	CALTRANS POWER BOX
LG	LIP OF GUTTER



LEGAL DESCRIPTION

PARCEL ONE

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO PHILIP F. HERATY, RECORDED, SEPTEMBER 20, 1946, IN BOOK 4988 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 387, (TT/86643), AND ALSO

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN STREET DEDICATION TO CITY OF OAKLAND, RECORDED SEPTEMBER 4, 1946, IN BOOK 4957 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 453 (TT/78022), AND ALSO

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO DALLAS L. RITCHEY, RECORDED APRIL 19, 1948, IN BOOK 5477 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 3, (AC/31859), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF BUELL STREET, SAID POINT BEING THE MOST EASTERN CORNER OF THAT CERTAIN 338 SQUARE FOOT PARCEL OF LAND DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED SEPTEMBER 23, 1963, REEL 997, IMAGE 685, ALAMEDA COUNTY RECORDS (AU/157007); RUNNING THENCE ALONG THE EXTERIOR BOUNDARY LINE OF THE SAID LAST MENTIONED PARCEL OF LAND THE THREE FOLLOWING COURSES AND DISTANCES: NORTH 52° 41' WEST 2.83 FEET, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, FROM A TANGENT WHICH BEARS SOUTH 37° 19' WEST 27.47 FEET, AND THENCE SOUTH 89° 46' 13" WEST 28.67 FEET TO THE MOST WESTERN CORNER OF THE SAID 338 SQUARE FOOT PARCEL OF LAND; THENCE CONTINUING SOUTH 89° 46' 13" WEST 49.53 FEET TO THE MOST EASTERN CORNER 1080 SQUARE FOOT PARCEL OF LAND DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED MARCH 29, 1962, REEL 548, IMAGE 156, ALAMEDA COUNTY RECORDS, (AT/41671); THENCE ALONG THE NORTHERN BOUNDARY LINE THEREOF, THE TWO FOLLOWING COURSES AND DISTANCES: SOUTH 89° 46' 13" WEST 18.89 FEET, AND THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 278.00 FEET TANGENT TO THE SAID LAST MENTIONED COURSE, 88.73 FEET TO A POINT ON THE WESTERN LINE OF THE SAID RITCHEY PARCEL OF LAND, (AC/31859), THENCE ALONG THE EXTERIOR BOUNDARY LINE THEREOF, THE THREE FOLLOWING COURSES AND DISTANCES: NORTH 20° 15' EAST 157.16 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 74° 22' EAST 78.00 FEET AND THENCE SOUTH 0° 18' EAST 78.29 FEET TO THE MOST NORTHERN CORNER OF THE SAID HERATY PARCEL OF LAND (TT/86643); THENCE ALONG THE NORTHERN BOUNDARY LINE THEREOF SOUTH 69° 45' EAST 80.00 FEET TO A POINT ON THE SAID NORTHWESTERN LINE OF BUELL STREET; THENCE ALONG THE SAID LAST MENTIONED LINE SOUTH 37° 19' WEST 22.81 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 037-2552-030-01

PARCEL TWO

PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM LULU M. DAVIS TO EMILY A. MITCHELL, DATED AUGUST 6, 1942, RECORDED OCTOBER 7, 1942, IN BOOK 4294 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 142, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN LINE OF CALAVERAS AVENUE, FORMERLY ROSE AVENUE, DISTANT THEREON NORTH 69° 45' WEST 201.01 FEET FROM THE NORTHWESTERN LINE OF BUELL STREET, FORMERLY ORCHARD STREET; RUNNING THENCE ALONG SAID LINE OF CALAVERAS AVENUE, SOUTH 69° 45' EAST 45.25 FEET; THENCE NORTH 20° 15' EAST 162.56 FEET TO THE NORTHEASTERN LINE OF SAID PARCEL OF LAND DESCRIBED IN SAID DEED TO MITCHELL; THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL OF LAND THE FOUR FOLLOWING COURSES AND DISTANCES; NORTH 74° 22' WEST 102.13 FEET SOUTH 15° 38' WEST 31.00 FEET, SOUTH 74° 22' EAST 57.48 FEET, AND SOUTH 21° 38' WEST 127.85 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THAT PORTION DEEDED BY JOSEPH A. PINA, ET AL, TO THE STATE OF CALIFORNIA, RECORDED MARCH 20, 1962, SERIES NO. AT-36240, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED TO JOSEPH A. PINA, ET UX, RECORDED JUNE 21, 1946, IN BOOK 4906, PAGE 398, OFFICIAL RECORDS OF ALAMEDA COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 68° 15' 38" WEST, 45.25 FEET TO THE PROPERTY LINE COMMON TO THE LANDS, NOW OR FORMERLY OF JOSEPH A. PINA, ET UX AND OF WILLIAM ALFRED WICKBERG, ET UX; THENCE ALONG LAST SAID LINE NORTH 23° 07' 22" EAST, 3.41 FEET; THENCE FROM A TANGENT THAT BEARS SOUTH 65° 29' 39" EAST, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 278.00 FEET, THROUGH AN ANGLE OF 9° 19' 24", AN ARC LENGTH OF 45.24 FEET TO THE PROPERTY LINE COMMON TO THE LANDS, NOW OR FORMERLY OF JOSEPH A. PINA, ET UX, AND OF DALLAS L. RITCHEY; THENCE ALONG LAST SAID LINE SOUTH 21°44' 22" WEST, 4.91 FEET TO THE POINT OF COMMENCEMENT.

ASSESSOR'S PARCEL NO. 037-2552-012

PARCEL THREE

BEGINNING AT A POINT OF THE NORTHERN LINE OF CALAVARES, FORMERLY ROSE AVENUE, SAID NORTHERN LINE BEING THE SOUTHERN BOUNDARY LINE OF THAT CERTAIN 3.05 ACRE TRACT OF LAND CONVEYED BY CLARA B. LEWIS AND IRVING C. LEWIS TO AXEL JOHNSON BY DEED, DATED DECEMBER 13, 1900, RECORDED IN BOOK 753 OF DEEDS, PAGE 366, ALAMEDA COUNTY RECORDS, DISTANT ALONG SAID LINE SOUTH 69° 45' EAST 365.00 FEET FROM THE MOST WESTERN CORNER OF SAID 3.05 ACRE TRACT IN THE SOUTHEASTERN LINE OF ENOS AVENUE, FORMERLY LEE OR CYPRESS STREET, AS SAID AVENUE EXISTED PRIOR TO THE OPENING AND WIDENING OF HOPKINS STREET ON JULY 29, 1930 AND RUNNING THENCE NORTH 21° 38' WEST 127.85 FEET TO A POINT IN THE NORTHERN LINE OF CALAVARES AVENUE, BEING ALSO THE SOUTHERN BOUNDARY LINE OF SAID 3.05 ACRE TRACT SAID LAST MENTIONED POINT BEING DISTANT THEREON NORTH 69° 45' WEST 201.22 FEET FROM THE INTERSECTION THEREOF WITH THE WESTERN LINE OF BUELL STREET AND RUNNING THENCE ALONG SAID NORTHERN LINE OF CALAVARES AVENUE NORTH 69° 45' WEST XX.XX FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE AFORESAID 3.05 ACRE TRACT.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY INSTRUMENT, RECORDED JULY 27, 1961, SERIES NO. AS-090834, ALAMEDA COUNTY RECORDS.

ASSESSOR'S PARCEL NO. 037-2552-011

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MAP OF CALAVERAS TERRACE FILED IN BOOK 3 OF MAPS AT PAGE 57, ALAMEDA COUNTY RECORDS. MONUMENT LINE IN MacARTHUR BLVD BETWEEN ENOS AVE. & GREEN ACRE RD. TAKEN AS N 78°25'00" W.

BENCHMARK

CITY OF OAKLAND DATUM. BM 11Co. ELEVATION=167.49 FEET. CUT SQUARE N CONC CURB MacARTHUR BLVD. E RETURN NE CORNER OF ENOS AVE. & MacARTHUR BLVD.

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.

SURVEYOR'S STATEMENT

TO: AFFORDABLE HOUSING ASSOCIATES, OLD REPUBLIC TITLE COMPANY AND WELLS FARGO BANK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS AND ACSM IN 1999, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 10, 11(a), 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

LICENSED LAND SURVEYOR · PAUL CANUMAY · No. L 3272 · Exp. 6-30-04 · STATE OF CALIFORNIA

SIGNED: ______
PAUL CANUMAY
LS 3272 EXP.06/30/2004

DATE: ______

CANUMAY LAND SURVEYING
P.O. BOX 121
BENICIA, CALIFORNIA

ALTA LAND TITLE SURVEY

AFFORDABLE HOUSING ASSOCIATES
OAKLAND, ALAMEDA COUNTY, CALIFORNIA

SCALE: 1" = 10'   OCTOBER 27, 2002

ACKLAND INTERNATIONAL, INC.
333 HEGENBERGER ROAD, SUITE 304
OAKLAND, CA 94621
TEL: (510) 633-1797
FAX: (510) 633-2431