Environmental Review Record

for the

East 12th Street Affordable Apartments Project

Contents:

Appendix A:	Authority to Use Grant Funds (U.S. Department of Housing and Urban Development)
Appendix B:	2018 LakeHouse Commons Affordable Apartments Project Environmental Assessment (LSA Associates)
Appendix C:	Permit Set (East Bay Asian Local Development Corporation)
Appendix D:	Planning Decision Letter (City of Oakland Bureau of Planning)
Appendix E:	Environmental Justice Screening and Mapping Tool (U.S. Environmental Protection Agency)
Appendix F:	Funding Application Supplement (City of Oakland Economic and Workforce Development Department)
Appendix G:	Phase I Environmental Site Assessment (Weis Environmental)
Appendix H:	Additional Sources

APPENDIX A

AUTHORITY TO USE GRANT FUNDS

Authority to Use Grant Funds

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)	**Copy To:** (name & address of SubRecipient)
Tia Boatman Patterson, Executive Director California Housing Finance Agency 500 Capitol Mall; Suite 1400 Sacramento, CA 95814	

We received your Request for Release of Funds and Certification, form HUD-7015.15 on	June 18, 2020
Your Request was for HUD/State Identification Number	121-98094

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes.

LakeHouse Commons Affordable Housing LP is entering into a joint development agreement with LakeHouse Commons, LLC to construct a 6-story mid-rise residential building (South Commons Building) on a 0.92-acre site on the corner of East 12th Street and 2nd Avenue in the City of Oakland, Alameda County, California, 94606, quite close to Lake Merritt. It should be noted a separate ownership entity will concurrently build a market rate tower (North Commons Building) on a shared podium parking structure that will support both residential towers.

The subject of this analysis is the South Commons Building, also called the "LakeHouse Commons Affordable Apartments" Project, and the shared podium base for which 542(c) HUD Risk Sharing Insured funding is requested. The shared podium base includes two below-grade parking levels designated for North Commons Building tenant parking, and parking on the ground level dedicated to tenants in the South Commons Building. The three levels with parking will provide a total of 221 automobile parking spaces, 30 of which is proposed to be dedicated to the South Commons Building, and 133 bicycle spaces, including 114 long-term spaces, 46 of which are proposed to be dedicated to the South Commons Building, and 19 short-term spaces.

The South Commons Building includes a total of 91 permanently affordable residential units with space for retail, a community room, and property management and residential services offices within the shared podium base. The unit mix in the South Commons Building will be 42 studio units, 29 one-bedroom units, 16 two-bedroom units, and 4 three-bedroom units. The owner of the South Commons Building is LakeHouse Commons Affordable Housing, LP. Additionally, the proposed project includes an off-site enhancement of the City park fronting the North Commons Building, including bio-retention swales and other water quality enhancement features that would be maintained by the project applicant, and street scape improvements previously called for in the Lake Merritt Station Area Plan (LMSAP).

The total project cost is estimated to be $62,800,000 which includes this request for $6,000,000 in HUD Risk-Sharing program funds.

Typed Name of Authorizing Officer	Signature of Authorizing Officer	Date (mm/dd/yyyy)
Matt Naish Title of Authorizing Officer Regional Director, Multifamily West Region	X	7/3/2020

Previous editions are obsolete.

form **HUD-7015.16** (2/94)
ref. Handbook 6513.01

APPENDIX B

2018 LAKEHOUSE COMMONS AFFORDABLE APARTMENTS PROJECT ENVIRONMENTAL ASSESSMENT

HUD Project #: 121-98094

April 14, 2020

Shannon Bergman
Department of Housing and Urban Development
Multifamily Insured Production
One Sansome Street, 11th Floor
San Francisco, CA 94104

Re: Adoption of Environmental Assessment Report
LakeHouse Commons Affordable Housing Apartments

The California Housing Finance Agency, as the HUD Responsible Entity for the aforementioned project, is adopting the Environmental Assessment report dated July 2018 which was prepared by LSA Associates on behalf of the City of Oakland. The report is being adopted to meet HUD's environmental review requirements related to the 542(c) Risk Sharing Program. A description of the adoption and changes to the existing report are outlined below.

Adoption Description

- A description of the current action;
  - The California Housing Finance Agency (CalHFA) as the Responsible Entity, is adopting Environmental Assessment dated July 2018 and prepared on behalf of the City of Oakland. CalHFA will use the report for the Request for Release of Funds related to the 542(c) HUD/RS program.

- The name and date of the existing NEPA document that describes and analyzes the action;
  - Environmental Assessment prepared by LSA and dated July 2018 to obtain HUD approval for Project Based Section 8 Vouchers. Report was properly noticed and posted to the public. City of Oakland did not submit the report with a Request for Release of Funds (RROF) to HUD.

- A statement that the existing NEPA document has been reviewed and that there are no substantive differences between the current proposal and its associated environmental impacts and the proposal and impacts as described in the existing NEPA document and associated decision document;
  - The Environmental Assessment report was reviewed by AEM Consulting. There have not been material changes to the project or financing structure that would warrant modifying the existing report or preparing a new report.
  - The existing report was properly noticed, but never submitted to HUD with a Request for Release of Funds (RROF).
  - AEM Consulting and CalHFA will coordinate posting a FONSI notice and repost the report for public comment prior to submitting for RROF.

- A reference to correspondence documenting updated consultation if other required consultation processes have been updated;
    - Email #1 dated 1-22-20 from Cinnamon Crake, AEM Consulting: Reviewed report and has found it adoptable. Confirmed that there have been no material changes to warrant updating the report.
    - Email #1 dated 1-22-20 from Cinnamon Crake, AEM Consulting: Providing an estimate to prepare FONSI/NOIRROF notice, distribution of notice, respond to comments, and preparation of 7015.15.

- Notification to the preparing entity; and
    - Email #2 dated 1-17-2020 from Cinnamon Crake, AEM Consulting to City of Oakland: Notifying City of Oakland of CalHFA's plans to adopt the Environmental Assessment report.

Changes to Environmental Assessment dated July 2018, prepared on behalf of the City of Oakland by LSA Associates

Cover page:

- Responsible Entity:
    - California Housing Finance Agency

Page 1:

- Responsible Entity:
    - California Housing Finance Agency
      500 Capitol Mall, Suite 1400
      Sacramento, CA 95814

- Certifying Officer Name and Title:
    - Tia Boatman Patterson, NEPA Certifying Officer

- Direct Comments To:
    - Kevin Brown, Housing Finance Specialist
      500 Capitol Mall, Suite 400, MS 990
      Sacramento, CA 95814
      (916) 326-8808
      kbrown@calhfa.ca.gov

Page 7:

- Description of Project (updated information highlighted):

LakeHouse Commons Affordable Apartments, East 12th Street at 2nd Avenue, Oakland, Alameda County, California 94606 (APN 019-0027-014):

LakeHouse Commons Affordable Housing LP is entering into a joint development agreement with LakeHouse Commons, LLC to construct two distinct buildings, with separate ownership entities, with a continuous 3-level podium base, including a 6-story mid-rise residential building (South Commons Building) and a 26-story residential apartment tower (North Commons Building) on a 0.92-acre site on the corner of East 12th Street and 2nd Avenue in the City of Oakland, Alameda County, California, 94606. The subject of this analysis is the South Commons Building, also called the LakeHouse Commons Affordable Apartments Project, and the shared podium base for which 542(c) HUD Risk Sharing Insured funding is requested. The shared podium base includes two below-grade parking levels designated for North Commons Building tenant parking, and parking on the ground level dedicated to tenants in the South Commons Building. The three levels with parking would provide a total of 221 automobile parking spaces, 30 of which would be dedicated to the South Commons Building, and 133 bicycle spaces, including 114 long-term spaces, 46 of which are dedicated to the South Commons Building, and 19 short-term spaces. The South Commons Building would include a total of 91 permanently affordable residential units with space for retail, a community room, and property management and residential services offices within the shared podium base. The unit mix in the South Commons Building would be 42 studio units, 29 one-bedroom units, 16 two-bedroom units, and 4 three-bedroom units. The owner of the South Commons Building would be LakeHouse Commons Affordable Housing, LP. Additionally, the proposed project would include an off-site enhancement of the City park fronting the North Commons Building, including bioretention swales and other water quality enhancement features that would be maintained by the project applicant, and streetscape improvements previously called for in the Lake Merritt Station Area Plan (LMSAP).

A description of the North Commons Building is provided for informational purposes. The North Commons Building would provide a total of 270 residential units, including 252 market rate units and 18 moderate income/workforce housing units. Automobile and bicycle parking are discussed above. Figure 6 provides a conceptual site plan for the project and Figures 7 through 12 show floor plans, building elevations and renderings of the project buildings. The owner of the North Commons Building would be LakeHouse Commons LLC.

Pedestrians would enter the property from ~~either~~ East 12th Street ~~or a pedestrian plaza north of the proposed North Commons Building~~. The ground floor level of the podium base would feature storefront windows along East 12th Street and 2nd Avenue. Vehicles would access parking on the ground level and below-grade levels via a driveway on 2nd Avenue. ~~Additionally, a drop-off area and parking for future residents would be accessible via East 12th Street.~~

Amenity space would be provided for residents of the South Commons Building on the ground level in the affordable lobby areas and a social mail room, on the 1st level of the South Commons Building in a dedicated community room, on the ground and 2nd level of the North Commons

Building with shared community rooms, a fitness center, and outdoor amenity areas including a pool and seating on the 2nd level of the shared podium~~, the 20th level of the North Commons Building with a club lounge and deck, and with a roof terrace on the 6th floor of the South Commons Building.~~

Page 21:

- Funding Information:
  - HUD Program: YHN 542(c)- HFA Risk Sharing- New Construction
  - Funding Amount: $6,000,000
  - Estimated Total HUD Funded Amount: $6,000,000
  - Estimated Total Project Cost: $62,800,000

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Certifying Officer Signature: _____ Date: April 14, 2020

Name/Title: Tia Boatman Patterson, Executive Director

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

PUBLIC REVIEW DRAFT

ENVIRONMENTAL ASSESSMENT

DETERMINATIONS AND COMPLIANCE FINDINGS FOR HUD-ASSISTED PROJECTS

24 CFR PART 58

Project Identification:	LakeHouse Commons Affordable Apartments Project 12th Street and 2nd Avenue Oakland, California 94612
Responsible Entity:	City of Oakland
Preparer:	LSA Associates, Inc.
Month/Year:	November 2018

LSA

This page intentionally left blank

TABLE OF CONTENTS

PROJECT INFORMATION 1
DESCRIPTION OF THE PROPOSED PROJECT [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: 7
PROJECT LOCATION 15
Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: 15
EXISTING CONDITIONS AND TRENDS [24 CFR 58.40(A)]: 18
FUNDING INFORMATION 20
ESTIMATED TOTAL HUD FUNDED AMOUNT: 20
ESTIMATED TOTAL PROJECT COST (HUD AND NON-HUD FUNDS) [24 CFR 58.32(D)]: 20
COMPLIANCE with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities 21
ENVIRONMENTAL ASSESSMENT FACTORS [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] 52
Additional Studies Performed 89
Field Inspection (Date and completed by) 89
List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)] 89
List of Permits Obtained 89
Public Outreach [24 CFR 50.23 & 58.43] 89
Cumulative Impact Analysis [24 CFR 58.32] 89
Alternatives [24 CFR 58.40(e); 40 CFR 1508.9] 89
No Action Alternative [24 CFR 58.40(e)] 89
Summary of Findings and Conclusions 89
SOURCE DOCUMENTATION 113

APPENDICES

A: Airport Hazard Zones
B: FEMA Flood Zones
C: CalEEMod Output Sheets
D: BAAQMD's Gasoline Dispensing Facility (gdf) Distance Multiplier Tool and Diesel Internal Combustion (ic) Engine Distance Multiplier Tool
E: Phase I Environmental Site Assessment
F: Subsurface Investigation
G: Cultural Resources Documentation
H: Acoustical Analysis
I: Geotechnical Investigation
J: LMSAP Liquefaction Map
K: Transportation Assessment

FIGURES AND TABLES

FIGURES

Figure 1: Project Location and Regional Vicinity Map 2
Figure 2: Aerial Photograph of the Project Site and Surrounding Land Uses 3
Figure 3: Existing Site Conditions Photographs 4
Figure 4: Existing Site Conditions Photographs 5
Figure 5: Project Site Parcel Map 6
Figure 6: Conceptual Site Plan 8
Figure 7: Conceptual Floor Plans – Levels B1 and B2 9
Figure 8: Conceptual Floor Plans – Levels 1 and 2 10
Figure 9: Conceptual Floor Plans Levels 3 through 7 and Roof Plan 11
Figure 10: Conceptual Building Elevations 12
Figure 11: Conceptual Building Section 13
Figure 12: Conceptual Building Rendering 14

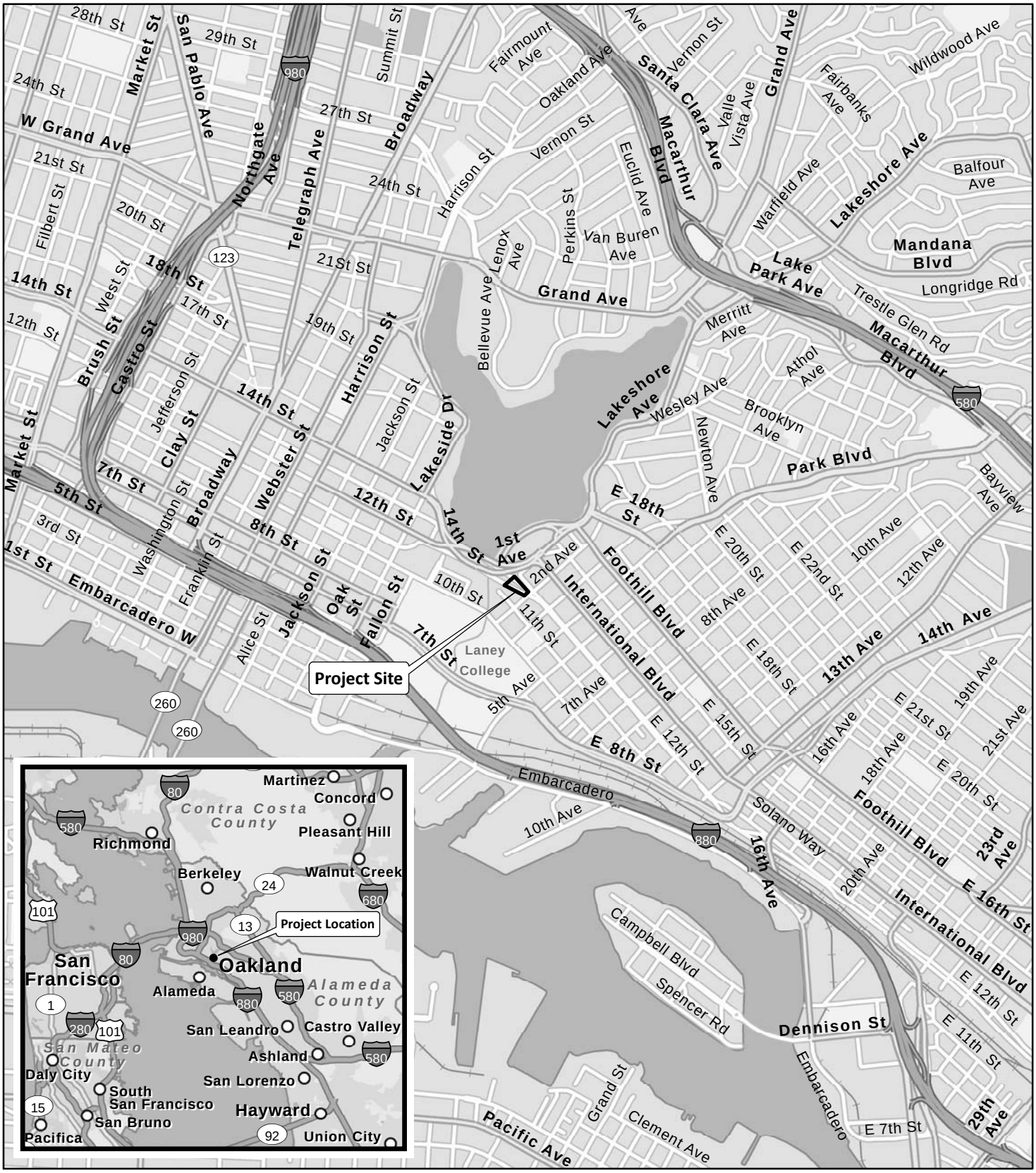
TABLES

Table 1: Alameda County Housing Needs Allocation, 2014 to 2022 17
Table 2: General Conformity Thresholds 22
Table 3: Project Construction Emissions (Tons per Year) 23
Table 4: Project Operation Emissions (Tons per Year) 27
Table 5: Stationary Sources within 1,000 Feet of the Project Site 28
Table 6: Greenhouse Gas Emissions (Metric Tons per Year) 30
Table 7: Adjoining Properties 35

PROJECT INFORMATION

Project Name:	LakeHouse Commons Affordable Apartments Project
Responsible Entity:	City of Oakland Bureau of Planning 250 Frank H. Ogawa Plaza, Suite 3315 Oakland, CA 94612
Grant Recipient (if different than Responsible Entity):	City of Oakland Housing Authority
State/Local Identifier:	ES17005
Preparer:	Theresa Wallace, AICP, Principal, LSA Matthew Wiswell, Environmental Planner, LSA
Certifying Officer Name and Title:	William Gilchrist, Director, Department of Planning and Building and NEPA Certifying Officer
Consultant (if applicable):	Theresa Wallace, AICP, Principal LSA 157 Park Place Richmond, CA 94801 510.236.6810 Theresa.Wallace@lsa.net
Direct Comments to:	Heather Klein, Planner IV 250 Frank Ogawa Plaza, Suite 2114 Oakland, CA 94612 (510) 238-3659 hklein@oaklandnet.com
Project Location:	12th Street and 2nd Avenue Oakland, CA 94606 (APN 019-0027-014)

Following are Figure 1 that shows the project location and regional vicinity, Figure 2 that provides an aerial photograph of the project site and surrounding land uses, Figures 3 and 4 that provide photographs of existing site conditions, and Figure 5 that shows the project site parcel map.



LSA

Figure 1

N

0 1000 2000
FEET

LakeHouse Commons Affordable Apartments Project
Project Location and Regional Vicinity Map

SOURCE: ESRI StreetMap North America (2012).

I:\EBL1701 LakeHouse NEPA\Figures\Fig_1.ai (1/9/18)



LSA

Figure 2

N

Project Site

0 150 300

FEET

LakeHouse Commons Affordable Apartments Project

Aerial Photograph of the Project Site and Surrounding Land Uses

SOURCES: GOOGLE EARTH, 8/31/17; LSA , 2018.

I:\EBL1701 LakeHouse NEPA\Figures\Fig_2.ai (1/9/18)



Photo 1: View looking south towards the project site from Lake Merritt Boulevard



Photo 2: View of the project site from Lake Merritt Boulevard.

LSA

FIGURE 3

LakeHouse Commons Affordable Apartments Project
Existing Site Conditions Photographs

SOURCE: LSA, DECEMBER 2017.

I:\EBL1701 LakeHouse NEPA\Figures\Figures 3 & 4.ai (1/12/18)

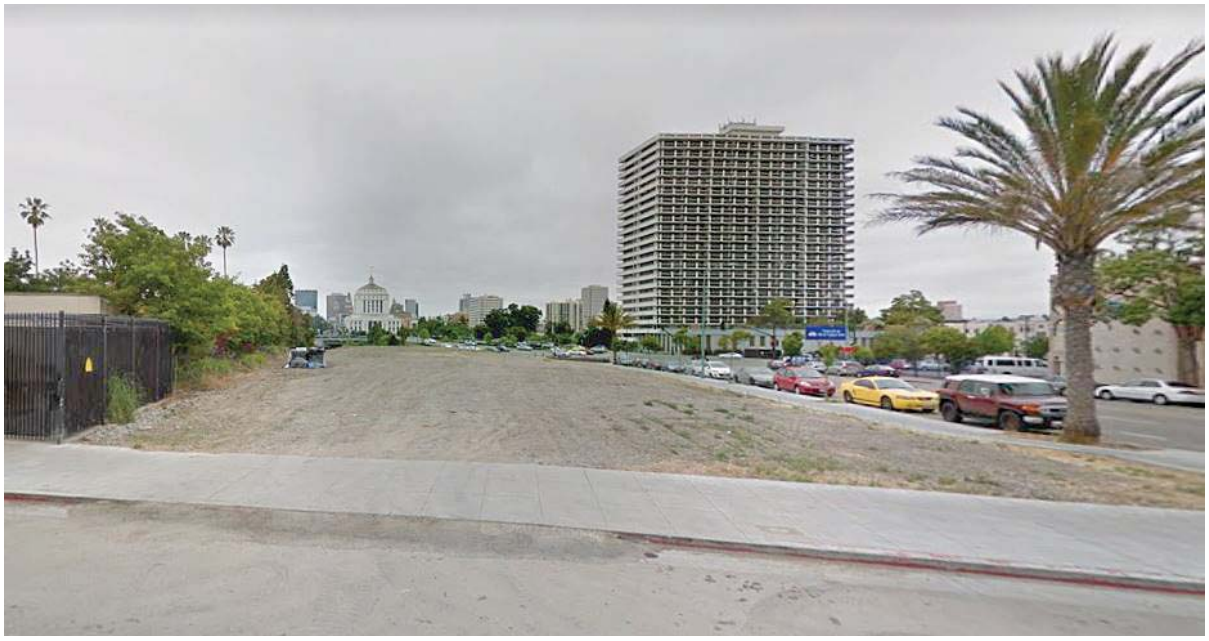


Photo 3: View of the project site from 2nd Avenue, looking north



Photo 4: View of the project site from East 12th Street, looking west

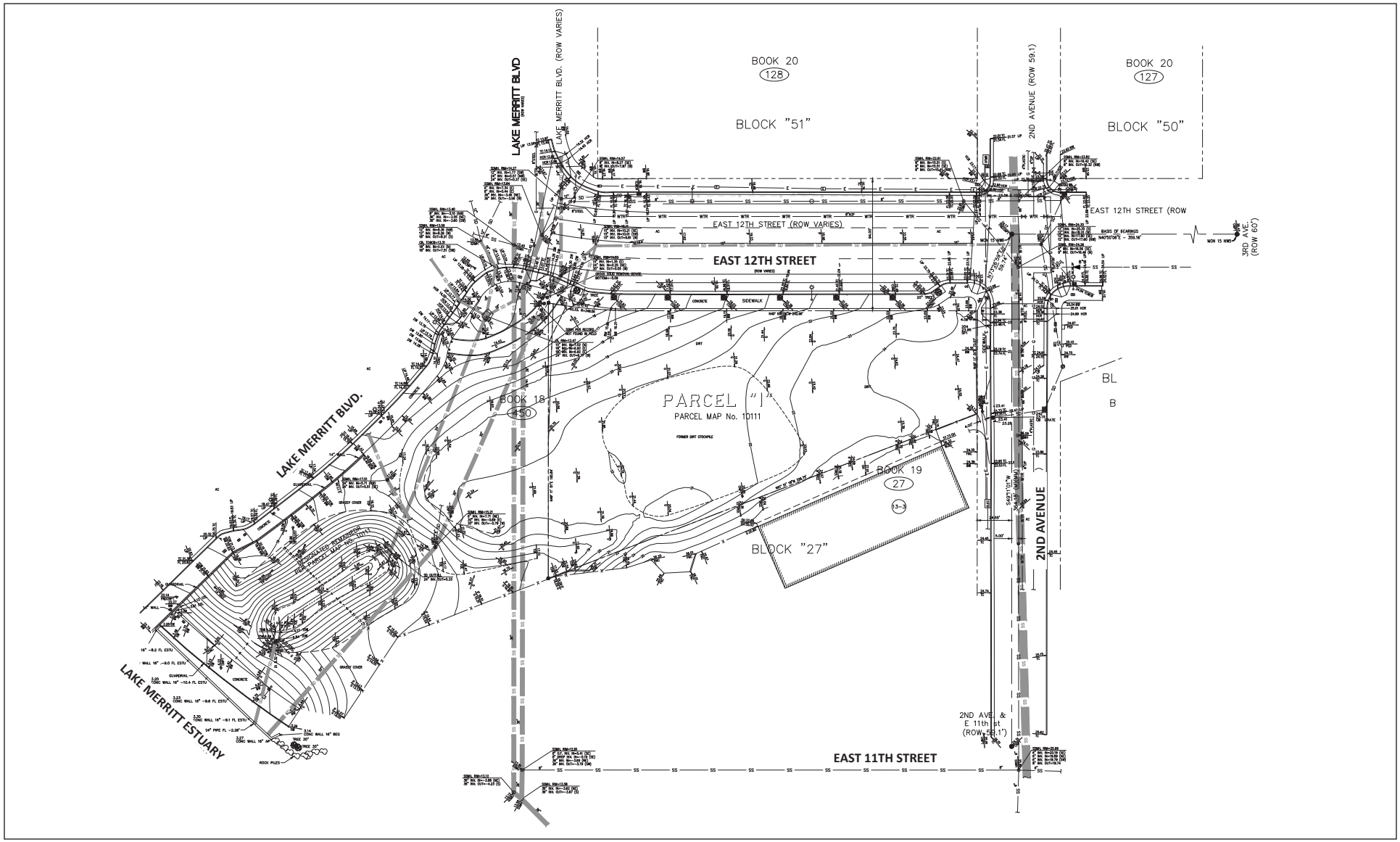
LSA

FIGURE 4

LakeHouse Commons Affordable Apartments Project
Existing Site Conditions Photographs

SOURCE: LSA, DECEMBER 2017.

I:\EBL1701 LakeHouse NEPA\Figures\Figures 3 & 4.ai (1/12/18)



LSA

FIGURE 5

0 20 40 80
FEET

N

LakeHouse Commons Affordable Apartments Project
Project Site Parcel Map

SOURCES: AVRP STUDIOS; PYATOK; SANDIS, 2017

I:\EBL1701 LakeHouse NEPA\Figures\Fig_5.ai (1/10/18)

DESCRIPTION OF THE PROPOSED PROJECT [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

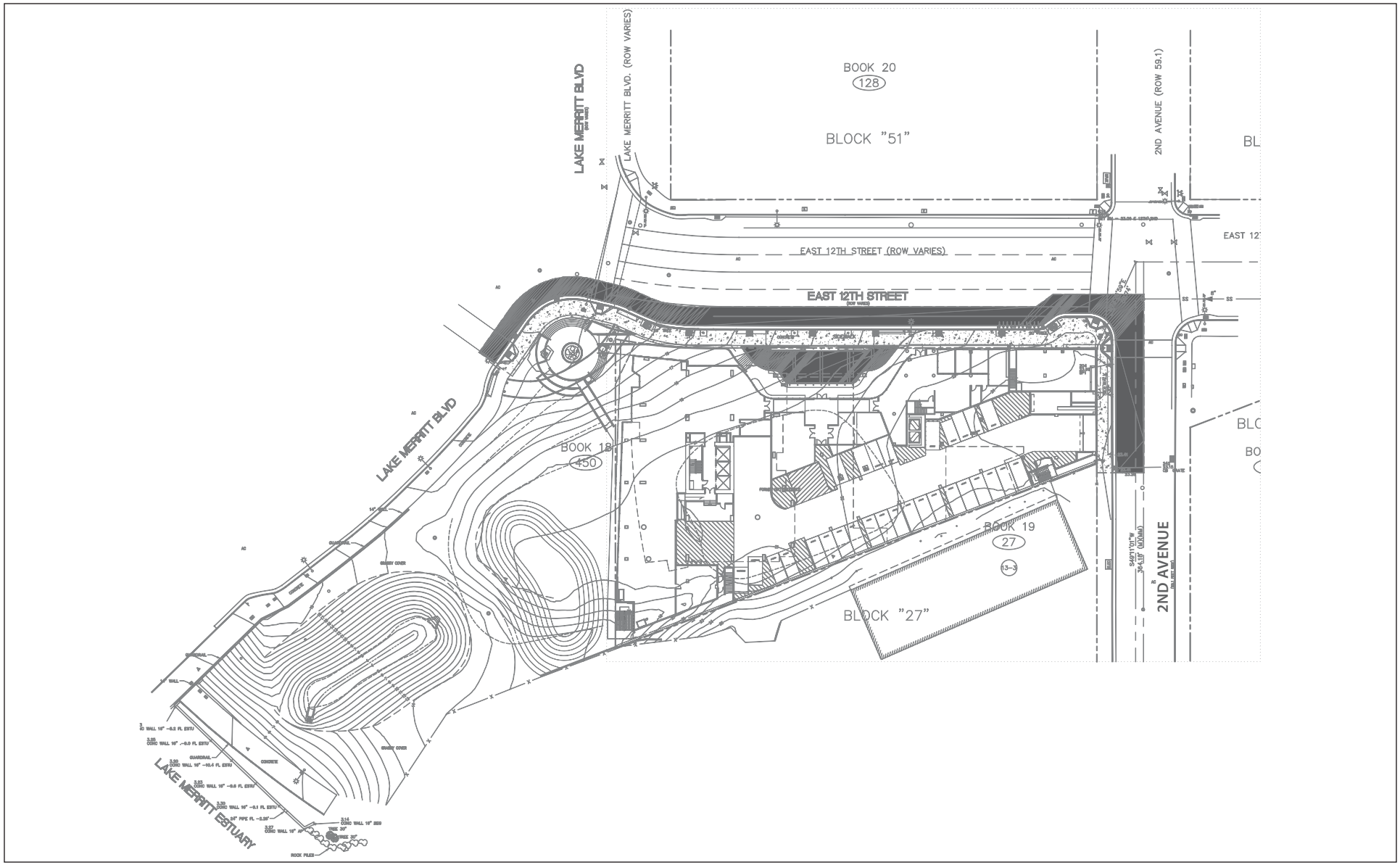
LakeHouse Commons Affordable Apartments, East 12th Street at 2nd Avenue, Oakland, Alameda County, California 94606 (APN 019-0027-014):

LakeHouse Commons Affordable Housing LP is entering into a joint development agreement with LakeHouse Commons, LLC to construct two distinct buildings, with separate ownership entities, with a continuous 3-level podium base, including a 7-story mid-rise residential building (South Commons Building) and a 26-story residential apartment tower (North Commons Building) on a 0.92-acre site on the corner of East 12th Street and 2nd Avenue in the City of Oakland, Alameda County, California, 94606. The subject of this analysis is the South Commons Building, also called the LakeHouse Commons Affordable Apartments Project, and the shared podium base for which federal Section 8 funding is requested. The shared podium base includes two below-grade parking levels designated for North Commons Building tenant parking, and parking on the ground level dedicated to tenants in the South Commons Building. The three levels with parking would provide a total of 200 automobile parking spaces, 46 of which would be dedicated to the South Commons Building, and 133 bicycle spaces, including 114 long-term spaces, 46 of which are dedicated to the South Commons Building, and 19 short-term spaces. The South Commons Building would include a total of 91 permanently affordable residential units with space for retail, a community room, and property management and residential services offices within the shared podium base. The unit mix in the South Commons Building would be 25 studio units, 34 one-bedroom units, 22 two-bedroom units, and 10 three-bedroom units. The owner of the South Commons Building would be LakeHouse Commons Affordable Housing, LP. Additionally, the proposed project would include an off-site enhancement of the City park fronting the North Commons Building, including bioretention swales and other water quality enhancement features that would be maintained by the project applicant, and streetscape improvements previously called for in the Lake Merritt Station Area Plan (LMSAP).

A description of the North Commons Building is provided for informational purposes. The North Commons Building would provide a total of 270 residential units, including 252 market rate units and 18 moderate income/workforce housing units. Automobile and bicycle parking are discussed above. Figure 6 provides a conceptual site plan for the project and Figures 7 through 12 show floor plans, building elevations and renderings of the project buildings. The owner of the North Commons Building would be LakeHouse Commons LLC.

Pedestrians would enter the property from either East 12th Street or a pedestrian plaza north of the proposed North Commons Building. The ground floor level of the podium base would feature storefront windows along East 12th Street and 2nd Avenue. Vehicles would access parking on the ground level and below-grade levels via a driveway on 2nd Avenue. Additionally, a drop-off area and parking for future residents would be accessible via East 12th Street.

Amenity space would be provided for residents of the South Commons Building on the ground level in the affordable lobby areas and a social mail room, on the 2nd level of the South Commons Building in a dedicated community room, on the ground and 2nd level of the North Commons Building with shared community rooms, a fitness center, and outdoor amenity areas including a pool and seating on the 3rd level of the shared podium, the 20th level of the North Commons Building



LSA

FIGURE 6

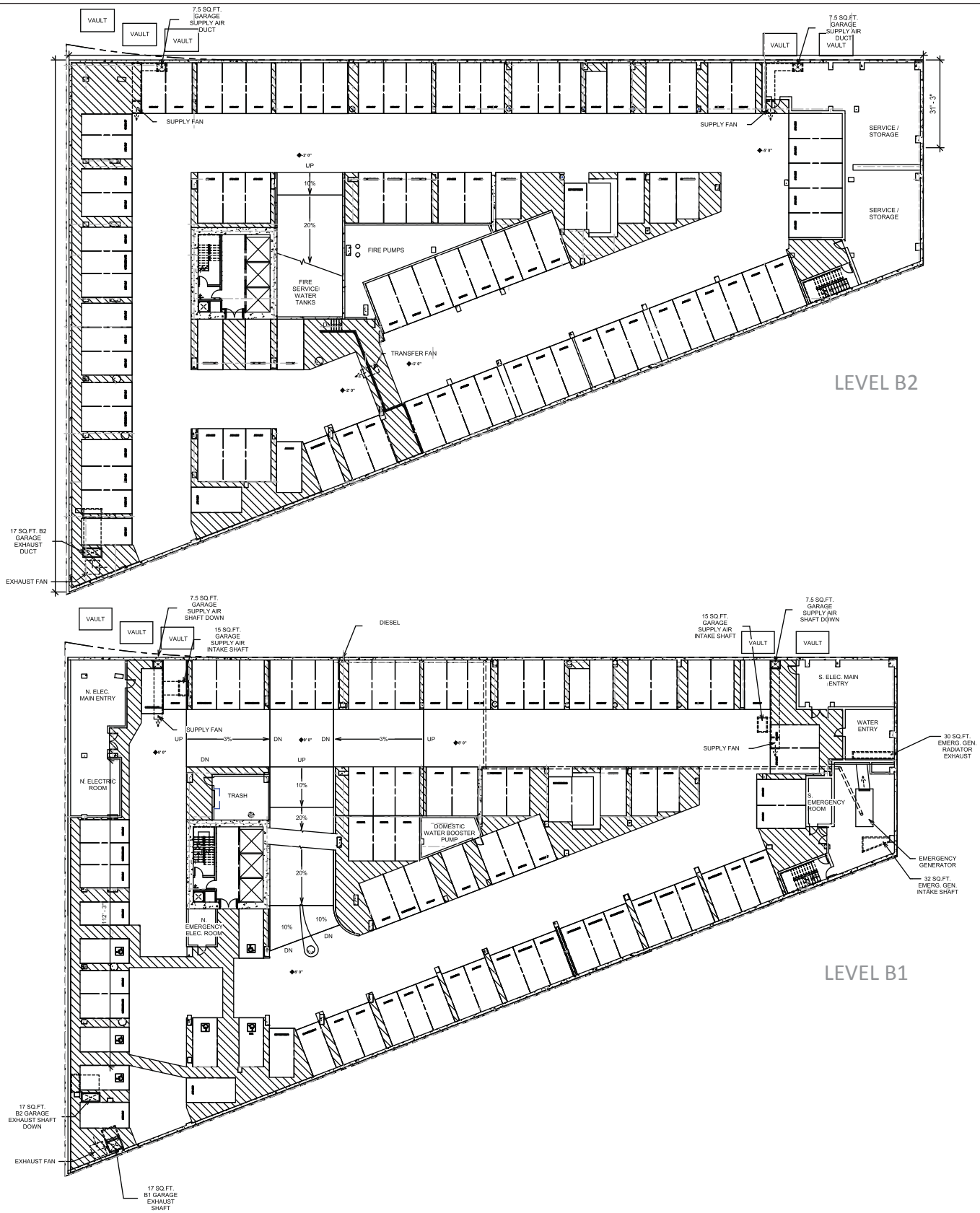
0 40 80
FEET

N

LakeHouse Commons Affordable Apartments Project
Conceptual Site Plan

SOURCES: AVRP STUDIOS; PYATOK; SANDIS, 2017

I:\EBL1701 LakeHouse NEPA\Figures\Fig_6.ai (2/1/18)



LSA

Figure 7

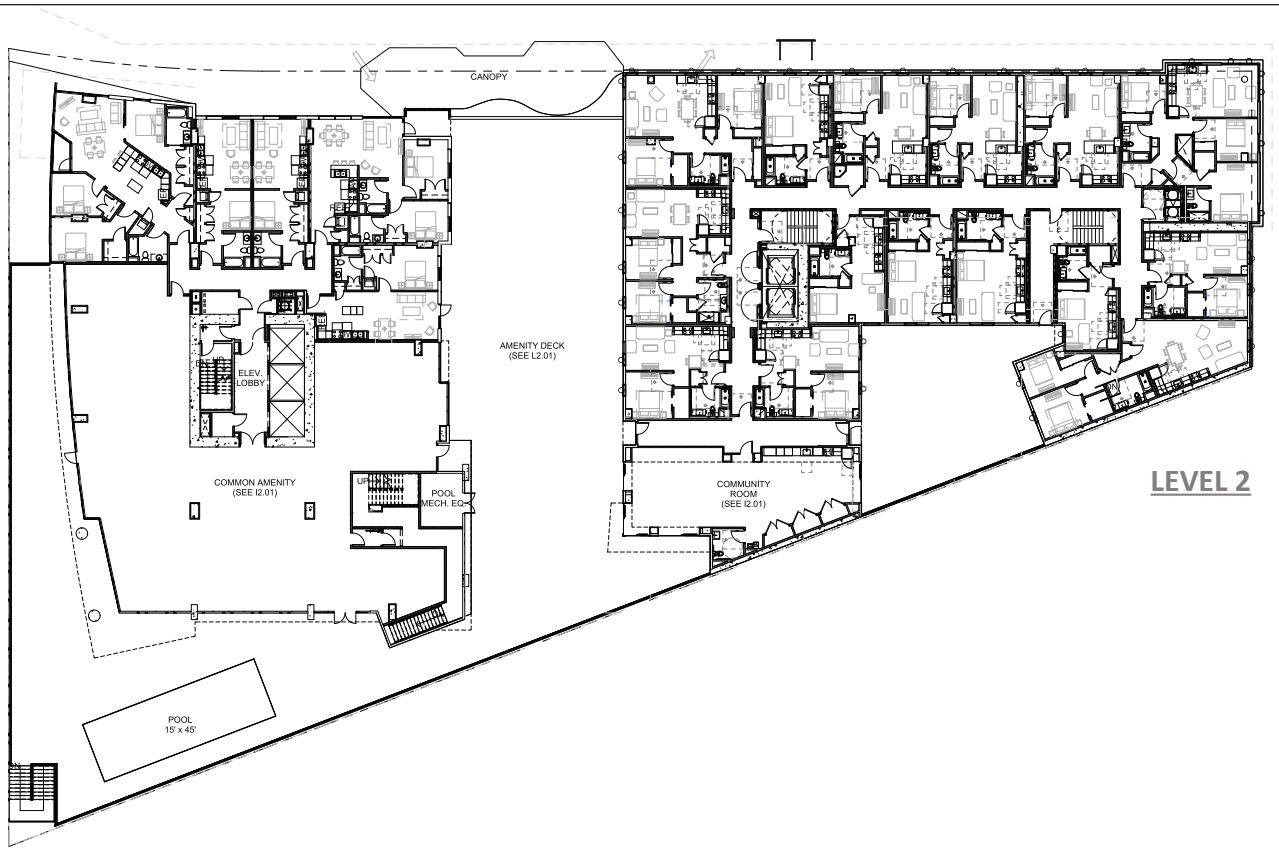
NOT TO SCALE

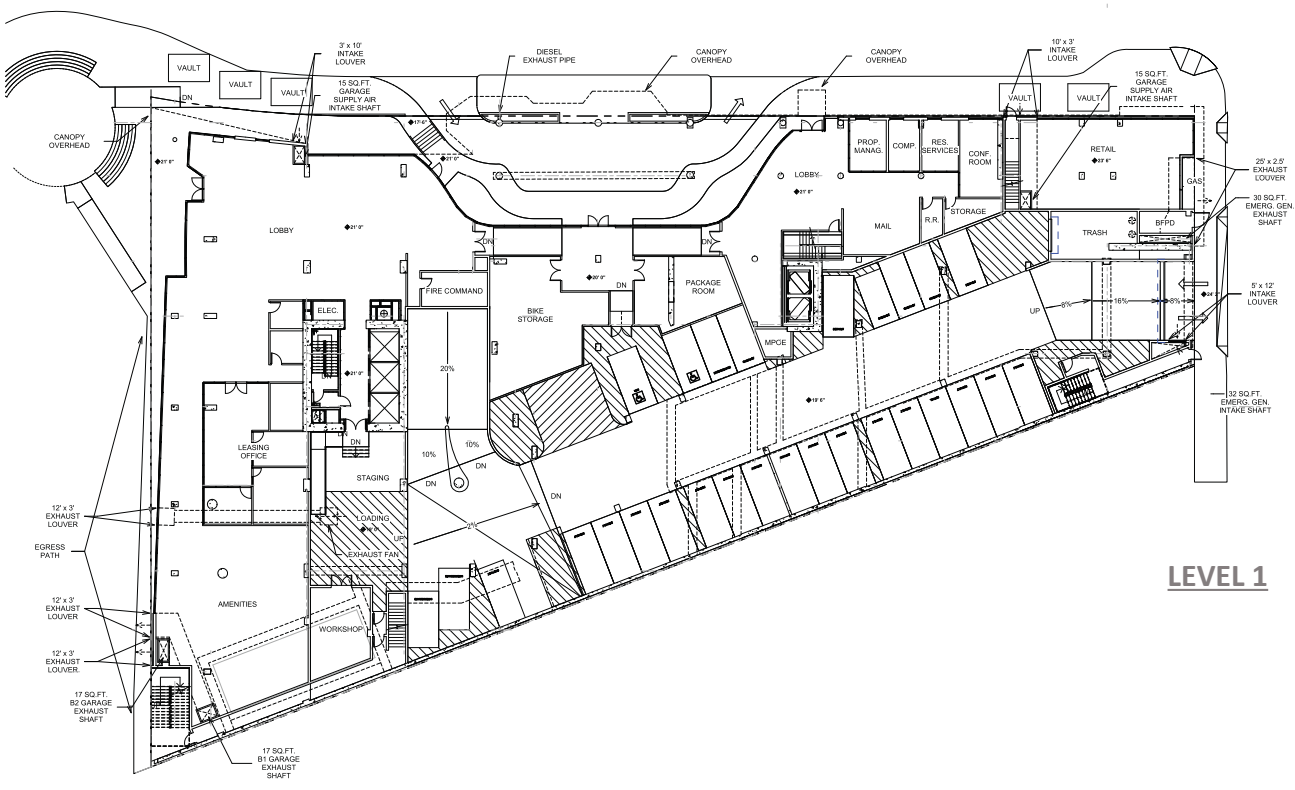
LakeHouse Commons Affordable Apartments Project

Conceptual Floor Plans - Levels B1 and B2

SOURCES: AVRP STUDIOS; PYATOK, 2017.

I:\EBL1701 LakeHouse NEPA\Figures\Fig_7.ai (1/30/18)





LSA

Figure 8

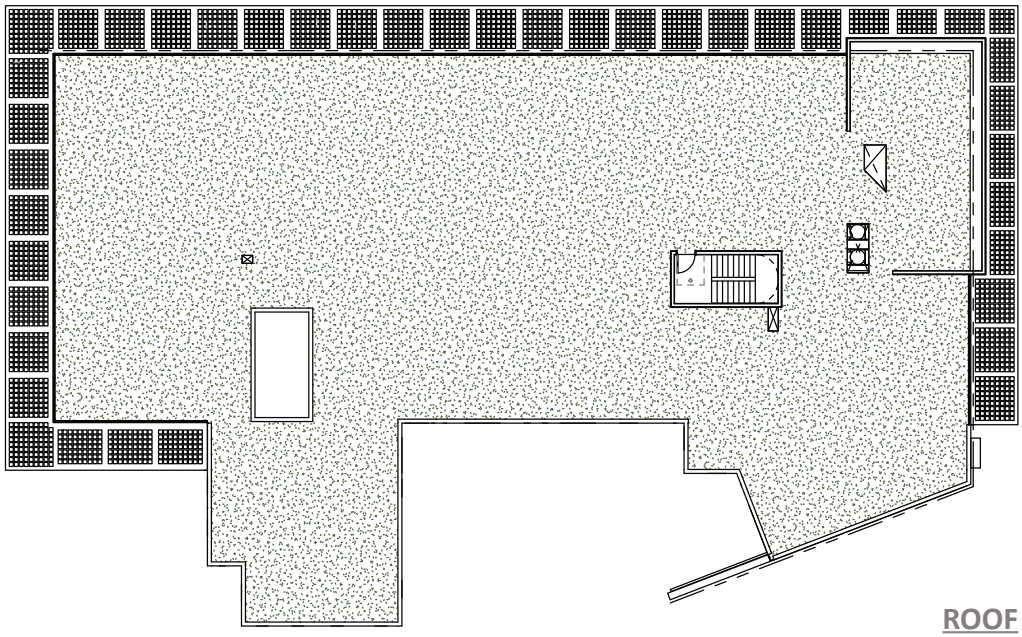
NOT TO SCALE

LakeHouse Commons Affordable Apartments Project

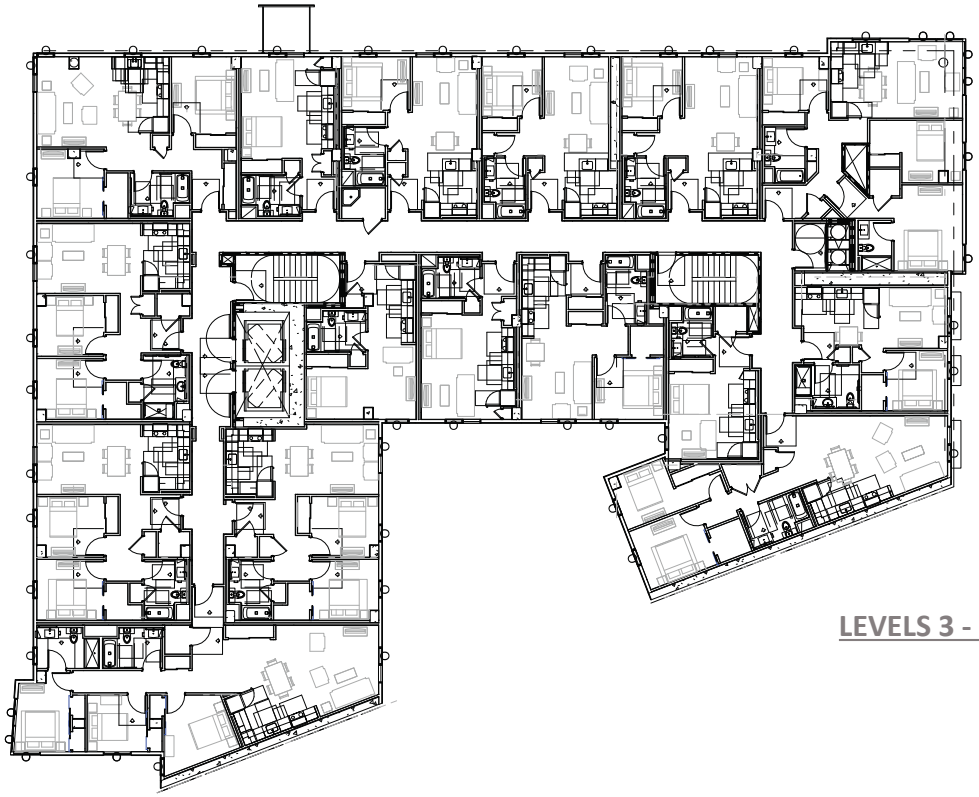
Conceptual Floor Plans - Levels 1 and 2

SOURCES: AVRP STUDIOS; PYATOK, 2017.

I:\EBL1701 LakeHouse NEPA\Figures\Fig_8.ai (1/31/18)



ROOF



LEVELS 3 - 7

LSA

Figure 9

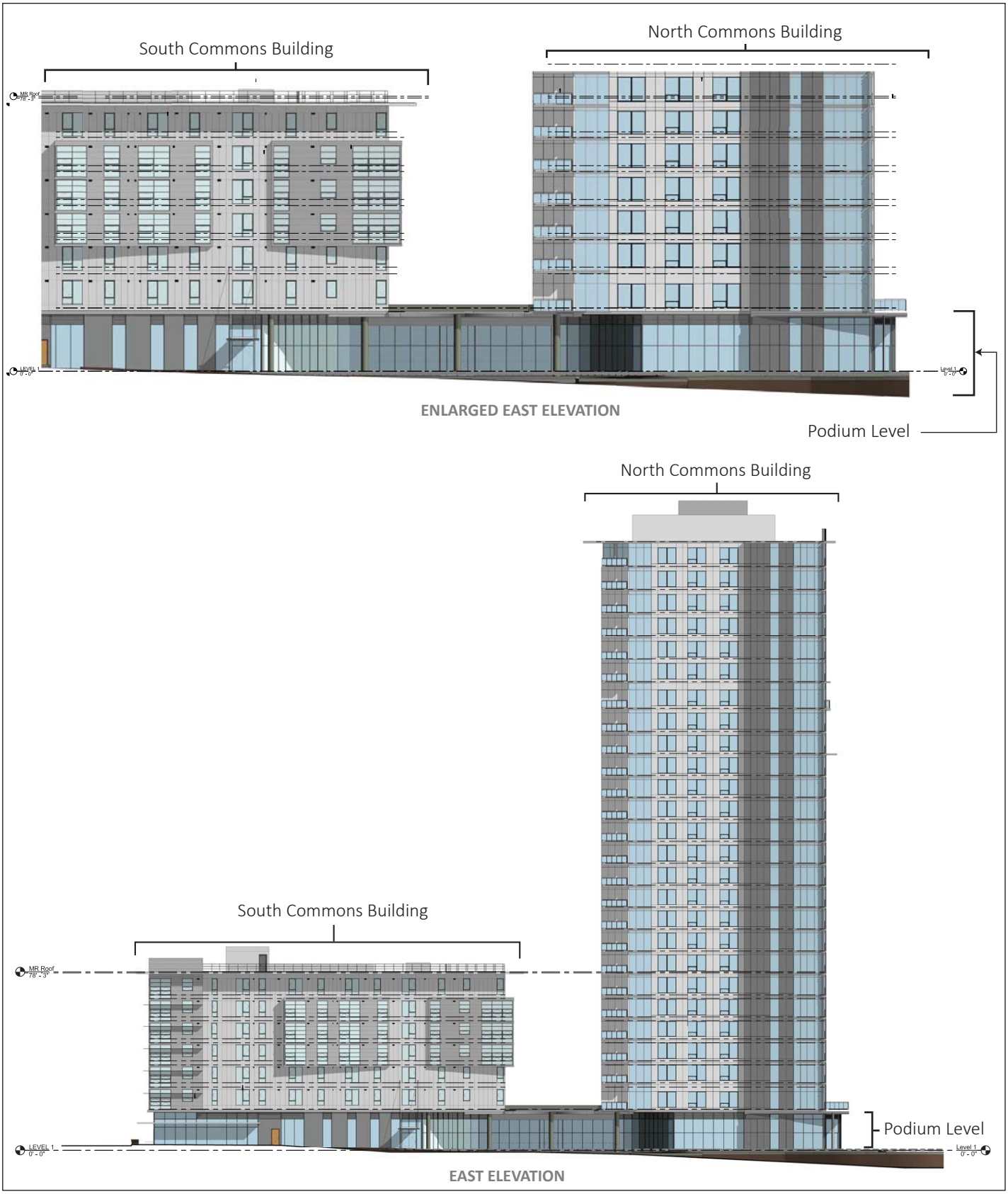
NOT TO SCALE

LakeHouse Commons Affordable Apartments Project

Conceptual Floor Plans - Levels 3 through 7 and Roof Plan

SOURCES: AVRP STUDIOS; PYATOK, 2017.

I:\EBL1701 LakeHouse NEPA\Figures\Fig_9.ai (2/1/18)



LSA

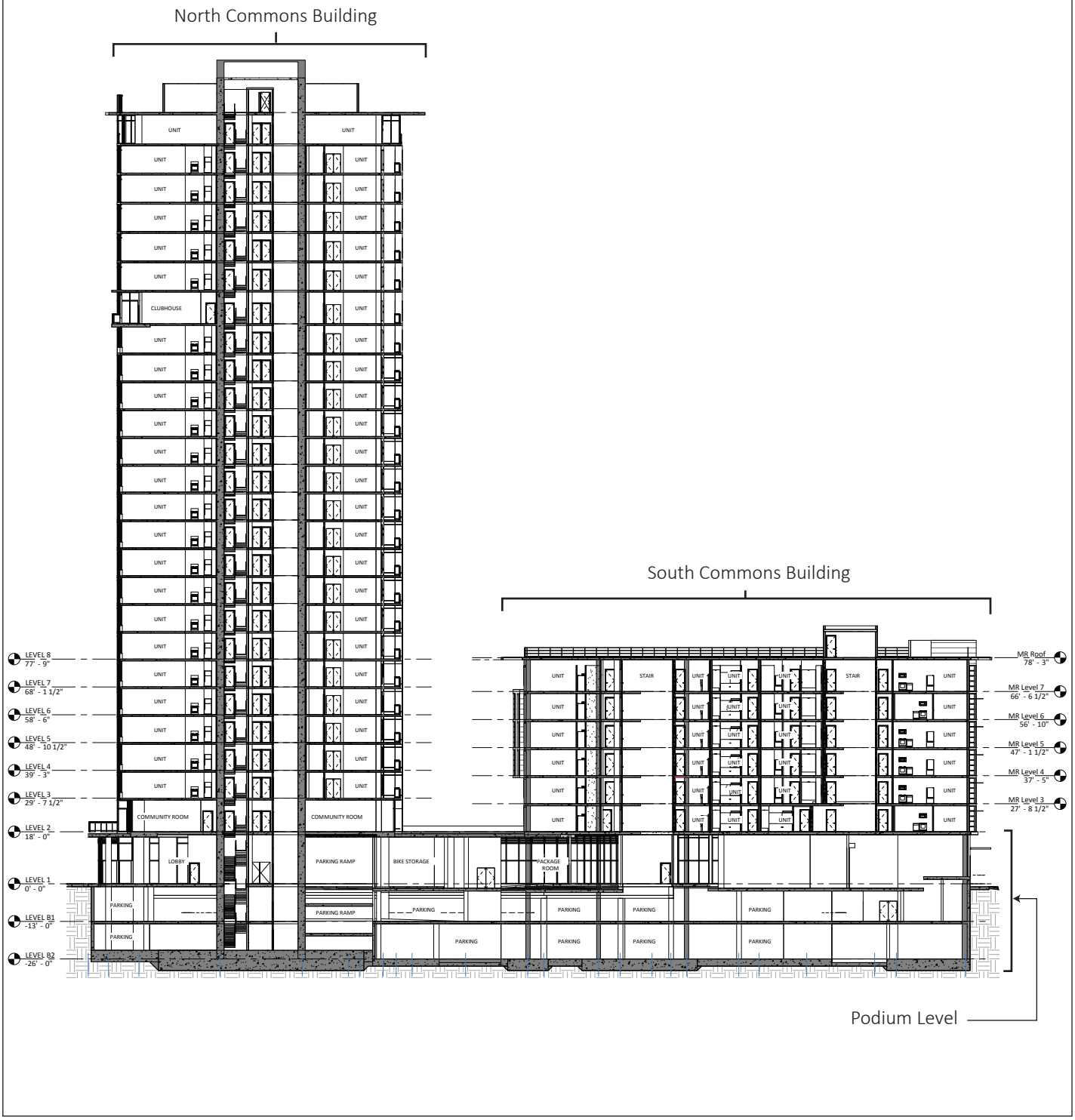
Figure 10

NOT TO SCALE

LakeHouse Commons Affordable Apartments Project
Conceptual Building Elevations

SOURCES: AVRP STUDIOS; PYATOK, 2017.

I:\EBL1701 LakeHouse NEPA\Figures\Fig_10.ai (1/31/18)



LSA

Figure 11

NOT TO SCALE

LakeHouse Commons Affordable Apartments Project

Conceptual Building Section

SOURCES: AVRP STUDIOS; PYATOK, 2017.

I:\EBL1701 LakeHouse NEPA\Figures\Fig_11.ai (2/1/18)



LSA

FIGURE 12

NOT TO SCALE

LakeHouse Commons Affordable Apartments Project
Conceptual Building Rendering

SOURCES: AVRP STUDIOS; PYATOK; SANDIS, 2017

I:\EBL1701 LakeHouse NEPA\Figures\Fig_12.ai (1/11/18)

with a club lounge and deck, and with a roof terrace on the 6th floor of the South Commons Building.

PROJECT LOCATION

The project site is located on a 0.92-acre parcel (Assessor's Parcel Number [APN] 019-0027-014) on the corner of East 12th Street and 2nd Avenue in the City of Oakland, Alameda County. The triangular parcel is generally bounded by Lake Merritt Boulevard to the north, East 12th Street to the east, 2nd Avenue to the south and a building occupied by the Dewey Academy, which is part of the Oakland Unified School District (OUSD), to the south, and a re-vegetated 0.91-acre City park/water treatment basin installed as part of the East 12th Street Reconstruction Project and Lake Merritt Channel to the west. Lake Merritt is located immediately north of the site across Lake Merritt Boulevard.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the proposal (proposed project) is to increase the number of mixed-income housing units in the City of Oakland and Alameda County as a whole. An increase in 91 permanently affordable housing units for low income residents would be accomplished by implementing the proposed project.

Regional Outlook

The San Francisco Bay Area (Bay Area) region has a population of approximately 7.2 million people. The Bay Area is the world's 21st-largest economy. The region's population is projected to increase to 9.6 million people by 2040. About one-fifth of the Bay Area's total population live in areas with large numbers of low-income and minority populations.[1]

The Association of Bay Area Governments, in conjunction with the Metropolitan Transportation Commission and representatives from each of the nine Bay Area counties and cities, has prepared a strategy for a sustainable region named Plan Bay Area 2040.[2] Plan Bay Area 2040 grew out of California Senate Bill AB 375 "The California Sustainable Communities and Climate Protection Act of 2008" which requires the Bay Area to reduce greenhouse gas emissions from cars and light trucks. The law requires that the Sustainable Communities Strategy promote compact, mixed-use commercial and residential development. To meet the goals of SB 375, Plan Bay Area directs more future development in areas that are or will be walkable and bike-able and close to public transit, jobs, schools, parks, recreation and other amenities. The law synchronizes the regional housing needs allocation process with the regional transportation planning process and streamlines the California Environmental Quality Act (CEQA) process for housing and mixed-use projects that are consistent with the Sustainable Communities Strategy and are in close proximity to public transportation. Local governments have identified Priority Development Areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. Priority Development Areas were established to address housing needs in infill communities and advance focused employment growth.

1 Association of Bay Area Governments, 2017. *Plan Bay Area 2040.* July 27.
2 Ibid.

By 2040 the Bay Area is projected to add 2.4 million people, an increase of 33 percent or roughly 1 percent per year. The number of jobs is expected to grow by 1.3 million between 2010 and 2040, an increase of 38 percent, which is a slower rate of job growth than previous forecasts. During this same time period, the number of households is expected to increase by 3.4 million households. Single-family homes represent the majority of housing production in recent decades, but recent trends suggest that cities once again are becoming centers of population growth. Construction of multifamily housing in urban locations in the Bay Area increased from an average of 35 percent of total housing construction in the 1990s to nearly 50 percent in the 2000s. In 2010 it represented 65 percent of all housing construction. Demand for multifamily housing is projected to increase in developed areas near transit, shops and services.

The economy in the Bay Area is still recovering from the recession of 2007-2009, which has resulted in uneven job growth throughout the region, increased income disparity, and high foreclosure rates. At the same time, housing costs have risen for renters and, to a lesser degree, for home buyers close to the region's job centers. Bay Area communities face these challenges at a time when there are fewer public resources available than in past decades for investments in infrastructure, public transit, affordable housing, schools and parks.[3]

Local Perspective

According to the 2016 American Community Survey 5-Year Population Estimate, Alameda County had a population of 1,605,217.[4] Alameda County's population is expected to grow 23 percent to 1,987,950 in year 2040. Alameda County occupies most of the East Bay of the San Francisco Bay Area. The City of Oakland is the county seat and the largest city in Alameda County. According to the Association of Bay Area Governments (ABAG), Alameda County Housing Needs Allocation 2014 to 2022, the City of Oakland should add 14,765 new affordable units by 2022 in order to meet the needs for housing, as shown below in Table 1.[5]

Local housing elements must include an analysis of special housing needs. Under State law, special needs refer to those households that contain seniors, persons with disabilities, large households, female-headed households, homeless, veterans and farmworkers.

[3] Ibid.

[4] United States Census Bureau, 2016. 2012-2016 American Community Survey 5-Year Estimates.

[5] Association of Bay Area Governments, 2013. *Final Regional Housing Need Pan for the San Francisco Bay Area: 2014-2022.* July 18.

Table 1: Alameda County Housing Needs Allocation, 2014 to 2022

City	Very Low <50%	Low <80%	Moderate, <120%	Above Moderate	Total
Alameda	444	248	283	748	1,723
Albany	80	53	57	145	335
Berkeley	532	442	584	1,401	2,959
Dublin	796	446	425	618	2,285
Emeryville	276	211	259	752	1,498
Fremont	1,714	926	978	1,837	5,455
Hayward	851	480	608	1,981	3,920
Livermore	839	474	496	920	2,729
Newark	330	167	158	423	1,078
Oakland	2,059	2,075	2,815	7,816	14,765
Piedmont	24	14	15	7	60
Pleasanton	716	391	407	553	2,067
San Leandro	504	270	352	1,161	2,287
Union City	317	180	192	417	1,106
Unincorporated	430	227	295	817	1,769
Alameda County Total	9,912	6,604	7,925	19,596	44,036

Source: Association of Bay Area Governments, 2013.

The City of Oakland, in its 2015-2023 Housing Element,[6] outlines its goals, policies and planned actions to address its housing needs. The following policies apply to this project and affordable housing in general:

- **Goal 2: Promote the development of adequate housing for low- and moderate-income households.**
    - *Policy 2.1 - Affordable housing development programs:* Provide financing for the development of affordable housing for low- and moderate-income households. The City's financing programs will promote a mix of housing types, including homeownership, multifamily rental housing and housing for seniors and persons with special needs.
    - *Policy 2.10 - Promote an equitable distribution of affordable housing throughout the community:* The City will undertake a number of efforts to distribute assisted housing widely throughout the community and avoid the over-concentration of assisted housing in any particular neighborhood, in order to provide a more equitable distribution of households by income and by race and ethnicity.

[6] Oakland, City of, 2014. *City of Oakland Housing Element 2015-2023.* December 9.

- **Goal 7: Promote sustainable development and sustainable communities.**
    - *Policy 7.1 - Sustainable residential development programs:* In conjunction with the City's adopted Energy and Climate Action Plan (ECAP), develop and promote programs to foster the incorporation of sustainable design principals, energy efficiency and smart growth principles into residential developments. Offer education and technical assistance regarding sustainable development of project applicants.
    - *Policy 7.2 - Minimize energy consumption:* Encourage the incorporation of energy conservation design features in existing and future residential development beyond minimum standards required by State building code.
    - *Policy 7.3 - Encourage development that reduces carbon emissions:* Continue to direct development toward existing communities and encourage infill development at densities that are higher than – but compatible with – the surrounding communities. Encourage development in close proximity to transit, and with a mix of land uses in the same zoning district, or on the same site, so as to reduce the number and frequency of trips made by automobile.

The proposed project will help to achieve the stated goals by its consistency with the policies stated above. The proposed project includes affordable housing units and is a high-density, energy efficient project located near high-quality transit, thereby reducing carbon emissions. The site is one block away from AC Transit bus service, 0.6 miles away from Interstate 880 (I-880), and 0.75 miles away from Bay Area Rapid Transit (BART) light rail.

EXISTING CONDITIONS AND TRENDS [24 CFR 58.40(A)]:

Existing Conditions

As of the 2015 American Community Survey, the population of Oakland was 412,040.[7] Oakland is a major West Coast port city in the U.S. state of California. The Port of Oakland is the busiest port for San Francisco Bay and all of Northern California. Oakland is the third largest city in the San Francisco Bay Area, the eighth-largest city in California, and the 45th-largest city in the United States in regards to population. Incorporated in 1852, Oakland is the county seat of Alameda County. It serves as a major transportation hub and trade center for the entire region and is also the principal city of the Bay Area Region known as the East Bay. The City is situated directly across San Francisco Bay, 6 miles east of San Francisco.

A steady influx of immigrants during the 20th century, along with thousands of African-American war-industry workers who relocated from the Deep South during the 1940s, have made Oakland one of the most ethnically diverse major cities in the country. Oakland is known for its history of political activism, as well as its professional sports franchises and major corporations, which include health care, dot-com companies and manufacturers of household products. The City is a transportation hub for the greater Bay Area, and its shipping port is the fifth busiest in the United States.

[7] United States Census Bureau, 2016, op. cit.

Oakland has a Mediterranean climate with an average of 260 sunny days per year. Lake Merritt, a large estuary centrally located east of Downtown, was designated the United States' first official wildlife refuge. Jack London Square, named for the author and former resident, is a tourist destination on the Oakland waterfront.

According to the United States Census Bureau, the City's total area is 78.0 square miles, including 55.8 square miles of land and 22.2 square miles (28.48 percent) of water. Oakland's highest point is near Grizzly Peak Boulevard, east of Berkeley, just over 1,760 feet above sea level. Oakland has 19 miles of shoreline. Oakland residents refer to their city's terrain as "the flatlands" and "the hills", which until recent waves of gentrification have also been a reference to Oakland's deep economic divide, with "the hills" being more affluent communities. About two-thirds of Oakland lies in the flat plain of the East Bay, with one-third rising into the foothills and hills of the East Bay range.

Sire Characteristics

The project site is generally level and consists of a vacant lot that was previously bisected by a portion of East 12th Street. This roadway was realigned as part of the East 12th Street Reconstruction Project and all pavements have been removed. Current uses on the site include soil stockpiling and staging for nearby construction projects. Vegetation on the site is limited to a few scattered shrubs along the perimeter of the site and a few trees that border the site. The site is approximately 21 feet above sea level.

The South Commons Building would be located at the intersection of East 12th Street and 2nd Avenue in the Lake Merritt neighborhood of Oakland. The site vicinity is characterized as urban and consists of public, institutional, residential, and commercial uses. Public and institutional uses are among the most prominent land uses in the area and are largely concentrated along the Lake Merritt Channel and along 13th Street. Retail shops, restaurants and grocery stores are located within walking distance or a short bus ride of the project site. Additionally, Downtown Oakland is also a short bus ride away.

Trends

The City of Oakland's Consolidated Plan 2015-2020[8] discusses the current housing conditions and expected trends. There are 35,610 households that qualify as extremely low income under HUD (0-30 percent of median income) guidelines, approximately 23 percent of all Oakland households. These are households living near or below the federal poverty level. This group is by far the most vulnerable to housing problems, and at greatest risk of becoming homeless. The majority of these households are renters, and they have very high rates of housing problems.

There are 21,455 low income households in Oakland (from 31-50 percent of median income) constituting over 14 percent of all Oakland households. For low income renters, affordability is clearly the most significant problem, affecting approximately 54 percent of these households. Overcrowding is reported for approximately 9 percent of low income renters.

[8] Oakland, City of, 2015. *Consolidated Plan for Housing and Community Development July 1, 2015 – June 30, 2020.* July 7.

The project site is near transit and will provide 91 permanently affordable residential units as described above and stated in the 2020 Consolidated Plan. These trends are likely to continue in the absence of the project. The project will help to stem the trends outlined above by providing affordable housing to special-needs populations.

FUNDING INFORMATION

Grant Number	HUD Program	Funding Amount
	Section 8 Project-Based Vouchers	$ 6,860,600

ESTIMATED TOTAL HUD FUNDED AMOUNT:

$6,860,600 in Section 8 Project-Based Vouchers awarded by the Oakland Housing Authority.

ESTIMATED TOTAL PROJECT COST (HUD AND NON-HUD FUNDS) [24 CFR 58.32(D)]:

$63,250,032

COMPLIANCE WITH 24 CFR 50.4, 58.5, AND 58.6 LAWS AND AUTHORITIES

Record below are the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	There are two major airports and one minor airport located within 15 miles of the project site. Oakland International Airport (OAK) is the nearest airport and lies approximately 4.37 miles south of the project site. Arrivals and departures at OAK occur over the Bay in a north to south direction, parallel to the project site. San Francisco International Airport (SFO) lies approximately 13.06 miles to the southwest, across San Francisco Bay. Hayward Executive Airport is a minor, city-owned public airport located approximately 11.63 miles south of the project site. No airport clear zones or accident potential zones from any nearby airport extend to the project site. ***Source Documents:*** 1, 2, 3, Appendix A
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	There are no coastal barrier resources in California. ***Source Documents:*** 4, 5
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The project site is not located within a 100-year floodplain (Zones A or V) or 500-year floodplain (Zone B) identified on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project involves development of real property. The project site is not located within a Flood Zone. The project site is within Flood Hazard Area Designation Zone X: Area of Minimal Flood Hazard. No Base Flood Elevations or depths are shown within this zone and flood insurance is not required. ***Source Documents:*** 6, Appendix B

<table>
<tr><th>Compliance Factors:
Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</th><th>Are formal compliance steps or mitigation required?</th><th>Compliance Determinations</th></tr>
<tr><td colspan="3">STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</td></tr>
<tr><td>Clean Air

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</td><td>Yes ☒ No ☐</td><td>The proposed project is located in the City of Oakland, and is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which regulates air quality in the San Francisco Bay Area. Air quality conditions in the San Francisco Bay Area have improved significantly since the BAAQMD was created in 1955. Ambient concentrations of air pollutants and the number of days during which the region exceeds air quality standards have fallen substantially. In Oakland, and the rest of the air basin, exceedances of air quality standards occur primarily during meteorological conditions conducive to high pollution levels, such as cold, windless winter nights or hot, sunny summer afternoons.

Within the BAAQMD, ambient air quality standards for ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter (PM_{10}, $PM_{2.5}$), and lead (Pb) have been set by both the State of California and the federal government. The State has also set standards for sulfate and visibility. The BAAQMD is under State non-attainment status for ozone and particulate matter standards. The BAAQMD is classified as non-attainment for the federal ozone 8-hour standard and non-attainment for the federal $PM_{2.5}$ 24-hour standard. According to the Nonattainment Areas for Criteria Pollutants (Green Book), the Bay Area is a maintenance area for Carbon Monoxide.

Project emissions of criteria pollutants are compared to the General Conformity (GC) de minimis applicability thresholds (GC thresholds) on a calendar-year basis for both construction and operational emissions. If annual project-related emissions generated in a nonattainment or maintenance area exceed the GC thresholds, a GC determination is required. In addition, the project emissions may not cause new violations or exacerbate an existing violation of the National Ambient Air Quality Standards (NAAQS). Table 2 presents an example of GC thresholds.

Table 2: General Conformity Thresholds
<table>
<tr><th>Federal Attainment Status</th><th>Threshold (Tons/Year)</th></tr>
<tr><td>Ozone (VOCs or NO_x):</td><td></td></tr>
<tr><td>Serious NAA</td><td>50</td></tr>
<tr><td>Severe NAA</td><td>25</td></tr>
<tr><td>Extreme NAA</td><td>10</td></tr>
<tr><td>Other ozone NAA outside an ozone transport region</td><td>100</td></tr>
<tr><td>Other ozone NAA inside an ozone transport region:</td><td></td></tr>
<tr><td>VOC</td><td>50</td></tr>
<tr><td>NO_x</td><td>100</td></tr>
<tr><td>Carbon Monoxide: All maintenance areas</td><td>100</td></tr>
<tr><td>SO_2 or NO_2: All NAA</td><td>100</td></tr>
<tr><td>PM_{10}:</td><td></td></tr>
<tr><td>Moderate NAA</td><td>100</td></tr>
<tr><td>Serious NAA</td><td>70</td></tr>
<tr><td>$PM_{2.5}$ (direct emissions, SO_2, NO_x, VOC, and Ammonia):</td><td></td></tr>
<tr><td>Moderate NAA</td><td>100</td></tr>
<tr><td>Serious NAA</td><td>70</td></tr>
<tr><td>Pb: All NAAs</td><td>50</td></tr>
</table>
Source: U.S. Environmental Protection Agency (2016)
Note: Thresholds from Code of Federal Regulations Title 40, Parts 51 and 93.
NAA = nonattainment areas</td></tr>
</table>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**

Pursuant to NEPA, impacts on air quality would be considered significant if the project criteria pollutant emissions would exceed the GC *de minimis* thresholds (dependent on attainment status of the air basin) or if the project would result in the creation or worsening of PM_{10}/$PM_{2.5}$ or CO hot spots. As identified above, the BAAQMD is classified as non-attainment for the federal ozone 8-hour standard and non-attainment for the federal $PM_{2.5}$ 24-hour standard. According to the Nonattainment Areas for Criteria Pollutants (Green Book), the Bay Area is a maintenance area for Carbon Monoxide. Therefore, the project's estimated emissions levels must be below the *de minimis* levels for ROG, NO_x, and $PM_{2.5}$ to be in compliance with the Clean Air Act.

Impacts from Project Construction

Construction activities can generate a substantial amount of air pollution, and in some cases can represent the largest air quality impact associated with a project. While construction activities are considered temporary, the short-term impacts can still contribute to exceedances of air quality standards. Construction activities include site preparation, grading, building construction, paving, and architectural coating. The emissions generated from these common construction activities include fugitive dust from soil disturbance, fuel combustion from mobile heavy-duty diesel and gasoline powered equipment, portable auxiliary equipment, and worker commute trips.

The California Emissions Estimator Model (CalEEMod), Version 2016.3.2, was used to estimate construction emissions for the proposed project. Construction of the North Commons Building and the South Commons Building would include approximately 42,000 cubic yards of soil off-hauled, which was included as an input to the CalEEMod analysis to be conservative. Other construction details are not known; therefore default assumptions (e.g., construction fleet activities and duration) from CalEEMod were used. Appendix C contains CalEEMod output worksheets. Results, summarized in Table 3, were compared to the applicable *de minimis* thresholds of significance for construction impacts.

Table 3: Project Construction Emissions (Tons per Year)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
Project Construction Emissions	0.6	1.5	0.7	0.0	0.1	0.1
GC *de minimis* Significance Threshold	N/A	100	100	N/A	N/A	100
Exceed?	**N/A**	**No**	**No**	**N/A**	**N/A**	**No**

Source: LSA (October 2018).

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		As shown in Table 3, construction of the proposed project would not exceed the applicable *de minimis* thresholds. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to air quality impacts. Application of these standards and the mitigation below would ensure that new building construction and operation would have a less than significant impact with respect to air quality. *Mitigation Required* **AQ1. Diesel Particulate Matter Controls – Construction Related** a. Diesel Particulate Matter Reduction Measures Requirement: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose **one** of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction. -or- ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		When Required: Prior to issuance of a construction related permit (i), during construction (ii) Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building *Standard Conditions of Approval Required* **AQ2. Construction Related Air Pollution Controls (Dust and Equipment Emissions)** ***Ongoing throughout demolition, grading, and/or construction*** During construction, the project applicant shall require the construction contractor to implement all of the following applicable dust control measures recommended by the Bay Area Air Quality Management District: a. Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). 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. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. 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. e. Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). f. Limit vehicle speeds on unpaved roads to 15 miles per hour. g. Idling times shall be minimized either by shutting equipment off when not is use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. h. Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage. i. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. j. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph. k. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. l. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). m. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. n. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize windblown dust. Wind breaks must have a maximum 50 percent air porosity. o. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. p. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. q. All trucks and equipment, including tires, shall be washed off prior to leaving the site. r. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. s. Minimize the idling time of diesel-powered construction equipment to two minutes. t. The project applicant shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate matter (PM) reduction compared to the most recent California Air Resources Board (CARB) fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**

such as particulate filters, and/or other options as they become available.

u. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).

v. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.

w. Off-road heavy diesel engines shall meet the CARB's most recent certification standard.

Impacts from Project Operations

In addition to short-term construction emissions, the proposed project would also generate long-term air emissions. These long-term emissions primarily include mobile source emissions that would result from vehicle trips associated with the proposed project. Stationary and area source emissions would also result from consumption of natural gas and electricity, landscape equipment, and use of consumer products. These long-term air pollutant emissions would affect the entire San Francisco Bay Area air basin. Emission estimates for operation of the project were calculated using CalEEMod. Model results are shown in Table 3. Trip generation rates for the project were based on the project's average daily trips for both the North and South Commons buildings as users of both buildings would use the shared podium, which were estimated to be approximately 809 trips per day. The project also includes 200 parking spaces provided for the proposed podium, which was included in CalEEMod. Appendix C contains model output worksheets.

Table 4: Project Operation Emissions (Tons per Year)

	CO	NO_x	ROG	SO_x	PM_{10}	$PM_{2.5}$
Area Source Emissions	1.0	0.0	0.7	0.0	0.0	0.0
Energy Source Emissions	0.0	0.0	0.0	0.0	0.0	0.0
Mobile Source Emissions	2.3	1.1	0.2	0.0	0.7	0.2
Total Project Operational Emissions	**3.6**	**1.1**	**0.9**	**0.0**	**0.7**	**0.2**
GC *de minimis* Significance Threshold	N/A	100	100	N/A	N/A	100
Exceed?	**N/A**	**No**	**No**	**N/A**	**N/A**	**No**

Source: LSA (October 2018).

As identified in Table 4, the project's operational emissions would not exceed the applicable *de minimis* thresholds. Therefore, implementation of the proposed project would not result in a negligible cumulative impact on air quality from criteria air pollutants and precursor emissions.

Toxic Air Contaminants

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**

The City of Oakland uses the BAAQMD Air Quality Guidelines to consider exposure of sensitive receptors to air pollutant levels that result in an unacceptable cancer risk or hazard, to be significant. For cancer risk, which is a concern with diesel particulate matter (DPM) and other mobile-source TACs, the BAAQMD considers an increased risk of contracting cancer that is 10.0 in one million chances or greater, to be significant risk for a single source. The BAAQMD also considers single-source TAC exposure to be significant if annual fine particulate matter ($PM_{2.5}$) concentrations exceed 0.3 micrograms per cubic meter ($\mu g/m^3$) or if the computed hazard index (HI) is greater than 1.0 for non-cancer risk hazards. Cumulative exposure is assessed by combining the risks and annual $PM_{2.5}$ concentrations for all sources within 1,000 feet of a project. The thresholds for cumulative exposure are an excess cancer risk of 100 in one million, annual $PM_{2.5}$ concentrations of 0.8 $\mu g/m^3$, and a hazard index greater than 10.0. These thresholds were used to address impacts from TAC sources that could affect future project residents.

Using the BAAQMD's Stationary Source Screening Analysis Tool, two stationary sources were identified within 1,000 feet of the project site, one of which is a gas station and the other is a generator. Following BAAQMD guidance, the stationary sources were scaled for distance using the BAAQMD's Gasoline Dispensing Facility (GDF) Distance Multiplier Tool and Diesel Internal Combustion (IC) Engine Distance Multiplier Tool, which are included in Appendix D. There are no freeways or high volume roadways within 1,000 feet of the project site. The results of the stationary source analysis are presented in Table 5.

Table 5: Stationary Sources within 1,000 Feet of the Project Site

Stationary Source (type)	Distance (feet)	Adjusted Risk (in one million)	$PM_{2.5}$ Conc. ($\mu g/m^3$)	Hazard
Shore Acre Gas, 403 E. 12th Street (gas station)	791	0.186	n/a	0.000
City of Oakland Environmental Sciences Division, 10 10th Street (generator)	642	5.774	0.001	0.023
Total Health Risk		5.960	0.001	0.023
BAAQMD Individual Threshold		10 in a million	0.30	1.0
Exceed?		No	No	No
BAAQMD Cumulative Threshold		100 in a million	0.80	10.0
Exceed?		No	No	No

Source: LSA (April 2018) and BAAQMD (May 2012).

As shown in Table 5, the results indicate that sources in the project vicinity would not exceed the stationary source threshold for risk and hazard at the individual or cumulative

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		level. Therefore, future residents of the project site would not be exposed to significant health risk impacts from nearby stationary sources. In addition, City of Oakland Standard Condition of Approval (SCA) 24 requires that a health risk assessment (HRA) be prepared to ensure that the future residents of the project site would not be exposed to significant health risk impacts from nearby stationary sources. An HRA has been prepared for the proposed project; therefore, this requirement has been satisfied. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to air quality impacts. Application of these standards would ensure that new building construction and operation would have a less-than-significant impact with respect to air quality. **Greenhouse Gas Emissions** A greenhouse gas (GHG) emissions analysis was prepared using the thresholds and screening recommended by the Bay Area Air Quality District technical methodology for determining project levels of significance. The project was analyzed using the CalEEMod Version 2016.3.2 to analyze the potential emissions resulting from operation of the proposed project. CalEEMod is designed to estimate air emissions from land use development projects. CalEEMod allows for estimations of operational Greenhouse Gas Emissions. *Construction GHG Emissions* Construction activities associated with the proposed project would produce combustion emissions from various sources. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Furthermore, CH_4 is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The BAAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. Using CalEEMod, it is estimated that construction of the proposed project would generate approximately 336.0 metric tons of "CO_2 equivalents" (CO_2e). Implementation of SCA AQ1, noted above in the air quality discussion, would reduce GHG emissions by reducing the amount of construction vehicle idling and by requiring

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**

the use of properly maintained equipment. Therefore, construction of the proposed project would not generate significant GHG emissions that would have a significant effect on the environment.

Operational GHG Emissions

Long-term operation of the proposed project would generate GHG emissions from area and mobile sources as well as indirect emissions from sources associated with energy consumption. Mobile-source GHG emissions would include project-generated vehicle trips associated with trips to the proposed project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site, and other sources.

Following guidance from the BAAQMD, GHG emissions were estimated using CalEEMod. Table 5 shows the calculated GHG emissions for the proposed project. Motor vehicle emissions are the largest source of GHG emissions for the project at approximately 79 percent of the total. Energy source is the next largest category at 17 percent. Waste source emissions are about 2 percent of the total emissions. Area and water source emissions are each about 1 percent of the total emissions. Additional calculation details are included in Appendix C.

Table 6: Greenhouse Gas Emissions (Metric Tons per Year)

Emissions Source	**Operational Emissions**				
	CO_2	**CH_4**	**N_2O**	**CO_2e**	**Percent of Total**
Area Source Emissions	7.0	0.0	0.0	7.2	1
Energy Source Emissions	163.3	0.0	0.0	164.8	17
Mobile Source Emissions	779.8	0.0	0.0	780.5	79
Waste Source Emissions	8.8	0.5	0.0	21.7	2
Water Source Emissions	8.4	0.2	0.0	14.8	1
Total Annual Emissions				**989.1**	**100**
BAAQMD Threshold				**1,100**	**-**
Exceed?				**No**	**-**

Source: LSA (October 2018).

According to the BAAQMD, a project would result in a less-than-significant GHG impact if it would:

- Result in operational-related GHG emissions of less than 1,100 metric tons of CO_2e a year; or
- Result in operational-related greenhouse gas emissions of less than 4.6 metric tons of CO_2e per service population (residents plus employees).

Based on the results of the construction and operation GHG analysis, the project would not generate GHG emissions that would have a significant effect on the environment.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		Operation of the proposed project would generate 989.1 metric tons of CO_2e which would be below the BAAQMD's numeric threshold of 1,100 metric tons CO_2e. Operation of the proposed project would not generate significant GHG emissions that would have a significant effect on the environment. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to potential impacts to air quality. Application of these standards would ensure that would have a less-than-significant impact with respect to air quality. *Standard Conditions of Approval Required* **AQ3: Exposure to Air Pollution (Toxic Air Contaminants: Particulate Matter)** A. Indoor Air Quality: In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential health risk due to exposure to diesel particulate matter to achieve an acceptable interior air quality for sensitive receptors. The appropriate measures shall include one of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with the CARB and Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/ users to air 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 health risk is at or below acceptable levels, then health risk reduction measures are not required. ii. The project applicant shall incorporate 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 features 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 shall be maintained on an ongoing basis during operation of the project: • Redesign the site layout to locate sensitive receptors as far as possible from any freeways, major roadways, or other sources of air pollution (e.g., loading docks, parking lots).

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		• Do not locate sensitive receptors near distribution center's entry and exit point. • 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 or exceeds an efficiency standard of MERV-13 or higher. 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. • 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 pollutant sources. • Install indoor air quality monitoring units in buildings. • Project applicant shall maintain, repair and/or replace HV system on an ongoing and as needed basis or shall prepare an operation and maintenance manual for the HV system and the filter. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the CC&Rs 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 the maintenance and replacement schedule for the HV system and the filters. B. Outdoor Air Quality: To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants. **AQ4. Exposure to Air Pollution (Toxic Air Contaminants: Gaseous Emissions)** *Prior to issuance of a demolition, grading, or building permit* a. Indoor Air Quality: In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential risk due to exposure to toxic air contaminants to achieve an acceptable interior air quality level for sensitive receptors. The project applicant shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the CARB and the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air 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. Exterior Air Quality: To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants. ***Source Documents:*** 7, Appendix C, Appendix D
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The project site is located within the City of Oakland, in an urban area of the East Bay of the San Francisco Bay Area. The proposed project is subject to the requirements of the San Francisco Bay Conservation and Development Commission (BCDC), as the designated governing body over the Local Coastal Program in the greater Bay Area. Activities requiring permit approval from the BCDC include: • **Filling.** Placing solid material, building pile-supported or cantilevered structures, disposing of material or permanently mooring vessels in the Bay or in certain tributaries of the Bay. • **Dredging.** Extracting material from the tidal waters. • **Shoreline Projects.** Nearly all work, including grading, on the land within 100 feet of the Bay shoreline. • **Other Projects.** Any filling, new construction, major remodeling, substantial change in use, and many land subdivisions in the Bay, along the shoreline, in salt ponds, duck hunting preserves or other managed wetlands adjacent to the Bay. The proposed project does not involve activities within 100 feet of the shoreline or any of the other activities described above that require permit approval. The project site is approximately 350 feet from the Lake Merritt Channel, and therefore not immediately adjacent to the Bay. A Coastal Development Permit is not required. ***Source Documents:*** 8, 9

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	In April 2018, a Phase 1 Environmental Site Assessment (Phase 1 ESA) was conducted for the project site by EBI Consulting (EBI). A summary of the report follows and the entire report can be found in Appendix E. The purpose of a Phase 1 ESA is to provide a professional opinion on the presence of recognized environmental conditions and other suspect environmental conditions in connection with the Site, as they existed on the date of the site inspection, and to recommend whether further investigation is required. ASTM Standard Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process specifies minimum requirements for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants pertinent to the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as well as petroleum products. As such, this ESA is intended to satisfy one of the threshold criteria for satisfying the landowner liability protections to CERCLA liability, assuming compliance with other elements of the defense. In other words, the ESA represents one of the practices that constitute "all appropriate inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in 42 USC Section 9601(35)(B) and 40 CFR Part 312. The goal of the process is to identify recognized environmental conditions, which are defined by the Practice as the "presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The term recognized environmental condition includes hazardous substances or petroleum products even under conditions in compliance with applicable laws. In addition, the term also included historical recognized environmental conditions and controlled recognized environmental conditions. A historical recognized environmental condition is defined by the Practice as "a past release of hazardous substances or petroleum products that has occurred in connection with a property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional control, or engineering controls)." A controlled recognized environmental condition is defined by the Practice as "a recognized environmental condition resulting from a past release of

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by the regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)." The term recognized environmental condition is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. *Current Uses of the Site* The project site is not occupied and is covered by weeds and short grasses. There are currently no industrial operations conducted at the project site. The project site was previously bisected by a portion of East 12th Street. The roadway was realigned as part of the East 12th Street Reconstruction Project and all pavements have been removed. *Adjoining Properties* Property use in the vicinity of the Site is primarily characterized by residential and retail/commercial development. Table 5 shows descriptions of the adjoining properties, as described by EBI.

Table 7: Adjoining Properties

Direction	Adjoining Property
North	Vacant land, with Lake Merritt Boulevard beyond, is adjacent to the north
South	The southeast side of the Subject Property is enclosed by 2nd Avenue followed by the Lakeview Towers Apartments at 201 E. 12th Street. The southwest side is enclosed by a small fenced area housing PG&E and electrical equipment with the majority of the southwest site enclosed by the Dewey Academy, a school at 1111 2nd Avenue.
East	To the direct east across the street intersection is the JL Richard Terrance Apartment building at 250 E. 12th Avenue. The northeast side is enclosed by East 12th Street followed by a hotel at 122 East 12th Street and a mixed-use building at 132-146 East 12th Avenue occupied by apartments, stores, and a restaurant.
West	The Dewey Academy, with the Oakland Estuary beyond, is adjacent to the west.

Source: LSA (April 2018).

Adjacent to the north side of 12th Street are two listed properties, both of which are listed on the Hazardous Waste

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		Information Summary database for the proper disposal of hazardous materials. Neither site is listed on the database for violations or spills, and neither are expected to have an adverse effect on the environmental integrity of the subject property. The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to California Government Code section 65962.5 (i.e., the Cortese List), although the nearby Dewey School is listed as a contaminated site on the Leaking Underground Storage Tank List. The Dewey School site was previously determined to not have affected soil and groundwater and the California State Department of Toxics Substance Control (DTSC) determined that no further action is required at this time. The above referenced properties are not considered to be significant environmental concerns to the site. These opinions are based on several factors including the nature of the regulatory database listings, distance of the off-site listed properties from the site, orientation of the listed properties relative to the site, interpreted direction of groundwater flow and/or regulatory case status information for the various properties as described in the databases. *Records Review* EBI reviewed the Federal and State environmental databases. The project site is not on the EPA National Priorities List (NPL) and is not listed as a Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, School Investigation, Military Evaluation, Tiered Permit, or Corrective Action site. The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to California Government Code section 65962.5 (i.e., the Cortese List), There are no new cases identified other than those discussed above and in the Phase I ESA. *Findings and Conclusions* The Phase 1 ESA was completed for the parcel. At the time of the report, the site was vacant. The site was formerly developed with residential units from approximately 1903 through 1911. The site was then developed with a gasoline fueling and service station, which operated between approximately 1933 and 1950 near the center and east side of the site. By 1958, all buildings were demolished except for a three-lane road that traversed the property. In 2011, the roadway was removed and the Property became undeveloped land. No records pertaining to the removal of USTs or sampling at the site were available. Based on the lack of records, the possibility of contamination remaining in place at the site was considered a recognized environmental condition. Phase II subsurface investigation and soil sampling was recommended to address the lack of information.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		A Subsurface Investigation was prepared by Advantage Environmental Consultants, LLC (AEC) in June 2018, and is included as Appendix F. To further evaluate soil conditions at the site, 10 exploratory test pits were excavated, with a total of 50 additional soil samples obtained. Although there were some soil samples that contained lead above its residential screening level, all of the soil containing such concentrations of lead would be excavated and removed from the Site as part of the construction of the future subterranean parking garage. Additionally, as discovered during prior assessment work completed 2015 and 2017, described below, vapor intrusion is not considered to be an exposure pathway of concern at the site and groundwater beneath the site is not considered to be adversely impacted. *2015 Investigation* The southeastern portion of the project site was included in a subsurface investigation prepared by AEC in 2015. The scope of the investigation included visual reconnaissance, interviews with knowledgeable persons, review of available regulatory information contained within federal and state environmental databases and other local environmental records, and review of the physical characteristics and history of the project site. The findings of the 2015 investigation are presented below. The northern portion of the project site was reportedly a former gasoline service station from the 1930s to the 1950s, at which point it was redeveloped into a portion of a multi-lane arterial roadway until 2011, when the roadway was closed. Based on the significant reconfiguration of the project site from its former use as a gasoline station, it was considered to be unlikely that significant subsurface impacts resulted (or remained) from the historical use. The assessment investigated the presence of total lead and asbestos and Volatile Organic Compounds (VOCs) at the project site. Of the 64 soil samples collected during the drilling of soil borings, 24 were analyzed for total lead. None of the total lead concentrations exceeded the Water Board's Environmental Screening Levels (ESLs) for residential and commercial soils. Additionally, no asbestos was detected in the 23 soil samples that were analyzed for it. Two soil gas probes were installed at depths of 12 feet and 15 feet below ground surface (bgs) along the southern boundary of the site and in the approximate location of the former gas station. One or more VOCs were detected above laboratory method detection limits in both soil gas samples

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		collected. Only one VOC appeared to approach and/or exceed the Water Board's ESLs. AEC evaluated the potential human health risks from exposure to potential upward vapor intrusion into building spaces at the project site. The human health risk assessment indicated that the calculated carcinogenic and non-carcinogenic risks were considered acceptable and did not warrant active or passive corrective measures. The cumulative estimated carcinogenic risk resulting from potential VOC exposure was reported as two in ten million, well below the one in one million target risk threshold. The Hazard Index (HI) for potential VOC exposure was calculated at 0.002 and was well below the target HI of 1.0. *2017 Investigation* A supplemental subsurface investigation was prepared by AEC in 2017. Total lead was detected in five of the soil samples at depths of 2 to 5 feet bgs above the residential ESL and one of the samples exceeded a threshold for soluble lead, indicating that if it were removed from the site, soil represented by this sample point would be considered a hazardous waste for disposal purposes. However, it is noted that of the five samples that exceeded the residential ESL for lead, only one of the samples was situated in an area where mass export of soil is currently proposed (for the proposed underground parking). The other elevated detections of lead are located in areas slated for improvement as a City park with passive recreational use. As such, AEC concluded residential screening levels would not apply and no exceedances were identified. This area would include a bioretention area surrounded by planting, including trees, shrubs, turf, and groundcover. The area of the proposed bioretention area would be excavated down to a depth of approximately 6 feet below the finished floor of the proposed building, and excavated soils would be exported to a landfill licensed to handle hazardous waste. The bioretention area would include a 4-inch perforated pipe, 8 inches of permeable material, 15 inches of imported soil mix, and three inches of mulch, on top of which would be various types of grasses. Additionally, a catch basin would be located in the center of the bioretention area. As noted above, the remainder of the City park area would be planted with trees, shrubs, grasses and groundcover. Mitigation Measure CR1, which requires interim soil controls to be implemented, would ensure that planting and soils in the City park would reduce impacts related to lead to a less-than-significant level. As noted above, total lead was detected at depths of 2-5 feet bgs. All impacted soils in and around the proposed location of the underground parking garage, and some clean

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		soils underneath, would be exported to a landfill licensed to handle hazardous waste. Deeper soils at the site where lead is not present would be able to be reused off-site on an unrestricted basis. Total chromium, total petroleum hydrocarbons, and VOCs were not considered to be contaminants of concern. Groundwater was not considered to be adversely impacted. No conditions in soil and groundwater that would be of significant concern to future workers involved with the proposed construction were identified and no further subsurface investigation was considered to be warranted. **Conclusion** The project will not introduce toxic, hazardous or radioactive materials to the neighborhood, nor does the project involve use of toxic chemicals or radioactive materials. Vapor intrusion is not considered to be an exposure pathway of concern at the Site and groundwater beneath the Site is not considered to be adversely impacted. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to potential on-site hazards. Application of these standards and the below mitigation measure would ensure that new residences would not be exposed to hazards and the project would have a less than significant impact with respect to hazards. *Mitigation Required* **CT1: Soil Interim Controls** In areas with elevated lead detection slated for improvement as a City park with passive recreational use, the project applicant shall implement soil interim controls, consistent with Chapter 11 of HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, prior to the issuance of a Certificate of Occupancy. Soil interim controls include, but are not limited to, soil alteration, soil surface coverings, land use control, reduction of soil tracking, and drainage and dust controls. Areas with elevated lead shall include the additional soil to a depth recommended by a qualified lead consultant to create a barrier between the lead and the surface. This area shall remain planted and shall be maintained. *Standard Conditions of Approval Required* **CT2: Hazards Best Management Practices** The project applicant and construction contractor shall ensure that Best Management Practices (BMPs) are implemented as a part of construction to minimize potential negative effects on groundwater and soils. These shall include the following:

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; e. 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 project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate. When Required: Prior to commencement of demolition, grading, or construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building ***Source Documents:*** 10, Appendix E, Appendix F

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The 0.92-acre project site is located within the vicinity of Lake Merritt and the Lake Merritt Channel, but it is currently vacant with minimal vegetation and therefore has minimal habitat suitable for special-status species. There are a number of Federal Endangered and Threatened species listed for the project vicinity: **Mammals:** • Salt Marsh Harvest mouse (*Reithrodontomys vaviventris*) **Birds** • Western snowy plover *(Charadrius alexandrinus nivosus)*, California least tern *(Sternula antillarum browni)*, California Ridgway's rail *(Rallus obsoletus obsoletus)* **Amphibians** • California tiger salamander *(Ambystoma californiense)*, California red-legged frog *(Rana draytonii)* **Fish** • Tidewater goby *(Eucyclogobius newberryi)*, Delta smelt *(Hypomesus transpacificus)*, Steelhead – central California coast DPS *(Oncorhynchus mykiss irideus pop. 8)* **Plants** • Santa Cruz tarplant *(Holocarpha macradenia)*, Beach layia *(Layia carnosa)*, California seablite *(Suaeda californica)*, Robust spineflower *(Chorizanthe robusta var. robusta)* There is no aquatic habitat on the site for fish or crustaceans. There are no wetlands, riparian habitats, or Critical Habitats on the site. The project site is located in an urban area, is currently vacant, and was previously used for construction staging. Lake Merritt and the Lake Merritt Channel are places where there are particularly sensitive areas with regard to biological resources. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to potential bird collisions. Application of these standards would ensure that new building development adjacent to Lake Merritt and the Lake Merritt Channel would have a less than significant impact with respect to bird collisions. *Standard Conditions of Approval Required*

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		BIO1: Bird Collision Reduction The project applicant, or his or her successor, including the building manager or homeowners' association, shall submit plans to the Planning and Zoning Division, review and approval, indicating how they intend to reduce potential bird collisions to the maximum feasible extent. The applicant shall implement the approved plan, including all mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. 1. Mandatory measures include all of the following: i. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with three second flash instead of blinking red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass 2. Additional BMP strategies to consider including the following: i. Make clear or reflective glass visible to birds using visual noise techniques. Examples include: • Use opaque glass in window panes instead of reflective glass. • Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns must be separated by a minimum 10 centimeters (cm). • Apply striping on glass surface. If the striping is less than 2 cm wide it must be applied vertically at a maximum of 10 cm apart (or 1 cm wide strips at 5 cm distance). • Install paned glass with fenestration patterns with vertical and horizontal mullions of 10 cm or less. • Place decorative grilles or louvers with spacing of 10 cm or less. • Apply one-way transparent film laminates to outside glass surface to make the window appear opaque on the outside. • Install internal screens through non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. • Install windows which have the screen on the outside of the glass. • Use UV-reflective glass. Most birds can see

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		ultraviolet light, which is invisible to humans. • If it is not possible to apply glass treatments to the entire building, the treatment should be applied to windows at the top of the surrounding tree canopy or the anticipated height of the surrounding vegetation at maturity. ii. Mute reflection in glass. Examples include: • Angle glass panes toward ground or sky so that the reflection is not in a direct line-of-sight (minimum angle of 20 degrees with optimum angle of 40 degrees). • Awnings, overhangs, and sunshades provide birds a visual indication of a barrier and may reduce image reflections on glass, but do not entirely eliminate reflections. iii. Reduce Light Pollution. Examples include: • Turn off all unnecessary interior lights from 11 p.m. to sunrise. • Install motion-sensitive lighting in lobbies, work stations, walkways, and corridors, or any area visible from the exterior and retrofitting operation systems that automatically turn lights off during after-work hours. • Reduce perimeter lighting whenever possible. iv. Institute a building operation and management manual that promotes bird safety. Example text in the manual includes: • Donation of discovered dead bird specimens to authorized bird conservation organization or museums to aid in species identification and to benefit scientific study, as per all federal, state and local laws. • Production of educational materials on bird-safe practices for the building occupants. • Asking employees to turn off task lighting at their work stations and draw office blinds or curtains at end of work day. • Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building ***Source Documents:*** 11, 39
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The project site is located in an area surrounded by residential, commercial, institutional, and open space land uses, and not located near any explosive or thermal source hazards. ***Source Documents:*** Appendix E

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	Prime farmland is available land that is best suited for producing food, forage, fiber, and oilseed crops. The project site is located in an urban and developed area, and is not suitable for or identified as farmland. No federally designated Farmlands have been identified within the project area, and there would be no change in land use. ***Source Documents:*** 12
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The project site is not located within a 100-year floodplain (Zones A or V) or 500-year floodplain (Zone B) identified on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project site is not located within a Flood Zone. The project site is within Flood Hazard Area Designation Zone X: Area of Minimal Flood Hazard. No Base Flood Elevations or depths are shown within this zone and flood insurance is not required. The proposed project would have no effect on floodplains. ***Source Documents:*** 13, Appendix B
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	The following is based on the Cultural Resource Study prepared by LSA Associates, Inc. in June 2018, included as Appendix G. **Undertaking** LakeHouse Commons Affordable Housing LP and LakeHouse Commons LLC proposed to construct two distinct buildings on a 0.92-acre site. The buildings would share a continuous 3-level podium base and consist of a 7-story mid-rise residential building and a 26-story residential apartment tower. The podium would include 200 automobile parking spaces and 133 bicycle parking spaces. The subject of this analysis is the South Commons Building, also called the LakeHouse Commons Affordable Apartments Project, and the shared podium base for which federal Section 8 funding is requested. The site is located on the corner of East 12th Street and 2nd Avenue. **Area of Potential Effects** The direct Area of Potential Effects (APE) is coterminous with the 0.92-acre project site and encompasses the maximum horizontal and vertical extent of project ground disturbance, including excavation and staging. The indirect APE is 329 acres and encompasses historic properties adjacent to the project site, consisting of the Lake Merritt District, Lake Merritt Wild Duck Refuge, Lake Merritt Necklace of Lights, and Lakeside Park. The indirect APE encompasses those historic properties that could suffer

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		atmospheric, or auditory impacts resulting from the proposed project. Figures showing the direct APE and indirect APE are located in the Cultural Resources Study, included as Appendix G. **Oakland Cultural Heritage Survey (OCHS)/Historical and Architectural Rating System** The Rating System, adopted in the Oakland General Plan, Historic Preservation Element, is shorthand for the relative importance of properties. The system uses letters A to E to rate individual properties and numbers 1 to 3 for district status. Individual properties can have dual ("existing" and "contingency") ratings if they have been remodeled, and if they are in districts they can be contributors, non-contributors, or potential contributors. In general, A and B ratings indicate landmark-quality buildings. The project site is does not include any buildings and is not located within any designated historic districts**.** APN 018 0450005000 west of the project site is within the Lake Merritt District Area of Primary Importance (API), which encompasses Lake Merritt, surrounding parklands, and numerous historic residential and civic buildings around the lake. The Lake Merritt District is eligible for listing on the National Register of Historic Places (NRHP). **Evaluation** A project that would introduce visual, atmospheric, or audible elements that diminish the integrity of the Lake Merritt District, Lake Merritt Wild Duck Refuge, Lake Merritt Necklace of Lights, and/or Lakeside Park would result in an adverse effect to a historic property. These properties do not, however, derive their character-defining significance from a setting that is devoid of multi-story construction or a rural setting where project construction noise would threaten the NRHP-listed or NRHP-eligible statuses of these properties. The proposed project would be constructed outside the boundaries of these four properties and is a continuation of a decades-long trend of development around Lake Merritt. After the proposed project is completed, the Lake Merritt District, Lake Merritt Wild Duck Refuge, Lake Merritt Necklace of Lights, and Lakeside Park would retain their integrity of location, design, setting, materials, workmanship, feeling, and association with Lake Merritt. These properties, therefore, would retain their NRHP-listed or NRHP-eligible statuses at project completion.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		Archaeology A records search of the project site was conducted by LSA on May 18, 2018, at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. The record search at NWIC revealed that three previous cultural resources field surveys have included the current direct APE, none of which identified archaeological cultural resources in the project site. Six previously recorded archaeological cultural resources are within a 0.5-mile of the project site. All of these sites are identified as pre-contact age, although some of these resources may, in fact, represent historic fill or shell deposited by a non-cultural means (e.g., birds). **Native American Contacts** The proposed project involves significant ground disturbance during excavation for building foundation construction and other improvements. On May 14, 2018, the Native American Heritage Commission (NAHC) was contacted to request a search of that agency's Sacred Lands File for the project site and to obtain a list of local Native American tribes that are eligible to consult for the project. HUD's online Tribal Directory Assessment Tool (TDAT) was also consulted to obtain contact information for tribes with interests in Alameda County. On May 25, 2018, the NAHC replied that a search of the Sacred Lands File indicated that cultural sites are present, and that the Northern Valley Yokut Tribe should be contacted. On June 19, 2018, seven tribes, including the Northern Valley Yokut Tribe, were contacted and invited to be a consulting party. During the required 30-day period, no responses were been received. **Evaluation of Effects** No archaeological historic properties or historic properties of tribal importance were identified in the direct APE. The proposed project would have no adverse effect on historic properties within the indirect APE. **Recommended Determination** For purposes of Section 106 Review of this undertaking, LSA recommended that the Agency Official for HUD (City of Oakland) concur with the APE and determine that no historic properties would be affected by the undertaking. This finding is supported as the proposed project is not within the boundary of the four previously mentioned historic properties, is a continuation of a decades-long trend of urban development around Lake Merritt that includes

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		multi-story construction, and the properties do not derive their significance from an association with a rural or non-urban landscape. **Consultation** On July 25, 2018, the Agency Official concurred with the description of the undertaking, the APE, the recommended determination of no effects to historic properties and initiated consultation with the California State Office of Historic Preservation (SHPO) with a letter and evaluation materials. On August 27, 2018, the SHPO officer replied with a letter stating no objection to the City's finding of no adverse effects to historic properties within the APE for the LakeHouse Commons project. The City of Oakland has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to the potential discovery of archeological and paleontological resources as well as human remains on-site. Application of these standards and the below mitigation would ensure that the proposed project would have a less-than-significant impact with respect to archaeological and paleontological resources as well as human remains. *Mitigations Required* **CR1:** The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources. **Provision A: Intensive Pre-Construction Study** The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include: a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. b. A report disseminating the results of this research. c. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction. **Provision B: Construction ALERT Sheet** The project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site. The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site. When Required: Prior to approval of construction-related permit; during construction Initial Approval: Bureau of Building Monitoring/Inspection: Bureau of Building *Standard Conditions of Approval Required* **CR2: Archaeological Resources** Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards. In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out. Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building **CR3: Human Remains** In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building **CR4: Paleontological Resources** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		implemented. The plan shall be submitted to the City for review and approval. ***Source Documents:*** 14, Appendix G
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☒ No ☐	The project site is located on the corner of 12th Street and 2nd Avenue in an area developed with a mix of public, institutional, residential, and commercial uses. The City of Oakland addresses noise in the Noise Element of the General Plan and in the Municipal Code. The following discussion describes noise generated by the proposed project, followed by exposure of the proposed project to noise sources.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The project activities do not affect a sole source aquifer, as there are no aquifers subject to a MOU between EPA and HUD in Alameda County. Water supply for the project site is provided via the East Bay Municipal Utilities District. Therefore, the proposed project would not affect the quality or viability of a sole source aquifer. ***Source Documents:*** 20
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The project site is located within an urbanized portion of the City. No wetlands identified on the U.S. Fish and Wildlife Service's Wetland Inventory (including rivers and streams) are located on the project site, and no wetlands would be directly or indirectly affected by the proposed project. No further consultations are required. ***Source Documents:*** 21
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	There are no Wild and Scenic Rivers located within Alameda County. Therefore, the proposed project would not adversely affect a Wild and Scenic River. ***Source Documents:*** 22
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The proposed project would not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations. The proposed action by its nature is suitable for the neighborhood, and has no potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations. For purposes of this analysis, if a significant unavoidable effect were to occur in the affected geographic area of the site of the proposed project, and that geographic area is an Environmental Justice population, then a disproportionate

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
		effect would be identified. Using data from the U.S. American Community Survey 2016, characteristics of the residential population in the census tract encompassing the site of the proposed action (Census Tract 4060) were compared to those of the entire City of Oakland. The census tract comprising the site of the proposed action includes populations with higher minority representation and poverty rates than the Oakland population as a whole. The non-white racial composition of the population in Census Tract 4060 is 72.3 percent, which is higher than the non-white racial composition of the City as a whole (56.9 percent). In addition, Census Tract 4060 has a higher percentage of Asian residents (46.5 percent) than the City as a whole (16 percent). The poverty rate in the census tract encompassing the project site is approximately double the poverty rate in the City as a whole. The poverty rate in Census Tract 4060 is 37.9 percent, while the poverty rate in the City as a whole is 20 percent. As a result, the population around the project site would be considered Environmental Justice population. However, the proposed project would not result in a significant unavoidable effect, and therefore the proposed project would not have a disproportionately high and adverse human and health environmental effect on minority populations or low-income populations (populations that are particularly vulnerable to the adverse effects of high housing costs). ***Source Documents:*** 23

ENVIRONMENTAL ASSESSMENT FACTORS [24 CFR 58.40; REF. 40 CFR 1508.8 &1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

1. Minor beneficial impact
2. No impact anticipated
3. Minor Adverse Impact – May require mitigation
4. Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	3	**Conformance with Plans/Compatible Land Use and Zoning** **General Plan and Zoning** City of Oakland adoption of the Lake Merritt Station Area Plan changed the General Plan land use designation for the project site from Institutional to Urban Residential and rezoned the site from Urban Residential Zone-3 (RU-3) to Lake Merritt Station Area Plan District Urban Residential (D-LM-1). The intent of the Urban Residential Zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, or high-rise residential structures in locations with good access to transportation and other services. The proposed 91-unit building with ground floor commercial space is consistent with the intended land use, character and density of the General Plan and the following objectives and policies. • Objective N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future housing needs of the Oakland community. The project will provide the community with 91 new affordable housing units. • Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be a high priority for the City of Oakland. The project will provide the community with 91 new affordable housing units. • Policy N3.2, Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland The new development will be an infill development for the currently underutilized site. The intent of the D-LM-1 zone is to create, maintain, and enhance certain areas appropriate for high-density residential development with small-scaled compatible ground-level commercial uses. The LMSAP assumed that the project site would be developed with a 20-story apartment building including up to 357 residential units and 20,000 square feet of retail space. The proposed project would develop the project site with 91 affordable residential units and 1,306 square feet of ground-floor retail space, which is consistent with the type of development assumed for the project site in the LMSAP. An additional General Plan amendment, zone change, or variance is not required for the proposal. The proposal has already obtained the necessary entitlements to construct the proposed project, including Design Review; Conditional Use Permits to be subject to the

Environmental Assessment Factor	Impact Code	Impact Evaluation
		requirements of Height Area LM-275 instead of LM-85, an increased base building height, construction over 100,000 square feet, and for stormwater treatment facility improvements; and a variance for a storefront depth of 28 feet instead of the required 50 feet. **Urban Design** The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures, especially when considered with the residential tower located just north of the project site at 1200 Lakeshore Avenue. This is a sample sentence in this sample paragraph, used when inserting text during product demonstrations and training sessions. It does not have any special meaning and is just meant to illustrate how text might appear when typing or preparing documents. The planning application, plans and drawings for the proposed design have been approved by the City's Design Review Board, and have been deemed appropriate and compliant with City standards. There is one project-specific condition of approval that applies to the project based on design. *Mitigations Required* **PL1.** Prior to issuance of a building permit, plans shall be submitted for review and approval of the Planning Director or his/her designee showing the location of the proposed café at or near the corner of the parcel nearest the intersection of E. 12th Street and Lake Merritt Blvd. ***Source Documents:*** 24, 42
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The following section is based on a Geotechnical Investigation prepared by Langan Engineering & Environmental Services in September 2017, which is included as Appendix I. **Slope** The project site is generally level and is not susceptible to slope instabilities including landslides. **Erosion** The project site is located in an urban area, and is currently vacant with limited vegetation and is entirely covered with exposed, permeable soils; no permanent structures are located on the site. The proposed project would include grading changes to site conditions, including ground level open space and bioswales, that could cause substantial erosion or the loss of topsoil. However, plans demonstrating the Best Management Practices for erosion, sedimentation and water quality impacts to the maximum extent practicable must be submitted for review and approval by the City's Planning and Zoning Division and Building Services Division. At a minimum, appropriate filter materials shall be provided at nearby catch basins to prevent debris and dirt flowing into the City's storm drain system, creeks, and the Lake Merritt Channel.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Liquefaction The project site is not within a liquefaction hazard zone as designated by the City, as shown in Appendix J. **Drainage/Stormwater Runoff** Construction activities occurring at the site have the potential to impact water quality for receiving water bodies by generating polluted runoff or soils, particularly the nearby Lake Merritt Channel. However, these potential effects are addressed by existing regulations. Development projects that would disturb 1.0 acre or more are required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), in accordance with the State Water Resources Control Board's (State Water Board) General Construction Permit. However, the project site is 0.92 acres and therefore a SWPPP is not required. For those project components that would disturb less than 1.0 acre of land, City of Oakland Municipal Code section 13.16.100 (City Of Oakland Creek Protection, Storm Water Management and Discharge Control Ordinance) would still be applicable. The ordinance requires the use of standard Best Management Practices minimize the generation, discharge and runoff of stormwater pollution during construction of projects in the City. Post-construction stormwater management on the site will be required to 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. A stormwater management plan will be developed to manage stormwater run-off and limit discharge of pollutants in stormwater after construction of the project. The plan will include hydromodification measures, if required, and stormwater treatment measures to remove pollutants and hydraulic sizing for treatment measures proposed. The project will be required to fund any repairs or infrastructure improvements to the surrounding stormwater system. The proposed project would introduce approximately 26,279 square feet of impermeable surfaces to the site. Approximately 1,050 square feet of treatment area is required to treat runoff from the site before it is released to the storm drain system. The proposed project intends to provide a minimum of 1,050 square feet of treatment areas at the podium level. Implementation of source control measures proposed by the project and compliance with existing regulations would ensure that impacts to operation period water quality would be less than significant. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to stormwater control, runoff, the storm-drain system and water quality. Application of these standards and implementation of these measures and plans would ensure that impacts to stormwater and water quality are less than significant. *Standard Conditions of Approval Required* **SS1: Erosion and Sedimentation Control Plan** ***Prior to any grading activities*** a) The project applicant shall obtain a grading permit if required by the

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the Director of Development or designee. The plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment. ***Ongoing throughout grading and construction activities*** b) The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Building Services Division. **SS2: 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; 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

Environmental Assessment Factor	Impact Code	Impact Evaluation
		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. **SS3: 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 project 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 maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		SS4: 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. ***Source Documents:*** 24, 25, 42, Appendix I, Appendix J
Hazards and Nuisances including Site Safety and Noise	3	**Site Safety** The proposed project would not create a risk of explosion, release of hazardous substances or other dangers to public health. The project site is not located near any hazardous operations. *Regional Seismicity* The San Francisco Bay Area is considered to be one of the more seismically active regions in the world. Oakland lies within the geologic region of California referred to as the Coast Ranges geomorphic province, which lies between the Pacific Oceana and the Great Valley (Sacramento and San Joaquin valleys) provinces and is characterized by a series of northwest trending mountain ridges and valleys, running generally parallel to the San Andreas Fault zone. The flat area of the East Bay west of the Hayward Fault is a gently sloping alluvial plain. In general, areas of less than 10 feet above the mean sea level adjacent to Lake Merritt and Lake Merritt Channel are artificial fill over Bay Mud. Where slopes rise above this level, such as west of Lake Merritt, the near surface deposits are typically Merritt Sand. The closest active fault to the project site is the Hayward fault, which runs to the east along State Route 13 (SR 13) and Interstate 580 (I-580) and is more than 2 miles away at its nearest point. The San Andreas fault is located as close as close as 14 miles southwest of the project site. The Calaveras fault is located approximately 15 miles east of the project site. *Geologic Hazards* The U.S. Geological Survey's 2014 Working Group on California Earthquake Probabilities has compiled the earthquake fault research for the San Francisco Bay Area in order to estimate the probability of fault segment rupture. They have determined that the overall probability of moment magnitude 6.7 or greater earthquake occurring in the San Francisco Bay Region during the next 30 years (starting from 2014) is 72

Environmental Assessment Factor	Impact Code	Impact Evaluation
		percent. The highest probabilities are assigned to the Hayward Fault, Calaveras Fault, and the northern segment of the San Andreas Fault. These probabilities are 14.3, 7.4, and 6.4 percent, respectively. Due to the project site's location within a seismically active area, and its proximity to the Hayward fault, there is potential for geologic hazards including ground shaking, liquefaction, lateral spreading, and cyclic densification to occur. *Ground Shaking* Ground movement during an earthquake varies due to the overall magnitude, distance to the fault, focus of earthquake energy, and type of geologic material. Ground shaking on the project site could occur from activity along the Hayward, San Andreas, or Calaveras faults. Given the project site's proximity to the Hayward fault, strong to very strong ground shaking could occur at the site during a large earthquake. *Fault Rupture* The project site is not located within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. Therefore, the risk of fault offset at the site from a known active fault is very low. *Liquefaction* As noted above, the project site is not located within liquefaction hazard zone as designated by the City. Considering the relatively flat site grades, the risk of lateral spreading is low. *Settlement* Areas underlain by Merritt Sand, like the project site, are not likely to compress significantly over time. Therefore, the proposed project would not be subject to settlement as the building load settles. Additionally, as noted above, the project site is not located within a liquefaction hazard zone, and therefore would not be subject to settlement in the event of an earthquake. *Conclusion* The LMSAP identified that much of the Plan area, particularly along the Lake Merritt Channel, is located in a severe shaking intensity zone in the San Francisco Bay Area. However, the project site is located outside of a seismic hazard zone and is in an area of low liquefaction susceptibility (LMSAP Draft EIR Figure 3.12-1). The site is generally level and is not located in a landslide area or in an area of known unstable soil conditions. The project applicant would be required to prepare a soils report and geotechnical report to ensure that individual development projects do not expose people or structures to an unacceptable level of risk during a large regional earthquake. The proposed project would also be required to comply with the California Building Code's current seismic standards, which require specific design parameters for construction in various seismic environments, and the project applicant would be required to complete a soils report, as listed below. **Noise** The proposed project involves exposure of sensitive receptors (residents) to noise and new construction. An Acoustical Analysis, available in

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Appendix H, was conducted for the proposed project by LSA in March 2018 to quantify the existing and future noise environment at the site. *Thresholds of Significance* The applicable noise standards governing the project site include HUD standards for new housing construction and standards found in the City of Oakland's Noise Element of the General Plan. *City of Oakland General Plan* The Noise Element of the City's General Plan was established to protect the quality of life and physical and mental well-being of the City's residents by mitigating noise incompatibilities among land uses. The normally acceptable exterior noise level for residential land uses is up to 60 dBA Ldn. Noise levels of 60 to 70 dBA L_{dn} are considered conditionally acceptable when a detailed analysis of noise reduction requirements and noise insulation features are included in the design to meet the interior noise standard. Noise levels of 70 to 75 dBA L_{dn} are considered normally unacceptable and require a detailed analysis of noise reduction requirements. Noise levels above 75 dBA L_{dn} are considered clearly unacceptable and new development generally should not be undertaken. The normally acceptable interior noise level for residential units is 45 dBA L_{dn}. *Department for Housing and Urban Development* The Noise Control Act tasked all federal agencies, including USEPA, to administer their programs in ways which reduce noise pollution. HUD regulations set forth the following noise standards for new housing construction assisted or supported by HUD. As discussed in HUD's Noise Guidebook, HUD's noise policy (24 CFR §51B) requires that noise attenuation measures be provided when proposed projects are to be located in high noise areas. The requirements set out in Section 51.104(a) are designed to insure that interior noise levels do not exceed the 45 dBA L_{dn} level established as a goal in Section 51.101(a)(9). Thus, in effect, if the exterior noise level is 65 dBA Ldn to 70 dBA L_{dn}, 25 dB of noise attenuation must be provided; if the exterior noise level is between 70 dBA L_{dn} and 75 dBA L_{dn}, 30 dB of attenuation is required. Likewise, for projects proposed for areas where noise levels exceed 75 dBA Ldn, sufficient attenuation must be provided to bring interior levels down to 45 dBA L_{dn} or below (U.S. Department of Housing and Urban Development, 2009). According to HUD, there are three ways to provide the noise attenuation required: 1. the use of barriers or berms 2. site design 3. acoustical construction HUD guidelines require that noise sources from railroads within 3,000 feet, airports within 15 miles, and highways/arterial roadways within 1,000 feet be analyzed. The proposed project is located adjacent to East 12th Street and 2nd Avenue; therefore, the Acoustical Analysis, located in Appendix G, was conducted to quantify the existing and future noise environment at the site. The results of the analysis are discussed below.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Existing Noise Environment As discussed above, an Acoustical Analysis was conducted for the proposed project to quantify the existing and future noise environment at the site. As part of the Acoustical Analysis, to assess existing noise levels, LSA conducted one short-term (15-minute) noise measurement (ST-1) and three long-term (24-hour) noise measurements (LT-1, LT-2, and LT-3) on the project site. Noise monitoring locations are shown in Figure 3 in Appendix H. The short-term 15-minute noise measurement was recorded on-site between 12:45 p.m. and 1:03 p.m. on January 12, 2018. The long-term noise measurements were conducted on-site between January 11, 2018, and January 12, 2018. The noise environment at the site results primarily from traffic on East 12th Street and 2nd Avenue. Short-term noise measurement ST-1 was conducted at the southeastern border of the project site, near the intersection of East 12th Street and 2nd Avenue. The short-term measurement indicated that ambient noise at the project site is approximately 61.7 dBA L_{eq}. During the 15-minute interval, vehicle traffic produced a maximum noise level of 79.9 dBA L_{max} and a minimum noise level of 50.4 dBA L_{min}. Long-term noise measurement LT-1 was conducted at the northern border of the project site, near the intersection of Lake Merritt Boulevard and East 12th Street. The peak hourly average noise level was 70.7 dBA L_{eq} and the average day-night noise level was 69.8 dBA L_{dn}. During the 24-hour period, LT-1 measured a maximum noise level of 86.2 dBA L_{max} and a minimum noise level of 45.7 dBA L_{min}. Long-term noise measurement LT-2 was conducted at the western border of the project site, near the Dewey High School campus. The peak hourly average noise level was 65.0 dBA L_{eq} and the average day-night noise level was 62.7 dBA L_{dn}. During the 24-hour period, LT-2 measured a maximum noise level of 81.4 dBA L_{max} and a minimum noise level of 46.4 dBA L_{min}. Long-term noise measurement LT-3 was conducted at the southern border of the project site near 2nd Avenue and the Dewey High School campus. The peak hourly average noise level was 64.0 dBA L_{eq} and the average day-night noise level was 63.5 dBA L_{dn}. During the 24-hour period, LT-2 measured a maximum noise level of 79.0 dBA L_{max} and a minimum noise level of 45.3 dBA L_{min}. Other noise sources in the project vicinity include the adjacent high school and airplanes. Noise from motor vehicles is generated by engine vibrations, the interaction between the tires and the road, and the exhaust systems. Airport related noise levels are primarily associated with aircraft engine noise made while aircraft are taking off, landing, or running their engines while still on the ground. The Oakland International Airport is the closest airport to the project site and is located approxi-mately 4 miles south of the project site. Aircraft noise is occasionally audible at the project site; however, no portion of the project site lies within the 65 dBA CNEL noise contours of this airport. In addition, the Lake Merritt Bay BART Station is located approximately 0.75 miles to the west. At this distance, BART noise is not audible. In addition, there are no

Environmental Assessment Factor	Impact Code	Impact Evaluation
		railroad operations located near the proposed project site; therefore, railroad noise does not influence the existing noise environment of the project site. In addition, HUD provides a Day/Night Noise Level Calculator, which is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. Based on traffic on East 12th Street and 2nd Avenue, the HUD Day/Night Noise Level Calculator indicated that existing noise levels on the project site are approximately 67.6 dBA Ldn. ***Project Impacts*** The project was evaluated for consistency with adopted environmental plans and goals of the local community. The applicable noise standards governing the project site include HUD standards for new housing construction. As described above, according to HUD, there are three ways to provide the noise attenuation required: 1. the use of barriers or berms 2. site design 3. acoustical construction A barrier would not be feasible at the project site as a barrier would block the line of sight and would limit access to the site, particularly for the pedestrian plaza and street level store fronts. In addition, as described on HUD's Barrier Performance Module Calculator website, if there is a direct line-of-sight between the source and the observer, there is unlikely to be any appreciable attenuation. In addition, it would not be feasible to alter the site design. Therefore, the first two noise attenuation measures would not be feasible. Therefore, a detailed interior and exterior noise analysis is provided below. *Interior Noise Analysis* As discussed above, based on vehicle traffic on East 12th Street and 2nd Avenue, the HUD Day/Night Noise Level Calculator indicated that existing noise levels on the project site are approximately 67.6 dBA L_{dn}. Both the North Commons Building and the South Commons Building would be located along East 12th Street, and therefore the North Commons Building would not shield the South Commons Building from traffic noise. Based on EPA Protective Noise Levels, with a combination of walls, doors, and windows, standard construction for Northern California residential buildings (a minimum of STC-28) would provide more than 25 dBA in exterior-to-interior noise reduction with windows closed and 15 dBA or more with windows open. With windows open, the interior noise level would be approximately 52.6 dBA L_{dn} (i.e., 67.6 dBA – 15.0 dBA = 52.6 dBA), which would not meet the normally acceptable residential interior noise standard of 45 dBA Ldn. Therefore, an alternate form of ventilation, such as an air-conditioning system, would be required to ensure that windows can remain closed for a prolonged period of time for all units at the proposed project. A ventilation system would reduce noise levels for residents with windows closed to 42.6 dBA L_{dn} (i.e., 67.6 dBA – 25 dBA = 42.6 dBA), which would be below the 45 dBA Ldn interior noise standard for residential land uses. Therefore, with inclusion of a

Environmental Assessment Factor	Impact Code	Impact Evaluation
		fresh air ventilation system, the proposed project would have an acceptable indoor noise environment of below 45 dBA L_{dn} for residential land uses consistent with HUD's interior noise standards. The proposed project would not require enhanced insulation features and therefore a noise insulation diagram is not required. *Exterior Noise Analysis for Residential Units* The noise environment at the project site is dominated by vehicle traffic noise on East 12th Street and 2nd Avenue. Based on the HUD Day/Night Noise Level Calculator, existing noise levels on the project site are approximately 67.6 dBA Ldn. Based on HUD's regulations, the existing noise level on the project site is considered normally unacceptable. As described above, it would not be feasible to implement barriers or alter the site design. Therefore, based on HUD's Noise Guidebook policy, the exterior noise level would be acceptable under HUD's regulations only after detailed analysis of the noise reduction features proposed to be incorporated in the building design. The existing on-site noise level would meet HUD's exterior noise level standards if noise reduction requirements and noise insulation features are included in the design to meet the interior noise standard. HUD requires a minimum of a 25 dBA additional sound attenuation for buildings that house noise-sensitive uses (with noise levels between 65 dBA and 70 dBA L_{dn}) and a 30 dBA additional sound attenuation for sites with noise levels between 70 dBA and 75 dBA L_{dn}. These attenuation requirements are geared toward achieving interior noise levels of 45 dBA L_{dn}. As discussed above, inclusion of an alternative form of ventilation and standard construction for Northern California residential buildings (a minimum of STC-28) would ensure that interior noise levels would be below 45 dBA L_{dn}. Therefore, interior noise levels would comply with HUD standards for interior noise. Implementation of the following SCA would further ensure interior noise levels would remain below the normally acceptable interior noise level of 45 dBA L_{dn}. Therefore, since interior noise levels would meet HUD's standards, the proposed project would meet HUD's exterior land use compatibility standards and the proposed project site would be considered an acceptable land use for residential land uses. *Exterior Noise Analysis for Outdoor Areas* A discussion of exterior noise levels at the proposed outdoor areas is provided below. The proposed project would include outdoor areas on the third floor podium and on the 20th level of the North Commons Building. This analysis evaluates the outdoor areas in four sections: the outdoor area wrapping around the North Commons Building, the outdoor area between the North Commons Building and South Commons Building, the outdoor area surrounded by the South Commons Building, and the open space on the 20th level of the North Commons Building. In addition, the project is designed to include improvements to a park that is owned by the City but would be maintained by the project

Environmental Assessment Factor	Impact Code	Impact Evaluation
		applicant. The adjacent parcel would be a passive open green space and would include a bioretention swale, landscaping and space for public art. Noise levels in this area would remain normally unacceptable. However, the park would be for the enjoyment of all Oakland residents and is not a required as an ancillary use to the principal use on-site. Furthermore, these improvements are on a separate City-owned parcel. Therefore, the exterior open space noise guidelines are not applicable and the exterior noise levels at this park are not discussed. The portion of the outdoor area wrapping around the North Commons Building would include a pool and outdoor seating and gathering areas. This area would primarily be located away from 12th Street behind the North Commons Building and would be approximately 50 feet to 150 feet away from the boundary of the project site, with the pool being located approximately 130 feet from the boundary of the project site. As noted above, existing noise levels on the project site are approximately 67.6 dBA L_{dn} due to vehicle traffic noise on East 12th Street and 2nd Avenue. Noise levels would attenuate as noise spreads from the source. Therefore, due to distance attenuation, at 50 feet, the outdoor seating and gathering areas would be exposed to noise levels of approximately 58.1 dBA L_{dn}. At 130 feet, noise levels at the pool area would be approximately 51.8 dBA L_{dn}. These noise levels would be acceptable under HUD's regulations. The second outdoor area is located between the North Commons Building and South Commons Building and extends from 12th Street to the other end of the project site. This outdoor area would include a dog run and outdoor seating and gathering areas. The area that contains the dog run would be located closest to 12th Street, and therefore would be exposed to noise levels of 67.6 dBA Ldn, which would be normally unacceptable under HUD's regulations. However, implementation of Mitigation Measure NOI3, would require a glass barrier, which would reduce noise levels at the dog run by approximately 5 dBA to 10 dBA. With implementation of a glass barrier, noise levels at the dog run would be approximately 57.6 dBA to 62.6 dBA L_{dn}, which would be acceptable under HUD's regulations. In addition, the closest outdoor seating and gathering space to 12th Street is located approximately 50 feet from the boundary of the project site. As discussed above, due to distance attenuation, at 50 feet, this portion of the outdoor area would be exposed to noise levels of approximately 58.1 dBA Ldn. Therefore, with implementation of Mitigation Measure NOI3, noise levels at the dog run and outdoor seating and gathering space would be acceptable under HUD's regulations. The third outdoor area includes the area surrounded by the South Commons Building, which includes a fire pit, trellis, and outdoor seating and gathering areas. This outdoor area is located approximately 50 feet from the boundary of the project site at 2nd Avenue and approximately 65 feet from the boundary of the project site at 12th Street. Due to distance attenuation, this outdoor area would also be exposed to noise levels of approximately 58.1 dBA Ldn. In addition, this outdoor area is surrounded by the South Commons Building, which would further reduce traffic noise levels. Therefore, this noise level would be acceptable under HUD's regulations.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		In addition, the North Commons Building would include open space on the 20th level, which would include a 900 square foot roof deck and lounge area seating. This open space would be located approximately 194 feet above the ground level and would be enclosed with a glass barrier, which would reduce noise levels by approximately 5 dBA to 10 dBA. With implementation of the glass barrier, noise levels at the 20th level open space would be approximately 57.6 dBA to 62.6 dBA L_{dn}, which would be acceptable under HUD's regulations. **Future Noise Environment** Based on future traffic volumes on East 12th Street and 2nd Avenue, the HUD Day/Night Noise Level Calculator indicated that existing noise levels on the project site would be approximately 69.8 dBA Ldn. *Future Interior Noise Analysis* As discussed above, based on vehicle traffic on East 12th Street and 2nd Avenue, the HUD Day/Night Noise Level Calculator indicated that the future noise levels on the project site would be approximately 69.8 dBA L_{dn}. Both the North Commons Building and the South Commons Building would be located along East 12th Street, and therefore the North Commons Building would not shield the South Commons Building from traffic noise. Based on EPA Protective Noise Levels, with a combination of walls, doors, and windows, standard construction for Northern California residential buildings (a minimum of STC-28) would provide more than 25 dBA in exterior-to-interior noise reduction with windows closed and 15 dBA or more with windows open. With windows open, the interior noise level would be approximately 64.8 dBA L_{dn} (i.e., 69.8 dBA – 15.0 dBA = 54.8 dBA), which would not meet the normally acceptable residential interior noise standard of 45 dBA L_{dn}. Therefore, an alternate form of ventilation, such as an air-conditioning system, would be required to ensure that windows can remain closed for a prolonged period of time for all units at the proposed project. A ventilation system would reduce noise levels for residents with windows closed to 44.8 dBA L_{dn} (i.e., 69.8 dBA – 25 dBA = 44.8 dBA), which would be below the 45 dBA L_{dn} interior noise standard for residential land uses. Therefore, with inclusion of a fresh air ventilation system, the proposed project would have an acceptable indoor noise environment of below 45 dBA L_{dn} for residential land uses consistent with HUD's interior noise standards. The proposed project would not require enhanced insulation features and therefore a noise insulation diagram is not required. *Future Exterior Noise Analysis for Residential Units* The noise environment at the project site is dominated by vehicle traffic noise on East 12th Street and 2nd Avenue. As discussed above, based on the HUD Day/Night Noise Level Calculator, future noise levels on the project site would be approximately 67.6 dBA L_{dn}. Based on HUD's regulations, this noise level is considered normally unacceptable. As described above, it would not be feasible to implement barriers or alter the site design. Therefore, based on HUD's Noise Guidebook policy, the exterior noise level would be acceptable under HUD's regulations only after detailed analysis of the noise reduction

Environmental Assessment Factor	Impact Code	Impact Evaluation
		features proposed to be incorporated in the building design. The existing on-site noise level would meet HUD's exterior noise level standards if noise reduction requirements and noise insulation features are included in the design to meet the interior noise standard. HUD requires a minimum of a 25 dBA additional sound attenuation for buildings that house noise-sensitive uses (with noise levels between 65 dBA and 70 dBA Ldn) and a 30 dBA additional sound attenuation for sites with noise levels between 70 dBA and 75 dBA Ldn. These attenuation requirements are geared toward achieving interior noise levels of 45 dBA Ldn. As discussed above, inclusion of an alternative form of ventilation and standard construction for Northern California residential buildings (a minimum of STC-28) would ensure that interior noise levels would be below 45 dBA Ldn. Therefore, interior noise levels would comply with HUD standards for interior noise. Implementation of the following SCA would further ensure interior noise levels would remain below the normally acceptable interior noise level of 45 dBA L_{dn}. Therefore, since interior noise levels would meet HUD's standards, the proposed project would meet HUD's exterior land use compatibility standards and the proposed project site would be considered an acceptable land use for residential land uses. *Future Exterior Noise Analysis for Outdoor Areas* A discussion of exterior noise levels at the proposed outdoor areas is provided below. The proposed project would include outdoor areas on the third floor podium and on the 20th level of the North Commons Building. This analysis evaluates the outdoor areas in three sections: the outdoor area wrapping around the North Commons Building, the outdoor area between the North Commons Building and South Commons Building, the outdoor area surrounded by the South Commons Building, and the open space on the 20th level of the North Commons Building. In addition, the project is designed to include improvements to a park that is owned by the City but would be maintained by the project applicant. The adjacent parcel would be a passive open green space and would include a bioretention swale, landscaping and space for public art. Noise levels in this area would remain normally unacceptable. However, the park would be for the enjoyment of all Oakland residents and is not a required as an ancillary use to the principal use on-site. Furthermore, these improvements are on a separate City-owned parcel. Therefore, the exterior open space noise guidelines are not applicable and the exterior noise levels at this park are not discussed. The portion of the outdoor area wrapping around the North Commons Building would include a pool and outdoor seating and gathering areas. This area would primarily be located away from 12th Street behind the North Commons Building and would be approximately 50 feet to 150 feet away from the boundary of the project site, with the pool being located approximately 130 feet from the boundary of the project site. As noted above, existing noise levels on the project site are approximately 69.8 dBA L_{dn} due to vehicle traffic noise on East 12th Street and 2nd Avenue. Noise levels would attenuate as noise spreads from the source.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Therefore, due to distance attenuation, at 50 feet, the outdoor seating and gathering areas would be exposed to noise levels of approximately 60.3 dBA L_{dn}. At 130 feet, noise levels at the pool area would be approximately 54.0 dBA L_{dn}. These noise levels would be acceptable under HUD's regulations. The second outdoor area is located between the North Commons Building and South Commons Building and extends from 12th Street to the other end of the project site. This outdoor area would include a dog run and outdoor seating and gathering areas. The area that contains the dog run would be located closest to 12th Street, and therefore would be exposed to noise levels of 69.8 dBA Ldn, which would be normally unacceptable under HUD's regulations. However, implementation of Mitigation Measure NOI3, would require a glass barrier, which would reduce noise levels at the dog run by approximately 5 dBA to 10 dBA. With implementation of a glass barrier, noise levels at the dog run would be approximately 59.8 dBA to 64.8 dBA L_{dn}, which would be acceptable under HUD's regulations. In addition, the closest outdoor seating and gathering space to 12th Street is located approximately 50 feet from the boundary of the project site. As discussed above, due to distance attenuation, at 50 feet, this portion of the outdoor area would be exposed to noise levels of approximately 60.3 dBA Ldn. Therefore, with implementation of Mitigation Measure NOI3, noise levels at the dog run and outdoor seating and gathering space would be acceptable under HUD's regulations. The third outdoor area includes the area surrounded by the South Commons Building, which includes a fire pit, trellis, and outdoor seating and gathering areas. This outdoor area is located approximately 50 feet from the boundary of the project site at 2nd Avenue and approximately 65 feet from the boundary of the project site at 12th Street. Due to distance attenuation, this outdoor area would also be exposed to noise levels of approximately 60.3 dBA Ldn. In addition, this outdoor area is surrounded by the South Commons Building, which would further reduce traffic noise levels. Therefore, this noise level would be acceptable under HUD's regulations. In addition, the North Commons Building would include open space on the 20th level, which would include a 900 square foot roof deck and lounge area seating. This open space would be located approximately 194 feet above the ground level and would be enclosed with a glass barrier, which would reduce noise levels by approximately 5 dBA to 10 dBA. With implementation of the glass barrier, noise levels at the 20th level open space would be approximately 59.8 dBA to 64.8 dBA L_{dn}, which would be acceptable under HUD's regulations.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Mitigations Required **G1: Construction-Related Permits** The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction. **G2: Soils Report** The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction. **G3: Seismic Hazards Zone (Landslide/Liquefaction)** The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction. **NOI2: Exposure to Community Noise** Requirement: The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following: a. 45 dBA: Residential activities, civic activities, hotels b. 50 dBA: Administrative offices; group assembly activities c. 55 dBA: Commercial activities d. 65 dBA: Industrial activities **NOI10:** Mechanical ventilation systems (e.g., air conditioning or other forced air system) for all units shall be required so that windows and doors can remain closed for a prolonged period of time. **NOI11:** Standard construction with a combination of walls, doors, and windows with a minimum STC rating of 28 shall be implemented for all rooms.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Conclusion Mitigation and Conditions of Approval would be required to ensure that the proposed project would have an acceptable indoor noise environment. Implementation of the mitigation measures above would result in an exterior-to-interior noise reduction of approximately 25 dBA. With windows closed, interior noise levels would be below the 45 dBA L_{dn} interior noise standard for noise-sensitive land uses. Therefore, with inclusion of the identified window STC ratings and mechanical ventilation system, the proposed project would be considered an acceptable land use under the City's noise and land use compatibility standards. In addition, noise levels at the project site would also comply with HUD regulations and therefore the proposed project would also be considered an acceptable land use under HUD regulations. ***Source Documents:*** 26, 27, 28, Appendix H, Appendix I, Appendix J
Energy Consumption	3	The City of Oakland has imposed Green Building conditions of approval on all projects pursuant to Oakland Municipal Code Chapter 18.02, the Green Building Ordinance. The applicant is required to comply with California Green Building Standards (CALGreen). Although the project will incrementally consume more energy and resources over current vacant conditions, the project features will ensure that resources are used efficiently and without waste. *Mitigation Required* **EC1. Green Building Requirements** a. ***Compliance with Green Building Requirements During Plan-Check*** Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code). i. The following information shall be submitted to the City for review and approval with the application for a building permit: • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. ii. The set of plans in subsection (i) shall demonstrate compliance with the following: • CALGreen mandatory measures. • Green building point level/certification per the appropriate checklist approved during the Planning entitlement process. • All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. • The required green building point minimums in the appropriate credit categories. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Building Monitoring/Inspection: N/A b. ***Compliance with Green Building Requirements During Construction*** Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval: i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building c. ***Compliance with Green Building Requirements After Construction*** Requirement: Prior to the finaling of the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level. When Required: Prior to Final Approval Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building ***Source Documents:*** 40

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	**Employment and Income Patterns** The proposed project would increase the City of Oakland's affordable housing supply in an area that is well-served transit and accessible to jobs in downtown Oakland, at the International Airport, at the Oakland-Alameda County Coliseum, as well as various grocery stores, hotels, and retail stores. The proposed project would provide a supportive housing development intended to serve people making less than the Area Median Income (AMI). The proposed project would benefit the mix of income groups that characterize Oakland, and would not result in the isolation of low-income groups. The project by definition is to provide affordable housing for individuals and families, especially large families. After completion, the proposed project would generate approximately three new full-time equivalent jobs, based on the total amount of retail and café space. The total number of persons employed at the site may actually be higher, but would be expected to work the same number of hours as three full-time employees. At 91 units, impacts to employment and income patterns are expected to be less than significant. ***Source Documents:*** 44, Figure 6
Demographic Character Changes, Displacement	2	**Demographic Character Changes** At 91 units, it is not anticipated that the proposed project would induce substantial population growth in the area that has not already been planned for. The proposed project would help to address the need for housing projected in the Regional Housing Needs Allocation (RHNA). Based on guidelines provided by HUD, the maximum number of residents appropriate to multifamily unit dwellings is two persons per bedroom, plus one per unit. Thus, at most there would be seven persons in a three-bedroom apartment, and five persons in a two-bedroom unit. The proposed project would provide 25 studio units, 34 one-bedroom units, 22-two bedroom units, and 10 three-bedroom units. Therefore, the proposed project would provide housing for 332 people, at most. The population of the City of Oakland was 412,040 in 2015, so an additional 332 people would represent 0.0008 percent of that population. Therefore, the proposed project would not create a significant change to the demographic character of the area, and the impact would be less than significant. **Displacement** The Uniform Relocation Act (URA), passed by Congress in 1970, establishes minimum standards for federally-funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally-funded projects. Section 205 of the URA requires that, "Programs or projects undertaken by a federal agency or with federal financial assistance shall be planned in a manner that (1) recognizes, at an early stage in the planning of such programs or projects and before the commencement of any actions which will cause displacements, the problems associated with the

Environmental Assessment Factor	Impact Code	Impact Evaluation
		displacement of individuals, families, businesses, and farm operations, and (2) provides for the resolution of such problems in order to minimize adverse impacts on displaced persons and to expedite program or project advancement and completion." The project site is currently undeveloped, and the proposed project would not result in the displacement of any people. Therefore, no relocation plan would be required and there would be no impact related to displacement. ***Source Documents:*** Figure 2
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	3	**Educational Facilities** As noted above, the proposed project would house a maximum of 332 residents. Elementary school-age children would likely attend La Escuelita Elementary School, located 0.1 miles to the west. For middle school-age children, Westlake Middle School is located 1.6 miles to the north. High School-age children would attend Oakland High School, located 1.8 miles to the northeast. Other schools in the area include Laney College, a public community college located at 900 Fallon Street, and Lincoln Elementary School, a public elementary school located at 225 11th Street. The estimated number of students the proposed project would generate is derived by multiplying the number of students per dwelling unit (the student yield factor) by the number of dwelling units in the project (91 units). The California State Allocation Board Office of Public School Instruction reports that the Statewide student yield factor per dwelling units is 0.5 students for Grades K through 6th and 0.2 students for grades 7th through 12th. Applying the Statewide average student yield factor, the proposed project would generate 63 students – approximately 45 elementary school students and 18 middle and high school students. The Oakland Unified School District (OUSD) was provided with opportunities to comment on the LMSAP CEQA Environmental Impact Report (EIR) in 2012 and 2014, which included development on the project site consistent with the intensity and use of the proposed project. The OUSD did not provide comments on either the Notice of Preparation (NOP) or Draft EIR. **Cultural Facilities** The proposed project is less than 0.5 miles from the Oakland Museum of California, the Lake Merritt Amphitheater, and the main branch of the Oakland Public Library. Additionally, the project site is located near the Lake Merritt BART station which offers many opportunities for cultural enrichment outside the immediate area. Therefore, the proposed project would represent an incremental demand for cultural facilities, and impacts would be less than significant. There is one project-specific condition of approval that applies to the project and schools.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Mitigation Required **ECF1, Sensitive Uses and Schools** ***Ongoing throughout demolition, grading, and/or construction*** The City's implementation of Conditions of Approval 11, 24-27, 30, and 33 shall consider occupied and operating sensitive uses, such as schools, that are in close proximity to the project. ***Source Documents:*** 29
Commercial Facilities	1	**Commercial Facilities** The project site is located within an urbanized area of the City of Oakland, and is within 1 mile of a full-service grocery store, and numerous small markets. Additionally, the project site is within walking distance to Downtown Oakland. The additional residents would not constitute a significant impact on the demand for commercial facilities in the area. New residents in Oakland would benefit from existing commercial businesses in the area and would increase sales at existing businesses. Therefore, the proposed project would have a minor beneficial impact related to commercial facilities.
Health Care and Social Services	2	**Health Care** Hospitals with full-service emergency rooms near the project site include Highland Hospital located at 1411 E 31st Street, approximately 2.1 miles away or an eight minute drive. Highland hospital has a 24-hour emergency room and trauma center. Alta Bates Medical Center located at 350 Hawthorne Avenue, approximately 2.6 miles away. For Kaiser Permanente members, Kaiser Foundation Hospital is located at 3600 Broadway, approximately 2.8 miles north. Alameda Hospital is located in the City of Alameda, 4.2 miles south of the project site or a 13 minute drive without traffic. Additionally, There are numerous smaller health care facilities including clinics, urgent care, and specialty services in the area. There are no significant impacts to healthcare facilities or delivery systems anticipated as a result of the proposed project. The project is beneficial in its convenient location to veterans' services. **Social Services** The City of Oakland's Human Services Department operates and partners with non-profit organizations to operate multipurpose centers that meet the needs of seniors. There are six senior centers throughout the City, two of which are operated by non-profit community organizations, which provide a full range of social, recreational, nutrition, computer access and health education activities, as well as low cost hot lunches. The Human Services Department also partners with two non-profit organizations each of which operates a multi-purpose center that serve the homeless population. The centers provide the following support services specific to the needs of the homeless: transitional shelter, information and referral, food, employment, physical and mental health, drug and domestic violence programs. The closest Alameda County Social Services Agency office to the project site is located at 1221 Oak Street, Suite 220, approximately 0.4 miles northwest of the project site. The Agency provides services for children and families, the elderly, disabled adults, veterans. Services include food assistance, medical and health, employment, training, housing services,

Environmental Assessment Factor	Impact Code	Impact Evaluation
		and financial assistance. Supportive services provided include child care, transportation, mental health, alcohol and drug addiction treatment and Social Security Insurance advocacy. The project does not represent a significant change to the demographics of the area or on area social services as it serves the existing population. Implementation of the project represents a less than significant impact to social services. ***Source Documents:*** Figure 2, 43
Solid Waste Disposal / Recycling	2	**Operational Waste** Waste Management provides garbage, recycling, and composting services for all apartments in the City of Oakland and transports solid waste to the Altamont Landfill. Waste Management is the largest garbage company in North America with more than 21 million municipal, commercial, and industrial customers in the United State and Canada, 310 transfer facilities, 243 active solid waste landfills, 5 active hazardous waste landfills, and 41,200 employees, as of year-end 2016. Waste Management operates 96 traditional recycling facilities, of which 43 are single-stream recycling facilities and 8 of which are construction and demolition recycling facilities. Waste Management also operates 131 landfill gas-to-energy facilities and 104 natural gas fueling stations, 28 of which are open to the public. Operating more sustainably is a goal for many Waste Management customers. Sustainability goals can be as complex as addressing climate change or as simple as increasing recycling. Waste Management Sustainability Services (WMSS) works closely with customers to create customized solutions that help them reduce waste of resources, water or energy. The City of Oakland has been a partner in these efforts. Chapter 17.118 of the Oakland Municipal Code defines the Recycling Space Allocation Ordinance in an effort to divert solid waste generated by operation of the project from landfills. An Operational Diversion Plan (ODP) must be submitted to the Environmental Services Division of the Public Works Agency for review and approval. Adjacent properties to the project site are already served with solid waste disposal service, but the project site is not. Therefore, the proposed project represents a net increase in demand for solid waste services. Solid waste generation for the proposed project is estimated at about 483 pounds per day or 176,371 pounds (88 tons) per year. The proposed project would provide space on-site for recycling. This increase in demand would not exceed the capacity of, or reduce the capability of, solid waste disposal services in the City of Oakland, and would not require the construction of additional solid waste management facilities. Therefore, potential impacts related to solid waste disposal are considered less than significant. **Construction Waste** Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition recycling. The goal is to divert debris waste from landfill disposal. The project proponent

Environmental Assessment Factor	Impact Code	Impact Evaluation
		is required to submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) for review and approval by the Oakland Public Works Agency. In addition, waste generated by demolition and construction will be required to be diverted from landfills to reduce impacts to landfills and encourage the reuse of such materials. Impacts after adherence to Oakland Municipal Code are less than significant. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to waste reduction and recycling. Application of these standards and implementation of these measures would reduce impacts to less than significant. *Standard Conditions of Approval Required* **RE1: 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 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. ***Source Documents:*** 30, 31, 32
Waste Water / Sanitary Sewers	2	Wastewater (sewage) is collected and treated by the East Bay Municipal Utility District or EBMUD. EBMUD has been operating in the East Bay of the San Francisco Bay Area for over 50 years and services approximately 650,000 people. Wastewater is collected from homes and businesses through privately-owned sewer laterals that feed into a network of city sewers. EBMUD's interceptors carry the wastewater to a treatment plant in Oakland. EBMUD treats the waste water, removing solids and cleaning it before it is discharged into San Francisco Bay. Stormwater is collected

Environmental Assessment Factor	Impact Code	Impact Evaluation
		through a separate community-owned system. Approval of the project's planning application to the City of Oakland is conditioned on the project proponent funding any infrastructure upgrades required to accommodate the project. In the event that an impact analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to waste water and sewer capacity. Application of these standards and implementation of these measures would reduce impacts to less than significant. *Standard Conditions of Approval Required* **WW1: 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. ***Source Documents:*** 33
Water Supply	2	**Water Supplier** Potable water at the project site will be supplied by the East Bay Municipal Utility District (EBMUD). Ninety percent of EBMUD's water comes from the 577-square mile watershed of the Mokelumne River on the western slope of the Sierra Nevada. This area is mostly national forest, EBMUD-owned lands and other undeveloped lands little affected by human activity. The Mokelumne watershed collects snowmelt from Alpine, Amador and Calaveras counties. The snowmelt flows into Pardee Reservoir near the town of Valley Springs. Three large aqueducts carry water more than 90 miles from Pardee Reservoir to the East Bay and protect it from pesticides, agricultural and urban runoff, municipal sewage and industrial discharges. When water demand is high or during times of operational need, EBMUD also draws water from protected local

Environmental Assessment Factor	Impact Code	Impact Evaluation
		watersheds. A Water Supply Update posted on EBMUD's website (June 5, 2018) shows the 'Total System Storage' as 94 percent full and 'Total East Bay Res.' at 90 percent of full capacity. EBMUD prepared a Water Supply Management Program (WSMP) in 2009 to estimate water supply needs over a 30-year planning period and proposes a diverse portfolio of policy initiatives and potential projects to ensure that needs would be met in dry years. The portfolio of solutions includes increased conservation and provision of recycled water, as well as rationing and a mix of possible supplemental supply projects that can be adjusted and implemented in a step-wise manner over the next 30 years as necessary to respond to changes in demand, changes in supplies, and future uncertainties, including the potential for climate change effects on both supply and demand. In addition to including aggressive conservation goals and an increase in the provision of recycled water, a mix of possible supplemental supply projects intended to be pursued in progressive stages is included, with the projects involving the fewest regulatory and institutional challenges undergoing study in order to respond to water need in the short-term, while the other more complex, regional projects to be pursued in the longer-term, beyond 2025, if the demand arises and other short-term projects do not provide sufficient yield to meet dry year needs. EBMUD was contacted by the City of Oakland in 2012 and 2014 about the LMSAP, which included development on the project site consistent with the intensity and the use of the proposed project. EBMUD did not provide any specific comments about the project site. **Proposed Project** To reduce usage, the project will implement water-saving features to the extent practicable. Water saving fixtures such as low-flow toilets and water efficient appliances will be used throughout. Emphasis has been placed on water conservation efforts. **Conclusion** Alameda County is projected to grow its population by 32 percent by 2040. According to the Association of Bay Area Governments (ABAG), Alameda County Housing Needs Allocation 2014 to 2022, the City of Oakland should add 14,765 new units by 2022 in order to meet the needs for housing. EBMUD's WSMP will ensure future supplies are adequate to cover dry years. At 91 units, the project will have an incremental adverse impact in the short-term by adding additional demand; however, inclusion of water-conserving measures in the project will contribute to overall water reduction even in wet years. *Mitigation Required* **WS1: Water Efficient Landscape Ordinance (WELO)** Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape

Environmental Assessment Factor	Impact Code	Impact Evaluation
		water usage. For any landscape project with an aggregate (total noncontinguous) landscape area equal to 2,500 square feet or less, the project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO. *Prescriptive Measures*: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23): http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf *Performance Measures*: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following: a. Project Information: i. Date; ii. Applicant and property owner name; iii. Project address; iv. Total landscape area; v. Project type (new, rehabilitated, cemetery, or home owner installed); vi. Water supply type and water purveyor; vii. Checklist of documents in the package, and viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." b. Water Efficient Landscape Worksheet i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report; d. Landscape Design Plan; e. Irrigation Design Plan; and f. Grading Plan. Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below. http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Monitoring/Inspection: Bureau of Building *Standard Conditions of Approval Required* **WS2. 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 to 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. ***Source Documents:*** 34, 35
Public Safety - Police, Fire and Emergency Medical	2	**Police** The Oakland Police Department (OPD) provides police services to the area. The project site is located within Beat 19x within Area 3. The nearest station is located at 455 7th Street, 1.2 miles west. Area 3 is commanded by Captain Freddie Hamilton. Area 3 is centrally located in Oakland, and is bordered by Areas 1 and 2, Lake Merritt and the City of Piedmont to the west, Redwood Regional Park to the north, Area 4 to the west, and the Lake Merritt Channel and estuary to the south. Area 3 is a diverse community with multiple thriving business districts including Lakeshore, Eastlake, Park, Dimond, Laurel, and Fruitvale. Although the demand for police services would incrementally increase, it

Environmental Assessment Factor	Impact Code	Impact Evaluation
		is not expected that the project would require construction or expansion of law enforcement facilities or the number of sworn officers; therefore, the impact is considered less than significant. **Fire and Emergency Medical** The Oakland Fire Department provides emergency services to the site and vicinity. The nearest fire station is Station 12, located at 822 Alice Street, approximately 0.8 miles west. Emergency response starts with the 9-1-1 Dispatch Center. This Accredited Center of Excellence provides the highest level of emergency dispatch; the Fire Prevention Bureau is knowledgeable of the fire code and the vegetation management system; the Public Education Division has built strong partnerships with local schools, libraries, head start programs, and senior and community centers. Emergency preparedness is a core function of the Oakland Fire Department. Communities of Oakland Responding to Emergencies (CORE) teaches self-reliance skills and helps establish response teams to take care of your neighborhood until professional emergency response personnel arrive. Because first responders will be overwhelmed during a catastrophic event such as a major earthquake on the Hayward fault, it is critical that community members are prepared to be self-sufficient for the first 72 hours or longer during an emergency. The Oakland Fire Department is comprised of eight divisions including the Operations Division. The Operations Division responds out of 25 Fire Stations, located throughout the City and the International Airport, operating a fleet of 24 Engines, 7 Trucks, and numerous other special operations, support, and reserve units throughout 3 Battalions. The OFD responds to approximately 60,000 emergency calls annually, with over 80 percent being emergency medical services calls. The project would have a significant impact if it would exceed the ability of fire and emergency medical providers to adequately serve the existing and future residents and require new or expanded facilities. Planned projects such as this one would incrementally increase service needs but the impact would be less than significant. Although the demand for fire and emergency medical services would increase, it would not require the new construction or expansion of Fire or Emergency Medical facilities; therefore, the impact is considered less than significant. ***Source Documents:*** 36, 37
Parks, Open Space and Recreation	2	The City of Oakland's open space standards require new residential development in the Plan area, including the proposed project, to provide usable open space for project residents. The proposed project would provide 24,596 square feet of on-site open space for use by residents in the form of courtyards, roof decks, and terraces and would meet the City's open space requirements. The proposed project would also complete off-site landscaping improvements to the adjacent City park, which is being developed under the LMSAP and as part of the East 12th Street Reconstruction Project. The park would be a passive open green

Environmental Assessment Factor	Impact Code	Impact Evaluation
		space consisting mostly of native plantings of groundcover, shrubs and trees. Additionally, the project site is exceptionally well-served by parks and recreation opportunities. Lakeside Park and Lake Merritt are located across East 12th Avenue from the project site, and include paved trails for biking, jogging, bird watching, boating, and various other recreation activities. Other parks, including Lincoln Square Park, Chinese Garden Park, and FM Smith Park are located within walking distance of the project site. The proposed project would represent an incremental demand for recreational facilities, and therefore would have a less-than-significant impact. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to open space. Application of these standards would ensure that new building construction and operation would have a less than significant impact with respect to parks, open space and recreation. **WS2. 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 to 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. **POSR1. 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

Environmental Assessment Factor	Impact Code	Impact Evaluation
		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. **POSR2. 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; or a bond, cash, deposit, or letter of credit, acceptable to the City, shall be provided for the planting of the required landscaping. The amount of such bond, cash, deposit, or letter of credit 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. **POSR3. Landscape Requirements for Street Frontages** ***Prior to issuance of a final inspection of the building permit*** 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 and does not interfere with access requirements, a minimum of one (1) twenty-four (24) inch box tree shall be provided for every twenty-five (25) feet of street frontage, unless a smaller size is recommended by the City arborist. The trees to be provided shall include species acceptable to the Tree Services Division. **POSR4. 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 irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced. ***Source Documents:*** 41
Transportation and Accessibility	3	The following discussion is based on a Transportation Assessment (available in Appendix K) completed by Fehr & Peers on May 24, 2016 for a total of 361 residential units, which includes the 91 units of the proposed project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Existing Traffic Conditions Traffic data for Existing conditions was collected for two study area intersections from 7:00 a.m. to 9:00 a.m. (AM peak) and from 4:00 p.m. to 6:00 p.m. (PM peak) on September 16, 2014.Both of the study area intersections currently operate at an acceptable LOS B during both the AM and PM peak hours and would continue to operate at LOS B under Existing Plus Project conditions; therefore, the project would not result in a significant impact at these study area intersections during Existing Plus Project conditions. **Cumulative 2035 Conditions** Cumulative 2035 conditions are based on the most recent Alameda County Transportation Commission (ACTC) Model, which uses land use data consistent with the Association of Bay Area Governments (ABAG) Projections 2009. The 2035 Plus Project volumes are forecast by adding the project traffic to the 2035 No Project traffic volumes. Cumulative 2035 conditions assume that the East Bay Bus Rapid Transit (BRT) Project would be completed. Adjacent to the project, BRT would operate along southbound East 12th Street, and convert the two southbound mixed-flow lanes to one bus-only lane and one mixed-flow lane. The BRT Project would also prohibit left-turns on East 12th Street at 2nd Avenue. Both study intersections would operate at LOS C or better during both AM and PM peak hours under Cumulative 2035 with and without project conditions. Therefore, the project would not result in a significant impact at either of these intersections. **Transit, Pedestrian, and Bicycle Accessibility** Transit service providers in the project vicinity include Bay Area Rapid Transit (BART) and AC Transit. BART provides regional rail service throughout the East Bay and across the Bay. The nearest BART station to project site is the Lake Merritt BART Station, about 0.5 miles west. The proposed project would not modify access between the project site and the BART Station. AC Transit is the primary bus service provider in the City of Oakland. AC Transit operates the following routes in the vicinity of the project: • Routes 1 and 1R operate along International Boulevard with the nearest stop at 2nd Avenue, about 350 feet east of the project site. • Routes 11 and 62 operate along 10th Street with the nearest stop at 2nd Avenue, about 600 feet west of the project site. • Routes 14, 18, 26, and 40 operate on Lake Merritt Boulevard with the nearest stop between International Boulevard and East 15th Street, about 600 feet east of the project site. Each building would be accessed through a separate lobby that includes elevators and stairwells that connect to the residential levels and the garage. The proposed project would be accessed on 12th Street just north of Second Avenue.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		The sidewalks along the project frontage were recently constructed as part of the 12th Street Bridge Reconstruction Project and the two signalized intersections adjacent to the project at Lake Merritt Boulevard/East 12th Street and East 12th Street/2nd Avenue provide striped crosswalks with countdown pedestrian signal heads, adequate crossing time, and directional curb ramps adjacent to the project site. The project would not alter the existing 12-foot sidewalk along East 12th Street and 10-foot sidewalk along Second Avenue. Chapter 17.117 of the Oakland Municipal Code requires long-term and short-term bicycle parking for new buildings. Long-term bicycle parking includes lockers or locked enclosures and short-term bicycle parking includes bicycle racks. The Code requires one long-term space for every four multi-family dwelling units and one short-term space for every 20 multi-family dwelling units. Code requires the minimum level of bicycle parking, two long and short-term spaces, for the commercial component of the project. The long-term bicycle parking on the first level can be accessed through the Lobby on Lake Merritt Boulevard or the garage. Both long-term bicycle-parking on the second level of the garage can be accessed by elevators/stairs or biking through the garage. Given the above, the proposed project would result in a less than significant impact to transportation and circulation. **Personal Vehicles** Trip generation rates for the project were based on the project's average daily trips for both the North and South Commons buildings as users of both buildings would use the shared podium, which were estimated to be approximately 809 trips per day, with 60 trips occurring during the AM peak hour and 65 trips occurring during the PM peak hour. The additional 3,901 feet of ground floor retail/commercial space will also generate a minimal amount of additional peak trips. The rate of vehicle trips generated by the commercial space varies widely depending upon the type of tenants that will occupy the space. As noted above, implementation of the proposed project would not have a significant effect on any of the study intersections during the AM or PM peak hours. Impacts are considered less than significant. **Parking** The subject site is located at the corner of E. 12th and 2nd Ave. near eight AC Transit lines. The subject site is also within proximity of the Lake Merritt Bart Station. The proximity to public transit stations and lines makes the project an excellent candidate to encourage use of multi-modal forms of transportation that supports reduced parking. The project provides 200 off-street parking spaces, 46 of which are dedicated for the proposed project, which represents 50% of the required parking for the proposed 100% affordable project. **Conclusion** Pedestrian, bicycle and transit facilities are expected to adequately serve the proposed project. The project is transit-oriented by design. Therefore, project impacts to traffic are considered less than significant.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Accessibility The project will comply with all HUD and local requirements for accessibility at the site. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to transportation and accessibility. Application of these standards would ensure that new building construction and operation would have a less than significant impact with respect to transportation and accessibility. **TRA1. Parking and Transportation Demand Management** ***Prior to issuance of a final inspection of the building permit*** The applicant shall submit for review and approval by the Planning and Zoning Division a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The applicant shall implement the approved TDM plan. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use. All four modes of travel shall be considered. Strategies to consider include the following: a. Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement b. Construction of bike lanes per the Bicycle Master Plan; Priority Bikeway Projects c. Signage and striping onsite to encourage bike safety d. Installation of safety elements per the Pedestrian Master Plan (such as cross walk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient crossing at arterials e. Installation of amenities such as lighting, street trees, trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan f. Direct transit sales or subsidized transit passes g. Guaranteed ride home program h. Pre-tax commuter benefits (checks) i. On-site car-sharing program (such as City Car Share, Zip Car, etc.) j. On-site carpooling program k. Distribution of information concerning alternative transportation options l. Parking spaces sold/leased separately m. Parking management strategies; including attendant/valet parking and shared parking spaces ***Source Documents:*** Appendix K, Figure 6
NATURAL FEATURES		
Unique Natural Features, Water Resources	1	**Unique Natural Features** The project site and surrounding neighborhood are located within a developed urban area. There are no water courses, creeks, streams, seasonal wetlands, or other water resources on the project site, although Lake Merritt Channel is located approximately 350 west. The proposed project would include improvements adjacent to Lake Merritt and the Lake Merritt Channel, including trees, bioswales, and water quality enhancement areas. Therefore, the proposed project would have a minor beneficial impact related to unique natural features

Environmental Assessment Factor	Impact Code	Impact Evaluation
		and water resources. ***Source Documents:*** 41
Vegetation, Wildlife	2	No special-status plant or animal species have been reported from or are suspected to occur on the site due to the nature of the site and lack of suitable habitat. There are no impacts to vegetation and wildlife as a result of the project. There are no trees on the site and it is devoid of vegetation. The City has adopted Uniformly Applied Development Standards imposed as Standard Conditions of Approval that apply to potential bird collisions. Application of these standards would ensure that the new building development adjacent to Lake Merritt and the Lake Merritt Channel would have a less-than-significant impact related to bird collisions. *Standard Conditions of Approval Required* **BIO1: Bird Collision Reduction Measures** The project applicant, or his or her successor, including the building manager or homeowners' association, shall submit plans to the Planning and Zoning Division for review and approval, indicating how they intend to reduce potential bird collisions to the maximum feasible extent. The applicant shall implement the approved plan, including all mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. a. Mandatory measures include all of the following: i. Comply with federal aviation safety regulations for large building by installing minimum intensity white strobe lighting with three second flash instead of blinking red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass b. Additional BMP strategies to consider including the following: i. Make clear or reflective glass visible to birds using visual noise techniques. Examples include: • Use opaque glass in window panes instead of reflective glass. • Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns must be separated by a minimum 10 centimeters (cm). • Apply striping on glass surface. If the striping is less than 2 cm wide it must be applied vertically at a maximum of 10 cm apart (or 1 cm wide strips at 5 cm distance). • Install paned glass with fenestration patterns with vertical and horizontal mullions of 10 cm or less. • Place decorative grilles or louvers with spacing of 10 cm or

Environmental Assessment Factor	Impact Code	Impact Evaluation
		less. • Apply one-way transparent film laminates to outside glass surface to make the window appear opaque on the outside. • Install internal screens through non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. • Install windows which have the screen on the outside of the glass. • Use UV-reflective glass. Most birds can see ultraviolet light, which is invisible to humans. • If it is not possible to apply glass treatments to the entire building, the treatment should be applied to windows at the top of the surrounding tree canopy or the anticipated height of the surrounding vegetation at maturity. ii. Mute reflection in glass. Examples include: • Angle glass panes toward ground or sky so that the reflection is not in a direct line-of-sight (minimum angle of 20 degrees with optimum angle of 40 degrees). • Awnings, overhangs, and sunshades provide birds a visual indication of a barrier and may reduce image reflections on glass, but do not entirely eliminate reflections. iii. Reduce Light Pollution. Examples include: • Turn off all unnecessary interior lights from 11 p.m. to sunrise. • Install motion-sensitive lighting in lobbies, work stations, walkways, and corridors, or any area visible from the exterior and retrofitting operation systems that automatically turn lights off during after-work hours. • Reduce perimeter lighting whenever possible. iv. Institute a building operation and management manual that promotes bird safety. Example text in the manual includes: • Donation of discovered dead bird specimens to authorized bird conservation organization or museums to aid in species identification and to benefit scientific study, as per all federal, state and local laws. • Production of educational materials on bird-safe practices for the building occupants. • Asking employees to turn off task lighting at their work stations and draw office blinds or curtains at end of work day. • Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building ***Source Documents:*** 38
Other Factors	1	The proposed project would provide low-income, affordable housing for the growing population of Oakland. The project will provide a safe, clean, and sanitary place for residents in a location convenient to public transportation and other amenities. The proposed project is beneficial to both residents and the community.

Additional Studies Performed

See Sources in Individual Evaluation Sections

Field Inspection (Date and completed by)

January 10, 2018 by Matthew Wiswell, Environmental Planner, LSA Associates, Inc.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

See Sources in Individual Evaluation Sections

List of Permits Obtained

The City of Oakland's Planning Commission has approved the project's planning application (April 1, 2015; PLN14-266) which includes design review approval, approval of a major conditional use permit, approval of variances, and CEQA findings. No other permits have been obtained yet, as the moment the use of Federal funds was contemplated, all project actions were halted to conduct this environmental review.

Public Outreach [24 CFR 50.23 & 58.43]

The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, interested parties, and landowners/occupants of parcels located within the project's Area of Potential Effects (APE). Information about where the public may find the Environmental Review Record pertinent the project will be included in the FONSI Notice.

Cumulative Impact Analysis [24 CFR 58.32]

This project has been approved by the City of Oakland as to design, use and variances as of April 2015 and this has been considered as an "approved project" in subsequent cumulative impacts analysis of later projects. No negative cumulative impact is anticipated.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

A reduced-density of the project site was considered but deemed infeasible. The proposed project would be inconsistent with the planning application approvals already obtained.

No Action Alternative [24 CFR 58.40(e)]

No change to the site would occur. The impacts discussed in the Environmental Assessment would not occur. The site would continue in its current state. Additional affordable housing units would not be created. The site may be sold for residential housing, retail/commercial or other uses. The approvals achieved so far would not be utilized and no grants would be awarded.

Summary of Findings and Conclusions

The project is suitable from an environmental standpoint. As long as the Standard Conditions of Approval/mitigation measures are adhered to, there is no anticipated significant impact from the project. The project will provide a safe, sanitary, and affordable place for residents.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

The Standard Conditions of Approval were initially and formally adopted by the Oakland City Council on November 3, 2008 (Ordinance No. 12899 C.M.S.), pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183 (and now section 15183.3), and incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection, Stormwater Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) requirements, Housing Element and other General Plan Element-related mitigation measures, California Building Code, Uniform Fire Code, Energy and Climate Action Plan, Complete Streets Policy, and Green Building Ordinance, among others), which have been found to substantially mitigate environmental effects.

Where there are peculiar circumstances associated with a project or project site that will result in significant environmental impacts despite implementation of the Standard Conditions of Approval, mitigation measures have been identified to reduce the impact to less than significant levels.

A Standard Condition of Approval/Mitigation Monitoring and Reporting Program is attached as a separate document.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
Air Quality	**AQ1. Diesel Particulate Matter Controls – Construction Related** a. Diesel Particulate Matter Reduction Measures Requirement: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose **one** of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction. -or- ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract. When Required: Prior to issuance of a construction related permit (i), during construction (ii) Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building **AQ2. Construction Related Air Pollution Controls (Dust and Equipment Emissions)** ***Ongoing throughout demolition, grading, and/or construction*** During construction, the project applicant shall require the construction contractor to implement all of the following applicable dust control measures recommended by the Bay Area Air Quality Management District: a. Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). 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. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. 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. e. Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). f. Limit vehicle speeds on unpaved roads to 15 miles per hour. g. Idling times shall be minimized either by shutting equipment off when not is use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points. h. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. i. Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage. j. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. k. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph. l. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	a. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). b. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. c. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize windblown dust. Wind breaks must have a maximum 50 percent air porosity. d. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. e. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time. f. All trucks and equipment, including tires, shall be washed off prior to leaving the site. g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. h. Minimize the idling time of diesel-powered construction equipment to two minutes. i. The project applicant shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate matter (PM) reduction compared to the most recent California Air Resources Board (CARB) fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as they become available. j. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings). k. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM. l. Off-road heavy diesel engines shall meet the CARB's most recent certification standard. **AQ3: Exposure to Air Pollution (Toxic Air Contaminants: Particulate Matter)** A. Indoor Air Quality: In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential health risk due to exposure to diesel particulate matter to achieve an acceptable interior air quality for sensitive receptors. The appropriate measures shall include one of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with the CARB and Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air 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 health risk is at or below acceptable levels, then health risk reduction measures are not required. ii. The project applicant shall incorporate 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 features shall be submitted to the Planning and Zoning Division and the Building Services Division for review and approval prior to the

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	issuance of a demolition, grading, or building permit and shall be maintained on an ongoing basis during operation of the project: • Redesign the site layout to locate sensitive receptors as far as possible from any freeways, major roadways, or other sources of air pollution (e.g., loading docks, parking lots). • Do not locate sensitive receptors near distribution center's entry and exit point. • 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 or exceeds an efficiency standard of MERV-13 or higher. 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. • 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 pollutant sources. • Install indoor air quality monitoring units in buildings. • Project applicant shall maintain, repair and/or replace HV system on an ongoing and as needed basis or shall prepare an operation and maintenance manual for the HV system and the filter. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the CC&Rs 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 the maintenance and replacement schedule for the HV system and the filters. B. Outdoor Air Quality: To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants. **AQ4. Exposure to Air Pollution (Toxic Air Contaminants: Gaseous Emissions)** *Prior to issuance of a demolition, grading, or building permit* a. Indoor Air Quality: In accordance with the recommendations of the California Air Resources Board (CARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential risk due to exposure to toxic air contaminants to achieve an acceptable interior air quality level for sensitive receptors. The project applicant shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the CARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air 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. Exterior Air Quality: To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
Hazards and Hazardous Materials	**CT1: Soil Interim Controls** In areas with elevated lead detection slated for improvement as a City park with passive recreational use, the project applicant shall implement soil interim controls, consistent with Chapter 11 of HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, prior to the issuance of a Certificate of Occupancy. Soil interim controls include, but are not limited to, soil alteration, soil surface coverings, land use control, reduction of soil tracking, and drainage and dust controls. Areas with elevated lead shall include the additional soil to a depth recommended by a qualified lead consultant to create a barrier between the lead and the surface. This area shall remain planted and shall be maintained. **CT2: Hazards Best Management Practices** The project applicant and construction contractor shall ensure that Best Management Practices (BMPs) are implemented as a part of construction to minimize potential negative effects on groundwater and soils. These shall include the following: a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; e. 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 project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and the applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate. When Required: Prior to commencement of demolition, grading, or construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
Endangered Species	**BIO1: Bird Collision Reduction** The project applicant, or his or her successor, including the building manager or homeowners' association, shall submit plans to the Planning and Zoning Division, review and approval, indicating how they intend to reduce potential bird collisions to the maximum feasible extent. The applicant shall implement the approved plan, including all mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. 1. Mandatory measures include all of the following: i. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with three second flash instead of blinking red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass 2. Additional BMP strategies to consider including the following: i. Make clear or reflective glass visible to birds using visual noise techniques. Examples include: • Use opaque glass in window panes instead of reflective glass. • Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns must be separated by a minimum 10 centimeters (cm). • Apply striping on glass surface. If the striping is less than 2 cm wide it must be applied vertically at a maximum of 10 cm apart (or 1 cm wide strips at 5 cm distance). • Install paned glass with fenestration patterns with vertical and horizontal mullions of 10 cm or less. • Place decorative grilles or louvers with spacing of 10 cm or less. • Apply one-way transparent film laminates to outside glass surface to make the window appear opaque on the outside. • Install internal screens through non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. • Install windows which have the screen on the outside of the glass. • Use UV-reflective glass. Most birds can see ultraviolet light, which is invisible to humans. • If it is not possible to apply glass treatments to the entire building, the treatment should be applied to windows at the top of the surrounding tree canopy or the anticipated height of the surrounding vegetation at maturity. ii. Mute reflection in glass. Examples include: • Angle glass panes toward ground or sky so that the reflection is not in a direct line-of-sight (minimum angle of 20 degrees with optimum angle of 40 degrees). • Awnings, overhangs, and sunshades provide birds a visual indication of a barrier and may reduce image reflections on glass, but do not entirely eliminate reflections. iii. Reduce Light Pollution. Examples include: • Turn off all unnecessary interior lights from 11 p.m. to sunrise. • Install motion-sensitive lighting in lobbies, work stations, walkways, and corridors, or any area visible from the exterior and retrofitting operation systems that automatically turn lights off during after-work hours. • Reduce perimeter lighting whenever possible. iv. Institute a building operation and management manual that promotes bird safety.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	Example text in the manual includes: • Donation of discovered dead bird specimens to authorized bird conservation organization or museums to aid in species identification and to benefit scientific study, as per all federal, state and local laws. • Production of educational materials on bird-safe practices for the building occupants. • Asking employees to turn off task lighting at their work stations and draw office blinds or curtains at end of work day. • Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building
Cultural and Historic Resources	**CR1:** The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources. **Provision A: Intensive Pre-Construction Study** The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include: a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. b. A report disseminating the results of this research. c. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction. **Provision B: Construction ALERT Sheet** The project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site. When Required: Prior to approval of construction-related permit; during construction Initial Approval: Bureau of Building Monitoring/Inspection: Bureau of Building **CR2: Archaeological Resources** Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards. In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out. Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	Information Center. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building **CR3: Human Remains** In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building **CR4: Paleontological Resources** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.
Noise	**NOI1: Construction Noise** Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following: a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment,

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	whenever such procedures are available and consistent with construction procedures. c. Applicant shall use temporary power poles instead of generators where feasible. d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction. e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building **NOI2: Exposure to Community Noise** Requirement: The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following: a. 45 dBA: Residential activities, civic activities, hotels b. 50 dBA: Administrative offices; group assembly activities c. 55 dBA: Commercial activities d. 65 dBA: Industrial activities When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building **NOI3: Glass Barrier at the Dog Run** The project applicant shall implement a glass barrier at the perimeter of the dog run closest to 12th Street to shield the visitors of the dog run from traffic noise associated with 12th Street. The barrier shall be tall enough to be above the line-of-sight between visitors of the dog run and 12th Street, which would result in at least 5 dBA of noise reduction and would ensure that exterior noise levels would be acceptable under HUD's regulations. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building **NOI4: 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 a.m. and 7:00 p.m. 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

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	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 is allowed on Sunday 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. **NOI5: 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: i. Erect temporary plywood noise barriers around the construction site, particularly on sites adjacent to residential buildings; ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	example and implement measures if such measures are feasible and would noticeably reduce noise impacts; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements. **NOI6: 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. **NOI7: 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 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.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	NOI8: 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: i. 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. ii. Prohibition of Z-duct construction. **NOI9: 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. **NOI10:** Mechanical ventilation systems (e.g., air conditioning or other forced air system) for all units shall be required so that windows and doors can remain closed for a prolonged period of time. **NOI11:** Standard construction with a combination of walls, doors, and windows with a minimum STC rating of 28 shall be implemented for all rooms.
Land Use	**PL1.** Prior to issuance of a building permit, plans shall be submitted for review and approval of the Planning Director or his/her designee showing the location of the proposed café at or near the corner of the parcel nearest the intersection of E. 12th Street and Lake Merritt Blvd.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
Storm Water Runoff, Geology and Soils	**SS1: Erosion and Sedimentation Control Plan** ***Prior to any grading activities*** a) The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the Director of Development or designee. The plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment. ***Ongoing throughout grading and construction activities*** b) The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Building Services Division. **SS2: 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; 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

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	manufactured/mechanical (i.e. non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable of 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. **SS3: 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 project 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 maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense. **SS4: 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.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	G1: Construction-Related Permits The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction. **G2: Soils Report** The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction. **G3: Seismic Hazards Zone (Landslide/Liquefaction)** The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.
Energy Consumption, Utilities and Service Systems	**EC1. Green Building Requirements** a. ***Compliance with Green Building Requirements During Plan-Check*** Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code). i. The following information shall be submitted to the City for review and approval with the application for a building permit: • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. ii. The set of plans in subsection (i) shall demonstrate compliance with the following: • CALGreen mandatory measures. • Green building point level/certification per the appropriate checklist approved

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	during the Planning entitlement process. • All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. • The required green building point minimums in the appropriate credit categories. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Building Monitoring/Inspection: N/A b. ***Compliance with Green Building Requirements During Construction*** Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval: i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building c. ***Compliance with Green Building Requirements After Construction*** Requirement: Prior to the finaling of the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level. When Required: Prior to Final Approval Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building **RE1: 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.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	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 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. **WW1: 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. **WS1, Water Efficient Landscape Ordinance (WELO)** Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontinguous) landscape area equal to 2,500 square feet or less, the project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO. *Prescriptive Measures*: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23): http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf *Performance Measures*: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following: a. Project Information: i. Date; ii. Applicant and property owner name; iii. Project address; iv. Total landscape area; v. Project type (new, rehabilitated, cemetery, or home owner installed); vi. Water supply type and water purveyor; vii. Checklist of documents in the package, and

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." b. Water Efficient Landscape Worksheet i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report; d. Landscape Design Plan; e. Irrigation Design Plan; and f. Grading Plan. Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below. http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building **WS2: 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 to 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.

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
Educational and Cultural Facilities	**ECF1, Sensitive Uses and Schools** ***Ongoing throughout demolition, grading, and/or construction*** The City's implementation of Conditions of Approval 11, 24-27, 30, and 33 shall consider occupied and operating sensitive uses, such as schools, that are in close proximity to the project.
Parks, Open Space and Recreation	**POSR1. 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. **POSR2. 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; or a bond, cash, deposit, or letter of credit, acceptable to the City, shall be provided for the planting of the required landscaping. The amount of such bond, cash, deposit, or letter of credit 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. **POSR3. Landscape Requirements for Street Frontages** ***Prior to issuance of a final inspection of the building permit*** 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 and does not interfere with access requirements, a minimum of one (1) twenty-four (24) inch box tree shall be provided for every twenty-five (25) feet of street frontage, unless a smaller size is recommended by the City arborist. The trees to be provided shall include species acceptable to the Tree Services Division. **POSR4. 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 irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.
Transportation and Accessibility	**TRA1. Parking and Transportation Demand Management** ***Prior to issuance of a final inspection of the building permit*** The applicant shall submit for review and approval by the Planning and Zoning Division a

Law, Authority, or Factor	Mitigation Measure and Standard Condition of Approval
	Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The applicant shall implement the approved TDM plan. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use. All four modes of travel shall be considered. Strategies to consider include the following: a. Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement b. Construction of bike lanes per the Bicycle Master Plan; Priority Bikeway Projects c. Signage and striping onsite to encourage bike safety d. Installation of safety elements per the Pedestrian Master Plan (such as cross walk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient crossing at arterials e. Installation of amenities such as lighting, street trees, trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan f. Direct transit sales or subsidized transit passes g. Guaranteed ride home program h. Pre-tax commuter benefits (checks) i. On-site car-sharing program (such as City Car Share, Zip Car, etc.) j. On-site carpooling program k. Distribution of information concerning alternative transportation options l. Parking spaces sold/leased separately m. Parking management strategies; including attendant/valet parking and shared parking spaces

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Theresa Wallace Date: 11-14-18

Name/Title/Organization: Theresa Wallace, Principal, LSA

Certifying Officer Signature: _____ Date: 11-14-18

Name/Title: William Gilchrist
Director of Planning and Building and NEPA Certifying Officer

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

This page intentionally left blank

SOURCE DOCUMENTATION

1. Alameda County Airport Land Use Commission, 2012. Oakland International Airport Land Use Compatibility Plan. December 15.

2. Alameda County Airport Land Use Commission, 2012. Hayward Executive Airport Land Use Compatibility Plan. August.

3. City/County Association of Governments of San Mateo County, 2012. Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. November.

4. United States Congress, 1982. The Coastal Barrier Resources Act of the United States. CBRA, Public Law 97-348. October 18.

5. U.S. Fish and Wildlife Service, 2018. Coastal Barrier Resources System. Website: http://www.fws.gov/ecological-services/habitat-conservation/coastal.html. January 4.

6. Federal Emergency Management Agency, 2009. Flood Insurance Rate Map Number 06001C0067G. August 3.

7. Bay Area Air Quality Management District, 2017. California Environmental Quality Act Air Quality Guidelines. May.

8. San Francisco Bay Conservation and Development Commission, 2011. San Francisco Bay Plan. October.

9. San Francisco Bay Conservation and Development Commission, 2015. Activities Requiring Permit Approval. Website: http://www.bcdc.ca.gov/permits/require-permit-approval.html (accessed January 17, 2018).

10. California, State of, 2018. Department of Toxic Substances Control. EnviroStor. Website: https://www.envirostor.dtsc.ca.gov/public/ (accessed April 16, 2018).

11. United States Fish and Wildlife Service, 2017. Critical Habitat Mapper. Website: https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77 (accessed April 16, 2018).

12. California, State of, 2016. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/dlrp/ciff/ (accessed January 17, 2018).

13. Federal Emergency Management Agency, 2009. Flood Insurance Rate Map Number 06001C0067G. August 3.

14. Oakland, City of, 2018. List of Designated Landmarks. Website: http://www2.oaklandnet.com/government/o/PBN/OurServices/Historic/DOWD009012 (accessed February 19, 2017).

15. Environmental Protection Agency, 1978. Protective Noise Levels, Condensed Version of EPA Levels Document. November.

16. Fehr and Peers, 2016. Lakehouse Commons Project – Transportation Assessment. May 24.

17. Oakland, City of, 2005. City of Oakland General Plan: Noise Element. June.

18. Oakland, City of, 2015. City of Oakland Standard Conditions of Approval. July 22.

19. U.S. Department of Housing and Urban Development. Noise Abatement and Control. Website: https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control

20. U.S. Environmental Protection Agency, 2017. Sole Source Aquifers for Drinking Water. Website: https://www.epa.gov/dwssa (accessed January 17, 2018).

21. U.S. Fish and Wildlife Service, 2017. National Wetlands Inventory. Wetlands Online Mapper. Website: https://www.fws.gov/wetlands/data/mapper.HTML (accessed January 17, 2018).

22. U.S. Fish and Wildlife Service, 2018. National Wild and Scenic Rivers. Website: https://www.rivers.gov/california.php (accessed January 17, 2018).

23. U.S. Census Bureau, 2016. 2012-2016 American Community Survey 5-Year Estimates.

24. Oakland, City of, 2016. Staff Report Case File Number: PLN16-128, ER01. Available online: http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak059107.pdf (accessed April 16, 2018).

25. Oakland, City of, 2017. Planning and Zoning Map. Website: http://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=3676148ea4924fc7b75e7350903c7224 (accessed April 16, 2018).

26. Oakland, City of, 2013. *Lake Merritt Specific Plan Public Review Draft EIR, Volume II*. November.

27. LSA Associates, Inc., 2018. Acoustical Analysis, LakeHouse Commons Affordable Apartments Project. March.

28. Adanta, Inc., 2014. *Phase I Environmental Site Assessment, 12th Street West of 2nd Avenue.* September 1.

29. California, State of, 2009. Department of General Services, State Allocation Board, Office of Public School Instruction. State of California Enrollment Certification/Projection, School Facility Program, Form SAB 50-01. May

30. CalRecycle, 2018. Facility/Site Summary Details: Altamont Landfill & Resource Recv'ry (01-AA-0009). Website: http://www.calrecycle.ca.gov/SWFacilities/Directory/01-aa-0009/Detail/

31. Waste Management, Inc., 2017. About Us. Website: https://www.wm.com/about/index.jsp (accessed April 17, 2018).

32. Waste Management, Inc. 2017. 2017 Sustainability Report Update. Available online: https://www.wm.com/sustainability/pdfs/WasteManagement_SustainabilityReport_2017.pdf (accessed April 17, 2018).

33. East Bay Municipal District, 2018. Wastewater Treatment. Website: http://www.ebmud.com /wastewater/collection-treatment/wastewater-treatment/ (accessed April 17, 2018).

34. East Bay Municipal Utility District, 2012. Water Supply Management Program 2040 Plan. April.

35. East Bay Municipal Utility District, 2018. Water Supply Engineering Daily Report. Website: http://www.ebmud.com/water-and-drought/about-your-water/water-supply/water-supply-reports/daily-water-supply-report/. June 5.

36. Oakland Police Department, 2016. 2016 Annual Report.

37. Oakland, City of, 2018. Fire. Website: https://www.oaklandca.gov/departments/fire (accessed April 17, 2018).

38. Wiswell, Matthew, Environmental Planner, 2018. *Site visit*. LSA Associates, Inc. January 10.

39. California Department of Fish and Wildlife, 2018. BIOS Viewer v5.66.18. Website: https://map.dfg.ca.gov/bios/?tool=cnddbQuick (accessed July 11, 2018).

40. Oakland, City of, 2010. Green Building Ordinance for Private Development Projects. November 10.

41. Oakland, City of, 1996. *Oakland General Plan Open Space, Conservation, and Recreation (OSCAR) Element*. June.

42. Oakland, City of, 2016. *Case File No. PLN16-128, ER01; APN 019-0027-014 and neighboring stormwater treatment basin (no address or APN for stormwater basin).* June 22.

43. Alphabet, 2017. *Google Earth PRO.*

44. United States Green Building Council, 2008. *Building Area Per Employee by Business Type.* May 13.

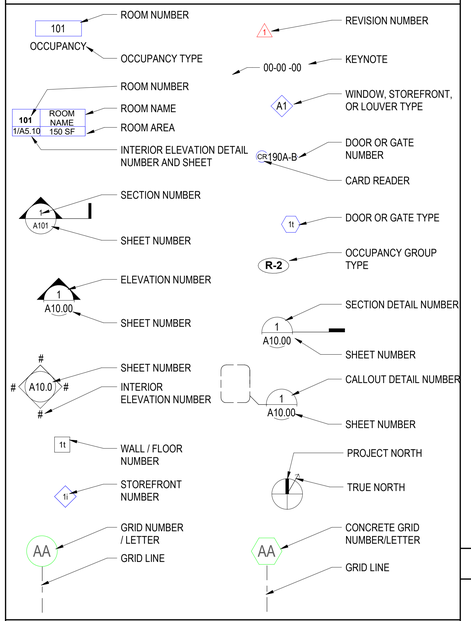
APPENDIX C

PERMIT SET

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
A.C.P.	ACOUSTIC CEILING PANEL
A.C.T.	ACOUSTIC CEILING TILE
A.D.	AREA DRAIN
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISED FLOOR
ALUM	ALUMINUM
ALT	ALTERNATIVE
AMT	AMOUNT
ANOD	ANODIZED
AP	ACCESS PANEL
APL	ASSUMED PROPERTY LINE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASSY	ASSEMBLY
A/V	AUDIO VISUAL
AUTO	AUTOMATIC
BATT	BATTING
BALC	BALCONY
BATT	BATTING
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.O.C.	BOTTOM OF CURB
B.O.D.	BASIS OF DESIGN
BOT	BOTTOM
B.O.W.	BACK OF SIDEWALK
BRKT	BRACKET
BTW, B/W	BETWEEN
BUR	BUILT UP ROOFING
CAB	CABINET
CEM	CEMENT
CEM PLAS	CEMENT PLASTER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CL.	CLOSET
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CSMT	CASEMENT
CT	CERAMIC TILE
CTSK	COUNTERSINK
D	DRYER
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLD
EJ	EXPANSION JOINT
ELEV	ELEVATION OR ELEVATOR
ELEC	ELECTRIC
ENCL	ENCLOSURE, ENCLOSED
EP	ELECTRIC PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FACP	FAIRE ALARM CONTROL PANEL
FAU	FORCED AIR UNIT
FCB	FIBER CEMENT BOARD
FCP	FIBER CEMENT PANEL
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FIN	FINISH OR FINISHED
FLEX	FLEXIBLE
FLR	FLOOR
F.O.B.	FACE OF BEAM
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FR	FIRE RESISTANCE
FRTW	FIRE RETARDANT TREATED WOOD
FRP	FIBER REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
GA	GUAGE
GALV	GALVINIZED
GAR	GARAGE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLAZ	GLAZING
GSM	GALVINIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HD	HOLD-DOWN
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H PLAM	HIGH PRESSURE LAMINATE
HR	HOUR OR HANDRAIL
HSS	TUBE STEEL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR-CONDITIONING
HYD	HYDRANT
IIC	IMPACT INSULATION CLASS
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KD	KILN DRIED
KIT	KITCHEN
KPL	KICK PLATE
L	ANGLE
LAU	LAUNDRY
LAV	LAVATORY
LIN	LINOLEUM
LVT	LUXURY VINYL TILE
LVL	LEVEL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFC	OFFICE
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
OPP	OPPOSITE
OPP HD, OPH	OPPOSITE HAND
OPNG	OPENING
PCC	PRECAST CONCRETE
PERF	PERFORATED
PL.	PLATE
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PR	PAIR
PT	PRESSURE TREATED OR POST TENSIONED
PTD	PAINTED
PLYWD, PLY	PLYWOOD
PREFAB	PREFABRICATED
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE (RIGID)
QTY	QUANTITY
R	RISER
RCP	REFLECTED CEILING PLAN
REF	REFER(ENCE) OR REFRIGERATOR
REINF	REINFORCE(D) (ING) (MENT)
REQ	REQUIRED
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SAF	SELF-ADHERED FLASHING
SC	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
SD	STORM DRAIN
SHV	SHELVES (ING)
SQ IN	SQUARE INCH
S.S.D.	SEE STRUCTURAL DRAWINGS
SECT	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR SUBFLOOR
SG	SAFETY GLAZING
SIM	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
S.M.D.	SEE MECHANICAL DRAWINGS
SP	STANDPIPE
S.P.D.	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT, STRL	STRUCTURAL
SUSP	SUSPENDED
SUSP CLG	SUSPENDED CEILING
SV	SHEET VINYL
SYS	SYSTEM
T	TEMPERED
T&G	TONGUE AND GROOVE
TDS	TIE DOWN SYSTEM
TEL	TELEPHONE
TEMP	TEMPORARY OR TEMPERATURE
TEMP GL	TEMPERED GLASS
THK	THICK(NESS)
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.SF.	TOP OF SUBFLOOR
T.O.W.	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
W	WASHER
W/	WITH
WC	WATER CLOSET
W/D	STACKED WASHER AND DRYER
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
W/O	WITHOUT
W.O.	WHERE OCCURS
WP	WATERPROOF
WRB	WATER RESISTIVE BARRIER
WS	WHEELSTOP
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

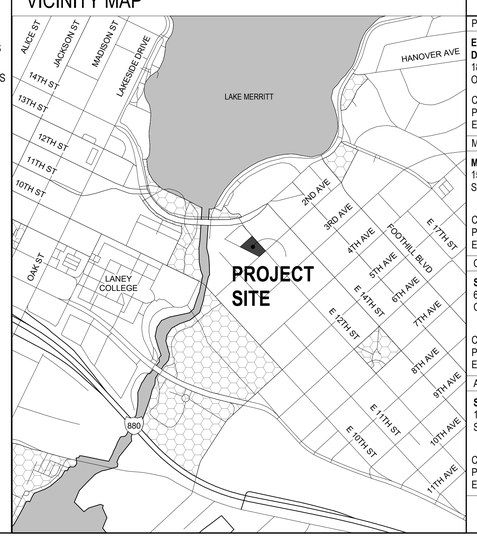
ARCHITECTURAL DRAWING SYMBOLS



ZONING CODE SUMMARY

PROJECT SITE AREA	+/- 19,419 SF (0.45 ACRES)
PROJECT TYPE	PERMANENT RESIDENTIAL ACTIVITY, MULTI-FAMILY DWELLING, RETAIL SPACE, RESIDENTIAL OFF-STREET PARKING
PARCEL NO.	APM 19-27-14 BOUND BY EAST 12TH STREET, SECOND AVENUE AND LAKE MERRITT BOULEVARD
ADDRESS	RESIDENTIAL - 121 E. 12TH STREET, OAKLAND, CA 94612 CORNER RETAIL - 121 E. 12TH STREET, OAKLAND, CA 94612
ZONE	D-LM-1 (MIXED RESIDENTIAL) LAKE MERRITT STATION AREA PLAN
HEIGHT LIMIT	85 FT (PER TABLE 17.101C.04)
PROPOSED CONSTRUCTION	PODIUM - TYPE I-A CONSTRUCTION (1 STORY) RESIDENTIAL - TYPE III-A CONSTRUCTION (5 STORIES ABOVE PODIUM)

VICINITY MAP



EAST 12TH STREET
PERMIT SET
AUGUST 25, 2023



BUILDING CODE DATA

TYPE OF CONSTRUCTION:	PODIUM -TYPE I-A RESIDENTIAL -TYPE III-A
OCCUPANCY CLASSIFICATION(S):	MIXED USE: RESIDENTIAL, COMMERCIAL, PARKING
SPRINKLERED:	[X] YES [ ] NO
NUMBER OF STORIES:	PODIUM - 1 STORY RESIDENTIAL - 5 STORIES ABOVE PODIUM
BUILDING HEIGHT:	79 FT. (85 FT. ALLOWED PER TABLE 17101C.04)
GOVERNING CODES:	2022 EDITIONS WITH CITY OF OAKLAND AMENDMENTS OF THE FOLLOWING: CBC -CALIFORNIA BUILDING CODE CEC -CALIFORNIA ELECTRICAL CODE CMC -CALIFORNIA MECHANICAL CODE CPC -CALIFORNIA PLUMBING CODE CALIFORNIA ENERGY CODE CFC -CALIFORNIA FIRE CODE CALGREEN -CALIFORNIA GREEN BUILDING STANDARDS CODE NFPA 13 "INSTALLATION OF SPRINKLER SYSTEMS" NFPA 72 "NATIONAL FIRE ALARM AND SIGNALING CODE" NFPA 70 "NATIONAL ELECTRICAL CODE" 2010 ADAS FHA / ANSI A117.1 - 2003 FHADM

DEFERRED SUBMITTALS

1. DESIGN-BUILD: METAL STAIRS & RAILINGS, CANOPIES
2. ELEVATORS
3. FIRE SPRINKLER SYSTEM
4. COLD FORMED METAL STUD SYSTEM, EXTERIOR AND INTERIOR
5. EXTERIOR STOREFRONT SYSTEMS
6. FIRE ALARM SYSTEM
7. DECK RAILINGS
8. SHEAR WALL TIE-DOWN SHOP DRAWINGS
9. FIRE SERVICE UNDERGROUND
10. ROOF LADDERS
11. STANDPIPE SYSTEM
12. EMERGENCY RESPONDER RADIO COVERAGE
13. TWO-WAY COMMUNICATION SYSTEM
14. SIGNAGE

GENERAL PROJECT INFORMATION

PROJECT SPONSOR	ARCHITECT	STRUCTURAL ENGINEER
EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION 1825 SAN PABLO AVE., SUITE 200 OAKLAND, CA 94612 CONTACT: LIZ PROBST PHONE: (510) 935-3201 EMAIL: lprobst@ebaldc.org	**PYATOK ARCHITECTS** 1611 TELEGRAPH AVE, SUITE 200 OAKLAND, CA 94612 CONTACT: GARY STRUTHERS PHONE: (510) 465-7010 EMAIL: gstruthers@pyatok.com	**DCI ENGINEERS** ONE POST, SUITE 1050 SAN FRANCISCO, CA 94104 CONTACT: JEFF BRINK PHONE: (415) 781-1505 EMAIL: jbrink@dci-engineers.com
MECHANICAL/PLUMBING ENGINEER	DRY UTILITIES ENGINEER	GEOTECHNICAL ENGINEER
MHC ENGINEERS 1508TH STREET SAN FRANCISCO, CA 94103 CONTACT: TIMMY LAI PHONE: (415) 512-7141 EMAIL: immylai@mhcengr.com	**URBAN DESIGN CONSULTING ENGINEERS** 350 TOWNSEND STREET, SUITE 409 SAN FRANCISCO, CA 94107 CONTACT: DANA HYMEL PHONE: (510) 868-1085 EMAIL: dhymel@urbandesignce.com	**LANGAN** 501 14TH STREET, 3RD FLOOR OAKLAND, CA 94612 CONTACT: LORI SIMPSON PHONE: (510) 874-7031 EMAIL: lsimpson@langan.com
CIVIL ENGINEER	LANDSCAPE ARCHITECT	ELECTRICAL ENGINEER
SANDIS 636 9TH STREET OAKLAND, CA 94607 CONTACT: JEFF SETERA PHONE: (510) 873-8866 EMAIL: jsetera@sandis.net	**JETT** 2 ORINDA THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 CONTACT: BRUCE JETT PHONE: (925) 254-5422 EMAIL: brucej@jett.land	**BWF** 220 SOUTH SPRUCE AVE., SUITE 203 SOUTH SAN FRANCISCO, CA 94080 CONTACT: MICHAEL VOIGTLANDER PHONE: (650) 871-0220 EMAIL: mvoigtlander@bwfce.com
ACOUSTICAL ENGINEER	FIRE CODE CONSULTANT	ACCESIBILITY CODE CONSULTANT
SALTER 130 SUTTER STREET, FLOOR 5 SAN FRANCISCO, CA 94104 CONTACT: JEREMY DECKER PHONE: (415) 397-0442 EMAIL: jdecker@salter-inc.com	**COFFMAN ENGINEERS** 1939 HARRISON STREET, SUITE 320 OAKLAND, CA 94612 CONTACT: BRIAN SALYERS PHONE: (510) 251-9578 EMAIL: brian.salyers@coffman.com	**ENDLEMAN** 600 UNIVERSITY STREET, SUITE 1515 SEATTLE, WA 98101 CONTACT: MICHAEL SCHNEIDER PHONE: (206) 324-6462 EMAIL: michael@endelman.com

PROJECT DATA

THE PROJECT SPONSOR, EBALDC, PROPOSES TO CONSTRUCT A RESIDENTIAL BUILDING SITTING ON A CONCRETE PODIUM. THE PODIUM INCLUDES 1 LEVEL ABOVE GRADE, CONTAINING PARKING AT THE GROUND AS WELL AS COMMUNITY AND RETAIL FUNCTIONS AT GRADE FACING EAST 12TH STREET. THE RESIDENTIAL PORTION OF THE BUILDING IS A 5-STORY STRUCTURE THAT IS APPROXIMATELY 75' TO ITS ROOF ABOVE GRADE.

THE SITE (.45 ACRES) IS ON THE WEST SIDE OF EAST 12TH STREET, BETWEEN SECOND AVENUE AND LAKE MERRITT BOULEVARD.

THE PROPOSED PROJECT WILL INCLUDE:
- 91 FLATS OF AFFORDABLE RENTAL UNITS
- A 1-LEVEL PARKING GARAGE TOTALING 5,636 SF WITH 13 CAR PARKING STALLS AND BICYCLE STORAGE.
- 425 SF OF RETAIL

THE PROPOSED PROJECT WILL ALSO INCLUDE THE FOLLOWING USES, SHOWN AS TABULATED WITH THEIR PROPOSED FLOOR AREAS:

GROSS BUILDING AREA - BY LEVEL

Level	Area
LEVEL 1	13,446 SF
LEVEL 2	13,229 SF
LEVEL 3	13,632 SF
LEVEL 4	13,632 SF
LEVEL 5	13,632 SF
LEVEL 6	12,142 SF
	79,712 SF

GROSS BUILDING AREA - BY CATEGORY

AREA CATEGORY	AREA
AMENITY SPACE	2,835 SF
COMMON AREA	15,509 SF
GARAGE	5,761 SF
RESIDENTIAL UNITS	55,181 SF
RETAIL	425 SF
	79,712 SF

FLOOR AREA (PER 2022 CBC)

FLOOR AREA (PER 2022 CBC SECTION 202 DEFINITIONS): THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

UNIT MIX

Bedroom Number	COUNT
1 BR	29
2 BR	16
3 BR	4
STUDIO	42
	91
Grand total	91

OPEN SPACE CALCULATIONS

Level	Name	Area
LEVEL 1	COURTYARD	3,737 SF
LEVEL 2	COURTYARD	1,837 SF
Grand total		5,575 SF

BIKE PARKING

RESIDENTIAL BIKE PARKING

LONG TERM	
PER FUNDING REQUIREMENTS:	
1 PER 2 UNITS =	46 (46 PROVIDED)
SHORT TERM	
1 PER 20 UNITS =	5 (16 PROVIDED)
TOTAL REQUIRED:	**51**
TOTAL BIKE SPACES PROVIDED:	**62**

VEHICLE PARKING

RESIDENTIAL PARKING

ACCESSIBLE - EVCS VAN	1
ACCESSIBLE - STANDARD EV CAPABLE	1
ACCESSIBLE - VAN	1
REGULAR - EVCS STANDARD	1
REGULAR - STANDARD EV READY	4
REGULAR - STANDARD EV CAPABLE	2
REGULAR - STANDARD	3
GRAND TOTAL PROVIDED:	13
TOTAL REQUIRED:	**0**

RETAIL PARKING
NO RETAIL PARKING PROVIDED

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated
TITLE:	**CD COORDINATION SET COVER SHEET**
SHEET:	**G0.00**

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:37:34 AM

Sheet Number	Sheet Name	Building Permit
TITLE SHEETS		
G0.00	CD COORDINATION SET COVER SHEET	●
G0.01	DRAWING INDEX	●
G3.01	CONDITIONS OF APPROVAL - 1 OF 4	●
G3.02	CONDITIONS OF APPROVAL - 2 OF 4	●
G3.03	CONDITIONS OF APPROVAL - 3 OF 4	●
G3.04	CONDITIONS OF APPROVAL - 4 OF 4	●
G4.01	PRE-APPLICATION MEETING NOTES	●
G5.01	BUILDING CODE DIAGRAMS - ALLOWABLE AREA AND HEIGHT	●
G5.02	BUILDING CODE DIAGRAMS - OCCUPANT LOAD	●
G5.03	BUILDING CODE DIAGRAMS - EGRESS AND PATH OF TRAVEL	●
G5.04	BUILDING CODE DIAGRAMS - EGRESS AND PATH OF TRAVEL	●
G5.05	BUILDING CODE DIAGRAMS - FIRE ACCESS, EXTINGUISHERS, & STANDPIPES	●
G5.06	BUILDING CODE DIAGRAMS - FIRE ACCESS, EXTINGUISHERS, & STANDPIPES	●
G5.11	TYPE III CONSTRUCTION - LEVEL 2	●
G5.12	TYPE III CONSTRUCTION - LEVELS 3-5	●
G5.13	TYPE III CONSTRUCTION - LEVEL 6	●
G6.01	GREEN POINT RATING CHECKLIST	●
G6.02	TITLE 24	●
G6.03	TITLE 24	●
G6.04	TITLE 24	●
G6.05	TITLE 24	●
G6.06	TITLE 24	●
G6.07	TITLE 24	●
G6.08	TITLE 24	●
G7.01	CBC 2022 - ACCESSIBILITY - COMMON AREAS	●
G7.02	CBC 2022 - ACCESSIBILITY - COMMON AREAS	●
G7.03	CBC 2022 - ACCESSIBILITY - COMMON AREA RESTROOMS	●
G7.04	CBC 2022 - ACCESSIBILITY - EXITING SIGNAGE	●
G7.05	CBC 2022 - ACCESSIBILITY - ADAPTABLE DWELLING UNITS	●
G7.06	CBC 2022 - ACCESSIBILITY - ACCESSIBLE DWELLING UNITS	●
G7.07	CBC 2022 - ACCESSIBILITY - PARKING	●
G7.08	CBC 2022 - ACCESSIBILITY - ELEVATORS	●
G8.01	ACOUSTICAL REPORT	●
G8.02	ACOUSTICAL REPORT	●
TITLE SHEETS: 34		
CIVIL		
C0.00	COVER SHEET	●
C0.10	FIRE ACCESS PLAN	●
C1.00	TOPOGRAPHIC SURVEY	●
C2.00	DEMOLITION PLAN	●
C3.00	SITE & HORIZONTAL CONTROL PLAN	●
C4.00	GRADING & DRAINAGE PLAN	●
C4.10	GRADING SECTIONS	●
C5.00	UTILITY PLAN	●
C5.10	UTILITY PROFILES	●
C6.00	STORMWATER MANAGEMENT PLAN	●
C7.00	WATERPOLLUTION CONTROL DRAWING	●
C8.00	CONSTRUCTION DETAILS	●
C8.10	CALTRANS AND EBMUD STANDARD DETAILS	●
C8.20	CITY STANDARD DETAILS	●
CIVIL: 14		
DRY UTILITY		
JT1.01	DRY UTILITY STANDARDS	●
JT1.02	DRY UTILITY INTENT	●
SL1.01	EXISTING STREET LIGHTING PHOTOMETRICS	●
SL1.02	PROPOSED STREET LIGHTING PHOTOMETRICS	●
DRY UTILITY: 4		
LANDSCAPE		
L0.01	GENERAL NOTES AND LEGEND	●
L0.02	MATERIALS SCHEDULE	●
L1.01	LANDSCAPE PLAN - LEVEL 1	●
L1.02	LANDSCAPE PLAN - PODIUM LEVEL	●
L3.01	LANDSCAPE CONSTRUCTION DETAILS	●
L3.02	LANDSCAPE CONSTRUCTION DETAILS	●
L5.01	IRRIGATION PLAN	●
L5.02	IRRIGATION PLAN - PODIUM LEVEL	●
L5.03	IRRIGATION NOTES, LEGEND, AND CALCULATION	●
L5.04	IRRIGATION DETAILS	●
L5.05	IRRIGATION DETAILS	●
L6.01	PLANTING PLAN - LEVEL 1	●
L6.02	PLANTING PLAN - PODIUM LEVEL	●
L6.03	PLANTING DETAILS	●
LANDSCAPE: 14		
ARCHITECTURAL		
A1.00	SITE PLAN	●
A1.01	ENLARGED WORKPOINT AND BUILDING CORNER DRAWINGS	●
A1.02	GRID DIAGRAM - FOR REFERENCE ONLY	●
A2.01	BUILDING PLAN - LEVEL 1	●
A2.02	BUILDING PLAN - LEVEL 2	●
A2.03	BUILDING PLAN - LEVEL 3	●
A2.04	BUILDING PLAN - LEVEL 4	●
A2.05	BUILDING PLAN - LEVEL 5	●
A2.06	BUILDING PLAN - LEVEL 6	●
A2.07	BUILDING PLAN - ROOF PENTHOUSE & ELEVATOR MACHINE	●
A2.08	BUILDING PLAN - OVERALL ROOF	●
A2.09	BUILDING PLAN - OVERALL ROOF - WALKING PADS	●
A2.21	SLAB PLAN - LEVEL 1	●
A2.22	SLAB PLAN LEVEL 2	●
A3.01	BUILDING ELEVATIONS	●
A3.02	BUILDING ELEVATIONS	●
A3.03	BUILDING COURTYARD ELEVATIONS	●
A3.04	ROOF PENTHOUSE ELEVATIONS	●
A3.10	BUILDING SECTIONS	●
A4.00	UNIT DRAWINGS - SHEET NOTES	●
A4.01	UNIT PLANS & RCPS - S1.1, S1.2-A/V, S2, S3-AV, S4.1-ACC., S4.2-ACC.	●
A4.02	UNIT PLANS & RCP - S5, S6, S7, S8	●
A4.03	UNIT PLANS & RCPS - S9, S10-ACC, S11, S12	●
A4.04	UNIT PLANS & RCPS - A1, A2 & A2-AV, A3, A4.1, A4.2	●
A4.05	UNIT PLANS & RCPS - A5, A6-ACC., A7, A8	●
A4.06	UNIT PLANS & RCPS - B1.1, B1.2 , B2 & B2-AV, B3	●
A4.07	UNIT PLANS & RCPS - B4, B5-ACC.	●
A4.08	UNIT PLANS & RCPS - C1.1 & C1.1-AV, C1.2	●
A4.09	UNIT PLANS & RCPS - C2-ACC.	●
A4.10	ENLARGED PLANS & ELEVATIONS - KITCHEN	●
A4.11	ENLARGED PLANS & ELEVATIONS - KITCHEN	●
A4.12	ENLARGED PLANS & ELEVATIONS - KITCHEN	●
A4.14	ENLARGED PLANS & ELEVATIONS - BATHROOM	●
A4.15	ENLARGED PLANS & ELEVATIONS - BATHROOM	●
A5.00	ENLARGED PLANS & ELEVATIONS - COMMUNITY ROOM	●
A5.01	ENLARGED PLANS & ELEVATIONS - MAIL ROOM	●
A5.02	ENLARGED PLANS & ELEVATIONS- BIKE ROOM	●
A5.03	ENLARGED PLANS & ELEVATIONS - ADMIN OFFICES	●
A5.04	ENLARGED PLANS & ELEVATIONS- SERVICE AMENITY	●
A5.05	ENLARGED PLANS & ELEVATIONS - LAUNDRY ROOM	●

Sheet Number	Sheet Name	Building Permit
A5.20	CORRIDOR - LEVEL 2	●
A5.21	CORRIDOR - LEVEL 3	●
A5.22	CORRIDOR - LEVEL 4 & 5	●
A5.23	CORRIDOR & LAUNDRY ROOM - LEVEL 6	●
A6.01	PODIUM REFLECTED CEILING PLAN LEVEL 1	●
A6.02	RCP - LEVEL 2	●
A6.03	RCP - LEVEL 3	●
A6.04	RCP - LEVEL 4	●
A6.05	RCP - LEVEL 5	●
A6.06	RCP - LEVEL 6	●
A7.00	VERTICAL CIRCULATION - STAIR 1	●
A7.01	VERTICAL CIRCULATION - STAIR 2	●
A7.02	VERTICAL CIRCULATION - STAIR 2	●
A7.20	STAIR DETAILS - METAL	●
A7.21	STAIR HANDRAIL DETAILS	●
A7.30	VERTICAL CIRCULATION - ELEVATOR PLANS	●
A7.31	VERTICAL CIRCULATION - ELEVATOR SECTIONS	●
A7.32	ELEVATOR DETAILS	●
A7.50	WASTE ROOMS & CHUTE	●
A8.01	WALL SECTIONS	●
A8.02	WALL SECTIONS	●
A8.03	WALL SECTIONS	●
A8.04	WALL SECTIONS	●
A8.30	BASE OF WALL DETAILS	●
A8.40	EXTERIOR WALL DETAILS	●
A8.41	EXTERIOR WALL DETAILS	●
A8.42	EXTERIOR WALL DETAILS	●
A8.43	EXTERIOR WALL DETAILS	●
A8.44	EXTERIOR WALL DETAILS	●
A8.60	EXTERIOR DETAILS RETAIL CANOPY	●
A8.70	ROOF PARAPET DETAILS	●
A8.71	ROOF EQUIPMENT DETAILS	●
A8.72	ROOF DETAILS	●
A9.01	WALL ASSEMBLY - EXTERIOR	●
A9.02	WALL ASSEMBLY - INTERIOR	●
A9.05	FLOOR / ROOF ASSEMBLIES	●
A9.10	DOOR SCHEDULE - COMMON AREAS	●
A9.11	DOOR SCHEDULE - UNITS	●
A9.16	DOOR DETAILS	●
A9.17	DOOR DETAILS	●
A9.20	WINDOW SCHEDULE & INTERIOR STOREFRONT	●
A9.21	EXTERIOR STOREFRONT SCHEDULE	●
A9.23	EXTERIOR WINDOW WATERPROOFING	●
A9.24	EXTERIOR WINDOW DETAILS	●
A9.25	EXTERIOR WINDOW DETAILS	●
A9.30	EXTERIOR STOREFRONT DETAILS	●
A9.31	EXTERIOR STOREFRONT DETAILS	●
A9.50	MECHANICAL SHAFT	●
A9.51	MECHANICAL SHAFT	●
A9.52	MECHANICAL SHAFTS	●
A10.01	INTERIOR DETAILS - CABINETS	●
A10.10	INTERIOR DETAILS	●
ARCHITECTURAL: 92		
STRUCTURAL		
S0.01	STRUCTURAL - COVER PAGE	●
S0.02	STRUCTURAL - GENERAL NOTES	●
S0.03	STRUCTURAL - GENERAL NOTES	●
S0.04	STRUCTURAL - SPECIAL INSPECTIONS	●
S1.11	STRUCTURAL - LOAD MAPS	●
S1.12	STRUCTURAL - LOAD MAPS	●
S2.01	STRUCTURAL - FOUNDATION PLAN	●
S2.02m	STRUCTURAL - LEVEL 2 MILD REINFORCING PLAN	●
S2.02p	STRUCTURAL - LEVEL 2 POST-TENSIONED FRAMING PLAN	●
S2.02s	STRUCTURAL - LEVEL 2 STUD AND SHEAR WALL PLAN	●
S2.03f	STRUCTURAL - LEVEL 3 FRAMING PLAN	●
S2.03s	STRUCTURAL - LEVEL 3 STUD AND SHEAR WALL PLAN	●
S2.04f	STRUCTURAL - LEVEL 4 FRAMING PLAN	●
S2.04s	STRUCTURAL - LEVEL 4 STUD AND SHEAR WALL PLAN	●
S2.05f	STRUCTURAL - LEVEL 5 FRAMING PLAN	●
S2.05s	STRUCTURAL - LEVEL 5 STUD AND SHEAR WALL PLAN	●
S2.06f	STRUCTURAL - LEVEL 6 FRAMING PLAN	●
S2.06s	STRUCTURAL - LEVEL 6 STUD AND SHEAR WALL PLAN	●
S2.07f	STRUCTURAL - ROOF FRAMING PLAN	●
S2.07s	STRUCTURAL - ROOF STUD AND SHEAR WALL PLAN	●
S2.08f	STRUCTURAL - HIGH ROOF FRAMING PLAN	●
S3.01	STRUCTURAL - CONCRETE SHEAR WALL ELEVATIONS	●
S3.11	STRUCTURAL - CONCRETE SHEAR WALL SECTIONS	●
S3.21	STRUCTURAL - CONCRETE SHEAR WALL DETAILS	●
S3.31	STRUCTURAL - CONCRETE COLUMN DETAILS	●
S4.01	STRUCTURAL - CONCRETE FOUNDATION DETAILS	●
S4.02	STRUCTURAL - CONCRETE FOUNDATION DETAILS	●
S5.01	STRUCTURAL - CONCRETE POST-TENSIONED DETAILS	●
S5.11	STRUCTURAL - CONCRETE POST-TENSIONED DETAILS	●
S5.21	STRUCTURAL - CONRETE STUDRAIL DETAILS	●
S6.01	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	●
S6.02	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	●
S6.03	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	●
S6.04	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	●
S7.01	STRUCTURAL - STEEL FRAMING DETAILS	●
S8.01	STRUCTURAL - CMU FRAMING DETAILS	●
STRUCTURAL: 36		
EBM		
EBM0.0	SITE PLAN & GENERAL NOTES	●
EBM1.0	COMPOSITE ROOF PLAN	●
EBM3.0	WALL SECTIONS	●
EBM4.0	SECTIONS & DETAILS	●
EBM5.0	OPERABLE WINDOW PARAMETERS	●
EBM: 5		
WASTE MANAGEMENT		
TR0.0	TRASH ROUTE/ STAGING PLAN	●
TR0.1	RESIDENTIAL TRASH ROOM PLAN	●
TR0.2	CHUTE DETAILS	●
WASTE MANAGEMENT: 3		
Grand total: 202		

8/25/2023 12:38:53 PM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIN GADEK
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE:
TITLE:
DRAWING INDEX

SHEET:
G0.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

CITY OF OAKLAND

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

Sent Via Email

November 30, 2022

Emily Estes, EBALDC
1825 San Pablo Avenue, Suite 200
Oakland, CA 94612

eestes@ebaldc.com

RE: Case File No. PLN22168; 121 E. 12th Street; APN: 101113244446

Dear Ms. Estes:

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective immediately and is not appealable.

The following table summarizes the proposed project:

Proposal:	Construction of a new building with 91 affordable dwelling units, supportive services for at least 23 units, and 15 parking spaces. The project includes two concessions under the State Density Bonus Law for the number of required loading and ground floor transparency. The project was found eligible and utilizes Assembly Bill (AB) 2162.
Planning Permits Required:	Regular Design Review for new dwelling units with no Public Notice per AB 2162
General Plan:	Urban Residential
Zoning:	D-LM-1
Environmental Determination:	Not applicable. The project was processed under AB 2162.
Historic Status:	No Historic Rating
City Council District:	5

If you have any questions, please contact the case planner, **Neil Gray, Planner IV** at **(510) 238-3878** or ngray@oaklandca.gov.

Very Truly Yours,

ROBERT D. MERKAMP
Zoning Manager

cc: Michael Branson, City Attorney MBranson@oaklandcityattorney.org
Christia Mulvey Manager, Housing Development Services cmulvey@oaklandca.gov

Attachments:
A. Findings
B. Conditions of Approval, including Standard Conditions of Approvals

ATTACHMENT B: CONDITIONS OF APPROVAL

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **received 9/29/22**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning

b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

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

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

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

9. Severability

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

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

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

11. Public Improvements

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

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

Part 2: Standard Conditions of Approval – Environmental Protection Measures

14. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Graffiti Control

Requirement:

a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
   i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
   ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
   iii. Use of paint with anti-graffiti coating.
   iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
   v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
   i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
   ii. Covering with new paint to match the color of the surrounding surface.
   iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

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

   When Required: Prior to approval of construction-related permit

   Initial Approval: Bureau of Planning

   Monitoring/Inspection: N/A

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

   When Required: Prior to building permit final

   Initial Approval: Bureau of Planning

   Monitoring/Inspection: Bureau of Building

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

   When Required: Ongoing

   Initial Approval: N/A

   Monitoring/Inspection: Bureau of Building

17. Lighting

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

1. Dust Controls – Construction Related

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

a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.

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

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. Limit vehicle speeds on unpaved roads to 15 miles per hour.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA HAAS
No. C-30501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	

TITLE:

CONDITIONS OF APPROVAL - 1 OF 4

SHEET:

G3.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:37:45 AM

e. All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
f. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

2. Criteria Air Pollutant Controls - Construction Related

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

a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
d. Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

3. Exposure to Air Pollution (Toxic Air Contaminants)

a. ***Health Risk Reduction Measures***
Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose **one** of the following methods:

i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of

Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.

- or -

ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood *(Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
  - o Installing electrical hook-ups for diesel trucks at loading docks.
  - o Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
  - o Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
  - o Prohibiting trucks from idling for more than two minutes.
  - o Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

b. ***Maintenance of Health Risk Reduction Measures***
Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.
When Required: Ongoing
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

4. Stationary Sources of Air Pollution (Toxic Air Contaminants)

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose **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 California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.

- or -

b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:
  i. Installation of non-diesel fueled generators, if feasible, or;
  ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.

When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

5. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures

recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

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

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

6. Human Remains – Discovery During Construction

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

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

7. Construction-Related Permit(s)

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

When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Building
Monitoring/Inspection: Bureau of Building

8. Hazardous Materials Related to Construction

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

a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
b. Avoid overtopping construction equipment fuel gas tanks;
c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
d. Properly dispose of discarded containers of fuels and other chemicals;
e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

9. Hazardous Building Materials and Site Contamination

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

proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.
When Required: Prior to approval of demolition, grading, or building permits
Initial Approval: Bureau of Building
Monitoring/Inspection: Bureau of Building

b. ***Environmental Site Assessment Required***
Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.
When Required: Prior to approval of construction-related permit.
Initial Approval: Applicable regulatory agency with jurisdiction
Monitoring/Inspection: Applicable regulatory agency with jurisdiction

c. ***Health and Safety Plan Required***
Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.
When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Building
Monitoring/Inspection: Bureau of Building

d. ***Best Management Practices (BMPs) Required for Contaminated Sites***
Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:
  i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
  ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

10. Erosion and Sedimentation Control Plan for Construction

a. ***Erosion and Sedimentation Control Plan Required***
Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary

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

b. ***Erosion and Sedimentation Control During Construction***
Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.
When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

11. NPDES C.3 Stormwater Requirements for Regulated Projects

a. ***Post-Construction Stormwater Management Plan Required***
Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:
  i. Location and size of new and replaced impervious surface;
  ii. Directional surface flow of stormwater runoff;
  iii. Location of proposed on-site storm drain lines;
  iv. Site design measures to reduce the amount of impervious surface area;
  v. Source control measures to limit stormwater pollution;
  vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
  vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Planning; Bureau of Building
Monitoring/Inspection: Bureau of Building

b. ***Maintenance Agreement Required***

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:
  i. The project 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 maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.
When Required: Prior to building permit final
Initial Approval: Bureau of Building
Monitoring/Inspection: Bureau of Building

12. Construction Days/Hours

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

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

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

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

When Required: During construction
Initial Approval: N/A
Monitoring/Inspection: Bureau of Building

13. Construction Noise

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA HAAS
No. C30501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	

TITLE:
CONDITIONS OF APPROVAL - 2 OF 4

SHEET:
G3.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:37:54 AM

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Extreme Construction Noise

a. ***Construction Noise Management Plan Required***

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Public Notification Required***

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

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

15. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

a. Designation of an on-site construction complaint and enforcement manager for the project;
b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
c. Protocols for receiving, responding to, and tracking received complaints; and
d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

16. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

18. Access to Parks and Open Space

Requirement: The project applicant shall submit a plan for City review and approval to enhance bicycle and pedestrian access from the project site and adjacent areas to the adjacent open space area. Examples of enhancements may include, but are not limited to, new or improved bikeways, bike parking, traffic control devices, sidewalks, pathways, bulb-outs, and signage. The project sponsor shall install the approved enhancements during construction and prior to completion of the project.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning, Department of Transportation

Monitoring/Inspection: Department of Transportation

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

a. ***Obstruction Permit Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. ***Traffic Control Plan Required***

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. ***Repair of City Streets***

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

20. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

21. Transportation Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

a. ***PEV-Capable Parking Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***ADA-Accessible Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

22. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

23. Underground Utilities

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

24. Recycling Collection and Storage Space

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

25. Green Building Requirements

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

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

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

   - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
   - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
   - CALGreen mandatory measures.
   - Green building point level/certification of 53 per the appropriate checklist approved during the Planning entitlement process.
   - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
   - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

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

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

i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

26. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the

Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

27. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

28. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below:

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

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

Prescriptive Measures: Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see page 38.14(g) in the link above).

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

a. Project Information:
   i. Date,
   ii. Applicant and property owner name,
   iii. Project address,
   iv. Total landscape area,
   v. Project type (new, rehabilitated, cemetery, or home owner installed),
   vi. Water supply type and water purveyor,
   vii. Checklist of documents in the package, and
   viii. Project contacts
   ix. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

b. Water Efficient Landscape Worksheet
   i. Hydrozone Information Table
   ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
c. Soil Management Report
d. Landscape Design Plan
e. Irrigation Design Plan, and
f. Grading Plan

Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA HAID
No. C-26501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	

TITLE:

CONDITIONS OF APPROVAL - 3 OF 4

SHEET:

G3.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:38:02 AM

Part 3: Standard Conditions of Approval – Other Standard Conditions

29. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

30. Public Art for Private Development

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

31. Affordable Housing Subject to Ministerial Approval Under SB 35/Gov. Code Sec. 65913.4

Ongoing

Requirement: The proposed project shall comply with all applicable state requirements of California Government Code Sections 65583 and 65650, including but not limited to prevailing wage and skilled and trained workforce requirements. The

32. Affordable Residential Rental Units - Agreement and Monitoring

a. Requirement #1: Pursuant to Section 17.107 of the Oakland Planning Code and the State Density Bonus Law California Government Code Section 65915 et seq. ("State Density Bonus Law"), the proposed project shall provide a minimum of 91 target dwelling units available at very low/ and low/

income (as **100 percent** of the units) for receiving a density bonus, concession and/or waiver of development standards.

b. Requirement #2: The approved residential affordable units that are part of this approval shall remain and continue to be affordable at the specified level in accordance with California Health and Safety Code Section 50053 and its implementing regulations for a term of not less than 55 years or a longer period of time if required by the construction or mortgage finance assistance program, mortgage insurance program, or rental subsidy program. This Condition of Approval must also be in compliance with Section 65915(c)(1) of the State Density Bonus Law specifically, as well as all other applicable provisions of the State Density Bonus Law.

c. Requirement #3: Prior to submittal of a construction-related permit, the applicant shall contact the Housing and Community Development Department (Housing Development Services Division) to enter into a Regulatory Agreement based on the City's model documents, as may be amended from time to time, governing the target dwelling units. The Agreement shall contain restrictive covenants to ensure the continued affordability of the target dwelling units at the specified rent levels for a period of not less than fifty-five (55) years pursuant Section 65915 (c)(1) of the State Density Bonus Law, and restrict the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units.

If the property has an approved condominium map and the developer chooses to rent the affordable units at initial occupancy, the units cannot convert to ownership during the term of the Agreement, even if the market rate units in the development convert to ownership.

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

d. Requirement #4: Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the Housing and Community Development Department and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenants' privacy. The applicant shall pay to the Housing and Community Development Department an annual monitoring fee pursuant to the Master Fee Schedule (updated annually and available from the Budget Office of the City Oakland's Finance Department: https://www.oaklandca.gov/departments/finance-department) for City monitoring of target dwelling units.

e. Requirement #5: The floor area, number of bedrooms, and amenities (such as fixtures, appliances, location and utilities) of the affordable units shall be shall be substantially equal in size and quality to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the project's market rate units.

f. Requirement #6: Tenant households in affordable units must have equal access to the project's services and facilities as tenant households in all other units within the project.

g. Requirement #7: Affordable units must be evenly distributed throughout the project.

h. Requirement #8: Applicant shall comply with the requirements of Section 6591 5(c)(3)(A) of the State Density Bonus Law requiring, without limitation, replacement units in those circumstances where the parcel subject to the density bonus requests contains or contained affordable units within the last five years.

i. Requirement #9: Applicants shall comply with all applicable provisions of State Density Bonus Law and all provisions of the City's density bonus law that are not preempted by state law.

j. Requirement #10: Affordable units shall be constructed concurrent with the construction of the market rate units in each phase of the project.

k. Requirement #11: The City will not issue final certificates of occupancy for more than fifty percent (50%) of the market rate units in any phase of development until final certificates of occupancy are issued for all of the affordable units in that phase.

When Required: First Construction-Related Permit Application and Ongoing

Initial Approval: Housing and Community Development Department – Housing Development Services Division

Ongoing Monitoring/Inspections: Housing Development Services Division

---

Applicant Statement

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

_____

Name of Project Applicant

_____

Signature of Project Applicant

_____

Date

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C36501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE:

TITLE:
CONDITIONS OF APPROVAL - 4 OF 4

SHEET:
G3.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:38:06 AM

COFFMAN ENGINEERS | Pre-Application Meeting Minutes

August 22, 2023

City of Oakland
Planning and Building Department
250 Frank Ogawa Plaza
Oakland, CA 94612

Project: East 12th Street, 121 E 12th St, Oakland, CA

Subject: Pre-Application Meeting Minutes

Dear Oakland Building and Fire Departments,

A pre-application meeting was held on August 18, 2023 to discuss the East 12th Street project located in the City of Oakland. The project is under the 2022 California Building Code (CBC) and California Fire Code (CFC), as amended by the City of Oakland.

The meeting was attended by:

- Ami Bellomo, Jonny Liu - City of Oakland Building Department
- Phil Basada, Ly Ly Lam, Daniel Chow - City of Oakland Fire Department
- Liz Probst, James Perez – EBALDC
- Ronnie Turner - RT Development
- Brian Salyers – Coffman Engineers
- Marcial Chao, Gary Struthers – PYATOK
- Leah Stockstrom - JOY Dev Co
- Nathan Keibler - CTY Housing
- Joe Josehart, Sean Stallmeyer, Liane Garcia - JCM

The project involves a residential building sitting on a concrete podium, complying with CBC 510.2. The Type I-A podium includes one level above grade, containing parking at the ground as well as community and retail functions. The residential portion is a 5-story Type III-A structure that is approximately 79 feet above grade. There is no occupied roof. The building is not a high-rise. The building will be fully sprinklered.

The following items represent a summary of issues discussed in the meeting with the City of Oakland.

ITEM 1: FIREFIGHTER ACCESS

a) **Aerial Access:** The building is provided aerial fire apparatus access for the fire department on both East 12th St and 2nd Ave. The aerial apparatus access road is at least 26 ft wide, beginning 15-feet to 30-feet from the building and located parallel to an entire side of the building per CFC D105. Overhead power lines are not provided along the path. Trees could reach a height of 40 feet when mature on East 12th Street, but are not located on 2nd Avenue. Please see G5.07.

b) **FDC:** The building's fire department connection (FDC) is located on 2nd Ave within 10-feet of the corner for East 12th St. When the fire department connection is located within 10 feet of the corner of a building adjacent to the fire department access, the fire department connection shall service both streets (Oakland Fire Code Chapter 80, NFPA12 8.17.2.4.6). Please see G5.05/1.

c) **Fire Command Center:** The building is four or more stories in height. The fire command center shall be a minimum of 96 square feet with a minimum dimension of 8 feet. (Oakland Fire Code 508.1.3.1). The fire command center is located directly adjacent to the lobby and can be accessed from the main building entry. Please see G5.05/1.

d) **Exterior wall**: The west exterior wall does not face a street. The fire apparatus access roads are within 150-feet of all portions of the exterior walls of the first story of the building with the exception of one location on the northwest side where this does not occur. This exceeded distance accounts for 20 lineal feet at the northwest corner for the utility room, leading to 160-feet distance from the fire apparatus access roads on East 12th and 2nd Ave. CFC 503.1.1 requires 150-feet from the road to the exterior wall for nonsprinklered buildings, while this can be increase based on the building being protected with an automatic sprinkler system designed according to NFPA 13 (CFC 503.1.1 Exception 1). The additional coverage from 150-feet to 160-feet is considered acceptable based on the sprinkler coverage in the building in addition to the standpipe coverage that aids internal firefighting operations. For reference, NFPA 1 Fire Code, 2015 Edition permits the distance between a fire apparatus access road and building to be increased to 450 feet when the building is protected throughout with an NFPA 13 automatic sprinkler system. Although NFPA 1 is not an officially adopted code for this project, it is a nationally recognized reference.

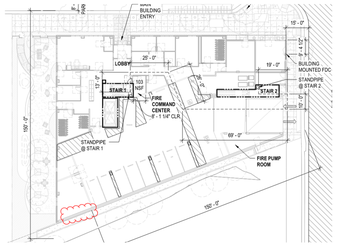


Figure 1: Image from G5.05/1 with red cloud showing perimeter in excess of 150 feet

BAY AREA | 1939 Harrison Street, Ste. 320 | Oakland, CA 94612

510.251.9578 | www.coffman.com

Questions 1a: Do you agree with the proposed aerial apparatus access?

Response 1a: We agree with the location and general strategy. A section view of aerial apparatus access will be provided for 2nd Avenue. Fire apparatus access roads must show compliant turning radius. Future street modifications from the Department of Transportation will be reviewed by the project team when information is available but are outside of the control by the project team. It was noted during the meeting that the Type IIIA building does not require emergency escape windows per CBC 1031.2.1 Exception 1.

Question 1b: Do you agree with the FDC location?

Response 1b: We agree with the location.

Question 1c: Do you agree with the Fire Command Center location?

Response 1c: We agree. The Fire Command Center is required to have a monitor installed, which will display a live video feed originating from a camera positioned to capture the elevator doors on the Ground Floor.

Question 1d: Do you agree with the exterior wall fire department access?

Response 1d: We agree, as permitted by CFC 503.1.1 exception 1.1.

Fire Department _____ Building Department _____

ITEM 2: FIRE PUMP LOCATION AND POWER SUPPLY

The fire pump is located on the west wall with direct access to the exterior. Please see G5.05/1.

According to 2022 CBC 913.2, protection against interruption of service requires the fire pump, driver, and controller to be protected per NFPA 20 "against possible interruption of service". NFPA 20 requires an alternative source of power for the fire pump if the normal power is not reliable NFPA 20 section 9.2.1 also requires for electric fire pump to be provided a normal source of power as continually available source.

Though NFPA 20 does not define what a reliable power source is, it puts an explanation to determine whether the normal power source can be considered a reliable power source or not. NFPA 20 Annex A.9.3.2 is a detailed description of what a reliable power source possesses. This includes the source power plant has not experienced any shutdowns longer than 10 continuous hours in the year prior to plan submittal. Attached outage information from PG&E has shown that the outages in the last year has accounted for 1.1 continuous hours. The power source is therefore considered reliable and additional alternative power supply is not required.

Question 2: Do you agree with the fire pump room access and reliable power supply?

BAY AREA | 1939 Harrison Street, Ste. 320 | Oakland, CA 94612

510.251.9578 | www.coffman.com

Response 2: We agree that the PG&E power source is considered reliable. We agree on the location and access. Oakland Fire has noted that the test header must meet discharge requirements in accordance with the local Clean Water Program.

Fire Department _____ Building Department _____

ITEM 3: HORIZONTAL EXIT

The Group R-2 building has 5 floors. This includes Levels 2-6. In lieu of increasing the floor area, sprinklers are being used to increase the its height. According to CBC Table 506.2, the allowable floor area for a sprinklered Type III-A multi-story is 24,000 square feet. By applying a frontage factor of 0.42 from CBC Table 506.3.3, the floor's allowable area is increased to 34,080 square feet. The largest residential floor area is 13,056 square feet. The total building area is 63,769 square feet, resulting in a factor of 1.87, which is less than the maximum required 2.0 (as stated in CBC 506.2.1).

Please see G5.03 and G5.04. To create a horizontal exit on the floor, a 2-hour fire barrier is proposed in accordance with CBC 1026. The purpose of this barrier is not to separate building areas but to meet the exception 1 of CBC 1009.2.1, which allows the omission of elevators as an accessible means of egress. A refuge area will be provided on each side of the horizontal exit. The standpipes from the exit stairs will serve the horizontal exits without requiring additional hose connections since the horizontal exit is within 130 feet of the standpipes in the exit stairs (as permitted per CBC 905.4 #2).

The horizontal exit is required to create as a refuge area for accessible means of egress. The horizontal exit is not required based on occupant load or travel distance. The two interior exit stairs are capable of accommodating the full occupant load and providing compliant exit remoteness for the floor. Although Stair 2 is not separated from the south compartment of the horizontal exit by 1/3 of the diagonal, the objective of exit remoteness is still met as all occupants can reach a remote exit (or refuge area) within the specified travel distance requirements.

The horizontal exit doors shall swing in the direction of egress travel when serving an occupant load 50 and above (CBC 1010.1.2.1). The horizontal exit is bi-directional. The Residential South compartment has an occupant load of 27 or 28 occupants. As this is less than 50 occupants, the horizontal exit doors are not required to swing in the direction of travel.

Question 3: Do you agree with the 2-hour fire barrier serving as a horizontal exit? This includes agreement for the exit remoteness and door swing.

Response 3: We agree with the use of the horizontal exit for CBC 1009.2.1 exception 1. The fire barrier is not being used as a fire wall to separate building areas, pending review of the building area calculations. The door swing was reviewed and approved. City of Oakland does not agree with the horizontal exit remoteness and will require each compartment to meet 1/3 of the diagonal to separate the horizontal exit from the exit stair door.

Fire Department _____ Building Department _____

BAY AREA | 1939 Harrison Street, Ste. 320 | Oakland, CA 94612

510.251.9578 | www.coffman.com

ITEM 4: EXTERIOR LOAD BEARING WALLS

Exterior load bearing walls for Type IIIA construction are required to be 2-hour fire-resistance rated (CBC Table 601). The diagram in G5.11, G5.12 and G5.13 shows the portions of the exterior wall that are bearing as provided by the Structural Engineer.

Question 4: Do you agree with the approach for the 2-hour rating as it applies to the exterior bearing walls, while the non-bearing portions are subject to CBC Table 705.5?

Response 4: We agree that the 2 hours rating applies to exterior bearing walls, while the non-bearing portions are subject to CBC Table 705.5.

Fire Department _____ Building Department _____

Additional Meeting Items Discussed

1. The Building Permit will be submitted 8/25/23. A 5-month permit process is required based on project funding. Construction should commence February 2024.
2. PZ permit and grading permit to be submitted along with Building Permit. PX permit will also be submitted at same time to Public Works Department. Building Permit release will require PZ and Grading permit to be approved. PX can take longer.
3. Soil testing is can impact release of the Building Permit, which was discussed at the meeting due to the potential timeframe associated.
4. EBALDC will follow up with review of tenant mapping.
5. Final Map of lot split will be required prior to Building Permit release.
6. ERRCS will be condition of the PZ permit, with design being a deferred submittal, if deemed to be required.
7. Fire Safety Plan during construction will be required.
8. An AMMR will be submitted for wet weather grading. No other AMMR are requested.

Sincerely,

COFFMAN ENGINEERS, INC. **PYATOK**

Brian Salyers, P.E.
brian.salyers@coffman.com

BAY AREA | 1939 Harrison Street, Ste. 320 | Oakland, CA 94612

510.251.9578 | www.coffman.com

8/25/2023 11:43:31 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
No. C30501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	

TITLE:

PRE-APPLICATION MEETING NOTES

SHEET:

G4.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

506.2 ALLOWABLE AREA DETERMINATION
506.2.2 MIXED-OCCUPANCY, ONE-STORY BUILDINGS

The allowable area of a mixed-occupancy building with no more than one story above the grade plane shall be determined in accordance with the applicable provisions of Section 508.1 based on Equation 5-1 for each applicable occupancy:

Equation 5-1
Aa = At + (NS x If)

- Aa = Allowable area (square feet).
- At = Tabular allowable area factor (NS, S13R, S13D, or SM vaue, as applicable) in accordance with Table 506.2.
- NS = Tabular allowable area in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
- If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Aa = [At + (NS x If)]

At = UNLIMITED
NS = UNLIMITED
If = 0.42

Aa = UNLIMITED

Allowable Area = UNLIMITED
Proposed Area = 13,114 SF

NO INCREASE TAKEN FOR AREA; HEIGHT INCREASE TAKEN.
(NOTE: HEIGHT AND AREA INTER-RELATED INCREASES ARE FOR OTHER THAN TYPE I BUILDINGS)

BUILDING HEIGHT AND AREA PER CBC CHAPTER 5

CONSTRUCTION TYPE: 5 STORIES OF TYPE III-A
1 STORY OF TYPE I-A

OCCUPANCY: A-3 (ASSEMBLY)
B (BUSINESS)
R-2 (RESIDENTIAL)
S-2 (STORAGE)

SPRINKLERED: YES, NFPA 13

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
SPRINKLERED WITHOUT AREA INCREASE

	TYPE I-A	TYPE III-A
A-3	UL	85'
B	UL	85'
R-2	N/A	85'
S-2	UL	85'

BUILDING FRONTAGE AREA INCREASE CALCULATIONS

AREA INCREASE DUE TO FRONTAGE: If = [F/P - .25] W/30

F = BUILDING PERIMETER FRONTING ON A PUBLIC WAY OR OPEN SPACE OF MIN. 20 FT WIDTH
P = TOTAL PERIMETER OF THE ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (30' MAX.)

If = [F/P - .25] W/30
If = [228.84' / 517.75' - .25] 30/30 = 0.19

GROSS BUILDING AREA (CBC) - MIXED USE PODIUM - TYPE I-A (PER CBC 510.2)

Occupancy Group	Construction Type	Area	% of Floor Area	Allowable Area
I-A				
A-3	I-A	1,342 SF	10%	UL
R-2	I-A	2,961 SF	23%	UL
S-2	I-A	8,724 SF	67%	UL
		13,026 SF	100%	

TABLE 504.4 - ALLOWABLE STORIES ABOVE GRADE PLANE
SPRINKLERED WITHOUT AREA INCREASE

	TYPE I-A	TYPE III-A
A-3	UL	4 STORIES
B	UL	6 STORIES
R-2	N/A	5 STORIES
S-2	UL	5 STORIES

TABLE 506.2 - ALLOWABLE AREA FACTORS
SPRINKLERED WITH HEIGHT INCREASE

	TYPE I-A	TYPE III-A
A-3	UL	14,000 SF
B	UL	85,500 SF
R-2	UL	24,000 SF
S-2	UL	117,000 SF

506.2.1 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS, LEVEL 2 - LEVEL 5
The allowable area of a single-occupancy building with more than one story above the grade plan shall be determined in accordance with:

Equation 5-2
Aa = [At + (NS x If) x Sa

- Aa = Allowable area (square feet).
- At = Tabular allowable area factor (NS, S13R, S13D, or SM vaue, as applicable) in accordance with Table 506.2.
- NS = Tabular allowable area in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
- If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
- Sa = For other than the Group A, E, H, I, L, and R occupancies, high-rise buildings and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, actual number of building stories above grade plane, not to exceed three. For Group A, E, H, I, L, and R occupancies, high-rise buildings and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, actual number of building stories above the grade plane, not to exceed two.

No individual story shall exceed the allowable area (Aa) as determined by Equation 5-2 using the value of Sa = 1. The III-A Building Above the Type I-A podium is all of R-2 Occupancy

Aa = [At + (NS x If)] x Sa

At = 24,000 (for R-2 Occupancy without a height increase per CBC Table 506.2)
NS = 24,000 (for R-2 Occupancy per CBC Table 506.2)
If = 0.42
Sa = 2

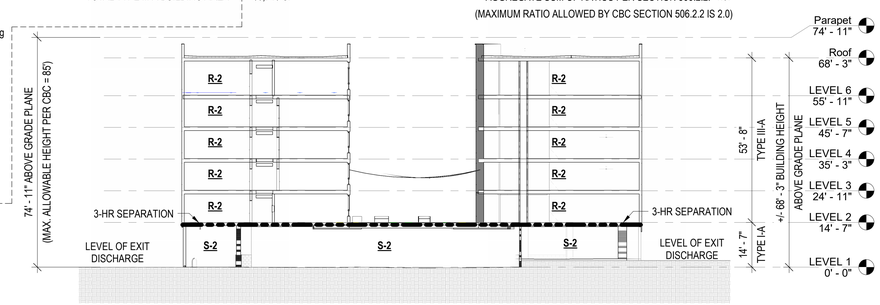
Aa = [24,000 + (24,000 x 0.42)] x 2
Aa = 68,160 SF

Allowable Area = 68,160 SF
Proposed Area = 63,769 SF

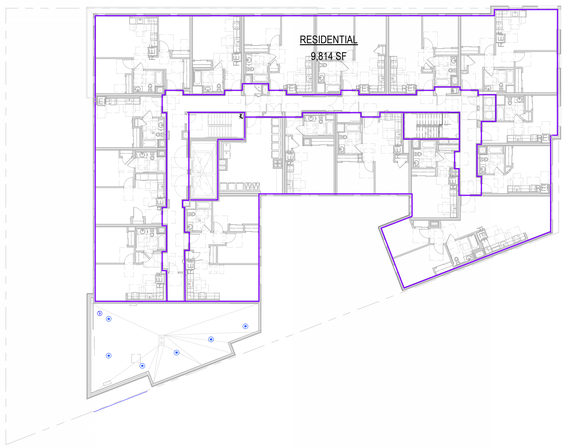
NO INCREASE TAKEN FOR AREA; HEIGHT INCREASE TAKEN.

GROSS BUILDING AREA (CBC) - MIXED USE PODIUM - TYPE III-A (PER CBC 510.2)

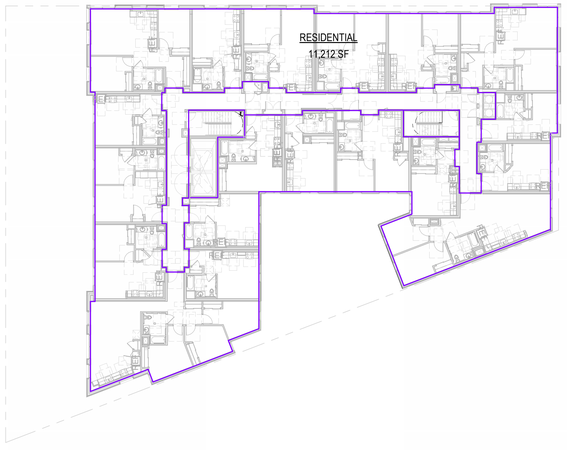
WT	Construction Type	Area	% of Floor Area	Tabular Allowable Area - Non-Sprinkler (NS)	Tabular Allowable Area - Multi-Story with Sprinkler (At)	Frontage Increase Factor (If)	Allowable Area Per Story	Ratio
LEVEL 2								
R-2	III-A	12,815 SF	100%	24,000 SF	24,000 SF	0.42	34,080 SF	0.38
LEVEL 3								
R-2	III-A	13,070 SF	100%	24,000 SF	24,000 SF	0.42	34,080 SF	0.38
LEVEL 4								
R-2	III-A	13,070 SF	100%	24,000 SF	24,000 SF	0.42	34,080 SF	0.38
LEVEL 5								
R-2	III-A	13,070 SF	100%	24,000 SF	24,000 SF	0.42	34,080 SF	0.38
LEVEL 6								
R-2	III-A	11,720 SF	100%	24,000 SF	24,000 SF	0.42	34,080 SF	0.34
TOTAL TYPE III-A BUILDING AREA		63,746 SF				AGGREGATE SUM OF RATIOS PER SECTION 506.2.2:		1.87
						(MAXIMUM RATIO ALLOWED BY CBC SECTION 506.2.2 IS 2.0)		



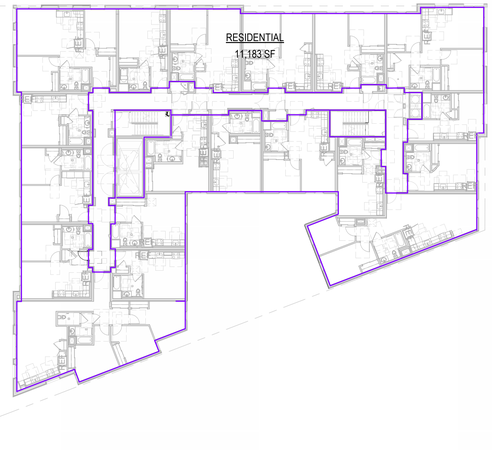
HORIZONTAL SEPARATION DIAGRAM 7
1" = 20'-0"



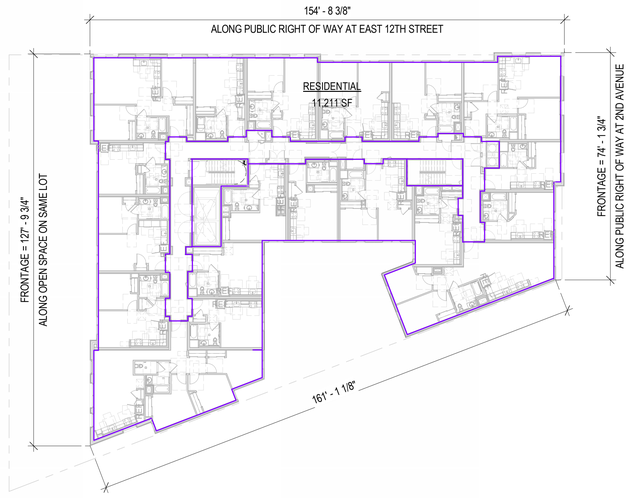
BUILDING AREA - LEVEL 6 6
1" = 20'-0"



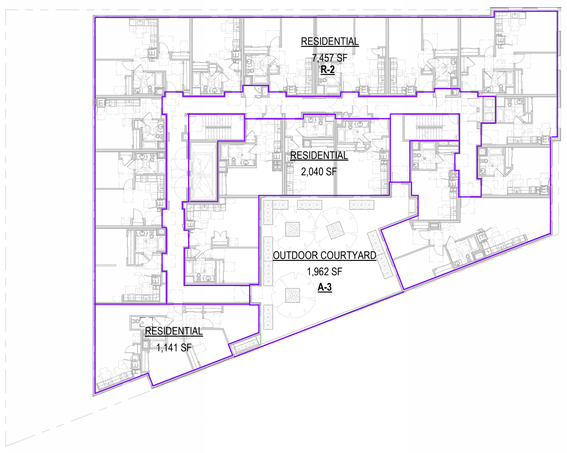
BUILDING AREA - LEVEL 5 5
1" = 20'-0"



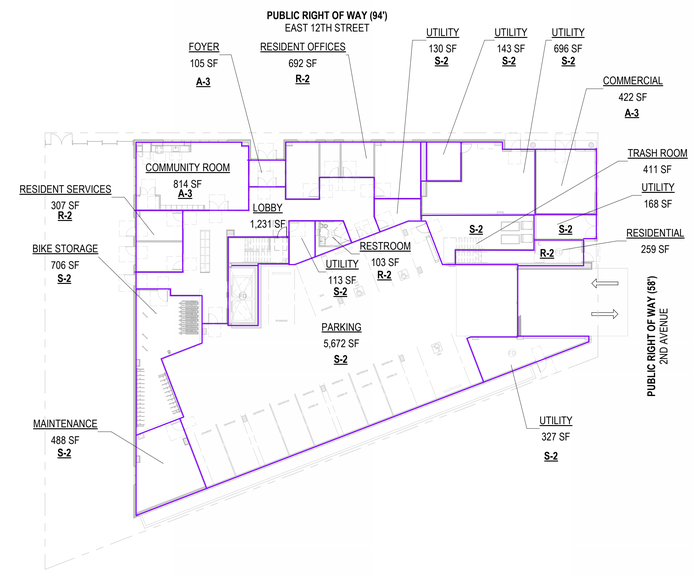
BUILDING AREA - LEVEL 4 4
1" = 20'-0"



BUILDING AREA - LEVEL 3 3
1" = 20'-0"



BUILDING AREA - LEVEL 2 2
1" = 20'-0"



BUILDING AREA - LEVEL 1 1
1" = 20'-0"

TRUE NORTH PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHIE SHAW No. C36300 REN. 08/31/24 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

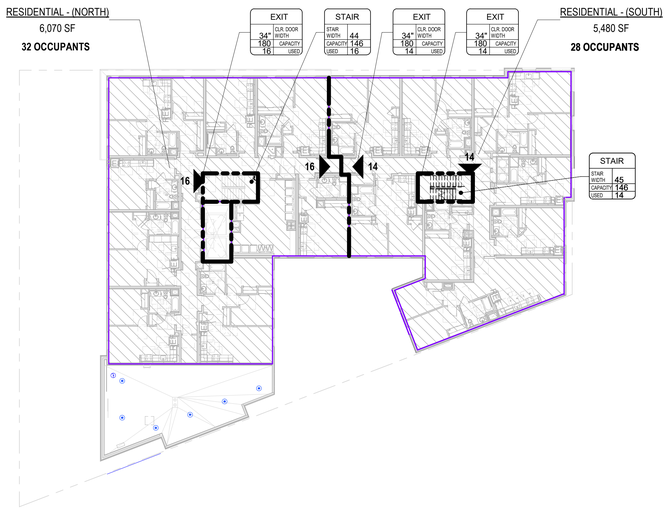
JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: 1" = 20'-0"
TITLE: **BUILDING CODE DIAGRAMS - ALLOWABLE AREA AND HEIGHT**

SHEET: **G5.01**

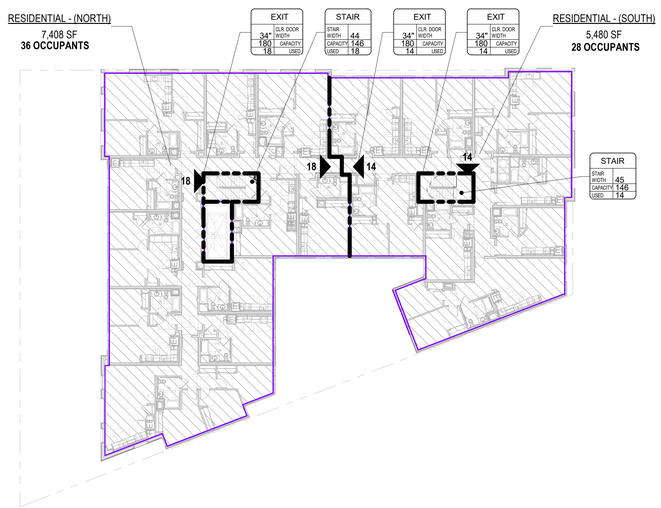
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:38:19 AM

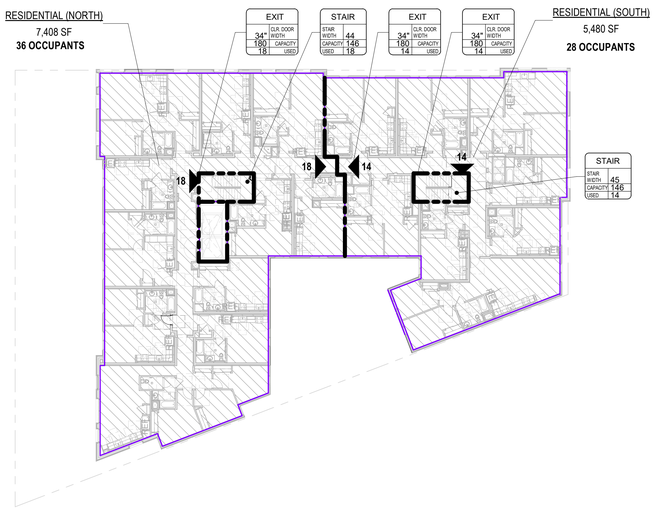
OCCUPANT LOAD SCHEDULE						
Name	Function	OCCUPANCY GROUP	OCCUPANT LOAD FACTOR	AREA	# OCC.	Construction Type



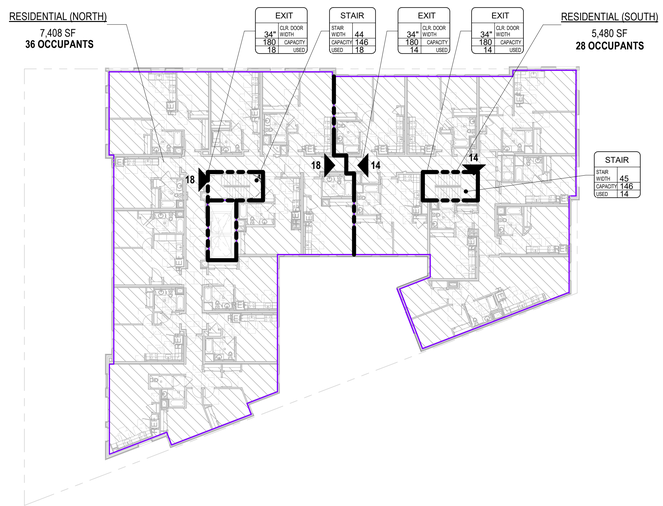
OCCUPANT LOAD - LEVEL 6 (6)
1" = 20'-0"



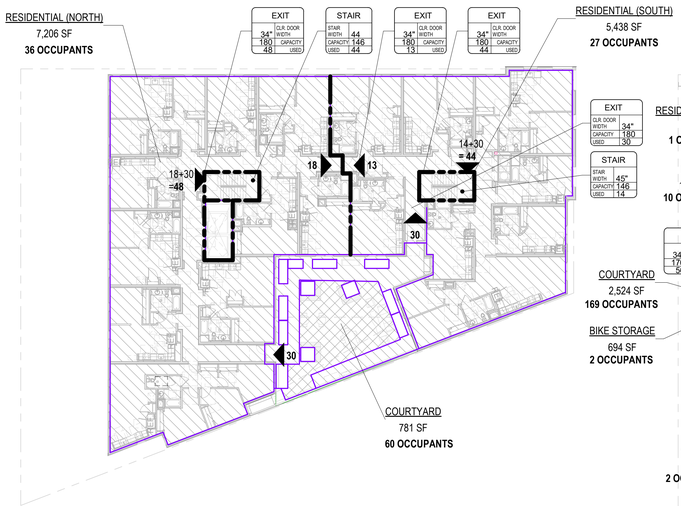
OCCUPANT LOAD - LEVEL 5 (5)
1" = 20'-0"



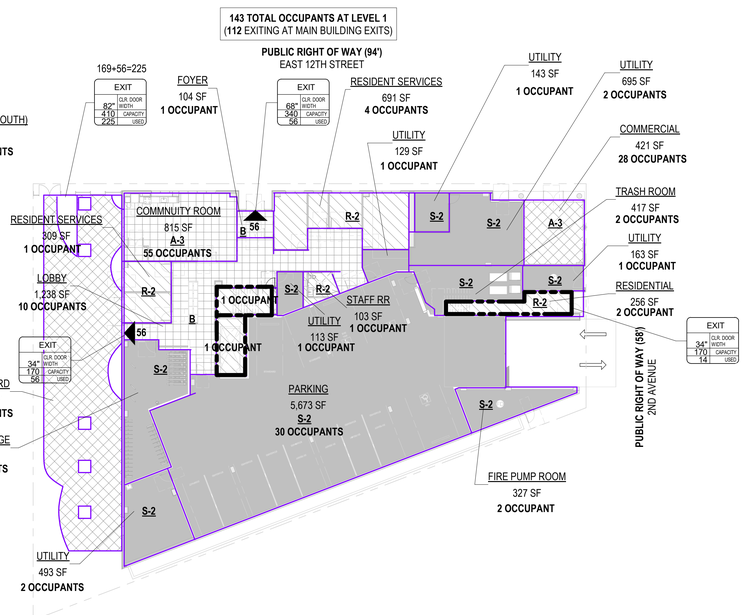
OCCUPANT LOAD - LEVEL 4 (4)
1" = 20'-0"



OCCUPANT LOAD - LEVEL 3 (3)
1" = 20'-0"



OCCUPANT LOAD - LEVEL 2 (2)
1" = 20'-0"



OCCUPANT LOAD DIAGRAM - LEVEL 1 (1)
1" = 20'-0"

TRUE NORTH

PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:38:31 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCHAE SHANE — No. C-36300 — REN. 08/31/24 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1" = 20'-0"

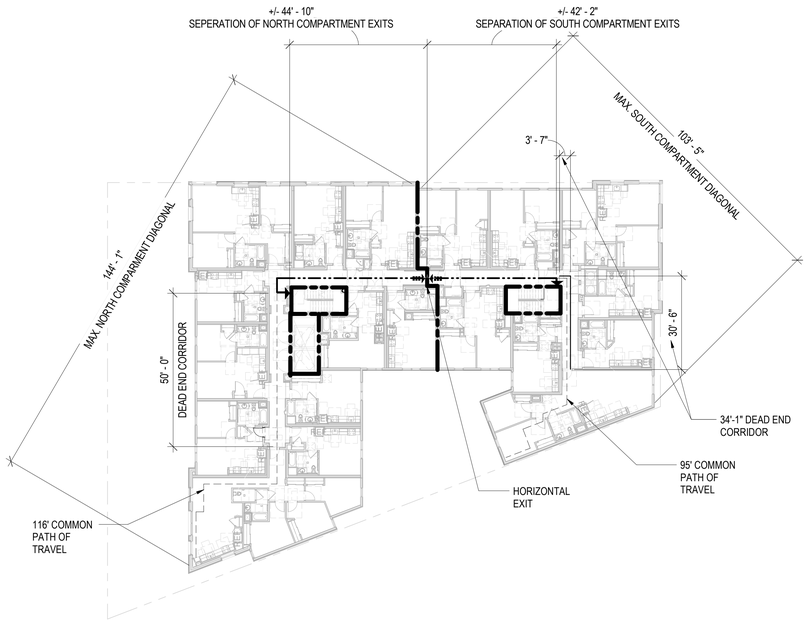
TITLE:

BUILDING CODE DIAGRAMS - OCCUPANT LOAD

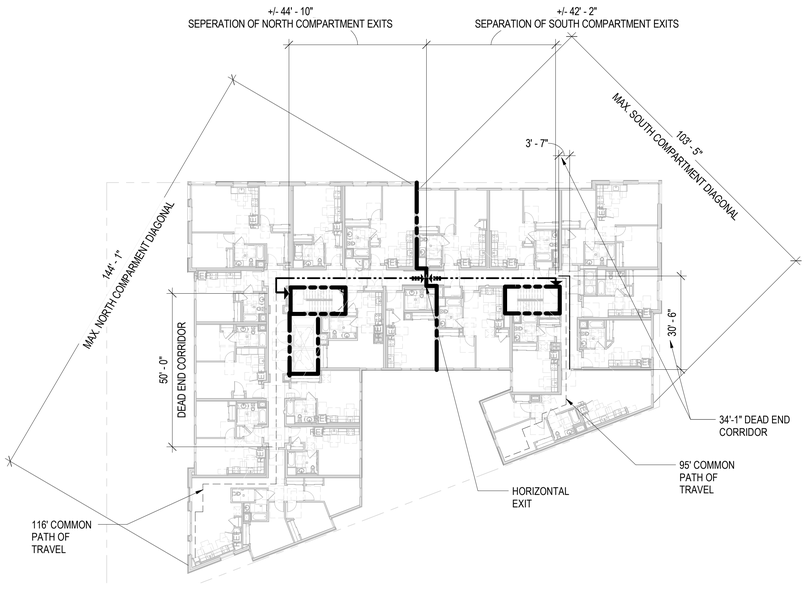
SHEET:

G5.02

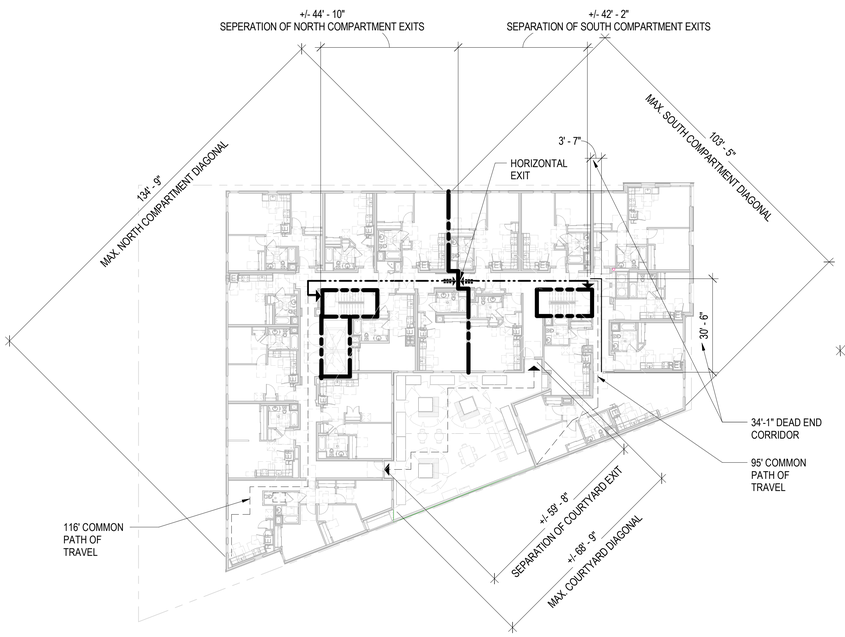
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



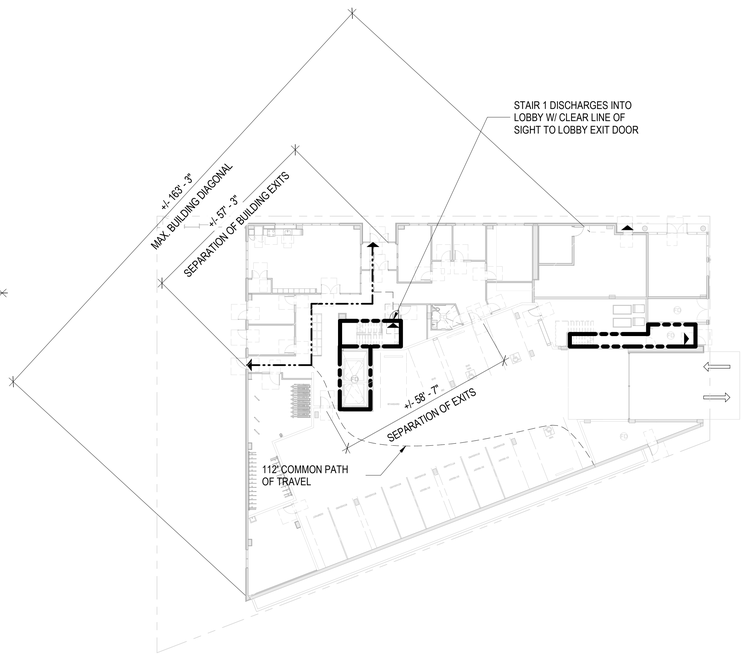
EGRESS DIAGRAM - LEVEL 4 (4)
1" = 20'-0"



EGRESS DIAGRAM - LEVEL 3 (3)
1" = 20'-0"



EGRESS DIAGRAM - LEVEL 2 (2)
1" = 20'-0"



EGRESS DIAGRAM - LEVEL 1 (1)
1" = 20'-0"

TRUE NORTH

PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:38:37 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHI CHAO
No. 39830
REN. 08/31
STATE OF CALIFORNIA

REVISION SCHEDULE

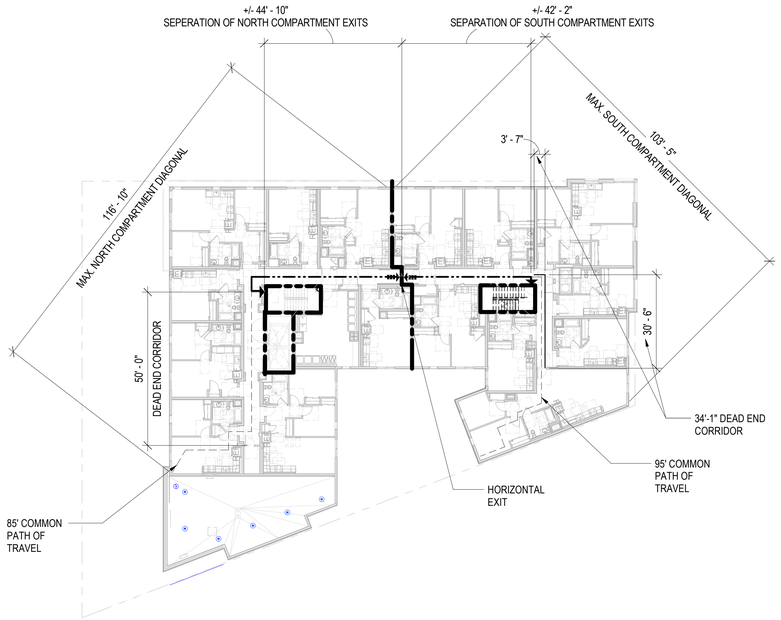
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1" = 20'-0"

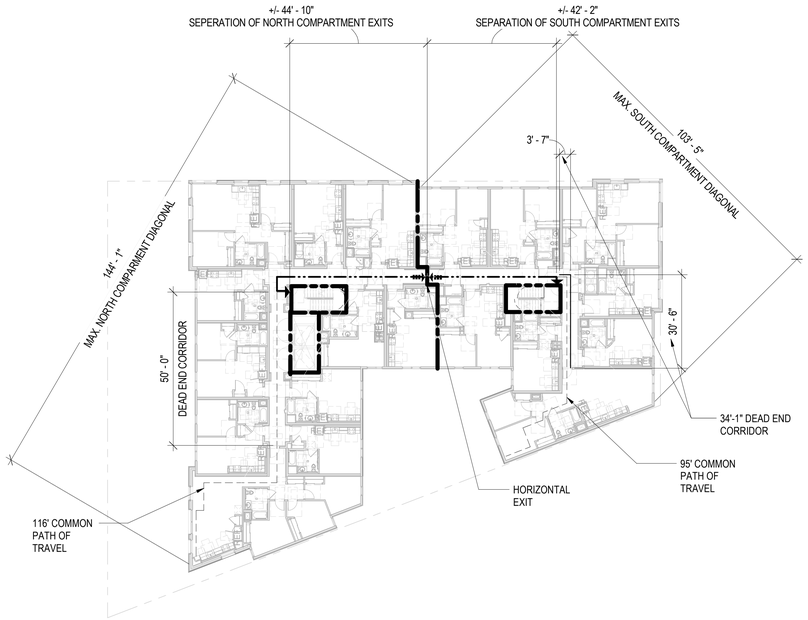
TITLE:
BUILDING CODE DIAGRAMS - EGRESS AND PATH OF TRAVEL

SHEET:
G5.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



EGRESS DIAGRAM - LEVEL 6 (1)
1" = 20'-0"



EGRESS DIAGRAM - LEVEL 5 (2)
1" = 20'-0"

N TRUE NORTH

N PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:38:41 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA HUIE
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

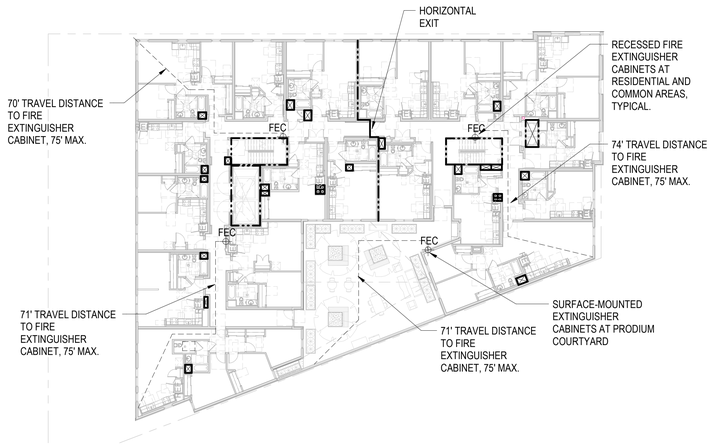
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1" = 20'-0"

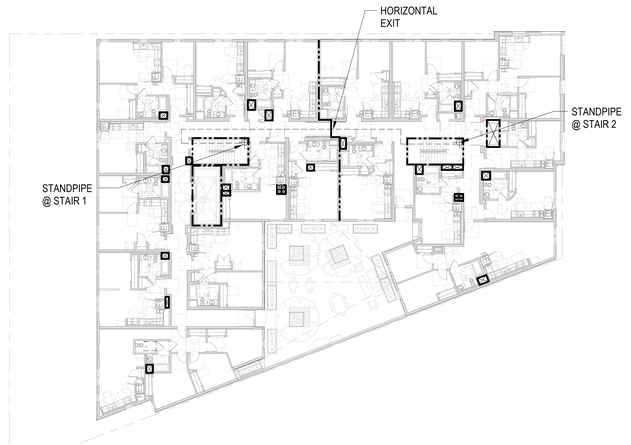
TITLE:
BUILDING CODE DIAGRAMS - EGRESS AND PATH OF TRAVEL

SHEET:
G5.04

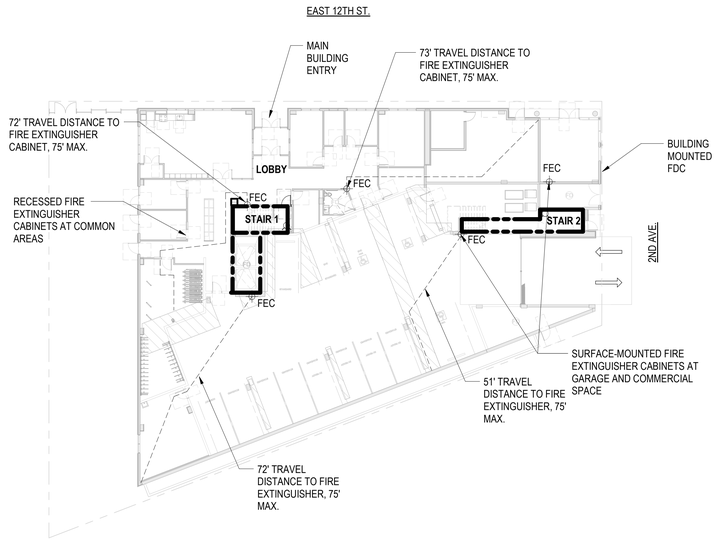
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



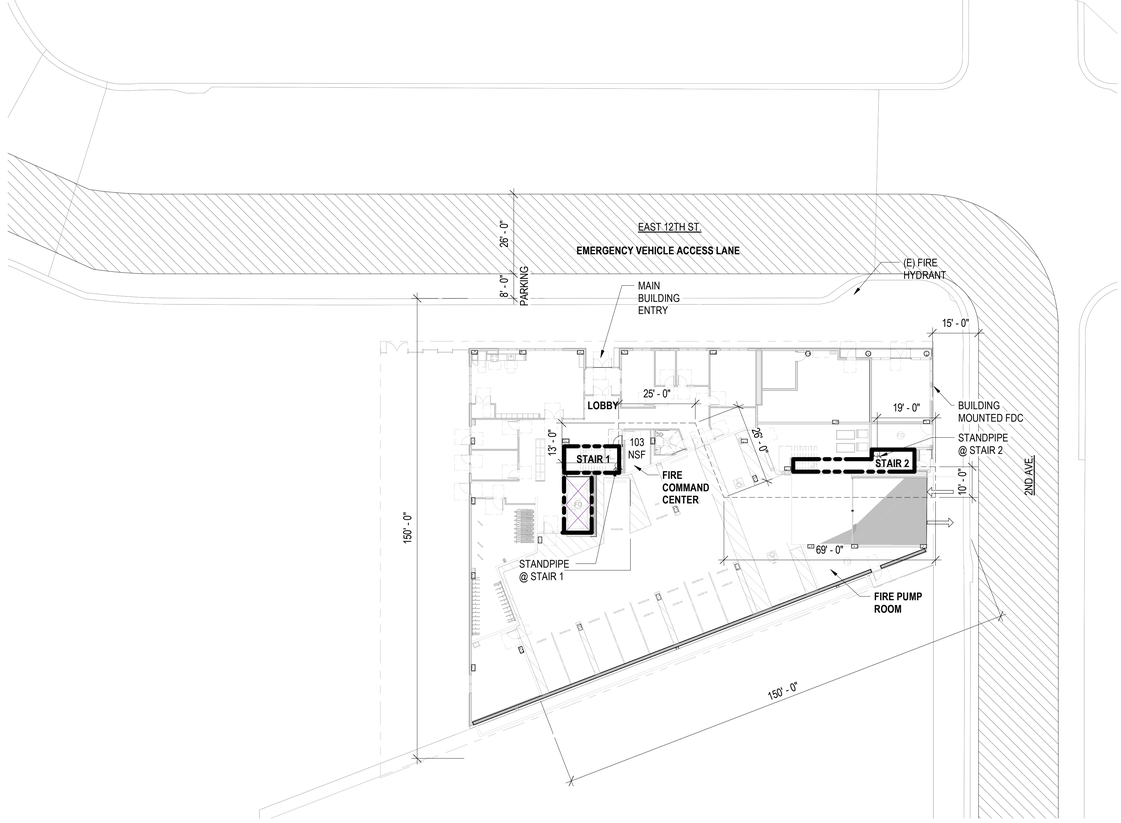
FIRE EXTINGUISHER DIAGRAM - LEVEL 2 (4)
1" = 20'-0"



FIRE ACCESS PLAN - LEVEL 2 (3)
1" = 20'-0"



FIRE EXTINGUISHER DIAGRAM - LEVEL 1 (2)
1" = 20'-0"



FIRE ACCESS PLAN - LEVEL 1 (1)
1" = 20'-0"

N
TRUE NORTH

N
PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:38:48 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30606
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1" = 20'-0"

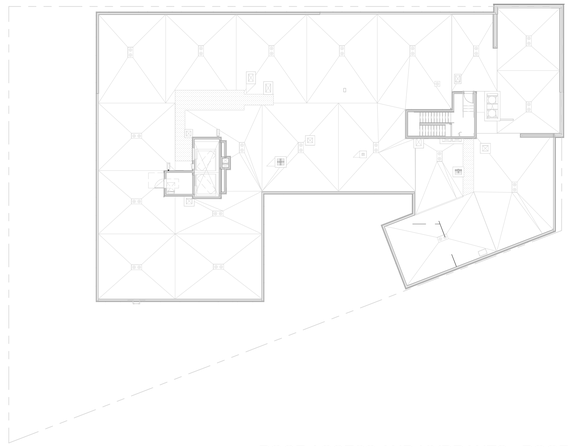
TITLE:

BUILDING CODE DIAGRAMS - FIRE ACCESS, EXTINGUISHERS, & STANDPIPES

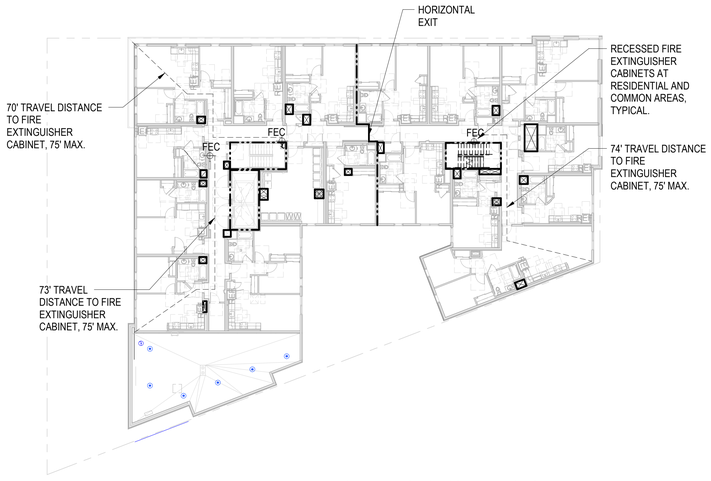
SHEET:

G5.05

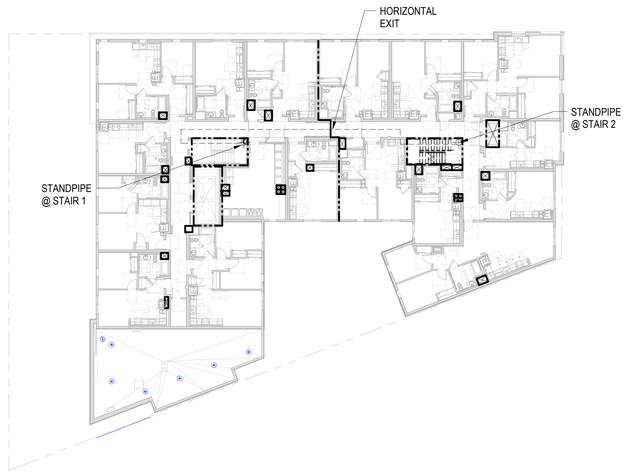
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



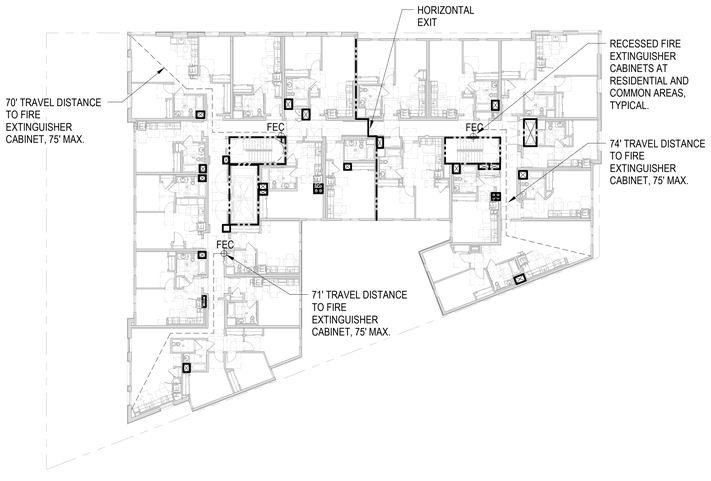
ROOF ACCESS AND HYDRANTS - ROOF PLAN (1)
1" = 20'-0"



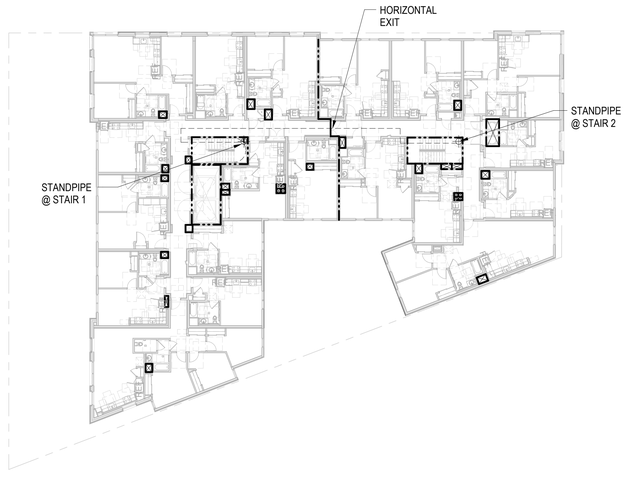
FIRE EXTINGUISHER DIAGRAM - LEVEL 6 (2)
1" = 20'-0"



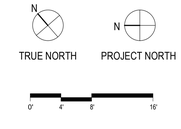
FIRE ACCESS PLAN - LEVEL 6 (3)
1" = 20'-0"



FIRE EXTINGUISHER DIAGRAM - LEVEL 3 (LEVEL 4-5 SIM.) (5)
1" = 20'-0"



FIRE ACCESS PLAN - LEVEL 3 (LEVEL 4-5 SIM.) (4)
1" = 20'-0"



PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1" = 20'-0"

TITLE:

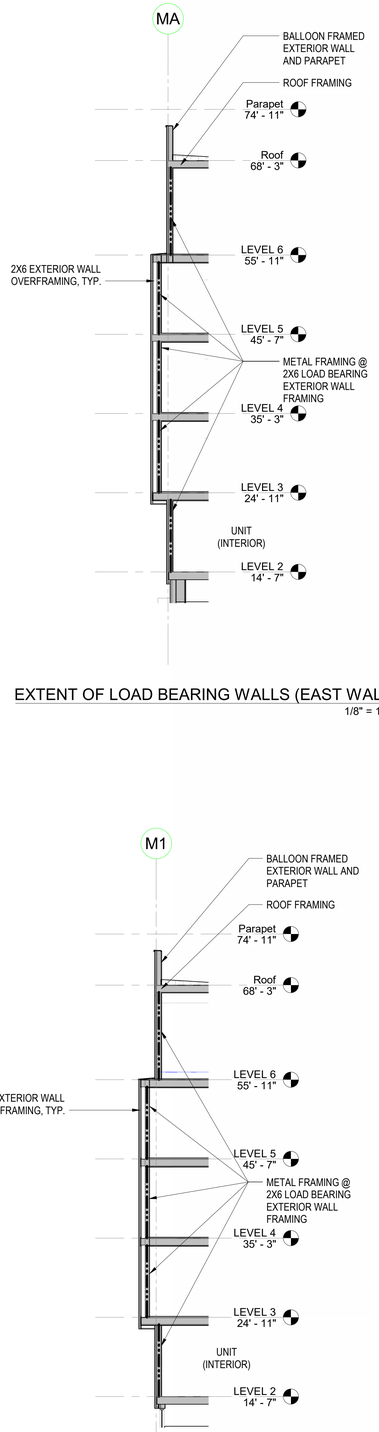
BUILDING CODE DIAGRAMS - FIRE ACCESS, EXTINGUISHERS, & STANDPIPES

SHEET:

G5.06

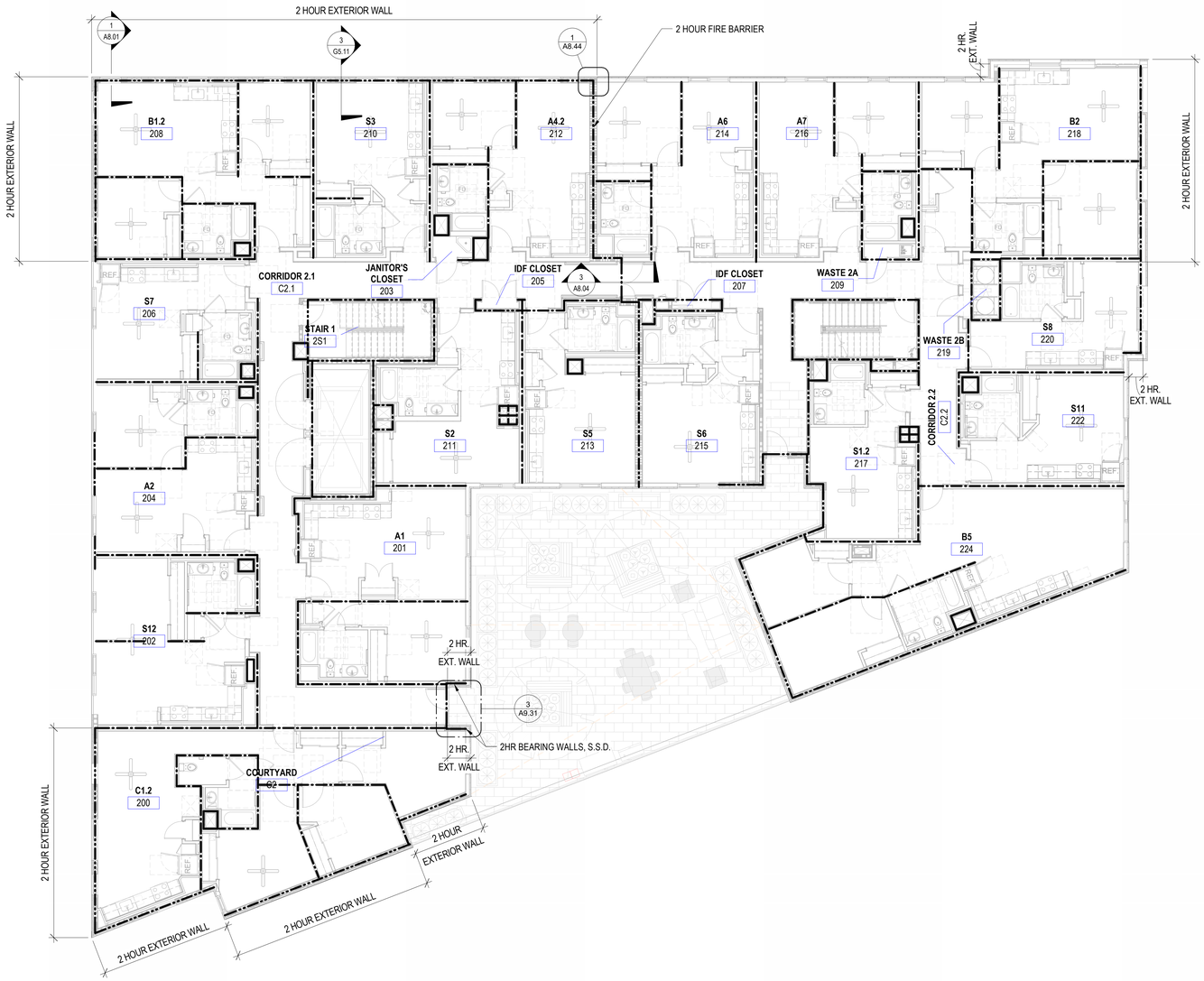
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:38:56 AM



EXTENT OF LOAD BEARING WALLS (EAST WALL) 3
1/8" = 1'-0"

EXTENT OF LOAD BEARING WALLS (NORTH WALL) 2
1/8" = 1'-0"



LEVEL 2 - BUILDING PLAN 1
1/8" = 1'-0"

LEGEND:	
1 HOUR LOAD BEARING WALL	
2 HOUR LOAD BEARING WALL	

N TRUE NORTH

N PROJECT NORTH

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCIA CASEY No. C36309 REN. 08/31/24 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/8" = 1'-0"

TITLE:

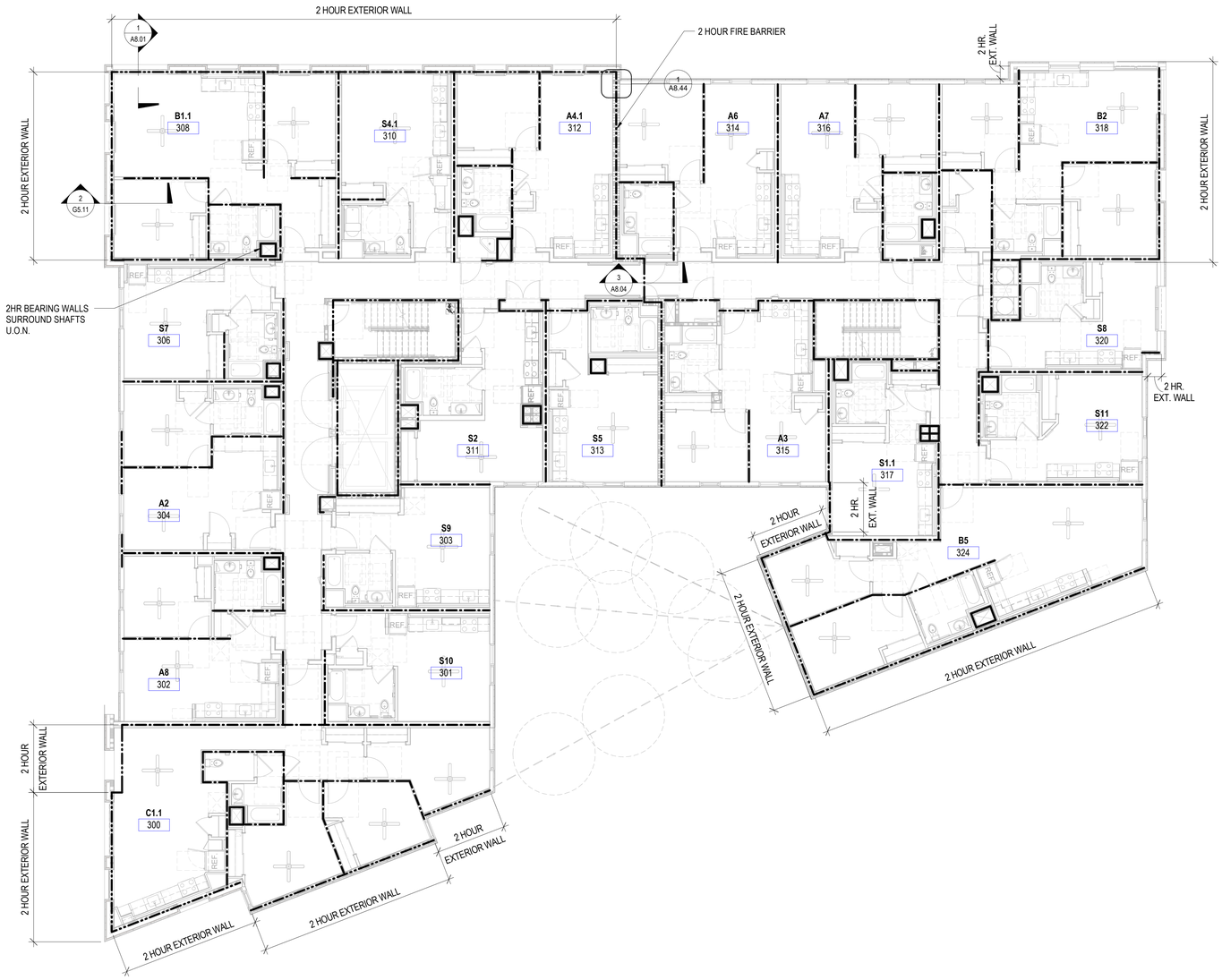
TYPE III CONSTRUCTION - LEVEL 2

SHEET:

G5.11

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:01 AM



TYPE III CONSTRUCTION - LEVELS 3-5 (LEVEL 3 SHOWN) 1
1/8" = 1'-0"

LEGEND:

1 HOUR LOAD BEARING WALL	
2 HOUR LOAD BEARING WALL	

N TRUE NORTH

N PROJECT NORTH

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
No. C36300
REN. 6/30/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

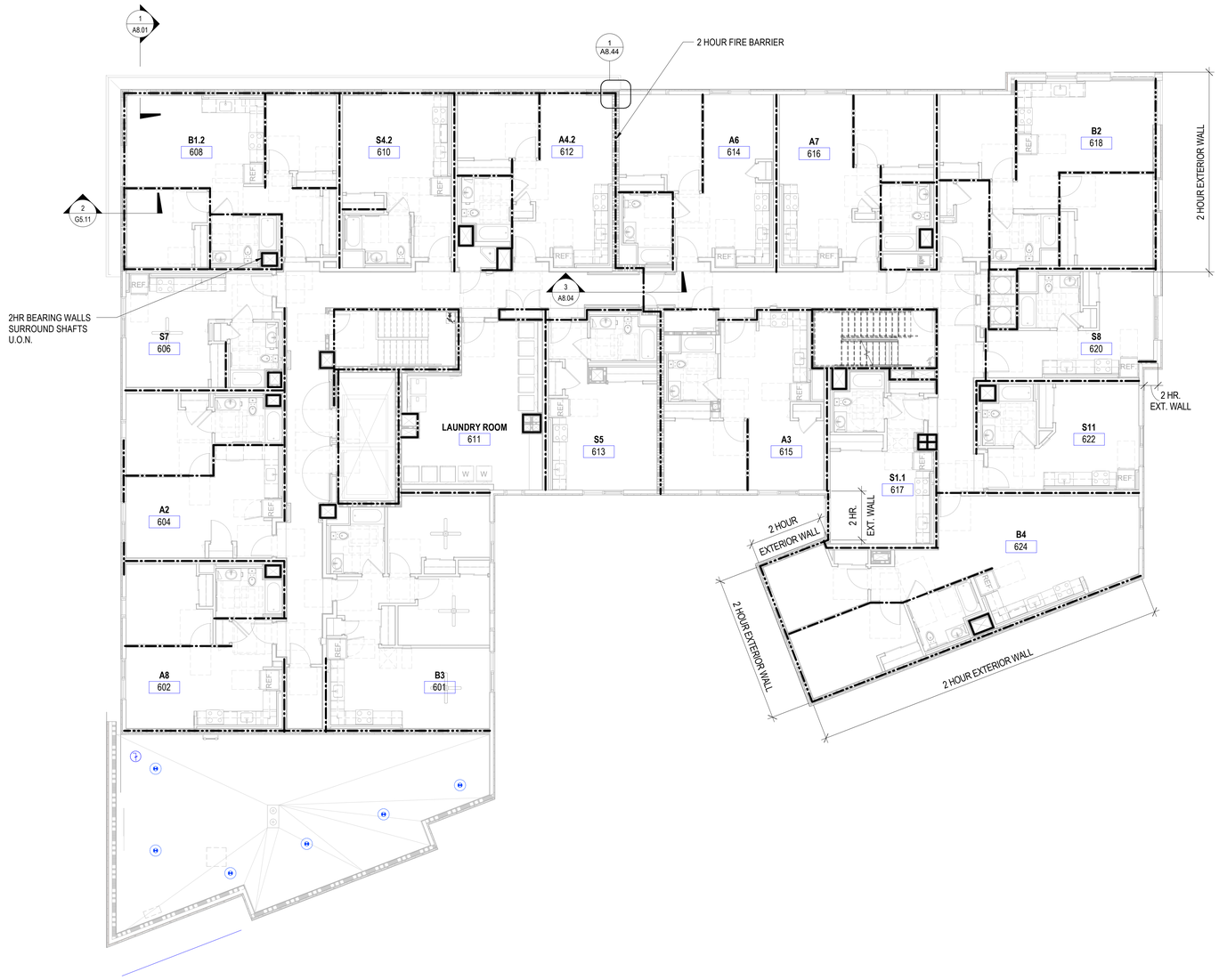
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/8" = 1'-0"

TITLE:
TYPE III CONSTRUCTION - LEVELS 3-5

SHEET:
G5.12

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:04 AM



LEVEL 6 - BUILDING PLAN 1
1/8" = 1'-0"

LEGEND:	
1 HOUR LOAD BEARING WALL	
2 HOUR LOAD BEARING WALL	

TRUE NORTH

PROJECT NORTH

8/25/2023 10:39:06 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHIE TIMAR
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/8" = 1'-0"

TITLE:
TYPE III CONSTRUCTION - LEVEL 6

SHEET:
G5.13

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 9.1

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a California nonprofit that promotes healthy, energy efficient, and durable homes.
The minimum requirements of GreenPoint Rated are: verification of ID or more points, Earn the following minimum points per category: Community (2) Energy (25) Indoor Air Quality/Health (6), Resources (8), and Water (6), and meet the prerequisites depending on State. For California: CALGreen Mandatory HK-1, 2, 4, 5, 7, 10, Outside California: IGC 700 Mandatory Measures, HK-1, 2& 5, CO.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v9.0. For more information visit **www.greenpointrated.org/gprmanual**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 9.1

Planning Scoresheet

Points Targeted:	125.0
Certification Level Targeted:	Gold
Compliance Pathway Targeted:	Option 1: All Electric Compliance
TDV Compliance Targeted:	4.0 %

- Minimum Points
- Points Targeted



East 12th Street

Measures		GreenPoint Rated Points	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	CALGreen (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint**							
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
Yes	**A3. Recycled Content Base Material**	1				1		25% by volume
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	2		1	1			
Yes	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	1			1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	On-site work 20% / Include off-site less than 20%
No	A6.2 Filtration and/or Bio-Retention Features	0					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
TBD	A6.4 Small Stormwater Street Design	1	1					Cover water from sidewalk and roadway to bioswale ACTION ITEM: 7T to send question into BIO.
No	**A7. Stormwater Control: Performance Path**	0					0	
B. FOUNDATION								
100%	**B1. Low Carbon Concrete**	1				1		Mat foundation
No	**B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)**	0			0			
No	**B3. Foundation Drainage System**	0			0			
No	**B4. Sealed Crawlspace**	0			0			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				0		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				0		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage. Points capped at 5 for less than 10%.							
Yes	**C1. Points Grouped by Water Needs (Hydrozoning)**	1					1	
Yes	**C2. Three Inches of Organic Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscape							
Yes	C3.1 No Invasive Species According to Region	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	0				1		
Yes	C3.3 Drought Tolerant, Native, or Other Appropriate Species	0					0	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf, or Turf Not Exceeding 10% and No Overhead Sprinklers Installed in Turf Area Less Than Eight Feet Wide	0					0	
No Turf	C4.2 Turf on a Small Percentage of Landscaped Area	0					0	
No	**C5. Trees to Moderate Building Temperature**	0		1	1			
	C6. High-Efficiency Irrigation System							
Yes	C6.1. System Uses Only Low-Flow Drip, Bubblers or Sprinklers	0					0	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	0					0	
	C8. Rainwater Harvesting System							
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	0					0	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	0					0	
No	**C9. Recycled Wastewater Irrigation System**	0					0	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					0	Sub meter
40.8 Eto	**C11. Efficient Landscape Water Budget**	0					0	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Hardscapes and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		Recled
Yes	**C13. Reduced Light Pollution**	1	1					
TBD	**C14. Large Mature Tree(s)**		1					
No	**C15. Third Party Landscape Program Certification**	0					1	
No	**C16. Maintenance Contract with Certified Professional**	0					1	
No	**C17. Community Garden**	0	1					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								

East 12th Street

Measures		GreenPoint Rated Points	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
	J5. Building Energy Performance							
Option 1: All Electric Compliance	J5.1 All Electric Home Outperforms Title 24	33		25+				All Electric Compliance - High Rise or Low Rise meet TDV
Yes	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**	1		1				
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**				1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units	0			1			
No	K1.2 Entryways to Buildings	0			1			
	K2. Low-VOC Interior Wall and Ceiling Paints							
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (<1 g/l)	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				2		Potential for plywood
No	K4.2 Interior Trim	0				2		
No	K4.3 Shelving	0				2		
TBD	K4.4 Doors					2		
No	K4.5 Countertops	0				1		Solid-surface
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			Review in spec
TBD	K5.2 Cabinets and Countertops				2			Review in spec
TBD	K5.3 Interior Trim and Shelving				2			Review in spec
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			Review in spec
No	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	0			2			
Yes	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
	K9. Durable Cabinets							
TBD	K9.1 Durable Cabinet Construction					1		Review in spec
TBD	K9.2 Durable Cabinet Hardware					1		Review in spec
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1		

East 12th Street

Measures		GreenPoint Rated Points	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
	D1. Optimal Value Engineering							
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	3		1		2		
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1		Will be on the architectural set
No	D1.3 Advanced Framing Measures	0			1	1		
	D2. Construction Material Efficiencies							
>80% Walls OR Floors	D2.1 Prefabricated Wall or Roof Framing	1				2		
No	D2.2 Prefabricated Modular Units	0				6		
Yes	**D3. Engineered Beams and Headers**	1				1		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				5		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
No	D6.1 At Least 50% of Floors	0				1		
No	D6.2 At Least 50% of Exterior Walls	0		1		1		
No	D6.3 At Least 50% of Roofs	0		1		1		
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhangs and Gutters**	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached or No Garage	0			2			
Yes	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
Yes	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1				1		
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	0				1		

East 12th Street

Measures		GreenPoint Rated Points	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
E. EXTERIOR								
No	**E1. Environmentally Preferable Decking**	0				1		
No	**E2. Framing Installation Third-Party Verified**	0				2		
Yes	**E3. Rain Screen Wall System**	2				2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		3-part stucco, Aluminum panel, porcelain tile
Yes	**E5. Durable and Fire Resistant Roofing Materials or Assembly**	1				1		
No	**E6. Vegetated Roof**	0	2					
Yes	**E7. Cool Roof**	1	1					
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5		Review specs to ref.
TBD	F1.2 Ceilings					0.5		Review specs to ref.
	F2. Low-Emitting Insulation							
TBD	F2.1 Walls and Floors				0.5			Review specs to ref.
TBD	F2.2 Ceilings				0.5			Review specs to ref.
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			Review specs to ref.
TBD	F3.2 Ceilings				1			Review specs to ref.
TBD	F3.3 Interior and Exterior Insulation				1			Review specs to ref.
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
Yes	G1.3 Increased Efficiency in Hot Water Distribution	2					2	Likely meeting this ACTION ITEM: MCH to confirm
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads ≤ 1.75 gpm	2					2	
Yes	G2.1 WaterSense Bathroom Faucets ≤ 1.2 gpm	1					1	
1.28 gpf	G2.2 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 80 Grams ≥ 1.28 gpf OR ≤ 1.1 gpf	1					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0					1	
No	**G3. Pre-Plumbing for Greywater System**	0					2	
No	**G4. Operational Greywater System**	0					4	
TBD	**G5. Thermostatic Shower Shut-Off Valve**						1	ACTION ITEM: MCH to review
No	**G6. Submeter Water for Tenants**	0					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. All Electric or Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace or Heat Pump	1			1			
Yes	H1.2 Sealed Combustion or Heat Pump Water Heater	2			2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
No	H3.2 Pressure Balance the Ductwork System	0		1				
	H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	1		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation or At Least One Room ≥ 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1			
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	**H8. High-Efficiency HVAC Filter (MERV 13+)**	0			1			
No	**H9. Advanced Refrigerants**	0			1			
I. RENEWABLE ENERGY								
0.0%	**I1. Onsite Renewable Generation (PV, Micro Hydro and Wind)**	0		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home	0		2				
No	I2.2 Near Zero Energy Home with Flexibility Strategies	0		2				
	I3. Energy Storage and Thermal Load Shifting							
TBD	I3.1 Battery Energy Storage System (BESS)			2				
TBD	I3.2 Ausiliary Thermal Energy Storage System or Pre-Heating of Hot Water			1				
TBD	I3.3 Pre-Cooling Equipment for AC			1				
Yes	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	4		4				
J. BUILDING PERFORMANCE AND TESTING								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**					1		ACTION ITEM: TT to share information Confirm if this will be incorporated into HERS Rater's scope of work
TBD	**J2. Supply and Return Air Flow Testing**				1	1		
Yes	**J3. Compartmentalization of Units**	2			1	1		Required per T24
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1			

East 12th Street

Measures		GreenPoint Rated Points	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Developments							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1					
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Home Energy System Monitors	0		2				
No	O5.2 Home Water System Monitors	0					2	
No	O5.3 Home Indoor Air Quality System Monitors	0			2			
No	O5.4 Home Outdoor Air Quality System Monitors	0	1		1			
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
No	O6.2 Green Building Signage	0		0.5			0.5	
TBD	**O7. Green Appraisal Addendum or Energy Efficiency Score**		1					
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
Yes	**O9. Residents Are Offered Free or Discounted Transit Passes**	2	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0	1					
No	**O11. Smokefree Housing**	0			2			
TBD	**O12. Integrated Pest Management Plan**				1			
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
TBD	P3.1 Design Phase			1	1			
TBD	P3.2 Construction Phase			2	1			
TBD	P3.3 Post-Construction Phase			2	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		To be confirmed
INNOVATION								
TBD	**Enter innovation 1 description here. Enter up to four points at right.**							
TBD	**Enter innovation 2 description here. Enter up to four points at right.**							
TBD	**Enter innovation 3 description here. Enter up to four points at right.**							
TBD	**Enter innovation 4 description here. Enter up to four points at right.**							

		Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories*	426	50	100	60	60
Minimum Points Required in Specific Categories*	33	7	15	6	6
Total Points Targeted	**125.0**	**18.0**	**50.5**	**18.0**	**27.0**	**11.5**

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023

SCALE:

TITLE:

GREEN POINT RATING CHECKLIST

SHEET:

G6.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:08 AM

Project Name: East 12th Street **Date Prepared:** 2023-08-17

A. General Information

1	Project Name	Lakehouse Affordable			
2	Run Title	E 12th Lakehouse			
3	Project Location	111 E 12th			
4	City	Oakland	5	Standards Version	Compliance 2022
6	Zip code	94606	7	Compliance Software (version)	CBECC 2022.3.0 (1302)
8	Climate Zone	3	9	Building Orientation (deg)	318
10	Building Type(s)	• High-Rise Residential	11	Weather File	OAKLAND-INTL_STYP20.epw
12	Project Scope	• New complete scope	13	Number of Dwelling Units	91
14	Total Conditioned Floor Area in Scope (ft²)	59493.5	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	18933	17	Fuel Type	None
18	Nonresidential Conditioned Floor Area	416	19	Total # of Stories (Habitable Above Grade)	6
20	Residential Conditioned Floor Area	59077.5			

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Performance		☒	Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Performance		☒	Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Performance	Covered Process: Laboratory Exhaust (see Table J)	☐	Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Performance		☒	Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Not Included	Photovoltaics (see Table F)	☒	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Performance		☐	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

C1. COMPLIANCE SUMMARY

	COMPLIES[3]		
	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)
Standard Design	112.48	81.89	9.17
Proposed Design	109.29	78.72	9.17
Compliance Margins	**3.19**	**3.17**	**0.58**
	Pass	**Pass**	**Pass**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES[2]			
Energy Component	**Standard Design (TDV)**	**Proposed Design (TDV)**	**Compliance Margin (TDV)[1]**
Space Heating	7.26	5.66	1.6
Space Cooling	4.03	6.39	-2.36
Indoor Fans	12.64	8.03	4.61
Heat Rejection	0.02	0	0.02
Pumps & Misc.	0.41	0	0.41
Domestic Hot Water	60.75	61.84	-1.09
Indoor Lighting	27.37	27.37	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**112.48**	**109.29**	**3.19 (2.8%)**
Photovoltaics	-30.57	-30.57	---
Batteries	-0.02	---	-0.02
TOTAL COMPLIANCE	**81.89**	**78.72**	**3.17 (3.9%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	69.25	69.25	---
Process	62.35	62.35	---
Other Ltg	10.22	10.22	---
Process Motors	0.69	0.69	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**224.4**	**221.23**	**3.17 (1.4%)**

[1] Notes: This table is not used for Energy Code Compliance.

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² /yr)

COMPLIES[2]			
Energy Component	**Standard Design (SOURCE)**	**Proposed Design (SOURCE)**	**Compliance Margin (SOURCE)[1]**
Space Heating	1.01	0.74	0.27
Space Cooling	0.09	0.14	-0.05
Indoor Fans	1.13	0.69	0.44
Heat Rejection	0	0	0
Pumps & Misc.	0.05	0	0.05
Domestic Hot Water	5.33	5.45	-0.12
Indoor Lighting	2.46	2.46	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**10.07**	**9.48**	**0.59 (5.9%)**
Photovoltaics	-0.89	-0.89	---
Batteries	-0.01	---	-0.01
TOTAL COMPLIANCE	**9.17**	**8.59**	**0.58 (6.3%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	6.18	6.18	---
Process	5.1	5.09	0.01
Other Ltg	0.99	0.99	---
Process Motors	0.06	0.06	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**21.5**	**20.91**	**0.59 (2.7%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	14.4	11.7	2.7	6.2	---	---
Space Cooling	2.6	4.1	-1.5	---	---	---
Indoor Fans	26.3	16.1	10.2	---	---	---
Heat Rejection	0	---	---	---	---	---
Pumps & Misc.	0.8	0	0.8	---	---	---
Domestic Hot Water	134.6	137.8	-3.2	---	---	---
Indoor Lighting	60.6	60.6	0	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**239.3**	**230.3**	**9**	**6.2**	**0**	**6.2**
Photovoltaics	-94.9	-94.9	0	---	---	---
Batteries	0	---	---	---	---	---
ENERGY USE SUBTOTAL	**144.4**	**135.4**	**9**	**6.2**	**0**	**6.2**
Receptacle	148.6	148.6	0	---	---	---
Process	137.1	137.1	0	---	---	---
Other Ltg	19	19	0	---	---	---
Process Motors	1.5	1.5	0	---	---	---
ENERGY USE TOTAL	**450.6**	**441.6**	**9**	**6.2**	**0**	**6.2**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	23.81	23.34	0.47	1.97
NET EUI[1]	19.68	19.21	0.47	2.39

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.
• The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.
• The user model includes space(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.
• Required minimum PV capacity limited by SARA.
• PV/Battery Building Type has been modified from software defaults for one or more spaces. Review project's PV/Battery Building Type(s) with documentation author. Refer to Energy Code section 140.10 for Nonresidential or 170.2(g) for more information.

D2. MULTIFAMILY REQUIRED SPECIAL FEATURES

• IAQ Ventilation System: as low as 0.1 W/CFM
• Cool roof
• Floor has high level of insulation
• Metal-framed assembly
• Non-standard duct location (any location other than attic)
• Central Heat Pump Water Heater
• Multifamily: Recirculating with no control (continuous pumping)
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

8/25/2023 10:39:11 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MAURICIO GAMO — No. C-36300 — REN. 12/31/24 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	

TITLE:

TITLE 24

SHEET:

G6.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

E1. HERS VERIFICATION SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

Building-level Verifications:
- Indoor air quality ventilation
- Enclosure air leakage for each dwelling unit
- Kitchen range hood

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

F1. REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception[1]	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
61.46	n/a	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

[1]*See Table D1 for any PV exceptions used.*

F1B. PV BATTERY BUILDING TYPE(S)

01	02	03
Building Occupancy Type* (From Table 140.10-A/B and 170.2-U/V)	Conditioned Floor Area (ft²)	Unconditioned Floor Area (ft²)
Grocery	0	0
High-Rise Multifamily	59077.5	18933
Office, Financial Institutions, Unleased Tenant Space	0	0
Retail	416	0
School	0	0
Warehouse	0	0
Auditorium, Convention Center, Hotel/Motel, Library, Medical Office Building/Clinic, Restaurant, Theater	0	0
None	0	0

**Building Occupancy Types are defined in Section 100.1 of the Energy Code*

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DU200-(1/1)	3B-200	U200	1
DU2B-2-(1/3)	F2-2B	U2Beds2	1
DU2B-2-(2/3)	F2-2B	U2Beds2	1
DU2B-2-(3/3)	F2-2B	U2Beds2	1
DU1B-2-(1/5)	F2-1B	U1Beds2	1
DU1B-2-(2/5)	F2-1B	U1Beds2	1
DU1B-2-(3/5)	F2-1B	U1Beds2	1
DU1B-2-(4/5)	F2-1B	U1Beds2	1
DU1B-2-(5/5)	F2-1B	U1Beds2	1
DU1B-2-2-(1/9)	F2-S	UStudios2	1
DU1B-2-2-(2/9)	F2-S	UStudios2	1
DU1B-2-2-(3/9)	F2-S	UStudios2	1
DU1B-2-2-(4/9)	F2-S	UStudios2	1
DU1B-2-2-(5/9)	F2-S	UStudios2	1
DU1B-2-2-(6/9)	F2-S	UStudios2	1
DU1B-2-2-(7/9)	F2-S	UStudios2	1
DU1B-2-2-(8/9)	F2-S	UStudios2	1
DU1B-2-2-(9/9)	F2-S	UStudios2	1
DU300-(1/1)	3B-300-500	U300	1
DU2B-3-(1/3)	F3-5-2B	U2Beds3	1
DU2B-3-(2/3)	F3-5-2B	U2Beds3	1
DU2B-3-(3/3)	F3-5-2B	U2Beds3	1
DU1B-3-(1/6)	F3-5-1B	U1Beds3	1
DU1B-3-(2/6)	F3-5-1B	U1Beds3	1
DU1B-3-(3/6)	F3-5-1B	U1Beds3	1
DU1B-3-(4/6)	F3-5-1B	U1Beds3	1

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DU1B-3-(5/6)	F3-5-1B	U1Beds3	1
DU1B-3-(6/6)	F3-5-1B	U1Beds3	1
DU1B-2-2-2-(1/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(2/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(3/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(4/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(5/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(6/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(7/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(8/9)	F3-5-S	UStudios3	1
DU1B-2-2-2-(9/9)	F3-5-S	UStudios3	1
DU300-2-(1/1)	3B-300-500	U400	1
DU2B-3-2-(1/3)	F3-5-2B	U2Beds4	1
DU2B-3-2-(2/3)	F3-5-2B	U2Beds4	1
DU2B-3-2-(3/3)	F3-5-2B	U2Beds4	1
DU1B-3-2-(1/6)	F3-5-1B	U1Beds4	1
DU1B-3-2-(2/6)	F3-5-1B	U1Beds4	1
DU1B-3-2-(3/6)	F3-5-1B	U1Beds4	1
DU1B-3-2-(4/6)	F3-5-1B	U1Beds4	1
DU1B-3-2-(5/6)	F3-5-1B	U1Beds4	1
DU1B-3-2-(6/6)	F3-5-1B	U1Beds4	1
DU1B-2-2-2-2-(1/9)	F3-5-S	UStudios4	1
DU1B-2-2-2-2-(2/9)	F3-5-S	UStudios4	1
DU1B-2-2-2-2-(3/9)	F3-5-S	UStudios4	1
DU1B-2-2-2-2-(4/9)	F3-5-S	UStudios4	1
DU1B-2-2-2-2-(5/9)	F3-5-S	UStudios4	1

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DU1B-2-2-2-2-(6/9)	F3-5-S	UStudios4	1
DU1B-2-2-2-2-(7/9)	F3-5-S	UStudios4	1
DU1B-2-2-2-2-(8/9)	F3-5-S	UStudios4	1
DU1B-2-2-2-2-(9/9)	F3-5-S	UStudios4	1
DU300-2-2-(1/1)	3B-300-500	U500	1
DU2B-3-2-2-(1/3)	F3-5-2B	U2Beds5	1
DU2B-3-2-2-(2/3)	F3-5-2B	U2Beds5	1
DU2B-3-2-2-(3/3)	F3-5-2B	U2Beds5	1
DU1B-3-2-2-(1/6)	F3-5-1B	U1Beds5	1
DU1B-3-2-2-(2/6)	F3-5-1B	U1Beds5	1
DU1B-3-2-2-(3/6)	F3-5-1B	U1Beds5	1
DU1B-3-2-2-(4/6)	F3-5-1B	U1Beds5	1
DU1B-3-2-2-(5/6)	F3-5-1B	U1Beds5	1
DU1B-3-2-2-(6/6)	F3-5-1B	U1Beds5	1
DU1B-2-2-2-2-2-(1/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(2/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(3/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(4/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(5/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(6/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(7/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(8/9)	F3-5-S	UStudios5	1
DU1B-2-2-2-2-2-(9/9)	F3-5-S	UStudios5	1
DU2B-3-2-2-2-(1/4)	F6-2B	U2Beds6	1
DU2B-3-2-2-2-(2/4)	F6-2B	U2Beds6	1
DU2B-3-2-2-2-(3/4)	F6-2B	U2Beds6	1

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DU2B-3-2-2-2-(4/4)	F6-2B	U2Beds6	1
DU1B-3-2-2-2-(1/6)	F6-1B	U1Beds6	1
DU1B-3-2-2-2-(2/6)	F6-1B	U1Beds6	1
DU1B-3-2-2-2-(3/6)	F6-1B	U1Beds6	1
DU1B-3-2-2-2-(4/6)	F6-1B	U1Beds6	1
DU1B-3-2-2-2-(5/6)	F6-1B	U1Beds6	1
DU1B-3-2-2-2-(6/6)	F6-1B	U1Beds6	1
DU1B-2-2-2-2-2-(1/6)	F6-S	UStudios6	1
DU1B-2-2-2-2-2-(2/6)	F6-S	UStudios6	1
DU1B-2-2-2-2-2-(3/6)	F6-S	UStudios6	1
DU1B-2-2-2-2-2-(4/6)	F6-S	UStudios6	1
DU1B-2-2-2-2-2-(5/6)	F6-S	UStudios6	1
DU1B-2-2-2-2-2-(6/6)	F6-S	UStudios6	1

F4. DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft²)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
3B-200	1219	3	1	3B-200 | :FC5-200:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
3B-300-500	1320	3	3	3B-300-500 | :FC5-300-500:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F2-2B	922.7	2	3	F2-2B | :FC4-2:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F3-5-2B	959	2	9	F3-5-2B | :FC4:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F6-2B	904	2	4	F6-2B | :FC4-6:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F2-1B	619.4	1	5	F2-1B | :FC3-2:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F3-5-1B	609	1	18	F3-5-1B | :FC3:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F6-1B	601.5	1	6	F6-1B | :FC3-6:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F2-S	446.2	0	9	F2-S | :FC1-2--2:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan

F4. DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft²)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
F3-5-S	427.4	0	27	F3-5-S | :FC1-2:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan
F6-S	413.8	0	6	F6-S | :FC1-2--6:DCS - Res:HVAC Fan - Heat Pump:4:3	DHW Heat Pump	Minimum Exhaust IAQ Fan

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	9038	2111.5	23.36
East-Facing[2]	10008	2806.75	28.05
South-Facing[3]	12468	1827.25	14.66
West-Facing[4]	4725	959	20.3
Total	**36239**	**7704.5**	**21.26**
Roof	11162	0	0

Notes
[1]*North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),*
[2]*East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),*
[4]*West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),*

G2B. ROOFING PRODUCT SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06
Name	Roof Pitch	Roof Rise (x in 12)	Aged Solar Reflectance	Thermal Emittance	SRI
Roof Deck	Low slope	1	0.1	0.85	N/A
Roof	Steep slope	2	0.68	0.75	N/A
Roof-2	Steep slope	2	0.68	0.75	N/A
Roof-3	Steep slope	2	0.68	0.75	N/A
Roof-4	Steep slope	2	0.68	0.75	N/A
Roof-8	Low slope	1	0.68	0.75	N/A
Roof-5	Low slope	1	0.68	0.75	N/A
Roof-6	Low slope	1	0.68	0.75	N/A
Roof-7	Low slope	1	0.68	0.75	N/A
Roof-2-2	Low slope	1	0.68	0.75	N/A
Roof-3-2	Low slope	1	0.68	0.75	N/A
Roof-4-2	Low slope	1	0.68	0.75	N/A
Roof-7-2	Low slope	1	0.68	0.75	N/A
Roof-6-2	Low slope	1	0.68	0.75	N/A

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	Air Barrier
BuildingStory 1	Air barrier - not verified

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHAE CRAIG No. 34300 REN. 08/31/24 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE:
TITLE:
TITLE 24

SHEET:
G6.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:14 AM

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
nrMF R-21 + R-5 Wall Ext	Exterior Wall	616	Metal	21	N/A	5	U-factor	0.0887	3 Coat Stucco Building Paper - 1/16 in. Compliance Insulation R5.00 Gypsum Board - 5/8 in. MF 2x6 R-21 Wall Gypsum Board - 5/8 in.	N
nrSlab on Grade	Underground Floor	416	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	N
nrMF R-15 Wall Int Dem	Interior Wall	585	Metal	15	N/A	N/A	U-factor	0.1471	Gypsum Board - 5/8 in. Gypsum Board - 5/8 in. MF 2x4 16in OC R-15 Wall Gypsum Board - 5/8 in. Gypsum Board - 5/8 in.	N
MF R-21 + R-5 Ext Wall	Exterior Walls	38,508	Steel Framed Wall	21	0	5	U-factor	0.067	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: R-5 Sheathing Exterior Finish: 3 Coat Stucco	N
MF R-15 Int Wall	Interior Walls	3,524	Steel Framed Wall	15	0	0	U-factor	0.1162	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x6 Other Side Finish: Gypsum Board	
8in Concrete Wall Int	Interior Walls	1,108	Concrete / ICF / Brick	0	0	0	U-factor	0.3406	Inside Finish: Gypsum Board Mass Layer: 8 in. Concrete Other Side Finish: Gypsum Board	

[1] *Status: N - New, A - Altered, E - Existing*

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
MF R-15 Wall Int Dem	Interior Walls	44,065	Steel Framed Wall	15	0	0	U-factor	0.0996	Inside Finish: Gypsum Board Sheathing / Insulation: Gypsum Board Cavity / Frame: R-15 / 2x6 Sheathing / Insulation: Gypsum Board Other Side Finish: Gypsum Board	
Raised Insulated PodiumR	Interior Floors	11,198	Concrete / ICF / Brick	0	0	10	U-factor	0.0632	Floor Surface: Carpeted Insulation/Furring: no insul. / 0.5in. wd Mass Layer: 10 in. Concrete Insulation/Furring: R-10 / no furring Ceiling Below Finish: Gypsum Board	N
R-0 Floor Int	Interior Floors	1,020	Wood Framed Floor	0	0	0	U-factor	0.1992	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6 Ceiling Below Finish: Gypsum Board	N
R-19 Floor Int	Interior Floors	50,369	Wood Framed Floor	19	0	0	U-factor	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Sheathing / Insulation: Gypsum Board Ceiling Below Finish: Gypsum Board	N
MF R-30 + R-8 Roof	Cathedral Ceilings	13,517	Built-up Roof	30	0	8	U-factor	0.0269	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-8 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Sheathing / Insulation: Gypsum Board Inside Finish: Gypsum Board	N

[1] *Status: N - New, A - Altered, E - Existing*

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
R-30 Raised Floor	Exterior Floors	1,975	Wood Framed Floor	30	0	4	U-factor	0.0288	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Sheathing / Insulation: R-4 Sheathing Exterior Finish: 3 Coat Stucco	N
10in Concrete	Exterior Walls	1,723	Concrete / ICF / Brick	0	0	0	U-factor	0.4678	Inside Finish: Gypsum Board Mass Layer: 10 in. Concrete	N
Podium Roof Stand-in	Cathedral Ceilings	1,896	Built-up Roof	30	0	0	U-factor	0.0415	Roofing: 15 PSF (Heavy Ballast or Pavers) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x4 Top Chrd Inside Finish: Gypsum Board	N
Garage Ext Wall	Exterior Walls	1,710	Wood Framed Wall	0	0	0	U-factor	0.3609	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco	N

[1] *Status: N - New, A - Altered, E - Existing*

G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft²)	Overall U-factor	Status[1]
120A-B	258	1	N
Ext Door	21	0.7	N
UDoor	21	0.5	N
UDoorx3	63	0.5	N
UDoorx5	105	0.5	N
UDoorx9	189	0.5	N
UDoor-2	21	0.5	N
UDoorx3-2	63	0.5	N
UDoorx6	124	0.5	N
UDoorx9-2	189	0.5	N
UDoor-2-2	21	0.5	N
UDoorx3-2-2-2	63	0.5	N
UDoorx6-2-2	124	0.5	N
UDoorx9-2-2-2	189	0.5	N
UDoor-2-2-2	21	0.5	N
UDoorx3-2-2-2-2	63	0.5	N
UDoorx6-2-2-2	124	0.5	N
UDoorx9-2-2-2-2	189	0.5	N
IntDoor	21	0.7	N
UDoorx3-2-2-2-2	63	0.5	N
UDoorx6-2-2-2	124	0.5	N
UDoorx9-2-2-2-2	189	0.5	N

[1] *Status: N - New, A - Altered, E - Existing*

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
nrStorefront	Vertical fenestration Curtain wall N/A	NFRC	Manufactured	263	0.45	0.35	0.5	N

[1] *Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
rSF	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Community N	318	1	120	0.45	NFRC	0.35	NFRC	N/A	None	N
rSF-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Community E	48	1	210	0.45	NFRC	0.35	NFRC	N/A	None	N
104B	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Services N	318	1	29	0.45	NFRC	0.35	NFRC	N/A	None	N
101B	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Lobby N	318	1	29	0.45	NFRC	0.35	NFRC	N/A	None	N
100	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Lobby E	48	1	52.5	0.45	NFRC	0.35	NFRC	N/A	None	N
rSF-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Office E	48	1	48	0.45	NFRC	0.35	NFRC	N/A	None	N
rSF-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Office E-2	48	1	90	0.45	NFRC	0.35	NFRC	N/A	None	N

[2] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
rSF-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Copy E	48	1	24	0.45	NFRC	0.35	NFRC	N/A	None	N
rSF-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Conference E	48	1	48	0.45	NFRC	0.35	NFRC	N/A	None	N
Ext GD	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Corridor S	138	1	21	0.32	NFRC	0.25	NFRC	N/A	None	N
W3x2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W1	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B NW	273	1	17.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B S	138	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SW	183	1	15	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SE	93	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B N	318	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B N	318	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B NW	273	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E	48	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
F2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E	48	1	15	0.32	NFRC	0.25	NFRC	N/A	None	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W3-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E	48	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E	48	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E	48	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S	138	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S	138	1	40.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N	318	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[2] *Status: N - New, A - Altered, E - Existing*

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHI CHAD
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	
TITLE:	**TITLE 24**

SHEET:

G6.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:16 AM

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
W7-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E	48	1	63	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E	48	1	126	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B S	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B S	138	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St E	48	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N	318	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
W3-7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N	318	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N	318	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W	228	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W	228	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S	138	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6a	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2	318	1	70.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
C3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2	318	1	39	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W1-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B NW-2	273	1	17.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B S-2	138	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SW-2	183	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SE-2	93	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4x2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B N-2	318	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B NW-2	273	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
C1x2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2	48	1	49.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2	48	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2	48	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2	48	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2	138	1	40.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2	138	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
W3x2-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2	318	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4x2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2	48	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2	48	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2	48	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-5-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2	228	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
C6a-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St E-2	48	1	70.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2	318	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2	228	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-5-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
W7x2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2	138	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6a-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2-2	318	1	70.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2-2	318	1	39	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W1-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B NW-2-2	273	1	17.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-8-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B S-2-2	138	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SW-2-2	183	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
W3-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SE-2-2	93	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4x2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B N-2-2	318	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B NW-2-2	273	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1x2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2	48	1	49.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2	48	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2	48	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2	48	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
C4-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2	138	1	40.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2	138	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-5-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2-2	318	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4x2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2	48	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-5-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2	48	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHI CHAD No. 39800 REN. 08/31/24 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	
TITLE:	TITLE 24

SHEET:

G6.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:19 AM

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W7x2-6-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2-2	48	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2-2-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-5-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2-2-2	228	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6a-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St E-2-2	48	1	70.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-4-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2-2	318	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2-2	228	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W7-5-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-6-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-7-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2	138	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-4-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6a-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2-2-2	318	1	70.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B N-2-2-2	318	1	39	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W1-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B NW-2-2-2	273	1	17.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-8-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B S-2-2-2	138	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1-3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SW-2-2-2	183	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	3B SE-2-2-2	93	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4x2-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B N-2-2-2	318	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B NW-2-2-2	273	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1x2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	49.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W3-3-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2-2	138	1	40.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2-2	138	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-3-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W7x2-5-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2-2-2	318	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4x2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2-2	48	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-5-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2-2	48	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-6-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2-2	48	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-3-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2-2-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-5-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2-2-2	228	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6a-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St E-2-2-2	48	1	70.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W7-4-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-4-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2-2-2	318	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2-2-2	228	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-5-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2-2-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-6-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-7-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2-2	138	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
C4x2-3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B N-2-2-2	318	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B NW-2-2-2	273	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1x2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	49.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-3-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C1-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	24.75	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6c-3-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B E-2-2-2	48	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2-2	138	1	40.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
C6c-2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2-2	138	1	58.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	2B S-2-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-3-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-5-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B N-2-2-2	318	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C4x2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2-2	48	1	81	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3x2-5-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2-2	48	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-6-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B E-2-2-2	48	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W7-3-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2-2-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W3-5-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	1B W-2-2-2	228	1	21	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
C6a-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St E-2-2-2	48	1	70.5	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-4-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2-2-2	318	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-4-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St N-2-2-2	318	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W6-2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2-2-2	228	1	35	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-5-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St W-2-2-2	228	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHI CRAIG
No. 39800
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023

SCALE:

TITLE:

TITLE 24

SHEET:

G6.06

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:22 AM

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
W7-6-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7-7-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2-2-2	138	1	42	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N
W7x2-2-2-2-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	St S-2-2-2-2	138	1	84	0.32	NFRC	0.25	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
FC/L1	Single Zone Heat Pump (SZHP) Air System	1	20	0	COP HSPF	3.75 10	18	EER SEER	12.5 22	No Economizer	N
FC/L2-3	Single Zone Heat Pump (SZHP) Air System	1	11.6	0	COP HSPF	3.75 10	10	EER SEER	12.5 22	No Economizer	N

[1] *Status: N - New, A - Altered, E - Existing*

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
FC/L4	Single Zone Heat Pump (SZHP) Air System	1	5.8	0	COP HSPF	3.75 10	5	EER SEER	12.5 22	No Economizer	N
FC/L5	Single Zone Heat Pump (SZHP) Air System	1	13.5	0	COP HSPF	3.95 10.7	12	EER SEER	11.55 21	No Economizer	N
FC/L6	Single Zone Heat Pump (SZHP) Air System	1	5.8	0	COP HSPF	3.95 10.7	5	EER SEER	11.55 21	No Economizer	N
FC/L7	Single Zone Heat Pump (SZHP) Air System	1	5.8	0	COP HSPF	3.95 10.7	5	EER SEER	11.55 21	No Economizer	N
FC/L8	Single Zone Heat Pump (SZHP) Air System	1	13.5	0	COP HSPF	3.95 10.7	12	EER SEER	11.55 21	No Economizer	N
FC/L9	Single Zone Heat Pump (SZHP) Air System	1	5.8	0	COP HSPF	3.95 10.7	5	EER SEER	11.55 21	No Economizer	N
CU2	Variable Refrigerant Flow	1	247.91	N/A	COP	3.45	287.8	EER	11.95	N/A	N
CU3-4-5	Variable Refrigerant Flow	1	825.7	N/A	COP	3.42	931.66	EER	11.6	N/A	N
CU6	Variable Refrigerant Flow	1	274.02	N/A	COP	3.42	295.33	EER	11.6	N/A	N

[1] *Status: N - New, A - Altered, E - Existing*

H2. DWELLING UNIT HVAC HEATING AND COOLING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13
						Heating				Cooling		
Dwelling Unit Type	Equipment Name	Equipment Type	Quantity	Air Distribution System Name	Fan System name	Heat Output at 47	Heat Output at 17	Efficiency Unit	Efficiency	Total Cooling Output	Efficiency Unit	Efficiency
3B-200	FCS-200 (CU2)	VRF N/A	1	DCS - Res	HVAC Fan - Heat Pump	39,989	N/A	N/A	N/A	35,958	N/A	N/A
3B-300-500	FCS-300-500 (CU3-4-5)	VRF N/A	3	DCS - Res	HVAC Fan - Heat Pump	39,989	N/A	N/A	N/A	35,958	N/A	N/A
F2-2B	FC4-2 (CU2)	VRF N/A	3	DCS - Res	HVAC Fan - Heat Pump	23,185	N/A	N/A	N/A	29,966	N/A	N/A
F3-5-2B	FC4 (CU3-4-5)	VRF N/A	9	DCS - Res	HVAC Fan - Heat Pump	23,185	N/A	N/A	N/A	29,966	N/A	N/A
F6-2B	FC4-6 (CU6)	VRF N/A	4	DCS - Res	HVAC Fan - Heat Pump	23,185	N/A	N/A	N/A	29,966	N/A	N/A
F2-1B	FC3-2 (CU2)	VRF N/A	5	DCS - Res	HVAC Fan - Heat Pump	15,176	N/A	N/A	N/A	17,979	N/A	N/A
F3-5-1B	FC3 (CU3-4-5)	VRF N/A	18	DCS - Res	HVAC Fan - Heat Pump	15,176	N/A	N/A	N/A	17,979	N/A	N/A
F6-1B	FC3-6 (CU6)	VRF N/A	6	DCS - Res	HVAC Fan - Heat Pump	15,176	N/A	N/A	N/A	17,979	N/A	N/A
F2-S	FC1-2--2 (CU2)	VRF N/A	9	DCS - Res	HVAC Fan - Heat Pump	13,512	N/A	N/A	N/A	11,997	N/A	N/A
F3-5-S	FC1-2 (CU3-4-5)	VRF N/A	27	DCS - Res	HVAC Fan - Heat Pump	13,512	N/A	N/A	N/A	11,997	N/A	N/A
F6-S	FC1-2--6 (CU6)	VRF N/A	6	DCS - Res	HVAC Fan - Heat Pump	13,512	N/A	N/A	N/A	11,997	N/A	N/A

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
			Supply Fan				Return / Relief Fan					
Name or Item Tag	Qty	Design OA CFM	CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	Status[1]
FC/L1	1	649	763	0.06	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
FC/L2-3	1	48.4	318	0.32	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
FC/L4	1	435	435	0.24	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
FC/L5	1	31.6	321	0.08	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
FC/L6	1	18.1	159	0.64	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
FC/L7	1	11.7	159	0.64	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
FC/L8	1	138	321	0.08	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
FC/L9	1	104	159	0.64	W/cfm	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] *Status: N - New, A - Altered, E - Existing*

H3a. MULTIFAMILY / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05
Name	Type	Power	Power Units	Status
HVAC Fan - Heat Pump	Fixed speed	0.45	W/cfm	N/A

H3b. MULTIFAMILY / COMMON USE AREA IAQ FAN SYSTEMS SUMMARY

01	02	03	04	05	06
Name	Type	Airflow (CFM)	Power	Power Units	Status
Laundry-IAQFan	Exhaust	74	0.1	W/cfm	N/A
Corridor CVS	Supply	941.9	0.44	W/cfm	N/A

H4. MULTIFAMILY HVAC DISTRIBUTION

01	02	03	04	05	06	07	08
						Verified Duct Design Surface Area	
Name	Type	Duct Ins. R-value Supply	Duct Ins. R-value Return	Duct Location Supply	Duct Location Return	Supply	Return
DCS - Res	Conditioned space-entirely (Non-Verified)	R:4.2	R:4.2	Conditioned Zone	Conditioned Zone	n/a	n/a
FC/L1- Air Dist	Conditioned space-entirely (Non-Verified)	4.2	4.2	Conditioned Zone	Conditioned Zone	0	0
FC/L2-3- Air Dist	Conditioned space-entirely (Non-Verified)	4.2	4.2	Conditioned Zone	Conditioned Zone	0	0
FC/L4- Air Dist	Conditioned space-entirely (Non-Verified)	4.2	4.2	Conditioned Zone	Conditioned Zone	0	0
FC/L5- Air Dist	Conditioned space-entirely (Non-Verified)	4.2	4.2	Conditioned Zone	Conditioned Zone	0	0
FC/L6- Air Dist	Conditioned space-entirely (Non-Verified)	4.2	4.2	Conditioned Zone	Conditioned Zone	0	0
FC/L7- Air Dist	Conditioned space-entirely (Non-Verified)	4.2	4.2	Conditioned Zone	Conditioned Zone	0	0
FC/L8- Air Dist	Conditioned space-entirely (Non-Verified)	4.2	4.2	Conditioned Zone	Conditioned Zone	0	0

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
CU2	Variable Refrigerant Flow	No	
CU3-4-5	Variable Refrigerant Flow	No	

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

[1] *Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.*

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
CU6	Variable Refrigerant Flow	No	
Nonresidential Elec DHW System	Service Hot Water	N/A	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

[1] *Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.*

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
		Mechanical Ventilation				
Zone Name	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
Retail TZ	Retail - Sales	2.08	104	0	416	N/A
Community	General - Conference/meeting	29	435	0	870	N/A
Services	Office - Office space	1.62	48.4	0	323	N/A
Lobby	Residential - Common corridors	43.27	649	0	1298	N/A
Office1	Office - Office space	1.06	31.6	0	211	N/A
Office2	Office - Office space	0.61	18.1	0	121	N/A
Copy	Office - Office space	0.39	11.7	0	78	N/A
Conference	General - Conference/meeting	9.2	138	0	276	N/A

H10. MULTIFAMILY DWELLING UNIT TYPE CENTRAL / INDIVIDUAL VENTILATION

01	02	03	04	05	06	07	08	09	10	11	12	13
		Central Fan (If applicable)					Individual Fan (if applicable)					
Dwelling Unit Type	IAQ Option	IAQ Fan Type Type	Supply Airflow CFM	Supply Fan Efficacy W/CFM	Exhaust CFM	Exhaust Fan Efficacy W/CFM	IAQ Fan Type	Count	Airflow CFM	Fan Efficacy W/CFM	Recovery Efficiency SRE	Recovery Efficiency ASRE
3B-200	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	66.57	N/A	N/A	N/A
3B-300-500	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	69.6	N/A	N/A	N/A
F2-2B	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	50.18	N/A	N/A	N/A
F3-5-2B	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	51.27	N/A	N/A	N/A
F6-2B	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	49.62	N/A	N/A	N/A
F2-1B	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	33.58	N/A	N/A	N/A
F3-5-1B	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	33.27	N/A	N/A	N/A
F6-1B	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	33.05	N/A	N/A	N/A
F2-S	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	28.39	N/A	N/A	N/A
F3-5-S	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	27.82	N/A	N/A	N/A
F6-S	Minimum Exhaust IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	1	27.41	N/A	N/A	N/A

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
			Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ID	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
TU	Uncontrolled	1	N/A	N/A	763	N/A	0	N/A	N/A	N/A	☐
TU-2	Uncontrolled	1	N/A	N/A	318	N/A	0	N/A	N/A	N/A	☐
TU-3	Uncontrolled	1	N/A	N/A	435	N/A	0	N/A	N/A	N/A	☐
TU-4	Uncontrolled	1	N/A	N/A	321	N/A	0	N/A	N/A	N/A	☐
TU-4-2	Uncontrolled	1	N/A	N/A	159	N/A	0	N/A	N/A	N/A	☐
TU-4-2-2	Uncontrolled	1	N/A	N/A	159	N/A	0	N/A	N/A	N/A	☐
TU-4-3	Uncontrolled	1	N/A	N/A	321	N/A	0	N/A	N/A	N/A	☐
TU-4-2-2-2	Uncontrolled	1	N/A	N/A	159	N/A	0	N/A	N/A	N/A	☐
PropNoClg-NonResZnSys	Single Zone Air Conditioner	1	0	17.29	564	N/A	N/A	0	W/cfm	Cycling	☐

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
WH-1	Heat Pump	N/A	1	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Residential (NEEA RATED) PRODUCT	Outside
Nonres Water Heater	Electricity	Storage	1	30	2.9	kW	3	EF	N/A	N/A	N/A	Packaged Heat Pump Water Heater	Tank Zn: Outdoor

I2. MULTI-FAMILY WATER HEATING SYSTEM DETAIL

01	02	03	04	05	06	07	08
System Name	Configuration	Type	Qty in System	Dwelling Unit Distribution Type	Water Heater Name	Solar Heating System	Is Compact Distribution
DHW Heat Pump	Domestic Hot Water (DHW)	Central	1	Standard Distribution System	DHW Heat Pump - heater	N/A	N/A
CommonDHWSys	Domestic Hot Water (DHW)	Unitary	1	Standard Distribution System	WH-1	N/A	No

I3. MULTIFAMILY & HOTEL/MOTEL WATER HEATER EQUIPMENT SUMMARY - CHPWH

01	02	03	04	05	06	07	08
Name	Brand/Model	Number of Compressors	Primary Tank Volume (gal)	Tank Count	Tank R-value	Tank Location	Air Source
DHW Heat Pump	Generic 40kW	2	2000	1	16	Outside	Outside

I4. MULTIFAMILY & HOTEL/MOTEL WATER HEATER EQUIPMENT SUMMARY - CHPWH SECONDARY TANK

01	02	03	04	05	06	07	08	09
Tank Type	Tank Configuration	Brand/Model	Count	Tank Volume (gal)	Tank Count	Tank R-value	Tank Location	Air Source
Electric Resistance	Series	N/A	1	120	1	16	Outside	N/A

I5. RECIRCULATION LOOPS

01	02	03	04	05	06
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power	Recirculation Pump Power Units
DHW Heat Pump	2	1.5	Conditioned	49.5	Watts

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHE CHAO No. C-36300 REN. 08/31/24 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	
TITLE:	TITLE 24

SHEET:

G6.07

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:25 AM

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
Mechanical	NRCA-MCH-03-A - Constant Volume Single Zone HVAC
Mechanical	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance
Mechanical	NRCA-MCH-18-A Energy Management Control Systems
Mechanical	NRCA-MCH-20-H Multifamily Ventilation

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Mechanical	NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jenifer Jackson	Documentation Author Signature:
Company: Bright Green Strategies	Signature Date: 08.17.2023
Address: 820 Delaware Ave.	CEA/HERS Certification Identification (if applicable): NR19-18-30013
City/State/Zip: Berkeley, CA	Phone: 510-863-1109

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Marcial Chao	Responsible Designer Signature: Marcial Chao (Digitally signed by Marcial Chao, DN: C=US, E=mchao@pyatok.com, O=Pyatok Architects, CN=Marcial Chao, Date: 2023.08.21 14:55:16 PDT)	
Company: PYATOK Architects		
Address: 1611 Telegraph Ave., Suite 200	Date Signed: 8/21/2023	
City/State/Zip: , Oakland, CA 94612	License #: C36309	
Phone: 510-465-7010	Title: Architect	Scope: Envelope
Responsible Designer Name: MENG HSIU CHEN	Responsible Designer Signature:	
Company: MHC Engineers		
Address: 150 8th Street	Date Signed: 8/21/2023	
City/State/Zip: , San Francisco, CA 94103	License #: M19582	
Phone: 415-512-7141	Title: Engineer	Scope: Mechanical

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
No. C36309
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	

TITLE:
TITLE 24

SHEET:
G6.08

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:26 AM

DOORS (AT COMMON USE AREAS) (CBC 11B-404)

FOR DWELLING UNIT DOORS, SEE G0.35 *CBC 2022 - ACCESSIBILITY - ADAPTABLE DWELLING UNITS* AND G0.36 *CBC 2022 - ACCESSIBILITY - ACCESSBILE DWELLING UNITS.*

WIDTH AND HEIGHT OF DOORS

DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL PERMIT THE INSTALLATION OF A DOOR NO LESS THAN 36" WIDE AND 80" HIGH.

DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

LEVEL FLOOR OR LANDING

THE FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL.

CLOSER-EFFORT TO OPERATE DOORS

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR DOORS, 5 POUNDS FOR INTERIOR DOORS AND 15 POUNDS FOR REQUIRED FIRE DOORS.

SMOOTH SURFACE

THE BOTTOM 10" OF ALL DOORS AND GATES SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.

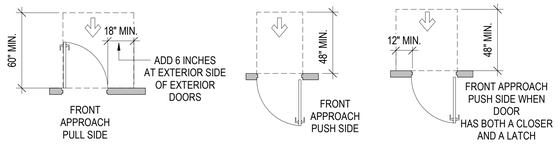
DOOR AND GATE HARDWARE

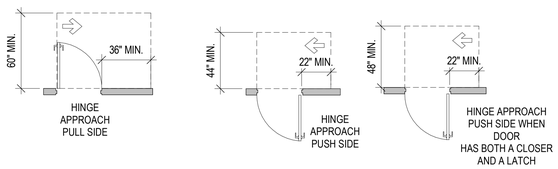
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
  1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
  2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
  3. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.
  4. FIRE DOORS: 15 POUNDS MAXIMUM.

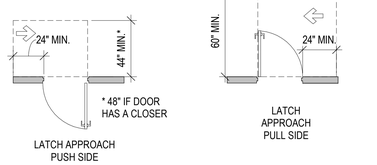
  *THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
- DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

EXCEPTION:

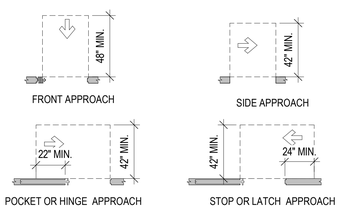
- GLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH CBC SECTION 11B-404.2.11.



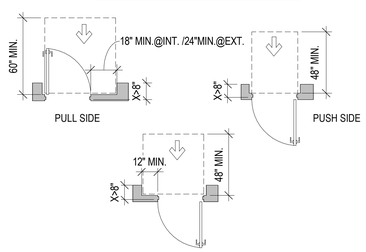




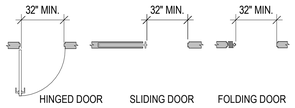
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS



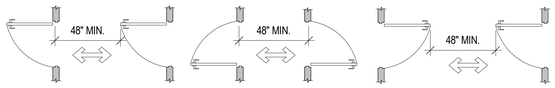
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS



MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



CLEAR WIDTH OF DOORWAYS



DOORS IN SERIES AND GATES IN SERIES

STAIRWAYS (CBC 11B-504)

TREADS AND RISERS

- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM.

OPEN RISERS

- OPEN RISERS ARE NOT PERMITTED.

TREAD SURFACE

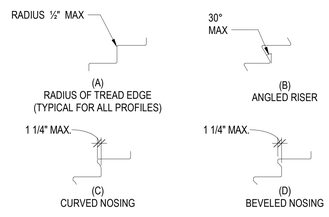
- STAIR TREADS SHALL COMPLY WITH CBC 1011.5.2, AND 1115A OR 11B-504. CHANGES IN LEVEL ARE NOT PERMITTED.

CONTRASTING STRIPE

- INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

NOSINGS

- THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1 1/4 INCHES MAXIMUM OVER THE TREAD BELOW.



STAIR NOSINGS

RAMPS (CBC 11B-405)

SLOPE

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

CROSS SLOPE

CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

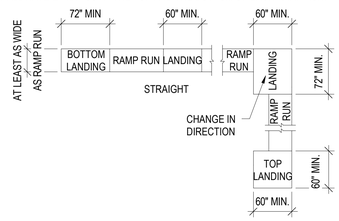
CLEAR WIDTH

- THE CLEAR WIDTH OF A RAMP SHALL BE 48 INCHES.
  EXCEPTIONS:
  - HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE BY 3 1/2 INCHES MAXIMUM.
  - THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL BE 36" MINIMUM BETWEEN HANDRAILS.

RISE

THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM.

LANDINGS: RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.



RAMP LANDINGS

SLOPE

- LANDINGS SHALL HAVE SLOPE NO STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED.

WIDTH

- THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

LENGTH

- THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.

CHANGE IN DIRECTION

- RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

DOORWAYS

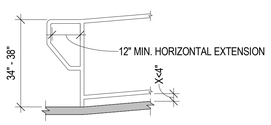
- WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA:
  1. DOORS FULLY OPEN SHALL NOT REDUCE THE REQUIRED RAMP LANDING BY MORE THAN 3 INCHES.
  2. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES.

HANDRAILS

- RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH CBC 11B-505.

EDGE PROTECTION

- SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND EACH SIDE OF RAMP LANDINGS. A CURB 2 INCHES HIGH MINIMUM OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4INCH DIAMETER SPHERE. TO PREVENT WHEEL ENTRAPMENT THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.



CURB OR BARRIER EDGE PROTECTION

HANDRAILS (CBC 11B-505)

HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.

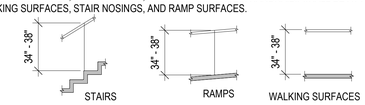
EXCEPTIONS:

- IN ASSEMBLY AREAS, HANDRAILS SHALL NOT BE REQUIRED ON BOTH SIDE OF AISLE RAMP WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE AISLE WIDTH.
- CURB RAMPS DO NOT REQUIRE HANDRAILS.
- AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED WHEN A RAMP RUN IS LESS THAN 6 INCHES IN RISE OR 72 INCHES IN LENGTH.
- STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY (CBC 1011.11, EXCEPTION 1.)

CONTINUITY . HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. IN ASSEMBLY AREAS, RAMP HANDRAILS ADJACENT TO SEATING OR WITHIN THE AISLE ARE NOT REQUIRED TO BE CONTINUOUS.

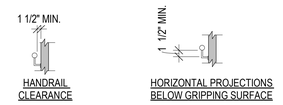
HEIGHT

TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.



HANDRAIL HEIGHT

CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES MINIMUM



GRIPPING SURFACE

HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

CIRCULAR CROSS SECTION

HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.

SURFACES

HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

FITTINGS

HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

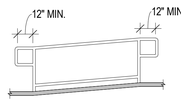
HANDRAIL EXTENSIONS

HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS.

EXCEPTIONS:

- EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCH BACK OR DOGLEG STAIRS AND RAMPS.
- IN ASSEMBLY AREAS EXTENSIONS SHALL NOT BE REQUIRED FOR RAMP HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVER WITHIN AISLES.
- IN ALTERATIONS WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF RAMP RUN WOULD CREATE A HAZARD THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEG. FROM THE RAMP RUN TOP AND BOTTOM EXTENSION AT RAMPS.

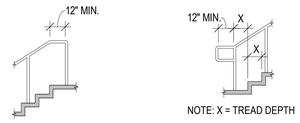
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.



TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

TOP EXTENSION AT STAIRS

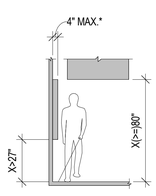
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



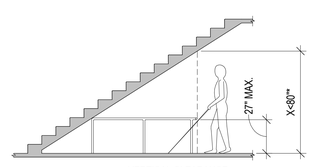
BOTTOM EXTENSION AT STAIRS

AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AND ADJACENT STAIR FLIGHT OR SHALL RETURN TO THE WALL, GUARD, OR THE WALKING SURFACE. AT THE BOTTOM OF A STAIR FLIGHT, A HORIZONTAL EXTENSION SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

PROTRUDING OBJECTS (CBC 11B-307)



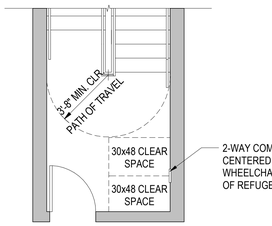
LIMITS OF PROTRUDING OBJECTS



VERTICAL CLEARANCE

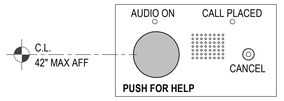
* EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAX.

* DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE 78" A.F.F.



2-WAY COMMUNICATOR PLAN DIAGRAM2 **10**

1/4" = 1'-0"



NOTE: SEE CODE SUMMARY SHEET AND A7.X SERIES DRAWINGS FOR ALL LOCATIONS OF AREAS OF REFUGE, WHERE APPLICABLE, AND FOR APPLICABLE CODE REQUIREMENTS.

2-WAY COMMUNICATOR IN AREA OF REFUGE2 **9**

3" = 1'-0"

CURB RAMPS CBC 11B-406 *(&1112A)*

CURB RAMPS LOCATION.

- CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

LANDINGS.

- LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

WIDTH

- THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES) SHALL BE 48" MINIMUM

SLOPE

- RAMP RUNS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:12. WHERE PROVIDED, CURB RAMP FLARES. SHALL NOT BE STEEPER THAN 1:10.
- CROSS SLOPE OF CURB RAMP SHALL BE 1:48 MAXIMUM.

GROOVED BORDER

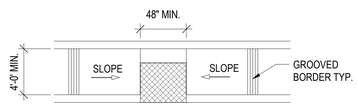
- CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES 1/4 INCH WIDE BY 1/4 INCH DEEP AT 3/4 INCH ON CENTER.

DIAGONAL CURB RAMPS

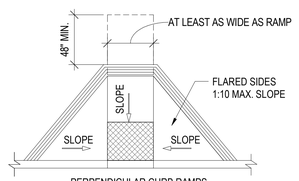
- DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



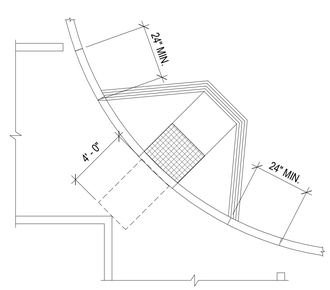
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS



PARALLEL CURB RAMPS



PERPENDICULAR CURB RAMPS



DIAGONAL OR CORNER TYPE CURB RAMPS

FOR REFERENCE ONLY

BASED ON CBC 11B, FHA, AND ADAG

PYATOK

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS

1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS Q. YANG
No. 32000
REN. 8/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

CBC 2022 - ACCESSIBILITY - COMMON AREAS

SHEET:

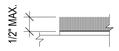
G7.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:27 AM

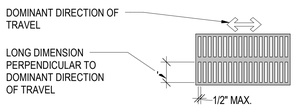
FLOOR AND GROUND SURFACES (CBC 11B-302)

GENERAL
FLOOR AND GROUND SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
CARPET
CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH CBC 11B-303.



CARPET PILE HEIGHT

OPENINGS.
OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

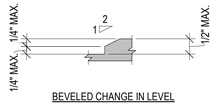
CHANGES IN LEVEL (CBC 11B-303)

VERTICAL
CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.



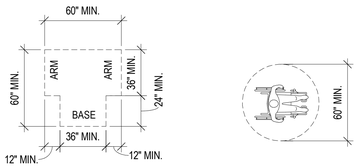
VERTICAL CHANGE IN LEVEL

BEVELED
CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.



BEVELED CHANGE IN LEVEL

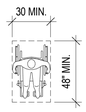
TURNING SPACE (11B-304)



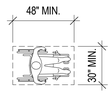
T SHAPED TURNING SPACE

CIRCULAR SPACE

CLEAR FLOOR /GROUND SPACE (CBC 11B-305)

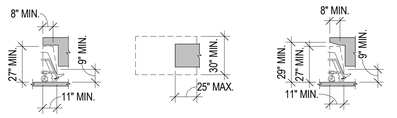


FORWARD



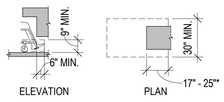
PARALLEL

TOE AND KNEE SPACE (CBC 11B-306)



ELEVATION PLAN ELEVATION @ LAVATORY

KNEE CLEARANCE

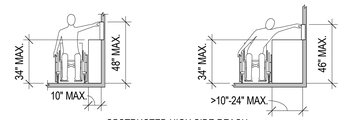


ELEVATION PLAN

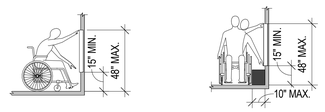
*19" MIN. @ DINING AND WORK SURFACES

TOE CLEARANCE

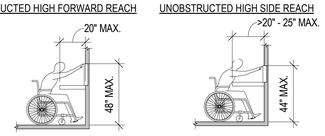
REACH RANGES (CBC 11B-308)



OBSTRUCTED HIGH SIDE REACH



UNOBSTRUCTED HIGH FORWARD REACH UNOBSTRUCTED HIGH SIDE REACH

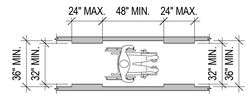


OBSTRUCTED HIGH FORWARD REACH

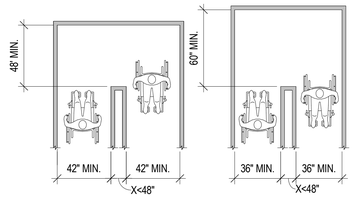
WALKING SURFACES (CBC 11B-403)

SLOPE
THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
EXCEPTION:
- THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

CHANGES IN LEVEL
CHANGES IN LEVEL SHALL COMPLY WITH CBC 11B-303.
CLEAR WIDTH
THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM.
EXCEPTIONS:
- THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM.
- THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM.
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN BECAUSE OF RIGHT OF WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES.
- THE CLEAR WIDTH OF AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.



CLEAR WIDTH OF AN ACCESSIBLE ROUTE



180° TURN 180° TURN (EXCEPTION)

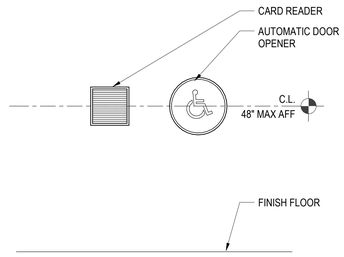
CLEAR WIDTH AT TURN

OPERABLE PARTS (CBC 11B-309)

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 SHALL BE PROVIDED.

HEIGHT
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES (CBC 11B-308.)

OPERATION
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.



CARD READER & AUTOMATIC DOOR OPENER2 (9)
1 1/2" = 1'-0"

8/25/2023 10:39:29 AM

FOR REFERENCE ONLY
BASED ON CBC 11B, FHA, AND ADAG

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCIAL CHAVEZ No. C36500 REN. 08/31/23 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CBC 2022 - ACCESSIBILITY - COMMON AREAS

SHEET:
G7.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

TOILET AND BATHING ROOMS (CBC 11B-603)

TURNING SPACE
TURNING SPACE COMPLYING WITH 11B-304 SHALL BE PROVIDED WITHIN THE ROOM.

OVERLAP
REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

DOOR SWING
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM.

EXCEPTION:
- WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.
- IN RESIDENTIAL DWELLING UNITS COMPLYING WITH SECTION 11B-233.3.1.1, DOORS SHALL BE PERMITTED TO SWING OVER THE TURNING SPACE WITHOUT LIMITATION.

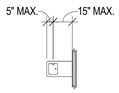
MIRRORS
MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

COAT HOOKS, SHELVES AND MEDICINE CABINETS
COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308 SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

ACCESSORIES
WHERE TOWEL OR SANITARY NAPKINS DISPENSERS, WASTE RECEPTACLES OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON THE ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. ACCESSORIES SHALL NOT PROTRUDE MORE THAN 4" ONTO PATH OFTRAVEL OR CLEAR SPACES.

DRINKING FOUNTAIN (CBC 11B-602)

CLEAR FLOOR SPACE
UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED. SPOUT HEIGHT. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING THE BUMPERS.

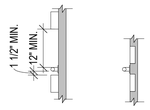


DRINKING FOUNTAIN SPOUT LOCATION

DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

GRAB BARS (CBC 11B-609)

GRAB BARS SPACING
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.



SPACING OF GRAB BARS

POSITION OF GRAB BARS
GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

SURFACE HAZARDS
GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

FITTINGS
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

INSTALLATION
GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.

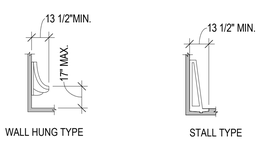
STRUCTURAL STRENGTH
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

URINALS (CBC 11B-605)

HEIGHT AND DEPTH
URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

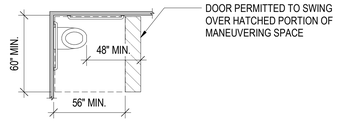
FLUSH CONTROLS
SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH CBC 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.



HEIGHT AND DEPTH OF URINALS

WATER CLOSETS AND TOILET COMPARTMENTS (CBC 11B-604)

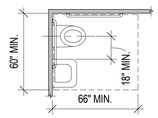
SIZE
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A 60 INCH WIDE AND 48 INCH DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.



SIZE OF CLEARANCE AT WATER CLOSETS

OVERLAP
THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS , A LAVATORY COMPLYING WITH 11B-606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.



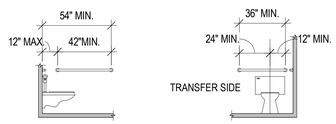
OVERLAP OF WATER CLOSET CLEARANCE
IN RESIDENTIAL DWELLING UNITS ONLY

SEATS
THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL 2" HIGH MAXIMUM.

EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS THE HEIGHT OF THE WATER CLOSET SHALL BE PERMITTED TO BE 15 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT.

GRAB BARS
GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.

EXCEPTIONS:
- IN RESIDENTIAL DWELLING UNITS , GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.
- THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES LONG MINIMUM CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES MINIMUM DUE TO LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.

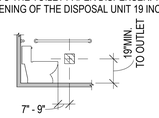


SIDE WALL GRAB BAR | REAR WALL GRAB BAR

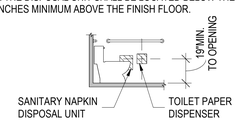
FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 11B-309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH CBC11B-604.8.2.

DISPENSERS AND DISPOSAL UNITS
TOILET PAPER DISPENSERS: SHALL COMPLY WITH 11B 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR, AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

SANITARY NAPKIN DISPOSAL UNITS: IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE WALL MOUNTED AND LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER, ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM ABOVE THE FINISH FLOOR.



DISPENSER OUTLET LOCATION



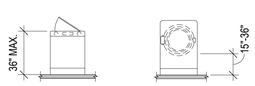
SANITARY NAPKIN DISPOSAL LOCATION

WASHING MACHINES AND CLOTHES DRYERS (CBC 11B-611)

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.

OPERABLE PARTS
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH CBC 11B-309.

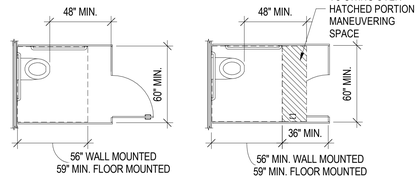
HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.



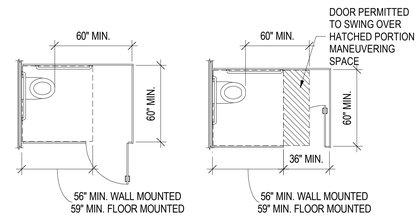
HEIGHT OF LAUNDRY COMPARTMENT OPENING

WHEELCHAIR ACCESSIBLE COMPARTMENTS

SIZE
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.

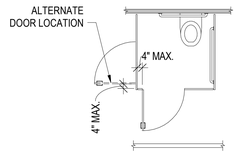


SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH END OPENING DOOR



SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH SIDE OPENING DOOR

DOORS
TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH CBC 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH CBC 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET.

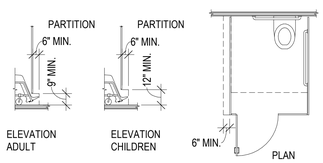


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

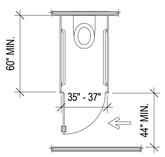
TOE CLEARANCE
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR.

EXCEPTION:
- TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES WIDE.

APPROACH
COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

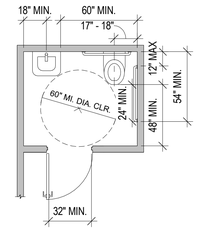


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



AMBULATORY ACCESSIBLE TOILET COMPARTMENT

COMMON USE TOILET FACILITIES (CBC 11A-9A)



SINGLE ACCOMMODATION TOILET FACILITY

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: 1/4" = 1'-0"
TITLE:
CBC 2022 - ACCESSIBILITY - COMMON AREA RESTROOMS

SHEET:
G7.03

FOR REFERENCE ONLY
BASED ON CBC 11B, FHA, AND ADAG

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:30 AM

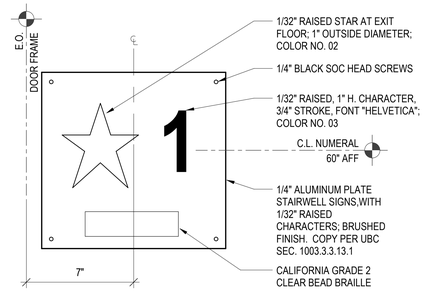
STAIRWAY IDENTIFICATION SIGNS (CBC 1023.9)

A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF AND THE DIRECTION TO THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE THE OPEN AND CLOSED POSITIONS.

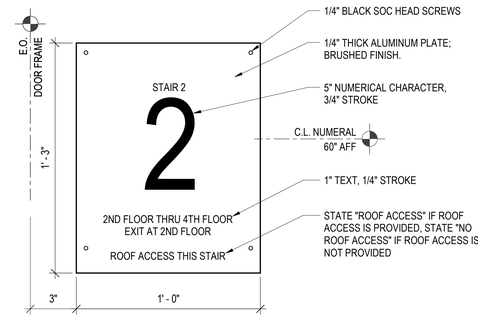
IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL.
AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

SIGNAGE REQUIREMENTS.

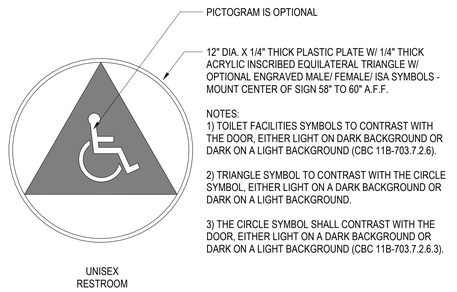
- STAIRWAY IDENTIFICTIONSIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
- THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES BY 12 INCHES.
- SIGN SHALL BE LOCATED ADJACENT TO LATCH SIDE, CENTERED AT 9" FROM DOOR EDGE (OR 7" FROM FRAME.)
- THE LETTERS DESIGNATING THE IDENTIFICATION OF THE STAIR ENCLOSURE SUCH AS *STAIR NO. 1* OR *WEST STAIR* SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE A MINIMUM OF 1 1/2 INCHES IN HEIGHT BLOCK LETTERING WITH 1/4 INCH STROKES.
- THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES IN HEIGHT WITH 3/4 INCH STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.
- ALL OTHER LETTERING SHALL BE A MINIMUM OF 1 INCH IN HEIGHT.
- THE STAIRWAY UPPER TERMINUS SUCH AS *ROOF ACCESS* OR *NO ROOF ACCESS* SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.
- THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.



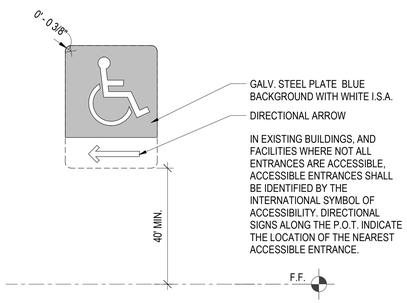
FLOOR LEVEL IDENTIFICATION SIGN (INTERIOR OF STAIR) 5
3" = 1'-0"



STAIRWAY IDENTIFICATION SIGN (EXERIOR OF STAIR) 6
3" = 1'-0"



UNISEX ACCESSIBLE RESTROOM DOOR SIGN 13
3" = 1'-0"



DIRECTIONAL SIGNAGE1 7
3" = 1'-0"

COMMUNICATION ELEMENTS AND FEATURES

FIRE ALARM SYSTEMS (CBC 11B-702)

GENERAL
FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9 SECTIONS 907.5.2.1 AND 907.5.2.3 OF THE 2022 CALIFORNIA BUILDING CODE.

SIGNS (CBC 11B 703)

GENERAL
WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

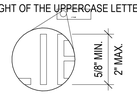
RAISED CHARACTERS
RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE

DEPTH
RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.

CASE
CHARACTERS SHALL BE UPPERCASE.

STYLE
CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

CHARACTER HEIGHT
MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

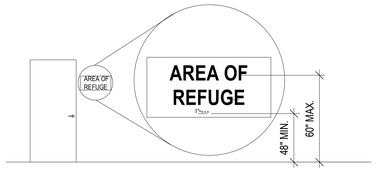


LINE SPACING
SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

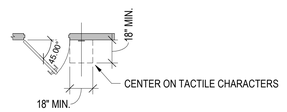
BRAILLE
BRAILLE SHALL BE CONTRACTED (GRADE 2.)

INSTALLATION HEIGHT AND LOCATION

- TACTILE SIGNAGE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (CBC 11B-703.4.1).
- WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED ON THE RIGHT SIDE OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE RIGHT SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
- SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18" MINIMUM CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.



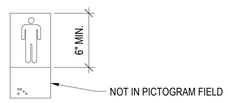
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



LOCATION OF TACTILE SIGNS AT DOORS

PICTOGRAMS

- PICTOGRAM FIELDS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
- FINISH AND CONTRAST: PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
- TEXT DESCRIPTORS: PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD.



PICTOGRAM FIELD DARK-ON-LIGHT

SYMBOLS OF ACCESSIBILITY

- FINISH AND CONTRAST: SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

VISUAL CHARACTERS

- FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.
- STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
- HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
- STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.
- CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.
- LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170% MAXIMUM OF THE CHARACTER HEIGHT.

EXIT SIGNS (CBC 1013)

EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

EXCEPTIONS:

- EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
- EXIT SIGNS ARE NOT REQUIRED IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUPS R-1, R-2, R-3 OR R-3.1.

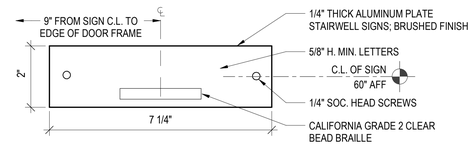
ILLUMINATION

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, EXCEPT THOSE REQUIRED BY SECTION 1013.4 NEED NOT BE PROVIDED WITH ILLUMINATION.
- INTERNALLY ILLUMINATED EXIT SIGNS: ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXTERNALLY ILLUMINATED EXIT SIGNS SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 3/4 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS WITH A WIDTH OF NOT LESS THAN 2 INCHES, EXCEPT FOR THE LETTER "I", AND THE MINIMUM SPACING SHALL NOT BE LESS THAN 3/8 INCH. LARGER SIGNS SHALL HAVE WIDTH, STROKE AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND. THE FACE OF THE SIGN SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES, AND SHALL BE ILLUMINATED AT ALL TIMES.

RAISED CHARACTER AND BRAILLE EXIT SIGNS
TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

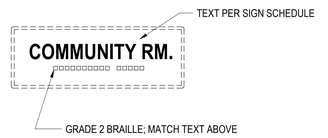
- EACH GRADE LEVEL EXTERIOR EXIT DOOR REQUIRED TO COMPLY WITH THIS SECTION SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR EXIT PASSAGEWAY; OR, FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY; SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE INDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT".
- RAISED CHARACTER AND BRAILLE EXIT SIGNS SHALL COMPLY WITH CBC CHAPTER 11B, SECTIONS 11B-703.1, 11B-703.3, AND 11B-703.5.

FLOOR LEVEL EXIT SIGNS
WHERE EXIT SIGNS ARE REQUIRED, APPROVED LOW-LEVEL EXIT SIGNS, ILLUMINATED INTERNALLY OR EXTERNALLY, SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, I, E, R2.1, AND ALL AREAS SERVING GUEST ROOMS OF GROUP R, DIVISION 1 OCCUPANCIES.



TACTILE EXIT SIGNS2 3
6" = 1'-0"

TACTILE SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES IS REQUIRED TO BE POSITIONED AT A MAXIMUM OF 60" TO THE BASELINE OF THE HIGHEST LINE OF RAISED ALPHA CHARACTERS AND MINIMUM 48" TO THE BASELINE OF THE BRAILLE CELLS.



ROOM INDENTIFICATION SIGNS 2
3" = 1'-0"

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR 15090 IN FEDERAL STANDARD 595C.

EXCEPTION:

- THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLEMENT DECOR OR UNIQUE DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT



INTERNATIONAL SYMBOL OF ACCESSIBILITY2 1
3" = 1'-0"

FOR REFERENCE ONLY
BASED ON CBC 11B, FHA, AND ADAG

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCHIE GRACE — No. C-36300 — REN. 08/31/24 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CBC 2022 - ACCESSIBILITY - EXITING SIGNAGE

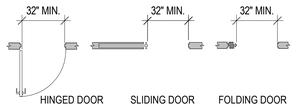
SHEET:
G7.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

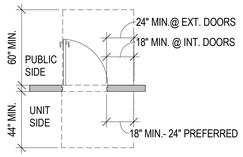
8/25/2023 10:39:31 AM

DOORS (CBC 11B-809.8.3) (AT DWELLING UNITS)

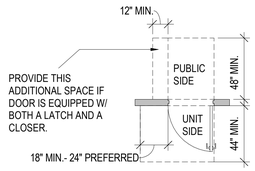
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM (CBC 11B-809.7.1 - EXCEPTION). CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.



CLEAR WIDTH OF DOORWAYS

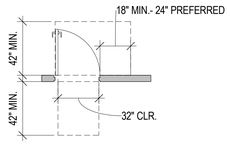


FRONT APPROACH
PULL SIDE

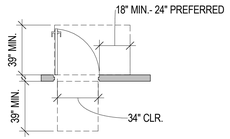


FRONT APPROACH
PUSH SIDE

MANEUVERING CLEARANCES AT DWELLING UNITS PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS



MANEUVERING CLEARANCES AT DWELLING UNITS INTERIOR DOORS



MANEUVERING CLEARANCES AT DWELLING UNITS INTERIOR DOORS ALTERNATE

ELECTRICAL RECEPTACLE, SWITCH AND CONTROLS (CBC 11B-809.12)

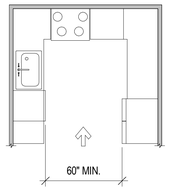
RECEPTACLE, SWITCH AND CONTROL HEIGHTS
- RECEPTACLES, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED TO THE TOP OF THE OUTLET BOX NOR NO LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR.
- IF THE REACH IS OVER A PHYSICAL BARRIER (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES, SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN REACH RANGE SPECIFIED IN CBC 11B-809.12 (FOR ADAPTABLE COMPLIANCE) OR 11B-308 (FOR ACCESSIBLE COMPLIANCE.)
- RECEPTACLES, SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE RECEPTACLES, SWITCHES AND CONTROLS PERFORMING THE SAME FUNCTIONS ARE PROVIDES WITHIN THE SAME AREA AND ARE ACCESSIBLE.

KITCHENS AT DWELLING UNITS (CBC 11B-809.9)

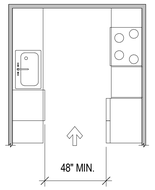
GENERAL
KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE.

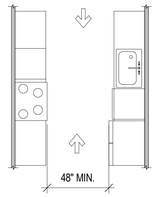
CLEAR FLOOR SPACE
- A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOKTOP
- A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS FOR EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER AND TRASH COMPACTOR, AS WELL AS THE WORK SURFACE PER CBC SECTION 1133A.4.
- THE CENTERLINE OF CLEAR FLOOR SPACE SHALL BE ALIGNED WITH THE CENTERLINE OF THE WORK SPACE, APPLIANCE, OR FIXTURE.

CLEAR WIDTH
- MINIMUM CLEAR WIDTH ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, EXCLUDING HARDWARE.
- U-SHAPED KITCHENS DESIGNED WITH A PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES .
- U-SHAPED KITCHENS DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE U WHICH PROVIDES A KNEE OR TOE SPACE FOR A FORWARD APPROACH SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST48 INCHES.
- ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES.



U-SHAPED KITCHENS





PASS THROUGH KITCHENS

REMOVABLE BASE CABINETS
BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK AND WORK SURFACE COUNTER AREA, INCLUDING TOE BOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE. THE FINISHED FLOOR SHALL EXTEND TO THE WALL.

COUNTERTOPS
- A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK.
- A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE.
- THE SINK AND WORK SURFACE MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH, OR BE SEPARATE COMPONENTS.

EXCEPTION:
- TWO 15 INCH MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE.

REPOSITIONABLE COUNTERTOPS
- REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MINIMUM OF 5% OF DWELLING UNITS.
- THE KITCHEN SINK AND WORK SURFACE SPACE SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28 INCHES.
- BASE CABINETS UNDER THESE AREAS SHALL BE REMOVABLE.
- THE SIDES OF ADJACENT CABINETS AND THE BACK WALL SHALL BE CONSTRUCTED OF DURABLE NON ABSORBENT MATERIALS.
- FINISHED FLOORS SHALL EXTEND TO THE WALL BENEATH THE SINK AND WORK SURFACE.

EXCEPTIONS:
- STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.
- TWO 15 INCH MINIMUM WIDTH BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE.

LOWER SHELVING
- LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR.

KITCHEN SINK FAUCET CONTROLS
- FAUCET CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

KNEE AND TOE SPACE
- SEE CBC SECTIONS 1138A.2 OR 11B-306 FOR COMPLICANCE.

PLUMBING PROTECTION
- WATER SUPPLY AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED.
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE KITCHEN SINK.

BATHING AND TOILET FACILITIES AT DWELLING UNITS (CBC 11B-809.10)

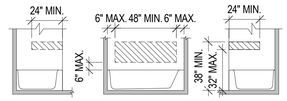
NUMBER OF COMPLYING BATHROOMS
TWO OPTIONS:
- OPTION 1: ALL BATHROOMS SHALL BE DESIGNED TO COMPLY.
- OPTION 2: ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGN TO COMPLY.
- WHERE TWO OR MORE BATHROOMS ARE PROVIDED, WITHIN THE SAME UNIT, AND A BATHTUB IS INSTALLED IN ONE BATHROOM AND A SHOWER IS INSTALLED IN ANOTHER, BOTH THE TUB AND SHOWER SHALL BE ACCESSIBLE.
- WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE.
- BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
- A MINIMUM 18 INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
- REINFORCED WALLS TO ALLOW THE INSTALLATION OF GRAB BARS SHALL BE PROVIDED.

POWDER ROOMS
POWDER ROOMS LOCATED ON AN ACCESSIBLE FLOOR SHALL BE ACCESSIBLE.

MANEUVERING SPACE
- BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT.
- WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE (30" X 48") OUTSIDE THE SWING OF THE DOOR.
- DOORS MAY SWING INTO THE REQUIRED SPACE OF ANY FIXTURE.
- MANEUVERING SPACE MAY INCLUDE ANY KNEE OR TOE SPACE AVAILABLE.

BATHTUBS
FLOOR SPACE
- THERE SHALL BE MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR TO THE SIDE OF THE BATHTUB MEASURED FROM THE CONTROL END OF THE TUB. THE AREA UNDER THE LAVATORY MAY BE INCLUDED IN THE CLEAR FLOOR SPACE IF KNEE AND TOE CLEARANCES ARE PROVIDED.

REINFORCED WALL FOR GRAB BARS
- GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF THE TUB 32 INCHES TO 38 INCHES ABOVE THE FLOOR.



BATHTUB CONTROLS
FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

WATER CLOSETS

FLOOR SPACE AND LOCATION
- THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" WIDE IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES

EXCEPTION:
- THE 48 INCH MINIMUM CLEAR MAY BE REDUCED TO 36 INCHES FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTENDS NO MORE THAN 24 INCHES IN DEPTH

SEAT HEIGHT
- THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE THE FLOOR

WATER CLOSET CONTROLS
- WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS

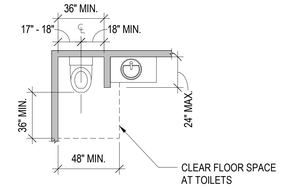
LAVATORIES
BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE

LOCATION
- VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES FROM A WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE GROUND.

FLOOR SPACE
- A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY

CABINETS
- CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE

KNEE AND TOE SPACE
- SEE CBC 1138A.8 AND 11B-306 FOR KNEE AND TOE SPACE REQUIREMENTS
- KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
  1. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED
  2. ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR TOOLS
  3. DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED KNEE AND TOE SPACE
- THE FINISH FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL
- HOT WATER AND DRAIN PIPE SHALL BE INSULATED
- FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
- THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS
- MIRRORS AND TOWEL FIXTURES SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR



WING WALL OR CABINET AT WATER CLOSET

FOR REFERENCE ONLY
BASED ON CBC 11B, FHA, AND ADAG

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CAMPOS
No. C-30501
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

TITLE:
CBC 2022 - ACCESSIBILITY - ADAPTABLE DWELLING UNITS

SHEET:
G7.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:32 AM

RESIDENTIAL DWELLING UNITS (CBC 11B-809)

ACCESSIBLE ROUTES
- ACCESSIBLE ROUTES COMPLYING WITH DIVISION 4 SHALL BE PROVIDED WITHIN RESIDENTIAL DWELLING UNITS.

EXCEPTION:
- ACCESSIBLE ROUTES SHALL NOT BE REQUIRED TO OR WITHIN UNFINISHED ATTICS OR UNFINISHED BASEMENTS.

LOCATION
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE A PART OF THE RESIDENTIAL DWELLING UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR SIMILAR SPACES.

TURNING SPACE
- ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH CBC 11B-304.

EXCEPTION:
- TURNING SPACE SHALL NOT BE REQUIRED IN EXTERIOR SPACES 30 INCHES (760 MM) MAXIMUM IN DEPTH OR WIDTH.

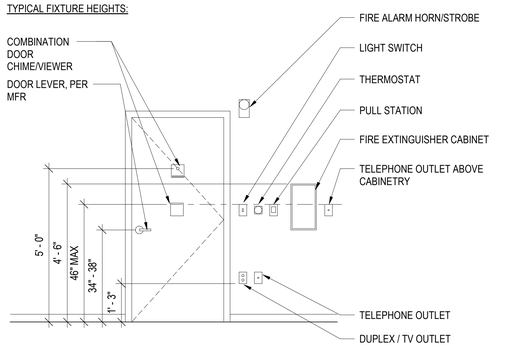
KITCHEN
WHERE A KITCHEN IS PROVIDED, IT SHALL COMPLY WITH CBC 11B-804.

TOILET FACILITIES AND BATHING FACILITIES
AT LEAST ONE BATHROOM SHALL COMPLY WITH CBC 11B-603. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF CBC 11B-603 THROUGH 11B-610. TOILET AND BATHING FIXTURES REQUIRED TO COMPLY WITH 11B-603 THROUGH 11B-610 SHALL BE LOCATED IN THE SAME TOILET AND BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL BETWEEN OTHER PARTS OF THE RESIDENTIAL DWELLING UNIT.

SUBSEQUENT BATHROOMS
IN RESIDENTIAL DWELLINGS WITH MORE THAN ONE BATHROOM, WHEN A BATH TUB IS INSTALLED IN THE FIRST BATHROOM AND A SHOWER COMPARTMENT IS PROVIDED IN A SUBSEQUENT BATHROOM, AT LEAST ONE SHOWER SHALL COMPLY WITH 11B-608.

RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES
RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH THIS SECTION.
- BUILDING FIRE ALARM SYSTEM: WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.
- RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM: RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CBC CHAPTER 9, SECTION 907.2.11.
- CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN NEW BUILDINGS IN ACCORDANCE WITH SECTIONS 915.1.1 THROUGH 915.7. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN EXISTING BUILDINGS IN ACCORDANCE WITH CHAPTER 11 OF THE CALIFORNIA FIRE CODE. PURSUANT TO HEALTH AND SAFETY CODE SECTION 17926, CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN ALL EXISTING GROUP R BUILDINGS AS REQUIRED IN SECTION 915.
- RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE: COMMUNICATION FEATURES SHALL BE PROVIDED AT THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE.
- NOTIFICATION: A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.
- IDENTIFICATION: A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.
- SITE, BUILDING, OR FLOOR ENTRANCE: WHERE A SYSTEM, INCLUDING A CLOSED-CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH CBC 708.4.

TYPICAL FIXTURE HEIGHTS:

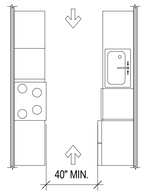


KITCHENS AND KITCHENETTES (CBC 11B-804)

CLEARANCE
CLEARANCES ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, EXCLUDING HARDWARE.

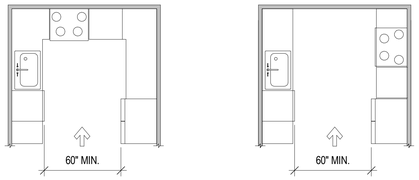
EXCEPTION:
SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY WITH CBC SECTION 11B 804.2.

PASS THROUGH KITCHEN
IN PASS THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.



PASS THROUGH KITCHENS

U-SHAPED KITCHEN
IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.



U-SHAPED KITCHENS

KITCHEN WORK SURFACE
- IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH CBC 11B-809, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.

CLEAR FLOOR OR GROUND SPACE
- A CLEAR FLOOR SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE KITCHEN WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH CBC 11B-306 .

EXCEPTION:
- CABINETRY SHALL BE PERMITTED UNDER THE KITCHEN WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
  1. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE;
  2. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
  3. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

HEIGHT
- THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION:
- A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES MINIMUM AND 36 INCHES MAXIMUM, SHALL BE PERMITTED.

EXPOSED SURFACES
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

SINKS
- SINKS SHALL COMPLY WITH CBC 11B-606.

STORAGE
- AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH CBC 11B-811.

APPLIANCES
WHERE PROVIDED, KITCHEN APPLIANCES SHALL COMPLY WITH THIS SECTION:
- CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.
- OPERABLE PARTS. ALL APPLIANCE CONTROLS SHALL COMPLY WITH CBC 11B-309.

EXCEPTIONS:
1. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH CBC 11B-309.4.
2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH CBC 11B-309.3.

DISHWASHER
- CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER OR THE SINK

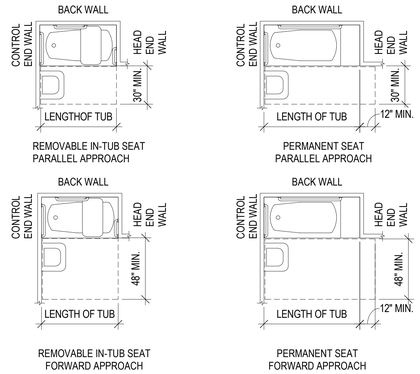
RANGE OR COOKTOP
- WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

OVENS
- SIDE-HINGED DOOR OVENS: SIDE-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY CBC 11B-804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.
- BOTTOM-HINGED DOOR OVENS: BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY CBC 11B-804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.
- CONTROLS: OVENS SHALL HAVE CONTROLS ON FRONT PANELS.

REFRIGERATOR/FREEZER
- COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

BATH TUBS (CBC 11B-607)

CLEARANCE
CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 48 INCHES WIDE MINIMUM FOR FORWARD APPROACH AND 30 INCHES WIDE MINIMUM FOR PARALLEL APPROACH. A LAVATORY COMPLYING WITH CBC 11B-606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.



CLEARANCES FOR BATHTUBS

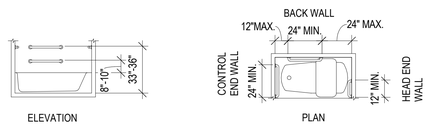
SEAT
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.

GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U-SHAPED GRAB BAR SHALL BE PERMITTED.

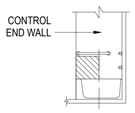
EXCEPTION:
IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATH TUBS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.



GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS



GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS



BATHTUB CONTROL LOCATION

CONTROLS
CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH CBC 11B-309.4.

SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

LAVATORIES AND SINKS (11B-606)

CLEAR FLOOR SPACE
A CLEAR FLOOR SPACE COMPLYING WITH 11B-305. POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:
- A PARALLEL APPROACH COMPLYING WITH 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.
- IN RESIDENTIAL UNITS CABINETRY SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL THE FOLLOWING CONDITIONS ARE MET:
  (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE,
  (B) THE FLOOR EXTENDS UNDER THE CABINETRY, AND
  (C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
- THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE.
- NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

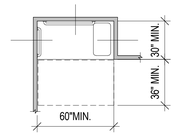
HEIGHT
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

FAUCETS
CONTROLS FOR FAUCETS SHALL COMPLY WITH 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

EXPOSED PIPES AND SURFACES
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

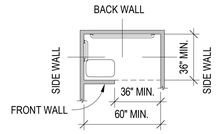
ADJACENT SIDE WALL OR PARTITION
LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE SINK DEPTH . SINKS SHALL BE A MAXIMUM OF 6 1/2 INCHES DEEP.

SHOWERS (11B-608)



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

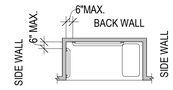


NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

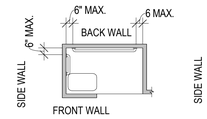
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U SHAPED GRAB BAR SHALL BE PERMITTED.

EXCEPTION:
IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATHTUBS/SHOWERS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.



GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

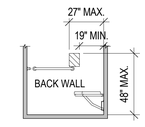


GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

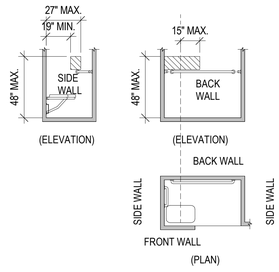
SEATS
A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS AND TRANSFER TYPE SHOWERS.

EXCEPTION:
IN RESIDENTIAL DWELLING UNITS SEATS SHALL NOT BE REQUIRED TO BE INSTALLED IN SHOWER COMPARTMENTS. PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF SEATS.

CONTROLS
CONTROLS AND FAUCETSSHALL ALLOW THE USER TO CLOSE AND OPEN THE WATER SUPPLY.OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THEHANDLE, SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL 19 INCHES (483 MM) MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR.



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION



ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

THRESHOLDS
THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH CBC 11B-303.

SHOWER FLOOR OR GROUND SURFACE
SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE.

SOAP DISH
WHERE PROVIDED IT SHALL BE LOCATED ON THE CONTROL WALL AT 40 INCHES MAXIMUM ABOVE THE SHOWER FLOOR AND WITHIN THE REACH LIMITS FROM THE SEAT.

FOR REFERENCE ONLY
BASED ON CBC 11B, FHA, AND ADAG

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CBC 2022 - ACCESSIBILITY - ACCESSIBLE DWELLING UNITS

SHEET:
G7.06

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:34 AM

PARKING SPACES (CBC 11B-502, 11B-812)

GENERAL
WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

VEHICLE SPACES
CAR AND VAN PARKING SPACES SHALL BE 216 INCHES LONG MINIMUM. CAR PARKING SPACES SHALL BE 108 INCHES WIDE MINIMUM, AND VAN PARKING SPACES SHALL BE 144 INCHES WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE.
EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES WIDE MINIMUM.

ACCESS AISLES
ACCESS AISLES SERVING PARKING SPACES SHALL BE 60 INCHES WIDE MINIMUM. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. ACCESS AISLES SHALL BE PERMITTED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER.

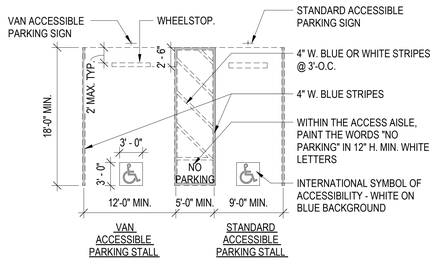
FLOOR OR GROUND SURFACES
PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: - SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

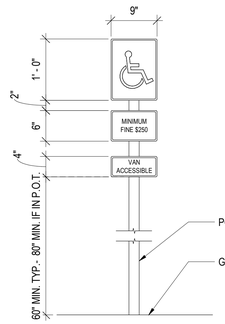
VERTICAL CLEARANCE
PARKING SPACES AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM. EXCEPTION: IN EXISTING MULTISTORY PARKING FACILITIES, CAR PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 80 INCHES (2032 MM) MINIMUM. EXISTING VERTICAL CLEARANCE IN EXCESS OF 80 INCHES (2032 MM) AND LESS THAN 98 INCHES (2489 MM) SHALL BE MAINTAINED. THIS EXCEPTION SHALL NOT APPLY TO VAN PARKING SPACES, ACCESS AISLES, OR VEHICULAR ROUTES SERVING THEM.

IDENTIFICATION
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH **11B-703.7.2.1**. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES (80 INCHES MIN. IF IN P.O.T.) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

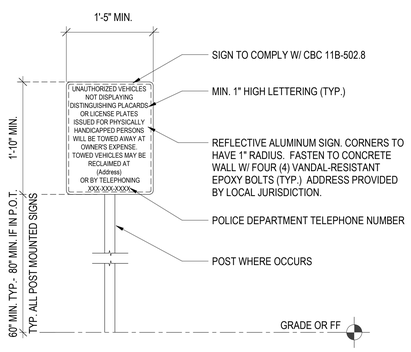
RELATIONSHIP TO ACCESSIBLE ROUTES
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

ADDITIONAL SIGNAGE
AN "UNAUTHORIZED PARKING" SIGN SHALL BE POSTED EITHER ; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFFSET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE





ACCESSIBLE PARKING SIGN 2
1" = 1'-0"



UNAUTHORIZED PARKING SIGNAGE 1
1" = 1'-0"

8/25/2023 10:39:35 AM

FOR REFERENCE ONLY
BASED ON CBC 11B, FHA, AND ADAG

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHI CHIAO
No. 39830
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CBC 2022 - ACCESSIBILITY - PARKING

SHEET:
G7.07

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

ELEVATORS CBC 11B-407

GENERAL.
THEY SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASMEA17.1.ELEVATOR OPERATION SHALL BE AUTOMATIC.

ELEVATOR LANDING REQUIREMENTS

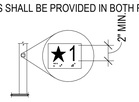
HALL SIGNALS
VISIBLE AND AUDIBLE SIGNALS
- A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL. WHERE IN-CAR SIGNALS ARE PROVIDED, THEY SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTONS.

VISIBLE SIGNALS
- VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. THE VISIBLE SIGNAL ELEMENTS SHALL BE A MINIMUM 2 1/2 INCHES HIGH BY 2 1/2" WIDE. SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

AUDIBLE SIGNALS
- AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE A VERBAL ANNOUNCIATOR THAT INDICATES THE DIRECTION OF TRAVEL.

FLOOR DESIGNATION
- FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. FLOOR DESIGNATIONS SHALL BE PROVIDED IN BOTH TACTILE CHARACTERS AND BRAILLE. TACTILE CHARACTERS SHALL BE 2 INCHES HIGH MINIMUM. A RAISED TACTILE STAR SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.

CAR DESIGNATION SIGNS (11B-411.2.3.2)
CAR DESTINATION SIGNS SHALL BE PROVIDED ON BOTH JAMBS OF THE HOISTWAY IMMEDIATELY BELOW THE FLOOR DESIGNATION. CAR DESIGNATION SIGNS SHALL BE PROVIDED IN BOTH RAISED CHARACTERS AND BRAILLE.



FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCES

ELEVATOR DOOR REQUIREMENTS
TYPE
- ELEVATOR DOORS SHALL BE THE HORIZONTAL SLIDING TYPE.

OPERATION
- ELEVATOR HOISTWAY AND CAR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY.

REOPENING DEVICE
- ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE THAT SHALL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED.

HEIGHT
- THE DEVICE SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION PASSING THROUGH THE OPENING AT 5 INCHES NOMINAL AND 29 INCHES NOMINAL ABOVE THE FINISH FLOOR.

DURATION
- DOOR REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.

DOOR DELAY
- ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 5 SECONDS MINIMUM.

WIDTH
- THE WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH CBC TABLE 407.4.1.

ELEVATOR CAR REQUIREMENTS. (CBC 1124A AND 11B-407)

CAR DIMENSIONS. INSIDE DIMENSIONS OF ELEVATOR CARS AND CLEAR WIDTH OF ELEVATOR DOORS SHALL COMPLY WITH TABLE 407.4.1.

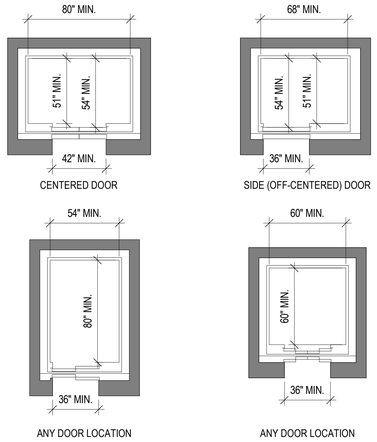
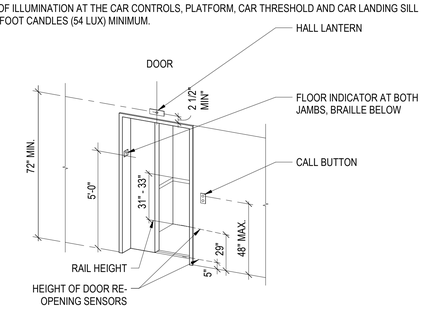


FIGURE 407.4.1 ELEVATOR CAR DIMENSIONS

PLATFORM TO HOISTWAY CLEARANCE
- THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE 1 1/4 INCH MAXIMUM.

LEVELING
- EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2 INCH UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

ILLUMINATION
- THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT CANDLES (54 LUX) MINIMUM.



ELEVATOR LOBBY & CAB RAIL HEIGHTS2 (1)
1/4" = 1'-0"

ELEVATOR CAR CONTROLS

LOCATION.
CONTROLS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN CBC 11B 308.

CLEAR FLOOR OR GROUND SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED AT CALL CONTROLS.

BUTTONS.
SIZE AND SHAPE
- BUTTONS SHALL HAVE A SQUARE SHOULDER , SHALL BE 3/4 INCH MINIMUM IN THEIR SMALLEST DIMENSION AND BE RAISED 1/8" ABOVE THE SURROUNDING SURFACE.

ARRANGEMENT
- BUTTONS SHALL BE ARRANGED WITH NUMBERS IN ASCENDING ORDER. WHEN 2 OR MORE COLUMNS ARE PROVIDED, THEY SHALL READ FROM LEFT TO RIGHT.

ILLUMINATION
- CAR CONTROL BUTTONS SHALL BE ILLUMINATED.

OPERATION
- CAR CONTROL BUTTONS SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.

EMERGENCY CONTROLS
LOCATION
- EMERGENCY CONTROLS SHALL BE GROUPED AT THE BOTTOM OF THE PANEL ARRANGEMENT.

HEIGHT
- EMERGENCY CONTROL BUTTONS SHALL HAVE THEIR CENTERLINES 35 INCHES MINIMUM ABOVE THE FINISH FLOOR.

DESIGNATIONS AND INDICATORS OF CAR CONTROL

BUTTONS
TYPE
- CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS OR SYMBOLS AND BRAILLE COMPLYING WITH CBC 11B 703.3.

LOCATION
- RAISED CHARACTERS OR SYMBOLS AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY.

SYMBOLS
- THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE SHALL BE IDENTIFIED WITH TACTILE SYMBOLS AND BRAILLE.

VISIBLE INDICATORS
- BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATION SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.

BUTTON SPACING
- A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS.

CAR POSITION INDICATORS
AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS.

VISIBLE INDICATORS
SIZE
- CHARACTERS SHALL BE 1/2 INCH HIGH MINIMUM.

LOCATION
- INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR.

FLOOR ARRIVAL
- AS THE CAR PASSES A FLOOR SERVED BY THE ELEVATOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE.

AUDIBLE INDICATORS
SIGNAL TYPE
- THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR WHICH ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP.

SIGNAL LEVEL
- THE VERBAL ANNUNCIATOR SHALL BE 10 DB MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DB, MEASURED AT THE ANNUNCIATOR.

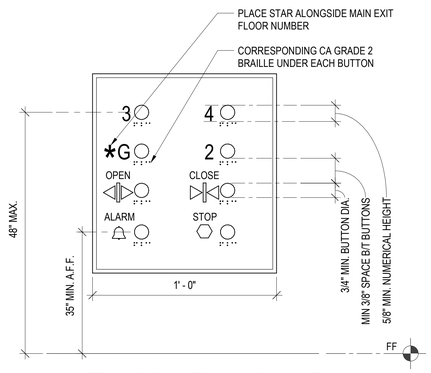
FREQUENCY
- THE VERBAL ANNUNCIATOR SHALL HAVE A FREQUENCY OF 300 HZ MINIMUM TO 3000 HZ MAXIMUM.

SUPPORT RAIL
A SUPPORT RAIL SHALL BE PROVIDED ON AT LEAST ONE WALL OF THE CAR.

LOCATION
- CLEARANCE BETWEEN SUPPORT RAILS AND ADJACENT SURFACES SHALL BE 1 1/2 INCH MINIMUM. TOP OF SUPPORT SHALL BE BETWEEN 31 AND 33 INCHES ABOVE THE FLOOR OF THE CAR. THE END OF THE SUPPORT RAIL SHALL BE 6 INCHES MAXIMUM FROM THE ADJACENT WALL.

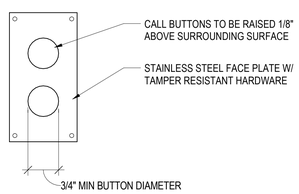
SURFACES
- SUPPORT RAILS SHALL BE SMOOTH AND ANY SURFACE ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.

STRUCTURAL STRENGTH
- ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

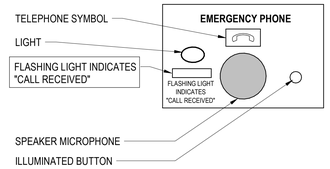


NOTE: CAR CONTROL BUTTONS SHALL BE ILLUMINATED AND RAISED 1/8" ABOVE SURROUNDING SURFACE.

ELEVATOR CONTROL PANEL (CAB INTERIOR)2 (3)
3" = 1'-0"



ELEVATOR CALL BUTTON2 (5)
3" = 1'-0"



EMERGENCY COMMUNICATION
RAISED SYMBOL OR CHARACTER AND BRAILLE SHALL BE PROVIDED ADJACENT TO THE EMERGENCY COMMUNICATION DEVICE. EMERGENCY TWO-WAY COMMUNICATION SYSTEM BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ASME A17.1.

NOTES
- IF TWO WAY INTERCOMMUNICATION DEVICE IS IN A CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE.
- EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQUIRE VOICE COMMUNICATION.
- EMERGENCY INTERCOMMUNICATIONS SHALL BE MOUNTED 4'-0" A.F.F. MAX.
- ELEVATOR MUST BE EQUIPPED WITH DOOR OPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING AN AUTOMATIC DOOR REOPENING DEVICE MUST BE LOCATED VERTICALLY AT 5" AND 29" ABOVE THE THRESHOLD AND MUST BE ACTIVATED WHEN AN OBJECT PASSES THROUGH EITHER OF THE LINES.
- DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MINIMUM OF 5 SECONDS.
- MUST HAVE AUDIBLE AND VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGER THAT THE CAR IS STOPPING OR PASSING A FLOOR.
- AUDIBLE SIGNAL:
  1. BELL = UP
  2. BELLS = DOWN
- CONTROL PANEL SHALL BE FASHIONED WITH RAISED LETTERS & NUMBERS WHITE ON BLACK BACKGROUND. CONTROL PANEL BUTTONS SHALL BE RAISED 1/8" W/ SQUARE SHOULDERS & ILLUMINATED.
- HIGHEST OPERABLE PART OF OF TWO-WAY COMMUNICATION SYSTEM MUST BE 48" MAX AFF.

ELEVATOR TWO-WAY COMM. DEVICE2 (2)
3" = 1'-0"

NOTE: ELEVATOR DIRECTION TO ALSO BE INDICATED BY AUDIBLE SIGNAL.

ELEVATOR INDICATOR LIGHTS2 (4)
3" = 1'-0"

FOR REFERENCE ONLY
BASED ON CBC 11B, FHA, AND ADAG

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCHU TANG — No. C-34000 — REN. 08/31/24 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CBC 2022 - ACCESSIBILITY - ELEVATORS

SHEET:
G7.08

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:56 AM

Acoustics
Audiovisual
Telecommunications
Security

130 Sutter Street
Floor 5
San Francisco, CA
94104
T 415.397.0442
F 415.397.0454
www.cmsalter.com

18 October 2018

Marcial Chao
Pyatok Architects
1611 Telegraph Avenue, Suite 200
Oakland, CA 94612
Email: mchao@pyatok.com

Subject: **Lakehouse Commons Residences**
Updated Environmental Noise Study
Salter Project: 17-0345

Dear Marcial:

We have updated our environmental noise study for the project. The purpose of the study is to determine the noise environment at the proposed site, compare the measured data with applicable standards, and propose mitigation measures as necessary. This report summarizes the results.

PROJECT CRITERIA

State and City Residential Standards

Part 1 of the 2016 California Building Code requires that the indoor noise level in residential units of multi-family dwellings not exceed DNL[1] 45 dB. The same standard is used by the City of Oakland.

CALGreen Non-Residential Code

The CALGreen code addresses acoustical issues in several sections. These sections apply to non-residential buildings, which includes the commercial space within the building.

> Section 5.507.4.3 Acoustical Control
> There is a requirement for mitigating exterior noise where sound levels regularly exceed 65 dB. If the exterior noise level regularly exceeds 65 dB, then the building envelope must have wall and roof-ceiling assemblies designed to provide an interior noise environment not exceeding an $L_{eq}(h)$[2] of 50 dB in occupied areas during hours of operation.

We assumed that the hours of operation for the retail spaces would be from 7 am to 9 pm and used the loudest $L_{eq}(h)$ during that period as the basis of design.

[1] DNL (Day-Night Average Sound Level) – A descriptor for a 24-hour A-weighted average noise level. DNL accounts for the increased acoustical sensitivity of people to noise during the nighttime hours. DNL penalizes sound levels by 10 dB during the hours from 10 PM to 7 AM. For practical purposes, the DNL and CNEL are usually interchangeable. DNL is sometimes written as L_{dn}.

[2] $L_{eq}(h)$ – The equivalent steady-state A-weighted sound level that, in an hour, would contain the same acoustic energy as the time-varying sound level during the same hour.

NOISE ENVIRONMENT

The project is a new 26-story residential tower with an adjacent 7-story mid-rise building that will share a common podium. It is located in Oakland and bound by Lake Merritt Boulevard to the north, 12th Street to the east, and 2nd Avenue to the south. The noise environment at the site is predominantly controlled by vehicular traffic along these streets. The I-880 freeway is approximately 2000 feet to the south and contributes slightly to the noise environment at higher elevations.

To quantify the existing noise environment, we conducted three 24-hour noise measurements and two 15-minute spot measurements at the project site between 30 July and 3 August 2017 (see Figure 1 for the measurement locations and measured noise levels). The long-term monitors were at a height of 12 feet above grade. The spot measurements were at a height of 40 feet above grade.

We calculated noise levels at the various building facades using our measured data. A future traffic analysis was not provided for this project. However, we added 1 dB to the data in our calculations to account for future traffic increases.[3]

RECOMMENDATIONS

General

Using the 30% CD drawings dated 20 July 2018 that show unit types and locations, we calculated the window and exterior door STC[4] ratings needed to meet the criteria. Our calculations are based on the following assumptions:

- All rooms will have hard-surfaced flooring
- Ceilings are 9-feet high
- The exterior facade is a combination of punched windows and window-wall construction

The recommended STC ratings are for full window assemblies (glass and frame) rather than just the glass itself. Windows should be selected based on laboratory test data for the full window assembly.

For reference, typical one-inch glazing assemblies (two 1/4-inch thick panes with a 1/2-inch airspace) usually achieve an STC rating of 30 to 32. Where STC ratings above 33 are required, at least one pane would typically need to be laminated.

[3] The California Department of Transportation assumes a traffic volume increase of three-percent per year, which corresponds to a 1 dB increase in DNL over a ten-year period.

[4] STC (Sound Transmission Class) – A single-number rating defined in ASTM E90 that quantifies the airborne sound insulating performance of a partition under laboratory conditions. Increasing STC ratings correspond to improved airborne sound insulation.

Residential

To meet the indoor DNL 45 dB criterion, it will be necessary for all facades to be sound-rated. The minimum recommended window and exterior door STC ratings are shown on Figures 2 to 8.

Where windows need to be closed to achieve an indoor DNL of 45 dB, an alternative method of supplying fresh air (e.g., mechanical ventilation) should be considered. This applies to all project residences. This issue should be discussed with the project mechanical engineer.

Non-Residential

To meet the CALGreen interior noise criterion of $L_{eq}(h)$ 50 dB, the glazing systems at the non-residential spaces will need to be STC 31, where applicable.

* * *

This concludes our updated environmental noise study for the Lakehouse Commons Residences. Should you have any questions, please give us a call.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.

Blake M. Wells, LEED® Green Associate
Senior Consultant

Jeremy L. Decker, PE
Vice President

Enclosures as noted

Charles M. Salter, PE
David R. Schwind, FASA
Eric Broadfoot Mun, PE
Philip N. Sanders, LEED AP
Thomas A. Schindler, PE
Durand R. Begault, PhD, FAES
Ken Graves, PE, RCDD, CTS-D
Anthony P. Nash, PE
Jason R. Daly, PE
Lloyd B. Ranola
Eric A. Yee
Joshua M. Roper, PE, LEED AP
Ethan C. Salter, PE, LEED AP
Alexander K. Salter, PE
Jeremy L. Decker, PE
Heather A. Salter
Thomas J. Corbett, CTS
Craig L. Gilian, RCDD
Rob Hammond, PSP, NICET III
Andrew J. McKee
Josh J. Harrison
Valerie C. Smith, PE
Benjamin D. Piper
Elizabeth S. Kelson, CTS-D
Ryan G. Raskop, AIA, RCDD
Michael L. Baldac, CPP
Diego Hernandez
Brian C. Waarms
Greg R. Enenstein
Felipe Tavera
Kenneth W. Lin
Abner E. Morales
Dennis R. Mill
Thomas S. Bates
Ryan A. Schofield
Adrian L. Lu
Steve L. Lelby
Blake M. Wells, LEED GA
Katherine M. Moore
Jordan L. Roberts
Sybille M. Roth
Justin P. Redding
Leonen von Blohn
Wilson Shao
Winter R. Saeedi
Dee E. Garcia
Catherine F. Spurlock

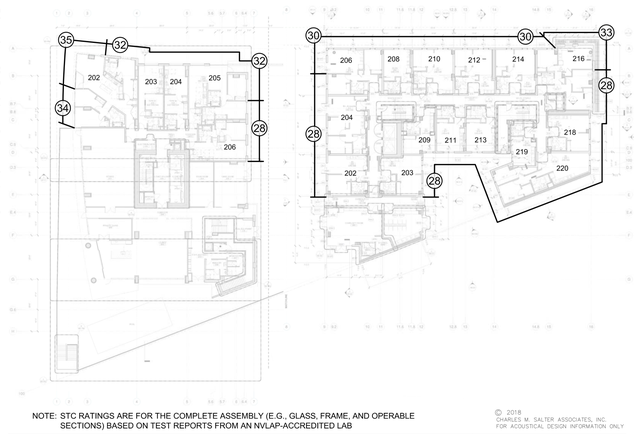


© 2017 CHARLES M. SALTER ASSOCIATES, INC. FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MEASUREMENT LOCATIONS AND MEASURED NOISE LEVELS

FIGURE 1

Salter # 17-0345 | BMW/JLD 10.16.18



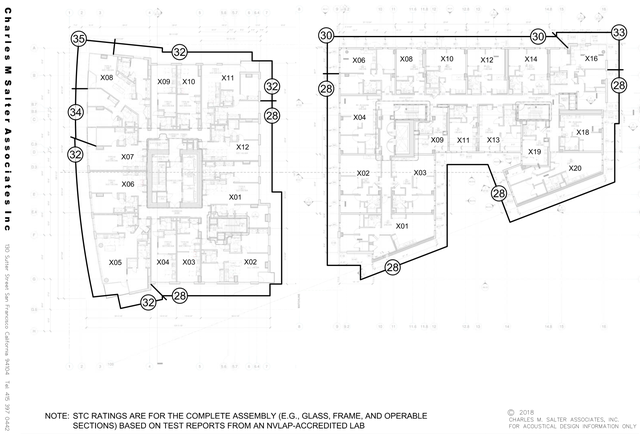
NOTE: STC RATINGS ARE FOR THE COMPLETE ASSEMBLY (E.G., GLASS, FRAME, AND OPERABLE SECTIONS) BASED ON TEST REPORTS FROM AN NVLAP-ACCREDITED LAB

© 2018 CHARLES M. SALTER ASSOCIATES, INC. FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MINIMUM CODE–REQUIRED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS (FLOOR 2)

FIGURE 2

Salter # 17-0345 | BMW/JLD 10.18.18



NOTE: STC RATINGS ARE FOR THE COMPLETE ASSEMBLY (E.G., GLASS, FRAME, AND OPERABLE SECTIONS) BASED ON TEST REPORTS FROM AN NVLAP-ACCREDITED LAB

© 2018 CHARLES M. SALTER ASSOCIATES, INC. FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MINIMUM CODE–REQUIRED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS (FLOORS 3 TO 5)

FIGURE 3

Salter # 17-0345 | BMW/JLD 10.18.18



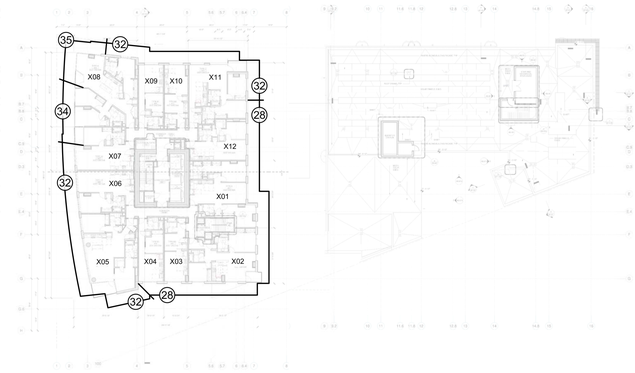
NOTE: STC RATINGS ARE FOR THE COMPLETE ASSEMBLY (E.G., GLASS, FRAME, AND OPERABLE SECTIONS) BASED ON TEST REPORTS FROM AN NVLAP-ACCREDITED LAB

© 2018 CHARLES M. SALTER ASSOCIATES, INC. FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MINIMUM CODE–REQUIRED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS (FLOORS 6 AND 7)

FIGURE 4

Salter # 17-0345 | BMW/JLD 10.18.18



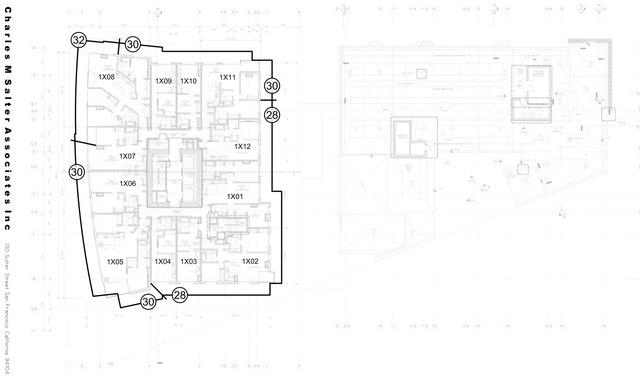
NOTE: STC RATINGS ARE FOR THE COMPLETE ASSEMBLY (E.G., GLASS, FRAME, AND OPERABLE SECTIONS) BASED ON TEST REPORTS FROM AN NVLAP-ACCREDITED LAB

© 2018 CHARLES M. SALTER ASSOCIATES, INC. FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MINIMUM CODE–REQUIRED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS (FLOORS 8 TO 12)

FIGURE 5

Salter # 17-0345 | BMW/JLD 10.18.18



NOTE: STC RATINGS ARE FOR THE COMPLETE ASSEMBLY (E.G., GLASS, FRAME, AND OPERABLE SECTIONS) BASED ON TEST REPORTS FROM AN NVLAP-ACCREDITED LAB

© 2018 CHARLES M. SALTER ASSOCIATES, INC. FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MINIMUM CODE–REQUIRED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS (FLOORS 13 TO 19)

FIGURE 6

Salter # 17-0345 | BMW/JLD 10.18.18

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED ARCHITECT
MARCIAL CHAO
No. 18604
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE:

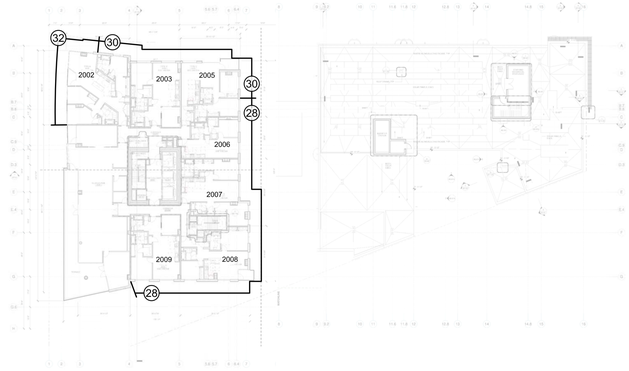
TITLE:
ACOUSTICAL REPORT

SHEET:
G8.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:40 AM

Charles M Salter Associates Inc
130 Sutter Street San Francisco California 94104 Tel: 415 397 0442 www.cmsalter.com



NOTE: STC RATINGS ARE FOR THE COMPLETE ASSEMBLY (E.G., GLASS, FRAME, AND OPERABLE SECTIONS) BASED ON TEST REPORTS FROM AN NVLAP-ACCREDITED LAB

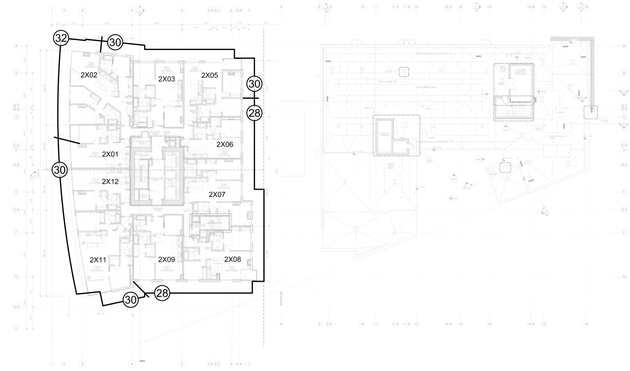
© 2018
CHARLES M. SALTER ASSOCIATES, INC.
FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MINIMUM CODE–REQUIRED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS (FLOOR 20)

FIGURE 7

Salter # 17-0345 | BMW/JLD 10.18.18

Charles M Salter Associates Inc
130 Sutter Street San Francisco California 94104 Tel: 415 397 0442 www.cmsalter.com



NOTE: STC RATINGS ARE FOR THE COMPLETE ASSEMBLY (E.G., GLASS, FRAME, AND OPERABLE SECTIONS) BASED ON TEST REPORTS FROM AN NVLAP-ACCREDITED LAB

© 2018
CHARLES M. SALTER ASSOCIATES, INC.
FOR ACOUSTICAL DESIGN INFORMATION ONLY

LAKEHOUSE COMMONS
MINIMUM CODE–REQUIRED STC RATINGS FOR WINDOWS AND EXTERIOR DOORS (FLOORS 21 TO 26)

FIGURE 8

Salter # 17-0345 | BMW/JLD 10.18.18

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS GRAY
No. C36501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	

TITLE:
ACOUSTICAL REPORT

SHEET:
G8.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:39:41 AM

BUILDING PERMIT SUBMITTAL

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
RECLAIMED WATER	2" RW	4" RW
RECLAIMED IRRIGATION WATER	2" RI	4" RI
HOT WATER SUPPLY & RETURN	HWS–HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
METAL BEAM GUARD RAIL		
SILT FENCE		
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER	G	GM
GAS VALVE	GV	GV
WATER METER	W	WM
WATER VALVE	W	W
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORMCEPTOR		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE	JP	
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 C8.00 DETAIL REFERENCE / SHEET REFERENCE

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	CURB INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PPI	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
RI	–	RECLAIMED IRRIGATION WATER
RW	–	RECLAIMED WATER
S	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH

CONSTRUCTION NOTES

1. ALL OFF–SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF OAKLAND AND THE LATEST CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF OAKLAND POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON–SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON–SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

GENERAL UTILITY NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER THE GEOTECHNICAL REPORT OR UTILITY OWNERS STANDARD DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (TRANSFORMER, GAS METER, ETC.) .
3. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY OWNER.
4. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
5. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
6. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UP–STREAM, AND SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
7. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
8. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

   WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
9. HORIZONTAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS):

   A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER MAIN PIPELINES SHALL BE 10' MINIMUM.

   A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
11. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
12. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)

2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)

2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)

2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)

2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, CCR)

2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)

2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STANDARDS:

NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS – 2022 EDITION
NFPA 14 – STANDPIPE SYSTEMS – 2019 EDITION
NFPA 17A – WET CHEMICAL SYSTEMS – 2021 EDITION
NFPA 24 – PRIVATE FIRE MAINS – 2022 EDITION
NFPA 72 – NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)
(NOTE: SEE UL STANDARD 1971 FOR " VISUAL DEVICES) – 2022 EDITION
NFPA 253 – CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS – 2023 EDITION
NFPA 20 – STATIONARY PUMPS FOR FIRE PROTECTION – 2022 EDITION
NFPA 99 – HEALTH CARE FACILITIES – 2021 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.6.1: UNLESS THE REQUIREMENTS OF 10.1.6.2 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1

NFPA 24, SEC. 10.3.6.2: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION–RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.8.3.5: CORROSION RESISTANCE. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION–RETARDING MATERIAL.

NFPA 24, SEC. 10.8.2: THRUST BLOCKS SHALL BE CONSIDERED SATISFACTORY WHERE SOIL IS SUITABLE FOR THEIR USE. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHEREVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.10.2.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD–IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3.

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT +/–5 PSI FOR 2 HOURS.

NFPA 24, SEC. 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2–1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.6.1: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.6.2 AND 10.6.3

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

FLOODZONE

THIS PROJECT IS IN FLOOD ZONE X: AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD.

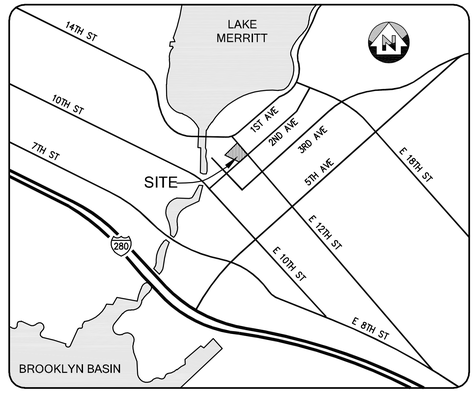
INFORMATION OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 06001C0067G DATED AUGUST 3, 2009 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP–TO–DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

ADA NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. OFF–SITE CURB RAMPS SHALL NOT EXCEED A SLOPE OF 7.5%, LANDINGS FOR CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1.5% IN ANY DIRECTION.
3. PATH OF TRAVEL TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON ARCHITECTURAL PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
4. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS, THE LANDINGS SHALL HAVE DIMENSIONS AS LISTED IN CBC SECTION 11B–404.2 AND FIGURE 11B–404.2.1.
5. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS–SLOPE OF 2%. RAMPS EXCEEDING 2'–6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
6. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2% MAXIMUM. MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING SHALL BE 2% IN ANY DIRECTION.
7. ALL SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.



VICINITY MAP
N.T.S.

DEMOLITION NOTES

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS AND THE PROJECT SWPPP IF APPLICABLE.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT–DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE UTILITY OWNER AND ANY AFFECTED PROPERTIES OR BUILDINGS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
12. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
13. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
14. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
15. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

CIVIL SHEET INDEX

C0.00	COVER SHEET
C0.10	FIRE ACCESS PLA

LEGEND

PROPOSED FIRE HYDRANT

BACKFLOW PREVENTER

EXISTING FIRE HYDRANT TO REMAIN

PROPOSED FIRE DEPARTMENT CONNECTION

FIRE ACCESS ROUTE

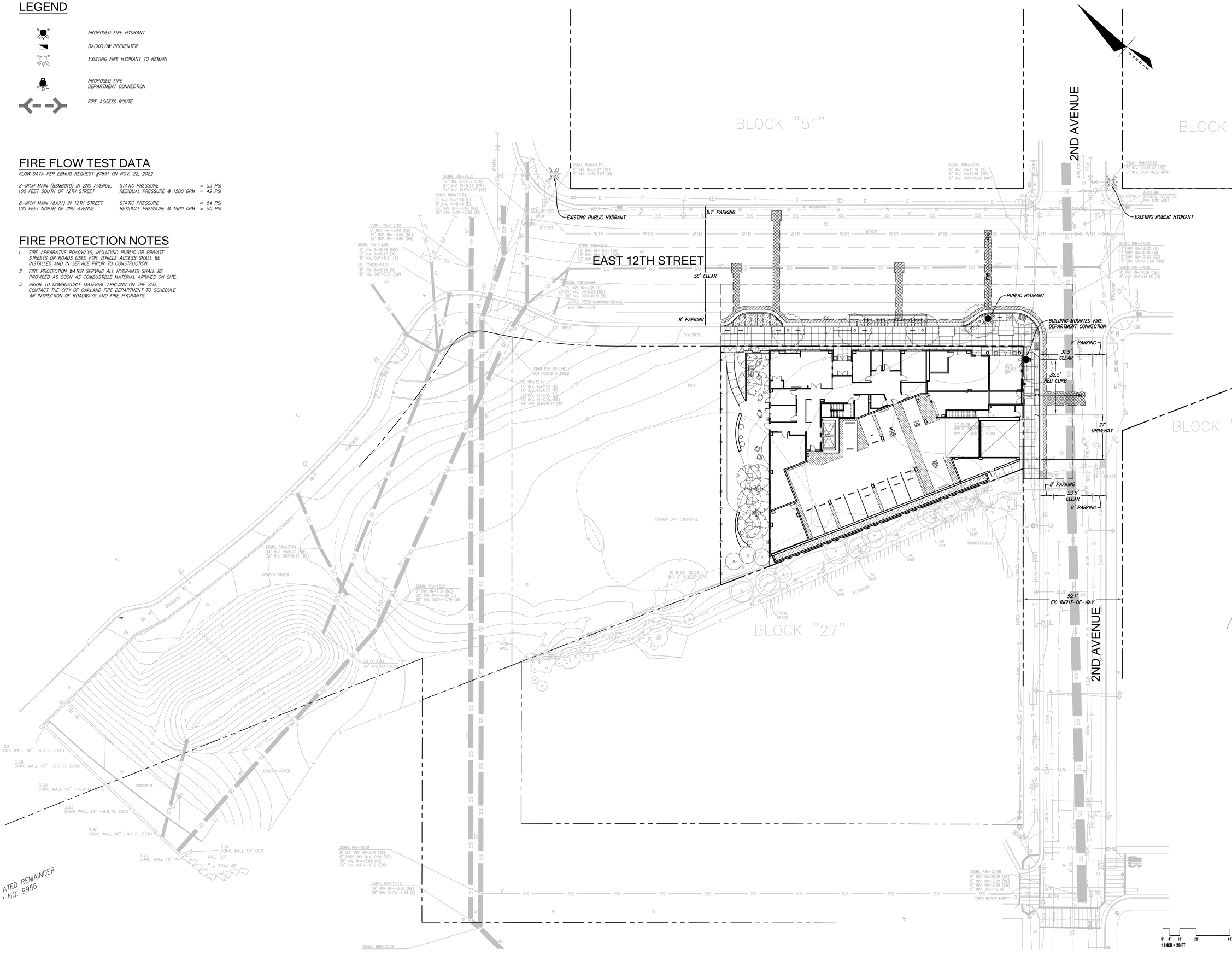
FIRE FLOW TEST DATA

FLOW DATA PER EBMUD REQUEST #7891 ON NOV. 22, 2022

8-INCH MAIN (8SMB010) IN 2ND AVENUE, 100 FEET SOUTH OF 12TH STREET	STATIC PRESSURE	= 53 PSI
	RESIDUAL PRESSURE @ 1500 GPM	= 49 PSI
8-INCH MAIN (8A71) IN 12TH STREET 100 FEET NORTH OF 2ND AVENUE	STATIC PRESSURE	= 54 PSI
	RESIDUAL PRESSURE @ 1500 GPM	= 50 PSI

FIRE PROTECTION NOTES

1. FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION.
2. FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
3. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE CITY OF OAKLAND FIRE DEPARTMENT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS.



PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. KUYKENDALL
No. 70870
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
FIRE ACCESS PLAN

SHEET:
C0.10

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C0.10 FIRE ACCESS PLAN.dwg Date:Aug 23, 2023

LEGEND

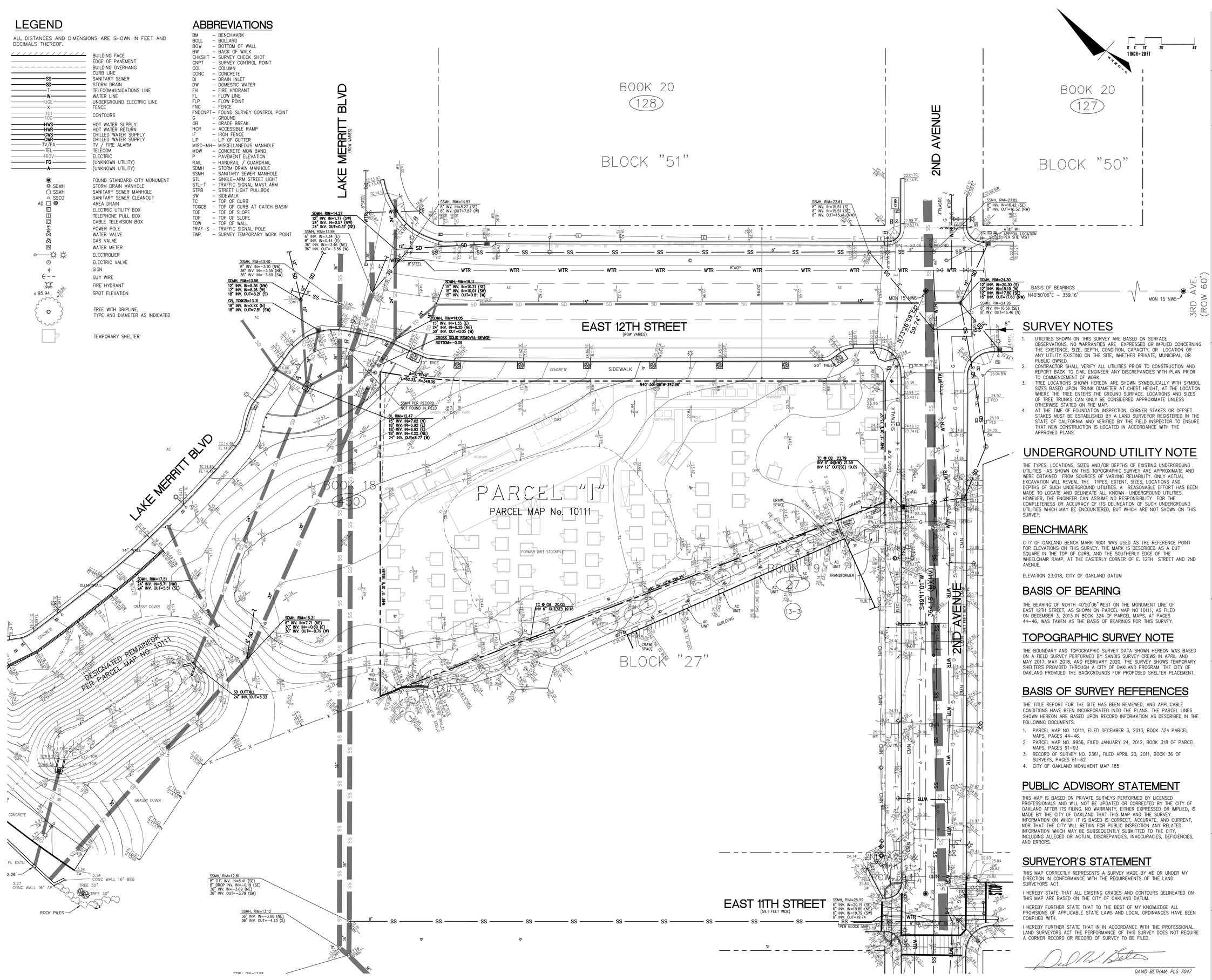
ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- BUILDING FACE
- EDGE OF PAVEMENT
- BUILDING OVERHANG
- CURB LINE
- SS — SANITARY SEWER
- SD — STORM DRAIN
- T — TELECOMMUNICATIONS LINE
- W — WATER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- X — FENCE
- 101 — CONTOURS
- 100
- HWS — HOT WATER SUPPLY
- HWR — HOT WATER RETURN
- CWS — CHILLED WATER SUPPLY
- CWR — CHILLED WATER SUPPLY
- TV/FA — TV / FIRE ALARM
- TEL — TELECOM
- 460V — ELECTRIC
- FG — (UNKNOWN UTILITY)
- A — (UNKNOWN UTILITY)

- SDMH — FOUND STANDARD CITY MONUMENT
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- AD — AREA DRAIN
- ELECTRIC UTILITY BOX
- TELEPHONE PULL BOX
- CABLE TELEVISION BOX
- POWER POLE
- WATER VALVE
- GAS VALVE
- WATER METER
- ELECTROLIER
- ELECTRIC VALVE
- SIGN
- GUY WIRE
- FIRE HYDRANT
- x 95.94 — SPOT ELEVATION
- TREE WITH DRIPLINE, TYPE AND DIAMETER AS INDICATED
- TEMPORARY SHELTER

ABBREVIATIONS

BM	–	BENCHMARK
BOLL	–	BOLLARD
BOW	–	BOTTOM OF WALL
BW	–	BACK OF WALK
CHKSHT	–	SURVEY CHECK SHOT
CNPT	–	SURVEY CONTROL POINT
COL	–	COLUMN
CONC	–	CONCRETE
DI	–	DRAIN INLET
DW	–	DOMESTIC WATER
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FLP	–	FLOW POINT
FNC	–	FENCE
FNDCNPT	–	FOUND SURVEY CONTROL POINT
G	–	GROUND
GB	–	GRADE BREAK
HCR	–	ACCESSIBLE RAMP
IF	–	IRON FENCE
LIP	–	LIP OF GUTTER
MISC–MH	–	MISCELLANEOUS MANHOLE
MOW	–	CONCRETE MOW BAND
P	–	PAVEMENT ELEVATION
RAIL	–	HANDRAIL / GUARDRAIL
SDMH	–	STORM DRAIN MANHOLE
SSMH	–	SANITARY SEWER MANHOLE
STL	–	SINGLE–ARM STREET LIGHT
STL–T	–	TRAFFIC SIGNAL MAST ARM
STPB	–	STREET LIGHT PULLBOX
SW	–	SIDEWALK
TC	–	TOP OF CURB
TC@CB	–	TOP OF CURB AT CATCH BASIN
TOE	–	TOE OF SLOPE
TOP	–	TOP OF SLOPE
TOW	–	TOP OF WALL
TRAF–S	–	TRAFFIC SIGNAL POLE
TWP	–	SURVEY TEMPORARY WORK POINT



0 4' 10' 20' 40'
1 INCH = 20 FT

SURVEY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
3. TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP.
4. AT THE TIME OF FOUNDATION INSPECTION, CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BENCHMARK

CITY OF OAKLAND BENCH MARK 4001 WAS USED AS THE REFERENCE POINT FOR ELEVATIONS ON THIS SURVEY. THE MARK IS DESCRIBED AS A CUT SQUARE IN THE TOP OF CURB, AND THE SOUTHERLY EDGE OF THE WHEELCHAIR RAMP, AT THE EASTERLY CORNER OF E. 12TH STREET AND 2ND AVENUE.

ELEVATION 23.018, CITY OF OAKLAND DATUM

BASIS OF BEARING

THE BEARING OF NORTH 40°50'06" WEST ON THE MONUMENT LINE OF EAST 12TH STREET, AS SHOWN ON PARCEL MAP NO 10111, AS FILED ON DECEMBER 3, 2013 IN BOOK 324 OF PARCEL MAPS, AT PAGES 44–46, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

TOPOGRAPHIC SURVEY NOTE

THE BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS BASED ON A FIELD SURVEY PERFORMED BY SANDIS SURVEY CREWS IN APRIL AND MAY 2017, MAY 2018, AND FEBRUARY 2020. THE SURVEY SHOWS TEMPORARY SHELTERS PROVIDED THROUGH A CITY OF OAKLAND PROGRAM. THE CITY OF OAKLAND PROVIDED THE BACKGROUNDS FOR PROPOSED SHELTER PLACEMENT.

BASIS OF SURVEY REFERENCES

THE TITLE REPORT FOR THE SITE HAS BEEN REVIEWED, AND APPLICABLE CONDITIONS HAVE BEEN INCORPORATED INTO THE PLANS. THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS DESCRIBED IN THE FOLLOWING DOCUMENTS:

1. PARCEL MAP NO. 10111, FILED DECEMBER 3, 2013, BOOK 324 PARCEL MAPS, PAGES 44–46.
2. PARCEL MAP NO. 9956, FILED JANUARY 24, 2012, BOOK 318 OF PARCEL MAPS, PAGES 91–93
3. RECORD OF SURVEY NO. 2361, FILED APRIL 20, 2011, BOOK 36 OF SURVEYS, PAGES 61–62
4. CITY OF OAKLAND MONUMENT MAP 185

PUBLIC ADVISORY STATEMENT

THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT, NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS DELINEATED ON THIS MAP ARE BASED ON THE CITY OF OAKLAND DATUM.

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

I HEREBY FURTHER STATE THAT IN IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

DAVID BETHAM, PLS 7047

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SEC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	1"=20'
TITLE:	TOPOGRAPHIC SURVEY

SHEET:

C1.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:23 PM

File: X:\P\616055.B\4_ENGINEERING\2_PLAN SETS\3_SHEET SET\ONSITE\C1.00 TOPOGRAPHIC SURVEY.dwg Date: Aug 23, 2023

LEGEND

- SAWCUT
- DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
- DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
- CLEAR AND GRUB
- 2" ASPHALT CONCRETE GRIND
- DEMO & REMOVE EX. CURB AND GUTTER
- DEMO AND REMOVE EX. WALL OR FENCE
- DEMO AND REMOVE EX. UTILITY LINE
- REMOVE EX. TUFF-SHED DWELLING
- PROTECT EXISTING UTILITY TO REMAIN
- PROTECT EXISTING TREE TO REMAIN. SEE LANDSCAPE PLANS AND ARBORIST'S REPORT FOR TREE PROTECTION DETAILS.

DEMOLITION NOTES:

1. PROTECT EXISTING STREET LIGHT TO REMAIN.
2. PROTECT EXISTING TREE TO REMAIN.
3. PROTECT EXISTING TRAFFIC LIGHT TO REMAIN.
4. PROTECT EXISTING UTILITY LINES TO REMAIN.
5. PROTECT EXISTING SIGN TO REMAIN.
6. DEMOLISH AND REMOVE EXISTING CURB RAMP.

EAST 12TH STREET

2ND AVENUE

OFFSITE PX

ONSITE

ONSITE

OFFSITE PX

N40° 50' 06"W 242.96'

N01° 01' 18"W 326.76'

N89° 31' 10" E 354.47'

ALL TINY HOMES STRUCTURES, OUTBUILDINGS, AND ASSOCIATED INFRASTRUCTURE WILL BE REMOVED BY CITY OF OAKLAND PUBLIC WORKS

CONTRACTOR TO PROTECT EXISTING FENCE TO REMAIN

CONTRACTOR TO PROTECT EXISTING SIDEWALK TO REMAIN

CONTRACTOR TO PROTECT EXISTING NEIGHBORING BUILDING TO REMAIN

20" TREE

SSMH PER RECORD NOT FOUND IN FIELD

DI, RIM=12.47
15" INV. IN=7.02 (N)
18" INV. IN=6.92 (E)
18" INV. IN=6.92 (E)
18" INV. IN=X.XX (NE)
24" INV. OUT=6.77 (W)

TC @ CB 20.03
INV 6" OUT(SE) 18.16

TC @ CB 23.79
INV 8" IN(NW) 21.59
INV 12" OUT(SE) 19.09

CONCRETE

DIRT

FORMER DIRT STOCKPILE

CRAWL SPACE

BUILDING

AC UNIT

TRANSFORMER

ELECTRIC CABINET

GAS METER

3' HIGH WALL

BLOCK "27"

1" = 10'-0"

0' 2' 5' 10' 20'
1 INCH = 10 FT

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. KUYKENDALL
No. 70870
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SEC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	1"=10'

TITLE:
DEMOLITION PLAN

SHEET:
C2.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C2.00 DEMOLITION PLAN.dwg Date: Aug 23, 2023

SIGNING AND STRIPING NOTES

1. CONTRACTOR SHALL REMOVE ALL STRIPING/MARKINGS THAT CONFLICT WITH THIS PLAN.
2. STRIPING, SIGNS, AND METHODS AND MATERIALS SHALL ADHERE TO SECTION 2,3 AND 9 OF THE 2014 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD).
3. STRIPING SHALL BE THERMOPLASTIC.

CONSTRUCTION PLAN SUBMITTAL CHECKLIST NOTES

1. SEE SHEET C1.00 FOR ALL RELEVANT SURVEY INFORMATION (REFER TO CHECKLIST ITEM 1).
2. PROPOSED BUILDING STRUCTURE IS SHOWN IN THIS SHEET (REFER TO CHECKLIST ITEM 2).
3. OFF-STREET PARKING IS PROVIDED ALONG E 12TH ST (REFER TO CHECKLIST ITEM 3). NO OFFSITE PARKING STRIPING IS PROVIDED TO MATCH EXISTING CONDITION.
4. GROUND LEVEL OPEN SPACE IS INDICATED ON THIS SHEET WHILE LANDSCAPING IS DETAILED IN LANDSCAPE ARCHITECTURAL PLANS (REFER TO CHECKLIST ITEMS 4 AND 5).
5. THERE ARE NO PROTECTED TREES (REFER TO CHECKLIST ITEM 6).
6. PROPOSED STREET GRADES ARE SHOWN IN SHEET C4.00 (REFER TO CHECKLIST ITEM 7).
7. ELEVATIONS OF PROPOSED IMPROVEMENTS ARE SHOWN IN SHEET C4.00. TIES TO BOUNDARY MONUMENTS ARE SHOWN IN THIS SHEET (REFER TO CHECKLIST ITEM 8, 11, AND 12).
8. BUILDING SEWER DESIGN IS SHOWN IN SHEET C5.00 (REFER TO CHECKLIST ITEM 9).
9. PROPOSED DRIVEWAY DESIGN IS SHOWN IN SHEET C4.00 (REFER TO CHECKLIST ITEM 10)
10. SEE SHEET C6.00 FOR THE STORMWATER MANAGEMENT PLAN (REFER TO CHECKLIST ITEM 13).

GENERAL NOTES

1. 2" AC GRIND AND OVERLAY FROM LIP OF GUTTER TO THE FIRST TRAFFIC LANE OF THE STREETS ALONG ENTIRE PROJECT FRONTAGE. ACTUAL LIMIT OF GRIND AND OVERLAY WILL BE AT THE DISCRETION OF THE CITY INSPECTOR. CONFORM TO EXISTING GRADE WITH SMOOTH TRANSITION.
2. ACTUAL CONFORM LIMIT OF SIDEWALK, CURB AND GUTTER, AND CURB PAINT AS DIRECTED BY THE CITY INSPECTOR IN THE FIELD.

DESIGNERS STATEMENT

THE PLOT PLAN (SITE PLAN) SHOWN ON THESE DRAWINGS CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.

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

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A SURVEY BY THE OWNER THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON CITY OF OAKLAND DATUM.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY BY THE OWNER THAT WERE INDICATED THEREON BY THE SURVEYORS THEREOF AS BEING BASED UPON CITY OF OAKLAND DATUM.

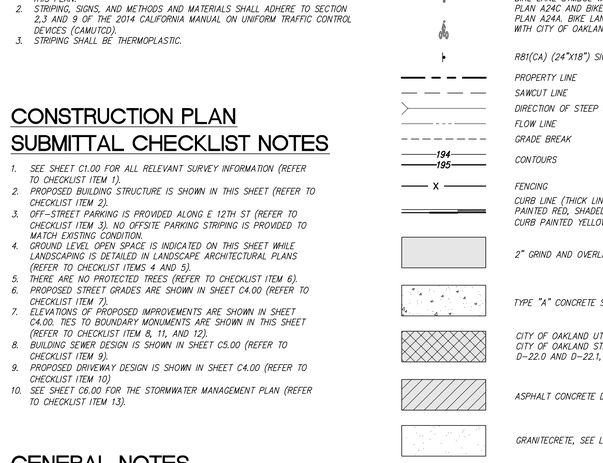
MICHAEL A. KUYKENDALL — DATE
ASSOCIATE PRINCIPAL
RCE NO. 70870, EXP. 06-30-25

LEGEND

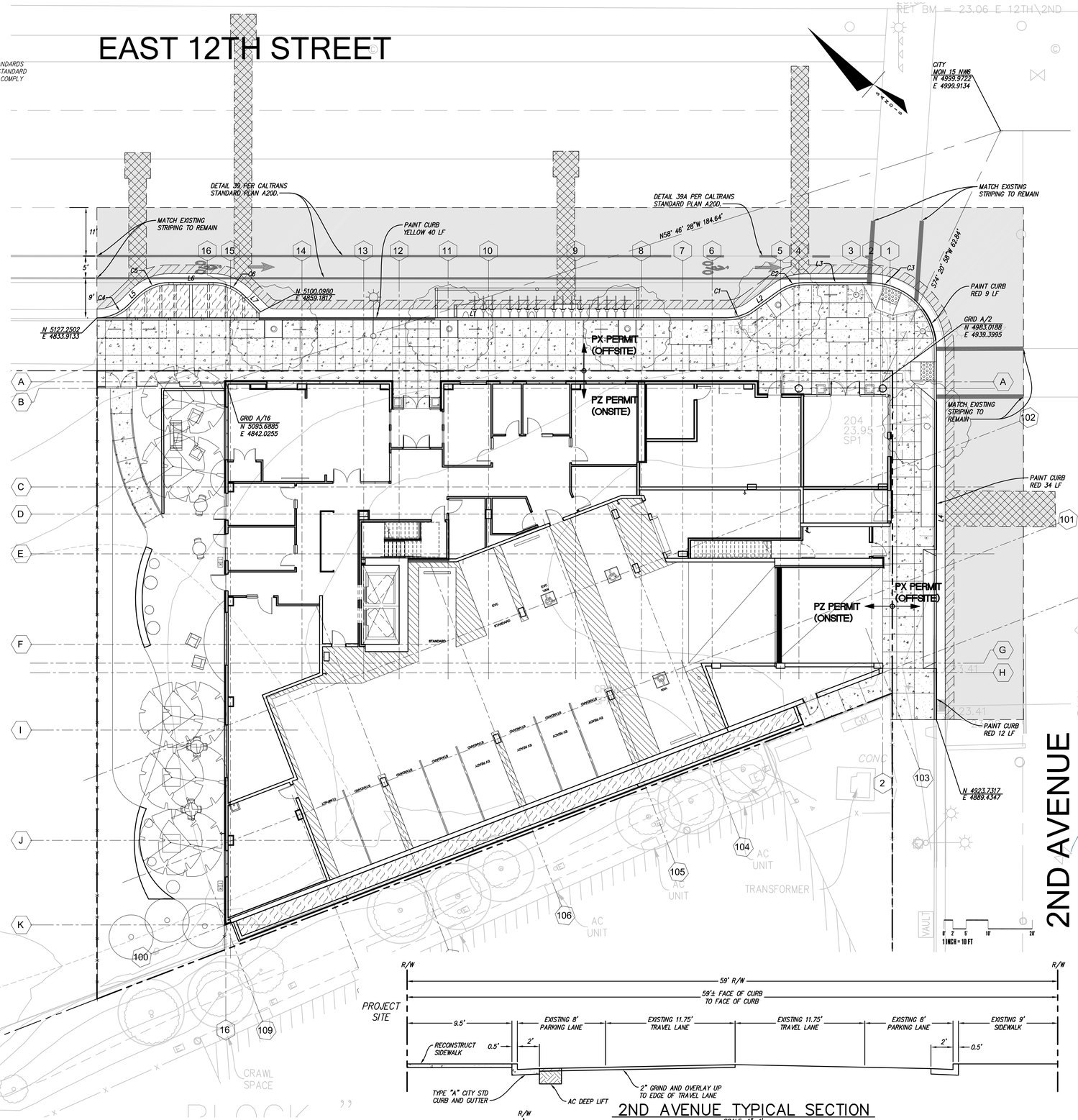
- BIKE LANE SYMBOL WITH PERSON PER CALTRANS STANDARDS PLAN A24C AND BIKE LANE ARROW PER CALTRANS STANDARD PLAN A24A. BIKE LANE SYMBOL AND LAYOUT SHALL COMPLY WITH CITY OF OAKLAND STANDARD PLAN M-1.
- R81(CA) (24"X18") SIGN AND POLE
- PROPERTY LINE
- SAWCUT LINE
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- GRADE BREAK
- 194 / 195 — CONTOURS
- X — FENCING
- CURB LINE (THICK LINE INDICATES CURB PAINTED RED, SHADED FILL INDICATES CURB PAINTED YELLOW)
- 2" GRIND AND OVERLAY (5 / C8.00)
- TYPE "A" CONCRETE SIDEWALK (S-1 / C8.20)
- CITY OF OAKLAND UTILITY TRENCH. SEE CITY OF OAKLAND STANDARD DETAILS D-22.0 AND D-22.1, SHEET C8.20.
- ASPHALT CONCRETE DEEP LIFT (4 / C8.00)
- GRANITECRETE, SEE LANDSCAPE PLANS.
- SYNTHETIC TURF, SEE LANDSCAPE PLANS
- PLANTING, SEE LANDSCAPE PLANS
- BIORETENTION, SEE LANDSCAPE PLANS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°50'06"E	142.78'
L2	S76°36'35"E	7.19'
L3	S40°50'06"E	14.98'
L4	S49°09'54"W	84.05'
L5	S85°50'06"E	3.03'
L6	S40°50'06"E	10.00'
L7	S4°08'32"W	5.25'

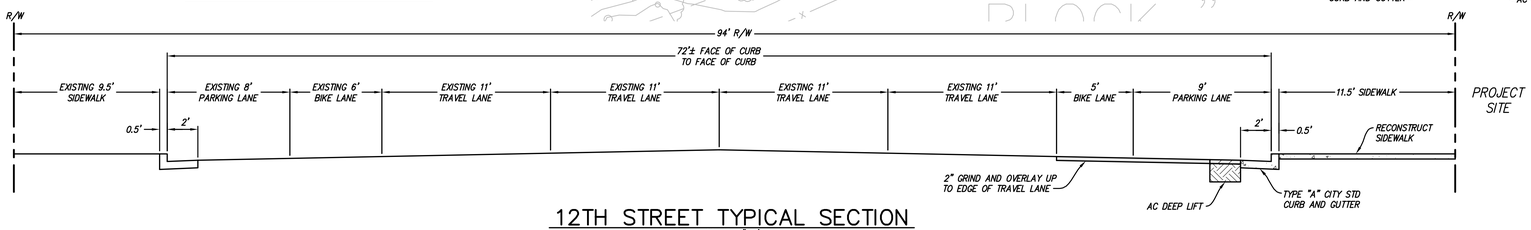
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	6.24'	10.00'	35°46'29"
C2	6.24'	10.00'	35°46'29"
C3	23.56'	15.00'	90°00'00"
C4	7.85'	10.00'	45°00'00"
C5	7.85'	10.00'	45°00'00"
C6	7.85'	10.00'	45°00'00"



BASIS OF BEARINGS



2ND AVENUE TYPICAL SECTION
SCALE: 1"=4'



12TH STREET TYPICAL SECTION
SCALE: 1"=4'

8/2/2022 3:30:23 PM

File: x:\P\616055.8\4_engineering\2_plan sets\3_sheet set\ONSITE\C3.00 SITE & HORIZONTAL CONTROL PLAN.dwg Date: Aug 23, 2023

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023
REGISTERED PROFESSIONAL ENGINEER — MICHAEL A. KUYKENDALL — No. 70870 — Exp. 6/30/25 — CIVIL — STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
SITE & HORIZONTAL CONTROL PLAN

SHEET:
C3.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

LEGEND

- PROPERTY LINE
- CITY TYPE "A" CONCRETE SIDEWALK
- PLANTING
- BIORETENTION

EARTHWORK QUANTITIES:

PROPOSED BUILDING MAT SLAB	−1,352 CY
PROPOSED BIORETENTION (ASSUME 3' DEEP @ 675 SF)	−75 CY
PROPOSED FLATWORK (ASSUME 1' THICK @ 5,487 SF)	−203 CY
TOTAL NET CUT (OFFHAUL)	−1,630 CY

NOTE:
THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY.

EAST 12TH STREET ©

2ND AVENUE

BIORETENTION WALL WITH 6" HIGH CURB & GUTTER AND OPENINGS FOR DRAINAGE. SEE CURB PERFORATION DETAIL 7 ON SHEET C8.00.

VERTICAL TRANSITION FROM 6" CURB & GUTTER TO BIORETENTION WALL WITH 6" WARNING CURB AGAINST SIDEWALK

BIORETENTION WALL WITH 6" HIGH WARNING CURB AND OPENINGS FOR DRAINAGE

CITY CURB, GUTTER AND SIDEWALK, SEE CITY DETAIL S-1 ON SHEET C8.20

CALTRANS CURB RAMP, SEE STANDARD LPAN RSP A88A ON SHEET C8.10

CALTRANS CURB RAMP, SEE STANDARD PLAN RSP A88A ON SHEET C8.10

PX PERMIT (OFFSITE)

PZ PERMIT (ONSITE)

CITY DRIVEWAY APPROACH, SEE CITY DETAIL S-2 ON SHEET C8.20

FLOWLINE AT BASE OF WALL TO CAPTURE SCHOOL DRAINAGE

PROPOSED PROPERTY LINE

FORMER DIRT STOCKPILE

BLOCK "27"

15" INV. IN=1.35 (E)
24" INV. IN=0.25 (NE)
30" INV. OUT=0.05 (W)
GROSS SOLID REMOVAL DEVICE
BOTTOM=−0.09

SSMH PER RECORD
NOT FOUND IN FIELD

DI, RIM=12.47
15" INV. IN=7.02 (N)
18" INV. IN=6.92 (E)
18" INV. IN=6.92 (E)
18" INV. IN=X.XX (NE)
24" INV. OUT=6.77 (W)

TC @ CB 20.03
INV 6" OUT(SE) 19.16

TC @ CB 21.59
INV 6" IN(NW) 21.59
INV 12" OUT(S) 19.09

FF=21.42
FF=23.25
FF=23.42
FF=24.33
FF=24.17

1 INCH = 10 FT

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. KUYKENDALL
No. 70870
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

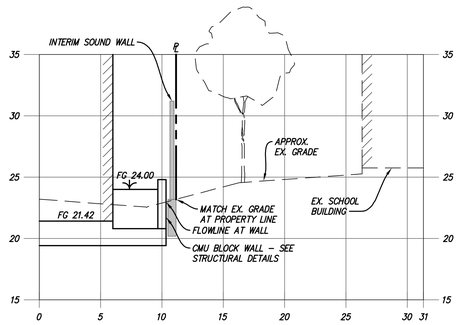
JOB NUMBER:	2207
DRAWN BY:	SEC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	1"=10'
TITLE:	GRADING & DRAINAGE PLAN

SHEET:
C4.00

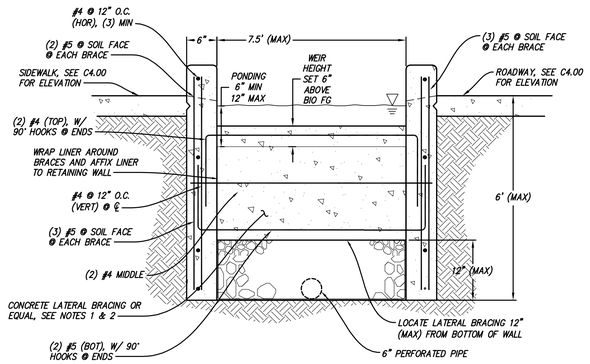
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C4.00 GRADING & DRAINAGE PLAN.dwg Date: Aug 23, 2023



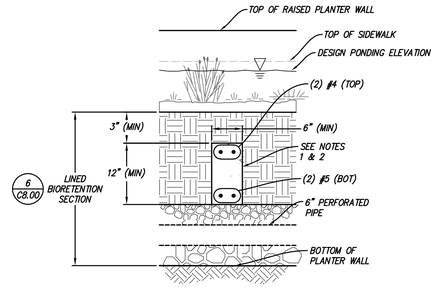
SECTION A–A
1"=5'



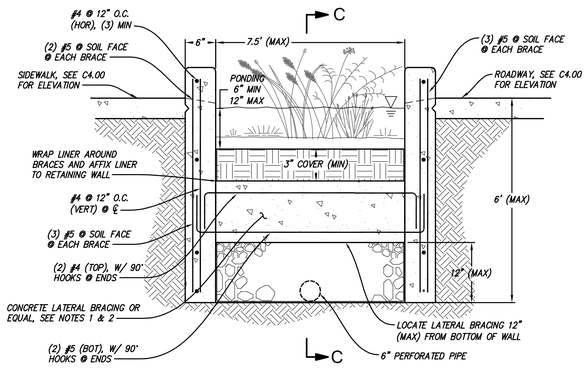
NOTES:

1. CONCRETE LATERAL BRACING SHALL BE CONTINUOUS (NO JOINTS).
2. LATERAL BRACING SHALL BE PROVIDED EVERY 6 FEET (MAX) FOR WALLS UP TO 4 FEET IN HEIGHT AND EVERY 4 FEET (MAX) FOR WALLS BETWEEN 4 AND 6 FEET IN HEIGHT.

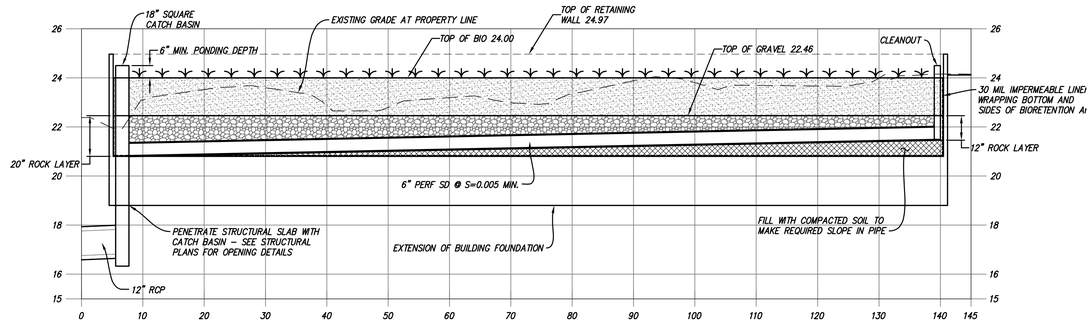
SECTION B–B
1"=1'



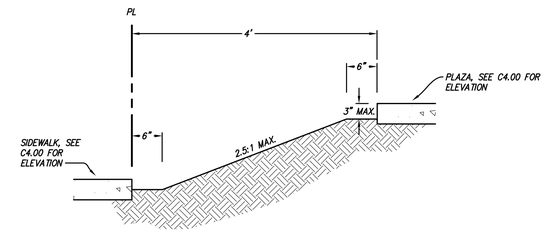
SECTION C–C
1"=1'



SECTION D–D
1"=1'



SECTION E–E
1"=20' HORIZ
1"=5' VERT



SECTION F–F
1"=1'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 09/23/2023

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. KUYKENDALL
No. 70870
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6–30–25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
GRADING SECTIONS

SHEET:
C4.10

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022, 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C4.10 GRADING SECTIONS.dwg Date: Aug 23, 2023

LEGEND

- PROPERTY LINE
- PERFORATED SUBDRAIN PIPE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- FW — FIRE WATER
- DW — DOMESTIC WATER
- BIORETENTION (6 / C8.00)

UTILITY NOTES:

1. SANITARY SEWER MANHOLE PER CITY DETAIL D-11 ON SHEET C8.20.
2. SEWER POC, SEE MEP PLANS FOR CONTINUATION.
3. HOT TAP INTO EXISTING 8" ACP PUBLIC WATER MAIN FOR NEW HYDRANT LATERAL. EBMUD TO PERFORM WORK.
4. NEW PUBLIC HYDRANT. SEE EBMUD STANDARD DRAWING 9496-GB ON SHEET C8.10.
5. HOT TAP INTO EXISTING 8" STEEL PUBLIC WATER MAIN FOR NEW DOMESTIC AND FIRE WATER BUILDING LATERALS. EBMUD TO PERFORM WORK FROM METER TO TAP.
6. STORM DRAIN MANHOLE PER CITY DETAIL D-11 ON SHEET C8.20.
7. TYPE "B" INLET PER CITY DETAIL D-4 ON SHEET C8.20.
8. DRAIN INLET BASE. SEE DETAIL 1 ON SHEET C8.00.
9. CATCH BASIN TOP. SEE DETAIL 2 ON SHEET C8.00.
10. GRAVITY CLEANOUT. SEE DETAIL 10 ON SHEET C8.00.
11. CLEANOUT PER CITY DETAIL D-2 ON SHEET C8.20.
12. 3" COMPOUND METER SETTING WITH 2" BYPASS PER CITY DETAIL 3602-B-1 ON SHEET C8.10.
13. DETECTOR CHECK METERS ASSEMBLY PER CITY DETAIL 314-EA ON SHEET C8.10.
14. METER BOX INSTALLATIONS PER CITY DETAIL 186-EA ON SHEET C8.10.
15. CONCRETE SPLASH BLOCK. SEE DETAIL 9 ON SHEET C8.00.
16. MAIN CONNECTION FOR FIRE SERVICES OR 3" AND LARGER DOMESTIC SERVICES PER CITY DETAIL 3684-B ON SHEET C8.10.

GENERAL NOTES:

1. UTILITY TRENCHING. SEE DETAIL 3 ON SHEET C8.00 FOR ONSITE UTILITIES. SEE CITY DETAILS D-22.0 AND D-22.1 ON SHEET C8.20 FOR ALL OFFSITE UTILITIES.
2. JOINT TRENCH SHOWN HERE FOR REFERENCE ONLY. SEE JOINT TRENCH PLANS FOR UTILITY AND PAVEMENT RESTORATION WORK.
3. UTILITY CROSSINGS. SEE CITY DETAILS D-23, D-32 AND D-33 ON SHEET C-8.20 FOR APPLICABLE CROSSING DETAILS.
4. ALL SANITARY SEWER PIPING AND STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF HE CITY OF OAKLAND SPECIFICATIONS.
5. ALL WATER PIPING AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT SPECIFICATIONS.
6. PROTECTIVE SLAB. SEE DETAIL 2003-A ON SHEET C8.10 FOR PROTECTIVE SLAB FOR SHALLOW UTILITY CROSSINGS.

EAST 12TH STREET

2ND AVENUE

SSMH, RIM=TG
6" INV. IN=15.01
EX. 8" INV. THRU=11.90±

30 LF ~ 6" SS @ S=0.087

SDMH, RIM=TG
15" INV. IN=12.75
EX. 15" INV. THRU=12.50±

SSCO, RIM=TG
6" INV. THRU=15.60

UTILITY XING
6" SS @ O.P.=15.61
EX. 15" SD T.O.P.=14.61±

33 LF ~ 12" SD @ S=0.01

PERFORATED PIPE WITHIN BIORETENTION BASIN

48 LF ~ 6" SS @ S=0.02

23 LF ~ 4" SD @ S=0.005

SDCO

18" CB, RIM=18.70
12" INV. THRU=13.12

SS POC
6" INV. IN=16.56

146 LF ~ 12" SD @ S=0.024

SDMH, RIM=17.16
12" INV. IN=17.16
EX. 15" INV. THRU=14.80±

37 LF ~ 12" SD @ S=0.01

OI, RIM=21.53
12" INV. OUT=17.53

51 LF ~ 6" FIRE HYDRANT LATERAL

PX PERMIT (OFFSITE)

PZ PERMIT (ONSITE)

UNDERGROUND TRANSFORMERS, SEE JT PLANS

BUILDING MOUNTED FDC. SEE FIRE SPRINKLER PLANS.

DOMESTIC AND FIRE WATER POCs, SEE MEP PLANS AND FIRE SPRINKLER PLANS FOR CONTINUATION, RESPECTIVELY

BACKFLOW ROOM, SEE MEP PLANS

25 LF ~ 6" FIRE WATER LATERAL

26 LF ~ 4" DOMESTIC WATER LATERAL

EBMUD DOMESTIC WATER MASTER METER. SUBMETERS LOCATED WITHIN BUILDING. SEE MEP PLANS.

PX PERMIT (OFFSITE)

PZ PERMIT (ONSITE)

SDCO

RAINWATER LEADER OUTFALL INTO BIORETENTION

133 LF ~ 6" SD @ S=0.005

RAINWATER LEADER OUTFALL INTO BIORETENTION

PERFORATED PIPE WITHIN BIORETENTION BASIN

UNDERGROUND TRANSFORMERS, SEE JT PLANS

30 LF ~ 12" SD @ S=0.01

RAINWATER LEADER OUTFALL INTO BIORETENTION

CB, RIM=23.83
6" PERF INV. IN=20.60
12" INV. OUT=16.83

SDMH, RIM=22.43
12" INV. IN=16.53
12" INV. OUT=16.53

SSMH PER RECORD NOT FOUND IN FIELD

OI, RIM=12.47
15" INV. IN=7.02 (N)
18" INV. IN=6.92 (E)
18" INV. IN=6.92 (E)
18" INV. IN=X.XX (NE)
24" INV. OUT=8.77 (W)

20" TREE
CONCRETE
DIRT
FORMER DIRT STOCKPILE
3' HIGH WALL
CRAWL SPACE
BUILDING
BLOCK "27"
AC UNIT
TRANSFORMER
ELECTRIC CABINET
VAULT
ELEC

1 INCH = 10 FT

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. KUYKENDALL
No. 70870
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

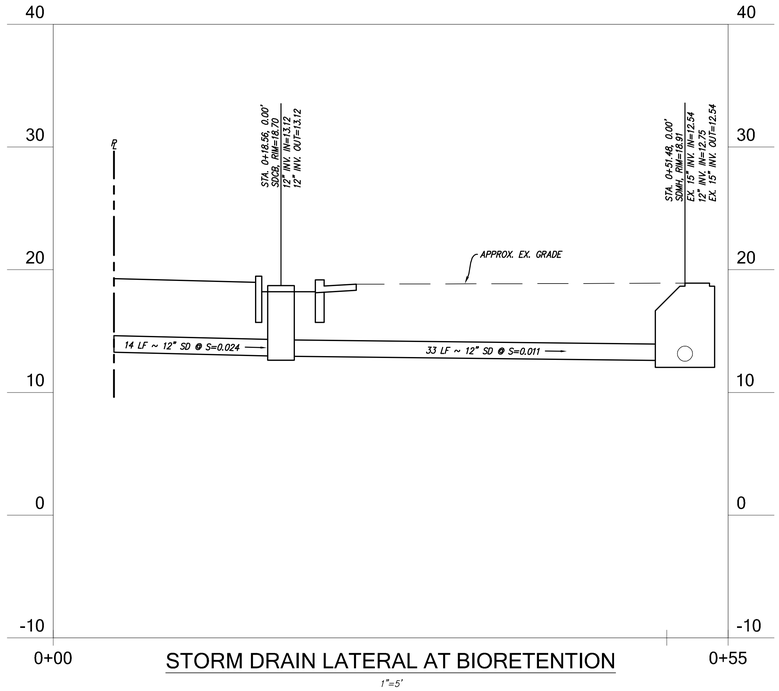
JOB NUMBER:	2207
DRAWN BY:	SEC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	1"=10'
TITLE:	UTILITY PLAN

SHEET:
C5.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

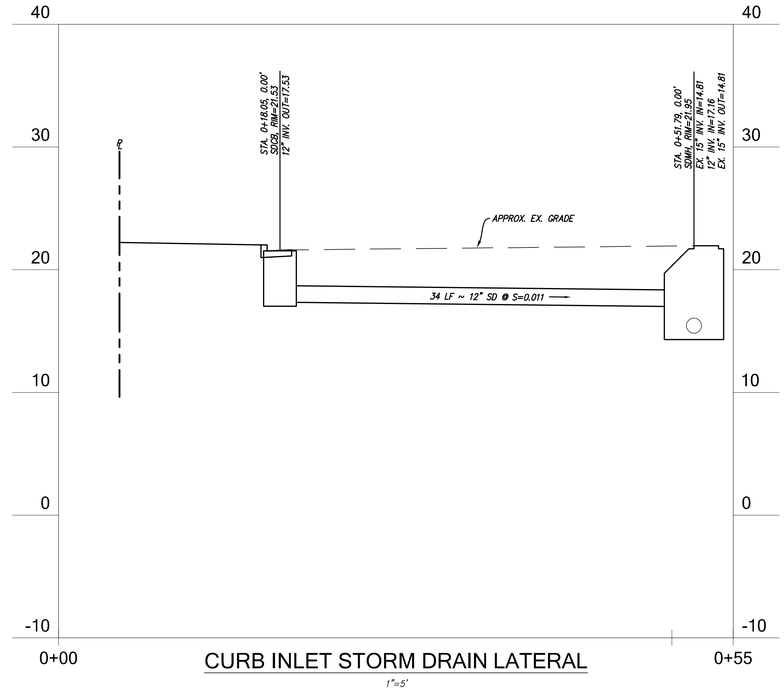
8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C5.00 UTILITY PLAN.dwg Date: Aug 23, 2023



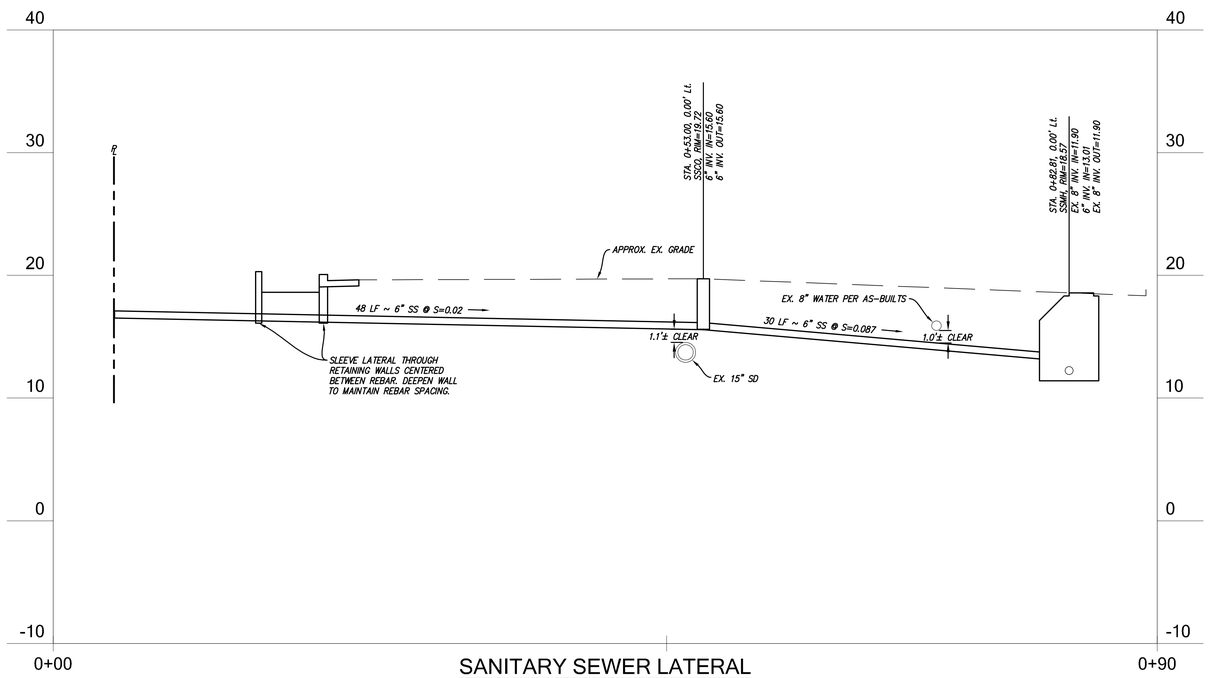
STORM DRAIN LATERAL AT BIORETENTION

1"=5'



CURB INLET STORM DRAIN LATERAL

1"=5'



SANITARY SEWER LATERAL

1"=5'

8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C5.10 UTILITY PROFILES.dwg Date: Aug 23, 2023

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. KUYKENDALL
No. 70870
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SEC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	1"=5'

TITLE:
UTILITY PROFILES

SHEET:
C5.10

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

HYDROMODIFICATION NOTE:

THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS NOT REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE DOES NOT NEED REQUIRE TREATMENT OF THE ENTIRE SITE.

STORMWATER MANAGEMENT NOTES:

1. *THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 – NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2022-0018).*
2. *GENERAL STORMWATER QUALITY APPROACH – STORMWATER QUALITY FEATURES WILL INCLUDE A BIO-RETENTION BASIN TO CAPTURE ALL SITE RUNOFF.*

C.3 STORMWATER TREATMENT MEASURES

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	IMPERVIOUS AREA OUTSIDE PROPERTY LINE (SF)	REQUIRED BMP AREA (SF)	BMP ID	PROVIDED BMP AREA (SF)
A1	15,423	42	15,465	15,427	80	463	B1	496
A2	0	3,663	3,663	N/A	0	0	N/A	0
A3	55	0	55	N/A	0	2	B6*	185
A4	0	78	78	N/A	0	0	N/A	0
A5	14	0	14	N/A	0	1	B6*	185
A6	5,060 SEE NOTE 1	184	5,244	5,078	0	152	B6	185
A7	177	0	177	N/A	0	7	B6*	185
TOTAL	20,729	3,967	24,696	15,427	57	625	B1, B6	681

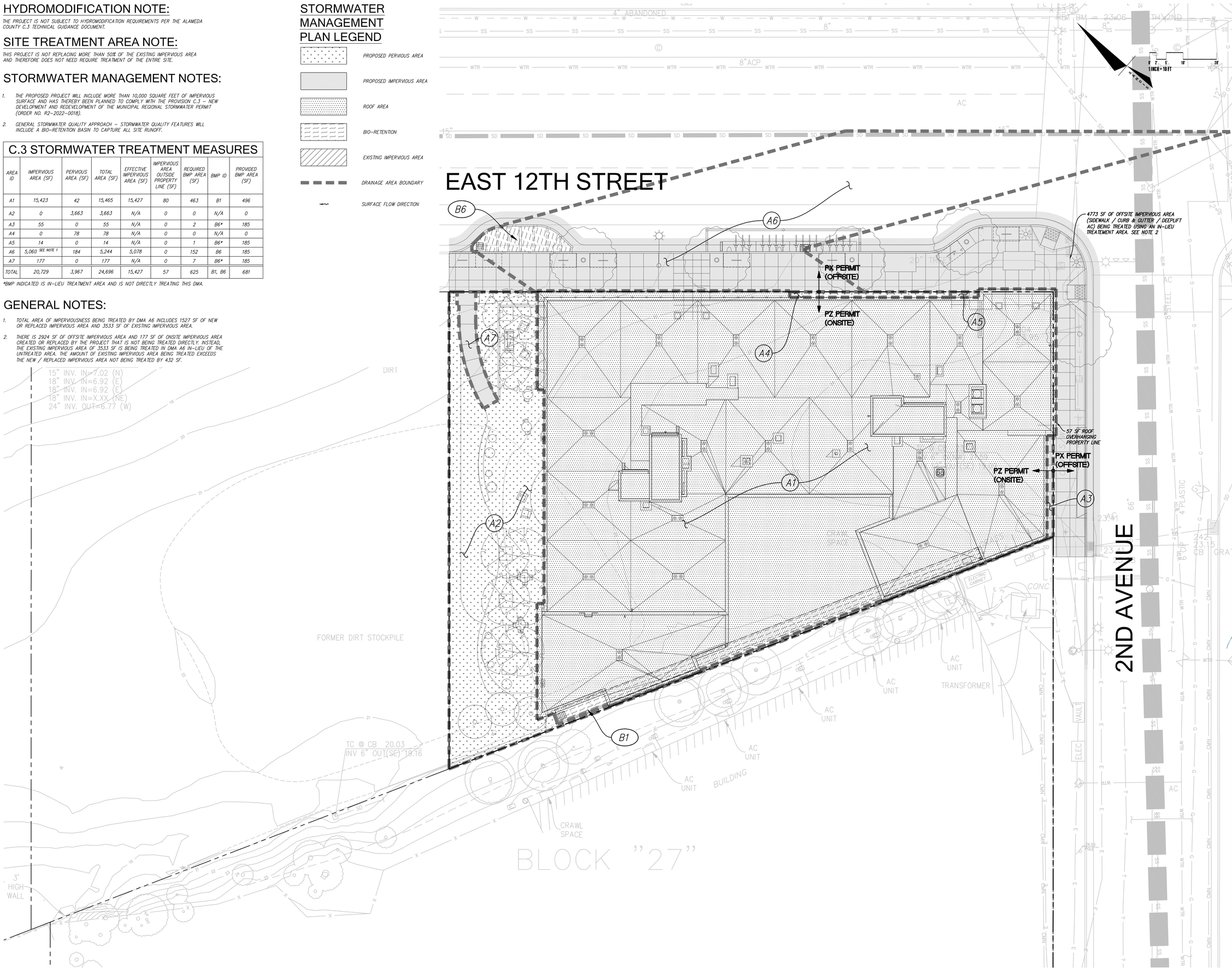
*BMP INDICATED IS IN-LIEU TREATMENT AREA AND IS NOT DIRECTLY TREATING THIS DMA.

GENERAL NOTES:

1. *TOTAL AREA OF IMPERVIOUSNESS BEING TREATED BY DMA A6 INCLUDES 1527 SF OF NEW OR REPLACED IMPERVIOUS AREA AND 3533 SF OF EXISTING IMPERVIOUS AREA.*
2. *THERE IS 2924 SF OF OFFSITE IMPERVIOUS AREA AND 177 SF OF ONSITE IMPERVIOUS AREA CREATED OR REPLACED BY THE PROJECT THAT IS NOT BEING TREATED DIRECTLY. INSTEAD, THE EXISTING IMPERVIOUS AREA OF 3533 SF IS BEING TREATED IN DMA A6 IN-LIEU OF THE UNTREATED AREA. THE AMOUNT OF EXISTING IMPERVIOUS AREA BEING TREATED EXCEEDS THE NEW / REPLACED IMPERVIOUS AREA NOT BEING TREATED BY 432 SF.*

STORMWATER MANAGEMENT PLAN LEGEND

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- ROOF AREA
- BIO-RETENTION
- EXISTING IMPERVIOUS AREA
- DRAINAGE AREA BOUNDARY
- SURFACE FLOW DIRECTION



PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER – MICHAEL A. KUYKENDALL – No. 70870 – Exp. 6/30/25 – CIVIL – STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STORMWATER MANAGEMENT PLAN

SHEET:
C6.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C6.00 STORMWATER MANAGEMENT PLAN.dwg Date: Aug 23, 2023

LEGEND

STABILIZED ENTRANCE/EXIT

CONCRETE WASHOUT

SK SPILL KIT

PORTABLE RESTROOM

STRAW WATTLE WITH CONSTRUCTION FENCE

INLET PROTECTION

WATER POLLUTION CONTROL NOTES:

A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

DUST CONTROL NOTES:

A. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED AT LEAST TWICE DAILY TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. IF WINDS ARE IN EXCESS OF 15 MPH WATERING WILL BE INCREASED TO A SUFFICIENT AMOUNT.

B. ALL TRUCKS IMPORTING AND EXPORTING MATERIAL TO AND FROM SITE WILL EITHER BE COVERED OR BE FILLED NO MORE THAN TWO FEET FROM THE TOP OF THE TRAILER.

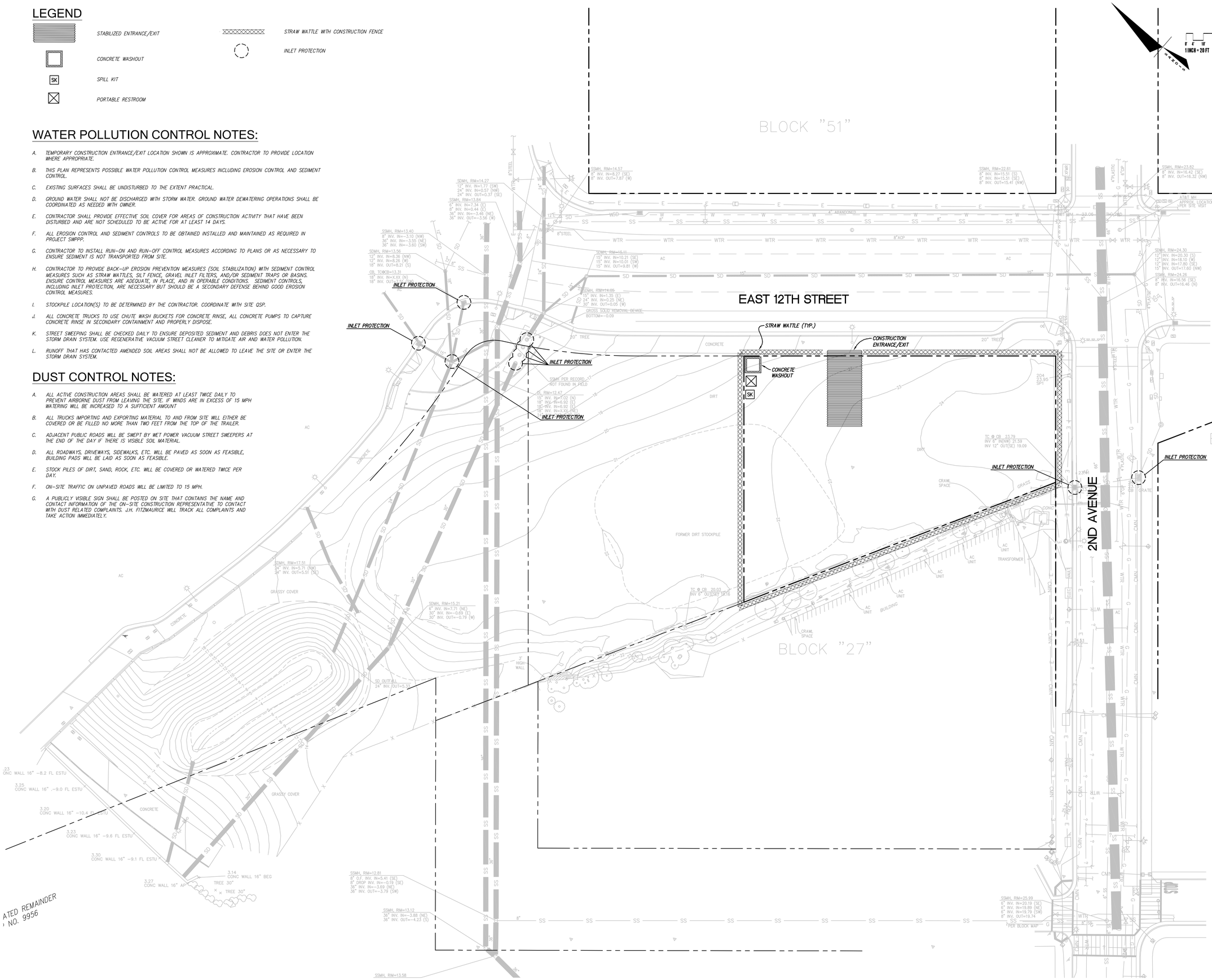
C. ADJACENT PUBLIC ROADS WILL BE SWEPT BY WET POWER VACUUM STREET SWEEPERS AT THE END OF THE DAY IF THERE IS VISIBLE SOIL MATERIAL.

D. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. WILL BE PAVED AS SOON AS FEASIBLE, BUILDING PADS WILL BE LAID AS SOON AS FEASIBLE.

E. STOCK PILES OF DIRT, SAND, ROCK, ETC. WILL BE COVERED OR WATERED TWICE PER DAY.

F. ON-SITE TRAFFIC ON UNPAVED ROADS WILL BE LIMITED TO 15 MPH.

G. A PUBLICLY VISIBLE SIGN SHALL BE POSTED ON SITE THAT CONTAINS THE NAME AND CONTACT INFORMATION OF THE ON-SITE CONSTRUCTION REPRESENTATIVE TO CONTACT WITH DUST RELATED COMPLAINTS. J.H. FITZMAURICE WILL TRACK ALL COMPLAINTS AND TAKE ACTION IMMEDIATELY.



8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C7.00 WATER POLLUTION CONTROL DRAWING.dwg Date: Aug 23, 2023

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. KUYKENDALL
No. 70870
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

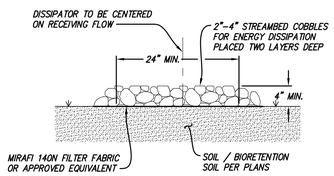
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

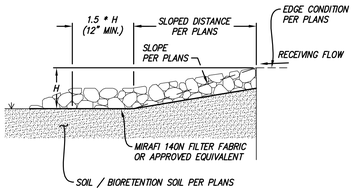
TITLE:
WATER POLLUTION CONTROL DRAWING

SHEET:
C7.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

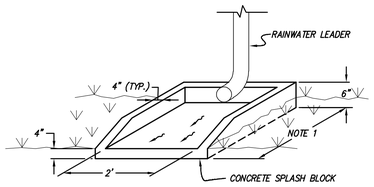


SECTION VIEW



RIP-RAP ENERGY DISPERSION 8

1"=1'

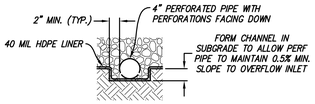


NOTES:

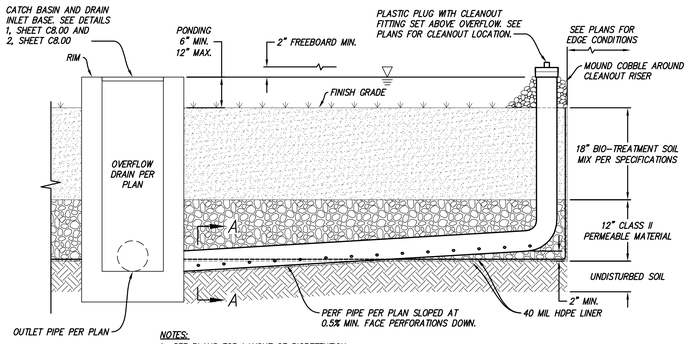
1. 3'-0" AT PLANTING AREAS NOT ADJACENT TO DRIVES; AT LOCATIONS ADJACENT TO DRIVES, EXTEND DEPTH TO REACH DRIVE FOR SHEET FLOW, VIF WITH ARCHITECT.

CONCRETE SPLASH BLOCK 9

N.T.S.



SECTION A-A

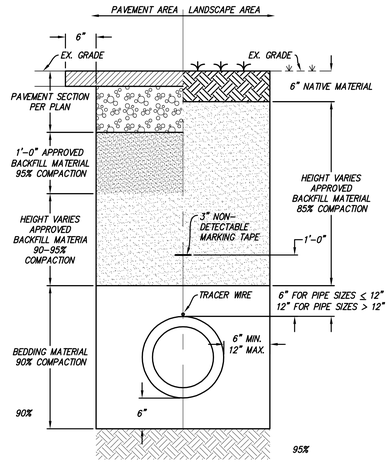


NOTES:

1. SEE PLANS FOR LAYOUT OF BIORETENTION.
2. 3" MULCH ABOVE BIOTREATMENT LAYER PER SPECIFICATIONS.

LINED BIORETENTION SECTION 6

1"=1'



NOTES:

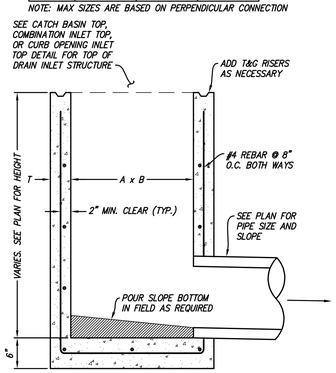
1. SHORING TO BE PER CAL/OSHA CONSTRUCTION SAFETY ORDERS.
2. RESTORE ALL PAVEMENT MARKING IN-KIND WHERE REMOVED AS PART OF TRENCHING OPERATIONS.
3. MOISTURE CONDITION BACKFILL TO X%-X% OVER OPTIMUM MOISTURE CONTENT.

ONSITE UTILITY TRENCH DETAIL 3

1"=1'

A x B	T	MAX PIPE SIZE	OLDCASTLE MODEL
12"x12"	4"	8"	DI-1212
18"X18"	4"	12"	DI-1818
24"X24"	4"	18"	DI-2424
36"X36"	6"	24"	DI-3636
24"X48"	5"	18",36"	DI-2448
36"X48"	6"	24",36"	DI-3648

NOTE: MAX SIZES ARE BASED ON PERPENDICULAR CONNECTION

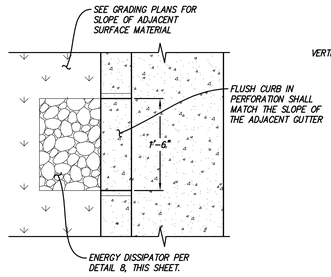


NOTES:

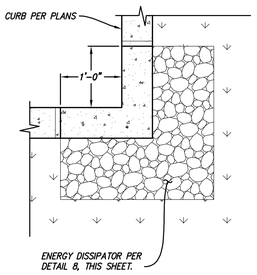
1. SEE PLANS FOR DRAIN INLET SIZE.
2. PRE-CAST DRAIN INLET IN LIEU OF CAST-IN-PLACE INLET IS ACCEPTABLE, OLDCASTLE OR APPROVED EQUIVALENT.

DRAIN INLET BASE 1

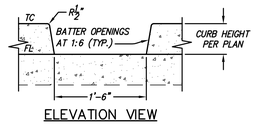
1"=1'



CURB PERFORATION AT CURB & GUTTER



CURB PERFORATION AT CORNER



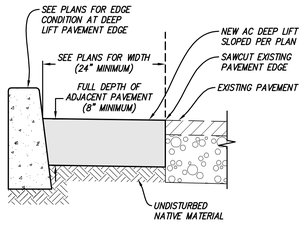
ELEVATION VIEW

NOTES:

1. ALL EXPOSED CONCRETE EDGES (HORIZONTAL AND VERTICAL) SHALL BE 1/2" RADIUS.
2. CURB OPENING FREQUENCY AND LOCATION SHALL BE PER PLAN.

CURB PERFORATION 7

1"=1'

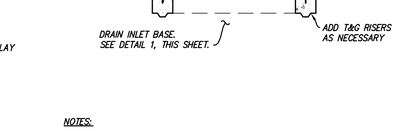


ASPHALT DEEP LIFT 4

1"=1'

	OLDCASTLE GRATE MODEL NUMBER		
A x B	PEDESTRIAN*	LANDSCAPE / NON-TRAFFIC	H20 RATED
12"x12"	SD-13 12X12	PEDESTRIAN SD-12 12X12	TRAFFIC SD-12 12X12
18"X18"	SD-13 18X18	PEDESTRIAN SD-12 18X18	TRAFFIC SD-12 18X18
24"X24"	SD-13 24X24	PEDESTRIAN SD-12 24X24	TRAFFIC SD-12 24X24
36"X36"	SD-13 36X36	PEDESTRIAN SD-12 36X36	TRAFFIC SD-12 36X36
24"X48"	SD-13 24X48	PEDESTRIAN SD-12 24X48	TRAFFIC SD-12 24X48

* OR APPROVED EQUIVALENT GRATE WITH 1/4" MAX OPENINGS

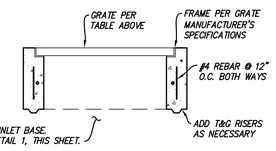


NOTES:

1. SWEEP SURFACE CLEAN OF DEBRIS AND FILL CRACKS ¼" AND LARGER WITH LIQUID ASPHALT.

ASPHALT OVERLAY 5

1"=1'

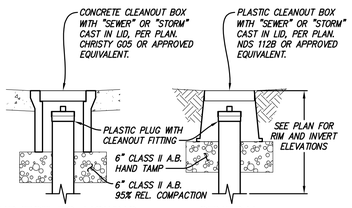


NOTES:

1. SEE PLANS FOR CATCH BASIN SIZE AND TYPE.
2. FRAME SHALL BE ANCHORED TO CONCRETE PER MANUFACTURER'S SPECIFICATIONS.
3. FOR JUNCTION BOXES (JB) IN NON-VEHICULAR AREAS ONLY, REPLACE GRATE WITH NON-SLIP SOLID STEEL COVER. ADD "STORM DRAIN" TEXT TO LID.

CATCH BASIN TOP 2

1"=1'



NOTES:

1. RISER DIAMETER SHALL MATCH THRU/OUT PIPE SIZE.

GRAVITY CLEANOUT 10

1"=1'

8/2/2023 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C8.00 CONSTRUCTION DETAILS.dwg Date: Aug 23, 2023

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

DATE 09/23/2023

REGISTERED PROFESSIONAL ENGINEER MICHAEL A. KUYKENDALL No. 70870 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

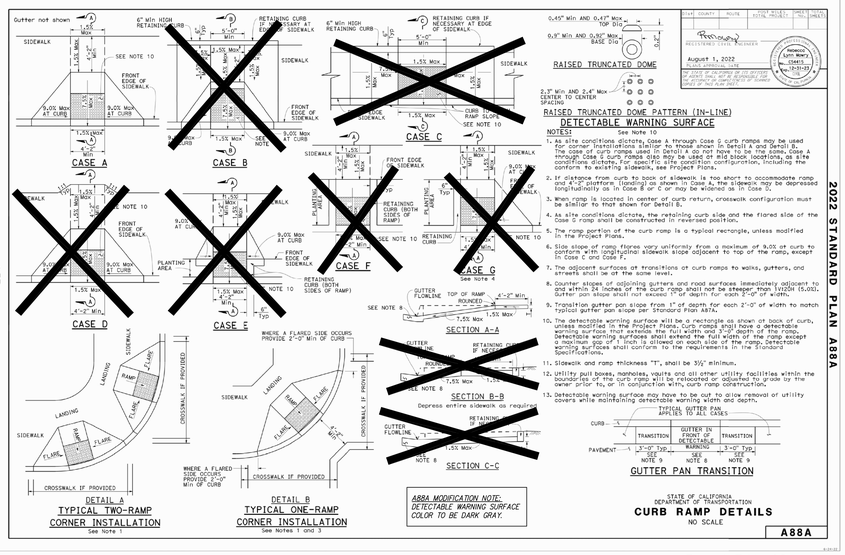
TITLE:

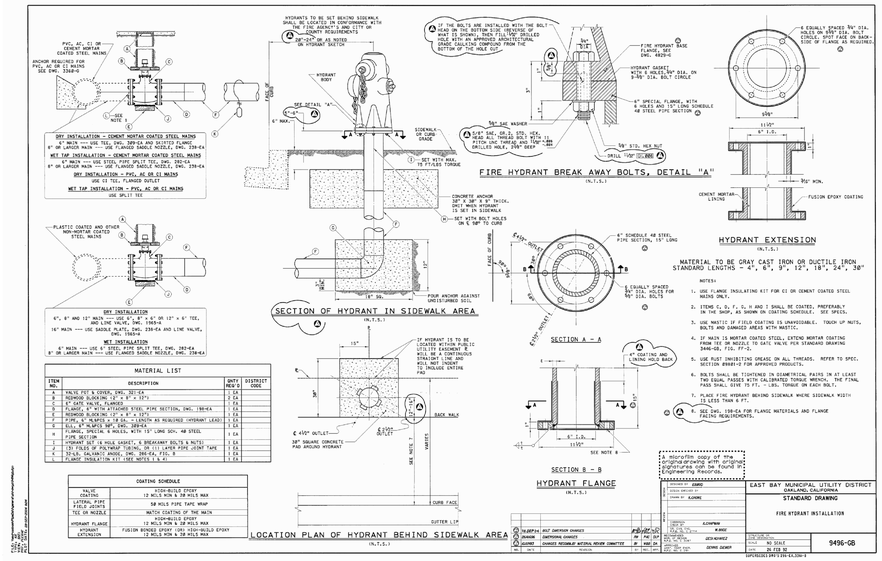
CONSTRUCTION DETAILS

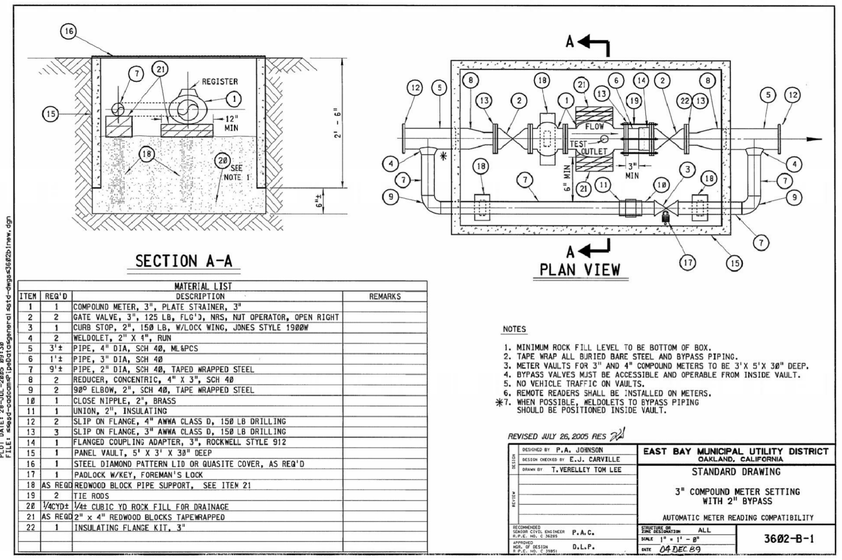
SHEET:

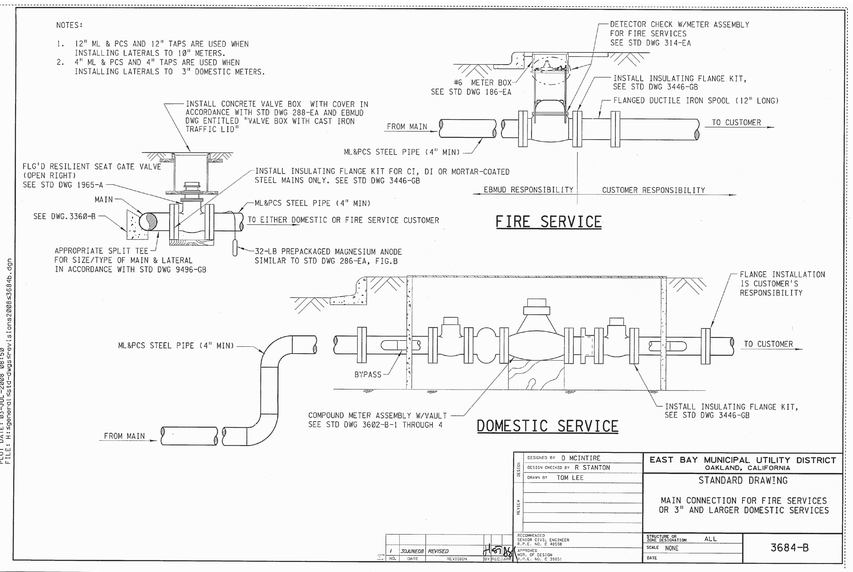
C8.00

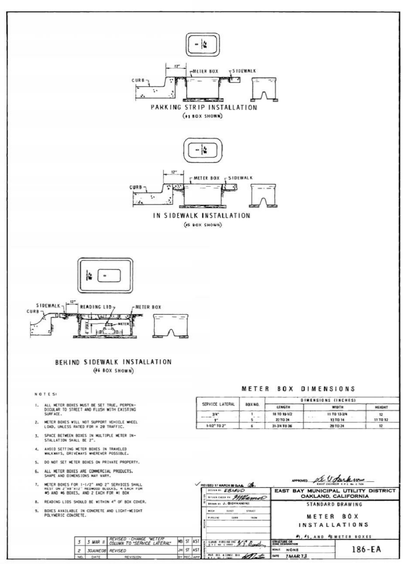
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

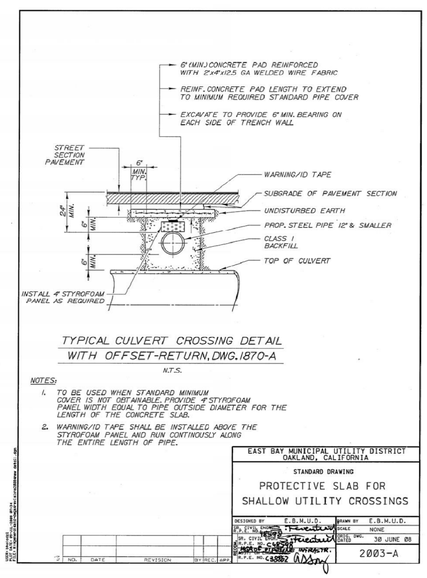


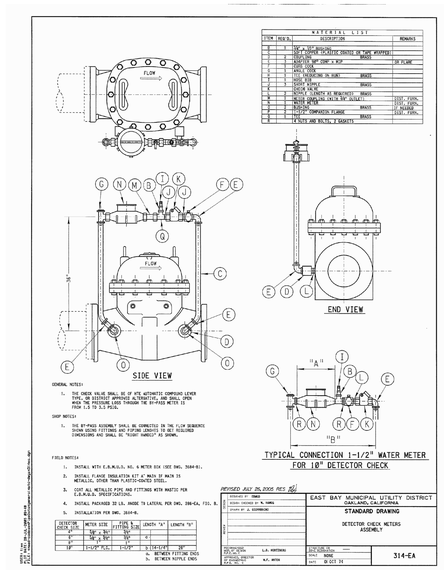












PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023
REGISTERED PROFESSIONAL ENGINEER MICHAEL A. KUYKENDALL No. 70870 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA
MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-25

REVISION SCHEDULE

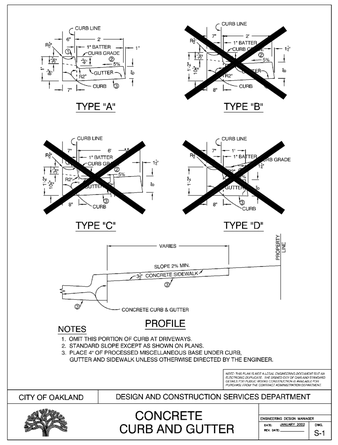
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CALTRANS AND EBMUD STANDARD DETAILS

SHEET:
C8.10

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



NOTES

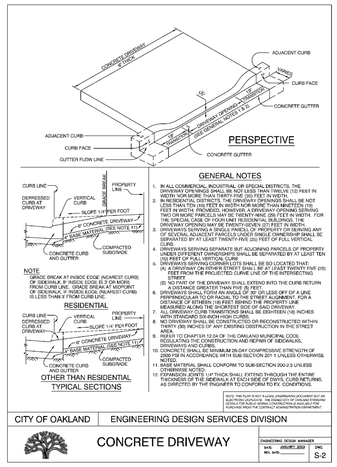
1. OMIT THIS PORTION OF CURB AT DRIVEWAYS.
2. STANDARD SLOPE EXCEPT AS SHOWN ON PLANS.
3. PLACE 4" OF PROCESSED MISCELLANEOUS BASE UNDER CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

CONCRETE CURB AND GUTTER

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. S-1



GENERAL NOTES

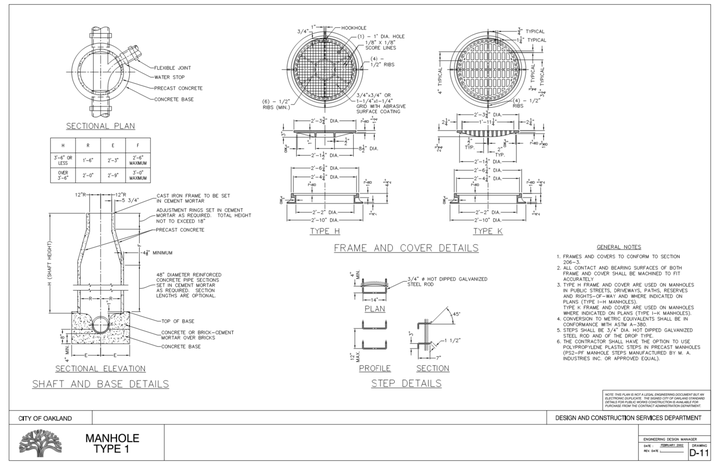
1. IN ALL COMMERCIAL, INDUSTRIAL OR SPECIAL DISTRICTS, THE DRIVEWAY OPENING SHALL BE NOT LESS THAN TWELVE (12) FEET IN WIDTH NOR MORE THAN THIRTY-FIVE (35) FEET IN WIDTH.
2. IN RESIDENTIAL DISTRICTS, THE DRIVEWAY OPENING SHALL BE NOT LESS THAN TEN (10) FEET IN WIDTH NOR MORE THAN TWENTY (20) FEET IN WIDTH; PROVIDED, HOWEVER, A DRIVEWAY OPENING SERVING TWO OR MORE PARCELS MAY BE TWENTY-NINE (29) FEET IN WIDTH, FOR A SINGLE PARCEL OF PROPERTY OR SERVING ANY USE OTHER THAN A DRIVEWAY OPENING MAY BE TWENTY-EIGHT (27) FEET IN WIDTH.
3. DRIVEWAYS SERVING A SINGLE PARCEL OF PROPERTY OR SERVING ANY USE OTHER THAN RESIDENTIAL USE ON ADJOINING PARCELS SHALL BE SEPARATED BY AT LEAST TWENTY-FIVE (25) FEET OF FULL VERTICAL CURB.
4. DRIVEWAYS SERVING SEPARATE BUT ADJOINING PARCELS OF PROPERTY UNDER DIFFERENT OWNERSHIPS SHALL BE SEPARATED BY AT LEAST TEN (10) FEET OF FULL VERTICAL CURB.
5. NO DRIVEWAY OPENING SHALL BE SHALL BE SO LOCATED THAT: (A) A DRIVEWAY ON EITHER STREET SHALL BE AT LEAST TWENTY-FIVE (25) FEET FROM THE PROJECTED CURVE LINE OF THE INTERSECTING STREET.
(B) NO PART OF THE DRIVEWAY SHALL EXTEND INTO THE CURB RETURN A DISTANCE GREATER THAN FIVE (5) FEET.
6. NO DRIVEWAY SHALL BE LOCATED LESS THAN FIVE (5) FEET OFF OF A LINE PERPENDICULAR TO OR RADIAL TO THE STREET ALIGNMENT, FOR A DISTANCE OF EITHER (1) FEET BEHIND THE PROPERTY LINE OR (2) FEET BEHIND THE NEAREST SIDE OF SAID DRIVEWAY.
7. ALL DRIVEWAYS SHALL BE CONSTRUCTED SO THAT THERE SHALL BE EIGHTEEN (18) INCHES WITH STANDARD SIX-INCH HIGH CURB.
8. NO DRIVEWAY SHALL BE CONSTRUCTED OR RECONSTRUCTED WITHIN TWENTY (20) INCHES OF ANY EXISTING OBSTRUCTION IN THE STREET OR SIDEWALK.
9. REFER TO CHAPTER 13.04 OF THE OAKLAND MUNICIPAL CODE, REGULATING THE CONSTRUCTION AND REPAIR OF SIDEWALKS, DRIVEWAYS AND CURBS.
10. CONCRETE SHALL BE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI IN ACCORDANCE WITH SUB-SECTION 201.1 UNLESS OTHERWISE NOTED.
11. BASE MATERIAL SHALL CONFORM TO SUB-SECTION 200-2.3 UNLESS OTHERWISE NOTED.
12. CONCRETE THICKNESS OF THROA SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE SIDEWALK AT EACH SIDE OF DWYS. CURB RETURNS AS DIRECTED BY THE ENGINEER TO CONFORM TO EX. CONDITIONS.

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | ENGINEERING DESIGN SERVICES DIVISION

CONCRETE DRIVEWAY

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. S-2



GENERAL NOTES

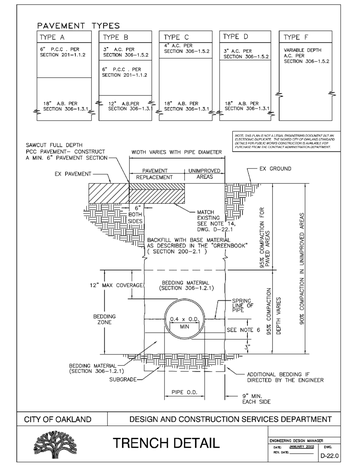
1. FRAMES AND COVERS TO CONFORM TO SECTION 206-1.
2. ALL CONTACT AND BEARING SURFACES OF BOTH FRAME AND COVER SHALL BE MACHINED TO FIT ACCURATELY.
3. TYPE H FRAME AND COVER ARE USED ON MANHOLES WHERE INDICATED ON PLANS (TYPE I–H MANHOLES) AND RIGHTS–OF–WAY AND WHERE INDICATED ON PLANS. (TYPE I–H MANHOLES)
   TYPE K FRAME AND COVER ARE USED ON MANHOLES WHERE INDICATED ON PLANS (TYPE I–K MANHOLES).
4. CONCRETE USED FOR ADJUSTMENTS SHALL BE IN CONFORMANCE WITH ASTM A–283
5. STEPS SHALL BE 3/4" DIA. HOT DIPPED GALVANIZED STEEL ROD AND 0" THE DROP TYPE.
6. THE CONTRACTOR SHALL HAVE THE OPTION TO USE POLYPROPYLENE PLASTIC STEPS IN PRECAST MANHOLES (PS2–PF MANHOLE STEPS MANUFACTURED BY M. A. INDUSTRIES INC. OR APPROVED EQUAL)

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

MANHOLE TYPE 1

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. D-11



NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TRENCH DETAIL

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. D-22.0

NOTES:

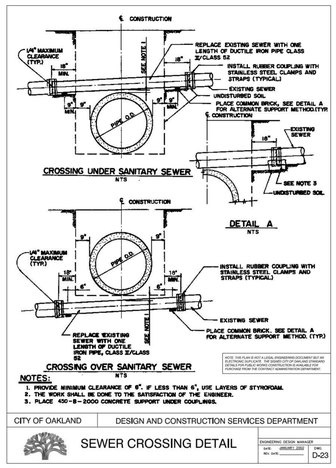
1. Excavated material shall not be used to fill voids caused by overexcavation; such voids shall be filled with compacted bedding material. Unless directed by the Engineer, no separate payment will be made for overexcavation.
2. Import backfill material shall conform to Subsection 306–1.31
3. Aggregate base shall conform to crushed miscellaneous base (Section 200–2.4) or better. The base material must be approved by the Engineer.
4. The streets of Oakland are generally paved with either AC, PCC, or a combination of the two. The existing pavement may differ from the replacement Pavement Type (A to F) indicated on the plans.
5. Compaction by jetting is not permitted.
6. When flexible pipe (HDPE, etc.) is used, pipe shall be backfilled to the spring line, compacted and backfill tested prior to completing initial backfill.
7. The compacted temporary resurfacing shall be a minimum of 2" thick placed on the required base, and shall be removed prior to placing the permanent paving.
8. Backfill testing is required and results shall be approved by the Engineer prior to paving.
9. No longitudinal joints or seams are allowed in bike lanes. If a longitudinal joint is constructed due to the Contractor's work or this requirement, the Contractor shall remove a minimum of 2" of asphalt from the pavement across the entire bike lane using a method approved by the City and then resurface the bike lane to the Engineer's satisfaction.
10. During backfill operations, the trench shall be backfilled, compacted, and tested to the spring line of any utilities crossing the trench before proceeding with further backfill.
11. Unless specified otherwise, measurement for payment of additional bedding, imported backfill and temporary paving (when listed as separate pay items) shall be based upon the trench widths defined on this detail. The lower trench width for 8" pipe shall be 30".
12. Clean and tackcoat sides of excavation and between paving courses with spray application of SS–1 emulsion before placing asphalt–concrete pavement section.
13. If the distance to the edge of gutter is less than 3' from one trench edge, the pavement replacement shall extend to the edge of existing gutter.
14. In areas where existing paving consists of rubberized AC, the trench area should be repaved with the equivalent pavement section of rubberized AC. As an alternate, a dense graded AC section equivalent to two–times the the thickness of the rubberized AC may be substituted.

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TRENCH DETAIL

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. D-22.1



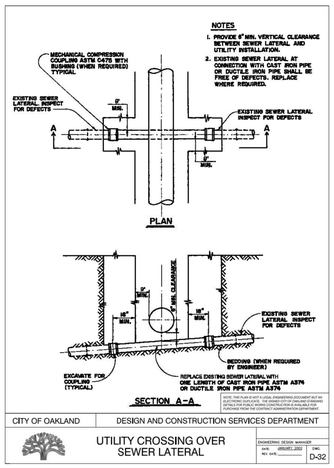
1. PROVIDE MINIMUM CLEARANCE OF 6". IF LESS THAN 6", USE LAYERS OF STYROFOAM.
2. THE WORK SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER.
3. PLACE 450–B–2000 CONCRETE SUPPORT UNDER COUPLINGS.

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

SEWER CROSSING DETAIL

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. D-23

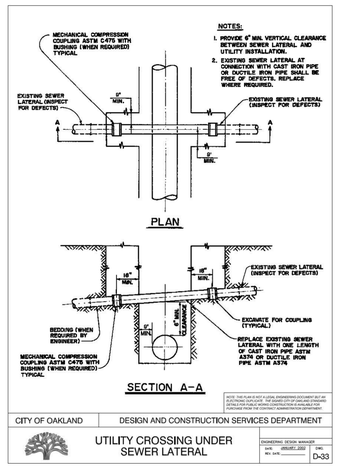


NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

UTILITY CROSSING OVER SEWER LATERAL

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. D-32

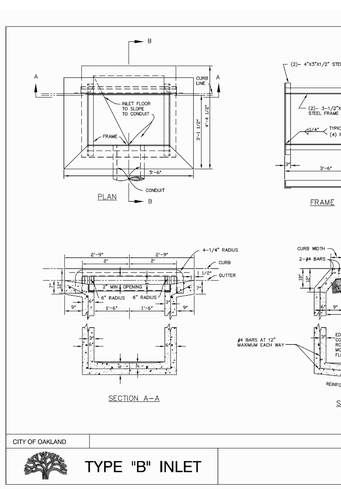


NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

UTILITY CROSSING UNDER SEWER LATERAL

ENGINEERING DESIGN MANAGER — DATE: FEBRUARY, 2022 — REV. DATE: _____ — DWG. D-33



GENERAL NOTES

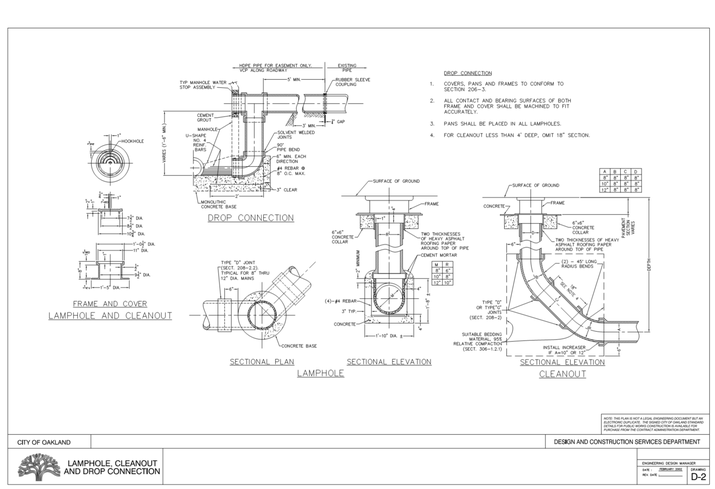
1. LOCATION AND DIRECTION OF CONDUITS ENTERING OR LEAVING INLETS SHALL BE AS SHOWN ON GENERAL PLANS.
2. GRATE AND FRAME SHALL BE ASSEMBLED AND MADE TO FIT BEFORE DELIVERY.
3. THE GRATE SHALL BE HOT–DIP GALVANIZED IN ACCORDANCE WITH ASTM A–123.
4. ALL BEARING BARS AND CROSS BARS OF GRATE SHALL BE RESISTANCE WELDED OR ELECTROFORGED TO THE BEARING BARS AT INTERSECTIONS.
5. ALL METAL SHALL BE STRUCTURAL GRADE STEEL IN ACCORDANCE WITH ASTM A–36.
6. A VEE CHANNEL 4" DEEP SHALL JOIN TWO OR MORE CONDUITS ENTERING AN INLET.
7. CONSTRUCT STEPS IN INLETS WITH A DEPTH OF 4' OR GREATER

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TYPE "B" INLET

ENGINEERING DESIGN MANAGER — DATE: JANUARY, 2022 — REV. DATE: _____ — DWG. D-4



DROP CONNECTION

1. COVERS, PANS AND FRAMES TO CONFORM TO SECTION 206–3.
2. ALL CONTACT AND BEARING SURFACES OF BOTH FRAME AND COVER SHALL BE MACHINED TO FIT ACCURATELY.
3. PANS SHALL BE PLACED IN ALL LAMPHOLES.
4. FOR CLEANOUT LESS THAN 4' DEEP, OMIT 18" SECTION.

A	B	C	D
6"	4"	8"	6"
12"	4"	8"	6"
12"	6"	8"	6"

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED COPY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

LAMPHOLE, CLEANOUT AND DROP CONNECTION

ENGINEERING DESIGN MANAGER — DATE: FEBRUARY, 2022 — REV. DATE: _____ — DWG. D-2

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

SANDIS

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
DATE 08/23/2023

REGISTERED PROFESSIONAL ENGINEER — MICHAEL A. KUYKENDALL — No. 70870 — Exp. 6/30/25 — CIVIL — STATE OF CALIFORNIA

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6–30–25

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	SC
CHECKED BY:	NC
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CITY STANDARD DETAILS

SHEET:
C8.20

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:29 PM

File: x:\P\616055.B\4_engineering\2_plan sets\3_sheet set\ONSITE\C8.20 CITY STANDARD DETAILS.dwg Date: Aug 23, 2023

TYPICAL
DISTRIBUTION TRENCH
Joint Trench – Franchise Area or P.U.E.

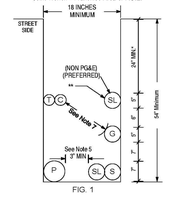


FIG. 1

Placement of the Distribution Trench within a P.U.E. is the preferred method. Trenching in the Franchise Area should only be used when a P.U.E. is unobtainable or otherwise infeasible.
* Increase cover to 30" in the street area (see Note 3).
** Separation must be 12" unless a reduction (ST) is mutually agreed upon by affected utilities.

TYPICAL
SERVICE TRENCH

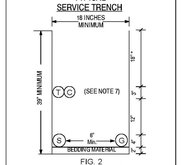
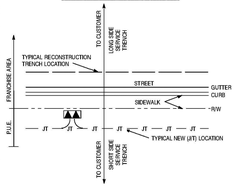


FIG. 2
(View facing Distribution Trench)

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

		G	DUCT T	DB T	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13	—	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT	12"	—	1"	1"	12"	12"
T	(TELEPHONE) DIRECT BURY	12"	1"	—	1"	12"	12"
C	(CATV)	12"	1"	1"	—	12"	12"
S	(ELECTRIC SECONDARY)	6"	12"	12"	12"	—	3"
P	(ELECTRIC PRIMARY)	12"	12"	12"	12"	3"	—
SL	(STREETLIGHT) SEE NOTE 5	6"	12"	12"	12"	1"	3"

STANDARD TRENCH LOCATIONS



SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

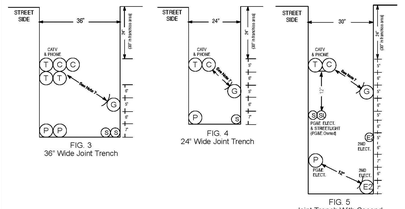
Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY **Page 1 of 4**

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS



Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

A. Refer to Sheet 3 for General Notes.
B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.
C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench").
D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY **Page 2 of 4**

General Notes

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and resulting cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321, 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. When communication ducts are installed, a minimum of 1/2" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.
   If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Programs Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3" separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:
   - Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
   - Clearly describe the conditions necessitating the waiver,
   - Include a proposed design,
   - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

   Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.
10. Separations shall be maintained at aboveground termination points.
11. Procedures for approving native backfill for shading of PG&E gas facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
    - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
    - Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
    - At no time shall the over saturation of native soils be used to achieve these requirements.

    The sieves and screens shall be:
    - 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
    - #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

Notes continued on the next page

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY **Page 3 of 4**

General Notes, continued

12. Procedures for approving native backfill for shading at PG&E electric facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
    - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.

      Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.
    - At no time shall the over saturation of native soils be used to achieve these requirements.
    - Refer to Engineering Document 0662288, Item 13 on Page 2.
13. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.
    - Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
    - PG&E approved import material is per CGT Engineering Guideline 4123.
    - If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
    - For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
    - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
    - The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.
14. The applicant is responsible for the removal of excess spoil and associated costs.
15. Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
16. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

Revision Notes

1. Revised Note 9 to clarify the minimum allowable horizontal separations requirements.
2. This document was revised on 09–27–2006.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY **Page 4 of 4**

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

SUMMARY

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below.

The minimum separation requirement must be 1.5 inch (in.) between:

- Secondary to: Secondary, service, and streetlight conduit
- Service to: Service and streetlight conduit

The minimum separation requirement must be 3 in. between:

- Primary-to-primary conduit
- Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future maintenance, re-routing and replacement of the facilities.

Note that the 3 in. requirement above is already included in Electric Standard 062288 but **not** in Utility Standard S5453.

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table.

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NB/WRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015).

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits"

TARGET AUDIENCE

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

 ©2016 Pacific Gas and Electric Company. All rights reserved.

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

WHAT YOU NEED TO KNOW

Utility Standard S5453, "Joint Trench," Exhibit B, currently shows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

		G	DUCT T	DB T	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13	—	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT	12"	—	1"	1"	12"	12"
T	(TELEPHONE) DIRECT BURY	12"	1"	—	1"	12"	12"
C	(CATV)	12"	1"	1"	—	12"	12"
S	(ELECTRIC SECONDARY)	6"	12"	12"	12"	—	3"
P	(ELECTRIC PRIMARY)	12"	12"	12"	12"	3"	—
SL	(STREETLIGHT) SEE NOTE 5	6"	12"	12"	12"	1"	3"

Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (inches)

		G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	(TELEPHONE) DUCT	12	-	1	1	12	12	12
T	(TELEPHONE) DIRECT BURY	12	1	-	1	12	12	12
C	(CATV)	12	1	1	-	12	12	12
S	(ELECTRIC SECONDARY)	6	12	12	12	1.5	3	1.5
P	(ELECTRIC PRIMARY)	12	12	12	12	3	3	3
SL	(STREETLIGHT) SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELECTRIC SOURCES, NON-PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*Must be considered a "Utility" as defined in Utility Standard S5453, "Joint Trench."
Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide."
**For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2).

 ©2016 Pacific Gas and Electric Company. All rights reserved.

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

DOCUMENT APPROVER

Jim Herren, Manager, Gas Distribution Engineering and Design

DOCUMENT CONTACT

Lisseth Villareal, Electric Standards Engineer, Sr

David Krause, Gas Engineer, Codes and Standards - Design and Construction

John Pickering, Expert Business Process Analyst, Distribution Engineering and Design Support

Daniel Jantz, Expert Engineering Standards Technical Specialist, EAM Distribution Standards

INCLUSION PLAN

This update will be included in the next revision of Electric Standard 0662288 "Underground Conduits" and Utility Standard S5453, "Joint Trench," Exhibit B.

 ©2016 Pacific Gas and Electric Company. All rights reserved.

GENERAL NOTES

1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
2. PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY. MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
6. SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
8. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
9. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF OAKLAND FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
12. CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
19. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
21. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
22. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL. SHOP DRAWINGS AND LOCAL INSPECTION.
26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK CURRENT EDITION.
27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
30. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
31. WEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".
32. ALL WORK INCLUDING SIDEWALK AND PAVEMENT CUTTING AND REMOVAL, LAGGING, EXCAVATION, BACKFILL, AND SIDEWALK AND PAVEMENT RESTORATION SHALL BE DONE BY A LICENSED PAVING CONTRACTOR AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF PUBLIC WORKS DEPARTMENT, CITY OF OAKLAND.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

URBANDESIGN CONSULTINGENGINEERS
URBAN CIVIL ENGINEERING, STORMWATER, AND JOINT TRENCH
350 Townsend Street, Suite 409
San Francisco, California 94107
415 658 5850 tel.
www.UrbanDesignCE.com

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

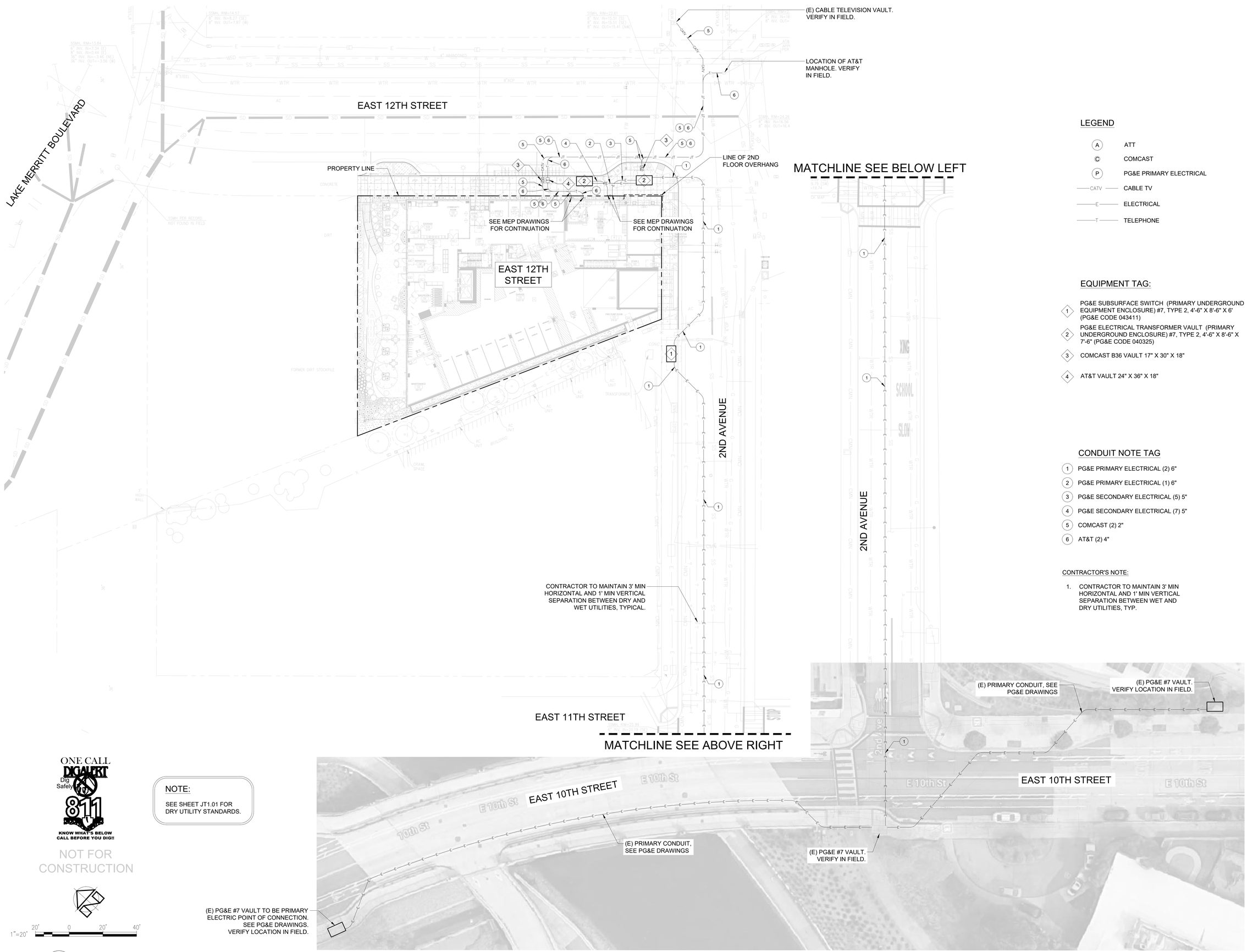
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY:
CHECKED BY:
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:
DRY UTILITY STANDARDS

SHEET:
JT1.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:29 PM



LEGEND

A	ATT
C	COMCAST
P	PG&E PRIMARY ELECTRICAL
CATV	CABLE TV
E	ELECTRICAL
T	TELEPHONE

EQUIPMENT TAG:

1. PG&E SUBSURFACE SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6' (PG&E CODE 043411)
2. PG&E ELECTRICAL TRANSFORMER VAULT (PRIMARY UNDERGROUND ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 7'-6" (PG&E CODE 040325)
3. COMCAST B36 VAULT 17" X 30" X 18"
4. AT&T VAULT 24" X 36" X 18"

CONDUIT NOTE TAG

1. PG&E PRIMARY ELECTRICAL (2) 6"
2. PG&E PRIMARY ELECTRICAL (1) 6"
3. PG&E SECONDARY ELECTRICAL (5) 5"
4. PG&E SECONDARY ELECTRICAL (7) 5"
5. COMCAST (2) 2"
6. AT&T (2) 4"

CONTRACTOR'S NOTE:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATION BETWEEN WET AND DRY UTILITIES, TYP.

ONE CALL DIGALERT Dig Safely 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG!!

NOT FOR CONSTRUCTION

NOTE:

SEE SHEET JT1.01 FOR DRY UTILITY STANDARDS.

1"=20' 20' 0 20' 40'

A JT1.02 DRY UTILITY INTENT
SCALE: 1" = 20'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

URBANDESIGN CONSULTINGENGINEERS
URBAN CIVIL ENGINEERING, STORMWATER, AND JOINT TRENCH
350 Townsend Street, Suite 409
San Francisco, California 94107
415 658 5850 tel.
www.UrbanDesignCE.com

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP: REGISTERED PROFESSIONAL ENGINEER JASON J. LING C60493 EXP. 6/30/24 CIVIL STATE OF CALIFORNIA

REVISION SCHEDULE

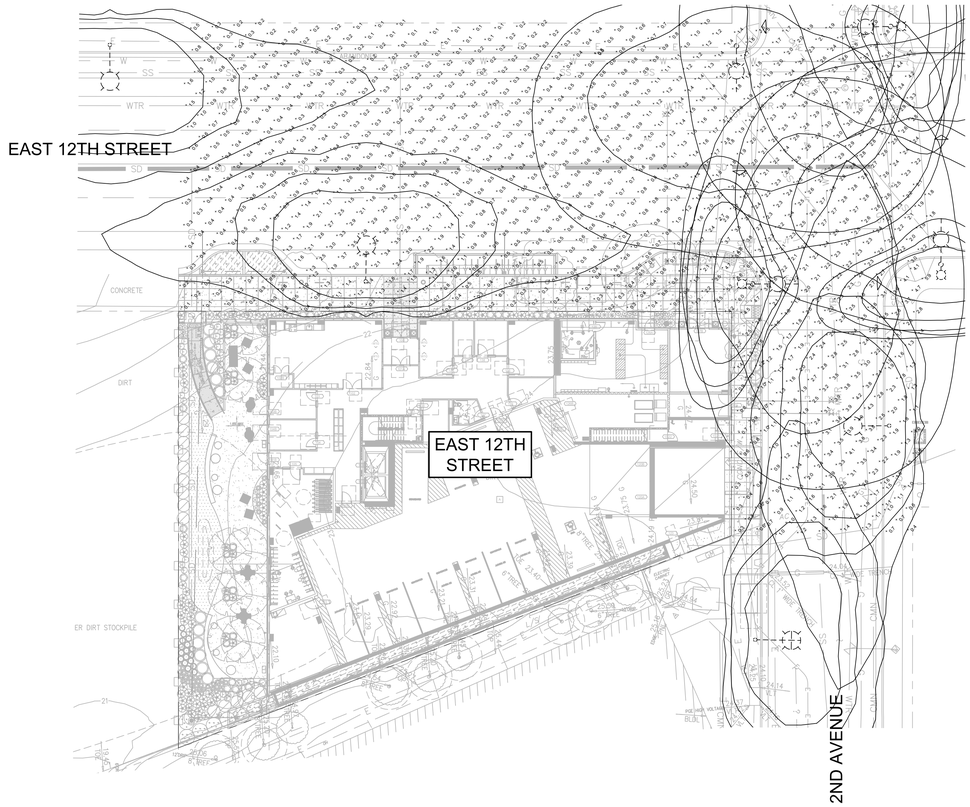
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY:
CHECKED BY:
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:
DRY UTILITY INTENT

SHEET:
JT1.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/2/2022 3:30:29 PM





EXISTING STREET LIGHT



EXISTING DOMUS SMALL ON TRAFFIC SIGNAL POLE

LIGHTING ANALYSIS RESULTS

SEGMENT - ROADWAY CLASSIFICATION	IES DESIGN CRITERIA FOR MEDIUM PEDESTRIAN CONFLICT AREAS		ANALYSIS RESULTS		CRITERIA MET?
	AVERAGE FC	AVG/MIN	AVERAGE FC	AVG/MIN	
E 12TH ST - MAJOR	1.3	< 3:1	0.8	4:1	NO
E 12TH ST - SIDEWALK (SOUTH) (DEVELOPMENT SIDE)	0.5	< 4:1	1.1	11:1	NO
E 12TH ST - SIDEWALK (NORTH)	0.5	< 4:1	0.4	4:1	NO
E 12TH ST / 2ND AVE - MAJOR / LOCAL INTERSECTION	2.0	< 3:1	2.5	2:1	YES
2ND AVE - LOCAL	0.7	< 6:1	2.2	3:1	YES
2ND AVE - SIDEWALK (WEST) (DEVELOPMENT SIDE)	0.5	< 4:1	1.3	4:1	YES
2ND AVE - SIDEWALK (EAST)	0.5	< 4:1	1.9	5:1	NO

LEGEND

SYMBOL	DESCRIPTION
	EXISTING STREET LIGHT WITH 110 W GE LUMINAIRE (MODEL No. ERS2-0-DX-AX-5-40-1-GRAY).
	EXISTING INTERSECTION LIGHT WITH 87 W LEOTEK LUMINAIRE (MODEL No. EC3-10M-MV-NW-3-GY-700).
	EXISTING STREET LIGHT WITH 92 W GE LUMINAIRE (MODEL No. ERS2-0-DX-CX-5-40-1-GRAY).
	EXISTING INTERSECTION LIGHT WITH 87 W LEOTEK LUMINAIRE (MODEL No. EC3-10M-MV-NW-3-GY-700) AND 35 W LED LUMEC DOMUS SMALL (MODEL No. DOS-35W32LED4K-T-LE2F-120-XX-DBC-1A-GN6TX).

ONE CALL DIGALERT
Dig Safely (811)
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!!

NOT FOR CONSTRUCTION

1"=20' 20' 0 20' 40'

A SL1.01 EXISTING STREET LIGHTING PHOTOMETRICS
SCALE: 1" = 20'

8/2/2022 3:30:29 PM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

URBANDESIGN CONSULTINGENGINEERS
URBAN CIVIL ENGINEERING
STORMWATER, AND JOINT TRENCH
350 Townsend Street, Suite 409
San Francisco, California 94107
415 658 5850 tel.
www.UrbanDesignCE.com

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
RECORDED PROFESSIONAL ENGINEER JASON J. LING C60493 RE 6/30/24 CIVIL STATE OF CALIFORNIA

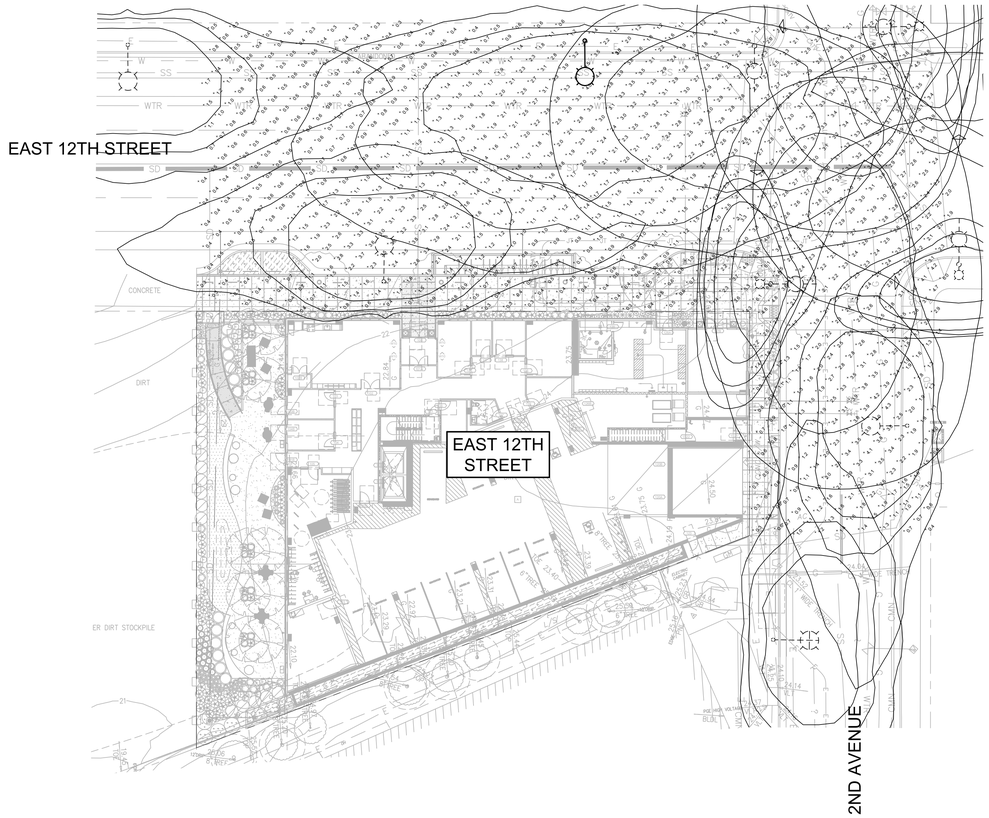
REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY:
CHECKED BY:
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:
EXISTING STREET LIGHTING PHOTOMETRICS

SHEET:
SL1.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



LIGHTING ANALYSIS RESULTS

SEGMENT - ROADWAY CLASSIFICATION	IES DESIGN CRITERIA FOR MEDIUM PEDESTRIAN CONFLICT AREAS		ANALYSIS RESULTS		CRITERIA MET?
	AVERAGE FC	AVG/MIN	AVERAGE FC	AVG/MIN	
E 12TH ST - MAJOR	1.3	< 3:1	1.6	4:1*	CLOSE
E 12TH ST - SIDEWALK (SOUTH) (DEVELOPMENT SIDE)	0.5	< 4:1	1.3	4:1	YES
E 12TH ST - SIDEWALK (NORTH)	0.5	< 4:1	1.0	3:1	YES
E 12TH ST / 2ND AVE - MAJOR / LOCAL INTERSECTION	2.0	< 3:1	2.8	2:1	YES
2ND AVE - LOCAL	0.7	< 6:1	2.2	3:1	YES
2ND AVE - SIDEWALK (WEST) (DEVELOPMENT SIDE)	0.5	< 4:1	1.3	4:1	YES
2ND AVE - SIDEWALK (EAST)	0.5	< 4:1	2.0	5:1*	CLOSE

*UNIFORMITY IS CLOSE ENOUGH TO DESIGN CRITERIA

LEGEND

SYMBOL	DESCRIPTION
	EXISTING STREET LIGHT WITH 110 W GE LUMINAIRE (MODEL No. ERS2-0-DX-AX-5-40-1-GRAY).
	EXISTING INTERSECTION LIGHT WITH 87 W LEOTEK LUMINAIRE (MODEL No. EC3-10M-MV-NW-3-GY-700).
	EXISTING STREET LIGHT WITH 92 W GE LUMINAIRE (MODEL No. ERS2-0-DX-CX-5-40-1-GRAY).
	EXISTING INTERSECTION LIGHT WITH 87 W LEOTEK LUMINAIRE (MODEL No. EC3-10M-MV-NW-3-GY-700) AND 35 W LED LUMEC DOMUS SMALL (MODEL No. DOS-35W32LED4K-T-LE2F-120-XX-DBC-1A-GN6TX).
	NEW STREET LIGHT WITH CITY STANDARD 28'-6" POLE AND 8' LMA WITH 114 W LED EVOLVE LUMINAIRE (MODEL No. ERL2-1-16-C5-40-A-GRAY).

EVOLVE

ERL2 Cobra Head
LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER



The Evolve® LED Roadway ERL2 Luminaire is optimized utilizing advanced LED reflective optical system for local, collector and major roadways. The modern design incorporates the heat sink directly into the unit for heat transfer to prolong LED life.

Construction

Housing:	Aluminum die cast enclosure. Casting Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder painted, minimum 2.0 mil thickness (RAL & custom colors available) Standard = Black, Dark Bronze Gray, White Optional = Coastal Finish
Weight:	24.0 lbs (10.9 kgs)

Optical System

Lumens:	16,000 - 32,000
Distribution:	Type II Narrow, Type II Wide, Type III, Type IV and Type II Enhanced Back light
Efficacy:	112-140 LPW
CCT:	2700K, 3000K, 4000K, 5000K
CRI (Min):	70 CRI

Electrical

Input Voltage:	120-277V or 347-480V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection*

STANDARD	OPTIONAL
10kV/5kA	Secondary 10kV/5kA (R Option) or Secondary 20kV/10kA (T Option)

*Per ANSI C136.2-2015

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTIONS	LXX/10K0 @ HOURS 25,000 HR	50,000 HR	60,000 HR
16	A5, B5, C5, D5, E5	L99	L99	L99
18	A5, B5, C5, D5, E5	L99	L98	L98
19	A5, B5, C5, D5, E5	L99	L98	L97
21	A5, B5, C5, D5, E5	L94	L87	L85
23	A5, B5, C5, D5, E5	L97	L96	L95
25	A5, B5, C5, D5, E5	L96	L95	L95
27	A5, B5, C5, D5, E5	L96	L94	L94
28	A5, B5, C5, D5, E5	L96	L94	L93
30, 31	A5, B5, C5, D5, E5	L95	L93	L92
32	A5, B5, C5, D5, E5	L94	L91	L90

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

Operating Temp:	-40°C to 50°C *
Vibration:	3G per ANSI C136.31-2018
LM-79:	Testing in accordance with IES Standards
EMI:	Title 47 CFR Part 15 Class A
RoHS:	Complies with the material restrictions of RoHS

*ERL2 (22K Lumen 347-480V SKU) operates at -40°C to 45°C

Controls

Dimming:	Standard-0-10V Optional-DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid Compatible

Warranty

5 Year (Standard) 10 Year (Optional)

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

Current

LED.com

© 2022 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

ONE CALL DIGALERT
Dig Safely
811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!!

NOT FOR CONSTRUCTION

1"=20' 20' 0 20' 40'

A SL1.02 PROPOSED STREET LIGHTING PHOTOMETRICS
SCALE: 1" = 20'

8/2/2022 3:30:29 PM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

URBANDESIGN CONSULTINGENGINEERS
URBAN CIVIL ENGINEERING, STORMWATER, AND JOINT TRENCH
350 Townsend Street, Suite 409
San Francisco, California 94107
415 658 5850 tel.
www.UrbanDesignCE.com

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER JASON J. LING C60493 RE 6/30/24 CIVIL STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY:
CHECKED BY:
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:
PROPOSED STREET LIGHTING PHOTOMETRICS

SHEET:
SL1.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

GENERAL NOTES

1. PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY SANDIS ENGINEERS AND ARCHITECTURAL DRAWINGS PREPARED BY PYATOK ARCHITECTS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.

2. ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.

5. CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
   AMERICAN DISABILITIES ACT
   UNIFORM BUILDING CODE
   2019 CALIFORNIA BUILDING CODE
   CALIFORNIA STATE TITLE 24
   CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
   CITY OF OAKLAND
   ALAMEDA COUNTY

6. CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

7. GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.

8. INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
   a. PRE-CONSTRUCTION SITE WALK THROUGH
   b. CONSTRUCTION LAYOUT
   c. GRADING AND FORM WORK
   d. IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
   e. IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
   f. PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   g. FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   h. END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

9. SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. **THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.**

GRADING NOTES

1. ELEVATIONS ARE BASED UPON FINISHED FLOOR ELEVATIONS INDICATED ON ARCHITECTURAL DRAWINGS AND GRADING PLANS BY CIVIL ENGINEER.

2. PRIOR TO GRADING, VERIFY EXISTING DRAINAGE STRUCTURES, AND UNDER-SLAB UTILITY LOCATIONS. NOTIFY PROJECT LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.

3. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS, WHETHER EXISTING OR NEW, SHALL BE ROUNDED, GRADUAL AND SLOPED TO DRAIN. LOW SPOTS WHICH HOLD WATER WILL NOT BE ACCEPTED.

4. PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVED SURFACES WITH A SMOOTH TRANSITION. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

5. PROVIDE POSITIVE DRAINAGE THROUGHOUT ALL PLANTING AND HARDSCAPE AREAS. ALL PROPOSED CONSTRUCTION SHALL SMOOTHLY CONFORM TO EXISTING STRUCTURES.

6. ALL PAVING SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1% UNLESS OTHERWISE NOTED.

7. FINISH GRADES MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION AND PLANTING WORK.

811 Know what's **below.** **Call** before you dig.

LAYOUT NOTES

1. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF COLUMN, AND EDGE OF PAVING UNLESS OTHERWISE NOTED.

2. VERIFY EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. AFTER NOTIFYING UNDERGROUND SERVICE ALERT AND HAVING MARKED & LOCATED UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHICH UTILITIES, IF ANY, HAVE BEEN ABANDONED BY EACH SPECIFIC UTILITY COMPANY.

4. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE DESIGN WITHOUT AUTHORIZATION BY LANDSCAPE ARCHITECT.

5. STAKE PROPOSED IMPROVEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

6. COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.

7. EXPANSION JOINTS TO OCCUR AT 20'-0" OC, MINIMUM, AT CONCRETE PAVING UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.

9. CONTRACTOR SHALL NOT PLACE ANY PAVING WITHOUT APPROVAL OF FORMWORK BY THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT IF THERE IS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS & PROPOSED GRADING OR LAYOUT. ANY UN-APPROVED CONCRETE POURED NOT CONSISTENT WITH PLANS OR EXISTING CONDITIONS WILL BE REMOVED & REPLACED AT CONTRACTOR'S EXPENSE.

10. LADDER PADS ARE TO BE KEPT CLEAR OF ALL TREES AND ANY WOODY SHRUBS OR WOODY GROUNDCOVERS SO THAT THERE IS NO INTERFERENCE WITH THE PLACEMENT OF FIRE DEPARTMENT GROUND LADDERS.

PLANTING AND SOIL PREPARATION NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS, AND PERCENT ORGANIC MATTER. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 5% DRY WEIGHT (3.5% AT TURF AREAS) WITH A MINIMUM OF 4 CUBIC YARDS COMPOST PER 1000 SQUARE FEET (1.3" COMPOST PER 1000sf) AND INCORPORATING NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA.

3. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, FILL, NON-EXPANSIVE FILL, ETC, AND PLACED IN PLANTING AREAS SHALL BE TESTED PER THE AGRICULTURAL SOIL ANALYSIS PROCEDURE AS NOTED ABOVE. TESTING SHALL OCCUR PRIOR TO PLACEMENT, AND TEST RESULTS, RECOMMENDATIONS, AND SAMPLES SENT TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

4. ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN. BOXED MATERIALS PLANTED WITHOUT SELECTION BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.

5. STORMWATER TREATMENT SOIL TO COMPLY WITH THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM'S C.3 STORMWATER TECHNICAL GUIDANCE MANUAL, APPENDIX K, "SOIL SPECIFICATIONS".

6. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.

7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.

8. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

9. TREES MUST HAVE AN UNCUT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, UNDERSIZED, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE AND SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

10. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

11. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

12. ALL TREES WITHIN 5'-0" OF PAVING SHALL HAVE 24" DEEP ROOT BARRIERS. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

AD	AREA DRAIN
ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONF	CONFIGURATION
CONT	CONTINUOUS
DBH	DIAMETER AT BREAST HT
DG	DECOMPOSED GRANITE
DWG	DRAWING(S)
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
EW	EACH WAY
FF	FINISH FLOOR
FG	FINISHED GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
FP	FINISH PAVING
GAL	GALLON
GFRC	GLASS FIBER REINFORCED CONCRETE
GB	GRADE BREAK
HP	HIGH POINT
HPS	HIGH POINT SWALE
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IE	INVERT ELEVATION
INT	INTERSECTION
INV	INVERT
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PN	PROJECT NORTH
POB	POINT OF BEGINNING
PTDS	PRESSURE TREATED DOUG FIR
R	RISER
RE	RIM ELEVATION
ROW	RIGHT OF WAY
RWD	REDWOOD
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL ENGINEERING DRAWINGS
SDS	STORM DRAIN SYSTEM
SED	SEE ELECTRICAL ENGINEERING DRAWINGS
SD	STORM DRAIN
SIM	SIMILAR
SJ	SCORE JOINT
SMD	SEE MECHANICAL ENGINEERING DRAWINGS
SPECS	SPECIFICATIONS
SS	STRUCTURAL SLAB
SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
SST	STAINLESS STEEL
STL	STEEL
TC	TOP OF CURB
TF	TOP OF FENCE
THLD	THRESHOLD
TP	TOP OF PLANTER
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WPM	WATERPROOF MEMBRANE
WP	WATERPROOFING
WRC	WESTERN RED CEDAR

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.01	GENERAL NOTES AND LEGEND
L0.02	MATERIALS SCHEDULE
L1.01	LANDSCAPE PLAN – LEVEL 1
L1.02	LANDSCAPE PLAN – PODIUM LEVEL
L3.01	LANDSCAPE CONSTRUCTION DETAILS
L3.02	LANDSCAPE CONSTRUCTION DETAILS
L5.01	IRRIGATION PLAN
L5.02	IRRIGATION PLAN – PODIUM LEVEL
L5.03	IRRIGATION NOTES AND LEGEND
L5.04	IRRIGATION DETAILS
L5.05	IRRIGATION DETAILS
L6.01	PLANTING PLAN – LEVEL 1
L6.02	PLANTING PLAN – PODIUM LEVEL
L6.03	PLANTING DETAILS

SYMBOLS LEGEND

X-X — KEY LETTER-#, SEE SCHEDULE OF MATERIALS

CONCRETE PAVING – CITY STANDARD — P-1
CONCRETE PAVING – FINISH 2 — P-2
GRANITECRETE PAVING — P-3
SYNTHETIC TURF — P-4
PEDESTAL PAVERS — P-5
BIORETENTION PLANTING AREA — W-1
CONCRETE SEATWALL — W-2
F-1
BIKE RACKS — SF-1
TREE GRATE — SF-2
BENCH — SF-3
PREFAB PLANTER, TYP — SF-4
PREFAB PLANTER, TYP — SF-5
PREFAB PLANTER, TYP — SF-6, SF-7, SF-8
TRASH & RECYCLING RECEPTACLES — SF-9
BIKE SHARE STATION — SF-10
DINING TABLE — SF-11
DINING CHAIRS — SF-12
CAFE TABLES — SF-13
BARBEQUE GRILL ON PEDESTAL — K-1
WORK TABLE — K-2

UTILITY PIPING: STORM DRAIN, SCD
UTILITY PIPING: SANITARY SEWER, SCD
UTILITY PIPING: WATER, SCD
UTILITY PIPING: FIRE WATER, SCD
UTILITY PIPING: JOINT TRENCH, SED

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT LANDSCAPE ARCHITECTURE + DESIGN
CPLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jettland

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP: REGISTERED LANDSCAPE ARCHITECT · BRUCE B. KELLY · 3335 · Exp. 05/31/24 · Date: 08/23/23 · STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated
TITLE:	**GENERAL NOTES AND LEGEND**

SHEET: **L0.01**

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	EVERGREEN/DECIDUOUS	DETAIL
TREES								
ACE BER	ACER BUERGERIANUM	TRIDENT MAPLE	15 GAL	AS SHOWN	8	M	D	L6.03
CER OC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	AS SHOWN	3	VL	D	
GIN BIL	GINGKO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	36" BOX	AS SHOWN	5	M	D	2/L6.03
SHRUBS								
	SALVIA GREGGII 'DEEP PURPLE'	PURPLE AUTUMN SAGE	1 GAL	1'-6" OC		L		3/L6.03
	LAURUS NOBILIS 'MONRIK'	LITTLE RAGU SWEET BAY	5 GAL	4'-0" OC		L		
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-6" OC		L		
	LOROPETALUM CHINENSE VAR. RUBRUM 'BLUSH'	BLUSH CHINESE FRINGE FLOWER	5 GAL	5'-0" OC		L		
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	1 GAL	4'-0" OC		L		
	SANSEVIERIA TRIFASCIATA 'ZEYLANICA'	ZEYLANICA SNAKE PLANT	5 GAL	1'-6" OC		L		
GRASSES & GRASS-LIKE								
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL	1'-6" OC		L		3/L6.03
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	2'-6" OC		L		
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	1'-6" OC		L		
	FESTUCA MAIREI	MAIRE'S FESCUE	1 GAL	2'-0" OC		L		
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	2'-6" OC		L		
	PENNISETUM MASSAICUM	RED BUNNY TAILS	1 GAL	2'-0" OC		L		
BIORETENTION - PLANT IN CLUSTERS OF 9-11								
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" OC	20%	L		
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-6" OC	30%	L		
	JUNCUS PATENS	JUNCUS	1 GAL		10%	L		
	LEYMUS TRITICOIDES	CREEPING WILD RYE	1 GAL		10%	L		
	MIMULUS 'JELLY BEAN ORANGE'	JELLY BEAN ORANGE MONKEYFLOWER	1 GAL	2'-0" OC	10%	L		
	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY	1 GAL		10%	L		
VINES								
	DISTICTIS BUCCINATORIA	RED TRUMPET VINE	5 GAL	AS SHOWN		M		4/L6.03
	FICUS PUMILA	CREEPING FIG	5 GAL	AS SHOWN		M		

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	QTY	DETAIL	COLOR	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT	COMMENTS
PAVING								
P-1	CONC PAVING - FINISH 1		1,2/L3.01	NATURAL	MED BROOM FINISH	-	CITY STD SIDEWALK PAVING	
P-2	CONC PAVING - FINISH 2		1,2/L3.01	TBD	MED BROOM FINISH	DAVIS COLORS	INTEGRAL COLOR CONCRETE PAVEMENT	WITH SAWCUT JOINTS
P-3	GRANITECRETE		3,4/L3.01	NATURAL	NATURAL	GRANITECRETE	GRANITECRETE PERMEABLE PAVING	
P-4	SYNTHETIC TURF		5,6/L3.01	NATURAL GREEN	NATURAL	FOREVERLAWN	PLAYGROUND GRASS ACADEMY	
P-5	CONCRETE PEDESTAL PAVERS		9,10,11,12/ L3.01	TBD	PRECAST CONCRETE; CONTEMPO FINISH	ACKER-STONE	12X24 PALAZZO PAVER, RUNNING BOND PATTERN	
LANDSCAPE WALLS								
W-1	BIORETENTION PLANTER		SCD, SAD				CMU WALL PER ARCH	
W-2	CONC SEATWALL		6/L3.02	NATURAL	SMOOTH FINISH			
W-3	CONC RETAINING WALL		7/L3.01	NATURAL				
EXTERIOR STAIRS, RAMPS, AND HANDRAILS								
S-1	CONC RAMP		12,16/L3.02	NATURAL	MEDIUM BROOM			
S-2	HANDRAIL		12/L3.02	SST				
FENCING								
F-1	WOOD FENCE - 6' HT		13/L3.02	NATURAL	WRC			
F-2	TUBULAR STEEL FENCE - 6' HT		11/L3.02	BLACK	STEEL	AMERISTAR	MONTAGE II MAJESTIC	
DRAINAGE								
D-1	PLANTER DRAIN - ON GRADE			BLACK GRATE	TBD	TBD	TBD	
D-2	PLANTER DRAIN - ON SS			BLACK GRATE			4" PERF PIPE, HOLES PER SPECS	
D-3	DRAIN MAT			-	-	AMERICAN HYDROTECH	GARDENDRAIN GR-30 & GR-50	
D-4	DRAIN MAT, VERTICAL							
SITE FURNISHINGS								
SF-1	BIKE RACK	8	14/L3.02	SST	-	THE PALMER GROUP	WELLE CIRCULAR; 2" ROUND SCH 40 PIPE	CITY STANDARD, EMBED MOUNT
SF-2	TREE GRATE	6	15/L3.02	TBD		URBAN ACCESSORIES	4X4 TREE GRATE	CITY STANDARD
SF-3	FREESTANDING BENCH	-	10/L3.02	TBD	PWDRCT STEEL / THERMALLY MOD WOOD	TOURNESOL S.W.	(1) WT721932 WILLARD BENCH W/ BACK (3) WILLARD BACKLESS CORNER BENCHES	W/ WILLARD BENCH JOINING KIT, SURFACE MT
SF-4	PRECAST PLANTER - 2'SQx27"H	4	9/L3.02	TBD	GFRC	TOURNESOL S.W.	DOWNTOWN DCR-2400	AT LEVEL 1
SF-5	PRECAST PLANTER - 5'SQx42"H	3	1,2/L3.02 & 12/L6.03	TBD	GFRC	TOURNESOL S.W.	WILSHIRE SQUARE WCR-6000F	AT PODIUM LEVEL; DRAINAGE PER DETAILS; W/ ACCESSORY POCKETS AND TREE ANCHORS AS REQUIRED
SF-6	PRECAST PLANTER - 96"X36"X30"	9	5/L3.02	TBD	GFRC	TOURNESOL S.W.	WILSHIRE RECT WCR-963630	
SF-7	PRECAST PLANTER - 60"X36"X30"	1		TBD	GFRC	TOURNESOL S.W.	WILSHIRE RECT WCR-603630	
SF-8	PRECAST PLANTER - 96"X24"X42"	1		TBD	GFRC	TOURNESOL S.W.	WILSHIRE RECT WCR-962442	
SF-9	TRASH/RECYCLING RECEPTACLES	3	-	TBD	PWDRCT STEEL	MAGLIN	LEXICON WASTE & RECYCLING 2 STREAM	W/ RECYCLING GRAPHICS ON ONE DOOR
SF-10	BIKE SHARE STATION	1	BY OTHERS	TBD	-	MOTIVATE	FORD GOBIKE	LAYOUT AND PERMIT BY MOTIVATE
SF-11	DINING TABLE	1	10/L3.02	TBD	THERMORY/STL/ALUM	ANOVA FURNISHINGS	76"X40"X31" ELEVATION TABLE	SURFACE MOUNTED
SF-12	DINING CHAIRS	4		TBD	THERMORY/STL/ALUM	ANOVA FURNISHINGS	35"HX25"WX22D" ELEVATION CHAIR	
SF-13	CAFE TABLES			TBD	PWDRCT STEEL	MAGLIN	1900 SERIES, OGDEN 24"ø & 36"ø	SURFACE MOUNT; ALL 36" ACCESSIBLE
OUTDOOR KITCHEN								
K-1	BBQ GRILL ON PEDESTAL			SST	SST	BLAZE	ELECTRIC BBQ GRILL BLZ-ELEC-21	ON PEDESTAL; ADA COMPLIANT RETROFIT AS REQUIRED
K-2	WORK TABLE		10/L3.02	TBD	PWDRCT STEEL	WAUSAU TILE	WS212 ACCESSIBLE DINING TABLE	60"X38"X30"
MISCELLANEOUS								
M-1	MULCH		-	NATURAL, UNDYED	TREE TRIMMINGS	RECOLOGY	ARBOR MULCH	3" DEPTH
M-2	ROOT BARRIER - ON GRADE		5,6/L6.03	-	HDPE	DEEP ROOT	24" UNIVERSAL BARRIER: UB-24	
M-3	PLANTER SUPPORT TRAY		1,2,5/L3.02				FIBERGLASS TRAY	
M-4	METAL EDGING		-	BLACK	DURAFLEX ALUMINUM	PERMALOC	PERMASTRIP	AS NEEDED, SIZE AS REQUIRED
M-5	MULCH AT BIORETENTION			BLACK	BASALT STONE	LYNGSO GARDEN	3/8" CRUSHED BLACK BASALT	

NOTES
1. REFER TO SPECIFICATIONS FOR MANUFACTURER AND ADDITIONAL INFORMATION.
2. ALL QUANTITIES NOTED ABOVE ARE ESTIMATED FOR THE CONVENIENCE OF THE CONTRACTOR. FINAL COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CPLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

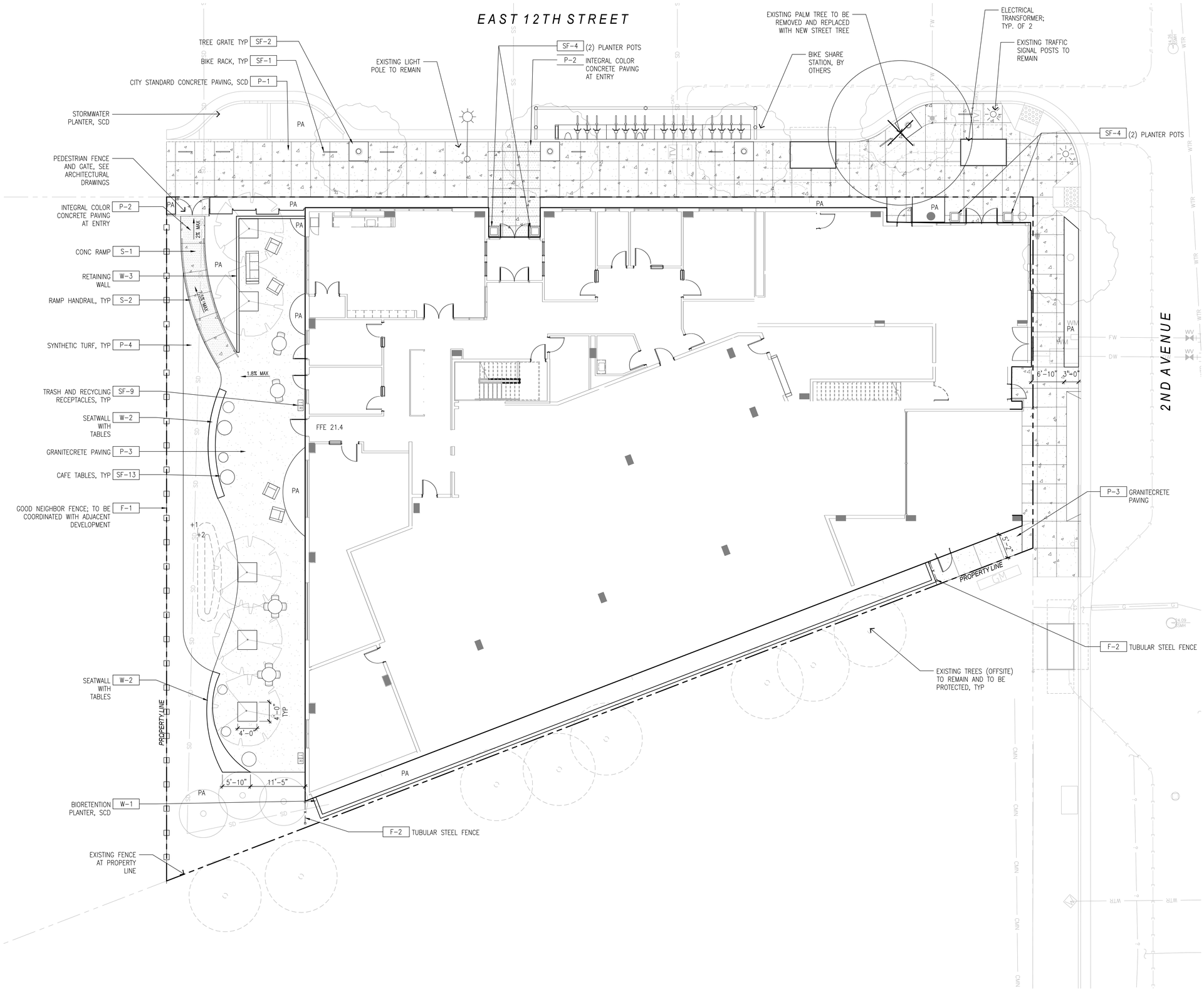
REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: -
DRAWN BY: AS
CHECKED BY: JM
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:
MATERIALS SCHEDULE

SHEET:
L0.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	QTY	DETAIL
PAVING			
P-1	CONC PAVING – FINISH 1		1,2/L3.01
P-2	CONC PAVING – FINISH 2		1,2/L3.01
P-3	GRANITECRETE		3,4/L3.01
P-4	SYNTHETIC TURF		5,6/L3.01
P-5	CONCRETE PEDESTAL PAVERS		9,10,11,12/ L3.01
LANDSCAPE WALLS			
W-1	BIORETENTION PLANTER		SCD, SAD
W-2	CONC SEATWALL		6/L3.02
W-3	CONC RETAINING WALL		7/L3.01
EXTERIOR STAIRS, RAMPS, AND HANDRAILS			
S-1	CONC RAMP		12,16/L3.02
S-2	HANDRAIL		12/L3.02
FENCING			
F-1	WOOD FENCE – 6' HT		13/L3.02
F-2	TUBULAR STEEL FENCE – 6' HT		11/L3.02
DRAINAGE			
D-1	PLANTER DRAIN – ON GRADE		
D-2	PLANTER DRAIN – ON SS		
D-3	DRAIN MAT		
D-4	DRAIN MAT, VERTICAL		
SITE FURNISHINGS			
SF-1	BIKE RACK	8	14/L3.02
SF-2	TREE GRATE	6	15/L3.02
SF-3	FREESTANDING BENCH	–	10/L3.02
SF-4	PRECAST PLANTER – 2'SQx27"H	4	9/L3.02
SF-5	PRECAST PLANTER – 5'SQx42"H	3	1,2/L3.02 & 12/L6.03
SF-6	PRECAST PLANTER – 96"X36"X30"	9	5/L3.02
SF-7	PRECAST PLANTER – 60"X36"X30"	1	
SF-8	PRECAST PLANTER – 96"X24"X42"	1	
SF-9	TRASH/RECYCLING RECEPTACLES	3	–
SF-10	BIKE SHARE STATION	1	BY OTHERS
SF-11	DINING TABLE	1	10/L3.02
SF-12	DINING CHAIRS	4	
SF-13	CAFE TABLES		
OUTDOOR KITCHEN			
K-1	BBQ GRILL ON PEDESTAL		
K-2	WORK TABLE		10/L3.02
MISCELLANEOUS			
M-1	MULCH		–
M-2	ROOT BARRIER – ON GRADE		5,6/L6.03
M-3	PLANTER SUPPORT TRAY		1,2,5/L3.02
M-4	METAL EDGING		–
M-5	MULCH AT BIORETENTION		

REFER TO SHEET L0.02 FOR FULL MATERIALS SCHEDULE

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CPLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT
BRUCE B JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

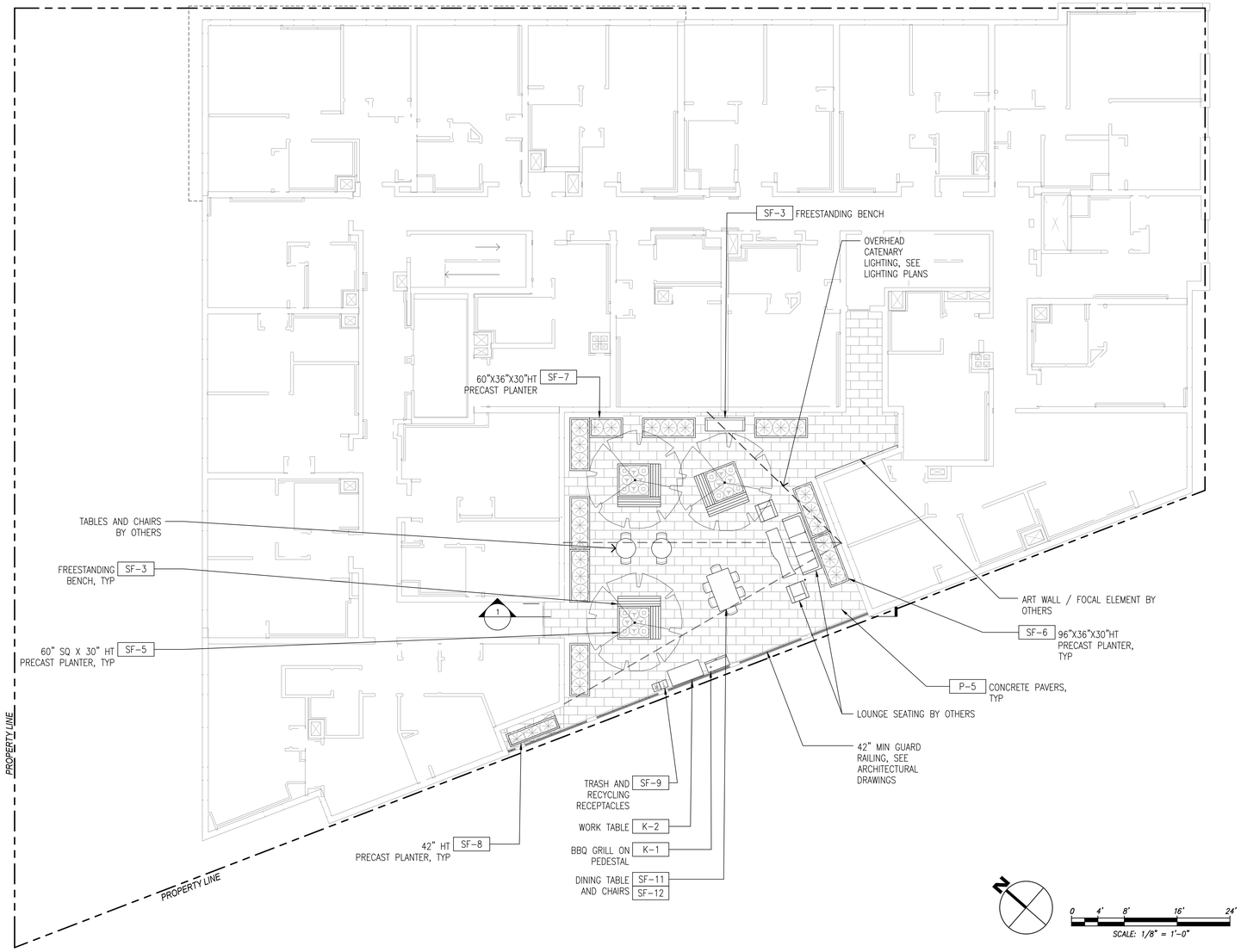
REVISION SCHEDULE

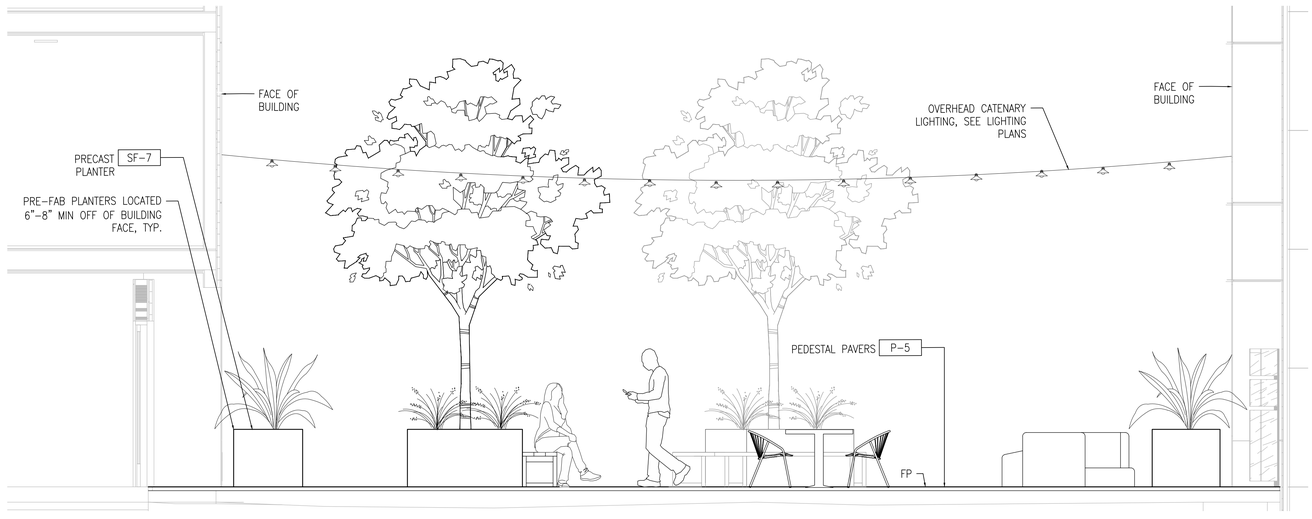
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: -
DRAWN BY: AS
CHECKED BY: JM
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:
LANDSCAPE PLAN - LEVEL 1

SHEET:
L1.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN





1 PODIUM COURTYARD
SCALE: 3/8" = 1'-0"

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	QTY	DETAIL
PAVING			
P-1	CONC PAVING - FINISH 1		1,2/L3.01
P-2	CONC PAVING - FINISH 2		1,2/L3.01
P-3	GRANITECRETE		3,4/L3.01
P-4	SYNTHETIC TURF		5,6/L3.01
P-5	CONCRETE PEDESTAL PAVERS		9,10,11,12/ L3.01
LANDSCAPE WALLS			
W-1	BIORETENTION PLANTER		SCD, SAD
W-2	CONC SEATWALL		6/L3.02
W-3	CONC RETAINING WALL		7/L3.01
EXTERIOR STAIRS, RAMPS, AND HANDRAILS			
S-1	CONC RAMP		12,16/L3.02
S-2	HANDRAIL		12/L3.02
FENCING			
F-1	WOOD FENCE - 6' HT		13/L3.02
F-2	TUBULAR STEEL FENCE - 6' HT		11/L3.02
DRAINAGE			
D-1	PLANTER DRAIN - ON GRADE		
D-2	PLANTER DRAIN - ON SS		
D-3	DRAIN MAT		
D-4	DRAIN MAT, VERTICAL		
SITE FURNISHINGS			
SF-1	BIKE RACK	8	14/L3.02
SF-2	TREE GRATE	6	15/L3.02
SF-3	FREESTANDING BENCH	-	10/L3.02
SF-4	PRECAST PLANTER - 2'SQx27"H	4	9/L3.02
SF-5	PRECAST PLANTER - 5'SQx42"H	3	1,2/L3.02 & 12/L6.03
SF-6	PRECAST PLANTER - 96"X36"X30"	9	5/L3.02
SF-7	PRECAST PLANTER - 60"X36"X30"	1	
SF-8	PRECAST PLANTER - 96"X24"X42"	1	
SF-9	TRASH/RECYCLING RECEPTACLES	3	-
SF-10	BIKE SHARE STATION	1	BY OTHERS
SF-11	DINING TABLE	1	10/L3.02
SF-12	DINING CHAIRS	4	
SF-13	CAFE TABLES		
OUTDOOR KITCHEN			
K-1	BBQ GRILL ON PEDESTAL		
K-2	WORK TABLE		10/L3.02
MISCELLANEOUS			
M-1	MULCH		-
M-2	ROOT BARRIER - ON GRADE		5,6/L6.03
M-3	PLANTER SUPPORT TRAY		1,2,5/L3.02
M-4	METAL EDGING		-
M-5	MULCH AT BIORETENTION		

REFER TO SHEET L0.02 FOR FULL MATERIALS SCHEDULE

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CPLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT
BRUCE B. KETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

REVISION SCHEDULE

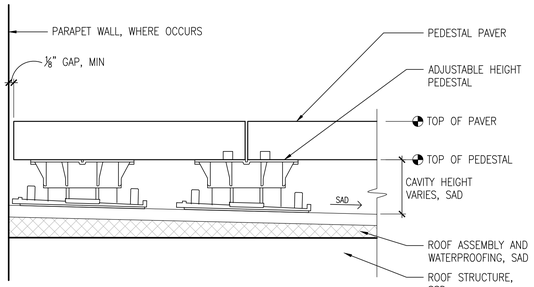
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
LANDSCAPE PLAN - PODIUM LEVEL

SHEET:
L1.02

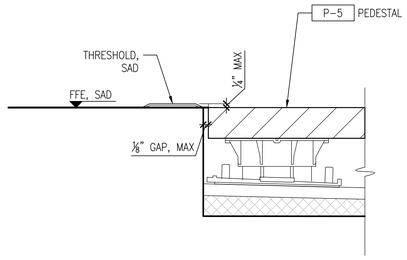
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



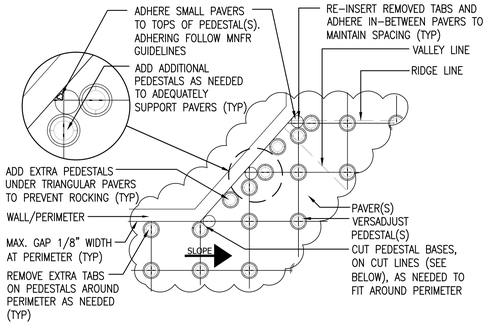
NOTES

1. PAVERS TO HAVE A MINIMUM NUMBER OF PEDESTAL SUPPORTS PER PAVER IN ACCORDANCE WITH BISON INNOVATIVE PRODUCTS SPECIFICATIONS.
2. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH BISON INNOVATIVE PRODUCTS SPECIFICATIONS OR APPROVED EQUAL.

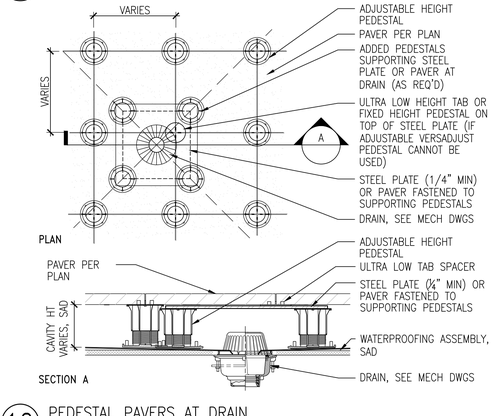
9 PEDESTAL PAVERS
SCALE: 3" = 1'-0"



10 PEDESTAL PAVERS AT THRESHOLD
SCALE: 3" = 1'-0"

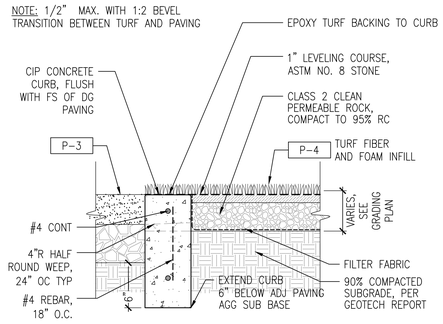


11 PEDESTAL PAVERS – DIAGONAL PLACEMENT
SCALE: 1' = 1'-0"



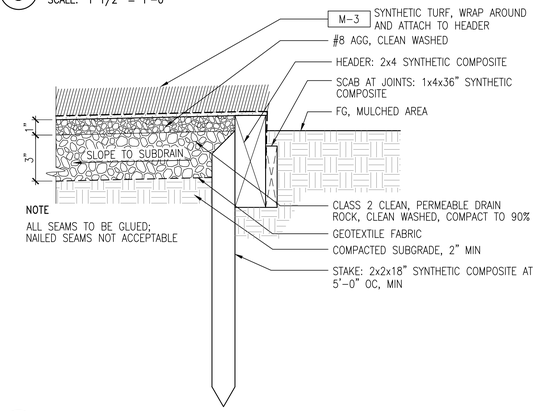
12 PEDESTAL PAVERS AT DRAIN
SCALE: 3" = 1'-0"

NOTE: 1/2" MAX. WITH 1:2 BEVEL TRANSITION BETWEEN TURF AND PAVING

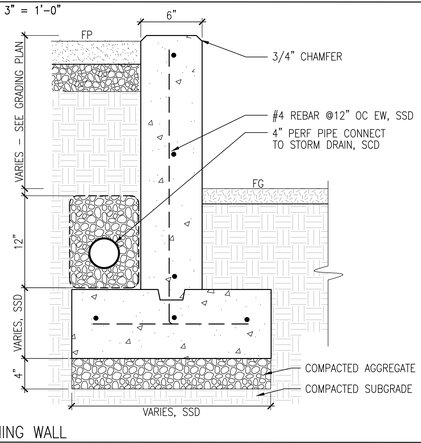


SECTION AT DG PAVING

5 SYNTHETIC TURF AT DG
SCALE: 1 1/2" = 1'-0"

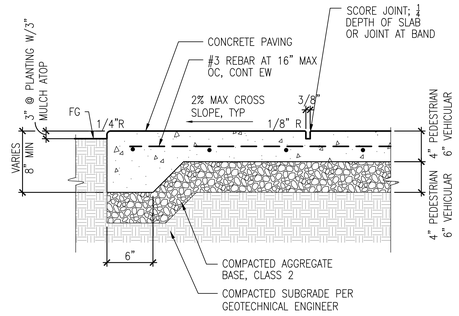


6 SYNTHETIC TURF AT PLANTING AREA
SCALE: 3" = 1'-0"

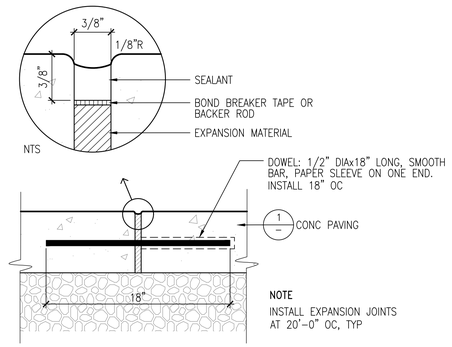


7 RETAINING WALL
SCALE: 1 1/2" = 1'-0"

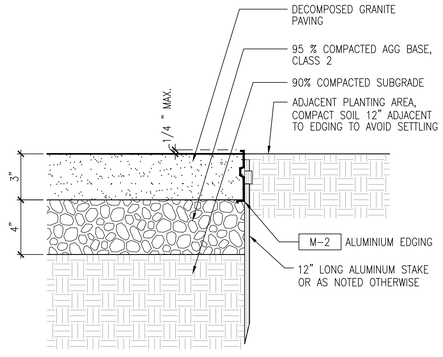
1 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



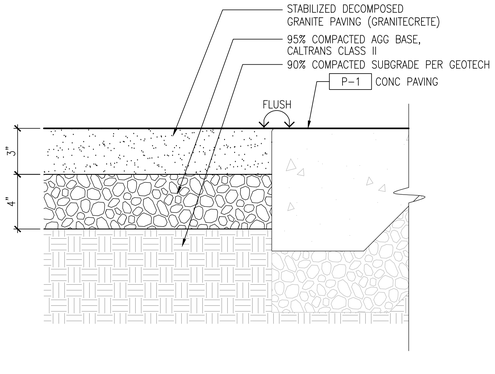
2 EXPANSION JOINT
SCALE: 3" = 1'-0"



3 DECOMPOSED GRANITE AT PLANTING AREA
SCALE: 3" = 1'-0"



4 DECOMPOSED GRANITE AT CONCRETE
SCALE: 3" = 1'-0"



PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CPLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT BRUCE B. JETT 3335 Exp. 05/31/24 Date: 08/23/23 STATE OF CALIFORNIA

REVISION SCHEDULE

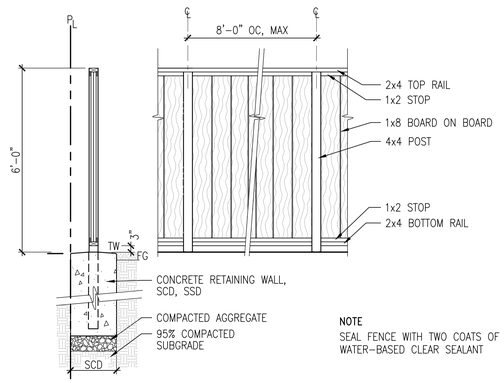
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
LANDSCAPE CONSTRUCTION DETAILS

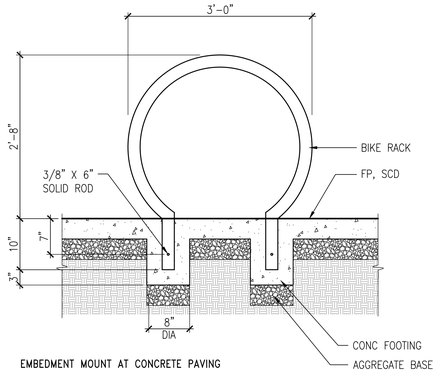
SHEET:
L3.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



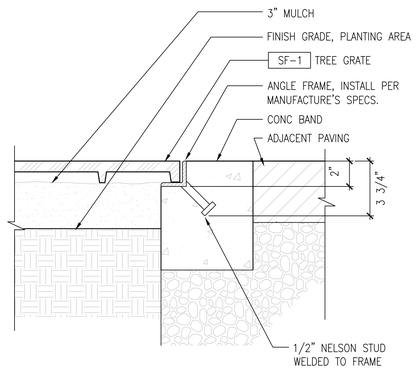
NOTE
SEAL FENCE WITH TWO COATS OF WATER–BASED CLEAR SEALANT

13 6' HT WOOD FENCE
SCALE: 1/2" = 1'–0"

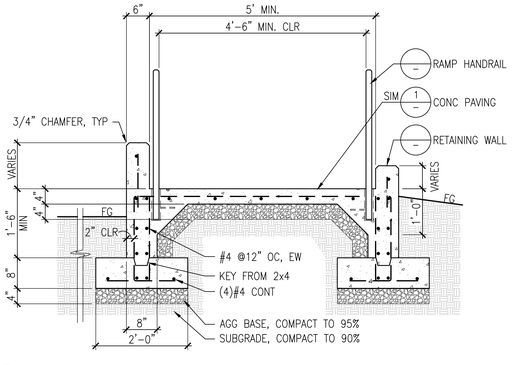


EMBEDMENT MOUNT AT CONCRETE PAVING

14 BIKE RACK – EMBED MOUNT
SCALE: 1" = 1'–0"

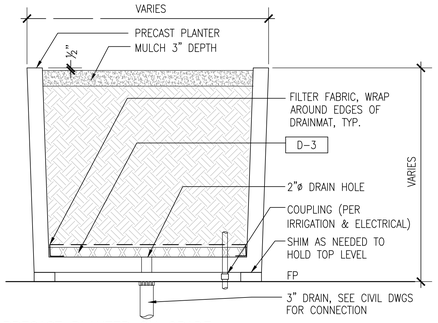


15 TREE GRATE FRAME
SCALE: 3" = 1'–0"

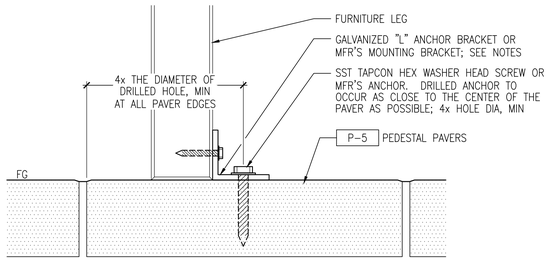


16 CONCRETE RAMP – SECTION
SCALE: 3/4" = 1'–0"

NOTES
1. HOLD TOP OF PLANTER LEVEL; SHIM AS NECESSARY.
2. HOLES DRILLED FOR IRRIGATION & DRAIN PIPING TO MATCH SIZE OF PIPE. SEAL ALL GAPS WITH WATERPROOF SILICONE SEALANT, PER MNFR INSTRUCTIONS
3. ALSO SEE IRRIGATION DETAILS

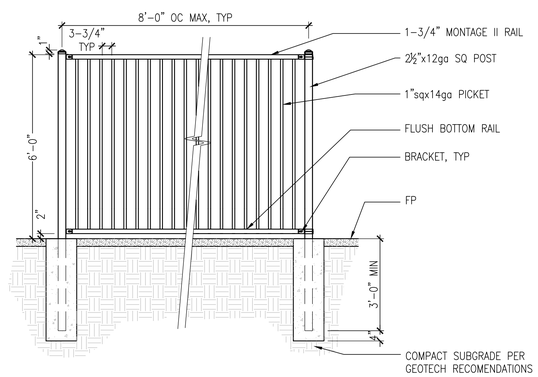


9 PRECAST PLANTER ON GRADE
SCALE: 1" = 1'–0"

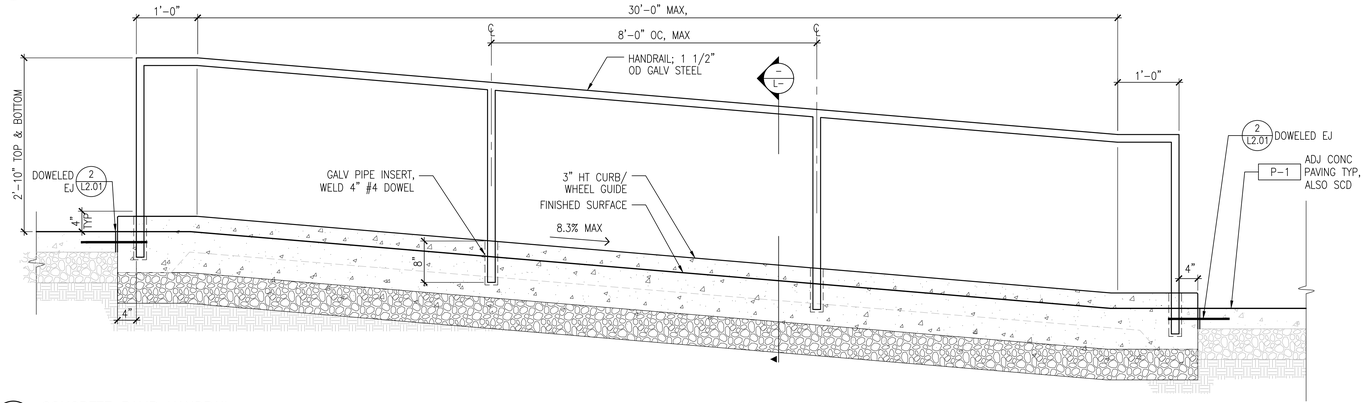


NOTES:
1. USE MFR SURFACE MOUNTING KITS IN LIEU OF BRACKETS WHEN AVAILABLE
2. MINIMUM ANCHORING AT TABLES AND CHAIRS SHALL BE (2) LEGS
3. PLACE ANCHORS AT INSIDE OF FURNITURE LEGS TO AVOID TRIPPING HAZARDS
4. DRILLED HOLE LOCATIONS PER PAVER MANUFACTURER'S RECOMMENDATIONS

10 FURNITURE ANCHORING ON PAVERS
SCALE: 6" = 1'–0"

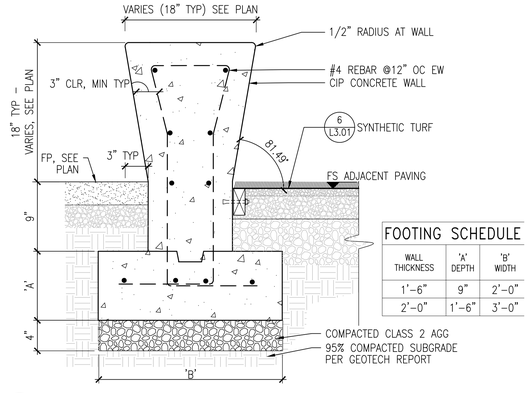


11 TUBULAR STEEL FENCE
SCALE: 1/2" = 1'–0"



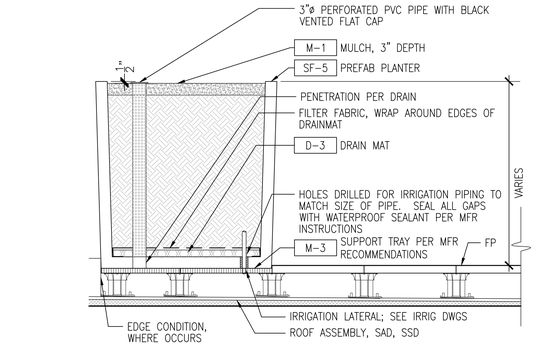
NOTES:
1. FIELD MEASURE ALL HANDRAILS PRIOR TO FABRICATION
2. FINISH: PAVING: HEAVY BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. CURBS: MEDIUM SANDBLAST FINISH.
3. SUBMIT SHOP DRAWINGS FOR RAILINGS FOR ACCEPTANCE TO ARCHITECT.
4. RAILING FINISH: CLEAN GALVANIZED FINISH.
5. RAMPS MORE THAN 30" ABOVE THE ADJACENT GROUND SHALL BE PROVIDED WITH GUARDRAILS THAT ARE NOT LESS THAN 42" IN HEIGHT.
6. PROVIDE EXPANSION JOINTS WITH DOWELS AT 18"(+/–) OC.
7. PROVIDE A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4". MAXIMUM CROSS SLOPE NOT TO EXCEED 2%, TYPICAL ALONG ACCESSIBLE PATH OF TRAVEL (SEE GRADING PLAN, ALSO SAD).
8. MAXIMUM SLOPE SHALL BE 8.3%; GRADE CHANGE SHALL NOT EXCEED 30" FROM TOP TO BOTTOM.
9. MIN BOTTOM LANDING DEPTH SHALL BE 6'; TOP LANDING MIN DEPTH SHALL BE 5'.
10. MIN PATH OF TRAVEL WIDTH SHALL BE 48".
11. REFER TO LAYOUT PLAN FOR REQUIRED WIDTH AND LENGTHS FOR SPECIFIC RAMPS AND LANDINGS.
12. DOWEL RAMP AND LANDINGS TO ADJ. WALLS, SIM

12 CONCRETE RAMP HANDRAIL
SCALE: 1" = 1'–0"



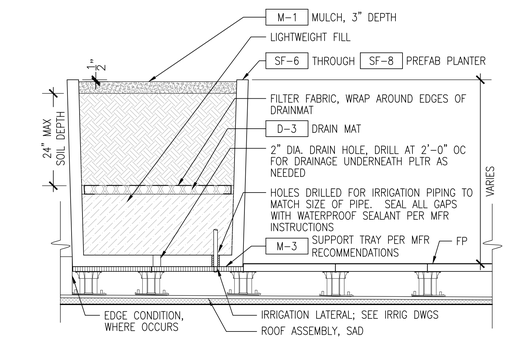
FOOTING SCHEDULE			
WALL THICKNESS	'A' DEPTH	'B' WIDTH
1'–6"	9"	2'–0"
2'–0"	1'–6"	3'–0"

6 CONCRETE SEATWALL
SCALE: 1 1/2" = 1'–0"



PREFAB TREE PLANTER TYPICAL SECTION

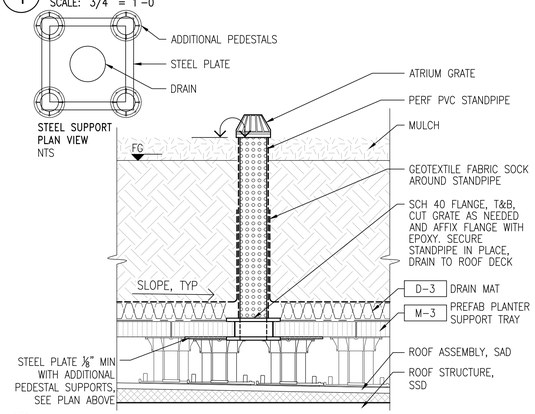
NOTES:
1) SHIM PLANTER AS NEEDED TO KEEP LEVEL
2) INSTALL ADDITIONAL PEDESTALS AS REQUIRED TO SUPPORT FINAL PLANTER WEIGHT



PREFAB PLANTER TYPICAL SECTION

NOTES:
1) SHIM PLANTER AS NEEDED TO KEEP LEVEL
2) INSTALL ADDITIONAL PEDESTALS AS REQUIRED TO SUPPORT FINAL PLANTER WEIGHT

5 PRECAST PLANTER – TYPICAL
SCALE: 3/4" = 1'–0"



1 DRAIN AT PREFAB PLANTER– TYPICAL
SCALE: 1 1/2" = 1'–0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

REVISION SCHEDULE

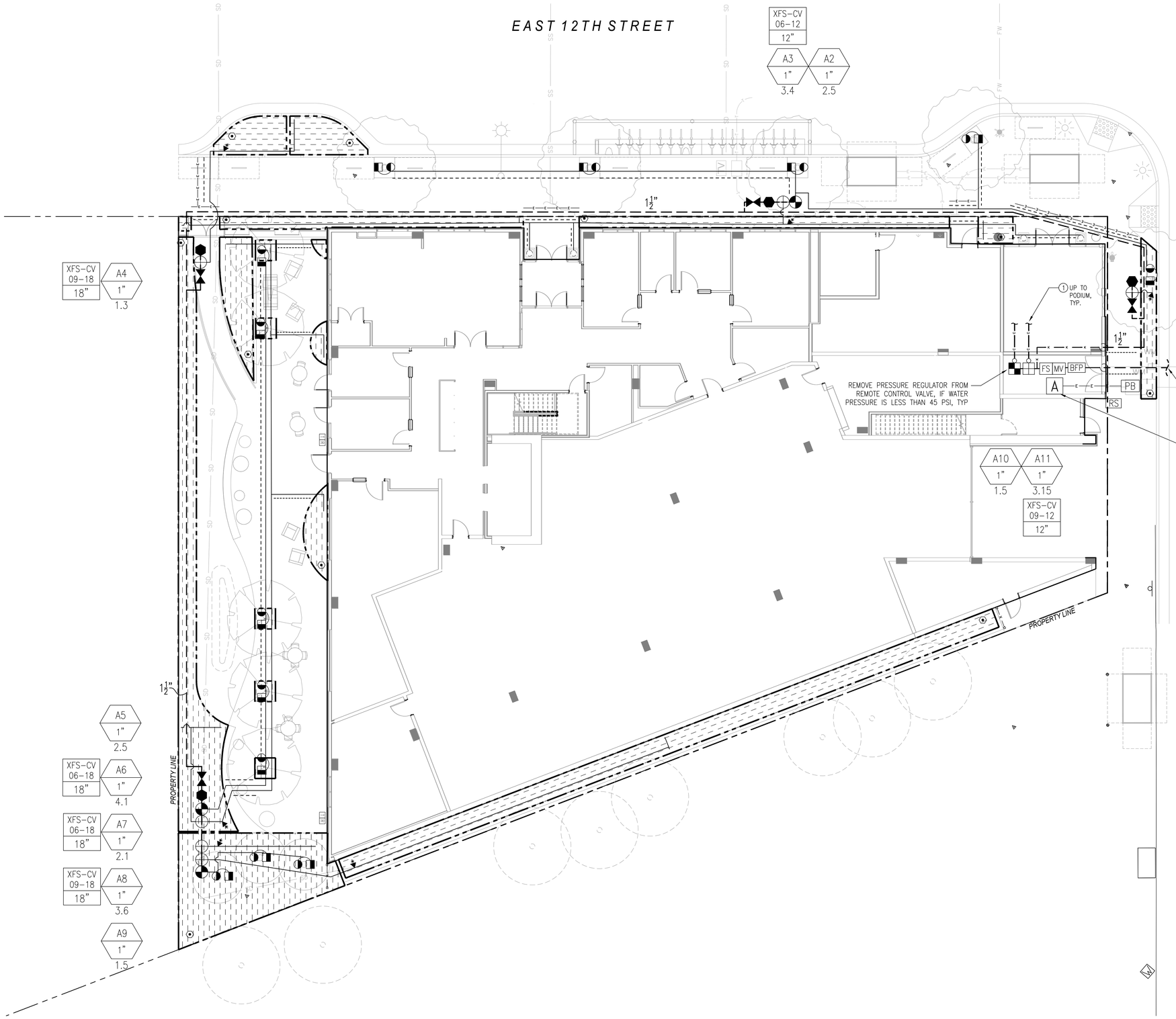
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
LANDSCAPE CONSTRUCTION DETAILS

SHEET:
L3.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



IRRIGATION LEGEND

KEY		MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER			
BFP		POINT OF CONNECTION LF-825-Y, BACKFLOW PREVENTER	10/L5.04
A		HCC-800-M HYDRAWISE CONTROLLER	9,8/L5.04
		ROAMXL-KIT, REMOTE CONTROL KIT	–
RS		WRF-CLIK, RAIN/FREEZE SENSOR	–
VALVE			
	VALVE BOX LAYOUT 3/L5.04 AS SHOWN ON PLANTING PLAN TO AVOID TREE LOCATION	ICV-XXXG SERIES, RCV	11/L5.04
		IBV-XXXG-FS SERIES, BRASS RCV	12/L5.04
		LT-####-T LINE SIZE TYP (2" AND SMALLER)	6/L5.04
		T-113 BRONZE GATE VALVE, LINE SIZE TYP	5/L5.04
PB		CARSON #1419 CHRISTY #N-9 (PAVING)	4/L5.04
FS		HC-100-FLOW FLOW SENSOR/SUB-METER	8/L5.04
MV		2000 SERIES, 1-1/2"	
IRRIGATION LINES			
C / K	SPD, SEE MEP	COPPER K, LATERAL / COPPER K, MAINLINE	SPD
		NON-PRESSURE LATERAL IRRIGATION PVC: SCHEDULE 40	1,2/L5.04
		PVC: CLASS 315 SCHEDULE 40	
E		WIRE, LOW VOLTAGE	
		SLEEVE, PVC: CLASS 315	
¾", 1", 1¼", 1½"		LATERAL SIZE	
1", 1½", 2"		MAINLINE SIZE	
# SIZE GPM		STATION NUMBER / VALVE SIZE / GALLONS PER MINUTE	
BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)			
		AFB	12/L5.04
DRIP IRRIGATION			
		700DK-1-LF (0.5 TO 3.0 GPM) 700DK-1-MF (2.0 TO 20 GPM)	1/L5.05
		IBV-101G-FS RCV, W/ HFR-100-075-25	2/L5.05
		PVC TO DRIPPERLINE CONNECTION	4/L5.05
A- XFS-CV 09-12 1" E		VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)	
		MAXIMUM RUN LENGTH: 20PSI 40PSI	3/L5.05
		XFS-CV-06-18 254' 498'	
		XFS-CV-09-18 215' 416'	
		XFS-CV-06-12 192' 350'	
		XFS-CV-09-12 136' 248'	
		XF DRIPLINE INSERT FITTINGS	5/L5.05
		FLUSH VALVE, BALL VALVE (1/2")	6/L5.05
		OPERIND	7/L5.05

NOTE: SEE SHEET L5.03 FOR IRRIGATION LEGEND & NOTES

PLAN NOTES:

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.

(1) 1" COPPER LATERAL LINE ROUTED UNDER PAVING, PENETRATE SLAB, & THROUGH WALL TO PLANTER TERMINATED WITH COPPER FEMALE ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "C" TYPICAL.

(2) IRRIGATION CONTROLLER. PROVIDE 120V POWER, WIFI INTERNET CONNECTION, AND GROUNDING PER MANUFACTURER SPECIFICATION.

(3) POINT OF CONNECTION (P.O.C.) AT STUB-OUT FOR IRRIGATION AFTER WATER METER FOR IRRIGATION ONLY, SCD. IRRIGATION DEMAND: 12 GPM AT 65 PSI STATIC PRESSURE. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.

0 4' 8' 16' 24'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT LANDSCAPE ARCHITECTURE + DESIGN
CPLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED LANDSCAPE ARCHITECT BRUCE B. JETT 3335 Exp. 05/31/24 Date: 08/23/23 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

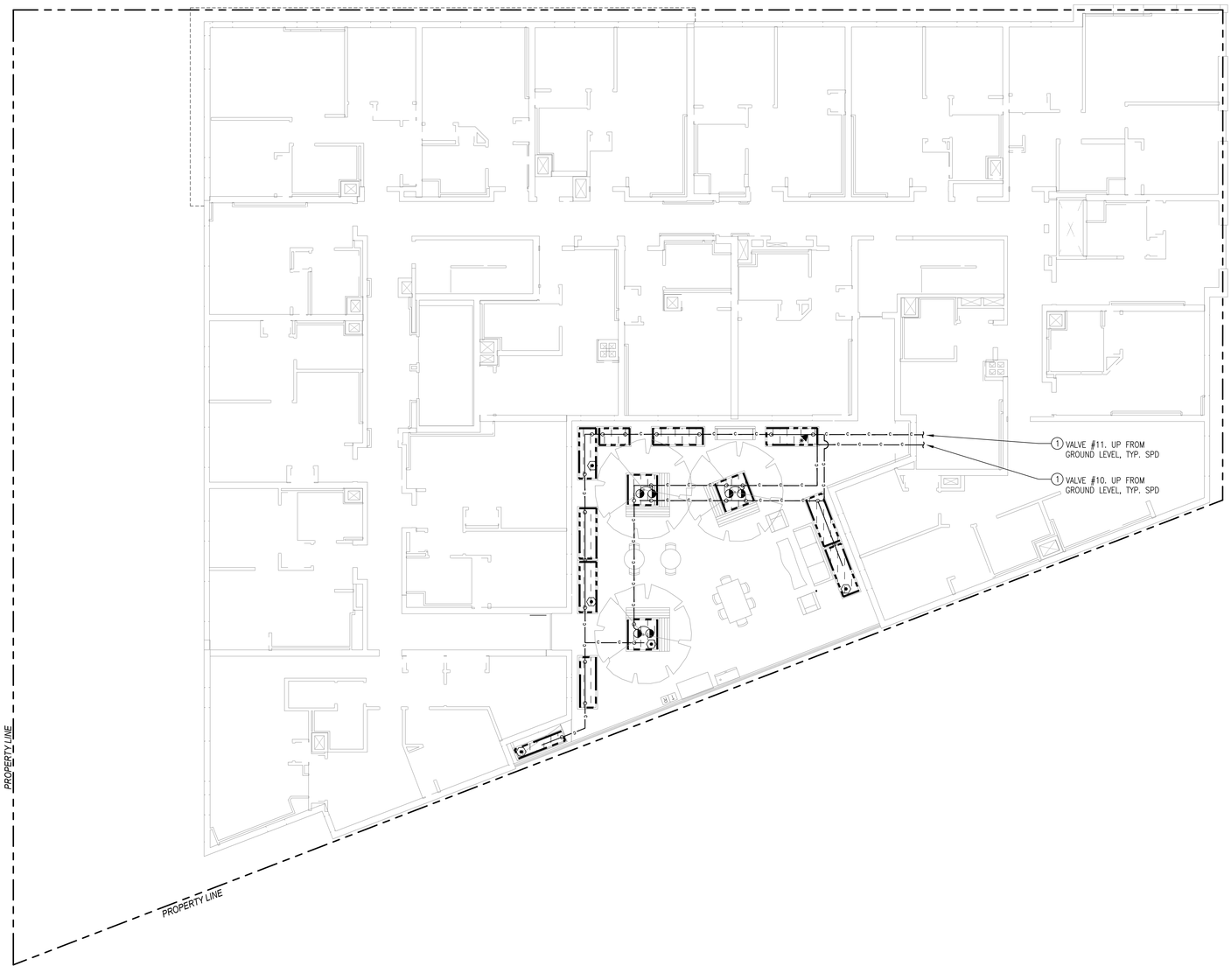
TITLE:

IRRIGATION PLAN

SHEET:

L5.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



IRRIGATION LEGEND

KEY		MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER			
POC		POINT OF CONNECTION LF-825-Y, BACKFLOW PREVENTER	10/L5.04
A		HCC-800-M HYDRAWISE CONTROLLER	9,8/L5.04
		ROAMXL-KIT, REMOTE CONTROL KIT	–
RS		WRF-CLIK, RAIN/FREEZE SENSOR	–
VALVE			
	VALVE BOX LAYOUT 3/L5.04 AND SEE PLANTING PLAN TO AVOID TREE LOCATION	ICV-XXXG SERIES, RCV	11/L5.04
		IBV-XXXG-FS SERIES, BRASS RCV	12/L5.04
		LT-####-T LINE SIZE TYP (2" AND SMALLER)	6/L5.04
		T-113 BRONZE GATE VALVE, LINE SIZE TYP	5/L5.04
PB		CARSON #1419 CHRISTY #N-9 (PAVING)	4/L5.04
FS		HC-100-FLOW FLOW SENSOR/SUB-METER	8/L5.04
MV		2000 SERIES, 1-1/2"	
IRRIGATION LINES			
C	SPD, SEE MEP	COPPER K, LATERAL	SPD
K		COPPER K, MAINLINE	
		NON-PRESSURE LATERAL IRRIGATION PVC: SCHEDULE 40	1,2/L5.04
		PVC: CLASS 315 SCHEDULE 40	
E		WIRE, LOW VOLTAGE	
		SLEEVE, PVC: CLASS 315	
¾", 1", 1¼", 1½"		LATERAL SIZE	
1", 1½", 2"		MAINLINE SIZE	
# SIZE GPM		STATION NUMBER VALVE SIZE GALLONS PER MINUTE	
BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)			
		AFB	12/L5.04
DRIP IRRIGATION			
		700DK-1-LF (0.5 TO 3.0 GPM) 700DK-1-MF (2.0 TO 20 GPM)	1/L5.05
		IBV-101G-FS RCV, W/ HFR-100-075-25	2/L5.05
		PVC TO DRIPPERLINE CONNECTION	4/L5.05
A- RPS-CV 06-12 1" 6'		VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)	
		MAXIMUM RUN LENGTH: 20PSI 40PSI	3/L5.05
		XFS-CV-06-18 254' 498'	
		XFS-CV-09-18 215' 416'	
		XFS-CV-06-12 192' 350'	
		XFS-CV-09-12 136' 248'	
		XF DRIPLINE INSERT FITTINGS	5/L5.05
		FLUSH VALVE, BALL VALVE (1/2")	6/L5.05
		OPERIND	7/L5.05

NOTE: SEE SHEET L5.03 FOR IRRIGATION LEGEND & NOTES

PLAN NOTES:

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.

(1) 1" COPPER LATERAL LINE ROUTED UNDER PAVING, PENETRATE SLAB, & THROUGH WALL TO PLANTER TERMINATED WITH COPPER FEMALE ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "C" TYPICAL.

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CA LA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
IRRIGATION PLAN - PODIUM LEVEL

SHEET:
L5.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

GENERAL IRRIGATION NOTES

1. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE CITY OF OAKLAND, EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD), AND THE STATE WATER ORDINANCE.
2. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
3. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
4. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
8. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
10. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
11. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

WIRING AND ELECTRICAL CONNECTION NOTES

1. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
2. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
3. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
4. IRRIGATION CONTROL WIRES: SOLID COPPER WITH UL APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG MIN. SIZE WIRE WITH A JACKETED 2-CONDUCTOR. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
5. DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER, OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 8' GROUNDING ROD. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
6. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.

COMPONENT & PIPING NOTES

1. FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES
2. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
3. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
4. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

SUBSURFACE DRIP IRRIGATION NOTES

1. PROVIDE TEMPORARY SUPPLEMENTAL OVERHEAD IRRIGATIONOR HAND WATERING TO ESTABLISH PLANTS.
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING, 6" OFF PAVING @ SHRUBS, 2" OFF PAVING @ SOD, TURF & GROUNDCOVER TYP.
3. SPACE DRIPPERLINES EQUALLY WITHIN EACH ZONE UNLESS OTHERWISE NOTED (12", OR 18" O.C. MAX PER LEGEND).
4. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING.
4. INSTALL DRIPPERLINES RUNNING HORIZONTAL TO THE SLOPE DIRECTION.
5. FOR SLOPES GREATER THAN 10:1, MODIFY DRIPPERLINE SPACING ON THE BOTTOM 1/3 OF THE SLOPE TO BE 25% GREATER AND OMIT THE DRIPPERLINE AT THE BOTTOM OF SLOPE.
6. DRIP SYSTEMS WITH 12" & 18" EMITTER SPACING HAVE DIFFERENT PRECIPITATION RATES. INDEPENDENTLY TEST AND SET RUN TIMES FOR THESE TWO CONDITIONS.
7. INSTALL FLUSH VALVE(S) AT LOW POINT(S) OF EACH PLANTING AREA. MANUAL FLUSH VALVE'S ARE SHOWN TO INDICATE INTENT- LOCATE AS REQUIRED BASED ON ACTUAL GRADES OF THE SITE. LOCATE (1) FLUSH VALVE PER 500' OF DRIPPERLINE TUBING, TYP. SEE DETAIL

IRRIGATION SYSTEM MAINTENANCE

1. SYSTEM OBSERVATION: THE CONTRACTOR SHALL VISUALLY CHECK ALL SYSTEMS FOR PROPER OPERATION ON A WEEKLY BASIS AND MAKE ALL NECESSARY REPAIRS. ALL EQUIPMENT SHALL BE ADJUSTED AS NECESSARY FOR PROPER COVERAGE AND FUNCTION.
2. ESTABLISHMENT IRRIGATION SCHEDULING: FOR THE FIRST 60-DAYS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER IN A PLANTING ESTABLISHMENT IRRIGATION MODE. SCHEDULE IRRIGATION TO ESTABLISH PLANTINGS PER THE SPECIFICATIONS.
3. CLIMATOLOGICALLY CONTROLLED IRRIGATION SCHEDULING: FOR THE LAST 60-DAYS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER TO RUN AUTOMATICALLY, SITE-SPECIFIC CLIMATOLOGICAL EVAPOTRANSPIRATION (ET) DATA. OPTIMIZE AUTOMATIC SCHEDULE AS REQUIRED FOR PLANT MATERIALS, SUN, ASPECT, SOLAR REFLECTANCE & HEAT ISLANDS, LOCALITY, SLOPE, AND THE INSTALLED IRRIGATION SYSTEM. CHECK SYSTEM FOR PROPER FUNCTION AND ADJUST AUTOMATIC SCHEDULE WEEKLY TO PROVIDE OPTIMAL CONDITIONS FOR SUSTAINING HEALTHY PLANTING.
4. COORDINATE LANDSCAPE MAINTENANCE WITH OPERATOR: PERFORM A FULL INSTRUCTION SESSION IN THE PRESENCE OF THE DESIGNATED MAINTENANCE PERSONNEL DEMONSTRATING THE IRRIGATION CONTROLLER SYSTEM, PROGRAM ADJUSTMENT AND OVER-RIDES, SYSTEM TESTING, TROUBLE-SHOOTING, ETC. INCLUDE INSTRUCTIONS ON HOW TO TURN OFF SYSTEM IN CASE OF EMERGENCY.
5. REPAIRS: DURING THE PLANT ESTABLISHMENT & MAINTENANCE PERIOD, ALL REPAIRS MADE TO THE IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE. ALL REPAIRS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS.
6. SYSTEM CERTIFICATION: OBTAIN A LETTER OF CERTIFICATION FROM CONTROLLER MANUFACTURER'S REPRESENTATIVE CERTIFYING THAT THE CONTROLLER IS PROPERLY PROGRAMMED AND IN WORKING ORDER BEFORE THE END OF THE MAINTENANCE PERIOD.

IRRIGATION LEGEND

KEY		MODEL NUMBER	DETAIL	MANUFACTURER	COLOR	DESCRIPTION & NOTES		
POINT OF CONNECTION & IRRIGATION CONTROLLER								
BFP		POINT OF CONNECTION LF-825-Y, BACKFLOW PREVENTER	10/L5.04	FEBCO		POINT OF CONNECTION AFTER IRRIGATION WATER METER. LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY, AFTER IRRIGATION WATER METER ONLY, SCD. VERIFY MINIMUM STATIC WATER PRESSURE IS 65 PSI; MINIMUM FLOW IS 12 GPM		
A		HCC-800-M HYDRAWISE CONTROLLER	9,8/L5.04	HUNTER		HCC HYDRAWISE-READY, MODULAR CONTROLLER, 8 BASE STATIONS. WIFI ENABLED CLOUD BASED WATER MANAGEMENT CONTROLLER, METAL WALL MOUNT ENCLOSURE. FLOW MONITORING & MASTER VALVE CAPABILITY WITH 5 YEARS WARRANTY. COORDINATE INSTALLATION WITH HUNTER REPRESENTATIVE.		
		ROAMXL-KIT, REMOTE CONTROL KIT	-	HUNTER		ROAM XL REMOTE CONTROL KIT UP TO 2 MILES RANGE. TRANSMITTER, RECEIVER, SMARTPORT WIRING HARNESS, BATTERIES AND PLASTIC CARRYING CASE INCLUDED.		
RS		WRF-CLIK, RAIN/FREEZE SENSOR	-	HUNTER		WIRELESS RAIN & FREEZE-CLIK SENSOR. INCLUDS PAIRED SENSOR AND RECEIVER CONNECTED TO CONTROLLER. LOCATE SENSOR IN LOCATION UNOBSTRUCTED FROM ACCURATELY MEASURING RAIN. PLACE SENSOR IN A INCONSPICUOUS VANDAL FREE LOCATION WITHIN 500' OF THE CONTROLLER		
VALVE								
	VALVE BOX LAYOUT 3/1/5.04 SEE PLANTING PLAN TYP AND TREE DETAIL	ICV-XXXG SERIES, RCV	11/L5.04	HUNTER		REMOTE CONTROL VALVE ASSEMBLY AND BOX. SIZE PER PLAN. INSTALL PER DETAIL		
		IBV-XXXG-FS SERIES, BRASS RCV	12/L5.04	HUNTER		BRASS REMOTE CONTROL VALVE ASSEMBLY. SIZE PER PLAN. INSTALL PER DETAIL		
		LT-####-T LINE SIZE TYP (2" AND SMALLER)	6/L5.04	KBI		LO-TORQUE™ SCH 80 PVC THREADED BALL VALVE SHUT-OFF OR ISOLATION VALVE. FOR LINES 2" AND SMALLER WITHIN PLANTING AREA INSIDE VALVE BOX, REMOTE CONTROL VALVE ASSEMBLY.		
		T-113 BRONZE GATE VALVE, LINE SIZE TYP	5/L5.04	NIBCO		CLASS 125 BRONZE GATE VALVE OR APPROVED EQUAL		
		CARSON #1419 CHRISTY #N-9 (PAVING)	4/L5.04	OLD CASTLE		PULL BOX		
		HC-100-FLOW FLOW SENSOR/SUB-METER	8/L5.04	HUNTER		HC FLOW METER/FLOW SENSOR (1" SIZE), COMPATIBLE WITH HYDRAWISE CONTROLLER & SOFTWARE.		
		2000 SERIES, 1-1/2"		GRISWOLD		NORMALLY CLOSE MASTER VALVE, ALSO SEE DETAIL		
IRRIGATION LINES								
C	SPD, SEE M&P	COPPER K, LATERAL	SPD	-	-	NON-PRESSURE LATERAL LINE, TYPE K COPPER: COPPER K LATERAL LINE ROUTED UNDER PAVERS TO EACH PLANTER TERMINATED WITH WROT COPPER SOLDER JOINT FITTINGS TO BE INSTALLED BY PLUMBING CONTRACTOR. ANCHOR TO STRUCTURE AS REQUIRED AND IN ACCORDANCE WITH LOCAL CODES		
K		COPPER K, MAINLINE		-	-	MAIN PRESSURE IRRIGATION PIPE, TYPE K COPPER. COPPER K WITH WROT COPPER SOLDER JOINT FITTINGS TO BE INSTALLED BY PLUMBING CONTRACTOR. ANCHOR TO STRUCTURE AS REQUIRED AND IN ACCORDANCE WITH LOCAL CODES. MAIN LINE ROUTED THROUGH BUILDING TO EXTERIOR PLANTER TERMINATED WITH COPPER FEMALE ADAPTER. COPPER MAIN LINE ROUTED UNDER PAVERS AND IN PLANTER TO EACH VALVE TERMINATED WITH COPPER FEMALE ADAPTER. BY IRRIGATION CONTRACTOR TYPICAL.		
		NON-PRESSURE LATERAL IRRIGATION PVC: SCHEDULE 40	1,2/L5.04	-	-	PVC LATERAL IRRIGATION PIPE WITH SOLVENT WELD SCHEDULE 40 FITTINGS INSTALL BY LANDSCAPE CONTRACTOR. 3/4" MIN. PIPE SIZE. WITHIN CITY ROW, USE HDPE PIPE WITH SOCKET FUSION FITTINGS OR COMPRESSION FITTINGS.		
		PVC: CLASS 315 SCHEDULE 40		-	-	MAIN PRESSURE IRRIGATION PIPE, PVC. HDPE PIPE WITHIN CITY R.O.W. SIZE MATERIAL WITHIN CITY ROW 1"-1½" SCH 40 W/SOLVENT WELD SCH 40 FITTINGS HDPE PIPE WITH SOCKET FUSION FITTINGS, ASTM D3035 2"-3" CLASS 315 W/ SOLVENT WELD SCH 40 FITTINGS AND PRESSURE RATED 200 PSI.		
E		WIRE, LOW VOLTAGE		-	-	ELECTRICAL CONDUIT. SIZE AS REQUIRED. INSTALL PARALLEL TO MAIN LINE UNDER ALL PAVING.		
		SLEEVE, PVC: CLASS 315		-	-	SLEEVE. SIZE AS REQUIRED		
¾", 1", 1¼", 1½"		LATERAL SIZE						
1", 1½", 2"		MAINLINE SIZE						
# SIZE GPM		STATION NUMBER VALVE SIZE GALLONS PER MINUTE						

MAIN LINE PIPE SIZING

	SCHEDULE 40	CLASS 315
1 ½"	0-30 GPM	
2"	-	30-50 GPM
2 ½"	-	50-70 GPM
3"	-	70-100 GPM
4"	-	100-180 GPM

1" MAIN LINE USED ONLY FOR QCV (SCH 40 TYP)

COPPER K TUBING SIZING

¾"	0-5 GPM
1"	6-11 GPM
1 ¼"	12-20 GPM
1 ½"	21-30 GPM

3/4" MINIMUM COPPER K PIPE, DO NOT USE 5/8"

1" MIN. FOR QUICK COUPLER VALVE

LATERAL LINE PIPE SIZING (SCH 40 PVC)

¾"	0-8 GPM
1"	8-12 GPM
1 ¼"	12-22 GPM
1 ½"	22-30 GPM
2"	30-50 GPM
2 ½"	50-70 GPM

3/4" MINIMUM LATERAL PIPE, DO NOT USE 1/2"

BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)								
		AFB	12/L5.04	HUNTER	-	ADJUSTABLE FLOW FULL-CIRCLE FLOOD BUBBLER, UP TO 2.0 GPM. SET FLOW AT 0.25 GPM TYPICAL.	0.25 GPM	20 PSI
DRIP IRRIGATION								
		700DK-1-LF (0.5 TO 3.0 GPM) 700DK-1-MF (2.0 TO 20 GPM)	1/L5.05	IRRITROL/TORO	-	700 ULTRAFLOW IN-LINE DRIP ZONE VALVE KITS WITH Y-FILTER, REMOTE CONTROL VALVE, ISOLATION BALL VALVE & FLOW PRESSURE REGULATOR & ID TAG		
		IBV-101G-FS RCV, W/ HFR-100-075-25	2/L5.05	HUNTER	-	BRASS REMOTE CONTROL VALVE WITH FILTER, AND PRESSURE REGULATING Y-FILTER (25 PSI), ISOLATION BALL VALVE & ID TAG		
		PVC TO DRIPPERLINE CONNECTION	4/L5.05	RAINBIRD	-	XF DRIPLINE INSERT FITTINGS, & TWIST LOCK FITTING SYSTEM, COMPATIBLE WITH DRIPPERLINE PER MANU. SPEC.		
A-XFS-CV 08-12 1" 6"		VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)						
		MAXIMUM RUN LENGTH: 20PSI 40PSI						PSI
		XFS-CV-06-18 254' 498'	3/L5.05	RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 18" ON CENTER		20-60
		XFS-CV-09-18 215' 416'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 18" ON CENTER		20-60
		XFS-CV-06-12 192' 350'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER		20-60
		XFS-CV-09-12 136' 248'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER		20-60
		XF DRIPLINE INSERT FITTINGS	5/L5.05	RAINBIRD	-	DRIPPERLINE TO DRIPPERLINE CONNECTION. USE RAINBIRD FITTINGS COMPATIBLE WITH DRIPPERLINE PIPE. USE THIS CONNECTION AT TIGHT BENDS AND AS INDICATED ON DETAIL DIAGRAM		
		FLUSH VALVE, BALL VALVE (1/2")	6/L5.05	RAINBIRD	-	MANUAL FLUSH VALVE ASSEMBLY IN BOX AT EACH DRIP AREA PER DETAIL		
		OPERIND	7/L5.05	RAINBIRD	-	POP-UP INDICATOR. SET FLUSH WITH FINISH GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. LOCATE AWAY FROM PATHWAYS, AT LOCATIONS DIRECTED BY THE SITE MAINTENANCE PERSONNEL.		

HYDROZONE INFORMATION TABLE AND CALCULATION

REFERENCE ANNUAL ET_O FOR:	OAKLAND (NEATEST LOCATION, WUCOLS)	41.8

ET ADJUSTMENT FACTOR	.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP/BUBB.: 0.81 SPRAY/ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ X AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	90	33.33	863.87
2	0.6	B	0.81	0.74	20	14.81	383.94
3	0.3	D	0.81	0.37	335	124.07	3215.50
4	0.3	D	0.81	0.37	179	66.30	1718.13
5	0.6	B	0.81	0.74	20	14.81	383.94
6	0.3	D	0.81	0.37	829	307.04	7957.17
7	0.3	D	0.81	0.37	423	156.67	4060.17
8	0.3	D	0.81	0.37	520	192.59	4991.23
9	0.3	B	0.81	0.37	12	4.44	115.18
10	0.6	B	0.81	0.74	12	8.89	230.36
11	0.3	D	0.81	0.37	231	85.56	2217.26
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
				TOTAL	2671.00	1008.52	26,136.77
SPECIAL LANDSCAPE AREAS							
--				1	0	0.00	0.00
--				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
		TOTAL LANDSCAPE AREA (LA + SLA)			2,671.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	26,136.77
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	38,071.90

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.38
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.38

INFORMATION TABLE

ANNUAL ET_O BASED ON CITY OF OAKLAND	
ANNUAL ET_O	41.8
CONVERSION FACTOR	0.55
IRRIGATION EFFICIENCY	0.81

KEY	IRRI METHOD		PLANT TYPE (PT) WUCOLS	
B	BUBBLER	0.81	H: HIGH WATER USE	0.7-1.0
D	DRIP	0.81	M: MEDIUM WATER USE	0.4-0.6
S	SPRAY	0.75	L: LOW WATER USE	0.2-0.3
R	ROTOR	0.75	VL: VERY LOW WATER USE	0.1

* SPECIAL LANDSCAPE AREA (0.3)
RECYCLED WATER, EDIBLE PLANTS, ACTIVE PLAY AREA, SPORTS FIELDS, AND GOLF COURSES

PRESSURE LOSS CALCULATION

FIELD VERIFY IRRIGATION WATER STATIC & DYNAMIC PRESSURE & FLOW AT POINT OF CONNECTION	
REQUIRE STATIC (PSI)	52
REQUIRE FLOW (GPM)	8

ITEMS	PRESSURE LOSS (PSI)
BFP	13.0
MV/FS	1.0
MAINLINE	0.35
VALVE	2.5
LATERALS	0.7
ELEVATION CHANGE	10.0

TOTAL	
SUBTOTAL	27.55
FITTINGS (10%)	2.8
TOTAL PSI LOSS	30.31
TOTAL ENDING PRESSURE (PSI)	21.7

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT LANDSCAPE ARCHITECTURE + DESIGN
CA LA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

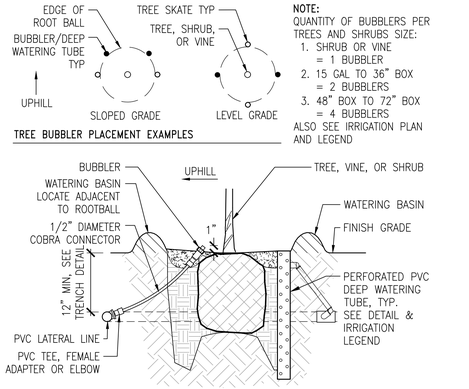
REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

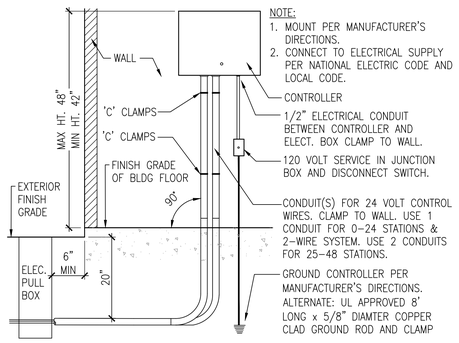
JOB NUMBER: -
DRAWN BY: AS
CHECKED BY: JM
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:
IRRIGATION NOTES, LEGEND, AND CALCULATION

SHEET:
L5.03

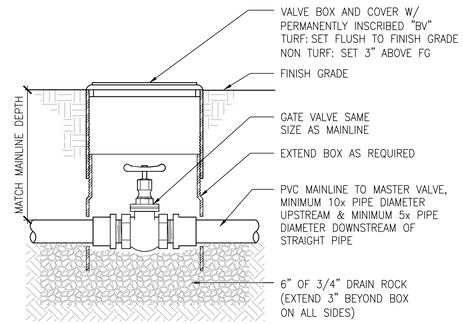
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



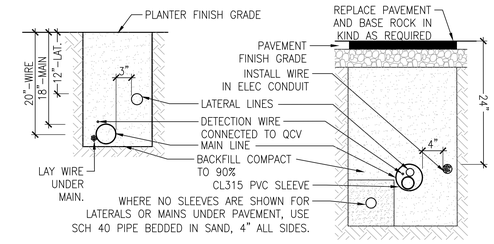
12 BUBBLER
SCALE: 3" = 1'-0"



9 CONTROLLER – INTERIOR WALL MOUNT
SCALE: 1" = 1'-0"

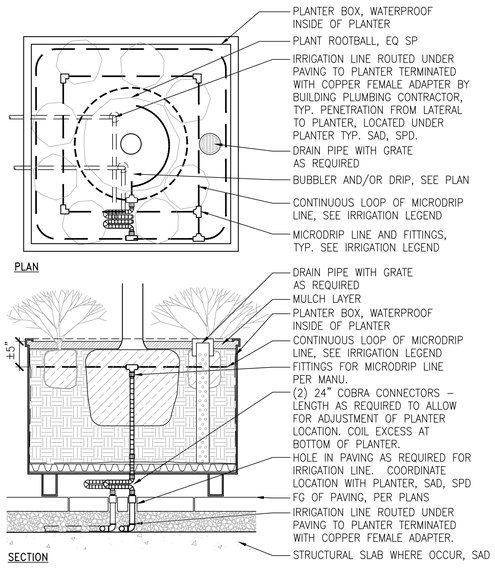


5 GATE VALVE
SCALE: 3" = 1'-0"

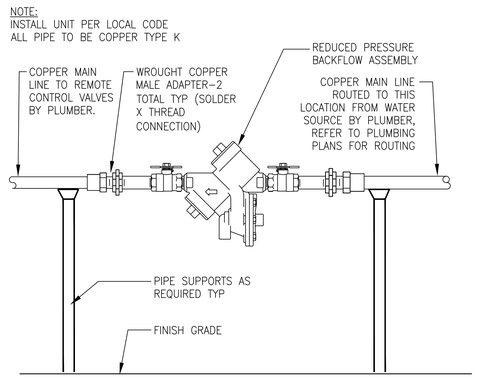


NOTE:
1. TIE A LOOSE 20" LOOP IN WIRE AT CHANGES IN DIRECTION AND AT INTERVALS OF 100'.
2. INSTALL PIPE, WIRE AND SLEEVES UNDER PAVEMENT PRIOR TO PLACEMENT OF PAVEMENT AND MINIMUM OF 24" DEEP.
3. BUNDLE AND TAPE WIRE AT 10' INTERVALS.
4. SOIL BACKFILL TO BE FREE OF ROCK, DIRT CLODS, AND DEBRIS GREATER THAN 1/2" DIAMETER WITHIN 4" OF PIPE.
5. ALTERNATE: BACKFILL WITH SAND IMPORT.

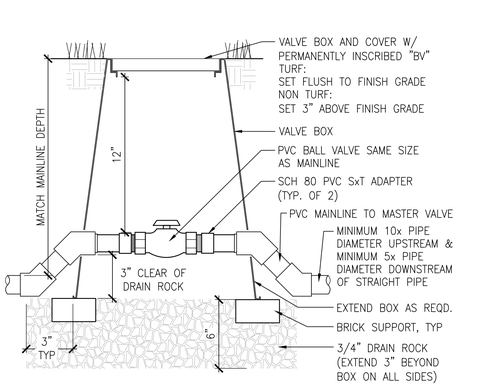
1 TRENCH
SCALE: 1" = 1'-0"



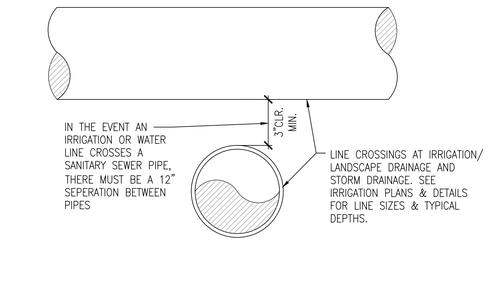
14 PRECAST PLANTER IRRIGATION
SCALE: 1" = 1'-0"



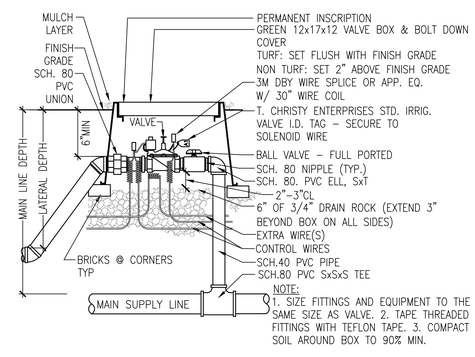
10 BACKFLOW PREVENTER ASSEMBLY – INTERIOR
SCALE: 1" = 1'-0"



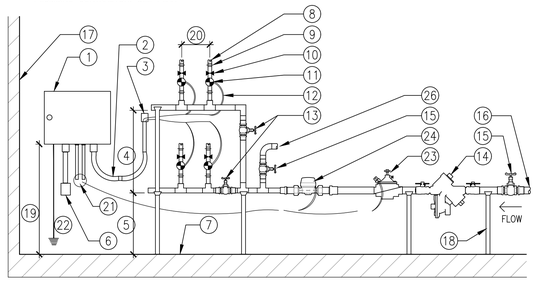
6 BALL VALVE
SCALE: 3" = 1'-0"



2 TYPICAL UTILITY CROSSING
SCALE: 3" = 1'-0"

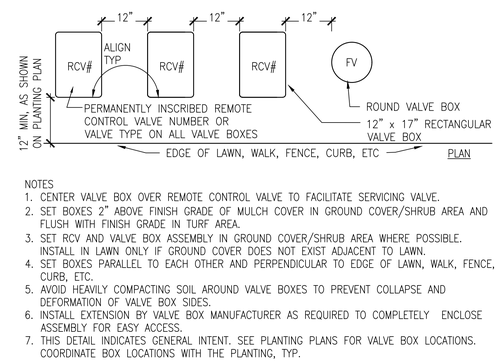


11 REMOTE CONTROL VALVE
SCALE: 1 1/2" = 1'-0"



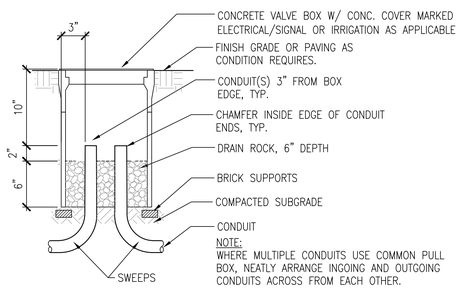
NOTE:
1. THIS LAYOUT IS TO PROVIDE INFORMATION ON EQUIPMENT AND TYPICAL DISTANCES REQUIRED BETWEEN THE EQUIPMENT. IT IS DIAGRAMMATIC AND WILL NEED TO BE ADJUSTED ACCORDING TO AVAILABLE WALL SPACE AND OTHER EQUIPMENT INSTALLED WITHIN ROOM. OFFSETS AND FITTINGS WILL BE REQUIRED FOR THESE ADJUSTMENTS.
2. MAINTAIN 12" OF CLEARANCE FROM BUILDING WALLS FOR EASE OF MAINTENANCE FOR ALL COPPER PIPING, VALVES, AND FITTINGS.
3. SEAL ALL PIPE PENETRATIONS THROUGH WALLS/STRUCTURE AS REQUIRED.
4. THIS LAYOUT WILL REQUIRE A WALL SECTION MINIMUM 10' LONG X 5' TALL X 18" DEEP.

8 IRRIGATION EQUIPMENT LAYOUT – INTERIOR
SCALE: NTS



NOTES
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OF MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. THIS DETAIL INDICATES GENERAL INTENT. SEE PLANTING PLANS FOR VALVE BOX LOCATIONS. COORDINATE BOX LOCATIONS WITH THE PLANTING, TYP.

3 VALVE BOX LAYOUT
SCALE: 3/4" = 1'-0"



12 REMOTE CONTROL VALVE – INTERIOR
SCALE: 1 1/2" = 1'-0"

4 PULL BOX
SCALE: 1 1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT BRUCE B. JETT 3335 Exp: 05/31/24 Date: 08/23/23 STATE OF CALIFORNIA

REVISION SCHEDULE

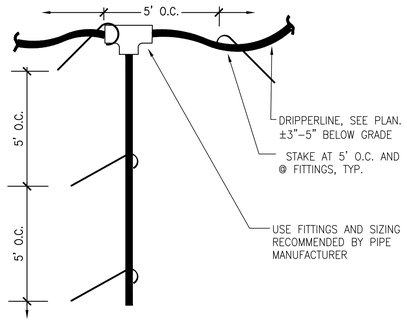
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

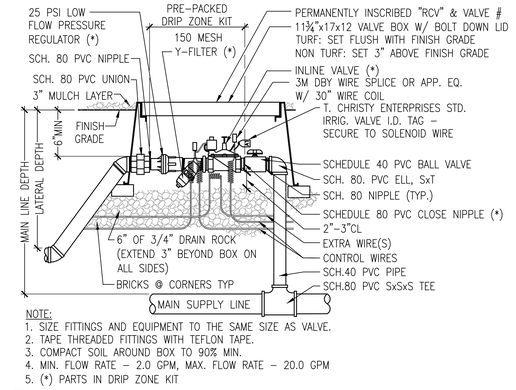
TITLE:
IRRIGATION DETAILS

SHEET:
L5.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

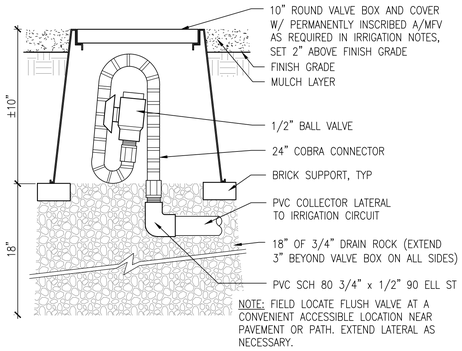


5 DRIPLINE TO DRIPLINE CONNECTION
SCALE: 3/8" = 1'–0"



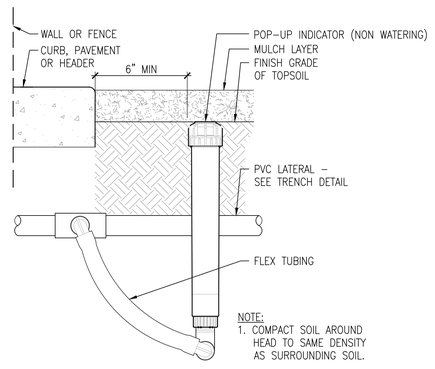
NOTE:
1. SIZE FITTINGS AND EQUIPMENT TO THE SAME SIZE AS VALVE.
2. TAPE THREADED FITTINGS WITH TEFLON TAPE.
3. COMPACT SOIL AROUND BOX TO 90% MIN.
4. MIN. FLOW RATE – 2.0 GPM, MAX. FLOW RATE – 20.0 GPM
5. (*) PARTS IN DRIP ZONE KIT

1 DRIP ZONE KIT
SCALE: 1 1/2" = 1'–0"



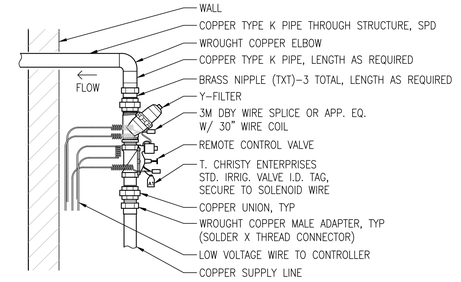
NOTE: FIELD LOCATE FLUSH VALVE AT A CONVENIENT ACCESSIBLE LOCATION NEAR PAVEMENT OR PATH. EXTEND LATERAL AS NECESSARY.

6 MANUAL FLUSH VALVE
SCALE: 3" = 1'–0"

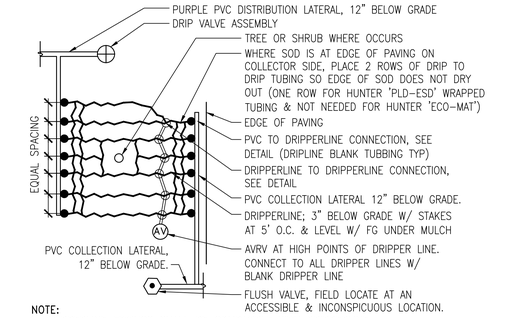


NOTE:
1. COMPACT SOIL AROUND HEAD TO SAME DENSITY AS SURROUNDING SOIL.

7 POP–UP INDICATOR
SCALE: 3" = 1'–0"

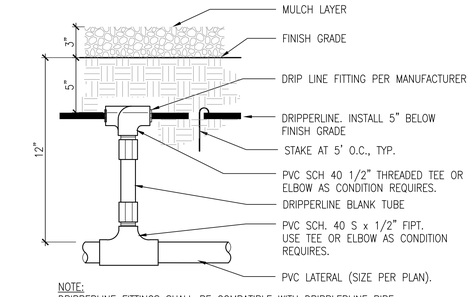


2 DRIPZONE CONTROL VALVE – INTERIOR
SCALE: 1 1/2" = 1'–0"



NOTE:
1. DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPERLINE
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING, 6" OFF PAVING AT SHRUBS, 2" OFF PAVING AT SOD, TURF, & GROUNDCOVER, TYP
3. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING

3 DRIP SYSTEM LAYOUT
SCALE: 3/4" = 1'–0"



NOTE:
DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPLERLINE PIPE.

4 PVC TO DRIPLINE CONNECTION
SCALE: 3" = 1'–0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

REVISION SCHEDULE

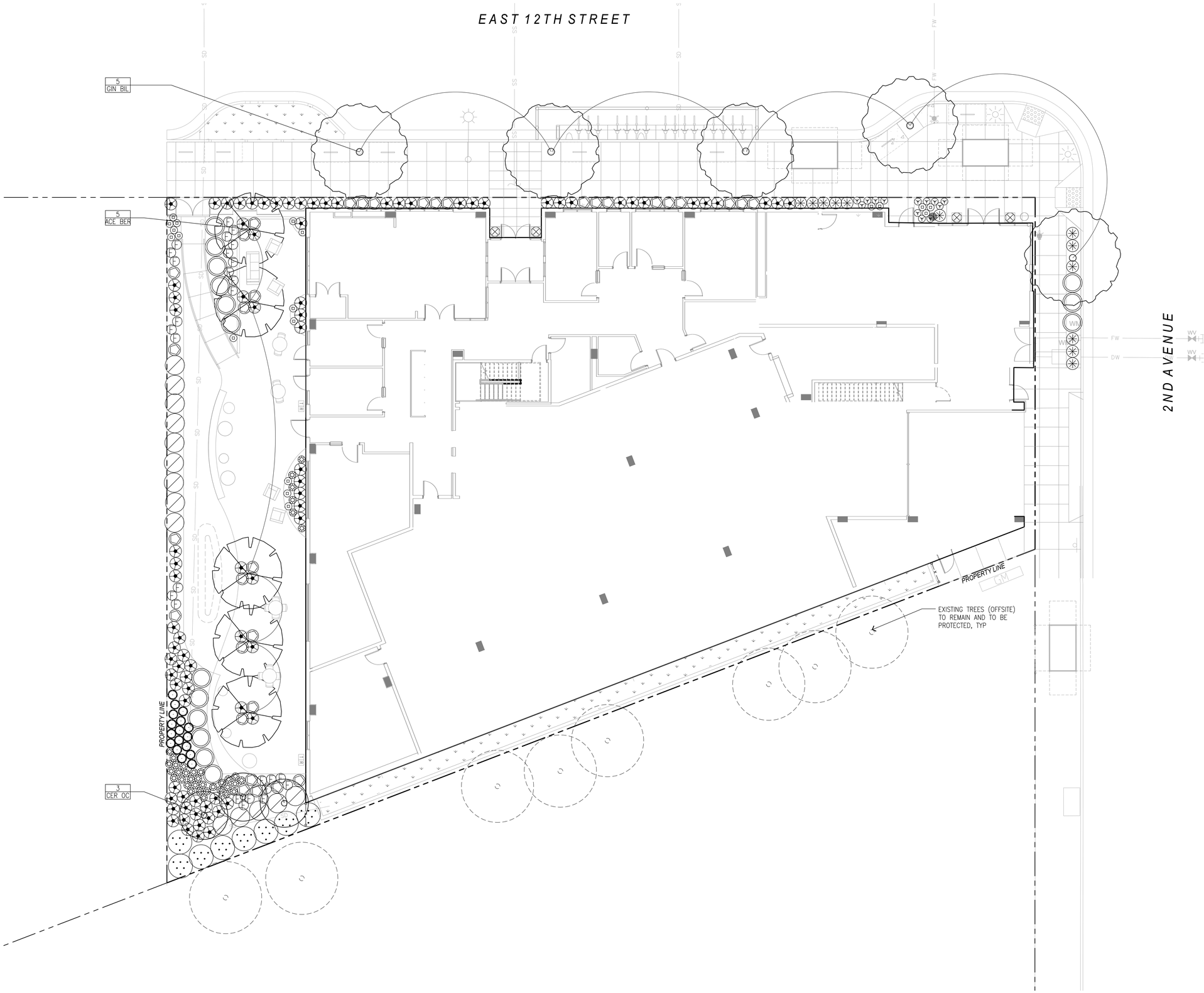
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
IRRIGATION DETAILS

SHEET:
L5.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



REFER TO SHEET L0.02 FOR FULL PLANTING SCHEDULE

N

0 4' 8' 16' 24'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CPLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

PLANTING PLAN - LEVEL 1

SHEET:

L6.01

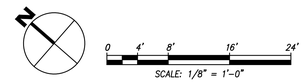
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
ACE BER	ACER BUERGERIANUM	TRIDENT MAPLE
CER OC	CERCIS OCCIDENTALIS	WESTERN REDBUD
GIN BIL	GINGKO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE
SHRUBS		
	SALVIA GREGGII 'DEEP PURPLE'	PURPLE AUTUMN SAGE
	LAURUS NOBILIS 'MONRIK'	LITTLE RAGU SWEET BAY
	LIMONIUM PEREZII	SEA LAVENDER
	LOROPETALUM CHINENSE VAR. RUBRUM 'BLUSH'	BLUSH CHINESE FRINGE FLOWER
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE
	SANSEVIERIA TRIFASCIATA 'ZEYLANICA'	ZEYLANICA SNAKE PLANT
GRASSES & GRASS-LIKE		
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS
	DIETES BICOLOR	FORTNIGHT LILY
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE
	FESTUCA MAIREI	MAIRE'S FESCUE
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	PENNISETUM MASSAICUM	RED BUNNY TAILS
BIORETENTION – PLANT IN CLUSTERS OF 9-11		
	CAREX TUMULICOLA	BERKELEY SEDGE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	JUNCUS PATENS	JUNCUS
	LEYMUS TRITICOIDES	CREEPING WILD RYE
	MIMULUS 'JELLY BEAN ORANGE'	JELLY BEAN ORANGE MONKEYFLOWER
	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY
VINES		
	DISTICTIS BUCCINATORIA	RED TRUMPET VINE
	FICUS PUMILA	CREEPING FIG

REFER TO SHEET L0.02 FOR FULL PLANT SCHEDULE



PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 08/23/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

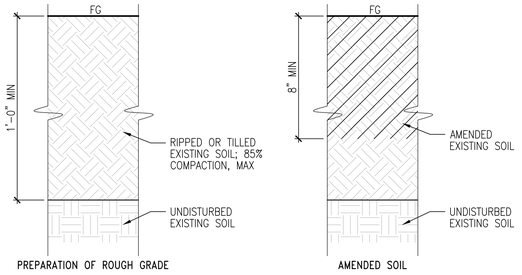
TITLE:

PLANTING PLAN - PODIUM LEVEL

SHEET:

L6.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



PREPARATION OF ROUGH GRADE

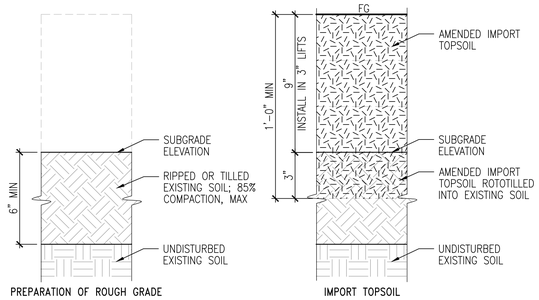
AMENDED SOIL

NOTE

SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

9 SOIL AMENDMENT – EXISTING SOIL

SCALE: 3" = 1'-0"



PREPARATION OF ROUGH GRADE

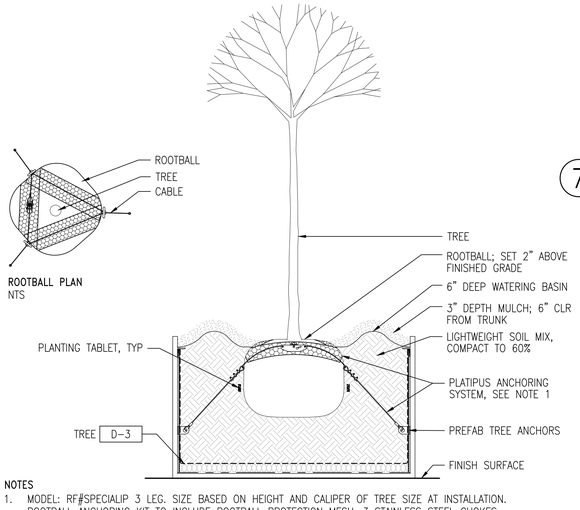
IMPORT TOPSOIL

NOTES

1. IMPORT TOPSOIL TO BE AMENDED PER AGRICULTURAL SUITABILITY ANALYSIS. THOROUGHLY BLEND AMENDMENTS INTO IMPORT TOPSOIL BEFORE ROTOTILLING IN TO EXISTING SOIL.
2. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

10 SOIL AMENDMENT – IMPORT SOIL

SCALE: 3" = 1'-0"

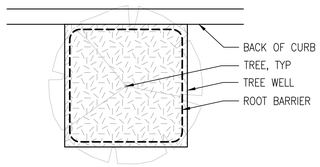


NOTES

1. MODEL: RF#SPECIALIP 3 LEG. SIZE BASED ON HEIGHT AND CALIPER OF TREE SIZE AT INSTALLATION. ROOTBALL ANCHORING KIT TO INCLUDE ROOTBALL PROTECTION MESH, 3 STAINLESS STEEL CHOKES, TWO-WAY TENSIONER & STAINLESS STEEL WIRE.
2. INSTALL ANCHORING SYSTEM PER MFR INSTRUCTIONS.
3. CONTRACTOR TO COORDINATE LOCATIONS FOR INTEGRATED TREE TIE ANCHORS WITH PLANTER MANUFACTURER PRIOR TO ORDERING

12 TREE PLANTING IN PREFAB PLANTER

SCALE: 3/4" = 1'-0"

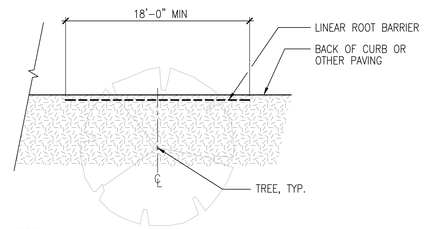


NOTES

1. HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
2. ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 5 FEET OF PAVING
3. ROOT BARRIERS ARE TO BE INSTALLED AGAINST PERIMETER OF TREE WELL; BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE
4. ROOT BARRIER INSTALLATION PER CITY OF OAKLAND STANDARDS.

5 ROOT BARRIER – TREE WELL

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



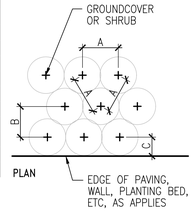
NOTES

1. HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
2. ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 5 FEET OF PAVING
3. ROOT BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE
4. REFER TO DETAIL 5 ON SHEET L6.03 FOR ROOT BARRIER IN TREE WELL TYP
5. ROOT BARRIER INSTALLATION PER CITY OF OAKLAND STANDARDS.

6 ROOT BARRIER

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

PLANT SPACING & QUANTITIES CHART			
SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'-0" OC	10.40"	5.20"	1.154
1'-3" OC	13.00"	6.50"	0.738
1'-6" OC	15.60"	7.80"	0.513
2'-0" OC	20.78"	10.39"	0.289
2'-6" OC	26.00"	13.00"	0.185
3'-0" OC	31.18"	15.59"	0.128
3'-6" OC	34.64"	17.32"	0.104
4'-0" OC	41.57"	20.79"	0.072
5'-0" OC	51.96"	25.98"	0.046
6'-0" OC	62.35"	31.18"	0.032

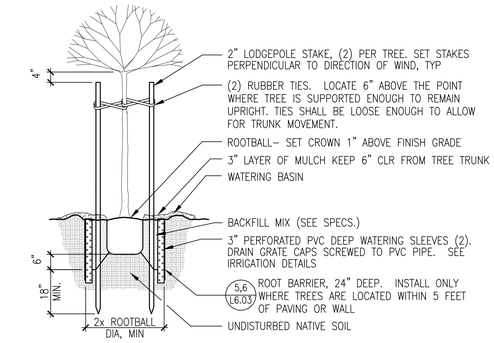


NOTES

1. DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUIDISTANT TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.

7 GROUND COVER SPACING

SCALE: 1" = 1'-0"

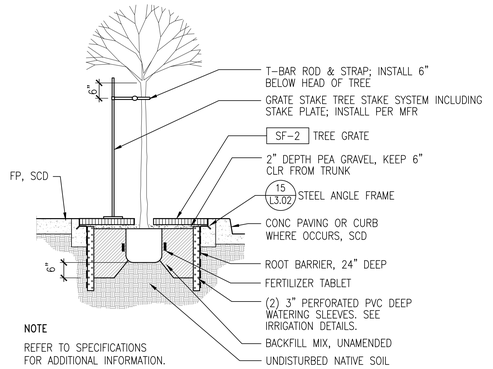


NOTE

EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

1 TREE PLANTING

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

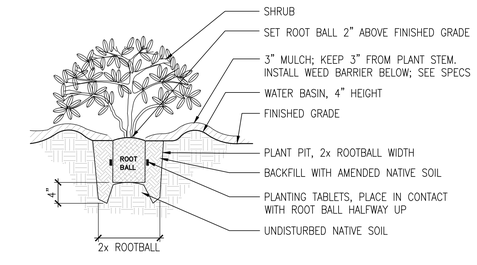


NOTE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

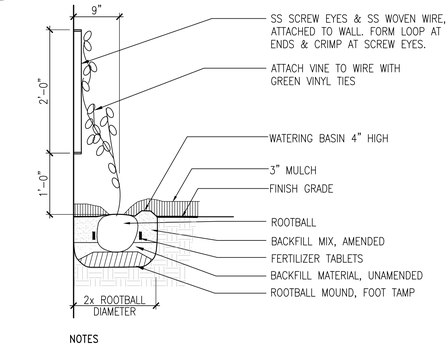
2 TREE PLANTING IN TREE GRATE

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



3 SHRUB PLANTING

SCALE: 1" = 1'-0"



NOTES

1. SCREW EYES TO BE AT 2' SQUARE INTERVALS. TWIST/CRIMP WIRE BETWEEN THEM. WIND VINE CAREFULLY BETWEEN WIRES.
2. ROOTBALL CROWN TO BE 1" ABOVE ADJACENT FINISH GRADE.

4 VINE PLANTING AT WALL

SCALE: 1" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CA LA #3335 · 2 Theatre Square #218 · Orinda CA 94563
925.254.5422 · www.jett.land

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED LANDSCAPE ARCHITECT · BRUCE B. JETT · 3335 · Exp. 05/31/24 · Date: 08/23/23 · STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	-
DRAWN BY:	AS
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

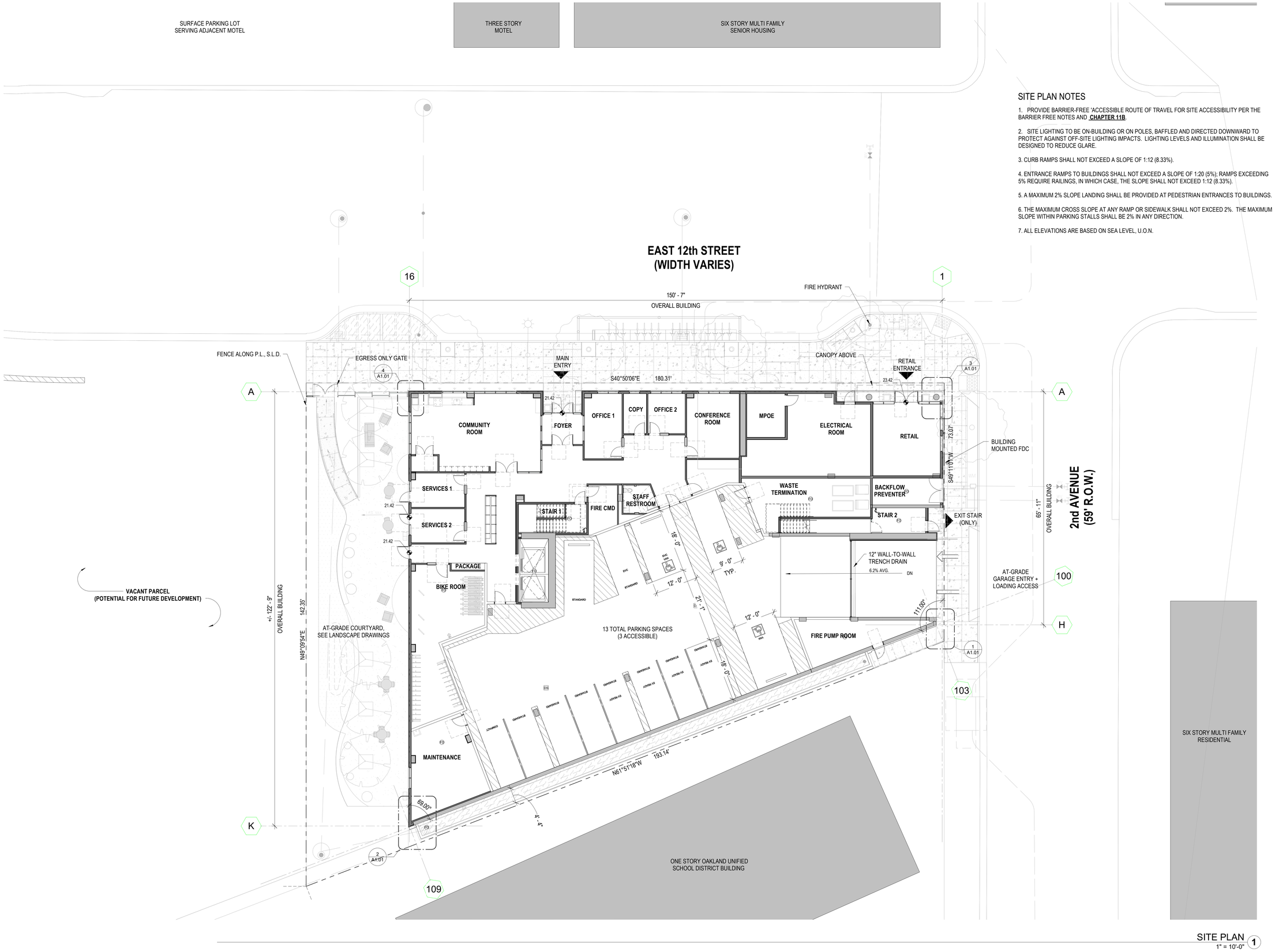
TITLE:

PLANTING DETAILS

SHEET:

L6.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



SITE PLAN NOTES

1. PROVIDE BARRIER-FREE 'ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER FREE NOTES AND **CHAPTER 11B**.

2. SITE LIGHTING TO BE ON-BUILDING OR ON POLES, BAFFLED AND DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS. LIGHTING LEVELS AND ILLUMINATION SHALL BE DESIGNED TO REDUCE GLARE.

3. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).

4. ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%); RAMPS EXCEEDING 5% REQUIRE RAILINGS, IN WHICH CASE, THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).

5. A MAXIMUM 2% SLOPE LANDING SHALL BE PROVIDED AT PEDESTRIAN ENTRANCES TO BUILDINGS.

6. THE MAXIMUM CROSS SLOPE AT ANY RAMP OR SIDEWALK SHALL NOT EXCEED 2%. THE MAXIMUM SLOPE WITHIN PARKING STALLS SHALL BE 2% IN ANY DIRECTION.

7. ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N.

SITE PLAN 1
1" = 10'-0"

TRUE NORTH
PROJECT NORTH

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated
TITLE:	SITE PLAN

SHEET:

A1.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:40:18 AM

SITE PLAN NOTES

1. PROVIDE BARRIER-FREE 'ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER FREE NOTES AND **CHAPTER 11B**.

2. SITE LIGHTING TO BE ON-BUILDING OR ON POLES, BAFFLED AND DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS. LIGHTING LEVELS AND ILLUMINATION SHALL BE DESIGNED TO REDUCE GLARE.

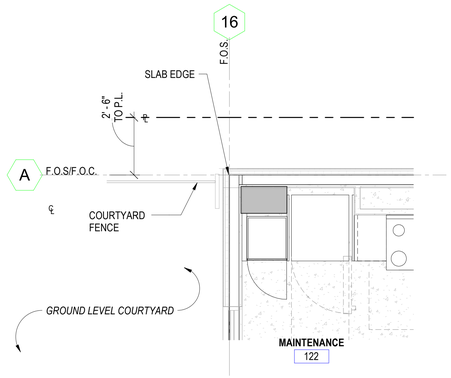
3. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).

4. ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%); RAMPS EXCEEDING 5% REQUIRE RAILINGS, IN WHICH CASE, THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).

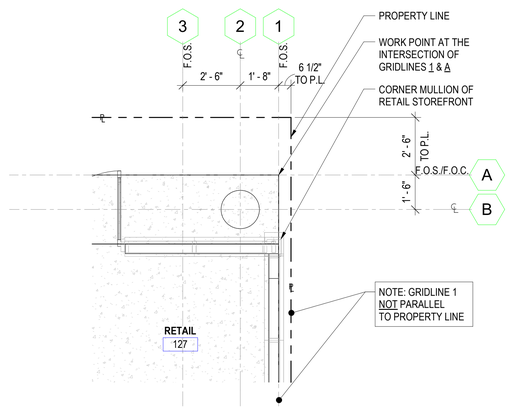
5. A MAXIMUM 2% SLOPE LANDING SHALL BE PROVIDED AT PEDESTRIAN ENTRANCES TO BUILDINGS.

6. THE MAXIMUM CROSS SLOPE AT ANY RAMP OR SIDEWALK SHALL NOT EXCEED 2%. THE MAXIMUM SLOPE WITHIN PARKING STALLS SHALL BE 2% IN ANY DIRECTION.

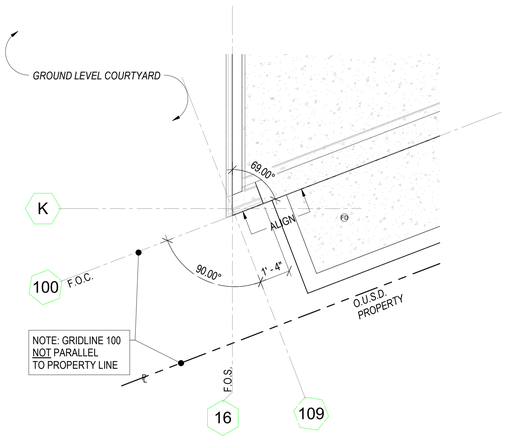
7. ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N.



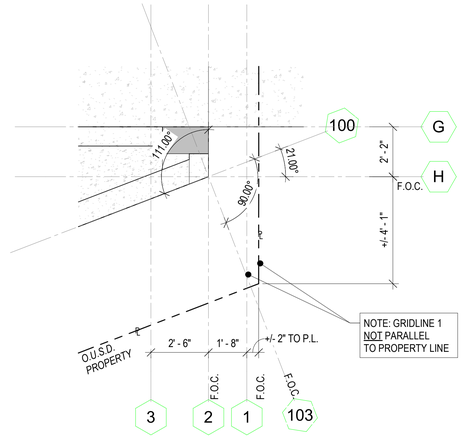
ENLARGED NE BUILDING CORNER 4
3/8" = 1'-0"



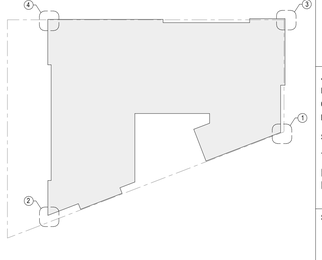
ENLARGED SE BUILDING CORNER - BUILDING LAYOUT ORIGIN POINT 3
3/8" = 1'-0"



ENLARGED NW BUILDING CORNER 2
3/8" = 1'-0"



ENLARGED SW BUILDING CORNER 1
3/8" = 1'-0"



PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

ENLARGED WORKPOINT AND BUILDING CORNER DRAWINGS

SHEET:

A1.01

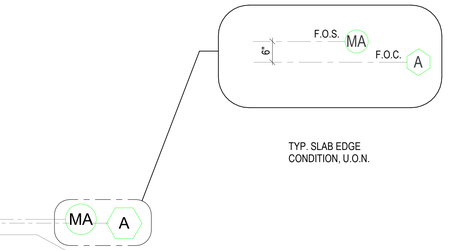
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

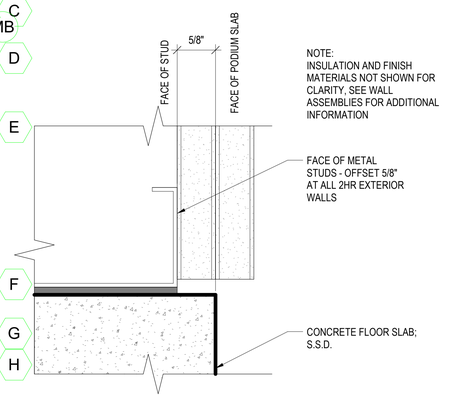
8/25/2023 10:39:39 AM



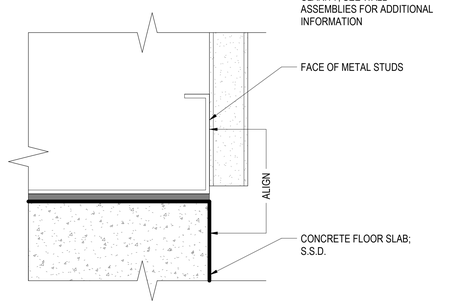
GRID RELATIONSHIP DIAGRAM (1)
1/8" = 1'-0"

NOTE: GRIDS **M16 & 2** ARE ON THE SAME LINE

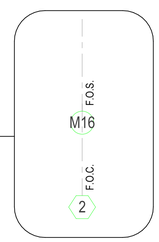




F.O.S. AT SLAB EDGE AT 2 HR EXTERIOR WALL AT LEVEL 2 SLAB (3)
12" = 1'-0"



F.O.S. AT SLAB EDGE AT 1-HR EXTERIOR WALL AT LEVEL 2 SLAB (2)
12" = 1'-0"



GRID KEY

- CONCRETE GRID
M- METAL GRID

N TRUE NORTH
N PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:39:42 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA GAGE
No. 026309
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

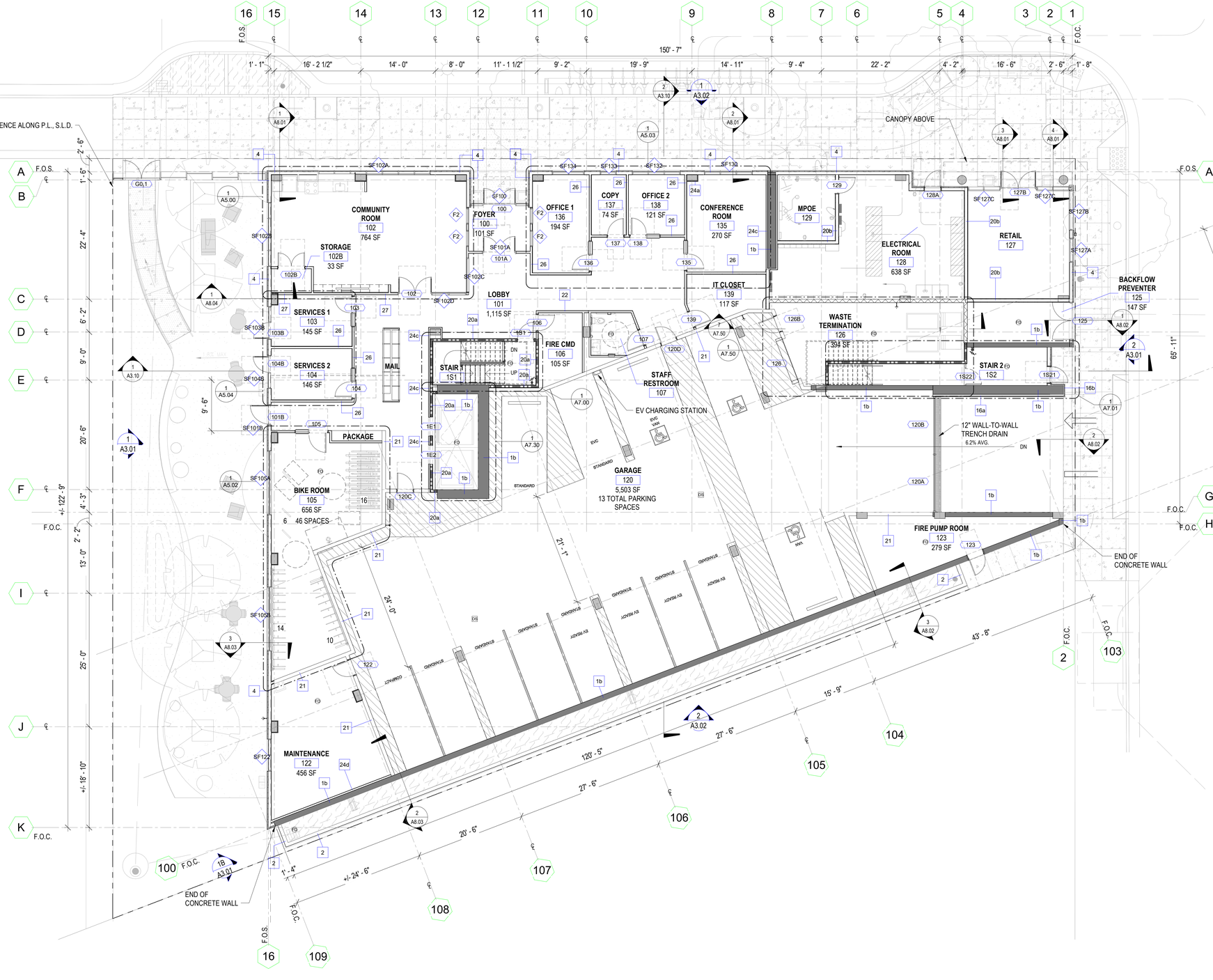
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
GRID DIAGRAM - FOR REFERENCE ONLY

SHEET:
A1.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



LEVEL 1 - BUILDING PLAN 1
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS.
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

FLOOR PLAN LEGEND

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW

- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT (2-HR)
- VERTICAL CHASE (1-HR)
- X → SLOPE
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- AD — AREA DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT U.O.N.
- OVERHEAD LINE

TRUE NORTH

PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA GADE
No. C-30501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 1

SHEET:
A2.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:04 AM



LEVEL 2 - BUILDING PLAN 1
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS.
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

FLOOR PLAN LEGEND

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW

- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT (2-HR)
- VERTICAL CHASE (1-HR)
- X → SLOPE
- FEC RECESSED FIRE EXTINGUISHER CABINET
- AD AREA DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT U.O.N.
- OVERHEAD LINE

N TRUE NORTH N PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHI CHAD No. 39830 REN. 08/31/25 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 2

SHEET:
A2.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:08 AM



LEVEL 3 - BUILDING PLAN (1)

1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

FLOOR PLAN LEGEND

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW

- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT (2-HR)
- VERTICAL CHASE (1-HR)
- X → SLOPE
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- AD — AREA DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT U.O.N.
- OVERHEAD LINE

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCHI CRAIG — No. 39830 — REN. 08/31/25 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

BUILDING PLAN - LEVEL 3

SHEET:

A2.03

TRUE NORTH — PROJECT NORTH

0' 4' 8' 16'

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:12 AM



LEVEL 4 - BUILDING PLAN (2)
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

FLOOR PLAN LEGEND

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW

- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT (2-HR)
- VERTICAL CHASE (1-HR)
- X → SLOPE
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- AD — AREA DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT U.O.N.
- OVERHEAD LINE

N TRUE NORTH

N PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL GARCIA
No. C-35500
REN. 07/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

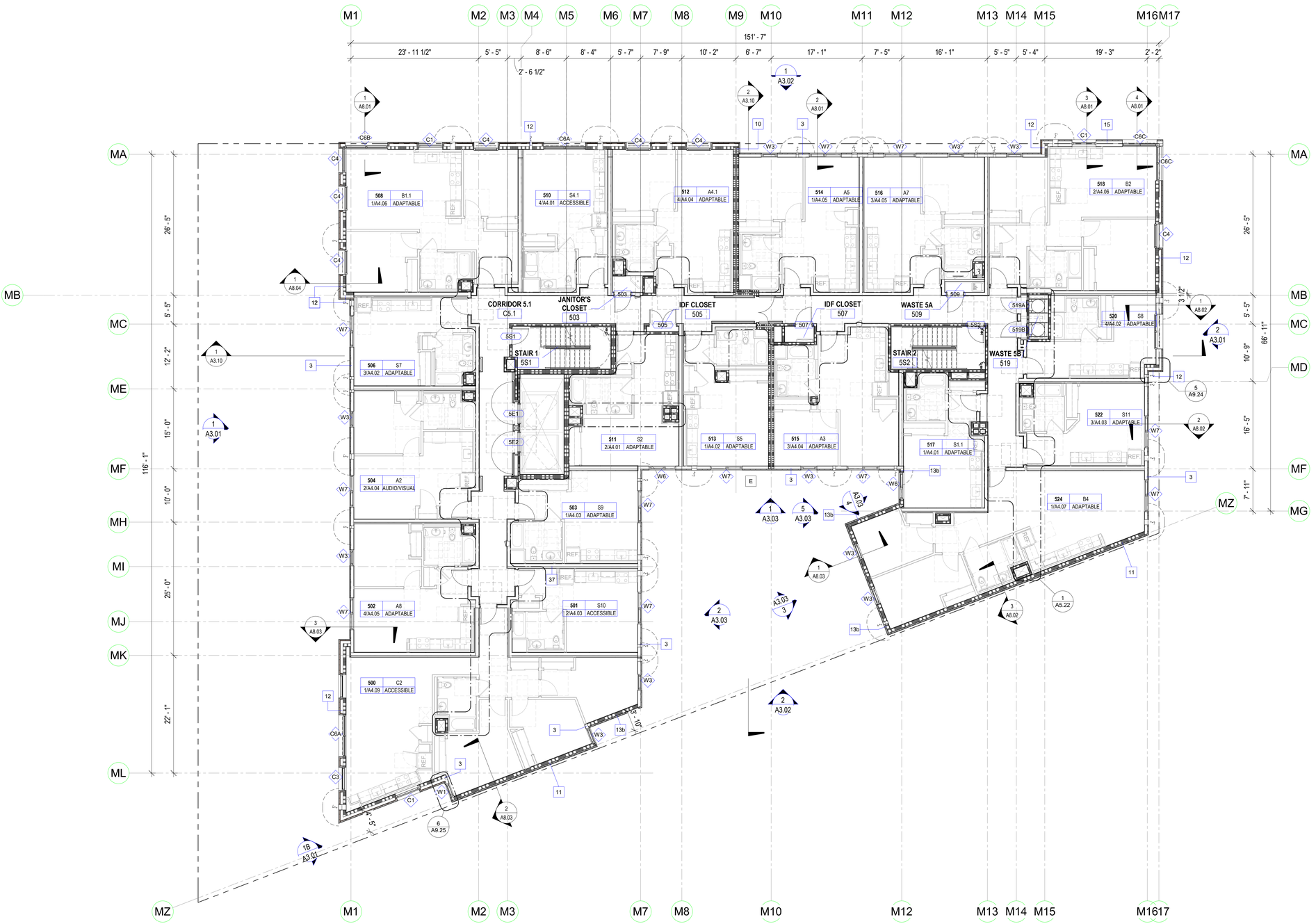
JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 4

SHEET:
A2.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:16 AM



LEVEL 5 - BUILDING PLAN 1
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

FLOOR PLAN LEGEND

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW

- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT (2-HR)
- VERTICAL CHASE (1-HR)
- X → SLOPE
- FEC — RECESSED FIRE EXTINGUISHER CABINET
- AD — AREA DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT U.O.N.
- OVERHEAD LINE

N TRUE NORTH N PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHI CHAN No. C-36800 REN. 08/31/24 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING PLAN - LEVEL 5

SHEET:
A2.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:20 AM



FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

FLOOR PLAN LEGEND

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW

- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT (2-HR)
- VERTICAL CHASE (1-HR)
- X → SLOPE
- FEC RECESSED FIRE EXTINGUISHER CABINET
- AD AREA DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT U.O.N.
- OVERHEAD LINE

N TRUE NORTH

N PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

BUILDING PLAN - LEVEL 6

SHEET:

A2.06

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:24 AM



BUILDING PLAN - ROOF PENTHOUSE & ELEVATOR MACHINE

1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

SHEET NOTES - ROOF PLAN

1. ROOF DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL PENETRATIONS OF EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROVIDE VAPOR BARRIER NOT EXCEEDING 1-PERM TO BE INSTALLED ON THE WARM SIDE OF CONDITIONED SPACES.
3. PROVIDE CLASS 'A MINIMUM ROOFING SYSTEMS AT ALL ROOFS.
4. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE 3 HOUR FIRE BARRIER WALL.
5. PRIOR TO COMMENCEMENT OF ROOFING WORK, CONTRACTOR SHALL INSPECT ROOF SUBSTRATE AND REPORT ALL DEFECTS OR UNACCEPTABLE CONDITIONS.
6. CONTRACTOR SHALL CONFIRM THAT ALL SURFACES SLOPE AT LEAST 1/4" PER FOOT TO DRAIN LOCATIONS PRIOR TO APPLICATION OF ROOFING MEMBRANES.
7. ROOF SLOPES TO BE AS FOLLOWS:
   A. FLAT SLOPE: 3/8" : 1 FT.
   B. HIGH SLOPE: VERIFY PER ROOF PLAN/ELEVATIONS.
   C. LOW SLOPE: VERIFY PER ROOF PLAN/ELEVATIONS.
   D. CRICKETS: 1/2" : 1 FT. MIN.
   E. TERRACES, BALCONIES, DECKS: 1/4" : 1 FT.
8. FOR PLATE HEIGHTS, SEE BUILDING ELEVATIONS AND SECTIONS, SHEETS AM6.59-AM6.63 AND AM7.20 - AM7.22
9. ALL ROOF DRAINAGE SHALL BE TIGHT-LINED TO STORM DRAIN SYSTEM. SEE GROUND FLOOR PLAN FOR TERMINATIONS. SEE CIVIL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
10. PROVIDE SECONDARY AND OVERFLOW ROOF DRAINAGE AS REQUIRED.
11. SET ALL ROOF EQUIPMENT AND CURBS (FANS, CONDENSERS, MECHANICAL UNITS, ROOF HATCHES, ETC) LEVEL UNLESS NOTED OTHERWISE.
12. FLASH ALL ROOF EDGES AND PENETRATIONS PER CURRENT SMACNA MANUAL. FLASH AND SEAL WATER TIGHT ALL FLASHING, PENETRATIONS AND MECHANICAL EQUIPMENT MOUNTINGS. PROVIDE A COMPLETE WATERTIGHT SYSTEM.
13. PAINT ALL EXPOSED METAL (NOT FACTORY PRE-FINISHED) INCLUDING FLASHING, COPING, PIPING, DUCTWORK AND SUPPORT STRUCTURES.
14. ELEVATOR SHAFT HOISTWAY: LOUVERED VENT 18" X 24" DIMENSION. REFER TO 7/AM8.21 FOR LOCATION.
15. SEE EBM DRAWINGS FOR DAVITS AND OUTRIGGER LOCATIONS.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHIE GRAD
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

BUILDING PLAN - ROOF PENTHOUSE & ELEVATOR MACHINE

SHEET:

A2.07

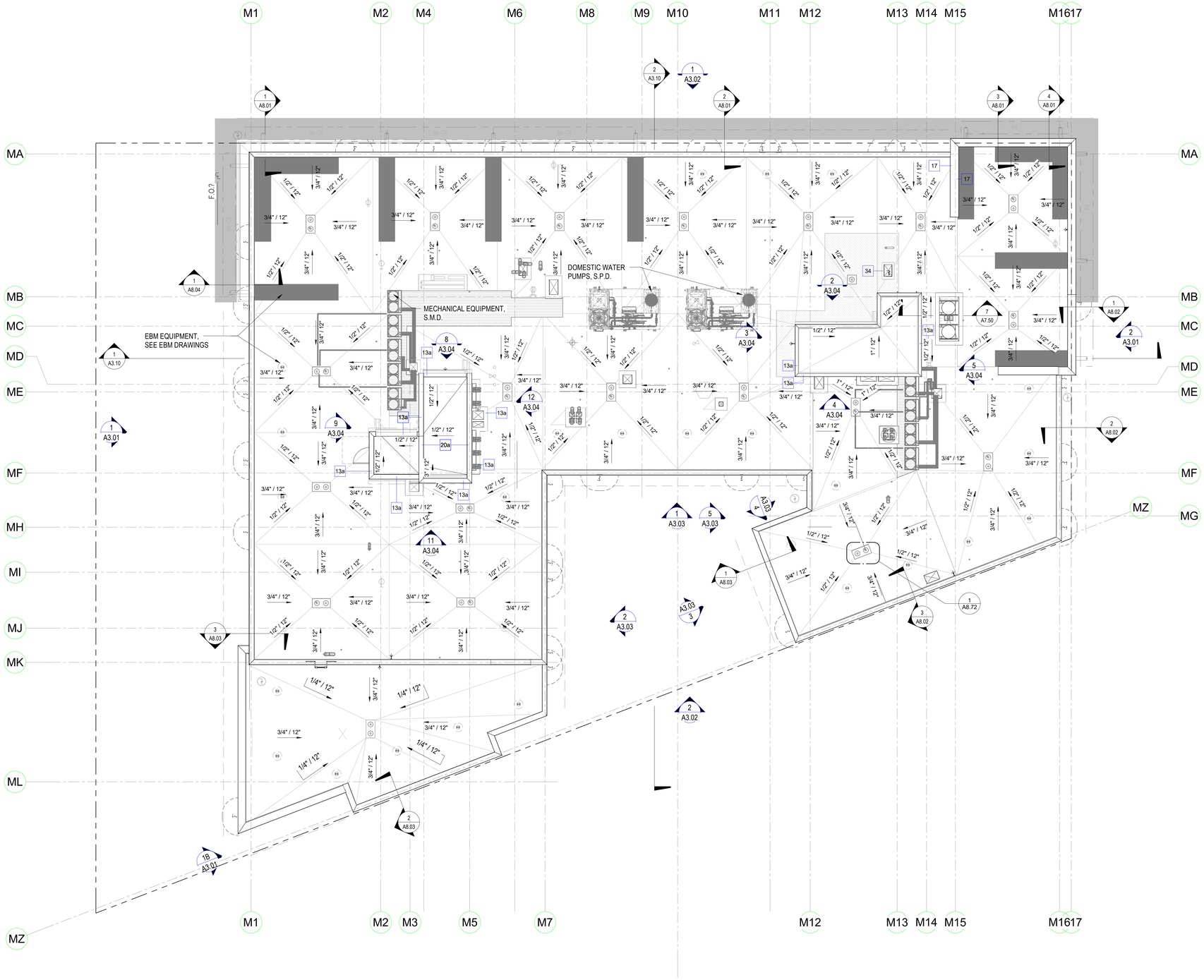
N TRUE NORTH

N PROJECT NORTH

0' 4' 8' 16'

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:27 AM



BUILDING PLAN - OVERALL ROOF
1/8" = 1'-0" (1)

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS.
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

SHEET NOTES - ROOF PLAN

1. ROOF DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL PENETRATIONS OF EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROVIDE VAPOR BARRIER NOT EXCEEDING 1-PERM TO BE INSTALLED ON THE WARM SIDE OF CONDITIONED SPACES.
3. PROVIDE CLASS 'A MINIMUM ROOFING SYSTEMS AT ALL ROOFS.
4. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE 3 HOUR FIRE BARRIER WALL.
5. PRIOR TO COMMENCEMENT OF ROOFING WORK, CONTRACTOR SHALL INSPECT ROOF SUBSTRATE AND REPORT ALL DEFECTS OR UNACCEPTABLE CONDITIONS.
6. CONTRACTOR SHALL CONFIRM THAT ALL SURFACES SLOPE AT LEAST 1/4" PER FOOT TO DRAIN LOCATIONS PRIOR TO APPLICATION OF ROOFING MEMBRANES.
7. ROOF SLOPES TO BE AS FOLLOWS:
   A. FLAT SLOPE: 3/8" : 1 FT.
   B. HIGH SLOPE: VERIFY PER ROOF PLAN/ELEVATIONS.
   C. LOW SLOPE: VERIFY PER ROOF PLAN/ELEVATIONS.
   D. CRICKETS: 1/2" : 1 FT. MIN.
   E. TERRACES, BALCONIES, DECKS: 1/4" : 1 FT.
8. FOR PLATE HEIGHTS, SEE BUILDING ELEVATIONS AND SECTIONS, SHEETS AM6.59-AM6.63 AND AM7.20 - AM7.22
9. ALL ROOF DRAINAGE SHALL BE TIGHT-LINED TO STORM DRAIN SYSTEM. SEE GROUND FLOOR PLAN FOR TERMINATIONS. SEE CIVIL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
10. PROVIDE SECONDARY AND OVERFLOW ROOF DRAINAGE AS REQUIRED.
11. SET ALL ROOF EQUIPMENT AND CURBS (FANS, CONDENSERS, MECHANICAL UNITS, ROOF HATCHES, ETC) LEVEL UNLESS NOTED OTHERWISE.
12. FLASH ALL ROOF EDGES AND PENETRATIONS PER CURRENT SMACNA MANUAL. FLASH AND SEAL WATER TIGHT ALL FLASHING, PENETRATIONS AND MECHANICAL EQUIPMENT MOUNTINGS. PROVIDE A COMPLETE WATERTIGHT SYSTEM.
13. PAINT ALL EXPOSED METAL (NOT FACTORY PRE-FINISHED) INCLUDING FLASHING, COPING, PIPING, DUCTWORK AND SUPPORT STRUCTURES.
14. ELEVATOR SHAFT HOISTWAY: LOUVERED VENT 18" X 24" DIMENSION. REFER TO 7/AM8.21 FOR LOCATION.
15. SEE EBM DRAWINGS FOR DAVITS AND OUTRIGGER LOCATIONS.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHI CRAIG
No. 39800
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

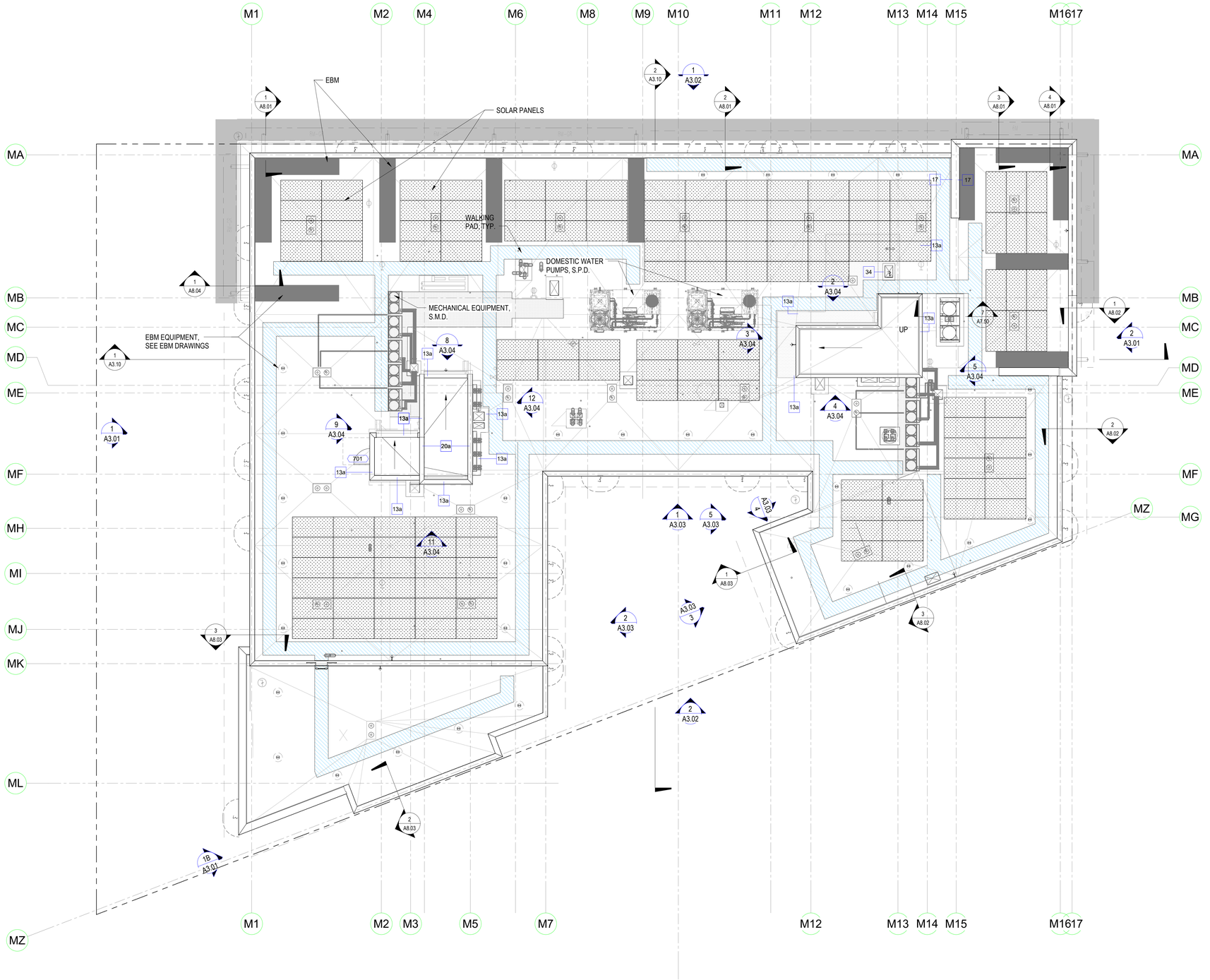
TITLE:
BUILDING PLAN - OVERALL ROOF

SHEET:
A2.08

N TRUE NORTH
N PROJECT NORTH
0' 4' 8' 16'

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:32 AM



BUILDING PLAN - OVERALL ROOF (1)
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
2. THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
3. REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
5. FOR PARKING TABULATION REFER TO SHEET **G0.XX.**
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
7. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES, SHEETS **A9.X.** UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
8. **ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.**
9. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X, A4.X, & A8X.** FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X.**
10. WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
11. ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
12. STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN – REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQURIEMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
13. THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
14. CLASS 1 STANDPIPES TO BE INTERCONNECTED.
15. PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
16. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
17. INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
18. FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X & A9.X.**
19. RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
20. ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH, STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
21. SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
22. ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
23. SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

SHEET NOTES - ROOF PLAN

1. ROOF DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL PENETRATIONS OF EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROVIDE VAPOR BARRIER NOT EXCEEDING 1-PERM TO BE INSTALLED ON THE WARM SIDE OF CONDITIONED SPACES.
3. PROVIDE CLASS 'A MINIMUM ROOFING SYSTEMS AT ALL ROOFS.
4. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE 3 HOUR FIRE BARRIER WALL.
5. PRIOR TO COMMENCEMENT OF ROOFING WORK, CONTRACTOR SHALL INSPECT ROOF SUBSTRATE AND REPORT ALL DEFECTS OR UNACCEPTABLE CONDITIONS.
6. CONTRACTOR SHALL CONFIRM THAT ALL SURFACES SLOPE AT LEAST 1/4" PER FOOT TO DRAIN LOCATIONS PRIOR TO APPLICATION OF ROOFING MEMBRANES.
7. ROOF SLOPES TO BE AS FOLLOWS:
   A. FLAT SLOPE: 3/8" : 1 FT.
   B. HIGH SLOPE: VERIFY PER ROOF PLAN/ELEVATIONS.
   C. LOW SLOPE: VERIFY PER ROOF PLAN/ELEVATIONS.
   D. CRICKETS: 1/2" : 1 FT. MIN.
   E. TERRACES, BALCONIES, DECKS: 1/4" : 1 FT.
8. FOR PLATE HEIGHTS, SEE BUILDING ELEVATIONS AND SECTIONS, SHEETS AM6.59-AM6.63 AND AM7.20 - AM7.22
9. ALL ROOF DRAINAGE SHALL BE TIGHT-LINED TO STORM DRAIN SYSTEM. SEE GROUND FLOOR PLAN FOR TERMINATIONS. SEE CIVIL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
10. PROVIDE SECONDARY AND OVERFLOW ROOF DRAINAGE AS REQUIRED.
11. SET ALL ROOF EQUIPMENT AND CURBS (FANS, CONDENSERS, MECHANICAL UNITS, ROOF HATCHES, ETC) LEVEL UNLESS NOTED OTHERWISE.
12. FLASH ALL ROOF EDGES AND PENETRATIONS PER CURRENT SMACNA MANUAL. FLASH AND SEAL WATER TIGHT ALL FLASHING, PENETRATIONS AND MECHANICAL EQUIPMENT MOUNTINGS. PROVIDE A COMPLETE WATERTIGHT SYSTEM.
13. PAINT ALL EXPOSED METAL (NOT FACTORY PRE-FINISHED) INCLUDING FLASHING, COPING, PIPING, DUCTWORK AND SUPPORT STRUCTURES.
14. ELEVATOR SHAFT HOISTWAY: LOUVERED VENT 18" X 24" DIMENSION. REFER TO 7/AM8.21 FOR LOCATION.
15. SEE EBM DRAWINGS FOR DAVITS AND OUTRIGGER LOCATIONS.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCH CHAN
No. C-36500
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

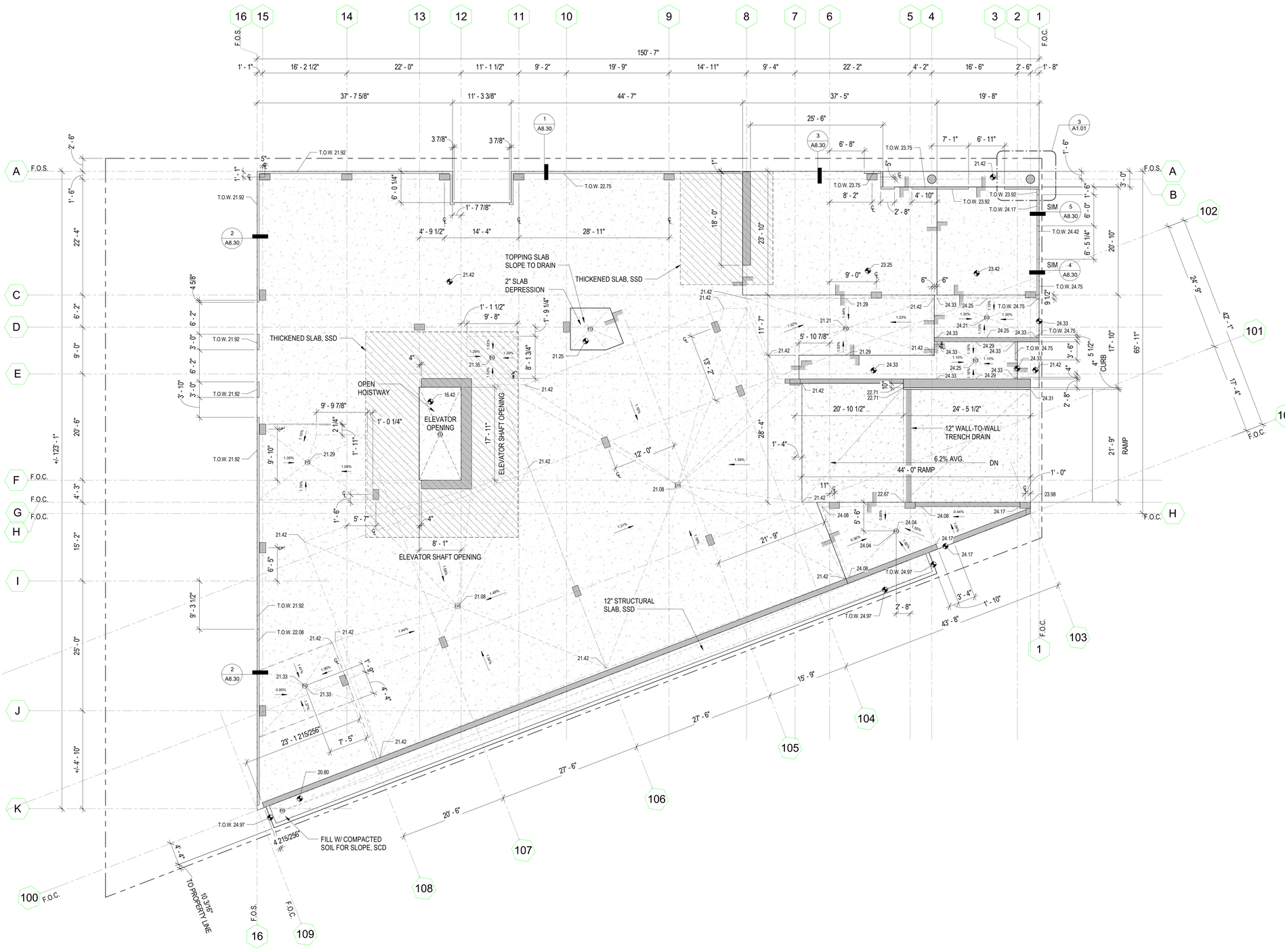
TITLE:
BUILDING PLAN - OVERALL ROOF - WALKING PADS

SHEET:
A2.09

N TRUE NORTH
N PROJECT NORTH
0" 4" 8" 16"

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:37 AM



LEVEL 1 SLAB PLAN (1)
1/8" = 1'-0"

SLAB PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. PROPERTY LINES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY. SEE CIVIL DRAWINGS FOR LOCATION OF THE BUILDING**(S)** ON SITE. SEE ALSO ARCHITECTURAL PLANS AND ENLARGED SITE DETAILS AT BUILDING CORNERS FOR ADDITIONAL HORIZONTAL CONTROL AND DIMENSIONING/ GRID INFORMATION.
3. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS OF THE SLAB**(S)**.
4. SLOPE ON ACCESSIBLE PATHS OF TRAVEL NOT TO EXCEED 4.9% IN DIRECTION OF TRAVEL AND 1.9% IN CROSS SLOPE, U.O.N.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR LANDSCAPE AREAS, RETAINING WALLS, PLANTERS, WALKS, STEPS, SITE FEATURES, AND SITE IMPROVEMENTS.
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN AND/ OR PARTY WALL, TYPICAL, U.O.N.
7. FACE OF CONCRETE TO ALIGN WITH FACE OF STRUCTURAL SHEATHING. FACE OF STUD IS OFFSET ½" FROM FACE OF CONCRETE, TYPICAL, U.O.N.
8. AT GROUND FLOOR RAISED WOOD FLOORS, PROVIDE UNDER-FLOOR DECAY AND TERMITE PROTECTION PER CBC REQUIREMENTS.
9. PROVIDE WOOD-EARTH SEPARATION PER CBC REQUIREMENTS.
10. CONTRACTOR TO CONFIRM WITH ALL TRADES PRIOR TO POURING SLAB, PLACEMENT AND COMPLETENESS OF HARDWARE, SLEEVES, UTILITIES, ETC., INTO OR THROUGH STRUCTURAL CONCRETE SLAB AND FOOTINGS. FOR ADDITIONAL INFORMATION REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND CIVIL DRAWINGS.
11. ALL BLOCKOUT DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS, PENETRATIONS, AND EMBEDMENTS PRIOR TO PLACEMENT OF CONCRETE. COORDINATE WITH SPECIFIED EQUIPMENT. ANY CONFLICTS AND/ OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
12. CONTRACTOR TO VERIFY STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION. SEE STRUCTRUAL DRAWINGS FOR ADDITIONAL INFORMATION.
13. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL COLUMNS SHALL HAVE GYPSUM BOARD FIRE PROTECTION WRAP, PER ASSEMBLY DETAILS ON THE **A9.XX** SERIES SHEETS. SEE PLAN FOR COLUMNS REQUIRING SPRAY APPLIED FIRE PROTECTION.
14. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING EXACT TOP OF STRUCTURAL SLAB ELEVATIONS, BASED UPON CIVIL DRAWINGS.
15. FOR CONCRETE TOPPING SLAB AREAS, SEE **A2.X** SERIES FLOOR PLANS, AND **A4.X** SERIES ENLARGED PLANS.
16. VERIFY ELEVATOR PIT DIMENSIONS AND DEPTH WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. ALIGN FACE OF ELEVATOR SHAFT FINISH WITH FACE OF CONCRETE PIT, U.O.N. MAKE PROVISION FOR OSHA COMPLIANT PIT LADDER(S).
17. FINISHED AND SUB-SURFACE CONCRETE AND/ OR PAVING WHICH IS EXPOSED TO WEATHER SHALL SLOPE TO DRAIN AND/ OR DRAIN AWAY FROM PERIMETER WALLS OF BUILDING, U.O.N.
18. CONTRACTOR SHALL HAVE ALL DEPRESSED SLOPES VERIFIED AND CERTIFIED BY A LICENSED SURVEYOR PRIOR TO THE PLACEMENT OF ANY STRUCTURAL SLAB CONCRETE.
19. ALL CURBS AND STEM WALLS SHALL BE **6"** WIDE U.O.N.
20. IN GARAGES OR OTHER STRUCTURED PARKING AREAS:
a. MAINTAIN 8'-2" MINIMUM HEADROOM CLEARANCE ON VEHICULAR PATH TO AND ABOVE ACCESSIBLE PARKING STALLS, DRIVE AISLES, AND LOADING ZONES.
b. EVERYWHERE ELSE IN GARAGE OR OTHER STRUCTURED PARKING AREA, MAINTAIN 7'-0" MINIMUM HEADROOM CLEARANCE FROM ALL STRUCTURAL MEMBERS, MECHANICAL DUCTS, PLUMBING PIPES, AND SPRINKLERS, AND ASSOCIATED HARDWARE.
c. IN AREAS WHERE MOTOR VEHICLES ARE STORED, FLOOR SURFACES SHALL BE NONCOMBUSTIBLE, NONABSORBENT, AND SLIP RESISTANT MATERIAL.
d. THE VEHICULAR RAMPS SHALL BE LIGHT BROOM FINISH TO PREVENT TIRE SQUEAL.
e. MAXIMUM SLOPE AT NON-ACCESSIBLE PARKING STALLS IS 6.67% (1:15).
f. SLOPE OF THE ACCESSIBLE PARKING STALL(S) AND ACCESS AISLE(S) SHALL NOT EXCEED 2% (1:50) IN ANY DIRECTION.
g. ALL CONDUITS INTO GARAGE SHALL BE SEALED AT BOTH ENDS OF PENETRATIONS.
h. PROVIDE PIPE/ DUCT GUARDS, OR BOLLARDS AT ALL LOCATIONS WHERE PIPES AND MECHANICAL DUCTS ARE EXPOSED TO VEHICLE IMPACT IN GARAGE, WHETHER OR NOT INDICATED IN DRAWINGS. COORDINATE ALL FINAL LOCATIONS WITH ARCHITECT.
i. PROVIDE DIRECTIONAL SIGNAGE TO ACCESSIBLE PARKING STALLS. SEE SIGNAGE PLANS AND SCHEDULE.
21. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

SLAB PLAN LEGEND

	CONCRETE SLAB, SSD
	CONCRETE WALLS & COLUMNS
	CONCRETE CURBS
	SPOT ELEVATION
	SLAB STEP
FD	FLOOR DRAIN

TRUE NORTH
PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL GIRON
No. C-36500
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

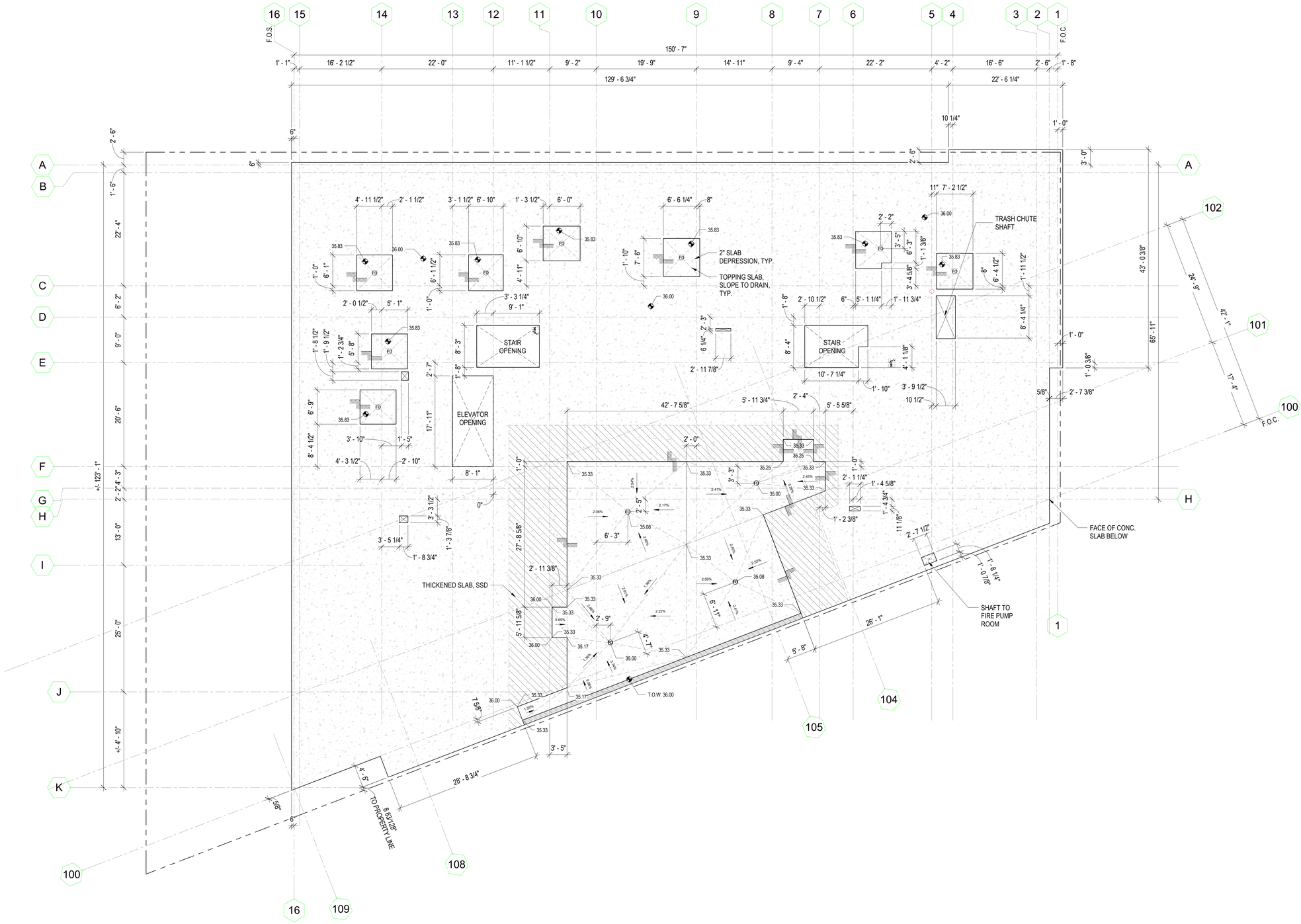
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
SLAB PLAN - LEVEL 1

SHEET:
A2.21

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:41:39 AM



LEVEL 2 SLAB PLAN (1)
1/8" = 1'-0"

SLAB PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. PROPERTY LINES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY. SEE CIVIL DRAWINGS FOR LOCATION OF THE BUILDING**(S)** ON SITE. SEE ALSO ARCHITECTURAL PLANS AND ENLARGED SITE DETAILS AT BUILDING CORNERS FOR ADDITIONAL HORIZONTAL CONTROL AND DIMENSIONING/ GRID INFORMATION.
3. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL REQUIREMENTS OF THE SLAB**(S)**.
4. SLOPE ON ACCESSIBLE PATHS OF TRAVEL NOT TO EXCEED 4.9% IN DIRECTION OF TRAVEL AND 1.9% IN CROSS SLOPE, U.O.N.
5. SEE CIVIL AND LANDSCAPE DRAWINGS FOR LANDSCAPE AREAS, RETAINING WALLS, PLANTERS, WALKS, STEPS, SITE FEATURES, AND SITE IMPROVEMENTS.
6. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN AND/ OR PARTY WALL, TYPICAL, U.O.N.
7. FACE OF CONCRETE TO ALIGN WITH FACE OF STRUCTURAL SHEATHING. FACE OF STUD IS OFFSET ½" FROM FACE OF CONCRETE, TYPICAL, U.O.N.
8. AT GROUND FLOOR RAISED WOOD FLOORS, PROVIDE UNDER-FLOOR DECAY AND TERMITE PROTECTION PER CBC REQUIREMENTS.
9. PROVIDE WOOD-EARTH SEPARATION PER CBC REQUIREMENTS.
10. CONTRACTOR TO CONFIRM WITH ALL TRADES PRIOR TO POURING SLAB, PLACEMENT AND COMPLETENESS OF HARDWARE, SLEEVES, UTILITIES, ETC., INTO OR THROUGH STRUCTURAL CONCRETE SLAB AND FOOTINGS. FOR ADDITIONAL INFORMATION REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND CIVIL DRAWINGS.
11. ALL BLOCKOUT DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY SIZE AND LOCATIONS OF ALL SLAB AND WALL OPENINGS, PENETRATIONS, AND EMBEDMENTS PRIOR TO PLACEMENT OF CONCRETE. COORDINATE WITH SPECIFIED EQUIPMENT. ANY CONFLICTS AND/ OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
12. CONTRACTOR TO VERIFY STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION. SEE STRUCTRUAL DRAWINGS FOR ADDITIONAL INFORMATION.
13. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL COLUMNS SHALL HAVE GYPSUM BOARD FIRE PROTECTION WRAP, PER ASSEMBLY DETAILS ON THE **A9.XX** SERIES SHEETS. SEE PLAN FOR COLUMNS REQUIRING SPRAY APPLIED FIRE PROTECTION.
14. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING EXACT TOP OF STRUCTURAL SLAB ELEVATIONS, BASED UPON CIVIL DRAWINGS.
15. FOR CONCRETE TOPPING SLAB AREAS, SEE **A2.X** SERIES FLOOR PLANS, AND **A4.X** SERIES ENLARGED PLANS.
16. VERIFY ELEVATOR PIT DIMENSIONS AND DEPTH WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION. ALIGN FACE OF ELEVATOR SHAFT FINISH WITH FACE OF CONCRETE PIT, U.O.N. MAKE PROVISION FOR OSHA COMPLIANT PIT LADDER(S).
17. FINISHED AND SUB-SURFACE CONCRETE AND/ OR PAVING WHICH IS EXPOSED TO WEATHER SHALL SLOPE TO DRAIN AND/ OR DRAIN AWAY FROM PERIMETER WALLS OF BUILDING, U.O.N.
18. CONTRACTOR SHALL HAVE ALL DEPRESSED SLOPES VERIFIED AND CERTIFIED BY A LICENSED SURVEYOR PRIOR TO THE PLACEMENT OF ANY STRUCTURAL SLAB CONCRETE.
19. ALL CURBS AND STEM WALLS SHALL BE **6"** WIDE U.O.N.
20. IN GARAGES OR OTHER STRUCTURED PARKING AREAS:
a. MAINTAIN 8'-2" MINIMUM HEADROOM CLEARANCE ON VEHICULAR PATH TO AND ABOVE ACCESSIBLE PARKING STALLS, DRIVE AISLES, AND LOADING ZONES.
b. EVERYWHERE ELSE IN GARAGE OR OTHER STRUCTURED PARKING AREA, MAINTAIN 7'-0" MINIMUM HEADROOM CLEARANCE FROM ALL STRUCTURAL MEMBERS, MECHANICAL DUCTS, PLUMBING PIPES, AND SPRINKLERS, AND ASSOCIATED HARDWARE.
c. IN AREAS WHERE MOTOR VEHICLES ARE STORED, FLOOR SURFACES SHALL BE NONCOMBUSTIBLE, NONABSORBENT, AND SLIP RESISTANT MATERIAL.
d. THE VEHICULAR RAMPS SHALL BE LIGHT BROOM FINISH TO PREVENT TIRE SQUEAL.
e. MAXIMUM SLOPE AT NON-ACCESSIBLE PARKING STALLS IS 6.67% (1:15).
f. SLOPE OF THE ACCESSIBLE PARKING STALL(S) AND ACCESS AISLE(S) SHALL NOT EXCEED 2% (1:50) IN ANY DIRECTION.
g. ALL CONDUITS INTO GARAGE SHALL BE SEALED AT BOTH ENDS OF PENETRATIONS.
h. PROVIDE PIPE/ DUCT GUARDS, OR BOLLARDS AT ALL LOCATIONS WHERE PIPES AND MECHANICAL DUCTS ARE EXPOSED TO VEHICLE IMPACT IN GARAGE, WHETHER OR NOT INDICATED IN DRAWINGS. COORDINATE ALL FINAL LOCATIONS WITH ARCHITECT.
i. PROVIDE DIRECTIONAL SIGNAGE TO ACCESSIBLE PARKING STALLS. SEE SIGNAGE PLANS AND SCHEDULE.
21. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

SLAB PLAN LEGEND

	CONCRETE SLAB, SSD
	CONCRETE WALLS & COLUMNS
	CONCRETE CURBS
	SPOT ELEVATION
	SLAB STEP
FD	FLOOR DRAIN

N TRUE NORTH
N PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS GRADY
No. C-30613
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE: **SLAB PLAN LEVEL 2**

SHEET: **A2.22**

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

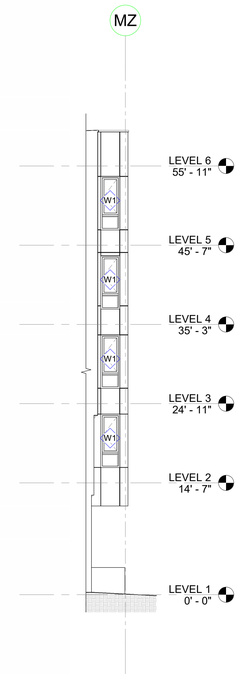
8/25/2023 11:41:42 AM



BUILDING ELEVATION - SOUTH 2
1/8" = 1'-0"



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



PARTIAL ELEVATION - NORTH 1B
1/8" = 1'-0"

SHEET NOTES - SITE LIGHTING

SITE LIGHTING NOTES

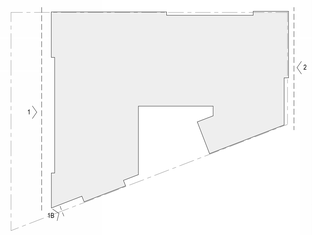
ALL LIGHTS SHALL BE DIRECTED, ORIENTED, AND SHIELDED TO PREVENT LIGHT TRESPASS OR GLARE ONTO ADJACENT PROPERTIES, ONTO PUBLIC RIGHTS-OF-WAY, AND/OR DRIVEWAY AREAS.

EXTERIOR LIGHTING SHALL BE TURNED OFF DURING DAYLIGHT HOURS. AS USED HEREIN, "DAYLIGHT HOURS" MEANS THE HOURS BETWEEN SUNRUSE (DAWN) AND SUNSET.

EXTERIOR LIGHTING SHALL DEMONSTRATE AN EFFICIENT DISTRIBUTION OF LIGHITNG USING LOW-GLARE, LOW-LIGHT POLLUTION FIXTURES FOR LIGHTING BUILDING EXTERIORSAND SURROUNDING AREAS. EXTERIOR LIGHTING SHALL DEMONSTRATE COMPLIANCE WITH TITLE 24 ENERGY STANDARDS.

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION. SEE ENLARGED ELEVATIONS FOR ADDITIONAL INFORMATION.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ON ADJACENT WALLS, WHETHER SHOWN OR NOT, U.O.N. PER ASTM C 1063, INSTALL CONTROL JOINTS IN THE BASE EXTERIOR WALL FINISH LAYER WHERE AN EXPANSION JOINT OCCURS. INSTALL CONTROL JOINTS WHERE CEILING/ SOFFIT FRAMING OR FURRING CHANGES DIRECTION.
4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS SHALL BE INSTALLED IN VERTICAL SURFACES NOT TO EXCEED 144 SQUARE FEET IN AREA, AND HORIZONTAL SURFACES NOT TO EXCEED 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION, OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREEDS TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6-INCHES MINIMUM ABOVE GRADE, OR 2- INCHES MINIMUM ABOVE PAVED SURFACE.
6. FOR DOOR, WINDOW, AND STOREFRONT, AND/ OR CURTAIN WALL SCHEDULES, SEE SHEETS A9.10, A9.20, AND A9.30.
7. ALL OPENING HEAD HEIGHTS SHALL BE AS INDICATED ON SCHEDULES OR ELEVATIONS, U.O.N.
8. FOR STC RATINGS, SEE DOOR, WINDOW, AND STOREFRONT, AND/ OR CURTAIN WALL SCHEDULES, SHEETS A9.10, A9.20, AND A9.30.
9. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED. SEE DETAIL FOR MORE INFORMATION.
10. ALL GUTTERS SHALL BE LEVEL, U.O.N. RAINWATER LEADERS SHALL ALIGN VERTICALLY WITH WALLS, INCLUDING PRIVATE DECKS AND STAIR OPENINGS, U.O.N.
11. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. ALL FLOOR LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR, OR TOP OF STRUCTURAL CONCRETE, U.O.N.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS, AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. FAÇADE ACCESS PLAN SHALL BE PER DESIGN-BUILD DRAWINGS BY EXTERIOR BUILDING MAINTENANCE CONSULTANT, AND SUBMITTED AS A DEFERRED SUBMITTAL.
15. SEE COLOR LEGEND ON SHEET **G0.XX** FOR SCHEDULED MATERIALS AND COLORS.
16. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE 4-INCHES HIGH MINIMUM AND ½-INCH WIDE MINIMUM. CHARACTERS SHALL BE IN A CONTRASTING COLOR FROM THE BACKGROUND, AND INSTALLED WHERE PLAINLY VISIBLE FROM THE STREET. SEE SIGNAGE DRAWINGS FOR ACTUAL SIZES, ETC.
17. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS GUNN
No. 32000
REN. 08/31/2025
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

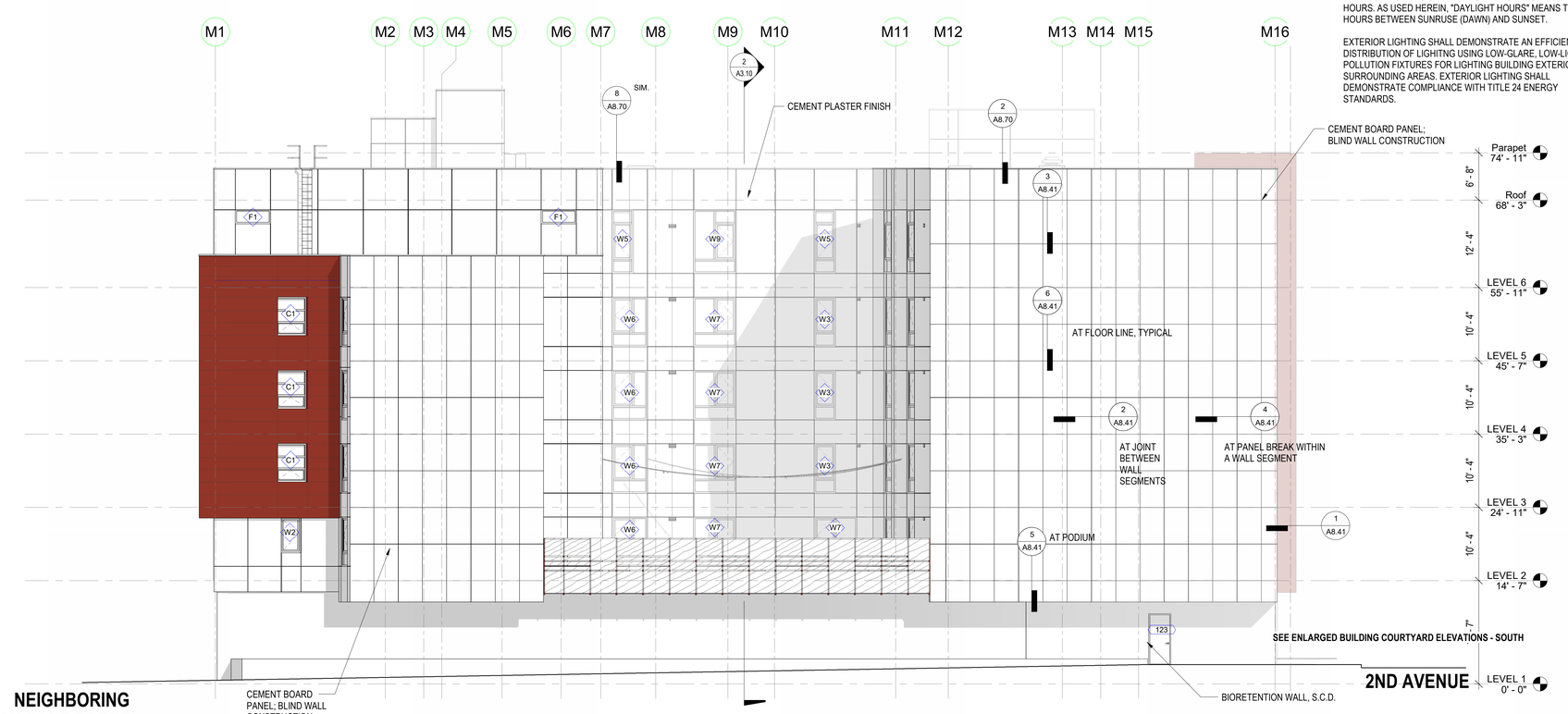
JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING ELEVATIONS

SHEET:
A3.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:40:40 AM



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



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

SITE LIGHTING NOTES

ALL LIGHTS SHALL BE DIRECTED, ORIENTED, AND SHIELDED TO PREVENT LIGHT TRESPASS OR GLARE ONTO ADJACENT PROPERTIES, ONTO PUBLIC RIGHTS-OF-WAY, AND/OR DRIVEWAY AREAS.

EXTERIOR LIGHTING SHALL BE TURNED OFF DURING DAYLIGHT HOURS. AS USED HEREIN, "DAYLIGHT HOURS" MEANS THE HOURS BETWEEN SUNRUSE (DAWN) AND SUNSET.

EXTERIOR LIGHTING SHALL DEMONSTRATE AN EFFICIENT DISTRIBUTION OF LIGHITNG USING LOW-GLARE, LOW-LIGHT POLLUTION FIXTURES FOR LIGHTING BUILDING EXTERIORSAND SURROUNDING AREAS. EXTERIOR LIGHTING SHALL DEMONSTRATE COMPLIANCE WITH TITLE 24 ENERGY STANDARDS.

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS. SEE SHEET G0.02 FOR APPLICABLE GENERAL NOTES.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION. SEE ENLARGED ELEVATIONS FOR ADDITIONAL INFORMATION.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ON ADJACENT WALLS, WHETHER SHOWN OR NOT, U.O.N. PER ASTM C 1063, INSTALL CONTROL JOINTS IN THE BASE EXTERIOR WALL FINISH LAYER WHERE AN EXPANSION JOINT OCCURS. INSTALL CONTROL JOINTS WHERE CEILING/ SOFFIT FRAMING OR FURRING CHANGES DIRECTION.
4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS SHALL BE INSTALLED IN VERTICAL SURFACES NOT TO EXCEED 144 SQUARE FEET IN AREA, AND HORIZONTAL SURFACES NOT TO EXCEED 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION, OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREEDS TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6-INCHES MINIMUM ABOVE GRADE, OR 2- INCHES MINIMUM ABOVE PAVED SURFACE.
6. FOR DOOR, WINDOW, AND STOREFRONT, AND/ OR CURTAIN WALL SCHEDULES, SEE SHEETS A9.10, A9.20, AND A9.30.
7. ALL OPENING HEAD HEIGHTS SHALL BE AS INDICATED ON SCHEDULES OR ELEVATIONS, U.O.N.
8. FOR STC RATINGS, SEE DOOR, WINDOW, AND STOREFRONT, AND/ OR CURTAIN WALL SCHEDULES, SHEETS A9.10, A9.20, AND A9.30.
9. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED. SEE DETAIL FOR MORE INFORMATION.
10. ALL GUTTERS SHALL BE LEVEL, U.O.N. RAINWATER LEADERS SHALL ALIGN VERTICALLY WITH WALLS, INCLUDING PRIVATE DECKS AND STAIR OPENINGS, U.O.N.
11. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. ALL FLOOR LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR, OR TOP OF STRUCTURAL CONCRETE, U.O.N.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS, AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. FAÇADE ACCESS PLAN SHALL BE PER DESIGN-BUILD DRAWINGS BY EXTERIOR BUILDING MAINTENANCE CONSULTANT, AND SUBMITTED AS A DEFERRED SUBMITTAL.
15. SEE COLOR LEGEND ON SHEET G0.XX FOR SCHEDULED MATERIALS AND COLORS.
16. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE 4-INCHES HIGH MINIMUM AND ½-INCH WIDE MINIMUM. CHARACTERS SHALL BE IN A CONTRASTING COLOR FROM THE BACKGROUND, AND INSTALLED WHERE PLAINLY VISIBLE FROM THE STREET. SEE SIGNAGE DRAWINGS FOR ACTUAL SIZES, ETC.
17. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

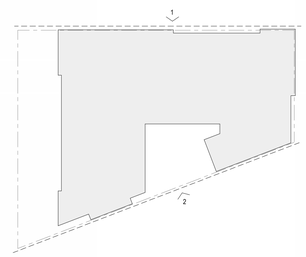
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHI CRAIG No. 39830 REN. 08/31/23 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023



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

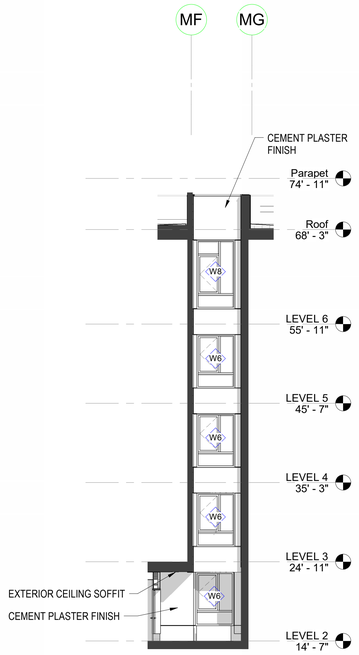
JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING ELEVATIONS

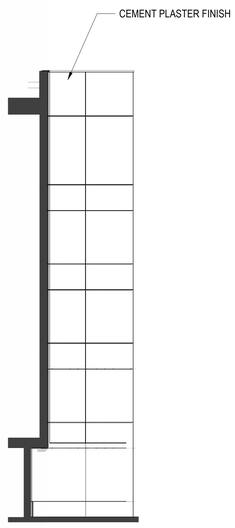
SHEET:
A3.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

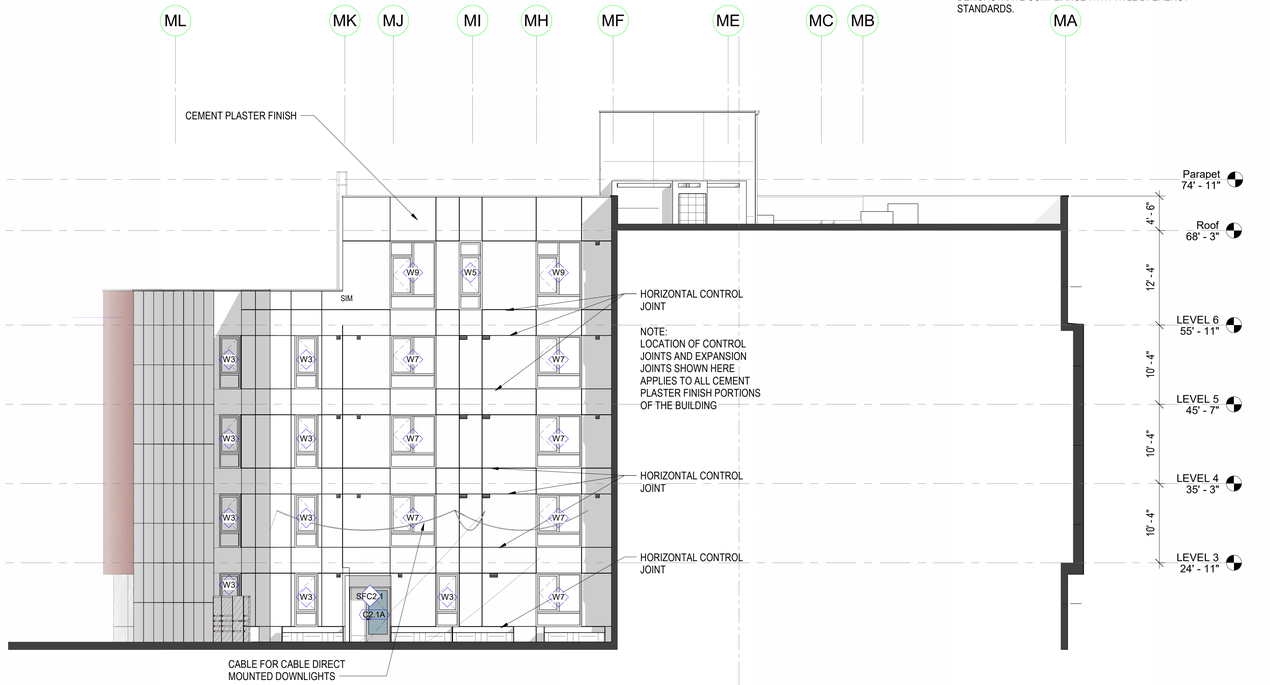
8/25/2023 10:41:01 AM



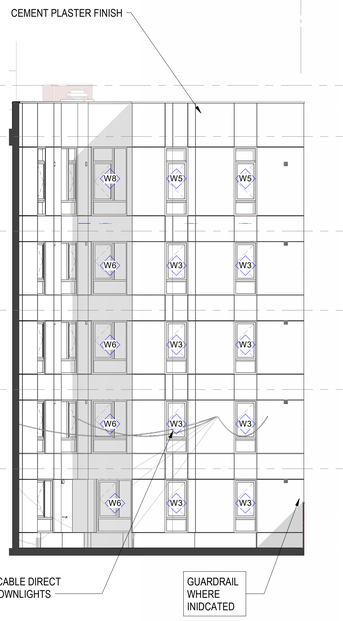
ELEVATION - SOUTH 5
1/8" = 1'-0"



ELEVATION - WEST 4
1/8" = 1'-0"



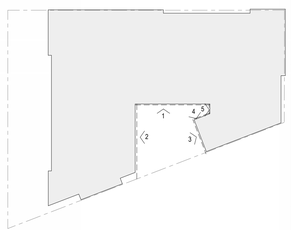
ELEVATION - NORTH 2
1/8" = 1'-0"



ELEVATION - SOUTH 2 3
1/8" = 1'-0"



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



0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

SITE LIGHTING NOTES

ALL LIGHTS SHALL BE DIRECTED, ORIENTED, AND SHIELDED TO PREVENT LIGHT TRESPASS OR GLARE ONTO ADJACENT PROPERTIES, ONTO PUBLIC RIGHTS-OF-WAY, AND/OR DRIVEWAY AREAS.

EXTERIOR LIGHTING SHALL BE TURNED OFF DURING DAYLIGHT HOURS. AS USED HEREIN, "DAYLIGHT HOURS" MEANS THE HOURS BETWEEN SUNRUSE (DAWN) AND SUNSET.

EXTERIOR LIGHTING SHALL DEMONSTRATE AN EFFICIENT DISTRIBUTION OF LIGHITNG USING LOW-GLARE, LOW-LIGHT POLLUTION FIXTURES FOR LIGHTING BUILDING EXTERIORSAND SURROUNDING AREAS. EXTERIOR LIGHTING SHALL DEMONSTRATE COMPLIANCE WITH TITLE 24 ENERGY STANDARDS.

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE ELEVATIONS SHOW OVERALL INFORMATION. SEE ENLARGED ELEVATIONS FOR ADDITIONAL INFORMATION.
3. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ON ADJACENT WALLS, WHETHER SHOWN OR NOT, U.O.N. PER ASTM C 1063, INSTALL CONTROL JOINTS IN THE BASE EXTERIOR WALL FINISH LAYER WHERE AN EXPANSION JOINT OCCURS. INSTALL CONTROL JOINTS WHERE CEILING/ SOFFIT FRAMING OR FURRING CHANGES DIRECTION.
4. PER ASTM C 1063, EXTERIOR PLASTER CONTROL JOINTS SHALL BE INSTALLED IN VERTICAL SURFACES NOT TO EXCEED 144 SQUARE FEET IN AREA, AND HORIZONTAL SURFACES NOT TO EXCEED 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION, OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
5. ALL WEEP SCREED LINES SHALL BE LEVEL AND STEP WITH ADJACENT GRADE. STEPPING OF WEEP SCREEDS TO OCCUR AT INSIDE CORNERS. BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1 INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. NOSE OF SCREED SHALL BE PLACED 6-INCHES MINIMUM ABOVE GRADE, OR 2- INCHES MINIMUM ABOVE PAVED SURFACE.
6. FOR DOOR, WINDOW, AND STOREFRONT, AND/ OR CURTAIN WALL SCHEDULES, SEE SHEETS A9.10, A9.20, AND A9.30.
7. ALL OPENING HEAD HEIGHTS SHALL BE AS INDICATED ON SCHEDULES OR ELEVATIONS, U.O.N.
8. FOR STC RATINGS, SEE DOOR, WINDOW, AND STOREFRONT, AND/ OR CURTAIN WALL SCHEDULES, SHEETS A9.10, A9.20, AND A9.30.
9. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED. SEE DETAIL FOR MORE INFORMATION.
10. ALL GUTTERS SHALL BE LEVEL, U.O.N. RAINWATER LEADERS SHALL ALIGN VERTICALLY WITH WALLS, INCLUDING PRIVATE DECKS AND STAIR OPENINGS, U.O.N.
11. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. ALL FLOOR LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR, OR TOP OF STRUCTURAL CONCRETE, U.O.N.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS, AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. FAÇADE ACCESS PLAN SHALL BE PER DESIGN-BUILD DRAWINGS BY EXTERIOR BUILDING MAINTENANCE CONSULTANT, AND SUBMITTED AS A DEFERRED SUBMITTAL.
15. SEE COLOR LEGEND ON SHEET **G0.XX** FOR SCHEDULED MATERIALS AND COLORS.
16. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE 4-INCHES HIGH MINIMUM AND ½-INCH WIDE MINIMUM. CHARACTERS SHALL BE IN A CONTRASTING COLOR FROM THE BACKGROUND, AND INSTALLED WHERE PLAINLY VISIBLE FROM THE STREET. SEE SIGNAGE DRAWINGS FOR ACTUAL SIZES, ETC.
17. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA GADO
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

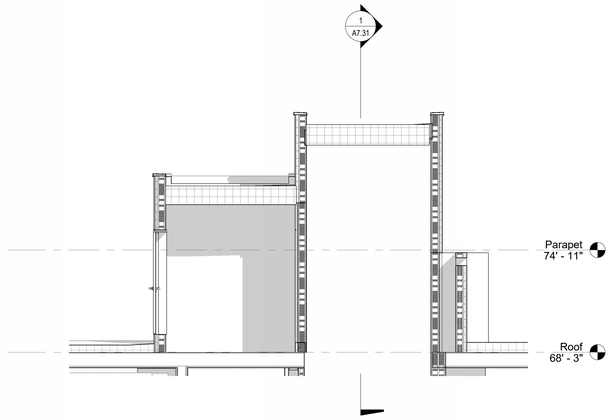
JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING COURTYARD ELEVATIONS

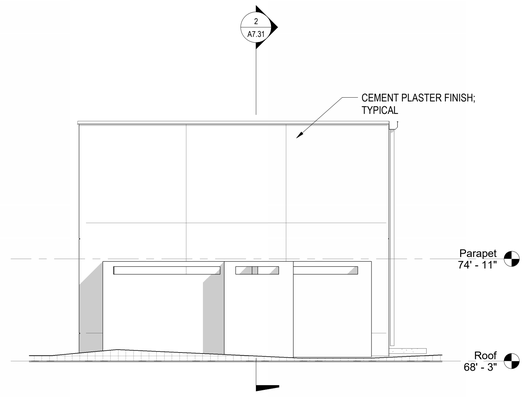
SHEET:
A3.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

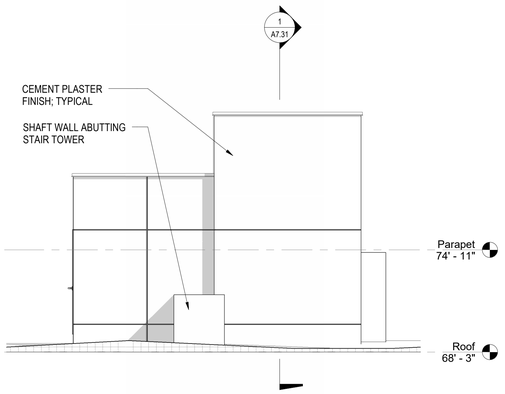
8/25/2023 10:41:39 AM



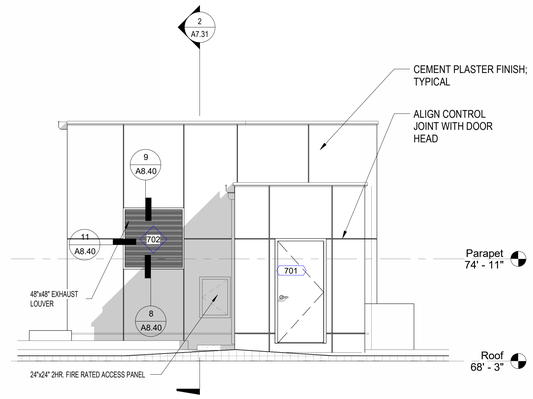
ELEVATOR MACH. RM. SECTION 10
1/4" = 1'-0"



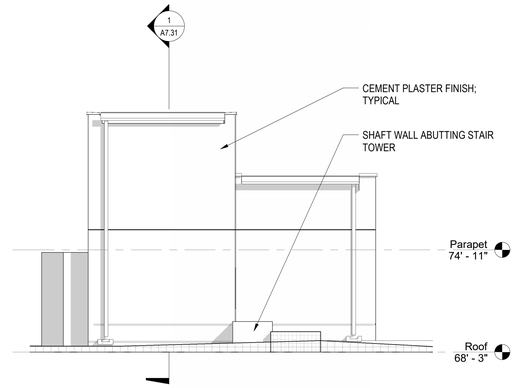
ELEVATOR MACH. RM. EXT. WALL - SOUTH 12
1/4" = 1'-0"



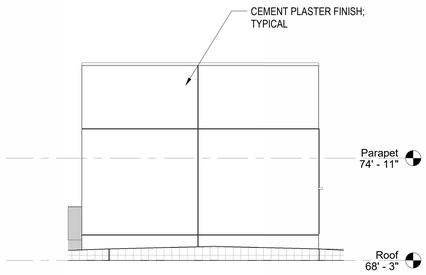
ELEVATOR MACH. RM. EXT. WALL - WEST 11
1/4" = 1'-0"



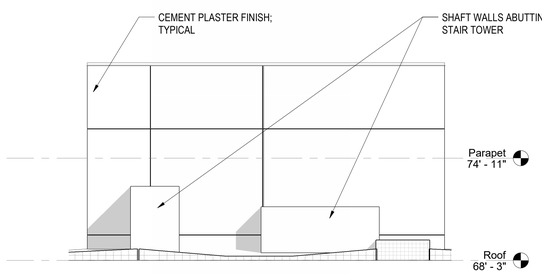
ELEVATOR MACH. RM. EXT. WALL - NORTH 9
1/4" = 1'-0"



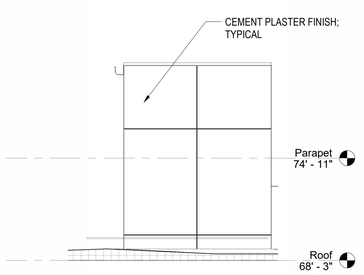
ELEVATOR MACH. RM. EXT. WALL - EAST 8
1/4" = 1'-0"



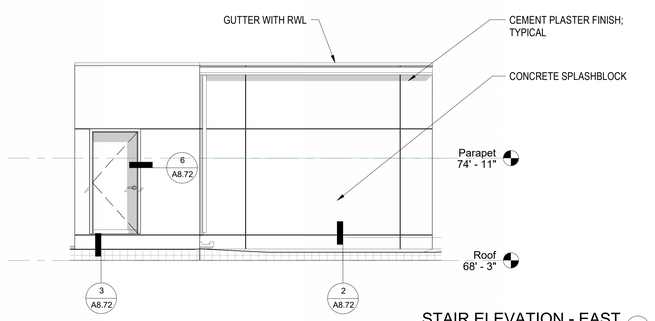
STAIR/PLUMBING RM. ELEVATION - SOUTH 5
1/4" = 1'-0"



STAIR ELEVATION - WEST 4
1/4" = 1'-0"



STAIR ELEVATION - NORTH 3
1/4" = 1'-0"



STAIR ELEVATION - EAST 2
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

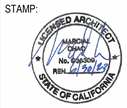
8/25/2023 10:41:43 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

TITLE:
ROOF PENTHOUSE ELEVATIONS

SHEET:
A3.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



BUILDING SECTION LOOKING SOUTH (2)
1/8" = 1'-0"



BUILDING SECTION LOOKING EAST (1)
1/8" = 1'-0"

*PROJECT DATUM: LEVEL 1
@ 21'-0" AMSL

8/25/2023 10:41:50 AM

BUILDING SECTION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS.
   SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. SEE REFERENCED SECTIONS AND DETAILS FOR CONSTRUCTION ASSEMBLIES.
3. SEE DETAILS FOR WATERPROOFING INFORMATION.
4. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

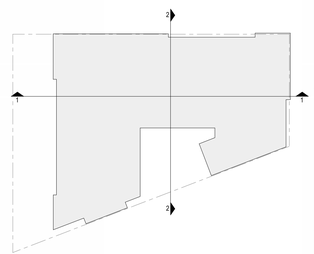
SHEET NOTES - SITE LIGHTING

SITE LIGHTING NOTES

ALL LIGHTS SHALL BE DIRECTED, ORIENTED, AND SHIELDED TO PREVENT LIGHT TRESPASS OR GLARE ONTO ADJACENT PROPERTIES, ONTO PUBLIC RIGHTS-OF-WAY, AND/OR DRIVEWAY AREAS.

EXTERIOR LIGHTING SHALL BE TURNED OFF DURING DAYLIGHT HOURS. AS USED HEREIN, "DAYLIGHT HOURS" MEANS THE HOURS BETWEEN SUNRUSE (DAWN) AND SUNSET.

EXTERIOR LIGHTING SHALL DEMONSTRATE AN EFFICIENT DISTRIBUTION OF LIGHITNG USING LOW-GLARE, LOW-LIGHT POLLUTION FIXTURES FOR LIGHTING BUILDING EXTERIORSAND SURROUNDING AREAS. EXTERIOR LIGHTING SHALL DEMONSTRATE COMPLIANCE WITH TITLE 24 ENERGY STANDARDS.



0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIN GRABIEC
No. C36501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	GP/FT/RT
CHECKED BY:	GS
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BUILDING SECTIONS

SHEET:
A3.10

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

UNIT PLAN GENERAL NOTES

1. SHEE SHEETS IN THE G5 SERIES FOR ADDITIONAL CODE REFERENCED DIAGRAMS.

2. ALL DIMENSIONS ARE TO FACE OF STUD DEMISING WALL. DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF WALL, U.N.O.

3. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT

4. SEE STRUCTURE DRAWINGS AND NOTIFY ARCHITECT AND STRUCTURAL ENGINEER FOR ANY DISCREPANCIES.

5. BI-PARTING DOORS ARE OPERABLE BY MOVING A SINGLE LEAF TO PROVIDE USER PASSAGE, REQUIRING 5 LBS. MAX. TO OPEN

6. REFER TO G7 SHEETS FOR ACCESSIBILITY NOTES AND REQUIREMENTS. REFER G7.03, G7.05, G7.06, SHEETS FOR KITCHEN AND BATHROOM ACCESSIBILITY INFORMATION. CLEARANCES ARE TO FACE OF FINISH SURFACES

7. TYPICAL PASSAGE DOORS ARE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE.

8. WHERE CLOSETS ARE REACH-IN ONLY, THEY COMPLY WITH REACH RANGE LIMITATIONS PER ACCESSIBILITY DIAGRAMS, SHEET G7.02.

9. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS.

10. TYPICAL WALL ASSEMBLIES REFERENCED ON UNIT PLAN SHEETS. SEE ASSEMBLIES ON SHEET A9.01, A9.02 FOR ADDITIONAL INFORMATION.

11. UNIT PLANS SHOWN ARE TYPICAL; REFER TO OVERALL BUILDING PLANS TO VERIFY VARYING PERIMETER CONDITIONS, EXTERIOR DOOR AND WINDOW DIMENSIONS, CONDITIONS OR LOCATIONS. REFER TO OVERALL REFLECTED CEILING PLANS A6 SERIES FOR CEILING SOFFITS. BASIC CEILING HEIGHT FOR FLOORS 2-6 IS 9'-0"; AT FLOOR 6 THE BASIC CEILING HEIGHT IS 11'-0" SOFFIT HEIGHTS TO BE SIMILAR ON ALL FOORS.

12. SEE SHEET A4.10-A4.15 FOR ENLARGED TYPICAL KITCHEN AND BATHROOM FLOOR PLANS.

    a. THE HEIGHT OF THE THERMOSTAT SHALL BE 48" MAXIMUM A.F.F. TO THE HIGHEST OPERABLE PART.
    b. HEIGHT OF TYPICAL WALL OUTLET SHALL BE 15" MINIMUM A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    c. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS SHALL BE 46" H. MAXIMUM MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX, AND SHALL BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS).

13. PROVIDE DATA BOX FOR WALL-MOUNTED TELEVISION IN LIVING ROOM. PROVIDE SOLID BACKING AT 48" ABOVE FINISH FLOOR, CENTERED ON DATA BOX. SEE ELECTRICAL DRAWINGS.

14. FOR SHAFT PLANS, SEE A9.50-A9.53 SERIES SHEETS.

15. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.

16. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER NFPA 13.

17. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE 135-DEGREE REFRIGERATOR DOOR SWING IS UNOBSTRUCTED.

18. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.

19. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. REFER TO PLANS AND ELECTRICAL DRAWINGS.

20. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS TO MEET THE FOLLOWING REQUIREMENTS:

    16.1. (A) THE HEIGHT OF THE THERMOSTAT TO BE MAXIMUM 48" A.F.F. AS MEASURED TO THE HIGHEST CONTROL.
    16.2. (B) HEIGHT OF TYPICAL FLOOR OUTLET TO BE MINIMUM 15" A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    16.3. (C) HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS TO BE MAXIMUM 46" H. MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX AND TO BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS) IN ORDER TO PROVIDE CLEAR FLOOR SPACE FOR A WHEELCHAIR USER TO REACH THE OUTLET.

    16.4 FOR ACOUSTIC SEPARATION OF OUTLETS IN A PARTY WALL SEE 7/A10.10

21. OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING AND PROPERTY LINES.

22. ALL UNIT LIGHT FIXTURES ARE TO BE LOCATED PER ARCHITECTURE UNIT RCP PLANS. LIGHTFIXTURES ARE DIMENSIONED FROM THE CENTER OF LIGHTFIXTURE TO FACE OF WALL FINISH, UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR ANY DISCREPANCIES.

23. SEE SHEETS:
    A2 SERIES - FOR CORRIDOR WALL TYPES
    A5.20-A5.23 - FOR CORRIDOR PLANS, DIMENSIONS, UNIT ENTRY LOCATION AND ADD INFORMATION.
    A2 AND A9 SERIES - FOR PARTY WALLS AND SHARED COMMON WALLS INFORMATION NOT SHOWN ON THESE PLANS.

24. ALL CLOTHES AND COAT CLOSETS ARE TO BE PROVIDED AND INSTALLED WITH A CLOSET ROD AND SHELF PER SPECIFICATIONS. ALL LINEN, BATHROOM AND PANTRY CLOSETS ARE TO BE PROVIDED AND INSTALLED WITH A MINIMUM OF 3 ADJUSTABLE SHELVES OR AS SPECIFIED IN THE SPECIFICATIONS MANUAL. SEE SPECIFICATIONS MANUAL FOR MANUFACTURER AND TYPE OF CLOSET ROD & SHELVES.

UNIT KITCHEN & BATH GENERAL NOTES

1. SEE BATHROOM ELEVATIONS A4.14- A4.15 FOR WALL MOUNTED LIGHT FIXTURES. SEE BATHROOM TYPES FOR UNIT BATHROOM CONFIGURATION. NOTE SIZE OF SINK VANITY IS PER UNIT TYPE.

2. CONTRACTOR AND MILLWORK CONTRACTOR TO VERIFY ALL DIMENSIONS FOR ALL CABINETS, CLOSET RODS & CLOSET SHELVING UNITS BEFORE MANUFACTURING AND INSTALLATION.

3. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, THERMOSTATS, & OTHER CONTROLS ARE 48" MAX. TO TOP OF BOX & 15" MIN. TO BOTTOM OF BOX; IF REACH IS OVER OBSTRUCTION BETWEEN 20" - 25", HEIGHT MEASURED AT BOX IS REDUCED TO 44" MAX. TO TOP OF BOX FOR FORWARD APPROACH, OR 46" MAX. FOR SIDE APPROACH, PROVIDED THAT OBSTRUCTION IS MAX. 24" DEEP.

4. PROVIDE BLOCKING FOR ALL FLOOR-MOUNTED AND WALL-HUNG CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.

5. UPPER CABINET ABOVE MICROWAVE OVEN SHALL BE SIZED TO ENSURE THAT BOTTOM OF MICROWAVE OVEN IS FLUSH WITH BOTTOM OF UPPER CABINETS. COUNTERTOP MICROWAVE OVEN TO BE PROVIDED BY PROPERTY MANAGEMENT UPON TENANT REQUEST.

6. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP. PROVIDE SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.

7. REFERENCE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS. KITCHEN SOFFITS TO EXTEND 2" PAST FACE OF UPPER CABINETS, U.O.N.

8. REMOVABLE CABINETS: AT ALL ADAPTABLE AND ACCESSIBLE UNITS, BASE CABINETS AT KITCHEN SINKS, WORK SURFACES, AND BATHROOM LAVATORIES, INCLUDING TOE BOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE TO PROVIDE 30" MIN. WIDE CLEARANCE. PROVIDE FINISHED CABINET SIDE PANELS, AND CONTINUOUS FLOORING AND WALL FINISHES UNDER AND BEHIND REMOVABLE BASE CABINETS.

9. KITCHEN COUNTERTOPS SHALL BE 24" MAX. DEPTH INCLUDING BACKSLPASH. CABINETS SHALL BE 23" MAX. DEPTH.

10. BATHROOM COUNTERTOPS SHALL BE 22" MAX. DEPTH INCLUDING BACKSLPASH. CABINETS SHALL BE 21" MAX. DEPTH.

11. AT ALL ADAPTABLE AND ACCESSIBLE UNITS, COUNTERTOPS SHALL INCLUDE A MIN. CLEAR 30" WIDTH AT KITCHEN SINK, AND 30" MIN. CLEAR WIDTH WORK SURFACE.

12. COUNTERTOPS AT SINK AND WORK SURFACE ARE NOT REPOSITIONABLE DUE TO USE OF SOLID-SURFACE MATERIAL, PER CBC 1133A.4.1. EXC. 1.

13. PIPES AT SINKS: HOT WATER AND DRAIN PIPES EXPOSED UNDER SINKS/ LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS/ LAVATORIES. SEE DETAIL 8/A10.01.

14. FAUCET CONTROLS: SINKS/ LAVATORIES SHALL BE PROVIDED WITH FAUCET CONTROLS WHICH DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND CAN BE USED WITH A SINGLE HAND.

15. AT ACCESSIBLE UNITS, THE DEPTH OF A KITCHEN SINK BOWL SHALL BE NO GREATER THAN 6-1/2".

16. CONTRACTOR TO VERIFY TUB/SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.

17. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR PER BATHROOM, MOUNTED AT 40" MAXIMUM ABOVE FINISH FLOOR. PROVIDE SOLID BACKING WHERE REQUIRED.

18. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS SHALL BE MAXIMUM 46" A.F.F. TO THE TOP OF THE OUTLET BOX, AND SHALL BE LOCATED AT LEAST 36" FROM COUNTERTOP CORNER CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS). SEE ELECTRICAL DRAWINGS.

19. AT ADAPTABLE UNITS, PROVIDE 30" x 48" CLEAR FLOOR SPACE CONFIGURED FOR FORWARD OR PARALLEL APPROACH CENTERED ON EACH SINK, DISHWASHER, REFRIGERATOR, AND WORK SURFACE. PROVIDE PARALLEL APPROACH AT RANGE.

20. AT ACCESSIBLE UNITS PROVIDE 30" x 48" CLEAR FLOOR SPACE CONFIGURED FOR PARALLEL APPROACH AT REFRIGERATOR. PROVIDE 30" x 48" CLEAR FLOOR SPACE CONFIGURED FOR FORWARD OR PARALLEL APPROACH CENTERED ON EACH SINK, DISHWASHER, AND WORK SURFACE. PROVIDE PARALLEL APPROACH AT RANGE. WORK SURFACE SHALL BE PROVIDED ADJACENT TO RANGE. DISHWASHER SHALL BE ADJACENT TO SINK CABINET.

21. PROVIDE GRAB BAR BLOCKING AT ALL DWELLING UNIT BATHROOM TOILETS, SHOWERS, AND TUBS. PROVIDE BLOCKING FOR FOLD-DOWN GRAB BARS AT ALL TOILETS WHEN ADJACENT TO TUBS. NOTE THAT NOT ALL BLOCKING IS SHOWN ON ALL INTERIOR ELEVATIONS. FOR GRAB BAR LOCATIONS AND BLOCKING REQUIRED IN ADAPTABLE AND ACCESSIBLE BATHROOMS, REFER TO G7 SHEETS.

22. THE TOP OF THE LAVATORY COUNTER OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'10" A.F.F.

23. BOTTOM SHELF OF MEDICINE CABINET SHALL BE 40" MAXIMUM A.F.F., AND LOCATED 3" MINIMUM FROM INSIDE BACK CORNER, TYPICAL. IF THERE ARE IN-WALL CONFLICTS AT A SINGLE-SINK LAVATORY, INSTALL A SURFACE-MOUNTED MEDICINE CABINET. IF THERE ARE IN-WALL CONFLICTS AT A DUAL-SINK LAVATORY, DO NOT INSTALL A MEDICINE CABINET.

24. EXPOSED SIDES OF CABINETS, FILLERS, AND END PANELS TO MATCH FACE OF FINISH AT DOOR PANELS.

25. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CABINET FABRICATION.

REFLECTED CEILING PLAN GENERAL NOTES

1. SEE LEVEL 6 RCP, SHEET A6.06 FOR CEILING HEIGHTS FOR UNITS ON LEVEL 6. NOTE: LIGTHING LAYOUT IS SIMILAR TO LIGHTING LAYOUT ON UNITS BELOW LEVEL 6.

2. FIRE-RATED CEILINGS ARE ALWAYS CONTINUOUS ABOVE DROPPED CEILINGS, WITH FASTENING AND JOINT TAPE AS REQUIRED FOR SPECIFIED RATED ASSEMBLY, INCLUDING ABOVE TUB BULKHEADS AND OTHER SIMILAR SPACES.

3. LIGHT/ FAN FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/ OR ROOM, U.O.N. SPRINKLER HEADS SHALL BE CENTERED ON LIGHT/ FAN FIXTURES AS MUCH AS POSSIBLE WHILE MAINTAINING COVERAGE.

4. ALL WALL-MOUNTED FIXTURES TO BE MAXIMUM 4" PROJECTION FROM THE FINISH FACE OF THE WALL OR 6'-8" MINIMUM CLEAR TO THE UNDERSIDE OF THE FIXTURE. WALL-MOUNTED FIXTURES MAY NOT BE SHOWN ON REFLECTED CEILING PLANS.

5. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURES, ETC., U.O.N.

6. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/ OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.

7. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS, NO LESS THAN 4" FROM ANY WALL IF CEILING MOUNTED, AND 6" FROM CEILING IF WALL MOUNTED.

8. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

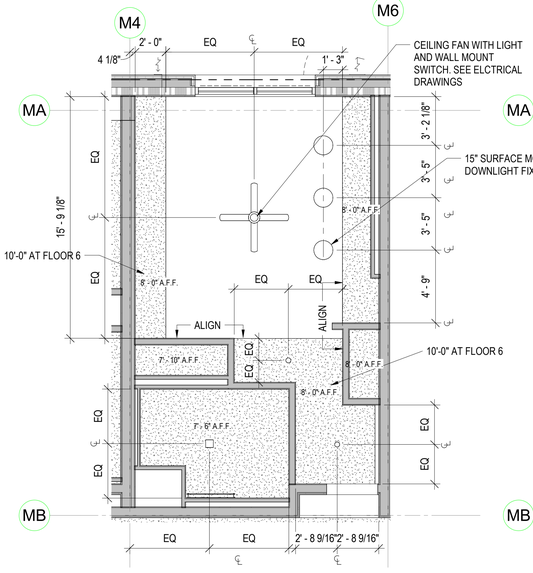
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

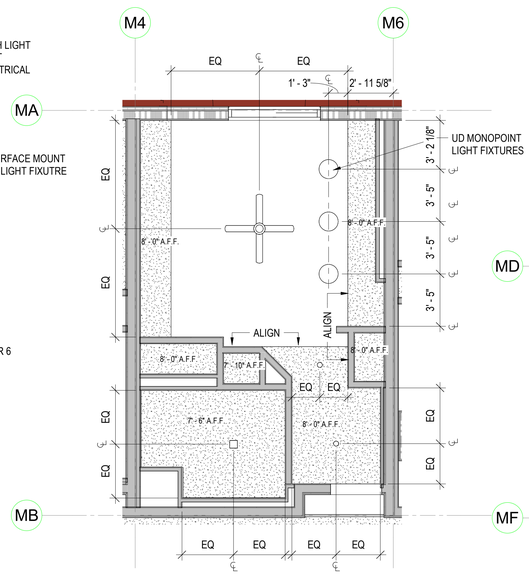
JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE:
TITLE: **UNIT DRAWINGS - SHEET NOTES**

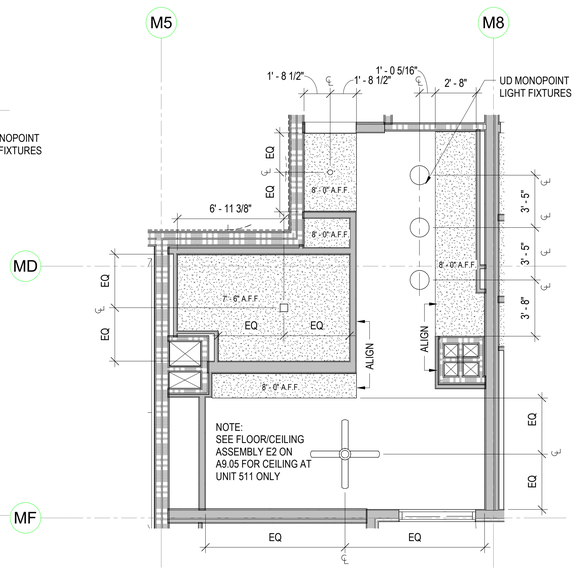
SHEET: **A4.00**

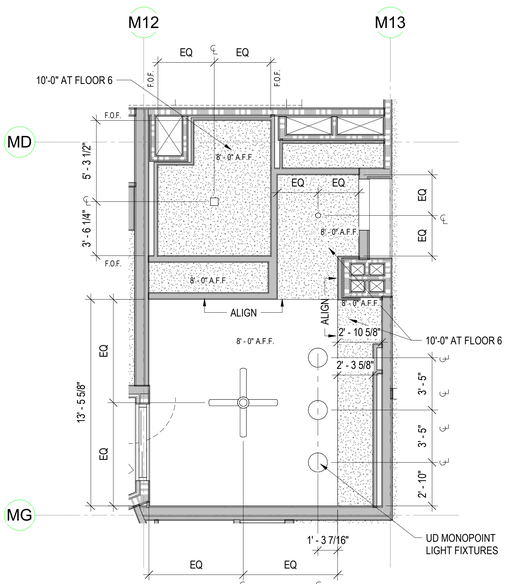
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:04:24 AM









UNIT RCP - S4 ACCESSIBLE 4A

UNITS: 310, 410, 510, 610
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

1/4" = 1'-0"

UNIT RCP - S3 3A

UNITS: 210 - A/V IMPAIRED

1/4" = 1'-0"

UNIT TYPE S2 RCP 2A

UNITS: 211, 311, 411, 511

1/4" = 1'-0"

UNIT TYPE S1 RCP 1A

UNITS: 217, 317, 417, 517, 617
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

1/4" = 1'-0"

UNIT PLAN - S4.2 - ACCESSIBLE 4B

372 NSF; UNIT: 610

1/4" = 1'-0"

UNIT PLAN - S4.1 - ACCESSIBLE 4

391 NSF
UNITS: 310, 410, 510

1/4" = 1'-0"

UNIT PLAN - S3 - A/V 3

363 NSF
UNIT: 210 - A/V IMPAIRED

1/4" = 1'-0"

UNIT PLAN - S2 2

395 NSF
UNITS: 211, 311, 411, 511

1/4" = 1'-0"

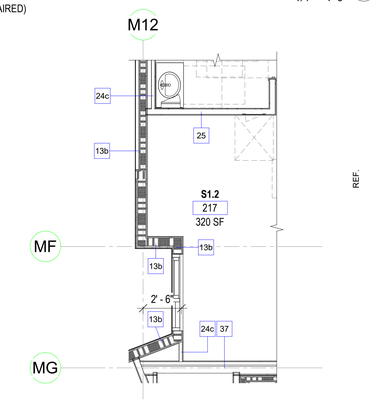
UNIT PLAN - S1.1 & S1.1 - A/V 1

334 NSF
UNITS: 317, 417, 517, 617
(UNITS 317 & 417 - A/V IMPAIRED)

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES FLOOR 6 THE BASIC CEILING HEIGHT IS 11'-0" SOFFIT HEIGHTS TO BE SIMILAR ON ALL FOORS.



UNIT TYPE S1.2 - A/V 1B

320 NSF
UNIT: 217 - A/V IMPAIRED

PARTIAL PLAN, SEE S1.1 FOR ADDITIONAL INFORMATION 1/4" = 1'-0"

0' 2' 4' 8' 16'

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

8/25/2023 10:41:54 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHE CHAO
No. C-36300
REN. 08/31
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

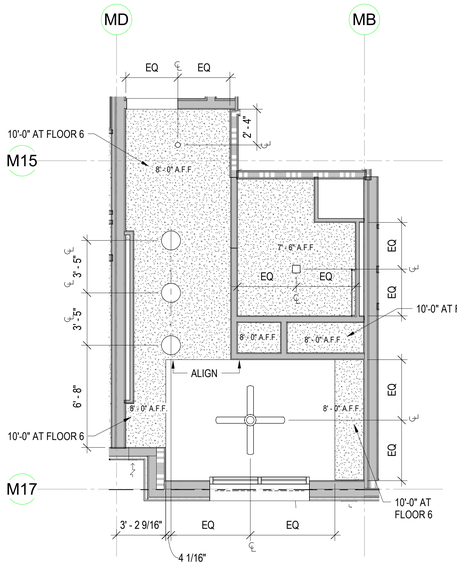
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"
TITLE:	

UNIT PLANS & RCPS - S1.1, S1.2-A/V, S2, S3-AV, S4.1-ACC., S4.2-ACC.

SHEET:

A4.01

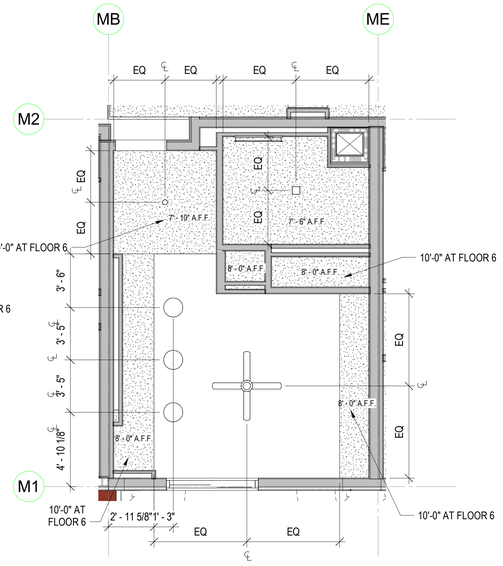
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



UNITS: 220, 320, 420, 520, 620
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - S8 4A

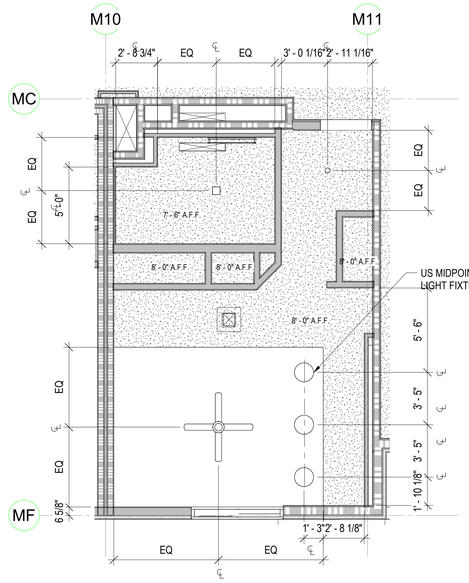
1/4" = 1'-0"



UNITS: 206, 306, 406, 506, 606
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - S7 3A

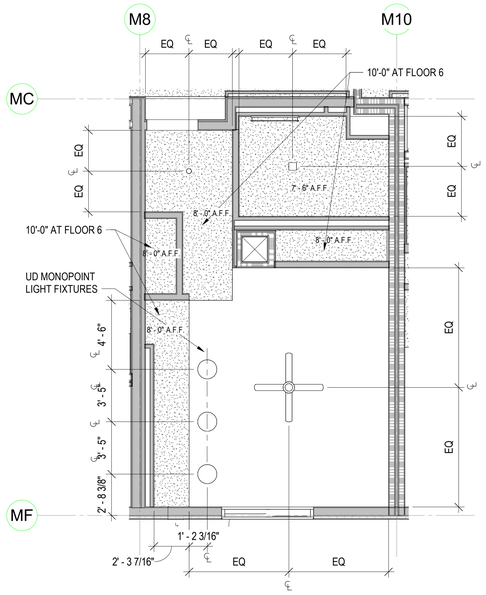
1/4" = 1'-0"



UNIT: 215

UNIT RCP - S6 2A

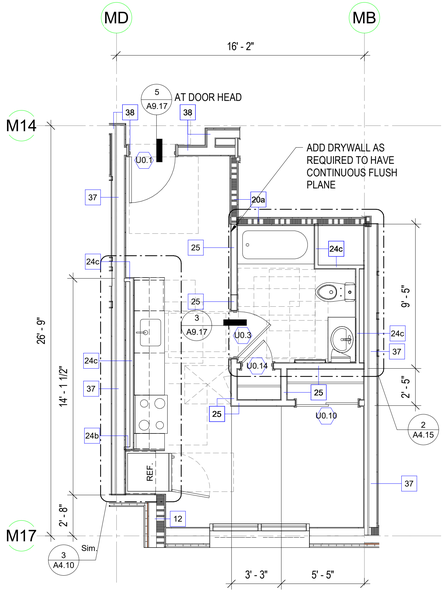
1/4" = 1'-0"



UNITS: 213, 313, 413, 513, 613
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - S5 1A

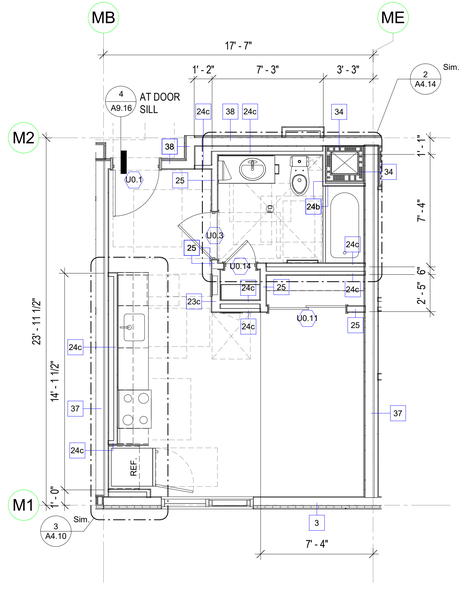
1/4" = 1'-0"



312 NSF
UNITS: 220, 320, 420, 520, 620

UNIT PLAN - S8 4

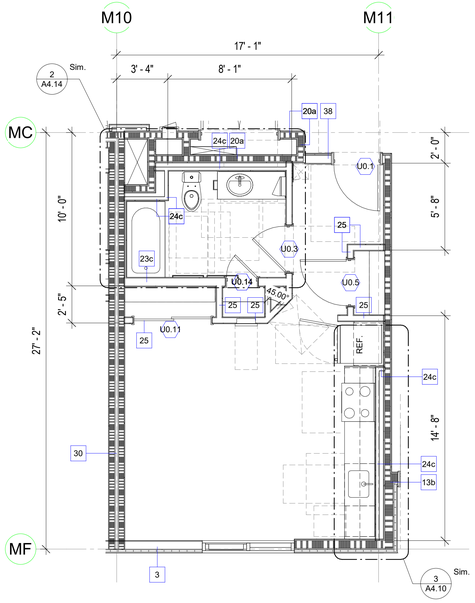
1/4" = 1'-0"



346 NSF
UNITS: 206, 306, 406, 506, 606

UNIT PLAN - S7 3

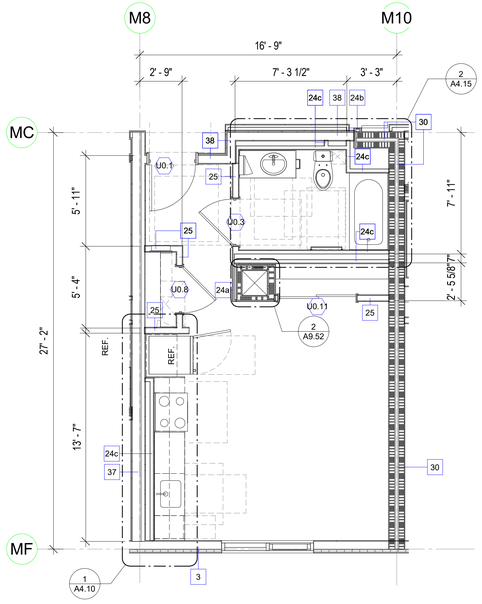
1/4" = 1'-0"



399 NSF
UNIT: 215

UNIT PLAN - S6 2

1/4" = 1'-0"



383 NSF
UNITS: 213, 313, 413, 513, 613

UNIT PLAN - S5 1

1/4" = 1'-0"

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

0' 2' 4' 8' 16'

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

8/25/2023 10:41:58 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAN WARD
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

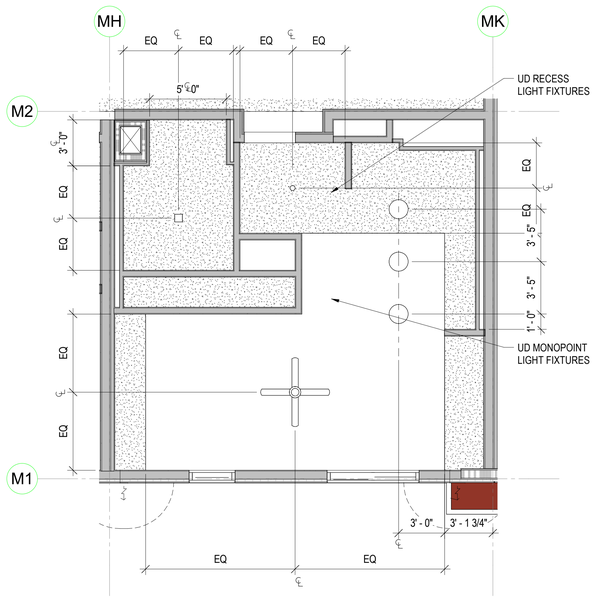
TITLE:

UNIT PLANS & RCP - S5, S6, S7, S8

SHEET:

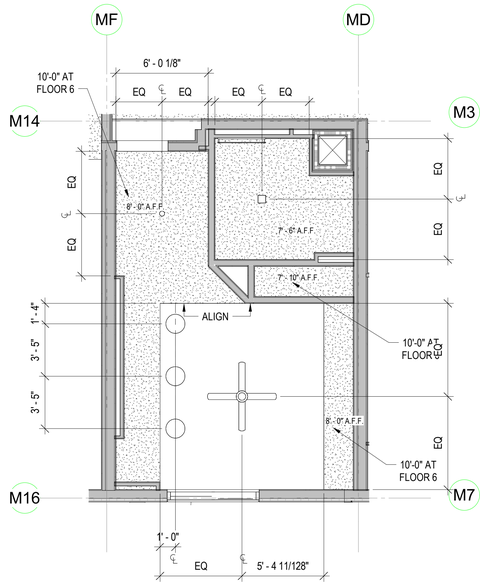
A4.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



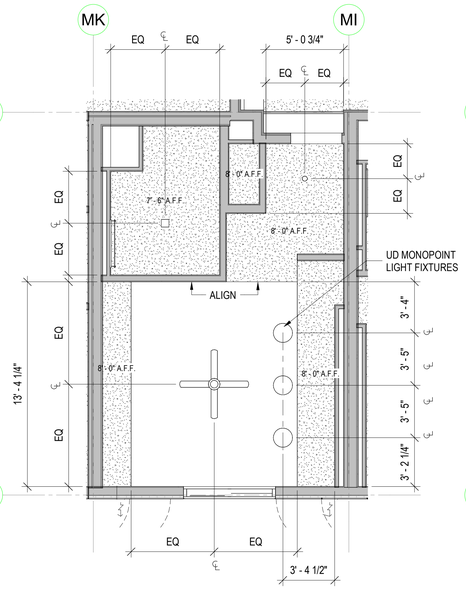
UNIT: 202

UNIT RCP - S12 5
1/4" = 1'-0"



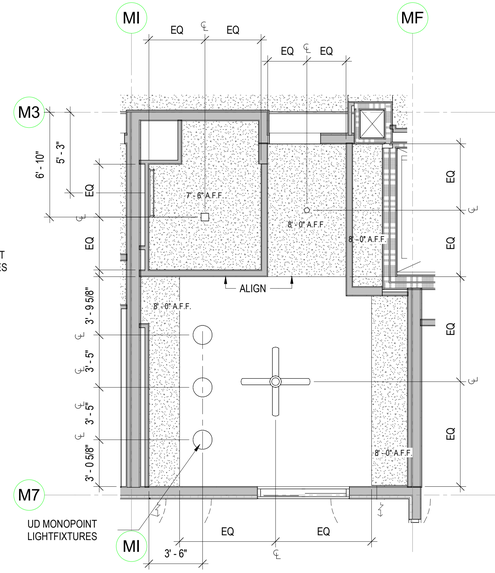
UNITS: 222, 322, 422, 522, 622
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - S11 3A
1/4" = 1'-0"



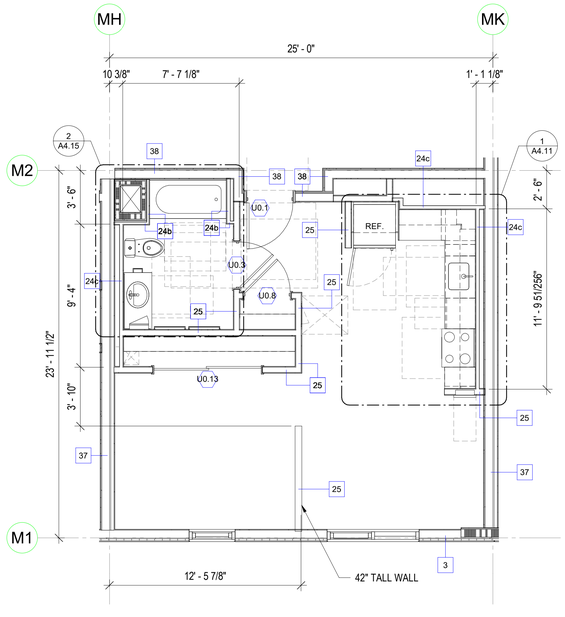
UNITS: 301, 401, 501

UNIT RCP - S10 2A
1/4" = 1'-0"



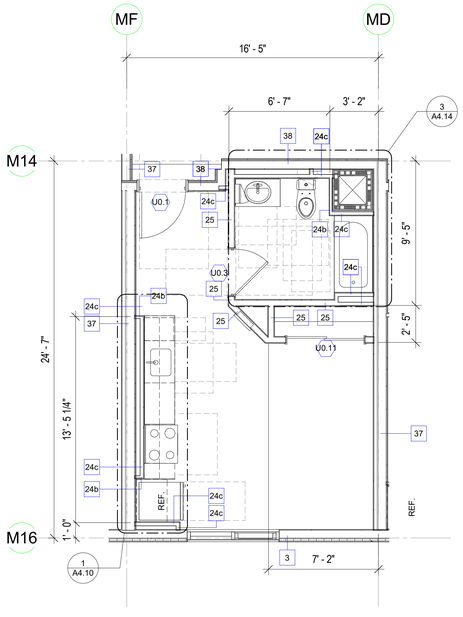
UNITS: 303, 403, 503

UNIT RCP - S9 1A
1/4" = 1'-0"



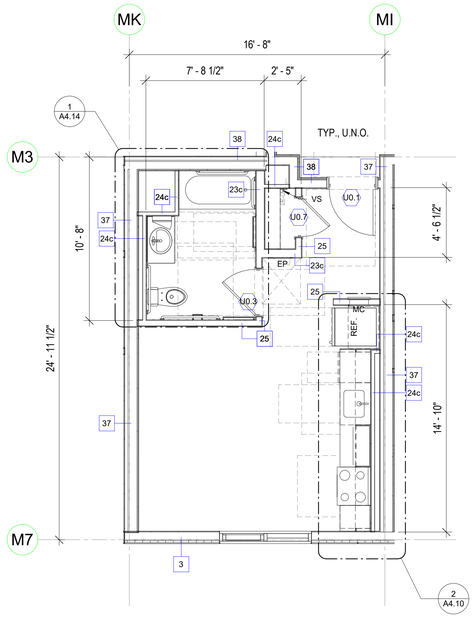
499 NSF
UNIT: 202

UNIT PLAN - S12 4
1/4" = 1'-0"



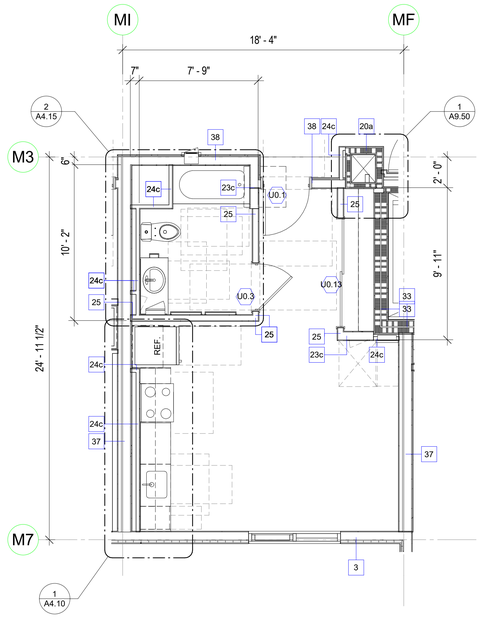
332 NSF
UNITS: 222, 322, 422, 522, 622

UNIT PLAN - S11 3
1/4" = 1'-0"



342 NSF
UNITS: 301, 401, 501

UNIT PLAN - S10 - ACCESSIBLE 2
1/4" = 1'-0"



367 NSF
UNITS: 303, 403, 503

UNIT PLAN - S9 1
1/4" = 1'-0"

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

0' 2' 4' 8' 16'

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

8/25/2023 10:42:02 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS CHAN
No. C-36501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

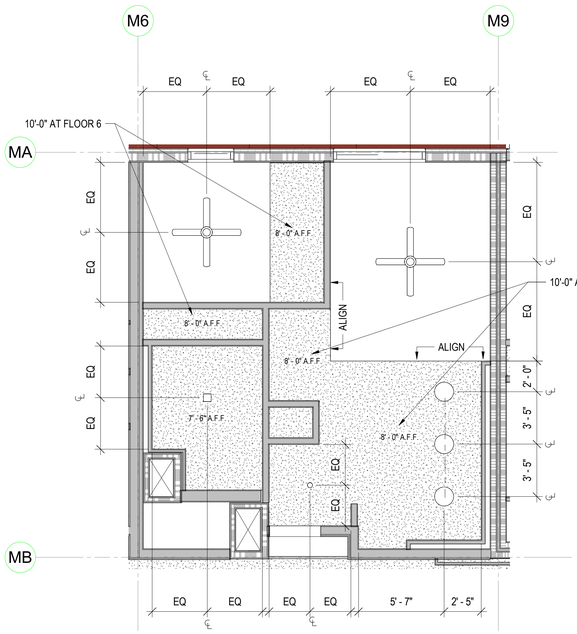
TITLE:

UNIT PLANS & RCPS - S9, S10-ACC, S11, S12

SHEET:

A4.03

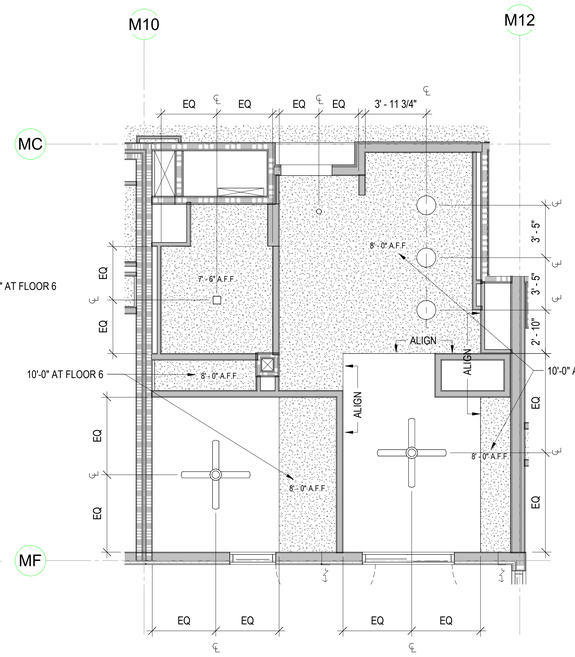
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



UNITS: 212, 312, 412, 512, 612
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - A4 (4A)

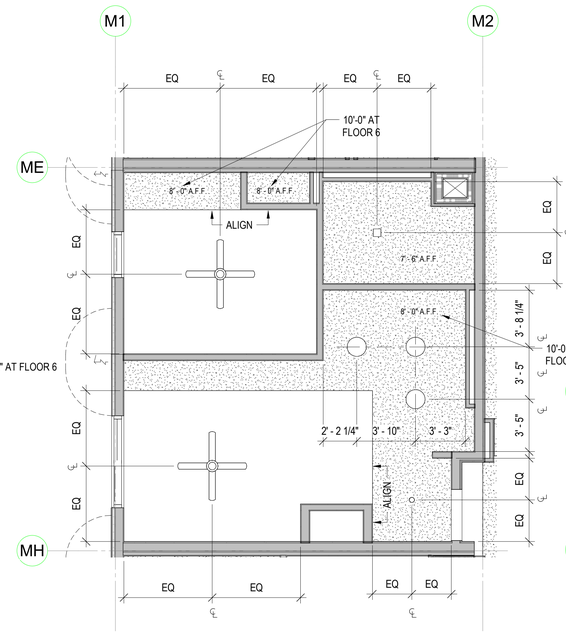
1/4" = 1'-0"



UNIT: 315, 415, 515, 615
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - A3 (3A)

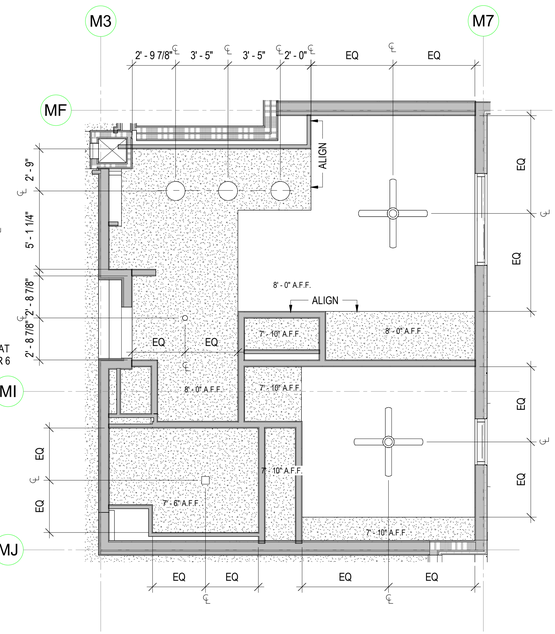
1/4" = 1'-0"



UNITS: 204, 304, 404, 504, 604
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - A2 (2A)

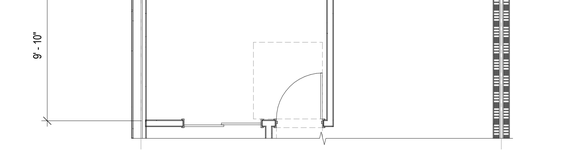
1/4" = 1'-0"



UNIT: 201

UNIT RCP - A1 (1A)

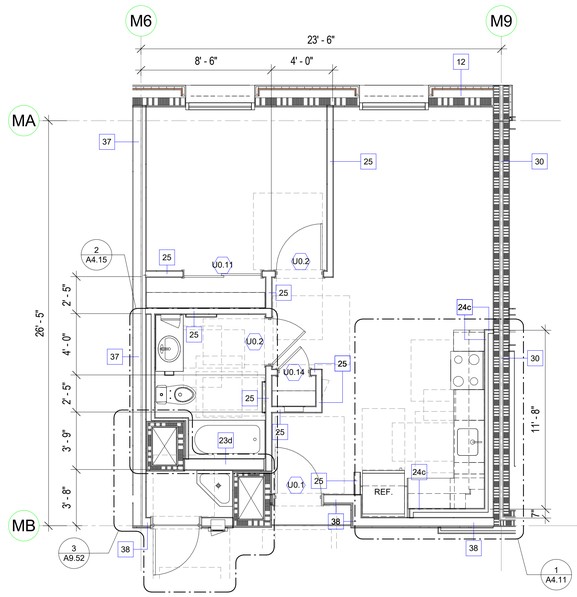
1/4" = 1'-0"



509 NSF
UNITS: 212 & 612

UNIT PLAN - A4.2 (4B)

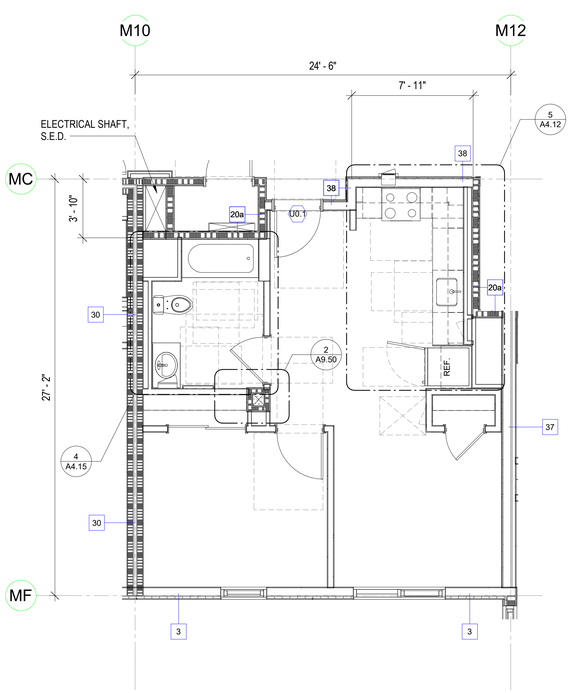
1/4" = 1'-0"



544 NSF
UNITS: 312, 412, & 512

UNIT PLAN - A4.1 (4)

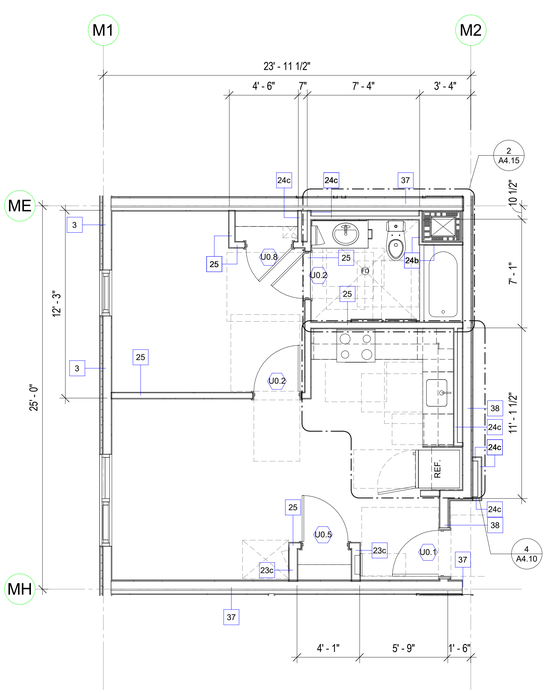
1/4" = 1'-0"



528 NSF
UNIT: 315, 415, 515, 615

UNIT PLAN - A3 (3)

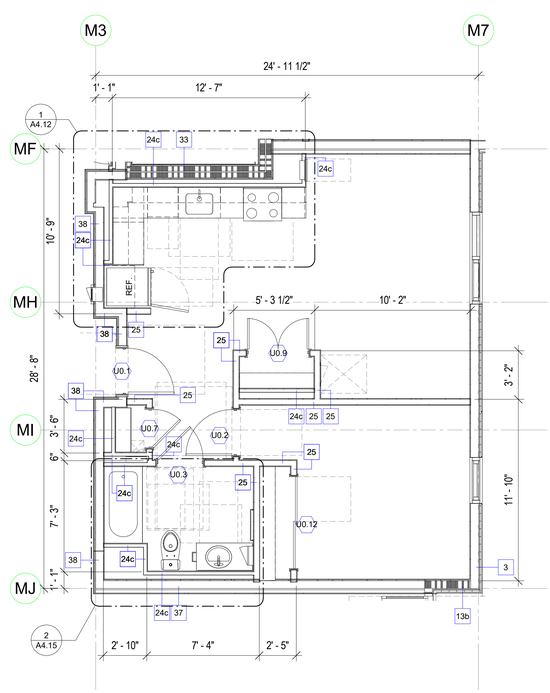
1/4" = 1'-0"



523 NSF
UNITS: 204, 304, 404, 504, 604
(UNITS 304, 404 & 504 A/V IMPAIRED)

UNIT PLAN - A2 & A2 - A/V (2)

1/4" = 1'-0"



592 NSF
UNIT: 201

UNIT PLAN - A1 (1)

1/4" = 1'-0"

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

0' 2' 4' 8' 16'

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

8/25/2023 10:42:07 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CASE
No. C-30809
REN. 08/31/2024
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

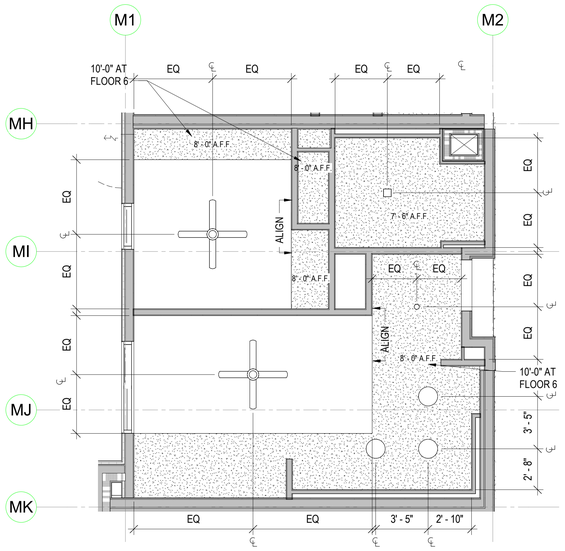
TITLE:

UNIT PLANS & RCPS - A1, A2 & A2-AV, A3, A4.1, A4.2

SHEET:

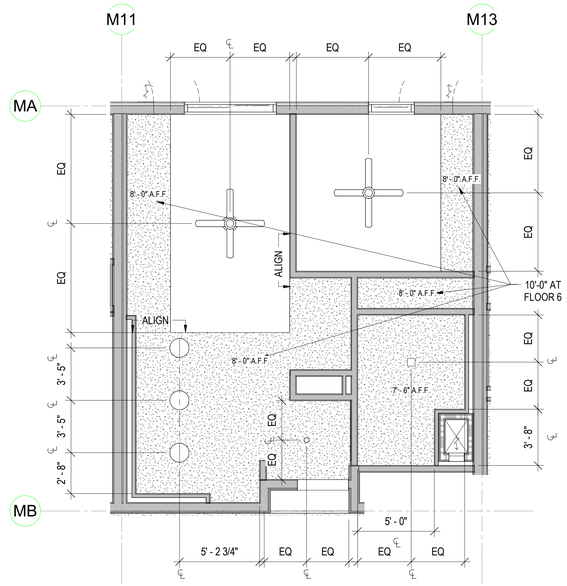
A4.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



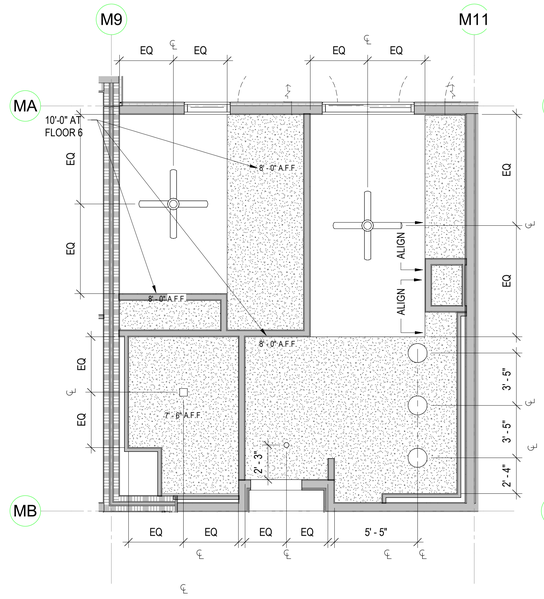
UNITS: 302, 402, 502, 602
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - A8 **4A**
1/4" = 1'-0"



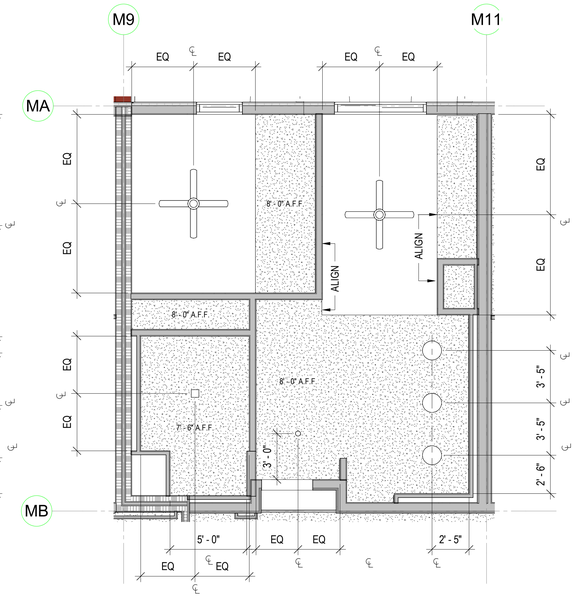
UNITS: 216, 316, 416, 516, 616
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - A7 **3A**
1/4" = 1'-0"



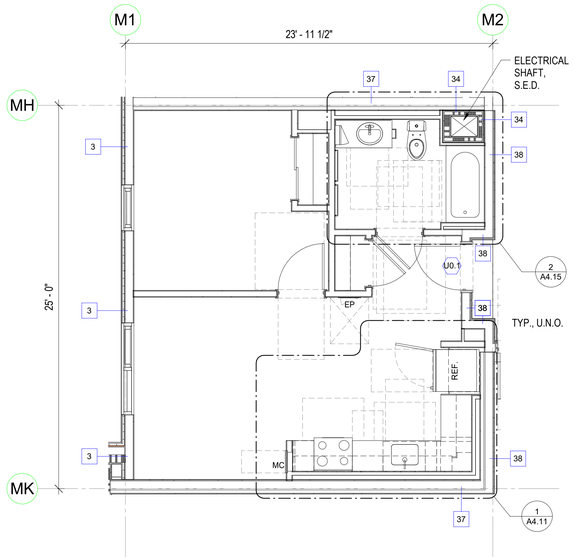
UNITS: 314, 414, 614
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - A6 ACCESSIBLE **2A**
1/4" = 1'-0"



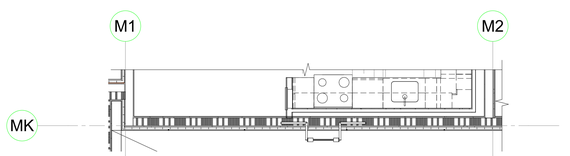
UNITS: 214, 514

UNIT RCP - A5 **1A**
1/4" = 1'-0"



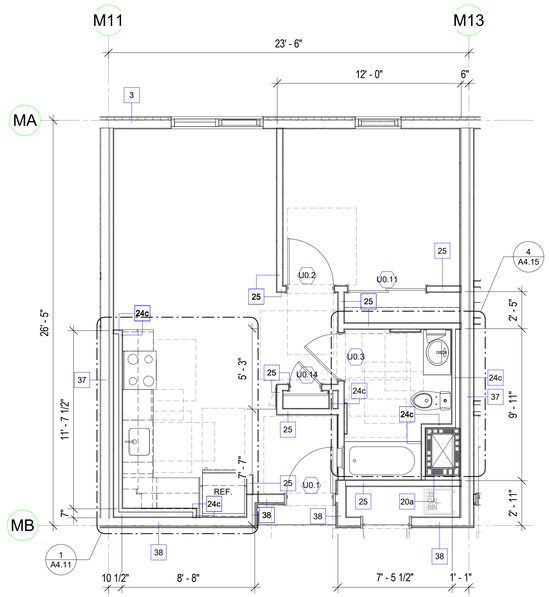
505 NSF
UNITS: 302, 402, 502

UNIT PLAN - A8 **4**
1/4" = 1'-0"



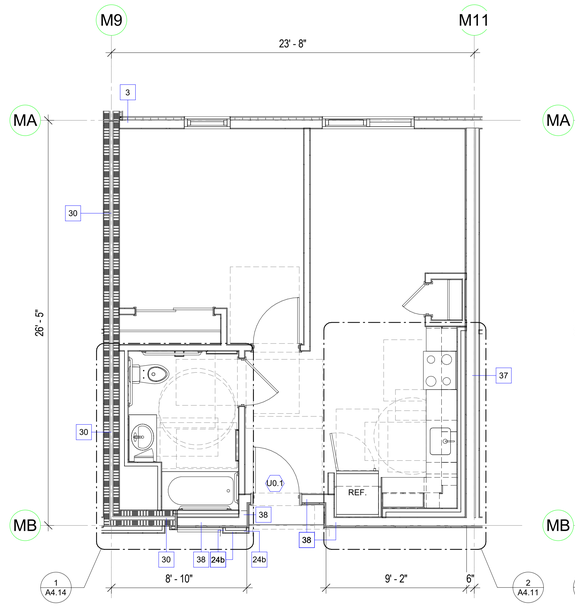
512 NSF
UNITS: 602

UNIT PLAN A8 - LEVEL 6 **4B**
1/4" = 1'-0"



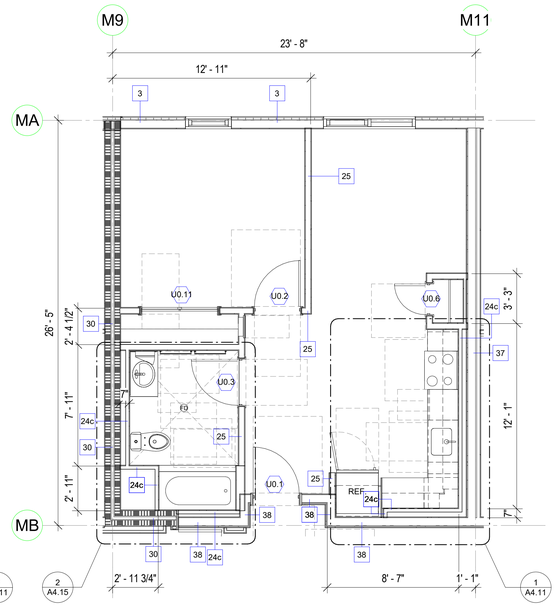
513 NSF
UNITS: 216, 316, 416, 516, 616

UNIT PLAN - A7 **3**
1/4" = 1'-0"



538 NSF
UNITS: 214, 314, 414, 614

UNIT PLAN - A6 - ACCESSIBLE **2**
1/4" = 1'-0"



537 NSF
UNITS: 514

UNIT PLAN - A5 **1**
1/4" = 1'-0"

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

0' 2' 4' 8' 16'

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

8/25/2023 10:42:11 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCH CHAN
No. C-36500
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

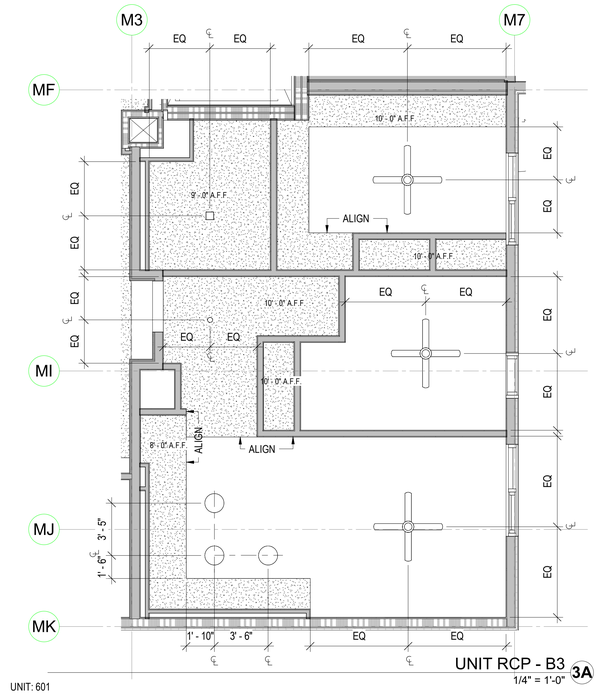
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

TITLE:
UNIT PLANS & RCPS - A5, A6-ACC., A7, A8

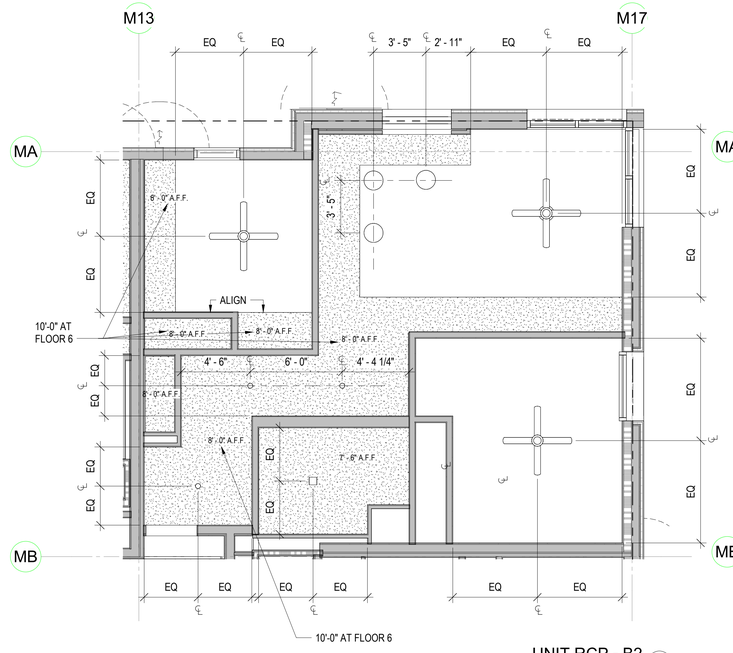
SHEET:
A4.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



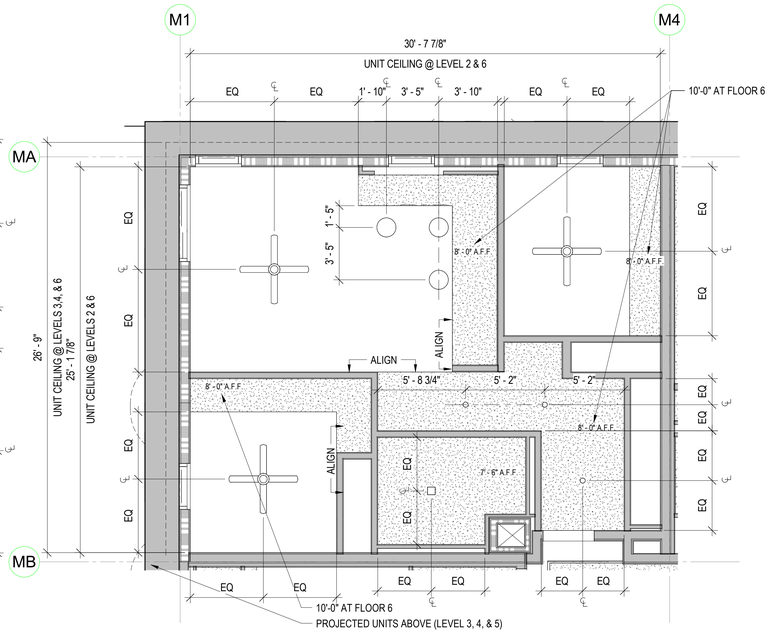
UNIT RCP - B3 3A
1/4" = 1'-0"

UNIT: 601



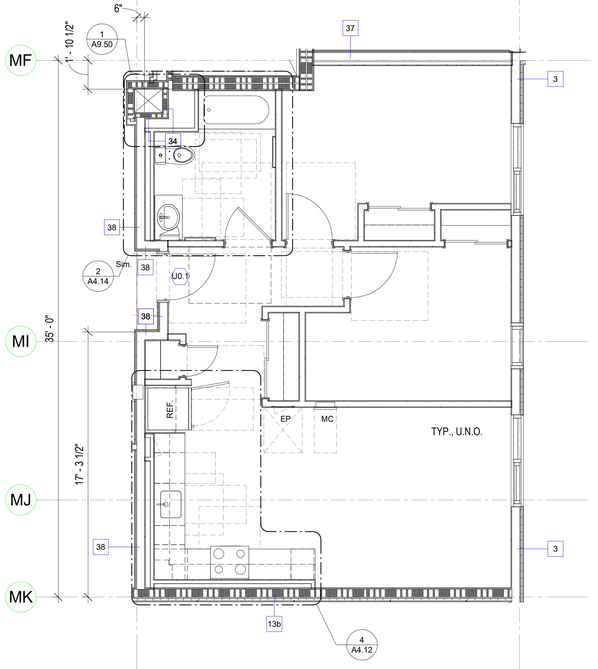
UNIT RCP - B2 2A
1/4" = 1'-0"

UNITS: 218, 318, 418, 518, 618
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)



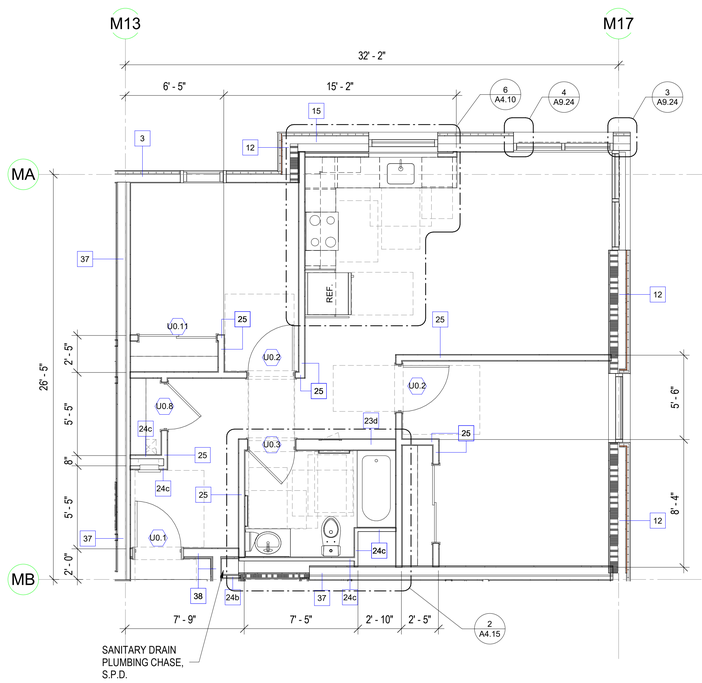
UNIT RCP - B1 1A
1/4" = 1'-0"

UNITS: 208, 308, 408, 508, 608
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)
LIGHT FIXTURE LAYOUT IS SIMILAR TO LEVELS 3, 4, & 5



760 NSF
UNIT: 601

UNIT PLAN - B3 3
1/4" = 1'-0"

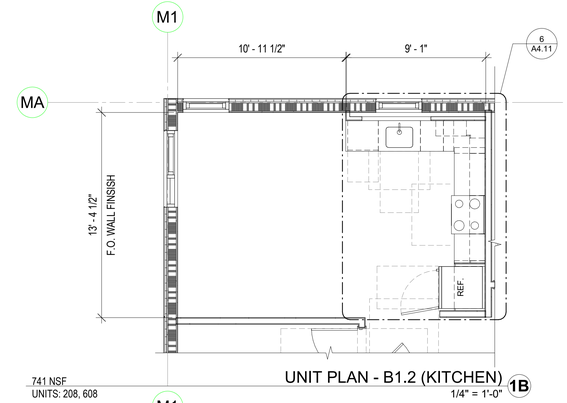


793 NSF
UNITS: 218, 318, 418, 518, 618
(UNIT 318 & 418 - A/V IMPAIRED)

UNIT PLAN - B2 & B2 - A/V 2
1/4" = 1'-0"

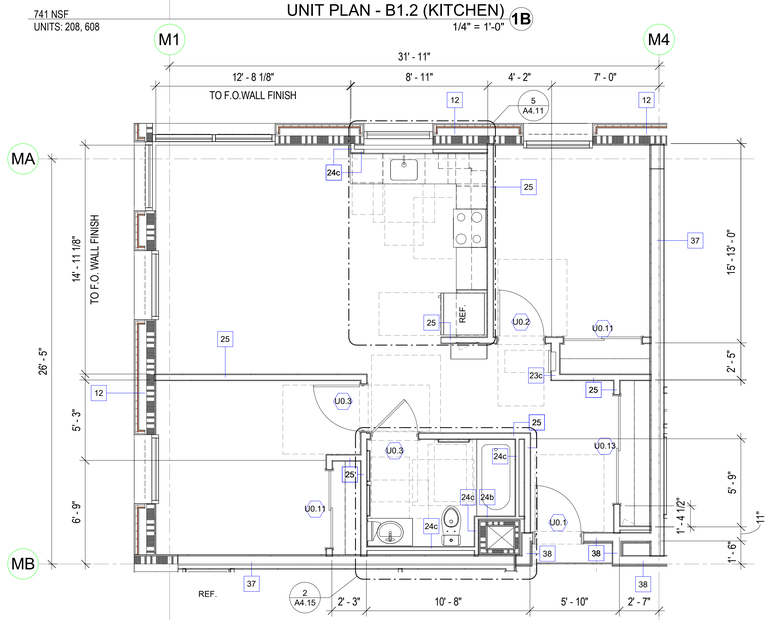
SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES



741 NSF
UNITS: 208, 608

UNIT PLAN - B1.2 (KITCHEN) 1B
1/4" = 1'-0"



827 NSF
UNITS: 308, 408, 508 (SIMILAR TO UNIT TYPE B1)

UNIT PLAN - B1.1 1
1/4" = 1'-0"

0' 2' 4' 8' 16'

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

8/25/2023 10:42:15 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

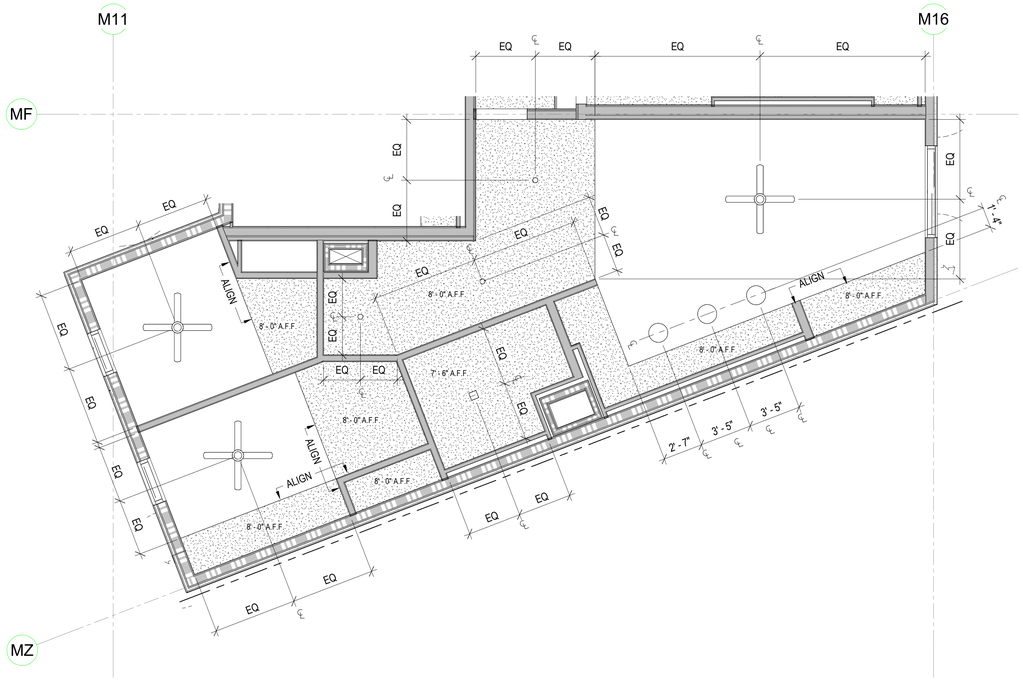
TITLE:

UNIT PLANS & RCPS - B1.1, B1.2 , B2 & B2-AV, B3

SHEET:

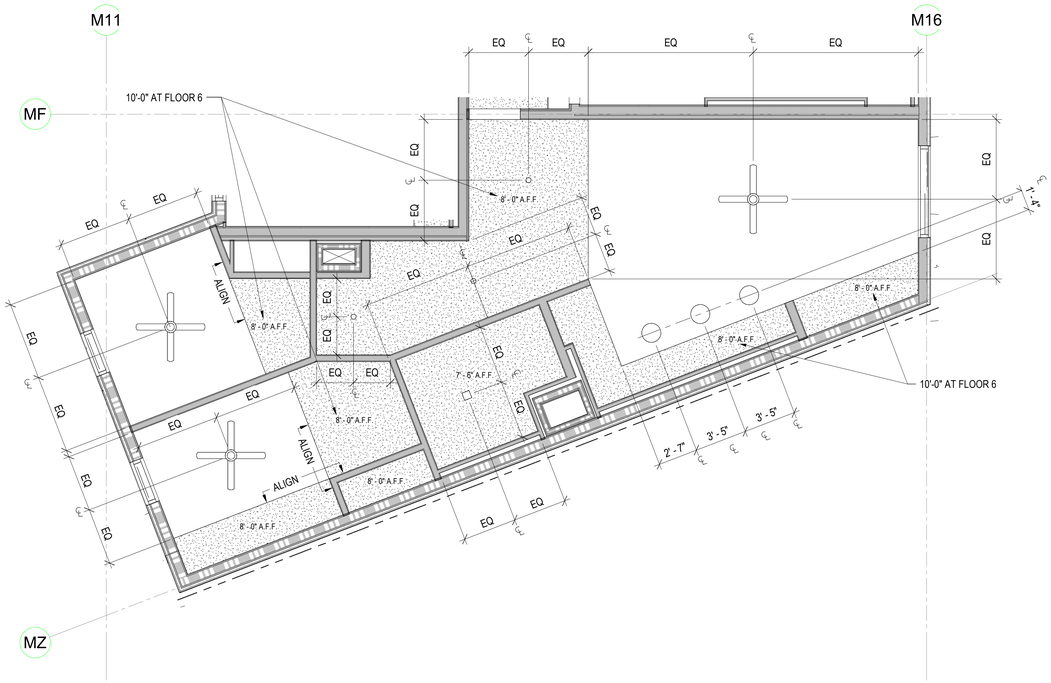
A4.06

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



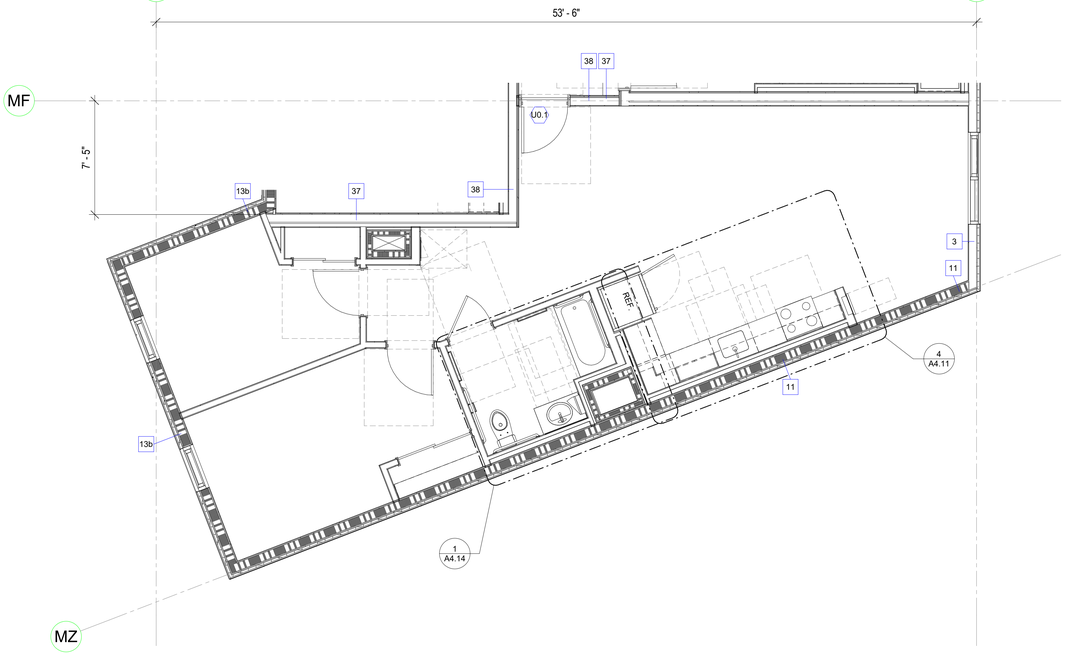
UNITS: 224, 324

UNIT RCP - B5 2A
1/4" = 1'-0"



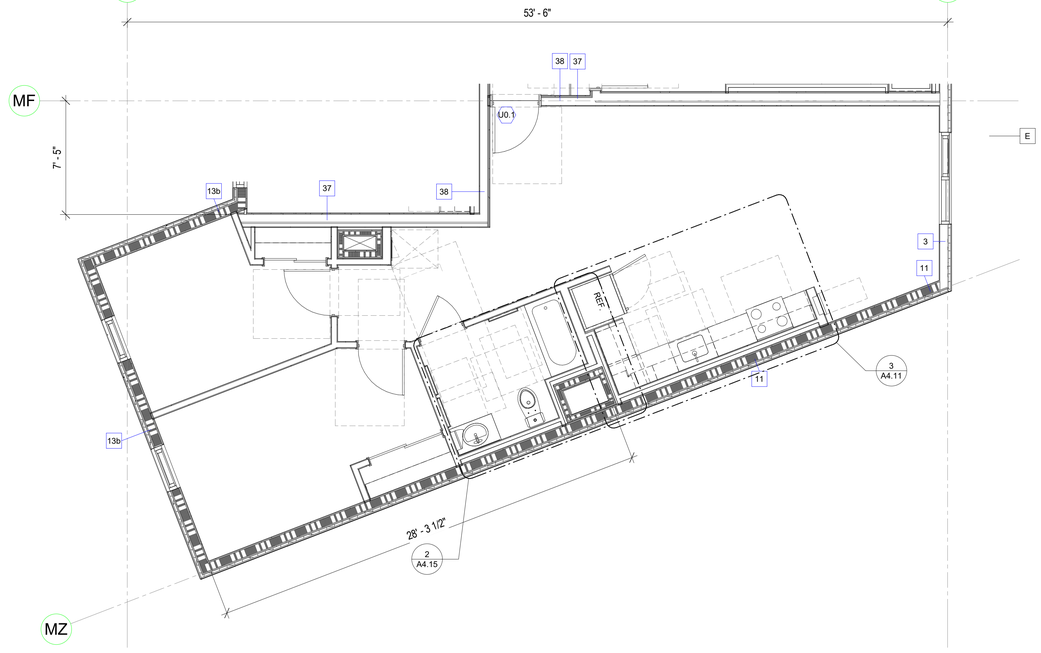
UNITS: 424, 524, 624
(NOTE THAT CEILING AND SOFFIT HEIGHTS ON FLOOR 6 DIFFER FROM FLOORS 2-5)

UNIT RCP - B4 1A
1/4" = 1'-0"



886 NSF
UNITS: 224, 324, 424

UNIT PLAN - B5 - ACCESSIBLE 2
1/4" = 1'-0"



886 NSF
UNITS: 524, 624

UNIT PLAN- B4 1
1/4" = 1'-0"

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

0' 2' 4' 8' 16'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

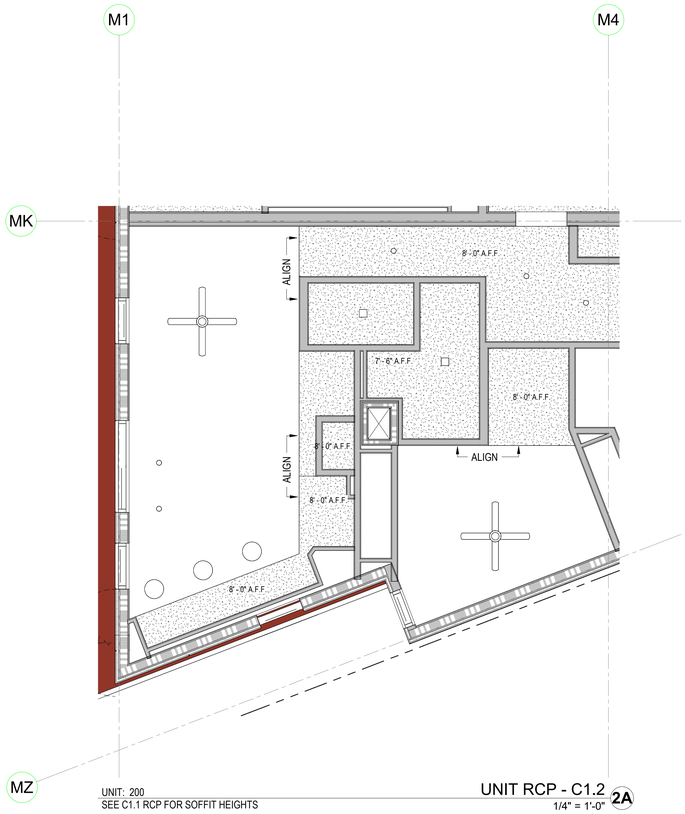
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

TITLE:
UNIT PLANS & RCPS - B4, B5-ACC.

SHEET:
A4.07

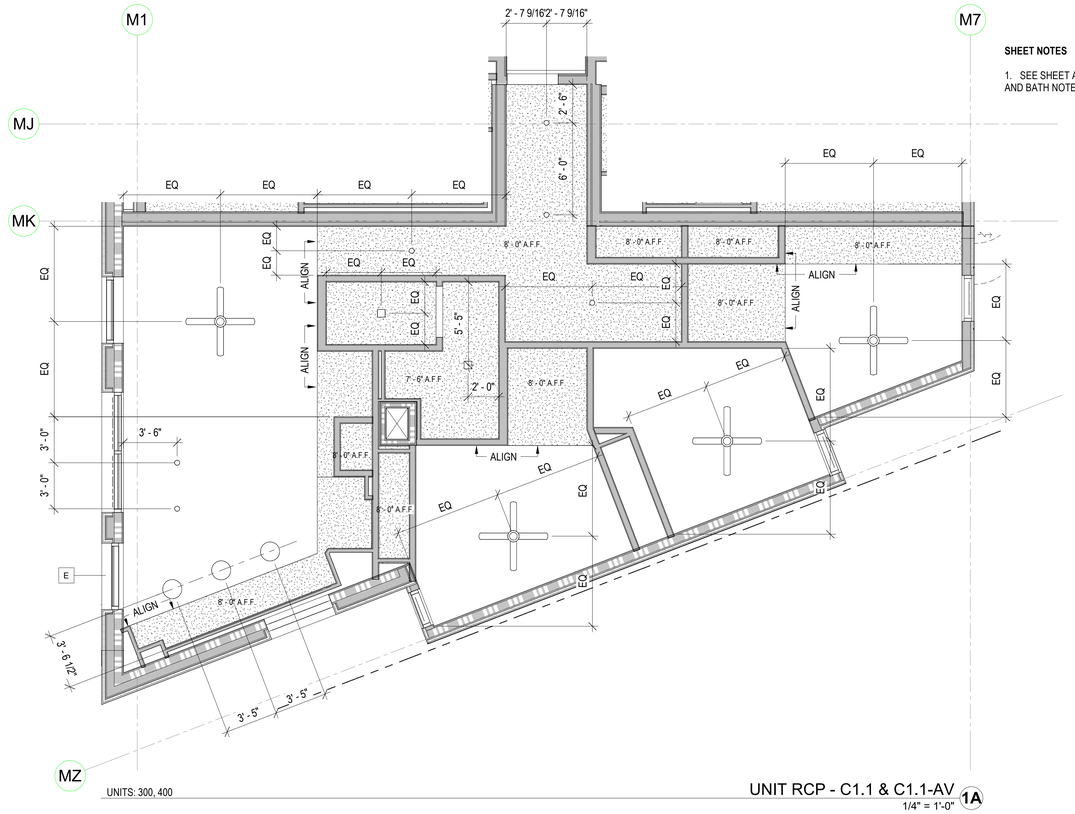
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:42:19 AM



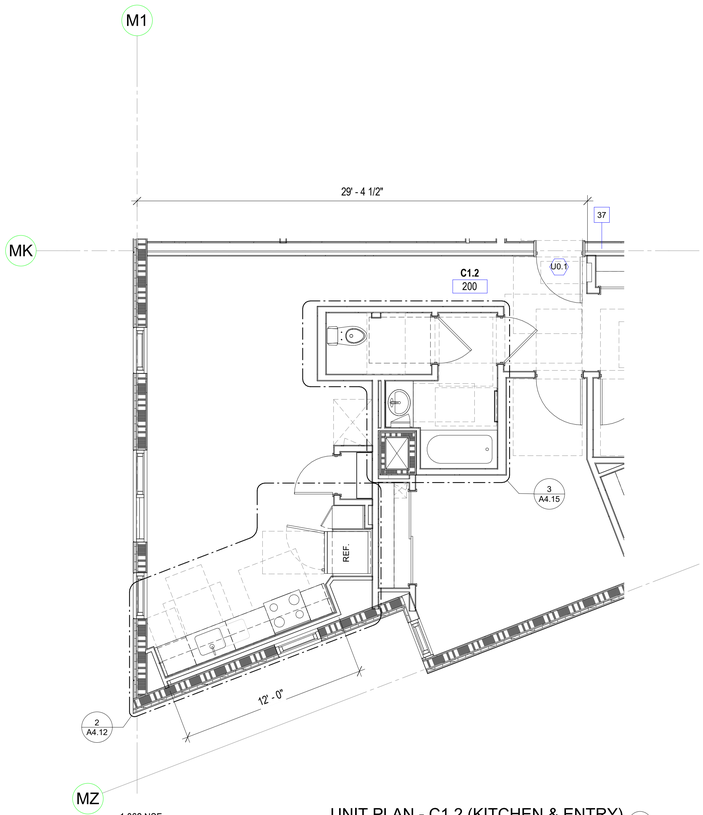
UNIT: 200
SEE C1.1 RCP FOR SOFFIT HEIGHTS

UNIT RCP - C1.2 2A
1/4" = 1'-0"



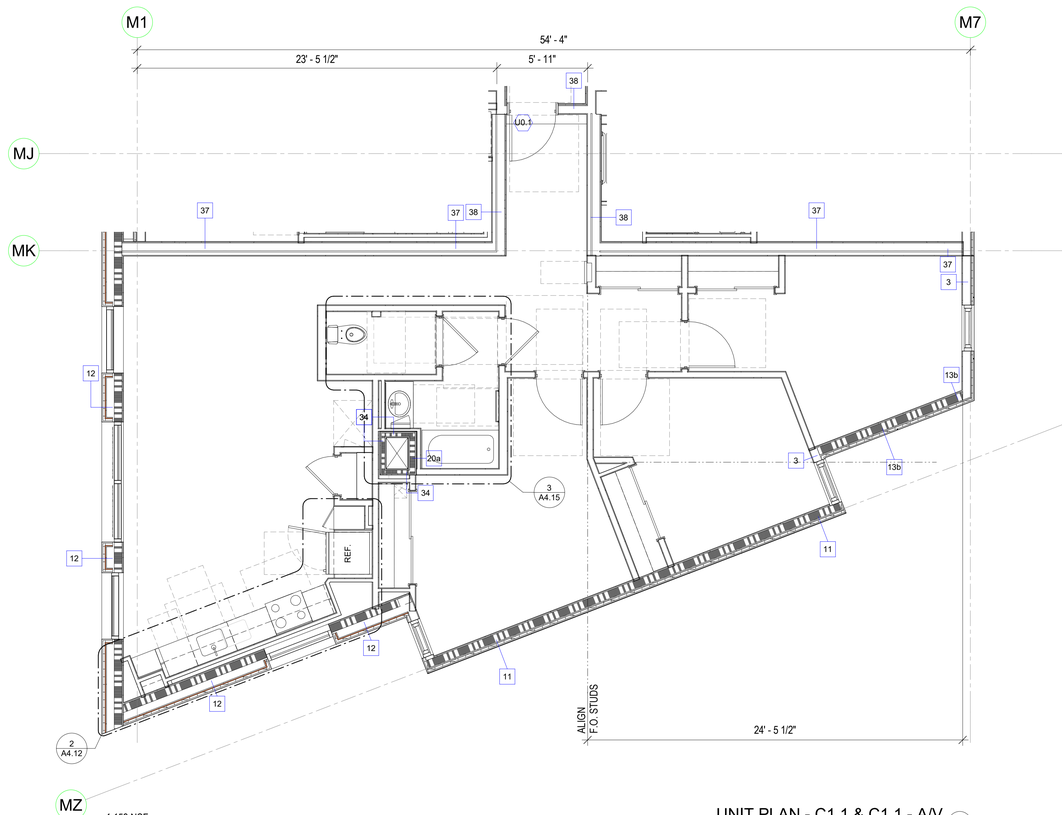
UNITS: 300, 400

UNIT RCP - C1.1 & C1.1-AV 1A
1/4" = 1'-0"



1,062 NSF
UNIT: 200

UNIT PLAN - C1.2 (KITCHEN & ENTRY) 2
1/4" = 1'-0"



1,153 NSF
UNITS: 300, 400
(UNIT 400 - A/V IMPAIRED)

UNIT PLAN - C1.1 & C1.1 - A/V 1
1/4" = 1'-0"

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

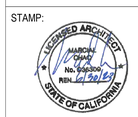
PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

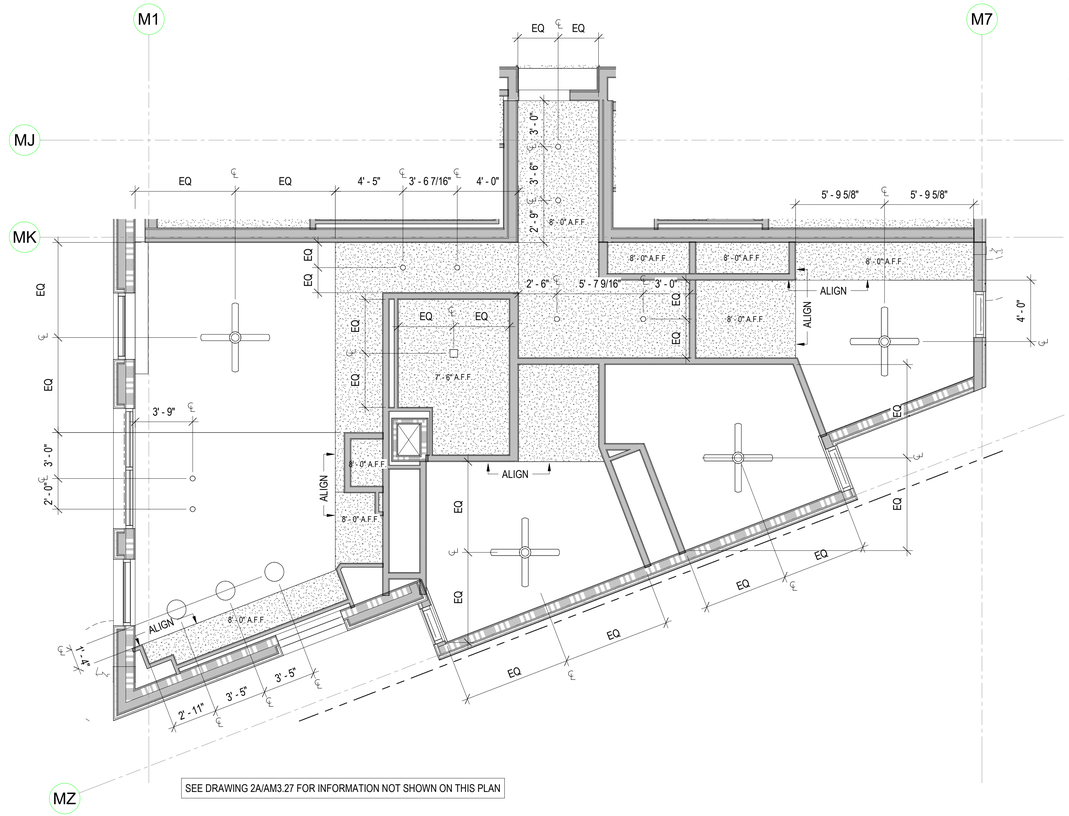
TITLE:
UNIT PLANS & RCPS - C1.1 & C1.1-AV, C1.2

SHEET:
A4.08

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

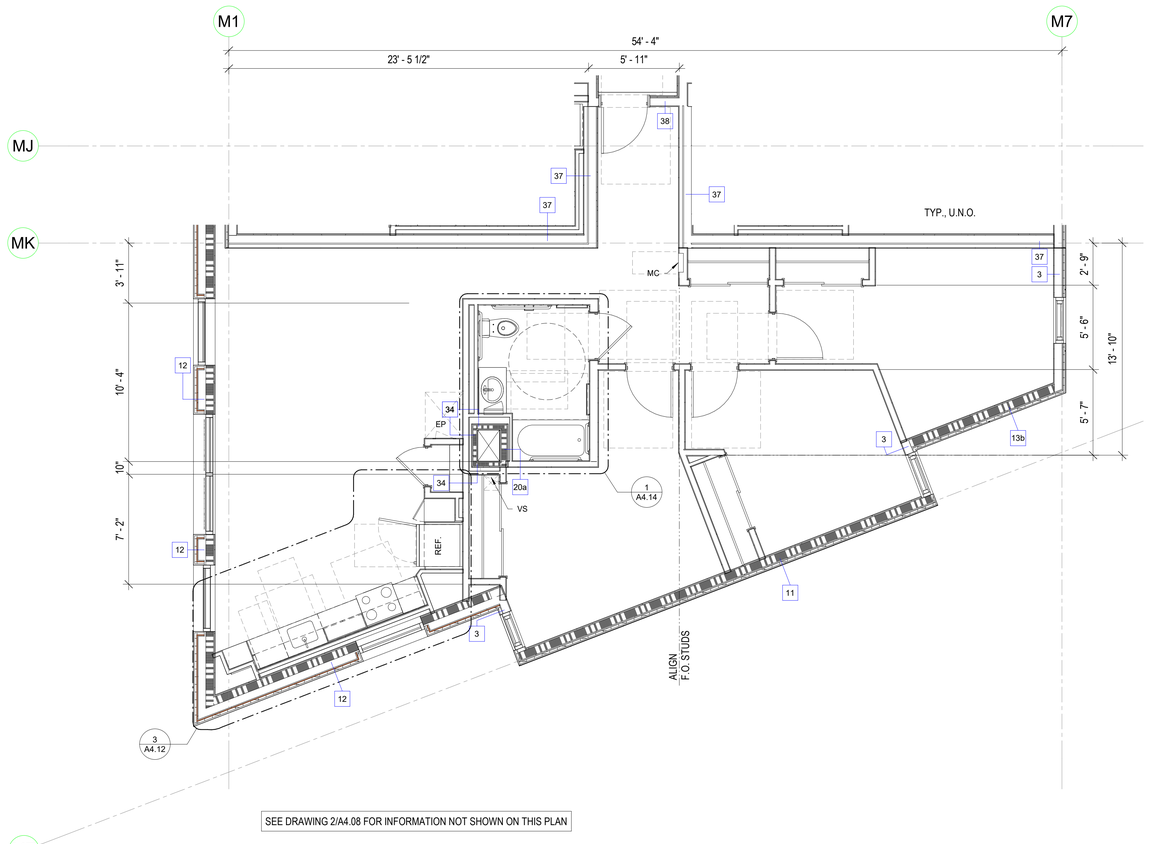
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:42:23 AM



UNIT: 500

UNIT RCP - C2 - ACCESSIBLEE (2)
1/4" = 1'-0"



1,151 NSF
UNIT: 500

UNIT PLAN - C2 - ACCESSIBLE (1)
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIN GRABIEC
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

TITLE:
UNIT PLANS & RCPS - C2-ACC.

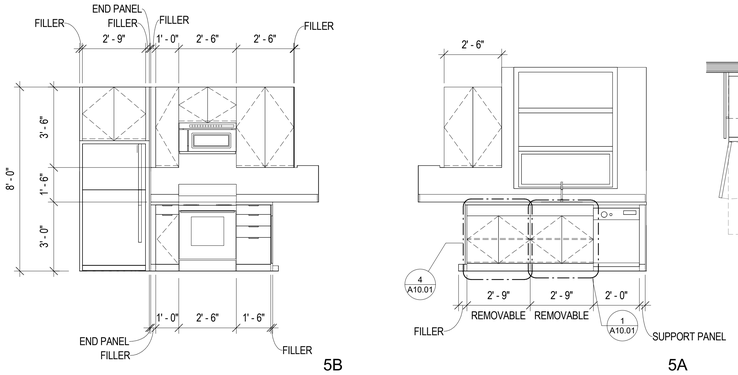
SHEET:
A4.09

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:42:25 AM

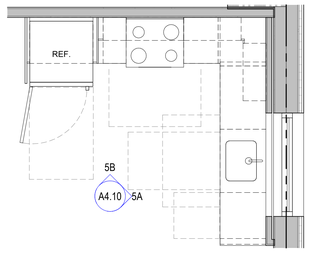
SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES



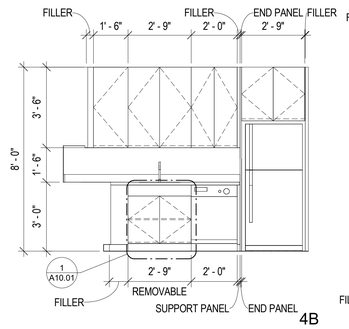
5B

5A

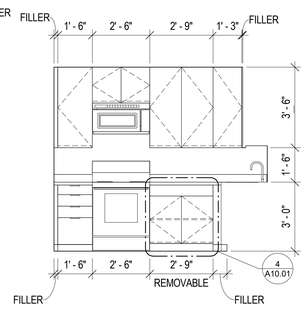


"L" SHAPED KITCHEN 2 (6)
3/8" = 1'-0"

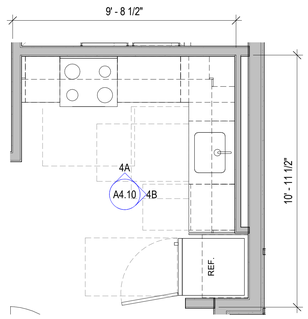
UNIT TYPES & NUMBERS:
B2 - 218, 318, 418, 518, 618



4B

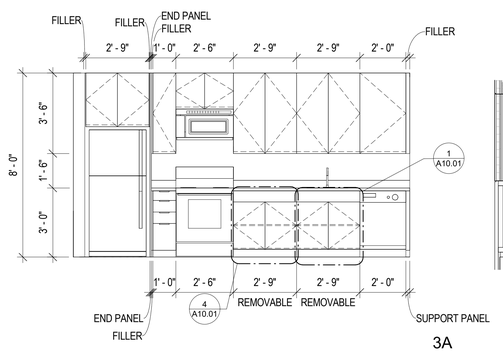


4A

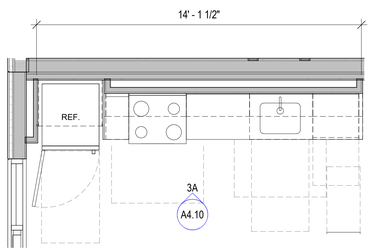


"L" SHAPED KITCHEN 1 (4)
3/8" = 1'-0"

UNIT TYPES & NUMBERS:
A2 - 204, 304, 404, 504, 604

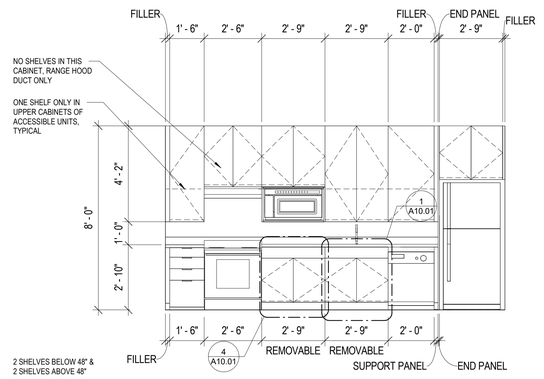


3A

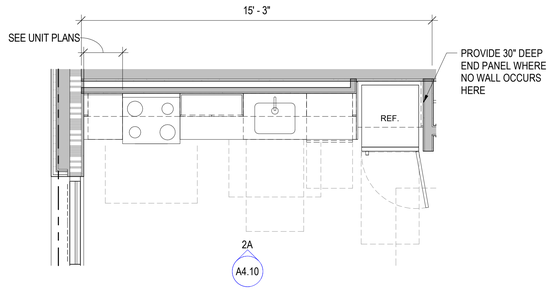


LINEAR KITCHEN 3 (3)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
S6 - 215
S7 - 206, 306, 406, 506, 606
S8 - 220, 320, 420, 520, 620

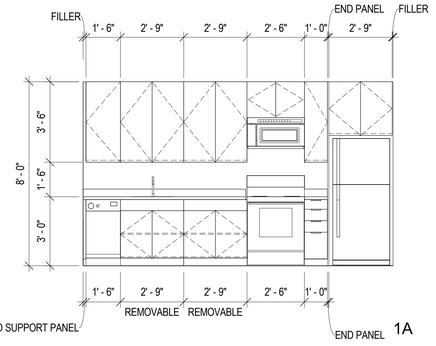


2A



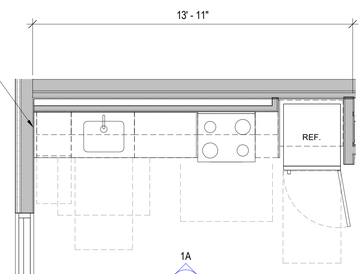
LINEAR KITCHEN 2 - ACCESSIBLE (2)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
S4 - 310, 410, 510, 610
S10 - 301, 401, 501



1A

DECORATIVE END PANEL IN CONDITIONS WHERE CABINET IS NOT DIRECTLY AGAINST WALL. SEE UNIT PLANS.



LINEAR KITCHEN 1 (1)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
S1.1 - 317, 417, 517, 617
S1.2 - 217
S2 - 211, 311, 411, 511
S3 - 210
S5 - 213, 313, 413, 513, 613
S9 - 303, 403, 503
S11 - 222, 322, 422, 522, 622

8/25/2023 10:42:29 AM

0' 2' 4' 6' 8'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHI CRAIG
No. 39830
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

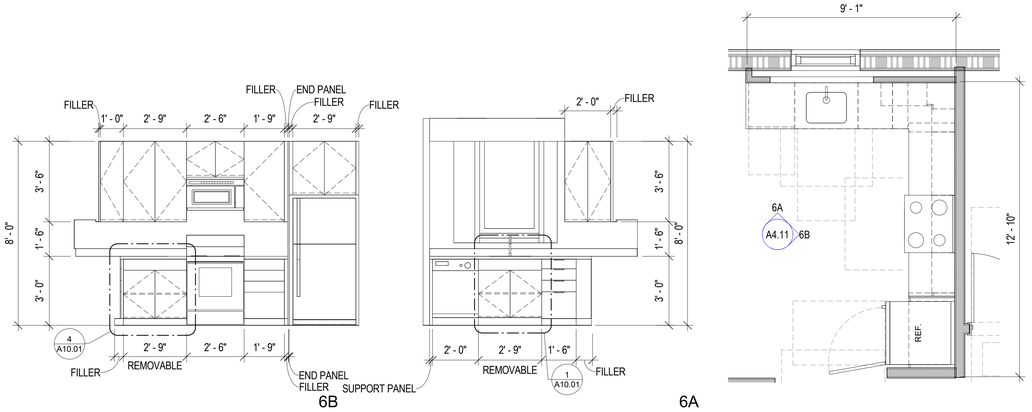
TITLE:
ENLARGED PLANS & ELEVATIONS - KITCHEN

SHEET:
A4.10

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

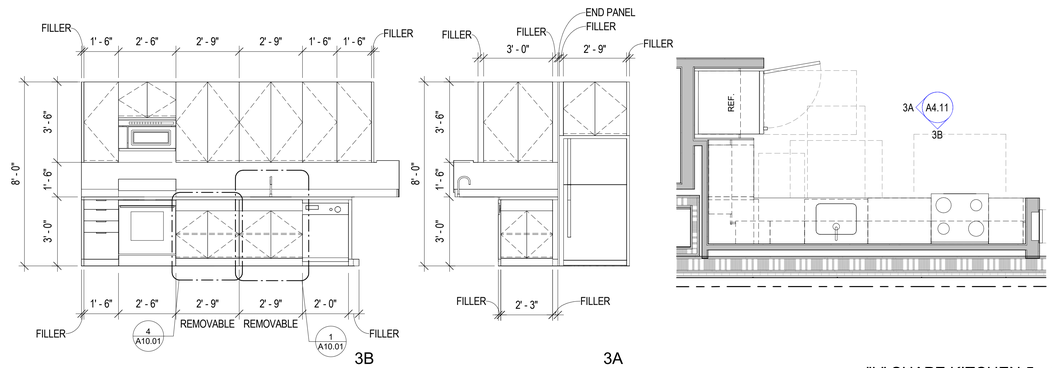
SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES



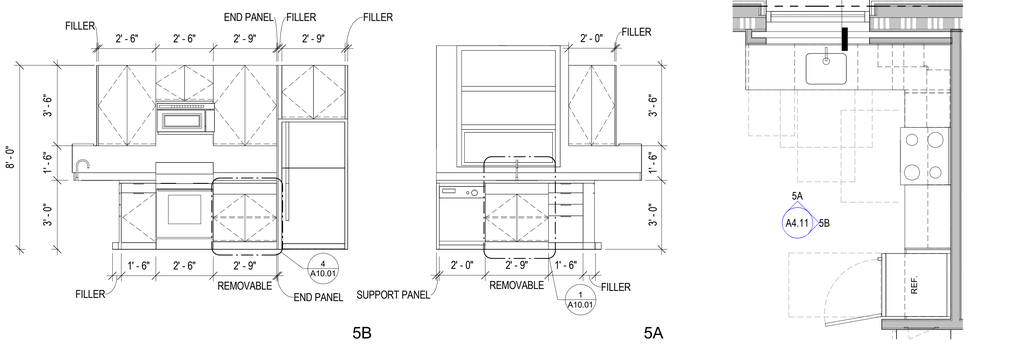
"L" SHAPE KITCHEN 8 (6)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
B1 - 208, 608



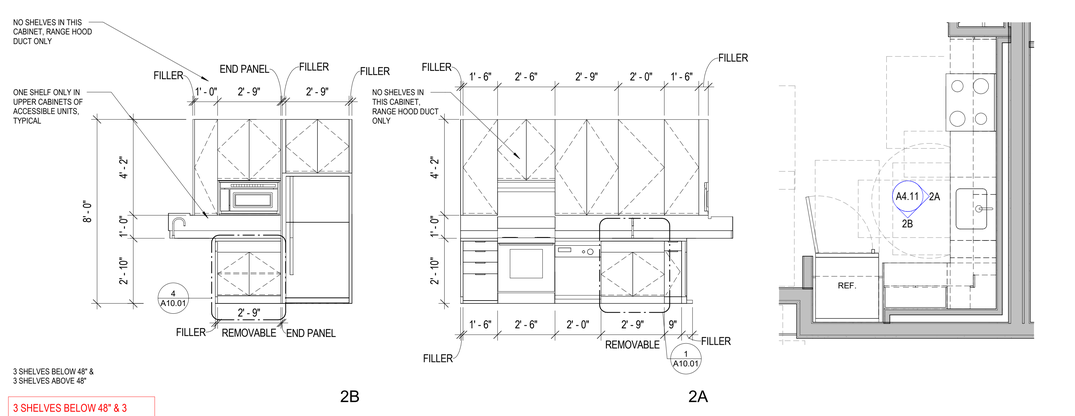
"L" SHAPE KITCHEN 5 (3)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
B4 - 524, 624



"L" SHAPE KITCHEN 7 (5)
3/8" = 1'-0"

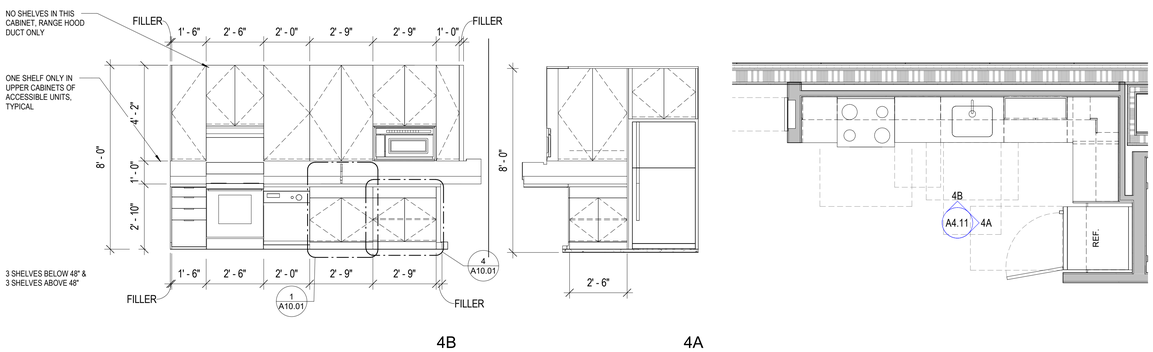
UNITS TYPES & NUMBERS:
B1.1 - 308, 408, 508



3 SHELVES BELOW 48" & 3 SHELVES ABOVE 48"

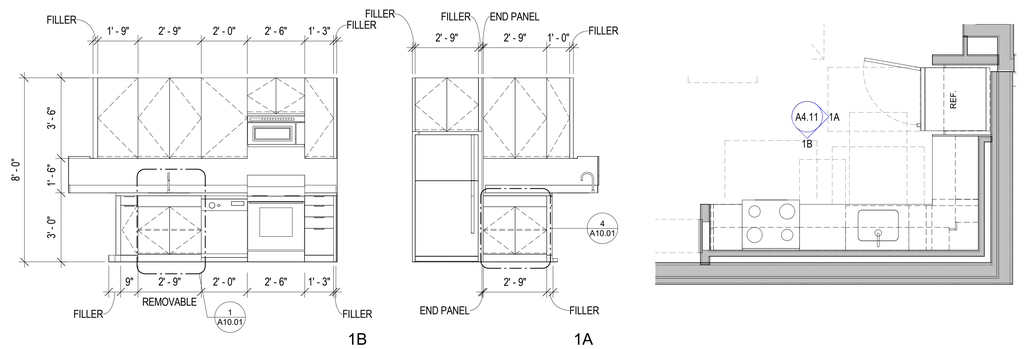
"L" SHAPE KITCHEN 4 - ACCESSIBLE (2)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
A6 - 214, 314, 414, 614



"L" SHAPE KITCHEN 6 - ACCESSIBLE (4)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
B5 - 224, 324, 424



"L" SHAPE KITCHEN 3 (1)
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
S12 - 202
A4 - 212, 312, 412, 512, 612
A5 - 514
A7 - 216, 316, 416, 516, 616
A8 - 302, 402, 502, 602

0' 2' 4' 6' 8'

8/25/2023 10:42:33 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCHIE DAVID PANGILINAN — No. C-36300 — REN. 08/31/24 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

TITLE:
ENLARGED PLANS & ELEVATIONS - KITCHEN

SHEET:
A4.11

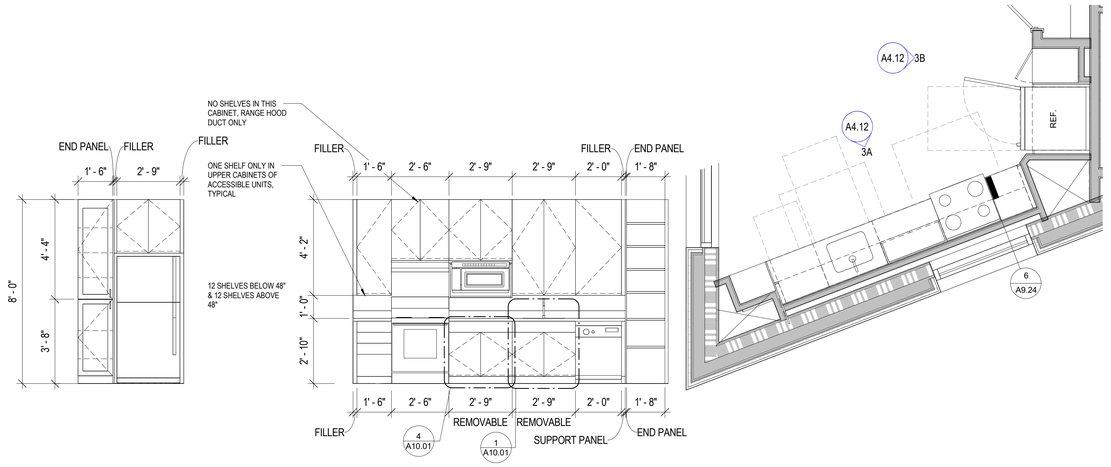
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

SHEET NOTES

1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

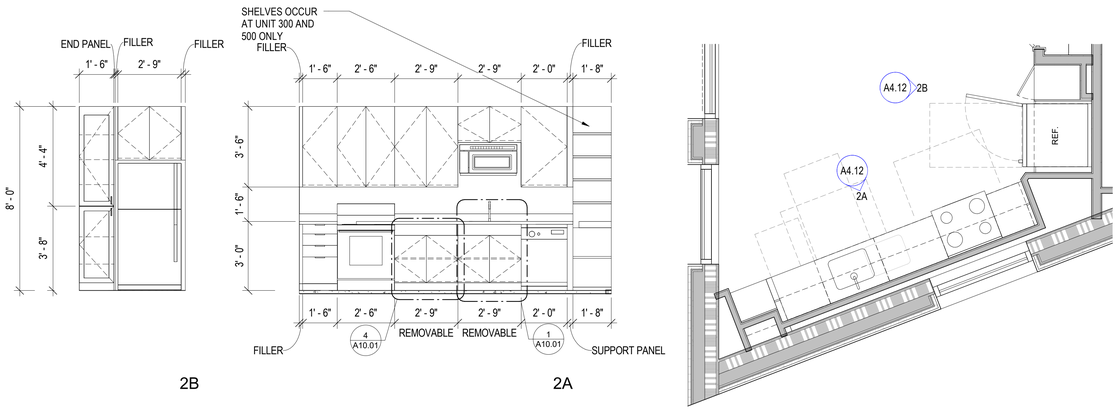
EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612



3B 3A

"L" SHAPE KITCHEN 11 - ACCESSIBLE 3
3/8" = 1'-0"

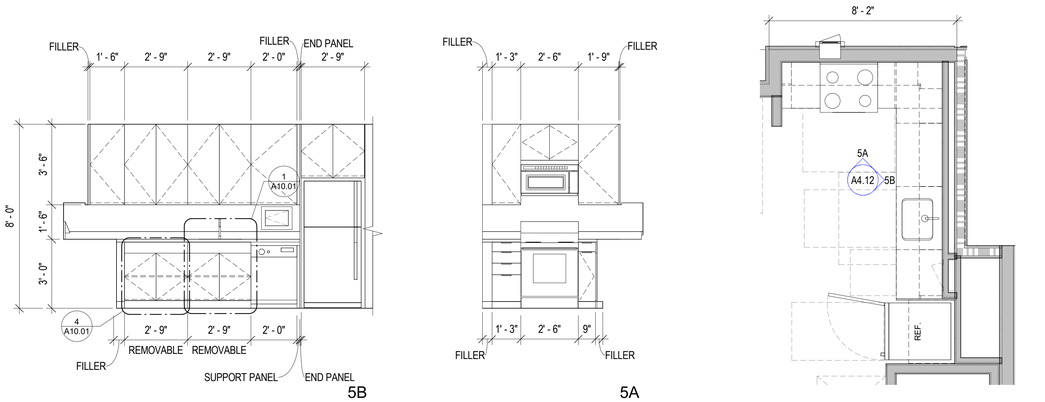
UNITS TYPES & NUMBERS:
C2 - 500



2B 2A

"L" SHAPE KITCHEN 10 2
3/8" = 1'-0"

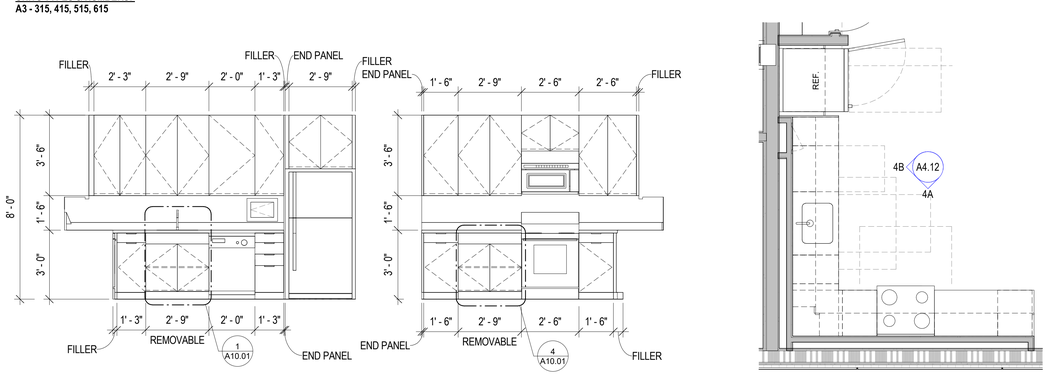
UNITS TYPES & NUMBERS:
C1 - 200, 300, 400



5B 5A

"L" SHAPED KITCHEN 13 5
3/8" = 1'-0"

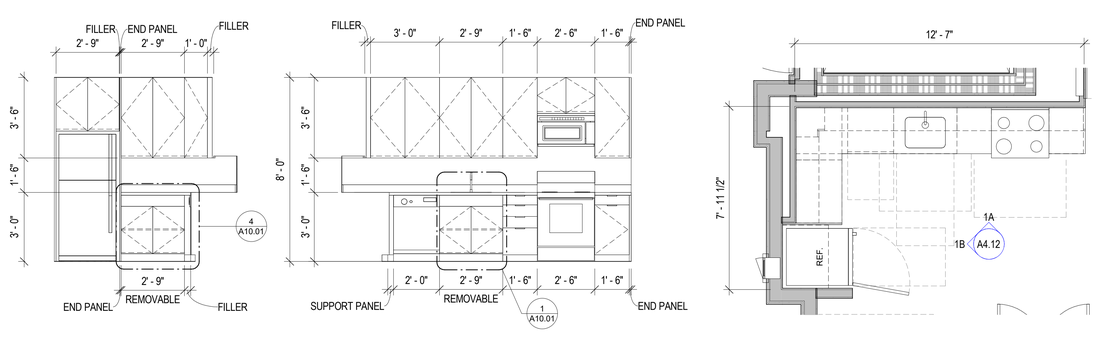
UNITS TYPES & NUMBERS:
A3 - 315, 415, 515, 615



4B 4A

"L" SHAPE KITCHEN 12 4
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
B3 - 601



1B 1A

"L" SHAPE KITCHEN 9 1
3/8" = 1'-0"

UNITS TYPES & NUMBERS:
A1 - 201

0' 2' 4' 6' 8'

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
No. 6363
REN. 6/30/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

TITLE:
ENLARGED PLANS & ELEVATIONS - KITCHEN

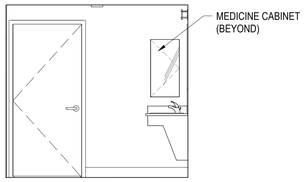
SHEET:
A4.12

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

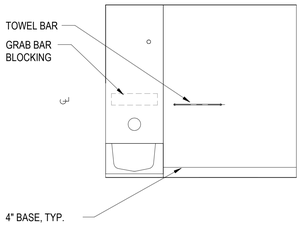
8/25/2023 10:42:38 AM

SHEET NOTES

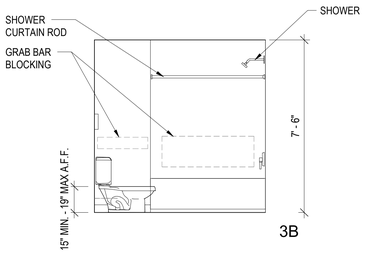
1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES



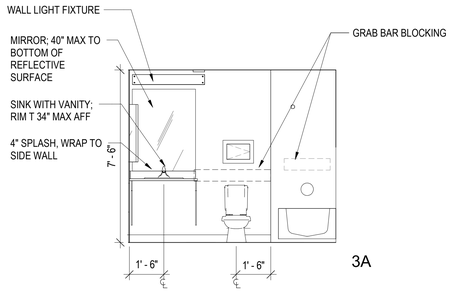
3D



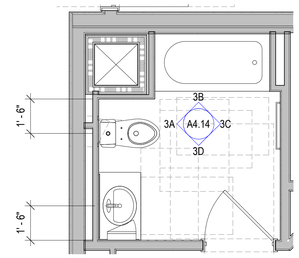
3C



3B

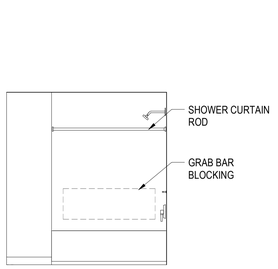


3A

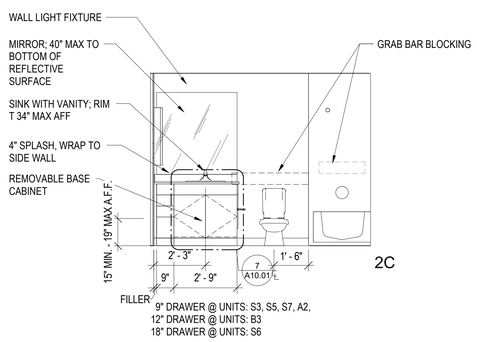


BATHROOM 3 **3**
3/8" = 1'-0"

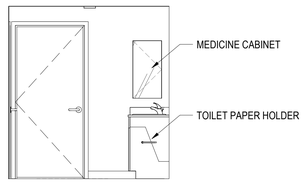
UNIT TYPES: S8, S11



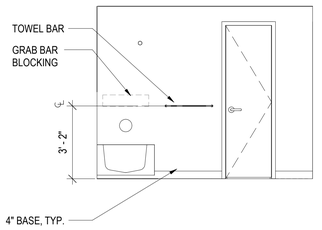
2D



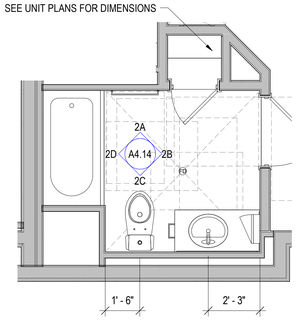
2C



2B

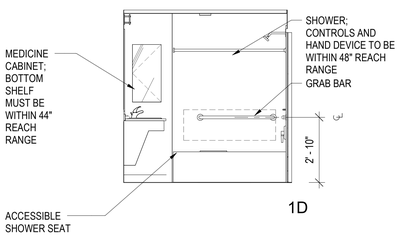


2A

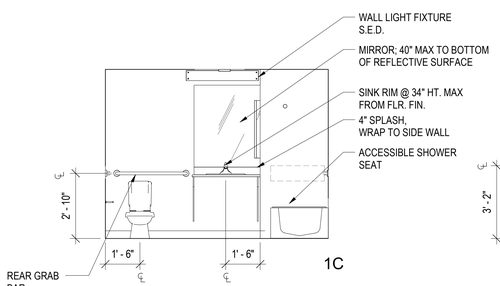


BATHROOM 2 **2**
3/8" = 1'-0"

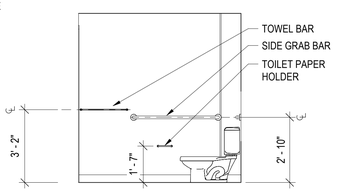
UNIT TYPES: S3, S5, S6, S7, A2, B3



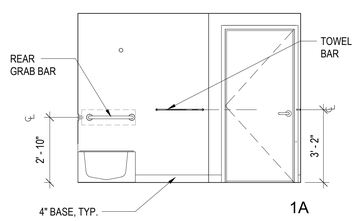
1D



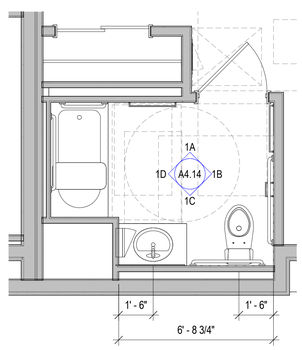
1C



1B



1A



BATHROOM 1 - ACCESSIBLE **1**
3/8" = 1'-0"

UNIT TYPES: S4, S10, A6, B5, C2

8/25/2023 10:42:42 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA L. CASEY
No. C-30809
REN. 08/31/2023
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

TITLE:

ENLARGED PLANS & ELEVATIONS - BATHROOM

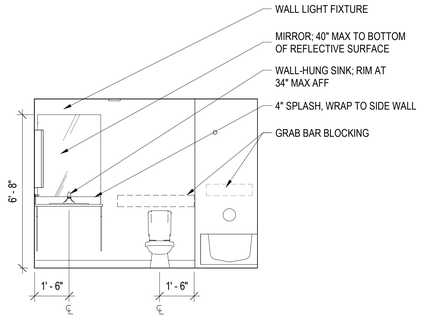
SHEET:

A4.14

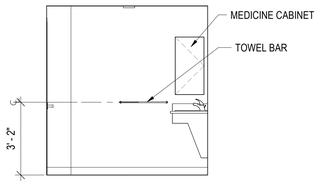
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

SHEET NOTES

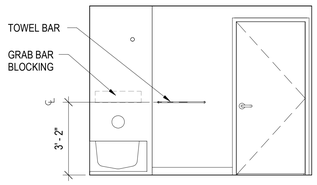
1. SEE SHEET A4.00 FOR GENERAL SHEET NOTES, KITCHEN AND BATH NOTES AND UNIT RCP NOTES



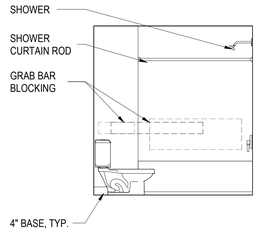
4D



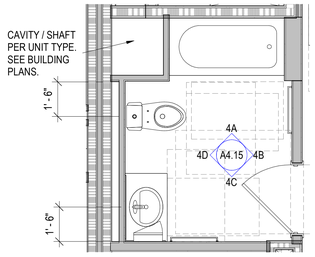
4C



4B

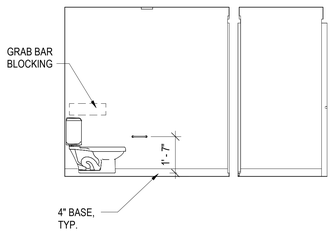


4A

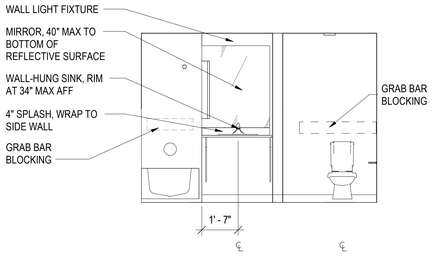


BATHROOM 7 (4)
3/8" = 1'-0"

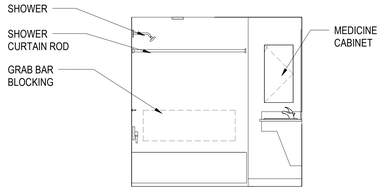
UNIT TYPE: S1, A3, A7



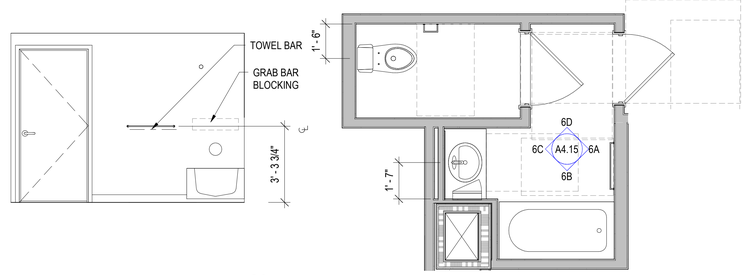
6D



6C



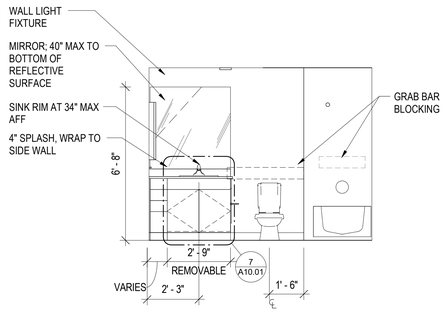
6B



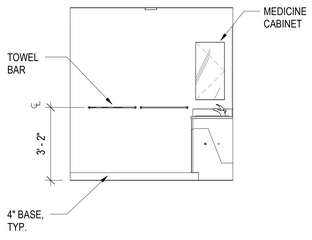
6A

BATHROOM 6 (3)
3/8" = 1'-0"

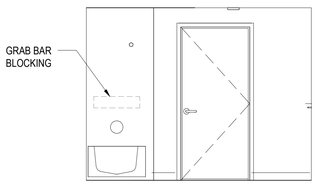
UNIT TYPE: C1.1, C1.1AV, C1.2



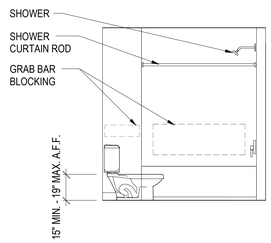
2D



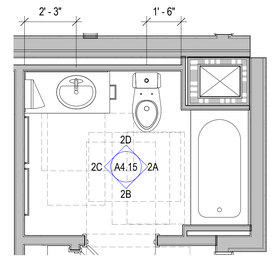
2C



2B



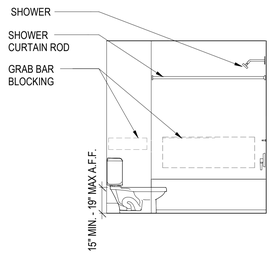
2A



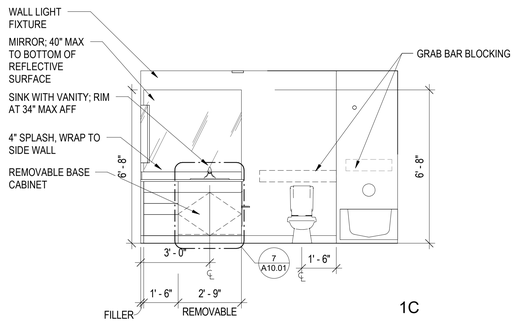
9" DRAWER @ UNITS: S9, S10, A1, A4, A8, C1
12" DRAWER @ UNITS: S12, A5, B1, B2,
18" DRAWER @ UNITS: B4

BATHROOM 5 (2)
3/8" = 1'-0"

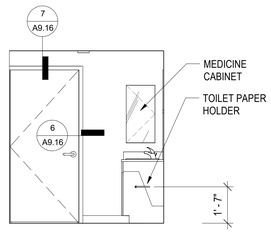
UNIT TYPES: S9, S12, A1 (SIM), A4, A5, A8 (SIM), B1, B2, B4, C1



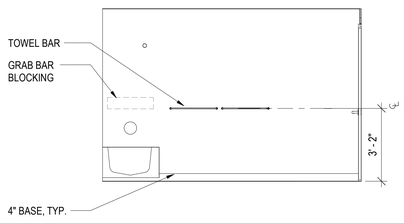
1D



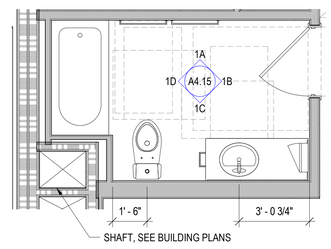
1C



1B



1A



BATHROOM 4 (1)
3/8" = 1'-0"

UNIT TYPES: S2

8/25/2023 10:42:47 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAN CHAO
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

TITLE:
ENLARGED PLANS & ELEVATIONS - BATHROOM

SHEET:
A4.15

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

INTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS.
   SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.

2. SEE **G0.3X** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESSIBLE UNITS, AND COMMON AREAS.

3. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.

4. SEE ENLARGED PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

5. CABINETS UNDER KITCHEN SINK, INCLUDING TOE KICK AND SHELVING, SHALL BE REMOVABLE TO ACCOMMODATE A 30"x48"x27" HIGH FORWARD ACCESSIBLE APPROACH CENTERED ON THE SINK. FLOOR AND WALL FINISHES SHALL BE CONTINUED UNDER REMOVABLE CABINETS. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.

6. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP.

7. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED.

8. CONTRATOR SHALL SUBMIT CABINET SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.

9. PROVIDE FLUSH SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.

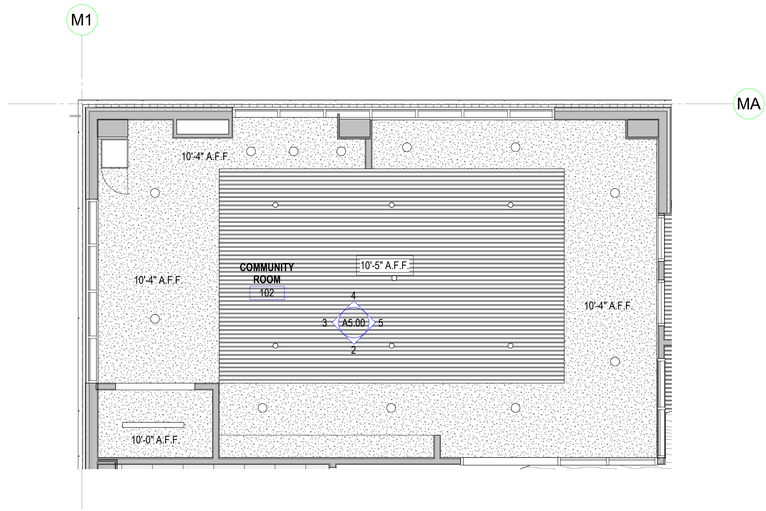
10. EXPOSED SIDES OF CABINETS, FILLER AND END PANELS, AND SCRIBE STRIPS SHALL MATCH FINISH AT FACE OF DOOR PANELS.

11. STONE COUNTERTOPS ARE BEING SPECIFIED IN LIEU OF THE REPOSITIONABLE KITCHEN COUNTERTOP REQUIREMENT. KITCHEN AND RESTROOM COUNTERTOPS OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'-10" A.F.F., TYP. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.

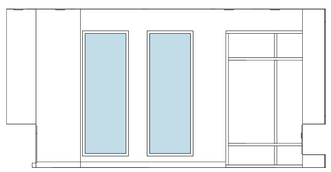
12. SEE SPECIFICATIONS AND APPLICABLE APPENDICES FOR MORE INFORMATION ON KITCHEN AND RESTROOM FIXTURES, FINISHES, AND APPLIANCES.

13. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES. OUTLETS AND THERMOSTATS SHALL BE LOCATED PER ELEVATIONS ON **G0.3X AND X/ A10.XX SHEETS**.

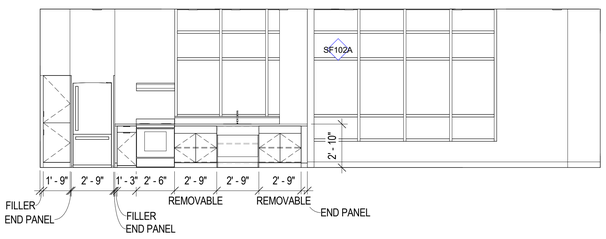
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



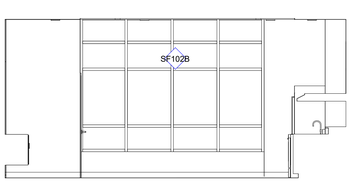
ENLARGED REFLECTED CEILING PLAN - COMMUNITY ROOM 6
1/4" = 1'-0"



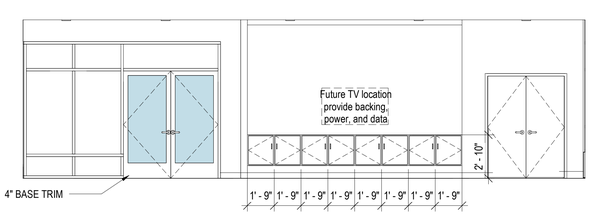
COMMUNITY ROOM ELEVATION D 5
1/4" = 1'-0"



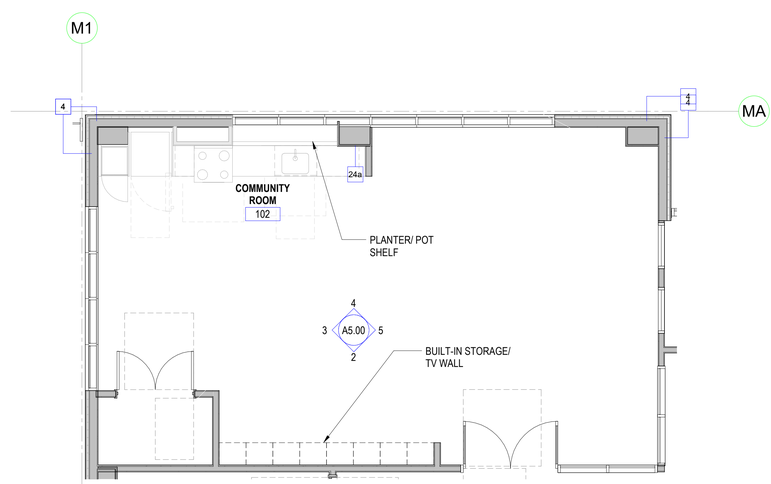
COMMUNITY ROOM ELEVATION C 4
1/4" = 1'-0"



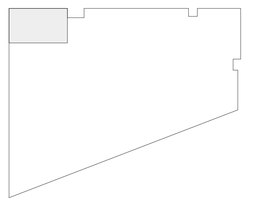
COMMUNITY ROOM ELEVATION B 3
1/4" = 1'-0"



COMMUNITY ROOM ELEVATION A 2
1/4" = 1'-0"



ENLARGED COMMUNITY ROOM PLAN 1
1/4" = 1'-0"



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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHAE SHANE
No. C-36300
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

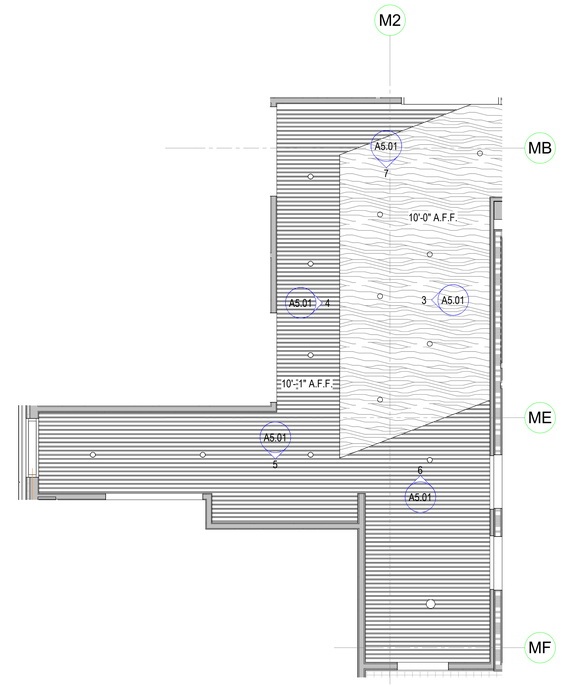
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ENLARGED PLANS & ELEVATIONS - COMMUNITY ROOM

SHEET:
A5.00

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

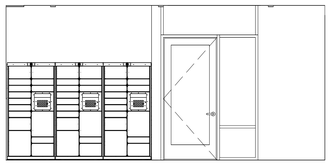
8/25/2023 11:22:08 AM



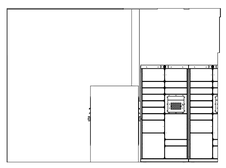
ENLARGED REFLECTED CEILING PLAN - MAIL ROOM 2
1/4" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

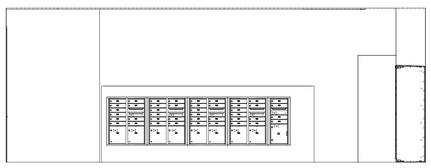
1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. SEE **G0.3X** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESSIBLE UNITS, AND COMMON AREAS.
3. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.
4. SEE ENLARGED PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
5. CABINETS UNDER KITCHEN SINK, INCLUDING TOE KICK AND SHELVING, SHALL BE REMOVABLE TO ACCOMMODATE A 30"x48"x27" HIGH FORWARD ACCESSIBLE APPROACH CENTERED ON THE SINK. FLOOR AND WALL FINISHES SHALL BE CONTINUED UNDER REMOVABLE CABINETS. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
6. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP.
7. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED.
8. CONTRATOR SHALL SUBMIT CABINET SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
9. PROVIDE FLUSH SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.
10. EXPOSED SIDES OF CABINETS, FILLER AND END PANELS, AND SCRIBE STRIPS SHALL MATCH FINISH AT FACE OF DOOR PANELS.
11. STONE COUNTERTOPS ARE BEING SPECIFIED IN LIEU OF THE REPOSITIONABLE KITCHEN COUNTERTOP REQUIREMENT. KITCHEN AND RESTROOM COUNTERTOPS OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'-10" A.F.F., TYP. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
12. SEE SPECIFICATIONS AND APPLICABLE APPENDICES FOR MORE INFORMATION ON KITCHEN AND RESTROOM FIXTURES, FINISHES, AND APPLIANCES.
13. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES. OUTLETS AND THERMOSTATS SHALL BE LOCATED PER ELEVATIONS ON **G0.3X AND X/ A10.XX SHEETS**.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



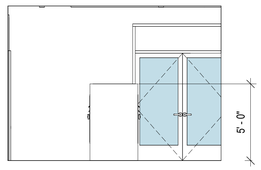
PARCEL LOCKER 5
1/4" = 1'-0"



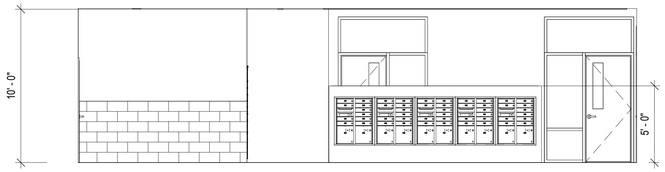
MAIL ROOM SOUTH 7
1/4" = 1'-0"



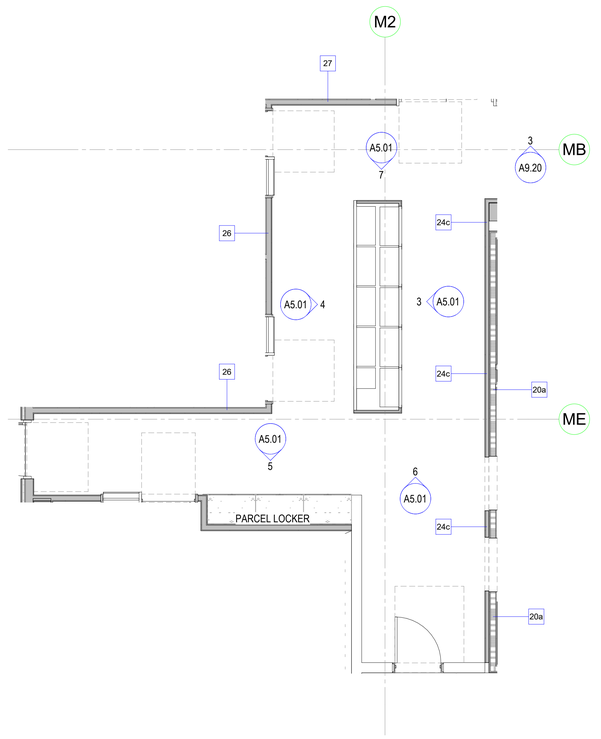
MAIL ROOM- WEST 4
1/4" = 1'-0"



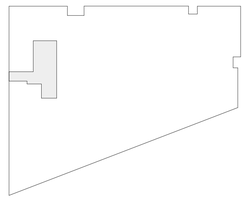
MAIL ROOM - NORTH 6
1/4" = 1'-0"



MAIL ROOM EAST 3
1/4" = 1'-0"



ENLARGED MAIL ROOM PLAN 1
1/4" = 1'-0"



N TRUE NORTH
N PROJECT NORTH

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE

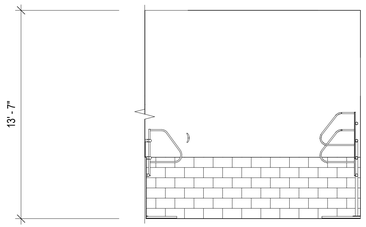
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ENLARGED PLANS & ELEVATIONS - MAIL ROOM

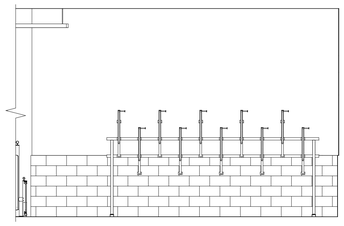
SHEET:
A5.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

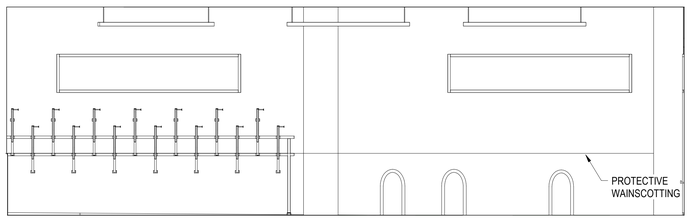
8/25/2023 11:16:04 AM



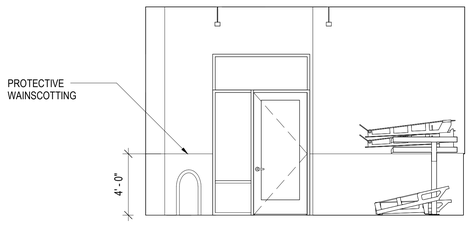
BIKE ROOM 1 ELEVATION F 7
1/4" = 1'-0"



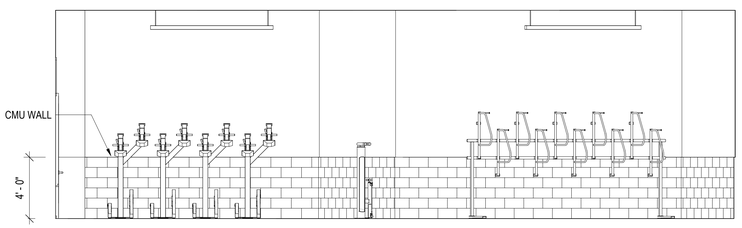
BIKE ROOM 1 ELEVATION E 6
1/4" = 1'-0"



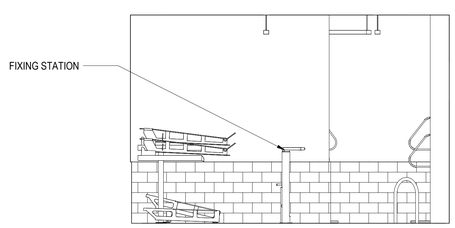
BIKE ROOM 1 ELEVATION B 5
1/4" = 1'-0"



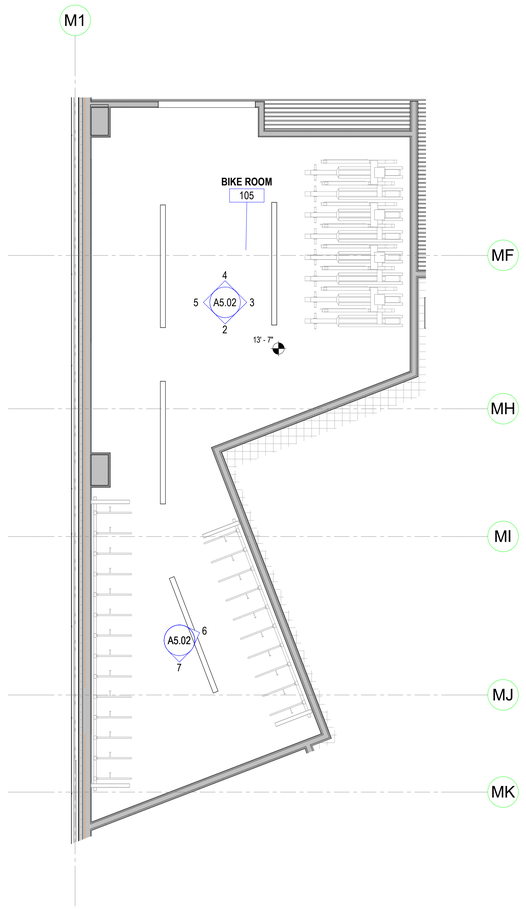
BIKE ROOM 1 ELEVATION C 4
1/4" = 1'-0"



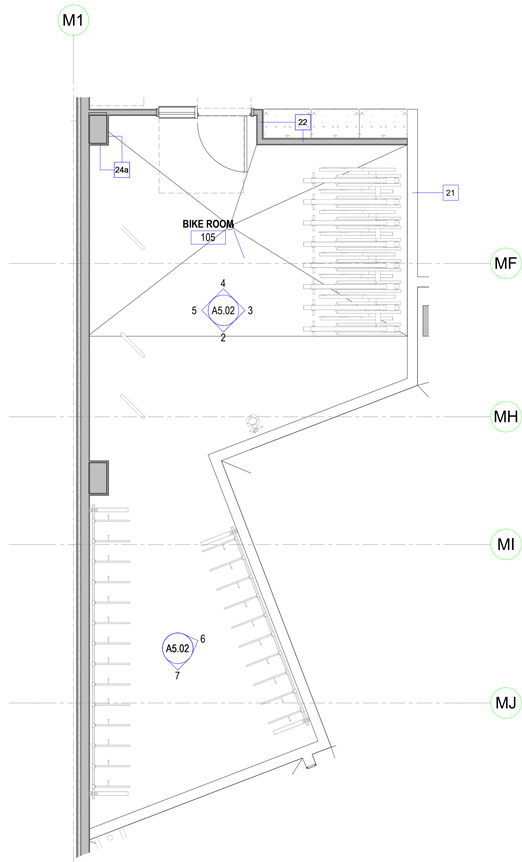
BIKE ROOM 1 ELEVATION D 3
1/4" = 1'-0"



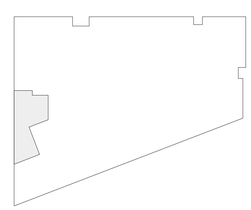
BIKE ROOM 1 ELEVATION A 2
1/4" = 1'-0"

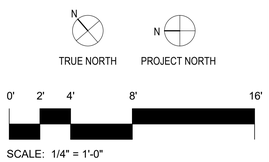


ENLARGED REFLECTED CEILING PLAN - BIKE ROOM 1 12
1/4" = 1'-0"



ENLARGED BIKE ROOM 1 PLAN 1
1/4" = 1'-0"





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

INTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.

2. SEE **G0.3X** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESSIBLE UNITS, AND COMMON AREAS.

3. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.

4. SEE ENLARGED PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

5. CABINETS UNDER KITCHEN SINK, INCLUDING TOE KICK AND SHELVING, SHALL BE REMOVABLE TO ACCOMMODATE A 30"x48"x27" HIGH FORWARD ACCESSIBLE APPROACH CENTERED ON THE SINK. FLOOR AND WALL FINISHES SHALL BE CONTINUED UNDER REMOVABLE CABINETS. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.

6. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP.

7. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED.

8. CONTRATOR SHALL SUBMIT CABINET SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.

9. PROVIDE FLUSH SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.

10. EXPOSED SIDES OF CABINETS, FILLER AND END PANELS, AND SCRIBE STRIPS SHALL MATCH FINISH AT FACE OF DOOR PANELS.

11. STONE COUNTERTOPS ARE BEING SPECIFIED IN LIEU OF THE REPOSITIONABLE KITCHEN COUNTERTOP REQUIREMENT. KITCHEN AND RESTROOM COUNTERTOPS OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'-10" A.F.F., TYP. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.

12. SEE SPECIFICATIONS AND APPLICABLE APPENDICES FOR MORE INFORMATION ON KITCHEN AND RESTROOM FIXTURES, FINISHES, AND APPLIANCES.

13. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES. OUTLETS AND THERMOSTATS SHALL BE LOCATED PER ELEVATIONS ON **G0.3X AND X/ A10.XX SHEETS.**

14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHI CHAN
No. 39830
REN. 08/31/2025
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

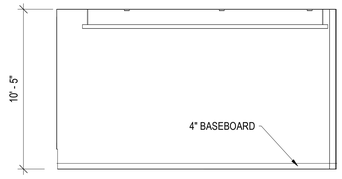
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ENLARGED PLANS & ELEVATIONS- BIKE ROOM

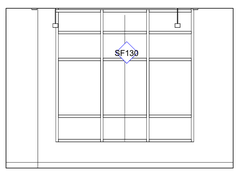
SHEET:
A5.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

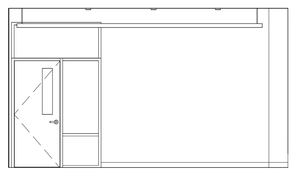
8/25/2023 10:45:00 AM



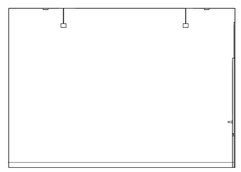
CONFERENCE ROOM ELEVATION D 5
1/4" = 1'-0"



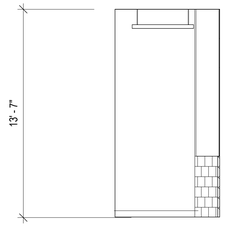
CONFERENCE ROOM ELEVATION C 4
1/4" = 1'-0"



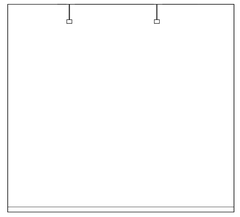
CONFERENCE ROOM ELEVATION B 3
1/4" = 1'-0"



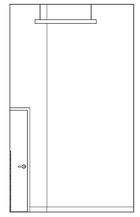
CONFERENCE ROOM ELEVATION A 2
1/4" = 1'-0"



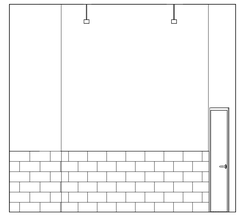
IT ROOM ELEVATION D 21
1/4" = 1'-0"



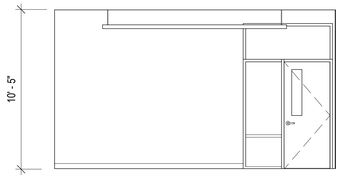
IT ROOM ELEVATION C 20
1/4" = 1'-0"



IT ROOM ELEVATION B 19
1/4" = 1'-0"



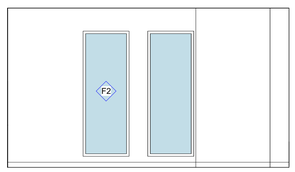
IT ROOM ELEVATION A 18
1/4" = 1'-0"



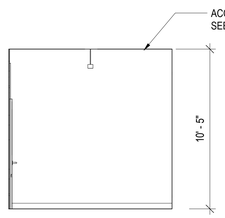
OFFICE 2 ELEVATION D 13
1/4" = 1'-0"



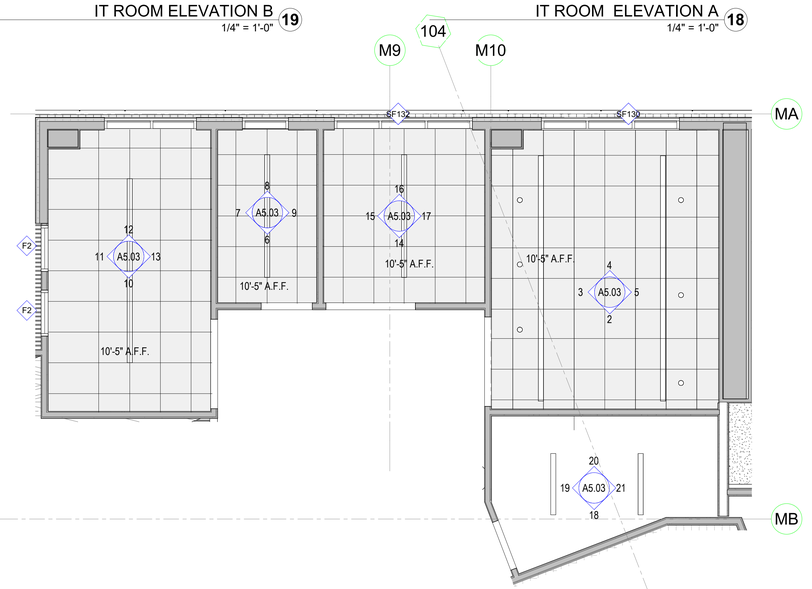
OFFICE 2 ELEVATION C 12
1/4" = 1'-0"



OFFICE 2 ELEVATION B 11
1/4" = 1'-0"



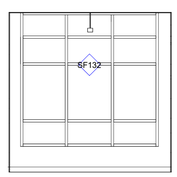
OFFICE 2 ELEVATION A 10
1/4" = 1'-0"



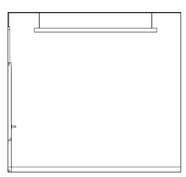
ENLARGED REFLECTED CEILING PLAN - ADMIN OFFICES 22
1/4" = 1'-0"



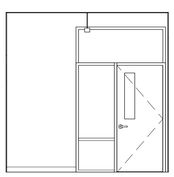
OFFICE 1 ELEVATION D 17
1/4" = 1'-0"



OFFICE 1 ELEVATION C 16
1/4" = 1'-0"



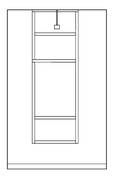
OFFICE 1 ELEVATION B 15
1/4" = 1'-0"



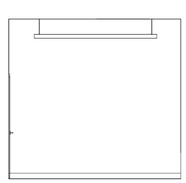
OFFICE 1 ELEVATION A 14
1/4" = 1'-0"



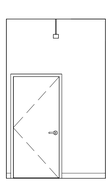
COPY ROOM ELEVATION D 9
1/4" = 1'-0"



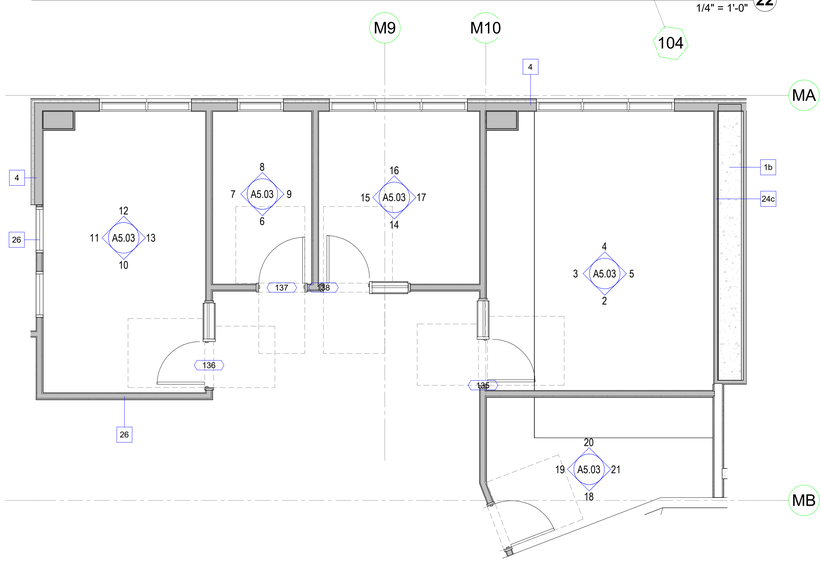
COPY ROOM ELEVATION C 8
1/4" = 1'-0"



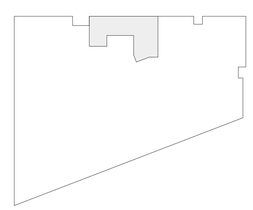
COPY ROOM ELEVATION B 7
1/4" = 1'-0"



COPY ROOM ELEVATION A 6
1/4" = 1'-0"



ENLARGED ADMIN OFFICES PLAN 1
1/4" = 1'-0"



TRUE NORTH PROJECT NORTH

0' 2' 4' 8' 16'

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

INTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. SEE **G0.3X** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESSIBLE UNITS, AND COMMON AREAS.
3. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.
4. SEE ENLARGED PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
5. CABINETS UNDER KITCHEN SINK, INCLUDING TOE KICK AND SHELVING, SHALL BE REMOVABLE TO ACCOMMODATE A 30"x48"x27" HIGH FORWARD ACCESSIBLE APPROACH CENTERED ON THE SINK. FLOOR AND WALL FINISHES SHALL BE CONTINUED UNDER REMOVABLE CABINETS. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
6. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP.
7. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED.
8. CONTRATOR SHALL SUBMIT CABINET SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
9. PROVIDE FLUSH SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.
10. EXPOSED SIDES OF CABINETS, FILLER AND END PANELS, AND SCRIBE STRIPS SHALL MATCH FINISH AT FACE OF DOOR PANELS.
11. STONE COUNTERTOPS ARE BEING SPECIFIED IN LIEU OF THE REPOSITIONABLE KITCHEN COUNTERTOP REQUIREMENT. KITCHEN AND RESTROOM COUNTERTOPS OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'-10" A.F.F., TYP. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
12. SEE SPECIFICATIONS AND APPLICABLE APPENDICES FOR MORE INFORMATION ON KITCHEN AND RESTROOM FIXTURES, FINISHES, AND APPLIANCES.
13. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES. OUTLETS AND THERMOSTATS SHALL BE LOCATED PER ELEVATIONS ON **G0.3X AND X/ A10.XX SHEETS**.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CASEY
No. 39830
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

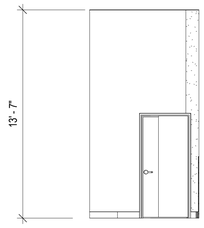
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ENLARGED PLANS & ELEVATIONS - ADMIN OFFICES

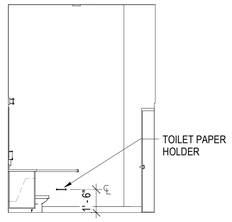
SHEET:
A5.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

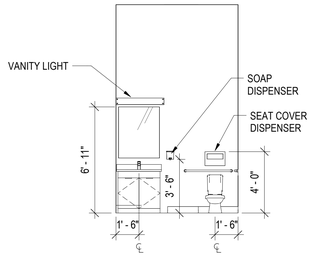
8/25/2023 11:22:48 AM



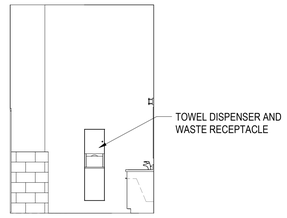
STAFF RESTROOM ELEVATION D 15
1/4" = 1'-0"



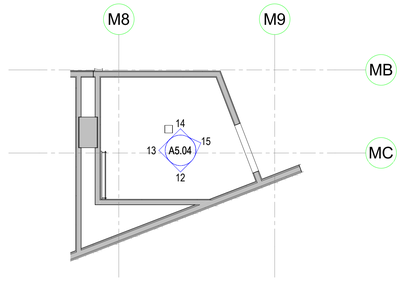
STAFF RESTROOM ELEVATION C 14
1/4" = 1'-0"



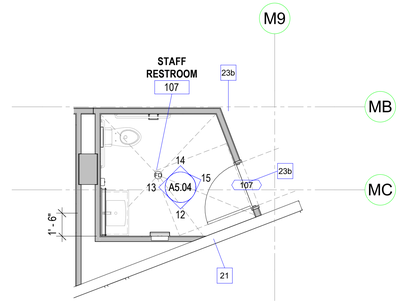
STAFF RESTROOM ELEVATION B 13
1/4" = 1'-0"



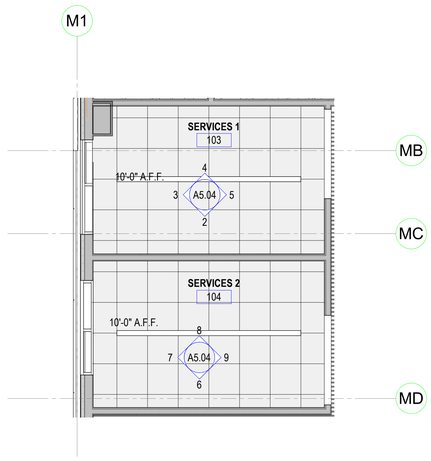
STAFF RESTROOM ELEVATION A 12
1/4" = 1'-0"



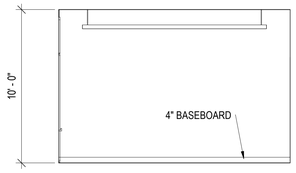
ENLARGED REFLECTED CEILING PLAN - STAFF RESTROOM 16
1/4" = 1'-0"



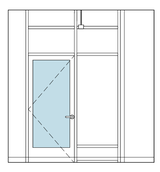
ENLARGED STAFF RESTROOM PLAN 11
1/4" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - SERVICE OFFICES 10
1/4" = 1'-0"



SERVICE OFFICE 1 ELEVATION B 2
1/4" = 1'-0"



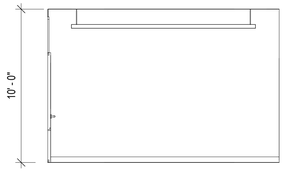
SERVICE OFFICE 1 ELEVATION B 3
1/4" = 1'-0"



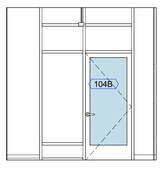
SERVICE OFFICE 1 ELEVATION C 4
1/4" = 1'-0"



SERVICE OFFICE 1 ELEVATION D 5
1/4" = 1'-0"



SERVICE OFFICE 2 ELEVATION A 6
1/4" = 1'-0"



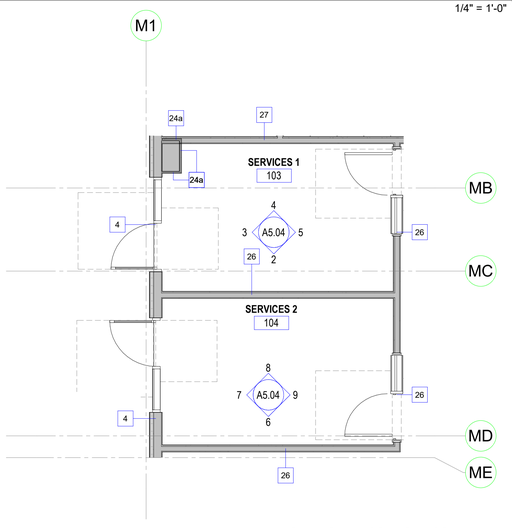
SERVICE OFFICE 2 ELEVATION B 7
1/4" = 1'-0"



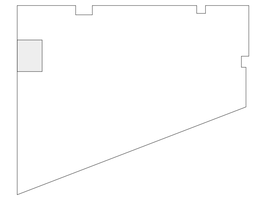
SERVICE OFFICE 2 ELEVATION C 8
1/4" = 1'-0"



SERVICE OFFICE 2 ELEVATION D 9
1/4" = 1'-0"



ENLARGED SERVICE OFFICE PLAN 1
1/4" = 1'-0"



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

INTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. SEE **G0.3X** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESSIBLE UNITS, AND COMMON AREAS.
3. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.
4. SEE ENLARGED PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
5. CABINETS UNDER KITCHEN SINK, INCLUDING TOE KICK AND SHELVING, SHALL BE REMOVABLE TO ACCOMMODATE A 30"x48"x27" HIGH FORWARD ACCESSIBLE APPROACH CENTERED ON THE SINK. FLOOR AND WALL FINISHES SHALL BE CONTINUED UNDER REMOVABLE CABINETS. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
6. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP.
7. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED.
8. CONTRATOR SHALL SUBMIT CABINET SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
9. PROVIDE FLUSH SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.
10. EXPOSED SIDES OF CABINETS, FILLER AND END PANELS, AND SCRIBE STRIPS SHALL MATCH FINISH AT FACE OF DOOR PANELS.
11. STONE COUNTERTOPS ARE BEING SPECIFIED IN LIEU OF THE REPOSITIONABLE KITCHEN COUNTERTOP REQUIREMENT. KITCHEN AND RESTROOM COUNTERTOPS OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'-10" A.F.F., TYP. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
12. SEE SPECIFICATIONS AND APPLICABLE APPENDICES FOR MORE INFORMATION ON KITCHEN AND RESTROOM FIXTURES, FINISHES, AND APPLIANCES.
13. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES. OUTLETS AND THERMOSTATS SHALL BE LOCATED PER ELEVATIONS ON **G0.3X AND X/ A10.XX SHEETS.**
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHIE GRACE
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ENLARGED PLANS & ELEVATIONS- SERVICE AMENITY

SHEET:
A5.04

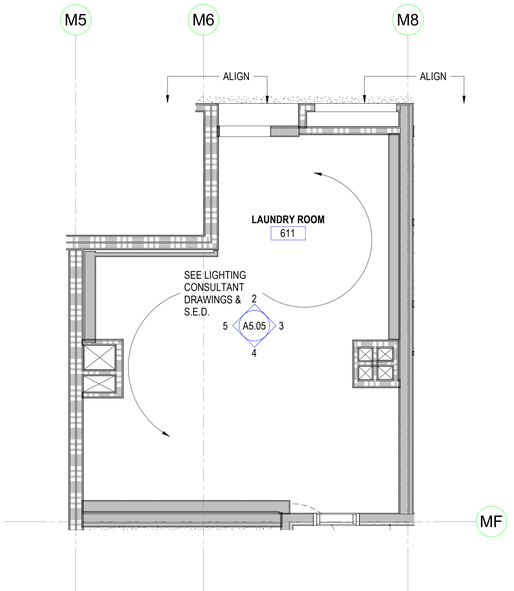
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:45:12 AM

LAUNDRY ROOM NOTES

DRAWINGS ARE DIAGRAMATIC ONLY. WASHING AND DRYING MACHINES PROVIDED BY OTHERS, AND WILL BE REQUIRED TO MEET ACESSIBILITY REQUIREMENTS.

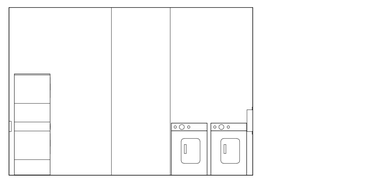
ALL LAUNDRY CONTROLS (INCLUDING DOORS, COIN SLOTS, LINT SCREENS, DETERGENT & BLEACH COMPARTMENTS) ARE BETWEEN 15" MIN. & 48" MAX. AFF FOR UNOBSTRUCTED REACH. SIDE REACH OVER AN OBSTRUCTION SHOULD BE 46" MAX. HIGH OVER 24" MAX. DEEP BY 34" MAX. HIGH OBSTRUCTION. ENSURE BOTTOM OF DOORS AT FRONT LOADING LAUNDRY APPLIANCES ARE BETWEEN 15" MIN. TO 36" MAX. AFF.



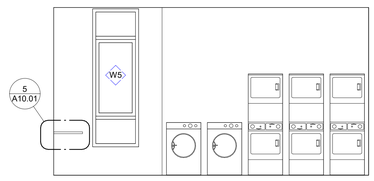
ENLARGED REFLECTED CEILING PLAN - LAUNDRY ROOM 6
1/4" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

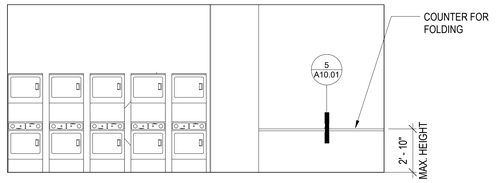
1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. SEE **G0.3X** FOR INFORMATION RELATED TO ACCESSIBILITY IN KITCHENS AND BATHROOMS IN BOTH ADAPTABLE AND ACCESSIBLE UNITS, AND COMMON AREAS.
3. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, CABINETRY, MILLWORK, GRAB BARS, AND ACCESSORIES.
4. SEE ENLARGED PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.
5. CABINETS UNDER KITCHEN SINK, INCLUDING TOE KICK AND SHELVING, SHALL BE REMOVABLE TO ACCOMMODATE A 30"x48"x27" HIGH FORWARD ACCESSIBLE APPROACH CENTERED ON THE SINK. FLOOR AND WALL FINISHES SHALL BE CONTINUED UNDER REMOVABLE CABINETS. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
6. PROVIDE ADJUSTABLE SHELVES IN ALL CABINETS, TYP.
7. ALL CABINET DOORS AND DRAWERS IN A CORNER CONDITION SHALL HAVE FULL OPENABLE RANGE WITH HARDWARE INSTALLED.
8. CONTRATOR SHALL SUBMIT CABINET SHOP DRAWINGS FOR ARCHITECT AND OWNER REVIEW PRIOR TO FABRICATION. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
9. PROVIDE FLUSH SCRIBE STRIPS WHERE CABINETS INTERFACE WITH WALLS, CEILINGS, OR SOFFITS.
10. EXPOSED SIDES OF CABINETS, FILLER AND END PANELS, AND SCRIBE STRIPS SHALL MATCH FINISH AT FACE OF DOOR PANELS.
11. STONE COUNTERTOPS ARE BEING SPECIFIED IN LIEU OF THE REPOSITIONABLE KITCHEN COUNTERTOP REQUIREMENT. KITCHEN AND RESTROOM COUNTERTOPS OR TOP-MOUNTED SINK RIM SHALL BE NO MORE THAN 2'-10" A.F.F., TYP. SEE **G0.3X** SHEETS SERIES SHEETS FOR MORE INFORMATION.
12. SEE SPECIFICATIONS AND APPLICABLE APPENDICES FOR MORE INFORMATION ON KITCHEN AND RESTROOM FIXTURES, FINISHES, AND APPLIANCES.
13. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES. OUTLETS AND THERMOSTATS SHALL BE LOCATED PER ELEVATIONS ON **G0.3X AND X/ A10.XX SHEETS**.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



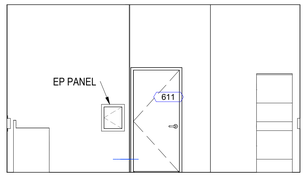
LAUNDRY ROOM ELEVATION D 5
1/4" = 1'-0"



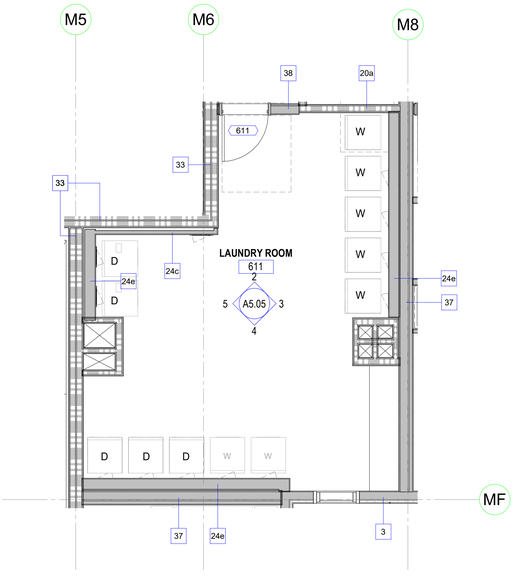
LAUNDRY ROOM ELEVATION C 4
1/4" = 1'-0"



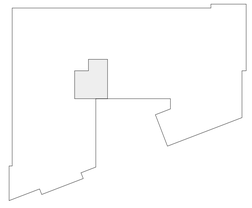
LAUNDRY ROOM ELEVATION B 3
1/4" = 1'-0"



LAUNDRY ROOM ELEVATION A 2
1/4" = 1'-0"



ENLARGED LAUNDRY ROOM 1
1/4" = 1'-0"



N TRUE NORTH

N PROJECT NORTH

0' 2' 4' 8' 16'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCHIE GRANT — No. C-36300 — REN. 08/31/25 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

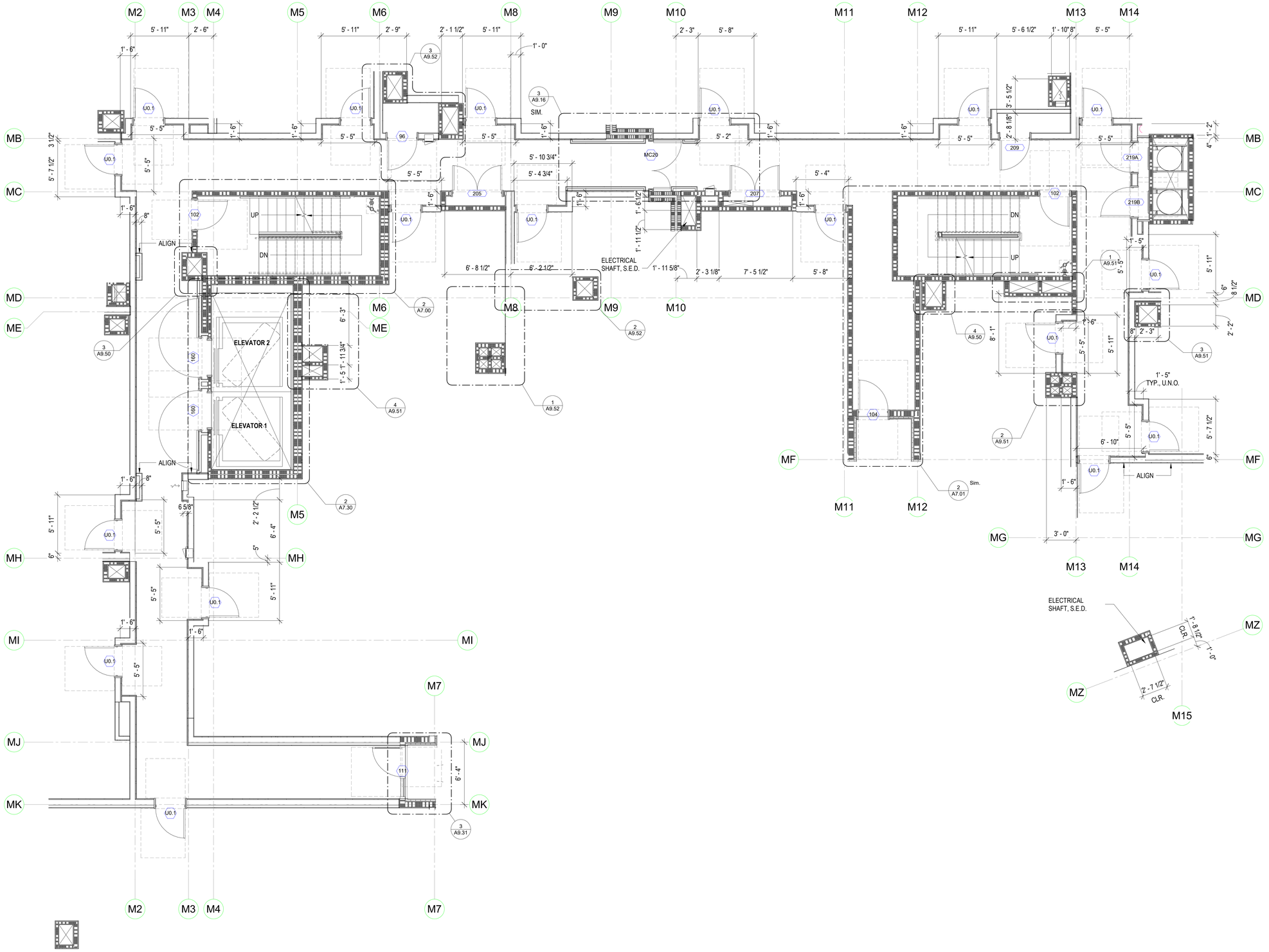
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated
TITLE:	ENLARGED PLANS & ELEVATIONS - LAUNDRY ROOM

SHEET:

A5.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:44:50 AM



LEVEL 2 - CORRIDOR PLAN (1)
1/4" = 1'-0"

SHEET NOTES

1. CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES .
2. PRIMARY DIMENSIONS, ADA ACCESSIBILTY REQUIREMENTS INDICATED WITH "CLEAR". ARE FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SUPERSEDES ANY OTHER DIMENSIONS.
3. SECONDARY DIMENSIONS ARE FROM:
   A. FACE OF COLUMN (F.O.COL.)
   B. FACE OF METAL STUD (F.O.S.)
4. ALL SHAFTS ARE 2 HOUR FIRE RATED. MECHANICAL SHAFTS DO NOT GO THROUGH LEVEL 2 (PODIUM) SLAB.
5. ALL INTERIOR WALLS HAVE WALL BASE, INTERIOR DESIGN FINISH SCHEDULE.

TRUE NORTH PROJECT NORTH

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

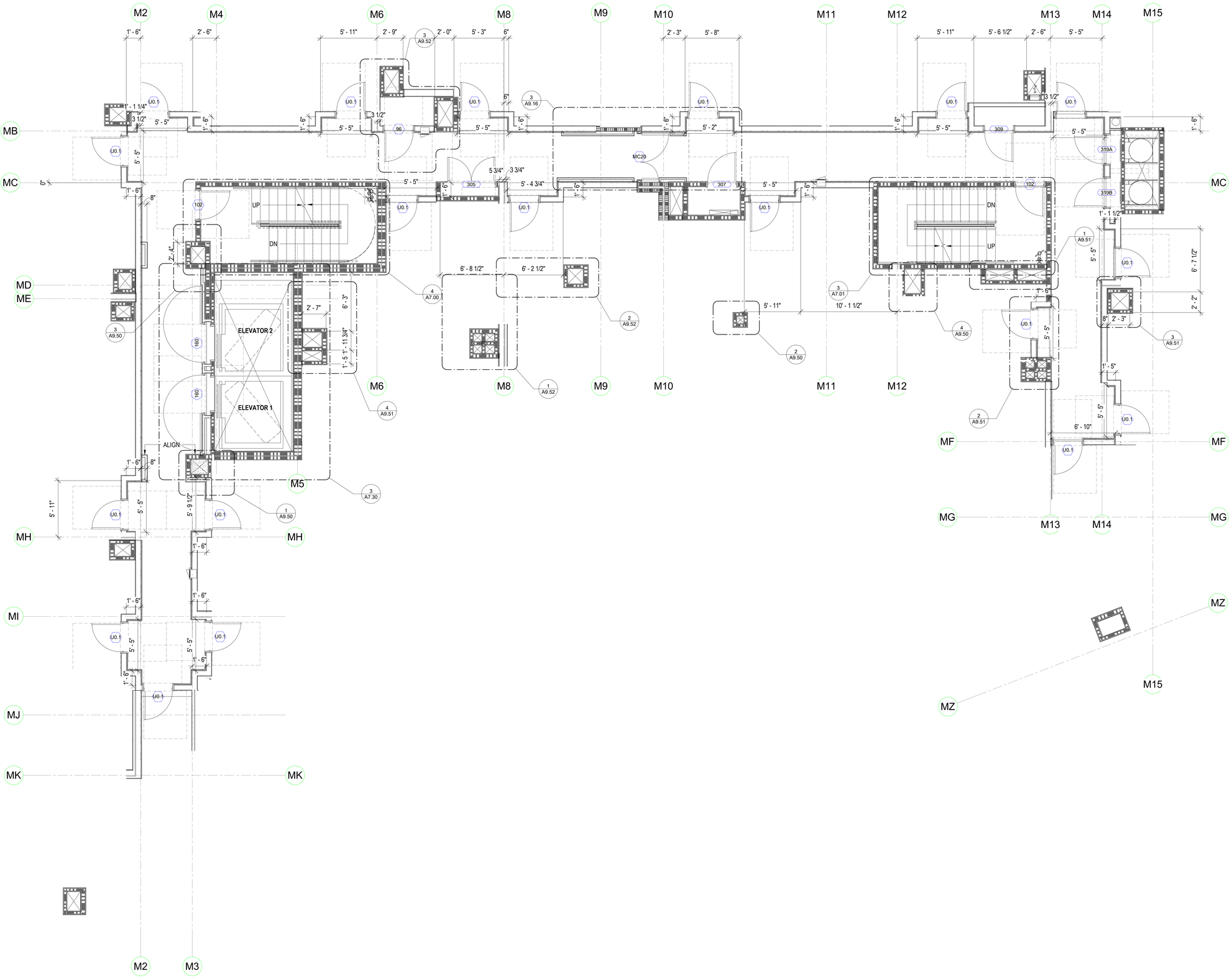
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

TITLE:
CORRIDOR - LEVEL 2

SHEET:
A5.20

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:45:16 AM



LEVEL 3 - CORRIDOR PLAN 1

1/4" = 1'-0"

SHEET NOTES

1. CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES .
2. PRIMARY DIMENSIONS, ADA ACCESSIBILTY REQUIREMENTS INDICATED WITH "CLEAR". ARE FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SUPERSEDES ANY OTHER DIMENSIONS.
3. SECONDARY DIMENSIONS ARE FROM:
   A. FACE OF COLUMN (F.O.COL.)
   B. FACE OF METAL STUD (F.O.S.)
4. ALL SHAFTS ARE 2 HOUR FIRE RATED. MECHANICAL SHAFTS DO NOT GO THROUGH LEVEL 2 (PODIUM) SLAB.
5. ALL INTERIOR WALLS HAVE WALL BASE, INTERIOR DESIGN FINISH SCHEDULE.

TRUE NORTH | PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:45:19 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CHAVEZ
No. C-36500
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

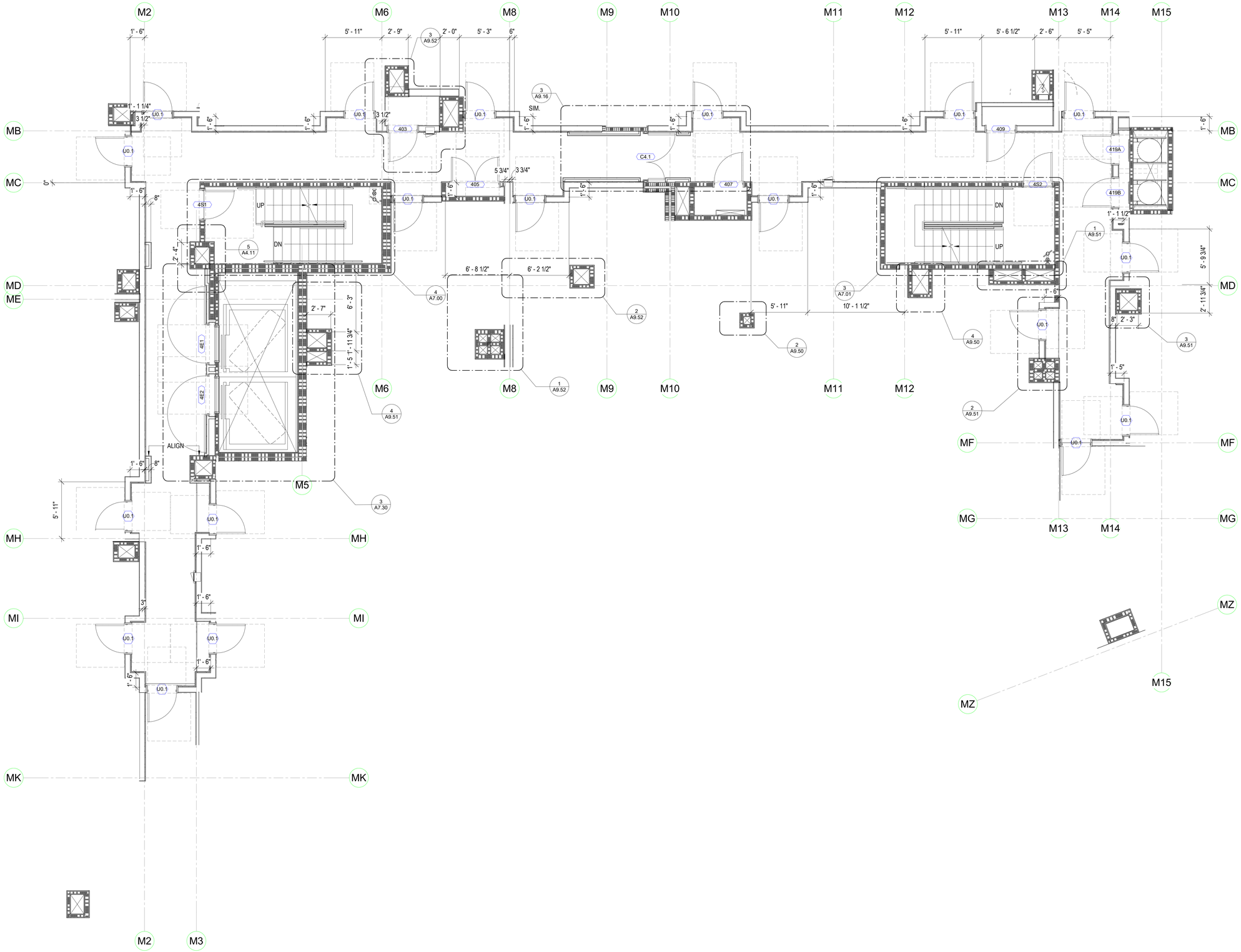
TITLE:

CORRIDOR - LEVEL 3

SHEET:

A5.21

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



LEVEL 4 - CORRIDOR PLAN 1

1/4" = 1'-0"

SHEET NOTES

1. CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES .
2. PRIMARY DIMENSIONS, ADA ACCESSIBILTY REQUIREMENTS INDICATED WITH "CLEAR", ARE FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SUPERSEDES ANY OTHER DIMENSIONS.
3. SECONDARY DIMENSIONS ARE FROM:
   A. FACE OF COLUMN (F.O.COL.)
   B. FACE OF METAL STUD (F.O.S.)
4. ALL SHAFTS ARE 2 HOUR FIRE RATED. MECHANICAL SHAFTS DO NOT GO THROUGH LEVEL 2 (PODIUM) SLAB.
5. ALL INTERIOR WALLS HAVE WALL BASE, INTERIOR DESIGN FINISH SCHEDULE.

TRUE NORTH | PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:45:22 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CURIEL
No. C-36000
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

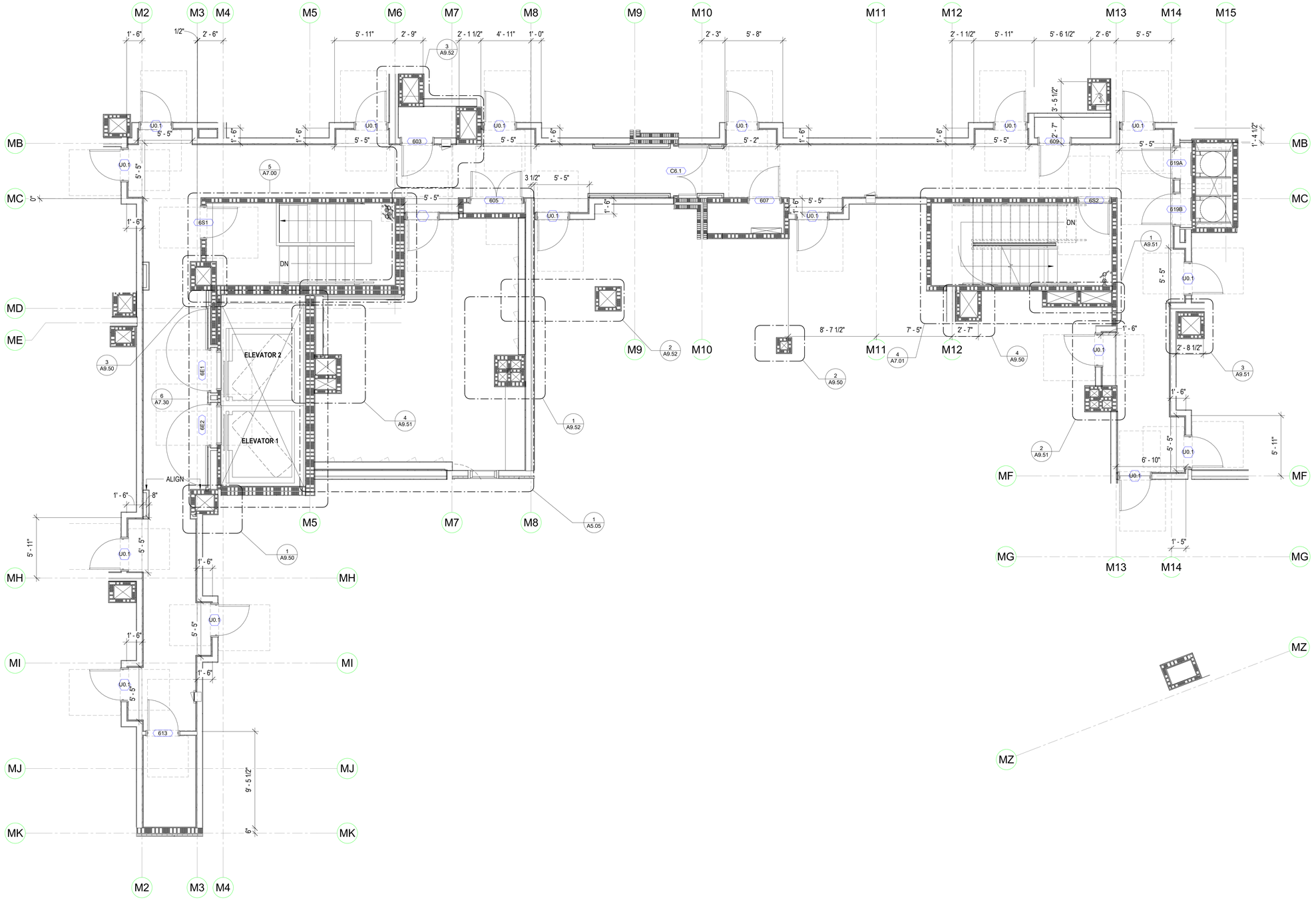
TITLE:

CORRIDOR - LEVEL 4 & 5

SHEET:

A5.22

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



LEVEL 6 - CORRIDOR PLAN 1

1/4" = 1'-0"

SHEET NOTES

1. CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES .
2. PRIMARY DIMENSIONS, ADA ACCESSIBILTY REQUIREMENTS INDICATED WITH "CLEAR". ARE FROM FACE OF WALL FINISH TO FACE OF WALL FINISH. SUPERSEDES ANY OTHER DIMENSIONS.
3. SECONDARY DIMENSIONS ARE FROM:
   A. FACE OF COLUMN (F.O.COL.)
   B. FACE OF METAL STUD (F.O.S.)
4. ALL SHAFTS ARE 2 HOUR FIRE RATED. MECHANICAL SHAFTS DO NOT GO THROUGH LEVEL 2 (PODIUM) SLAB.
5. ALL INTERIOR WALLS HAVE WALL BASE, INTERIOR DESIGN FINISH SCHEDULE.

N TRUE NORTH

N PROJECT NORTH

0' 4' 8' 16'

8/25/2023 10:45:26 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCHY TAM No. C-36300 REN. 08/31/24 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

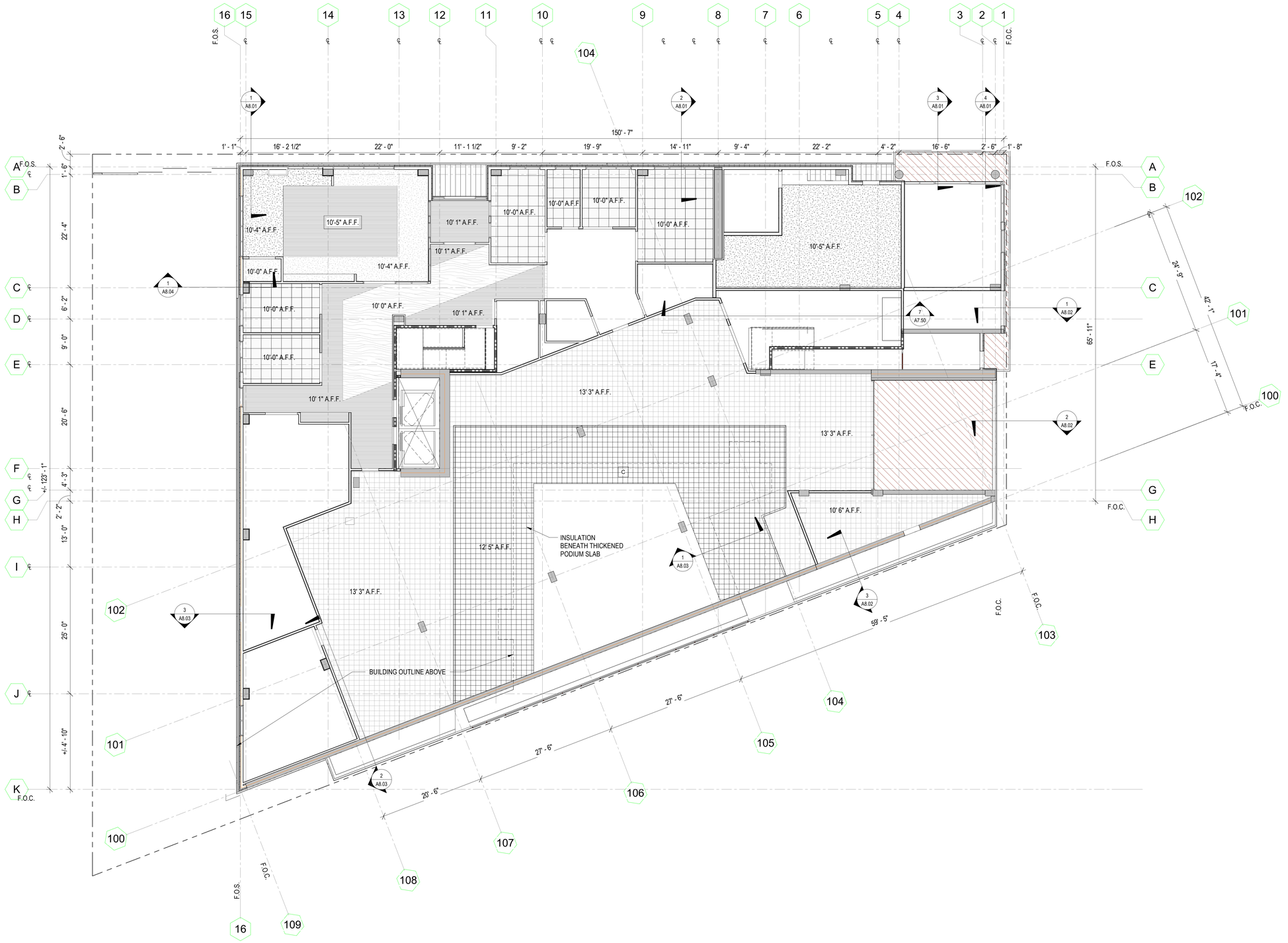
TITLE:

CORRIDOR & LAUNDRY ROOM - LEVEL 6

SHEET:

A5.23

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



TRUE NORTH PROJECT NORTH

600_REFLECTED CEILING PLAN - LEVEL 1 (1)
1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE PLANS ARE FOR COORDINATION OF LIGHT FIXTURES, SPRINKLERS, HVAC REGISTERS, SOFFITS, AND OTHER ARCHITECTURAL CEILING DESIGN FEATURES. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER, AND INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION.
3. FOR ALL UNIT RCP PLANS, SEE **A4.XX** SERIES SHEETS.
4. FOR UNIT LIGHTING, SEE UNIT RCP SHEETS AND ELECTRICAL DRAWINGS.
5. FIRE-RATED CEILINGS ARE ALWAYS CONTINUOUS ABOVE DROPPED CEILINGS, WITH FASTENING AND JOINT TAPE AS REQUIRED FOR SPECIFIED RATED ASSEMBLY, INCLUDING ABOVE TUB BULKHEADS AND OTHER SIMILAR SPACES.
6. LIGHT/ FAN FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/ OR ROOM, U.O.N. SPRINKLER HEADS SHALL BE CENTERED ON LIGHT/ FAN FIXTURES AS MUCH AS POSSIBLE WHILE MAINTAINING COVERAGE.
7. ALL WALL-MOUNTED FIXTURES TO BE MAXIMUM 4" PROJECTION FROM THE FINISH FACE OF THE WALL OR 6'-8" MINIMUM CLEAR TO THE UNDERSIDE OF THE FIXTURE. **WALL-MOUNTED FIXTURES MAY NOT BE SHOWN ON REFLECTED CEILING PLANS.**
8. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURES, ETC., U.O.N.
9. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/ OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
10. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS, NO LESS THAN 4" FROM ANY WALL IF CEILING MOUNTED, AND 6" FROM CEILING IF WALL MOUNTED.
11. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
12. WHERE SUSPENDED CEILINGS ARE INSTALLED:
    a. CHANGES IN CEILING ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING;
    b. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF CEILING;
    c. PROVIDE ESCUTCHEON, SLEEVE, OR ADAPTOR AT FIRE SPRINKLER HEADS AND OTHER PENETRATIONS;
    d. CLOSURE ANGLES SHALL BE A MINIMUM OF 2" WIDE; OPEN SIDE TO BE 0.75" CLEAR OF WALL.
13. PROVIDE SOFFIT VENTILATION FOR ALL EXTERIOR ENCLOSED AREAS AS REQUIRED FOR ADEQUATE AIR FLOW IN CAVITIES. SEE SOFFIT DETAILS FOR MORE INFORMATION.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

RCP KEY

- OPENING, SEE RCP
- MECHANICAL INTAKE LOUVER, S.M.D.
- OPENING, SEE RCP
- MECHANICAL EXHAUST LOUVER, S.M.D.
- VARIES A.F.F. GYP BD SOFFIT / UNDERSIDE OF FLOOR ASSEMBLY. SEE A.F.F. NOTED ON PLANS.
- STUCCO SOFFIT, HT. VARIES
- ACOUSTIC CEILING, HT. VARIES
- METAL SOFFIT, HT. VARIES
- 4" THICK SPRAY-FOAM INSULATION
- PLYWOOD SOFFIT, HT. VARIES
- WOOD SLAT, HT. VARIES

UNITS

NOTE: SEE UNIT PLAN RCP'S AND INTERIOR DESIGN DRAWINGS FOR MORE DETAILED RCP

- GYP BD SOFFIT

TRUE NORTH PROJECT NORTH

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30601
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
PODIUM REFLECTED CEILING PLAN LEVEL 1

SHEET:
A6.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:49:46 AM



TRUE NORTH PROJECT NORTH

600_REFLECTED CEILING PLAN - LEVEL 2 (1)
1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE PLANS ARE FOR COORDINATION OF LIGHT FIXTURES, SPRINKLERS, HVAC REGISTERS, SOFFITS, AND OTHER ARCHITECTURAL CEILING DESIGN FEATURES. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER, AND INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION.
3. FOR ALL UNIT RCP PLANS, SEE **A4.XX** SERIES SHEETS.
4. FOR UNIT LIGHTING, SEE UNIT RCP SHEETS AND ELECTRICAL DRAWINGS.
5. FIRE-RATED CEILINGS ARE ALWAYS CONTINUOUS ABOVE DROPPED CEILINGS, WITH FASTENING AND JOINT TAPE AS REQUIRED FOR SPECIFIED RATED ASSEMBLY, INCLUDING ABOVE TUB BULKHEADS AND OTHER SIMILAR SPACES.
6. LIGHT/ FAN FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/ OR ROOM, U.O.N. SPRINKLER HEADS SHALL BE CENTERED ON LIGHT/ FAN FIXTURES AS MUCH AS POSSIBLE WHILE MAINTAINING COVERAGE.
7. ALL WALL-MOUNTED FIXTURES TO BE MAXIMUM 4" PROJECTION FROM THE FINISH FACE OF THE WALL OR 6'-8" MINIMUM CLEAR TO THE UNDERSIDE OF THE FIXTURE. **WALL-MOUNTED FIXTURES MAY NOT BE SHOWN ON REFLECTED CEILING PLANS.**
8. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURES, ETC., U.O.N.
9. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/ OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
10. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS, NO LESS THAN 4" FROM ANY WALL IF CEILING MOUNTED, AND 6" FROM CEILING IF WALL MOUNTED.
11. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
12. WHERE SUSPENDED CEILINGS ARE INSTALLED:
    a. CHANGES IN CEILING ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING;
    b. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF CEILING;
    c. PROVIDE ESCUTCHEON, SLEEVE, OR ADAPTOR AT FIRE SPRINKLER HEADS AND OTHER PENETRATIONS;
    d. CLOSURE ANGLES SHALL BE A MINIMUM OF 2" WIDE; OPEN SIDE TO BE 0.75" CLEAR OF WALL.
13. PROVIDE SOFFIT VENTILATION FOR ALL EXTERIOR ENCLOSED AREAS AS REQUIRED FOR ADEQUATE AIR FLOW IN CAVITIES. SEE SOFFIT DETAILS FOR MORE INFORMATION.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

RCP KEY

- OPENING, SEE RCP
- MECHANICAL INTAKE LOUVER, S.M.D.
- OPENING, SEE RCP
- MECHANICAL EXHAUST LOUVER, S.M.D.
- VARIES A.F.F. GYP BD SOFFIT / UNDERSIDE OF FLOOR ASSEMBLY. SEE A.F.F. NOTED ON PLANS.
- STUCCO SOFFIT, HT. VARIES
- ACOUSTIC CEILING, HT. VARIES
- METAL SOFFIT, HT. VARIES
- 4" THICK SPRAY-FOAM INSULATION
- PLYWOOD SOFFIT, HT. VARIES
- WOOD SLAT, HT. VARIES

UNITS

NOTE: SEE UNIT PLAN RCP'S AND INTERIOR DESIGN DRAWINGS FOR MORE DETAILED RCP

GYP BD SOFFIT

TRUE NORTH PROJECT NORTH

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT MARCIAL OANDO No. C-30501 REN. 08/31/23 STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
RCP - LEVEL 2

SHEET:
A6.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:49:49 AM



TRUE NORTH PROJECT NORTH

600_REFLECTED CEILING PLAN - LEVEL 3 (1)
1/8" = 1'-0"

RCP KEY

- OPENING, SEE RCP — MECHANICAL INTAKE LOUVER, S.M.D.
- OPENING, SEE RCP — MECHANICAL EXHAUST LOUVER, S.M.D.
- VARIES A.F.F. GYP BD SOFFIT / UNDERSIDE OF FLOOR ASSEMBLY. SEE A.F.F. NOTED ON PLANS.
- STUCCO SOFFIT, HT. VARIES
- ACOUSTIC CEILING, HT. VARIES
- METAL SOFFIT, HT. VARIES
- 4" THICK SPRAY-FOAM INSULATION
- PLYWOOD SOFFIT, HT. VARIES
- WOOD SLAT, HT. VARIES

UNITS

NOTE: SEE UNIT PLAN RCP'S AND INTERIOR DESIGN DRAWINGS FOR MORE DETAILED RCP

GYP BD SOFFIT

TRUE NORTH PROJECT NORTH

0' 4' 8' 16' 32'

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

REFLECTED CEILING PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE PLANS ARE FOR COORDINATION OF LIGHT FIXTURES, SPRINKLERS, HVAC REGISTERS, SOFFITS, AND OTHER ARCHITECTURAL CEILING DESIGN FEATURES. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER, AND INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION.
3. FOR ALL UNIT RCP PLANS, SEE **A4.XX** SERIES SHEETS.
4. FOR UNIT LIGHTING, SEE UNIT RCP SHEETS AND ELECTRICAL DRAWINGS.
5. FIRE-RATED CEILINGS ARE ALWAYS CONTINUOUS ABOVE DROPPED CEILINGS, WITH FASTENING AND JOINT TAPE AS REQUIRED FOR SPECIFIED RATED ASSEMBLY, INCLUDING ABOVE TUB BULKHEADS AND OTHER SIMILAR SPACES.
6. LIGHT/ FAN FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/ OR ROOM, U.O.N. SPRINKLER HEADS SHALL BE CENTERED ON LIGHT/ FAN FIXTURES AS MUCH AS POSSIBLE WHILE MAINTAINING COVERAGE.
7. ALL WALL-MOUNTED FIXTURES TO BE MAXIMUM 4" PROJECTION FROM THE FINISH FACE OF THE WALL OR 6'-8" MINIMUM CLEAR TO THE UNDERSIDE OF THE FIXTURE. **WALL-MOUNTED FIXTURES MAY NOT BE SHOWN ON REFLECTED CEILING PLANS.**
8. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURES, ETC., U.O.N.
9. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/ OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
10. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS, NO LESS THAN 4" FROM ANY WALL IF CEILING MOUNTED, AND 6" FROM CEILING IF WALL MOUNTED.
11. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
12. WHERE SUSPENDED CEILINGS ARE INSTALLED:
    a. CHANGES IN CEILING ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING;
    b. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF CEILING;
    c. PROVIDE ESCUTCHEON, SLEEVE, OR ADAPTOR AT FIRE SPRINKLER HEADS AND OTHER PENETRATIONS;
    d. CLOSURE ANGLES SHALL BE A MINIMUM OF 2" WIDE; OPEN SIDE TO BE 0.75" CLEAR OF WALL.
13. PROVIDE SOFFIT VENTILATION FOR ALL EXTERIOR ENCLOSED AREAS AS REQUIRED FOR ADEQUATE AIR FLOW IN CAVITIES. SEE SOFFIT DETAILS FOR MORE INFORMATION.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCIAL CHAVEZ — No. C36500 — REN. 08/31/23 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
RCP - LEVEL 3

SHEET:
A6.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:49:52 AM



TRUE NORTH PROJECT NORTH

600_REFLECTED CEILING PLAN - LEVEL 4 (1)
1/8" = 1'-0"

RCP KEY

- OPENING, SEE RCP — MECHANICAL INTAKE LOUVER, S.M.D.
- OPENING, SEE RCP — MECHANICAL EXHAUST LOUVER, S.M.D.
- VARIES A.F.F. GYP BD SOFFIT / UNDERSIDE OF FLOOR ASSEMBLY. SEE A.F.F. NOTED ON PLANS.
- STUCCO SOFFIT, HT. VARIES
- ACOUSTIC CEILING, HT. VARIES
- METAL SOFFIT, HT. VARIES
- 4" THICK SPRAY-FOAM INSULATION
- PLYWOOD SOFFIT, HT. VARIES
- WOOD SLAT, HT. VARIES

UNITS

NOTE: SEE UNIT PLAN RCP'S AND INTERIOR DESIGN DRAWINGS FOR MORE DETAILED RCP

TRUE NORTH PROJECT NORTH GYP BD SOFFIT

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE PLANS ARE FOR COORDINATION OF LIGHT FIXTURES, SPRINKLERS, HVAC REGISTERS, SOFFITS, AND OTHER ARCHITECTURAL CEILING DESIGN FEATURES. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER, AND INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION.
3. FOR ALL UNIT RCP PLANS, SEE **A4.XX** SERIES SHEETS.
4. FOR UNIT LIGHTING, SEE UNIT RCP SHEETS AND ELECTRICAL DRAWINGS.
5. FIRE-RATED CEILINGS ARE ALWAYS CONTINUOUS ABOVE DROPPED CEILINGS, WITH FASTENING AND JOINT TAPE AS REQUIRED FOR SPECIFIED RATED ASSEMBLY, INCLUDING ABOVE TUB BULKHEADS AND OTHER SIMILAR SPACES.
6. LIGHT/ FAN FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/ OR ROOM, U.O.N. SPRINKLER HEADS SHALL BE CENTERED ON LIGHT/ FAN FIXTURES AS MUCH AS POSSIBLE WHILE MAINTAINING COVERAGE.
7. ALL WALL-MOUNTED FIXTURES TO BE MAXIMUM 4" PROJECTION FROM THE FINISH FACE OF THE WALL OR 6'-8" MINIMUM CLEAR TO THE UNDERSIDE OF THE FIXTURE. **WALL-MOUNTED FIXTURES MAY NOT BE SHOWN ON REFLECTED CEILING PLANS.**
8. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURES, ETC., U.O.N.
9. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/ OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
10. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS, NO LESS THAN 4" FROM ANY WALL IF CEILING MOUNTED, AND 6" FROM CEILING IF WALL MOUNTED.
11. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
12. WHERE SUSPENDED CEILINGS ARE INSTALLED:
    a. CHANGES IN CEILING ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING;
    b. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF CEILING;
    c. PROVIDE ESCUTCHEON, SLEEVE, OR ADAPTOR AT FIRE SPRINKLER HEADS AND OTHER PENETRATIONS;
    d. CLOSURE ANGLES SHALL BE A MINIMUM OF 2" WIDE; OPEN SIDE TO BE 0.75" CLEAR OF WALL.
13. PROVIDE SOFFIT VENTILATION FOR ALL EXTERIOR ENCLOSED AREAS AS REQUIRED FOR ADEQUATE AIR FLOW IN CAVITIES. SEE SOFFIT DETAILS FOR MORE INFORMATION.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
LICENSED ARCHITECT — MARCIAL CHAVEZ — No. C36500 — REN. 08/31/23 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
RCP - LEVEL 4

SHEET:
A6.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:49:55 AM



N TRUE NORTH

N PROJECT NORTH

600_REFLECTED CEILING PLAN - LEVEL 5 (1)
1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE PLANS ARE FOR COORDINATION OF LIGHT FIXTURES, SPRINKLERS, HVAC REGISTERS, SOFFITS, AND OTHER ARCHITECTURAL CEILING DESIGN FEATURES. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER, AND INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION.
3. FOR ALL UNIT RCP PLANS, SEE **A4.XX** SERIES SHEETS.
4. FOR UNIT LIGHTING, SEE UNIT RCP SHEETS AND ELECTRICAL DRAWINGS.
5. FIRE-RATED CEILINGS ARE ALWAYS CONTINUOUS ABOVE DROPPED CEILINGS, WITH FASTENING AND JOINT TAPE AS REQUIRED FOR SPECIFIED RATED ASSEMBLY, INCLUDING ABOVE TUB BULKHEADS AND OTHER SIMILAR SPACES.
6. LIGHT/ FAN FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/ OR ROOM, U.O.N. SPRINKLER HEADS SHALL BE CENTERED ON LIGHT/ FAN FIXTURES AS MUCH AS POSSIBLE WHILE MAINTAINING COVERAGE.
7. ALL WALL-MOUNTED FIXTURES TO BE MAXIMUM 4" PROJECTION FROM THE FINISH FACE OF THE WALL OR 6'-8" MINIMUM CLEAR TO THE UNDERSIDE OF THE FIXTURE. **WALL-MOUNTED FIXTURES MAY NOT BE SHOWN ON REFLECTED CEILING PLANS.**
8. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURES, ETC., U.O.N.
9. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/ OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
10. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS, NO LESS THAN 4" FROM ANY WALL IF CEILING MOUNTED, AND 6" FROM CEILING IF WALL MOUNTED.
11. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
12. WHERE SUSPENDED CEILINGS ARE INSTALLED:
    a. CHANGES IN CEILING ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING;
    b. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF CEILING;
    c. PROVIDE ESCUTCHEON, SLEEVE, OR ADAPTOR AT FIRE SPRINKLER HEADS AND OTHER PENETRATIONS;
    d. CLOSURE ANGLES SHALL BE A MINIMUM OF 2" WIDE; OPEN SIDE TO BE 0.75" CLEAR OF WALL.
13. PROVIDE SOFFIT VENTILATION FOR ALL EXTERIOR ENCLOSED AREAS AS REQUIRED FOR ADEQUATE AIR FLOW IN CAVITIES. SEE SOFFIT DETAILS FOR MORE INFORMATION.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

RCP KEY

- OPENING, SEE RCP — MECHANICAL INTAKE LOUVER, S.M.D.
- OPENING, SEE RCP — MECHANICAL EXHAUST LOUVER, S.M.D.
- VARIES A.F.F. GYP BD SOFFIT / UNDERSIDE OF FLOOR ASSEMBLY. SEE A.F.F. NOTED ON PLANS.
- STUCCO SOFFIT, HT. VARIES
- ACOUSTIC CEILING, HT. VARIES
- METAL SOFFIT, HT. VARIES
- 4" THICK SPRAY-FOAM INSULATION
- PLYWOOD SOFFIT, HT. VARIES
- WOOD SLAT, HT. VARIES

UNITS

NOTE: SEE UNIT PLAN RCP'S AND INTERIOR DESIGN DRAWINGS FOR MORE DETAILED RCP

N TRUE NORTH

N PROJECT NORTH

GYP BD SOFFIT

0' 4' 8' 16' 32'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCIAL CHAVEZ — No. C36500 — REN. 08/31/23 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
RCP - LEVEL 5

SHEET:
A6.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:49:59 AM



TRUE NORTH PROJECT NORTH

REFLECTED CEILING PLAN - LEVEL 6 (1)
1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. THESE PLANS ARE FOR COORDINATION OF LIGHT FIXTURES, SPRINKLERS, HVAC REGISTERS, SOFFITS, AND OTHER ARCHITECTURAL CEILING DESIGN FEATURES. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER, AND INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION.
3. FOR ALL UNIT RCP PLANS, SEE **A4.XX** SERIES SHEETS.
4. FOR UNIT LIGHTING, SEE UNIT RCP SHEETS AND ELECTRICAL DRAWINGS.
5. FIRE-RATED CEILINGS ARE ALWAYS CONTINUOUS ABOVE DROPPED CEILINGS, WITH FASTENING AND JOINT TAPE AS REQUIRED FOR SPECIFIED RATED ASSEMBLY, INCLUDING ABOVE TUB BULKHEADS AND OTHER SIMILAR SPACES.
6. LIGHT/ FAN FIXTURES SHALL BE CENTERED IN THE CEILING SPACE AND/ OR ROOM, U.O.N. SPRINKLER HEADS SHALL BE CENTERED ON LIGHT/ FAN FIXTURES AS MUCH AS POSSIBLE WHILE MAINTAINING COVERAGE.
7. ALL WALL-MOUNTED FIXTURES TO BE MAXIMUM 4" PROJECTION FROM THE FINISH FACE OF THE WALL OR 6'-8" MINIMUM CLEAR TO THE UNDERSIDE OF THE FIXTURE. **WALL-MOUNTED FIXTURES MAY NOT BE SHOWN ON REFLECTED CEILING PLANS.**
8. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURES, ETC., U.O.N.
9. CENTER SPRINKLER HEAD LOCATIONS BETWEEN LIGHTING FIXTURES AND/ OR SMOKE DETECTORS, TYPICAL. LOCATION AND SPACING TO BE DETERMINED WITH APPROVED SHOP DRAWINGS.
10. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM SUPPLY AIR DIFFUSERS, NO LESS THAN 4" FROM ANY WALL IF CEILING MOUNTED, AND 6" FROM CEILING IF WALL MOUNTED.
11. CEILING ACCESS PANELS ARE REQUIRED AT ALL DAMPERS, VALVES, AND TELECOM ACCESS POINTS. COORDINATE LOCATIONS PRIOR TO INSTALLATION OF ANY OF THESE SYSTEMS.
12. WHERE SUSPENDED CEILINGS ARE INSTALLED:
    a. CHANGES IN CEILING ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING;
    b. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF CEILING;
    c. PROVIDE ESCUTCHEON, SLEEVE, OR ADAPTOR AT FIRE SPRINKLER HEADS AND OTHER PENETRATIONS;
    d. CLOSURE ANGLES SHALL BE A MINIMUM OF 2" WIDE; OPEN SIDE TO BE 0.75" CLEAR OF WALL.
13. PROVIDE SOFFIT VENTILATION FOR ALL EXTERIOR ENCLOSED AREAS AS REQUIRED FOR ADEQUATE AIR FLOW IN CAVITIES. SEE SOFFIT DETAILS FOR MORE INFORMATION.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

RCP KEY

- OPENING, SEE RCP — MECHANICAL INTAKE LOUVER, S.M.D.
- OPENING, SEE RCP — MECHANICAL EXHAUST LOUVER, S.M.D.
- VARIES A.F.F. GYP BD SOFFIT / UNDERSIDE OF FLOOR ASSEMBLY. SEE A.F.F. NOTED ON PLANS.
- STUCCO SOFFIT, HT. VARIES
- ACOUSTIC CEILING, HT. VARIES
- METAL SOFFIT, HT. VARIES
- 4" THICK SPRAY-FOAM INSULATION
- PLYWOOD SOFFIT, HT. VARIES
- WOOD SLAT, HT. VARIES

UNITS

NOTE: SEE UNIT PLAN RCP'S AND INTERIOR DESIGN DRAWINGS FOR MORE DETAILED RCP

- GYP BD SOFFIT

TRUE NORTH PROJECT NORTH

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCIAL CURRY — No. C36200 — REN 08/31/24 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

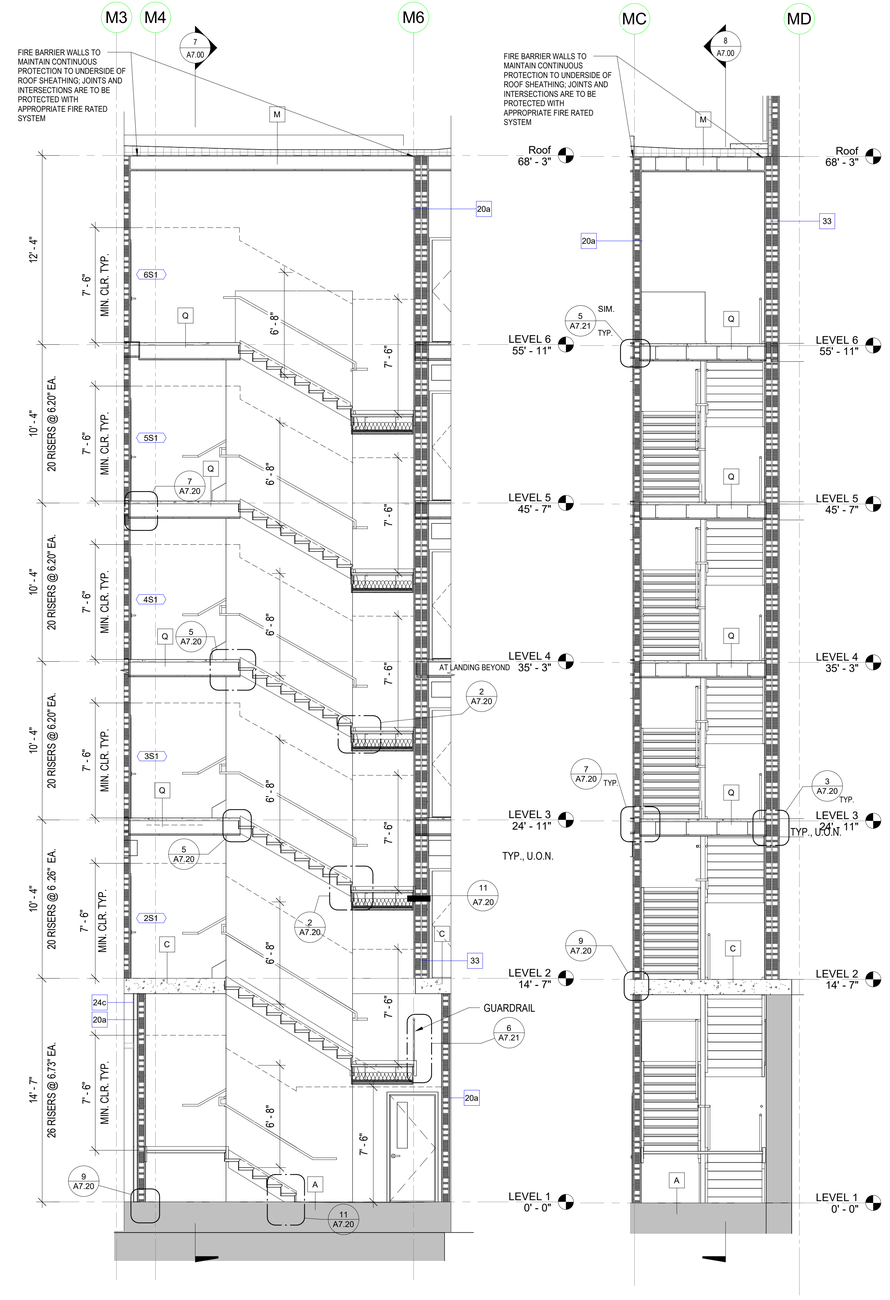
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
RCP - LEVEL 6

SHEET:
A6.06

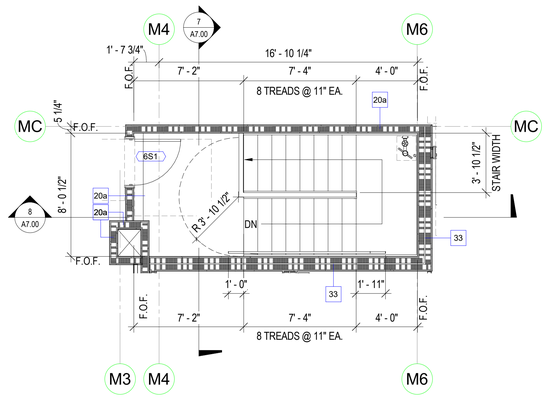
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:50:01 AM

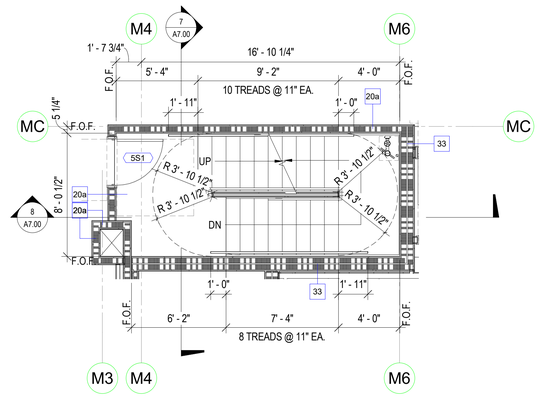


LONGITUDINAL SECTION AT STAIR 1 (8)
1/4" = 1'-0"

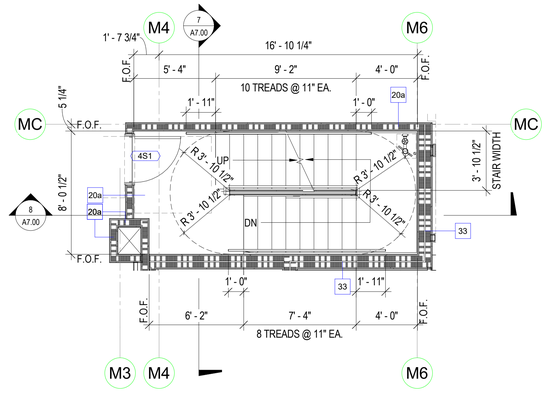
TRANSVERSE SECTION AT STAIR 1 (7)
1/4" = 1'-0"



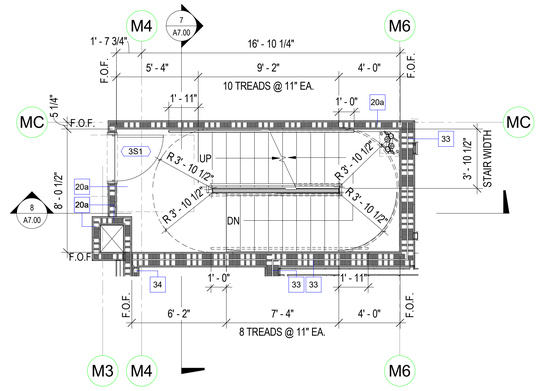
STAIR ST1 - LEVEL 6 (5)
1/4" = 1'-0"



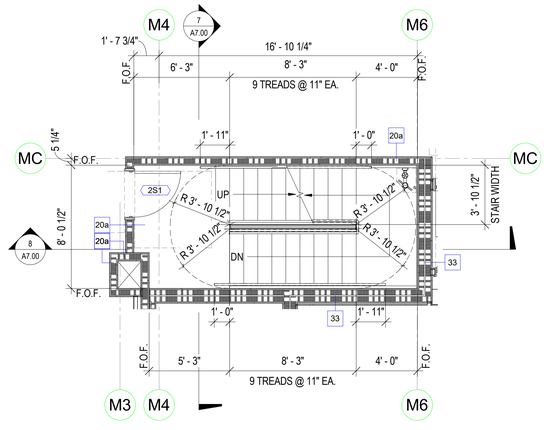
STAIR ST1 - LEVEL 5 (3)
1/4" = 1'-0"



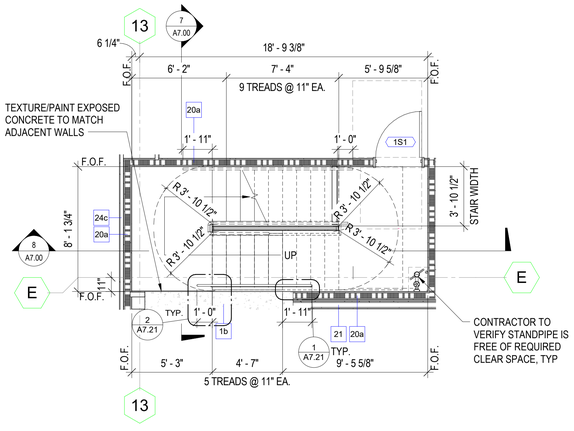
STAIR ST1 - LEVEL 4 (6)
1/4" = 1'-0"



STAIR ST1 - LEVEL 3 (4)
1/4" = 1'-0"



STAIR ST1 - LEVEL 2 (2)
1/4" = 1'-0"



STAIR ST1 - LEVEL 1 (1)
1/4" = 1'-0"

COMMON USE STAIRS GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS.

2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.

3. ALL STAIRWAYS SHALL COMPLY WITH CBC CHAPTER 10, AND LOCAL ORDINANCES. STAIR SHAFTS SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRCUTION ALLOWED. SEE STRUCTURAL DRAWINGS FOR FRAMING OF WALLS, ROOF, LANDINGS, FLOORS, AND STAIRS. SEE A9 SERIES SHEETS FOR WALL ASSEMBLIES.

4. VERIFY/ COORDINATE CONCRETE SLAB OPENINGS WITH STEEL STAIR SHOP DRAWINGS PRIOR TO SLAB POUR.

5. STAIRWAY WIDTH SHALL BE NOT LESS THAN 44". STAIRWAYS CONSIDERED TO BE AN ACCESSIBLE MEANS OF EGRESS SHALL BE NOT LESS THAN 48" IN CLEAR WIDTH. HOWEVER, THE 48" WIDTH IS NOT REQUIRED AT STAIRWAYS SERVING BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

6. THERE SHALL BE A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE LANDING WIDTH SHALL BE NOT LESS THEN THE WIDTH OF THE STAIRWAY THEY SERVE. THE LANDING DEPTH, IN THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY THEY SERVE, OR 48" MINIMUM, WHICHEVER IS LESS.

7. TREAD DEPTH SHALL BE 11" MINIMUM, MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHERMOST PROJECTION OF THE ADJACENT TREAD'S NOSING. RISER HEIGHT SHALL BE 4" MINIMUM TO 7" MAXIMUM. THE GREATEST TREAD DEPTH OR RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" WITHIN ANY STAIR FLIGHT.

8. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A VISUALLY CONTRASTING STRIPE, 2" MINIMUM TO 4" MAXIMUM IN WIDTH, PLACED PARALLEL TO AND 1" MAXIMUM FROM THE EDGE OF NOSING OR UPPER APPROACH FOR THE FULL WIDTH OF THE TREAD AND UPPER APPROACH.

9. HANDRAILS SHALL BE LOCATED ON EACH SIDE OF THE STAIRWAY, AT A HEIGHT BETWEEN 34" MINIMUM TO 38" MAXIMUM ABOVE THE TREAD NOSINGS AND LANDINGS. EACH HANDRAIL SHALL NOT PROJECT MORE THAN 4.5" INTO THE REQUIRED STAIR WIDTH.

10. PROVIDE CONTINUOUS HANDRAIL 1-1/4" MINIMUM TO 1-1/2" MAXIMUM OUTSIDE DIAMETER, AND 1-1/2" MINIMUM CLEAR FROM THE WALL. EXTEND AND RETURN RAIL ENDS PER CBC **1014.6**.

11. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS AND RAMPS, WHICH ARE MORE THAN 30" VERTICALLY ABOVE FINISH FLOOR OR GRADE BELOW. GUARDS SHALL NOT BE LESS THAN 42" HIGH. OPENINGS IN GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, PER CBC **1015.4**.

12. MINIMUM CLEAR HEADROOM SHALL BE 6'-8" AT STAIRS AND INTERMEDIATE LANDINGS, AND 7'-6" AT FLOOR LEVEL LANDINGS. MINIMUM CLEAR WIDTH SHALL BE PER CBC REQUIREMENTS.

13. OPENINGS AND PENETRATIONS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED, EXCEPT FOR REQUIRED EXIT DOORS AND DUCTWORK, PER CBC SECTIONS **714** AND **716**.

14. NO STORAGE SHALL BE PERMITTED UNDER STAIRS.

15. STAIRWAY IDENTIFICATION SIGNAGE SHALL BE LOCATED AT EACH FLOOR LEVEL. SEE ADDITIONAL INFORMATION ON THE G7.04 SERIES SHEETS.

16. AT BUILDINGS WITH FOUR OR MORE STORIES, AT LEAST ONE STAIRWAY SHALL EXTEND TO THE ROOF.

17. SEE ADDITIONAL INFORMATION ON STAIRWAYS AND HANDRAILS ON THE G7 SERIES SHEETS.

18. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL GARCIA
No. C-36200
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

VERTICAL CIRCULATION - STAIR 1

SHEET:

A7.00

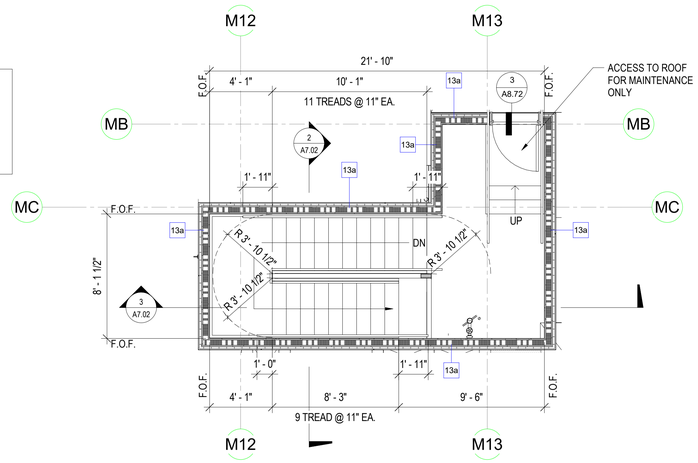
0' 2' 4' 8' 16'

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

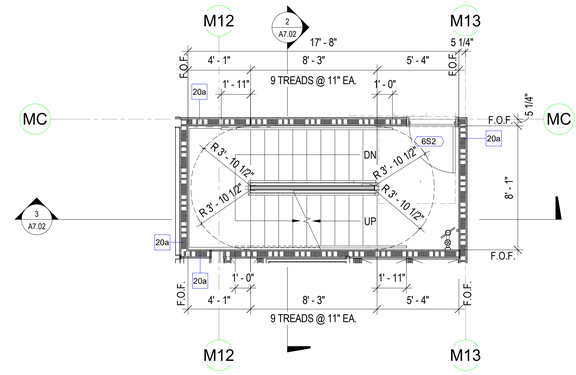
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:46:33 AM

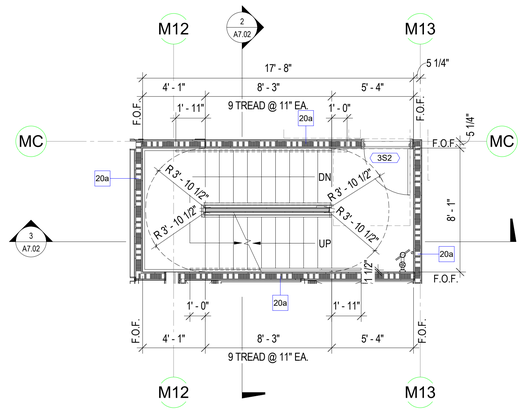
SEE STAIR 1 FOR ADDITIONAL INFORMATION



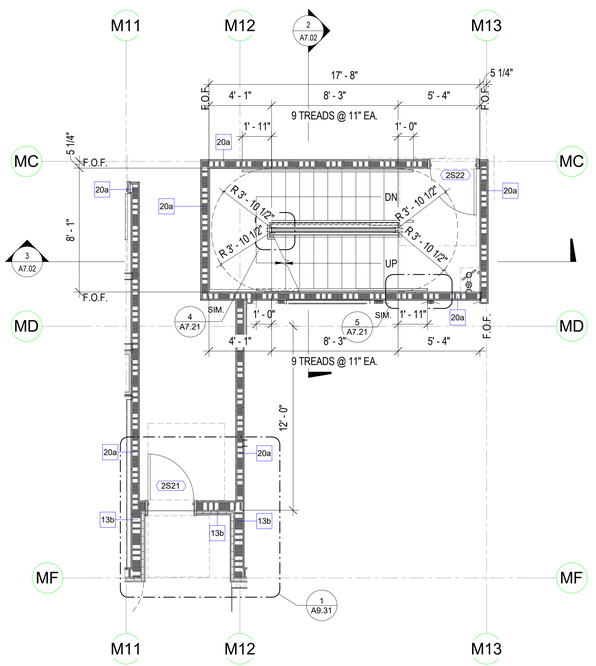
STAIR ST2 - ROOF 5
1/4" = 1'-0"



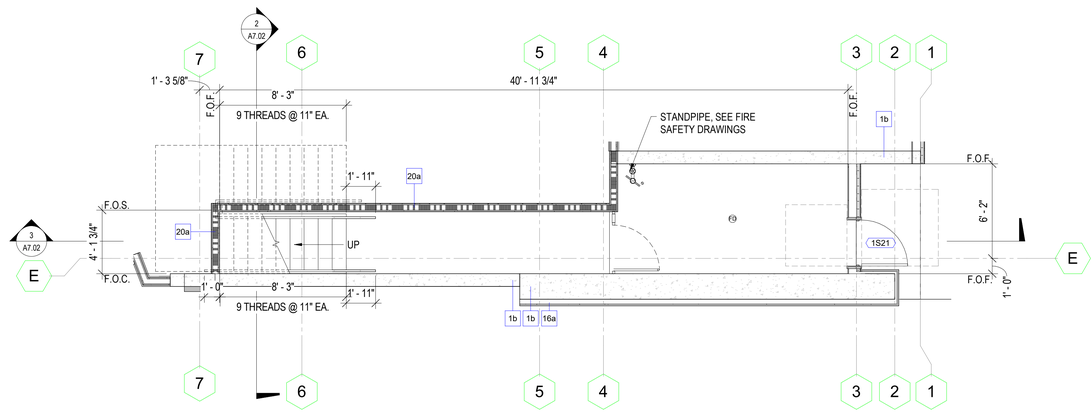
STAIR ST2 - LEVEL 6 4
1/4" = 1'-0"



STAIR ST2 - LEVEL 3,4 & 5 (LEVEL 3 SHOWN) 3
1/4" = 1'-0"



STAIR ST2 - LEVEL 2 2
1/4" = 1'-0"



STEEL STAIR - LEVEL1 1
1/4" = 1'-0"

0' 2' 4' 8' 16'

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

COMMON USE STAIRS GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS.

2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.

3. ALL STAIRWAYS SHALL COMPLY WITH CBC CHAPTER 10, AND LOCAL ORDINANCES. STAIR SHAFTS SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRCUTION ALLOWED. SEE STRUCTURAL DRAWINGS FOR FRAMING OF WALLS, ROOF, LANDINGS, FLOORS, AND STAIRS. SEE A9 SERIES SHEETS FOR WALL ASSEMBLIES.

4. VERIFY/ COORDINATE CONCRETE SLAB OPENINGS WITH STEEL STAIR SHOP DRAWINGS PRIOR TO SLAB POUR.

5. STAIRWAY WIDTH SHALL BE NOT LESS THAN 44". STAIRWAYS CONSIDERED TO BE AN ACCESSIBLE MEANS OF EGRESS SHALL BE NOT LESS THAN 48" IN CLEAR WIDTH. HOWEVER, THE 48" WIDTH IS NOT REQUIRED AT STAIRWAYS SERVING BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

6. THERE SHALL BE A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE LANDING WIDTH SHALL BE NOT LESS THEN THE WIDTH OF THE STAIRWAY THEY SERVE. THE LANDING DEPTH, IN THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY THEY SERVE, OR 48" MINIMUM, WHICHEVER IS LESS.

7. TREAD DEPTH SHALL BE 11" MINIMUM, MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHERMOST PROJECTION OF THE ADJACENT TREAD'S NOSING. RISER HEIGHT SHALL BE 4" MINIMUM TO 7" MAXIMUM. THE GREATEST TREAD DEPTH OR RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" WITHIN ANY STAIR FLIGHT.

8. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A VISUALLY CONTRASTING STRIPE, 2" MINIMUM TO 4" MAXIMUM IN WIDTH, PLACED PARALLEL TO AND 1" MAXIMUM FROM THE EDGE OF NOSING OR UPPER APPROACH FOR THE FULL WIDTH OF THE TREAD AND UPPER APPROACH.

9. HANDRAILS SHALL BE LOCATED ON EACH SIDE OF THE STAIRWAY, AT A HEIGHT BETWEEN 34" MINIMUM TO 38" MAXIMUM ABOVE THE TREAD NOSINGS AND LANDINGS. EACH HANDRAIL SHALL NOT PROJECT MORE THAN 4.5" INTO THE REQUIRED STAIR WIDTH.

10. PROVIDE CONTINUOUS HANDRAIL 1-1/4" MINIMUM TO 1-1/2" MAXIMUM OUTSIDE DIAMETER, AND 1-1/2" MINIMUM CLEAR FROM THE WALL. EXTEND AND RETURN RAIL ENDS PER CBC **1014.6**.

11. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS AND RAMPS, WHICH ARE MORE THAN 30" VERTICALLY ABOVE FINISH FLOOR OR GRADE BELOW. GUARDS SHALL NOT BE LESS THAN 42" HIGH. OPENINGS IN GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, PER CBC **1015.4**.

12. MINIMUM CLEAR HEADROOM SHALL BE 6'-8" AT STAIRS AND INTERMEDIATE LANDINGS, AND 7'-6" AT FLOOR LEVEL LANDINGS. MINIMUM CLEAR WIDTH SHALL BE PER CBC REQUIREMENTS.

13. OPENINGS AND PENETRATIONS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED, EXCEPT FOR REQUIRED EXIT DOORS AND DUCTWORK, PER CBC SECTIONS **714** AND **716**.

14. NO STORAGE SHALL BE PERMITTED UNDER STAIRS.

15. STAIRWAY IDENTIFICATION SIGNAGE SHALL BE LOCATED AT EACH FLOOR LEVEL. SEE ADDITIONAL INFORMATION ON THE G7.04 SERIES SHEETS.

16. AT BUILDINGS WITH FOUR OR MORE STORIES, AT LEAST ONE STAIRWAY SHALL EXTEND TO THE ROOF.

17. SEE ADDITIONAL INFORMATION ON STAIRWAYS AND HANDRAILS ON THE G7 SERIES SHEETS.

18. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS GHIRI
No. C-36567
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

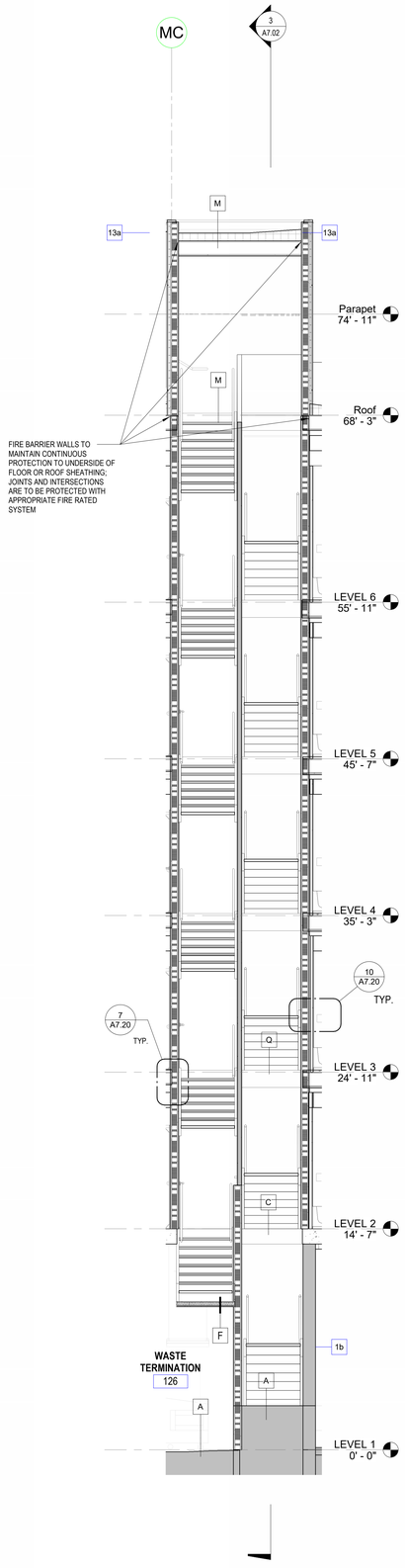
VERTICAL CIRCULATION - STAIR 2

SHEET:

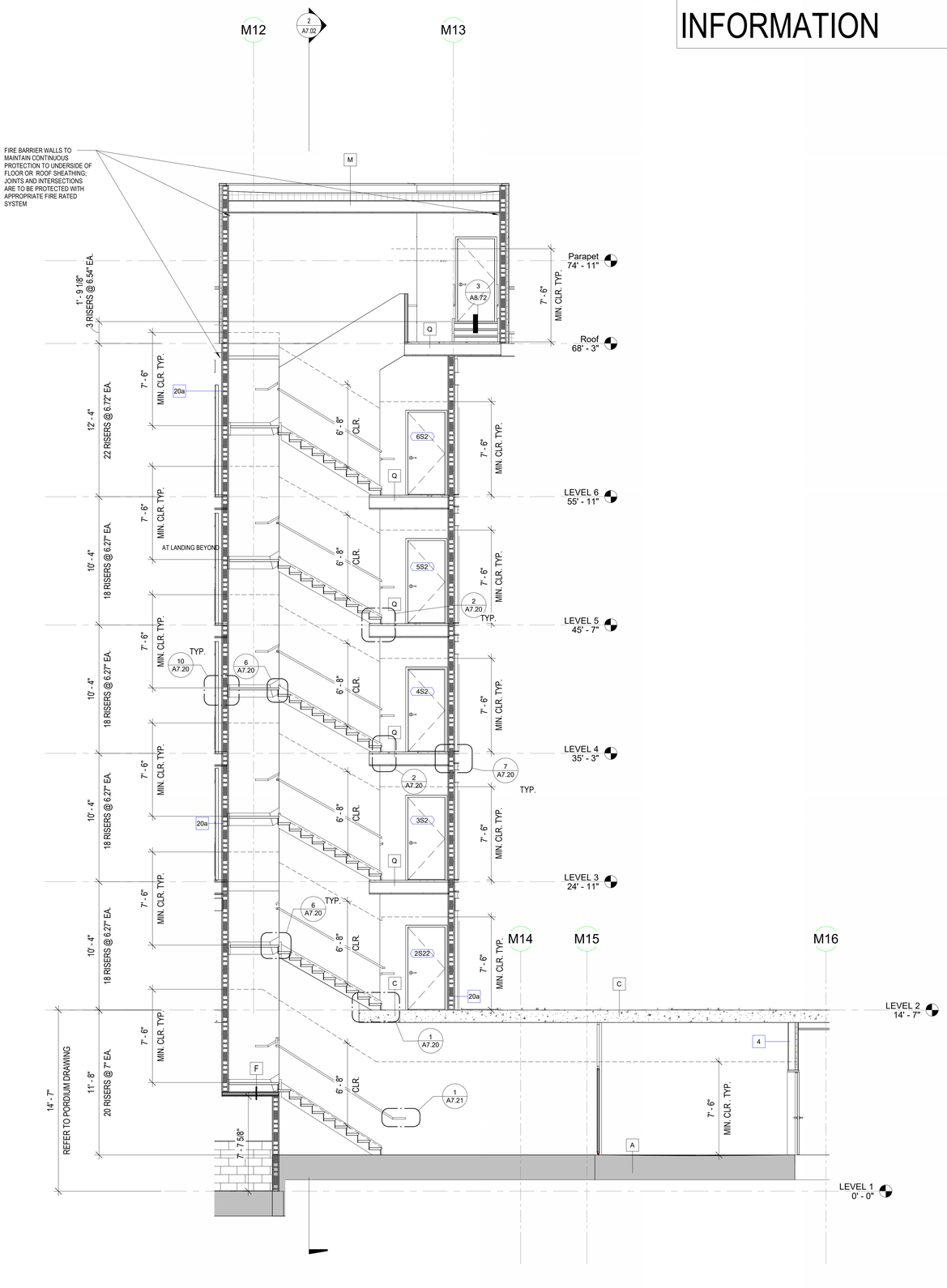
A7.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:46:36 AM



SECTION AT STAIR 2 - 2 (2)
1/4" = 1'-0"



SECTION AT STAIR 2 - 3 (3)
1/4" = 1'-0"

8/25/2023 11:48:40 AM

SEE STAIR 1 FOR ADDITIONAL INFORMATION

COMMON USE STAIRS GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS.

2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.

3. ALL STAIRWAYS SHALL COMPLY WITH CBC CHAPTER 10, AND LOCAL ORDINANCES. STAIR SHAFTS SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRCUTION ALLOWED. SEE STRUCTURAL DRAWINGS FOR FRAMING OF WALLS, ROOF, LANDINGS, FLOORS, AND STAIRS. SEE A9 SERIES SHEETS FOR WALL ASSEMBLIES.

4. VERIFY/ COORDINATE CONCRETE SLAB OPENINGS WITH STEEL STAIR SHOP DRAWINGS PRIOR TO SLAB POUR.

5. STAIRWAY WIDTH SHALL BE NOT LESS THAN 44". STAIRWAYS CONSIDERED TO BE AN ACCESSIBLE MEANS OF EGRESS SHALL BE NOT LESS THAN 48" IN CLEAR WIDTH. HOWEVER, THE 48" WIDTH IS NOT REQUIRED AT STAIRWAYS SERVING BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

6. THERE SHALL BE A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE LANDING WIDTH SHALL BE NOT LESS THEN THE WIDTH OF THE STAIRWAY THEY SERVE. THE LANDING DEPTH, IN THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY THEY SERVE, OR 48" MINIMUM, WHICHEVER IS LESS.

7. TREAD DEPTH SHALL BE 11" MINIMUM, MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHERMOST PROJECTION OF THE ADJACENT TREAD'S NOSING. RISER HEIGHT SHALL BE 4" MINIMUM TO 7" MAXIMUM. THE GREATEST TREAD DEPTH OR RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" WITHIN ANY STAIR FLIGHT.

8. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A VISUALLY CONTRASTING STRIPE, 2" MINIMUM TO 4" MAXIMUM IN WIDTH, PLACED PARALLEL TO AND 1" MAXIMUM FROM THE EDGE OF NOSING OR UPPER APPROACH FOR THE FULL WIDTH OF THE TREAD AND UPPER APPROACH.

9. HANDRAILS SHALL BE LOCATED ON EACH SIDE OF THE STAIRWAY, AT A HEIGHT BETWEEN 34" MINIMUM TO 38" MAXIMUM ABOVE THE TREAD NOSINGS AND LANDINGS. EACH HANDRAIL SHALL NOT PROJECT MORE THAN 4.5" INTO THE REQUIRED STAIR WIDTH.

10. PROVIDE CONTINUOUS HANDRAIL 1-1/4" MINIMUM TO 1-1/2" MAXIMUM OUTSIDE DIAMETER, AND 1-1/2" MINIMUM CLEAR FROM THE WALL. EXTEND AND RETURN RAIL ENDS PER CBC **1014.6**.

11. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS AND RAMPS, WHICH ARE MORE THAN 30" VERTICALLY ABOVE FINISH FLOOR OR GRADE BELOW. GUARDS SHALL NOT BE LESS THAN 42" HIGH. OPENINGS IN GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, PER CBC **1015.4**.

12. MINIMUM CLEAR HEADROOM SHALL BE 6'-8" AT STAIRS AND INTERMEDIATE LANDINGS, AND 7'-6" AT FLOOR LEVEL LANDINGS. MINIMUM CLEAR WIDTH SHALL BE PER CBC REQUIREMENTS.

13. OPENINGS AND PENETRATIONS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED, EXCEPT FOR REQUIRED EXIT DOORS AND DUCTWORK, PER CBC SECTIONS **714** AND **716**.

14. NO STORAGE SHALL BE PERMITTED UNDER STAIRS.

15. STAIRWAY IDENTIFICATION SIGNAGE SHALL BE LOCATED AT EACH FLOOR LEVEL. SEE ADDITIONAL INFORMATION ON THE G7.04 SERIES SHEETS.

16. AT BUILDINGS WITH FOUR OR MORE STORIES, AT LEAST ONE STAIRWAY SHALL EXTEND TO THE ROOF.

17. SEE ADDITIONAL INFORMATION ON STAIRWAYS AND HANDRAILS ON THE G7 SERIES SHEETS.

18. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHE SHAZ
No. C-36300
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

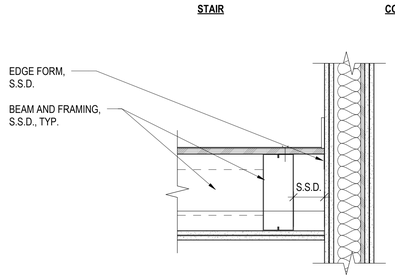
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
VERTICAL CIRCULATION - STAIR 2

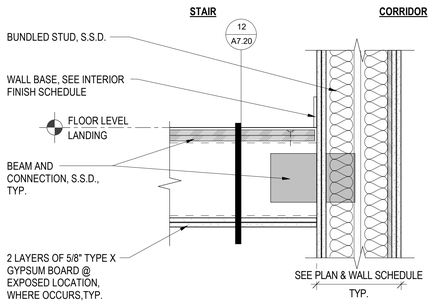
SHEET:
A7.02

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

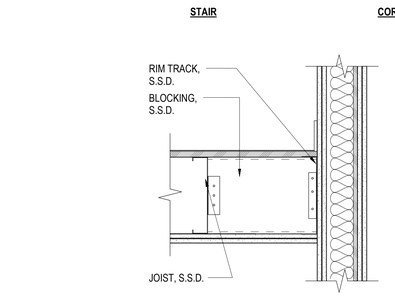
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



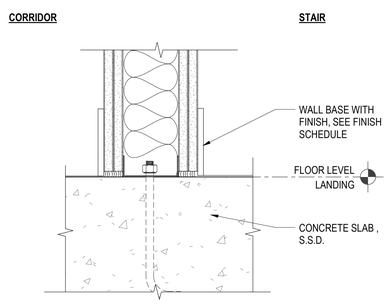
INTERMEDIATE LANDING JOIST PERPENDICULAR TO WALL 12
1 1/2" = 1'-0"



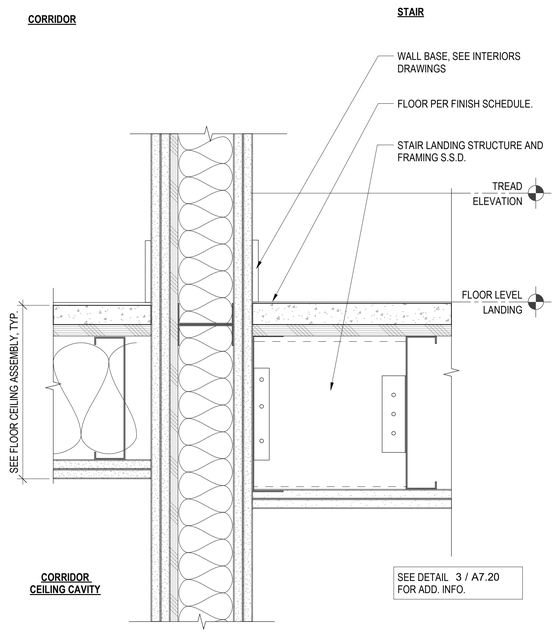
INTERMEDIATE LANDING BEAM TO WALL 11
1 1/2" = 1'-0"



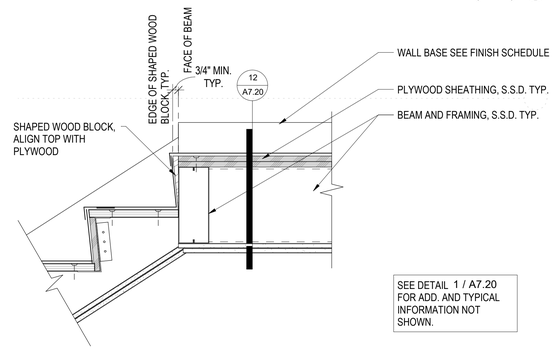
INTERMEDIATE LANDING JOIST PARALLEL TO WALL 10
1 1/2" = 1'-0"



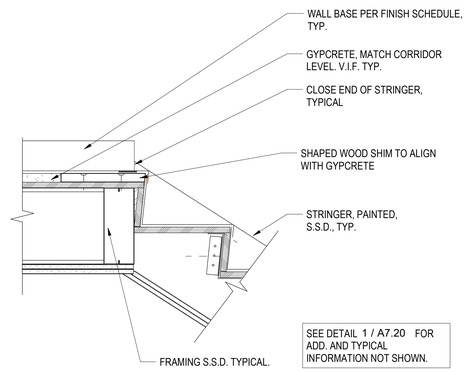
CONCRETE LANDING 9
3" = 1'-0"



FLOOR LEVEL LANDING TO CORRIDOR WALL 7
3" = 1'-0"

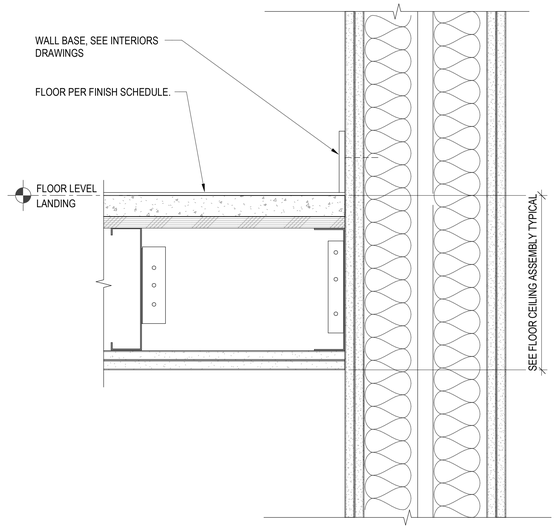


TOP RISER TO INTERMEDIATE LANDING 6
1 1/2" = 1'-0"

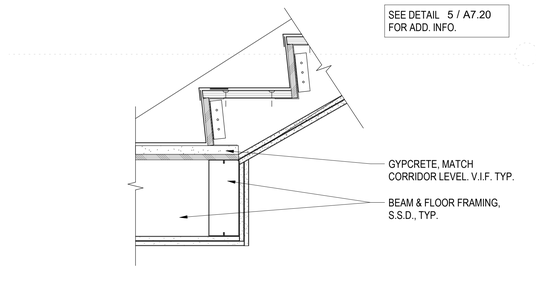


TOP TREAD TO FLOOR LEVEL 5
1 1/2" = 1'-0"

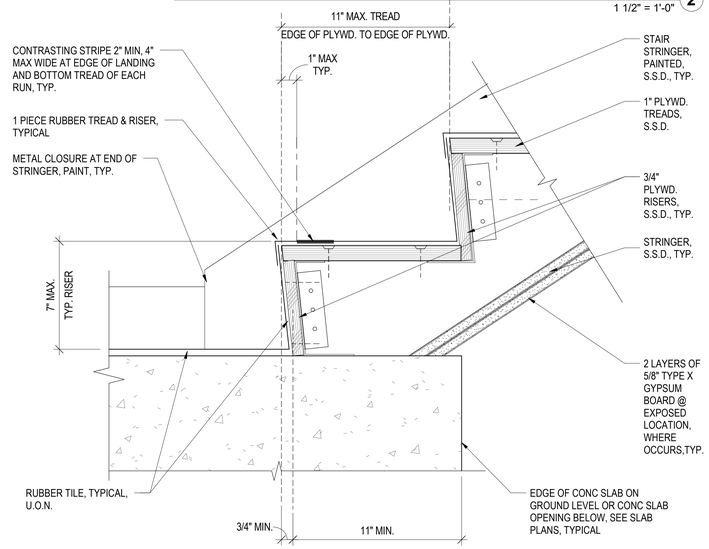
SEE DETAIL 7 / A7.20 FOR ADD. INFO.



FLOOR LEVEL LANDING TO SHAFT WALL 3
3" = 1'-0"



BOTTOM RISER ON FLOOR LEVEL 2
1 1/2" = 1'-0"



STAIR ON CONCRETE FLOOR LANDING (WITH TYPICAL NOTES) 1
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHIE VIVAS
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

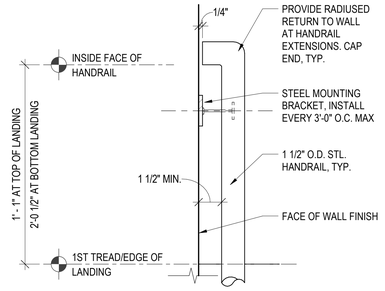
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STAIR DETAILS - METAL

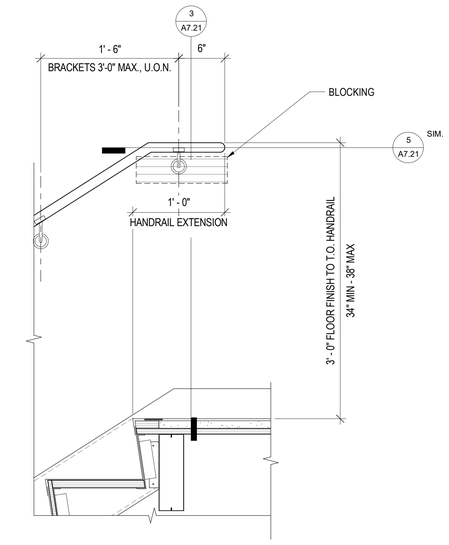
SHEET:
A7.20

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

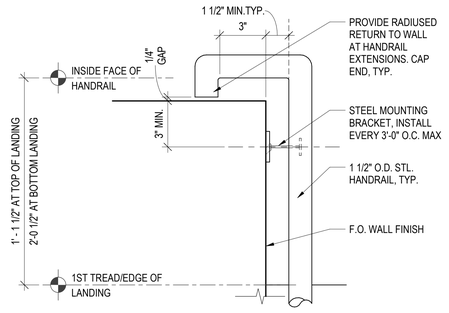
8/25/2023 11:46:42 AM



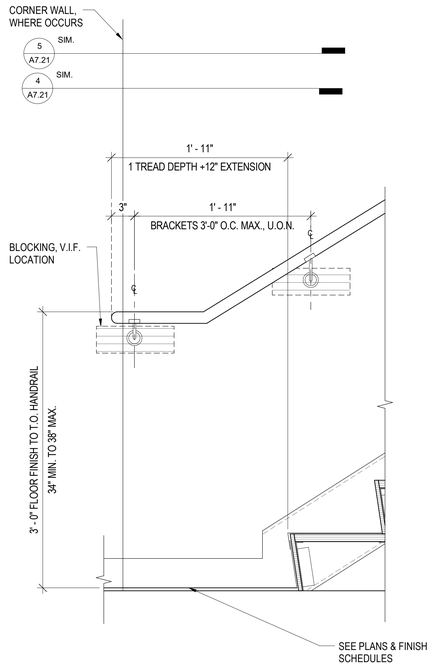
HANDRAIL - WALL MOUNTED-PARALLEL TO **5**
3" = 1'-0"



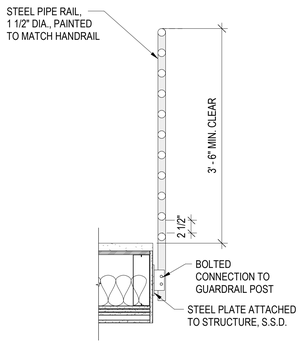
HANDRAIL - WALL MOUNTED-TOP RUN **2**
1 1/2" = 1'-0"



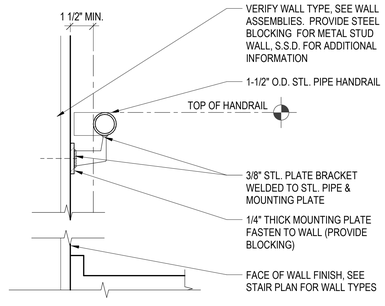
HANDRAIL - WALL MOUNTED-CORNER **4**
3" = 1'-0"



HANDRAIL - WALL MOUNTED-BOTTOM RUN **1**
1 1/2" = 1'-0"



GUARDRAIL AT STAIR 1 INT. LANDING **6**
1" = 1'-0"



STAIR HANDRAIL - WALL MOUNTED **3**
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30606
REN. 07/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

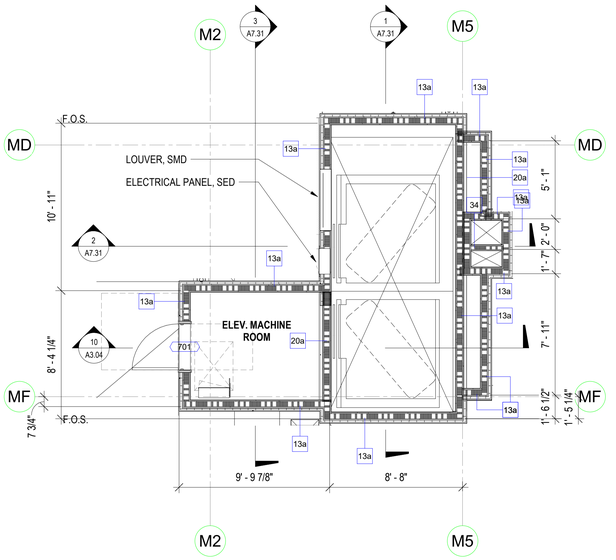
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STAIR HANDRAIL DETAILS

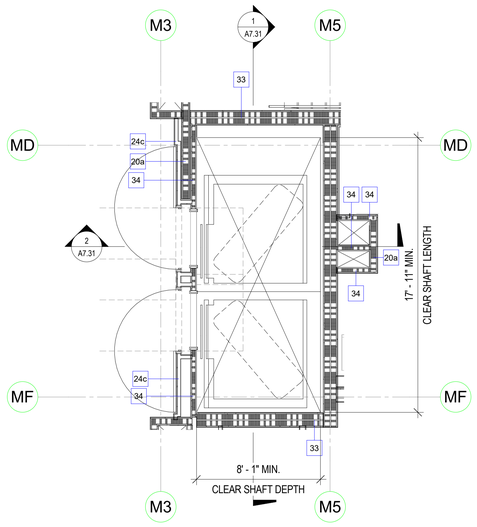
SHEET:
A7.21

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

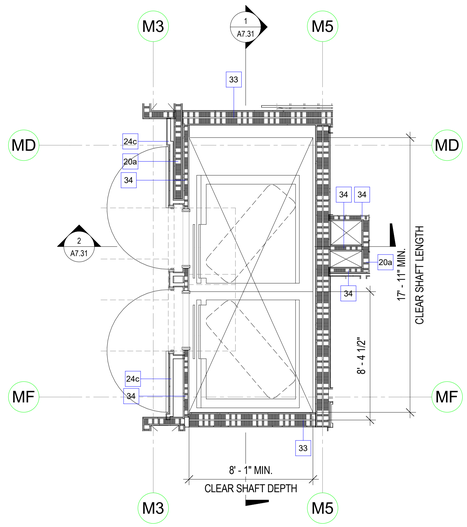
8/25/2023 11:46:44 AM



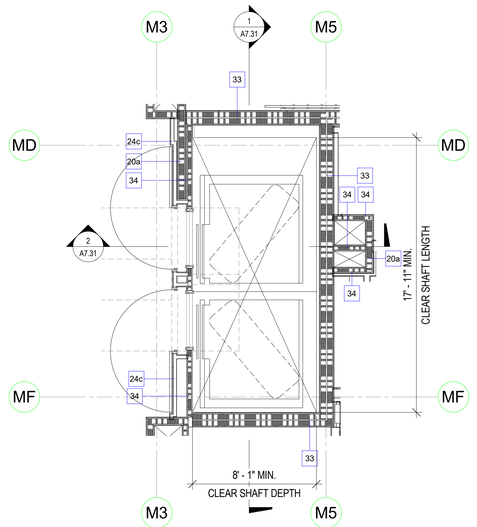
ELEVATOR PENTHOUSE @ ROOF 7
1/4" = 1'-0"



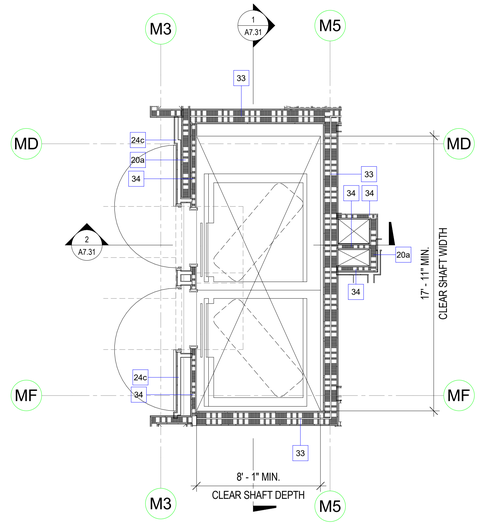
ELEVATOR - LEVEL 6 6
1/4" = 1'-0"



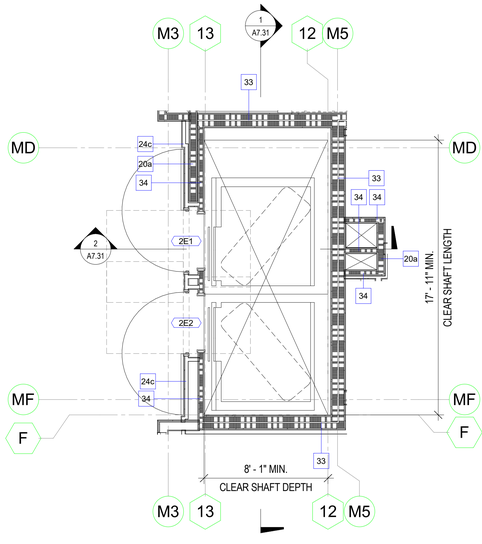
ELEVATOR - LEVEL 5 5
1/4" = 1'-0"



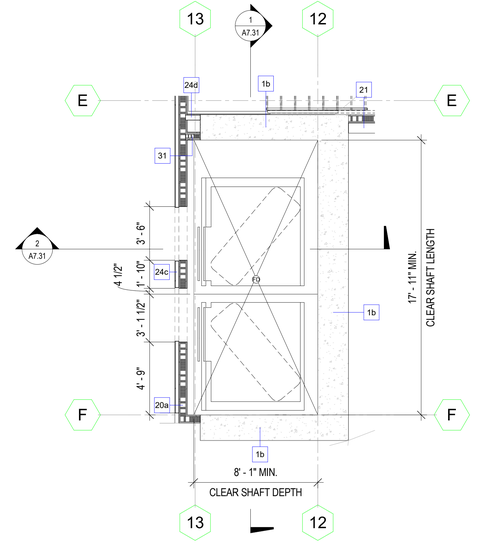
ELEVATOR - LEVEL 4 4
1/4" = 1'-0"



ELEVATOR LEVEL 3 3
1/4" = 1'-0"



ELEVATOR LEVEL 2 2
1/4" = 1'-0"



ELEVATOR LEVEL 1 1
1/4" = 1'-0"

ELEVATOR GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE PROJECT GENERAL NOTES.

2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.

3. ALL ELEVATOR FLOOR-TO-FLOOR DIMENSIONS, INCLUDING ELEVATOR PIT, ARE APPROXIMATE. ELEVATOR MANUFACTURER/ CONTRACTOR SHALL VERIFY ALL FLOOR-TO-FLOOR DIMENSIONS PRIOR TO FABRICATION.

4. ELEVATOR SHAFTS SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION ALLOWED, WITH FIRE RATING AS INDICATED. ELEVATOR FRONT WALLS SHALL NOT BE CONSTRUCTED UNTIL DIRECTED BY THE ELEVATOR MANUFACTURER/ CONTRACTOR. SEE STRUCTURAL DRAWINGS FOR FRAMING OF WALLS, ROOF, AND FLOORS, AS WELL AS SLABS AND FOUNDATIONS. SEE SHAFT NOTES FOR ADDITIONAL INFORMATION.

5. PROVIDE STEEL PLATES AT EVERY FLOOR FOR ELEVATOR RAIL ATTACHMENT, PER MANUFACTURER REQUIREMENTS. SEE STRUCTURAL DRAWINGS, AND ELEVATOR SHAFT SECTIONS AND DETAILS.

6. HOIST SAFETY BEAM LOCATION(S) SHALL BE DETERMINED BY THE ELEVATOR MANUFACTURER. SEE STRUCTURAL DRAWINGS.

7. DIMENSIONS SHOWN ON DRAWINGS ARE MINIMUM CLEAR REQUIREMENTS PROVIDED BY ELEVATOR MANUFACTURER.

8. ALL PASSENGER ELEVATORS SHALL COMPLY WITH CBC SECTIONS **1009.4, 1124A, 11B-407**, CHAPTER 30, AND LOCAL ORDINANCES. AT LEAST ONE ELEVATOR SHALL BE SIZED TO ACCOMMODATE A GURNEY, 24" x 84", WITH 5" RADIUS CORNERS IN THE HORIZONTAL POSITION. THE ELEVATOR ENTRANCE SHALL HAVE AN OPENING OF NOT LESS THAN 42" WIDE x 78" HIGH. THE ELEVATOR CAR SHALL HAVE A MINIMUM CLEAR DISTANCE BETWEEN WALLS, OR BETWEEN WALLS AND DOOR, EXCLUDING RETURN PANELS, OF NOT LESS THAN 80" x 54", PER CBC SECTION **3002.4.3a**.

9. ELEVATOR SHALL BE EQUIPPED WITH A KEY SWITCH TO RECALL ELEVATOR NON-STOP TO THE MAIN FLOOR. EMERGENCY ELEVATORS SHALL BE IDENTIFIED BY THE STAR OF LIFE SYMBOL, NO LESS THAN 3" HIGH, LOCATED ON THE ELEVATOR DOOR FRAME ON BOTH SIDES, PER CBC **3002.4.6a** AND **3002.4.7a**.

10. VERIFY/ COORDINATE CONCRETE SLAB OPENINGS WITH ELEVATOR SHOP DRAWINGS PRIOR TO SLAB POUR. PROVIDE RECESS AT PIT FOR ACCESS LADDER AS REQUIRED BY ELEVATOR MANUFACTURER.

11. VERIFY/ COORDINATE LOCATIONS OF SUMP, PIT LADDER(S), CONVENIENCE OUTLETS, AND LIGHT FIXTURES WITH ELEVATOR MANUFACTURER PRIOR TO INSTALLATION. PROVIDE LIGHT, LIGHT SWITCH, AND ELECTRICAL OUTLET(S) AT THE TOP OF ELEVATOR SHAFT AND IN ELEVATOR PIT.

12. MACHINE ROOMS SHALL COMPLY WITH, AND BE VENTILATED PER, CBC SECTION **3005**.

13. HOISTWAY OPENING PROTECTION, TIED TO THE FIRE ALARM SYSTEM, SHALL BE PROVIDED FOR ELEVATOR LOBBY SEPARATIONS AND HOISTWAY OPENING PROTECTION AT ALL LEVELS ABOVE THE GROUND FLOOR, PER CBC SECTION **3006.3**.

14. AUDIBLE ALARMS SHALL COMPLY WITH CBC SECTION **907.5.2.1** AND NFPA 72.

15. AN APPROVED PICTORAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON EACH FLOOR WHICH READS: "IN CASE OF EMERGENCY, USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR", PER CBC **3002.3**.

16. PROVIDE AN APPROVED, LISTED SMOKE DETECTOR FOR ELEVATOR RECALL PURPOSES ONLY, PER CBC SECTION **3005.4**.

17. PROVIDE TWO-WAY COMMUNICATION SYSTEM, PER CBC **1009.8** AND ACCESSIBILITY REACH RANGES.

18. MECHANICAL AND PLUMBING SYSTEMS SHALL NOT BE LOCATED WITHIN AN ELEVATOR SHAFT.

19. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

0' 2' 4' 8' 16'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL GIRON
No. C-36500
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:

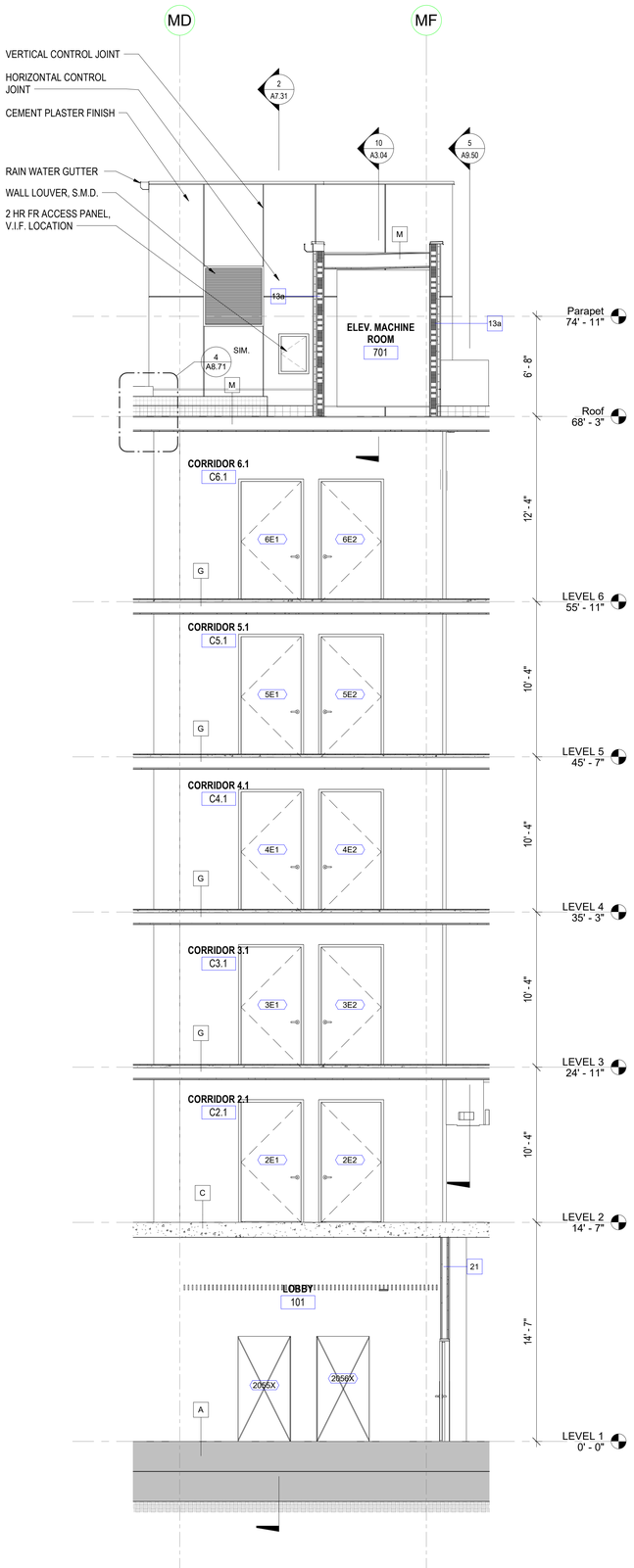
VERTICAL CIRCULATION - ELEVATOR PLANS

SHEET:

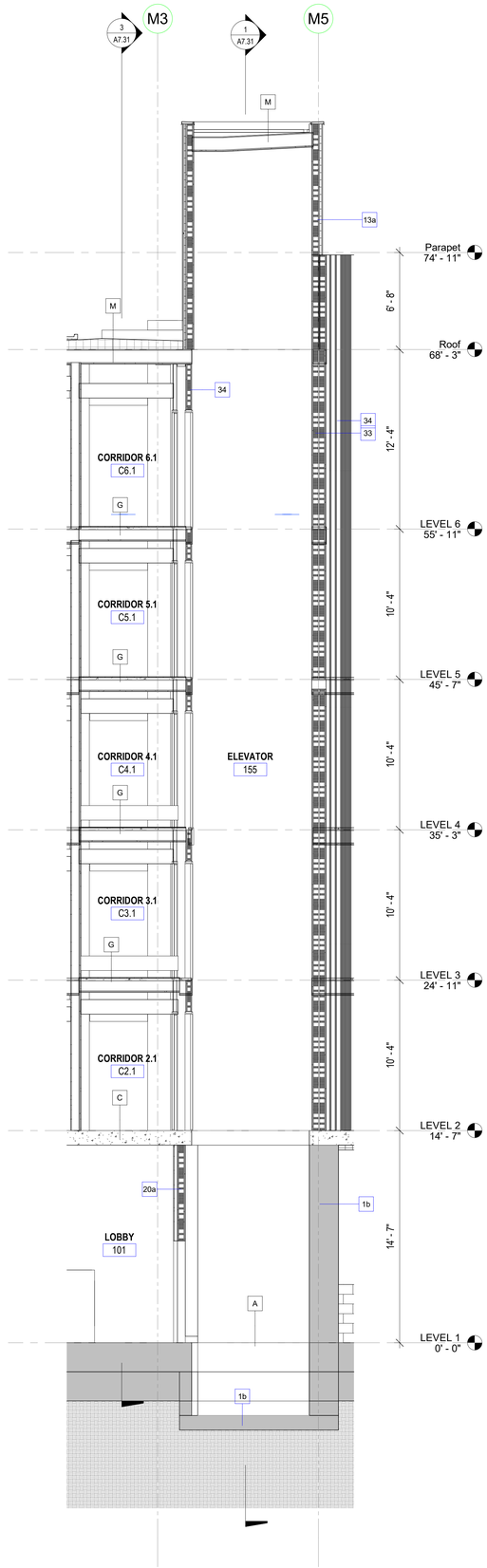
A7.30

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

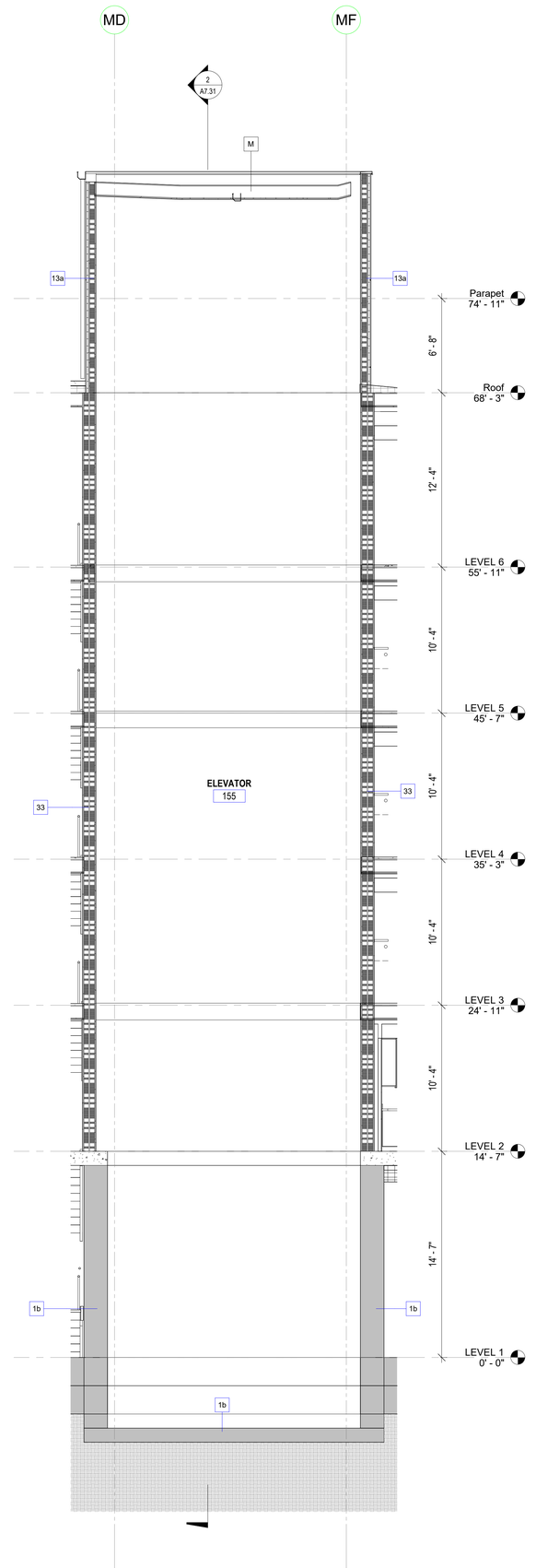
8/25/2023 11:46:48 AM



SOUTH ELEVATORS LOBBY 3
1/4" = 1'-0"



SOUTH ELEVATORS LOBBY & SHAFT 2
1/4" = 1'-0"



SOUTH ELEVATORS SHAFT 1
1/4" = 1'-0"

ELEVATOR GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS AND ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE PROJECT GENERAL NOTES.

2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, AND CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.

3. ALL ELEVATOR FLOOR-TO-FLOOR DIMENSIONS, INCLUDING ELEVATOR PIT, ARE APPROXIMATE. ELEVATOR MANUFACTURER/ CONTRACTOR SHALL VERIFY ALL FLOOR-TO-FLOOR DIMENSIONS PRIOR TO FABRICATION.

4. ELEVATOR SHAFTS SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION ALLOWED, WITH FIRE RATING AS INDICATED. ELEVATOR FRONT WALLS SHALL NOT BE CONSTRUCTED UNTIL DIRECTED BY THE ELEVATOR MANUFACTURER/ CONTRACTOR. SEE STRUCTURAL DRAWINGS FOR FRAMING OF WALLS, ROOF, AND FLOORS, AS WELL AS SLABS AND FOUNDATIONS. SEE SHAFT NOTES FOR ADDITIONAL INFORMATION.

5. PROVIDE STEEL PLATES AT EVERY FLOOR FOR ELEVATOR RAIL ATTACHMENT, PER MANUFACTURER REQUIREMENTS. SEE STRUCTURAL DRAWINGS, AND ELEVATOR SHAFT SECTIONS AND DETAILS.

6. HOIST SAFETY BEAM LOCATION(S) SHALL BE DETERMINED BY THE ELEVATOR MANUFACTURER. SEE STRUCTURAL DRAWINGS.

7. DIMENSIONS SHOWN ON DRAWINGS ARE MINIMUM CLEAR REQUIREMENTS PROVIDED BY ELEVATOR MANUFACTURER.

8. ALL PASSENGER ELEVATORS SHALL COMPLY WITH CBC SECTIONS **1009.4, 1124A, 11B-407**, CHAPTER 30, AND LOCAL ORDINANCES. AT LEAST ONE ELEVATOR SHALL BE SIZED TO ACCOMMODATE A GURNEY, 24" x 84", WITH 5" RADIUS CORNERS IN THE HORIZONTAL POSITION. THE ELEVATOR ENTRANCE SHALL HAVE AN OPENING OF NOT LESS THAN 42" WIDE x 78" HIGH. THE ELEVATOR CAR SHALL HAVE A MINIMUM CLEAR DISTANCE BETWEEN WALLS, OR BETWEEN WALLS AND DOOR, EXCLUDING RETURN PANELS, OF NOT LESS THAN 80" x 54", PER CBC SECTION **3002.4.3a**.

9. ELEVATOR SHALL BE EQUIPPED WITH A KEY SWITCH TO RECALL ELEVATOR NON-STOP TO THE MAIN FLOOR. EMERGENCY ELEVATORS SHALL BE IDENTIFIED BY THE STAR OF LIFE SYMBOL, NO LESS THAN 3" HIGH, LOCATED ON THE ELEVATOR DOOR FRAME ON BOTH SIDES, PER CBC **3002.4.6a** AND **3002.4.7a**.

10. VERIFY/ COORDINATE CONCRETE SLAB OPENINGS WITH ELEVATOR SHOP DRAWINGS PRIOR TO SLAB POUR. PROVIDE RECESS AT PIT FOR ACCESS LADDER AS REQUIRED BY ELEVATOR MANUFACTURER.

11. VERIFY/ COORDINATE LOCATIONS OF SUMP, PIT LADDER(S), CONVENIENCE OUTLETS, AND LIGHT FIXTURES WITH ELEVATOR MANUFACTURER PRIOR TO INSTALLATION. PROVIDE LIGHT, LIGHT SWITCH, AND ELECTRICAL OUTLET(S) AT THE TOP OF ELEVATOR SHAFT AND IN ELEVATOR PIT.

12. MACHINE ROOMS SHALL COMPLY WITH, AND BE VENTILATED PER, CBC SECTION **3005**.

13. HOISTWAY OPENING PROTECTION, TIED TO THE FIRE ALARM SYSTEM, SHALL BE PROVIDED FOR ELEVATOR LOBBY SEPARATIONS AND HOISTWAY OPENING PROTECTION AT ALL LEVELS ABOVE THE GROUND FLOOR, PER CBC SECTION **3006.3**.

14. AUDIBLE ALARMS SHALL COMPLY WITH CBC SECTION **907.5.2.1** AND NFPA 72.

15. AN APPROVED PICTORAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON EACH FLOOR WHICH READS: "IN CASE OF EMERGENCY, USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR", PER CBC **3002.3**.

16. PROVIDE AN APPROVED, LISTED SMOKE DETECTOR FOR ELEVATOR RECALL PURPOSES ONLY, PER CBC SECTION **3005.4**.

17. PROVIDE TWO-WAY COMMUNICATION SYSTEM, PER CBC **1009.8** AND ACCESSIBILITY REACH RANGES.

18. MECHANICAL AND PLUMBING SYSTEMS SHALL NOT BE LOCATED WITHIN AN ELEVATOR SHAFT.

19. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA GAGE
No. C-30830
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

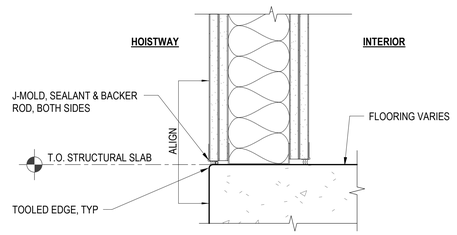
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
VERTICAL CIRCULATION - ELEVATOR SECTIONS

SHEET:
A7.31

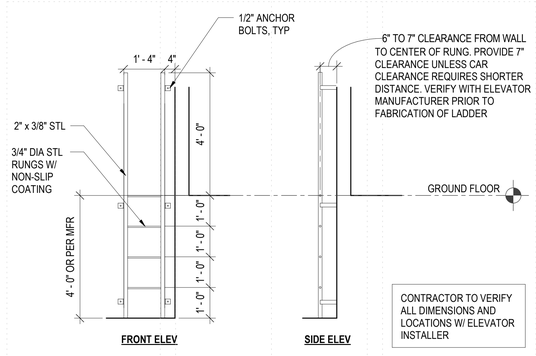
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:46:51 AM

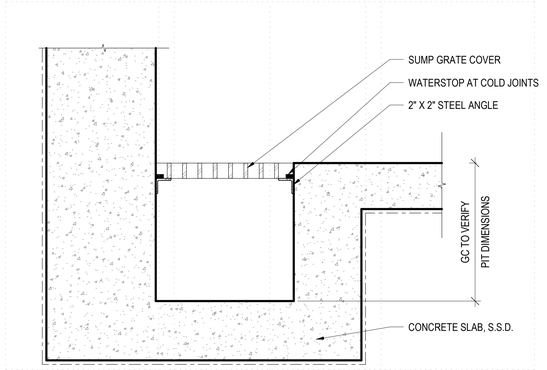


SEE WALL TYPES FOR FIRE RATING AND GYPSUM BOARD LAYERS

WALL AT ELEVATOR 3
3" = 1'-0"

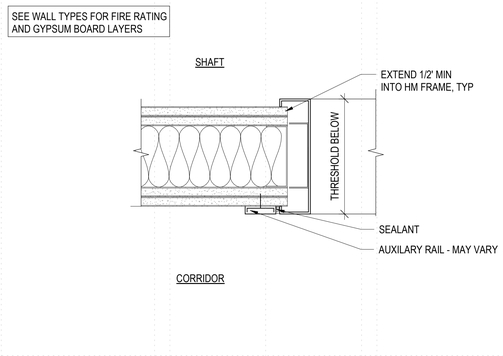


PIT LADDER - ELEVATION 8
1/2" = 1'-0"

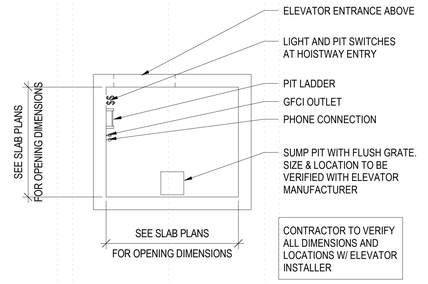


ELEVATOR SUMP PIT 5
1 1/2" = 1'-0"

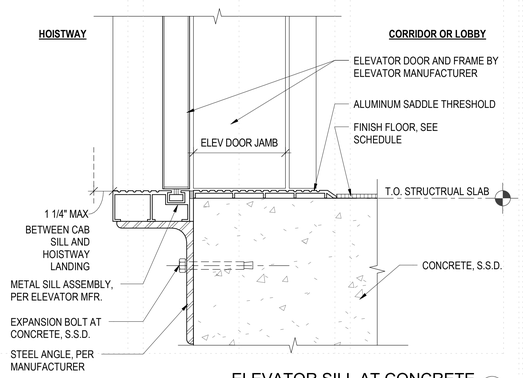
SEE WALL TYPES FOR FIRE RATING AND GYPSUM BOARD LAYERS



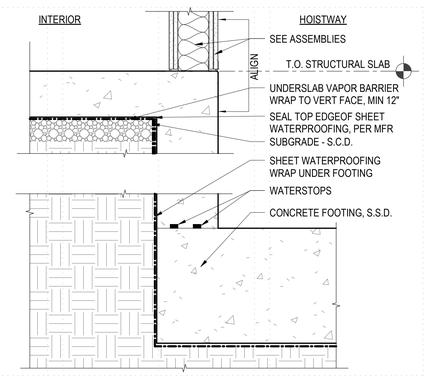
ELEV SMOKE CURTAIN DOOR JAMB 2
3" = 1'-0"



SINGLE ELEVATOR PIT - PLAN 7
1/4" = 1'-0"



ELEVATOR SILL AT CONCRETE 4
3" = 1'-0"



TYPICAL ELEVATOR PIT 1
1 1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA GHAIT
No. C-29613
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

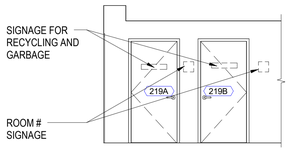
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ELEVATOR DETAILS

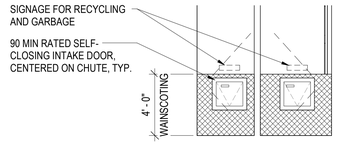
SHEET:
A7.32

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

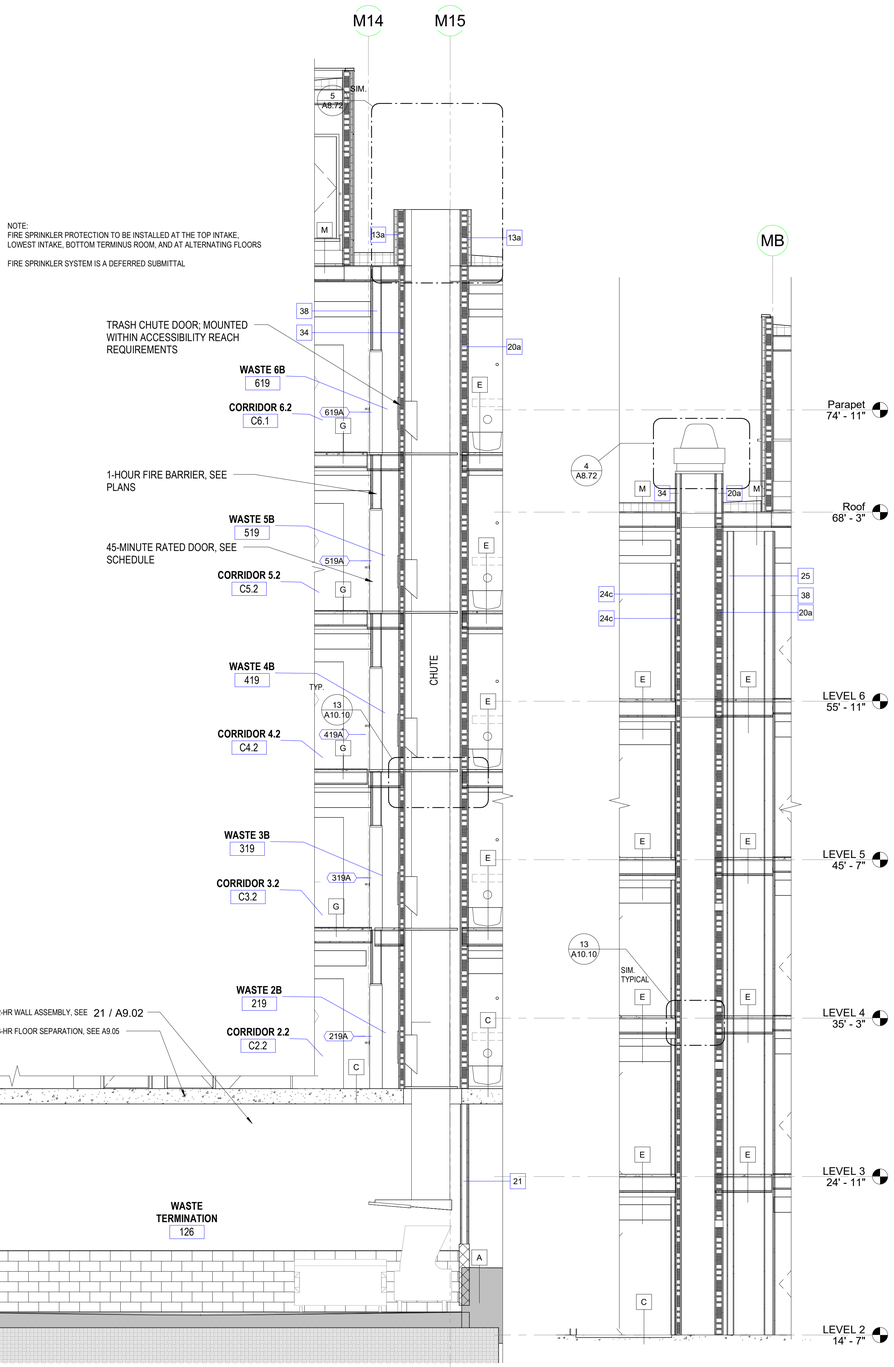
8/25/2023 11:46:52 AM



TYP. TRASH VESTIBULE ENTRY ELEVATION (LEVEL 2 SHOWN) 9
1/4" = 1'-0"

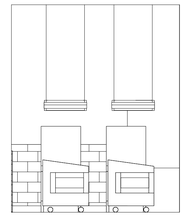


TYP. TRASH VESTIBULE ELEVATION 8
1/4" = 1'-0"

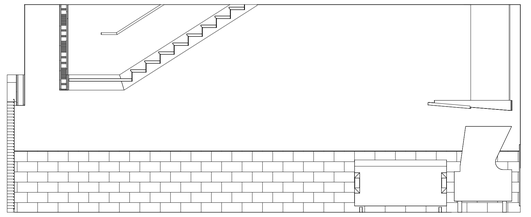


WALL SECTION AT TRASH CHUTE 7
1/4" = 1'-0"

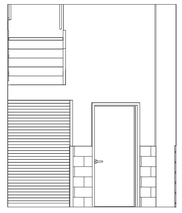
COMPOST EXHAUST SHAFT 6
1/4" = 1'-0"



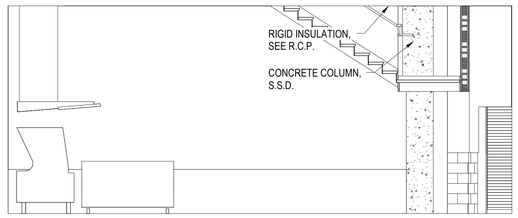
WASTE ROOM ELEVATION D 5
1/4" = 1'-0"



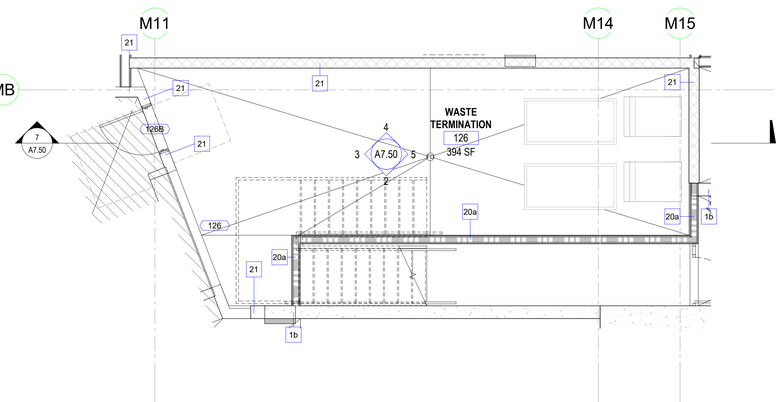
WASTE ROOM ELEVATION C 4
1/4" = 1'-0"



WASTE ROOM ELEVATION B 3
1/4" = 1'-0"



WASTE ROOM ELEVATION A 2
1/4" = 1'-0"



ENLARGED WASTE ROOM PLAN 1
1/4" = 1'-0"

(NOTE- Edit these notes as needed for specific conditions)

TRASH MANAGEMENT GENERAL NOTES

1. REFER TO ARCHITECTURAL SITE PLAN, SHEET **A1.01**, FOR ADDITIONAL INFORMATION.

2. SEE SHEETS **A7.XX** AND **A7.YY** FOR TRASH ROOM ENLARGED PLANS, AND ADDITIONAL INFORMATION.

3. SEE FINISH SCHEDULE, SHEET **A10.XX**, FOR ADDITIONAL INFORMATION.

4. ALL INTERIOR PATH(S) OF TRAVEL TO THE TRASH ROOM SHALL BE ACCESSIBLE.

WASTE MANAGEMENT STRATEGY

5. RESIDENTS WILL USE TRASH CHUTE SYSTEM WITH THREE (3) CHUTES PER VESTIBULE. THE CHUTES SHALL BE INDIVIDUALLY DEDICATED TO TRASH, RECYCLING, AND COMPOST.

6. FULL **X**-CUBIC YARD BINS TO BE TRANSPORTED BY BUILDING MANAGEMENT ALONG THE PATH OUTLINED ON THIS SHEET FROM TRASH ROOM TO COLLECTION SERVICE AREA ON DESIGNATED TRASH PICK-UP SCHEDULE.

7. COLLECTION COMPANY WILL SERVICE BINS FROM COLLECTION SERVICE AREA.

8. EMPTY BINS WILL BE TRANSPORTED FROM COLLECTION SERVICE AREA BACK TO TRASH ROOM BY BUILDING MANAGEMENT.

9. ONLY BUILDING MANAGEMENT WILL HAVE ACCESS TO THE TRASH ROOM. EXTERIOR DOORS ARE TO REMAIN LOCKED AT ALL TIMES, UNTIL AND EXCEPT WHEN BINS ARE BEING MOVED IN AND OUT FOR COLLECTION.

COORDINATION WITH COLLECTION COMPANY

10. BUILDING MANAGEMENT WILL COORDINATE WITH THE COLLECTION COMPANY FOR DATES AND TIMES FOR PICK-UP.

11. BUILDING MANAGEMENT PERSONNEL WILL THEN TRANSPORT THE FULL BINS TO THE ASSIGNED COLLECTION SERVICE AREA TO COINCIDE WITH THE AGREED UPON COLLECTION SCHEDULE.

12. BINS ARE NOT TO BE OUT FOR MORE THAN 24-HOURS FOR THE PURPOSE OF COLLECTION ONLY.

13. BINS ARE NOT TO BE STAGED OUTSIDE OF THE TRASH ROOM.

TRASH CHUTE GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.

2. REFUSE CHUTE ENCLOSURE WALLS SHALL BE CONSTRUCTED AS FIRE BARRIERS PER CBC SECTION 707. REFUSE CHUTE ENCLOSURE WALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2-HOURS WHERE CONNECTING FOUR OR MORE STORIES, AND NOT LESS THAN 1-HOUR WHERE CONNECTING LESS THAN FOUR STORIES. SEE FLOOR PLANS, AND ASSEMBLY DETAILS ON **A9.XX** SERIES SHEETS.

3. OPENINGS INTO THE REFUSE CHUTE SHALL BE PROTECTED, PER CBC SECTION **716**, AS REQUIRED FOR FIRE BARRIERS:
   A. 1-1/2-HOUR FIRE-RATED DOORS IN 2-HOUR FIRE BARRIERS.
   B. 1-HOUR FIRE-RATED DOORS IN 1-HOUR FIRE BARRIERS.
   DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY SMOKE DETECTION, EXCEPT THAT HEAT-ACTIVATED CLOSING DEVICES SHALL BE PERMITTED BETWEEN THE SHAFT AND TERMINATION ROOM. OPENINGS INTO CHUTES SHALL NOT BE PERMITTED IN CORRIDORS.

4. REFUSE CHUTE INTAKE DOORS SHALL BE 15"x15" MINIMUM IN SIZE, AND INSTALLED PER ACCESSIBLE REACH RANGE REQUIREMENTS.

5. ACCESS OPENINGS FOR REFUSE CHUTES SHALL BE LOCATED IN ROOMS OR COMPARTMENTS ENCLOSED BY A FIRE BARRIER THAT HAS A FIRE-RESITANCE RATING OF NOT LESS THAN 1-HOUR. OPENINGS INTO THE CHUTE ACCESS ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN ¾-HOUR, PER CBC SECTIN **713** AND **716**. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY SMOKE DETECTION, PER CBC SECTION **716**. WHERE EXTERIOR WALLS SERVE AS PART OF A REQUIRED SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION **705**, AND THE FIRE-RESISTANCE RATED ENCLOSURE REQUIREMENTS SHALL NOT APPLY.

6. REFUSE CHUTES SHALL BE 30" DIAMETER, U.O.N. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ACOUSTICALLY DAMPEN AND ISOLATE CHUTE FROM SHAFT WALLS.

7. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM AT TOP OF TRASH CHUTE, AT ALTERNATING FLOORS, AND TERMINAL ROOM, PER CBC SECTION **903.2.11.2**.

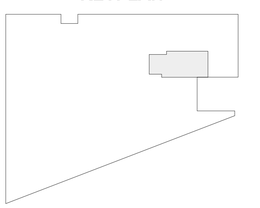
8. PROVIDE FLUSHING/ SANITIZING SYSTEM WITHIN THE TRASH CHUTE ABOVE EVERY OTHER HOPPER DOOR. A REMOTE SWITCH MAY BE USED IN THE TRASH ROOM TO OPERATE FLUSHING VALVE. SEE PROJECT SPECIFICATIONS AND DESIGN/ BUILD TRASH CHUTE SHOP DRAWINGS.

9. REFUSE CHUTE ENCLOSURES SHALL NOT BE USED FOR ANY OTHER PURPOSE, PER CBC **713.13.1**.

10. SEE SHEET **G.XX** FOR PROJECT SPECIFIC TRASH ROOM EQUIPMENT AND REQUIREMENTS.

11. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

KEYPLAN



0' 2' 4' 8' 16'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARCHAE SHAW — No. C-36300 — REN. 08/31/24 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

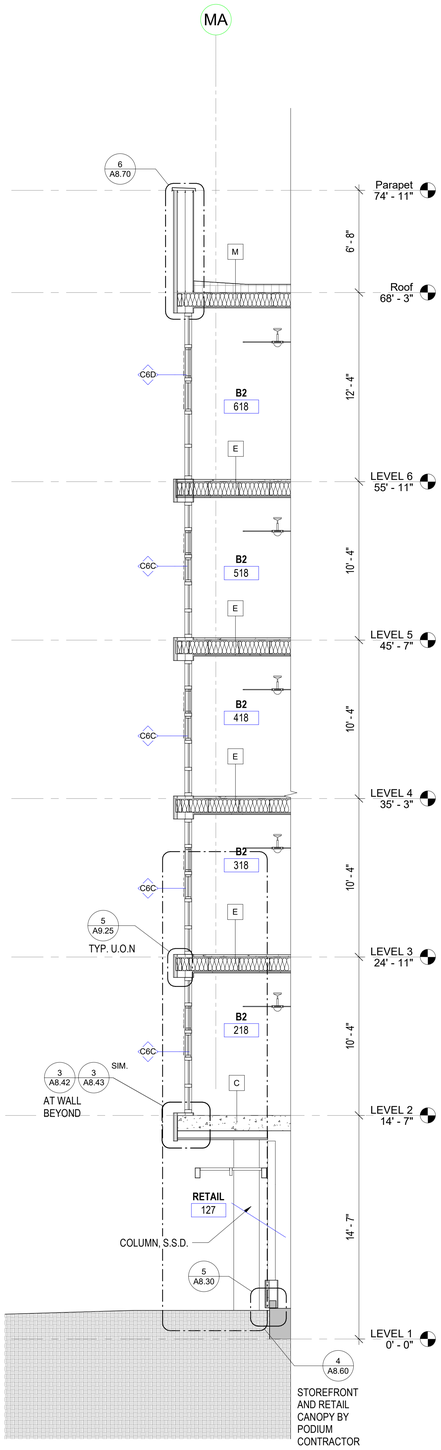
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
WASTE ROOMS & CHUTE

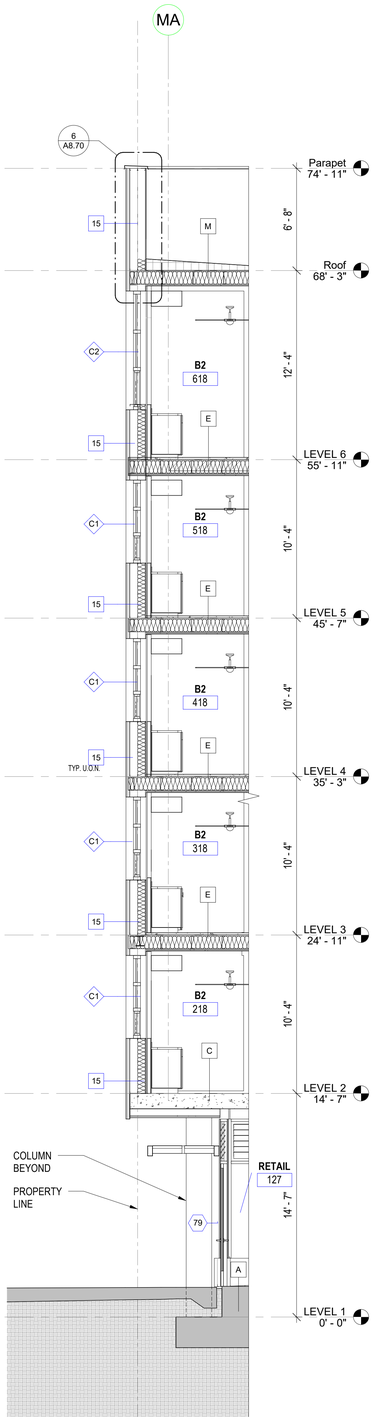
SHEET:
A7.50

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

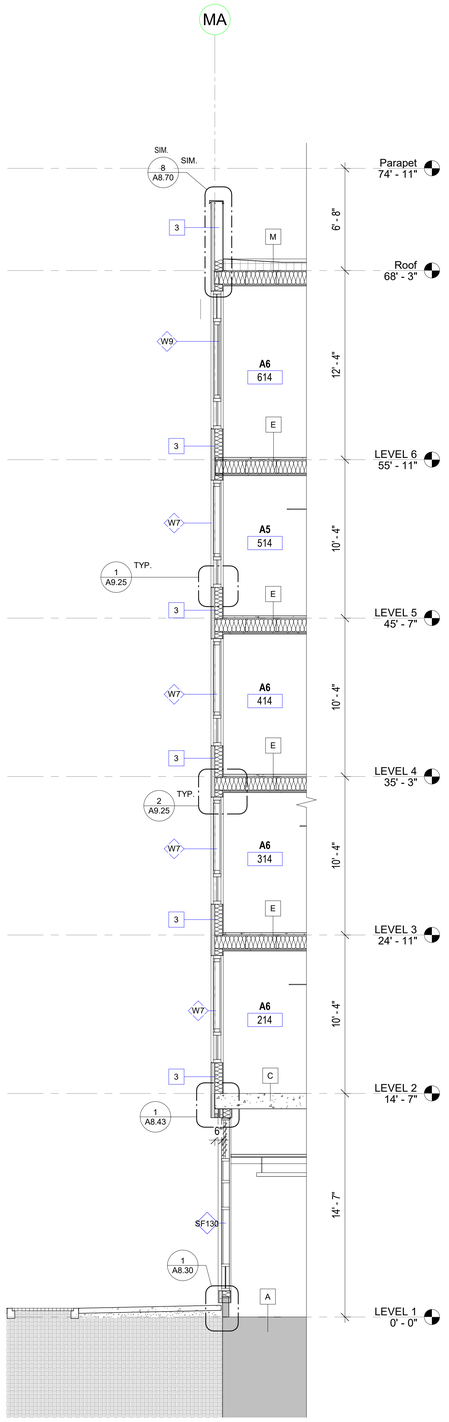
8/25/2023 11:46:57 AM



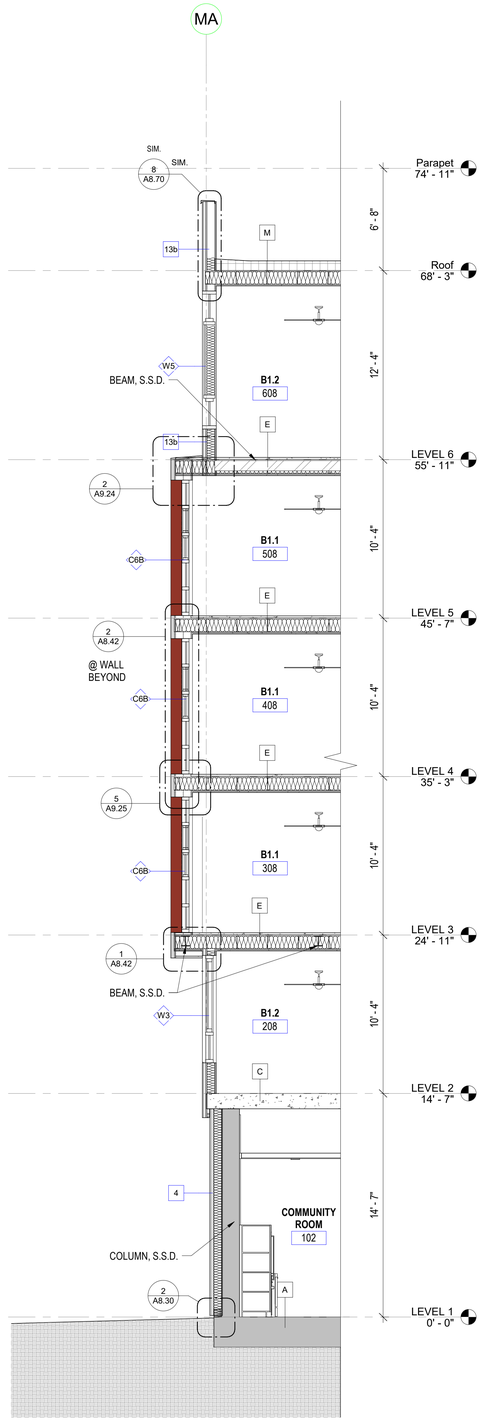
12TH STREET- NORTH CORNER AT WINDOWS 4
1/4" = 1'-0"



12TH STREET PROJECTING BAY - KITCHEN WINDOW 3
1/4" = 1'-0"



12TH STREET UNIT WINDOW 2
1/4" = 1'-0"



12TH STREET - NORTH CORNER PROJECTING BAY 1
1/4" = 1'-0"

0' 2' 4' 8' 16'

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

WALL SECTIONS GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.

2. THESE WALL SECTIONS SHOW VERTICAL DIMENSIONS AND RELATIONSHIPS BETWEEN BUILDING COMPONENTS. SEE NOTED DETAILS FOR CONSTRUCTION ASSEMBLIES.

3. SEE ROOF PLAN, SHEET **A2.X**, FOR PARAPET HEIGHTS, SLOPES, VENTILATION, ETC.

4. FOR WALL ASSEMBLY LOCATIONS, SEE BUILDING AND UNIT FLOOR PLANS, SERIES **A2.X** AND **4.X** SHEETS RESPECTIVELY. FOR WALL ASSEMBLY TYPES, SEE **SHEETS A9.X.**

5. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY LOCATIONS, SEE BUILDING AND WALL SECTIONS, SERIES **A3.X** AND **A8.X** SHEETS. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY TYPES, SEE SHEET **A9.X** SERIES SHEETS.

1. FOR DOOR, WINDOW, AND STOREFRONT, **AND/ OR CURTAIN WALL** SCHEDULES, SEE SHEETS **A9.10, A9.20, AND A9.30.**

7. ALL WINDOW HEAD HEIGHTS SHALL BE AS INDICATED ON SCHEDULES OR ELEVATIONS, U.O.N.

8. SEE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION AND RELATED STRUCTURAL INFORMATION.

9. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

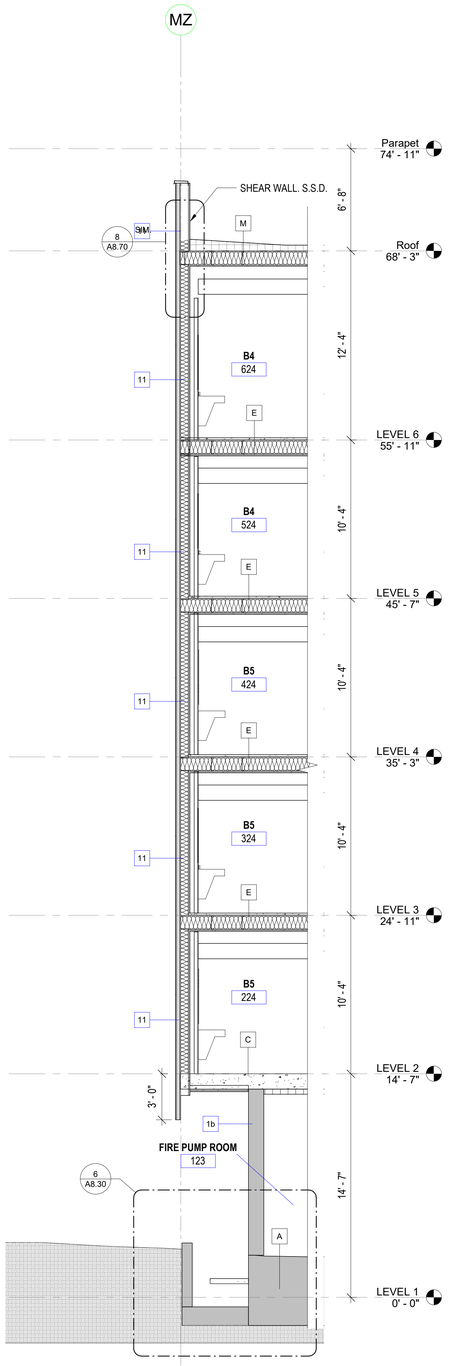
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
WALL SECTIONS

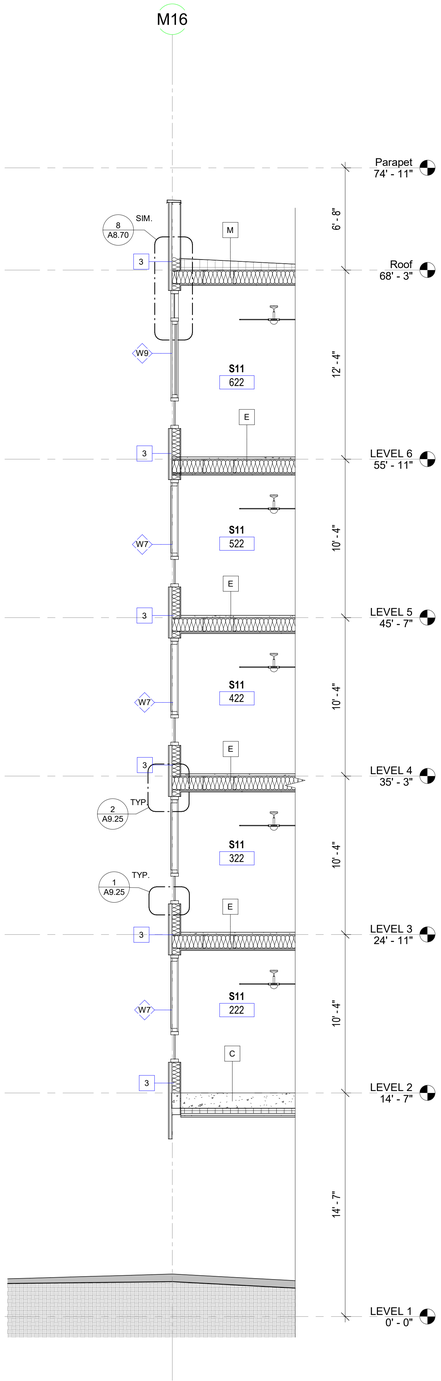
SHEET:
A8.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

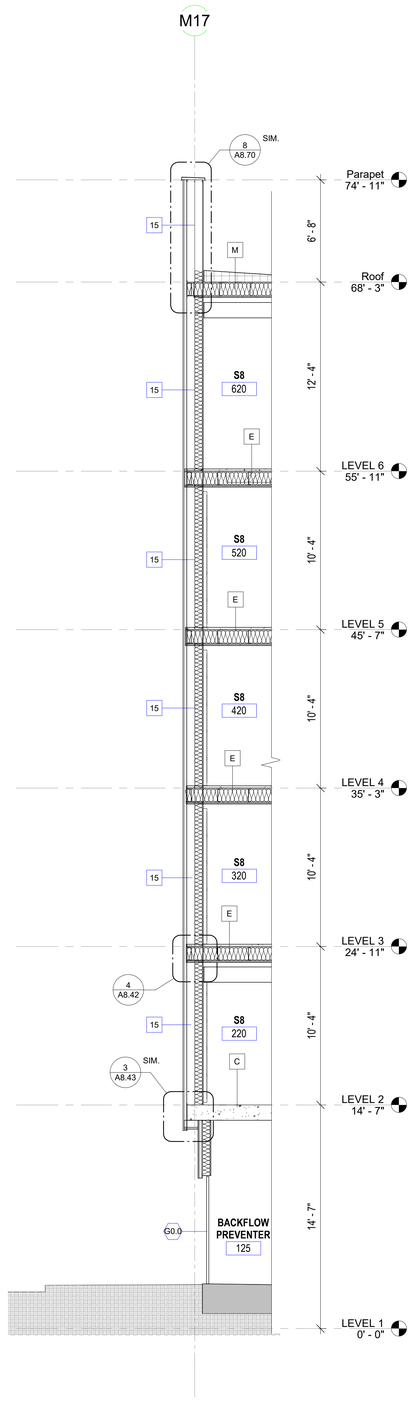
8/25/2023 10:50:34 AM



Wall Section at West Property Line (3)
1/4" = 1'-0"



Wall Section 2nd Ave Garage Entry (2)
1/4" = 1'-0"



Wall Section 2nd Ave Corner Tower (1)
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

WALL SECTIONS GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.

2. THESE WALL SECTIONS SHOW VERTICAL DIMENSIONS AND RELATIONSHIPS BETWEEN BUILDING COMPONENTS. SEE NOTED DETAILS FOR CONSTRUCTION ASSEMBLIES.

3. SEE ROOF PLAN, SHEET **A2.X**, FOR PARAPET HEIGHTS, SLOPES, VENTILATION, ETC.

4. FOR WALL ASSEMBLY LOCATIONS, SEE BUILDING AND UNIT FLOOR PLANS, SERIES **A2.X** AND **4.X** SHEETS RESPECTIVELY. FOR WALL ASSEMBLY TYPES, SEE **SHEETS A9.X.**

5. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY LOCATIONS, SEE BUILDING AND WALL SECTIONS, SERIES **A3.X** AND **A8.X** SHEETS. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY TYPES, SEE SHEET **A9.X** SERIES SHEETS.

1. FOR DOOR, WINDOW, AND STOREFRONT, **AND/ OR CURTAIN WALL** SCHEDULES, SEE SHEETS **A9.10, A9.20, AND A9.30.**

7. ALL WINDOW HEAD HEIGHTS SHALL BE AS INDICATED ON SCHEDULES OR ELEVATIONS, U.O.N.

8. SEE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION AND RELATED STRUCTURAL INFORMATION.

9. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
LICENSED ARCHITECT
MARCIN GHAZI
No. C36501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

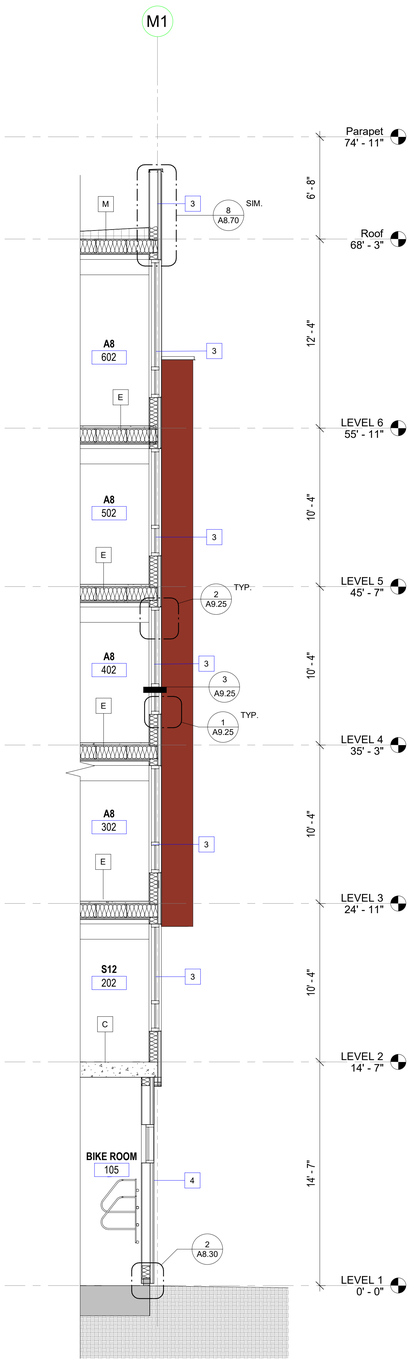
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
WALL SECTIONS

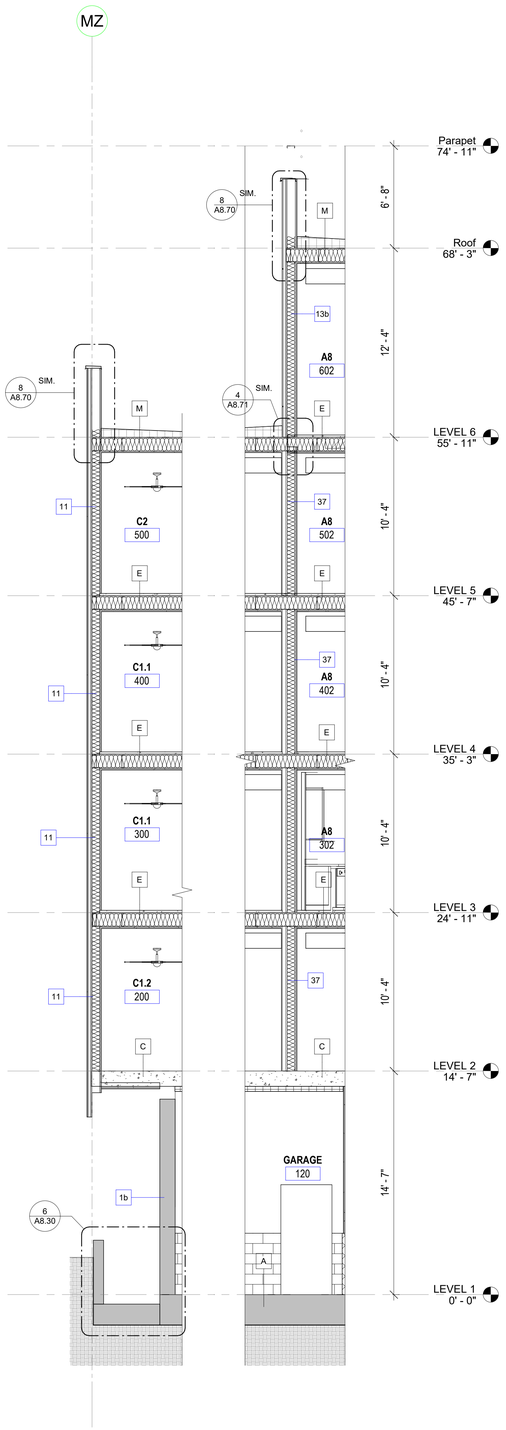
SHEET:
A8.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

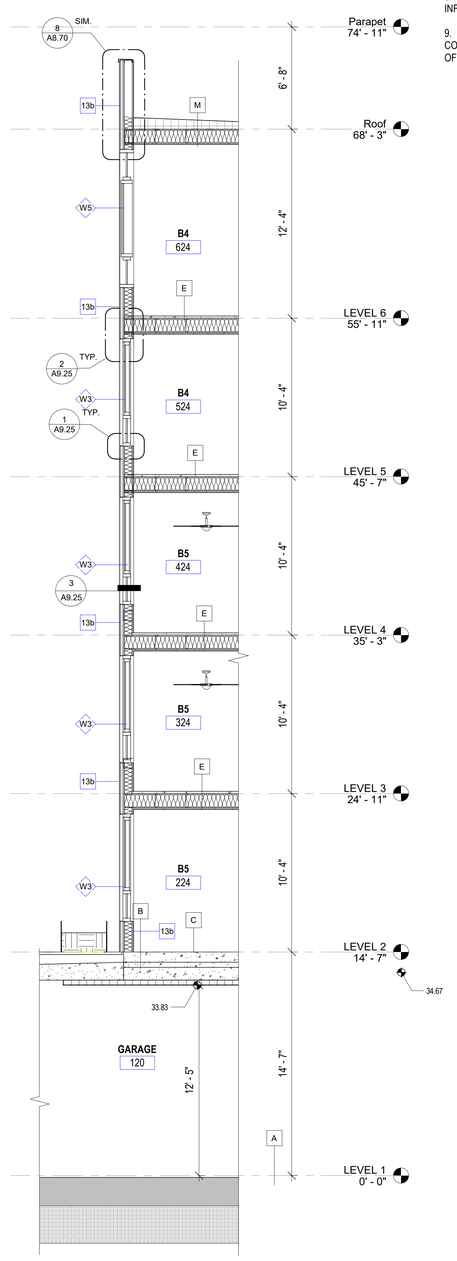
8/25/2023 10:50:37 AM



Wall Section at Neighboring Parcel 3
1/4" = 1'-0"



Wall Section at Property Line Unit Stack 2
1/4" = 1'-0"



Wall Section at Podium Courtyard 1
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

WALL SECTIONS GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.

2. THESE WALL SECTIONS SHOW VERTICAL DIMENSIONS AND RELATIONSHIPS BETWEEN BUILDING COMPONENTS. SEE NOTED DETAILS FOR CONSTRUCTION ASSEMBLIES.

3. SEE ROOF PLAN, SHEET **A2.X**, FOR PARAPET HEIGHTS, SLOPES, VENTILATION, ETC.

4. FOR WALL ASSEMBLY LOCATIONS, SEE BUILDING AND UNIT FLOOR PLANS, SERIES **A2.X** AND **4.X** SHEETS RESPECTIVELY. FOR WALL ASSEMBLY TYPES, SEE **SHEETS A9.X.**

5. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY LOCATIONS, SEE BUILDING AND WALL SECTIONS, SERIES **A3.X** AND **A8.X** SHEETS. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY TYPES, SEE SHEET **A9.X** SERIES SHEETS.

1. FOR DOOR, WINDOW, AND STOREFRONT, **AND/ OR CURTAIN WALL** SCHEDULES, SEE SHEETS **A9.10, A9.20, AND A9.30.**

7. ALL WINDOW HEAD HEIGHTS SHALL BE AS INDICATED ON SCHEDULES OR ELEVATIONS, U.O.N.

8. SEE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION AND RELATED STRUCTURAL INFORMATION.

9. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
LICENSED ARCHITECT
MARCIA CHAN
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE: **WALL SECTIONS**

SHEET:
A8.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:50:40 AM

WALL SECTIONS GENERAL NOTES

1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.

2. THESE WALL SECTIONS SHOW VERTICAL DIMENSIONS AND RELATIONSHIPS BETWEEN BUILDING COMPONENTS. SEE NOTED DETAILS FOR CONSTRUCTION ASSEMBLIES.

3. SEE ROOF PLAN, SHEET **A2.X**, FOR PARAPET HEIGHTS, SLOPES, VENTILATION, ETC.

4. FOR WALL ASSEMBLY LOCATIONS, SEE BUILDING AND UNIT FLOOR PLANS, SERIES **A2.X** AND **4.X** SHEETS RESPECTIVELY. FOR WALL ASSEMBLY TYPES, SEE **SHEETS A9.X.**

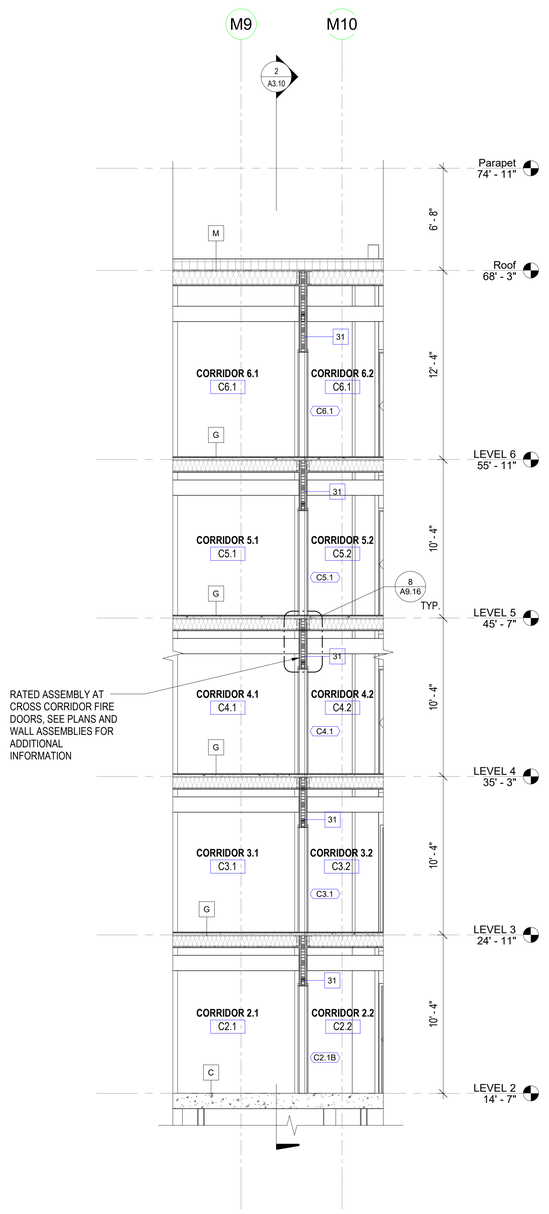
5. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY LOCATIONS, SEE BUILDING AND WALL SECTIONS, SERIES **A3.X** AND **A8.X** SHEETS. FOR FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLY TYPES, SEE SHEET **A9.X** SERIES SHEETS.

1. FOR DOOR, WINDOW, AND STOREFRONT, **AND/ OR CURTAIN WALL** SCHEDULES, SEE SHEETS **A9.10, A9.20, AND A9.30.**

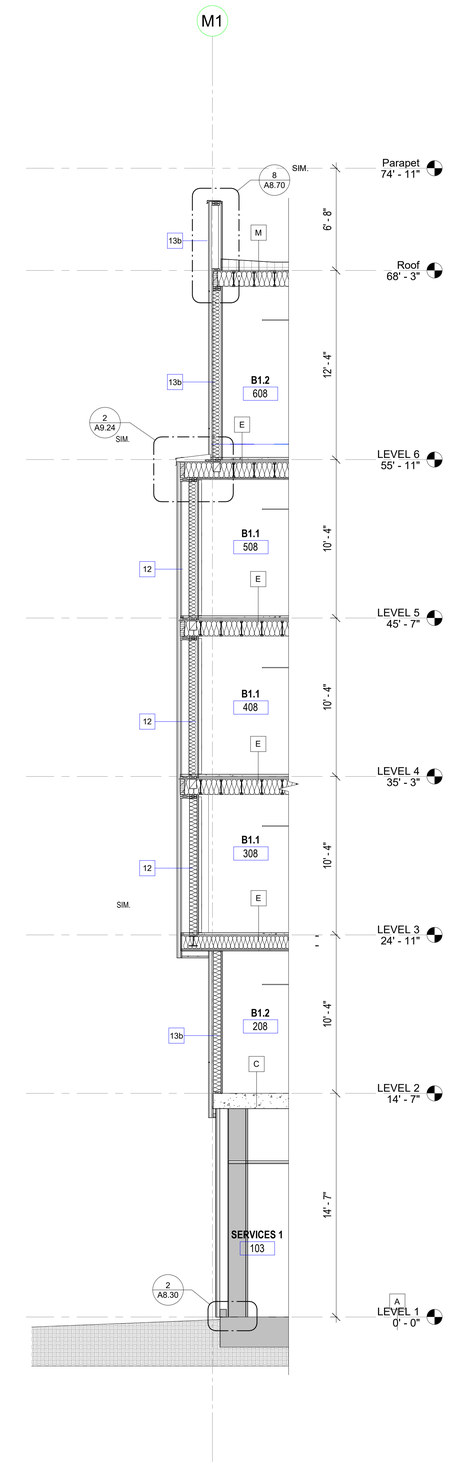
7. ALL WINDOW HEAD HEIGHTS SHALL BE AS INDICATED ON SCHEDULES OR ELEVATIONS, U.O.N.

8. SEE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION AND RELATED STRUCTURAL INFORMATION.

9. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



Wall Section at Cross Corridor Doors 3
1/4" = 1'-0"



Wall Section along Neighboring Parcel Projecting Bay 1
1/4" = 1'-0"

0' 2' 4' 8' 16'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIN GMAJ
No. C36501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

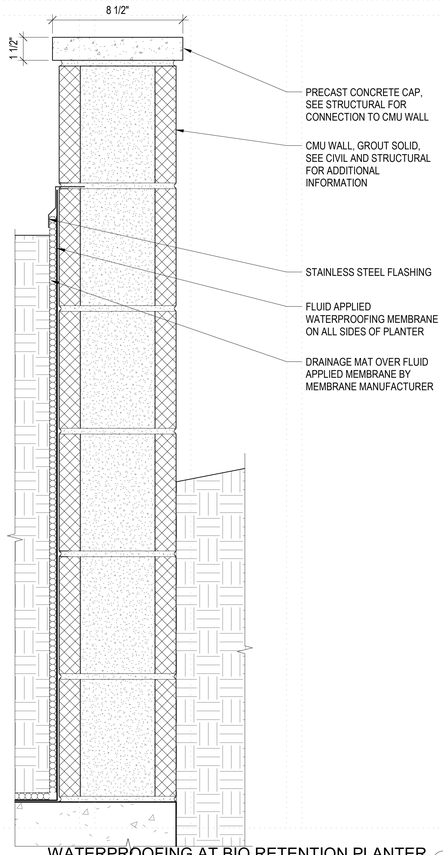
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
WALL SECTIONS

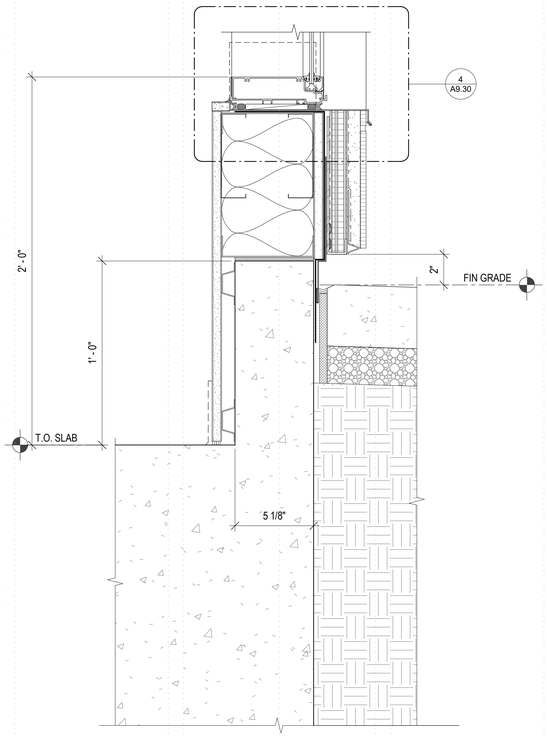
SHEET:
A8.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

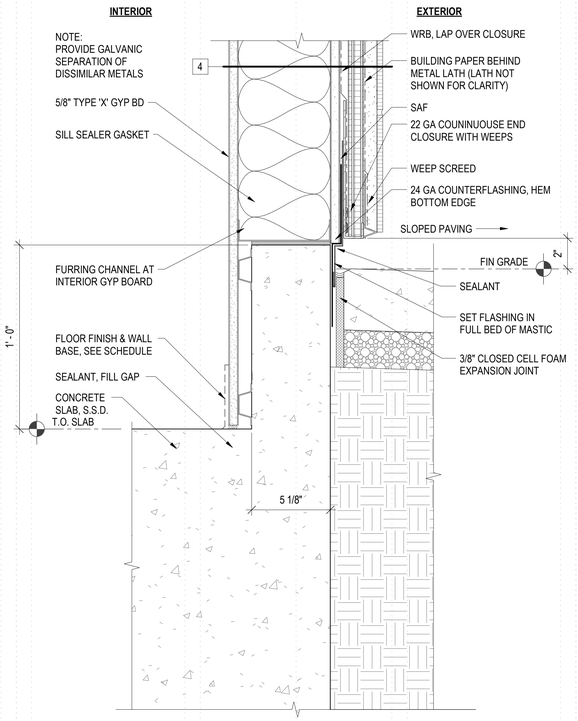
8/25/2023 10:50:42 AM



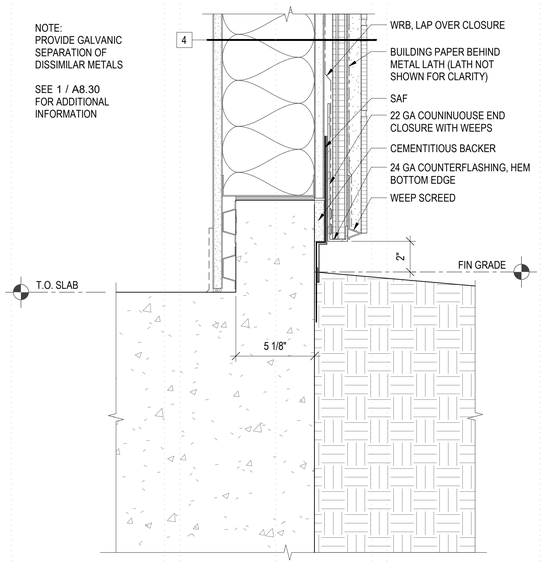
WATERPROOFING AT BIO RETENTION PLANTER 7
3" = 1'-0"



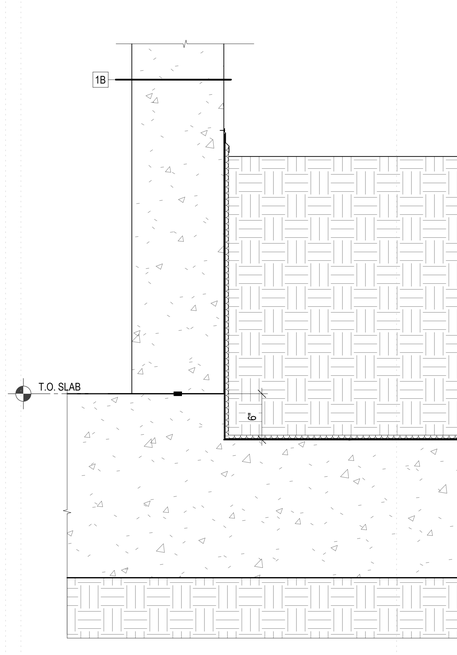
BASE OF WALL WITH CURB AT STOREFRONT ALONG 2ND 5
3" = 1'-0"



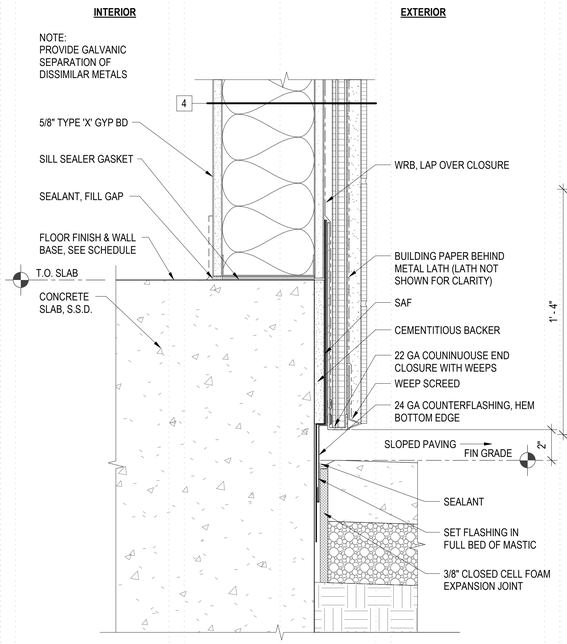
BASE OF WALL WITH CURB ALONG 2ND 4
3" = 1'-0"



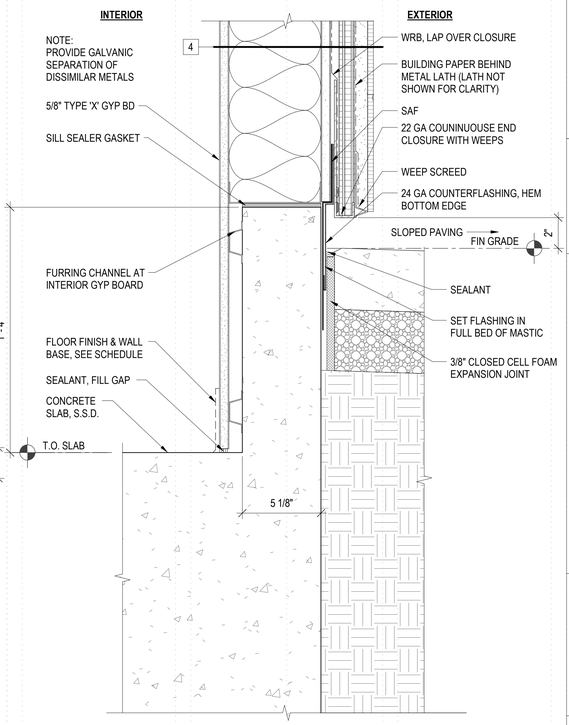
BASE OF WALL AT GRADE - COURTYARD 2
3" = 1'-0"



BIO RETENTION PLANTER 6
1 1/2" = 1'-0"



BASE OF WALL AT PAVING ALONG E12TH 3
3" = 1'-0"



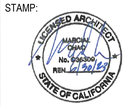
BASE OF WALL WITH CURB AT PAVING ALONG E12TH 1
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

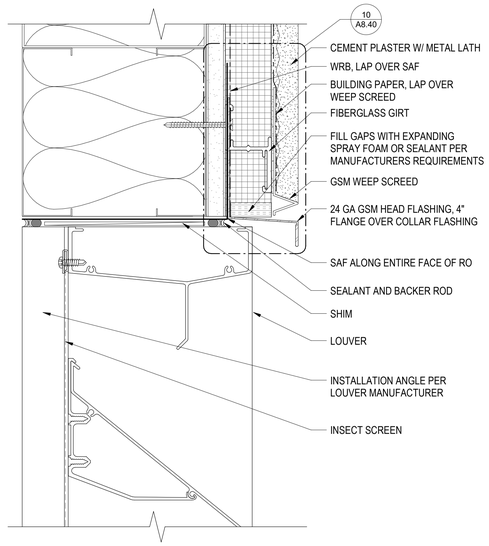
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
BASE OF WALL DETAILS

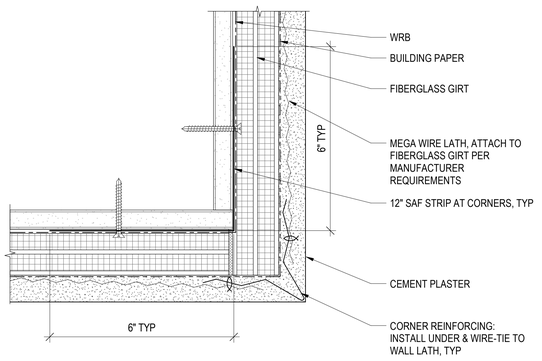
SHEET:
A8.30

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

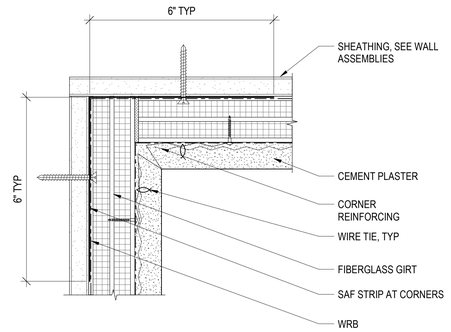
8/25/2023 10:50:44 AM



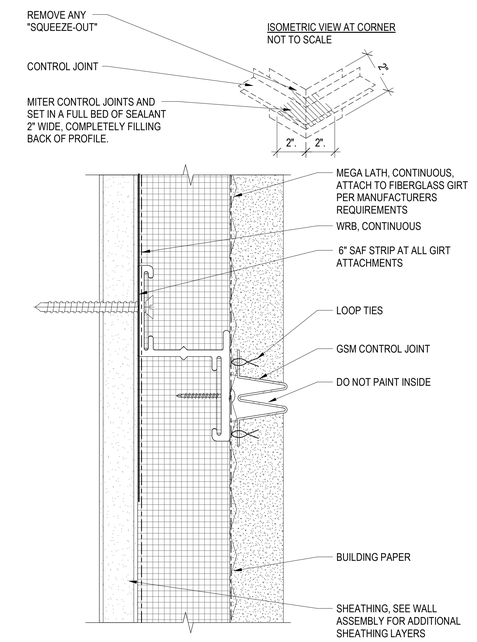
LOUVER HEAD DETAIL AT METAL FRAMING 9
6" = 1'-0"



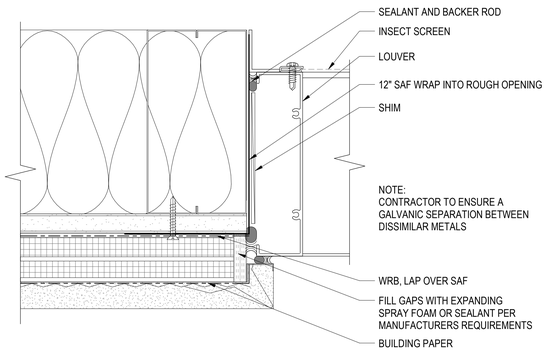
CEMENT PLASTER OUTSIDE CORNER AT METAL FRAMING 6
6" = 1'-0"



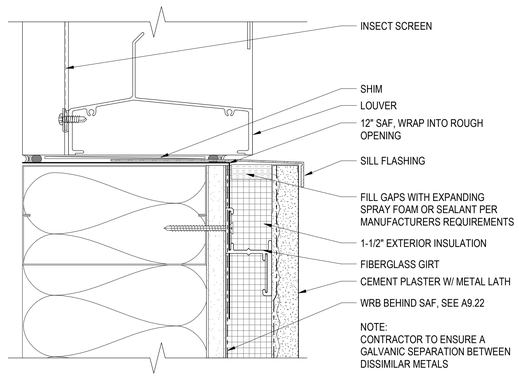
CEMENT PLASTER INSIDE CORNER AT METAL FRAMING 5
6" = 1'-0"



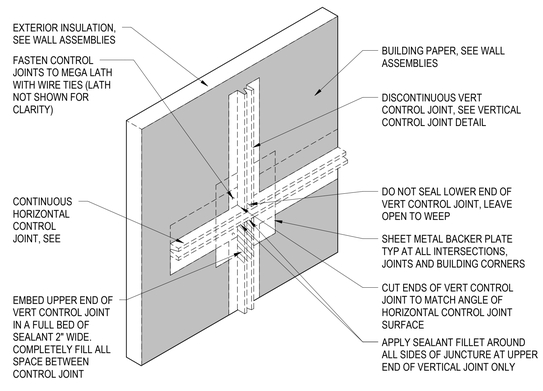
CEMENT PLASTER CONTROL JOINT (HORIZONTAL) AT METAL FRAMING 2
12" = 1'-0"



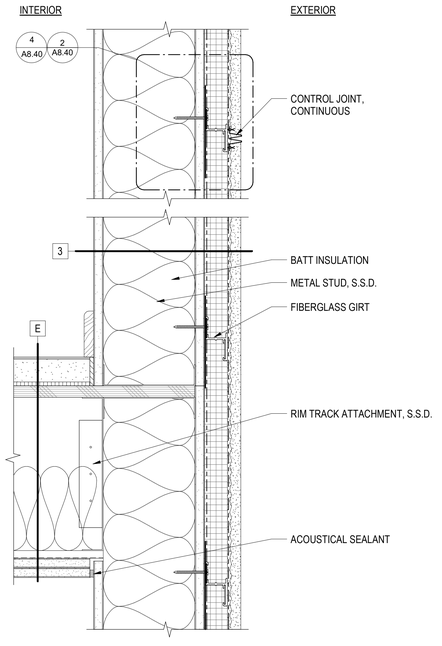
LOUVER JAMB DETAIL AT METAL FRAMING 11
6" = 1'-0"



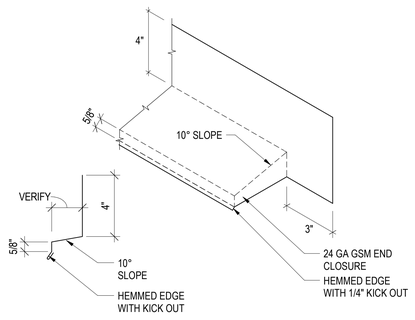
LOUVER SILL DETAIL AT METAL FRAMING 8
6" = 1'-0"



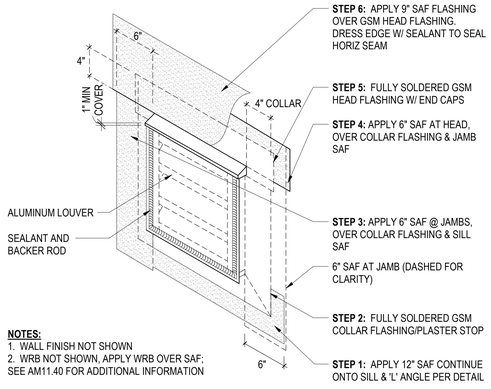
CONTROL JOINT INTERSECTION METAL FRAME WALL 4
3" = 1'-0"



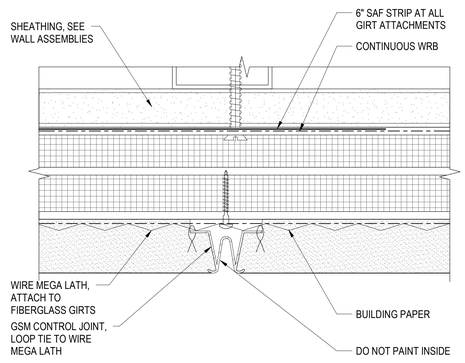
CEMENT PLASTER AT METAL FRAMED FLOOR 1
3" = 1'-0"



HEAD FLASHING WITH SODERED END ISOMETRIC 10
3" = 1'-0"



840_WALL LOUVER FLASHING SEQUENCE DIAGRAM 7
3" = 1'-0"



CEMENT PLASTER CONTROL JOINT (VERTICAL) AT METAL FRAMING 3
12" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS GHAZI
No. C-36501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

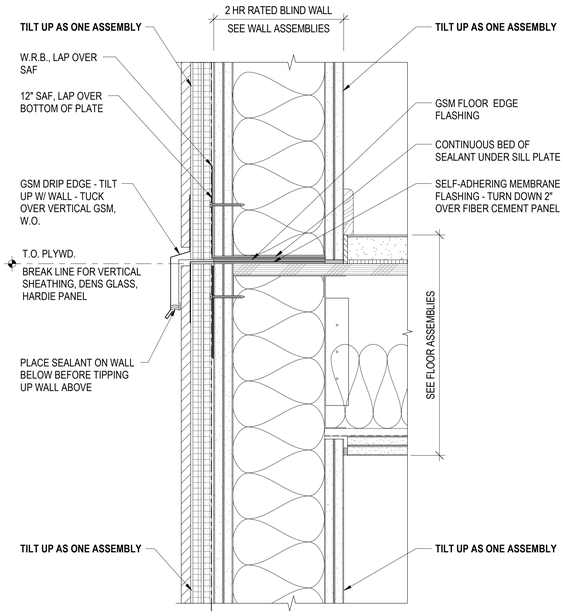
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
EXTERIOR WALL DETAILS

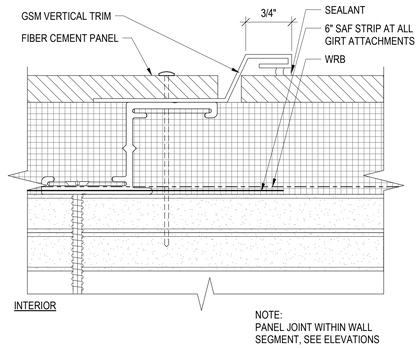
SHEET:
A8.40

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

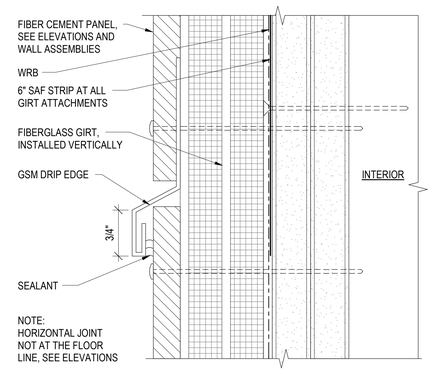
8/25/2023 10:50:47 AM



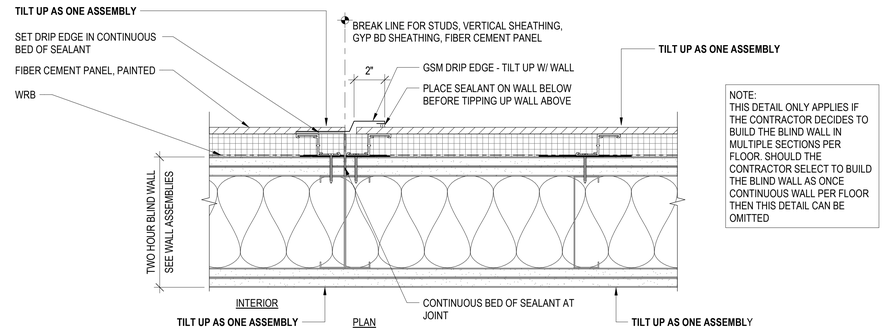
BLIND WALL SECTION AT FLOOR LINE (2HR WALL) METAL FRAMING 6
3" = 1'-0"



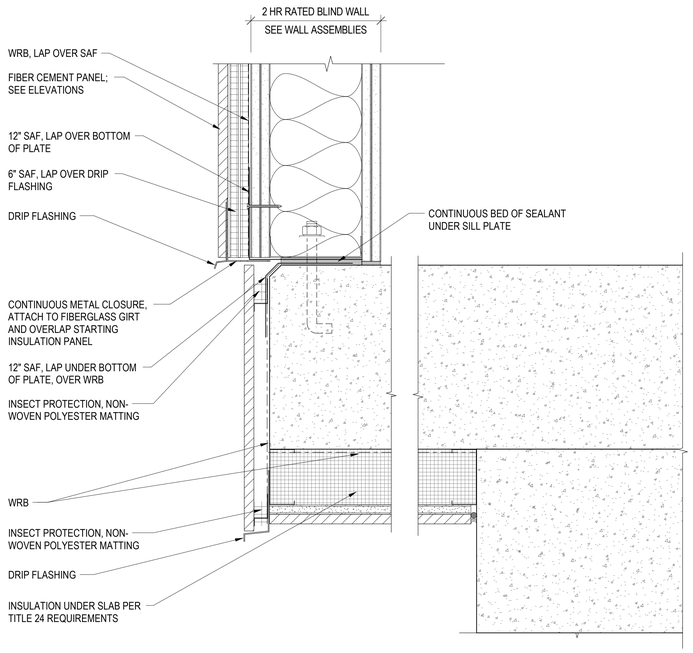
BLIND WALL VERTICAL JOINT AT METAL FRAMING 4
12" = 1'-0"



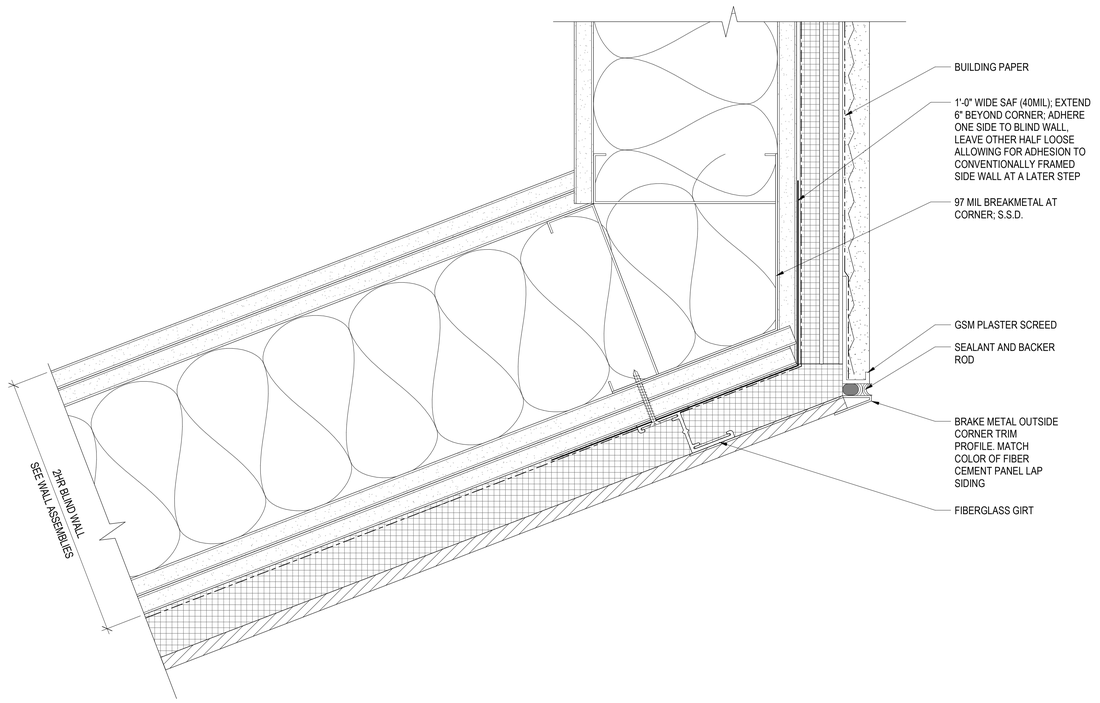
BLIND WALL HORIZONTAL JOINT AT METAL FRAMING 3
12" = 1'-0"



2 HR METAL FRAMING BLIND WALL PLAN DETAIL 2
3" = 1'-0"



BLIND WALL AT PODIUM (2HR WALL) METAL FRAMING 5
3" = 1'-0"



FIBER CEMENT TO STUCCO CORNER TRANSITION AT METAL FRAMING 1
6" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

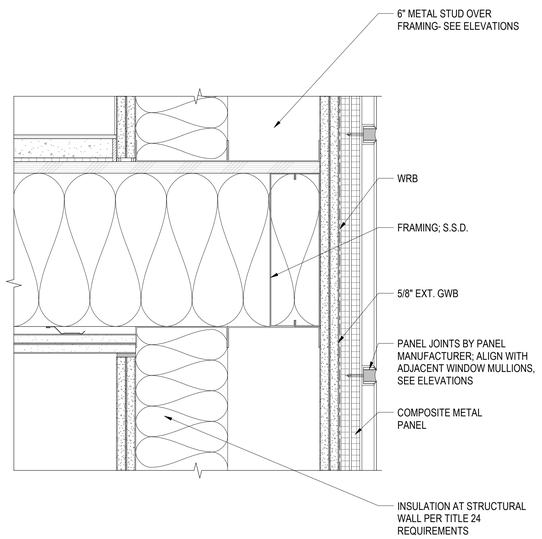
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
EXTERIOR WALL DETAILS

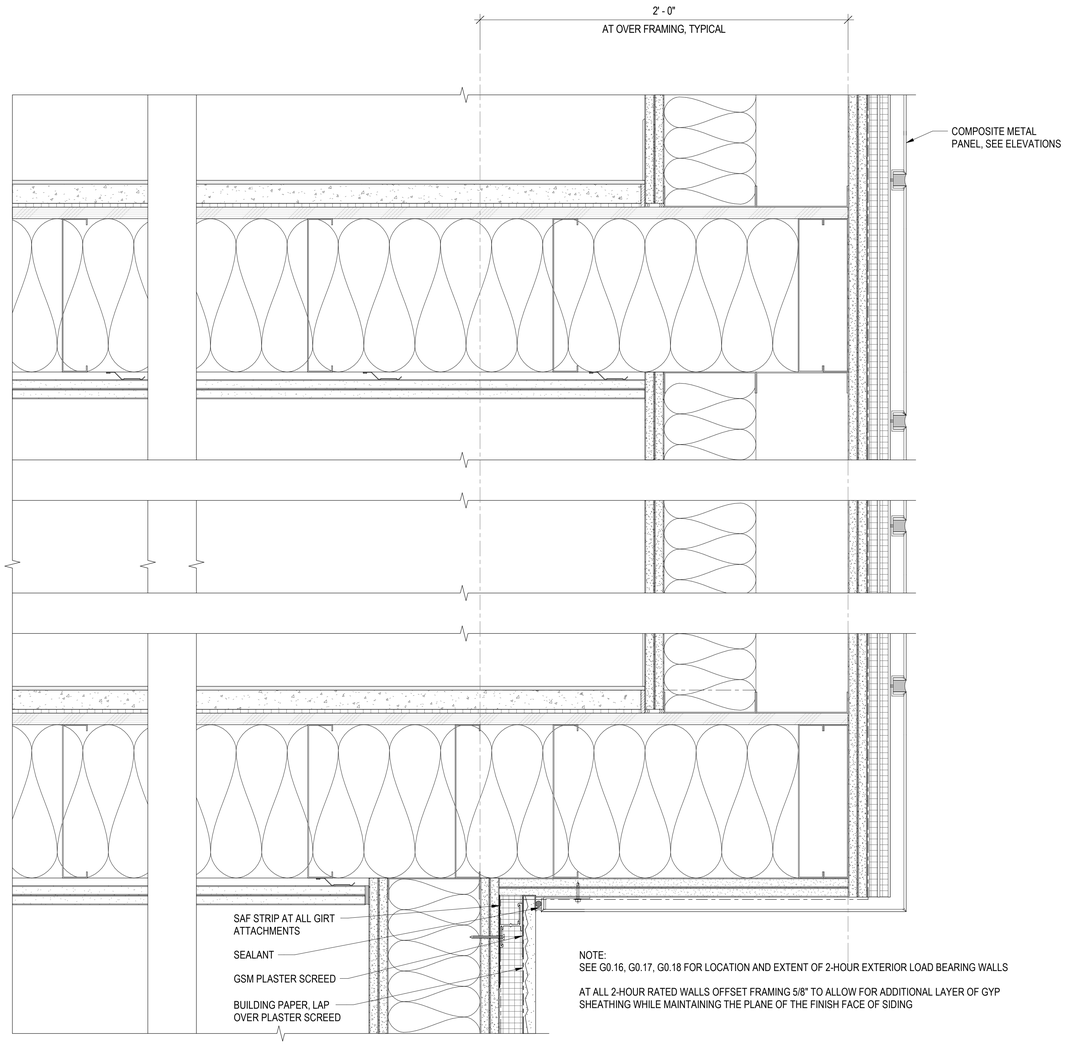
SHEET:
A8.41

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:50:49 AM



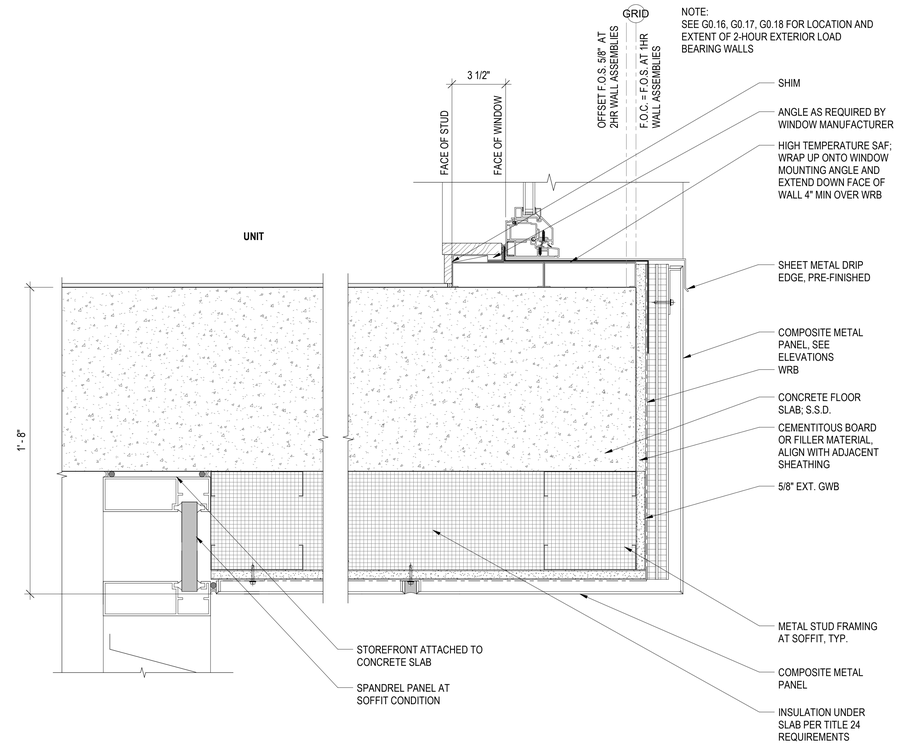
PANEL AT METAL FRAMING OVER FRAME FLOOR TRANSITION (4)
3" = 1'-0"



NOTE:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

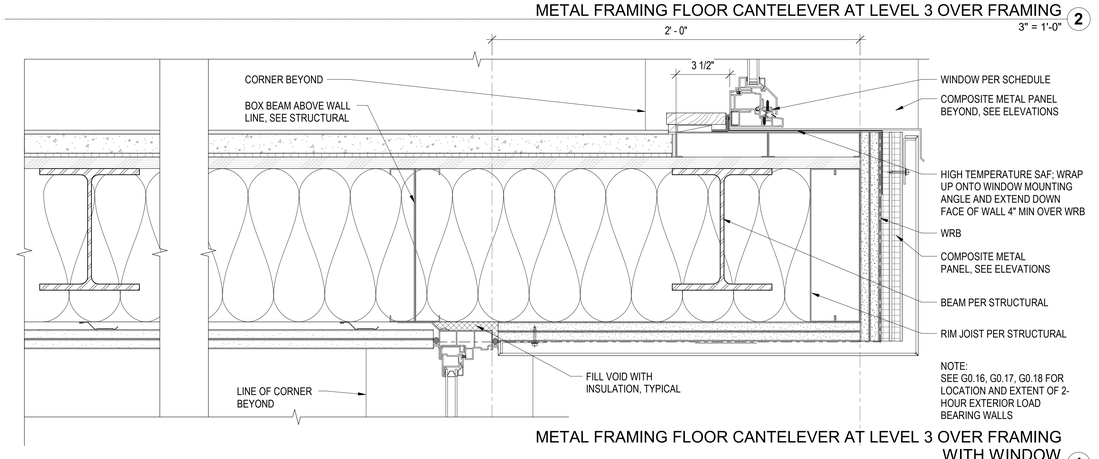
AT ALL 2-HOUR RATED WALLS OFFSET FRAMING 5/8" TO ALLOW FOR ADDITIONAL LAYER OF GYP SHEATHING WHILE MAINTAINING THE PLANE OF THE FINISH FACE OF SIDING

METAL FRAMING FLOOR CANTELEVER AT LEVEL 3 OVER FRAMING (2)
3" = 1'-0"



NOTE:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

WINDOW SILL AT PODIUM CORNER (3)
3" = 1'-0"



NOTE:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

METAL FRAMING FLOOR CANTELEVER AT LEVEL 3 OVER FRAMING WITH WINDOW (1)
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
No. C36300
REN. 6/30/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

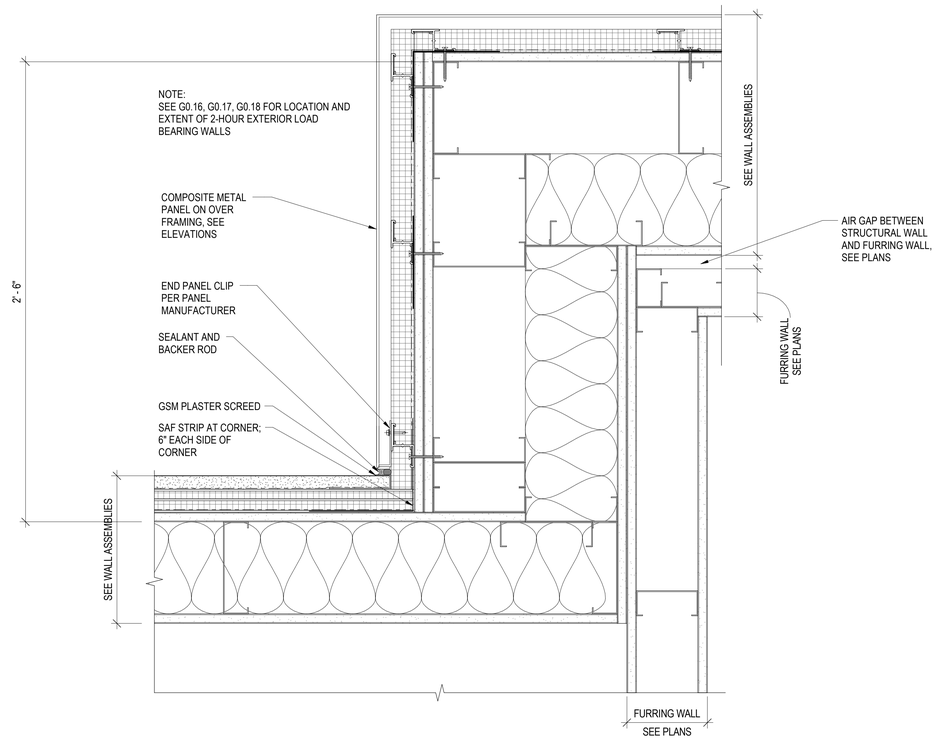
JOB NUMBER:	2207
DRAWN BY:	SP / TR
CHECKED BY:	RO
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

TITLE:
EXTERIOR WALL DETAILS

SHEET:
A8.42

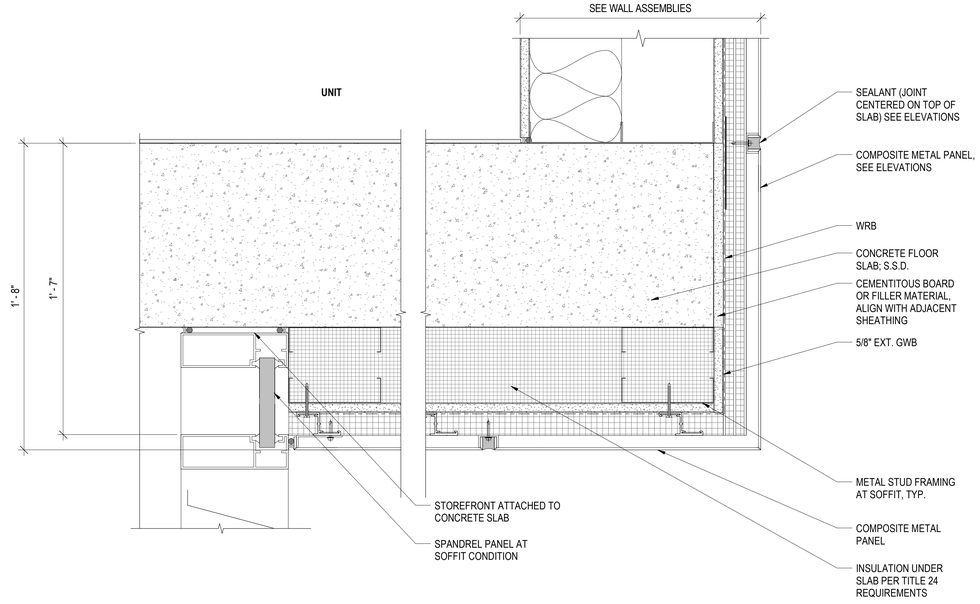
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:50:50 AM



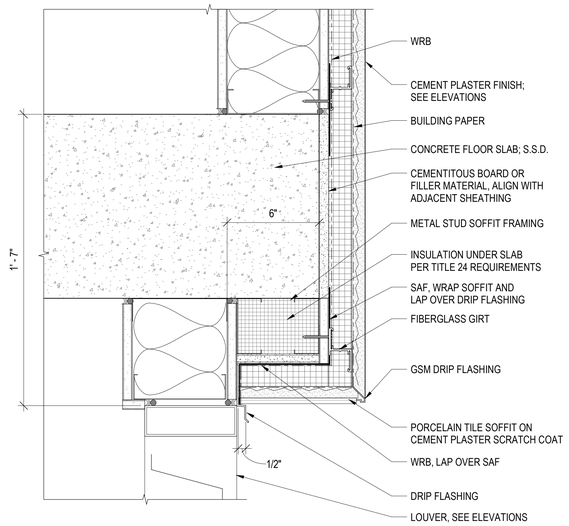
MATERIAL TRANSITION AT 12TH STREET CORNER BAY METAL FRAMING 2

3" = 1'-0"



SOFFIT EDGE AT COMPOSITE METAL PANEL AT LEVEL 2 3

3" = 1'-0"



NOTE:
CONTRACTOR TO ENSURE A GALVANIC SEPARATION BETWEEN ALL DISSIMILAR METALS

SOFFIT EDGE AT 12TH STREET FACADE METAL FRAMING 1

3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

TITLE:

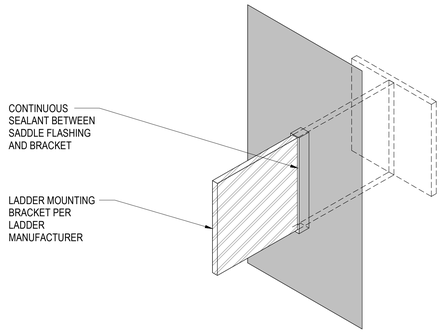
EXTERIOR WALL DETAILS

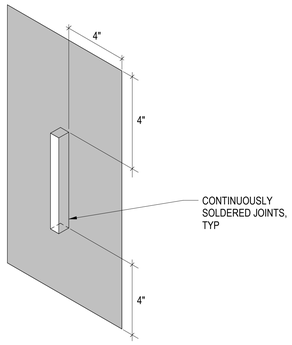
SHEET:

A8.43

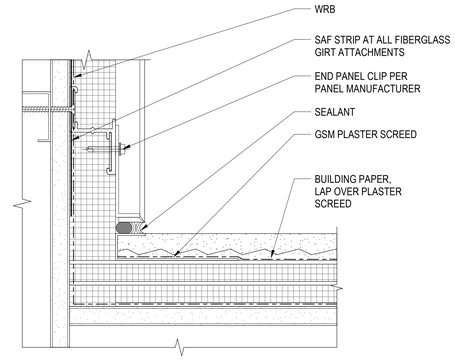
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:50:52 AM

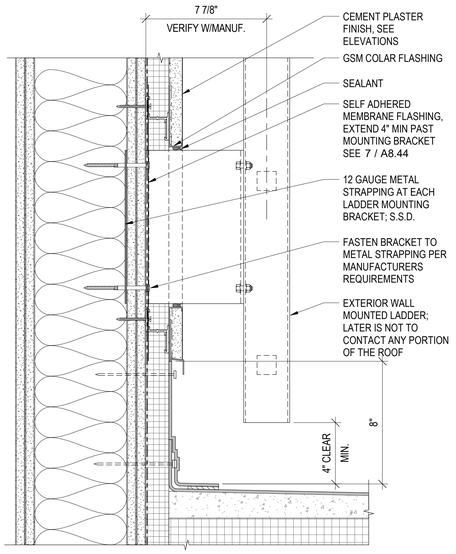




FLASHING COLLAR 8
3" = 1'-0"



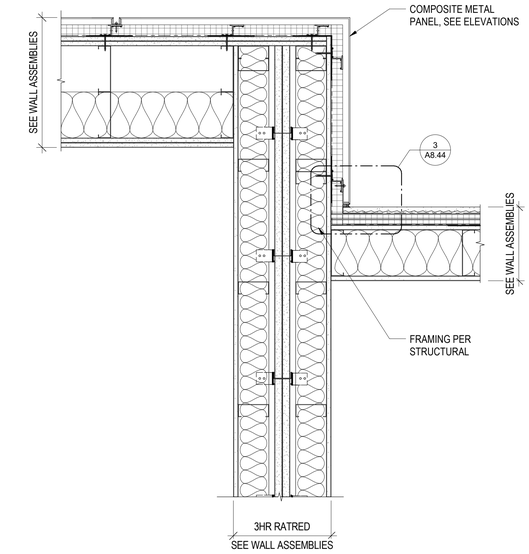
CORNER FLASHING AT 3 HOUR FIRE WALL TERMINATION 3
6" = 1'-0"



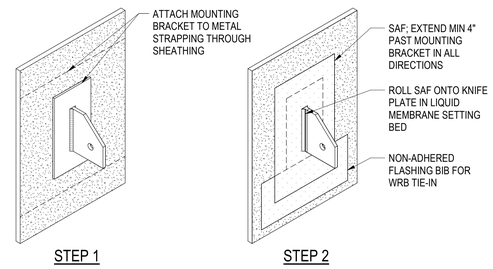
EXTERIOR LADDER MOUNTING SECTION 5
3" = 1'-0"

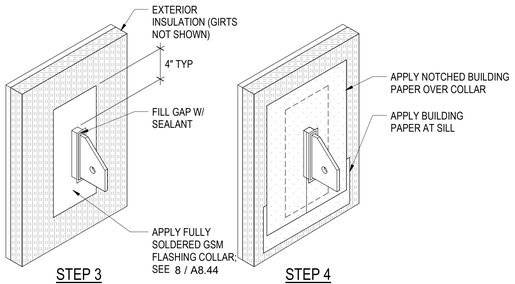
NOTES:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

TERMINATE FIRE WALL AT THE INTERIOR SURFACE OF EXTERIOR SHEATHING

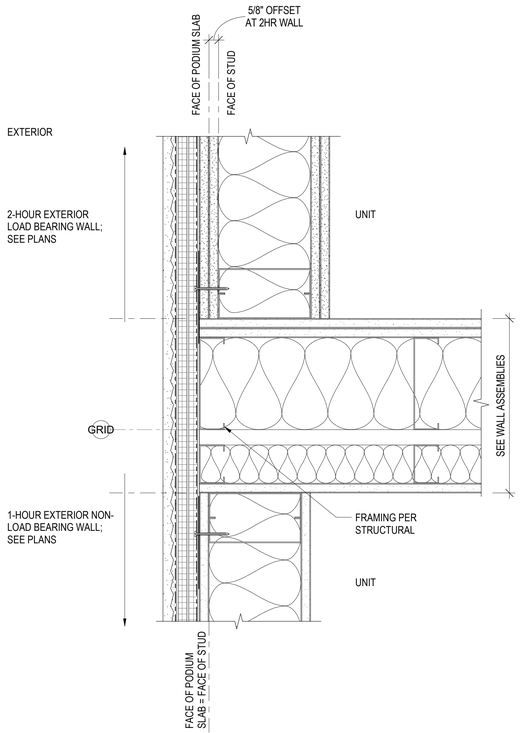


3HR FIRE WALL TERMINATION AT METAL STUD OVER FRAMING 2
1 1/2" = 1'-0"



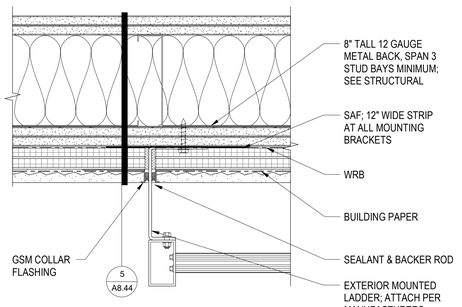


FLASHING AT MOUNTING PLATE 7
1 1/2" = 1'-0"

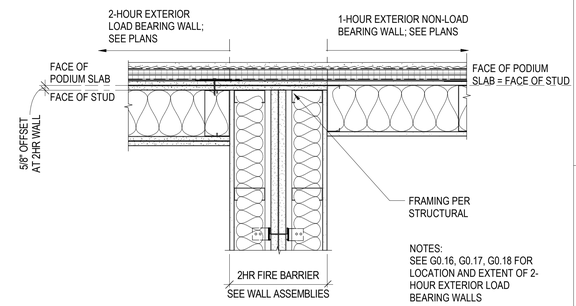


NOTES:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

TRANSITION 1-2 HOUR WALL AT METAL FRAMING 6
3" = 1'-0"



EXTERIOR LADDER MOUNTING 4
3" = 1'-0"



NOTES:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

TERMINATE FIRE WALL AT THE INTERIOR SURFACE OF EXTERIOR SHEATHING

2 HOUR FIRE BARRIER TERMINATION METAL FRAMING 1
1 1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS Q. YANG
No. 32000
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
EXTERIOR WALL DETAILS

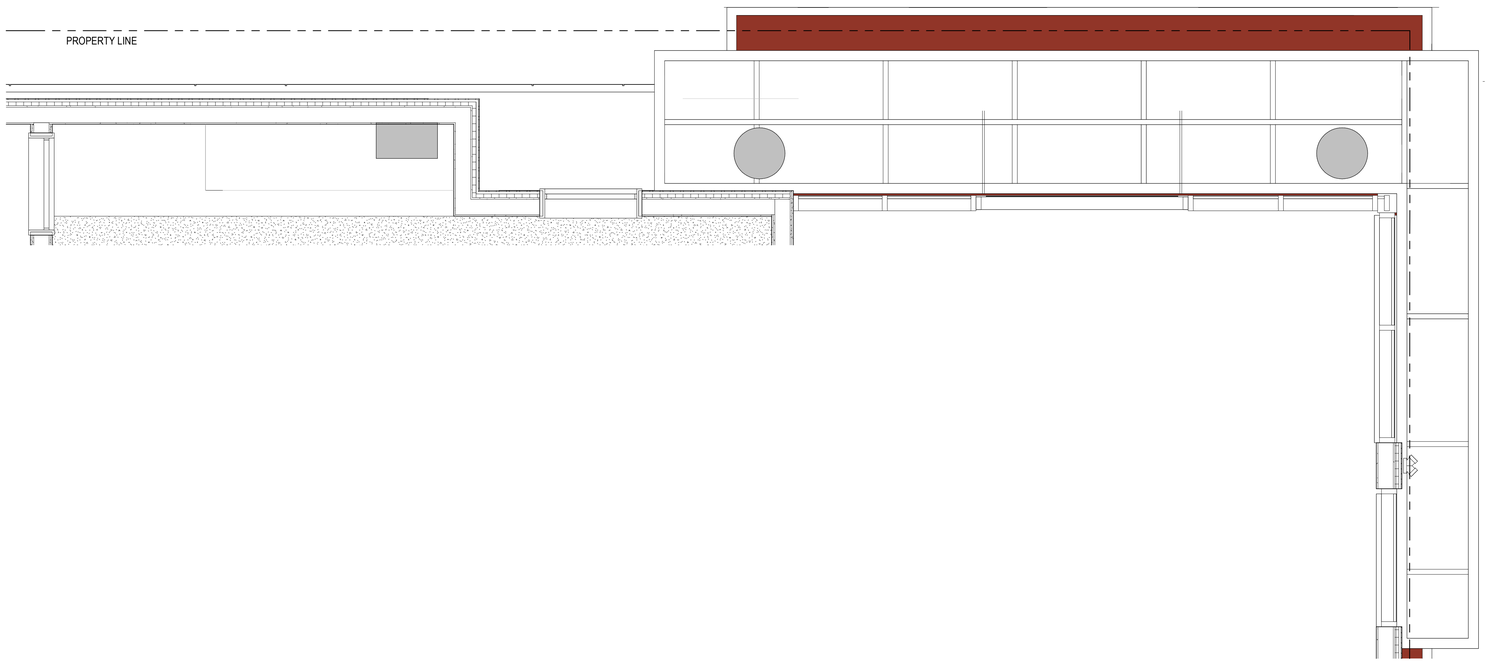
SHEET:
A8.44

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:50:54 AM

OVER PROPERTY LINE

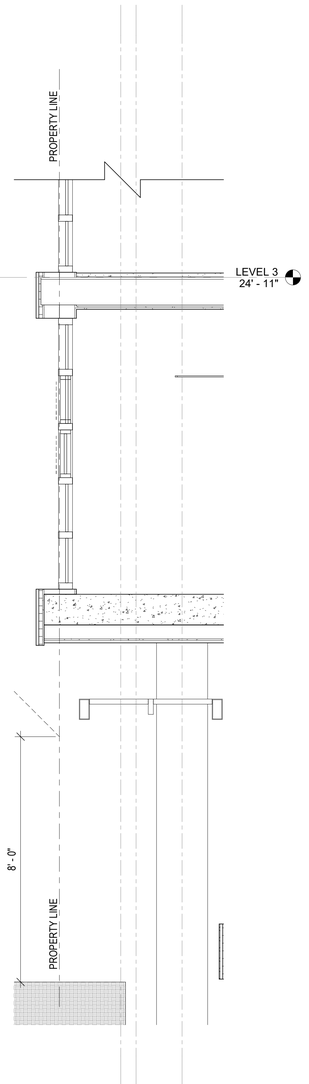
2' - 9 1/2" ALLOWED @ 10' - 9 1/2" ABOVE GRADE



RETAIL CANOPY PLAN 6
1/2" = 1'-0"

CANOPY NOTES:

PER OAKLAND MUNICIPAL CODE 15.04.3.2285 - CBC SECTIONS 3201.4, 3202.1, AND 3202.2 AMENDED. UNENCLOSED BALCONIES, ARCHITECTURAL FEATURES, CANOPIES OVER ENTRANCE DOORS, AND AWNINGS OVER WINDOWS MAY CANTILEVER OVER THE PUBLIC RIGHT-OF-WAY BY NOT MORE THAN ONE INCH HORIZONTALLY FOR EACH ONE INCH OF VERTICAL CLEARANCE EXCEEDING EIGHT FEET, MEASURED FROM THE HIGHER OF FINISHED GRADE OR PUBLIC WALKING SURFACE TO THE LOWEST OVERHEAD ELEMENT OF THE ENCROACHMENT. THE ENCROACHMENT SHALL NOT PROJECT MORE THAN FOUR FEET. PROJECTING STRUCTURAL ELEMENTS SHALL BE FIRE-RESISTIVE CONSTRUCTION OR NONCOMBUSTIBLE.



STOREFRONT WITH LOUVER AND CANOPY SECTION 4
1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS G. PYATOK
No. 18888
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

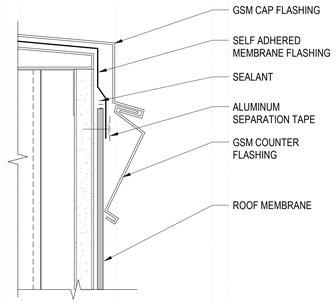
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: 1/2" = 1'-0"
TITLE:
EXTERIOR DETAILS RETAIL CANOPY

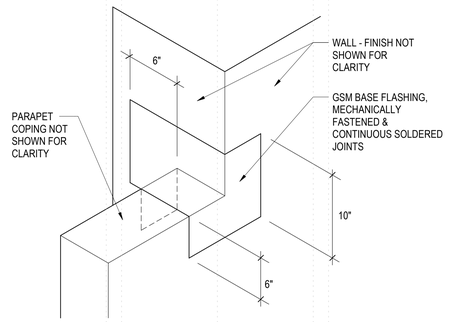
SHEET:
A8.60

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

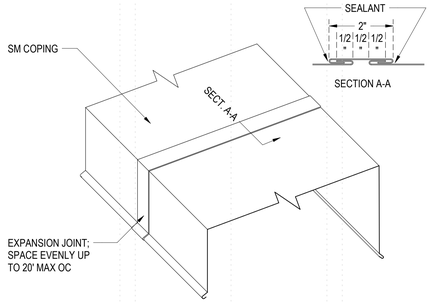
8/25/2023 10:50:56 AM



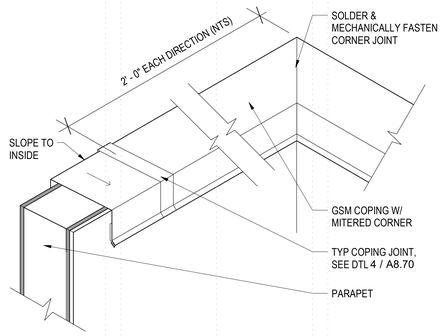
ROOF MEMBRANE TERMINATION AT PARAPET CAP 9
6" = 1'-0"



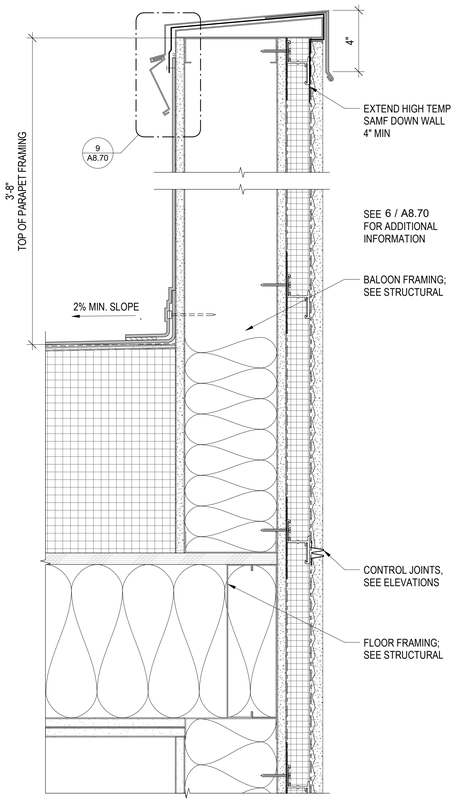
PARAPET COPING AT WALL CORNER 5
1 1/2" = 1'-0"



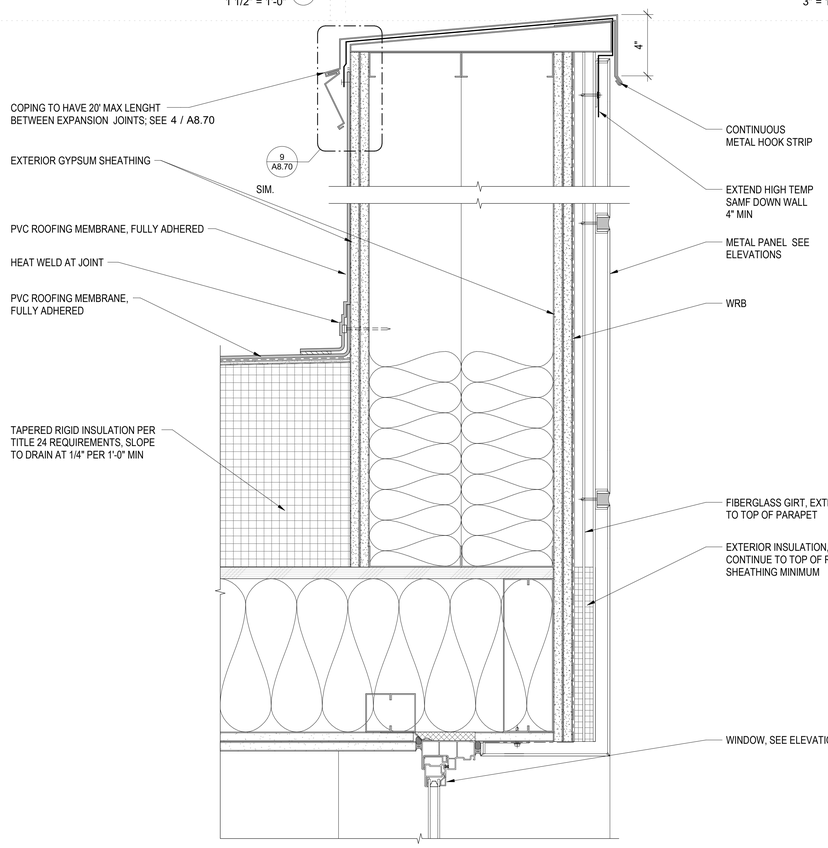
PARAPET COPING JOINT 4
3" = 1'-0"



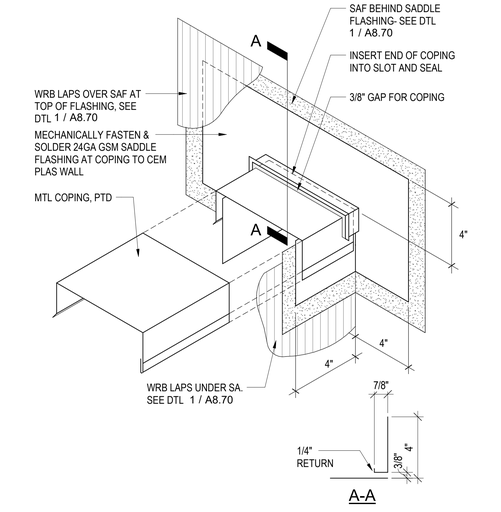
PARAPET FLASHING AT CORNER 3
6" = 1'-0"



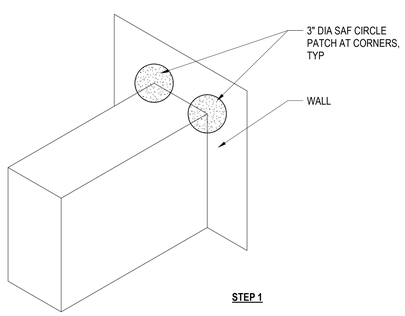
TYPICAL PARAPET 8
3" = 1'-0"



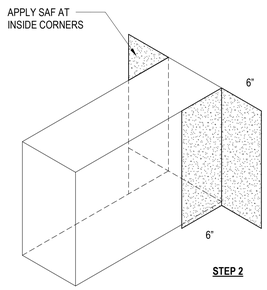
TALL PARAPET AT CORNER TOWER 6
3" = 1'-0"



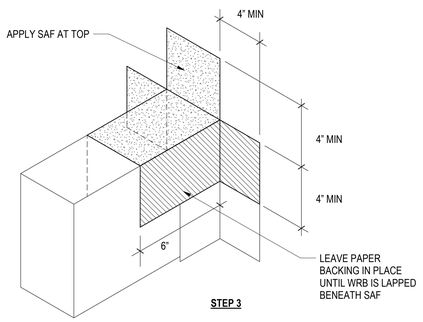
PARAPET COPING AT WALL INTERSECTION 2
3" = 1'-0"



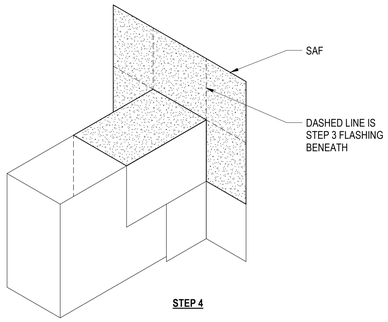
STEP 1



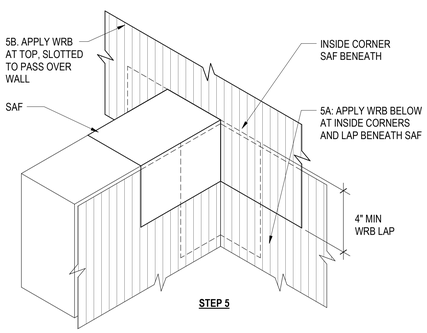
STEP 2



STEP 3



STEP 4



STEP 5

SADDLE FLASHING AT PARAPET TO WALL 1
3" = 1'-0"

8/25/2023 10:50:58 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA L. CASEY
No. C-30309
REN. 08/31/2024
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

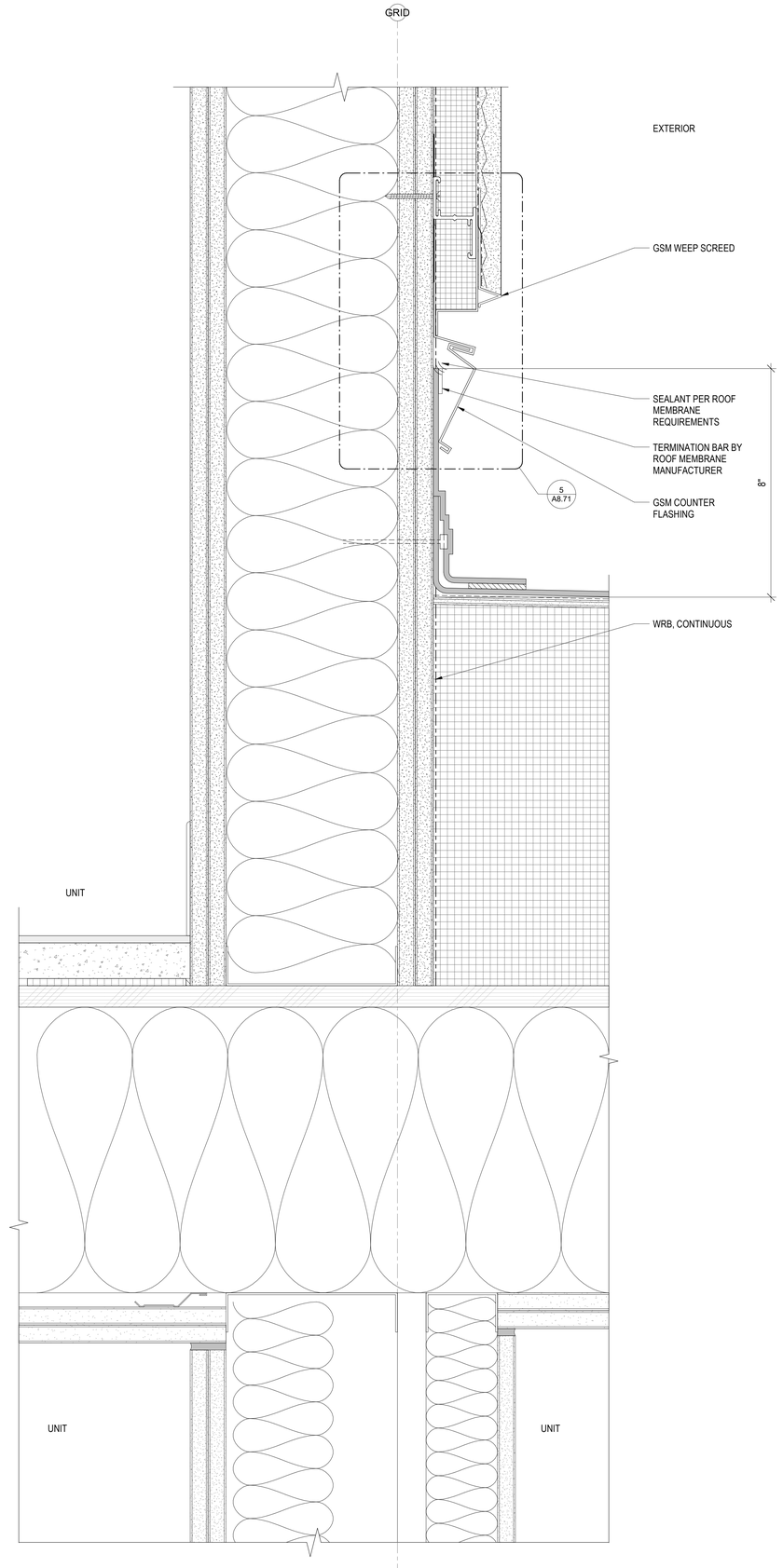
TITLE:

ROOF PARAPET DETAILS

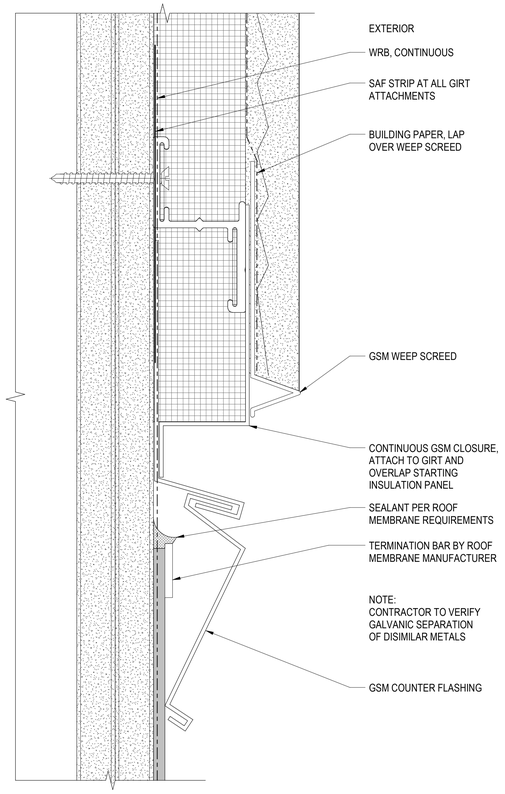
SHEET:

A8.70

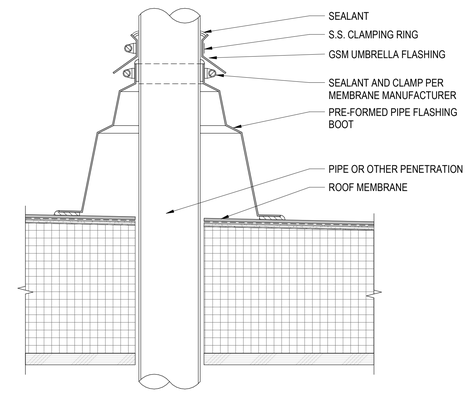
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



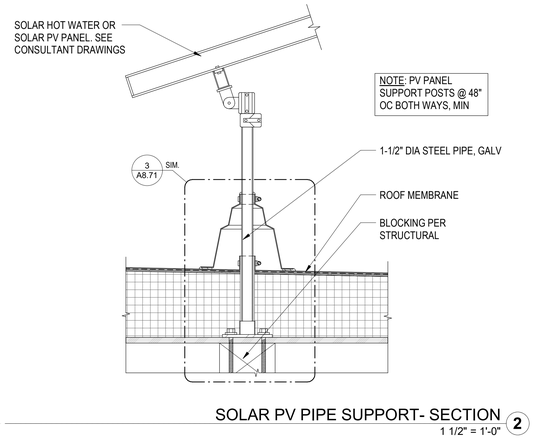
ROOF TO WALL AT LOWER ROOF 4
6" = 1'-0"



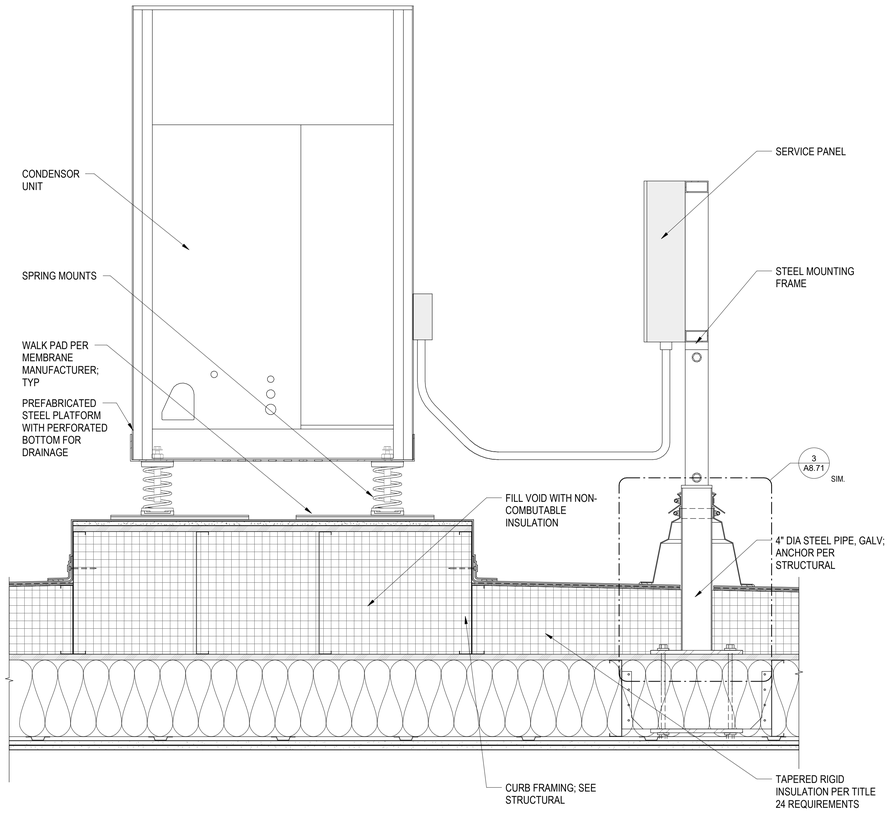
MATERIAL TRANSITION AT ROOF TO WALL 5
12" = 1'-0"



PIPE / VENT PENETRATION 3
3" = 1'-0"



SOLAR PV PIPE SUPPORT- SECTION 2
1 1/2" = 1'-0"



CONDENSER & SERVICE (SINGLE ROW) - SECTION VIEW 1
1 1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHIE D. PINA
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

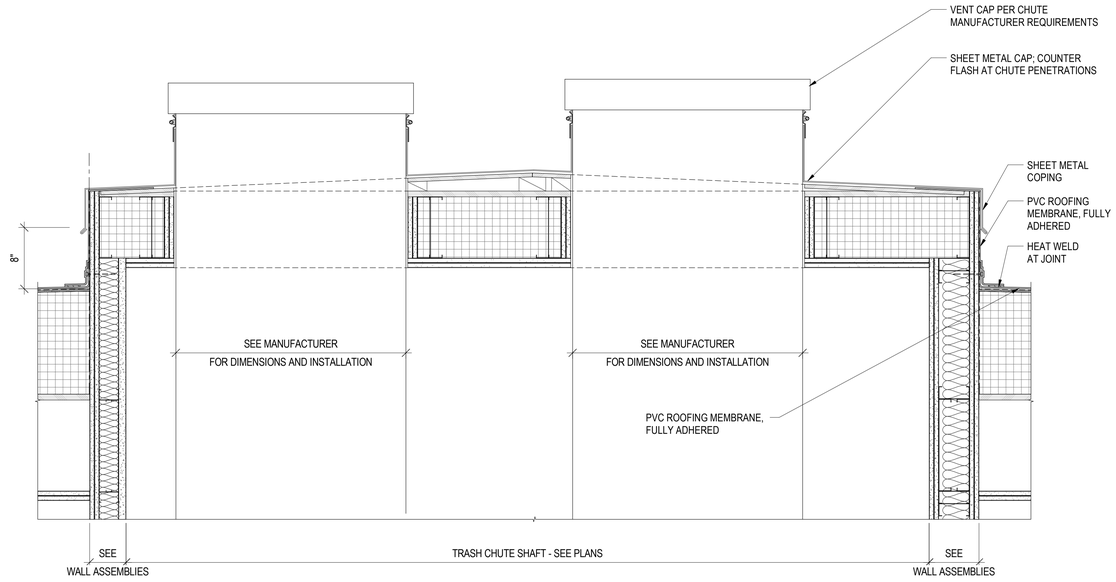
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ROOF EQUIPMENT DETAILS

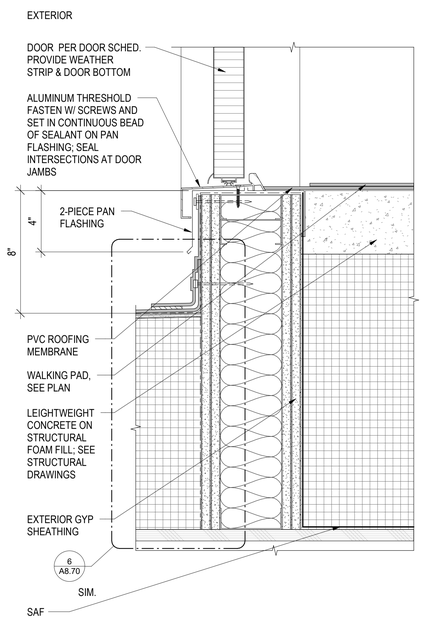
SHEET:
A8.71

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

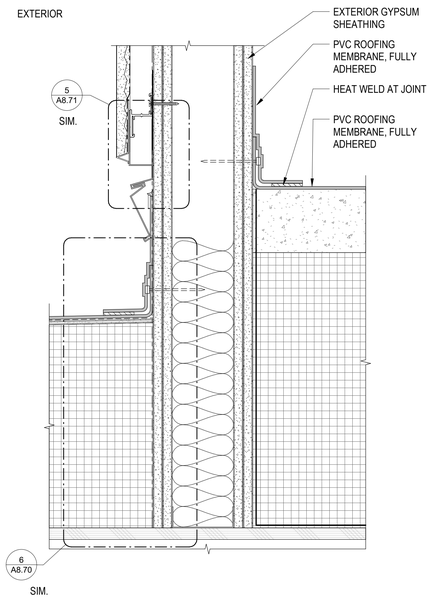
8/25/2023 10:51:00 AM



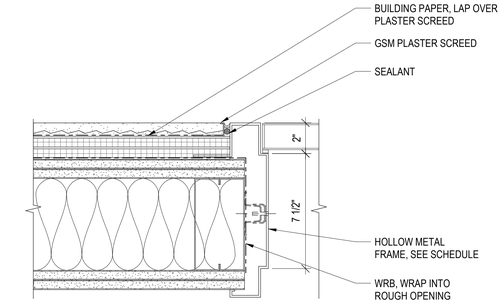
Roof Cap at Trash Chute 5
1 1/2" = 1'-0"



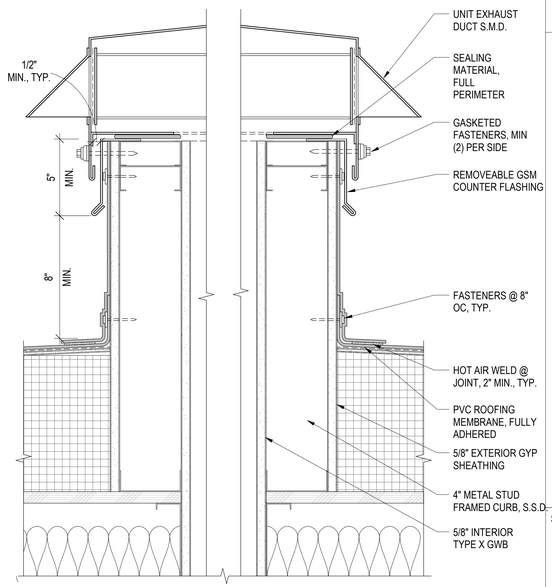
STAIR DOOR FLASHING AT ROOF 3
3" = 1'-0"



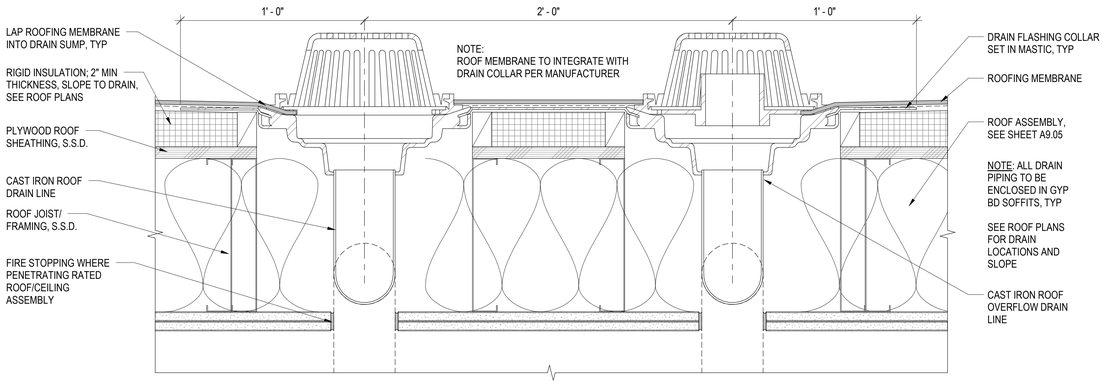
STAIR DOOR FLASHING AT ROOF 2
3" = 1'-0"



DOOR JAMB - EXT. HM DOOR 6
3" = 1'-0"



MECHANICAL CURB AT ROOF 4
3" = 1'-0"



ROOF DRAIN AND OVERFLOW 1
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CASEY
No. C-30830
REN. 08/31/2024
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

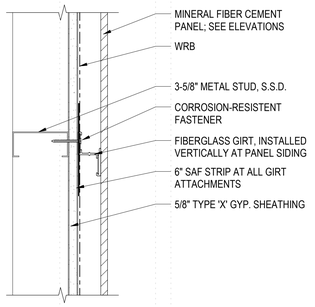
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
ROOF DETAILS

SHEET:
A8.72

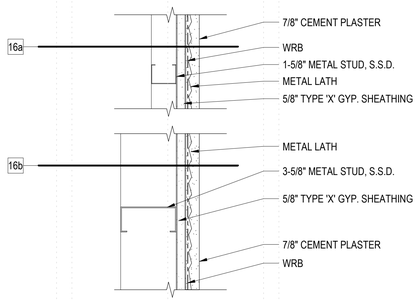
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:02 AM



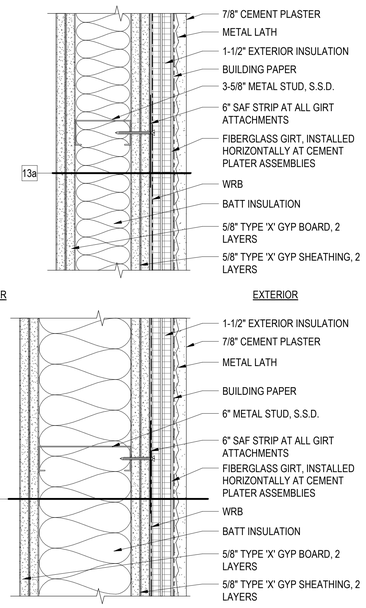
NR	-	STC	-

NON RATED EXT METAL STUD RAINSCREEN 17
3" = 1'-0"



NR	-	STC	-

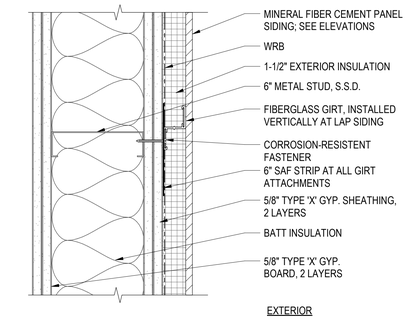
NON RATED EXT METAL STUD STUCCO 16
3" = 1'-0"



NOTE:
TYPICAL FIBERGLASS GIRTS ARE 1-1/2" DEPTH UNLESS OTHERWISE NOTED ON SPECIFIC DETAILS

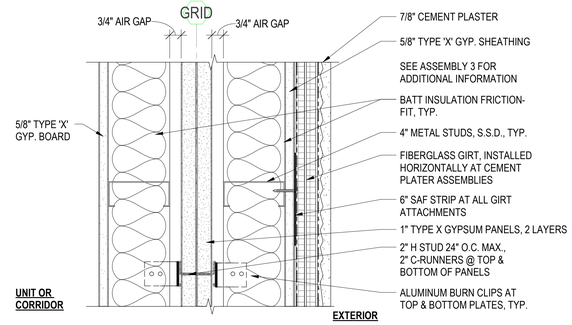
2 HR FR	GA FILE NO. WP 8204 GYPSUM ASSOCIATION 23RD EDITION	STC	-

2 HR EXT METAL STUD - CEM PLAS 13
3" = 1'-0"



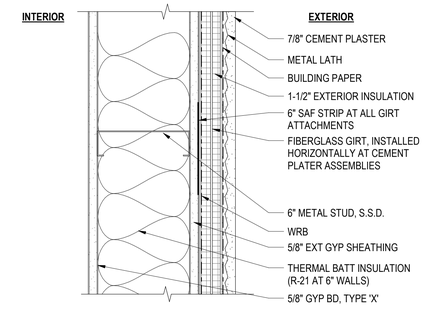
2 HR FR	GA FILE NO. WP 8203, SIM GYPSUM ASSOCIATION 23RD EDITION	STC	-

2 HR EXT METAL STUD - FIBER CEMENT LAP SIDING 11
3" = 1'-0"



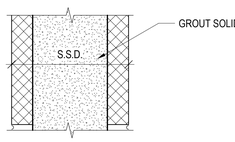
2 HR FR	GA FILE NO. ASW 0801, SIM GYPSUM ASSOCIATION 23RD EDITION	STC	-

2 HR EXT METAL STUD FIRE BARRIER 10
3" = 1'-0"



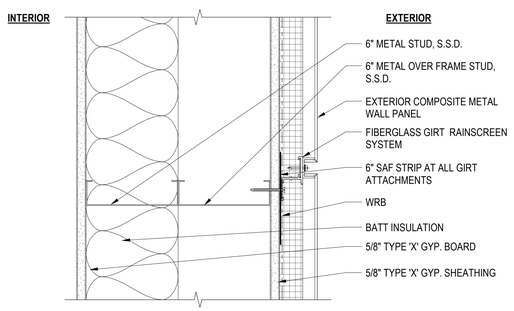
1 HR FR	CBC (2022) TABLE 721.1(2) ITEM 15-1.4	STC	--

1 HR EXT MTL STUD - CEMENT PLASTER 3
3" = 1'-0"



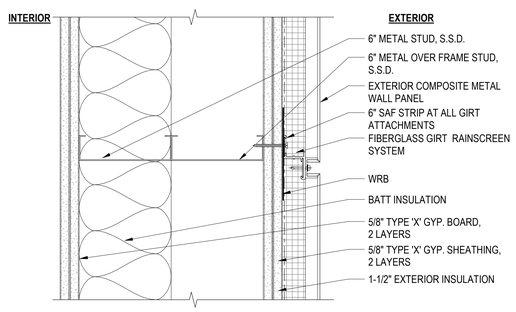
NR	UL DESIGN NO. U904		

CMU WALL 2
3" = 1'-0"



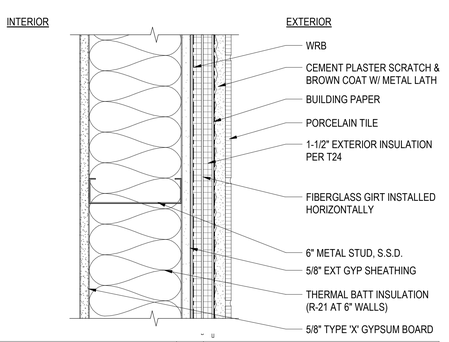
1 HR FR	GA FILE NO. WP 8006, SIM GYPSUM ASSOCIATION 23RD EDITION	STC	-

1 HR EXT METAL STUD OVERFRAME - RAINSCREEN 15
3" = 1'-0"



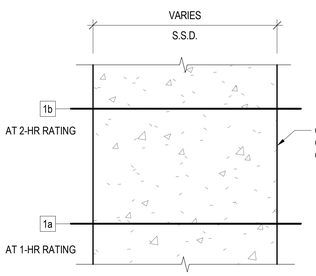
2 HR FR	GA FILE NO. WP 8203, SIM GYPSUM ASSOCIATION 23RD EDITION	STC	-

2 HR EXT METAL STUD OVERFRAME - RAINSCREEN 12
3" = 1'-0"



1 HR F.R.	CBC TABLE 721.1(2) ITEMS 15-1.3		*PER TCNA W244E-13

1 HR EXT MTL STUD - PORCELAIN TILE 4
3" = 1'-0"



1-2 HR F.R.	CBC (2022) TABLE 722.2.1. SILICEOUS AGGREGATE		

CONCRETE WALL 1
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CASEY
No. C36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

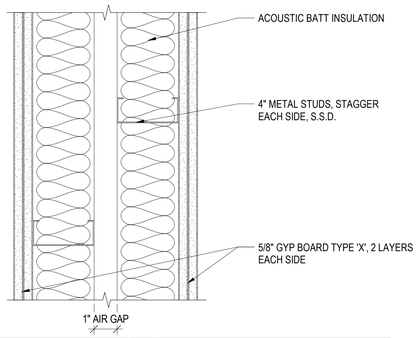
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

TITLE:
WALL ASSEMBLY - EXTERIOR

SHEET:
A9.01

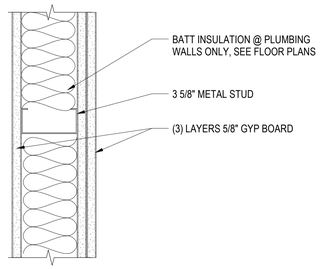
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:04 AM



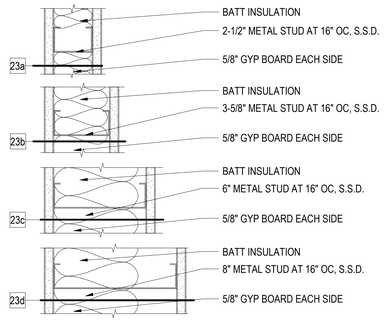
2 HR FR	GA FILE NO. WP 5060 GYPSUM ASSOCIATION 23RD EDITION		

2 HR INT DOUBLE METAL STUD PARTITION **33**
3" = 1'-0"



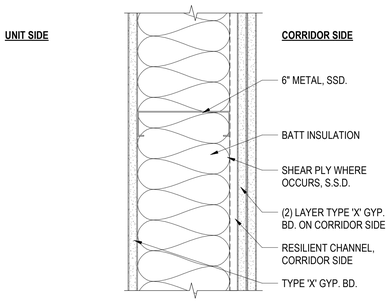
NR			

NON RATED ACOUSTIC INT METAL STUD **26**
3" = 1'-0"



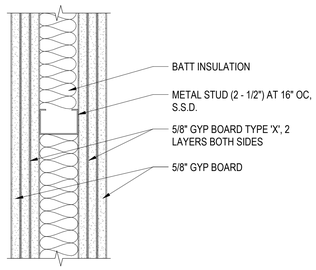
N/R			

NON RATED INT METAL STUD WALL **23**
3" = 1'-0"



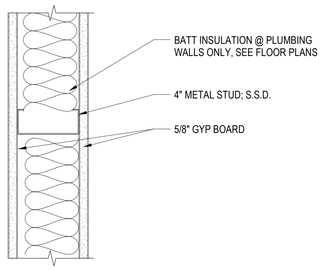
1 HR FR	GA FILE NO. WP 1052 GYPSUM ASSOCIATION 23RD EDITION		

1 HR INT METAL STUD WALL AT CORRIDOR **38**
3" = 1'-0"



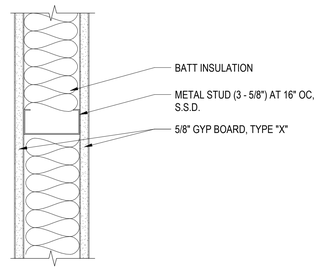
2 HR FR	GA FILE NO. WP 1522 GYPSUM ASSOCIATION 23RD EDITION		

2 HR INT METAL STUD WALL - ACOUSTIC **31**
3" = 1'-0"



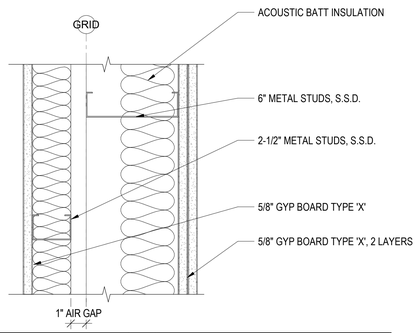
NR			

NON RATED INT METAL STUD WALL ABOVE PODIUM **25**
3" = 1'-0"



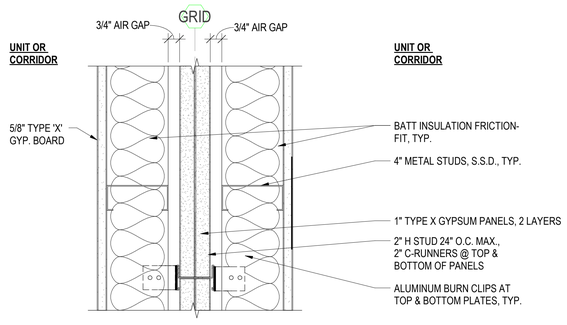
1 HR FR	GA FILE NO. WP 1072 GYPSUM ASSOCIATION 23RD EDITION		

1 HR INT METAL STUD WALL **22**
3" = 1'-0"



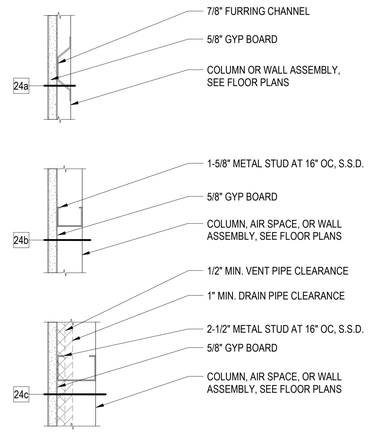
2 HR FR	GA FILE NO. WP 0953 GYPSUM ASSOCIATION 23RD EDITION		

1 HR INT DOUBLE METAL STUD DEMISING PARTITION **37**
3" = 1'-0"



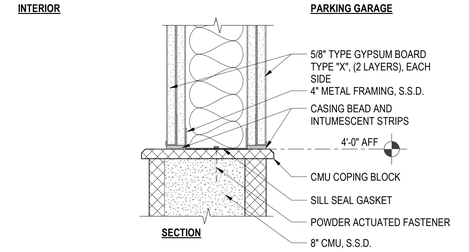
2 HR FR	GA FILE NO. ASW 0801, SIM GYPSUM ASSOCIATION 23RD EDITION		

2 HR INT METAL STUD FIRE BARRIER **30**
3" = 1'-0"



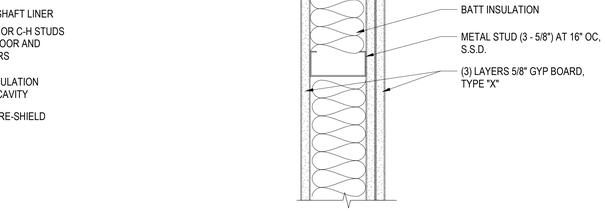
N/R		STC -	

NON RATED INT METAL STUD FURRING WALL **24**
3" = 1'-0"



2 HR FR	GA FILE NO. WP 1522 GYPSUM ASSOCIATION 23RD EDITION		
2 HR FR	UL DESIGN NO. U905		

2 HR INT METAL STUD OVER CMU BARRIER WALL **21**
3" = 1'-0"

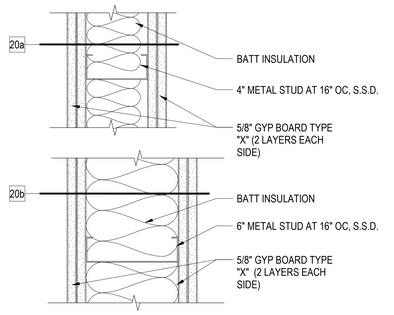


2 HR FR	GA FILE NO. WP 7051 GYPSUM ASSOCIATION 23RD EDITION		

2 HR INT MTL STUD 2.5" SHAFT WALL WITH SHAFT LINER **34**
3" = 1'-0"

1 HR FR	GA FILE NO. WP 1072 GYPSUM ASSOCIATION 23RD EDITION		

1 HR INT METAL STUD WALL ACOUSTIC **27**
3" = 1'-0"



2 HR FR	GA FILE NO. WP 1522 GYPSUM ASSOCIATION 23RD EDITION		

2 HR INT METAL STUD WALL **20**
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C30501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

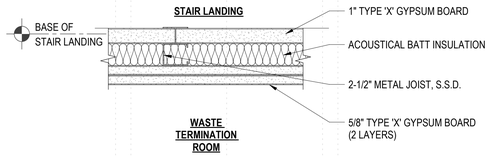
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

TITLE:
WALL ASSEMBLY - INTERIOR

SHEET:
A9.02

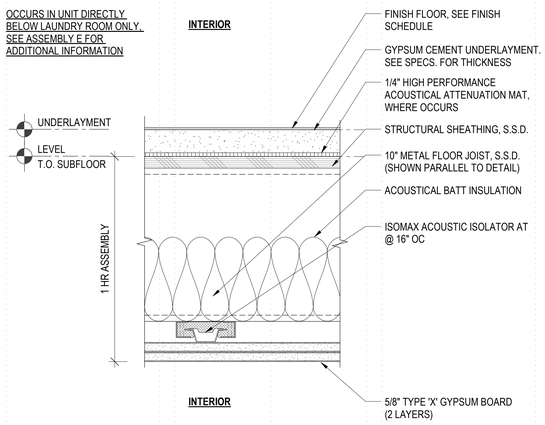
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:06 AM



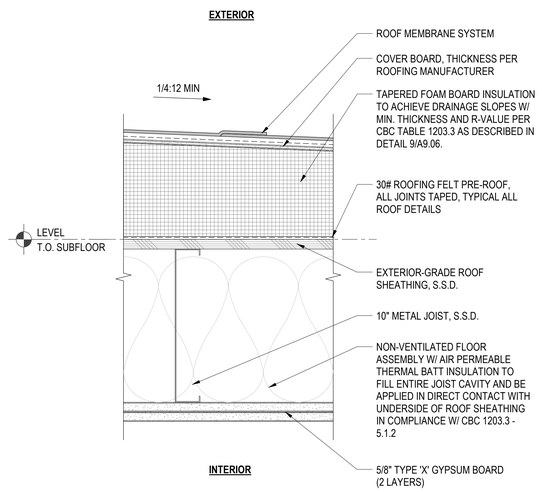
2 HR FR	GA (23rd ED.) #FC 7040				

2-HR METAL STAIR SEPARATION AT WASTE TERMINATION ROOM F
3" = 1'-0"



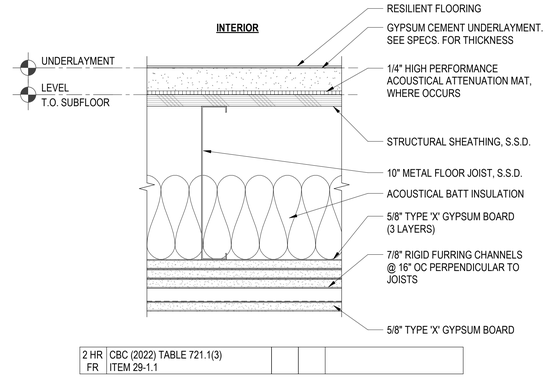
1 HR FR	GA (23rd ED.) #FC 1104				

METAL FLOOR / CEILING AT RESIDENTIAL UNIT 511 E2
3" = 1'-0"



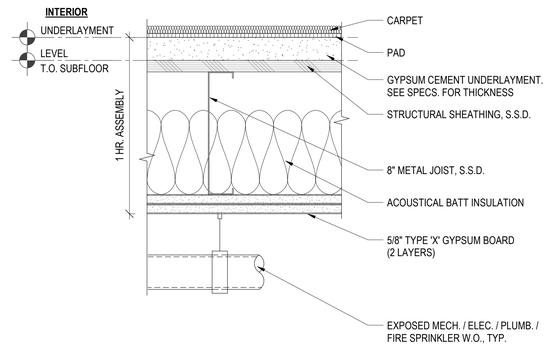
1 HR FR	CBC (2022) TABLE 721.1(3) ITEM 22-1.1				

ADHERED MEMBRANE METAL ROOF ASSEMBLY M
3" = 1'-0"



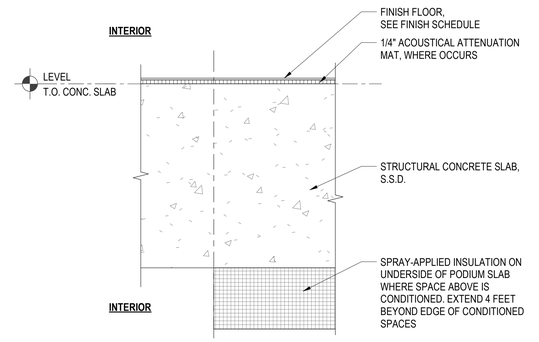
2 HR FR	CBC (2022) TABLE 721.1(3) ITEM 29-1.1				

METAL FLOOR / CEILING (2-HR) H
3" = 1'-0"



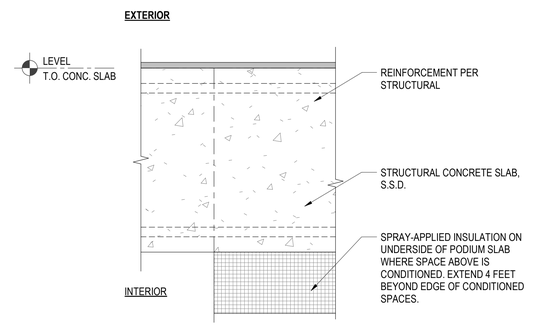
1 HR FR	CBC (2022) TABLE 721.1(3) ITEM 22-1.1				

TYPICAL METAL FLOOR / CEILING AT CORRIDOR (1-HR) G
3" = 1'-0"



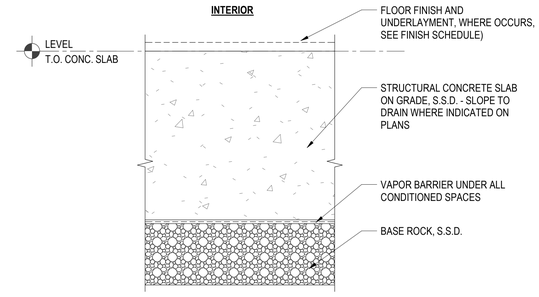
1-4 HR FR	CBC (2016) TABLE 722.2.2.1				

CONCRETE SLAB AT UNITS (3-HR) C
3" = 1'-0"



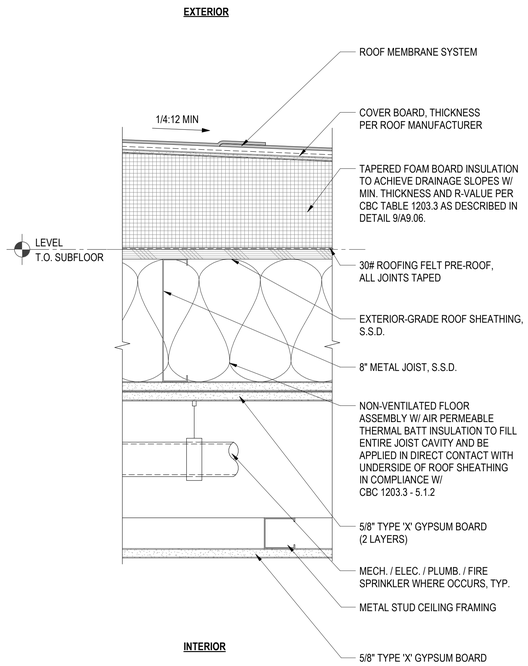
1-4 HR FR	CBC (2016) TABLE 722.2.2.1				

CONCRETE SLAB AT PODIUM (3-HR) B
3" = 1'-0"



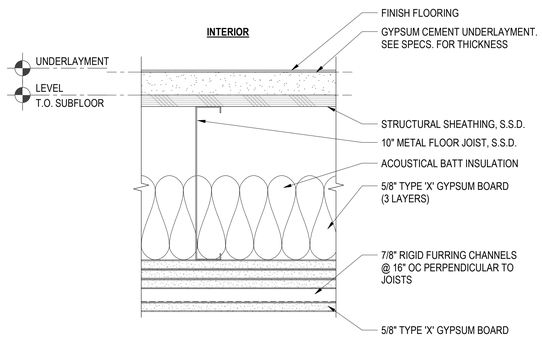
1-4 HR FR	CBC (2016) TABLE 722.2.2.1				

CONCRETE SLAB ON GRADE A
3" = 1'-0"



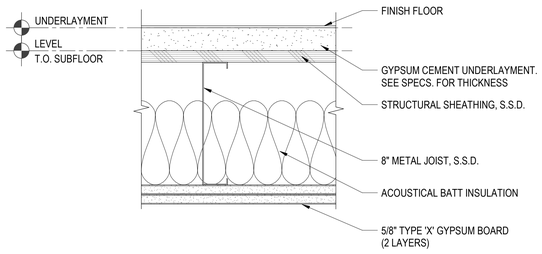
1 HR FR	CBC (2022) TABLE 721.1(3) ITEM 22-1.1				

ADHERED MEMBRANE METAL ROOF ASSEMBLY AT CORRIDOR N
3" = 1'-0"



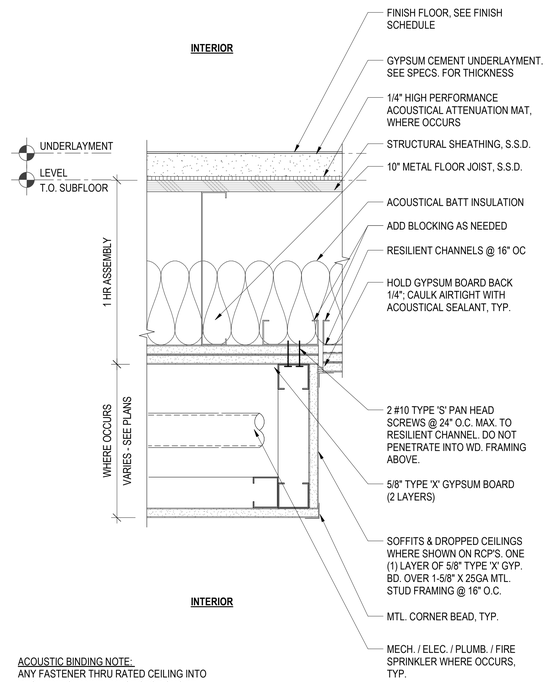
2 HR FR	CBC (2022) TABLE 721.1(3) ITEM 29-1.1				

2-HR METAL STAIR LANDING J
3" = 1'-0"



1 HR FR	CBC (2022) TABLE 721.1(3) ITEM 22-1.1				

1-HR METAL FLOOR / CEILING AT STAIR LANDING Q
3" = 1'-0"



ACOUSTIC BINDING NOTE:
ANY FASTENER THRU RATED CEILING INTO RESILIENT CHANNEL MUST STOP SHORT OF WOOD JOIST TO PREVENT BINDING.

1 HR FR	GA (23rd ED.) #FC 1104				

TYPICAL METAL FLOOR / CEILING AT RESIDENTIAL UNITS (1-HR) E
3" = 1'-0"

FLOOR ASSEMBLY NOTES

1. FLOOR ASSEMBLIES ARE DIAGRAMMATIC AND NOT INTENDED AS CONSTRUCTION DETAILS. SEE BUILDING AND WALL SECTIONS FOR FLOOR/CEILING AND ROOF/CEILING ASSEMBLY LOCATIONS.
2. SEE STRUCTURAL DRAWINGS FOR ALL SPACING AND DETAILED STRUCTURAL INFORMATION.
3. FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SYSTEM LISTING. CONSULT INDIVIDUAL LISTINGS FOR SPECIFIC REQUIREMENTS. REFER TO ASSEMBLY TEST REPORTS FOR ADDITIONAL DETAILED INSTALLATION REQUIREMENTS.
4. SEE EXTERIOR DETAILS FOR DETAILED INFORMATION REGARDING WATERPROOFING LAYERS.
5. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES ARE TO RECEIVE FIRE CAULKING. FIRE CAULKING SHALL MEET ACOUSTICAL REQUIREMENTS AT PARTY WALLS AND FLOORS.
6. ACOUSTIC ASSEMBLIES ARE NOTED WITH MINIMUM STC RATING. PROVIDE ACOUSTICAL INSULATION AS DESCRIBED IN SPECIFICATIONS.
7. G.A. FILE NUMBERS REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
8. FRAMING CONTRACTOR TO REVIEW AND BE RESPONSIBLE FOR ALL NOTATIONS OF FINISH ALIGNMENTS IN DRAWINGS. MISALIGNED FRAMING TO BE CORRECTED AT CONTRACTOR'S EXPENSE.
9. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISH.
10. FOR INSULATION TYPE AND R-VALUE, SEE ENERGY COMPLIANCE DOCUMENTS AND CALCULATIONS.
11. WALL, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES SHALL COMPLY WITH THE CBC CHAPTER 7 AND ALL APPLICABLE LOCAL MUNICIPAL CODES.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30606
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	HH/RT/TK
CHECKED BY:	JM
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

TITLE:
FLOOR / ROOF ASSEMBLIES

SHEET:
A9.05

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:09 AM

DOOR SCHEDULE - COMMON

MARK	ROOM	DIMENSIONS			FRAME			LEAF TYPE	PANEL			GLAZING		DETAILS			HARDWARE						FIRE RATING	COMMENTS
		HEIGHT	WIDTH	THICKNESS	TYPE	MATERIAL	FINISH		TYPE	MATERIAL	FINISH	TYPE	SIDELIGHT	HEAD	SILL	JAMB	LATCH	CLOSER	CARD READER	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
LEVEL 1																								
1E1	ELEVATOR	7' - 0"	3' - 6"	0' - 0"	STL		SEE SPECS		STL		SEE SPECS													
1E2	ELEVATOR	7' - 0"	3' - 6"	0' - 0"	STL		SEE SPECS		STL		SEE SPECS													
1S1	STAIR 1	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G		T					●	●	●	●			90 MIN.	
1S21	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G		T					●	●		●			--	DPS REX W/ LOCAL ANNOYANCE ALARM W/ 10 SEC. DELAY
1S22	STAIR 2	7' - 0"	3' - 0"	0' - 2"	STL		FF		STL		FF													GATE W/ PANIC HARDWARE, CARD READER
100	LOBBY VESTIBULE	8' - 9"	6' - 0"	0' - 1 3/4"	AL	AL	FF/DB	FG	AL	AL/G	FF/DB	T					●	●	●	●			--	AUTO-OPERATOR ON 1 LEAF; REMOVEABLE ASTRAGAL
101A	LOBBY	8' - 9"	6' - 0"	0' - 1 3/4"	AL	AL	FF/DB	FG	AL	AL/G	FF/DB	T					●	●	●	●			--	AUTO-OPERATOR ON 1 LEAF; REMOVEABLE ASTRAGAL
101B	SIDE YARD	7' - 0"	3' - 6"	0' - 1 3/4"	AL	HM	FF/DB	FG	AL	AL/G	FF/DB	T					●	●	●	●			--	
102	COMMUNITY ROOM	7' - 0"	6' - 2"	0' - 1 3/4"	AL	AL	FF/DB	FG	AL	AL/G	FF/DB	T					●	●					--	
102B	COMMUNITY STORAGE	6' - 8"	5' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD						●						--	
103	SERVICES 1	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T	SEE COMMENTS				●	●	●				--	TRANSOM:2'-6"H x 5'-10" W; SIDELIGHT: 2'-8" W
103B	SERVICES 1	7' - 0"	3' - 0"	0' - 1 3/4"	AL	HM	FF/DB	FG	AL	AL/G	FF/DB	T					●	●		●			--	
104	SERVICES 2	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T	SEE COMMENTS				●	●	●				--	TRANSOM:2'-6"H x 5'-10" W; SIDELIGHT: 2'-8" W
104B	SERVICES 2	7' - 0"	3' - 0"	0' - 1 3/4"	AL	HM	FF/DB	FG	AL	AL/G	FF/DB	T					●	●		●			--	
105	BIKE ROOM	8' - 0"	3' - 6"	0' - 1 3/4"	HM	HM	PTD	FG	HM	HM/G	PTD	T	SEE COMMENTS				●		●				--	TRANSOM:2-'6"H x 6'-4" W; SIDELIGHT: 2'-8" W
106	FIRE COMMAND CENTER	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●						20 MIN.	
107	STAFF RESTROOM	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●						--	OCCUPANCY INDICATOR
120A	GARAGE	10' - 6"	10' - 6"	0' - 2 1/2"	STL		MFR		STL		MFR													
120B	GARAGE	10' - 6"	10' - 6"	0' - 2 1/2"	STL		MFR		STL		MFR													
120C	GARAGE	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●	●	●				20 MIN.	
120D	GARAGE	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●	●	●				20 MIN.	
122	MAINTENANCE	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●		●				--	
123	FIRE PUMP ROOM	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●						--	
125	BACKFLOW PREVENTER	7' - 0"	6' - 11"	0' - 1 3/4"	STL		FF		STL		FF													FLUSH BOLT ON INACTIVE LEAF
126	WASTE TERMINATION	7' - 0"	8' - 0"	0' - 1 3/4"	STL	MFR	MFR	OH	STL	MFR	MFR												--	
126B	WASTE TERMINATION	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●	●					--	
127B	RETAIL	8' - 0"	6' - 7"	0' - 1 3/4"	AL	AL	FF/DB	FG	AL	AL/G	FF/DB	T					●						--	REMOVEABLE ASTRAGAL; PREP FOR FUTURE ACCESS CONTROL
128A	ELECTRICAL ROOM	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●	●		●			--	
129	MPOE	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●						--	
135	CONFERENCE ROOM	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T	SEE COMMENTS				●	●	●				--	TRANSOM:2'-6"H x 5'-10" W; SIDELIGHT: 2'-8" W
136	OFFICE 1	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T	SEE COMMENTS				●	●	●				--	TRANSOM:2'-6"H x 5'-10" W; SIDELIGHT: 2'-8" W
137	COPY	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●						--	
138	OFFICE 2	7' - 0"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T	SEE COMMENTS				●	●	●				--	TRANSOM:2'-6"H x 5'-10" W; SIDELIGHT: 2'-8" W
139	IT CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●		●				--	
G0.1	SIDE YARD	9' - 8"	6' - 11 1/2"	0' - 1 3/4"	STL		FF		STL		FF													PREP FOR FUTURE ACCESS CONTROL, CLOSER BY OTHERS, PANIC HARDWARE
LEVEL 2																								
2E1	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
2E2	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
2E3	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
2E4	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
2S1	STAIR 1	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
2S21	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			--	
2S22	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
203	JANITOR'S CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD	-					●	●					20 MIN.	
205	IDF CLOSET	6' - 8"	5' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD						●	●					90 MIN.	
207	IDF CLOSET	6' - 8"	5' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD						●	●					90 MIN.	
209	COMPOST	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
219A	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
219B	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
C2.1A	PODIUM DECK	7' - 0"	3' - 0 1/8"	0' - 1 3/4"	HM	HM	PTD	FG	AL	AL/G	PTD	T					●	●		●			--	
C2.1B	CORRIDOR	7' - 0"	4' - 10"	0' - 1 3/4"	STL	STL	MFR	F	HM	HM	PTD			6/A9.17	1/A9.17	6/A9.17	●	●			●		90 MIN.	DOUBLE EGREES
LEVEL 3																								
3E1	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
3E2	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
3E3	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
3E4	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
3S1	STAIR 1	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
3S2	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
303	JANITOR'S CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD	-					●	●					20 MIN.	
305	IDF CLOSET	6' - 8"	5' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD						●	●					90 MIN.	
307	IDF CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD	-					●	●					90 MIN.	
309	COMPOST	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
319A	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
319B	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
C3.1	CORRIDOR	7' - 0"	4' - 10"	0' - 1 3/4"	STL	STL	MFR	F	HM	HM	PTD			6/A9.17	1/A9.17	6/A9.17	●	●			●		90 MIN.	DOUBLE EGREES
LEVEL 4																								
4E1	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
4E2	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
4E3	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
4E4	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
4S1	STAIR 1	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
4S2	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
403	JANITOR'S CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD	-					●	●					20 MIN.	
405	IDF CLOSET	6' - 8"	5' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD						●	●					90 MIN.	
407	IDF CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD	-					●	●					90 MIN.	
409	COMPOST	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
419A	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
419B	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
C4.1	CORRIDOR	7' - 0"	4' - 10"	0' - 1 3/4"	STL	STL	MFR	F	HM	HM	PTD			6/A9.17	1/A9.17	6/A9.17	●	●			●		90 MIN.	DOUBLE EGREES
LEVEL 5																								
5E1	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
5E2	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
5E3	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
5E4	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
5S1	STAIR 1	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
5S2	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
503	JANITOR'S CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD	-					●	●					20 MIN.	
505	IDF CLOSET	6' - 8"	5' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD						●	●					90 MIN.	
507	IDF CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	F	HM	HM	PTD	-					●	●					90 MIN.	
509	COMPOST	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
519A	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
519B	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	STL	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
C5.1	CORRIDOR	7' - 0"	4' - 10"	0' - 1 3/4"	STL	STL	MFR	F	HM	HM	PTD			6/A9.17	1/A9.17	6/A9.17	●	●			●		90 MIN.	DOUBLE EGREES
LEVEL 6																								
6E1	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
6E2	ELEVATOR	8' - 0"	4' - 0"	0' - 1 3/4"	STL	STL	MFR	F	STL	STL	MFR	-					●	●			●		90 MIN.	SMOKE DOORS ON HOLD OPEN
6E3	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
6E4	ELEVATOR	8' - 0"	3' - 6"	0' - 1 3/4"	STL		SEE SPECS		STL		SEE SPECS													ELEVATOR HOISTWAY
6S1	STAIR 1	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
6S2	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			90 MIN.	
603	JANITOR'S CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●	●					20 MIN.	
605	IDF CLOSET	6' - 8"	5' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD						●	●					90 MIN.	
607	IDF CLOSET	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●	●					90 MIN.	
609	COMPOST	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
611	LAUNDRY	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	G	HM	HM/G	PTD	T					●	●	●				20 MIN.	
613	STORAGE	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●	●					20 MIN.	
619A	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
619B	TRASH CHUTE	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T					●	●					20 MIN.	
C6.1	CORRIDOR	7' - 0"	4' - 10"	0' - 1 3/4"	STL	STL	MFR	F	HM	HM	PTD			6/A9.17	1/A9.17	6/A9.17	●	●			●		90 MIN.	DOUBLE EGREES
Roof																								
234	STAIR 2	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	N	HM	HM/G	PTD	T					●	●		●			--	DPS REX W/ LOCAL ANNOYANCE ALARM; MAGLOCK UNLOCK DOORS DURING FIRE ALARM
701	ELEVATOR MACHINE ROOM	6' - 8"	3' - 0"	0' - 1 3/4"	HM	HM	PTD	F	HM	HM	PTD	-					●						--	

DOOR MATERIAL & FINISH KEY

MATERIALS

AL	ALUMINUM
AL/G	ALUMINUM / TEMPERED GLASS
FBG	FIBERGLASS
FBG/G	FIBERGLASS / TEMPERED GLASS
HC	HOLLOW CORE WOOD
HC/L	HOLLOW CORE WOOD / LOUVER
HC/G	HOLLOW CORE WOOD / TEMPERED GLASS
HM	HOLLOW METAL
HM/L	HOLLOW METAL / LOUVER
HM/G	HOLLOW METAL / TEMPERED GLASS
SC	SOLID CORE WOOD OR COMPOSITE
SC/L	SOLID CORE WOOD OR COMPOSITE / LOUVER
SC/G	SOLID CORE WOOD OR COMPOSITE / TEMPERED GLASS
STL	STEEL
WD	WOOD
VNL	VINYL
T	TEMPERED

FINISHES

MFR	MANUFACTURER'S FINISH
FF	FACTORY FINISH, SEE FINISH SCHEDULE
PTD	PAINTED
FF/CLR	FACTORY FINISHED, CLEAR ANODIZED
FF/DB	FACTORY FINISHED, DARK BRONZE

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th ST

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT — MARJORIE ZHAO — No. 32300 — REN. 08/31/23 — STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/2" = 1'-0"

TITLE: **DOOR SCHEDULE - COMMON AREAS**

SHEET: **A9.10**

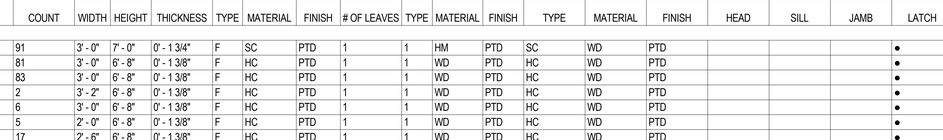
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:13 AM

DOOR SCHEDULE - UNITS

MARK	COUNT	DIMENSIONS			LEAF				FRAME			PANEL			DETAILS			HARDWARE			FIRE RATING	COMMENTS
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HEAD	SILL	JAMB	LATCH	CLOSER	HARDWARE GROUP		
U0.1	91	3' - 0"	7' - 0"	0' - 1 3/4"	F	SC	PTD	1	1	HM	PTD	SC	WD	PTD				●	●		20 MIN.	
U0.2	81	3' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	
U0.3	83	3' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	
U0.4	2	3' - 2"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	
U0.5	6	3' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	
U0.6	5	2' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	
U0.7	17	2' - 6"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	
U0.8	20	3' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	
U0.9	1	4' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	2	1	WD	PTD	HC	WD	PTD				●			--	
U0.10	29	4' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	2	2	WD	PTD	HC	WD	PTD							--	
U0.11	74	5' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	2	2	WD	PTD	HC	WD	PTD							--	
U0.12	13	6' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	2	2	WD	PTD	HC	WD	PTD							--	
U0.13	9	7' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	2	2	WD	PTD	HC	WD	PTD							--	
U0.14	23	2' - 0"	6' - 8"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD	HC	WD	PTD				●			--	

DOOR LEAF TYPES



F - FLUSH
FG - FULL GLASS
FN - FULL NARROW LIGHT
UF - UNEVEN LEAF FLUSH

FL - FULL LOUVERED
G - HALF GLASS
N - NARROW LIGHT

L - LOUVERED (TOP OR BOTTOM)
LL - LOUVERED (TOP AND BOTTOM)
GL - HALF GLASS AND LOUVERED

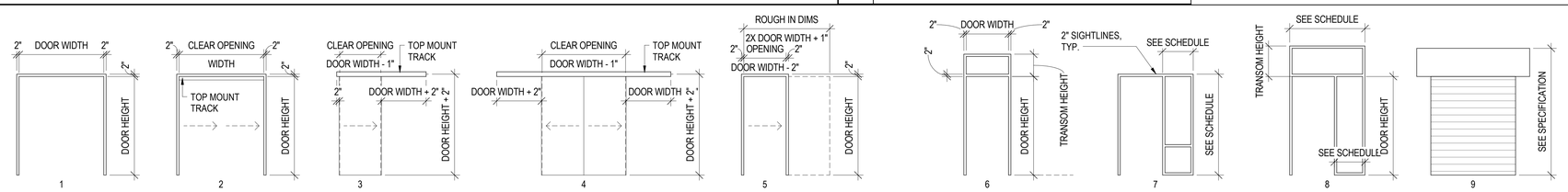
NL - NARROW LIGHT AND LOUVERED
E1 - 1 PANEL LEAF
E4 - 4 PANEL LEAF

OVERHEAD DOOR TYPES



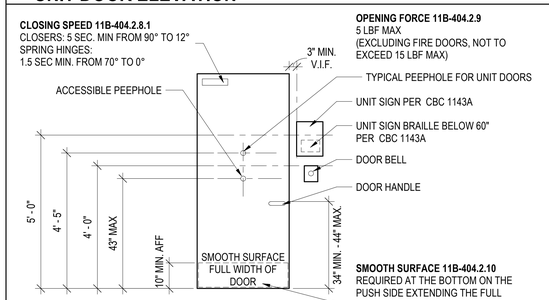
OH1 - OVERHEAD ROLLING DOOR 1
OH2 - OVERHEAD ROLLING DOOR 2

FRAME TYPES



1 - SINGLE OR PAIR
2 - DOUBLE OR TRIPPLE BYPASS
3 - SINGLE BARN
4 - DOUBLE BARN
5 - SINGLE POCKET
6 - FRAME WITH TRANSOM
7 - FRAME WITH SIDELIGHT
8 - TRANSOM & SIDELIGHT
9 - OVERHEAD COILING

UNIT DOOR ELEVATION



DOOR MATERIAL & FINISH KEY

MATERIALS

AL	ALUMINUM
AL/G	ALUMINUM / TEMPERED GLASS
FBG	FIBERGLASS
FBG/G	FIBERGLASS / TEMPERED GLASS
HC	HOLLOW CORE WOOD
HC/L	HOLLOW CORE WOOD / LOUVER
HC/G	HOLLOW CORE WOOD / TEMPERED GLASS
HM	HOLLOW METAL
HM/L	HOLLOW METAL / LOUVER
HM/G	HOLLOW METAL / TEMPERED GLASS
SC	SOLID CORE WOOD OR COMPOSITE
SC/L	SOLID CORE WOOD OR COMPOSITE / LOUVER
SC/G	SOLID CORE WOOD OR COMPOSITE / TEMPERED GLASS
STL	STEEL
WD	WOOD
VNL	VINYL
T	TEMPERED

FINISHES

MFR	MANUFACTURER'S FINISH
FF	FACTORY FINISH, SEE FINISH SCHEDULE
PTD	PAINTED
FF/CLR	FACTORY FINISHED, CLEAR ANODIZED
FF/DB	FACTORY FINISHED, DARK BRONZE

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCUS CHANG
No. C-30511
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

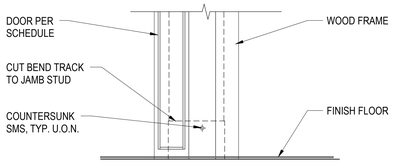
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
DOOR SCHEDULE - UNITS

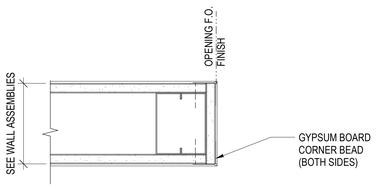
SHEET:
A9.11

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

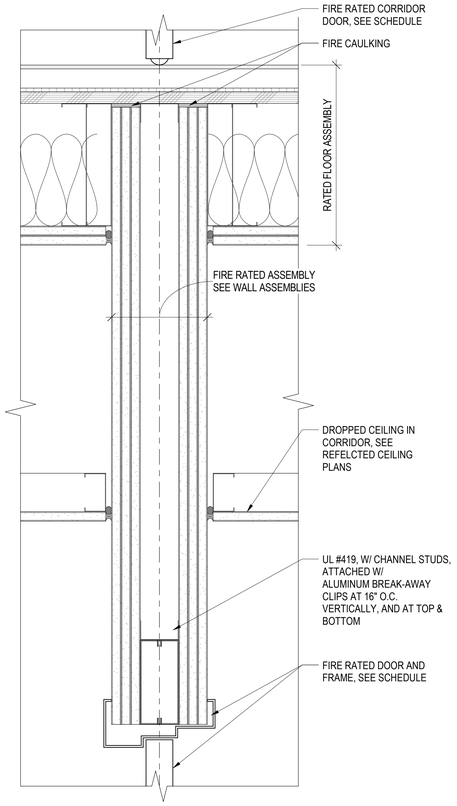
8/25/2023 10:51:16 AM



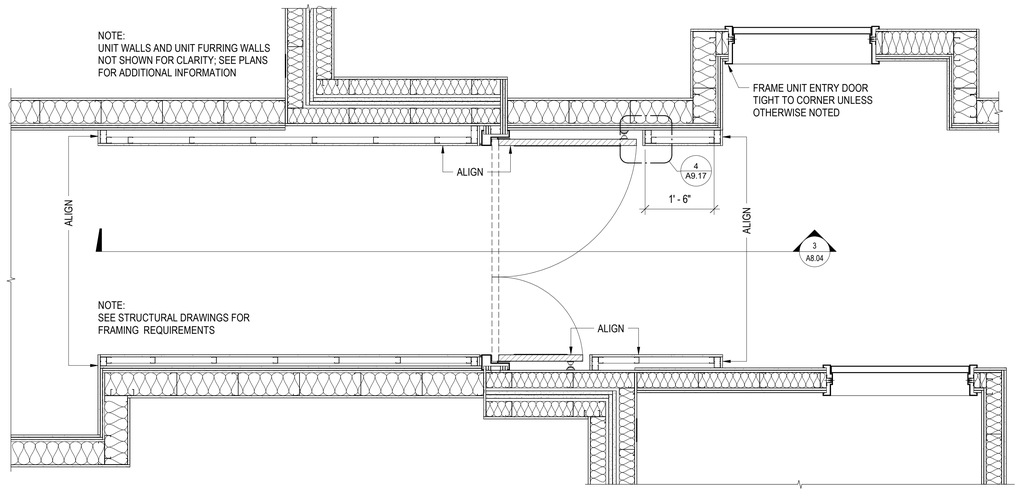
DOOR SILL - TYP. DOOR 12
3" = 1'-0"



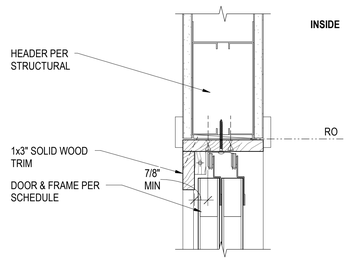
DOOR JAMB - BYPASS 11
3" = 1'-0"



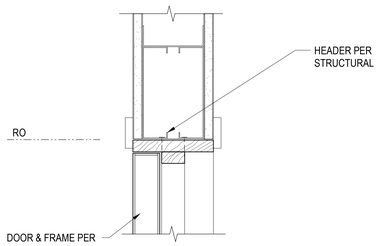
FIRE DOOR HEAD DETAIL 8
3" = 1'-0"



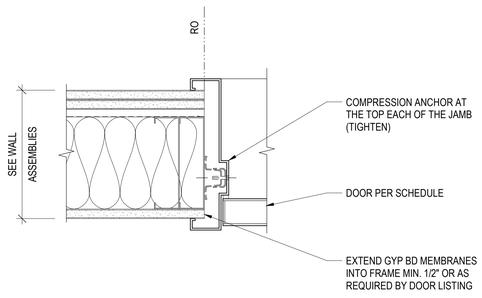
ENLARGED PLAN AT FIRE WALL CORRIDOR DOOR 3
3/4" = 1'-0"



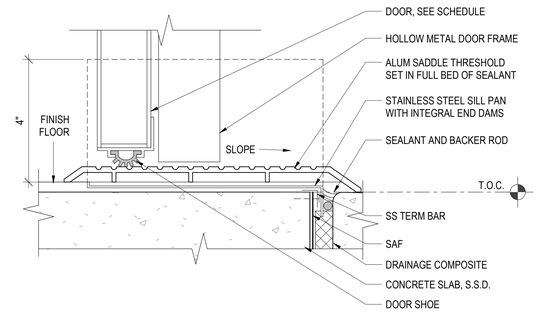
DOOR HEAD - BYPASS 10
3" = 1'-0"



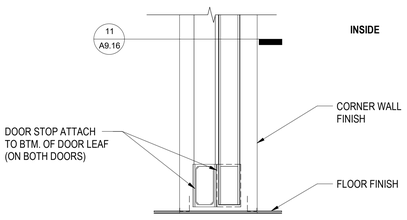
DOOR HEAD - INTERIOR TYP. 7
3" = 1'-0"



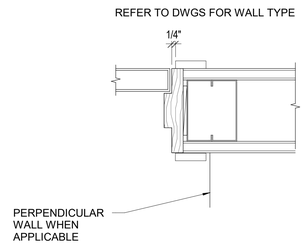
DOOR JAMB AT UNIT / CORRIDOR 5
3" = 1'-0"



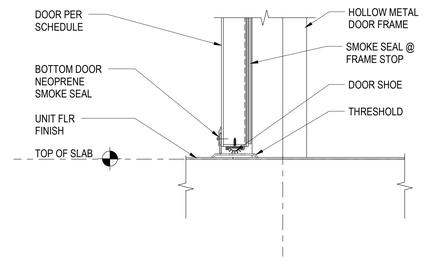
DOOR THRESHOLD AT EXT GRADE 2
6" = 1'-0"



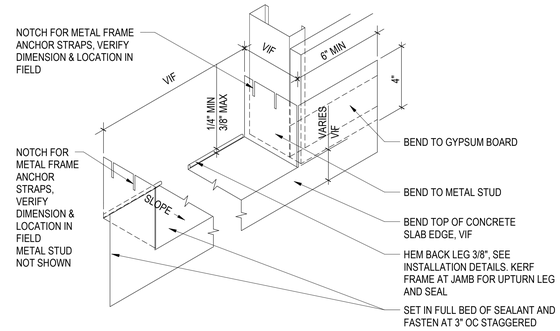
DOOR SILL - BYPASS 9
3" = 1'-0"



DOOR JAMB - INTERIOR TYP. 6
3" = 1'-0"



THRESHOLD - UNIT / CORRIDOR 4
3" = 1'-0"



SILL PAN - EXTERIOR DOOR, TYPICAL 1
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA GADO
No. C-30501
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

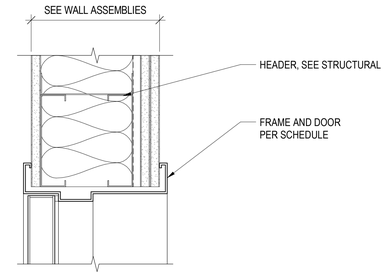
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
DOOR DETAILS

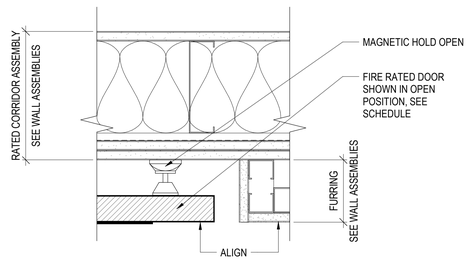
SHEET:
A9.16

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

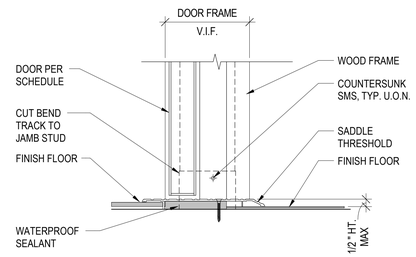
8/25/2023 10:51:18 AM



DOOR HEAD AT UNIT/CORRIDOR 5
3" = 1'-0"



FIRE DOOR HOLD OPEN 4
3" = 1'-0"



THRESHOLD - BATHROOM 3
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

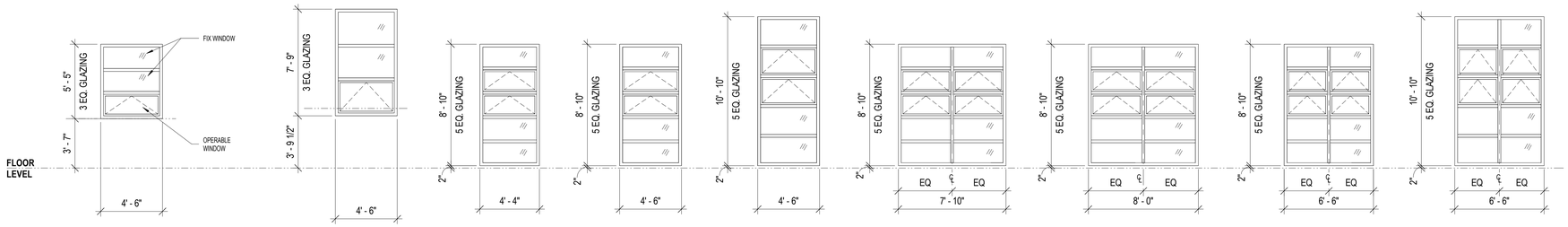
TITLE:
DOOR DETAILS

SHEET:
A9.17

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:20 AM

AWNING WINDOWS



C1
VINYL
MULTIPANE
AWNING OVER FIXED
6.38 SF OPERABLE

C2
VINYL
MULTIPANE
AWNING OVER FIXED
8.08 SF OPERABLE

C3
VINYL
MULTIPANE
AWNING (x2) OVER FIXED
12.74 SF OPERABLE

C4
VINYL
MULTIPANE
AWNING (x2) OVER FIXED
13.00 SF OPERABLE

C9
VINYL
MULTIPANE
AWNING (x2) OVER FIXED
16.27 SF OPERABLE

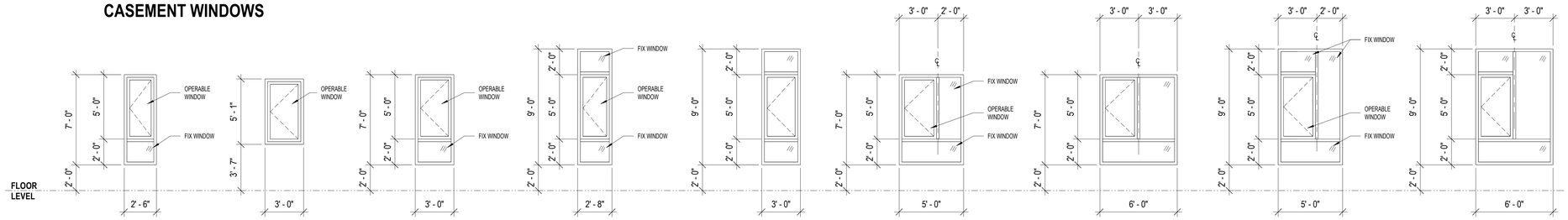
C6A
VINYL
MULTIPANE
AWNING (x4) OVER FIXED
22.95 SF OPERABLE

C6B
VINYL
MULTIPANE
AWNING (x4) OVER FIXED
3.48 SF OPERABLE

C6C
VINYL
MULTIPANE
AWNING (x4) OVER FIXED
18.70 SF OPERABLE

C6D
VINYL
MULTIPANE
AWNING (x4) OVER FIXED
23.40 SF OPERABLE

CASEMENT WINDOWS



W1
VINYL
MULTIPANE
CASEMENT OVER FIXED
9.98 SF OPERABLE

W2
VINYL
SINGLE PANE
CASEMENT
12.06 SF OPERABLE

W3
VINYL
MULTIPANE
CASEMENT OVER FIXED
12.38 SF OPERABLE

W4
VINYL
MULTIPANE
CASEMENT OVER FIXED
11.25 SF OPERABLE

WITH TYPICAL NOTES FOR WV3 & WV4

W5
VINYL
MULTIPANE
CASEMENT OVER FIXED
12.92 SF OPERABLE

W6
VINYL
MULTIPANE
CASEMENT OVER FIXED
12.88 SF OPERABLE

WITH TYPICAL NOTES FOR WV5 & WV6

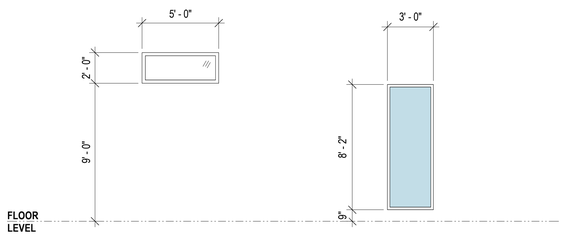
W7
VINYL
MULTIPANE
CASEMENT OVER FIXED
12.88 SF OPERABLE

W8
VINYL
MULTIPANE
CASEMENT OVER FIXED
13.44 SF OPERABLE

WITH TYPICAL NOTES FOR WV7 & WV8

W9
VINYL
MULTIPANE
CASEMENT OVER FIXED
13.44 SF OPERABLE

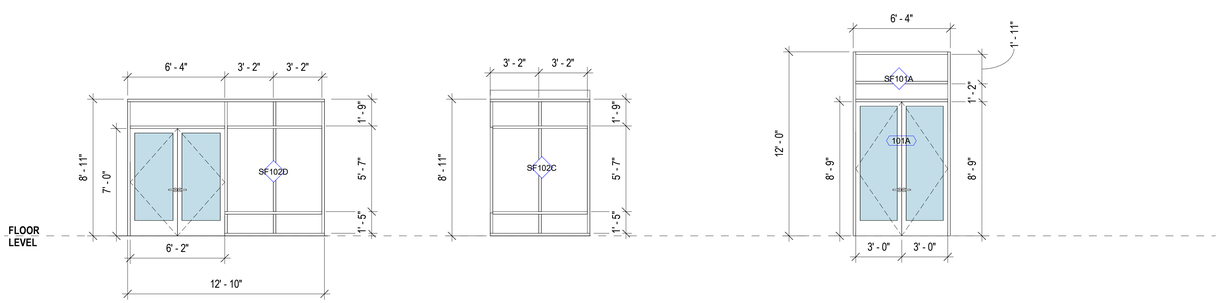
FIXED WINDOWS



F1
VINYL
SINGLE PANE
FIXED

F2
VINYL
SINGLE PANE
FIXED

INTERIOR STOREFRONTS



INT SF-COMMUNITY ROOM SOUTH (3)
1/4" = 1'-0"

INT SF- COMMUNITY ROOM EAST (2)
1/4" = 1'-0"

INT STOREFRONT- SF101A (1)
1/4" = 1'-0"

REQUIRED SAFETY GLAZING LOCATIONS PER 2406 CBC

1. GLAZING IN DOORS.
2. SIDELITES WHERE ANY PART OF GLASS WITHIN 24" ARC OF THE DOOR IN CLOSED POSITION AND 60" ABOVE FLOOROR STANDING SURFACE.
3. WALK THROUGH HAZARD: >9 SF. AND LOWEST EDGE <18" FROM WALKING SURFACE & UPPER EDGE >36" ABOVE WALKING SURFACE AND < 3' HORIZONTAL FROM WALKING SURFACE.
4. RAILINGS INCLUDING INFILL.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSIGN THESE COMPARTMENTS, OR WITHIN 3' MEASURED HORIZONTALLY OF SUCH FIXTURES OR COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE.
6. GLAZING WITHIN 3' MEASURED HORIZONTALLY OF HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS, OR COMPARTMENTS OF SUCH FIXTURES, WHEN BOTTOM EDGE OF GLAZING IS <60" ABOVE THE WALKING SURFACE.
7. GLASS<60" ABOVE THE WALKING SURFACE AND <60 HORIZONTALLY FROM EDGE OF POOLS, HOT TUBS AND SPAS.
8. GLASS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF WALKING SURFACE AND <60" ABOVE WALKING SURFACE.
9. GLASS WITHIN 60" HORIZONTALLY OF BOTTOM TREAD OF STAIR IN ANY DIRECTION WHEN GLASS <60" ABOVE NOSE OF TREAD.
10. SEE SHEET "EXTERIOR WINDOW DETAILS - SOUTH"

WINDOW SCHEDULE

WINDOW TYPE	Width	Height	Head Height	Count
C1	4' - 6"	5' - 5"	9' - 0"	10
C2	4' - 6"	7' - 9"	11' - 0"	1
C3	4' - 4"	8' - 10"	9' - 0"	6
C4	4' - 6"	8' - 10"	9' - 0"	22
C6A	7' - 10"	8' - 10"	9' - 0"	6
C6B	8' - 0"	8' - 10"	9' - 0"	3
C6C	6' - 6"	8' - 10"	9' - 0"	12
C6D	6' - 6"	10' - 10"	11' - 0"	3
C9	4' - 6"	10' - 10"	11' - 0"	1
F1	5' - 0"	2' - 0"	11' - 0"	2
F2	3' - 0"	8' - 2"	8' - 11"	4
W1	2' - 6"	7' - 0"	9' - 0"	4
W2	3' - 0"	5' - 1"	9' - 0"	1
W3	3' - 0"	7' - 0"	9' - 0"	47
W5	3' - 0"	9' - 0"	11' - 0"	14
W6	5' - 0"	7' - 0"	9' - 0"	9
W7	6' - 0"	7' - 0"	9' - 0"	46
W8	5' - 0"	9' - 0"	11' - 0"	1
W9	6' - 0"	9' - 0"	11' - 0"	13

NOTE: SEE 1/A9.22 FOR WINDOW FLASHING SEQUENCE

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA L. GAGE
No. 23630
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	1/4" = 1'-0"

TITLE:
WINDOW SCHEDULE & INTERIOR STOREFRONT

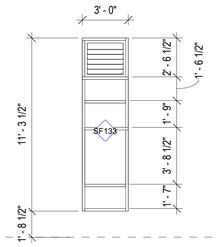
SHEET:
A9.20

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

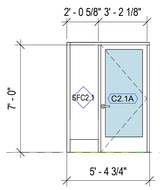
8/25/2023 10:51:24 AM

STOREFRONT GENERAL NOTES

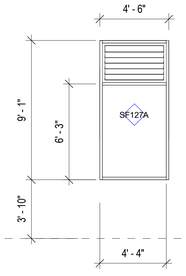
1. SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS. SEE SHEET **G0.02** FOR APPLICABLE GENERAL NOTES.
2. SEE ARCHITECTURAL FLOOR PLANS FOR DOOR LOCATIONS AND DESIGNATIONS. SEE STORFRONT SCHEDULE FOR DOOR AND FRAME SIZES, TYPES, GLAZING, HARDWARE GROUPS, ETC.
3. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ANY STOREFRONT.
4. TOP OF CONCRETE CURB ELEVATIONS MAY VARY. SEE SLAB PLANS FOR CURB ELEVATIONS.
5. CARD READERS TO BE PROVIDED AS INDICATED ON ELECTRICAL/ SECURITY PLANS AND/ OR WHERE INDICATED IN STOREFRONT AND DOOR SCHEDULES.
6. DOORS IN STOREFRONT ASSEMBLIES SHALL COMPLY WITH ALL REQUIREMENTS NOTED IN THE DOOR GENERAL NOTES.
7. STOREFRONT DIMENSIONS SHOWN ARE NOMINAL. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL STOREFRONT TYPES, LOCATIONS, AND ROUGH OPENINGS PRIOR TO FABRICATION AND INSTALLATION.
8. SEE STOREFRONT SCHEDULE **A9.30** FOR RATED STOREFRONTS, WHERE OCCURS.
9. COORDINATE WITH OTHER MANFUCTURED ITEMS FOR ATTACHMENT POINTS OF SIGNAGE, SUNSHADES, ETC.
10. SEE SIGNAGE SCHEDULE AND DETAILS FOR SIGNAGE INFORMATION.
11. SEE DETAILS FOR MORE INFORMATION.
12. SEE GLAZING GENERAL NOTES FOR GLAZING INFORMATION.
13. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.



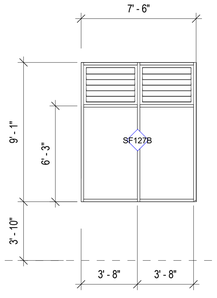
SF133 ELEVATION 17
1/4" = 1'-0"



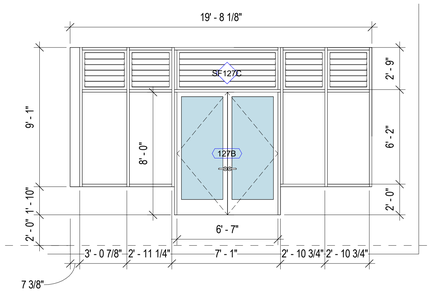
SF-CORRIDOR SFC2.1 EAST 16
1/4" = 1'-0"



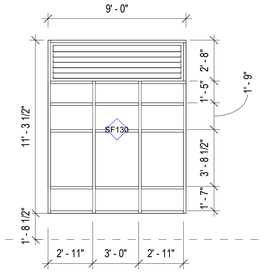
SF127A- RETAIL STOREFRONT 15
1/4" = 1'-0"



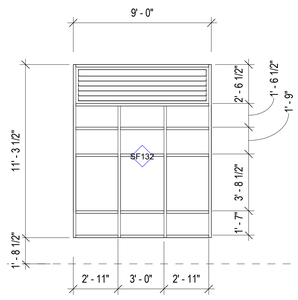
SF127B - RETAIL STOREFRONT 14
1/4" = 1'-0"



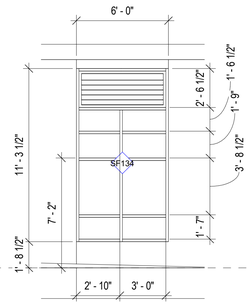
SF127C - RETAIL ENTRANCE 13
1/4" = 1'-0"



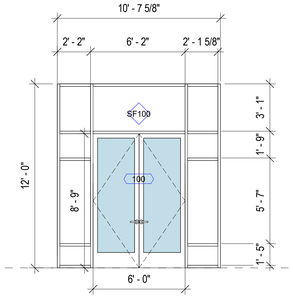
SF130 12
1/4" = 1'-0"



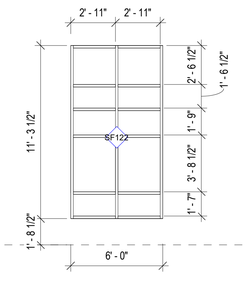
SF132 ELEVATION 11
1/4" = 1'-0"



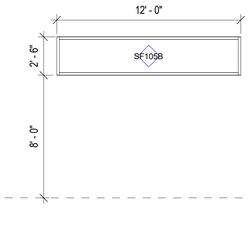
SF134 10
1/4" = 1'-0"



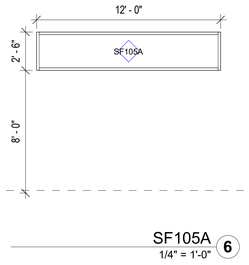
SF100 - MAIN ENTRANCE 9
1/4" = 1'-0"



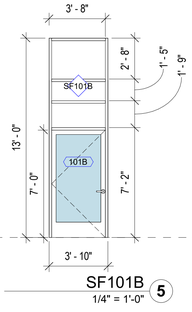
SF122 8
1/4" = 1'-0"



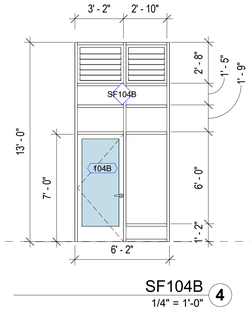
SF105B ELEVATION 7
1/4" = 1'-0"



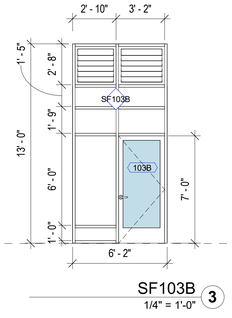
SF105A 6
1/4" = 1'-0"



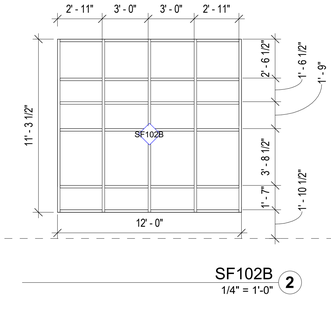
SF101B 5
1/4" = 1'-0"



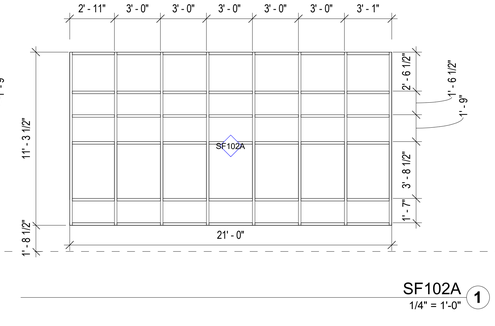
SF104B 4
1/4" = 1'-0"



SF103B 3
1/4" = 1'-0"



SF102B 2
1/4" = 1'-0"



SF102A 1
1/4" = 1'-0"

0' 2' 4' 8' 16'

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

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHAE SHANE SMITH
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER: 2207
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: As indicated

TITLE:
EXTERIOR STOREFRONT SCHEDULE

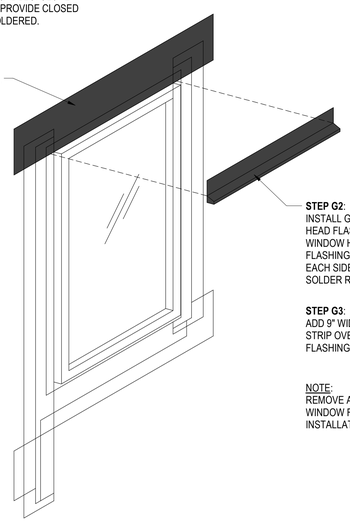
SHEET:
A9.21

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 11:42:21 AM

NOTE:
HEAD FLASHING TO BE CONTINUOUS WITH NO JOINTS WITH MIN 4" VERTICAL LEG. SLOPE TOP TO DRAIN OUTWARD. PROVIDE CLOSED ENDS WITH ALL JOINTS SOLDERED.

STEP G1:
APPLY 1'-0" WIDE SAF (25 MIL) OVER WINDOW HEAD, EXTEND 3" BEYOND JAMB
FLEXIBLE FLASHING

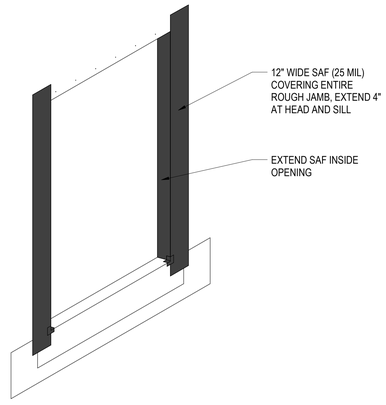


STEP G2:
INSTALL GALV SHEET METAL HEAD FLASHING, LAP OVER WINDOW HEAD. HEAD FLASHING TO EXTEND 3/4" ON EACH SIDE OF WINDOW, SOLDER RETURNS

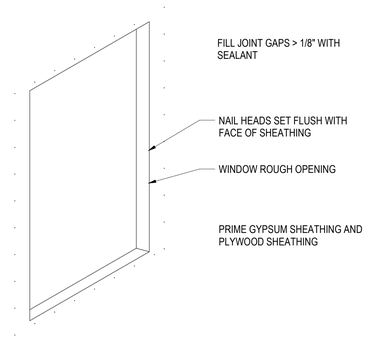
STEP G3:
ADD 9" WIDE SAF (25MIL) STRIP OVER GSM HEAD FLASHING

NOTE:
REMOVE ALL LABELS FROM WINDOW FLANGE PRIOR TO INSTALLATION

STEP G



STEP D



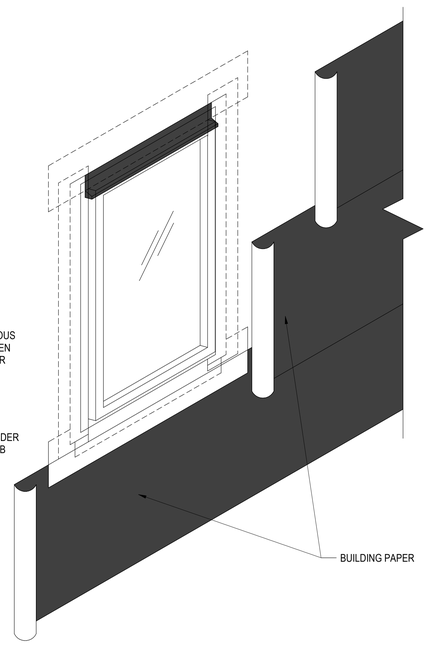
STEP A

NOTE:
LAP BUILDING PAPER OVER HEAD FLASHING

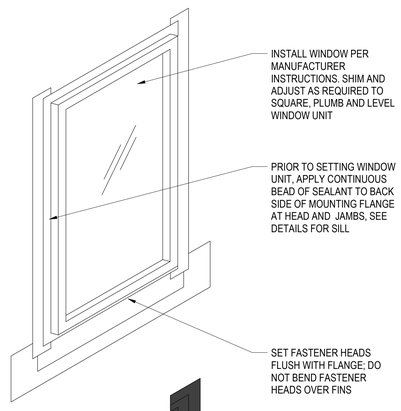
LAP 6" MIN AT VERTICAL SEAMS, 4" MIN AT HORIZONTAL SEAMS

AVOID DAMAGE TO PREVIOUS FLASHING MATERIALS WHEN TRIMMING BUILDING PAPER

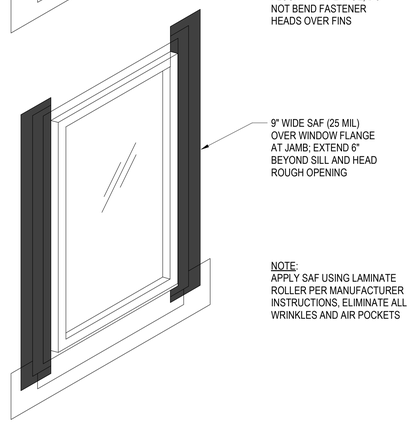
TUCK BUILDING PAPER UNDER SILL FLASHING, SEE STEP B



STEP H

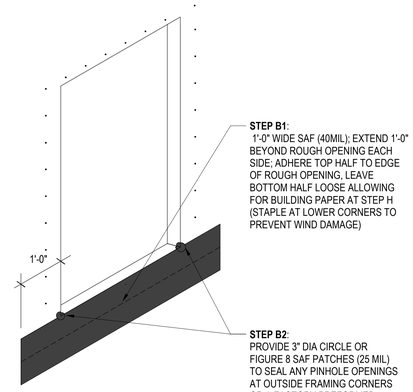


STEP E

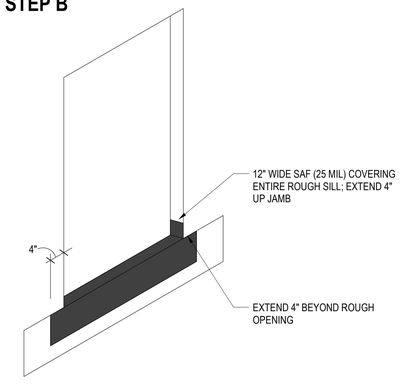


NOTE:
APPLY SAF USING LAMINATE ROLLER PER MANUFACTURER INSTRUCTIONS, ELIMINATE ALL WRINKLES AND AIR POCKETS

STEP F



STEP B



STEP C

WINDOW FLASHING SEQUENCE 1
3/4" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

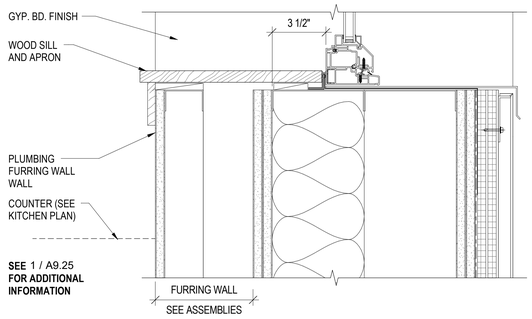
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/4" = 1'-0"

TITLE:
EXTERIOR WINDOW WATERPROOFING

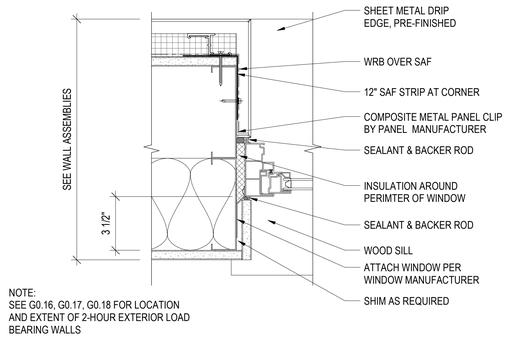
SHEET:
A9.23

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:29 AM

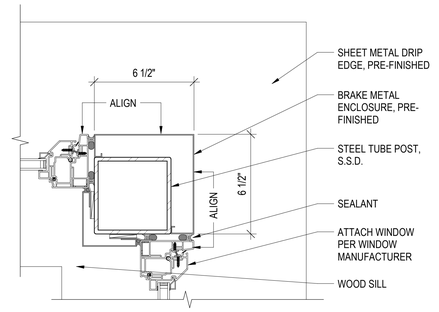


WINDOW SILL AT PLUMBING WALL 6
3" = 1'-0"

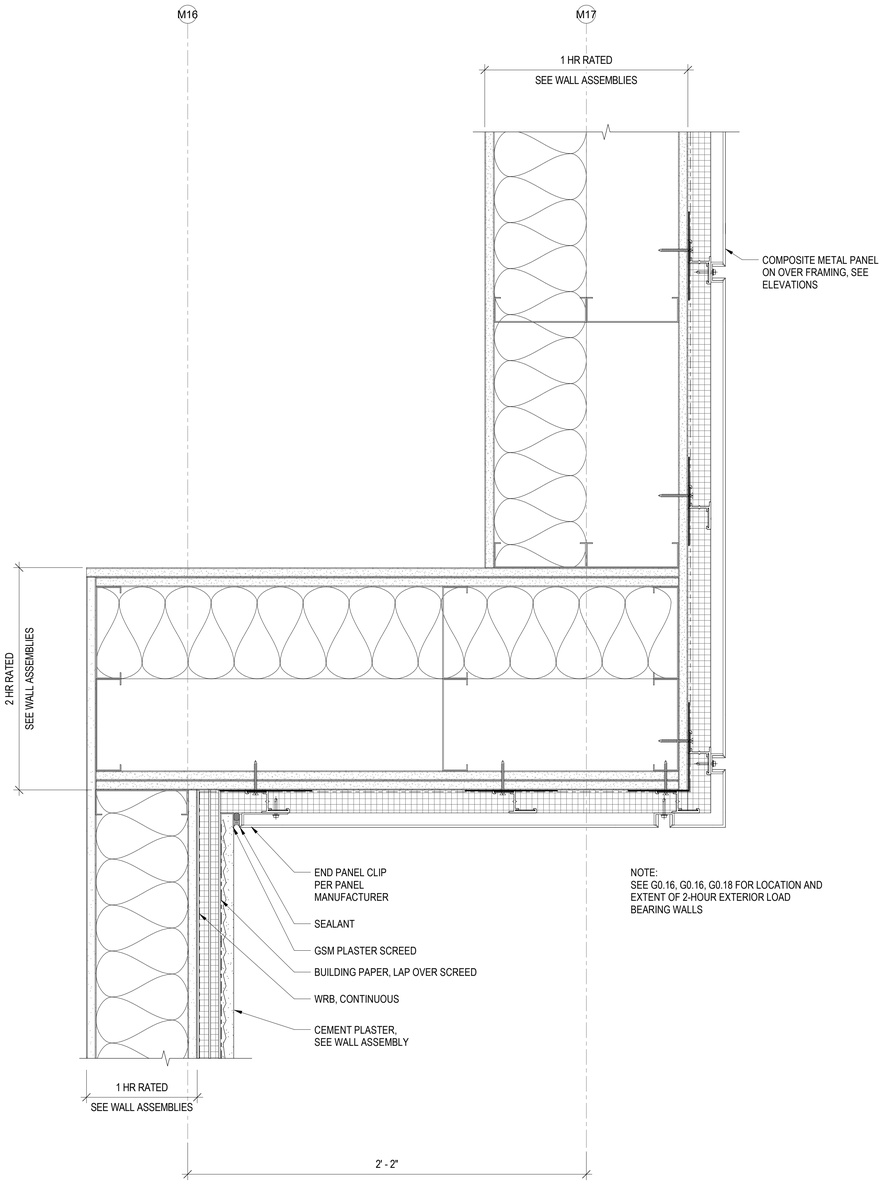


NOTE:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

WINDOW JAMB AT OVER FRAMING 4
3" = 1'-0"

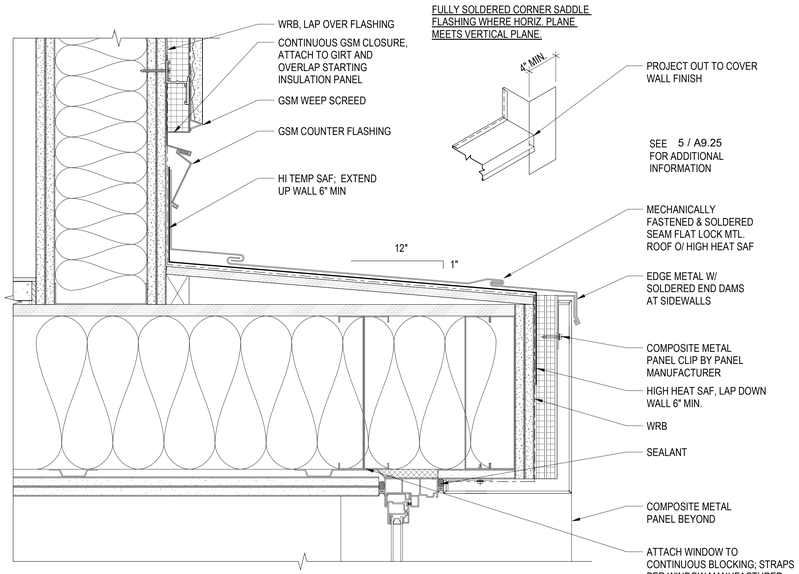


BAY WINDOW CORNER DETAIL 3
3" = 1'-0"



NOTE:
SEE G0.16, G0.16, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

MATERIAL TRANSITION AT OVER FRAMING CORNER 5
3" = 1'-0"



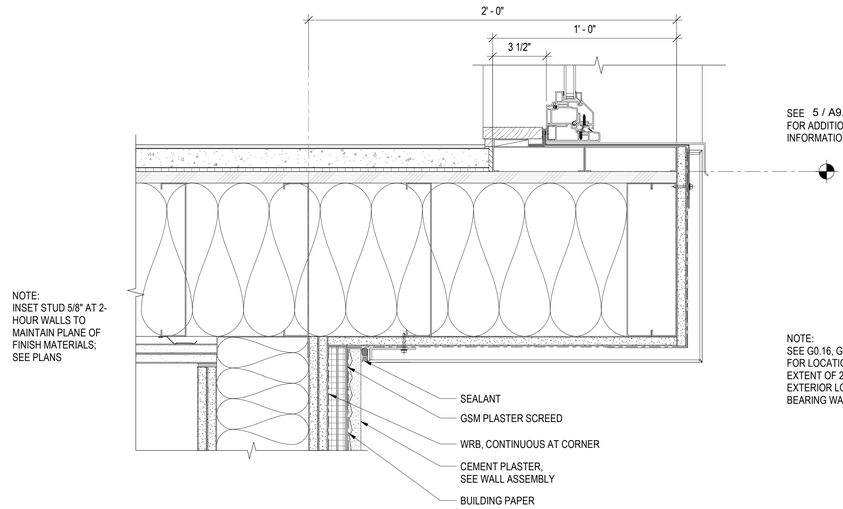
NOTE:
SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS

CONTRACTOR TO VERIFY GALVANIC SEPARATION OF DISIMILAR METALS

FULLY SOLDERED CORNER SADDLE FLASHING WHERE HORIZ. PLANE MEETS VERTICAL PLANE.

SEE 5 / A9.25 FOR ADDITIONAL INFORMATION

WINDOW HEAD AT OVER FRAMING MATERIAL TRANSITION 2
3" = 1'-0"



WINDOW SILL AT MTL OVER FRAMING MATERIAL TRANSITION 1
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

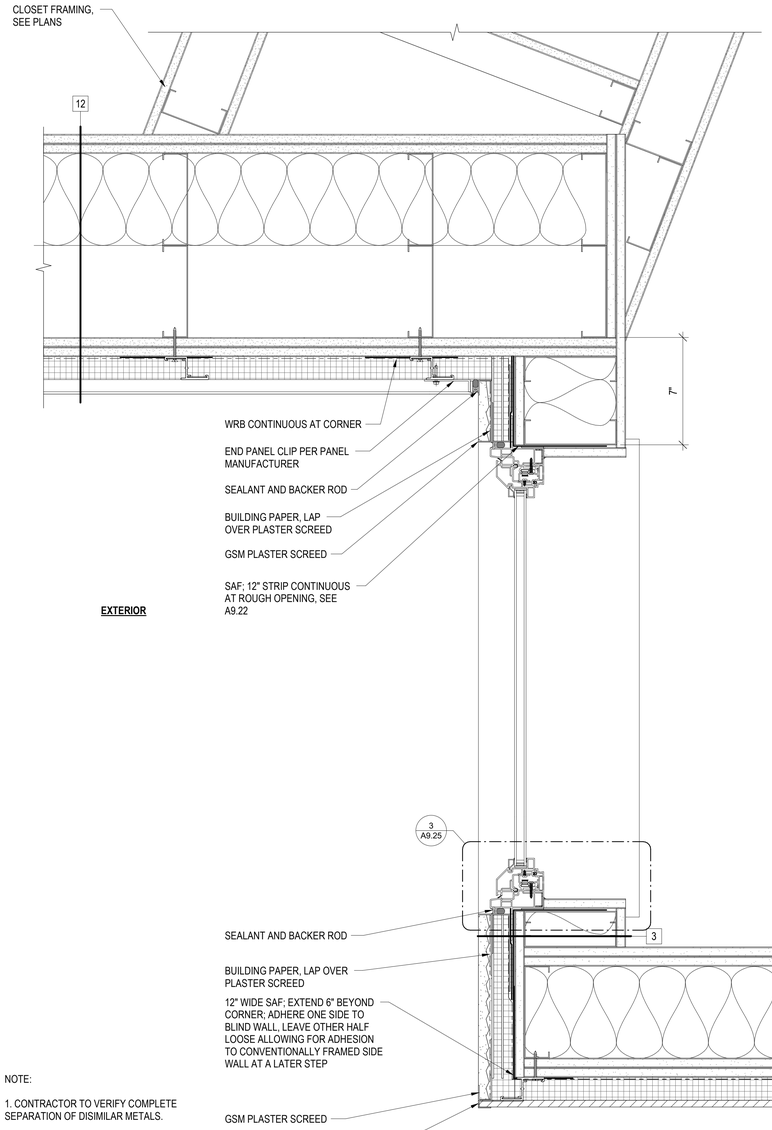
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

TITLE:
EXTERIOR WINDOW DETAILS

SHEET:
A9.24

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/25/2023 10:51:31 AM



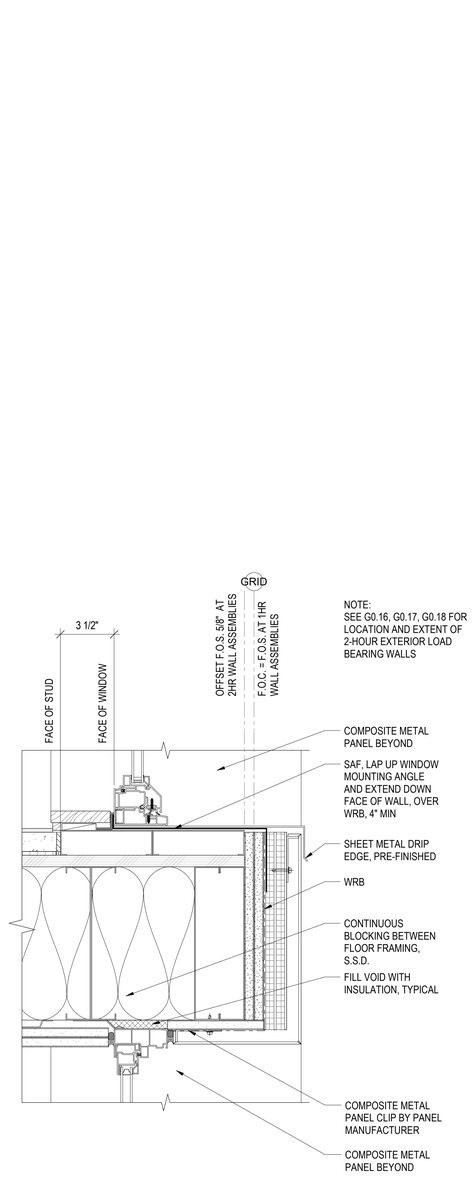
NOTE:

1. CONTRACTOR TO VERIFY COMPLETE SEPARATION OF DISIMILAR METALS.

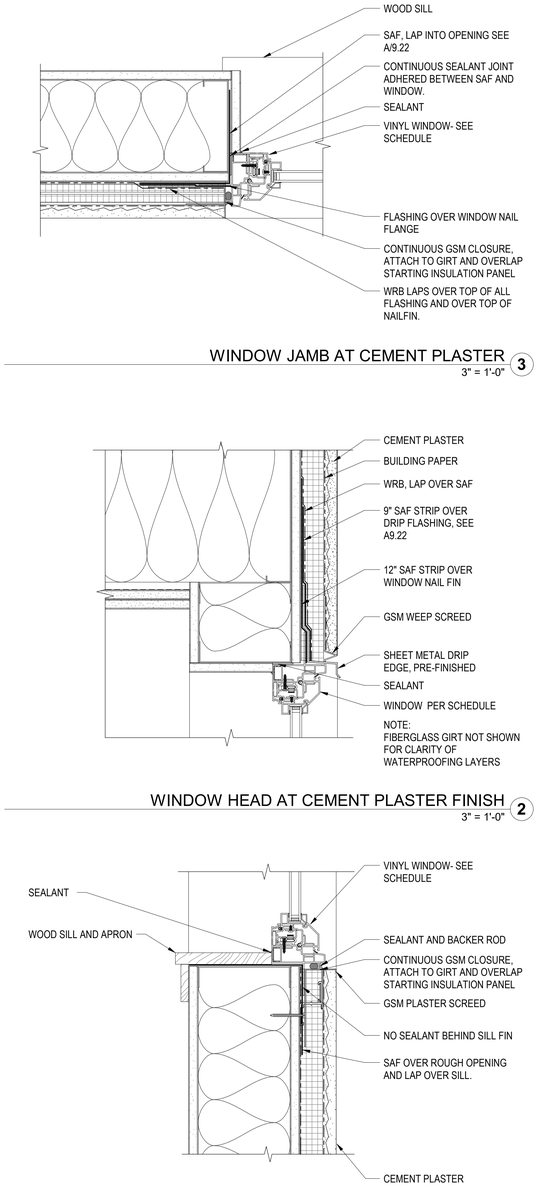
2. SOME DETAIL ITEMS HAVE BEEN SEPARATED (IN AN EXAGERATED MANNER) FOR CLARITY.

3. SEE G0.16, G0.17, G0.18 FOR LOCATION AND EXTENT OF 2-HOUR EXTERIOR LOAD BEARING WALLS.

NW WINDOW JAMB DETAIL 6
3" = 1'-0"



WINDOW HEAD AND SILL AT OVER FRAMING 5
3" = 1'-0"



WINDOW JAMB AT CEMENT PLASTER 3
3" = 1'-0"

WINDOW HEAD AT CEMENT PLASTER FINISH 2
3" = 1'-0"

WINDOW SILL AT CEMENT PLASTER FINISH 1
3" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHIE GRACE
No. C-36300
REN. 08/31/24
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

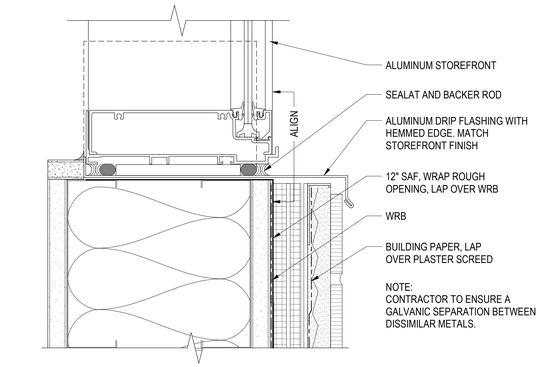
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3" = 1'-0"

TITLE:
EXTERIOR WINDOW DETAILS

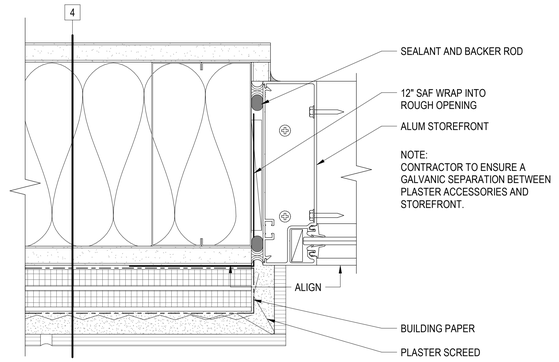
SHEET:
A9.25

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

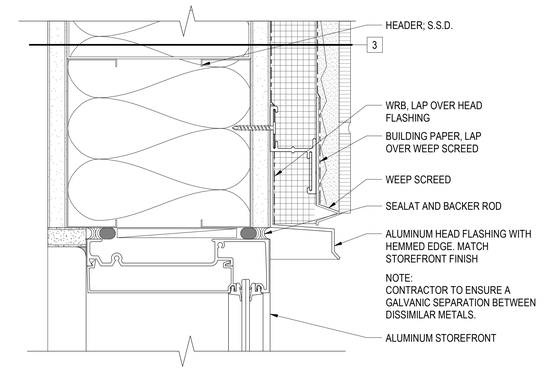
8/25/2023 10:51:33 AM



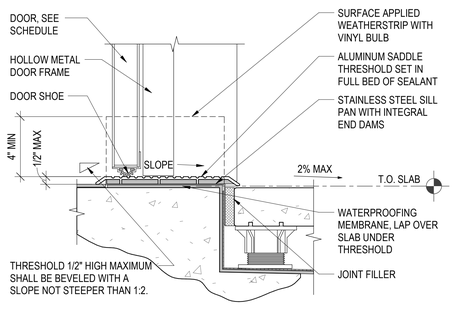
STOREFRONT SILL 4
6" = 1'-0"



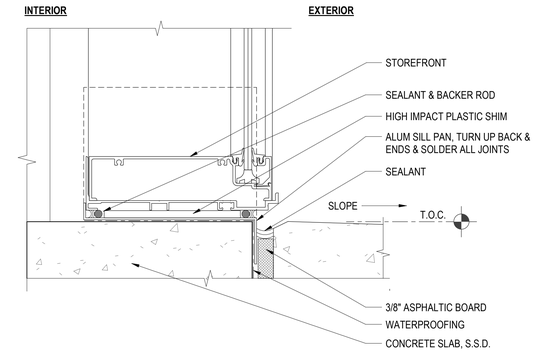
GROUND FLOOR STOREFRONT JAMB 3
6" = 1'-0"



GROUND FLOOR STOREFRONT HEAD 2
6" = 1'-0"



DOOR THRESHOLD AT EXT - PODIUM 5
3" = 1'-0"



STOREFRONT AT EXTERIOR GRADE 1
6" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIA CHAN
No. C-30501
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

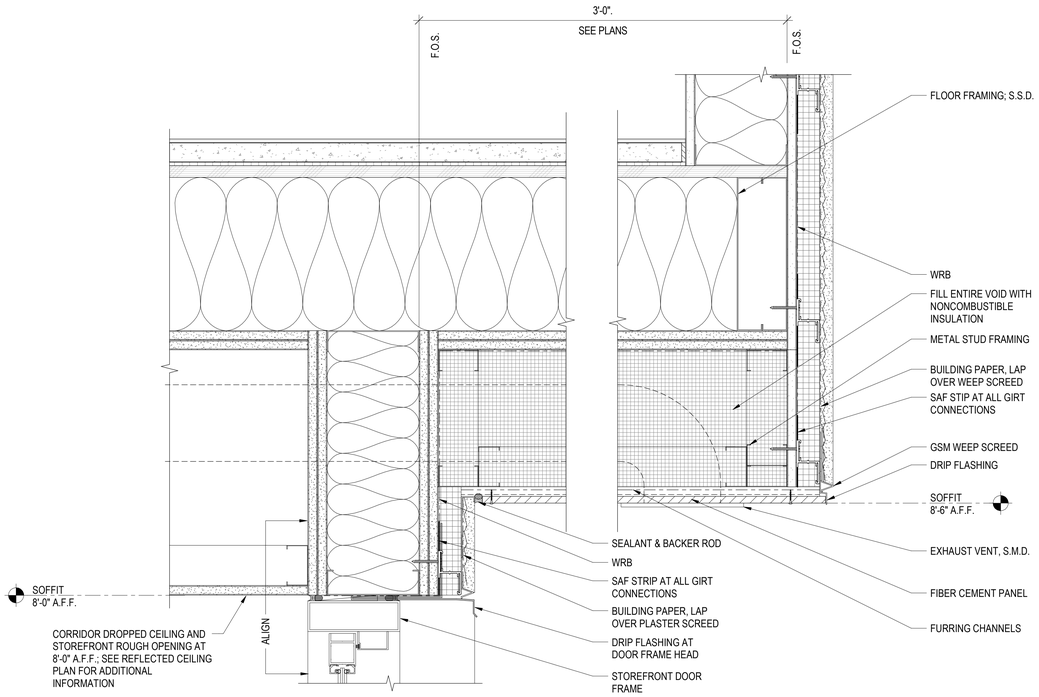
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
EXTERIOR STOREFRONT DETAILS

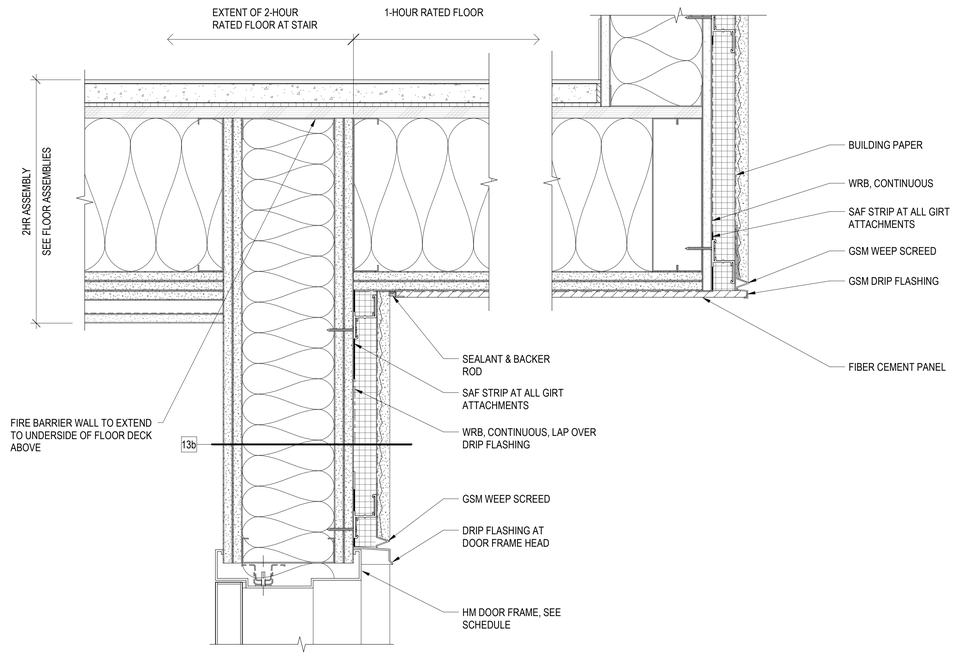
SHEET:
A9.30

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

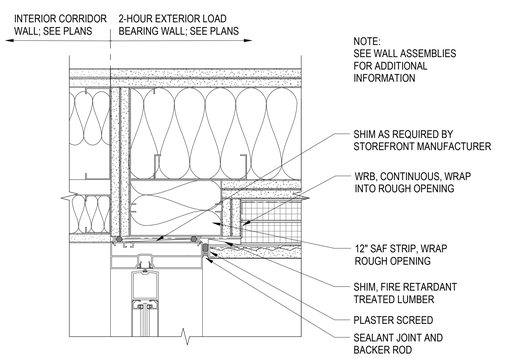
8/25/2023 10:51:34 AM



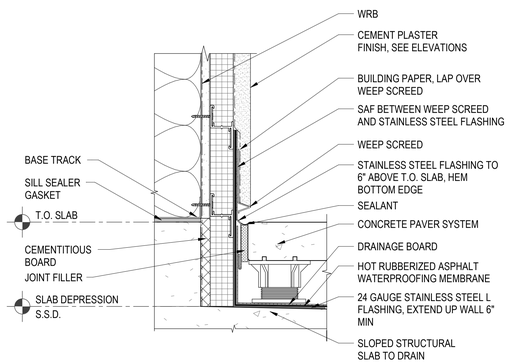
STOREFRONT HEAD AT CORRIDOR SOFFIT 4
3" = 1'-0"



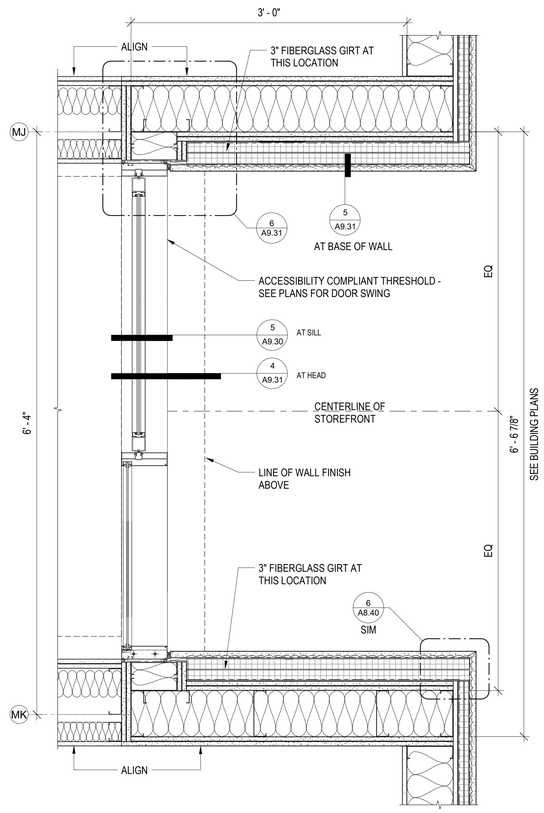
DOOR HEAD AT CORRIDOR TO STAIR 2 SOFFIT 2
3" = 1'-0"



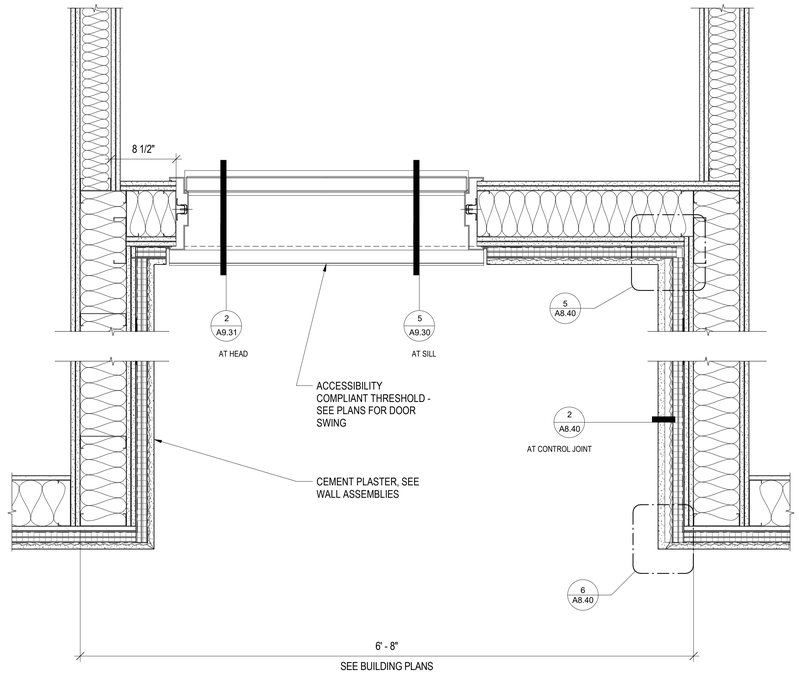
STOREFRONT DOOR JAMB AT PODIUM 6
3" = 1'-0"



WALL BASE AT PODIUM 5
3" = 1'-0"



STOREFRONT LEVEL 2 CORRIDOR W CEMENT PLASTER FINISH 3
1 1/2" = 1'-0"



HM DOOR AT LEVEL 2 CORRIDOR TO STAIR 2 1
1 1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCIAN CHAO
No. C-30601
REN. 08/31/23
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

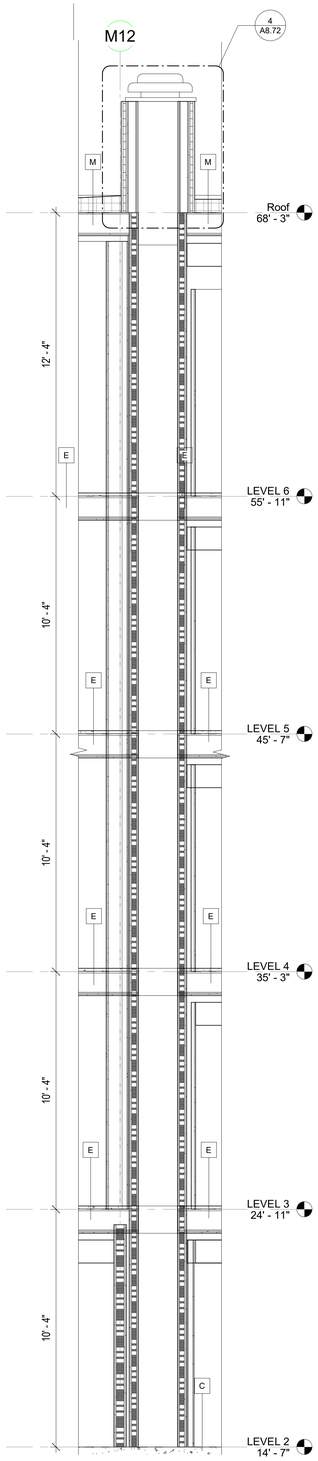
EXTERIOR STOREFRONT DETAILS

SHEET:

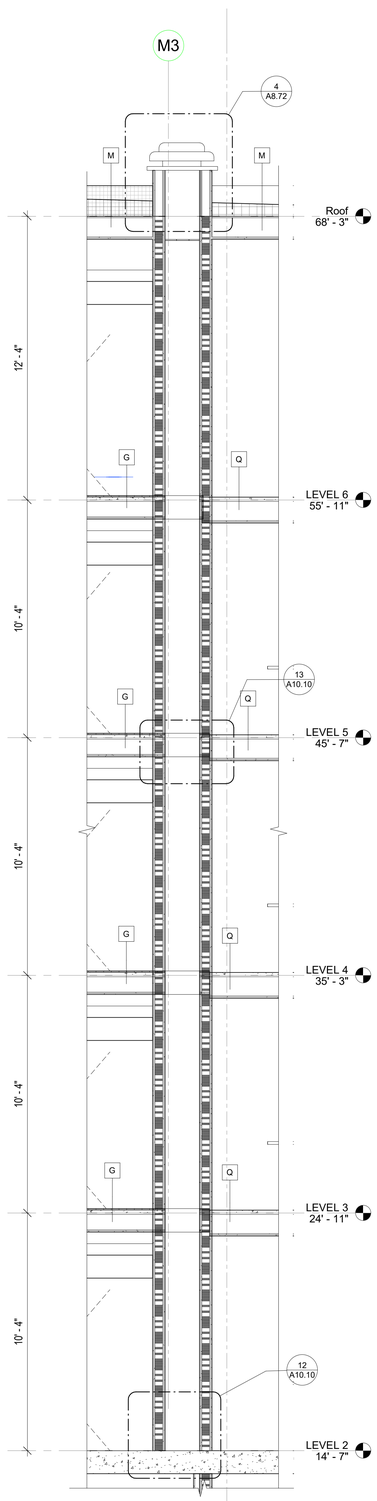
A9.31

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

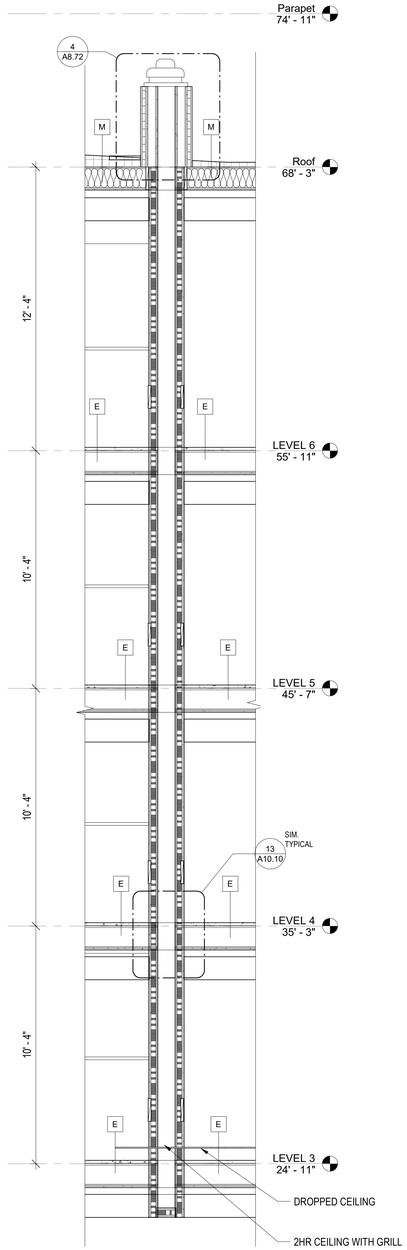
8/25/2023 10:51:37 AM



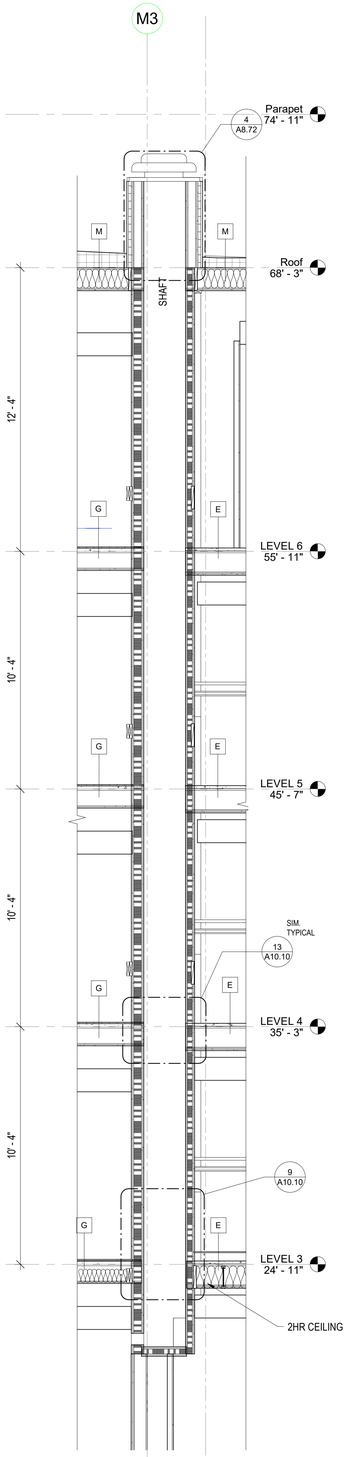
STAIR 2 & S1.1 (217) SHAFT 8
3/8" = 1'-0"



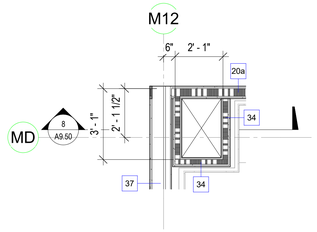
CORRIDOR SHAFT AT STAIR 1 7
3/8" = 1'-0"



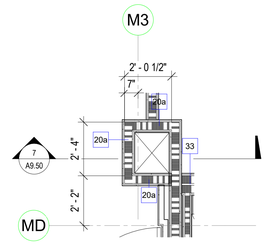
SHAFT IN UNIT TYPE S6 INTAKE 6
3/8" = 1'-0"



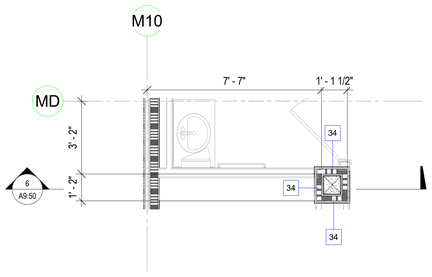
SECTION AT CORRIDOR EXHAUST SHAFT 5
3/8" = 1'-0"



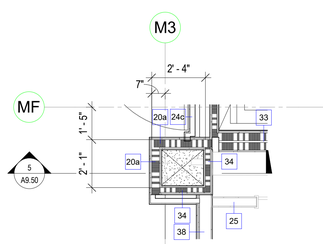
MECHANICAL SHAFT AT STAIR 2 & UNIT TYPES S1 & S1.1 4
3/8" = 1'-0"



MECHANICAL SHAFT REFRIGERANT 1 AT CORRIDOR & STAIR 1 3
3/8" = 1'-0"



MECHANICAL SHAFT UNIT TYPE A3 2
3/8" = 1'-0"



MECHANICAL SHAFTS CORRIDOR EXHAUST SHAFT 1 IN UNITS 1
3/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

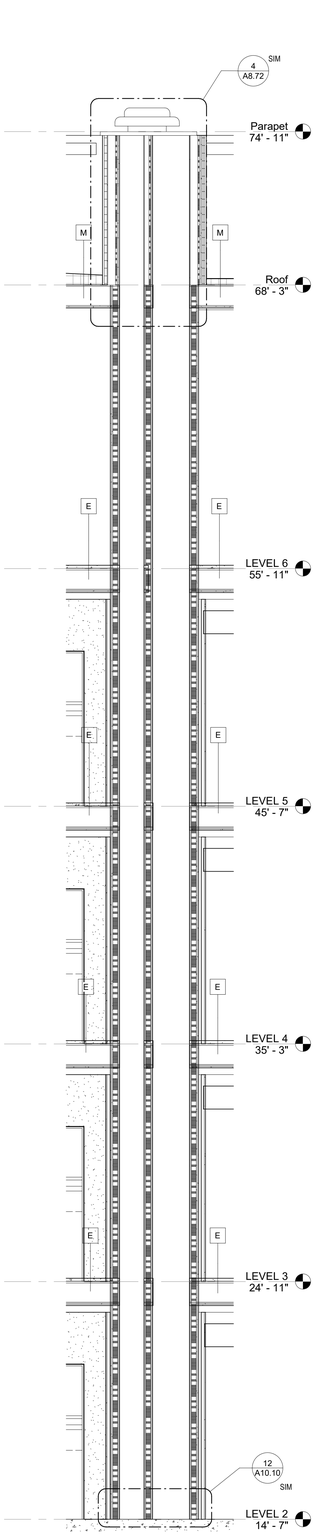
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

TITLE:
MECHANICAL SHAFT

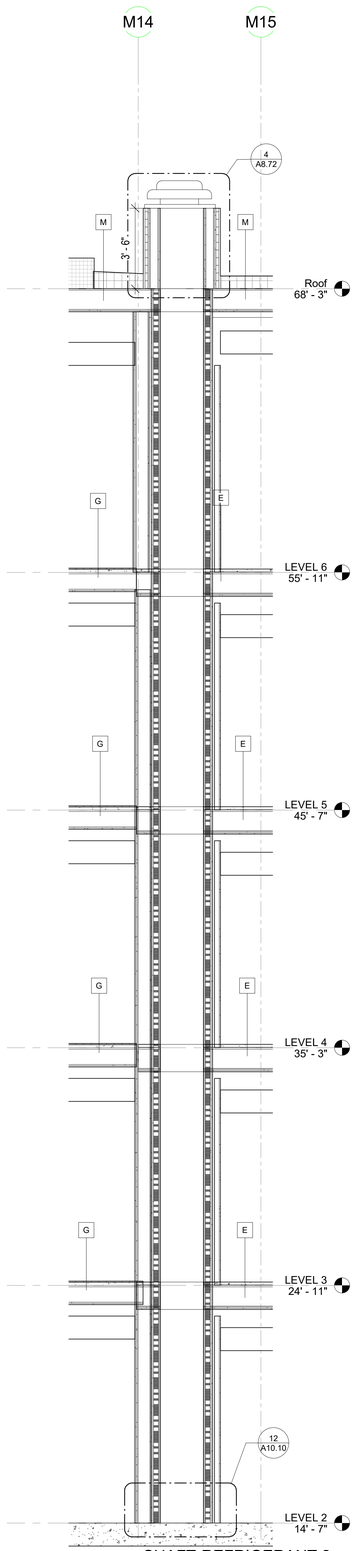
SHEET:
A9.50

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

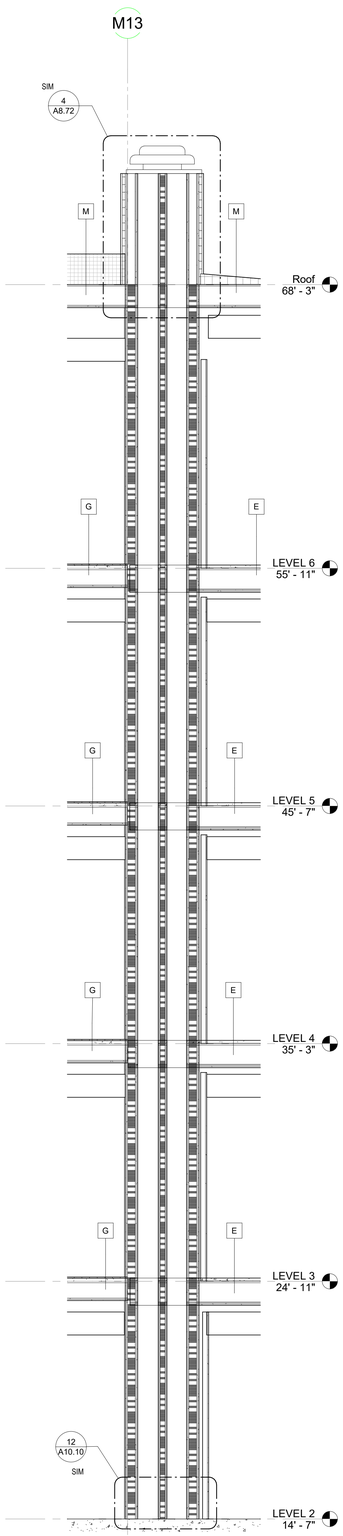
8/25/2023 10:51:41 AM



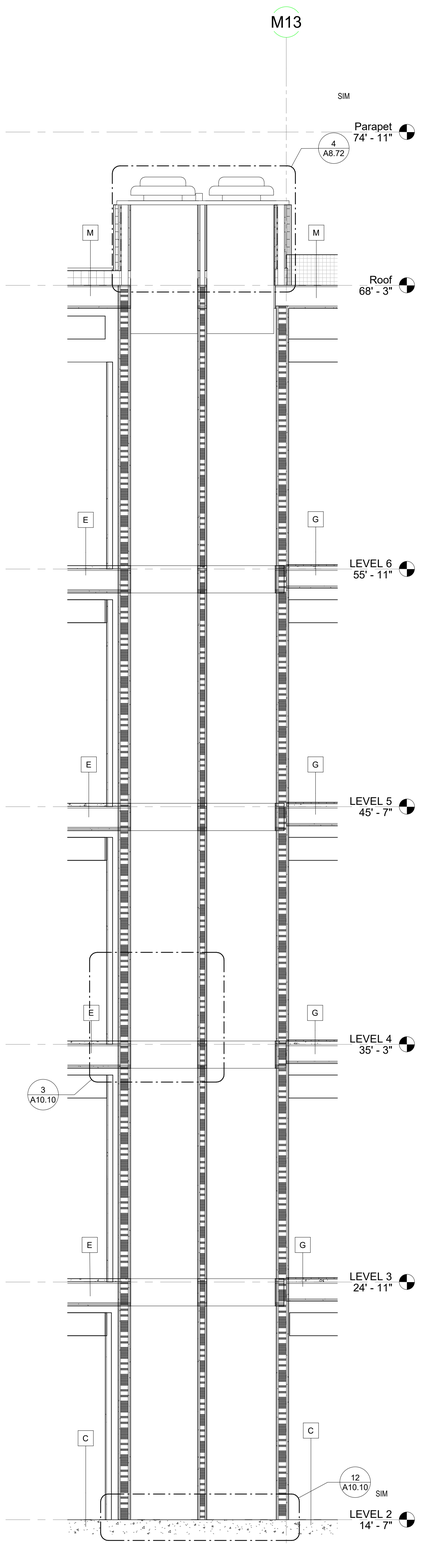
SHAFT - S2 INTAKE & EXHAUST 8
3/8" = 1'-0"



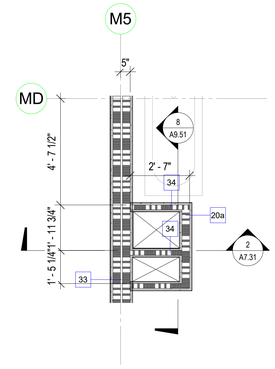
SHAFT-REFRIGERANT 2 7
3/8" = 1'-0"



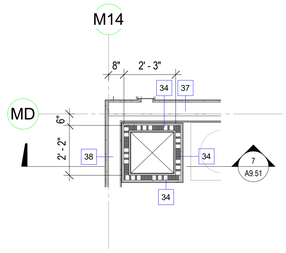
UNITS S1 & S1.1 EXHAUST SHAFT 6
3/8" = 1'-0"



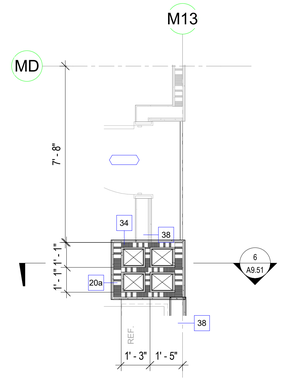
STUDIO UNITS EXHAUST & CORRIDOR SUPPLY SHAFT 5
3/8" = 1'-0"



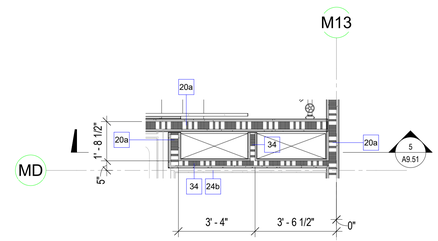
MECHANICAL SHAFTS INTAKE AND EXHAUST FOR S2 UNITS 4
3/8" = 1'-0"



MECHANICAL SHAFTS REFRIGERANT 2 AT S11 UNITS & CORRIDOR 3
3/8" = 1'-0"



MECHANICAL SHAFTS EXHAUST FOR UNIT S1 AND S1.1 2
3/8" = 1'-0"



MECHANICAL SHAFTS S1 & S1.1 INTAKE AND CORRIDOR INTAKE 1
3/8" = 1'-0"

8/25/2023 10:51:44 AM

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

LICENSED ARCHITECT
MARCHIE DAVID PONTILLO
No. C-36300
REN. 08/31/25
STATE OF CALIFORNIA

REVISION SCHEDULE

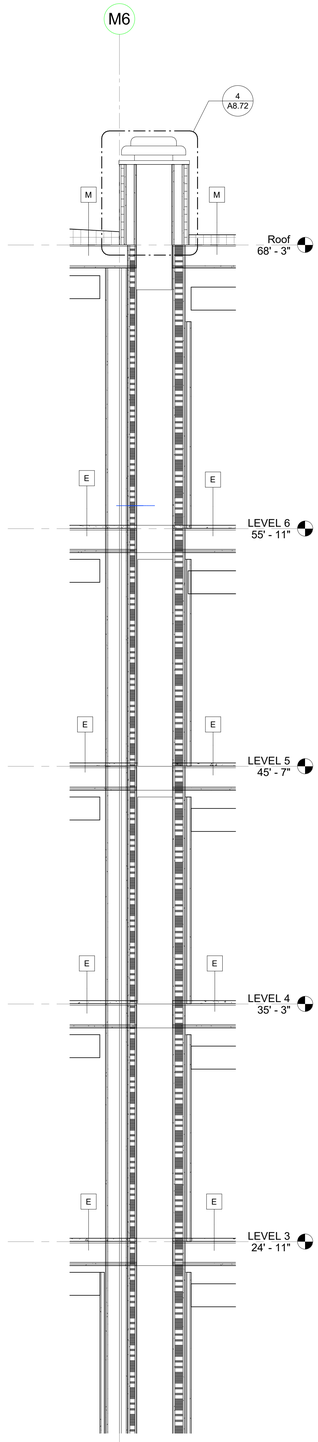
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

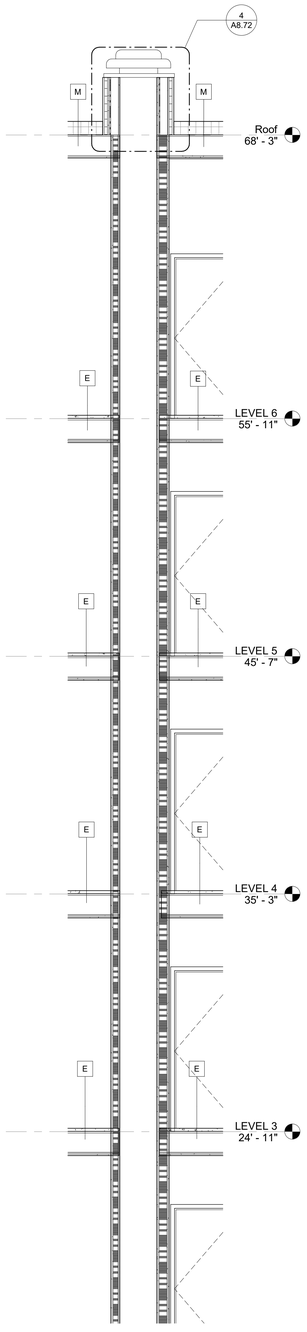
TITLE:
MECHANICAL SHAFT

SHEET:
A9.51

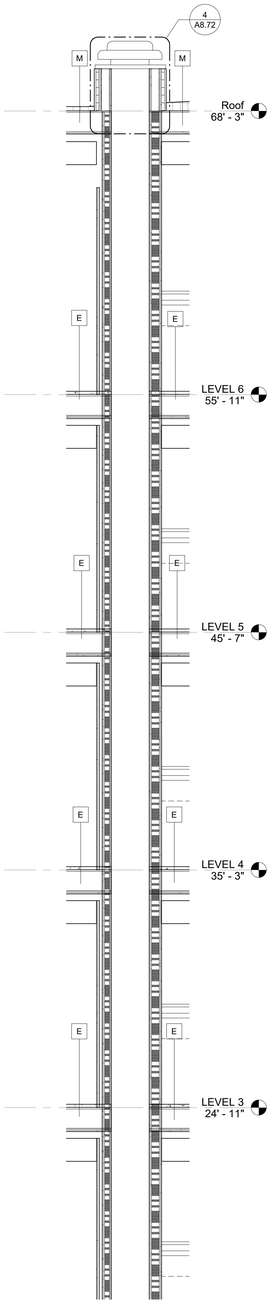
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



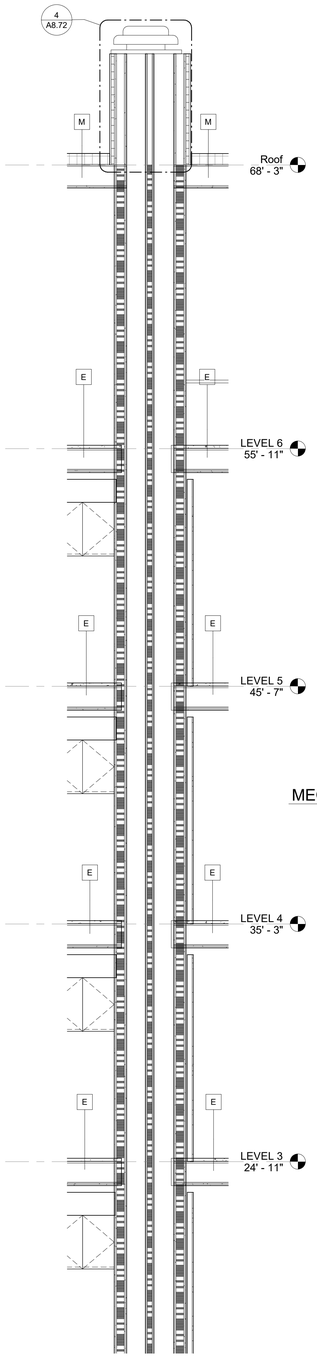
A4 & A4.1 UNITS EXHAUST 7
3/8" = 1'-0"



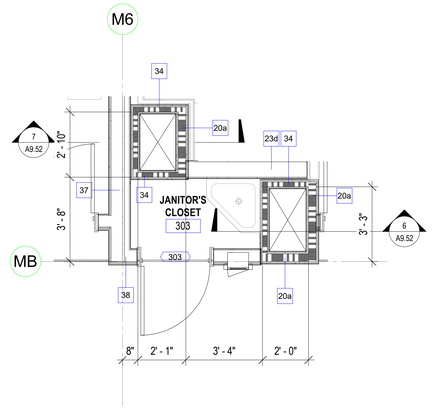
JANITOR CLOSET SHAFT 6
3/8" = 1'-0"



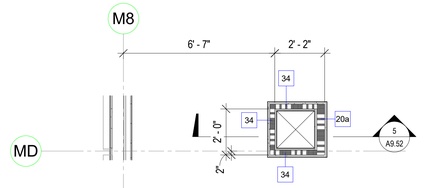
950_S5 UNITS INTAKE 5
3/8" = 1'-0"



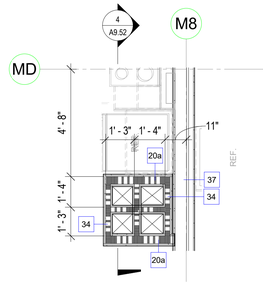
S2 UNITS KICHEN EXHAUST 4
3/8" = 1'-0"



MECHANICAL SHAFT TYPICAL JANITOR CLOSET & A4 & A4.1 UNITS 3
3/8" = 1'-0"



MECHANICAL SHAFT INTAKE FOR UNIT S5 2
3/8" = 1'-0"



MECHANICAL SHAFT S2 UNIT EXHAUST 1
3/8" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

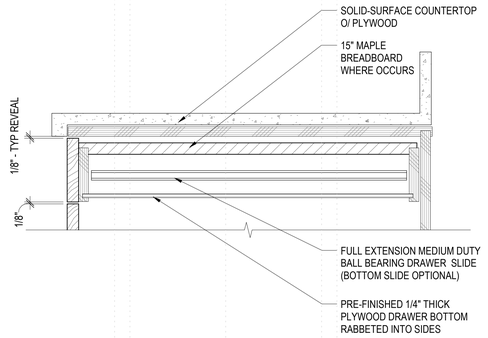
JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/8" = 1'-0"

TITLE:
MECHANICAL SHAFTS

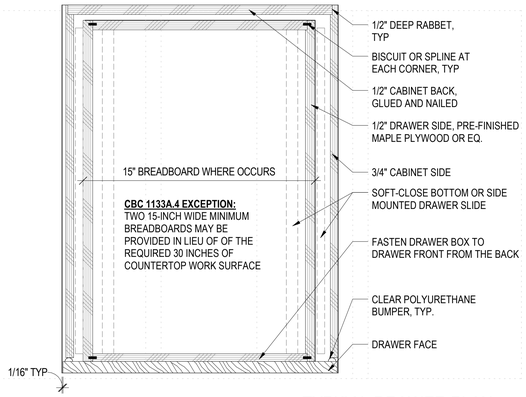
SHEET:
A9.52

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

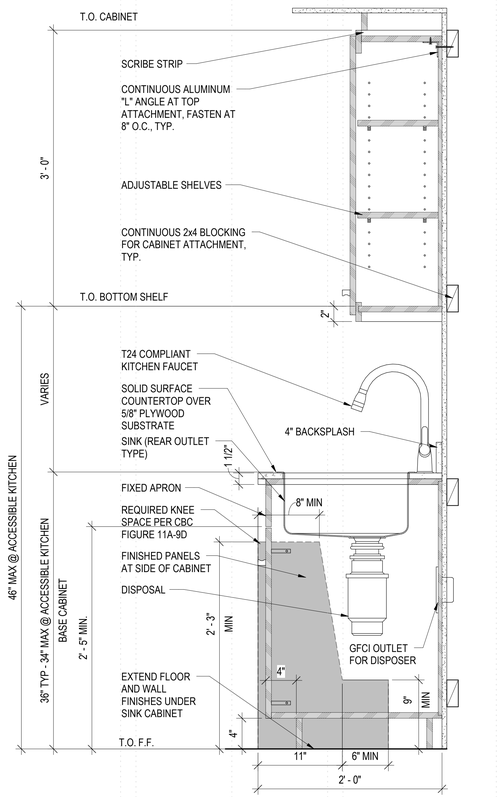
8/25/2023 10:51:48 AM



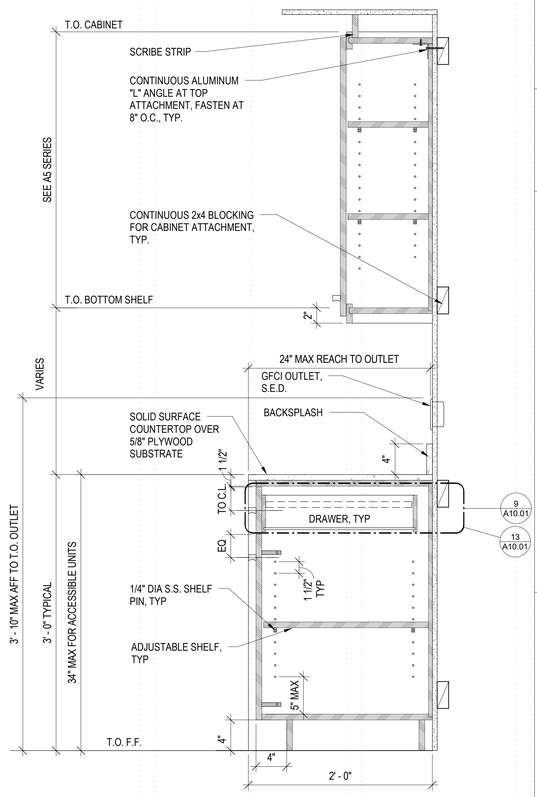
TYPICAL DRAWER SECTION 13
3" = 1'-0"



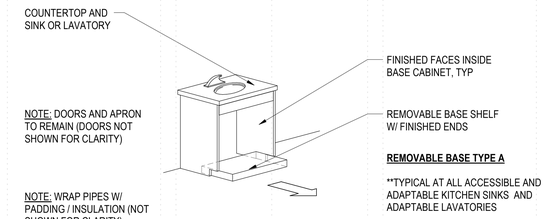
TYPICAL DRAWER PLAN 9
3" = 1'-0"



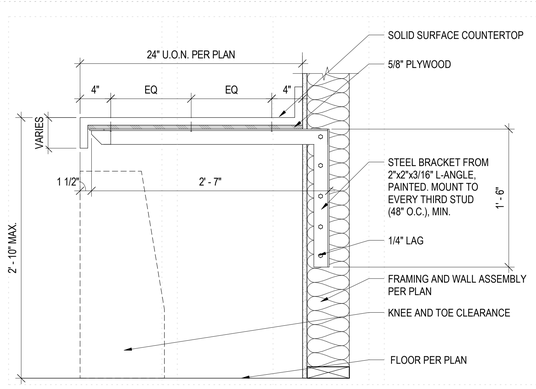
SECTION AT KITCHEN SINK CABINET, TYP. 6
1 1/2" = 1'-0"



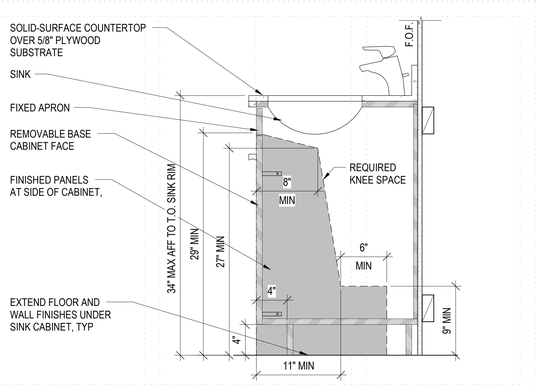
CABINET SECTION, TYPICAL 3
1 1/2" = 1'-0"



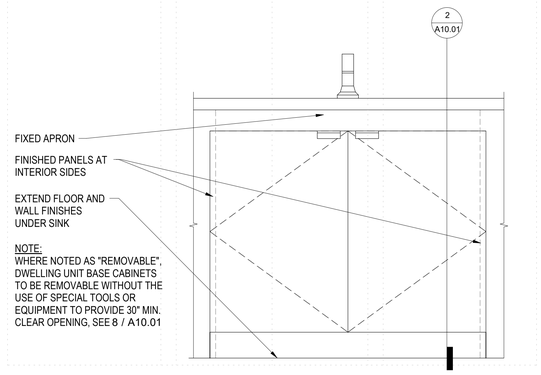
REMOVABLE KITCHEN AND VANITY BASE CABINET DIAGRAM 8
1 1/2" = 1'-0"



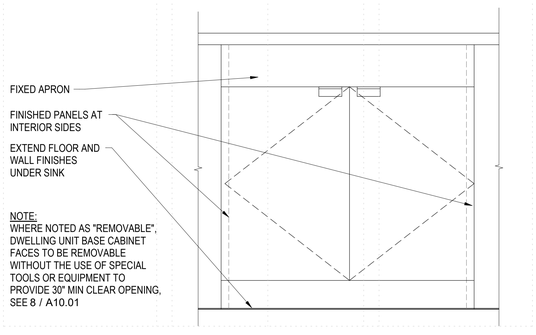
COUNTER BRACKET SUPPORT 5
1 1/2" = 1'-0"



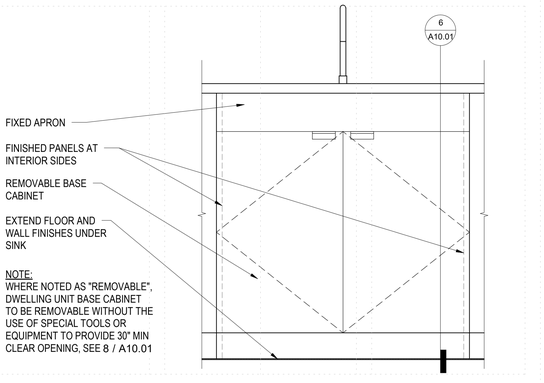
REMOVABLE BASE CAB. AT BATHROOM VANITY SECTION 2
1 1/2" = 1'-0"



REMOVABLE BASE AT BATHROOM VANITY ELEVATION, TYP. 7
1 1/2" = 1'-0"



REMOVABLE BASE CABINET AT KITCHEN WORKSURFACE 4
1 1/2" = 1'-0"



REMOVABLE BASE CAB. AT KITCHEN SINK ELEVATION 1
1 1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

STANDARD

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

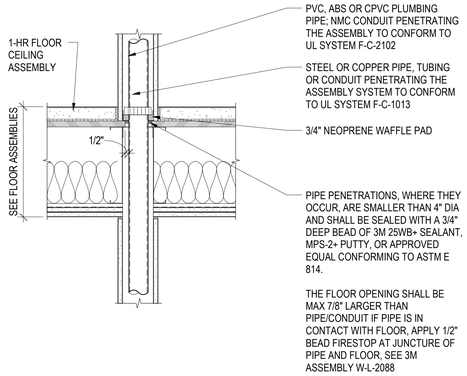
INTERIOR DETAILS - CABINETS

SHEET:

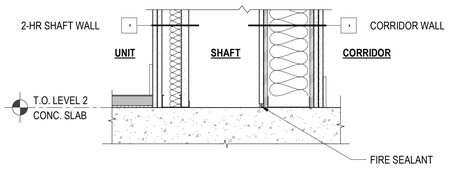
A10.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

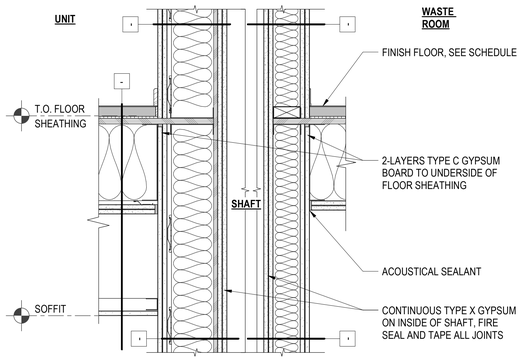
8/25/2023 10:51:50 AM



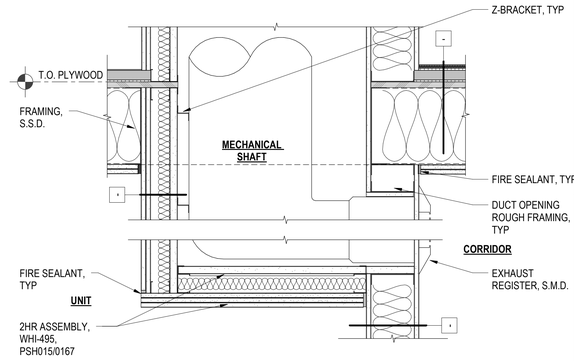
1-HR RATED PENETRATION THRU RATED INT FLR-CLG (11)
1 1/2" = 1'-0"



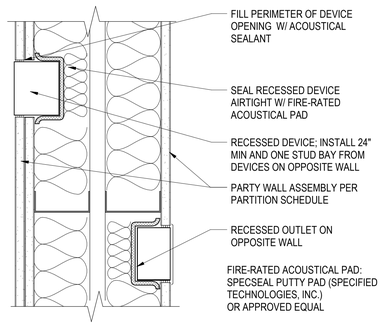
2HR SHAFT TERMINATION AT FLOOR (12)
1 1/2" = 1'-0"



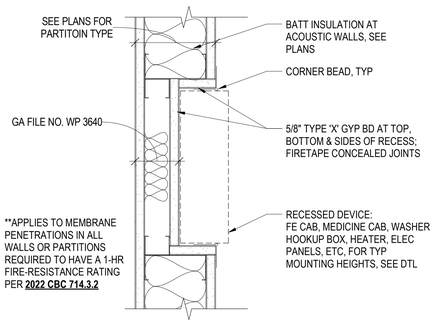
2HR RATED SHAFT AT FLOOR (13)
1 1/2" = 1'-0"



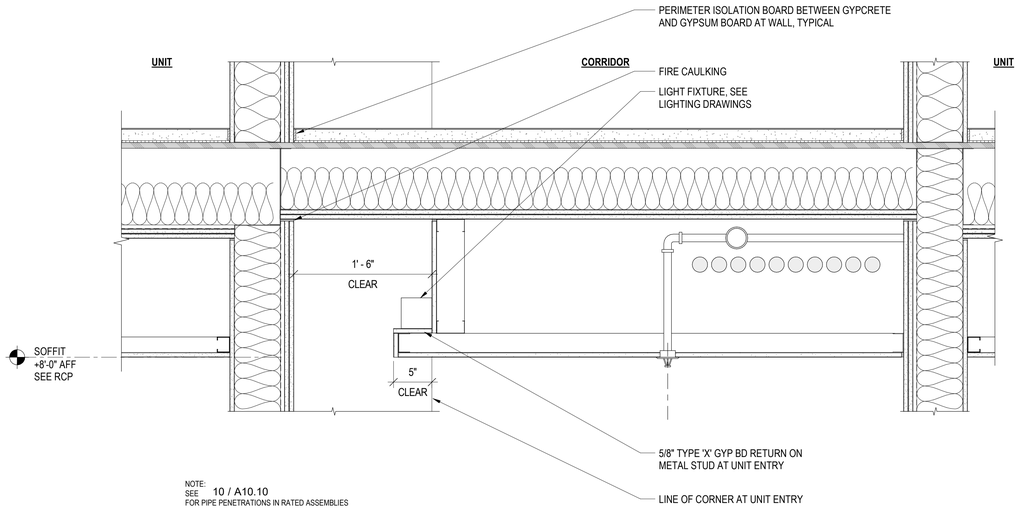
2HR SHAFT TERMINATION AT SOFFIT (9)
1 1/2" = 1'-0"



INT WALL RECESS - ACOUSTIC DEV./OUTLET (7)
3" = 1'-0"



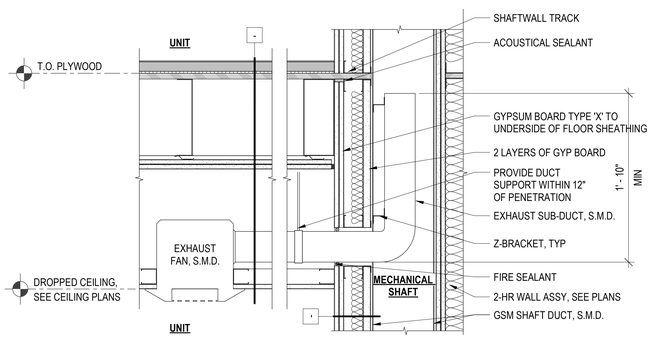
RECESS @ INTERIOR 1 HR PARTITION (6)
3" = 1'-0"



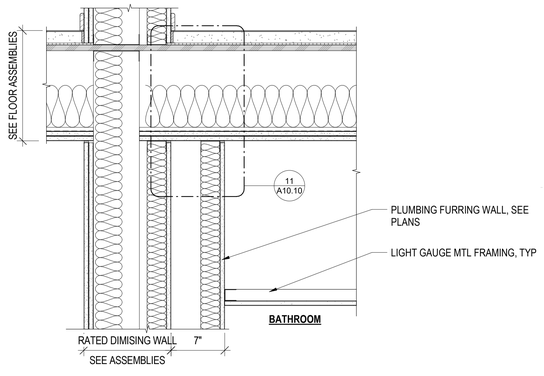
NOTE:
SEE 10 / A10.10
FOR PIPE PENETRATIONS IN RATED ASSEMBLIES

SEE 1/- FOR ADDITIONAL INFORMATION

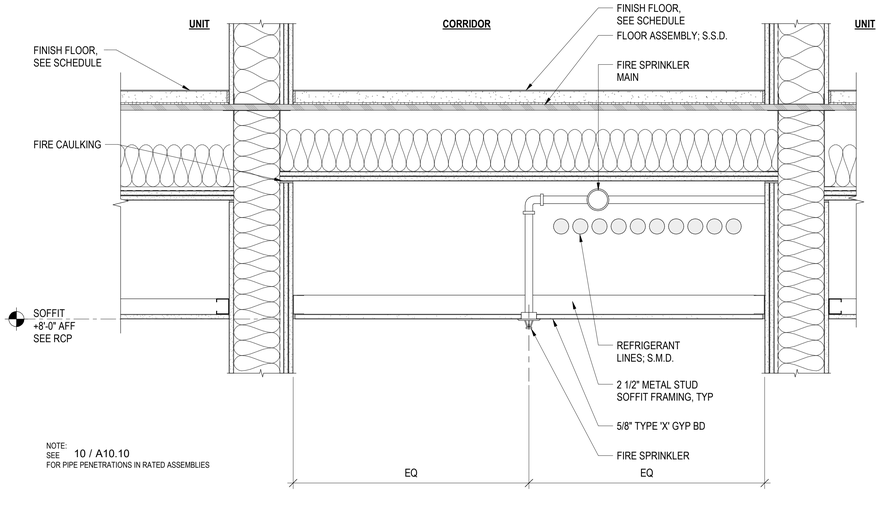
CORRIDOR SECTION AT RECESSED UNIT ENTRY (2)
1 1/2" = 1'-0"



2HR RATED MECH SHAFT AT EXHAUST SUBDUCT (3)
1 1/2" = 1'-0"

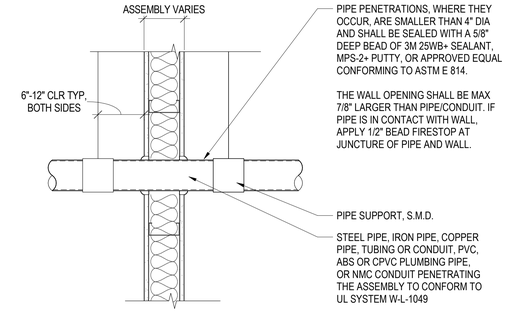


UNIT INTERIOR SOFFIT DETAIL BATHROOM (5)
1 1/2" = 1'-0"

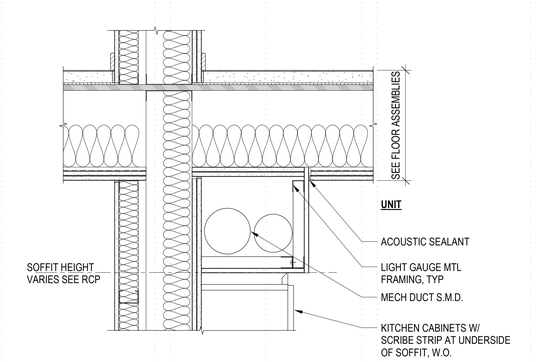


NOTE:
SEE 10 / A10.10
FOR PIPE PENETRATIONS IN RATED ASSEMBLIES

CORRIDOR SECTION AT DROPPED CEILING (1)
1 1/2" = 1'-0"



PENETRATION IN RATED INTERIOR WALL (10)
1 1/2" = 1'-0"



UNIT INTERIOR SOFFIT DETAIL (4)
1 1/2" = 1'-0"

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated
TITLE:	INTERIOR DETAILS

SHEET:

A10.10

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

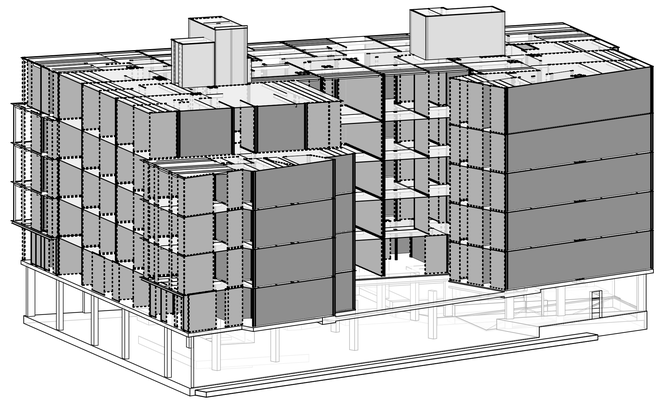
8/25/2023 10:51:52 AM

NOTES:
* INDICATES INCLUDED IN THE SET
0 INDICATES NOT INCLUDED IN THE SET
R INDICATES SHEET PROVIDED FOR REFERENCE ONLY
(BLANK) INDICATES SHEET NOT CREATED FOR THE PROJECT AT THIS MILESTONE

DCI - STRUCTURAL SHEET LIST

SHEET NUMBER	SHEET TITLE	CD COORD. - 01/03/2023	ISSUED FOR PERMIT - 08/25/2023
S0.01	STRUCTURAL - COVER PAGE	*	*
S0.02	STRUCTURAL - GENERAL NOTES	*	*
S0.03	STRUCTURAL - GENERAL NOTES	*	*
S0.04	STRUCTURAL - SPECIAL INSPECTIONS	*	*
S1.11	STRUCTURAL - LOAD MAPS	*	*
S1.12	STRUCTURAL - LOAD MAPS	*	*
S2.01	STRUCTURAL - FOUNDATION PLAN	*	*
S2.02m	STRUCTURAL - LEVEL 2 MILD REINFORCING PLAN	*	*
S2.02p	STRUCTURAL - LEVEL 2 POST-TENSIONED FRAMING PLAN	*	*
S2.02s	STRUCTURAL - LEVEL 2 STUD AND SHEAR WALL PLAN	*	*
S2.03f	STRUCTURAL - LEVEL 3 FRAMING PLAN	*	*
S2.03s	STRUCTURAL - LEVEL 3 STUD AND SHEAR WALL PLAN	*	*
S2.04f	STRUCTURAL - LEVEL 4 FRAMING PLAN	*	*
S2.04s	STRUCTURAL - LEVEL 4 STUD AND SHEAR WALL PLAN	*	*
S2.05f	STRUCTURAL - LEVEL 5 FRAMING PLAN	*	*
S2.05s	STRUCTURAL - LEVEL 5 STUD AND SHEAR WALL PLAN	*	*
S2.06f	STRUCTURAL - LEVEL 6 FRAMING PLAN	*	*
S2.06s	STRUCTURAL - LEVEL 6 STUD AND SHEAR WALL PLAN	*	*
S2.07f	STRUCTURAL - ROOF FRAMING PLAN	*	*
S2.07s	STRUCTURAL - ROOF STUD AND SHEAR WALL PLAN	*	*
S2.08f	STRUCTURAL - HIGH ROOF FRAMING PLAN	*	*
S3.01	STRUCTURAL - CONCRETE SHEAR WALL ELEVATIONS	*	*
S3.11	STRUCTURAL - CONCRETE SHEAR WALL SECTIONS	*	*
S3.21	STRUCTURAL - CONCRETE SHEAR WALL DETAILS	*	*
S3.31	STRUCTURAL - CONCRETE COLUMN DETAILS	*	*
S4.01	STRUCTURAL - CONCRETE FOUNDATION DETAILS	*	*
S4.02	STRUCTURAL - CONCRETE FOUNDATION DETAILS	*	*
S5.01	STRUCTURAL - CONCRETE POST-TENSIONED DETAILS	*	*
S5.11	STRUCTURAL - CONCRETE POST-TENSIONED DETAILS	*	*
S5.21	STRUCTURAL - CONCRETE STUDRAIL DETAILS	*	*
S6.01	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	*	*
S6.02	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	*	*
S6.03	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	*	*
S6.04	STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS	*	*
S7.01	STRUCTURAL - STEEL FRAMING DETAILS	*	*
S8.01	STRUCTURAL - CMU FRAMING DETAILS	*	*
Sheet Total: 36			

E. 12th STREET
111 & 121 E. 12th STREET
OAKLAND, CA 94606



PERSPECTIVE VIEW IS INTENDED FOR REPRESENTATION ONLY
PERSPECTIVE VIEW IS NOT FOR SCALING, PRICING OR CONSTRUCTION PURPOSE

DCI - DRAWING SCOPE

PROJECT SCOPE:

THESE DRAWINGS INCLUDE THE DESIGN FOR THE PRIMARY STRUCTURAL FRAME, DEFINED AS THE PRIMARY LOAD BEARING COMPONENTS OF THE BUILDING INCLUDING FOUNDATIONS, COLUMNS, FLOOR AND ROOF FRAMING, AND THE SEISMIC AND WIND LATERAL FORCE RESISTING SYSTEM.

SECONDARY COMPONENTS NOT PART OF THE PRIMARY STRUCTURAL FRAME BUT INCLUDED IN THE SCOPE OF THESE DRAWINGS ARE:
- ELEVATOR GUIDERAIL SUPPORTS
- MECHANICAL SCREENS
- NON LOAD BEARING CMU WALLS
- COLD-FORMED STEEL STAIRS
- GARAGE ENTRY DOOR STEEL SUPPORTS
- BIO-RETENTION PLANTER WALLS

BIDDER-DESIGNED ELEMENTS AND DEFERRED SUBMITTALS:

ELEMENTS IDENTIFIED IN CONTRACT DOCUMENTS OUTSIDE THE SCOPE OF THESE DRAWINGS ARE BIDDER-DESIGNED, AND POSSIBLY DEFFERED SUBMITTALS. CONTRACTOR TO CONFIRM WITH AUTHORITY HAVING JURISDICTION FOR FINAL LIST OF DEFFERED SUBMITTALS. THESE ELEMENTS REQUIRE A SPECIALTY STRUCTURAL ENGINEER AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AS OUTLINED IN THE STRUCTURAL GENERAL NOTES.

BIDDER-DESIGNED ELEMENTS INCLUDE BUT ARE NOT LIMITED TO:
- HANDRAILS, GUARDRAILS, BALCONY RAILS AND THEIR ANCHORAGE
- FENCES, PRIVACY SCREENS AND THEIR ANCHORAGE
- EXTERIOR CLADDING SYSTEMS AND THEIR CONNECTIONS: CURTAIN AND STOREFRONT WALL SYSTEMS, PRE-ENGINEERED PANELS.
- FACADE ACCESS EQUIPMENT / LIFELINE SUPPORTS
- MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER ANCHORAGE / HANGER PLANS
- TEMPORARY SHORING SYSTEMS
- RESHORING FOR P-T SLABS.
- SOLAR EQUIPMENT SUPPORT AND THEIR ANCHORAGE

DRAWING LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)		INDICATES WIDE FLANGE COLUMN
1P	PILE CAP SYMBOL (REFER TO PILE CAP SCHEDULE)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR TUBE STEEL (TS) COLUMN
1	TILT-UP/PRECAST CONCRETE WALL CONNECTION SYMBOL (REFER TO CONNECTION DETAIL)		INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR STEEL PIPE COLUMN
SS3	SHEAR WALL SYMBOL (REFER TO SHEAR WALL SCHEDULE)		INDICATES WOOD POST
1	REVISION TRIANGLE		INDICATES BUNDLED STUDS
1	TILT-UP/PRECAST CONCRETE WALL PANEL NUMBER (REFER TO TILT-UP/ PRECAST CONCRETE WALL ELEVATIONS)		INDICATES CONCRETE COLUMN
8"	CONTINUITY PLATE LENGTH (REFER TO TYPICAL DETAIL)		INDICATES PRECAST CONCRETE COLUMN
DS	INDICATES DOUBLE SHEAR CONNECTION (REFER TO THE DOUBLE SHEAR PLATE CONNECTIONS DETAIL)		INDICATES MOMENT FRAME CONNECTION
00TB	INDICATES REINFORCING TYPE (REFER TO THE REINFORCING SCHEDULE)		INDICATES CANTILEVER CONNECTION
SR__	INDICATES NUMBER OF STUD RAIL REQUIRED AT COLUMN (REFER TO STUD RAIL DETAILS)		INDICATES DRAG CONNECTION
BX	CONCRETE BEAM SYMBOL (REFER TO BEAM SCHEDULE)		INDICATES A LEDGER
C1 XX"xXX"	STEEL/CONCRETE COLUMN SYMBOL (REFER TO STEEL COLUMN SCHEDULE)		INDICATES WOOD OR STEEL STUD BEARING WALL LINE PER KEY ON SHEET
T/FTG = X'-X"	ELEVATION SYMBOL (T/ REFERS TO COMPONENT THAT THE ELEVATION REFERENCES)	OR	INDICATES WOOD OR STEEL STUD SHEAR WALL LINE AND HOLD-DOWNS PER KEY ON SHEET
3	STUD BUBBLE (INDICATES NUMBER OF STUDS REQUIRED IF EXCEEDS NUMBER SPECIFIED IN PLAN NOTE)		INDICATES MASONRY/CMU WALL
	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)		INDICATES CONCRETE/TILT-UP CONCRETE WALL
X S.X.X	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)		INDICATES BEARING WALL BELOW
00 S0.0	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)		INDICATES EXISTING WALL
X/S.XX	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED FRAME ELEVATIONS		POST-TENSION DEAD END (PLAN)
	STRUCTURAL EXTENT SYMBOL SINGLE ARROW - END OF EXTENT DOUBLE ARROW - CONTINUOUS EXTENT ALONG THE ELEMENT LINE UNTIL THE ELEMENT IS INTERRUPTED		POST-TENSION STRESSING END (PLAN)
		3	POST-TENSION PROFILE (PLAN) (IN INCHES)
	INDICATES DIRECTION OF DECK SPAN		INTERMEDIATE STRESSING (PLAN)

ABBREVIATIONS

L	Angle
AB	Anchor Bolt
ADDL	Additional
ADH	Adhesive
ALT	Alternate
ARCH	Architectural
B or BOT	Bottom
BJ	Bottom Of
BLDG	Building
BLKG	Blocking
BMU	Brick Masonry Unit
BP	Baseplate
BRBF	Buckling Restrained Braced Frame
BRG	Bearing
BTWN	Between
C	Camber
CB	Castellated Beam
C'BORE	Counterbore
CL or ℄	Centerline
CLT	Cross-Laminated Timber
CIP	Cast in Place
CJ	Construction or Control Joint
CJP	Complete Joint Penetration
CLR	Clear
CLG	Ceiling
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN	Connection
CONST	Construction
CONT	Continuous
C'SINK	Countersink
CTRD	Centered
DIA	Diameter
DB	Drop Beam
DBA	Deformed Bar Anchor
DBL	Double
DEMO	Demolish
DEV	Development
DF	Douglas Fir
DIAG	Diagonal
DIST	Distributed
DL	Dead Load
DN	Down
DO	Ditto
DP	Depth/Deep
DWG	Drawing
(E)	Existing
EA	Each
EF	Each Face
EL	Elevation
ELEC	Electrical
ELEV	Elevator
EMBED	Embedment
EQ	Equal
EQUIP	Equipment
EW	Each Way
EXP	Expansion
EXP_JT	Expansion Joint
EXT	Exterior
FB	Factory-Built
FD	Floor Drain
FDN	Foundation
FIN	Finish
FLR	Floor
FRP	Fiberglass Reinforced Plastic
FRT	Fire Retardant Treated
FTG	Footing
F/	Face of
GA	Gage
GALV	Galvanized
GEOTECH	Geotechnical
GL	Glue Laminated Timber
GWB	Gypsum Wall Board
HDR	Header
HF	Hem-Fir
HGR	Hanger
HD	Hold-down
HORIZ	Horizontal
HP	High Point
HSS = TS	(Hollow Structural Section)
IBC	International Building Code
ID	Inside Diameter
IE	Invert Elevation
IF	Inside Face
INT	Interior
k	Kips
KSF	Kips Per Square Foot
LF	Lineal Foot
LL	Live Load
LLBB	Long Leg Back-to-Back
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LP	Low Point
LONGIT	Longitudinal
LSL	Laminated Strand Lumber
LVL	Laminated Veneer Lumber
MAS	Masonry
MAX	Maximum
MECH	Mechanical
MEZZ	Mezzanine
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
NIC	Not In Contract
NLT	Nail-Laminated Timber
NTS	Not To Scale
OC	On Center
OCBF	Ordinary Concentric Braced Frame
OD	Outside Diameter
OF	Outside Face
OPNG	Opening
OPP	Opposite
OWSJ	Open Web Steel Joist
OWWJ	Open Web Wood Joist
PL	Plate
PAF	Powder Actuated Fastener
PC	Precast
PERP	Perpendicular
PLWD	Plywood
PJP	Partial Joint Penetration
PREFAB	Prefabricated
PSF	Pounds per Square Foot
PSI	Pounds Per Square Inch
PSL	Parallel Strand Lumber
P-T	Post-Tensioned
PT	Pressure Treated
R	Radius
RD	Roof Drain
REF	Refer/Reference
REINF	Reinforcing
REQD	Required
REQD	Required
RET	Retaining
SB	Site-Built
SCBF	Special Concentric Braced Frame
SCHED	Schedule
SER	Structural Engineer of Record
SFRS	Seismic Force-Resisting System
SHTHG	Sheathing
SIM	Similar
SLBB	Short Leg Back-to-Back
SMF	Special Moment Frame
SOG	Slab on Grade
SP	Southern Pine
SPEC	Specification
SQ	Square
SR	Studrail
SF	Square Foot
SST	Stainless Steel
STAGG	Stagger/Staggered
STD	Standard
STIFF	Stiffener
STL	Steel
STRUCT	Structural
SWWJ	Solid Web Wood Joist
SYM	Symmetrical
T	Top
T/	Top Of
T&B	Top & Bottom
TC AX LD	Top Chord Axial Load
TCX	Top Chord Extension
TDS	Tie Down System
T&G	Tongue & Groove
THKND	Thickened
THRD	Threaded
THRU	Through
TRANSV	Transverse
TYP	Typical
UNO	Unless Noted Otherwise
URM	Unreinforced Masonry Unit
VERT	Vertical
W	Wide
W/	With
W/O	Without
WHS	Welded Headed Stud
WP	Working Point
WWF	Welded Wire Fabric
±	Plus or Minus

FOR PERMIT
This document is released for the purpose of obtaining approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:48:57 PM C:\Lauren\Revit\22081-01-MKR323_rvagnoni@dci-engineers.com.rvt

DCI ENGINEERS®

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX DYnatz Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DYnatz Conversano Inc. DYnatz Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER
BRIAN FREY-SPRATT
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	12" = 1'-0"

TITLE:
STRUCTURAL - COVER PAGE

SHEET:
S0.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

STRUCTURAL - GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: The design and construction of this project is governed by the **"California Building Code (CBC)", 2022 Edition**, hereafter referred to as the CBC, as adopted and modified by the City of **San Francisco, CA** understood to be the Authority Having Jurisdiction (AHJ).

REFERENCE STANDARDS: **Refer to Chapter 35 of 2022 CBC**. Where other Standards are noted in the drawings, use the latest edition of the standard unless a specific date is indicated. Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard.

DEFINITIONS: The following definitions cover the meanings of certain terms used in these notes:

"**Architect/Engineer**" – The Architect of Record and the Structural Engineer of Record.

- "**Structural Engineer of Record**" **(SER)** – The structural engineer who is licensed to stamp & sign the structural documents for the project. The SER is responsible for the design of the Primary Structural System.
- "**Submit for review**" - Submit to the Architect/SER for review prior to fabrication or construction.
- "**Per Plan**" – Indicates references to the structural plans, elevations and structural general notes.
- "**Seismic Force Resisting System (SFRS)**" – A recognized structural system of components (beams, braces, drags, struts, collectors, diaphragms, columns, walls, etc) of the primary structure that are specially designed and proportioned to resist earthquake-induced ground motions and maintain stability of the structure. Fabrication and installation of components designated as part of the SFRS require the general contractor, subcontractor, or supplier who is responsible for any portion of SFRS fabrication or installation to comply with special requirements (including, but not limited to, material control, compliance certifications, personnel qualifications, documentation, reporting requirements, etc) and to provide the required Quality Control including the required coordination of Special Inspections (Quality Assurance – QA). Special provisions apply to any member designated as part of the SFRS. Refer to plans, elevations, details, Design Criteria and Symbols and Legends for applicable members and connections.
- **"Specialty Structural Engineer" (SSE) –** A professional engineer (PE or SE), licensed in the State where the project is located, (typically not the SER), who performs specialty structural engineering services for selected specialty-engineered elements identified in the Contract Documents, and who has experience and training in the Specialty. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE.
- **"Bidder-designed" –** Components of the structure that require the general contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements identified in the Contract Documents to retain the services of an SSE. Submittals of "Bidder-designed" elements shall be stamped and signed by the SSE.

OTHER DRAWINGS: Refer to the architectural, mechanical, electrical, civil and plumbing drawings for additional information including but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, stairs, finishes, drains, waterproofing, railings, elevators, curbs, depressions, mechanical unit locations, and other nonstructural items.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work. Use entire detail sheets and specific details referenced in the plans as "typical" wherever they apply. Similarly, use details on entire sheets with "typical" in the name wherever they apply.

STRUCTURAL RESPONSIBILITIES: The structural engineer (SER) is responsible for the strength and stability of the primary structure in its completed form.

COORDINATION: The Contractor is responsible for coordinating details and accuracy of the work; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a safe and secure manner.

MEANS, METHODS and SAFETY REQUIREMENTS: The contractor is responsible for the means and methods of construction and all job related safety standards such as OSHA and DOSH (Department of Occupational Safety and Health)

BRACING/SHORING DESIGN ENGINEER: The contractor shall at their discretion employ an SSE, a registered professional engineer for the design of any temporary bracing and shoring.

TEMPORARY SHORING, BRACING: The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads as noted in DESIGN CRITERIA & LOADS below or the capacity of partially completed construction as determined by the Contractor's SSE for Bracing/Shoring.

CHANGES IN LOADING: The contractor has the responsibility to notify the SER of any architectural, mechanical, electrical, or plumbing load imposed onto the structure that differs from, or that is not documented on the original Contract Documents (architectural / structural / mechanical / electrical or plumbing drawings). Provide documentation of location, load, size and anchorage of all undocumented loads in excess of **400** pounds. Provide marked-up structural plan indicating locations of any new equipment or loads. Submit plans to the Architect/Engineer for review prior to installation.

NOTE PRIORITIES: Plan and detail notes and specific loading data provided on individual plans and detail drawings supplements information in the Structural General Notes.

DISCREPANCIES: In case of discrepancies between the General Notes, Specifications, Plans/Details or Reference Standards, the Architect/Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with the work. Should any discrepancy be found in the Contract Documents, the Contractor will be deemed to have included in the price the most expensive way of completing the work, unless prior to the submission of the price, the Contractor asks for a decision from the Architect as to which shall govern. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Architect/Engineer before proceeding with the work.

ADJACENT UTILITIES: The contractor shall determine the location of all adjacent underground utilities prior to earthwork, foundations, shoring, and excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

ALTERNATES: Alternate products of similar strength, nature and form for specified items may be submitted with adequate technical documentation (proper test report, etc.) to the Architect/Engineer for review. Alternate materials that are submitted without adequate technical documentation or that significantly deviate from the design intent of materials specified may be returned without review. Alternates that require substantial effort to review will not be reviewed unless authorized by the Owner.

DESIGN CRITERIA AND LOADS

OCCUPANCY:	Risk Category of Building per 2018 CBC Table 1604.5 =	**II**

WIND DESIGN:	**MAIN WIND FORCE RESISTING SYSTEM**		
	Ultimate Design Wind Speed, V_{ULT} (MPH)		**110**
	Exposure Category		**C**
	Internal Pressure Coefficient	**Cpi =**	**+/- 0.18**
	Topographic Factor	**Kzt =**	**1.0**
	Wind Analysis procedure used:		**Directional**

SEISMIC DESIGN:	**Seismic Design Category:**	**SDC =**	**D**
	Basic Structural System		**Bearing Wall (Conc & Wood)**
	Seismic Force Resisting System		**Special Reinf Conc Shear Walls & Light-Framed Cold-Formed Steel (CFS) Shear Walls**
	Response Modification Factor:	**R =**	**5 (Conc) 6.5 (CFS)**
	System Over Strength Factor	**Omega =**	**2.5 (Conc) 2.5 (CFS)**
	Deflection Amplification Factor	**Cd =**	**5 (Conc) 4 (CFS)**
	Site Classification per CBC 1613.3.2 & ASCE 7-16, Ch. 20 **Site Class =**		**D**
	Seismic Importance Factor per ASCE 7-16 Table 1.5-2	**Ie =**	**1.0**
	Spectral Response Acceleration (Short Period)	**S_s =**	**1.79 g**
	Spectral Response Acceleration (1-Second Period)	**S_1 =**	**0.68 g**
	Spectral Design Response Coefficient (Short Period)	**S_{DS} =**	**1.44 g**
	Spectral Design Response Coefficient (1-Second Period)	**S_{DI} =**	**0.77 g**
	Seismic response coefficient(s)	**Cs =**	**0.29 (Conc) 0.20 (CFS)**
	Redundancy Factor (North / South Direction)	**N/S rho=**	**1.0 (Conc) 1.0 (CFS)**
	Redundancy Factor (East / West Direction)	**E/W rho=**	**1.0 (Conc) 1.0 (CFS)**
	Design Base Shear (North / South Direction)	(KIPS)	**1556 (Conc) 453 (CFS)**
	Design Base Shear (East / West Direction)	(KIPS)	**1556 (Conc) 453 (CFS)**
	Base shear governed by:		**Seismic**
	Seismic Analysis procedure used:		**Equivalent Lateral Force (ELF)**

DESIGN LIVE LOADS	**AREA**	**LIVE LOADS (PSF) UNO**	**REMARKS & FOOTNOTES (6)**
	See structural loading plans for area loads and line loads. Loads listed below are for miscellaneous items.		
	Handrails & Pedestrian Guardrails	50 PLF or 200 LB	(1)
	Stairs & Exits	100 PSF or 300 LB	Stair treads per note (2)
	Vehicle Barrier	6000 lbs	Applied horizontally at both 18" and 27" above the level (3)

(1) Top rail shall be designed to resist 50 PLF line load or 200 lb point load applied in any direction at any point. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 LB on an area not to exceed 1 ft square. These three loads are to be considered separately with worst case used for design.
(2) Place 300 lb concentrated load over 2"x2" area at any point to produce maximum stress. Area load and concentrated load are to be considered separately with worst case used for design.
(3) Need not apply concurrently with other handrail and guardrail loads; applied over not more than 1 square foot.

SUBMITTALS

SUBMIT FOR REVIEW: SUBMITTALS of shop drawings, and product data are required for items noted in the individual materials sections and for *bidder designed* elements.

SUBMITTAL REVIEW PERIOD: Submittals shall be made in time to provide a minimum of TWO WEEKS or 10 WORKING DAYS for review by the Architect/Engineer prior to the onset of fabrication.

GENERAL CONTRACTOR'S PRIOR REVIEW: Prior to submission to the Architect/Engineer, the Contractor shall review the submittal for completeness. Dimensions and quantities are not reviewed by the SER, and therefore, must be verified by the General Contractor. Contractor shall provide any necessary dimensional details requested by the Detailer and provide the Contractor's review stamp and signature before forwarding to the Architect/Engineer.

SHOP DRAWING REVIEW: Once the contractor has completed their review, the SER will review the submittal for general conformance with the design concept and the contract documents of the building and will stamp the submittal accordingly. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures there from. The SER will return submittals in the form they are submitted in (either hard copy or electronic). For hard copy submittals, the contractor is responsible for submitting the required number of copies to the SER for review.

SHOP DRAWING DEVIATIONS: When shop drawings (component design drawings) differ from or add to the requirements of the structural drawings they shall be designed and stamped by the responsible SSE.

DEFERRED SUBMITTALS

BIDDER-DESIGNED ELEMENTS

Submit "Bidder-Designed" deferred submittals to the Architect and SER for review. The deferred submittals shall also be submitted to the city for approval, if required by the city.

Design of prefabricated, "bidder designed", manufactured, pre-engineered, or other fabricated products shall comply with the following requirements:

1) Design considers tributary dead, live, wind and earthquake loads in combinations required by CBC.
2) Design within the Deflection Limits noted herein and as specified or referenced in the CBC.
3) Design shall conform to the specifications and reference standards of the governing code.
4) Submittal shall include:
   a. Calculations prepared, stamped and signed by the SSE demonstrating code conformance.
   b. Engineered component design drawings are prepared, stamped and signed by the SSE.
   c. Product data, technical information and manufacturer's written requirements and Agency approvals as applicable.
   d. SSE may submit to the Architect/Engineer, a request to utilize relevant alternate design criteria of similar nature and generally equivalency which is recognized by the Code and acceptable to the Authority Having Jurisdiction. Submit adequate documentation of design.

DEFLECTION LIMITS FOR SSE / BIDDER DESIGNED ELEMENTS:	**VERTICAL (1)**	**LIMIT**
	Concrete Slab Live Load (LL) at Edges	L / 480 or 1/4"
	Concrete Slab Total Load (TL) at Edges	L / 240 or 1/2"
	Concrete Slab Live Load (LL) at Interior Bays	L / 480 or 1/4"
	Concrete Slab Total Load (TL) at Interior Bays	L / 240 or 3/4"
	Steel Floor Members Live Load (LL)	L / 480 or 1/4"
	Steel Floor Members Total Load (TL)	L / 240 or 1/2"
	Cold-Formed Steel Joists Total Load (TL)	L / 480
	Cold-Formed Steel Joists Live Load (LL)	L / 600
	HORIZONTAL (2)	**LIMIT**
	Members Supporting Brittle Finishes	L / 240
	Members Supporting Flexible Finishes	L / 180
	Members Supporting Masonry	L / 600 @ 0.7E or 0.7 x Cladding Wind
	Interstory Drift	0.02 x Story Height

(1) Maximum vertical deflection is whichever criteria yields less deflection. L is the clear span length in inches.
(2) Wind Load is reducible to 0.42 times the Component and Cladding Loads per CBC Table 1604.3 footnote f.

GENERAL CONTRACTOR'S PRIOR REVIEW: Once the contractor has completed their review of the SSE component drawings, the SER will review the submittal for general conformance with the design of the building and will stamp the submittal accordingly. Review of the Specialty Structural Engineer's (SSE) shop drawings (component design drawings) is for compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. These elements are listed on S0.01.

INSPECTIONS, QUALITY ASSURANCE VERIFICATIONS AND TEST REQUIREMENTS

INSPECTIONS: Foundations, footings, under slab systems and framing are subject to inspection by the Building Official in accordance with CBC 110.3. Contractor shall coordinate all required inspections with the Building Official.

SPECIAL INSPECTIONS, VERIFICATIONS and TESTS: Special Inspections, Verifications and Testing shall be done in accordance with CBC Chapter 17, the STATEMENT AND SCHEDULES OF SPECIAL INSPECTIONS listed in these drawings, and the AHJ STATEMENT OF SPECIAL INSPECTION.

STRUCTURAL OBSERVATION: per CBC Section 1704.6

Structural Observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents. It is not always required on a project, does not include or waive the responsibility for the special inspections and tests required by a Special Inspector per CBC Chapter 17, is not continuous, and does not certify conformance with the approved construction documents.

Structural Observation for this project is required per CBC Section 1704.6. Contractor shall notify the SER in a timely manner to allow required Structural Observations to occur. Reports will be distributed to the Architect, the Contractor, Special Inspector and the Authority Having Jurisdiction.

The frequency and extent of observations is at the discretion of the structural observer. Only significant stages of construction identified by the Structural Observer require observation. For repetitive or similar structural elements identified as significant, only the first element of a stage requires observation unless noted otherwise. The following significant stages of construction require observation: prior to foundation concrete placement, prior to first post-tensioned slab placement, during the first elevated Cold-Formed Steel floor framing and after roof diaphragm is complete prior to roofing.

CONTRACTOR RESPONSIBILITY: Prior to issuance of the building permit, the Contractor is required to provide the Authority Having Jurisdiction a signed, written acknowledgement of the Contractor's responsibilities associated with the above Statement of Special Inspections addressing the requirements listed in CBC Section 1704.4. Contractor is referred to CBC Sections 1705.12.5 and 1705.12.6 for architectural and MEP building systems that may be subject to additional inspections (based on the building's designated Seismic Design Category listed in the CRITERIA), including anchorage of HVAC ductwork containing hazardous materials, piping systems and mechanical units containing flammable, combustible or highly toxic materials, electrical equipment used for emergency or standby power, exterior wall panels and suspended ceiling systems.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: Conform to CBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: Recommendations contained in *Geotechnical Investigation, East 12th Street, Oakland California* by Langan (Report No.: 750627705) dated March 8, 2023 were used for design.

CONTRACTOR'S RESPONSIBILITIES: Contractor shall be responsible to review the Geotechnical Report and shall follow the recommendations specified therein including, but not limited to, subgrade preparations, pile installation procedures, ground water management and steep slope Best Management Practices.

GEOTECHNICAL SUBGRADE INSPECTION: The Geotechnical Engineer shall inspect all sub-grades and prepared soil bearing surfaces, prior to placement of foundation reinforcing steel and concrete. Geotechnical Engineers shall provide a letter to the owner stating that soils are adequate to support the "Allowable Foundation Bearing Pressure(s)" shown below. Assumed values shall be field verified by the Building Official or the Geotechnical Engineer prior to placing concrete.

DESIGN SOIL VALUES:

Safety Factor per Soils Report	1.5	
Allowable Foundation Bearing Pressure [D+L]	1200	PSF – Mat over Native Soils
Allowable Foundation Bearing Pressure [EQ / Wind]	33%	Increase
Passive Lateral Pressure	270	PSF/FT (Triangular)
Active Lateral Pressure [Above Water Table]	40	PSF/FT (Drained)
At-Rest Lateral Pressure [Above Water Table]	60	PSF/FT (Drained)
Seismic Lateral Pressure [Above Water Table]	45	PSF/FT
Coefficient of Sliding Friction	0.30	

FOUNDATIONS and FOOTINGS: Foundations shall bear on competent native soil or 3 feet of compacted engineered fill as per the geotechnical report. Exterior perimeter footings shall bear not less than **18** inches below finish grade, unless otherwise specified by the geotechnical engineer and/or the building official.

FOOTING DEPTH: Tops of footings shall be as shown on plans with vertical changes as indicated with steps in the footings; locations of steps shown as approximate and shall be coordinated with the civil grading plans.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conform to:
(1) ACI 301-20 "Specifications for Structural Concrete"
(2) CBC Chapter 19 "Concrete"
(3) ACI 318-19 "Building Code Requirements for Structural Concrete"
(4) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 301 Section 4 "Concrete Mixtures" and CBC Section 1904.1.

MATERIALS: Conform to ACI 301 Section 4.2.1 "Materials" for requirements for cementitious materials, aggregates, mixing water and admixtures.

SUBMITTALS: Provide all submittals required by ACI 301 Section 4.1.2. Submit mix designs for each mix in the table below. Substantiating strength results from past tests shall not be older than 24 months per ACI 318 Section 26.4.3.1 (b).

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength f'c (psi)	Test Age (days)	Nominal Maximum Aggregate	Exposure Class	Max W/C Ratio	Air Content	Notes (1 to 9 Typical UNO)
Mat Foundations (Residential)	5000	90	1"	-	-	-	-
Exterior Slabs on Grade & Sidewalks	3500	28	1"	-	0.55	-	-
PT Beams and Slabs	6000 3000	56 stressing	1"	C1	0.40	-	-
Interior Topping Slabs	3000	28	1"	-	-	-	-
Shear Walls	7000	90	1"	-	-	-	-
Stem Walls & Curbs	3500	28	1"	F1	0.55	-	-
Columns	5000	56	1"	-	-	-	-

Table of Mix Design Requirements Notes:

(1) W/C Ratio: Water–cementitious material ratios shall be based on the total weight of cementitious materials. Maximum ratios are controlled by strength noted in the Table of Mix Design Requirements and durability requirements given in ACI 318 Section 19.3.

(2) Cementitious Materials:
   a. DCI encourages the reduction of cement content and/or the use of blended hydraulic cements. Where requirements of this section prohibit inclusion of any of these mixes, contact DCI for further coordination.
   b. The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 318 Sections 19.3.2 and 26.4.2.2. Minimum amount of supplemental cementitious material (SCM) for floor applications shall be 15% of total cementitious content and maximum amount of SCM shall be 25% of total cementitious content unless reviewed and approved otherwise by SER. For all other applications, minimum amount of supplemental cementitious material (SCM) shall be 25% of total cementitious content and maximum amount of SCM shall be 50%, unless reviewed and approved otherwise by SER.
   c. For concrete used in elevated floors, minimum cementitious-materials content shall conform to ACI 301 Table 4.2.1.1.(b) Acceptance of lower cement content is contingent on providing supporting data to the SER for review and acceptance.
   d. Cementitious materials shall conform to the relevant ASTM standards listed in ACI 318 Section 26.4.1.1.1(a).

(3) Air Content: Conform to ACI 318 Section 19.3.3.1. Minimum standards for exposure class are noted in the table. If freezing and thawing class is not noted, air content given is that required by the SER. Tolerance is ±1-½%. Air content shall be measured at point of placement.

(4) Aggregates shall conform to ASTM C33.

(5) Slump: Conform to ACI 301 Section 4.2.2.1. Slump shall be determined at point of placement.

(6) Chloride Content: Conform to ACI 318 Table 19.3.2.1.

(7) Non- chloride accelerator: Non-chloride accelerating admixture may be used in concrete placed at ambient temperatures below 50°F at the contractor's option.

(8) ACI 318, Section 19.3.1.1 exposure classes shall be assumed to be F0, S0, W0, and C0 unless different exposure classes are listed in the Table of Mix Design Requirements that modify these base requirements.

(9) Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of 0.045%. Concrete used in slab-on-grade shall have a shrinkage limit of 0.040% when exposed or used in industrial applications and a shrinkage limit of 0.045% for all other conditions and applications. Submit laboratory test results at 28 days measured in accordance with ASTM C157 to SER for approval prior to construction.

FORMWORK & RESHORING: Conform to ACI 301 Section 2 "Formwork and Form Accessories." Removal of Forms shall conform to Section 2.3.2 except strength indicated in Section 2.3.2.5 shall be 0.75 f' c. Reshoring shall conform to Section 2.3.3.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Section 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: Conform to ACI 301 Section 5. In addition, hot weather concreting shall conform to ACI 305R-20 and cold weather concreting shall conform to ACI 306R-16.

CONCRETE CURING: Provide curing compounds for concrete as follows:

(1) Use membrane curing compounds that are compatible with and will not affect surfaces to be covered with finish materials applied directly to concrete.
(2) Apply curing compounds at a rate equivalent to the rate of application at which curing compound was originally tested for in conformance to the requirements of ASTM C 309-07 and the manufacturer's recommendations.
(3) Apply specified curing compound to concrete slabs as soon as final finishing operations are complete (within 2 hours and after surface water sheen has disappeared). Apply uniformly in continuous operation by power spray or roller in accordance with manufacturer's directions. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
(4) Use curing compound compatible with and applied under direction of system manufacturer of protective sealer.
(5) Apply two separate coats with first allowed to become tacky before applying second. Direction of second application shall be at right angles to direction of first.

CONCRETE SEALER: Concrete silane sealer containing 40% solids shall be applied to the top surface of elevated slabs exposed to weather.

CONSTRUCTION JOINTS: Conform to ACI 301 Sections. 2.2.2.5 and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Submit alternate locations per ACI 301 Section 5.1.2.3(a) for review and approval by the SER two weeks minimum prior to forming. Use of an acceptable adhesive, surface retardant, portland cement grout or roughening the surface is not required unless specifically noted on the drawings.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and nonstructural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing and architectural drawings and coordinate other embedded items.

GROUT: Use 7000 psi non-shrink grout under column base plates.

GROUTED REBAR: See Post-Installed Anchors to Concrete.

POST-INSTALLED ANCHORS to CONCRETE: Anchor location, type, diameter and embedment shall be as indicated on drawings. Reference the POST INSTALLED ANCHORS section for applicable Post-Installed Anchor Adhesives. Anchors shall be installed and inspected in strict accordance with the applicable ICC-Evaluation Service Report (ESR). Special inspection shall be per the TESTS and INSPECTIONS section.

TOPPING SLABS: Conform to ACI 301 and the recommendations of ACI 302.1R-15 "Guide for Concrete Floor and Slab Construction" for Class 3 (unbonded topping floors). Caution: Bonding of two-course floors is a highly critical operation requiring extra care by the contractor. Strict compliance with the concrete mix requirements, especially the water-cement ratio and slump is critical. When a bonding agent is specified, conform strictly to the manufacturer's instructions for use and for all special surface preparations required.

BONDING AGENT: Use MasterEmaco ADH 326. Apply in accordance with manufacturer's instructions.

JOINT COMPOUND: Provide acid resistant silicone caulk where noted on the drawings. Submit product data for review.

LEAN CONCRETE BACKFILL: Conform to recommendations of ACI 229R-13 "Controlled Low Strength Materials (CLSM)" for mixing and placing lean concrete backfill shown on the drawings. Use 100 psi mix for backfill not under footings. Use 300 psi mix for backfill below footings. Use standard slump test to verify flow ability. Test in accordance with ASTM D 4832-10 "Standard Test Method for Preparation and Testing of Controlled Low Strength Material (CLSM) Test Cylinders."

SHRINKAGE: Conventional and post-tensioned concrete slabs will continue to shrink after initial placement and stressing of concrete. Contractor and subcontractor shall coordinate jointing and interior material finishes to provide adequate tolerance for expected structural frame shrinkage and shall include, but not be limited to: curtain wall, dryvit, storefront, skylight, floor finish, and ceiling suppliers. Contact Engineer for expected range of shrinkage.

FLOOR FINISHES: The contractor must provide and correctly install an isolation membrane and properly detailed expansion joints to help minimize cracking of finishes with cementitious setting beds or finish properties (tile, stone, terrazzo, concrete topping, etc). The expansion joints shall be sized for an expected shortening movement of 0.01 inches per foot.

CLADDING CONNECTIONS and SLAB SHORTENING: At the time of installation, the cladding connection design shall accommodate a typical future vertical movement at each floor of ½ inch or L/600, whichever is greater, due to variable live loading and creep. This displacement will occur at the free end of cantilever beams and at midspan of edge slabs and beams.

At the time of installation, the cladding connections shall accommodate shortening of the slab edge inwards due to shrinkage and post-tensioning. Calculation of the amount of shortening is the responsibility of the design / construction team as a whole and shall be agreed upon in a preconstruction meeting. The connections shall also accommodate typical slab edge construction tolerance both inward and outward. The amount of tolerance shall be defined by the general contractor and agreed to by the cladding designer and formwork subcontractor prior to the design of the connections. The cladding shall be installed to the proper design plan location.

CONCRETE CRACK REPAIR AND MAINTENANCE PROGRAM: Concrete shrinks and continues to shrink for up to two years after construction and as a result, cracking will typically occur. These cracks do not typically impair the integrity of the structure. However, DCI recommends a one-time crack repair and maintenance program be implemented for those slabs exposed to water or chemicals. The maintenance program shall consist of:

- Inspect slabs and supporting members two years after construction
- Determine cracks in the structure to be repaired
- Repair cracks

The total length of cracking can be estimated at 0.009 feet of cracks per square feet of slab area. The owner should reserve funds for this one-time maintenance program, which is to take place two years after the completion of construction.

Even though cracking is normal and most often not structurally significant, when cracking occurs during construction the contractor shall contact the Architect/Engineer for review. The contractor should budget 0.004 ft of epoxy injected crack repair per square foot of slab.

STRENGTH TESTING AND ACCEPTANCE:

Testing: Obtain samples and conduct tests in accordance with ACI 301 Section 1.7.3.3. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Cure 4 cylinders for 28-day test age. Cure 6 cylinders for 28-day test age post-tensioned concrete. Test 2 cylinders at 2 or 3 days for post-tensioned concrete only, test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 56 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.
- Cure 5 cylinders for 56-day test age. Test one at 7 days, one at 28 days, 2 at 56 days and hold 1 cylinder in reserve for use as the Engineer directs. After 72 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 56-day strength requirements.
- Cure 6 cylinders for 90-day test age. Test one at 7 days, one at 28 days, one at 56 days, 2 at 90 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 106 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 90-day strength requirements.
- The number of cylinders indicated above reference 6 by 12 in cylinders. If 4 by 8 in cylinders are to be used, additional cylinders must be cured for testing of 3 cylinders at test age per the table of mix design requirements.

Acceptance. Strength is satisfactory when:

(1) The averages of all sets of 3 consecutive tests equal or exceed the specified strength.
(2) No individual test falls below the specified strength by more than 500 psi.

A "test" for acceptance is the average strength of two 6 by 12 in. cylinders or three 4 by 8 in. cylinders tested at the specified test age.

CONCRETE PLACEMENT TOLERANCE: Conform to ACI 117-10 for concrete placement tolerance.

FLOOR FLATNESS and FLOOR LEVELNESS: Minimum values of flatness, F(F) 30; and of levelness, F(L) 20; with minimum local values of flatness, F(F) 24; and of levelness, F(L) 15; for slabs-on-grade are required. Overall minimum values of flatness, F(F) 30; with minimum local values of flatness, F(F) 24; for suspended slabs are required. Concrete slabs that will receive wood flooring shall have a minimum F(F) 35. The preceding values are minimums unless specifications require higher values. Measured values shall be in accordance with ACI 117.

OVER-FRAMING / STRUCTURAL FOAM FILL / RIGID INSULATION

FOAM FILL: Structural foam fill / rigid insulation as shown on the drawings shall be InsulFoam GF, by InsulFoam LLC Engineered EPS, Type ASTM D6817, or approved equal. Provide in locations and thicknesses indicated on plans. Minimum Required Foam Properties are: Foam Type, InsulFoam EPS19; Density, 1.15 pcf; Compressive Resistance, 5.8 psi (at 1% deformation), 13.1 psi (at 5% deformation), and 16.0 psi (at 10% deformation).

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301-20 "Standard Specifications for Structural Concrete", Section 3 "Reinforcement and Reinforcement Supports."
(2) ACI SP-66(04) "ACI Detailing Manual"
(3) CRSI MSP-09, 28th Edition, "Manual of Standard Practice."
(4) ANSI/AWS D1.4: 2005, "Structural Welding Code - Reinforcing Steel."
(5) CBC Chapter 19-Concrete.
(6) ACI 318-19 "Building Code Requirements for Structural Concrete."
(7) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

SUBMITTALS: Conform to ACI 301 Section 3.1.2 "Submittals." Submit placing drawings showing fabrication dimensions and placement locations of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing Bars	ASTM A615, Grade 60, deformed bars. ASTM A706, Grade 60, deformed bars. ASTM A706, Grade 80, deformed bars*
Smooth Welded Wire Fabric	ASTM A1064
Deformed Welded Wire Fabric	ASTM A1064
Bar Supports	CRSI MSP-09, Chapter 3 "Bar Supports."
Tie Wire	16 gage or heavier, black annealed.
Stud Rails	ASTM A1044
Headed Deformed Bars	ASTM A970

**Reference plans for location*

EARTHQUAKE REQUIREMENTS: Longitudinal Bars in shear walls shall conform to ASTM A706, Grade 60 or shall conform to the following requirements:
(1) Welding: Welding is not permitted except as specified in the drawings. Weld in accordance with AWS D1.4.
(2) Mill Tests: Submit mill certificates indicating physical and chemical properties.
(3) Yield Strength: Actual yield strength, based on mill tests, does not exceed the specified yield strength by more than 18,000 psi. (Retests shall not exceed this value by more than an additional 3000 psi.)
(4) Ultimate Strength: The ratio of the actual tensile strength to the actual yield strength is not less than 1.25.
(5) Strain: Minimum elongation in 8 in. shall be at least:
   - 14 percent for bar sizes No. 3 through No. 6
   - 12 percent for bar sizes No. 7 through No. 11
   - 10 percent for bar sizes No. 14 and No 18

FABRICATION: Conform to ACI 301, Section 3.2.2. "Fabrication", and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Section 3.2.2.2. "Welding", AWS D1.4, and provide ASTM A706, grade 60 reinforcement.

PLACING: Conform to ACI 301, Section 3.3.2 "Placing." Placing tolerances shall conform to ACI 117.

CAST-IN-PLACE CONCRETE COVER AND REINFORCING PROTECTION: Conform to the following cover and corrosion protection requirements unless noted otherwise in the drawings:

Reinforcement Location	Minimum Cover	Rebar Protection
Footing Bottom Reinforcing	3"	Uncoated
Footing Top Reinforcing	2"	Uncoated
Slab-on-Grade Reinforcing	2" from top	Uncoated
Elevated PT Slab Top Reinforcing	¾"	Uncoated
Elevated PT Slab Bottom Reinforcing	1"	Uncoated
Beams and Drop Bands	1-½" to ties	Uncoated
Columns	1-½" to ties	Uncoated
Shear Walls Boundary Elements	1-½" to ties	Uncoated
Walls not in Contact with Earth	¾"	Uncoated
Walls in Contact with Earth	2"	Uncoated

SPLICES: Conform to ACI 301, Section 3.3.2.7, "Splices", Refer to "Typical Lap Splice and Development Length Schedule" for typical reinforcement splices. Refer to "Column Vertical Reinforcing Splice Schedule" and "Shear Wall Reinforcing Splice Schedule" for those specific elements. Splices indicated on individual sheets shall control over the schedule. Mechanical connections may be used when approved by the SER. For reinforcing within the lateral system (shear walls) and reinforcing connecting the diaphragm slab to the lateral system, mechanical splice strength is increased to develop 125 percent of the specified tensile strength of the splices bar.

STUDRAILS: Where studrails are indicated on the drawings the following systems are acceptable. Studrails (also referred to as punching shear resistor rails) shall conform to ASTM A1044 and be fabricated and installed in strict accordance with the applicable ICC-ESR report and manufacturer's instructions, using chairs provided by the manufacturer to position rails at the proper height. Submit current manufacturer's data and ICC ESR report of alternate systems to SER for approval.

1. Decon "Studrails" – ICC ESR-2494
2. Jobsite Stud Welding Punching Shear Resistor Shear Rail Assemblies – ICC ESR-3264
3. Conco Companies Headed Shear Stud Reinforcement Assemblies – ICC ESR-3317 & 3619**]**

FIELD BENDING: Conform to ACI 301 Section 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Subsequent bends and other bar sizes require preheating. Do not twist bars. Bars shall not be bent past 45 degrees.

TYPICAL CONCRETE REINFORCEMENT: Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with SER prior to rebar fabrication.

TABLE of MINIMUM CONCRETE WALL REINFORCING

Wall Thickness	HORIZONTAL Bars	VERTICAL Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	center in wall
8"	#5 @ 12" OC	#5 @ 12" OC	center in wall
10"	#4 @ 16" OC EF	#4 @ 16" OC EF	EF = each face
12"	#4 @ 12" OC EF	#4 @ 12" OC EF	EF = each face

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 391-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

SHOTCRETE

REFERENCE STANDARDS: Conform to:
(1) CBC Section 1908 "Shotcrete",
(2) ACI 506.2-13 "Specification for Shotcrete",
(3) ACI 506R-16 "Guide to Shotcrete",
(4) ACI 301-19 "Building Code Requirements for Structural Concrete."
(5) ACI 301-20 "Specifications for Structural Concrete."
(6) ASTM C1140 "Standard Practice for Preparing and Testing Specimens from Shotcrete Test Panels"

SUBMITTALS: Submit shop drawings for review including:
(1) Proposed mix design shown below. Include data required by ACI 506.2 Sec. 1.5 "Submittals"
(2) Preconstruction test panel results. After shooting, the special inspector shall submit core evaluation reports to ensure that proper rebar encasement and nozzling techniques have been achieved.
(3) Construction test specimen results. The special inspector shall submit core strength reports.

MATERIALS: Conform to ACI 506.2 Sec. 2 "Materials" for Cement, Aggregate, Reinforcement, Water, Admixtures and Curing Materials.

REINFORCEMENT: Conform to ACI 318 Ch. 25 "Reinforcement Details" and CONCRETE REINFORCEMENT section of this General Structural Notes.

SPLICES: Conform to ACI 318 Sec 25.5.1.6 and Sec 25.5.1.7 non-contact and contact lap splices.

PRECONSTRUCTION TESTS: Prepare preconstruction test panels, as defined by the SER, for each proposed mix design and nozzelman in accordance with ASTM C1140 and ACI 506.2 Sec. 1.5.1 "Preconstruction Testing by Contractor." Test panels will be cored at the most congested reinforcing and evaluated by the testing laboratory. Each nozzelman must pass the evaluation before proceeding with the work.

CONSTRUCTION TESTS: Conform to ACI 318 Sec. 26.12.1b and ACI 506.2 Sec. 1.6 "Testing During Construction". Take core specimens for each 50 cu yds placed but not less than once each shift. The cores may be taken from the actual construction work or sample panels shot during the course of work. Location of cores taken from actual construction work must be approved by the SER prior to commencing work. Sample panels shall be at least 12" x 12" x 7-1/4". Three cores shall be taken from each sample panel and the cores may be either field cured or laboratory cured. Laboratory cured samples shall have an average strength equal to or greater than f'c with no individual sample breaking at less than 0.75 f'c. Field cured samples shall have an average strength of at least 0.85 f'c with no individual samples breaking at less than 0.75 f'c.

CONSTRUCTION: Conform to CBC Sec. 1908 and ACI 506.2 Sec. 3 "Execution" for Examination, Batching and Mixing, Surface Preparation, Joints, Alignment Control, Application, Finishing, Hot Weather, Cold Weather, Protection, Curing, and Tolerances. The contractor shall adhere to the following weather related precautions:

- Ensure materials and surrounding air temperature maintained at minimum 40 degrees Fahrenheit prior to, during and 7 days after completion of work.
- During freezing or near freezing weather, provide equipment and cover to maintain minimum 40 degrees Fahrenheit to protect work completed or work in progress.
- Suspend operations during high winds, rainy weather, or near freezing temperatures when work cannot be protected

INSPECTIONS & ACCEPTANCE: Conform to ACI 318 Sec. 26.12 "Evaluation and Acceptance of Hardened Concrete." Provide "Special Inspections" during construction and "Visual Examination" when work is complete. Conform to ACI 506.2 Sec. 1.7 "Acceptance of Work."

POST-TENSIONED CONCRETE

REFERENCE STANDARDS:
(1) ACI 301-20 "Specifications for Structural Concrete, Sec. 9 "Prestressed Concrete."
(2) ACI 423.7-14 "Specification for Unbonded Single Strand Tendon Materials"
(3) PTI "Specification for Unbonded Single Strand Tendons", 2ND Edition (2000) (hereafter designated "PTI Specification").

SUBMITTALS: Conform to ACI 301 Sec 3.1.2 "Submittals, Data, and Drawings." Submit the following items for review:

(1) Coordination Drawings: Submit drawings showing size and location of all slab penetrations, blockouts, conduit, embeds and other items which may affect tendon placement.

(2) Shop Drawings. Submit shop drawings in accordance with ACI 301 Sec. 9.1.3.1(a) "Drawings." Include the following information: tendon support heights and chair sizes; location and profile of tendons throughout their length; size, location, details, materials and stress grade (where applicable) of tendons and accessories, including anchorages, stressing pockets, and couplers; jack clearances; jacking procedures; stressing sequence; initial tensioning forces, tendon elongation; details of reinforcing steel to prevent bursting and spalling; tendon trimming procedures and details or capping procedure; duct properties including size, material, thickness and support spacing. PT shop drawings shall be stamped by a civil engineer registered in the State of California.

(3) Stressing Records: Conform to PTI Specification Sec.1.5.7 "Stressing Records." Submit for review. The special inspector shall complete all stressing records.

(4) Mill Test Reports: Conform to PTI Specification Sec. 1.5.1. Provide certified mill test reports for each coil or pack of strand. Contractor shall keep reports on file for duration of project.

(5) Anchorages and Couplers: Conform to PTI Specification Sec. 1.5.2. Contractor to keep reports on file for the duration of the project.

(6) Sheathing and P-T Coating: Conform to PTI Specification Sec. 1.5.3 and 1.5.4. Contractor to keep reports on file for the duration of the project.

(7) Calculations: Submit calculations prepared by a SSE indicating: the force provided, the specified prestressing losses, the final working stresses and the stressing sequence. The design shown in the drawings is based on a final effective force in each tendon of 26.8 kips.

POST-TENSIONING MATERIALS FOR ENCAPSULATED SYSTEMS: All Post-Tensioning shall consist of a fully "encapsulated system".

(1) Strand: ASTM A416, Grade 270, ½" diameter, low relaxation type. Conform to PTI Specification Sec. 2.1 "Prestressing Steel." Strands shall originate from a PTI certified plant.

(2) Sheathing: Conform to PTI Specification Sec. 2.3 "Sheathing," including section 2.3.5 "Aggressive Environments."

(3) Anchorages & Couplers: Conform to PTI Specification. Sec. 2.2 "Anchorages and Couplers", including Sec. 2.2.6 "Anchorages and Couplers in Aggressive Environments." Provide grease caps for all anchorages at all stressing ends. Tendon anchorages and couplings shall be designed to develop static and dynamic strength requirements of Section 2.2.1.1 and Section 2.2.1.2. Castings shall be nonporous and free of sand, blow holes, voids, and other defects. Provision shall be made for plastic cap to fit tightly and seal barred end on stressing side of anchor. Bearing side of anchor casting shall have provision for plastic sleeve, which shall prevent moisture leaks into anchor casting or tendon sheathing. For wedge type anchorages, wedge grippers shall be designed to precluded premature failure of prestressing steel due to notch or pinching effects under static and dynamic test load conditions per Section 2.2.3, for low relaxation prestressing steel materials. Component parts from different manufacturers shall not be used without substantiating test data.

(4) Repair Tape: Conform to PTI Specification Section 3.2.5.

(5) Anchor Cap: Grease caps and clear/translucent greased trumpets (or the zero void system by General Technologies Incorporated (GTI) or approved equivalent) at the P-T anchors shall be used to provide watertight connections between the P-T sheathing and anchors.

(a) Stressing End: Plastic cap shall fit tightly, covering stressing end of barrel and wedges, and shall be fitted with sealing device. Cap shall allow minimum 1-¼" protrusion of strand beyond wedges.

(b) Intermediate Stressing Ends: Plastic cap similar to above shall be used with exception that cap shall be open to allow passage of strand with minimum ¾" chimney extension of cap.

(c) Coating Material: Wedge area and plastic cap shall be completely filled with same grease used along length of strand.

(6) Sleeve and Grommet: A grease filled plastic sleeve shall be used on bearing side of anchor casting which will prevent moisture leaks into anchor casting or tendon sheathing. Plastic sleeve shall be minimum 10" long. A grommet shall be used at stressing ends, split grommet at intermediate stressing points, to prevent moisture leaks into anchor casting or tendon sheathing.

CORROSION INHIBITING COATING: Conform to PTI Specification Sec. 2.4 "P-T Coating."

OTHER MATERIALS: Conform to notes for CAST-IN-PLACE CONCRETE and CONCRETE REINFORCEMENT sections, except all admixtures shall be chloride free unless approved by the Engineer.

PRE-CONSTRUCTION MEETING: The contractor shall arrange a pre-construction meeting. The contractor, structural engineer-of-record, subcontractors involved with the post-tensioning work, representatives of the AHJ and representatives of the special inspection agency shall attend this meeting.

HANDLING, STORAGE, SHIPPING: Conform to PTI Specification Sec. 1.6.2 and 1.7.

INSTALLATION REQUIREMENTS: Conform to PTI Specification Sec.3.2 "Tendon Installation."

(1) DRAPES: Place tendons parabolic between supports and conform to controlling points shown on the drawings unless noted. Dimensions shown on drawings locate the Center of Gravity (c.g.) of the tendon from the bottom of the slab or beam. Low points are at mid-span unless noted otherwise.

(2) SUPPORTS: Tendons shall be firmly supported at intervals not to exceed 4 ft. to prevent displacement during placing of concrete.

(3) TENDON BUNDLES: Twisting or entwining of individual strands within the bundle is not permitted.

(4) TOLERANCES: Vertical deviations in tendon location shall not exceed the following nor maximum cover deviations per ACI 117:

a. ± 1/4" for member thickness less than 8"
b. ± 3/8" for member dimensions from 8" to 24"
c. ± 1/2" for member dimensions more than 24"

SHEATHING REPAIR: Conform to PTI Specification Sec. 3.2.5 "Sheathing Inspection."

(1) Restore tendon grease coating in damaged area and 2 inches beyond each end of damage.

(2) Place piece of longitudinally split tubing around greased tendon. Split tubing overlap shall be on opposite side of sheathing tear. Length of split tubing shall extend past damaged area 3 inches at each end. Alternatively, use two pieces of overlapping slit sheathing. Align slits on opposite sides of tendon from each other.

(3) Tape entire length of repaired area, spirally wrapping tape around repair to provide at least two layers of tape. Taping shall overlap repaired area by 3 inches at each end. Before taping, repair area shall be dry and free of grease.

CONCRETE PLACEMENT: Conform to PTI Specification Sec. 3.3.

TENDON STRESSING: Conform to PTI Specification Sec. 3.4 "Tendon Stressing."

SCHEDULE: Stressing shall be performed within 96 hours of concrete placement unless approved by the Engineer.

SEQUENCE: Stress temperature tendons first, followed by uniformly distributed tendons, additional slab tendons, and then beam or banded tendons.

SHORING: Shoring shall remain in place until tendons are stressed. Shoring at closure strips and pour strips shall remain in place until concrete placed in closure strip has attained design strength, unless noted otherwise on plan.

CLOSURE STRIPS AND POUR STRIPS: Closure Strips and Pour Strips shall remain open for a minimum of 28 days after stressing, unless noted otherwise on plan.

RESHORING: When reshoring is required, reference "DEFERRED SUBMITTALS" above in these notes.

CONCRETE STRENGTH: Compressive strength of the slab shall be not less than 3000 psi at time of stressing as determined by a testing laboratory.

STRESSING JACKS: Conform to PTI Specification Sec. 3.4.1.3 "Stressing Jacks" and Sec 3.4.2 "Jack Calibration." Provide calibration certificates with each jack. Contractor shall keep certificates on file for duration of project.

ELONGATIONS: Conform to PTI Specification Sec. 3.4.3 "Elongation Measurements." Measured elongations shall agree with calculated values within ±7%. Discrepancies exceeding 7% shall be resolved with the Engineer prior to cutting and capping the tendons.

TENDON FORCES: Forces during and after stressing shall meet the following criteria:
Maximum Force at Jacking ..... 33.0 KIPS
Maximum Force at Anchoring ..... 28.9 KIPS
Minimum Final Effective Force ..... 26.8 KIPS

TENDON FINISHING: Conform to PTI Specification Sec. 3.5 "Tendon Finishing." Finishing shall be completed within 3 days of acceptance of stressing records.

CUTTING APPROVAL: Excess strand shall not be cut without approval of the Engineer. Transmit complete stressing reports to DCI as soon as possible after stressing has been completed. DCI will promptly review and indicate if cutting of tendons is acceptable. If all tendons are within tolerance, the contractor may cut excess strand at their own risk before DCI approval is received. Basic elongation tolerance is ±7% from calculated. Out of tolerance tendons will be approved by the SEOR on a case-by-case basis.

CUTTING: Conform to PTI Specification Sec. 3.5.1 "General." Tendons may be cut by means of oxyacetylene torch, abrasive wheel or hydraulic shears. When using oxyacetylene cutting do not direct flame toward wedges. Strand length protruding beyond the wedges after cutting shall be between ½" and ¾".

COATING & CAPPING: Conform to PTI Specification Sec. 3.5.2 "Aggressive Environments." Install the grease-filled plastic caps as soon as possible.

STRESSING POCKETS: Conform to PTI Spec. Sec. 3.5.3 "Stressing Pockets."

(1) Preparation: Clean the inside surfaces of the pocket to remove laitance and grease. Coat inside surfaces with a resin bonding agent after cleaning at the contractor's discretion.

(2) Filling: Fill pockets with non-metallic non-shrink grout. Grout shall not contain chlorides or other chemicals deleterious to the prestressing steel.

EMBEDS AND FASTENERS: Embeds and inserts for support of all non-structural elements, mechanical and other equipment shall be cast into the slab. Drilled or powder-driven fasteners will not be permitted except as noted below.

Immediately before concrete is placed, the position of tendons shall be marked on the forms with a material which leaves a physical impression on the underside of the slab. Congested areas shall be entirely marked off. Contractor's proposed method of marking tendons shall be submitted and reviewed by the SER and architect before starting construction. Note: there may be areas where marking of the slab is not allowed for architectural and or concrete cover reasons.

Drilled-in concrete anchors and powder-driven fasteners shall be placed a minimum distance equal to the slab thickness away from marked tendon locations. No anchors or fasteners shall be placed within a distance of five times the slab thickness from the face of any column. Exception: Powder-driven fasteners with 5/8-inch maximum embedment may be installed at any location on the slab. No reinforcing steel, concrete, or post-tensioning tendons shall be damaged by anchors or fasteners.

REINFORCED UNIT MASONRY

REFERENCE STANDARDS: Conform to:

1) CBC Chapter 21 "Masonry."
2) TMS 402-16 "Building Code Requirements for Masonry Structures."
3) TMS 602-16 "Specification for Masonry Structures."
4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
5) ANSI/AWS D1.4 "Structural Welding Code - Reinforcing Steel."

SUBMITTALS: Conform to TMS 602-16 Section 1.5. Submit shop drawings for review including:

1) Masonry reinforcement, size, layout, and grade in accordance with plans.
2) Material certificates for all Steel Reinforcing, Anchors, Ties and Metal Accessories certifying compliance with required strength, grade and ASTM standards.
3) Mix Designs for each Grout Mix indicating type and proportions of ingredients in compliance of Proportion Specification.
4) Location of expansion and control joints.
5) Product information, ICC ESR Reports and Material Certifications certifying compliance for all non-pre-approved Post-Installed Anchors.
6) Hot and/or Cold weather construction procedures.

STRENGTH: The assumed compressive strength of the masonry assemblage, f'm, is [2000] psi based on TMS 602-16 Section 1.4B for concrete and clay masonry.

MATERIALS:

1) Concrete Masonry Units: Conform to ASTM C-90, medium weight (approx. 115 PCF) units. Provide [2000] psi compressive strength to achieve masonry assembly strength indicated above under STRENGTH.

2) Mortar: Conform to ASTM C270, Type S, and CBC Section 2103.2 "Mortar."

3) Grout: Conform to ASTM C476 and CBC Section 2103.3 Proportion Specifications. Use fine grout except coarse grout may be used where permitted by TMS 602-16 Table 3.2.1.

4) Reinforcing Bars: Conform to ASTM A615, Grade 60 deformed bars and CBC Section 2103.4 unless noted otherwise. Lap Splices shall be as noted on plans. Fabrication shall be in accordance with TMS 602-16 2.7A.

5) Joint Reinforcement: Conform to ASTM A951 and CBC Section 2103.4.

6) Anchors, Ties and Accessories: Conform to CBC Section 2103.4 and TMS 602-16 Section 2.4D.

7) Water: Shall be clean and potable.

8) Admixtures: Admixtures shall not be used unless approved by SER.

9) Post-Installed Anchors in MASONRY: Reference the POST- INSTALLED ANCHORS section for applicable Post-Installed Anchors to Masonry.

10) Second-Hand Units: Shall not be used unless approved by SER. Shall be in accordance with CBC Section 2103.1.1

QUALITY ASSURANCE(f'm=2000 psi): Conform to CBC Section 2105 "Quality Assurance".

1) Masonry Units: A letter of certification from the manufacturer of the units shall be provided to the SER prior to the delivery of the units to the jobsite to ensure the units comply with the compressive strength specified above and ASTM C-90-14.

2) Mortar: No mortar testing is required.

3) Grout: A letter of certification from the supplier of the grout shall be provided to the SER prior to delivery of the grout to the jobsite to ensure that the grout complies with ASTM C 476.

DELIVERY, STORAGE AND HANDLING: Delivery, storage and handling of materials used for masonry construction shall be per TMS 602-16, Section 1.7.

SPECIAL INSPECTION: Special Inspections shall be performed per the "TESTS AND INSPECTIONS" section of the STRUCTURAL GENERAL NOTES.

ANCHORS, TIES AND CONNECTORS: Masonry anchors, ties and connectors shall be as specified on structural drawings. Consult architectural drawings for masonry anchor ties not included on the structural drawings.

EMBEDDED ITEMS: Embedded Items and Accessories shall be in accordance with MSJC Section 6.1 and installed in accordance with TMS 602-16 Section 3.3D. Position and Secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing grout. Contractor shall refer to structural, architectural, mechanical, electrical, plumbing, etc. and coordinate all embedded items.

POST-INSTALLED ANCHORS to MASONRY: Anchor location, type, diameter and embedment shall be as indicated on drawings. Reference the POST INSTALLED ANCHORS section for applicable Post-Installed Anchor Adhesives. Anchors shall be installed and inspected in strict accordance with the applicable ICC-Evaluation Service Report (ESR). Special inspection shall be per the TESTS and INSPECTIONS section.

MASONRY REINFORCING STEEL: Masonry reinforcing shall be as noted on plans and shall be securely placed in accordance with CBC Sections 2106, and TMS 602-16 Section 6.1. Masonry shall be constructed within the tolerances specified in the TMS 602-16.

Bond beams with horizontal bar or bars shall be provided at 48 inches on center and at all floor and roof lines and at the top of the wall. Provide a bond beam with horizontal bar or bars over all openings, and extend these bars 2'-0" past the opening at each side. Provide a bar or bars vertically for the full height of the wall at each side of openings, wall ends and intersections. Dowels to masonry walls shall be embedded a minimum of 1'-6" or hooked into the supporting structure and be of the same size and spacing as wall reinforcing. Reinforcing steel shall be as specified under "MATERIALS" Section. Provide corner bars to match the horizontal wall reinforcing at wall intersections. All bars shall be lapped a minimum 48 diameters or 1'-6" minimum unless noted on the plans.

LINTELS: Reinforced masonry lintels to be installed over all openings unless otherwise indicated on drawings. Do not splice reinforcing bars within lintels and maintain 8 inch bearing minimum on each side. Unless otherwise noted on the plans, the minimum reinforcement for lintels in 8" masonry shall be as follows:

(1) Openings up to 42 inches wide: (2) #4 at bottom web of 8 inch deep lintel.
(2) Openings 42 to 78 inches wide: (2) #4 at bottom web of 16 inch deep lintel.
(3) Openings over 78 inches wide: Reinforce per drawings

CONSTRUCTION: Masonry shall be constructed in accordance with CBC Section 2104 "Construction", and TMS 602-16 Part 3 "Execution."

COLD AND HOT WEATHER CONSTRUCTION: Cold and hot weather construction shall be in accordance with TMS 602 -16 Section 1.8C and 1.8D.

BLOCK PATTERN: Use running bond unless noted. For stack bond, follow criteria in TMS 402-16 Section 4.5.

GROUTED CELLS: Fill all cells with grout unless noted otherwise on plans. Minimum grouting spaces and construction shall be in accordance with TMS 402-16 Section 3.2 and TMS 602-16 Section 3.5.

GROUT POUR HEIGHT: Grout Pour Height shall not exceed height specified in TMS 602-16 Section 3.5C.
- Masonry blocks shall be adequately braced to withstand fluid pressures of Grout Pour, see temporary bracing.

GROUT LIFTS: Unless otherwise noted, Grout Lifts and pour height shall not exceed 5ft 4in. Grout Lifts shall not exceed spacing of intermediate reinforced bond beams. Grout Lifts exceeding 5ft 4in shall be approved by SER.

REINFORCING COVER AND CLEARANCE REQUIREMENTS: Unless otherwise noted:

Clear distance between parallel bars (and between adjacent pairs of lap spliced bars) shall be equal to the adjacent bar diameter (for bars greater than #8), and not less than:
1) 1" at 8" and smaller block,
2) 2" at 10" block
3) 3" at 12" block.

Clearance (clear space) between the block and the reinforcing shall be:
1) ¼" at fine grout
2) ½" at course grout.

Masonry Cover (including grout and block wall) at masonry face exposed to earth or weather shall be:
1) 1 1/2" minimum
2) 2" for bars #6 and larger.

CONTROL AND EXPANSION JOINTS: Reference Drawings for typical details of Masonry Control and Expansion Joints. Location of control and expansion joints shall be approved by SER. Unless otherwise indicated on drawings, install control and expansion joints at the following:

(1) Continuous Walls: Vertical joints at the lesser of 1.5 times the wall height or 25 feet on center maximum.
(2) Corners and Intersecting Walls: First vertical joint from the corner at lesser of 1.25 times the wall height or 16 feet.
(3) Abrupt changes in wall height and wall thickness, such as adjacent to columns or pilasters.

TEMPORARY BRACING: Contractor is responsible for all temporary bracing of masonry during construction. Reference "CONTRACTOR RESPONSIBILITIES" section for further information and requirements.

POST-INSTALLED ANCHORS (INTO CONCRETE AND MASONRY)

REFERENCE STANDARDS: Conform to:
1) CBC Chapter 19 "Concrete"
2) ACI 318-19 "Building Code Requirements for Structural Concrete"
3) CBC Chapter 21 "Masonry"
4) TMS 402-16 "Building Code Requirements for Masonry Structures"

POST-INSTALLED ANCHORS: Install only where specifically shown in the details or allowed by SER. All post-Installed anchors types and locations shall be approved by the SER and shall have a current ICC-Evaluation Service Report that provides relevant design values necessary to validate the available strength exceeds the required strength. Submit current manufacturer's data and ICC ESR report to SER for approval regardless of whether or not it is a pre-approved anchor. Anchors shall be installed in strict accordance to ICC-ESR and the manufacturer's printed installation instructions (MPII) in conjunction with edge distance, spacing and embedment depth as indicated on the drawings. The contractor shall arrange for a manufacturer's field representative to provide installation training for all products to be used, prior to the commencement of work. Only trained installer shall perform post installed anchor installation. A record of training shall be kept on site and be made available to the SER as requested. Adhesive anchors installed in horizontally or upwardly inclined orientation shall be performed by a certified adhesive anchor installer (AAI) as certified through ACI/CRSI or approved equivalent. Proof of current certification shall be submitted to the engineer for approval prior to commencement of installation. No reinforcing bars shall be damaged during installation of post-installed anchors. Special inspection shall be per the TESTS and INSPECTIONS section. Anchor type, diameter and embedment shall be as indicated on drawings.

1. ADHESIVE ANCHORS: The following Adhesive-type anchoring systems have been used in the design and shall be used for anchorage to CONCRETE and MASONRY, as applicable and in accordance with corresponding current ICC ESR report. Reference the corresponding ICC ESR report for required minimum age of concrete, concrete temperature range, moisture condition, light weight concrete, and hole drilling and preparation requirements. Drilled-in anchor embedment lengths shall be as shown on drawings, or not less than 7 times the anchor nominal diameter (7D). Adhesive anchors are to be installed in concrete aged a minimum of 21 days, unless otherwise specified in the ICC ESR report.

   a. HILTI "HIT-HY 200" – ICC ESR-3187 for anchorage to CONCRETE
   b. SIMPSON "SET-XP" – ICC ESR 2508 for anchorage to CONCRETE, IAPMO 265 for anchorage to MASONRY
   c. DEWALT "AC100+ GOLD" – ICC ESR-2582 for anchorage to CONCRETE, ICC ESR-3200 for anchorage to MASONRY

2. EXPANSION ANCHORS: The following Expansion type anchors are pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:

   a. HILTI "KB TZZ" – ICC ESR-4266 for anchorage to CONCRETE, ICC ESR-4561 for anchorage to MASONRY
   b. SIMPSON "STRONG-BOLT 2" – ICC ESR-3037 for anchorage to CONCRETE, IAPMO 240 to MASONRY

3. SCREW ANCHORS: The following Screw type anchor is pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:

   a. SIMPSON "TITEN HD" – ICC ESR-2713 for CARBON STEEL to CONCRETE, ICC ESR-1056 for MASONRY Only, IAPMO 493 for STAINLESS STEEL to CONCRETE
   b. HILTI "KH-EZ" – ICC ESR-3027 for anchorage to CONCRETE
   c. DEWALT "SCREW-BOLT+" – ICC ESR-3889 for CONCRETE, ICC ESR-4042 for MASONRY Only

STRUCTURAL STEEL

REFERENCE STANDARDS: Conform to:
1) CBC Chapter 22 – "Steel"
2) ANSI/AISC 303-16 – "Code of Standard Practice for Steel Buildings & Bridges"
3) AISC – "Manual of Steel Construction", Fifteenth Edition (2016)
4) ANSI/AISC 360-16 – "Specification for Structural Steel Buildings"
5) AWS D1.1:2015 – "Structural Welding Code – Steel"
6) 2014 RCSC – "Specification for Structural Joints using High-Strength Bolts"

SUBMITTALS: Submit the following documents to the SER for review:

(1) SHOP DRAWINGS complying with AISC 360 Sections M1and N3 and AISC 303 Section 4.
(2) ERECTION DRAWINGS complying AISC 360 Sections M1and N3 and AISC 303 Section 4.

Make copies of the following documents "Available upon Request" to the SER or Owner's Inspection Agency in electronic or printed form prior to fabrication per AISC 360 Section N3.2 requirements:

(1) Fabricator's written Quality Control Manual that includes, as a minimum:
   a. Material Control Procedures
   b. Inspection Procedures
   c. Non-conformance Procedures
(2) Steel & Anchor Rod suppliers' Material Test Reports (MTR's) indicating the compliance with specifications.
(3) Fastener manufacturer's Certification documenting conformance with the specification.
(4) Filler metal manufacturer's product data for SMAW, FCAW and GMAW indicating:
   a. Product specification compliance
   b. Recommended welding parameters
   c. Recommended storage and exposure requirements including baking
   d. Limitations of use

MATERIALS:
Structural steel materials shall conform to materials and requirements listed in AISC 360 section A3 including, but not limited to:

Wide Flange (W), Tee (WT) Shapes	ASTM A992, Fy = 50 ksi
Structural (S), (M) & (HP) Shapes	ASTM A36, Fy = 36 ksi
Channel (C) & Angle (L) Shapes	ASTM A36, Fy = 36 ksi
Structural Plate (PL)	ASTM A36, Fy = 36 ksi
High Strength Plate (Gr 50 PL)	ASTM A572, Fy = 50 ksi
Hollow Structural Section – Square/Rect (HSS)	ASTM A500, Grade C, Fy = 50 ksi
Structural Pipe, (PIPE) 12" dia. and less	ASTM A53, Grade B, Fy = 35 ksi
High Strength, Heavy Hex Structural Bolts	ASTM F3125 Gr. A325/F1852, Type 1 or 3, Plain
Heavy Hex Nuts	ASTM A563, Grade and Finish per RCSC Table 2.1
Washers (Hardened Flat or Beveled)	ASTM F436, Grade and Finish per RCSC Table 2.1
Anchor Rods (High Strength)	ASTM F1554, Gr. 55 (weldable) per Supplement S1
High Strength Threaded Rods	ASTM A449, Fy = 50 ksi
Deformed Bar Anchors (DBA)	ASTM A496 – Nelson/TRW D2L, Fy = 70 ksi

STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS:

1) ASTM F3125 Gr. A325-N bolts – "threads NOT excluded in the shear plane".
2) High-strength bolted joints have been designed as "BEARING" connections.
3) Provide ASTM Bolt Grade and Type as specified in the Materials section above.
4) Provide Washers over outer ply of slotted holes and oversize holes per RCSC Table 6.1.
5) Provide Nut and Washer grades, types and finishes conforming to RCSC specification Table 2.1.
6) Provide *fastener assemblies* from a single supplier.
7) Joint Types shall be:
   a. ST - "Snug Tight", for typical beam end "shear" connections, unless noted otherwise.
   b. SC - "Slip Critical", where specifically indicated. Provide with Class A Faying surface.
8) Install bolts in joints in accordance with the RCSC Specification Section 8 and Table 4.1.
9) Inspection is per RCSC Section 9.

ANCHORAGE to CONCRETE:

1) SHEAR STUDS on STEEL BEAMS for COMPOSITE CONSTRUCTION: Headed Shear Studs welded to tops of Wide Flange Beams, shall be 3/4" diameter WHS with nominal stud lengths as indicated. Unless noted otherwise, provide minimum shear stud height equal to the (metal deck depth + 1 ½") and a maximum shear stud height that allows for ½" of concrete cover over the stud.
2) EMBEDDED STEEL PLATES for Anchorage to Concrete: Plates (PL) embedded in concrete with studs (WHS) or dowel bar anchors (DBA) shall be of the sizes and lengths as indicated on the plans with minimum 1/2" dia. WHS x 6" long but provide not less than ¾" interior cover or 1 ½" exterior cover to the opposite face of concrete, unless noted otherwise.
3) COLUMN ANCHOR RODS and BASE PLATES: All columns (vertical member assemblies weighing over 300 pounds) shall be provided with a **minimum of four ¾" diameter anchor rods**. Column base plates shall be at least ¾" thick, unless noted otherwise. Cast-in-place anchor rods shall be provided unless otherwise approved by the Engineer. Unless noted otherwise, embedment of cast-in-place anchor rods shall be 12 times the anchor diameter (12D).

FABRICATION:

1) Conform to AISC 360 Section M2 "Fabrication" and AISC 303 Section 6 "Shop Fabrication".
2) Quality Control (QC) shall conform to:
   a. AISC 360 Chapter N "Quality Control and Quality Assurance" and
   b. AISC 303 Section 8 "Quality Control".
   c. Fabricator and Erector shall establish and maintain written Quality Control (QC) procedures per AISC 360 section N3.
   d. Fabricator shall perform self-inspections per AISC 360 section N5 to ensure that their work is performed in accordance with Code of Standard Practice, the AISC Specification, Contract Documents and the Applicable Building Code.
   e. QC inspections may be coordinated with Quality Assurance inspections per Section N5.3 where fabricators QA procedures provide the necessary basis for material control, inspection, and control of the workmanship expected by the Special Inspector.

WELDING:

1) Welding shall conform to AWS D1.1 with Prequalified Welding Processes except as modified by AISC 360 section J2. Welders shall be qualified in accordance with AWS D1.1 requirements.
2) Use 70ksi strength, low-hydrogen type electrodes (E7018) or E71T as appropriate for the process selected.
3) Welding of high strength anchor rods is prohibited unless approved by Engineer.

ERECTION:

1) Conform to AISC 360 Section M4 "Erection" and AISC 303 Section 7 "Erection".
2) Conform to AISC 360 Chapter N "Quality Control and Quality Assurance" and AISC 303 Section 8.
   a. The Erector shall maintain detailed erection quality control procedures that ensure that the work is performed in accordance with these requirements and the Contract Documents.
3) Steel work shall be carried up true and plumb within the limits defined in AISC 303 Section 7.13.
4) High strength bolting shall comply with the RCSC requirements including RCSC Section 7.2 "Required Testing", as applicable and AISC 360 Chapter J, Section M2.5 and Section N5.6.

PROTECTIVE COATING REQUIREMENTS:

1) SHOP PAINTING: Conform to AISC 360 Section M3 and AISC 303 Section 6.5 unless otherwise specified by the project specifications.

2) INTERIOR STEEL:
   a. Unless noted otherwise, ***do not paint*** any of the steel surfaces meeting the following conditions:
      - Concealed by the interior building finishes,
      - Fireproofed,
      - Embedded in concrete,
      - Welded; if area requires painting, do not paint until after weld inspections and non-destructive testing requirement, if any, are satisfied.
   b. Interior steel, exposed to view, shall be painted with one coat of shop primer unless otherwise indicated in the project specifications. Field touch-ups to match the finish coat or as otherwise indicated in the project specifications.

3) EXTERIOR STEEL: Exposed exterior steel shall be protected by either:
   a. Paint with an exterior multi-coat system as per the project specifications. Field touch-up painting shall be to match top coat.
   b. Galvanizing: Unless protected with a paint system, exposed steel (outside the building envelope) shall be hot-dipped galvanized, where noted on the plans or otherwise indicated by the finishes specified by the Architect. Apply field touch-ups per project specifications.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL: Steel identified by the Architect on the architectural drawings as Architecturally Exposed Structural Steel, (AESS) shall conform to AISC 303 Section 10.

COLD-FORMED STEEL FRAMING

REFERENCE STANDARDS: Conform to:
(1) AISI S100-16 "North American Specification for the Design of Cold-Formed Steel Structural Members"
(2) AISI S202-15 "Code of Standard Practice for Cold-Formed Steel Framing"
(3) AISI S220-15 "North American Standard for Cold Formed Steel Framing – Nonstructural Members"
(4) AISI S230-15 "Standard for Cold-Formed Steel Framing-Prescriptive Method for One- and Two-family Dwellings"
(5) AISI S240-15 "North American Standard for Cold-Formed Steel Structuring Framing"
(6) AISI S400-15/S1-16 "North American Standard for Seismic Design of Cold-formed Steel Structural systems, with Supplement 1, 2016"
(7) AWWC "Wall and Ceiling Standards" Sec. 9.8 "Exterior Steel Studs Wall Systems."
(8) AWS D1.3 "Structural Welding Code - Sheet Steel."

SUBMITTALS: Submit panelized wall shop drawings and floor / roof framing shop drawings for review by the SER, General Contractor and Architect. Shop drawings shall indicate member sizes, spacing, and materials; shop and field assembly details and connections; type and location of welds and other fasteners; bridging and bridging anchorage. Submit product data and proof of ICC approval for framing members and fasteners.

MATERIALS:

Structural Sections	54, 68 and 97-mil; ASTM A653, SS Grade 50 or ASTM A1003 Grade 50, Min Fy=50 KSI
Sheet Metal Screws	33 and 43-mil; ASTM A653, SS Grade 33, or ASTM A1003 Grade 33, Min Fy=33 KSI Grabber or Buildex TEK-Self-Drilling, #10 screws unless noted otherwise on drawings; ASTM C1513 or SER approved alternate
Fasteners to Steel	Hilti X-U 0.157" Diameter Power Actuated Fasteners – ICC ESR-2269
Fasteners to Concrete	Hilti X-U 0.157" Diameter Power Actuated Fasteners with ¾" embedment– ICC ESR-2269
Weld Material	E60XX electrodes conforming to AWS D1.3
Shearwall Track to Conc.	Embeds per Shearwall Schedule
Shear wall Fasteners	As indicated on the shearwall schedule
Floor Diaphragm Fasteners	Screws as indicated on the floor plan notes
Shear Wall Sheathing	Sheet steel; ASTM A1003 Grade 33 Type H
Hold-Downs	Simpson or SER approved alternate
Grout	4000 psi, shall not contain chlorides or other chemical deleterious to track

GALVANIZED MATERIAL: Studs and track shall be galvanized in accordance with ASTM A653, G60, unless in contact with pressure treated wood. If in contact with pressure treated wood, use G90 or greater coatings. Fastenings not shown on the drawings shall be as recommended by the manufacturer.

SIZE AND PROFILE: Cold-formed steel framing members shall be as specified by the Steel Stud Manufacturer's Association (SSMA) ICC Evaluation Report ESR-3064P and of the size and profile as shown on the drawings. Alternate members equivalent in shape, size, and strength by manufacturers not members of the Steel Stud Manufacturer's Association shall be subject to review and approval by the Architect / Engineer.

JOISTS: Provide C-shaped joists with stiffened flanges (S-sections in SSMA). Spans are assumed to be continuously sheathed at the top flange. All joists must be braced laterally at each end by track or blocking. Joist bridging shall be a maximum 8'-0" oc. Joists with pre-punched web holes shall be submitted to SER for review and approval. All pre-punched web holes shall be a minimum of 10" inches from bearing ends and a minimum of 48" on center. If a punch-out falls within 10" of a bearing point, reinforcement is required.

CONNECTORS and FASTENERS: Connectors shall be installed per the manufacturer's instructions. All screws shall be snug with steel surface and screws shall penetrate into steel studs by a minimum of three exposed threads. Connections shall not be stripped. Screws shall be installed a minimum of 3/8" from steel edges and no less than ¾" o.c. spacing. Screws or pins in horizontal diaphragms shall be driven so that the head is no more than 1/16" below the surface of the sheathing. Where connector straps connect two members, place one-half of the screws in each member.

When fastening to steel, Powder Actuated Fasteners shall be installed a minimum of 1/2" from steel edges and with no less than 1" o.c. spacing. When fastening to concrete, Powder Actuated Fasteners shall be installed a minimum of 3" from concrete edges and with no less than 4" o.c. spacing. Powder Actuated Fasteners shall not be used for hanging applications.

FULL-HEIGHT NON-LOAD-BEARING STUD WALLS: Full height stud wal

SPECIAL INSPECTIONS

The following Statement and Schedules of Inspections are those Special Inspections and Tests that shall be performed for this project. Special Inspectors shall reference these plans and CBC Chapter 17 for all special inspection requirements.
The owner shall retain an "approved agency" per CBC 1703 to provide special inspections for this project. Special Inspectors shall be qualified persons per CBC 1704.2.1.
Special inspection reports shall be provided on a weekly basis. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review. In addition to special inspection reports and tests, submit reports and certificates noted in CBC 1704.5 to the Authority Having Jurisdiction. Final special inspection reports will be required by each special inspection firm per CBC 1704.2.4.

STATEMENT OF SPECIAL INSPECTIONS:
This statement of Special Inspections has been written with the understanding that the Building Official will:
- **Review and approve the qualifications of the Special Inspectors**
- **Monitor the special inspection activity on the project site to assure that Special Inspectors are qualified and performing their duty as state within this statement.**
- **Review all Special Inspection Reports submitted to them by the Special Inspector**
- **Perform inspections as required by CBC Section 110.3.**

The following Special Inspections are applicable to this project:
- **Special Inspections for Standard Buildings (per CBC 1705.1) REQUIRED**
- **Special Inspections for Seismic Resistance (per CBC 1705.12) REQUIRED**
- **Testing for Seismic Resistance (per CBC 1705.13) REQUIRED**
- **Special Inspections for Wind Resistance (per CBC 1705.11) NOT REQUIRED**

SPECIAL INSPECTION OF SHOP FABRICATED GRAVITY LOAD-BEARING MEMBERS AND ASSEMBLIES:
Special Inspection of shop fabricated Gravity Load Bearing Members & Assemblies shall be verified by the Special Inspector as stated in Section 1704.2.5 which includes the following:

- **Prior to the start of fabrication:** Special Inspector(s), representing the Owner, shall visit the Fabricator's shop(s) where the work is to be performed, and verifies that the Fabricator maintains detailed Fabrication and Quality Control procedures that provide a basis for inspection, control of workmanship, material control, and fabricator's ability to conform to approved Construction Documents and referenced Standards.
- Fabricator shall have available for Inspector's review, detailed procedures for material control that demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the material specification, grade and applicable test reports for primary load-carrying members, are capable of being determined.

STRUCTURAL STEEL per CBC 1705.2.1

A qualified Special Inspector of an "approved agency" providing Quality Assurance (QA) Special Inspections for the project shall review and confirm the Fabricator and Erector's Quality Control (QC) procedures for completeness and adequacy relative to AISC 360-16 Chapter N, AISC 303-16 Code of Standard Practice, AWS D1.1-2015 Structural Welding Codeand 2022 CBC code requirements for the fabricator's scope of work.

- QA Agency providing Special Inspections shall provide personnel meeting the minimum qualification requirements for Inspection and Nondestructive Testing NDT per AISC 360 Section N4.
- Verify Fabricator and Erector QC Program per AISC 360 Section N2.
- Inspection of welds and bolts by both QC and QA personnel shall be per the Schedule of Special Inspections below. All provisions of AWS D1.1 Structural Welding Code for statically loaded structures shall apply
- Nondestructive Testing (NDT) of welds:
  - Non-Destructive Testing (NDT) of welded joints per AISC 360 N5.
  - Risk Category for determination of extent of NDT per AISC 360 N5.5b is noted in the Design Criteria and Loads section of these General Requirements.
  - NDT performed shall be documented and reports shall identify the tested weld by piece mark and location of the piece.
  - For field work, the NDT report shall identify the tested weld by location in the structure, piece mark and location of the piece.
- Additional Inspection tasks per AISC 360 Section N5.8.
- Inspection for Composite Construction shall be done per AISC 360 Section N6.

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY: shall comply with CBC Section 1703. Inspections shall be in accordance with the requirements set forth in the approved ICC Evaluation Report and as indicated by the design requirements specified on the drawings. Refer to the POST INSTALLED ANCHORS section of these notes for anchors that are the basis of the design. Special inspector shall verify anchors are as specified in the POST INSTALLED ANCHORS section of these notes or as otherwise specified on the drawings. Substitutions require approval by the SER and require substantiating calculations and current 2022 CBC recognized ICC Evaluation Services (ES) Report. Special Inspector shall document in their Special Inspection Report compliance with each of the elements required within the applicable ICC Evaluation Services (ES) Report.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to CBC Section 1703.

SCHEDULES OF SPECIAL INSPECTIONS:

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	-	X
2. Verify excavations are extended to proper depth and have reach proper material	-	X
3. Perform classification and testing of compacted fill materials	-	X
4. Verify use of proper materials, densities and list thickness during placement and compaction of compacted fill	X	-
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly	-	X

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	**CBC** REFERENCE
1. Inspection, reinforcement, including prestressing tendons, and verify placement.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. Reinforcing bar welding:				
a. Verify weldability of reinforcing bars other than ASTM A706	-	X	AWS D1.4 ACI 318: 26.6.4	-
b. Inspect single pass fillet weld maximum 5/16"	-	X		
c. Inspect all other welds	X	-		
3. Inspect anchors cast in concrete	-	X	ACI 318: 17.8.2	-
4. Verify use of required design mix	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
5. Prior to concrete placement, fabricate specimens, for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
6. Inspect concrete and shotcrete placement for proper application techniques	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
7. Verify maintenance of specified curing temperature and techniques	-	X	ACI 318 :26.5.3 – 26.5.5	1908.9
8. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete prior to removal of shores and forms from beams and structural slabs	-	X	ACI 318: 26.11.2	-
9. Inspect formwork for shape, location and dimensions of the concrete member being formed	-	X	ACI 318: 26.11.1.2 (b)	-

MINIMUM REQUIREMENTS FOR INSPECTIONS OF STRUCTURAL STEEL CONSTRUCTION

INSPECTION TASKS	QC	QA	REFERENCED STANDARD
INSPECTION TASKS PRIOR TO WELDING			
1. Welder qualification records and continuity records	P	O	AISC 360 TABLE N5.4-1
2. Welding procedure specifications (WPSs) available	P	P	AISC 360 TABLE N5.4-1
3. Manufacturing certifications for welding consumables available	P	P	AISC 360 TABLE N5.4-1
4. Material identification (type/ grade)	O	O	AISC 360 TABLE N5.4-1
5. Welder Identification system	O	O	AISC 360 TABLE N5.4-1
6. Fit-up of groove welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack welding quality and location) • Backing type and fit (if applicable)	O	O	AISC 360 TABLE N5.4-1
7. Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	O	O	AISC 360 TABLE N5.4-1
8. Check welding equipment	O	-	AISC 360 TABLE N5.4-1
INSPECTION TASKS DURING WELDING			
1. Use of qualified welders	O	O	AISC 360 TABLE N5.4-2
2. Control and handling of welding consumables • Packaging • Exposure control	O	O	AISC 360 TABLE N5.4-2
3. No welding over cracked tack welds	O	O	AISC 360 TABLE N5.4-2
4. Environmental conditions • Wind speed within limits • Precipitation and temperature	O	O	AISC 360 TABLE N5.4-2
5. WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flowrate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (F, V, H, OH)	O	O	AISC 360 TABLE N5.4-2
6. Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	O	AISC 360 TABLE N5.4-2
INSPECTION TASKS AFTER WELDING			
1. Welds cleaned	O	O	AISC 360 TABLE N5.4-3
2. Size, length, and locations of welds	P	P	AISC 360 TABLE N5.4-3
3. Welds meet visual acceptance criteria • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity	P	P	AISC 360 TABLE N5.4-3
4. Arc strikes	P	P	AISC 360 TABLE N5.4-3
5. k-area	P	P	AISC 360 TABLE N5.4-3
6. Weld access holes in rolled heavy shapes and built-up heavy shapes	P	P	AISC 360 TABLE N5.4-3
7. Backing removed and weld tabs removed (if required)	P	P	AISC 360 TABLE N5.4-3
8. Repair activities	P	P	AISC 360 TABLE N5.4-3
9. Document acceptance or rejection of welded joint or member	P	P	AISC 360 TABLE N5.4-3
10. No prohibited welds have been added without the approval of the EOR	P	P	AISC 360 TABLE N5.4-3
INSPECTION TASKS PRIOR TO BOLTING			
1. Manufacturer's certifications available for fastener materials	O	P	AISC 360 TABLE N5.6-1
2. Fasteners marked in accordance with ASTM requirements	O	O	AISC 360 TABLE N5.6-1
3. Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O	AISC 360 TABLE N5.6-1
4. Correct bolting procedure selected for joint detail	O	O	AISC 360 TABLE N5.6-1
5. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O	AISC 360 TABLE N5.6-1
6. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.	P	O	AISC 360 TABLE N5.6-1
7. Proper storage provided for bolts, nuts, washers and other fasteners components	O	O	AISC 360 TABLE N5.6-1
INSPECTION TASKS DURING BOLTING			
1. Fastener assemblies, of suitable condition, placed in all holes and washers are positioned as required	O	O	AISC 360 TABLE N5.6-2
2. Joint brought to the snug-tight condition prior to the pre-tensioning operation	O	O	AISC 360 TABLE N5.6-2
3. Fastener component not turned by the wrench prevented from rotating	O	O	AISC 360 TABLE N5.6-2
4. Fasteners are pre-tensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O	AISC 360-10 TABLE N5.6-2
INSPECTION TASKS AFTER BOLTING			
1. Document acceptance or rejection of bolted connections	P	P	AISC 360 TABLE N5.6-3

O - Observe these items on a random basis. Operations need not be delayed pending these inspections
P - Perform these tasks for each welded joint or member, each bolted connection, or each steel element

MINIMUM VERIFICATION REQUIREMENTS FOR MASONRY CONSTRUCTION

Requirements in the tables "Minimum Verification Requirements" and "Minimum Special Inspection Requirements" below are based on a "Level" as defined by the Code. For this structure use the requirements for Level 2.

MINIMUM VERIFICATION	REQUIRED FOR QUALITY ASSURANCE (a)	REQUIRED FOR QUALITY ASSURANCE (a)	REQUIRED FOR QUALITY ASSURANCE (a)	REFERENCE FOR CRITERIA
	Level 1	Level 2	Level 3	TMS 602
1. Prior to construction, verification of compliance of submittals.	R	R	R	Art 1.5
2. Prior to construction, verification of f'm and f'AAC except where specifically exempted by the code.	NR	R	R	Art 1.4 B
3. During construction, verification of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site.	NR	R	R	Art 1.5 & 1.6.3
4. During construction, verification of f'm and f'AAC for every 5,000 sq. ft.	NR	NR	R	Art 1.4 B
5. During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressed grout, and grout other than self-consolidating grout.	NR	NR	R	Art 1.4 B

(a) R=Required, NR=Not Required

MINIMUM SPECIAL INSPECTION REQUIREMENTS FOR MASONRY CONSTRUCTION

INSPECTION TASK	FREQUENCY (a)	FREQUENCY (a)	FREQUENCY (a)	REFERENCE FOR CRITERIA	REFERENCE FOR CRITERIA
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. As masonry construction begins, verify that following are in compliance:					
a. Proportions of site-prepared mortar	NR	P	P		Art. 2.1, 2.6 A, & 2.6 C
b. Grade and size of prestressing tendons and anchorages	NR	P	P		Art. 2.4 B & 2.4 H
c. Grade, type and size of reinforcement, connectors, anchor bolts, and prestressing tendons and anchorages	NR	P	P		Art. 3.4 & 3.6 A
d. Prestressing technique	NR	P	P		Art. 3.6 B
e. Properties of thin-bed mortar for AAC masonry	NR	C (b) P (c)	C		Art. 2.1 C.1
f. Sample panel construction	NR	P	C		Art. 1.6 D
2. Prior to grouting: verify that the following are in compliance:					
a. Grout space	NR	P	C		Art. 3.2 D, 3.2 F
b. Placement of prestressing tendons and anchorages	NR	P	P	Sec.10.8 & 10.9	Art. 2.4, 3.6
c. Placement of reinforcement, connectors, and anchor bolts	NR	P	C	Sec. 6.1, 6.3.1, 6.3.6, & 6.3.7	Art. 3.3 E & 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	NR	P	P		Art. 2.6 B & 2.4 G.1.b
3. Verify compliance of the following during construction:					
a. Materials and procedures with the approved submittals	NR	P	P		Art. 1.5
b. Placement of masonry units and mortar joints construction	NR	P	P		Art. 3.3 B
c. Size and location of structural members	NR	P	P		Art. 3.3 F
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction	NR	P	C	Sec. 1.2.1 (e), 6.2.1, & 6.3.1	
e. Welding of reinforcement	NR	C	C	Sec. 6.1.6.1.2	
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F)	NR	P	P		Art. 1.8 C & 1.8 D
g. Application and measurement of prestressing force	NR	C	C		Art. 3.6 B
h. Placement of grout and prestressing grout for bonded tendons is in compliance	NR	C	C		Art. 3.5 & 3.6 C
i. Placement of AAC masonry units and construction of thin-bed mortar joints	NR	C (b) P (c)	C		Art. 3.3 B.9 & 3.3 F.1.b
4. Observe preparation of grout specimens, mortar specimens, and/ or prisms	NR	P	C		Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4

(a) Frequency refers to the frequency of inspection, which may be continuous during the listed task or periodically during the listed task, as defined in the table.
NR=Not Required, P=Periodic, C=Continuous
(b) Required for the first 5000 square feet of AAC masonry.
(c) Required after the first 5000 square feet of AAC masonry.

REQUIRED SPECIAL INSPECTIONS AND TESTS FOR COLD-FORMED STEEL

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Welding of all elements of the seismic force resisting system in accordance with CBC Section 1705.12.3.	-	X
2. Screw attachment, bolting, anchoring, and other fastening of components within the seismic force resisting system, including struts, braces, hold-downs, diaphragms and shear walls.	-	X
3. Periodic Spot check (minimum of 30 percent) inspections for the following:		
a. Member material, size, and coating	-	X
b. Alignment, placement, condition of members shall meet the requirements of the "Erection Tolerances" section below	-	X
c. Wall stud bridging and strongback installation	-	X
d. Connections: screws & bolt size and spacing, welding operations and size	-	X
4. Shop Fabricated assemblies	-	X(a)

(a) Where off-site prefabrication of assemblies occurs, Special Inspector shall review the Fabrication shop's Quality control procedures for completeness and adequacy relative to AISI Code of Standard Practice, AWS D1.3 Structural Welding Code – Sheet Steel and 2022 CBC 1704.2.5 code requirements for the fabricator's scope of work.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.2OOX.OYmatic Conversnas Inc. All Rights Reserved
This document, and the ideas and designs incy cd to be novel, in whole or in part, without written permissid from DYmatic Conversnas Inc. DYmatic Conversnas Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER JEFFREY BRAUN No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

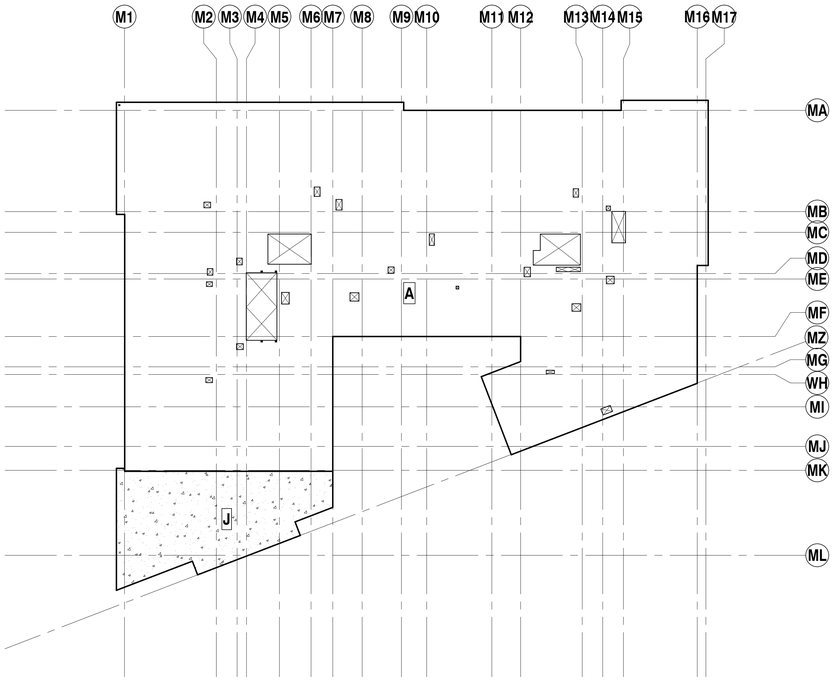
JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	
TITLE:	**STRUCTURAL - SPECIAL INSPECTIONS**

SHEET:
S0.04

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

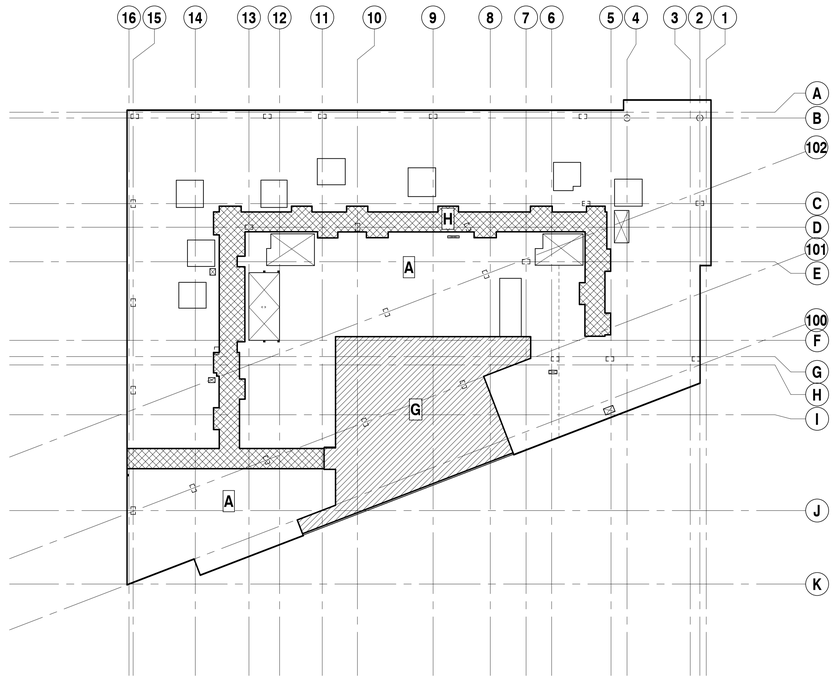
FOR PERMIT
Not to be used for construction until drawings for construction are approved by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:17:28 PM C:\Jacobs\e450\rvt20081-01-6S-R2023_rvagnew@e450-engineers.com.rvt



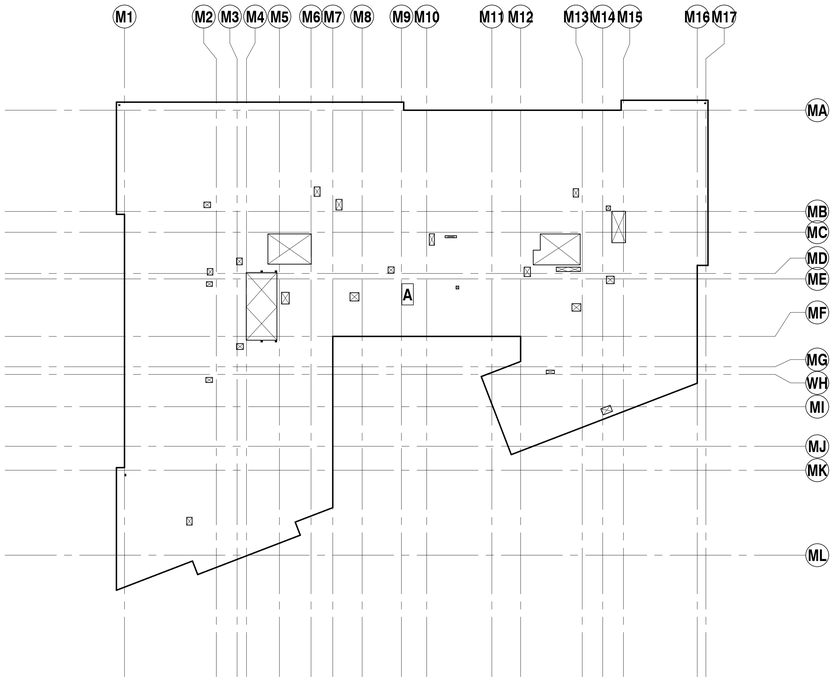
LEVEL 6 LOADING PLAN

SCALE: 1/16" = 1'-0"



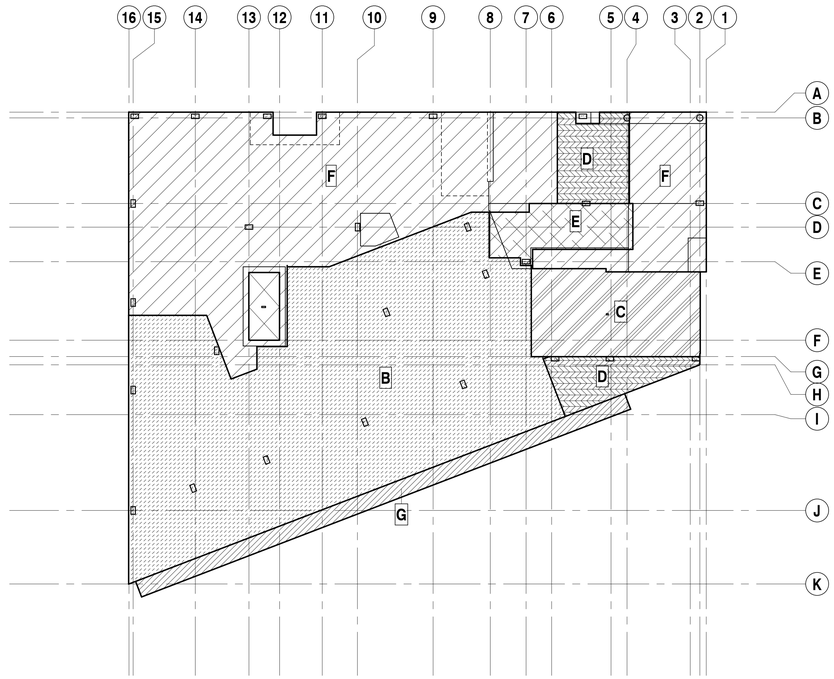
LEVEL 2 LOADING PLAN

SCALE: 1/16" = 1'-0"



LEVEL 3 THRU 5 LOADING PLAN

SCALE: 1/16" = 1'-0"



LEVEL 1 LOADING PLAN

SCALE: 1/16" = 1'-0"

LOAD MAP LEGEND			
DESIGN LOAD LEGEND			
MARK / PATTERN	AREA	ADDED DEAD LOAD	LIVE LOAD
A	RESIDENTIAL	25 PSF	40 PSF
B	PARKING	5 PSF	40 PSF
C	PARKING OVER-FRAMING	60 PSF	40 PSF
D	MECH / ELEC	40 PSF	100 PSF
E	STORAGE	40 PSF	125 PSF
F	RETAIL / LOBBY	10 PSF	100 PSF
G	LANDSCAPE	300 PSF	20 PSF
H	LEVEL 2 CORRIDOR	10 PSF	100 PSF
J	ROOF	20 PSF	20 PSF

NOTES:

1. UNIFORM LOADS ARE IN POUNDS PER SQUARE FOOT (PSF).
2. ALL LOADS ARE IN ADDITION TO STRUCTURE SELF-WEIGHT.

FOR PERMIT
This drawing is released for permitting purposes only. Do not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:17:41 PM C:\Jobs\ee\Shared\22081.01-E&P\S\22_regrevs\ee@dcengineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.DCI/Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arnato Conversano Inc. D'Arnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

STRUCTURAL - LOAD MAPS

SHEET:

S1.11

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX DiNatale Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiNatale Conversano Inc.
DiNatale Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER
JEFFREY PREY, PE
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

STRUCTURAL - LOAD MAPS

SHEET:

S1.12

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

ROOF LOADING PLAN

SCALE: 1/16" = 1'-0"

PROJECT NORTH
TRUE NORTH

LOAD MAP LEGEND

DESIGN LOAD LEGEND

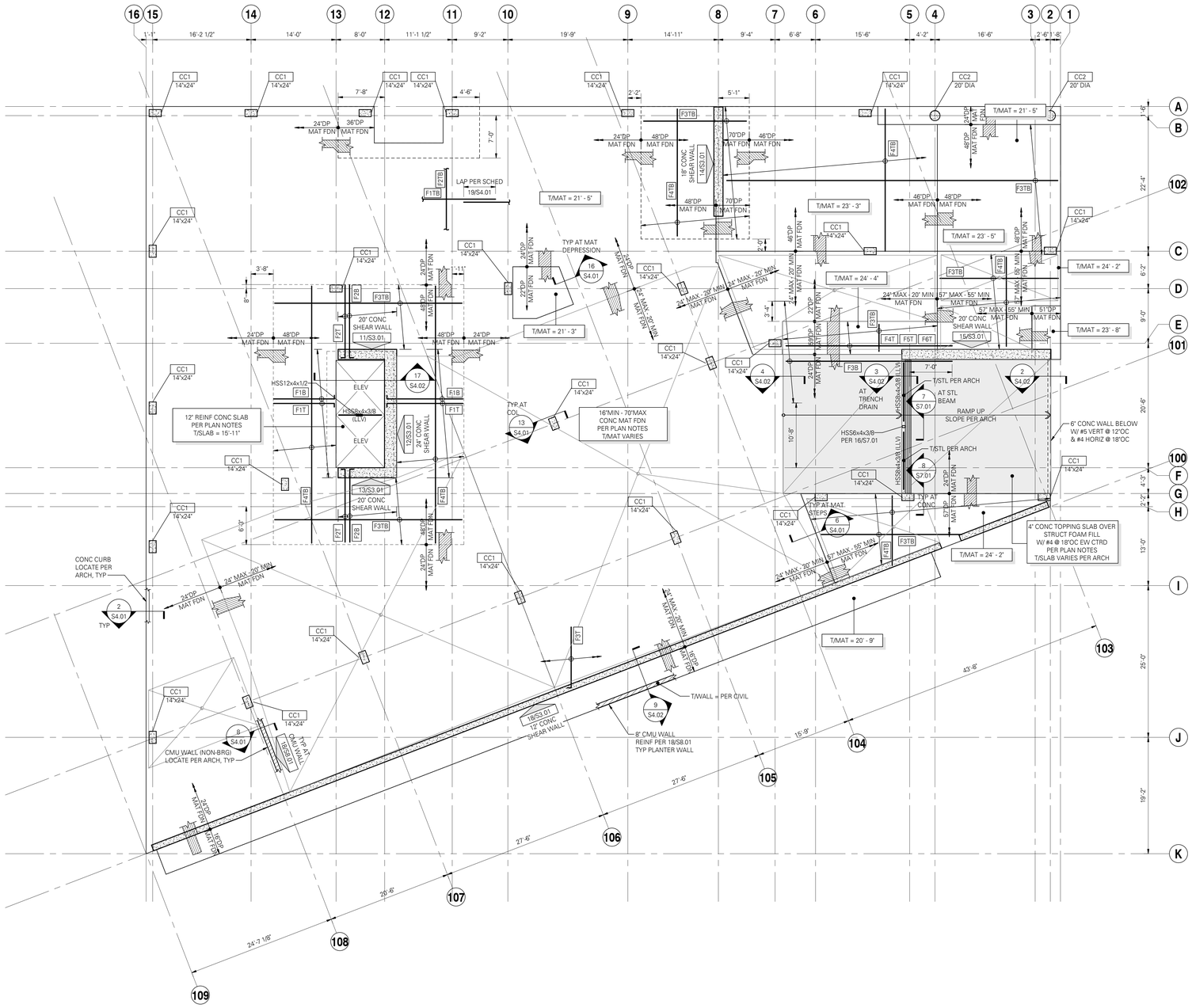
MARK / PATTERN	AREA	ADDED DEAD LOAD	LIVE LOAD
A	RESIDENTIAL	25 PSF	40 PSF
B	PARKING	5 PSF	40 PSF
C	PARKING OVER-FRAMING	60 PSF	40 PSF
D	MECH / ELEC	40 PSF	100 PSF
E	STORAGE	40 PSF	125 PSF
F	RETAIL / LOBBY	10 PSF	100 PSF
G	LANDSCAPE	300 PSF	20 PSF
H	LEVEL 2 CORRIDOR	10 PSF	100 PSF
J	ROOF	20 PSF	20 PSF

NOTES:

1. UNIFORM LOADS ARE IN POUNDS PER SQUARE FOOT (PSF).
2. ALL LOADS ARE IN ADDITION TO STRUCTURE SELF-WEIGHT.

FOR PERMIT
This document is released for the purpose of construction only and may not be used for other purposes. Pyatok assumes no responsibility for drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/25/2023 3:11:48 PM C:\Jcuevas\Docs\22081-04-AB-R23D2_rvagnorvela@bve-engineers.com.rvt



FOUNDATION TOP REINF SCHEDULE (GR 80)					
MARK	QUANTITY	REINFORCING	LENGTH	SPACING	REMARKS
F1T	----	#10	CONT	18"	W/ STD HOOK, T3 LAYER
F2T	----	#10	12'-0"	18"	W/ STD HOOK, T4 LAYER
F3T	----	#10	10'-0"	18"	W/ STD HOOK, ADDL TO T2 LAYER
F4T	----	#10	CONT	18"	ADDL TO T1 LAYER
F5T	----	#10	CONT	9"	T3 LAYER
F6T	----	#9	CONT	9"	T5 LAYER

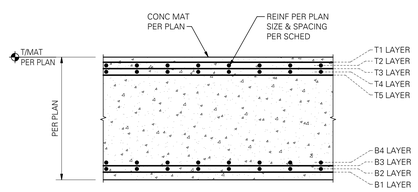
FOUNDATION BOTTOM REINF SCHEDULE (GR 80)					
MARK	QUANTITY	REINFORCING	LENGTH	SPACING	REMARKS
F1B	----	#10	CONT	18"	W/ STD HOOK, B3 LAYER
F2B	----	#10	12'-0"	18"	W/ STD HOOK, B4 LAYER
F3B	----	#10	CONT	18"	ADDL TO T2 LAYER

FOUNDATION TOP AND BOTTOM REINF SCHEDULE (GR 80)					
MARK	QUANTITY	REINFORCING	LENGTH	SPACING	REMARKS
F1TB	----	#9	CONT	18"	OVER ENTIRE MAT, T1 & B1 LAYERS
F2TB	----	#9	CONT	18"	OVER ENTIRE MAT, T2 & B2 LAYERS
F3TB	----	#10	CONT	18"	T3 & B3 LAYERS
F4TB	----	#10	CONT	18"	T4 & B4 LAYERS

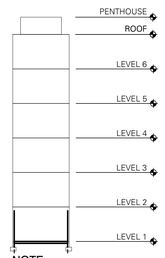
FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA AND SPECIAL INSPECTIONS PER S0.01 THROUGH S0.04.
2. VERIFY ALL ELEVATIONS AND DIMENSIONS FOR STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO EDGES OF SLAB, SHAFT OPENINGS, AND COLUMN AND WALL LOCATIONS WITH ARCHITECTURAL DRAWINGS.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR PLUMBING, SPRINKLERS AND HVAC. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. PROVIDE SUBGRADE DRAINAGE AND PREPARATION PER GEOTECH REPORT. CONFIRM ELEVATIONS WITH CIVIL AND ARCHITECTURAL DRAWINGS.
5. ALL MAT AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR TREATED SOIL PER GEOTECH REPORT. SUBGRADE PREPARATION, STRUCTURAL FILL, FOOTING DRAINS, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
6. CONTRACTOR TO VERIFY TOP OF WALL (T/WALL) ELEVATIONS ON ALL PARTIAL HEIGHT RETAINING WALLS WITH ARCHITECTURAL DRAWINGS.
7. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECTURAL DRAWINGS.
8. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
9. TYPICAL DETAILS PER:

S3.31	CONCRETE COLUMN DETAILS
3/S4.01	STANDARD HOOKS AND BAR BENDS
4/S4.01	TYPICAL CONCRETE WALL OPENING REINFORCEMENT
11/S4.01	TYPICAL CONDUIT SLEEVES IN CONCRETE MAT
18/S4.01	TYPICAL LAP SPLICE SCHEDULE
1/S6.03	TYPICAL NON-BEARING INFILL WALL SCHEDULE
19/S7.01	TYPICAL STAIR AND ELEVATOR CONNECTIONS



1 **MAT REINFORCING LAYER (LOOKING EAST)**
SCALE: 1/2" = 1'-0"



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

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

PROJECT NORTH TRUE NORTH

FOR PERMIT
This drawing is released for the purpose of obtaining permits only and may not be used for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:17:08 PM C:\Jobs\ee\Docs\22081.01-E&P\2023_vagnovsky@dciengineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.01Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arnato Conversano Inc. D'Arnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER JAMES FREY STRUCTURAL No. S-6142 Exp. 09/30/24 STATE OF CALIFORNIA

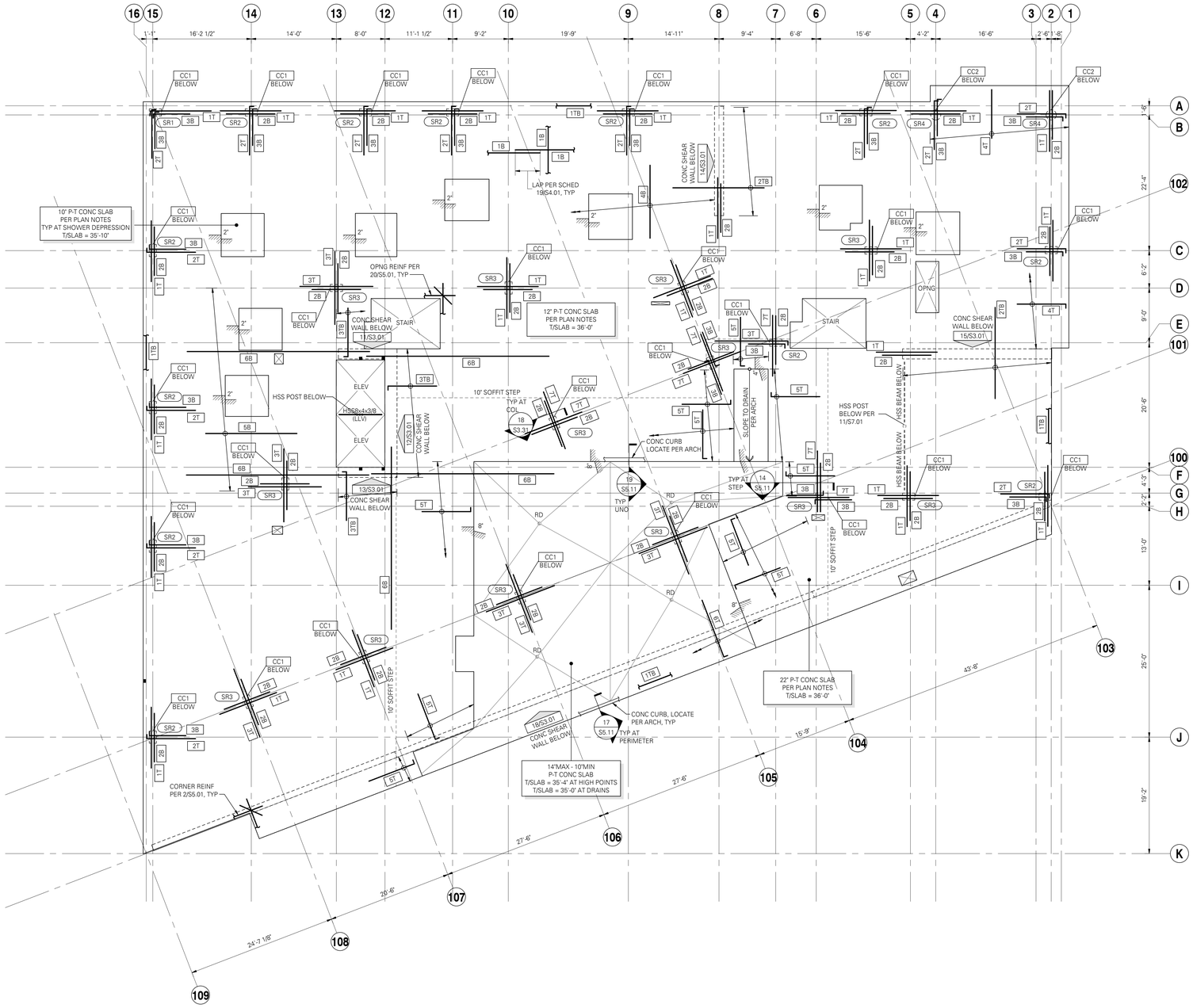
REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated
TITLE:	STRUCTURAL - FOUNDATION PLAN

SHEET:
S2.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



P-T SLAB TOP REINF SCHEDULE (GR 60)

MARK	QUANTITY	REINFORCING	LENGTH	SPACING	REMARKS
1T	12	#5	10'-0"	—	—
2T	12	#5	8'-0"	—	W/ STD HOOK
3T	14	#5	12'-0"	—	—
4T	—	#5	8'-0"	12"	OMIT AT COL REINF
5T	—	#5	8'-0"	24"	W/ STD HOOK, TYP AT SLAB STEP
6T	—	#5	10'-0"	12"	W/ STD HOOK, TYP AT SLAB EDGE
7T	18	#5	10'-0"	—	—

P-T SLAB BOTTOM REINF SCHEDULE (GR 60)

MARK	QUANTITY	REINFORCING	LENGTH	SPACING	REMARKS
1B	—	#5	CONT	36"	TYP EW OVER ENTIRE SLAB
2B	3	#5	8'-0"	—	CTRD ON COL
3B	3	#5	6'-0"	—	W/ STD HOOK
4B	—	#5	12'-0"	18"	CTRD IN SLAB SPAN
5B	—	#5	15'-0"	12"	CTRD IN SPAN
6B	2	#10	30'-0"	—	EMBED 5'-0" INTO WALL

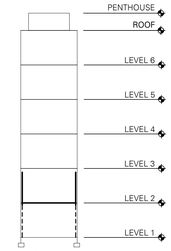
P-T SLAB TOP AND BOTTOM REINF SCHEDULE (GR 60)

MARK	QUANTITY	REINFORCING	LENGTH	SPACING	REMARKS
1TB	2	#5	CONT	—	CONT AT PERIMETER, (4) TOTAL
2TB	—	#5	15'-0"	12"	CTRD ON WALL
3TB	—	#5	8'-0"	6"	EMBED 1'-0" INTO WALL

MILD REINFORCING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA AND SPECIAL INSPECTIONS PER S0.01 THROUGH S0.04.
2. VERIFY ALL ELEVATIONS AND DIMENSIONS FOR STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO EDGES OF SLAB, SHAFT OPENINGS, AND COLUMN AND WALL LOCATIONS WITH ARCHITECTURAL DRAWINGS.
3. POST-TENSIONED TENDON LAYOUT SHALL BE PER POST-TENSIONED FRAMING PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
5. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
6. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
7. IT IS NOT PERMITTED TO INSTALL DRILL-IN ADHESIVE OR MECHANICAL ANCHORS, CUT OPENINGS IN OR CORE THROUGH POST-TENSIONED SLAB WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO PLACING CONCRETE.
8. REINFORCING SHALL BE SUPPORTED TO MAINTAIN PROPER POSITION IN THE SLAB.
9. PROVIDE TYPICAL BOTTOM MAT REINFORCING EACH WAY OVER ENTIRE SLAB PER PLAN.
10. PROVIDE 1" CLEAR COVER TO ALL TOP REINFORCING AND 1" CLEAR COVER TO ALL BOTTOM REINFORCING.
11. CONTRACTOR TO COORDINATE EMBED PLATES REQUIRED FOR STAIRS, GUARDRAILS, INTERIOR AND EXTERIOR WALLS, WINDOW WASHING ANCHORS, ETC.
12. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.
13. TYPICAL DETAILS PER:

S3.31	CONCRETE COLUMN DETAILS
19/S4.01	TYPICAL LAP SPLICE SCHEDULE
S5.01	TYPICAL POST-TENSIONED DETAILS
12/S5.11	TYPICAL LANDSCAPE PLANTER BOX DETAILS
S5.21	TYPICAL STUDRAIL DETAILS AT COLUMNS
19/S7.01	TYPICAL STAIR AND ELEVATOR CONNECTIONS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

LEVEL 2 MILD REINFORCING PLAN

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

PROJECT NORTH TRUE NORTH

FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:18:05 PM C:\Jobs\files\Revit\22081-0140\R2023_rajeevruby@dcmengineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.Z Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
JAMES JEFFREY HOWARD
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

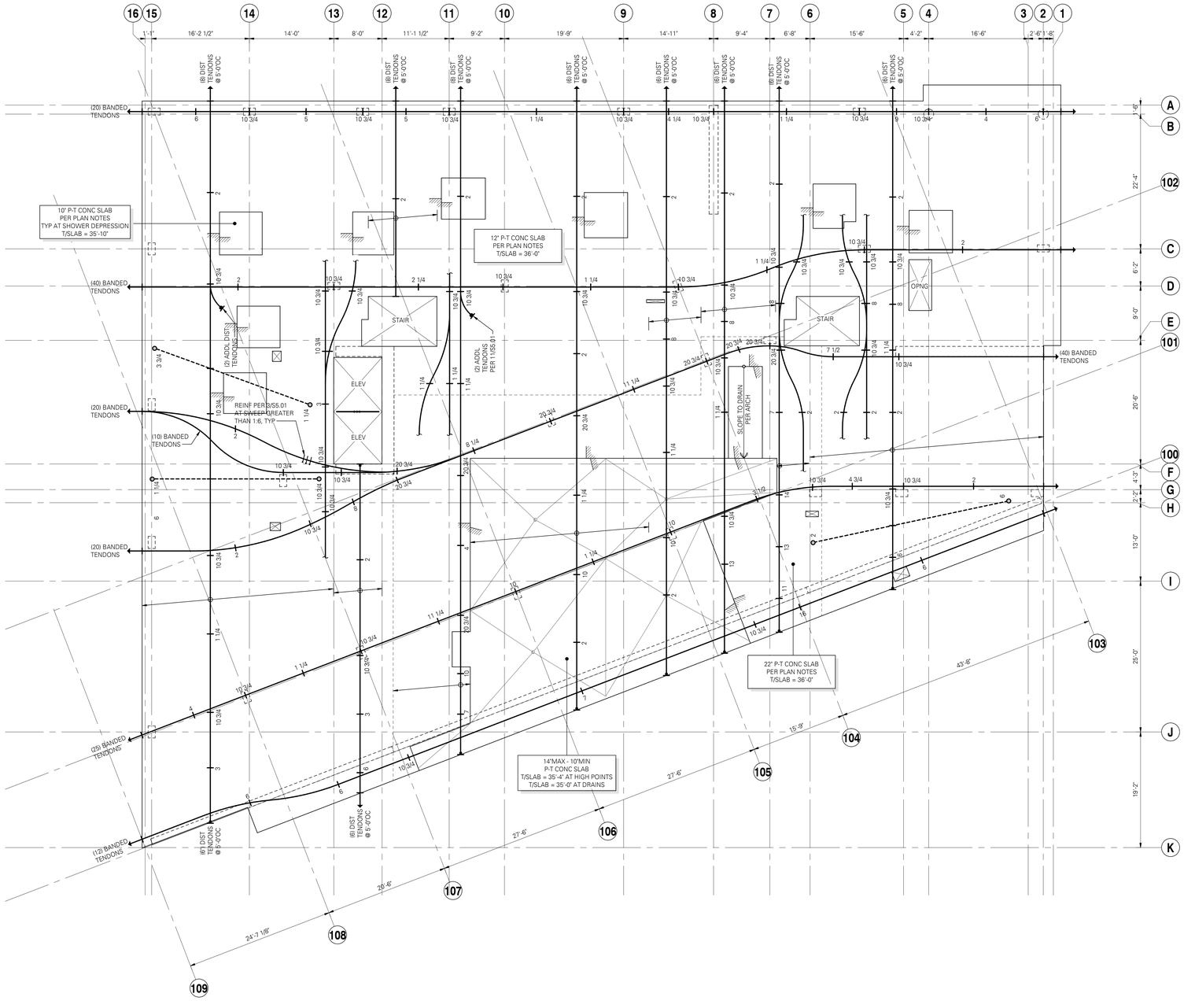
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - LEVEL 2 MILD REINFORCING PLAN

SHEET:
S2.02m

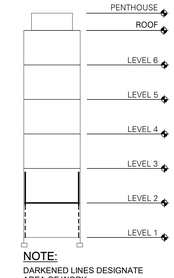
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



POST-TENSIONED FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA AND SPECIAL INSPECTIONS PER S0.01 THROUGH S0.04.
2. VERIFY ALL ELEVATIONS AND DIMENSIONS FOR STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO EDGES OF SLAB, SHAFT OPENINGS, AND COLUMN AND WALL LOCATIONS WITH ARCHITECTURAL DRAWINGS.
3. MILD REINFORCING BAR LAYOUT SHALL BE PER MILD REINFORCING PLAN.
4. SLAB OPENING DIMENSIONS AND SECTION CUTS SHALL BE PER MILD REINFORCING PLAN.
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND STAGING OF ALL SHORING AND RESHORING. SHORING PLACED BENEATH SLAB CLOSURE POURS SHALL NOT BE REMOVED UNTIL CLOSURE POUR CONCRETE HAS REACHED SPECIFIED STRENGTH.
6. STRUCTURAL SLAB THICKNESS AND TOP OF STRUCTURAL SLAB ARE AS SHOWN ON PLAN.
7. COLUMN OR WALL OVER-POURS INTO POST-TENSIONED SLABS SHALL NOT BE GREATER THAN 1/2" MAXIMUM. REMOVE ANY EXCESSIVE COLUMN OR WALL OVER-POURS PRIOR TO PLACING REINFORCING BARS AND POST-TENSIONED TENDONS.
8. DO NOT INSTALL DRILL-IN ADHESIVE AND EXPANSION ANCHORS IN THE POST-TENSIONED SLAB. DRILLING INTO POST-TENSIONED SLAB WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD IS NOT PERMITTED. ALL BUILDING SYSTEMS: MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SHALL PLACE DUCTS, CHASES, PIPES OR PIPE SUPPORTS, CONDUIT SLEEVES AND HANGER INSERTS, ETC INTO THE POST-TENSIONED SLAB PRIOR TO POURING THE CONCRETE.
9. ADDITIONAL SHAFTS MAY BE LOCATED AFTER THE SLAB IS POURED IF APPROVED BY THE STRUCTURAL ENGINEER OF RECORD AND COORDINATED WITH THE GENERAL CONTRACTOR.
10. TENDONS STRESSING SEQUENCE PER GENERAL NOTES. STRESS A MINIMUM OF (2) TENDONS AT SLAB EDGES PERPENDICULAR TO THE BANDED TENDON ENDS BEFORE BANDED TENDONS ARE STRESSED.
11. HORIZONTAL SWEEP OF THE TENDONS SHALL NOT BE GREATER THEN 1:6. TENDONS WITH HORIZONTAL SWEEP GREATER THAN 1:6 SHALL BE REVIEWED BY THE ENGINEER-OF-RECORD FOR TENDON SPACING AND ADDITIONAL REINFORCING REQUIREMENTS PRIOR TO PLACING CONCRETE.
12. PROVIDE FULLY ENCAPSULATED SYSTEM OF THE POST-TENSIONED TENDONS AND ANCHORS AT THIS LEVEL. ENCAPSULATION REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
13. TYPICAL DETAILS PER:

    S5.01 TYPICAL POST-TENSIONED DETAILS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

LEVEL 2 POST-TENSIONED FRAMING PLAN

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

PROJECT NORTH TRUE NORTH

FOR PERMIT
Plan Check and other drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 9:18:11 PM C:\Jobs\the42\Revit\22081-01-60-R2023_vagnovv@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.Z Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER JEFFREY BRANDT No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

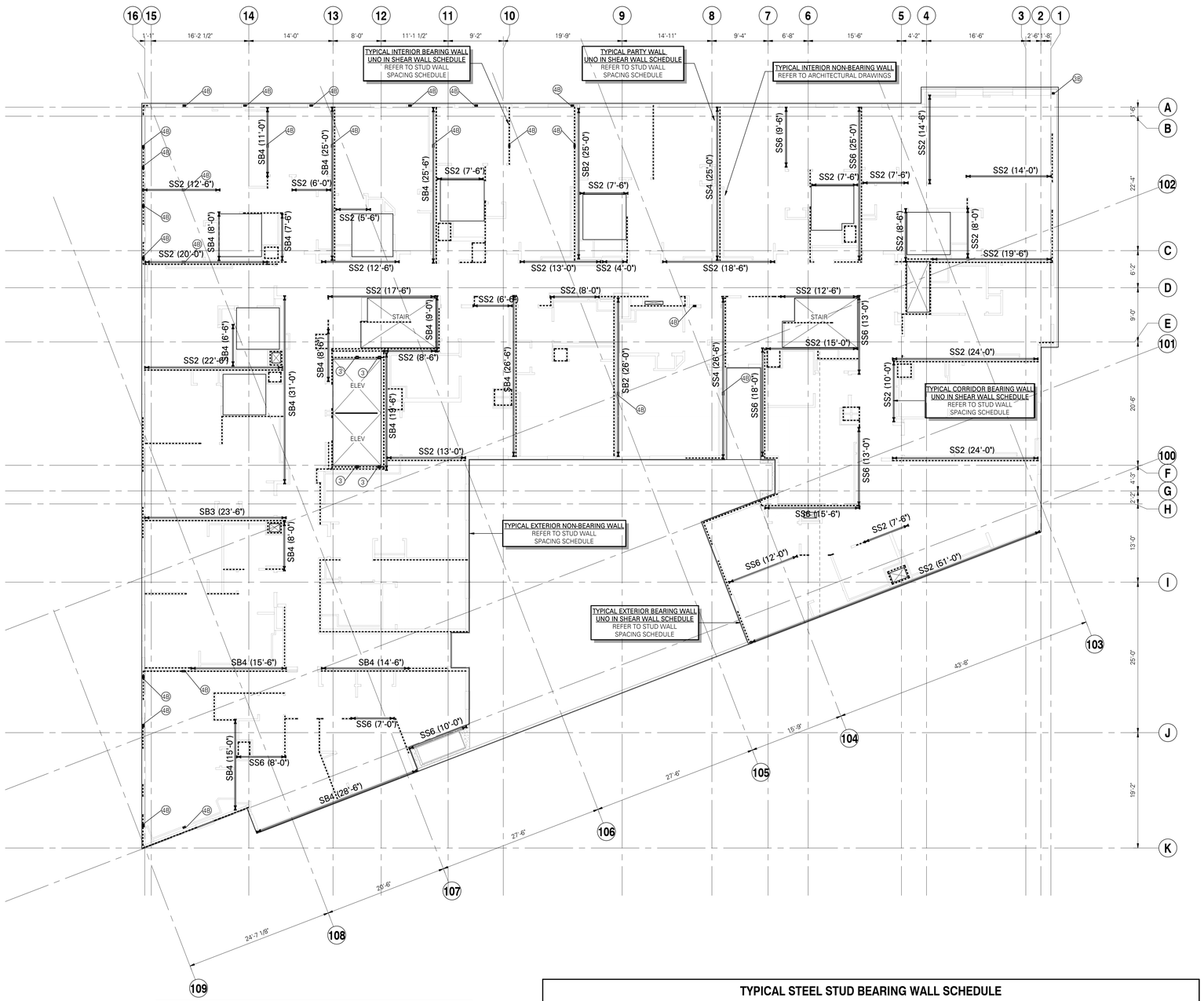
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

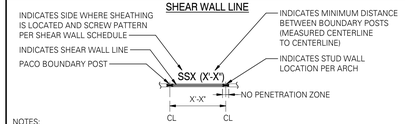
TITLE:
STRUCTURAL - LEVEL 2 POST-TENSIONED FRAMING PLAN

SHEET:
S2.02p

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



BEARING/SHEAR WALL LINE KEY



NOTES:

1. SHEATHING LOCATION TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT.
2. SSX INDICATES SHEET METAL SHEAR WALL PER 17/S6.01.
   SBX INDICATES SURE-BOARD SHEAR WALL PER 19/S6.01.
3. THE SHEAR WALL LINE IS A REPRESENTATION WHERE THE 'NO PENETRATION ZONE' AS SHOWN IS INTENDED TO HELP WITH MEP COORDINATION. FINAL BUILT-UP BOUNDARY POSTS TO BE COORDINATED BETWEEN THE SUPPLIER AND CONTRACTOR.

TYPICAL STEEL STUD BEARING WALL SCHEDULE

(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

LEVEL	CORRIDOR WALL		EXTERIOR WALL		PARTY WALL		INTERIOR WALL	
	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK
LEVEL 6	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	400S162-54 @ 24"OC	400T162-68
LEVEL 5	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-54 @ 24"OC	600T162-68	400S162-97 @ 24"OC	400T162-97
LEVEL 4	600S162-43 @ 24"OC	600T162-54	600S162-68 @ 24"OC	600T162-97	600S162-97 @ 24"OC	600T162-97	(2) 400S162-43 @ 24"OC	400T162-54
LEVEL 3	600S162-43 @ 24"OC	600T162-54	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-54 @ 24"OC	600T162-68	(2) 400S162-54 @ 24"OC	400T162-68
LEVEL 2	600S162-54 @ 24"OC	600T162-68	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-68 @ 24"OC	600T162-97	(2) 400S162-68 @ 24"OC	400T162-97

NOTES:

1. ATTACH TOP AND BOTTOM TRACK PER 18/S6.02.
2. PROVIDE BRIDGING AT ALL BEARING WALLS PER 19/S6.03.
3. PROVIDE SHEATHING ON BOTH FACES OF WALL UNO. MATERIAL PER ARCHITECTURAL DRAWINGS.
4. STUD ATTACMENT TO TOP AND BOTTOM TRACK PER 18/S6.03.
5. STUD AND TRACK THICKNESS AND ATTACHMENT MAY BE GOVERNED BY SHEAR WALL REQUIREMENTS PER SHEAR WALL SCHEDULE 17/S6.01 AND 19/S6.01.

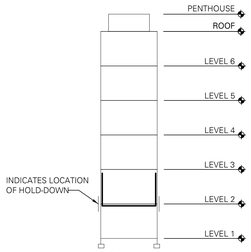
STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR SLAB DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 18/S6.03.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S6.02. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ④. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO POST-TENSIONED SLAB.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH STUDS AND JOISTS AT LEVELS ABOVE AND BELOW. ATTACH TRACKS PER 18/S6.02 UNO IN SHEAR WALL SCHEDULE.
7. INTERIOR AND EXTERIOR BEARING WALL STUDS FROM LEVEL 2 TO LEVEL 4 HAVE BEEN DESIGNED ON THE BASIS OF AN ALL STEEL (MECHANICALLY BRACED) DESIGN. BRIDGING AND ANCHORAGE SHALL BE PROVIDED PER 19/S6.03.

   BEARING STUDS FROM LEVEL 5 TO ROOF HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #8 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. PROVIDE BRIDGING @ 4'-6" ABOVE FINISHED FLOOR AT ALL BEARING WALLS. WHERE WALLS ARE GREATER THAN 10'-0" TALL, PROVIDE BRIDGING AT 4'-0"OC MAXIMUM ABOVE FIRST ROW. BRIDGING SHALL BE FLAT STRAP OR CHANNEL PER 19/S6.03. PROVIDE FLAT STRAP ANCHORAGE PER 14/S6.03 AND CHANNEL ANCHORAGE PER 12/S6.03.
9. IF TOP-DOWN FINISHING IS DESIRED, THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING THE UNBRACED CONDITIONS OF THE STUDS UNTIL THE SHEATHING OR MECHANICAL BRACING IS INSTALLED.
10. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
11. TYPICAL DETAILS PER:

    15/S6.01 TYPICAL SHEAR WALL ELEVATION
    17/S6.02 TYPICAL TRACK SPLICE
    18/S6.02 TYPICAL TOP AND BOTTOM TRACK DETAIL
    14/S6.03 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE
    16/S6.03 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
    17/S6.03 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL
    19/S6.03 TYPICAL STEEL STUD WALL BRIDGING



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

LEVEL 2 STUD AND SHEAR WALL PLAN

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

PROJECT NORTH
TRUE NORTH

FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:18:21 PM C:\Jobsfiles\08\oct\22081-0140-R2022_regservice@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.01Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arnato Conversano Inc. D'Arnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

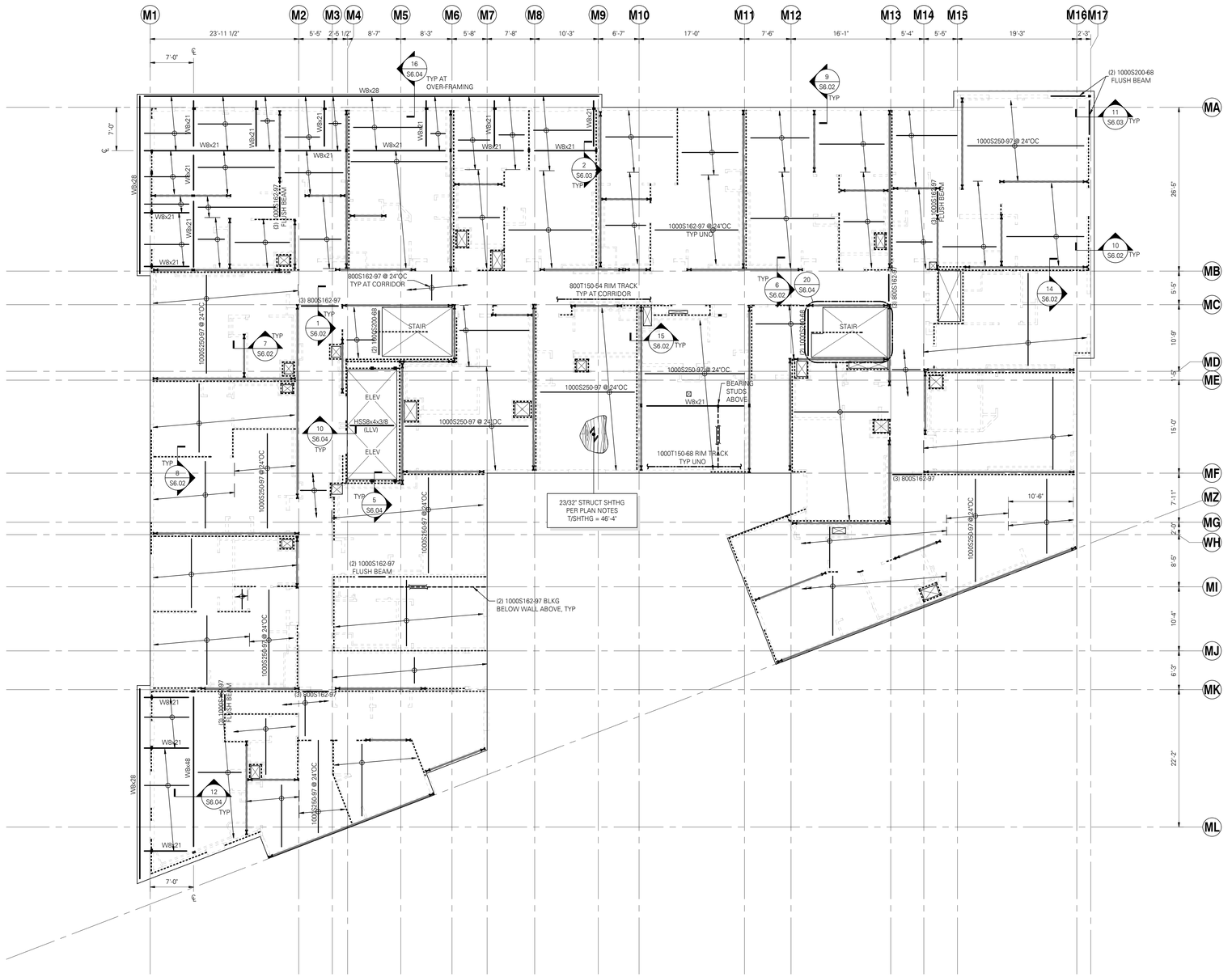
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - LEVEL 2 STUD AND SHEAR WALL PLAN

SHEET:
S2.02s

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

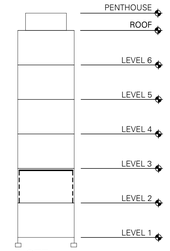


FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. WOOD SHEATHING PER STRUCTURAL GENERAL NOTES. SHEATHING TO BE ATTACHED TO FLOOR FRAMING WITH #8 SCREWS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS SHALL BE BIDDER DESIGNED. LOADS AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACHMENT PER 16/S6.03.
6. BEAM AND HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. BEAMS TO BE UNPUNCHED UNO.
7. ALL HANGERS SHALL BE TOP FLANGE BEARING SIMPSON S/HJCT TYPE UNO.
8. RIM TRACK SHALL BE PER PLAN. ATTACH W/ (3) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. AT DOUBLE JOISTS, ATTACH WITH (5) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. ATTACH RIM TRACK AT HEADERS PER 13/S6.02.
9. ATTACH EACH JOIST TO RIM TRACK TAB WITH (3) #12 SCREWS. WHERE DOUBLE JOIST OCCURS, ATTACH TO RIM TRACK TAB WITH (5) #12 SCREWS. WHERE RIM TRACK DOES NOT INCLUDE TAB, PROVIDE A CLIP L1 1/2x1 1/2x54MIL x 7" W/ (3) #12 SCREWS EACH LEG AT SINGLE JOISTS AND (5) #12 SCREWS EACH LEG AT DOUBLE JOISTS.
10. BEARING STUD, SHEAR WALL, HOLD-DOWN, AND POST BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF SYSTEM DUE TO CONSTRUCTION LOADS.
12. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
13. TYPICAL DETAILS PER:

11/S6.02	TYPICAL JOIST FRAMING CONSTRUCTION
13/S6.02	TYPICAL RIM TRACK HEADER
4/S6.03	TYPICAL RIM TRACK SPLICE
5/S6.03	TYPICAL STEEL JOIST BRIDGING
16/S6.03	TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
7/S6.04	SOLAR THERMAL PANEL CONNECTION
8/S6.04	TYPICAL OPENING DETAILS
2/S7.01	TYPICAL WIDE-FLANGE BEAM PENETRATIONS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

PROJECT NORTH TRUE NORTH

LEVEL 3 FRAMING PLAN
SCALE: 1/8" = 1'-0"

FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 9:38:39 PM C:\Jacobs\H2Ov-c\2200-01-66-R2023_nagarro-dev@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.01Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arnato Conversano Inc. D'Arnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP
JEFFREY BRANDT PROFESSIONAL ENGINEER No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

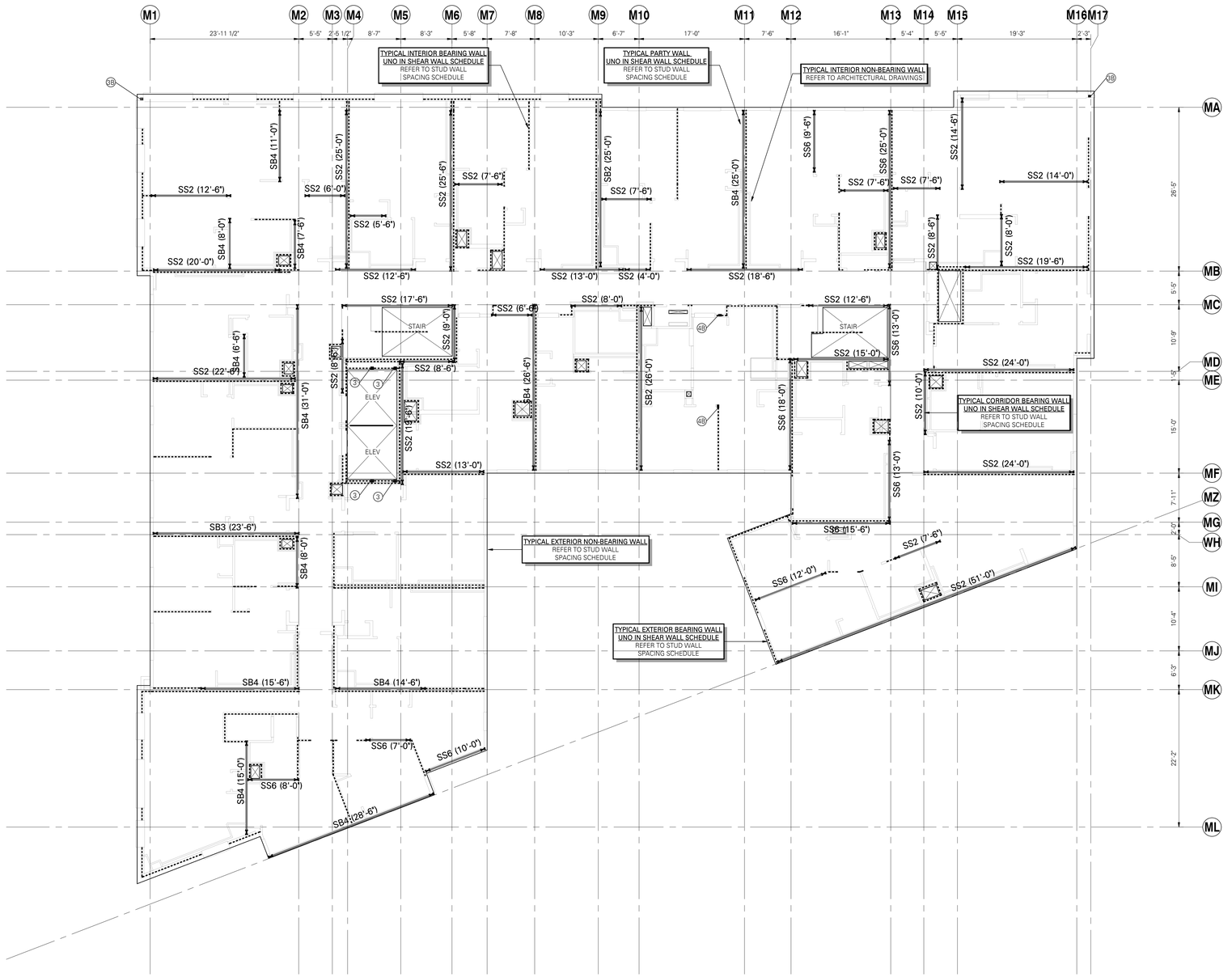
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

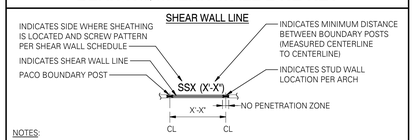
TITLE:
STRUCTURAL - LEVEL 3 FRAMING PLAN

SHEET:
S2.03f

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



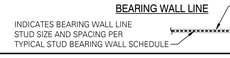
BEARING/SHEAR WALL LINE KEY



NOTES:

1. SHEATHING LOCATION TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT.
2. SSX INDICATES SHEET METAL SHEAR WALL PER 17/S6.01.
   SBX INDICATES SURE-BOARD SHEAR WALL PER 19/S6.01.
3. THE SHEAR WALL LINE IS A REPRESENTATION WHERE THE 'NO PENETRATION ZONE' AS SHOWN IS INTENDED TO HELP WITH MEP COORDINATION. FINAL BUILT-UP BOUNDARY POSTS TO BE COORDINATED BETWEEN THE SUPPLIER AND CONTRACTOR.

BEARING WALL LINE



TYPICAL STEEL STUD BEARING WALL SCHEDULE

(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

LEVEL	CORRIDOR WALL		EXTERIOR WALL		PARTY WALL		INTERIOR WALL	
	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK
LEVEL 6	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	400S162-54 @ 24"OC	400T162-68
LEVEL 5	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-54 @ 24"OC	600T162-68	400S162-97 @ 24"OC	400T162-97
LEVEL 4	600S162-43 @ 24"OC	600T162-54	600S162-68 @ 24"OC	600T162-97	600S162-97 @ 24"OC	600T162-97	(2) 400S162-43 @ 24"OC	400T162-54
LEVEL 3	600S162-43 @ 24"OC	600T162-54	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-54 @ 24"OC	600T162-68	(2) 400S162-54 @ 24"OC	400T162-68
LEVEL 2	600S162-54 @ 24"OC	600T162-68	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-68 @ 24"OC	600T162-97	(2) 400S162-68 @ 24"OC	400T162-97

NOTES:

1. ATTACH TOP AND BOTTOM TRACK PER 18/S6.02.
2. PROVIDE BRIDGING AT ALL BEARING WALLS PER 19/S6.03.
3. PROVIDE SHEATHING ON BOTH FACES OF WALL UNO. MATERIAL PER ARCHITECTURAL DRAWINGS.
4. STUD ATTACMENT TO TOP AND BOTTOM TRACK PER 18/S6.03.
5. STUD AND TRACK THICKNESS AND ATTACHMENT MAY BE GOVERNED BY SHEAR WALL REQUIREMENTS PER SHEAR WALL SCHEDULE 17/S6.01 AND 19/S6.01.

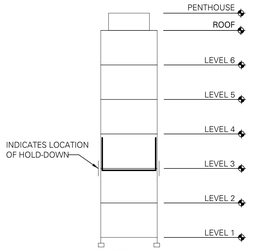
STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR SLAB DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 18/S6.03.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S6.02. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ④. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO POST-TENSIONED SLAB.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH STUDS AND JOISTS AT LEVELS ABOVE AND BELOW. ATTACH TRACKS PER 18/S6.02 UNO IN SHEAR WALL SCHEDULE.
7. INTERIOR AND EXTERIOR BEARING WALL STUDS FROM LEVEL 2 TO LEVEL 4 HAVE BEEN DESIGNED ON THE BASIS OF AN ALL STEEL (MECHANICALLY BRACED) DESIGN. BRIDGING AND ANCHORAGE SHALL BE PROVIDED PER 19/S6.03.

   BEARING STUDS FROM LEVEL 5 TO ROOF HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #8 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. PROVIDE BRIDGING @ 4'-6" ABOVE FINISHED FLOOR AT ALL BEARING WALLS. WHERE WALLS ARE GREATER THAN 10'-0" TALL, PROVIDE BRIDGING AT 4'-0"OC MAXIMUM ABOVE FIRST ROW. BRIDGING SHALL BE FLAT STRAP OR CHANNEL PER 19/S6.03. PROVIDE FLAT STRAP ANCHORAGE PER 14/S6.03 AND CHANNEL ANCHORAGE PER 12/S6.03.
9. IF TOP-DOWN FINISHING IS DESIRED, THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING THE UNBRACED CONDITIONS OF THE STUDS UNTIL THE SHEATHING OR MECHANICAL BRACING IS INSTALLED.
10. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
11. TYPICAL DETAILS PER:

    15/S6.01 TYPICAL SHEAR WALL ELEVATION
    17/S6.02 TYPICAL TRACK SPLICE
    18/S6.02 TYPICAL TOP AND BOTTOM TRACK DETAIL
    14/S6.03 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE
    16/S6.03 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
    17/S6.03 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL
    19/S6.03 TYPICAL STEEL STUD WALL BRIDGING



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

PROJECT NORTH / TRUE NORTH

LEVEL 3 STUD AND SHEAR WALL PLAN

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

FOR PERMIT
Plan Corrections and Field Changes for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:18:48 PM C:\Jacobs\Work\Docs\22081.01-MS-R23_nagrevcvdv@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.01Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DYnato Conversano Inc. DYnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

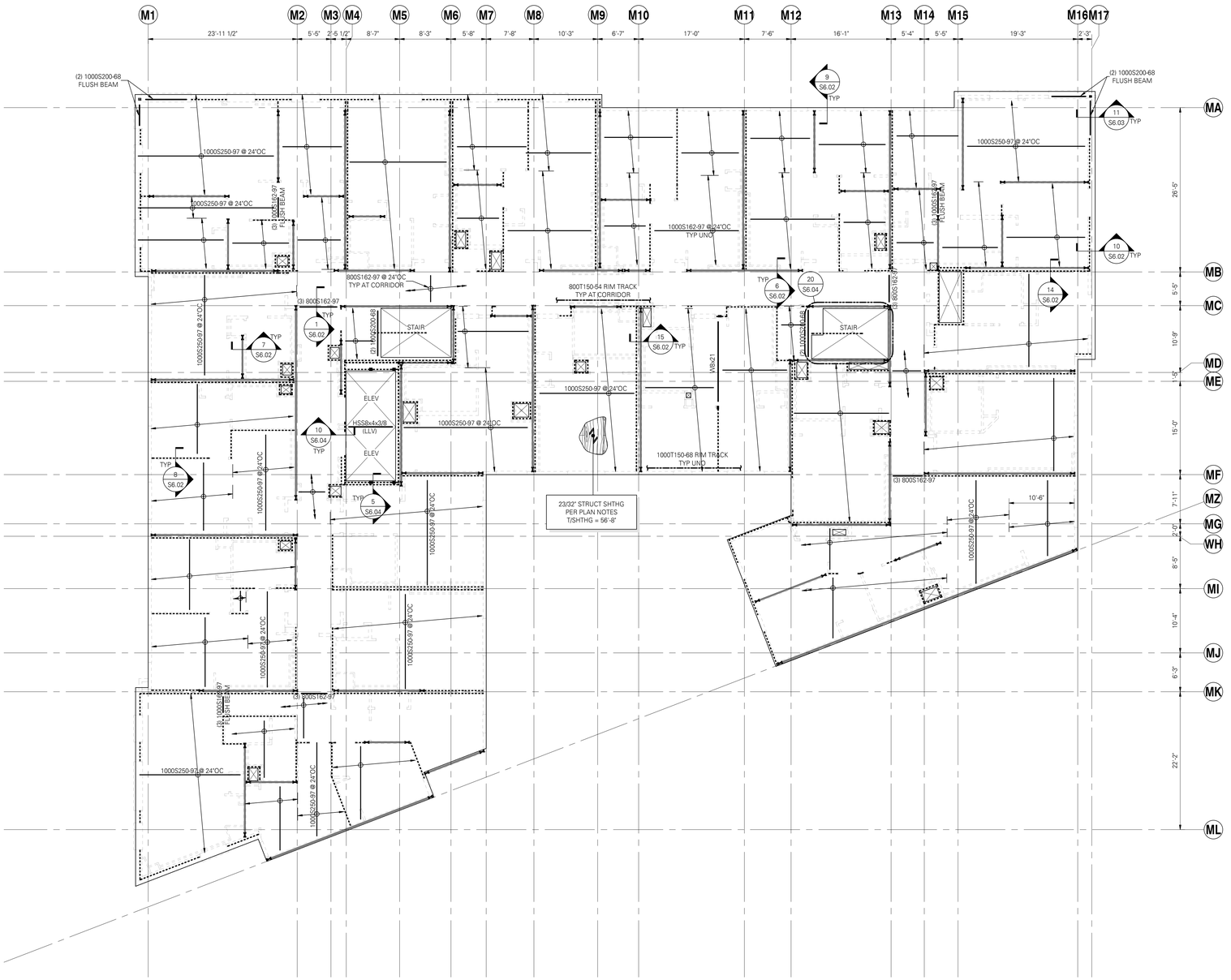
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated
TITLE:	STRUCTURAL - LEVEL 3 STUD AND SHEAR WALL PLAN

SHEET:

S2.03s

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

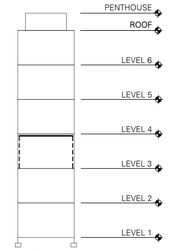


FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. WOOD SHEATHING PER STRUCTURAL GENERAL NOTES. SHEATHING TO BE ATTACHED TO FLOOR FRAMING WITH #8 SCREWS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS SHALL BE BIDDER DESIGNED. LOADS AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACHMENT PER 16/S6.03.
6. BEAM AND HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. BEAMS TO BE UNPUNCHED UNO.
7. ALL HANGERS SHALL BE TOP FLANGE BEARING SIMPSON S/HJCT TYPE UNO.
8. RIM TRACK SHALL BE PER PLAN. ATTACH W/ (3) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. AT DOUBLE JOISTS, ATTACH WITH (5) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. ATTACH RIM TRACK AT HEADERS PER 13/S6.02.
9. ATTACH EACH JOIST TO RIM TRACK TAB WITH (3) #12 SCREWS. WHERE DOUBLE JOIST OCCURS, ATTACH TO RIM TRACK TAB WITH (5) #12 SCREWS. WHERE RIM TRACK DOES NOT INCLUDE TAB, PROVIDE A CLIP L1 1/2x1 1/2x54MIL x 7" W/ (3) #12 SCREWS EACH LEG AT SINGLE JOISTS AND (5) #12 SCREWS EACH LEG AT DOUBLE JOISTS.
10. BEARING STUD, SHEAR WALL, HOLD-DOWN, AND POST BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF SYSTEM DUE TO CONSTRUCTION LOADS.
12. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
13. TYPICAL DETAILS PER:

11/S6.02	TYPICAL JOIST FRAMING CONSTRUCTION
13/S6.02	TYPICAL RIM TRACK HEADER
4/S6.03	TYPICAL RIM TRACK SPLICE
5/S6.03	TYPICAL STEEL JOIST BRIDGING
16/S6.03	TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
7/S6.04	SOLAR THERMAL PANEL CONNECTION
8/S6.04	TYPICAL OPENING DETAILS
2/S7.01	TYPICAL WIDE-FLANGE BEAM PENETRATIONS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

LEVEL 4 FRAMING PLAN

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

PROJECT NORTH / TRUE NORTH

FOR PERMIT
Plans are not approved for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:18:51 PM C:\Jacobs\H2Ov-c\2200-01-66-R2023_nagarro-dev@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.DCIArkatz Connersano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiYendo Connersano Inc. DiYendo Connersano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER JEFFREY HAMM No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

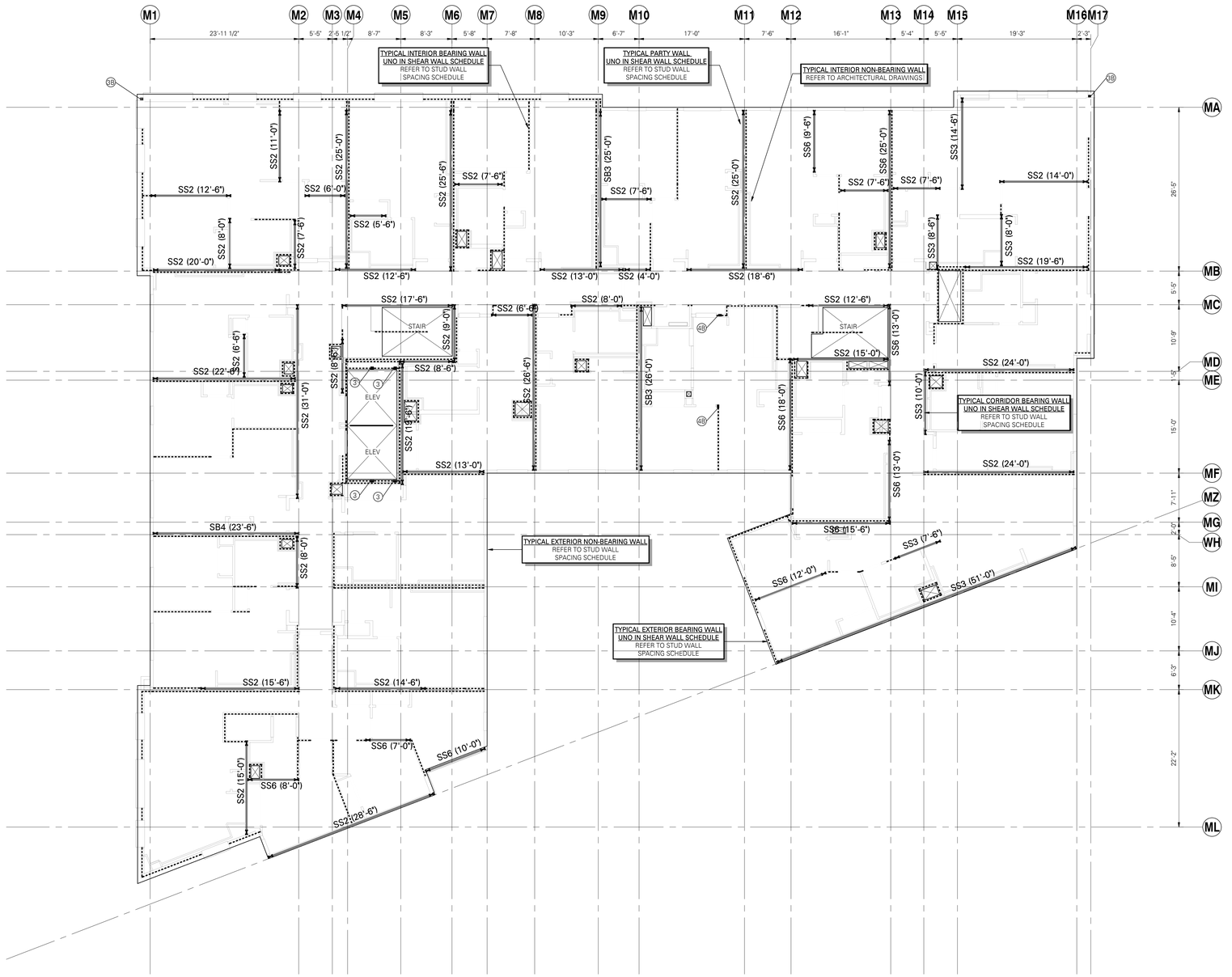
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

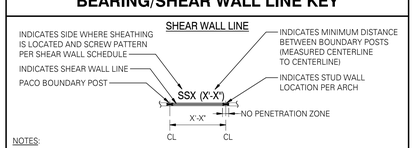
TITLE:
STRUCTURAL - LEVEL 4 FRAMING PLAN

SHEET:
S2.04f

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



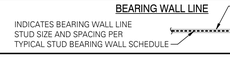
BEARING/SHEAR WALL LINE KEY



NOTES:

1. SHEATHING LOCATION TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT.
2. SSX INDICATES SHEET METAL SHEAR WALL PER 17/S6.01.
   SBX INDICATES SURE-BOARD SHEAR WALL PER 19/S6.01.
3. THE SHEAR WALL LINE IS A REPRESENTATION WHERE THE 'NO PENETRATION ZONE' AS SHOWN IS INTENDED TO HELP WITH MEP COORDINATION. FINAL BUILT-UP BOUNDARY POSTS TO BE COORDINATED BETWEEN THE SUPPLIER AND CONTRACTOR.

BEARING WALL LINE



TYPICAL STEEL STUD BEARING WALL SCHEDULE

(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

LEVEL	CORRIDOR WALL		EXTERIOR WALL		PARTY WALL		INTERIOR WALL	
	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK
LEVEL 6	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	400S162-54 @ 24"OC	400T162-68
LEVEL 5	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-54 @ 24"OC	600T162-68	400S162-97 @ 24"OC	400T162-97
LEVEL 4	600S162-43 @ 24"OC	600T162-54	600S162-68 @ 24"OC	600T162-97	600S162-97 @ 24"OC	600T162-97	(2) 400S162-43 @ 24"OC	400T162-54
LEVEL 3	600S162-43 @ 24"OC	600T162-54	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-54 @ 24"OC	600T162-68	(2) 400S162-54 @ 24"OC	400T162-68
LEVEL 2	600S162-54 @ 24"OC	600T162-68	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-68 @ 24"OC	600T162-97	(2) 400S162-68 @ 24"OC	400T162-97

NOTES:

1. ATTACH TOP AND BOTTOM TRACK PER 18/S6.02.
2. PROVIDE BRIDGING AT ALL BEARING WALLS PER 19/S6.03.
3. PROVIDE SHEATHING ON BOTH FACES OF WALL UNO. MATERIAL PER ARCHITECTURAL DRAWINGS.
4. STUD ATTACMENT TO TOP AND BOTTOM TRACK PER 18/S6.03.
5. STUD AND TRACK THICKNESS AND ATTACHMENT MAY BE GOVERNED BY SHEAR WALL REQUIREMENTS PER SHEAR WALL SCHEDULE 17/S6.01 AND 19/S6.01.

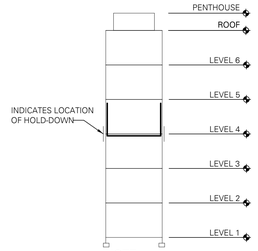
STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR SLAB DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 18/S6.03.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S6.02. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ④. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO POST-TENSIONED SLAB.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH STUDS AND JOISTS AT LEVELS ABOVE AND BELOW. ATTACH TRACKS PER 18/S6.02 UNO IN SHEAR WALL SCHEDULE.
7. INTERIOR AND EXTERIOR BEARING WALL STUDS FROM LEVEL 2 TO LEVEL 4 HAVE BEEN DESIGNED ON THE BASIS OF AN ALL STEEL (MECHANICALLY BRACED) DESIGN. BRIDGING AND ANCHORAGE SHALL BE PROVIDED PER 19/S6.03.

   BEARING STUDS FROM LEVEL 5 TO ROOF HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #8 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. PROVIDE BRIDGING @ 4'-6" ABOVE FINISHED FLOOR AT ALL BEARING WALLS. WHERE WALLS ARE GREATER THAN 10'-0" TALL, PROVIDE BRIDGING AT 4'-0"OC MAXIMUM ABOVE FIRST ROW. BRIDGING SHALL BE FLAT STRAP OR CHANNEL PER 19/S6.03. PROVIDE FLAT STRAP ANCHORAGE PER 14/S6.03 AND CHANNEL ANCHORAGE PER 12/S6.03.
9. IF TOP-DOWN FINISHING IS DESIRED, THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING THE UNBRACED CONDITIONS OF THE STUDS UNTIL THE SHEATHING OR MECHANICAL BRACING IS INSTALLED.
10. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
11. TYPICAL DETAILS PER:

    15/S6.01 TYPICAL SHEAR WALL ELEVATION
    17/S6.02 TYPICAL TRACK SPLICE
    18/S6.02 TYPICAL TOP AND BOTTOM TRACK DETAIL
    14/S6.03 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE
    16/S6.03 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
    17/S6.03 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL
    19/S6.03 TYPICAL STEEL STUD WALL BRIDGING



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

LEVEL 4 STUD AND SHEAR WALL PLAN

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

PROJECT NORTH TRUE NORTH

FOR PERMIT
Plans, specifications and other drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:19:05 PM C:\Jacobs\Pro\Dci\22081.01-E12th\S2023_nagrevcvdv@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.01Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arnato Conversano Inc. D'Arnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

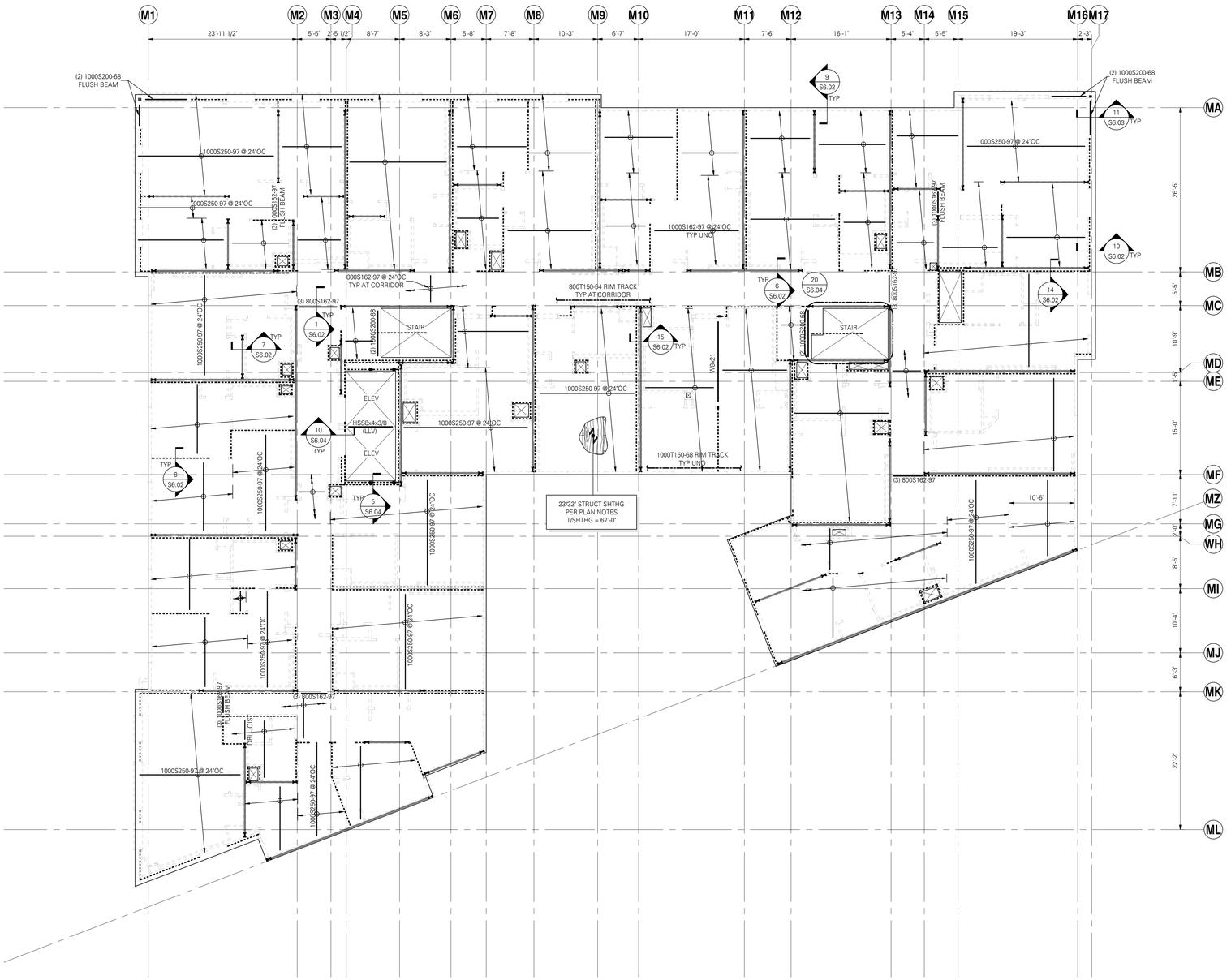
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - LEVEL 4 STUD AND SHEAR WALL PLAN

SHEET:
S2.04s

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

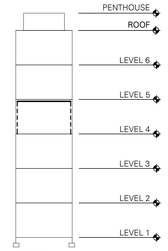


FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. WOOD SHEATHING PER STRUCTURAL GENERAL NOTES. SHEATHING TO BE ATTACHED TO FLOOR FRAMING WITH #8 SCREWS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS SHALL BE BIDDER DESIGNED. LOADS AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACHMENT PER 16/S6.03.
6. BEAM AND HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. BEAMS TO BE UNPUNCHED UNO.
7. ALL HANGERS SHALL BE TOP FLANGE BEARING SIMPSON S/HJCT TYPE UNO.
8. RIM TRACK SHALL BE PER PLAN. ATTACH W/ (3) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. AT DOUBLE JOISTS, ATTACH WITH (5) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. ATTACH RIM TRACK AT HEADERS PER 13/S6.02.
9. ATTACH EACH JOIST TO RIM TRACK TAB WITH (3) #12 SCREWS. WHERE DOUBLE JOIST OCCURS, ATTACH TO RIM TRACK TAB WITH (5) #12 SCREWS. WHERE RIM TRACK DOES NOT INCLUDE TAB, PROVIDE A CLIP L1 1/2x1 1/2x54MIL x 7" W/ (3) #12 SCREWS EACH LEG AT SINGLE JOISTS AND (5) #12 SCREWS EACH LEG AT DOUBLE JOISTS.
10. BEARING STUD, SHEAR WALL, HOLD-DOWN, AND POST BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF SYSTEM DUE TO CONSTRUCTION LOADS.
12. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
13. TYPICAL DETAILS PER:

11/S6.02	TYPICAL JOIST FRAMING CONSTRUCTION
13/S6.02	TYPICAL RIM TRACK HEADER
4/S6.03	TYPICAL RIM TRACK SPLICE
5/S6.03	TYPICAL STEEL JOIST BRIDGING
16/S6.03	TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
7/S6.04	SOLAR THERMAL PANEL CONNECTION
8/S6.04	TYPICAL OPENING DETAILS
2/S7.01	TYPICAL WIDE-FLANGE BEAM PENETRATIONS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

PROJECT NORTH
TRUE NORTH

LEVEL 5 FRAMING PLAN
SCALE: 1/8" = 1'-0"

FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:19:11 PM C:\Jacobs\H2Ov-c\2090.01-66-R2023_nagrevov@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.Z Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
PROFESSIONAL ENGINEER JEFFREY HAMM No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

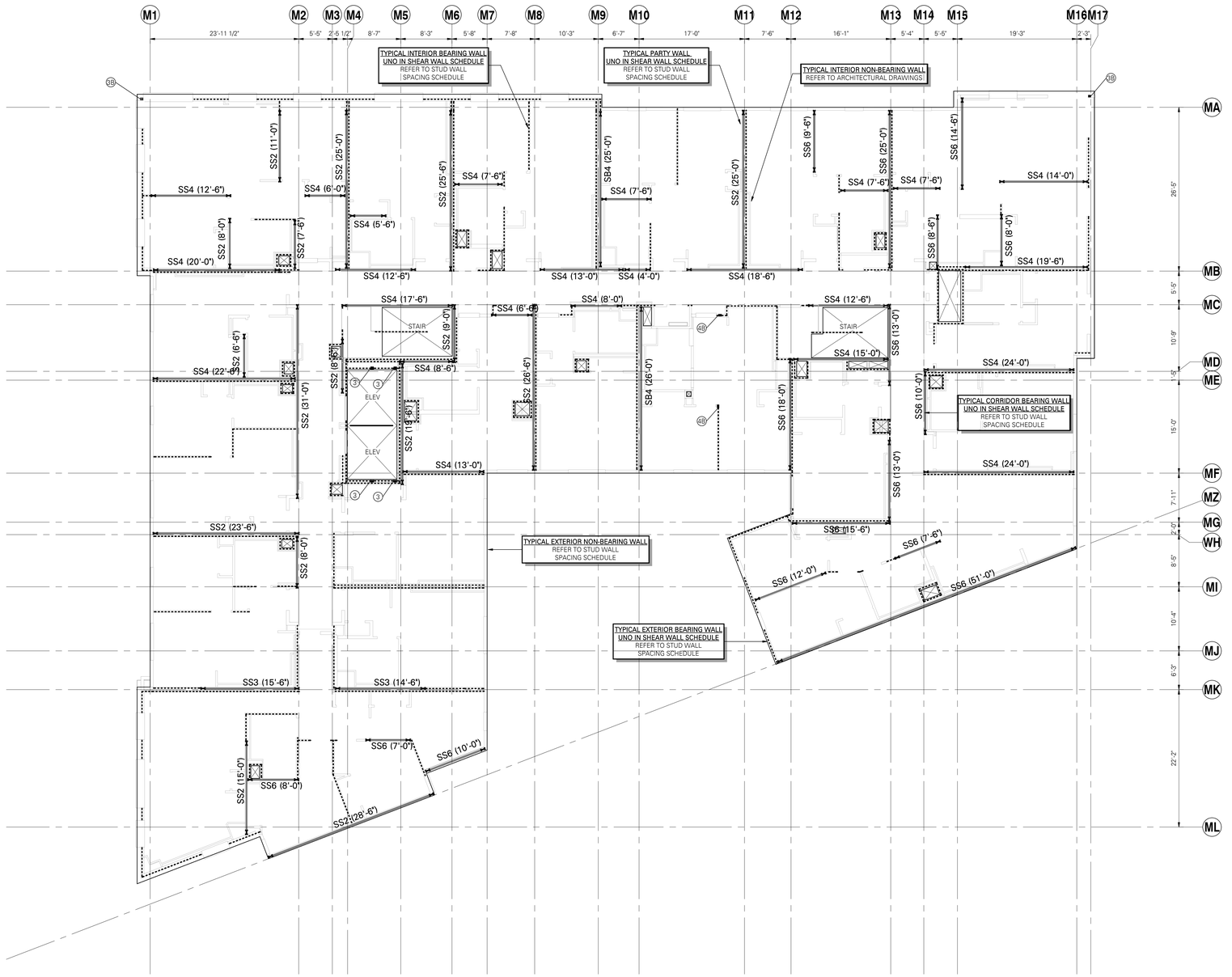
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - LEVEL 5 FRAMING PLAN

SHEET:
S2.05f

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



STUD AND SHEAR WALL PLAN NOTES:

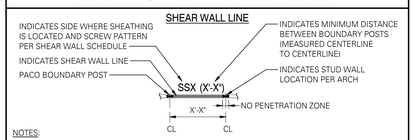
1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR SLAB DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 18/S6.03.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S6.02. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ④. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO POST-TENSIONED SLAB.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH STUDS AND JOISTS AT LEVELS ABOVE AND BELOW. ATTACH TRACKS PER 18/S6.02 UNO IN SHEAR WALL SCHEDULE.
7. INTERIOR AND EXTERIOR BEARING WALL STUDS FROM LEVEL 2 TO LEVEL 4 HAVE BEEN DESIGNED ON THE BASIS OF AN ALL STEEL (MECHANICALLY BRACED) DESIGN. BRIDGING AND ANCHORAGE SHALL BE PROVIDED PER 19/S6.03.

   BEARING STUDS FROM LEVEL 5 TO ROOF HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #8 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. PROVIDE BRIDGING @ 4'-6" ABOVE FINISHED FLOOR AT ALL BEARING WALLS. WHERE WALLS ARE GREATER THAN 10'-0" TALL, PROVIDE BRIDGING AT 4'-0"OC MAXIMUM ABOVE FIRST ROW. BRIDGING SHALL BE FLAT STRAP OR CHANNEL PER 19/S6.03. PROVIDE FLAT STRAP ANCHORAGE PER 14/S6.03 AND CHANNEL ANCHORAGE PER 12/S6.03.
9. IF TOP-DOWN FINISHING IS DESIRED, THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING THE UNBRACED CONDITIONS OF THE STUDS UNTIL THE SHEATHING OR MECHANICAL BRACING IS INSTALLED.
10. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
11. TYPICAL DETAILS PER:

    15/S6.01 TYPICAL SHEAR WALL ELEVATION
    17/S6.02 TYPICAL TRACK SPLICE
    18/S6.02 TYPICAL TOP AND BOTTOM TRACK DETAIL
    14/S6.03 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE
    16/S6.03 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
    17/S6.03 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL
    19/S6.03 TYPICAL STEEL STUD WALL BRIDGING

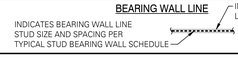
BEARING/SHEAR WALL LINE KEY



NOTES:

1. SHEATHING LOCATION TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT.
2. SSX INDICATES SHEET METAL SHEAR WALL PER 17/S6.01.
   SBX INDICATES SURE-BOARD SHEAR WALL PER 19/S6.01.
3. THE SHEAR WALL LINE IS A REPRESENTATION WHERE THE 'NO PENETRATION ZONE' AS SHOWN IS INTENDED TO HELP WITH MEP COORDINATION. FINAL BUILT-UP BOUNDARY POSTS TO BE COORDINATED BETWEEN THE SUPPLIER AND CONTRACTOR.

BEARING WALL LINE



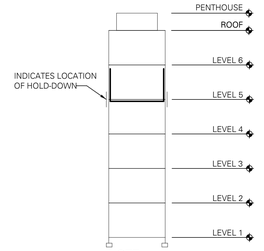
TYPICAL STEEL STUD BEARING WALL SCHEDULE

(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

LEVEL	CORRIDOR WALL		EXTERIOR WALL		PARTY WALL		INTERIOR WALL	
	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK
LEVEL 6	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	400S162-54 @ 24"OC	400T162-68
LEVEL 5	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-54 @ 24"OC	600T162-68	400S162-97 @ 24"OC	400T162-97
LEVEL 4	600S162-43 @ 24"OC	600T162-54	600S162-68 @ 24"OC	600T162-97	600S162-97 @ 24"OC	600T162-97	(2) 400S162-43 @ 24"OC	400T162-54
LEVEL 3	600S162-43 @ 24"OC	600T162-54	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-54 @ 24"OC	600T162-68	(2) 400S162-54 @ 24"OC	400T162-68
LEVEL 2	600S162-54 @ 24"OC	600T162-68	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-68 @ 24"OC	600T162-97	(2) 400S162-68 @ 24"OC	400T162-97

NOTES:

1. ATTACH TOP AND BOTTOM TRACK PER 18/S6.02.
2. PROVIDE BRIDGING AT ALL BEARING WALLS PER 19/S6.03.
3. PROVIDE SHEATHING ON BOTH FACES OF WALL UNO. MATERIAL PER ARCHITECTURAL DRAWINGS.
4. STUD ATTACMENT TO TOP AND BOTTOM TRACK PER 18/S6.03.
5. STUD AND TRACK THICKNESS AND ATTACHMENT MAY BE GOVERNED BY SHEAR WALL REQUIREMENTS PER SHEAR WALL SCHEDULE 17/S6.01 AND 19/S6.01.



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

PROJECT NORTH TRUE NORTH

LEVEL 5 STUD AND SHEAR WALL PLAN

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

FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:19:28 PM C:\Jacobs\e50\rvt50\rvt-22081-01-MS-R23_rvajacobs@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.DCImatic Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiTrolio Conversano Inc. DiTrolio Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

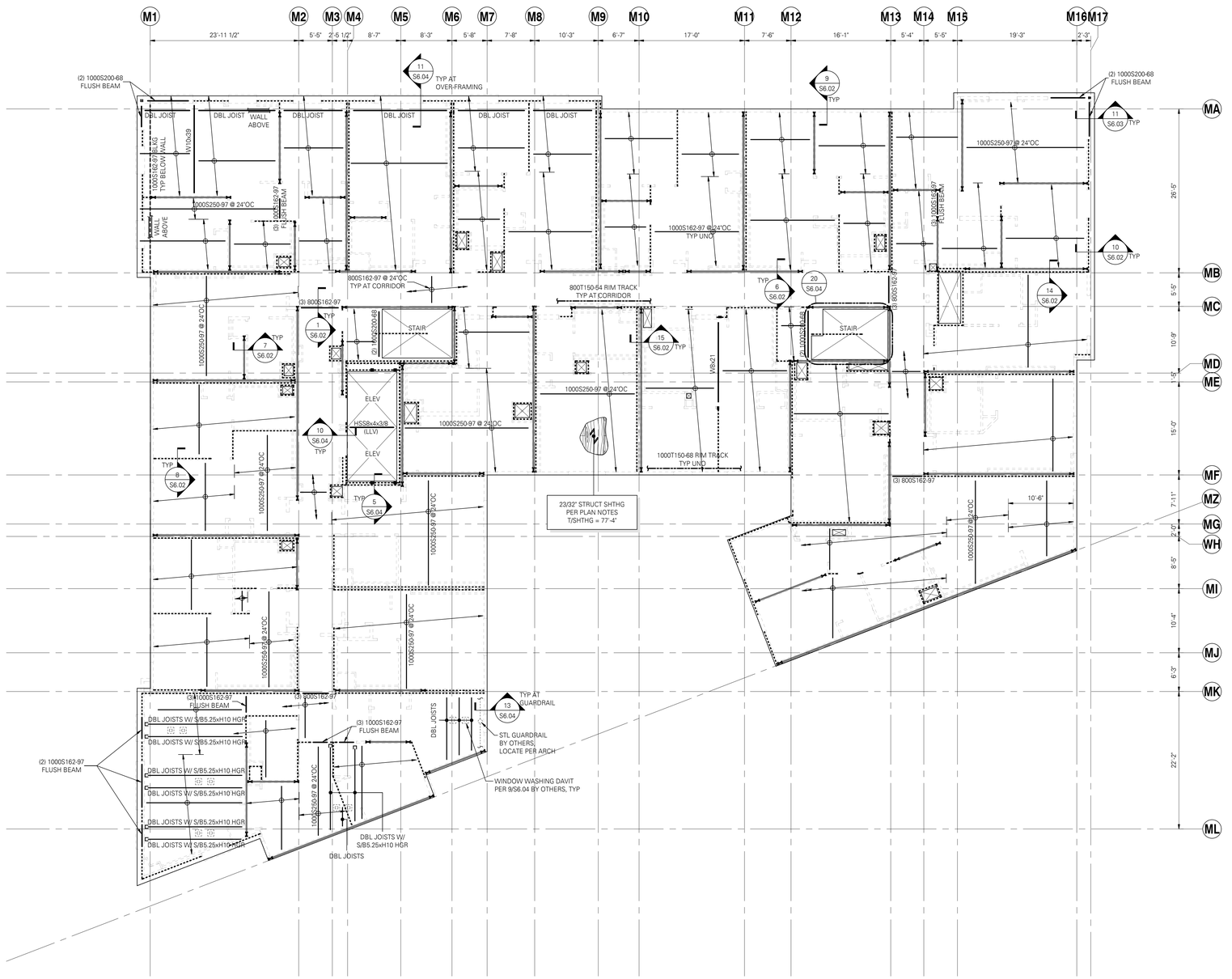
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - LEVEL 5 STUD AND SHEAR WALL PLAN

SHEET:
S2.05s

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

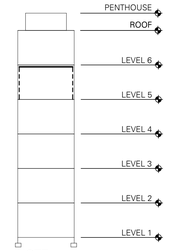


FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. WOOD SHEATHING PER STRUCTURAL GENERAL NOTES. SHEATHING TO BE ATTACHED TO FLOOR FRAMING WITH #8 SCREWS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS SHALL BE BIDDER DESIGNED. LOADS AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACHMENT PER 16/S6.03.
6. BEAM AND HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. BEAMS TO BE UNPUNCHED UNO.
7. ALL HANGERS SHALL BE TOP FLANGE BEARING SIMPSON S/HJCT TYPE UNO.
8. RIM TRACK SHALL BE PER PLAN. ATTACH W/ (3) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. AT DOUBLE JOISTS, ATTACH WITH (5) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. ATTACH RIM TRACK AT HEADERS PER 13/S6.02.
9. ATTACH EACH JOIST TO RIM TRACK TAB WITH (3) #12 SCREWS. WHERE DOUBLE JOIST OCCURS, ATTACH TO RIM TRACK TAB WITH (5) #12 SCREWS. WHERE RIM TRACK DOES NOT INCLUDE TAB, PROVIDE A CLIP L1 1/2x1 1/2x54MIL x 7" W/ (3) #12 SCREWS EACH LEG AT SINGLE JOISTS AND (5) #12 SCREWS EACH LEG AT DOUBLE JOISTS.
10. BEARING STUD, SHEAR WALL, HOLD-DOWN, AND POST BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF SYSTEM DUE TO CONSTRUCTION LOADS.
12. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
13. TYPICAL DETAILS PER:

11/S6.02	TYPICAL JOIST FRAMING CONSTRUCTION
13/S6.02	TYPICAL RIM TRACK HEADER
4/S6.03	TYPICAL RIM TRACK SPLICE
5/S6.03	TYPICAL STEEL JOIST BRIDGING
16/S6.03	TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
7/S6.04	SOLAR THERMAL PANEL CONNECTION
8/S6.04	TYPICAL OPENING DETAILS
2/S7.01	TYPICAL WIDE-FLANGE BEAM PENETRATIONS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

PROJECT NORTH
TRUE NORTH

LEVEL 6 FRAMING PLAN

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

FOR PERMIT
The construction documents and drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:19:38 PM C:\Jacobs+SG\rvt\S2006-01-66-R2023_rvagnino@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.Z/Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP

REVISION SCHEDULE

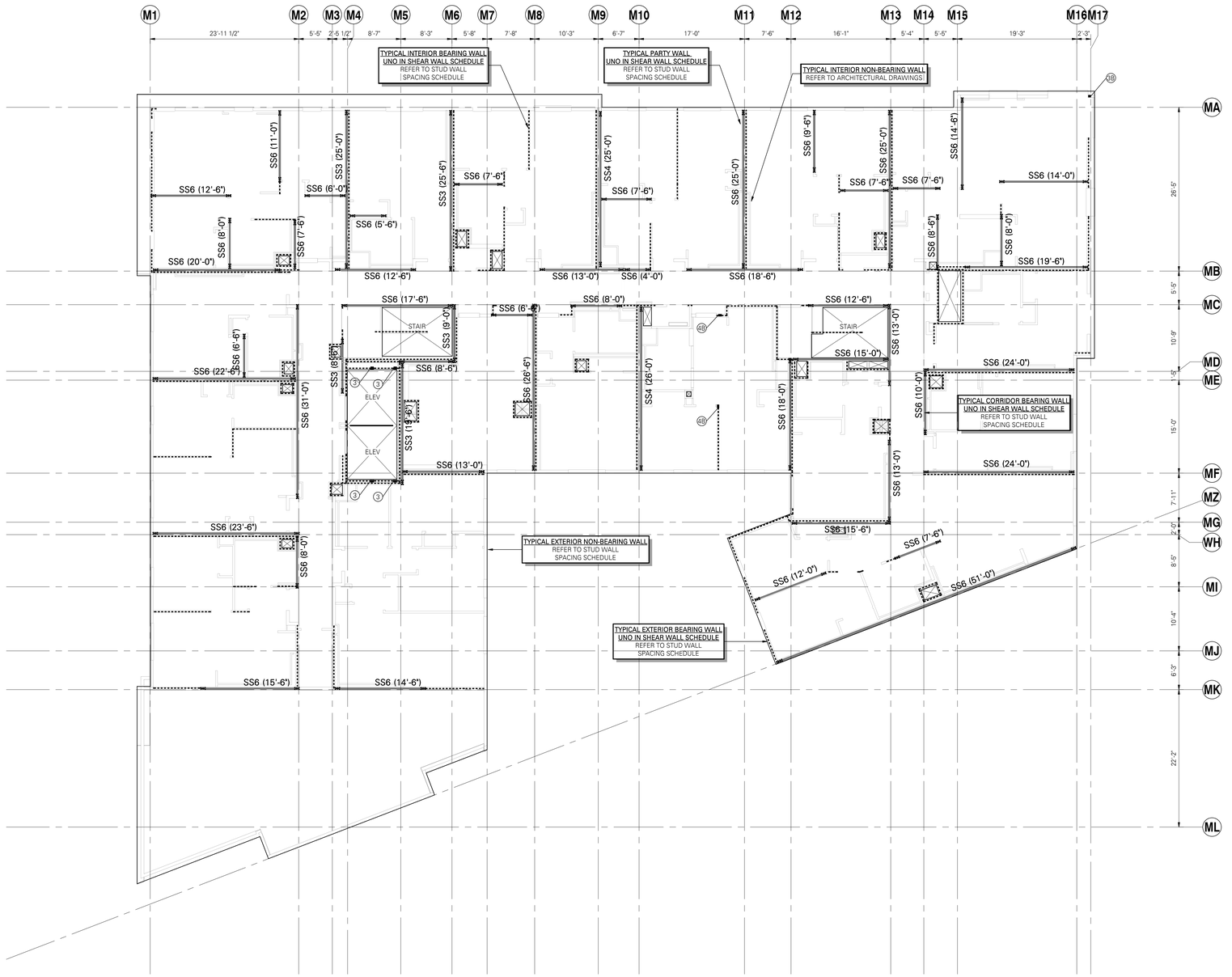
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

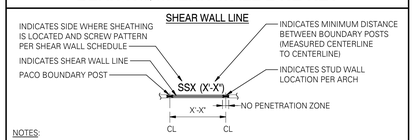
TITLE:
STRUCTURAL - LEVEL 6 FRAMING PLAN

SHEET:
S2.06f

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

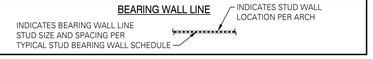


BEARING/SHEAR WALL LINE KEY



NOTES:

1. SHEATHING LOCATION TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT.
2. SSX INDICATES SHEET METAL SHEAR WALL PER 17/S6.01.
   SBX INDICATES SURE-BOARD SHEAR WALL PER 19/S6.01.
3. THE SHEAR WALL LINE IS A REPRESENTATION WHERE THE 'NO PENETRATION ZONE' AS SHOWN IS INTENDED TO HELP WITH MEP COORDINATION. FINAL BUILT-UP BOUNDARY POSTS TO BE COORDINATED BETWEEN THE SUPPLIER AND CONTRACTOR.



TYPICAL STEEL STUD BEARING WALL SCHEDULE

(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

LEVEL	CORRIDOR WALL		EXTERIOR WALL		PARTY WALL		INTERIOR WALL	
	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK
LEVEL 6	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	400S162-54 @ 24"OC	400T162-68
LEVEL 5	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-54 @ 24"OC	600T162-68	400S162-97 @ 24"OC	400T162-97
LEVEL 4	600S162-43 @ 24"OC	600T162-54	600S162-68 @ 24"OC	600T162-97	600S162-97 @ 24"OC	600T162-97	(2) 400S162-43 @ 24"OC	400T162-54
LEVEL 3	600S162-43 @ 24"OC	600T162-54	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-54 @ 24"OC	600T162-68	(2) 400S162-54 @ 24"OC	400T162-68
LEVEL 2	600S162-54 @ 24"OC	600T162-68	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-68 @ 24"OC	600T162-97	(2) 400S162-68 @ 24"OC	400T162-97

NOTES:

1. ATTACH TOP AND BOTTOM TRACK PER 18/S6.02.
2. PROVIDE BRIDGING AT ALL BEARING WALLS PER 19/S6.03.
3. PROVIDE SHEATHING ON BOTH FACES OF WALL UNO. MATERIAL PER ARCHITECTURAL DRAWINGS.
4. STUD ATTACMENT TO TOP AND BOTTOM TRACK PER 18/S6.03.
5. STUD AND TRACK THICKNESS AND ATTACHMENT MAY BE GOVERNED BY SHEAR WALL REQUIREMENTS PER SHEAR WALL SCHEDULE 17/S6.01 AND 19/S6.01.

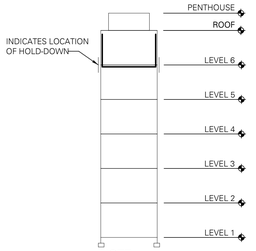
STUD AND SHEAR WALL PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR SLAB DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 18/S6.03.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S6.02. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ④. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO POST-TENSIONED SLAB.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH STUDS AND JOISTS AT LEVELS ABOVE AND BELOW. ATTACH TRACKS PER 18/S6.02 UNO IN SHEAR WALL SCHEDULE.
7. INTERIOR AND EXTERIOR BEARING WALL STUDS FROM LEVEL 2 TO LEVEL 4 HAVE BEEN DESIGNED ON THE BASIS OF AN ALL STEEL (MECHANICALLY BRACED) DESIGN. BRIDGING AND ANCHORAGE SHALL BE PROVIDED PER 19/S6.03.

   BEARING STUDS FROM LEVEL 5 TO ROOF HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #8 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. PROVIDE BRIDGING @ 4'-6" ABOVE FINISHED FLOOR AT ALL BEARING WALLS. WHERE WALLS ARE GREATER THAN 10'-0" TALL, PROVIDE BRIDGING AT 4'-0"OC MAXIMUM ABOVE FIRST ROW. BRIDGING SHALL BE FLAT STRAP OR CHANNEL PER 19/S6.03. PROVIDE FLAT STRAP ANCHORAGE PER 14/S6.03 AND CHANNEL ANCHORAGE PER 12/S6.03.
9. IF TOP-DOWN FINISHING IS DESIRED, THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING THE UNBRACED CONDITIONS OF THE STUDS UNTIL THE SHEATHING OR MECHANICAL BRACING IS INSTALLED.
10. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
11. TYPICAL DETAILS PER:

    15/S6.01 TYPICAL SHEAR WALL ELEVATION
    17/S6.02 TYPICAL TRACK SPLICE
    18/S6.02 TYPICAL TOP AND BOTTOM TRACK DETAIL
    14/S6.03 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE
    16/S6.03 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
    17/S6.03 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL
    19/S6.03 TYPICAL STEEL STUD WALL BRIDGING



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

LEVEL 6 STUD AND SHEAR WALL PLAN

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

PROJECT NORTH TRUE NORTH

FOR PERMIT
This document and the ideas and designs incorporated herein, as an instrument of service, is the property of Pyatok Architecture & Urban Design and DCI Engineers and was not to be used in any way without the prior written permission of Pyatok Architecture & Urban Design and DCI Engineers. All copyrights, statutory and common law, are reserved. © 2022 PYATOK ARCHITECTURE & URBAN DESIGN

8/23/2023 3:19:39 PM C:\Jacobs\Pro\Docs\22081.01-MS-R23_nagrvcovy@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.2OOX.Z/Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP



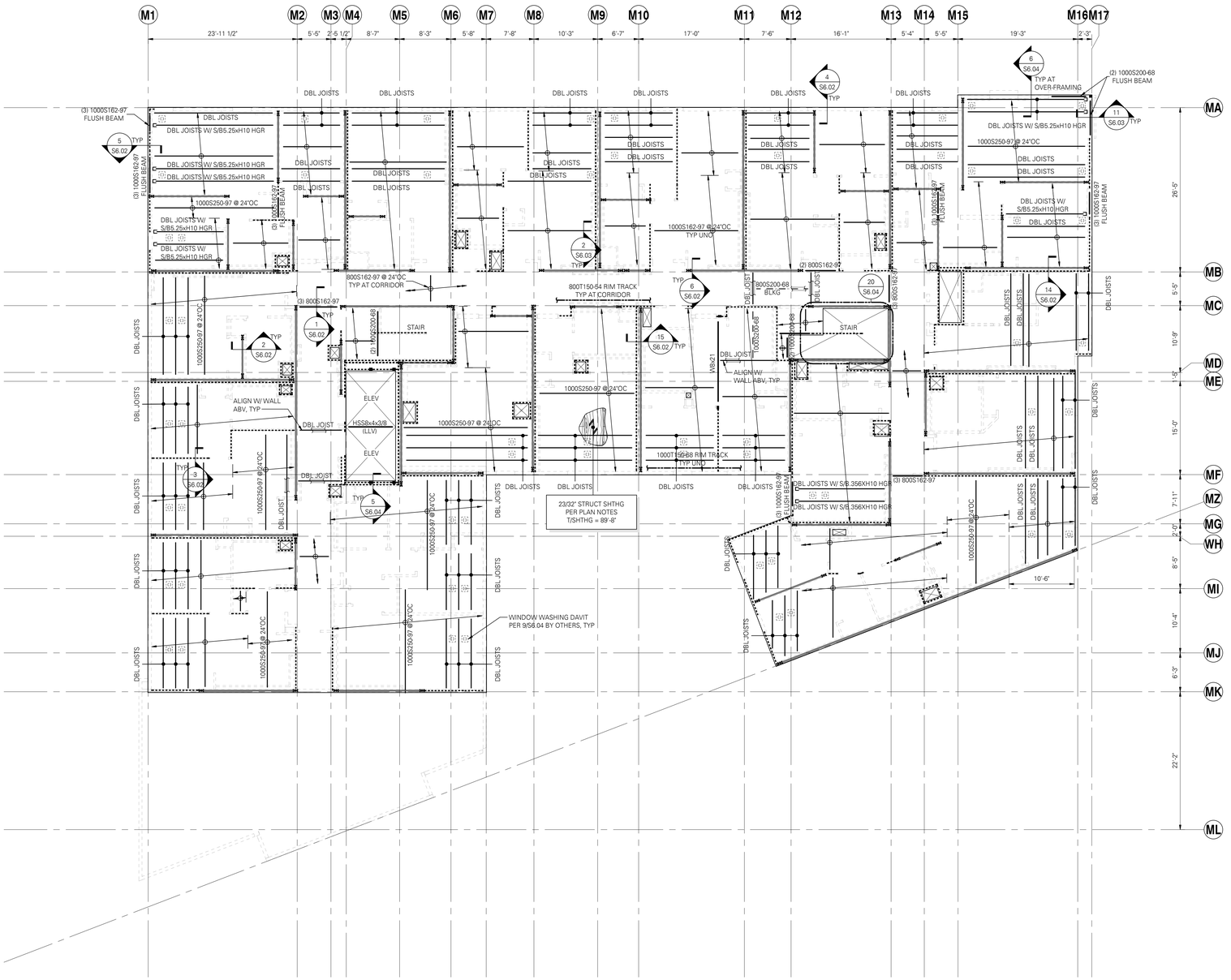
REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - LEVEL 6 STUD AND SHEAR WALL PLAN

SHEET:
S2.06s

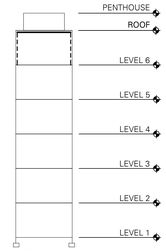


FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. WOOD SHEATHING PER STRUCTURAL GENERAL NOTES. SHEATHING TO BE ATTACHED TO FLOOR FRAMING WITH #8 SCREWS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS SHALL BE BIDDER DESIGNED. LOADS AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACHMENT PER 16/S6.03.
6. BEAM AND HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. BEAMS TO BE UNPUNCHED UNO.
7. ALL HANGERS SHALL BE TOP FLANGE BEARING SIMPSON S/HUCT TYPE UNO.
8. RIM TRACK SHALL BE PER PLAN. ATTACH W/ (3) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. AT DOUBLE JOISTS, ATTACH WITH (5) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. ATTACH RIM TRACK AT HEADERS PER 13/S6.02.
9. ATTACH EACH JOIST TO RIM TRACK TAB WITH (3) #12 SCREWS. WHERE DOUBLE JOIST OCCURS, ATTACH TO RIM TRACK TAB WITH (5) #12 SCREWS. WHERE RIM TRACK DOES NOT INCLUDE TAB, PROVIDE A CLIP L1 1/2x1 1/2x54MIL x 7" W/ (3) #12 SCREWS EACH LEG AT SINGLE JOISTS AND (5) #12 SCREWS EACH LEG AT DOUBLE JOISTS.
10. BEARING STUD, SHEAR WALL, HOLD-DOWN, AND POST BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF SYSTEM DUE TO CONSTRUCTION LOADS.
12. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
13. TYPICAL DETAILS PER:

11/S6.02	TYPICAL JOIST FRAMING CONSTRUCTION
13/S6.02	TYPICAL RIM TRACK HEADER
4/S6.03	TYPICAL RIM TRACK SPLICE
5/S6.03	TYPICAL STEEL JOIST BRIDGING
16/S6.03	TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
7/S6.04	SOLAR THERMAL PANEL CONNECTION
8/S6.04	TYPICAL OPENING DETAILS
2/S7.01	TYPICAL WIDE-FLANGE BEAM PENETRATIONS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH / TRUE NORTH

FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:19:48 PM C:\Jacobs\H2Ov\c2200\1-01-bb\R2023_naginovsky@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.Z7Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER JEFFREY BRANDT No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

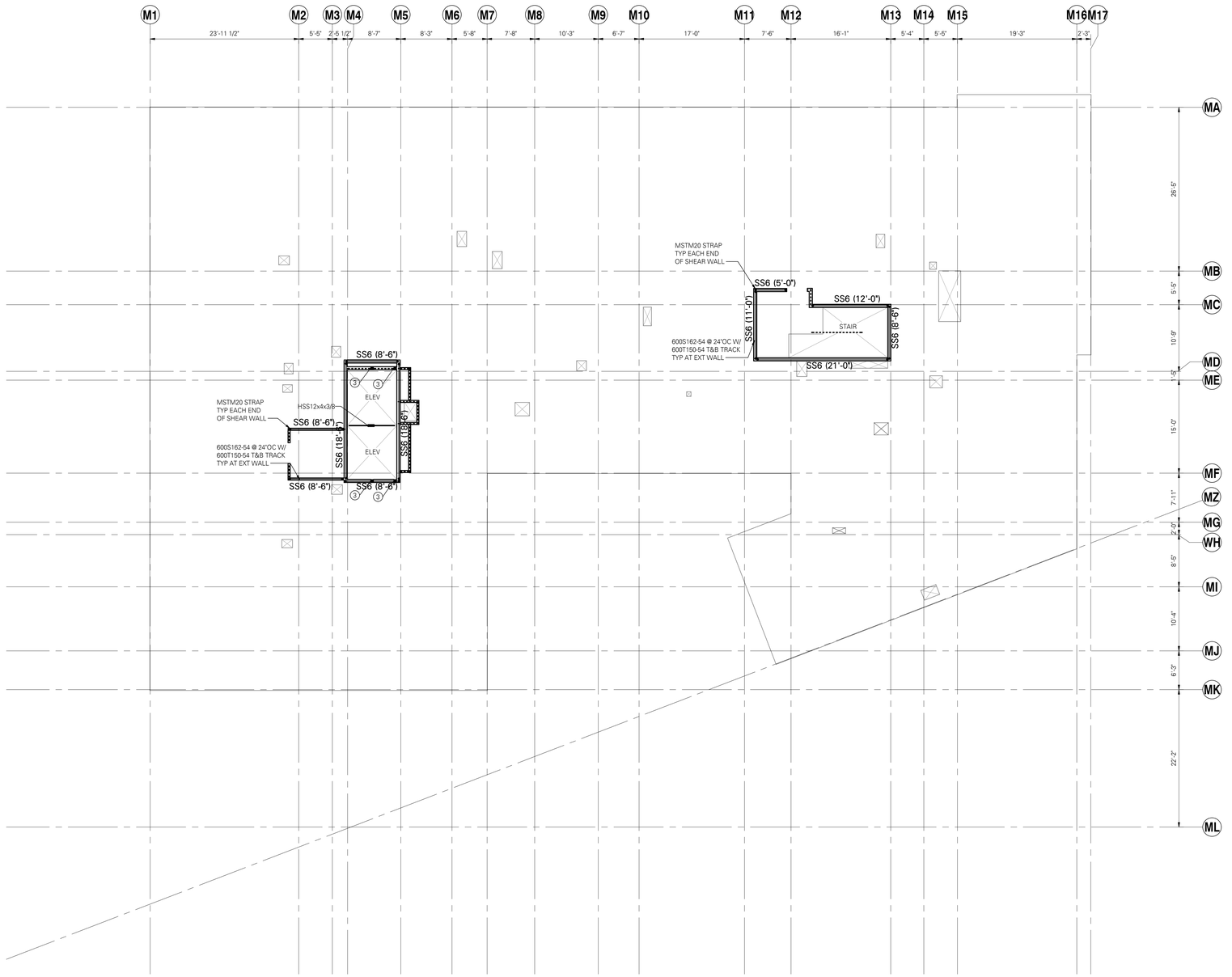
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - ROOF FRAMING PLAN

SHEET:
S2.07f

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



STUD AND SHEAR WALL PLAN NOTES:

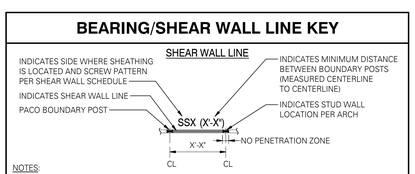
1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS AND DEFLECTION TRACKS SHALL BE DESIGNED BY STUD SUPPLIER. ALLOW FOR SLAB DEFLECTIONS AS NOTED ON STRUCTURAL GENERAL NOTES. LOAD AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACH PER 18/S6.03.
3. COLD-FORMED BEAMS AND HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) FULL HEIGHT STUDS TO MATCH WALL TYPE MINIMUM EACH END OF BEAM OR HEADER UNO PER 12/S6.02. TOP AND BOTTOM TRACK OF HEADER TO BE SAME AS TRACK SPECIFIED FOR BEARING WALLS AT EACH LEVEL UNO. WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS TO MATCH WALL TYPE SHALL BE NOTED THUS: ■ ③.
4. STRUCTURAL STEEL BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY A MINIMUM OF (2) BEARING STUDS AND (2) FULL HEIGHT STUDS EACH END OF BEAM UNO. WHERE ADDITIONAL BEARING STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ (4). WHERE ADDITIONAL FULL HEIGHT STUDS ARE REQUIRED, THE TOTAL NUMBER OF STUDS SHALL BE NOTED THUS: ■ ③.
5. BEARING STUDS TO BE CONTINUOUS TO POST-TENSIONED SLAB.
6. BEARING WALL STUD AND TRACKS SHALL BE PER PLAN. STUDS SHALL ALIGN WITH STUDS AND JOISTS AT LEVELS ABOVE AND BELOW. ATTACH TRACKS PER 18/S6.02 UNO IN SHEAR WALL SCHEDULE.
7. INTERIOR AND EXTERIOR BEARING WALL STUDS FROM LEVEL 2 TO LEVEL 4 HAVE BEEN DESIGNED ON THE BASIS OF AN ALL STEEL (MECHANICALLY BRACED) DESIGN. BRIDGING AND ANCHORAGE SHALL BE PROVIDED PER 19/S6.03.

   BEARING STUDS FROM LEVEL 5 TO ROOF HAVE BEEN DESIGNED ON THE BASIS OF SHEATHING BRACED DESIGN. GYPSUM BOARD AND/OR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MINIMUM AND ATTACHED DIRECTLY TO THE WALL STUDS WITH A MINIMUM OF #8 @ 12"OC AT FIELD AND EDGES. BRIDGING ANCHORAGE IS NOT REQUIRED AT SHEATHING BRACED DESIGN LEVELS.
8. PROVIDE BRIDGING @ 4'-6" ABOVE FINISHED FLOOR AT ALL BEARING WALLS. WHERE WALLS ARE GREATER THAN 10'-0" TALL, PROVIDE BRIDGING AT 4'-0"OC MAXIMUM ABOVE FIRST ROW. BRIDGING SHALL BE FLAT STRAP OR CHANNEL PER 19/S6.03. PROVIDE FLAT STRAP ANCHORAGE PER 14/S6.03 AND CHANNEL ANCHORAGE PER 12/S6.03.
9. IF TOP-DOWN FINISHING IS DESIRED, THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING THE UNBRACED CONDITIONS OF THE STUDS UNTIL THE SHEATHING OR MECHANICAL BRACING IS INSTALLED.
10. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
11. TYPICAL DETAILS PER:

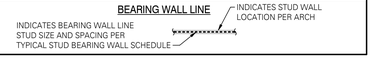
    15/S6.01 TYPICAL SHEAR WALL ELEVATION
    17/S6.02 TYPICAL TRACK SPLICE
    18/S6.02 TYPICAL TOP AND BOTTOM TRACK DETAIL
    14/S6.03 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE
    16/S6.03 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
    17/S6.03 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL
    19/S6.03 TYPICAL STEEL STUD WALL BRIDGING

BEARING/SHEAR WALL LINE KEY



NOTES:

1. SHEATHING LOCATION TO BE VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECT.
2. SSX INDICATES SHEET METAL SHEAR WALL PER 17/S6.01.
   SBX INDICATES SURE-BOARD SHEAR WALL PER 19/S6.01.
3. THE SHEAR WALL LINE IS A REPRESENTATION WHERE THE 'NO PENETRATION ZONE' AS SHOWN IS INTENDED TO HELP WITH MEP COORDINATION. FINAL BUILT-UP BOUNDARY POSTS TO BE COORDINATED BETWEEN THE SUPPLIER AND CONTRACTOR.



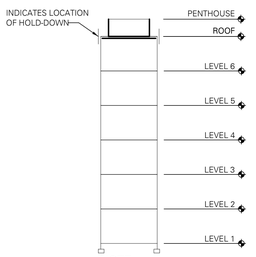
TYPICAL STEEL STUD BEARING WALL SCHEDULE

(UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE OR ON PLAN)

LEVEL	CORRIDOR WALL		EXTERIOR WALL		PARTY WALL		INTERIOR WALL	
	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK	STUD	TOP AND BOTTOM TRACK
LEVEL 6	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	400S162-54 @ 24"OC	400T162-68
LEVEL 5	600S162-43 @ 24"OC	600T162-54	600S162-43 @ 24"OC	600T162-54	600S162-54 @ 24"OC	600T162-68	400S162-97 @ 24"OC	400T162-97
LEVEL 4	600S162-43 @ 24"OC	600T162-54	600S162-68 @ 24"OC	600T162-97	600S162-97 @ 24"OC	600T162-97	(2) 400S162-43 @ 24"OC	400T162-54
LEVEL 3	600S162-43 @ 24"OC	600T162-54	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-54 @ 24"OC	600T162-68	(2) 400S162-54 @ 24"OC	400T162-68
LEVEL 2	600S162-54 @ 24"OC	600T162-68	(2) 600S162-43 @ 24"OC	600T162-54	(2) 600S162-68 @ 24"OC	600T162-97	(2) 400S162-68 @ 24"OC	400T162-97

NOTES:

1. ATTACH TOP AND BOTTOM TRACK PER 18/S6.02.
2. PROVIDE BRIDGING AT ALL BEARING WALLS PER 19/S6.03.
3. PROVIDE SHEATHING ON BOTH FACES OF WALL UNO. MATERIAL PER ARCHITECTURAL DRAWINGS.
4. STUD ATTACMENT TO TOP AND BOTTOM TRACK PER 18/S6.03.
5. STUD AND TRACK THICKNESS AND ATTACHMENT MAY BE GOVERNED BY SHEAR WALL REQUIREMENTS PER SHEAR WALL SCHEDULE 17/S6.01 AND 19/S6.01.



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

PROJECT NORTH
TRUE NORTH

ROOF STUD AND SHEAR WALL PLAN

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

FOR PERMIT
This document and the ideas and designs incorporated herein, as an instrument of service, is the property of Pyatok Architecture & Urban Design and DCI Engineers and was not to be used in any way on any other project without the written consent of Pyatok Architecture & Urban Design and DCI Engineers. This document is to be returned upon request and in any event upon completion of the project.

8/23/2023 3:19:58 PM C:\Jacobs\Pyatok\Documents\22081-0140-R23_nagrevcvdlk@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.01Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arnato Conversano Inc. D'Arnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP



REVISION SCHEDULE

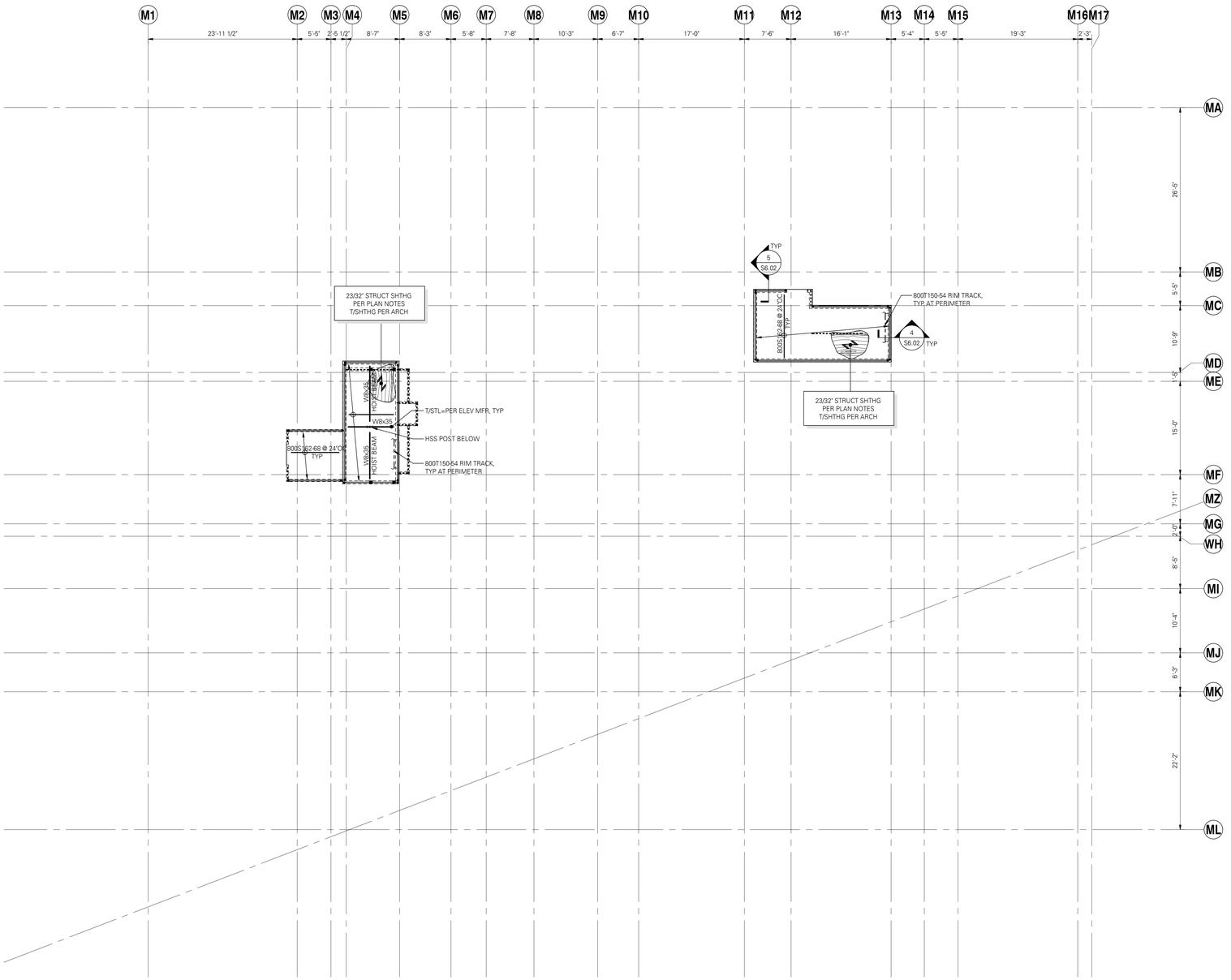
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - ROOF STUD AND SHEAR WALL PLAN

SHEET:
S2.07s

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

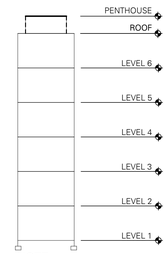


FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S0.01 THROUGH S0.04.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.
4. WOOD SHEATHING PER STRUCTURAL GENERAL NOTES. SHEATHING TO BE ATTACHED TO FLOOR FRAMING WITH #8 SCREWS @ 6"OC AT PANEL EDGES AND @ 12"OC FIELD, UNO. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUDS SHALL BE BIDDER DESIGNED. LOADS AND SUBMITTAL REQUIREMENTS PER STRUCTURAL GENERAL NOTES. ATTACHMENT PER 16/S6.03.
6. BEAM AND HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW. BEAMS TO BE UNPUNCHED UNO.
7. ALL HANGERS SHALL BE TOP FLANGE BEARING SIMPSON S/HJCT TYPE UNO.
8. RIM TRACK SHALL BE PER PLAN. ATTACH W/ (3) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. AT DOUBLE JOISTS, ATTACH WITH (5) #12 SCREWS AT EACH SINGLE OR DOUBLE STUD. ATTACH RIM TRACK AT HEADERS PER 13/S6.02.
9. ATTACH EACH JOIST TO RIM TRACK TAB WITH (3) #12 SCREWS. WHERE DOUBLE JOIST OCCURS, ATTACH TO RIM TRACK TAB WITH (5) #12 SCREWS. WHERE RIM TRACK DOES NOT INCLUDE TAB, PROVIDE A CLIP L1 1/2x1 1/2x54MIL x 7" W/ (3) #12 SCREWS EACH LEG AT SINGLE JOISTS AND (5) #12 SCREWS EACH LEG AT DOUBLE JOISTS.
10. BEARING STUD, SHEAR WALL, HOLD-DOWN, AND POST BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND ALL TEMPORARY BRACING/STABILITY OF SYSTEM DUE TO CONSTRUCTION LOADS.
12. ELEVATOR STEEL AND CONNECTIONS ARE PROVIDED FOR BUDGET PURPOSES ONLY AND ARE PRELIMINARY. THE PROPOSED STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE CONFIRMED ONCE FINAL ELEVATOR REACTIONS ARE PROVIDED TO THE STRUCTURAL ENGINEER OF RECORD.

    COLD-FORMED BUNDLED STUDS PER 5/S6.04 AT RAIL SUPPORTS ARE SHOWN ON PLAN AS THUS: ■ ③. CONTRACTOR TO CONFIRM LOCATIONS WITH ELEVATOR MANUFACTURER.
13. TYPICAL DETAILS PER:

11/S6.02	TYPICAL JOIST FRAMING CONSTRUCTION
13/S6.02	TYPICAL RIM TRACK HEADER
4/S6.03	TYPICAL RIM TRACK SPLICE
5/S6.03	TYPICAL STEEL JOIST BRIDGING
16/S6.03	TYPICAL NON-BEARING WALL CONNECTION TO JOISTS
7/S6.04	SOLAR THERMAL PANEL CONNECTION
8/S6.04	TYPICAL OPENING DETAILS
2/S7.01	TYPICAL WIDE-FLANGE BEAM PENETRATIONS



NOTE:
DARKENED LINES DESIGNATE AREA OF WORK.

HIGH ROOF FRAMING PLAN

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

PROJECT NORTH / TRUE NORTH

FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:20:01 PM C:\Jobs\files\Revit\22081-0140\R2023_nagarvoda@dcmengineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.DCIArkatz Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiNardo Conversano Inc. DiNardo Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:



REVISION SCHEDULE

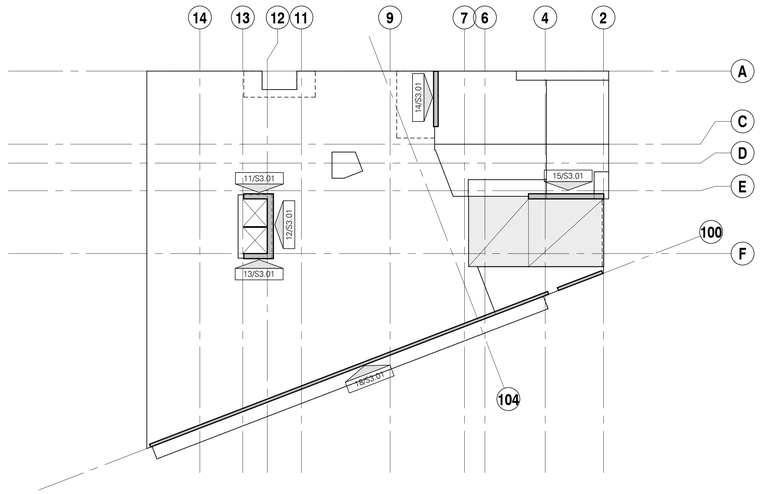
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	RV
CHECKED BY:	JH
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - HIGH ROOF FRAMING PLAN

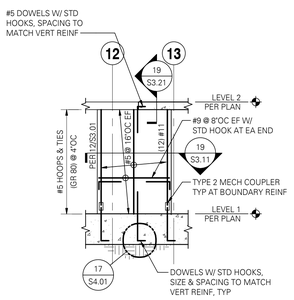
SHEET:
S2.08f

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



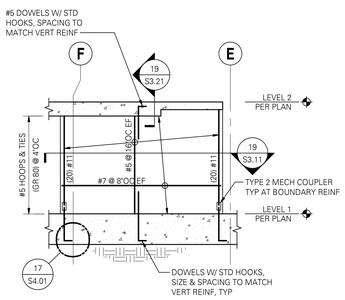
CONCRETE SHEAR WALL KEY PLAN

SCALE: 1" = 20'-0"



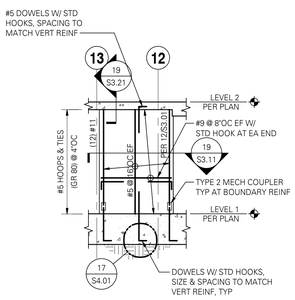
11 CONCRETE SHEAR WALL ELEVATION NEAR GRID E (LOOKING PROJECT WEST)

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



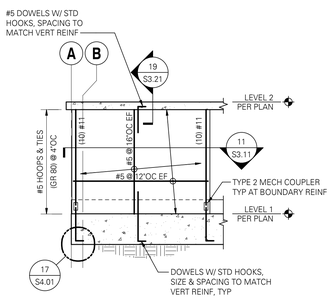
12 CONCRETE SHEAR WALL ELEVATION ALONG GRID 13 (LOOKING PROJECT NORTH)

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



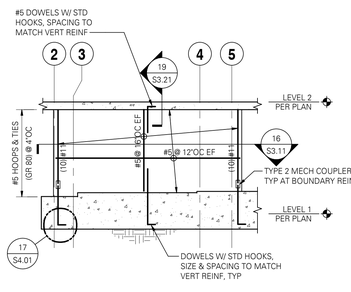
13 CONCRETE SHEAR WALL ELEVATION ALONG GRID F (LOOKING PROJECT EAST)

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



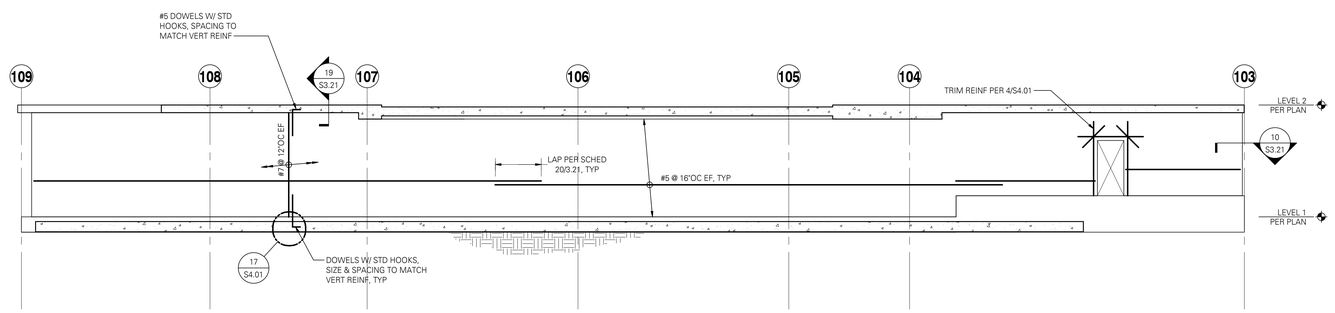
14 CONCRETE SHEAR WALL ELEVATION ALONG GRID 8 (LOOKING PROJECT SOUTH)

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



15 CONCRETE SHEAR WALL ELEVATION ALONG GRID E (LOOKING PLAN WEST)

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



18 CONCRETE SHEAR WALL ELEVATION ALONG GRID 100 (LOOKING PROJECT NORTHEAST)

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

FOR PERMIT
Preliminary and not for construction. Drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:20:07 PM C:\Jcuenet\Docs\22081-04-AB-R23S3_mgrinvoia@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX/Z/Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc.
D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT FREY, PE
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

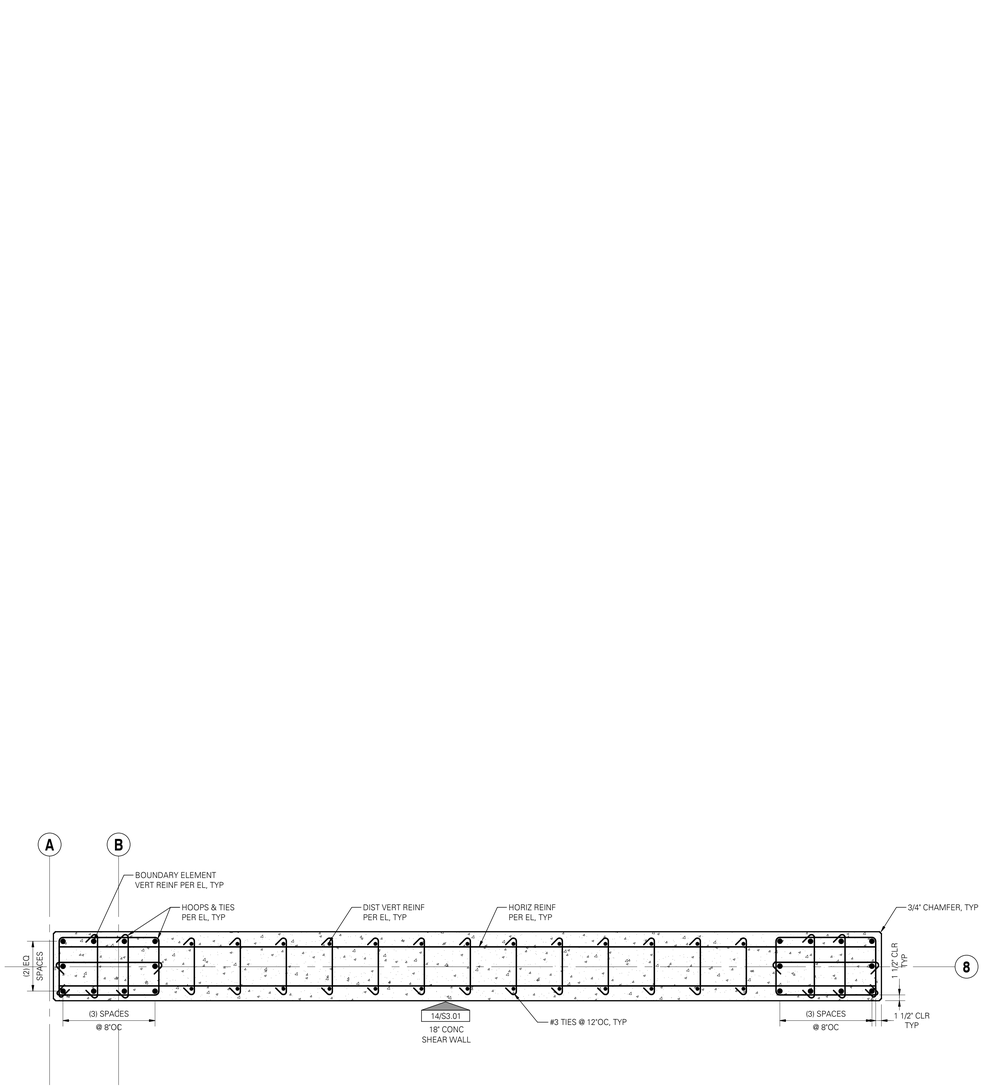
TITLE:

STRUCTURAL - CONCRETE SHEAR WALL ELEVATIONS

SHEET:

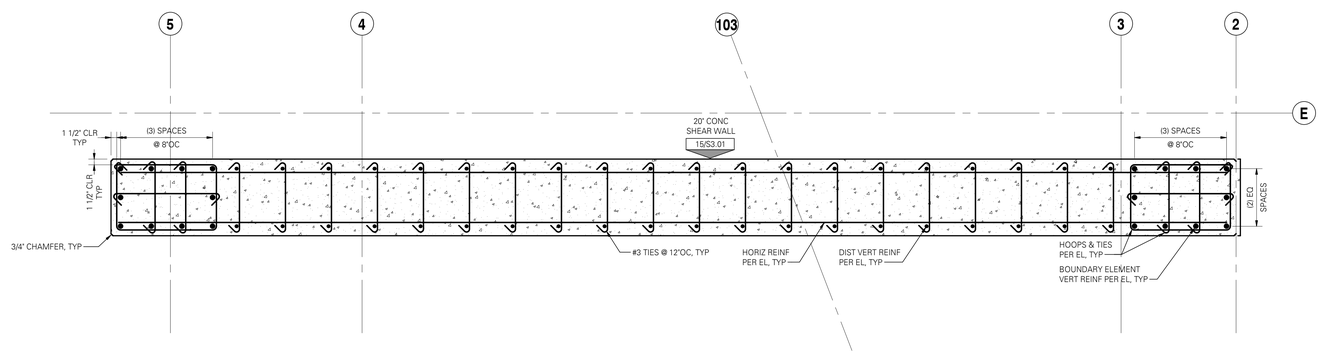
S3.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



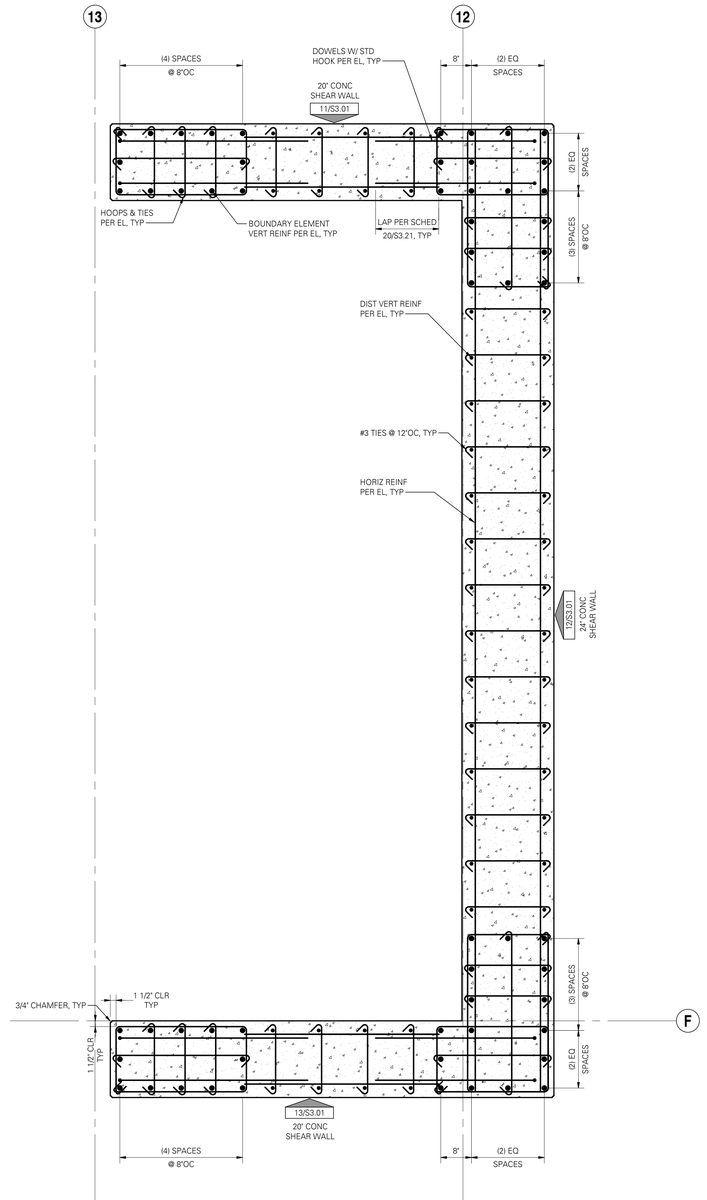
11 CONCRETE SHEAR WALL SECTION

SCALE: 3/4" = 1'-0"



16 CONCRETE SHEAR WALL SECTION

SCALE: 3/4" = 1'-0"



19 CONCRETE CORE WALL SECTION

SCALE: 3/4" = 1'-0"

FOR PERMIT
This drawing is released for permitting purposes only. Contractor may not use these drawings for construction until Contractor receives written approval for use to construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:20:13 PM C:\Jcurlewis\Documents\22081-E-12thR23Z03_rvtgarnovske@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX DiNatale Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiNatale Conversano Inc.
DiNatale Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT FREY, JR.
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	3/4" = 1'-0"

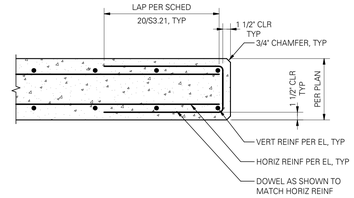
TITLE:

STRUCTURAL - CONCRETE SHEAR WALL SECTIONS

SHEET:

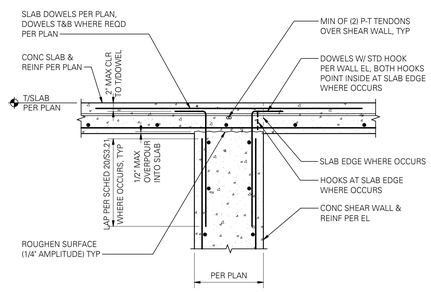
S3.11

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

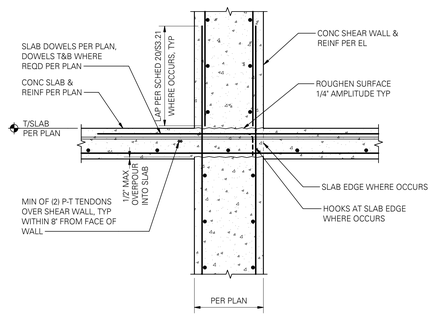


10 PLAN - CONCRETE SHEAR WALL END

SCALE: 1" = 1'-0" (03410)



AT TOP OF WALL



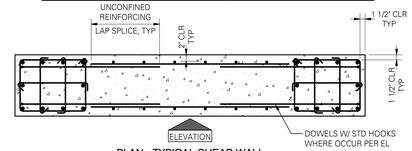
AT TYPICAL SLAB

19 TYPICAL SLAB CONNECTION AT SHEAR WALL

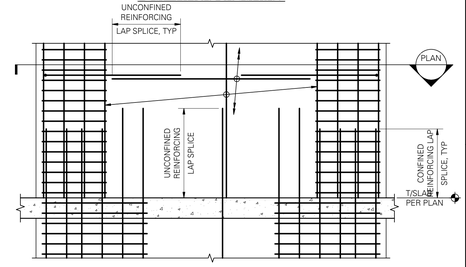
SCALE: 3/4" = 1'-0" (SF-03325 & SF-03326)

CONFINED REINFORCING								
f'c (psi)	#4	#5	#6	#7	#8	#9	#10	#11
4000	19	24	28	41	47	53	60	72
5000	17	21	25	37	42	47	54	65
6000	16	19	23	34	38	43	49	59
7000	15	18	21	31	35	40	45	55
8000	15	17	20	29	33	37	43	51
8500	15	16	20	28	32	36	41	50
9000	15	16	19	27	31	35	40	48
10000	15	15	18	26	30	33	38	46

UNCONFINED REINFORCING								
f'c (psi)	#4	#5	#6	#7	#8	#9	#10	#11
4000	20	25	29	43	49	60	74	89
5000	18	22	26	38	44	54	66	80
6000	16	20	24	35	40	49	61	73
7000	15	19	22	32	37	46	56	67
8000	15	18	21	30	35	43	53	63
8500	15	17	20	29	33	41	51	61
9000	15	17	20	29	33	40	50	59
10000	15	16	19	27	31	38	47	56



PLAN - TYPICAL SHEAR WALL



ELEVATION

NOTES:

1. TABULATED VALUES ARE IN INCHES.
2. LAP SPLICE NOT PERMITTED AT #14 OR #18 BARS.

20 SHEAR WALL REINFORCING LAP SPLICE SCHEDULE

SCALE: 1/2" = 1'-0" (01404)

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX/Z/Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc.
D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT FREY, PYATOK
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

STRUCTURAL - CONCRETE SHEAR WALL DETAILS

SHEET:

S3.21

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

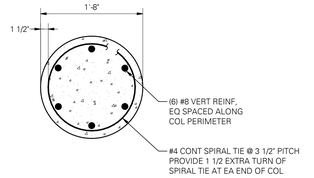
FOR PERMIT
Not to be used for construction.
Plan check and permit drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:20:19 PM C:\Users\ecf\Desktop\22081-0140-R23S3_rvagnorvala@dci-engineers.com.rvt

f'c (psi)	#5	#6	#7	#8	#9	#10	#11
5000	17	21	30	34	42	51	61
6000	16	18	27	31	38	47	56
7000	16	17	25	29	35	43	52
8000	16	17	23	27	33	40	48

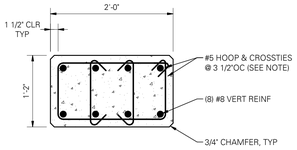
NOTE:
TABULATED VALUES ARE IN INCHES.

5 COLUMN VERTICAL REINFORCING LAP SPLICE SCHEDULE
SCALE: 3/4" = 1'-0"



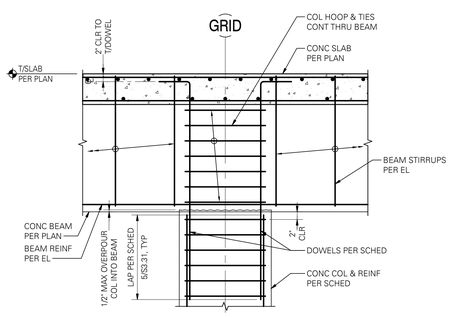
NOTE:
SPIRAL REINFORCING SHALL BE CONTINUOUS OVER HEIGHT OF COLUMN. IF SPLICE IS REQUIRED, PROVIDE LAP SPLICE EQUAL TO 72db AND SUBMIT SPLICE LOCATION TO STRUCTURAL ENGINEER-OF-RECORD FOR APPROVAL.

14 20" DIAMETER TYPE CC2 CONCRETE COLUMN SECTION
SCALE: 1" = 1'-0"



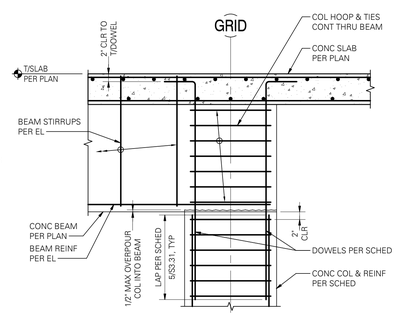
NOTE:
AT CONTRACTOR'S OPTION, A CONTINUOUS TIE, IN-LIEU OF SEPARATE HOOP AND TIES, MAY BE ACCEPTABLE. SUBMIT ALTERNATE DESIGN TO STRUCTURAL ENGINEER-OF-RECORD FOR APPROVAL.

15 14"x24" TYPE CC1 CONCRETE COLUMN SECTION
SCALE: 1" = 1'-0"

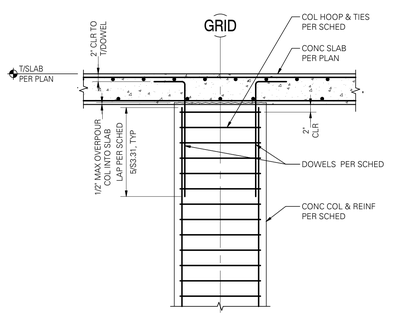


NOTE:
ADDITIONAL INFORMATION PER 8/S5.01 AND 13/S5.01

AT CONT BEAM



AT BEAM END



AT SLAB

18 TYPICAL SECTION AT TOP OF CONCRETE COLUMN
SCALE: 3/4" = 1'-0"

FOR PERMIT
Plan check and permit drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:20:25 PM C:\Users\mel\Documents\22081-0140-R23S3_mgrimm4@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX DiNatale Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiNatale Conversano Inc.
DiNatale Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER
MARK FREY PRATT
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

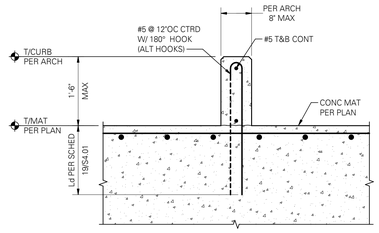
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - CONCRETE COLUMN DETAILS

SHEET:
S3.31

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

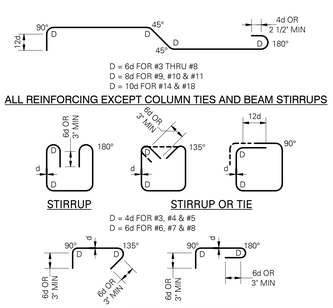


NOTE:

LOCATE ALL CURBS PER ARCHITECTURAL DRAWINGS.

2 TYPICAL CONCRETE CURB AT MAT FOUNDATION

SCALE: 3/4" = 1'-0"

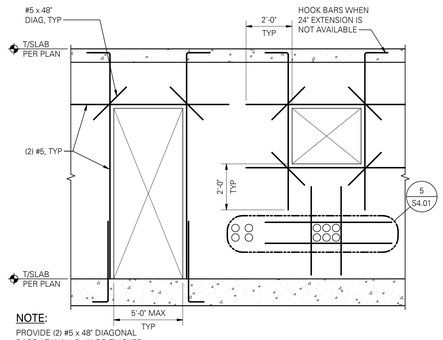


NOTE:

TIES AND CROSSTIES FOR SHEAR WALL BOUNDARY ELEMENTS SHALL BE DETAILED AS COLUMN TIES/CROSSTIES.

3 STANDARD HOOKS AND BENDS - BEAM STIRRUPS AND COLUMN TIES

SCALE: 3/4" = 1'-0" (03400)

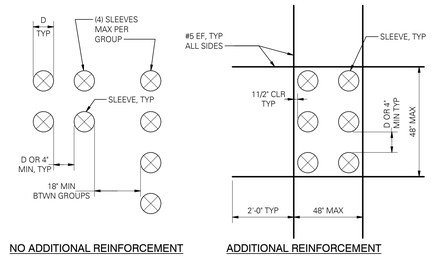


NOTE:

PROVIDE (2) #5 x 48" DIAGONAL BARS AT WALLS 10" OR THICKER.

4 ELEVATION - TYPICAL CONCRETE WALL OPENING REINFORCING

SCALE: 3/8" = 1'-0" (03401M)



NO ADDITIONAL REINFORCEMENT

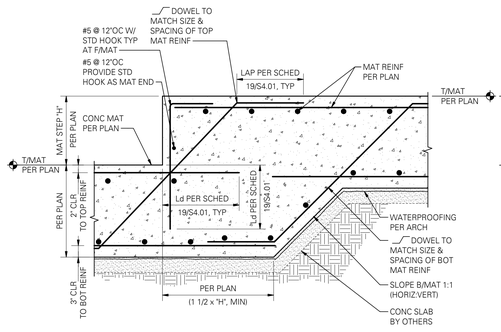
ADDITIONAL REINFORCEMENT

NOTES:

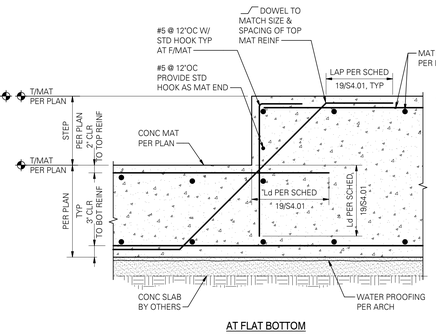
1. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.
2. SLEEVES SHALL NOT BE LOCATED WITHIN 48" OF PILASTERS WITHOUT ENGINEER'S APPROVAL.
3. SLEEVES SHALL NOT INTERRUPT TYPICAL REINFORCEMENT INDICATED ON PLAN.
4. PROVIDE 1 1/2" MINIMUM CLEARANCE TO TYPICAL WALL REINFORCING..
5. PROVIDE TRIM REINFORCEMENT PER 1/S4.01-A WHERE MINIMUM SPACING IS NOT MET OR GROUPS OF (5) OR MORE SLEEVES.

5 SLEEVES THRU CONCRETE WALL

SCALE: 1/2" = 1'-0" (SF-03221)



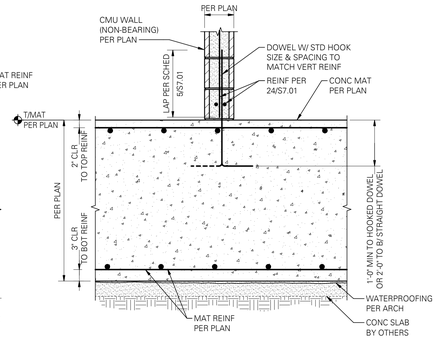
AT STEPPED BOTTOM



AT FLAT BOTTOM

6 TYPICAL MAT FOUNDATION STEP

SCALE: 3/4" = 1'-0"



8 TYPICAL MAT FOUNDATION AT BOTTOM OF CMU WALL (NON-BEARING)

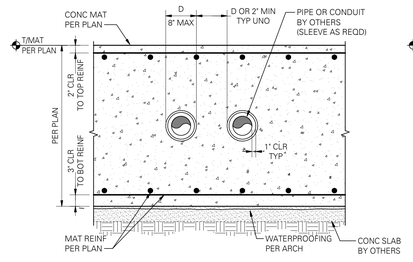
SCALE: 3/4" = 1'-0"

01400	GRADE 60 REINFORCING				
BAR SIZE	MISCELLANEOUS BARS		TOP BARS (see note #5)		HOOKED BARS
	Ld	Splice	Ld	Splice	Ldh
f'c = 3000psi					
#3	17	22	22	28	9
#4	22	29	29	38	11
#5	28	36	36	47	14
#6	33	43	43	56	17
#7	48	63	63	81	20
#8	55	72	72	93	22
#9	62	81	81	105	25
#10	70	91	91	118	28
#11	78	101	101	131	31
#14	93	N/A	121	N/A	38
#18	124	N/A	161	N/A	50
f'c = 4000psi					
#3	15	19	19	25	8
#4	19	25	25	33	10
#5	24	31	31	41	12
#6	29	37	37	49	15
#7	42	54	54	71	17
#8	48	62	62	81	19
#9	54	70	70	91	22
#10	61	79	79	102	25
#11	67	87	87	114	27
#14	81	N/A	105	N/A	33
#18	108	N/A	140	N/A	43
f'c = 5000psi					
#3	13	17	17	22	7
#4	17	23	23	29	9
#5	22	28	28	36	11
#6	26	34	34	44	13
#7	38	49	49	63	15
#8	43	56	56	72	17
#9	48	63	63	81	20
#10	54	71	71	92	22
#11	60	78	78	102	24
#14	72	N/A	94	N/A	29
#18	96	N/A	125	N/A	39
f'c = 6000psi					
#3	12	16	16	20	6
#4	16	21	21	27	8
#5	20	26	26	33	10
#6	24	31	31	40	12
#7	34	45	45	58	14
#8	39	51	51	66	16
#9	44	57	57	74	18
#10	50	64	64	84	20
#11	55	71	71	93	22
#14	66	N/A	86	N/A	27
#18	88	N/A	114	N/A	35
f'c = 7000psi					
#3	12	14	14	19	6
#4	15	19	19	25	8
#5	18	24	24	31	9
#6	22	28	28	37	11
#7	32	41	41	54	13
#8	36	47	47	61	15
#9	41	53	53	69	17
#10	46	60	60	77	19
#11	51	66	66	86	21
#14	61	N/A	79	N/A	25
#18	81	N/A	106	N/A	33
f'c = 8000psi					
#3	12	14	14	18	6
#4	14	18	18	23	7
#5	17	22	22	29	9
#6	21	27	27	35	11
#7	30	39	39	50	12
#8	34	44	44	57	14
#9	38	50	50	64	16
#10	43	56	56	72	18
#11	48	62	62	80	19
#14	57	N/A	74	N/A	23
#18	76	N/A	99	N/A	31

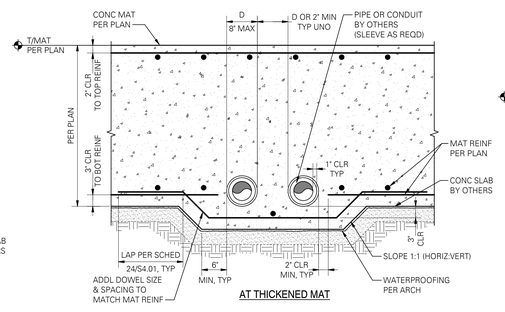
01400	GRADE 80 REINFORCING				
BAR SIZE	MISCELLANEOUS BARS		TOP BARS (see note #5)		HOOKED BARS
	Ld	Splice	Ld	Splice	Ldh
f'c = 3000psi					
#3	22	29	29	38	11
#4	30	38	38	50	15
#5	37	48	48	62	19
#6	44	57	57	75	22
#7	64	84	84	108	26
#8	74	95	95	124	30
#9	83	108	108	140	33
#10	93	121	121	157	38
#11	103	134	134	175	42
#14	124	N/A	161	N/A	50
#18	165	N/A	215	N/A	66
f'c = 4000psi					
#3	19	25	25	33	10
#4	26	33	33	43	13
#5	32	42	42	54	16
#6	38	50	50	65	19
#7	56	72	72	94	23
#8	64	83	83	107	26
#9	72	93	93	121	29
#10	81	105	105	136	33
#11	90	116	116	151	36
#14	108	N/A	140	N/A	43
#18	143	N/A	186	N/A	58
f'c = 5000psi					
#3	17	23	23	29	9
#4	23	30	30	39	12
#5	29	37	37	48	15
#6	34	45	45	58	17
#7	50	65	65	84	20
#8	57	74	74	96	23
#9	64	83	83	108	26
#10	72	94	94	122	29
#11	80	104	104	135	32
#14	96	N/A	125	N/A	39
#18	128	N/A	166	N/A	52
f'c = 6000psi					
#3	16	21	21	27	8
#4	21	27	27	35	11
#5	26	34	34	44	13
#6	31	41	41	53	16
#7	46	59	59	77	19
#8	52	68	68	88	21
#9	59	76	76	99	24
#10	66	86	86	111	27
#11	73	95	95	124	30
#14	88	N/A	114	N/A	35
#18	117	N/A	152	N/A	47
f'c = 7000psi					
#3	15	19	19	25	8
#4	20	25	25	33	10
#5	24	32	32	41	12
#6	29	38	38	49	15
#7	42	55	55	71	17
#8	48	63	63	81	20
#9	54	71	71	92	22
#10	61	79	79	103	25
#11	68	88	88	114	27
#14	81	N/A	106	N/A	33
#18	108	N/A	141	N/A	44
f'c = 8000psi					
#3	14	18	18	23	7
#4	18	24	24	31	9
#5	23	30	30	38	12
#6	27	35	35	46	14
#7	40	51	51	67	16
#8	45	59	59	76	18
#9	51	66	66	86	21
#10	57	74	74	96	23
#11	64	82	82	107	26
#14	76	N/A	99	N/A	31
#18	101	N/A	132	N/A	41

NOTES:

1. ALL TABULATED VALUES ARE IN INCHES.
2. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
3. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
4. Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK.
5. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
6. LAP SPLICE OF DIFFERENT SIZED BARS TO BE THE LARGER OF Ld OF THE LARGER BAR OR SPLICE LENGTH OF THE SMALLER BAR.
7. LAP SPLICE OF #14 AND #18 BARS IS NOT PERMITTED. LAP SPLICE OF SMALLER TO #14 AND #18 BARS IS NOT PERMITTED.
8. LAP SPLICE OF DIFFERENT GRADES OF REINFORCING TO BE THE LARGER OF Ld OF THE HIGHER GRADE BAR OR SPLICE LENGTH OF THE LOWER GRADE BAR.
9. COLUMN VERTICAL REINFORCING LAP SPLICE SCHEDULE PER S/S3.31.
10. SHEAR WALL REINFORCING LAP SPLICE SCHEDULE PER 20/S3.21.



AT TYPICAL MAT



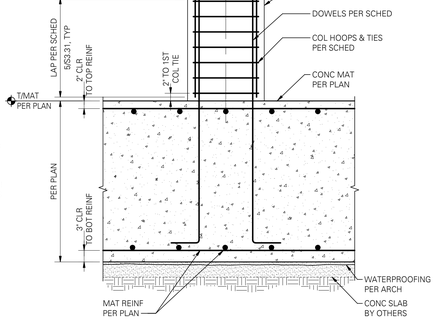
AT THICKENED MAT

NOTES:

1. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHICH INDICATE THE PLACEMENT OF PIPE OR CONDUIT IN MAT.

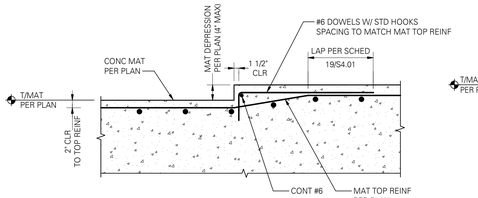
11 TYPICAL PIPE OR CONDUIT SLEEVES THRU CONCRETE MAT FOUNDATION

SCALE: 3/4" = 1'-0"



13 TYPICAL MAT FOUNDATION AT CONCRETE COLUMN

SCALE: 3/4" = 1'-0" (03002)

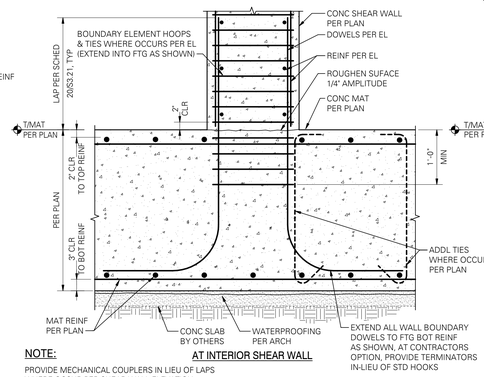


NOTE:

PROVIDE MAT STEP REINFORCING PER 6/S4.01 AT DEPRESSIONS LARGER THAN 4".

16 TYPICAL MAT DEPRESSION AT MAT FOUNDATION

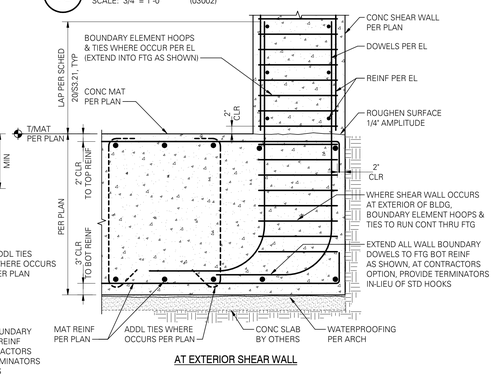
SCALE: 3/4" = 1'-0"



AT INTERIOR SHEAR WALL

NOTE:

PROVIDE MECHANICAL COUPLERS IN LIEU OF LAPS WHERE OCCUR PER SHEAR WALL ELEVATION.



AT EXTERIOR SHEAR WALL

17 TYPICAL MAT FOUNDATION AT CONCRETE SHEAR WALL

SCALE: 3/4" = 1'-0" (03905)

19 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE

SCALE: 3/4" = 1'-0" (01400)

FOR PERMIT

Plans and specifications are not to be used for construction unless approved by the having jurisdiction and DCI Engineers.

8/23/2023 3:20:33 PM C:\Jcurwen\Documents\22081-01-MEP\S03_rvtprojects\@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.2OOX/2Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

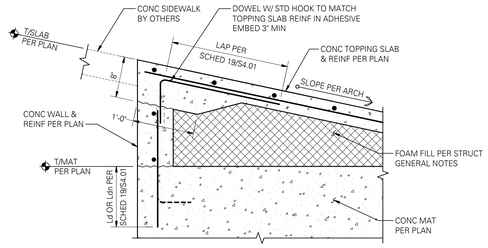
TITLE:

STRUCTURAL - CONCRETE FOUNDATION DETAILS

SHEET:

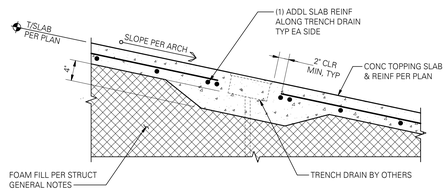
S4.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



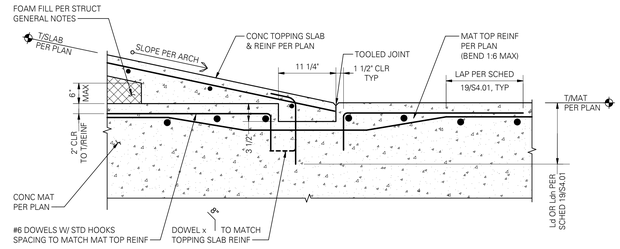
2 OVER-FRAMING TOPPING SLAB AT EDGE OF MAT FOUNDATION

SCALE: 1" = 1'-0"



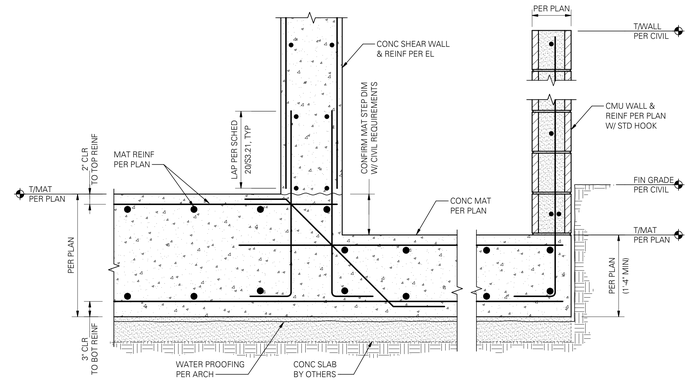
3 TRENCH DRAIN AT OVER-FRAMING TOPPING SLAB

SCALE: 1" = 1'-0"



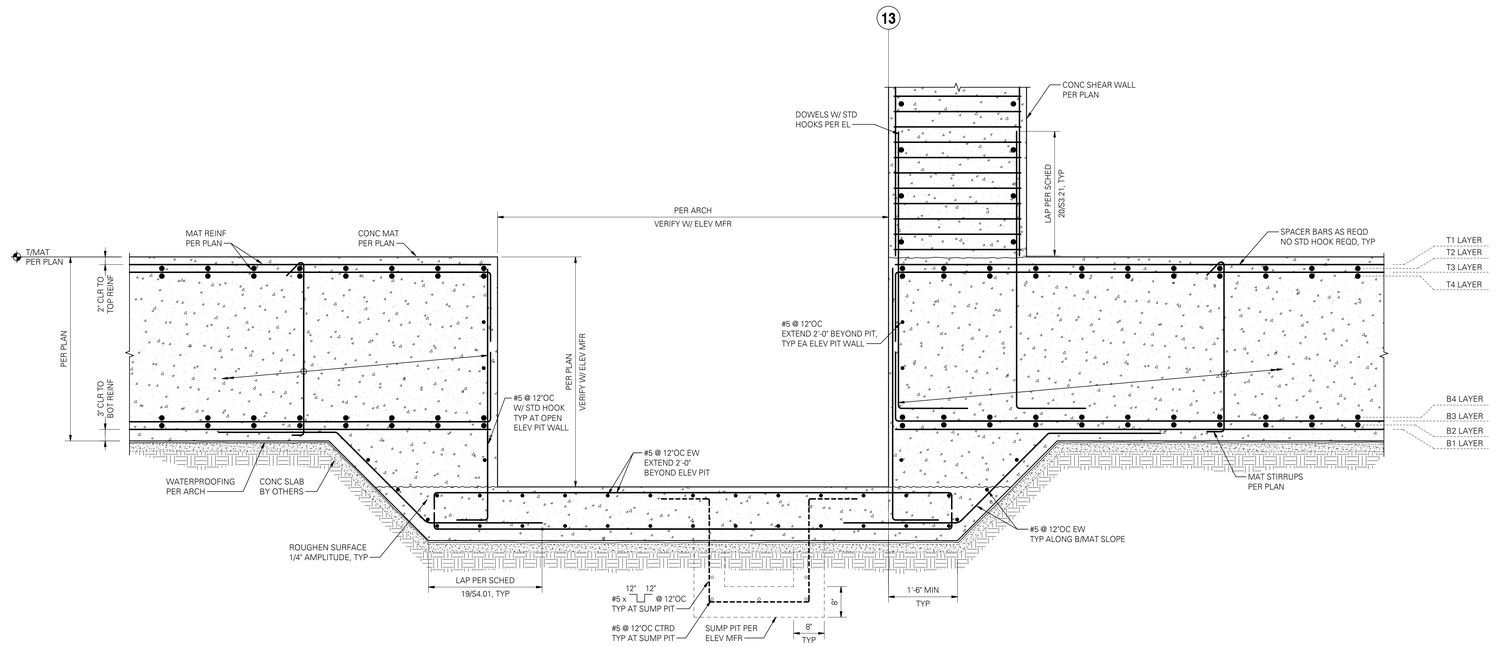
4 OVER-FRAMING TOPPING SLAB AT MAT FOUNDATION TO RAMP TRANSITION

SCALE: 1" = 1'-0" (03344AM)



9 MAT FOUNDATION AT BIO-RETENTION PLANTER

SCALE: 1" = 1'-0"



NOTE:

ELEVATOR SUMP PIT 24" SQx24" DP ASSUMED.
CONTRACTOR TO VERIFY SIZE & LOCATION WITH ELEVATOR MANUFACTURER.

17 MAT FOUNDATION AT ELEVATOR PIT (LOOKING EAST)

SCALE: 3/4" = 1'-0"

FOR PERMIT
Preliminary and not to be used for construction. These drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:20:41 PM C:\Users\mrf\Desktop\22081-0140-R23D23_mgrinvalds@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.DCIArkatz Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arkatz Conversano Inc. D'Arkatz Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER
GREGORY FREY PARKER
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

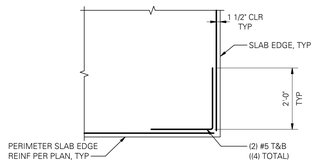
TITLE:

STRUCTURAL - CONCRETE FOUNDATION DETAILS

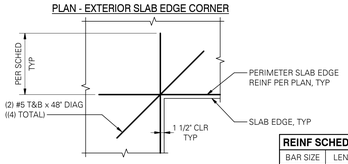
SHEET:

S4.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



PLAN - EXTERIOR SLAB EDGE CORNER



PLAN - INTERIOR SLAB EDGE CORNER

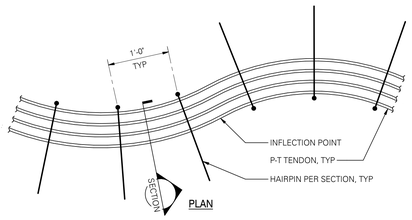
NOTE:

POST-TENSIONING ANCHORAGE AT SLAB CORNERS PER 7/S5.01

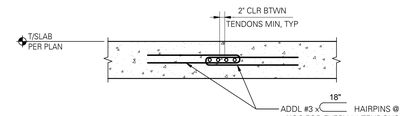
REINF SCHEDULE	
BAR SIZE	LENGTH
#5	24"
#6	32"
#7	48"
#8	52"

2 PLAN - TYPICAL REINFORCING AT SLAB EDGE CORNERS

SCALE: 1/2" = 1'-0" (03304)



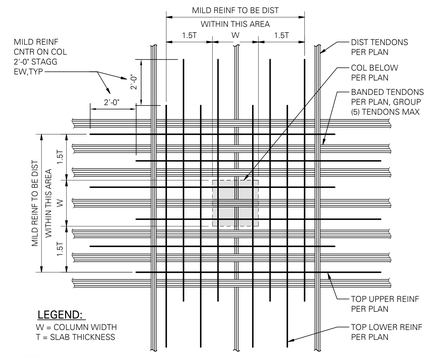
PLAN



SECTION

3 POST-TENSIONED TENDONS WITH SWEEP GREATER THAN 1:6

SCALE: 1" = 1'-0" (03311)



LEGEND:

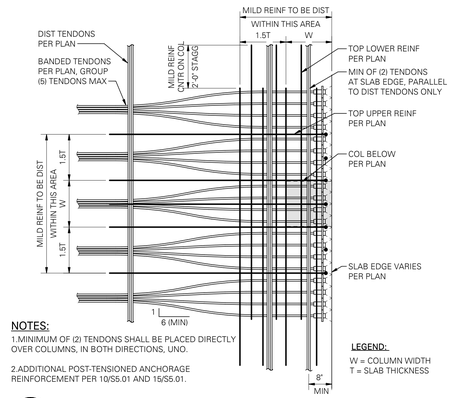
W = COLUMN WIDTH
T = SLAB THICKNESS

NOTE:

MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS, IN BOTH DIRECTIONS, UNO.

4 REINFORCING AT INTERIOR COLUMN

SCALE: 3/4" = 1'-0" (03309M)



NOTES:

1.MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS, IN BOTH DIRECTIONS, UNO.

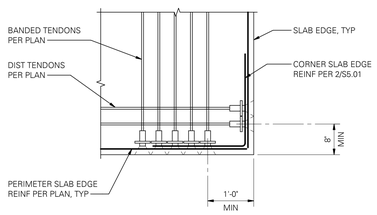
2.ADDITIONAL POST-TENSIONED ANCHORAGE REINFORCEMENT PER 10/S5.01 AND 15/S5.01.

LEGEND:

W = COLUMN WIDTH
T = SLAB THICKNESS

5 REINFORCING AT EXTERIOR COLUMN

SCALE: 3/4" = 1'-0" (03310M)



NOTES:

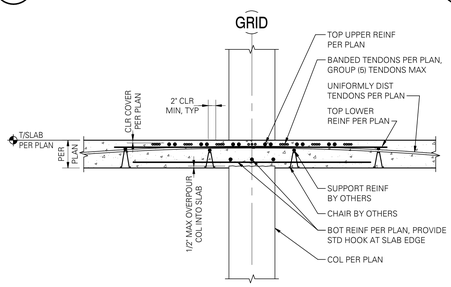
1. ADDITIONAL INFORMATION PER 10/S5.01 AND 15/S5.01.

2. REINFORCING AT POST-TENSIONING ANCHORS NOT SHOWN FOR CLARITY.

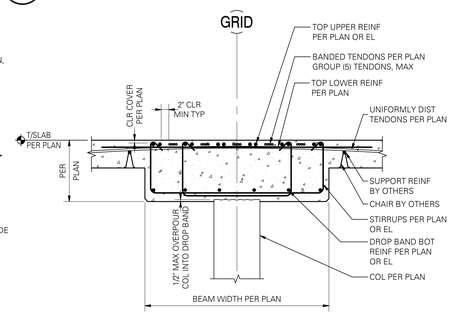
3. IF EDGE DISTANCE CAN NOT BE MET, CONTACT STRUCTURAL ENGINEER OF RECORD.

7 PLAN - TYPICAL POST-TENSIONING AT EXTERIOR SLAB EDGE CORNERS

SCALE: 3/4" = 1'-0" (03304A)



AT SLAB



AT BEAM

NOTES:

1. ALTERNATE TENDON AND REINFORCING GROUPS.

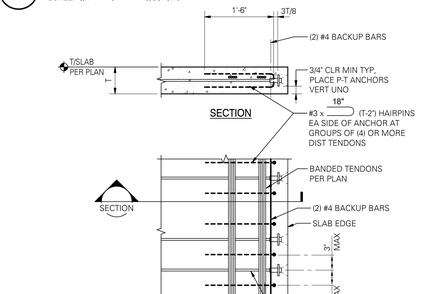
2. QUANTITY AND LENGTH OF REINFORCING PER PLAN.

3. REINFORCING STAGGER PER 4/S5.01 AND 5/S5.01.

4. MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS IN BOTH DIRECTIONS, UNO.

8 SECTION THRU BANDED TENDONS AT SUPPORT

SCALE: 3/4" = 1'-0" (03320)



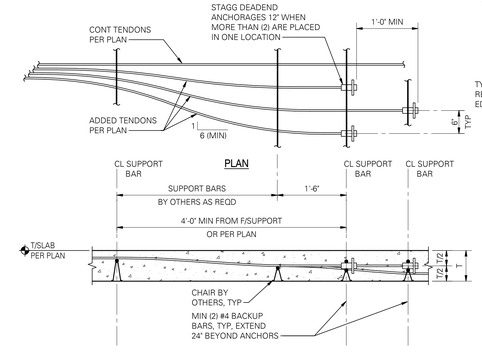
PLAN

NOTE:

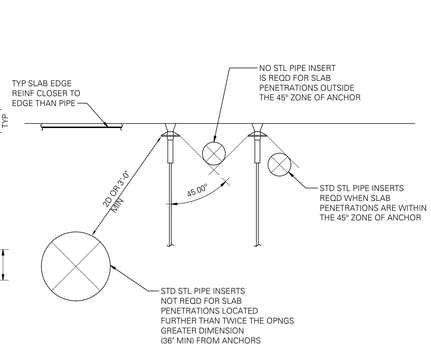
STUDRAILS MAY BE USED IN LIEU OF HAIRPINS PENDING STRUCTURAL ENGINEER OF RECORD APPROVAL.

10 ANCHORAGE AT ENDS OF DISTRIBUTED TENDONS

SCALE: 3/4" = 1'-0" (03306)



SECTION

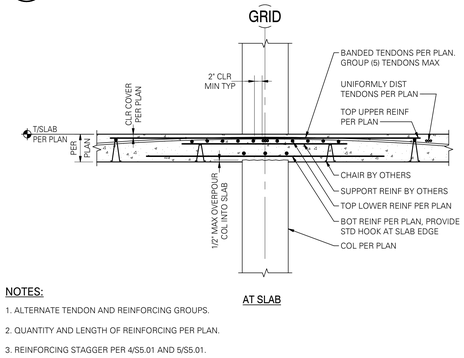


11 ANCHORAGE AT ENDS OF ADDED TENDONS

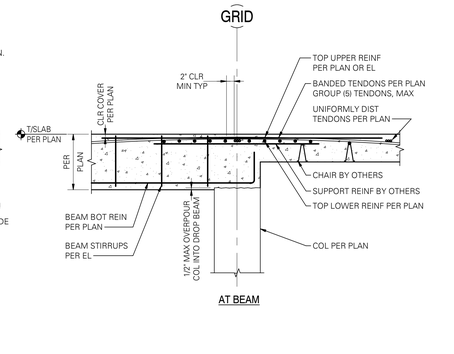
SCALE: 3/4" = 1'-0" (03308)

12 SLAB PENETRATIONS AT POST-TENSIONED ANCHORS

SCALE: 3/4" = 1'-0" (03302)



AT SLAB



AT BEAM

NOTES:

1. ALTERNATE TENDON AND REINFORCING GROUPS.

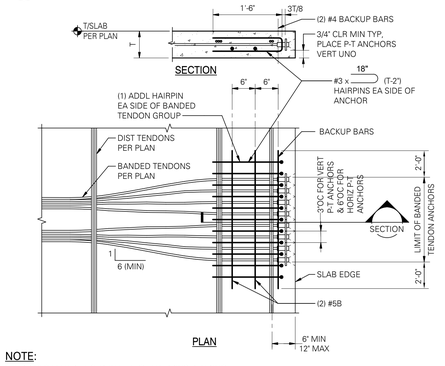
2. QUANTITY AND LENGTH OF REINFORCING PER PLAN.

3. REINFORCING STAGGER PER 4/S5.01 AND 5/S5.01.

4. MINIMUM OF (2) TENDONS SHALL BE PLACED DIRECTLY OVER COLUMNS IN BOTH DIRECTIONS, UNO.

13 SECTION THRU DISTRIBUTED TENDONS AT SUPPORT

SCALE: 3/4" = 1'-0" (03321)



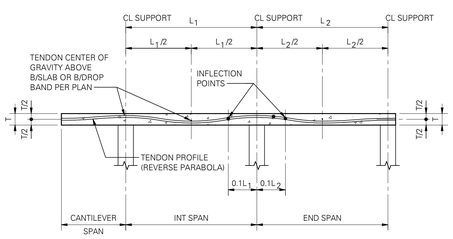
PLAN

NOTE:

STUDRAILS MAY BE USED IN LIEU OF HAIRPINS PENDING STRUCTURAL ENGINEER OF RECORD APPROVAL.

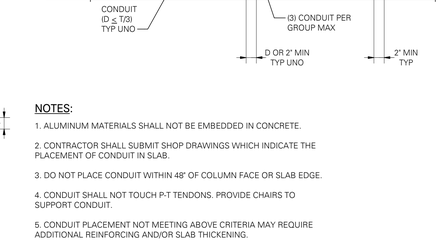
15 ANCHORAGE AT ENDS OF BANDED TENDONS

SCALE: 3/4" = 1'-0" (03307)



16 TYPICAL POST-TENSIONED SLAB PROFILE

SCALE: 3/4" = 1'-0" (03303)



NOTES:

1. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHICH INDICATE THE PLACEMENT OF CONDUIT IN SLAB.

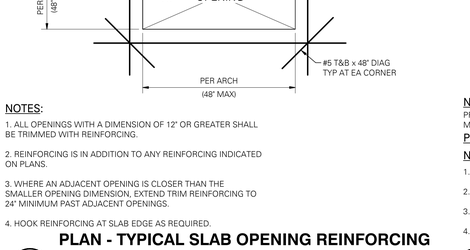
3. DO NOT PLACE CONDUIT WITHIN 48" OF COLUMN FACE OR SLAB EDGE.

4. CONDUIT SHALL NOT TOUCH P-T TENDONS. PROVIDE CHAIRS TO SUPPORT CONDUIT.

5. CONDUIT PLACEMENT NOT MEETING ABOVE CRITERIA MAY REQUIRE ADDITIONAL REINFORCING AND/OR SLAB THICKENING.

17 TYPICAL SLEEVES THRU CONCRETE SLAB

SCALE: 1" = 1'-0" (03222)



NOTES:

1. ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCING.

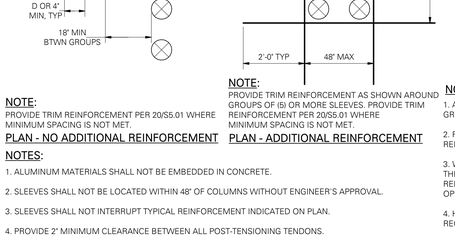
2. REINFORCING IS IN ADDITION TO ANY REINFORCING INDICATED ON PLANS.

3. WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCING TO 24" MINIMUM PAST ADJACENT OPENINGS.

4. HOOK REINFORCING AT SLAB EDGE AS REQUIRED.

18 PLAN - TYPICAL SLAB OPENING REINFORCING AT REINFORCED SLAB

SCALE: 3/4" = 1'-0" (03220)



NOTE:

PROVIDE TRIM REINFORCEMENT PER 20/S5.01 WHERE MINIMUM SPACING IS NOT MET.

PLAN - NO ADDITIONAL REINFORCEMENT

NOTE:

PROVIDE TRIM REINFORCEMENT AS SHOWN AROUND GROUPS OF (5) OR MORE SLEEVES. PROVIDE TRIM REINFORCEMENT PER 20/S5.01 WHERE MINIMUM SPACING IS NOT MET.

PLAN - ADDITIONAL REINFORCEMENT

NOTES:

1. ALUMINUM MATERIALS SHALL NOT BE EMBEDDED IN CONCRETE.

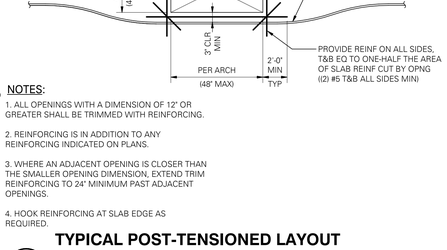
2. SLEEVES SHALL NOT BE LOCATED WITHIN 48" OF COLUMNS WITHOUT ENGINEER'S APPROVAL.

3. SLEEVES SHALL NOT INTERRUPT TYPICAL REINFORCEMENT INDICATED ON PLAN.

4. PROVIDE 2" MINIMUM CLEARANCE BETWEEN ALL POST-TENSIONING TENDONS.

19 PLANS - SLEEVES THRU CONCRETE SLAB

SCALE: 1/2" = 1'-0" (03221)



NOTES:

1. ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCING.

2. REINFORCING IS IN ADDITION TO ANY REINFORCING INDICATED ON PLANS.

3. WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCING TO 24" MINIMUM PAST ADJACENT OPENINGS.

4. HOOK REINFORCING AT SLAB EDGE AS REQUIRED.

20 TYPICAL POST-TENSIONED LAYOUT AT SLAB OPENING

SCALE: 3/4" = 1'-0" (03301)

FOR PERMIT
This document is released for the purpose of obtaining permits and approvals for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/8/2023 3:20:48 PM C:\Jobs\eng\Docs\22081-01\S-R\S503_segmovableBase.engineer.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX DCI/Arnatz Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiYenato Conversano Inc. DiYenato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER JEFFREY BRAUN No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

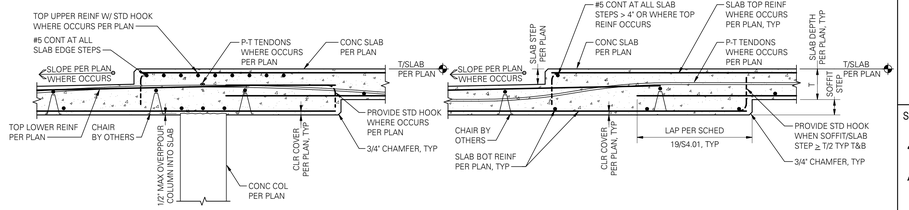
JOB NUMBER: 22081-0140
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE:

STRUCTURAL - CONCRETE POST-TENSIONED DETAILS

SHEET:

S5.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



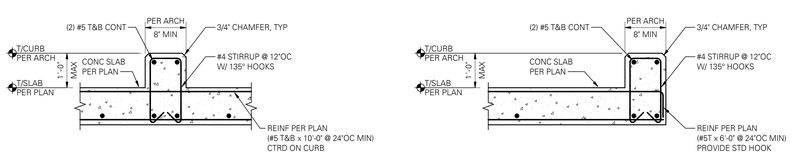
AT COLUMN

AT SLAB

NOTE:
ADDITIONAL INFORMATION PER 8/S5.01 & 13/S5.01

14 TYPICAL SLAB AND SOFFIT STEP

SCALE: 3/4" = 1'-0"



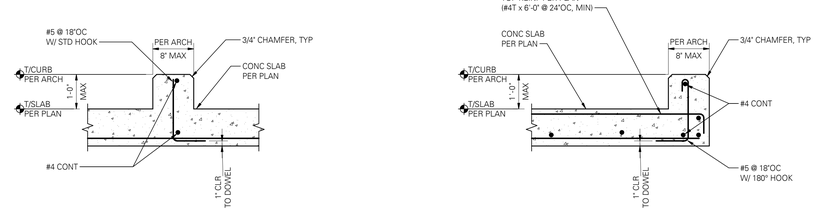
AT INTERIOR

AT SLAB EDGE

NOTE:
LOCATE ALL CONCRETE CURBS PER ARCHITECTURAL DRAWINGS.

17 TYPICAL CONCRETE CURB (TIED REINFORCING)

SCALE: 1" = 1'-0"



AT INTERIOR

AT SLAB EDGE

NOTE:
LOCATE ALL CONCRETE CURBS PER ARCHITECTURAL DRAWINGS.

19 TYPICAL CONCRETE CURB

SCALE: 1" = 1'-0"

FOR PERMIT
Preliminary and not to be used for construction. Drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:20:54 PM C:\Jobs\wip\Dwg\22081-04-AB-R2023_nagrvnvxa@bui-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI engineers
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX DCI/Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiYenato Conversano Inc. DiYenato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT FREY, JR.
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

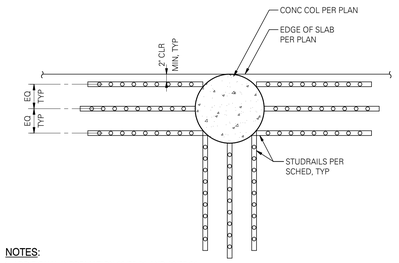
NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - CONCRETE POST-TENSIONED DETAILS

SHEET:
S5.11

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



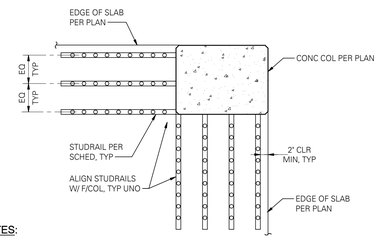
NOTES:

1. ADDITIONAL INFORMATION 19/S5.21 AND 20/S5.21.

2. SLEEVES THRU CONCRETE SLAB AT COLUMN PER 5/S5.21.

3 STUDRAIL LAYOUT AT ROUND EDGE COLUMN - SR4

SCALE: 3/4" = 1'-0"



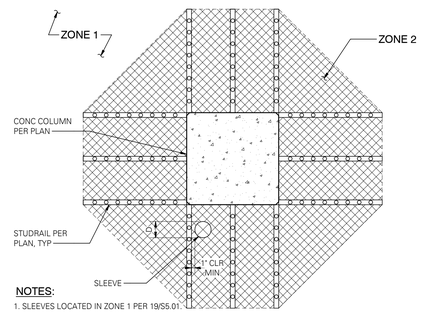
NOTES:

1. ADDITIONAL INFORMATION PER 19/S5.21 AND 20/S5.21.

2. SLEEVES THRU CONCRETE SLAB AT COLUMN PER 5/S5.21.

4 STUDRAIL LAYOUT AT RECTANGULAR CORNER COLUMN - SR1

SCALE: 3/4" = 1'-0" (03331)



NOTES:

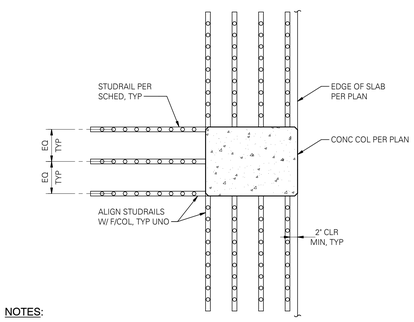
1. SLEEVES LOCATED IN ZONE 1 PER 19/S5.01.

2. (1) SLEEVE WITH A 'D' $\leq$ 6" IS ALLOWED IN ZONE 2. (1) SLEEVE TOTAL AT COLUMN.

3. SLEEVES NOT MEETING THE ABOVE CRITERIA SHALL BE SUBMITTED TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL. STUDRAIL CONFIGURATIONS MAY REQUIRE REVISION WHERE SLEEVES DO NOT MEET ABOVE CRITERIA.

5 PLAN - SLEEVES THRU CONCRETE SLAB AT COLUMN

SCALE: 3/4" = 1'-0" (03339)



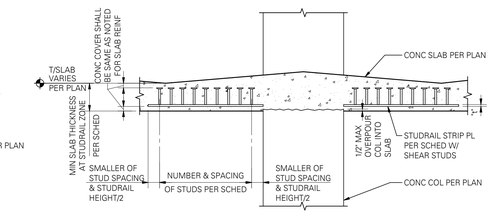
NOTES:

1. ADDITIONAL INFORMATION PER 19/S5.21 AND 20/S5.21.

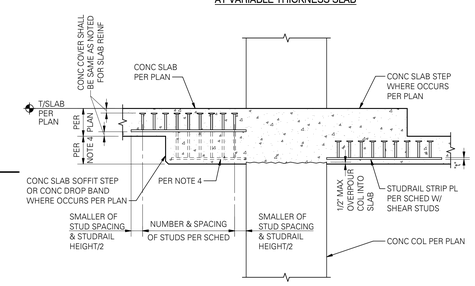
2. SLEEVES THRU CONCRETE SLAB AT COLUMN PER 5/S5.21.

9 STUDRAIL LAYOUT AT RECTANGULAR EDGE COLUMN - SR2

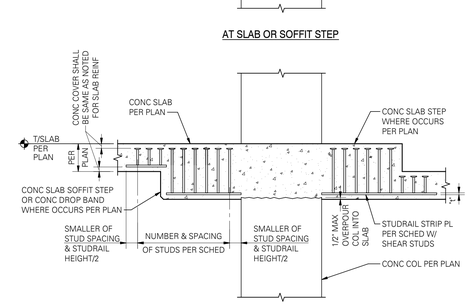
SCALE: 3/4" = 1'-0" (03335)



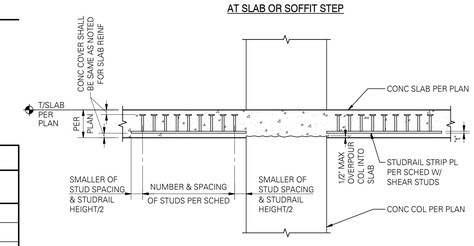
AT VARIABLE THICKNESS SLAB



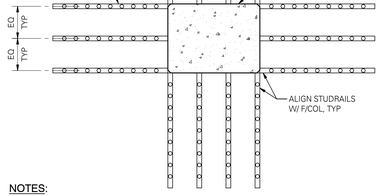
AT SLAB OR SOFFIT STEP



AT SLAB OR SOFFIT STEP



AT TYPICAL FLAT SLAB



NOTES:

1. ADDITIONAL INFORMATION PER 19/S5.21 AND 20/S5.21.

2. SLEEVES THRU CONCRETE SLAB AT COLUMN PER 5/S5.21.

14 STUDRAIL LAYOUT AT RECTANGULAR INTERIOR COLUMN - SR3

SCALE: 3/4" = 1'-0" (03333)

STUDRAIL SCHEDULE

SLAB THICKNESS	COL FACE OR COL DIA DIMENSION	NUMBER OF RAILS PER FACE	NUMBER OF STUDS PER RAIL	STUD Ø	STUD SPACING	REMARKS
12"	14"	2	19	1/2"	3"	---
	20"	3	19	1/2"	3"	---
	24"	4	19	1/2"	3"	---
14" MAX - 10" MIN	14"	2	22	1/2"	3"	10" MIN SLAB
	24"	3	22	1/2"	3"	10" MIN SLAB
22"	14"	2	24	1/2"	3"	---
	24"	3	24	1/2"	3"	---

STUDRAIL NOTES:

1. STUDRAIL HEIGHT IS DETERMINED BY THE THICKNESS OF THE SLAB. HEIGHT MAY NEED TO BE ADJUSTED WHERE SLABS STEP OF SLOPE. STUDRAIL HEIGHT IS BASED ON MINIMUM SLAB THICKNESS AT STUDRAIL ZONE PER SCHEDULE REMARKS.

2. STUDRAIL AT COLUMN CORNERS SHALL BE ALIGNED WITH THE FACE OF COLUMN. INTERMEDIATE STUDRAILS SHALL BE EQUALLY SPACED.

3. STUDRAIL SHEAR REINFORCEMENT SHOWN IN THESE DETAILS SHALL BE STUDRAILS AS MANUFACTURED BY "DECON".

4. WHERE SOFFIT STEP EXCEEDS 3" PROVIDE FULL DEPTH STUD RAILS AT LOWER SOFFIT.

STUDRAIL STRIP PLATE SIZE SCHEDULE		
STUD DIA	"t"	WIDTH
1/2"	1/4"	1 1/4"
5/8"	5/16"	1 3/4 "
3/4"	3/8"	2"

19 STUDRAIL SCHEDULE

SCALE: 1" = 1'-0" (01460M)

20 TYPICAL STUDRAIL SECTIONS

SCALE: 3/4" = 1'-0" (03330M)

FOR PERMIT
Plan Corrections and Field Changes
Drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/28/2023 1:21:08 PM C:\Jacobs\Work\Docs\22081.01-E12ND_nagarwood@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.20XX.01Arnato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Arnato Conversano Inc. D'Arnato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER
JEFFREY BRIAN DACI
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

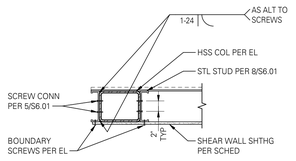
TITLE:

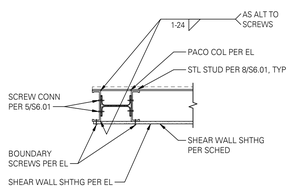
STRUCTURAL - CONCRETE STUDRAIL DETAILS

SHEET:

S5.21

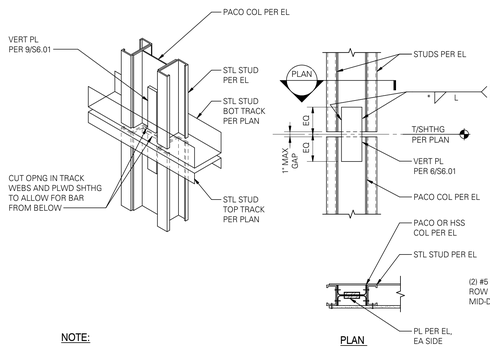
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN





1 HSS BOUNDARY POST SECTION

SCALE: 1" = 1'-0"

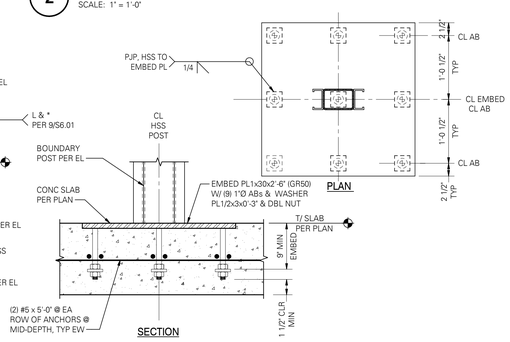


NOTE:

PLYWOOD SHEATHING NOT SHOWN FOR CLARITY.

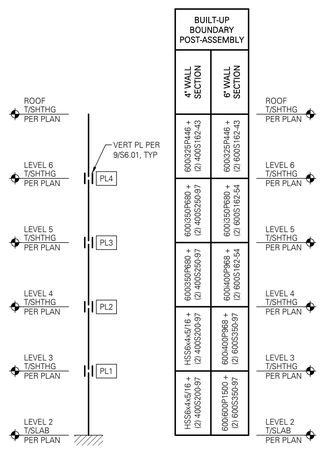
2 PACO BOUNDARY POST SECTION

SCALE: 1" = 1'-0"



NOTE:

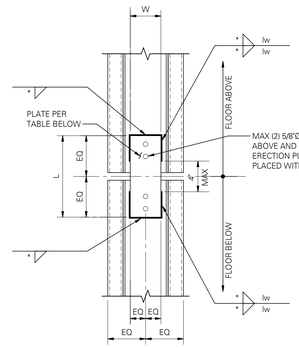
BASE PLATE ANCHORAGE IS DESIGNED FOR 90 KIPS OF TENSION AND 180 KIPS OF COMPRESSION (ULTIMATE CAPACITY).



BUILT-UP BOUNDARY POST-ASSEMBLY	
4" WALL SECTION	6" WALL SECTION
600X325P446 + (2) 400S162-43	600X325P446 + (2) 600S162-43
600X350P680 + (2) 400S250-97	600X350P680 + (2) 600S162-54
600X350P680 + (2) 400S350-97	600X400P968 + (2) 600S162-54
HSSxxx5x5/16 + (2) 400S350-97	600X400P968 + (2) 600S350-97
HSSxxx5x5/16 + (2) 400S200-97	600X600P1500 + (2) 600S350-97

NOTE:

BUILT-UP BOUNDARY POST CAPACITY IS DESIGNED FOR 180 KIPS (SERVICE LEVEL).

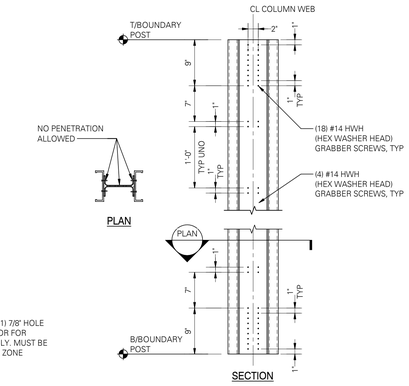


VERTICAL PLATE SCHEDULE

MARK	WIDTH W	LENGTH L	THICKNESS t	YIELD STRENGTH	WELD SIZE *	WELD LENGTH lw
PL1	4"	3'-4"	7/8"	50 KSI	3/16	1'-6"
PL2	3 1/2"	2'-0"	5/8"	50 KSI	3/16	10"
PL3	3"	1'-8"	3/8"	50 KSI	3/16	8"
PL4	3"	1'-0"	3/8"	50 KSI	3/16	4"

NOTE:

PLATES ARE REQUIRED ONLY ON ONE SIDE OF PACO POSTS.

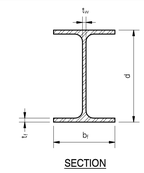


5 FASTERNER CONNECTION FOR BUILT-UP BOUNDARY POST

SCALE: 1" = 1'-0"

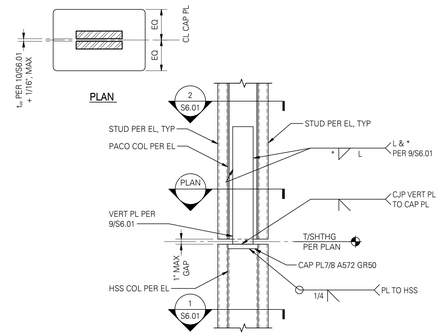
PACO BOUNDARY POST SCHEDULE

DESIGNATION	d	b_f	t_w	t_f
600l325P446	6.00"	3.25"	0.105"	0.105"
600l350P680	6.00"	3.50"	0.155"	0.155"
600l400P968	6.00"	4.00"	0.245"	0.155"
600l600P1500	6.00"	6.00"	0.245"	0.245"



6 TYPICAL BOUNDARY POST CONNECTION AT FLOOR

SCALE: 1" = 1'-0"

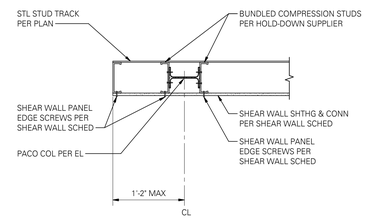


NOTE:

PLYWOOD SHEATHING NOT SHOWN FOR CLARITY.

7 BOUNDARY POST AT CONCRETE PODIUM

SCALE: 1" = 1'-0"

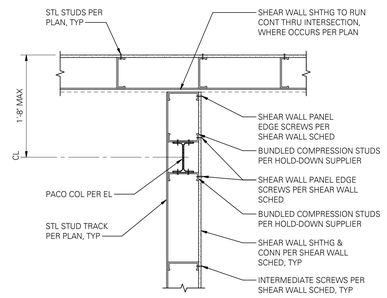


NOTE:

BUILT-UP BOUNDARY POST ASSEMBLY PER 1/S6.01 AND 2/S6.01.

8 SHEAR WALL BOUNDARY POST SCHEDULE

SCALE: 1" = 1'-0"

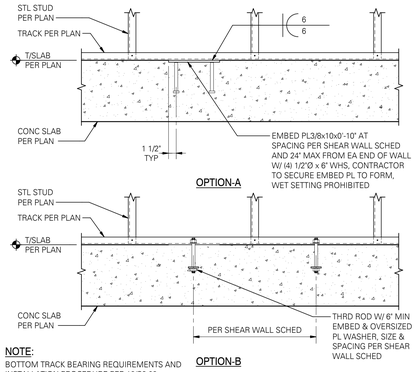


NOTE:

BUILT-UP BOUNDARY POST ASSEMBLY PER 1/S6.01 AND 2/S6.01.

9 FLOOR TO FLOOR VERTICAL PLATE CONNECTION

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

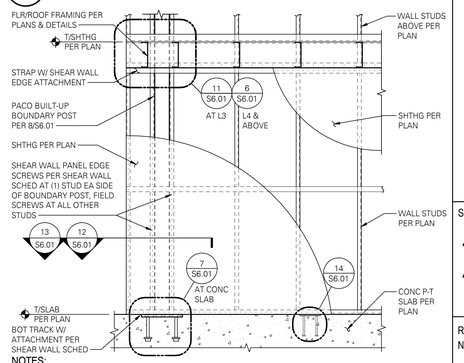


NOTE:

BOTTOM TRACK BEARING REQUIREMENTS AND INSTALLATION PROCEDURE PER 19/S6.02.

10 PACO BOUNDARY MEMBERS

SCALE: 3" = 1'-0"



NOTES:

1. SURE-BOARD SHEAR WALL SHEATHING PER 19/S6.01.

2. STEEL PLATE SHEAR WALL SHEATHING LAYOUT PER 16/S6.01.

11 HSS BOUNDARY POST TRANSITION AT LEVEL 4 FLOOR

SCALE: 1" = 1'-0"

12 PLAN - SHEAR WALL END

SCALE: 1" = 1'-0" (07066)

13 PLAN - INTERSECTING SHEAR WALLS

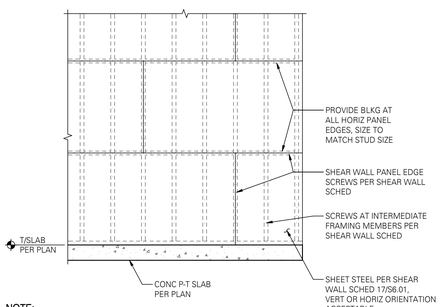
SCALE: 1" = 1'-0" (07068)

14 TYPICAL SHEAR WALL TO POST-TENSIONED SLAB CONNECTION

SCALE: 1" = 1'-0" (07050C)

15 TYPICAL SHEAR WALL ELEVATION

SCALE: 1/2" = 1'-0" (07060)



NOTE:

ADDITIONAL INFORMATION PER SHEAR WALL SCHEDULE 17/S6.01.

16 TYPICAL STEEL PLATE SHEAR WALL SHEATHING LAYOUT

SCALE: 3/8" = 1'-0" (07090)

SHEAR WALL SCHEDULE

FOR SEISMIC WITH 33MIL SHEET STEEL (AISI 2015)

WALL TYPE	MINIMUM STUD AND TRACK THICKNESS	SCREW SPACING AT PANEL EDGE ATTACHMENT	TOP AND BOTTOM TRACK ATTACHMENT	EMBED CONNECTION TO CONCRETE	3/4"Ø SCREW ANCHOR OR THREADED ROD CONNECTION TO CONCRETE	SHEAR CAPACITY (PLF, ASD)
SS6	43MIL 54MIL AT CONC	6"OC	#10 @ 4"OC	48"	48"	422
SS4	43MIL 54MIL AT CONC	4"OC	#10 @ 4"OC	48"	48"	468
SS3	43MIL 54MIL AT CONC	3"OC	#10 @ 4"OC	48"	36"	494
SS2	54MIL	2"OC	#10 @ 4"OC	48"	24"	748

NOTES:

[1] TYPICAL SHEAR WALL ELEVATION PER 15/S6.01.

[2] PROVIDE BRIDGING AT ALL SHEAR WALLS PER 19/S6.03. STRAP BRIDGING MAY BE OMITTED AT WALL SIDE WITH SHEAR WALL SHEATHING IF SHEATHING IS INSTALLED PRIOR TO LOADING WALL.

[3] PROVIDE BLOCKING AT ALL PANEL EDGES.

[4] PROVIDE MINIMUM (2) STUDS AT EACH END OF SHEAR WALL CONNECTED TOGETHER WITH (2) #10 SCREWS @ 12"OC OR 1" LONG WELDS @ 12"OC.

[5] STUDS SHALL HAVE MINIMUM FLANGE WIDTH OF 1 5/8". RIM TRACK SHALL BE 54MIL MINIMUM.

[6] STUD AND TRACK THICKNESS MAY BE GOVERNED BY BEARING WALL REQUIREMENTS, PER BEARING WALL SCHEDULE ON STUD AND SHEAR WALL PLAN.

[7] ATTACH SHEATHING TO STEEL STUD FRAMING WITH #8 x 1 1/4" SELF-DRILLING/SELF-TAPPING 3/4" LONG DRILL TIP BUGLE HEAD SCREWS (MINIMUM SHANK Ø = 0.164", MINIMUM HEAD Ø = 0.3145"). SCREW FASTENER HEAD MUST BE FLUSH WITH PANEL SURFACE AND PENETRATE INTO THE STEEL STUD FRAMING MEMBER A MINIMUM OF (3) EXPOSED THREADS. INSTALL FASTENER WITH A MINIMUM 3/8" EDGE DISTANCE.

[8] PROVIDE FASTENERS @ 12"OC ALONG INTERMEDIATE FRAMING MEMBERS.

17 SHEAR WALL SCHEDULE - 33MIL SHEET STEEL

SCALE: 1" = 1'-0" (01434D)

SHEAR WALL SCHEDULE

FOR SEISMIC WITH "SURE-BOARD" SERIES 200 SHEATHING

WALL TYPE	MINIMUM STUD AND TRACK THICKNESS	SCREW SPACING AT PANEL EDGE ATTACHMENT	TOP AND BOTTOM TRACK ATTACHMENT	EMBED CONNECTION TO CONCRETE	3/4"Ø SCREW ANCHOR OR THREADED ROD CONNECTION TO CONCRETE	SHEAR CAPACITY (PLF)
						54MIL
SB6	54MIL	6"OC	#10 @ 6"OC	48"	36"	678
SB4	54MIL	4"OC	#10 @ 4"OC	48"	24"	922
SB3	54MIL	3"OC	#10 @ 3"OC	48"	24"	1092
SB2	54MIL	2"OC	#10 @ 3"OC	48"	18"	1253

NOTES:

[1] TYPICAL SHEAR WALL ELEVATION PER 15/S6.01.

[2] PROVIDE BRIDGING AT ALL SHEAR WALLS PER 19/S6.03. STRAP BRIDGING MAY BE OMITTED AT WALL SIDE WITH SHEAR WALL SHEATHING IF SHEATHING IS INSTALLED PRIOR TO LOADING WALL.

[3] PROVIDE BLOCKING AT ALL PANEL EDGES.

[4] PROVIDE MINIMUM (2) STUDS AT EACH END OF SHEAR WALL CONNECTED TOGETHER WITH (2) #10 SCREWS @ 12"OC OR 1" LONG WELDS @ 12"OC.

[5] STUDS SHALL HAVE MINIMUM FLANGE WIDTH OF 1 5/8". RIM TRACK SHALL BE 54MIL MINIMUM.

[6] STUD AND TRACK THICKNESS MAY BE GOVERNED BY BEARING WALL REQUIREMENTS, PER BEARING WALL SCHEDULE ON STUD AND SHEAR WALL PLAN.

[7] INSTALL "SURE-BOARD" PANELS VERTICALLY OR HORIZONTALLY.

[8] ATTACH "SURE-BOARD" TO STEEL STUD FRAMING WITH #8 x 1 1/4" SELF-DRILLING/SELF-TAPPING 3/4" LONG DRILL TIP BUGLE HEAD SCREWS (MINIMUM SHANK Ø = 0.164", MINIMUM HEAD Ø = 0.3145"). SCREW FASTENER HEAD MUST BE FLUSH WITH PANEL SURFACE AND PENETRATE INTO THE STEEL STUD FRAMING MEMBER A MINIMUM OF (3) EXPOSED THREADS. INSTALL FASTENER WITH A MINIMUM 3/8" EDGE DISTANCE.

[9] PROVIDE FASTENERS @ 12"OC ALONG INTERMEDIATE FRAMING MEMBERS.

19 SHEAR WALL SCHEDULE - "SURE-BOARD" SHEATHING

SCALE: 1" = 1'-0" (01434B)

8/23/2023 3:21:08 PM C:\Jacobs-vf\Revit\22081-01-M-R2023_nagarvivek@bkaengineers.com.rvt

FOR PERMIT
This document is released for the purpose of permitting and construction only and shall not be used for any other purpose. It is not to be used for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.2OOX.OYAmato Conversano Inc. All Rights Reserved
This document, and the ideas and designs incorporated herein, as an instrument of service, is and shall remain the property of D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

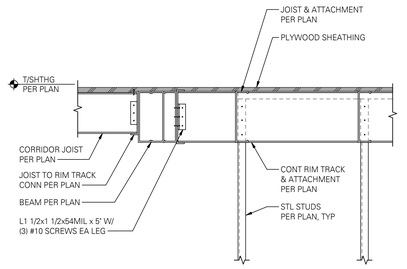
TITLE:

STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS

SHEET:

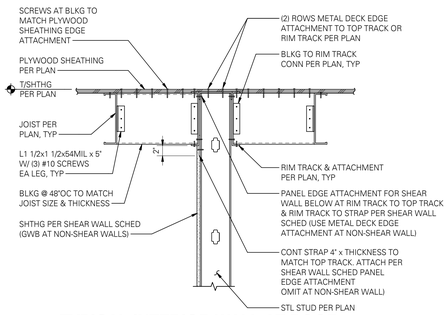
S6.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



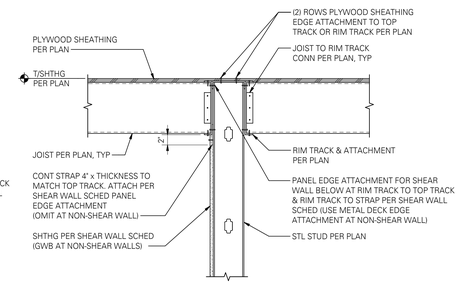
1 TYPICAL CORRIDOR SECTION AT HEADER

SCALE: 1" = 1'-0" (07117)



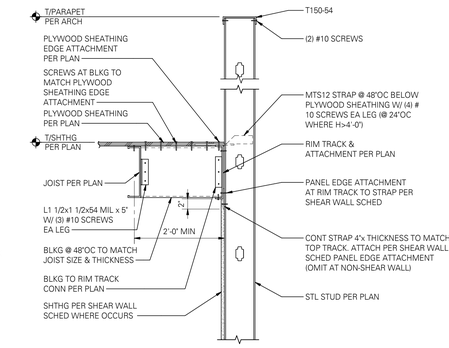
2 TYPICAL INTERIOR WALL AT ROOF WITH JOISTS PARALLEL

SCALE: 1" = 1'-0" (07133)



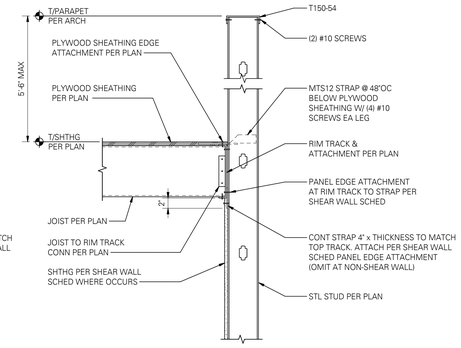
3 TYPICAL INTERIOR WALL AT ROOF WITH JOISTS PERPENDICULAR

SCALE: 1" = 1'-0" (07132)



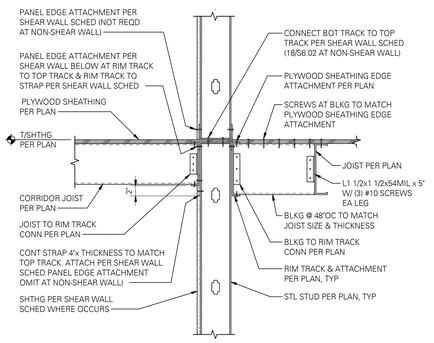
4 TYPICAL EXTERIOR WALL AT ROOF WITH JOISTS PARALLEL

SCALE: 1" = 1'-0" (07131)



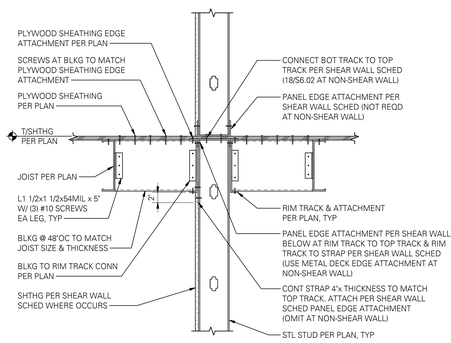
5 TYPICAL EXTERIOR WALL AT ROOF WITH JOISTS PERPENDICULAR

SCALE: 1" = 1'-0" (07130)



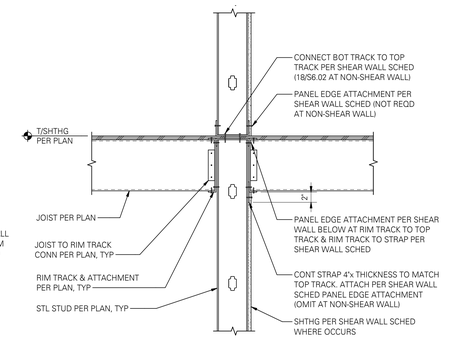
6 TYPICAL CORRIDOR WALL WITH UNIT JOIST PARALLEL

SCALE: 1" = 1'-0" (07116)



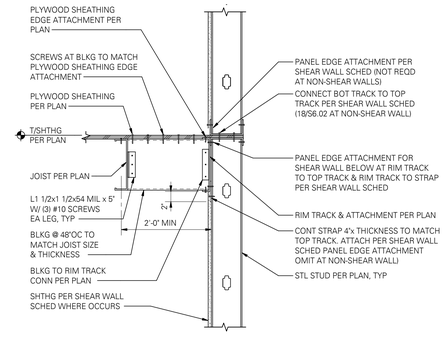
7 TYPICAL INTERIOR WALL WITH JOIST PARALLEL

SCALE: 1" = 1'-0" (07113)



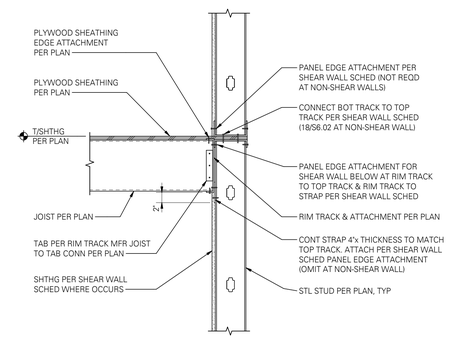
8 TYPICAL INTERIOR WALL WITH JOIST PERPENDICULAR

SCALE: 1" = 1'-0" (07112)



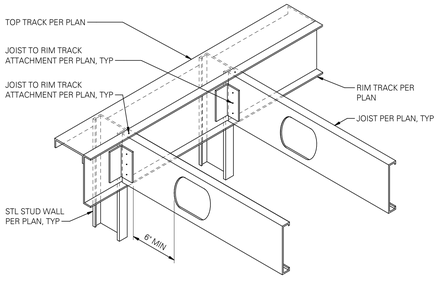
9 TYPICAL EXTERIOR WALL WITH JOIST PARALLEL

SCALE: 1" = 1'-0" (07111)



10 TYPICAL EXTERIOR WALL WITH JOIST PERPENDICULAR

SCALE: 1" = 1'-0" (07110)



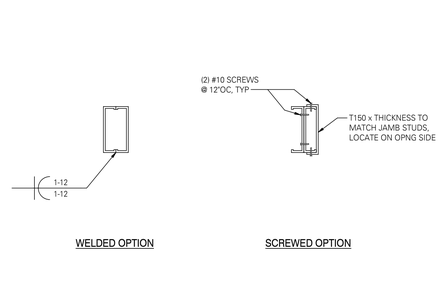
NOTES:

1. TAB MUST ATTACH TO HARD SIDE OF THE JOIST WEB.

2. ATTACH RIM TRACK TO STEEL STUD PER PLAN.

11 TYPICAL FLOOR FRAMING CONSTRUCTION

SCALE: 1" = 1'-0" (07100)

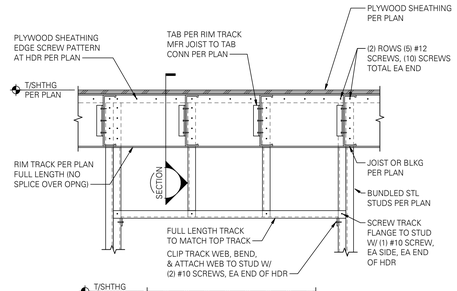


NOTE:

SINGLE JAMB STUDS ARE ACCEPTABLE WHERE ALLOWED PER PLAN NOTES, STUD SIZE PER PLAN NOTES.

12 TYPICAL JAMB STUD DETAIL

SCALE: 1 1/2" = 1'-0" (07103)

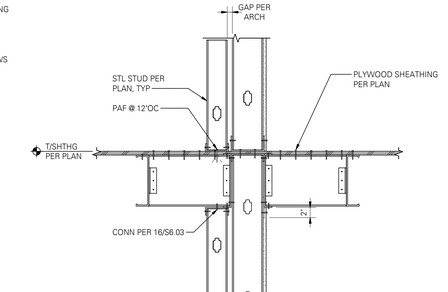


NOTE:

FRAMING ABOVE NOT SHOWN FOR CLARITY.

13 TYPICAL RIM TRACK HEADER

SCALE: 1" = 1'-0" (07150A)

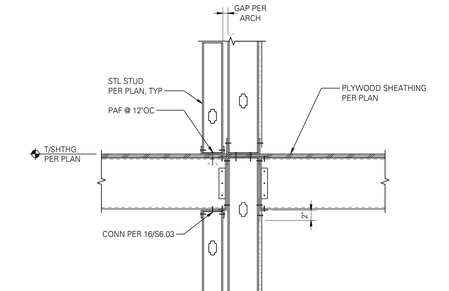


NOTE:

ADDITIONAL INFORMATION PER 7/S6.02.

14 TYPICAL INTERIOR PARTITION WALL WITH JOISTS PARALLEL

SCALE: 1" = 1'-0" (07115)



NOTE:

ADDITIONAL INFORMATION PER 7/S6.02.

15 TYPICAL INTERIOR PARTITION WALL WITH JOISTS PERPENDICULAR

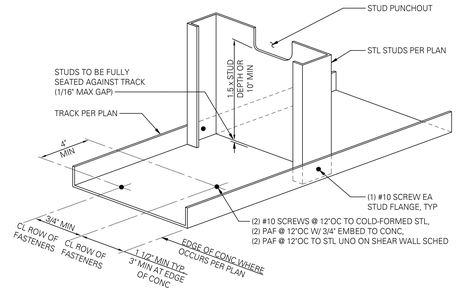
SCALE: 1" = 1'-0" (07114)

NOTE:

TOP AND BOTTOM TRACK SPLICES SHALL BE STAGGERED 48" MINIMUM.

17 TYPICAL TRACK SPLICE

SCALE: 1 1/2" = 1'-0" (07001)

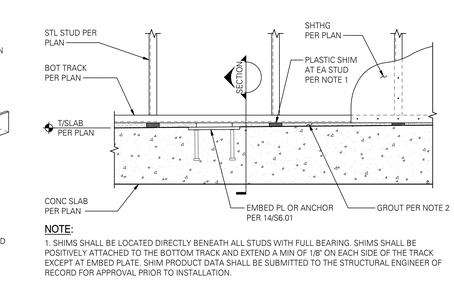


NOTE:

THIS DETAIL APPLIES TO TOP AND BOTTOM TRACKS OF ALL STRUCTURAL STEEL STUD WALLS UNO.

18 TYPICAL TOP AND BOTTOM TRACK DETAIL

SCALE: 1" = 1'-0" (07000)



NOTE:

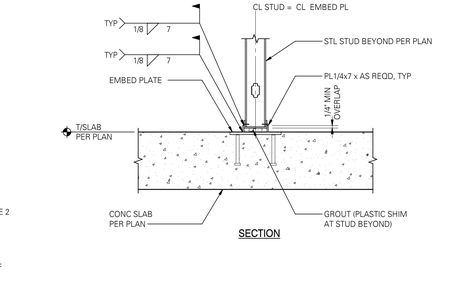
1. SHIMS SHALL BE LOCATED DIRECTLY BENEATH ALL STUDS WITH FULL BEARING. SHIMS SHALL BE POSITIVELY ATTACHED TO THE BOTTOM TRACK AND EXTEND A MIN OF 1/8" ON EACH SIDE OF THE TRACK EXCEPT AT EMBED PLATE. SHIM PRODUCT DATA SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

2. IN LOCATIONS WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1/4", DRY-PACK GROUT SHALL BE PLACED BETWEEN THE SHIMS. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL GROUTING BENEATH STEEL STUD WALLS. A 3/4" DIAMETER HOLE SHALL BE DRILLED AT 10'-0"OC MAX TO ENSURE SOLID GROUTING BENEATH THE TRACK.

3. WHERE THE GAP BETWEEN THE BOTTOM OF THE TRACK AND THE TOP OF SLAB EXCEEDS 1" CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ALTERNATIVE PROCEDURES.

19 TYPICAL STEEL STUD SHEAR WALL BEARING REQUIREMENTS

SCALE: 1" = 1'-0" (07051)



SECTION

FOR PERMIT
The contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:21:18 PM C:\Jobsfiles\Docs\22081-01-MEP\S02_magnussyBillcenginners.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.2OOX.OZ Anato Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from D'Anato Conversano Inc. D'Anato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER
JEFFREY D'ANATO
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS

SHEET:

S6.02

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

EXTERIOR CFS INFILL STUD SCHEDULE		
MAX UNBRACED STUD HEIGHT	STUD SIZE	SPACING
10'-0"	600S200-43	16"-0"OC
14'-0"	600S200-54	16"-0"OC

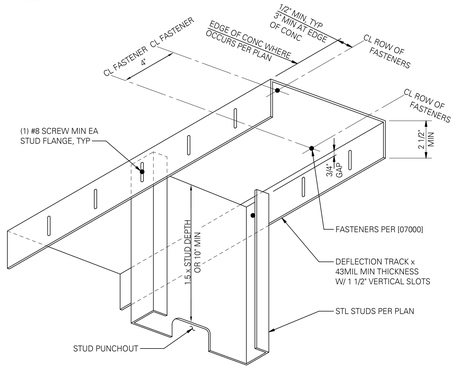
EXTERIOR CFS INFILL STUD SCHEDULE		
MAX UNBRACED STUD HEIGHT	STUD SIZE	SPACING
10'-0"	362S162-43	16"-0"OC
14'-0"	362S162-54	16"-0"OC

NOTES:

1. EXTERIOR NON-BEARING STUD REQUIREMENTS ARE FOR BUDGET PURPOSES ONLY. FINAL STUD SIZE AND SPACING TO BE CONFIRMED BY SPECIALTY STRUCTURAL ENGINEER. DEFERRED SUBMITTALS SHALL BE PROVIDED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION PER STRUCTURAL GENERAL NOTES.
2. INTERIOR NON-BEARING STUD REQUIREMENTS ARE BASED ON A 5 PSF INTERIOR LATERAL PRESSURE.
3. BOTTOM TRACKS TO BE 600T200-54 (TO BE CONFIRMED WITH SSE) AND 362T200-43 FOR EXTERIOR AND INTERIOR INFILL STUD WALLS, RESPECTIVELY. TYPICAL NON-BEARING WALL TOP TRACK CONNECTION TO CONCRETE SLAB PER 6/S6.03.

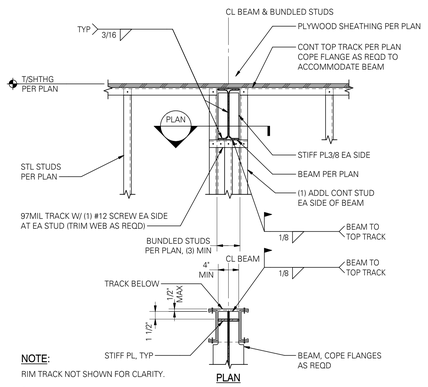
1 TYPICAL NON-BEARING INFILL WALL SCHEDULE (LEVEL 1 TO LEVEL 2)

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



2 TYPICAL BUNDLED STUDS AT STEEL BEAM

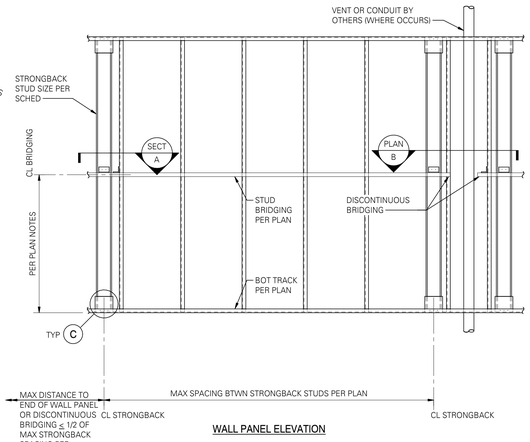
SCALE: 1" = 1'-0" (07163)



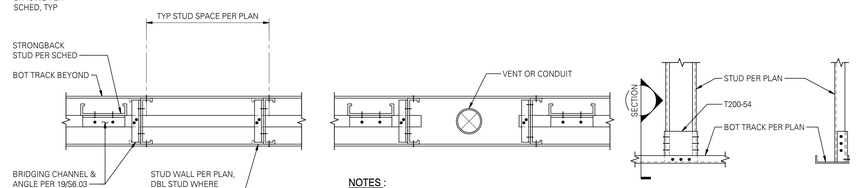
NOTE:
RIM TRACK NOT SHOWN FOR CLARITY.

PLAN

TYPICAL STRONGBACK SCHEDULE FOR STUD DEPTH > 4"		
STUD WALL TYPE	CUSTOM STRONGBACK STUD	MAX STRONGBACK SPACING
600S162-43 @ 24"OC	600S162-43	14'-0"
600S162-54 @ 24"OC	600S162-43	14'-0"
600S162-68 @ 24"OC	600S162-54	14'-0"
600S200-68 @ 24"OC	600S162-54	10'-0"
(2) 600S162-54 @ 24"OC	600S200-68	10'-0"



WALL PANEL ELEVATION



NOTES :

1. INFORMATION SHOWN BUT NOT NOTED PER PLAN A.
2. WHERE BRIDGING IS DISCONTINUOUS (DUE TO MECHANICAL, ELECTRICAL, PLUMBING, WINDOWS OR DOORS, ETC). PROVIDE STRONGBACK STUD AND BRIDGING ANGLES ON BOTH SIDES OF INTERRUPTION AS SHOWN.

SECTION

PLAN AT TYPICAL STRONGBACK STUD (A) SCALE: NONE

PLAN AT DISCONTINUOUS BRIDGING (B) SCALE: NONE

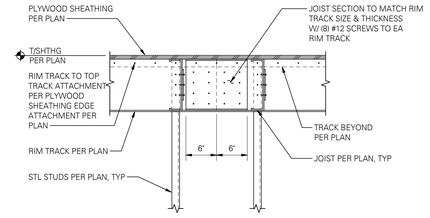
CHANNEL BRIDGING STRONGBACK CONNECTION (C) SCALE: NONE

NOTES:

1. COORDINATE STRONGBACK LOCATIONS WITH LIGHT SWITCH AND ELECTRICAL BOXES.
2. STRONGBACKS MAY BE OMITTED AT SHEAR WALLS IF SHEATHING IS INSTALLED PRIOR TO LOADING STUDS. BLOCKING IS STILL REQUIRED AS SHOWN.

4 TYPICAL RIM TRACK SPLICE

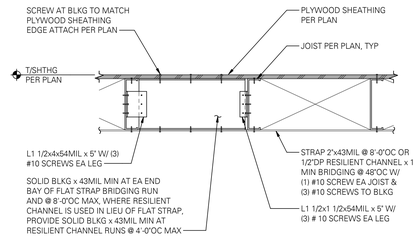
SCALE: 1" = 1'-0" (07101)



NOTE:
DO NOT SPLICE RIM TRACK WITHIN 48" OF TOP TRACK.

5 TYPICAL STEEL JOIST BRIDGING

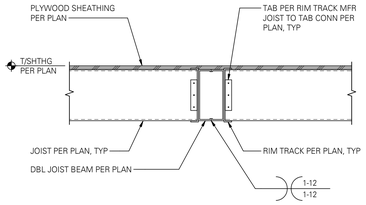
SCALE: 1" = 1'-0" (07102)



NOTE:
ADDITIONAL BAYS OF BLOCKING AND RESILIENT CHANNEL MAY BE REQUIRED FOR FIRE ASSEMBLY PER ARCHITECT.

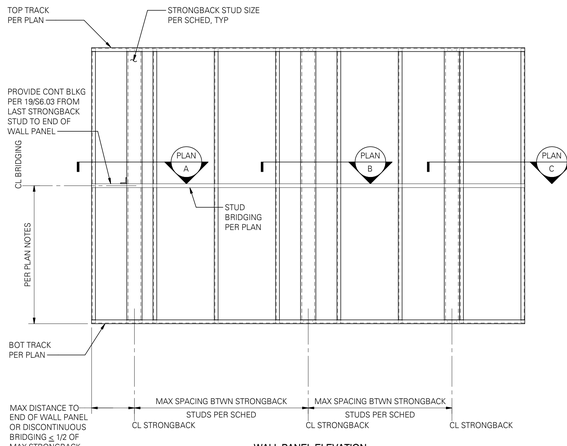
6 TYPICAL NON-BEARING WALL TOP TRACK ATTACHMENT TO CONCRETE SLAB

SCALE: 1" = 1'-0" (07003MI)



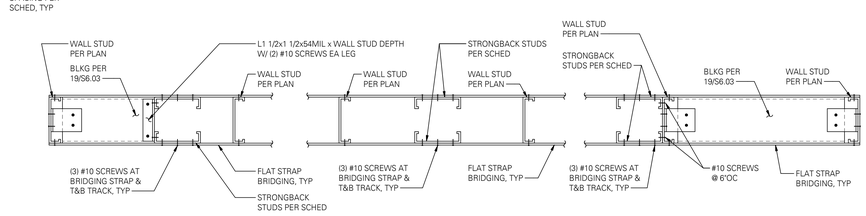
NOTE:
JOIST ON ONE SIDE ONLY WHERE OCCURS PER PLAN.

TYPICAL STRONGBACK SCHEDULE FOR STUD DEPTH > 4"		
STUD WALL TYPE	CUSTOM STRONGBACK STUD	MAX STRONGBACK SPACING
600S162-43 @ 24"OC	600S162-43	14'-0"
600S162-54 @ 24"OC	600S162-43	14'-0"
600S162-68 @ 24"OC	600S162-54	14'-0"
600S200-68 @ 24"OC	600S162-54	10'-0"
(2) 600S162-54 @ 24"OC	600S200-68	10'-0"



STRONGBACK SCHEDULE FOR BUILT-UP STUD ANCHORAGE		
STUD WALL TYPE	STRONGBACK STUD	MAX STRONGBACK SPACING
600S162-43 @ 24"OC	(2) 600S162-43	14'-0"
600S162-54 @ 24"OC	(2) 600S162-43	14'-0"
600S162-68 @ 24"OC	(2) 600S162-43	14'-0"
600S200-68 @ 24"OC	(2) 600S162-43	10'-0"
(2) 600S162-54 @ 24"OC	(2) 600S162-54	14'-0"

WALL PANEL ELEVATION



PLAN AT WALL END CONDITION (A) SCALE: NONE

PLAN AT INTERMEDIATE STRONGBACK CONDITION (B) SCALE: NONE

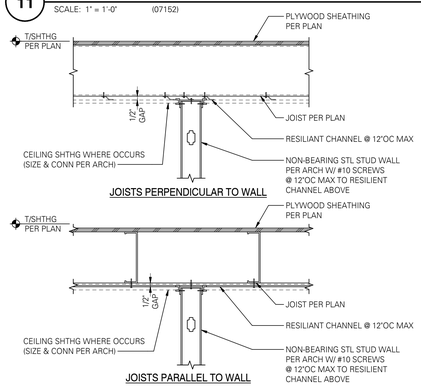
PLAN AT WALL END CONDITION (C) SCALE: NONE

NOTES:

1. COORDINATE STRONGBACK LOCATIONS WITH LIGHT SWITCH AND ELECTRICAL BOXES.
2. STRONGBACKS MAY BE OMITTED ON THE SIDE OF SHEAR WALLS WITH SHEATHING IF SHEATHING IS INSTALLED PRIOR TO LOADING STUDS. BLOCKING IS STILL REQUIRED AS SHOWN.

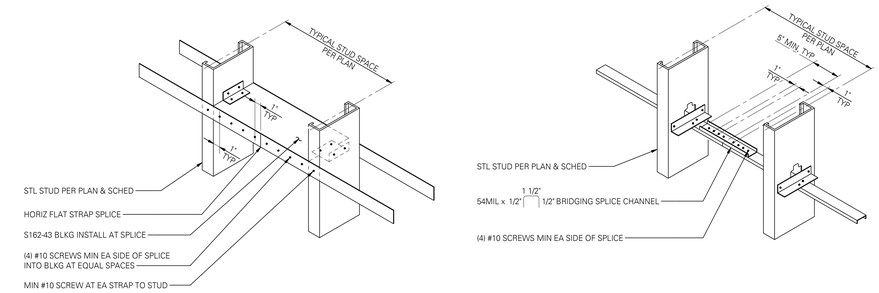
11 TYPICAL JOIST ATTACHMENT TO DOUBLE JOIST BEAM

SCALE: 1" = 1'-0" (07152)



12 TYPICAL STEEL STUD BEARING/SHEAR WALL CHANNEL BRIDGING ANCHORAGE

SCALE: 1/2" = 1'-0" (07021)



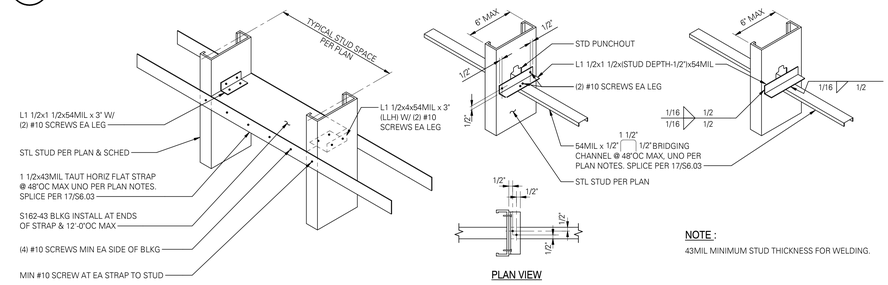
DOUBLE FLAT STRAP BRIDGING SPLICE (A)

BRIDGING CHANNEL SPLICE (B)

NOTE:
ATTACH BLOCKING/BRIDGING TO STEEL STUDS PER 19/S6.03.

14 TYPICAL STEEL STUD BEARING/SHEAR WALL FLAT STRAP BRIDGING ANCHORAGE

SCALE: 1/2" = 1'-0" (07020)



PLAN VIEW

DOUBLE FLAT STRAP BRIDGING WITH BLOCKING (A)

SCREW ATTACHED BRIDGING CHANNEL WITH ANGLE (B)

WELD ATTACHED BRIDGING CHANNEL WITH ANGLE (C)

NOTES:

1. PROVIDE BRIDGING THRU OPTIONS A, B, OR C FOR STUD DEPTHS 6" OR LESS. FOR STUD DEPTHS GREATER THAN 6" USE OPTION A.
2. BRIDGING SHALL BE INSTALLED AND ADEQUATELY ANCHORED PER 12/S6.03 OR 14/S6.03 PRIOR TO APPLYING AXIAL LOADING TO STUDS.
3. FLAT STRAP MAY BE OMITTED ON SIDE OF SHEAR WALLS WITH SHEET STEEL OR SUREBOARD SHEATHING. BLOCKING IS STILL REQUIRED AS SHOWN.
4. RESILIENT CHANNEL MAY BE SUBSTITUTED FOR FLAT STRAP IF INSTALLED PER THIS DETAIL.

NOTE :
43MIL MINIMUM STUD THICKNESS FOR WELDING.

16 TYPICAL NON-BEARING WALL CONNECTION TO JOISTS

SCALE: 1" = 1'-0" (07190)

17 TYPICAL STEEL STUD WALL BRIDGING SPLICE DETAIL

SCALE: 1 1/2" = 1'-0" (07011)

19 TYPICAL STEEL STUD WALL BRIDGING

SCALE: 1 1/2" = 1'-0" (07010)

FOR PERMIT
This document is released for the purpose of construction only and not for bidding or permit unless appropriate professional approval signatures are included on the document. It is not to be used for construction purposes until reviewed and approved by the Authority having jurisdiction and by the Architect and Engineer of Record.

8/23/2023 2:01:23 PM C:\Jobs\files\Revit\22081-01\40-PS\20_regionaloty@dcmengineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.2OOX.O7Anato Connervanos Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DYnato Connervanos Inc. DYnato Connervanos Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

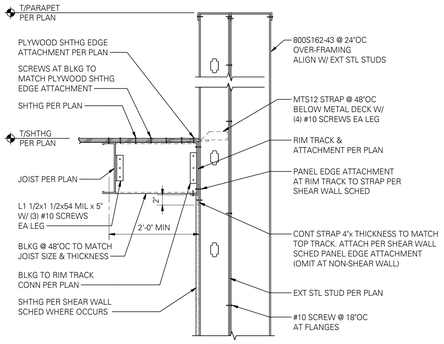
NO.	ISSUE	DATE
	CD COORDINATION SET	01/03/2023
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS

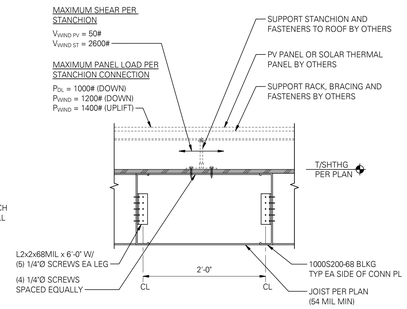
SHEET:
S6.03

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



6 TYPICAL EXTERIOR WALL AT ROOF WITH JOISTS PARALLEL

SCALE: 1" = 1'-0" (07131)

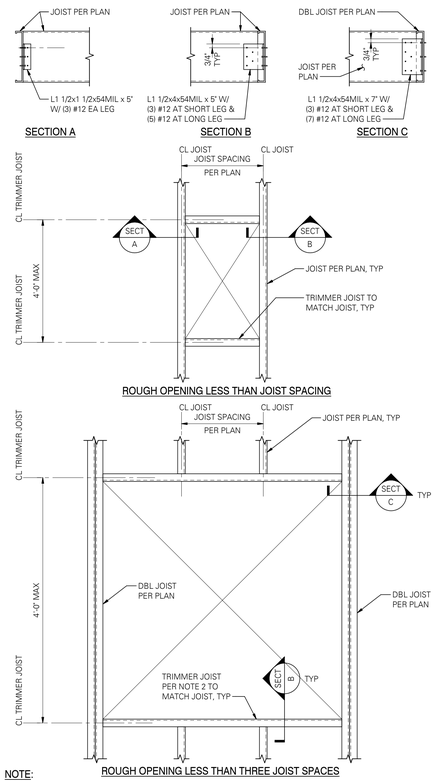


NOTE:

REFERENCE ARCHITECTURAL DRAWINGS FOR ALL SOLAR PANEL LOCATIONS.

7 SOLAR THERMAL PANEL CONNECTION

SCALE: 1" = 1'-0"



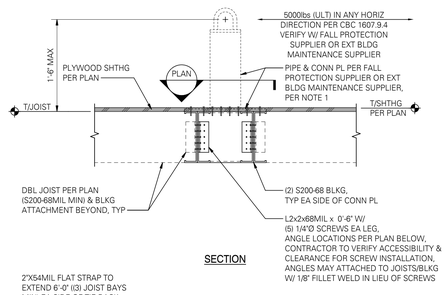
NOTE:

1. OPENING FRAMING SHOWN IS NOT INTENDED TO SUPPORT MECHANICAL EQUIPMENT WITHOUT APPROVAL OF STRUCTURAL ENGINEER OF RECORD.

2. TRMMER JOIST TO BE UNPUNCHED FOR 6" MINIMUM EACH SIDE OF JOIST.

8 PLAN - TYPICAL FRAMING AT FLOOR/ROOF OPENINGS

SCALE: 1" = 1'-0" (07181)



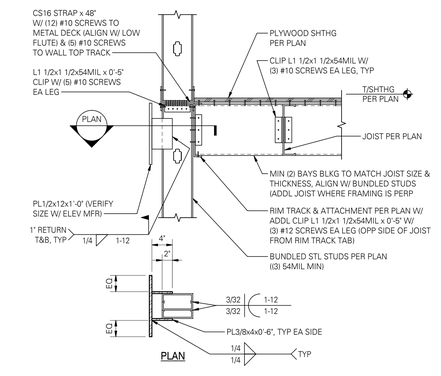
NOTES:

1. FALL PROTECTION PIPE, CONNECTION PLATE AND CONNECTION TO STRUCTURE ARE SHOWN SCHEMATICALLY AND ARE MEANT TO HELP IN THE BID PROCESS. ALL INFORMATION SHOWN IN THIS DETAIL SHALL BE VERIFIED WITH FALL PROTECTION SUPPLIER OR EXTERIOR BUILDING MAINTENANCE SUPPLIER PRIOR TO CONSTRUCTION. PROVIDE SHOP DRAWINGS AND CALCULATIONS TO ENGINEER-OF-RECORD FOR APPROVAL PRIOR TO PLACING ELEMENTS.

2. THIS DETAIL IS FOR A SINGLE ATTACHMENT POINT INTENDED TO SUPPORT ONE INDIVIDUAL WORKER. THIS ATTACHMENT POINT SHALL NOT BE USED FOR MULTIPLE LIFE-LINE ANCHORAGES, ROOFTOP EQUIPMENT TIE-OFF, OR ANY COMBINATION THEREOF.

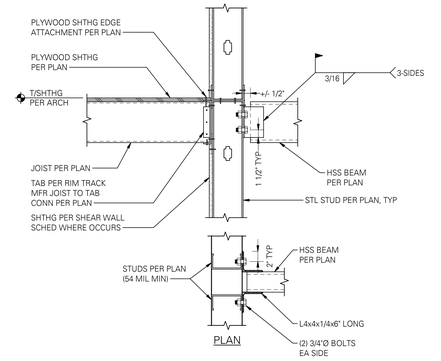
9 TYPICAL FALL PROTECTION ANCHOR CONNECTION

SCALE: 1" = 1'-0" (07970)



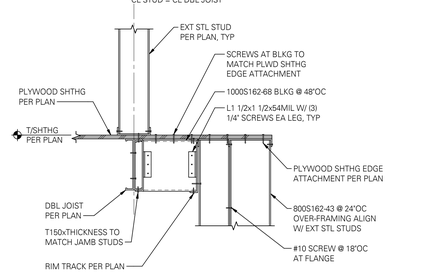
5 TYPICAL ELEVATOR RAIL DETAILS

SCALE: 1" = 1'-0" (07916)



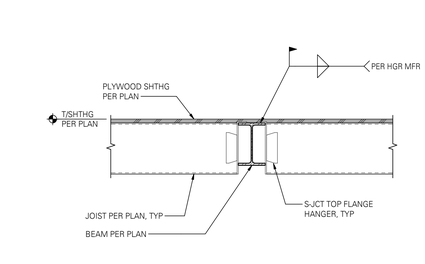
10 TYPICAL HSS BEAM CONNECTION

SCALE: 1" = 1'-0" (07110M)



11 OVER-FRAMING AT SETBACK

SCALE: 1" = 1'-0"

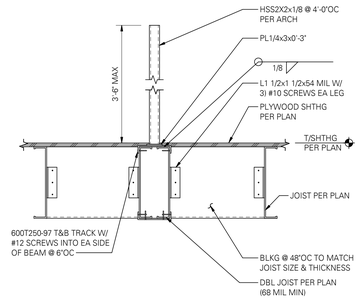


NOTE:

JOIST ON ONE SIDE ONLY WHERE OCCURS PER PLAN.

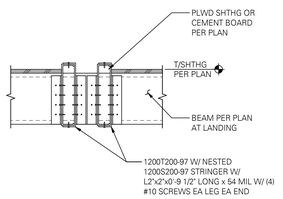
12 TYPICAL JOIST ATTACHMENT TO WIDE FLANGE BEAM

SCALE: 1" = 1'-0" (07161M)



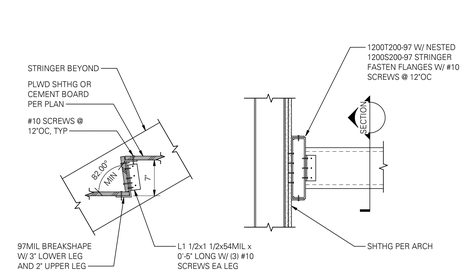
13 TYPICAL ROOF GUARD RAIL CONNECTION

SCALE: 1" = 1'-0"



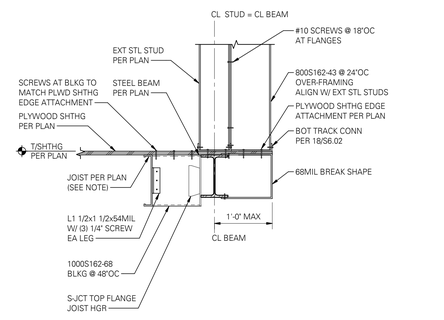
14 TYPICAL STRINGER CONNECTION TO LANDING

SCALE: 1" = 1'-0"



15 TYPICAL STRINGER TO WALL CONNECTION

SCALE: 1" = 1'-0"

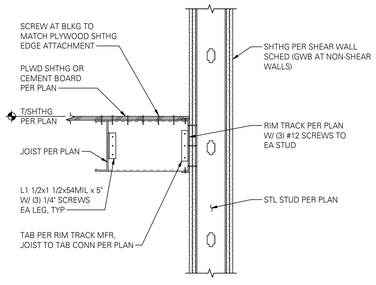


NOTE:

ALIGN DOUBLE JOIST PER PLAN WITH EXTERIOR STUD WALL BELOW.

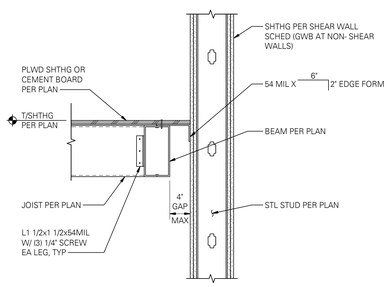
16 OVER-FRAMING AT STEEL BEAM

SCALE: 1" = 1'-0"



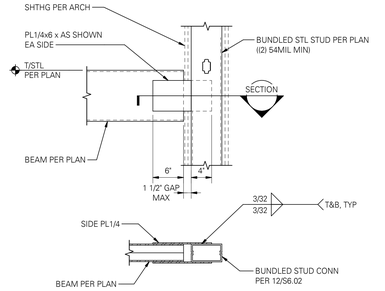
17 TYPICAL INTERMEDIATE STAIR LANDING WITH JOIST PARALLEL TO STUD WALL

SCALE: 1" = 1'-0" (07912)



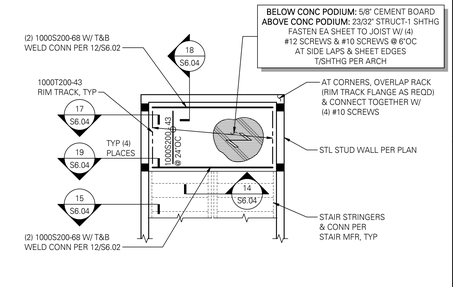
18 TYPICAL INTERMEDIATE STAIR LANDING WITH JOIST PERPENDICULAR TO STUD WALL

SCALE: 1" = 1'-0" (07911)



19 STAIR LANDING BEAM TO BUNDLED STUD CONNECTION

SCALE: 1" = 1'-0" (07913)



20 PLAN - TYPICAL STAIR LANDING FRAMING AT STUD WALLS

SCALE: 1/4" = 1'-0" (07910)

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.2OOX.DCIInstc Conversanos Inc. All Rights Reserved
This document, and the ideas and designs incorporated herein, as an instrument of service, is and shall remain the property of DCIInstc Conversanos Inc. DCIInstc Conversanos Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:

STRUCTURAL - COLD-FORMED STEEL FRAMING DETAILS

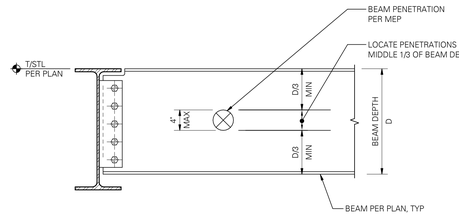
SHEET:

S6.04

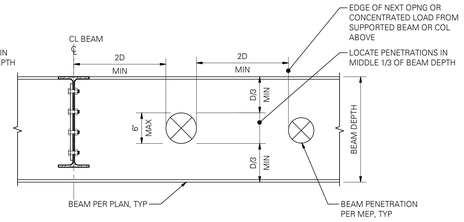
FOR PERMIT
This drawing is released for permitting and construction.
Contractor shall not commence construction until drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/23/2023 3:21:31 PM C:\Jobs\ecs\Docs\22081-0140\R23\22_Arch\revit\s6dsc-engineers.com.rvt

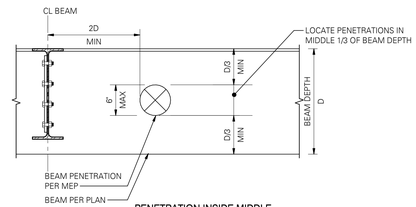
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



PENETRATION OUTSIDE MIDDLE THIRD OF BEAM SPAN



MULTIPLE BEAM PENETRATIONS



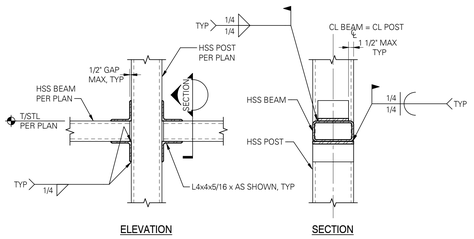
PENETRATION INSIDE MIDDLE THIRD OF BEAM SPAN

NOTE:

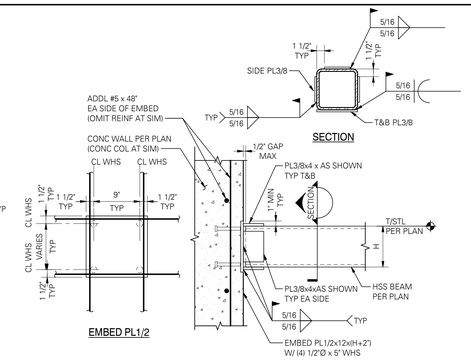
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WHICH INDICATE SIZE & LOCATION OF ALL BEAM PENETRATIONS TO SER FOR REVIEW.

2 TYPICAL WIDE-FLANGE BEAM PENETRATIONS

SCALE: 1" = 1'-0"



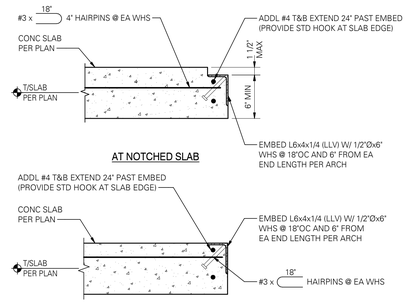
ELEVATION SECTION



EMBED PL1/2

NOTE:

AT CONTRACTOR'S OPTION, OMIT TOP, BOTTOM AND SIDE PLATES, AND PROVIDE 5/16 ALL AROUND FILLET WELD FROM HSS BEAM DIRECT TO EMBED PLATE.

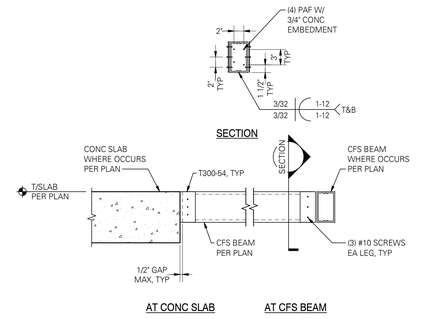


NOTE:

DISCONTINUE EMBED AT POST-TENSIONED ANCHORS.

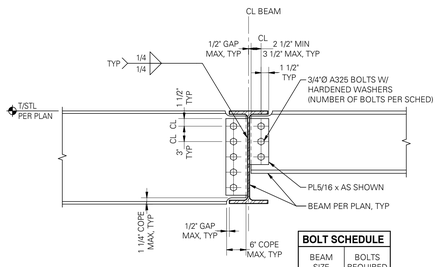
5 TYPICAL INTERSECTING BEAM CONNECTION

SCALE: 1" = 1'-0"



NOTE:

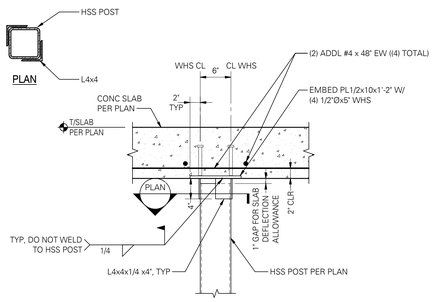
PROVIDE HORIZONTAL SHORT SLOTTED HOLES IN BEAM WEB OR SHEAR PLATE.



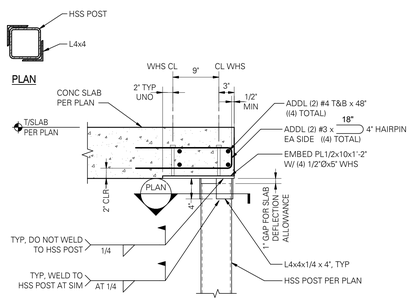
BOLT SCHEDULE	
BEAM SIZE	BOLTS REQUIRED
W8/C8	2
W10/C10	2
W12/C12	3
W16	4

7 HSS POST TO HSS BEAM CONNECTION

SCALE: 1" = 1'-0" (05104)



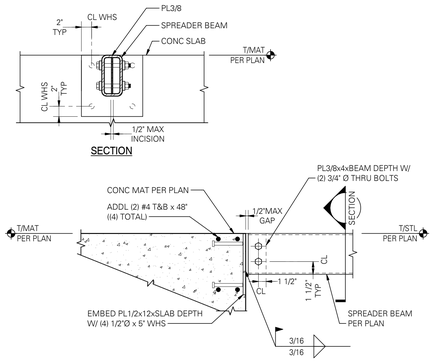
AT INTERIOR POST



AT CORNER OR EDGE POST

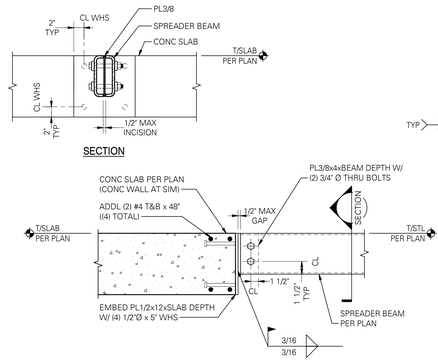
8 TYPICAL EMBED PLATE AT STEEL BEAM

SCALE: 1" = 1'-0"



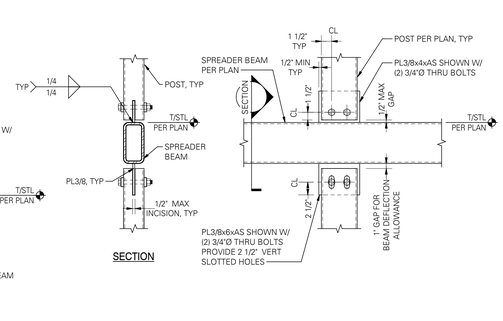
9 EMBED ANGLE AT STAIR EDGE

SCALE: 1" = 1'-0"



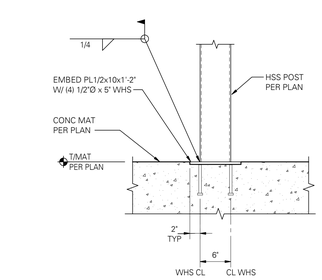
10 COLD-FORMED STEEL BEAM AT SHAFT

SCALE: 1" = 1'-0"

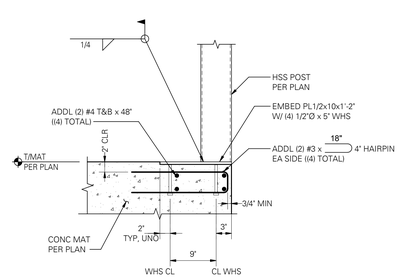


11 TYPICAL HSS POST SLIP CONNECTION AT CONCRETE SLAB

SCALE: 1" = 1'-0"



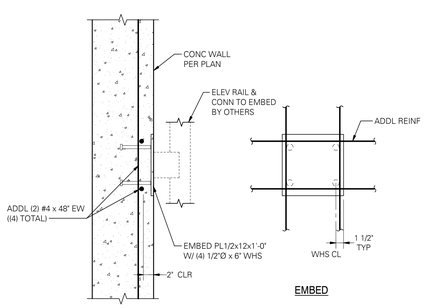
AT INTERIOR POST



AT CORNER OR EDGE POST

13 SPREADER BEAM AT CONCRETE MAT

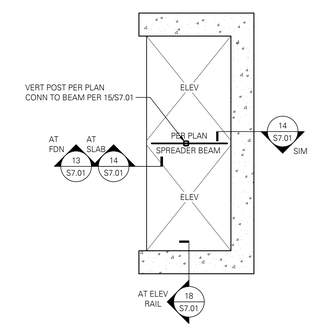
SCALE: 1" = 1'-0"



EMBED

14 SPREADER BEAM AT CONCRETE SLAB

SCALE: 1" = 1'-0"



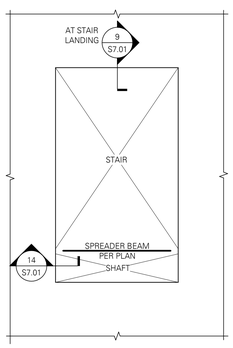
NOTE:

THESE ELEVATOR AND STAIR PLANS ARE DIAGRAMMATIC. REFERENCE PLANS FOR ACTUAL ELEVATOR AND STAIR LOCATIONS AND ORIENATIONS.

AT ELEVATOR

15 ELEVATOR POST AT SPREADER BEAM

SCALE: 1" = 1'-0"



AT STAIR

16 TYPICAL HSS POST BASE CONNECTION AT CONCRETE MAT FOUNDATION

SCALE: 1" = 1'-0" (04072)

18 EMBED PLATE AT ELEVATOR RAIL

SCALE: 1" = 1'-0"

19 TYPICAL STAIR AND ELEVATOR CONNECTIONS

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

FOR PERMIT
This document is released for the purpose of construction only and may not be used for other purposes without the written authorization of PYATOK Architecture & Urban Design and DCI Engineers.

Drawings not approved for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:21:39 PM C:\Jcuenet\Docs\22081-0140-R23D3_mgrinvalds@dci-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL

© Copyright 00.20XX.DCIArkatz Conversano Inc. All Rights Reserved
This document, and the ideas and designs may not be reused, in whole or in part, without written permission from DiNardo Conversano Inc. DiNardo Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP: REGISTERED PROFESSIONAL ENGINEER BENJAMIN FREY PRATT No. S-6142 Exp. 09/30/24 STRUCTURAL STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

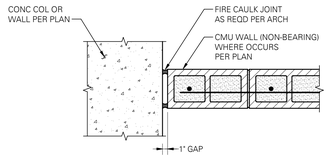
TITLE:

STRUCTURAL - STEEL FRAMING DETAILS

SHEET:

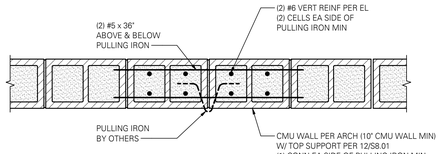
S7.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



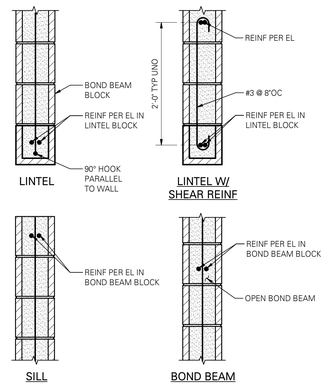
2 PLAN - TYPICAL JOINT BETWEEN CONCRETE COLUMN/WALL AND CMU WALL

SCALE: 1" = 1'-0"



3 PULLING IRON ANCHORAGE IN CMU

SCALE: 1" = 1'-0"



4 CMU LINTELS, SILLS AND BOND BEAMS

SCALE: 1" = 1'-0" (04003)

REINF SIZE	GRADE 60
#4	24
#5	30
#6	36
#7	42
#8	48

NOTES:

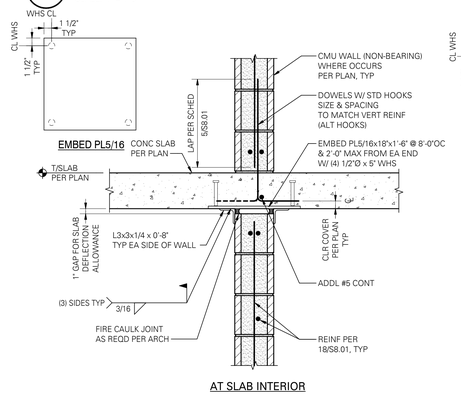
1. DEVELOPMENT AND LAP SPLICE LENGTHS INDICATED SHALL BE USED UNLESS SPECIFICALLY NOTED ON DRAWINGS.

2. REINFORCING MAY BE CONSIDERED TO BE SPLICED WHEN PLACED IN ADJACENT GROUTED CELLS AND IF THE BARS ARE SPACED NO FARTHER APART THAN 1/5 THE REQUIRED LENGTH INDICATED AND NEVER FARTHER APART THAN 8".

3. ALL TABULATED VALUES ARE IN INCHES.

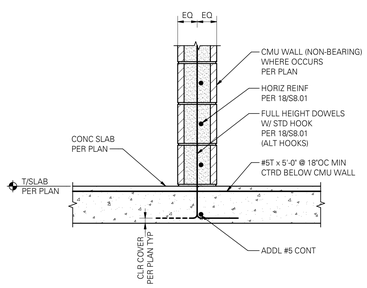
5 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE FOR STRUCTURAL MASONRY

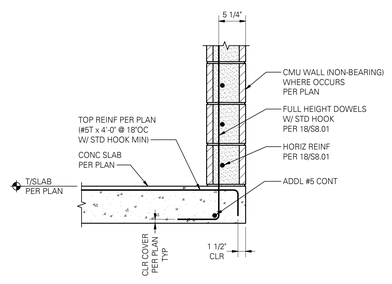
SCALE: 3/4" = 1'-0" (01402)



7 TYPICAL CMU WALL (NON-BEARING) AT CONCRETE SLAB WITH TOP SUPPORT

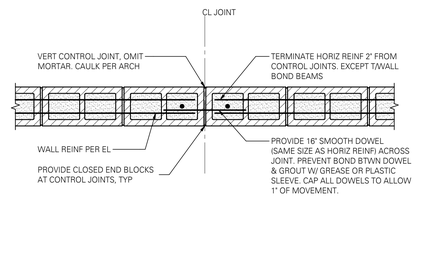
SCALE: 1" = 1'-0" (04072M)





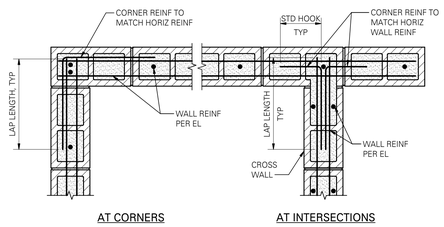
9 TYPICAL CANTILEVER CMU WALL (NON-BEARING) AT CONCRETE SLAB

SCALE: 1" = 1'-0" (04072 M)



NOTE:

CONTROL JOINT LOCATION CRITERIA PER STRUCTURAL GENERAL NOTES. CONTRACTOR SHALL COORDINATE LOCATION OF JOINT WITH ARCHITECT AND STRUCTURAL ENGINEER.



NOTE:

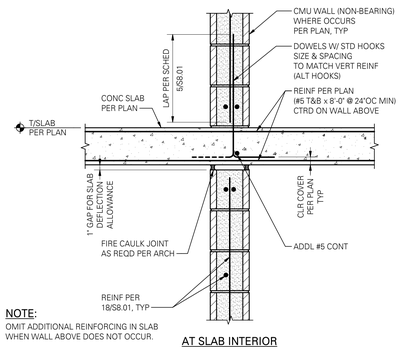
LAP LENGTHS PER SCHED 5/S8.01.

12 TYPICAL CMU WALL (NON-BEARING) AT VEHICLE CRASH BARRIER

SCALE: 1" = 1'-0" (SF-04073 & SF-04074)

14 PLAN - CMU CONTROL JOINT

SCALE: 1" = 1'-0" (04001 M)

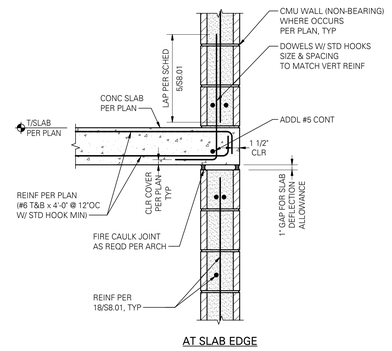


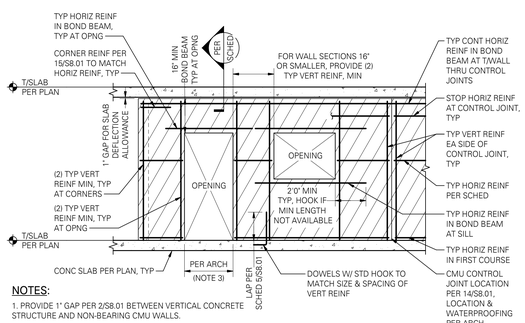
NOTE:

OMIT ADDITIONAL REINFORCING IN SLAB WHEN WALL ABOVE DOES NOT OCCUR.

15 PLAN - TYPICAL CORNER REINFORCING AT CMU WALLS

SCALE: 1" = 1'-0" (04002 M)





NOTES:

1. PROVIDE 1" GAP PER 2/S8.01 BETWEEN VERTICAL CONCRETE STRUCTURE AND NON-BEARING CMU WALLS.

2. CMU WALLS ARE SOLID GROUTED.

3. PROVIDE LINTEL WITH SHEAR REINFORCING PER 4/S8.01 AT OPENINGS GREATER THAN 6'-0". MAX LINTEL LENGTHS PER STRUCTURAL GENERAL NOTES.

CMU WALL REINFORCING SCHEDULE

MAX WALL HEIGHT	MIN BLOCK WIDTH	VERTICAL BARS	RUNNING BOND HORIZ BARS	STACK BOND HORIZ BARS	SLAB CONNECTION
4'-0"	8"	#5 @ 8'OC	(2) #5 @ 24'OC	(2) #5 @ 24'OC	12/S8.01
10'-0"	10"	#6 @ 8'OC CTRD	(2) #5 @ 48'OC	(2) #6 @ 48'OC	9/S8.01
15'-0"	10"	#6 @ 8'OC CTRD	(2) #5 @ 48'OC	(2) #6 @ 48'OC	7/S8.01

18 ELEVATION - TYPICAL REINFORCING IN CMU WALL (NON-BEARING)

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

FOR PERMIT
Preliminary and not for construction drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

8/3/2023 3:21:48 PM C:\Jcuenet\Docs\22081-0140-R23D3_nagnmvxs@bcc-engineers.com.rvt

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

DCI ENGINEERS
135 Main Street, Suite 1800
San Francisco, California 94105
P: (415) 781-1505 www.dci-engineers.com
CIVIL / STRUCTURAL
© Copyright 00.2OOX.Z/Amato Conversano Inc. All Rights Reserved
This document, and the ideas and designs incorporated herein, as an instrument of service, is the property of Amato Conversano Inc. and is not to be used in whole or in part, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT FREY, JR.
No. S-6142
Exp. 09/30/24
STRUCTURAL
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	22081-0140
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

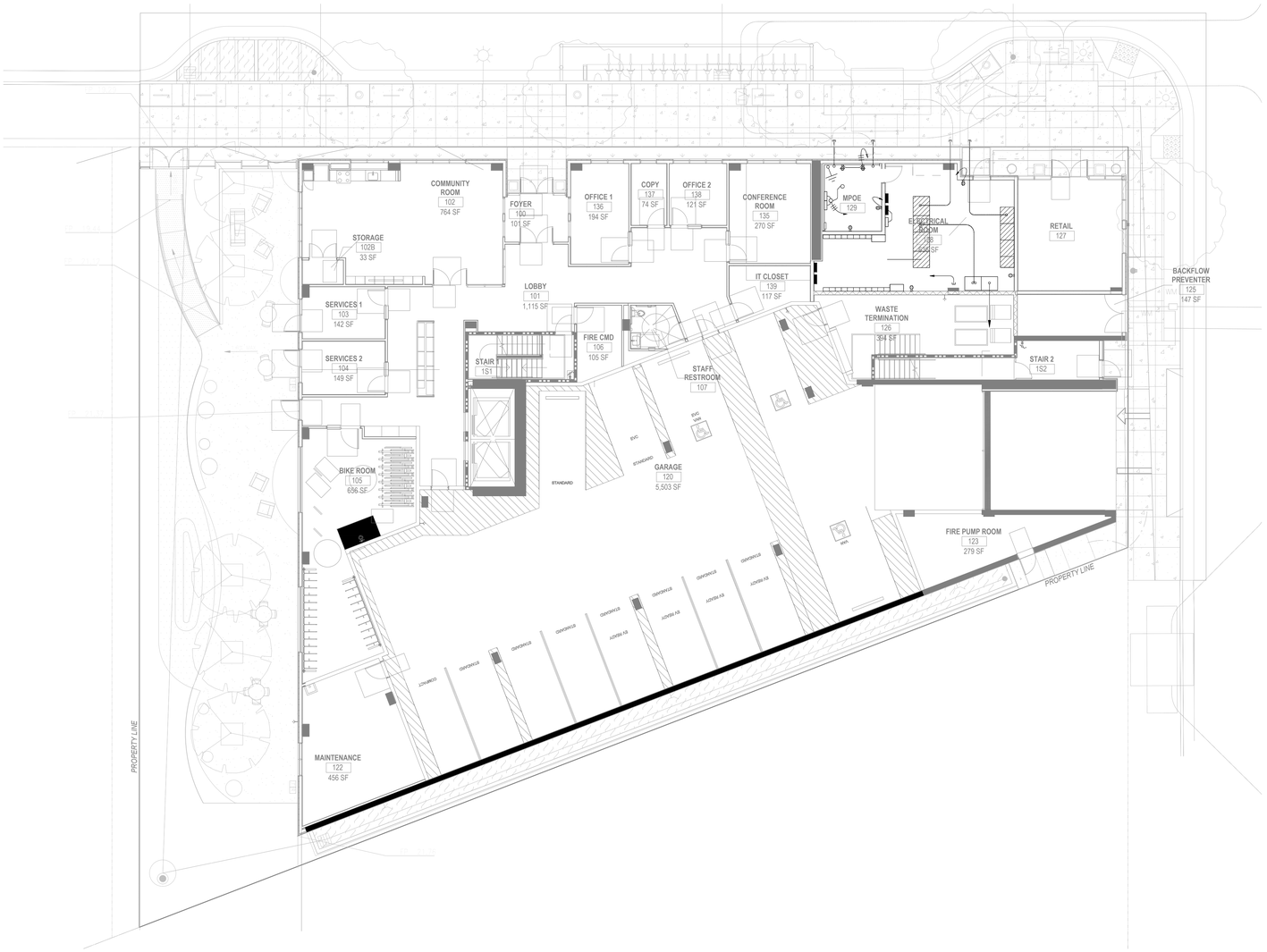
TITLE:

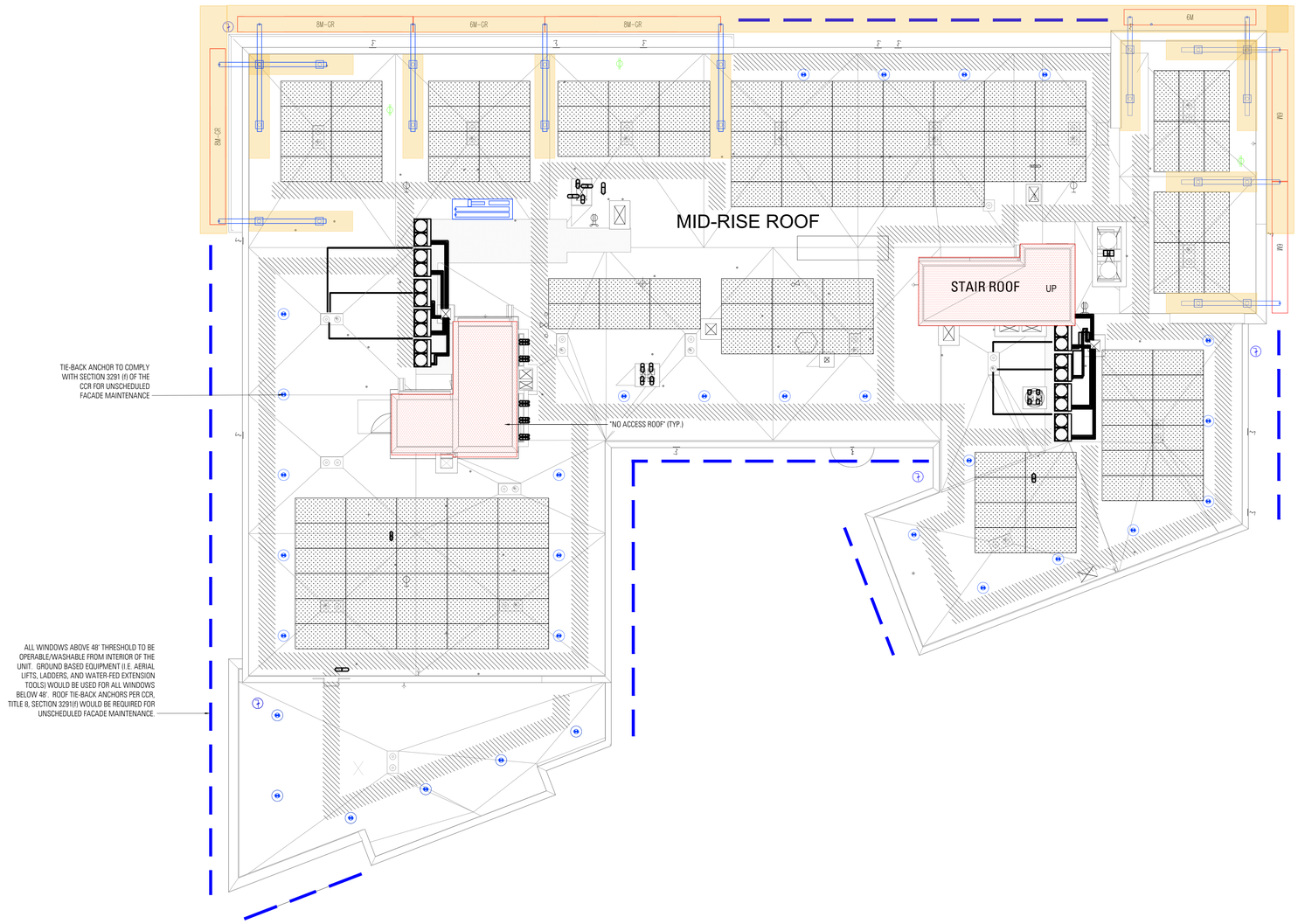
STRUCTURAL - CMU FRAMING DETAILS

SHEET:

S8.01

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN


COMMUNITY ROOM
102
764 SF
FOYER
100
101 SF
OFFICE 1
136
194 SF
COPY
137
74 SF
OFFICE 2
138
121 SF
CONFERENCE ROOM
135
270 SF
MPOE
129
ELECTRICAL ROOM
126
304 SF
RETAIL
127
BACKFLOW PREVENTER
125
147 SF
STORAGE
102B
33 SF
IT CLOSET
139
117 SF
LOBBY
101
1,115 SF
SERVICES 1
103
142 SF
WASTE TERMINATION
126
304 SF
FIRE CMD
106
105 SF
STAIR
1S1
STAIR 2
1S2
SERVICES 2
104
149 SF
STAFF RESTROOM
107
BIKE ROOM
105
696 SF
GARAGE
120
5,503 SF
FIRE PUMP ROOM
123
279 SF
MAINTENANCE
122
456 SF
PROPERTY LINE
PROPERTY LINE
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
ACCESS AISLE
ACCESS AISLE
ACCESS AISLE



N

COMPOSITE ROOF PLAN 1

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

SYMBOLS & LEGENDS

	SAFETY TIE BACK ANCHOR PLACED APPROX EVERY 12' PER CCR 3291(f)	#
	OUTRIGGER SUPPORT POST, FIXED TO ROOF STRUCTURE.	#
	OUTRIGGER BEAM ASSY SHOWN IN THE STORED POSITION	#
	OUTRIGGER BEAM ASSY SHOWN IN A WORKING POSITION	-
2M	4-LINE POWERED PLATFORM TO BE PROVIDED BY MAINTENANCE CONTRACTOR AND REMOVED AT THE COMPLETION OF EACH WORK CYCLE.	-
	HOSE BIB - RECOMMEND DESIGNATED HOSE BIB USING NON RECYCLED WATER.	#
	NEMA L6-30R NEMA L15-30R WEATHERPROOF POWER SUPPLY OUTLET DEDICATED TO POWERED PLATFORM. 208V, 1PH 3PH, 60HZ, 30A ELECTRICAL OUTLET WITH 3% MAX. VOLTAGE DROP AT FULL LOAD. USE HUBBEL TWIST LOCK AND PROVIDE CABLE STRAIN RELIEF EYE-BOLT CAPABLE OF WITHSTANDING 100LBS ADJACENT TO EACH OUTLET. POWER TO BE LOCATED NO MORE THAN 50' FROM ANY DROP LOCATION.	#
	4' WIDE HARD PATH AT GROUND FOR TRANSPORT AND RIGGING OF PLATFORM.	-
	AREA AROUND OUTRIGGER TO BE KEPT CLEAR OF PERMANENT OBSTRUCTIONS FOR SETUP AND RIGGING.	-
	DANGER ZONE STRIPE PAINTED 6' FROM ANY LOW ROOF EDGE WHERE THE PARAPET IS LESS THAN 42" FROM FINISHED WALKING SURFACE.	-
	NO ACCESS ROOF. WORKERS MAY NOT ACCESS WITHOUT APPROVED FALL PROTECTION METHODS.	-
2M 2M	INDICATES PLATFORM DRIFT LOCATION. 10° MAX DRIFT ANGLE SHALL BE APPLIED.	-
	INDICATES USE OF OPERABLE WINDOWS OVER DESIGNATED THRESHOLD - SEE ELVATIONS	-
	INDICATES GROUND BASED WINDOW CLEANING. CONTRACTOR TO PROVIDE PORTABLE LADDERS OR WATER FED EXTENSION TOOLS.	-

ADDITIONAL NOTES:

1. A FALL HAZARD IS ANY LOCATION WHERE A WORKER MAY BE EXPOSED TO AN ELEVATION CHANGE GREATER THAN 30".
2. U.N.O. A 42" PARAPET OR GUARDRAIL SHALL NOT BE SETBACK MORE THAN 18" FROM A FALL HAZARD AND IS REQUIRED AT THE FOLLOWING DESIGNATED AREAS:
   - 2.1. WHERE A WORKER MUST PASS WITHIN 6' OF FALL HAZARD DURING THE NORMAL COURSE OF THEIR WORK.
   - 2.2. WHERE MECHANICAL EQUIPMENT THAT NEEDS TO BE SERVICED IS LOCATED WITHIN 10' OF A FALL HAZARD.
   - 2.3. WHERE SOLAR EQUIPMENT THAT NEEDS TO BE SERVICED OR CLEANED IS LOCATED WITHIN 8' OF A FALL HAZARD.
   - 2.2. WHERE A ROOF HATCH IS LOCATED WITHIN 10' OF A FALL HAZARD.
     - 2.2.1. ADDITIONAL GUARDRAIL AND A SELF CLOSING GATE IS REQUIRED AROUND THE ROOF HATCH .
   - 2.3. EBM OUTRIGGER OR DAVIT LOCATIONS.
   - 2.4. SKYLIGHTS AND OTHER FLOOR OPENINGS.
   - 2.5. LOCATIONS WHERE CDA IS BEING UTILIZED.
3. PARAPETS, GUARDRAILS, OVERHANGS OR OTHER BUILDING FEATURES THAT SUPPORT CDA LINES SHALL BE REINFORCED FOR CDA VECTOR LOADS.
4. EBM EQUIPMENT MAY NOT BE TRANSFERRED BETWEEN ROOF LEVELS AND MUST BE STORED AT THE LEVEL IN WHICH IT WILL BE USED
5. PERMANENT ACCESS IS REQUIRED TO ANY ROOFTOP WHERE EBM EQUIPMENT, MECHANICAL EQUIPMENT, SOLAR PANELS AND/OR ROOF DRAINS ARE PRESENT.
6. POWER LINES MUST NOT PASS WITHIN 15' OF A BUILDING FACADE WHERE EBM EQUIPMENT IS BEING UTILIZED ON A ROUTINE BASIS.
7. ALL STEEL COMPONENTS SHALL BE HOT DIPPED GALVANIZED.
8. LAG SCREWS MAY NOT BE USED IN NEW OR REPLACEMENT INSTALLATIONS.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

CONSULTANT:
HIGHLINE CONSULTING
Highline Consulting, Inc.
1900 McDONALD DRIVE, Suite D
Vallejo, CA 94591
510.344.0681 (f)
highline-consulting.com

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

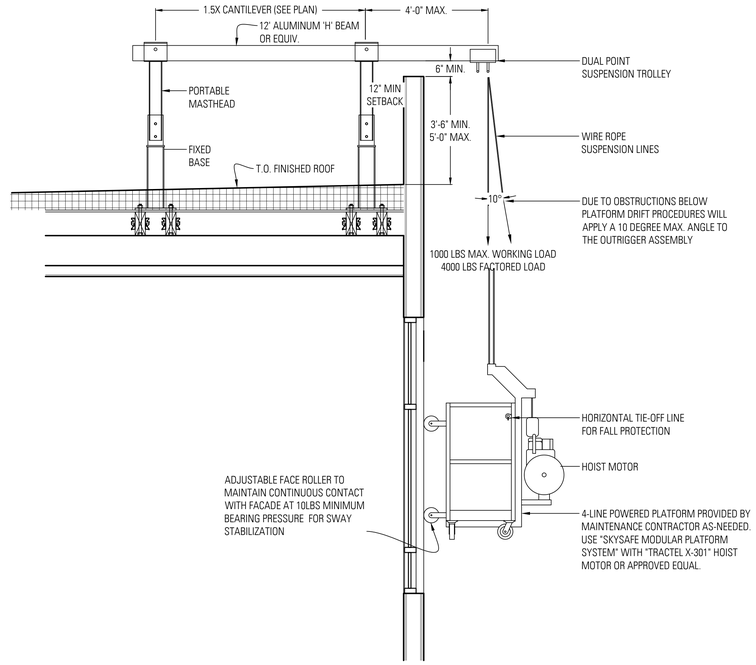
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/28/2023

JOB NUMBER:	2207
DRAWN BY:	GC
CHECKED BY:	SB
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE: COMPOSITE ROOF PLAN

SHEET: EBM1.0

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



STANDARD PORTABLE OUTRIGGER 1
SCALE: ½"=1'-0"

NOT USED 2

NOT USED 3
N.T.S.

NOT USED 4
N.T.S.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

CONSULTANT:
HIGHLINE CONSULTING
Highline Consulting, Inc.
2150 SOUTHCREST DRIVE, Suite C
Livermore, CA 94551
Contact: Jeff
925.344.0841 (c)
highline-consulting.com

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

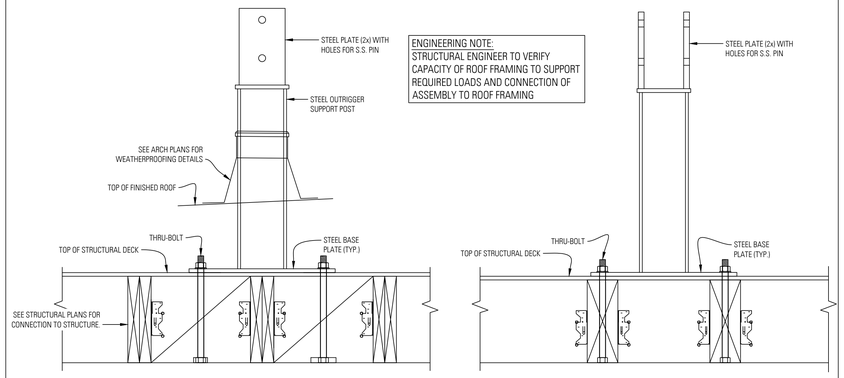
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/28/2023

JOB NUMBER: 2207
DRAWN BY: GC
CHECKED BY: SB
ISSUE DATE: August 25, 2023
SCALE: As indicated

TITLE:
WALL SECTIONS

SHEET:
EBM3.0

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



ENGINEERING NOTE:
STRUCTURAL ENGINEER TO VERIFY CAPACITY OF ROOF FRAMING TO SUPPORT REQUIRED LOADS AND CONNECTION OF ASSEMBLY TO ROOF FRAMING

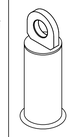
STANDARD OUTRIGGER BASE

SCALE: 1-½"=1'-0"

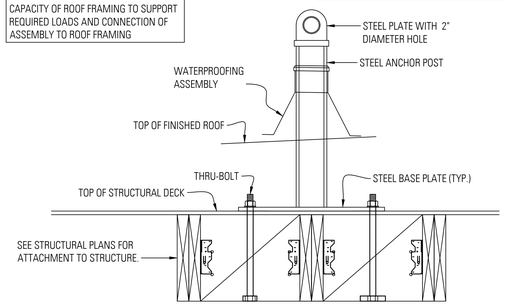
2

ROOF TIE-BACK ANCHOR NOTES:

1. EACH SAFETY LINE SHALL BE ATTACHED TO A SEPARATE ROOF ANCHOR. DO NOT ATTACH MORE THAN ONE LINE TO AN ANCHOR AT A TIME.
2. DO NOT ATTACH MORE THAN ONE (1) WORKER TO EACH SINGLE-POINT ROOF ANCHOR SIMULTANEOUSLY.
3. ANCHOR SHALL BE DESIGNED TO SUPPORT 5000 LBS. IN ALL DIRECTIONS WITHOUT PERMANENT DEFORMATION.
4. ANCHOR SHALL BE VISUALLY INSPECTED BY A COMPETENT PERSON PRIOR TO EACH USE. DO NOT USE IF THERE IS ANY QUESTION ABOUT THE ABILITY OF THE ANCHOR TO SAFELY SUPPORT THE REQUIRED LOADS.



ENGINEERING NOTE:
STRUCTURAL ENGINEER TO VERIFY CAPACITY OF ROOF FRAMING TO SUPPORT REQUIRED LOADS AND CONNECTION OF ASSEMBLY TO ROOF FRAMING

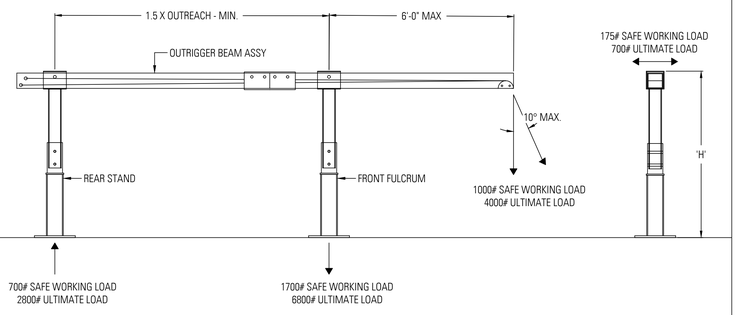


SAFETY TIE-BACK ANCHOR

SCALE: 1-½"=1'-0"

1

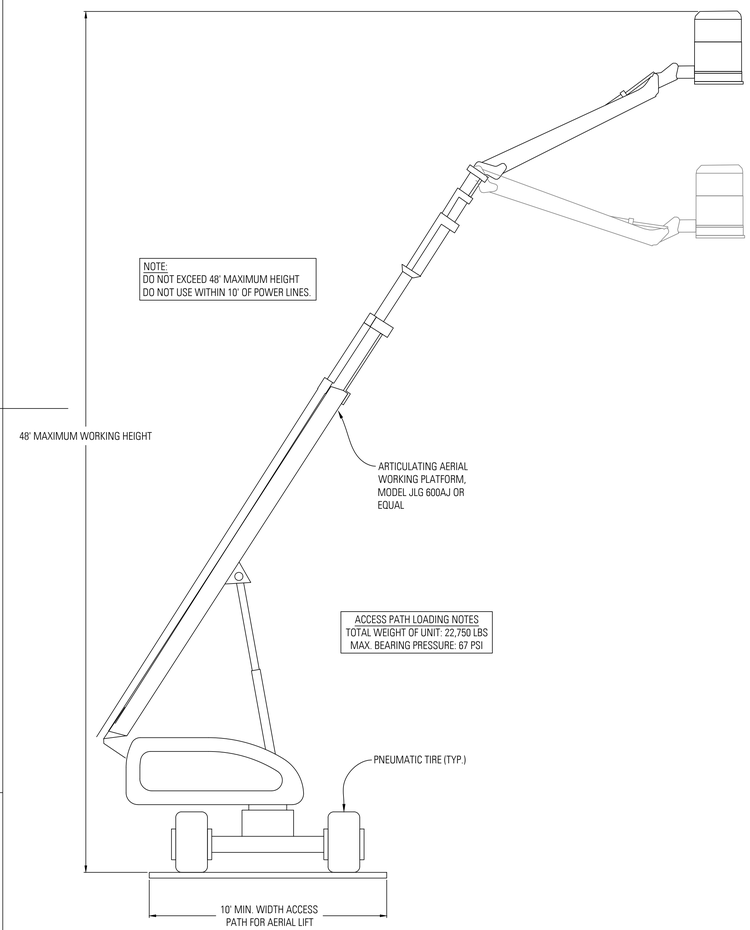
NOTES:
1) ALL COMPONENTS TO BE DESIGNED WITH A 4:1 SAFETY FACTOR.
2) 6800# FULCRUM LOAD DOES NOT INCLUDE SELF WEIGHT OF EQUIPMENT.
3) 'H' = 8'-0" MAX HEIGHT.



OUTRIGGER FORCES ON STRUCTURE

SCALE: ½"=1'-0"

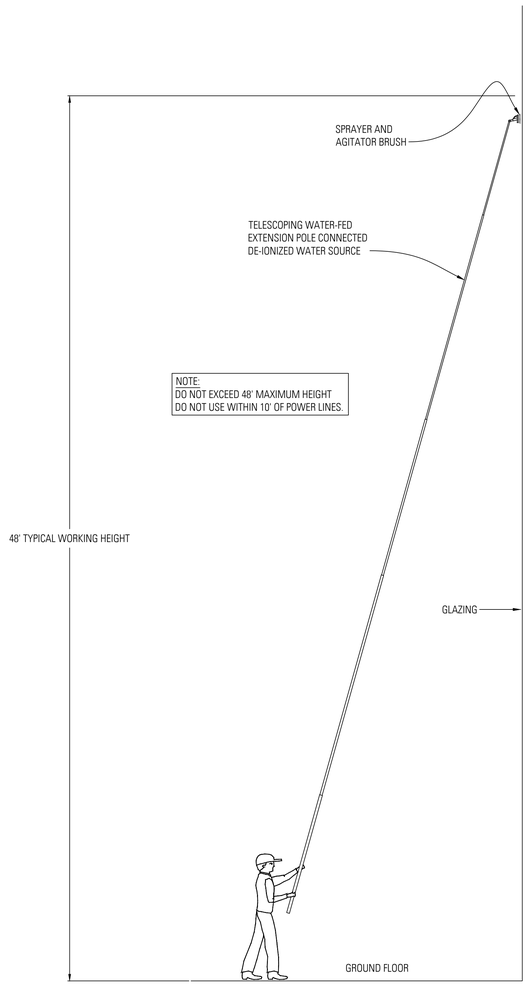
5



AERIAL LIFT

N.T.S.

4



EXTENSION TOOL ILLUSTRATION

N.T.S.

3

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

CONSULTANT:
HIGHLINE CONSULTING
Highline Consulting, Inc.
1330 BROADWAY, SUITE 1100
Oakland, CA 94612
510.244.0461 (p)
highline-consulting.com

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

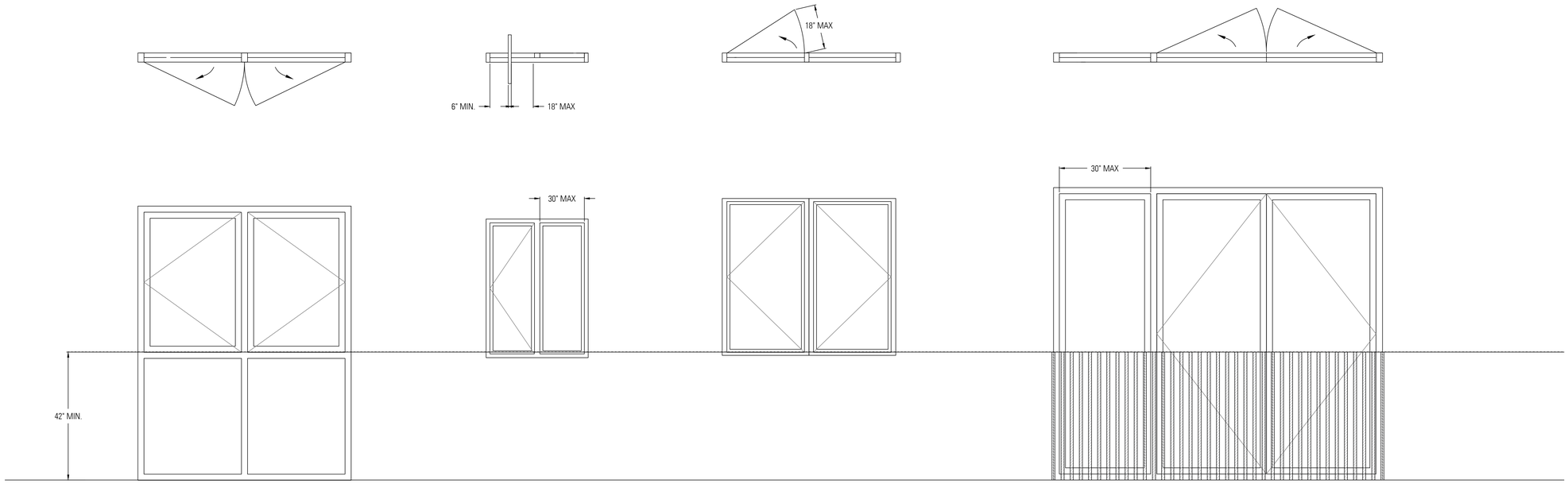
NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/28/2023

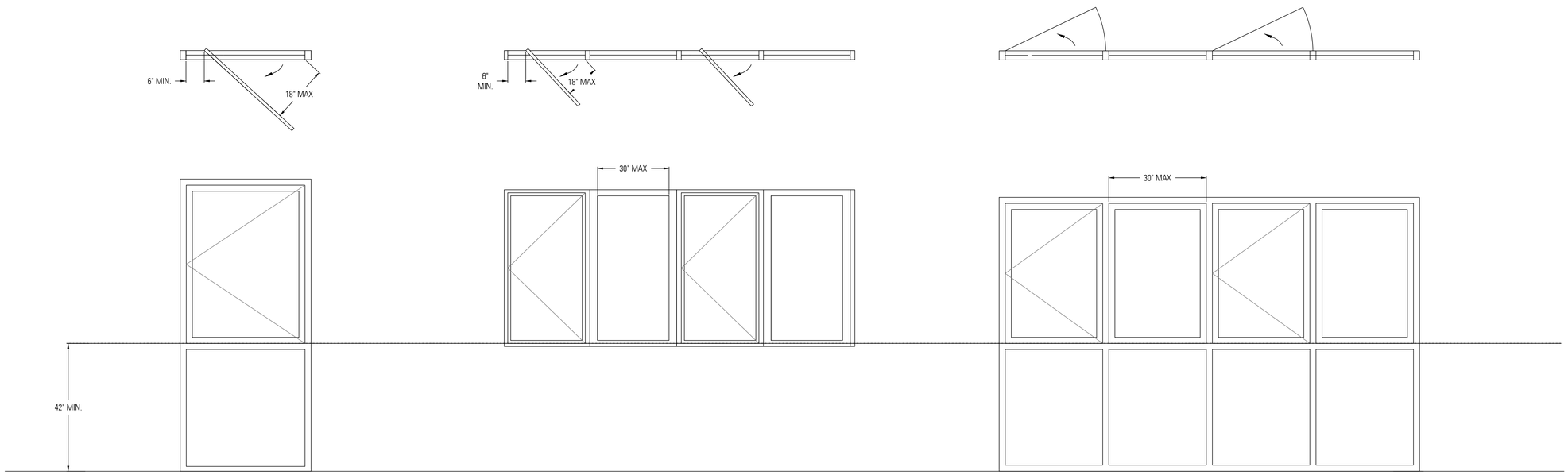
JOB NUMBER:	2207
DRAWN BY:	GC
CHECKED BY:	SB
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE: SECTIONS & DETAILS

SHEET: EBM4.0

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN





DESIGN STANDARDS:

Cal/OSHA CCR 3282(g)(1):

IN EVERY BUILDING WHERE WINDOW CLEANING OPERATIONS ARE PERFORMED IN SUCH A MANNER THAT A PERSON STANDS ON THE SILL IN ORDER TO CLEAN THE WINDOW OR WORKS FROM THE INSIDE WHERE THE WINDOW OPENING IS OF SUCH SIZE THAT IT WOULD BE POSSIBLE TO FALL THROUGH THE OPEN WINDOW TO THE OUTSIDE, THERE SHALL BE INSTALLED WINDOW CLEANING SAFETY ANCHORS OR OTHER ANCHORAGES APPROVED BY THE DIVISION.

Cal/OSHA CCR 3282(2):

ANY WINDOW WHICH WHEN FULLY OPENED HAS A CLEAR OPENING WITH THE LESSER DIMENSION EXCEEDING 18 INCHES, OR ANY WINDOW IN WHICH THE HEIGHT TO WIDTH RELATIONSHIP PRESENTS A HAZARD, SHALL BE CONSIDERED AS PRESENTING THE HAZARD OF FALLING THROUGH AS SPECIFIED IN SECTION 3282(G)(1).

Cal/OSHA CCR 3283(6):

THE WIDTH OF A STATIONARY PANEL TO BE WASHED FROM THE INSIDE FROM AN ADJACENT OPEN CASEMENT WINDOW SHALL NOT BE MORE THAN 2 1/2 FEET.

ADDITIONAL OPERABLE WINDOW CLEANING CODES:

Cal/OSHA CCR, TITLE 8, ARTICLE 5
3283 'ANCHORS AND FITTINGS'
INTERNATIONAL WINDOW CLEANING ASSOCIATION (IWCA)
1-14 - 5.10

OPERABLE WINDOW PARAMETERS

SCALE: 3/4"=1'-0"

1

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS
1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

CONSULTANT:
HIGHLINE CONSULTING
Highline Consulting, Inc.
2150 RICHMOND COURT, Suite D
Livermore, CA 94551
925.294.0881 (f)
925.344.0881 (p)
highline-consulting.com

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/28/2023

JOB NUMBER:	2207
DRAWN BY:	GC
CHECKED BY:	SB
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
OPERABLE WINDOW PARAMETERS

SHEET:
EBM5.0

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM							
SERVICE:	**M**	**Tu**	**W**	**Th**	**F**	**Sa**	**Su**
WASTE - 2CY COMPACTED	1				1		
RECYCLING - 2CY COMPACTED	1				1		
COMPOST - 64G TOTER					4		
TOTAL	2	0	0	0	6	0	0

PROJECTED COLLECTION SCHEDULE: COMMERCIAL TRASH CLOSET							
SERVICE:	**M**	**Tu**	**W**	**Th**	**F**	**Sa**	**Su**
WASTE - 96G TOTER	1		1				
RECYCLING - 96G TOTER		1					
COMPOST - 64G TOTER			1				
TOTAL	1	1	2	0	0	0	0

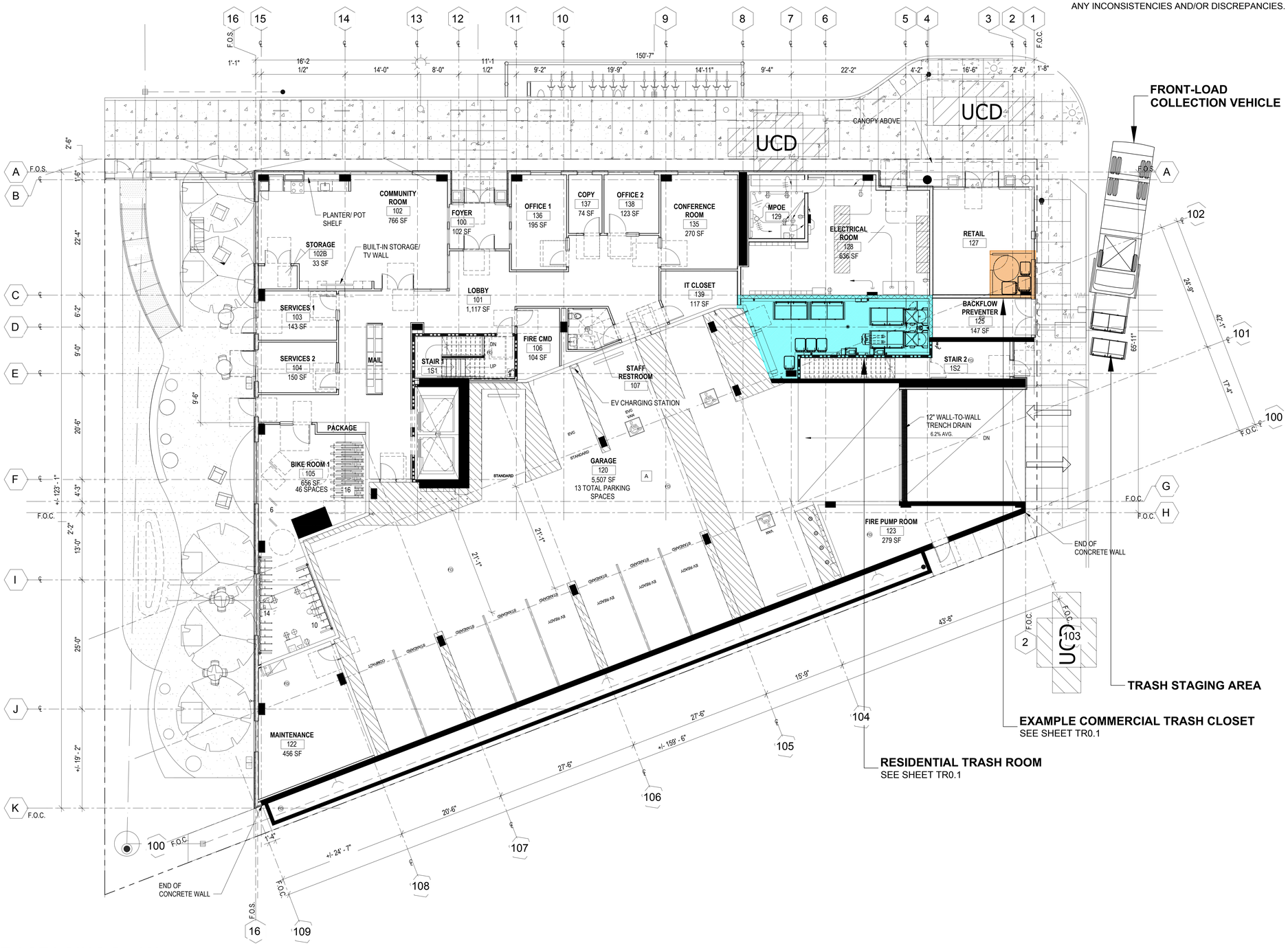
SHEET NOTES:

TRASH ROUTE / STAGING PLAN. LEVEL 1.

1. STAFF TO TRANSPORT CONTAINERS WITH ELECTRIC PALLET TRUCK. 4000LB CAPACITY WITH 45.5" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
2. NOTE THAT TOTER CARTS WILL BE SERVICED BY SIDE-LOAD COLLECTION VEHICLE AND CONTAINERS WILL BE SERVICED BY FRONT-LOAD COLLECTION VEHICLE. STAFF SHALL STAGE TOTER CARTS AND CONTAINERS ON SEPARATE DAYS.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.



TRASH ROUTE / STAGING PLAN

LEVEL 1

SCALE: ⅛" = 1'-0"

TRUE NORTH

PROJECT NORTH

0' 4' 8' 16'

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
consultingprojects@trashmanage.com

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

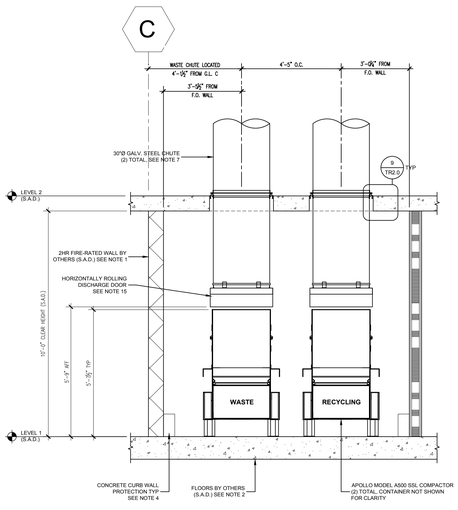
REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

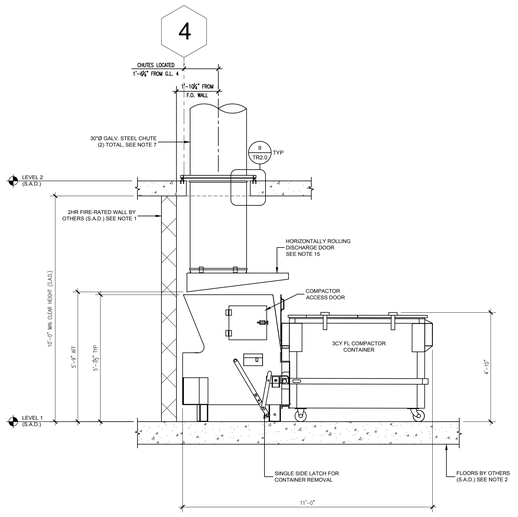
JOB NUMBER: 2207
DRAWN BY: BM
CHECKED BY: SB
ISSUE DATE: August 25, 2023
SCALE: As indicated
TITLE: **TRASH ROUTE / STAGING PLAN**

SHEET: **TR0.0**

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



SECTION A-A

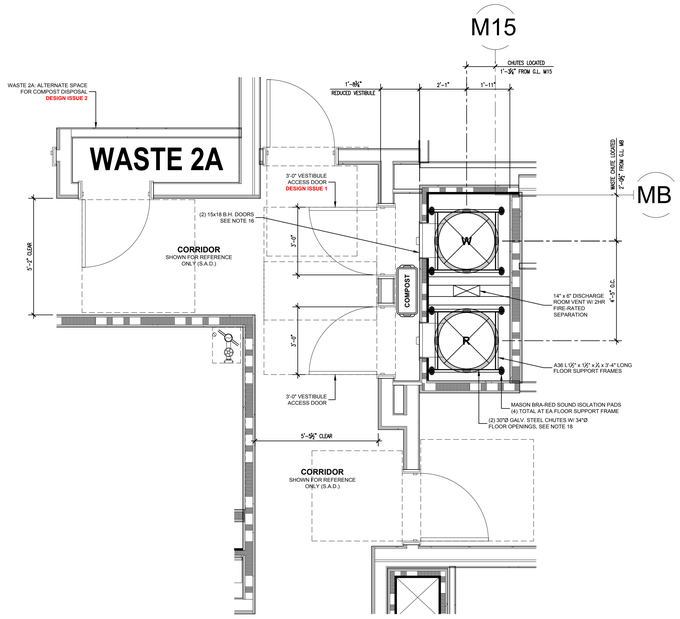


SECTION B-B

SECTIONS

AT RESIDENTIAL TRASH ROOM

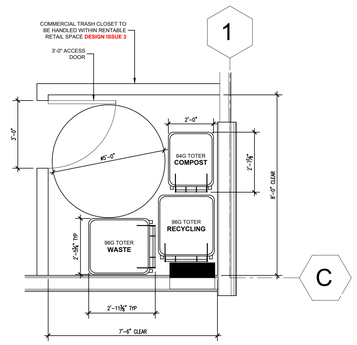
SCALE: ⅜" = 1'-0"



CHUTE INTAKE VESTIBULE

SIMILAR AT LEVELS 2-6

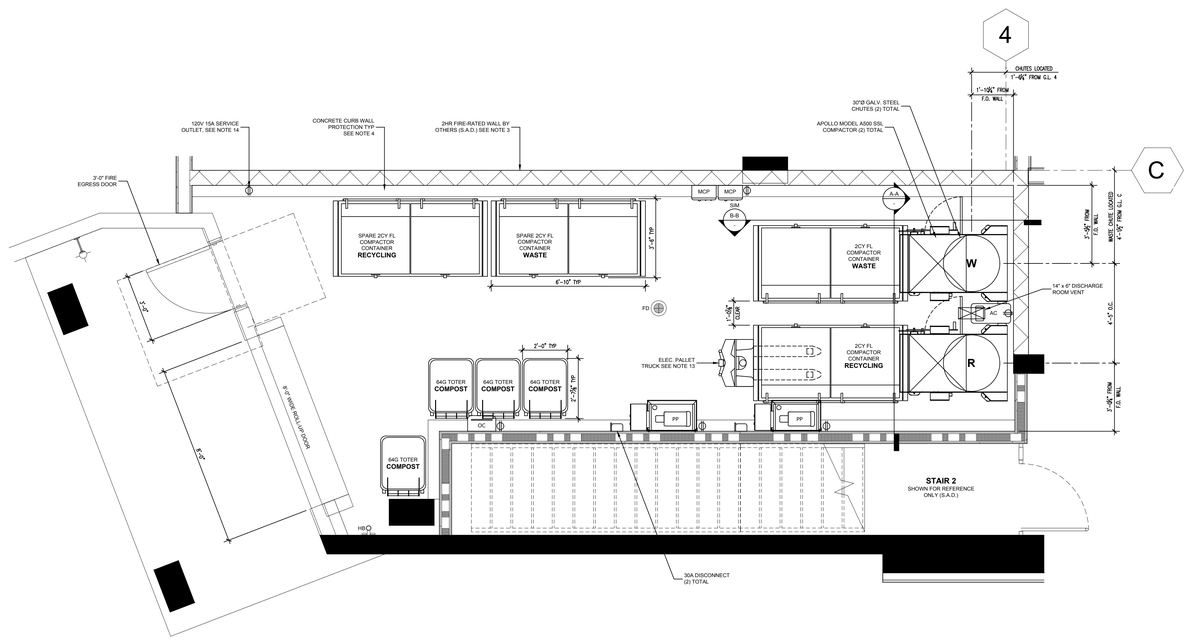
SCALE: ⅜" = 1'-0"



EX. COMMERCIAL TRASH CLOSET

LEVEL 1

SCALE: ⅜" = 1'-0"



RESIDENTIAL TRASH ROOM PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN. INSTALL ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG WALL AT G.L. D PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
6. INSTALL 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16G GALVANIZED STEEL CHUTES WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS AND 2CY FL COMPACTOR CONTAINERS FOR WASTE AND RECYCLING. CHUTES TERMINATE 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. (2) TOTAL. 120V 15A SERVICE OUTLET REQUIRED.
10. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLETS REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. CHUTE DISCHARGE DOORS: WILKINSON TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 2-6.

16. REDUCED CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 2HR FIRE-RATED ACCESS DOORS FOR RESIDENTIAL ACCESS. 14" MIN CLEAR REQUIRED PER FIRE DEPARTMENT. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (2) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS FOR WASTE AND RECYCLING AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT APPROACH REQUIRED PER ADA STANDARDS. MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' OR EQUIVALENT CONTAINER FOR COMPOST DISPOSAL. STAFF TO EMPTY IN TOTERS DAILY AT TRASH ROOM.
17. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

GENERAL NOTES.

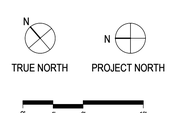
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

DESIGN ISSUES.

1. **AT UPPER LEVELS: SHIFT VESTIBULE ACCESS DOOR FOR WASTE CHUTE 1.375" PLAN SOUTH SO IT'S CENTERED ON CHUTE.**
2. **AT UPPER LEVELS: IF 23-GALLON RUBBERMAID SLIM JIM DOES NOT FIT INSIDE REDUCED VESTIBULE, PLACE INSIDE CLOSET LABELED 'WASTE 2A'.**
3. **COMMERCIAL TRASH TO BE HANDLED WITHIN RENTABLE RETAIL SPACE. MINIMUM TRASH CLOSET AND EQUIPMENT SHOWN.**

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM

SERVICE:	M	Tu	W	Th	F	Sa	Su
WASTE - 2CY COMPACTED	1				1		
RECYCLING - 2CY COMPACTED	1				1		
COMPOST - 64G TOTER					4		
TOTAL	2	0	0	0	6	0	0



PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
consultingprojects@trashmanage.com

E. 12th STREET

121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	BM
CHECKED BY:	SB
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

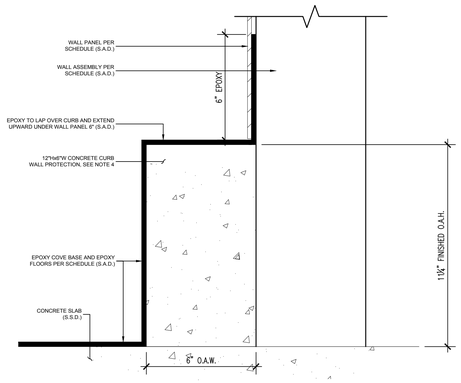
TITLE:

RESIDENTIAL TRASH ROOM PLAN

SHEET:

TR0.1

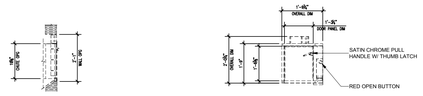
© 2022 PYATOK ARCHITECTURE & URBAN DESIGN



1 WALL PROTECTION CONCRETE CURB

SCALE: NTS

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. 18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.
7. ATM WILL NEVER DESIGN A 24x24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.



SECTION VIEW

FRONT VIEW
(WITHOUT TRIM)

PLAN VIEW

FRONT VIEW
(WITH TRIM: 16 GA. 430 S.S.)

2 CHUTE INTAKE DOOR

UPPER LEVELS

SCALE: 3/8" = 1'-0"

SHEET NOTES. 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: 16-GAUGE GALVANIZED OR GALVANNEALED STEEL.
2. 2HR FIRE-RATED WALL ASSEMBLIES ENCASING CHUTE SHAFT. FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

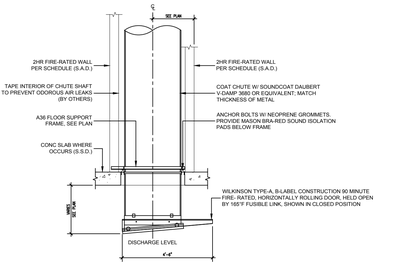
GENERAL NOTES.
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PYATOK
1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com

1825 SAN PABLO AVENUE
SUITE 200
OAKLAND, CA 94612

AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
consultingprojects@trashmanage.com

NOTES:
1. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
2. INTAKE DOOR NOT SHOWN FOR CLARITY.

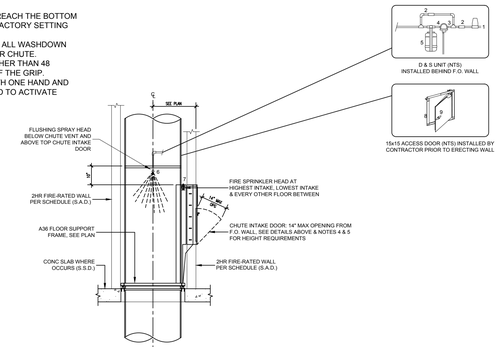


5 CHUTE AIR AND SOUND ISOLATION

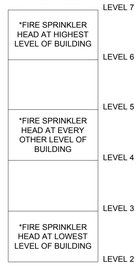
SCALE: 3/8" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2019 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:
1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE).**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
7. FIRE SPRINKLER INTERMEDIATE ½" IPS - 155°F, PENDANT GLASS BULB SPRINKLER. FIRE SPRINKLER AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR).**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC).**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE).**



*WHEN CALCULATING NUMBER OF FIRE SPRINKLER HEADS FOR EVERY OTHER FLOOR, ALWAYS START WITH HIGHEST LEVEL



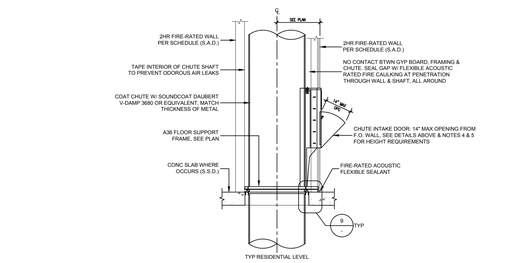
EXAMPLE OF BUILDING VERTICAL SECTION VIEW

6 DISINFECTING AND SANITATION UNIT

AT HIGHEST INTAKE WITH FIRE SPRINKLER NOZZLE

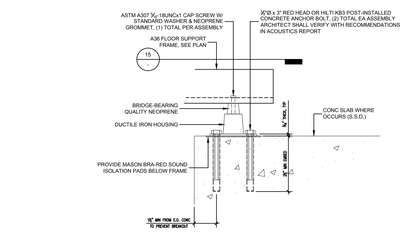
SCALE: 3/8" = 1'-0"

NOTES:
1. 2019 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
2. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

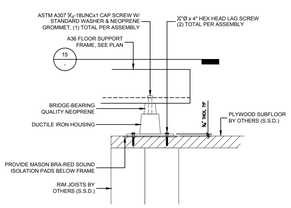


8 CHUTE SHAFT AT INTAKE

SCALE: 3/8" = 1'-0"

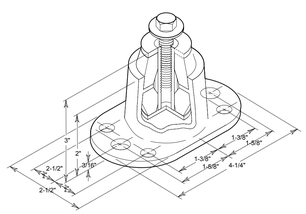


TYPE I FLOOR
CONNECTION



TYPE III/V FLOOR
CONNECTION

NOTES:
1. ALL HARDWARE PLATED
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED.

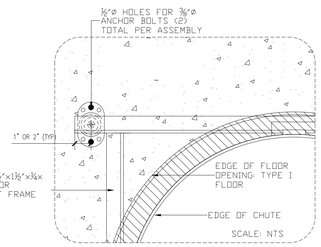


MASON BRA-RED MOUNT
ISOMETRIC VIEW

9 FLOOR SUPPORT FRAME ANCHORING

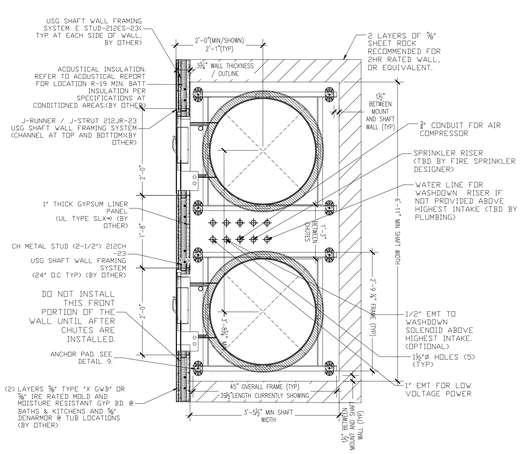
SCALE: 4½" = 1'-0"

NOTES:
1. TYPE I FLOOR: TO PREVENT CONCRETE BREAK-OFF, VERIFY MINIMUM DISTANCE WITH STRUCTURAL ENGINEER.
2. ARCHITECT SHALL VERIFY ALL FLOOR SUPPORT FRAME ANCHORING CONNECTIONS WITH RECOMMENDATIONS IN ACOUSTICS REPORT.

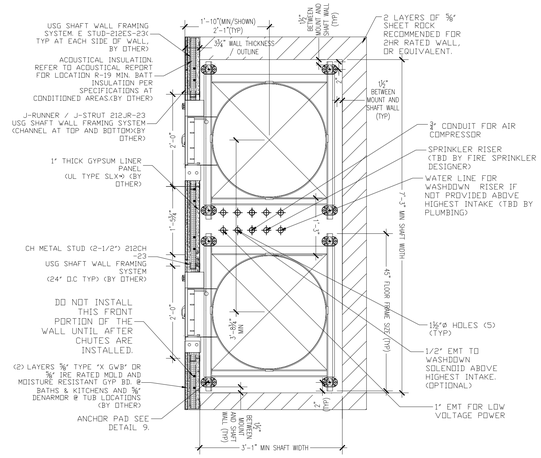


SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

NOTE THAT THIS IS AN EXAMPLE CHUTE SHAFT. YOUR CHUTE SHAFT MAY VARY. REFER TO CHUTE VESTIBULE LAYOUTS ON SHEETS TR0.1 FOR SPECIFIC INFORMATION.



TYPE I SHAFT



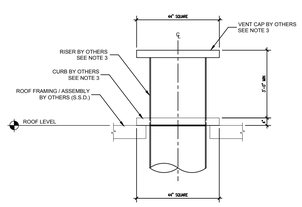
TYPE III/V SHAFT

15 CHUTE SHAFT DETAILS

PLAN VIEWS

SCALE: NTS

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.
3. SUPPLIED BY VENDOR - INSTALLED BY ROOFER.

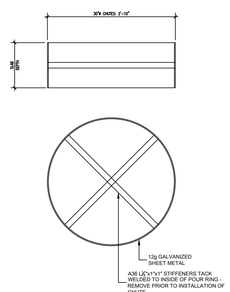


13 CHUTE VENT

AT ROOF LEVEL

SCALE: 3/8" = 1'-0"

NOTES:
1. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB.
2. SUPPLIED BY CHUTE MANUFACTURER - INSTALLED BY CONCRETE CONTRACTOR.



14 POUR RING DETAIL

SCALE: ¾" = 1'-0"

E. 12th STREET
121 E. 12th STREET
OAKLAND, CA 94606

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	ISSUED FOR PLANNING	08/15/2022
2	ISSUED FOR PERMIT	08/25/2023

JOB NUMBER:	2207
DRAWN BY:	BM
CHECKED BY:	SB
ISSUE DATE:	August 25, 2023
SCALE:	As indicated

TITLE:
CHUTE DETAILS 30"Ø

SHEET:
TR2.0

© 2022 PYATOK ARCHITECTURE & URBAN DESIGN

APPENDIX D

PLANNING DECISION LETTER

CITY OF OAKLAND

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

Sent Via Email

November 30, 2022

Emily Estes, EBALDC
1825 San Pablo Avenue, Suite 200
Oakland, CA 94612

eestes@ebaldc.com

RE: Case File No. PLN22168; 121 E. 12th Street; APN: 101113244446

Dear Ms. Estes:

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective immediately and is not appealable.

The following table summarizes the proposed project:

Proposal:	Construction of a new building with 91 affordable dwelling units, supportive services for at least 23 units, and 15 parking spaces. The project includes two concessions under the State Density Bonus Law for the number of required loading and ground floor transparency. The project was found eligible and utilizes Assembly Bill (AB) 2162.
Planning Permits Required:	Regular Design Review for new dwelling units with no Public Notice per AB 2162
General Plan:	Urban Residential
Zoning:	D-LM-1
Environmental Determination:	Not applicable. The project was processed under AB 2162.
Historic Status:	No Historic Rating
City Council District:	5

If you have any questions, please contact the case planner, **Neil Gray, Planner IV** at **(510) 238-3878** or ngray@oaklandca.gov.

Very Truly Yours,



ROBERT D. MERKAMP
Zoning Manager

cc: Michael Branson, City Attorney MBranson@oaklandcityattorney.org
Christia Mulvey Manager, Housing Development Services cmulvey@oaklandca.gov

Attachments:

A. Findings
B. Conditions of Approval, including Standard Conditions of Approvals

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **received 9/29/22**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning

b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required

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

5. Compliance with Conditions of Approval

a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

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

c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

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

9. Severability

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

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

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

11. Public Improvements

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

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

Part 2: Standard Conditions of Approval – Environmental Protection Measures

14. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Graffiti Control

Requirement:

a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
   i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
   ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
   iii. Use of paint with anti-graffiti coating.
   iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
   v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
   i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
   ii. Covering with new paint to match the color of the surrounding surface.
   iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

a. ***Landscape Plan Required***
   - Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply

with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. ***Landscape Installation***

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. ***Landscape Maintenance***

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Lighting

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

1. Dust Controls – Construction Related

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

a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.

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

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. Limit vehicle speeds on unpaved roads to 15 miles per hour.

e. All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.

f. All trucks and equipment, including tires, shall be washed off prior to leaving the site.

g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

2. Criteria Air Pollutant Controls - Construction Related

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

a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.

b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").

c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.

d. Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.

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

f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

3. Exposure to Air Pollution (Toxic Air Contaminants)

a. ***Health Risk Reduction Measures***

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose **one** of the following methods:

i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of

Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.

- or -

ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood *(Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
    - Installing electrical hook-ups for diesel trucks at loading docks.
    - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
    - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
    - Prohibiting trucks from idling for more than two minutes.
    - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

b. ***Maintenance of Health Risk Reduction Measures***
Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

4. Stationary Sources of Air Pollution (Toxic Air Contaminants)

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose **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 California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.

- or -

b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:
   i. Installation of non-diesel fueled generators, if feasible, or;
   ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

5. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures

recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

6. Human Remains – Discovery During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

7. Construction-Related Permit(s)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

8. Hazardous Materials Related to Construction

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

a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
b. Avoid overtopping construction equipment fuel gas tanks;
c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
d. Properly dispose of discarded containers of fuels and other chemicals;
e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

9. Hazardous Building Materials and Site Contamination

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

proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

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

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

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

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

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

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

c. ***Health and Safety Plan Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

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

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

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

ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

10. Erosion and Sedimentation Control Plan for Construction

a. ***Erosion and Sedimentation Control Plan Required***

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

11. NPDES C.3 Stormwater Requirements for Regulated Projects

a. ***Post-Construction Stormwater Management Plan Required***
Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

i. Location and size of new and replaced impervious surface;
ii. Directional surface flow of stormwater runoff;
iii. Location of proposed on-site storm drain lines;
iv. Site design measures to reduce the amount of impervious surface area;
v. Source control measures to limit stormwater pollution;
vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Planning; Bureau of Building
Monitoring/Inspection: Bureau of Building

b. ***Maintenance Agreement Required***

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

i. The project 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 maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

12. Construction Days/Hours

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

a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.

b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.

c. No construction is allowed on Sunday or federal holidays.

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Construction Noise

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

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

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

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

d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.

e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Extreme Construction Noise

a. ***Construction Noise Management Plan Required***

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

i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;

ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;

iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;

iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and

v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Public Notification Required***

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

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

15. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include**:**

a. Designation of an on-site construction complaint and enforcement manager for the project;
b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
c. Protocols for receiving, responding to, and tracking received complaints; and
d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

16. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

18. Access to Parks and Open Space

Requirement: The project applicant shall submit a plan for City review and approval to enhance bicycle and pedestrian access from the project site and adjacent areas to the adjacent open space area. Examples of enhancements may include, but are not limited to, new or improved bikeways, bike parking, traffic control devices, sidewalks, pathways, bulb-outs, and signage. The project sponsor shall install the approved enhancements during construction and prior to completion of the project.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning, Department of Transportation

Monitoring/Inspection: Department of Transportation

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. ***Traffic Control Plan Required***
Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

20. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

21. Transportation Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

a. ***PEV-Capable Parking Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***ADA-Accessible Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

22. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

23. Underground Utilities

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

24. Recycling Collection and Storage Space

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

25. Green Building Requirements

a. ***Compliance with Green Building Requirements During Plan-Check***
Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

i. The following information shall be submitted to the City for review and approval with the application for a building permit:

- Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
- Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
- Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
- Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
- Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.

- Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
- Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
- CALGreen mandatory measures.
- Green building point level/certification of 53 per the appropriate checklist approved during the Planning entitlement process.
- All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
- The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. ***Compliance with Green Building Requirements During Construction***
Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

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

i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.

ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. ***Compliance with Green Building Requirements After Construction***
Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

26. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the

Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

27. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

28. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below:

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

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

Prescriptive Measures: Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see page 38.14(g) in the link above).

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

a. Project Information:

i. Date,
ii. Applicant and property owner name,
iii. Project address,
iv. Total landscape area,
v. Project type (new, rehabilitated, cemetery, or home owner installed),
vi. Water supply type and water purveyor,
vii. Checklist of documents in the package, and
viii. Project contacts
ix. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

b. Water Efficient Landscape Worksheet
   i. Hydrozone Information Table
   ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
c. Soil Management Report
d. Landscape Design Plan
e. Irrigation Design Plan, and
f. Grading Plan

Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Part 3: Standard Conditions of Approval – Other Standard Conditions

29. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

30. Public Art for Private Development

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

31. Affordable Housing Subject to Ministerial Approval Under SB 35/Gov. Code Sec. 65913.4

Ongoing

Requirement: The proposed project shall comply with all applicable state requirements of California Government Code Sections 65583 and 65650, including but not limited to prevailing wage and skilled and trained workforce requirements. The

32. Affordable Residential Rental Units - Agreement and Monitoring

a. Requirement #1: Pursuant to Section 17.107 of the Oakland Planning Code and the State Density Bonus Law California Government Code Section 65915 et seq. ("State Density Bonus Law"), the proposed project shall provide a minimum of 91 target dwelling units available at very low/ and low/

income (as **100 percent** of the units) for receiving a density bonus, concession and/or waiver of development standards.

b. Requirement #2: The approved residential affordable units that are part of this approval shall remain and continue to be affordable at the specified level in accordance with California Health and Safety Code Section 50053 and its implementing regulations for a term of not less than 55 years or a longer period of time if required by the construction or mortgage finance assistance program, mortgage insurance program, or rental subsidy program. This Condition of Approval must also be in compliance with Section 65915(c)(1) of the State Density Bonus Law specifically, as well as all other applicable provisions of the State Density Bonus Law.

c. Requirement #3: Prior to submittal of a construction-related permit, the applicant shall contact the Housing and Community Development Department (Housing Development Services Division) to enter into a Regulatory Agreement based on the City's model documents, as may be amended from time to time, governing the target dwelling units. The Agreement shall contain restrictive covenants to ensure the continued affordability of the target dwelling units at the specified rent levels for a period of not less than fifty-five (55) years pursuant Section 65915 (c)(1) of the State Density Bonus Law, and restrict the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units.

If the property has an approved condominium map and the developer chooses to rent the affordable units at initial occupancy, the units cannot convert to ownership during the term of the Agreement, even if the market rate units in the development convert to ownership.

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

d. Requirement #4: Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the Housing and Community Development Department and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenants' privacy. The applicant shall pay to the Housing and Community Development Department an annual monitoring fee pursuant to the Master Fee Schedule (updated annually and available from the Budget Office of the City Oakland's Finance Department: https://www.oaklandca.gov/departments/finance-department) for City monitoring of target dwelling units.

e. Requirement #5: The floor area, number of bedrooms, and amenities (such as fixtures, appliances, location and utilities) of the affordable units shall be shall be substantially equal in size and quality to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc.) of the affordable units shall be roughly the same as the project's market rate units.

f. Requirement #6: Tenant households in affordable units must have equal access to the project's services and facilities as tenant households in all other units within the project.

g. Requirement #7: Affordable units must be evenly distributed throughout the project.

h. Requirement #8: Applicant shall comply with the requirements of Section 65915(c)(3)(A) of the State Density Bonus Law requiring, without limitation, replacement units in those circumstances where the parcel subject to the density bonus requests contains or contained affordable units within the last five years.

i. Requirement #9: Applicants shall comply with all applicable provisions of State Density Bonus Law and all provisions of the City's density bonus law that are not preempted by state law.

j. Requirement #10: Affordable units shall be constructed concurrent with the construction of the market rate units in each phase of the project.

k. Requirement #11: The City will not issue final certificates of occupancy for more than fifty percent (50%) of the market rate units in any phase of development until final certificates of occupancy are issued for all of the affordable units in that phase.

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

---

Applicant Statement

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

_____
Name of Project Applicant

_____
Signature of Project Applicant

_____
Date

APPENDIX E

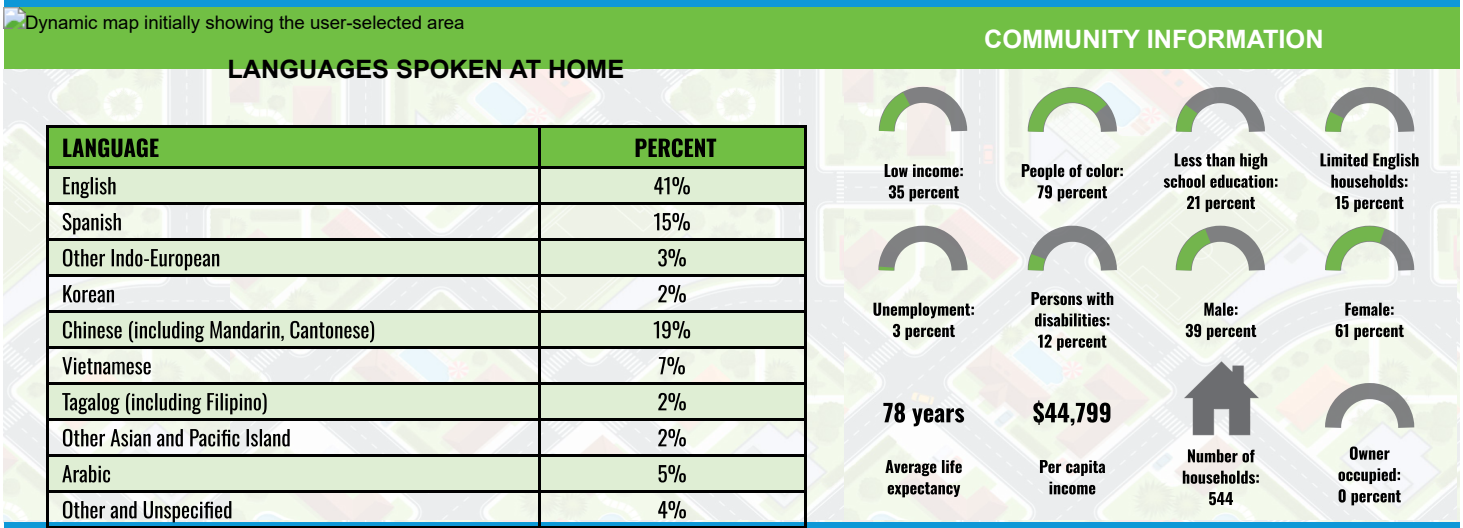
ENVIRONMENTAL JUSTICE SCREENING AND MAPPING TOOL

EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

Oakland, CA

Blockgroup: 060014060003
Population: 852
Area in square miles: 0.05



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	41%
Spanish	15%
Other Indo-European	3%
Korean	2%
Chinese (including Mandarin, Cantonese)	19%
Vietnamese	7%
Tagalog (including Filipino)	2%
Other Asian and Pacific Island	2%
Arabic	5%
Other and Unspecified	4%
Total Non-English	59%

COMMUNITY INFORMATION

- Low income: 35 percent
- People of color: 79 percent
- Less than high school education: 21 percent
- Limited English households: 15 percent
- Unemployment: 3 percent
- Persons with disabilities: 12 percent
- Male: 39 percent
- Female: 61 percent
- 78 years — Average life expectancy
- $44,799 — Per capita income
- Number of households: 544
- Owner occupied: 0 percent

BREAKDOWN BY RACE

- White: 21%
- Black: 27%
- American Indian: 0%
- Asian: 21%
- Hawaiian/Pacific Islander: 0%
- Other race: 0%
- Two or more races: 7%
- Hispanic: 24%

BREAKDOWN BY AGE

From Ages 1 to 4	1%
From Ages 1 to 18	8%
From Ages 18 and up	92%
From Ages 65 and up	36%

LIMITED ENGLISH SPEAKING BREAKDOWN

Speak Spanish	33%
Speak Other Indo-European Languages	0%
Speak Asian-Pacific Island Languages	67%
Speak Other Languages	0%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, American Community Survey (ACS) 2017 -2021. Life expectancy data comes from the Centers for Disease Control.

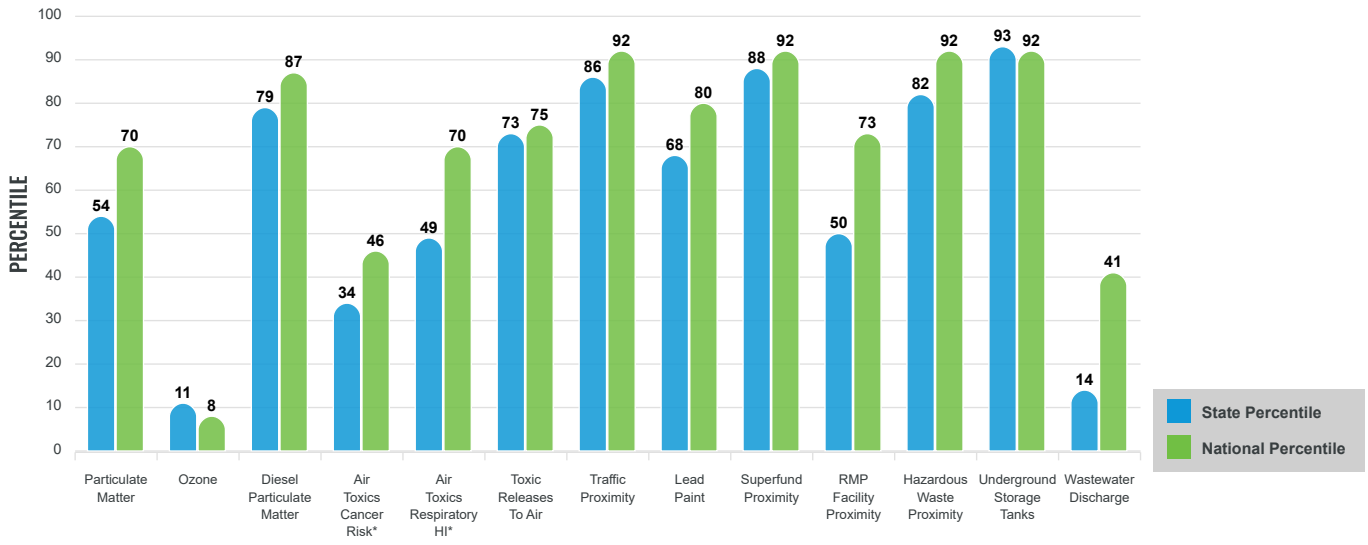
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the EJScreen website.

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

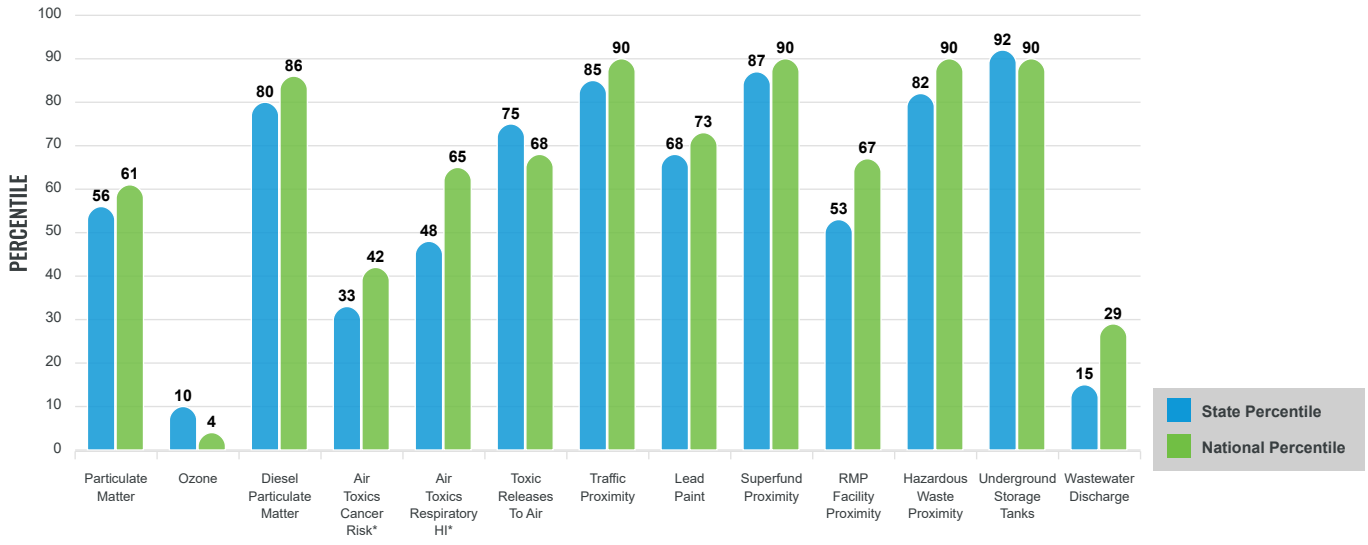
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for Blockgroup: 060014060003

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (µg/m^3)	7.79	8.65	36	8.08	39
Ozone (ppb)	49.9	65.9	5	61.6	2
Diesel Particulate Matter (µg/m^3)	0.359	0.26	74	0.261	78
Air Toxics Cancer Risk* (lifetime risk per million)	20	27	3	25	5
Air Toxics Respiratory HI*	0.3	0.34	17	0.31	31
Toxic Releases to Air	450	780	59	4,600	45
Traffic Proximity (daily traffic count/distance to road)	740	510	82	210	94
Lead Paint (% Pre-1960 Housing)	0.27	0.31	53	0.3	55
Superfund Proximity (site count/km distance)	0.3	0.17	89	0.13	91
RMP Facility Proximity (facility count/km distance)	0.15	0.57	35	0.43	46
Hazardous Waste Proximity (facility count/km distance)	8.4	5.9	74	1.9	94
Underground Storage Tanks (count/km^2)	22	1.5	99	3.9	96
Wastewater Discharge (toxicity-weighted concentration/m distance)	8.2E-06	4	8	22	16
SOCIOECONOMIC INDICATORS					
Demographic Index	57%	45%	70	35%	80
Supplemental Demographic Index	19%	15%	70	14%	75
People of Color	79%	61%	66	39%	83
Low Income	35%	28%	67	31%	62
Unemployment Rate	3%	7%	29	6%	40
Limited English Speaking Households	15%	9%	80	5%	90
Less Than High School Education	21%	16%	70	12%	82
Under Age 5	1%	6%	11	6%	14
Over Age 64	36%	16%	94	17%	94
Low Life Expectancy	20%	18%	76	20%	57

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	0
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	3
Hospitals	1
Places of Worship	0

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for Blockgroup: 060014060003

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	20%	18%	76	20%	57
Heart Disease	6.1	5.2	78	6.1	52
Asthma	9.5	9.5	50	10	40
Cancer	4.3	5.3	32	6.1	15
Persons with Disabilities	14.5%	10.9%	81	13.4%	62

CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	0%	13%	0	12%	0
Wildfire Risk	0%	30%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	31%	10%	95	14%	89
Lack of Health Insurance	6%	7%	55	9%	48
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

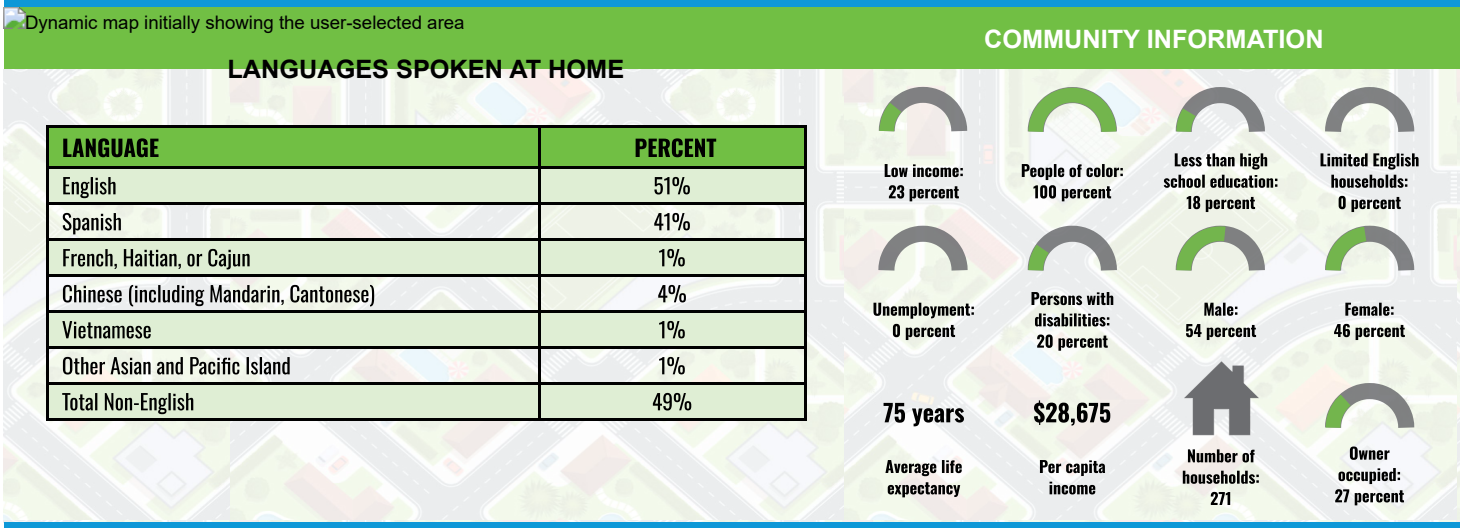
Report for Blockgroup: 060014060003

EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

Oakland, CA

Blockgroup: 060014084002
Population: 813
Area in square miles: 0.05



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	51%
Spanish	41%
French, Haitian, or Cajun	1%
Chinese (including Mandarin, Cantonese)	4%
Vietnamese	1%
Other Asian and Pacific Island	1%
Total Non-English	49%

COMMUNITY INFORMATION

- Low income: 23 percent
- People of color: 100 percent
- Less than high school education: 18 percent
- Limited English households: 0 percent
- Unemployment: 0 percent
- Persons with disabilities: 20 percent
- Male: 54 percent
- Female: 46 percent
- 75 years — Average life expectancy
- $28,675 — Per capita income
- Number of households: 271
- Owner occupied: 27 percent

BREAKDOWN BY RACE

- White: 0%
- Black: 50%
- American Indian: 0%
- Asian: 0%
- Hawaiian/Pacific Islander: 0%
- Other race: 3%
- Two or more races: 0%
- Hispanic: 48%

BREAKDOWN BY AGE

From Ages 1 to 4	5%
From Ages 1 to 18	33%
From Ages 18 and up	67%
From Ages 65 and up	4%

LIMITED ENGLISH SPEAKING BREAKDOWN

Speak Spanish	0%
Speak Other Indo-European Languages	0%
Speak Asian-Pacific Island Languages	0%
Speak Other Languages	0%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, American Community Survey (ACS) 2017 -2021. Life expectancy data comes from the Centers for Disease Control.

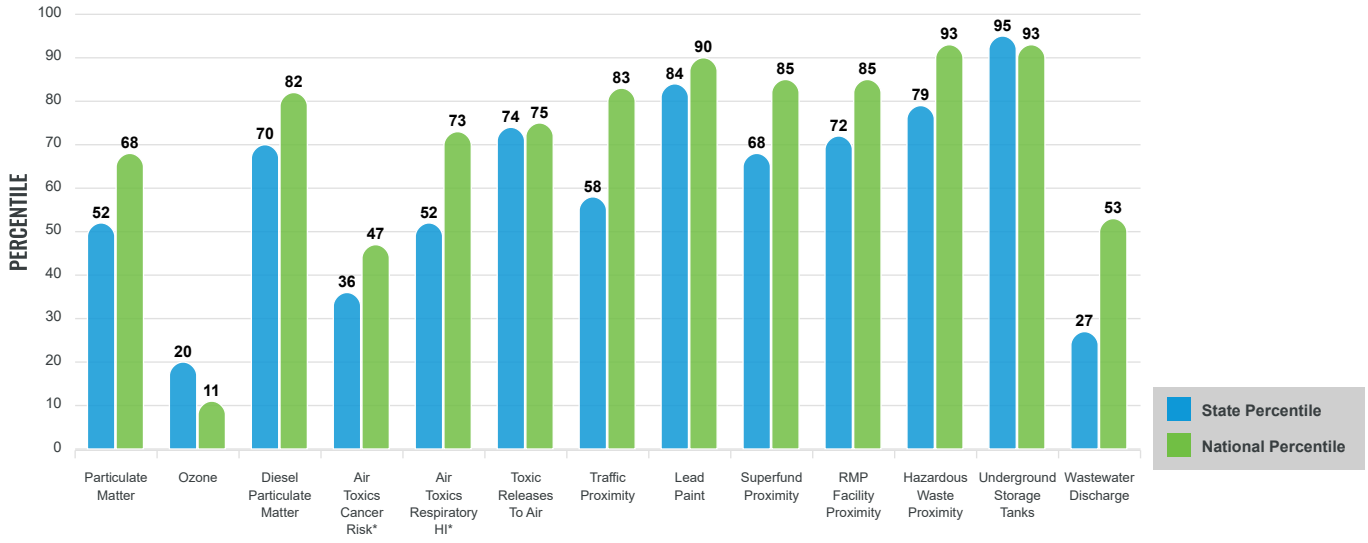
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the EJScreen website.

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

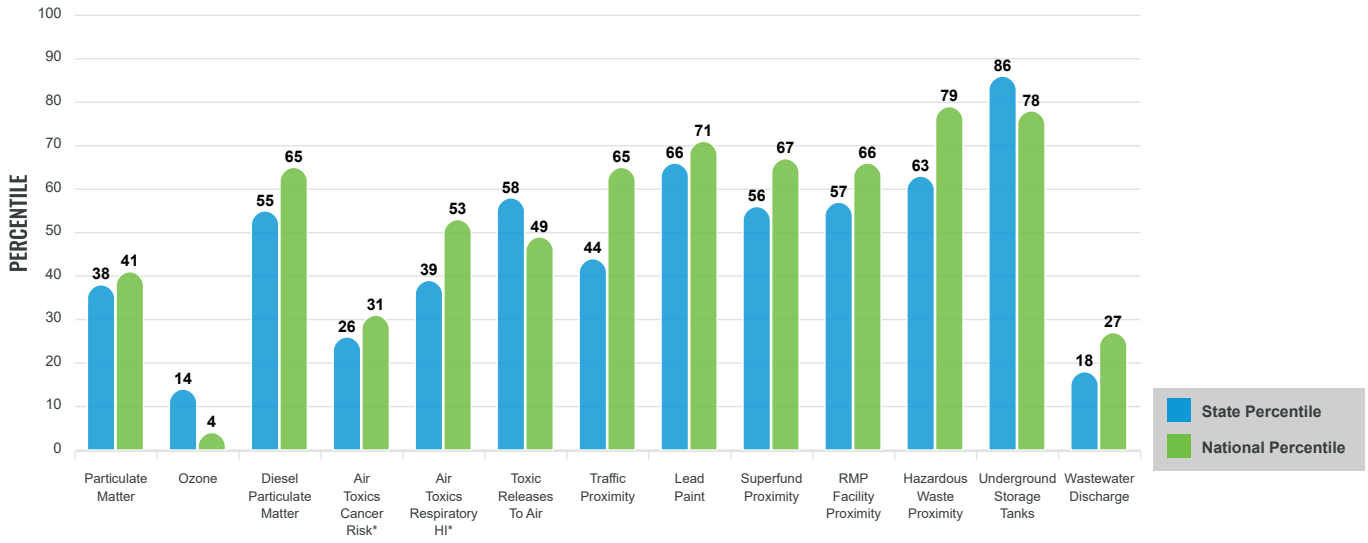
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for Blockgroup: 060014084002

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (µg/m^3)	7.57	8.65	31	8.08	34
Ozone (ppb)	51.9	65.9	10	61.6	3
Diesel Particulate Matter (µg/m^3)	0.256	0.26	53	0.261	59
Air Toxics Cancer Risk* (lifetime risk per million)	20	27	3	25	5
Air Toxics Respiratory HI*	0.3	0.34	17	0.31	31
Toxic Releases to Air	370	780	56	4,600	41
Traffic Proximity (daily traffic count/distance to road)	130	510	39	210	64
Lead Paint (% Pre-1960 Housing)	0.52	0.31	73	0.3	75
Superfund Proximity (site count/km distance)	0.086	0.17	51	0.13	62
RMP Facility Proximity (facility count/km distance)	0.26	0.57	57	0.43	65
Hazardous Waste Proximity (facility count/km distance)	6.2	5.9	63	1.9	92
Underground Storage Tanks (count/km^2)	15	1.5	98	3.9	93
Wastewater Discharge (toxicity-weighted concentration/m distance)	2.4E-05	4	14	22	22
SOCIOECONOMIC INDICATORS					
Demographic Index	62%	45%	77	35%	84
Supplemental Demographic Index	13%	15%	48	14%	51
People of Color	100%	61%	98	39%	98
Low Income	23%	28%	49	31%	43
Unemployment Rate	0%	7%	0	6%	0
Limited English Speaking Households	0%	9%	0	5%	0
Less Than High School Education	18%	16%	66	12%	78
Under Age 5	5%	6%	50	6%	52
Over Age 64	4%	16%	6	17%	6
Low Life Expectancy	23%	18%	93	20%	80

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	0
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	0
Hospitals	0
Places of Worship	0

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for Blockgroup: 060014084002

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	23%	18%	93	20%	80
Heart Disease	5.2	5.2	56	6.1	33
Asthma	12.3	9.5	98	10	93
Cancer	4.1	5.3	27	6.1	12
Persons with Disabilities	16.3%	10.9%	88	13.4%	72

CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	1%	13%	27	12%	19
Wildfire Risk	0%	30%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	30%	10%	95	14%	88
Lack of Health Insurance	8%	7%	67	9%	59
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for Blockgroup: 060014084002

APPENDIX F

FUNDING APPLICATION SUPPLEMENT

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE **RareFind**

Query Summary:
Quad IS (Oakland East (3712272) OR Oakland West (3712273) OR San Quentin (3712284) OR Richmond (3712283) OR Briones Valley (3712282) OR San Leandro (3712262) OR Hunters Point (3712263) OR San Francisco North (3712274) OR San Francisco South (3712264))
AND Federal Listing Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate)

Print Close

CNDDB Element Query Results

Scientific Name	Common Name	Taxonomic Group	Element Code	Total Occs	Returned Occs	Federal Status	State Status	Global Rank	State Rank	CA Rare Plant Rank	Other Status	Habitats
Acipenser medirostris pop. 1	green sturgeon - southern DPS	Fish	AFCAA01031	14	2	Threatened	None	G2T1	S1	null	AFS_VU-Vulnerable, IUCN_EN-Endangered	Aquatic, Estuary, Marine bay, Sacramento/San Joaquin flowing waters
Ambystoma californiense pop. 1	California tiger salamander - central California DPS	Amphibians	AAAAA01181	1273	1	Threatened	Threatened	G2G3T3	S3	null	CDFW_WL-Watch List, IUCN_VU-Vulnerable	Cismontane woodland, Meadow & seep, Riparian woodland, Valley & foothill grassland, Vernal pool, Wetland
Arctostaphylos franciscana	Franciscan manzanita	Dicots	PDERI040J3	4	4	Endangered	None	GHC	S1	1B.1	SB_UCBG-UC Botanical Garden at Berkeley	Chaparral, Ultramafic
Arctostaphylos montana ssp. ravenii	Presidio manzanita	Dicots	PDERI040J2	7	7	Endangered	Endangered	G3T1	S1	1B.1	null	Chaparral, Coastal prairie, Coastal scrub, Ultramafic
Arctostaphylos pallida	pallid manzanita	Dicots	PDERI04110	9	9	Threatened	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Broadleaved upland forest, Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal scrub
Arenaria paludicola	marsh sandwort	Dicots	PDCAR040L0	19	3	Endangered	Endangered	G1	S1	1B.1	SB_SBBG-Santa Barbara Botanic Garden	Freshwater marsh, Marsh & swamp, Wetland
Callophrys mossii bayensis	San Bruno elfin butterfly	Insects	IILEPE2202	6	2	Endangered	None	G4T2	S2	null	null	Valley & foothill grassland
Calochortus tiburonensis	Tiburon mariposa-lily	Monocots	PMLIL0D1C0	1	1	Threatened	Threatened	G1	S1	1B.1	SB_UCBG-UC Botanical Garden at Berkeley	Ultramafic, Valley & foothill grassland
Castilleja affinis var. neglecta	Tiburon paintbrush	Dicots	PDSCR0D013	7	3	Endangered	Threatened	G4G5T1T2	S1S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_UCBG-UC Botanical Garden at Berkeley	Ultramafic, Valley & foothill grassland
Charadrius nivosus nivosus	western snowy plover	Birds	ABNNB03031	138	2	Threatened	None	G3T3	S3	null	CDFW_SSC-Species of Special Concern	Great Basin standing waters, Sand shore, Wetland
Chorizanthe robusta var. robusta	robust spineflower	Dicots	PDPGN040Q2	20	3	Endangered	None	G2T1	S1	1B.1	null	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal dunes
Clarkia franciscana	Presidio clarkia	Dicots	PDONA050H0	4	4	Endangered	Endangered	G1	S1	1B.1	SB_UCBG-UC Botanical Garden at Berkeley	Coastal scrub, Ultramafic, Valley & foothill grassland
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	IILEPP2012	396	21	Candidate	None	G4T1T2Q	S2	null	IUCN_EN-Endangered, USFS_S-Sensitive	Closed-cone coniferous forest
Enhydra lutris nereis	southern sea otter	Mammals	AMAJF09012	2	1	Threatened	None	G4T2	S3	null	CDFW_FP-Fully Protected, IUCN_EN-Endangered,	Aquatic, Protected deepwater coastal communities

											MMC_SSC-Species of Special Concern	
Eucyclogobius newberryi	tidewater goby	Fish	AFCQN04010	127	3	Endangered	None	G3	S3	null	AFS_EN-Endangered, IUCN_NT-Near Threatened	Aquatic, Klamath/North coast flowing waters, Sacramento/San Joaquin flowing waters, South coast flowing waters
Euphydryas editha bayensis	Bay checkerspot butterfly	Insects	IILEPK4055	30	6	Threatened	None	G5T1	S3	null	null	Coastal dunes, Ultramafic, Valley & foothill grassland
Hesperolinon congestum	Marin western flax	Dicots	PDLIN01060	27	7	Threatened	Threatened	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_UCBG-UC Botanical Garden at Berkeley	Chaparral, Ultramafic, Valley & foothill grassland
Holocarpha macradenia	Santa Cruz tarplant	Dicots	PDAST4X020	37	15	Threatened	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_UCBG-UC Botanical Garden at Berkeley	Coastal prairie, Coastal scrub, Valley & foothill grassland
Icaricia icarioides missionensis	Mission blue butterfly	Insects	IILEPG801A	14	13	Endangered	None	G5T2	S2	null	null	Coastal prairie
Lasthenia conjugens	Contra Costa goldfields	Dicots	PDAST5L040	36	1	Endangered	None	G1	S1	1B.1	SB_UCBG-UC Botanical Garden at Berkeley	Alkali playa, Cismontane woodland, Valley & foothill grassland, Vernal pool, Wetland
Layia carnosa	beach layia	Dicots	PDAST5N010	25	1	Threatened	Endangered	G2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_SBBG-Santa Barbara Botanic Garden	Coastal dunes, Coastal scrub
Lessingia germanorum	San Francisco lessingia	Dicots	PDAST5S010	5	5	Endangered	Endangered	G1	S1	1B.1	null	Coastal scrub
Masticophis lateralis euryxanthus	Alameda whipsnake	Reptiles	ARADB21031	167	33	Threatened	Threatened	G4T2	S2	null	null	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland
Pentachaeta bellidiflora	white-rayed pentachaeta	Dicots	PDAST6X030	14	3	Endangered	Endangered	G1	S1	1B.1	SB_UCBG-UC Botanical Garden at Berkeley	Ultramafic, Valley & foothill grassland
Rallus obsoletus obsoletus	California Ridgway's rail	Birds	ABNME05011	99	21	Endangered	Endangered	G3T1	S2	null	CDFW_FP-Fully Protected	Brackish marsh, Marsh & swamp, Salt marsh, Wetland
Rana boylii pop. 4	foothill yellow-legged frog - central coast DPS	Amphibians	AAABH01054	178	7	Threatened	Endangered	G3T2	S2	null	BLM_S-Sensitive, USFS_S-Sensitive	Aquatic, Riparian forest, Riparian scrub, Riparian woodland, South coast flowing waters
Rana draytonii	California red-legged frog	Amphibians	AAABH01022	1692	34	Threatened	None	G2G3	S2S3	null	CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable	Aquatic, Artificial flowing waters, Artificial standing waters, Freshwater marsh, Marsh & swamp, Riparian forest, Riparian scrub, Riparian woodland, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland
Reithrodontomys raviventris	salt-marsh harvest mouse	Mammals	AMAFF02040	144	11	Endangered	Endangered	G1G2	S3	null	CDFW_FP-Fully Protected, IUCN_EN-Endangered	Marsh & swamp, Wetland
Speyeria callippe callippe	callippe silverspot butterfly	Insects	IILEPJ6091	12	7	Endangered	None	G5T1	S1	null	null	Coastal scrub
Spirinchus thaleichthys	longfin smelt	Fish	AFCHB03010	46	3	Candidate	Threatened	G5	S1	null	IUCN_LC-Least Concern	Aquatic, Estuary
Sternula antillarum browni	California least tern	Birds	ABNNM08103	75	4	Endangered	Endangered	G4T2T3Q	S2	null	CDFW_FP-Fully Protected	Alkali playa, Wetland

Streptanthus glandulosus ssp. niger	Tiburon jewelflower	Dicots	PDBRA2G0T0	2	2	Endangered	Endangered	G4T1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_UCBG-UC Botanical Garden at Berkeley	Ultramafic, Valley & foothill grassland
Suaeda californica	California seablite	Dicots	PDCHE0P020	18	8	Endangered	None	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Freshwater marsh, Marsh & swamp, Wetland
Thaleichthys pacificus	eulachon	Fish	AFCHB04010	10	1	Threatened	None	G5	S1	null	IUCN_LC-Least Concern	Aquatic, Klamath/North coast flowing waters
Thamnophis sirtalis tetrataenia	San Francisco gartersnake	Reptiles	ARADB3613B	66	7	Endangered	Endangered	G5T2Q	S2	null	CDFW_FP-Fully Protected	Artificial standing waters, Marsh & swamp, Sacramento/San Joaquin standing waters, Wetland
Trifolium amoenum	two-fork clover	Dicots	PDFAB40040	26	2	Endangered	None	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_UCBG-UC Botanical Garden at Berkeley, SB_USDA-US Dept of Agriculture	Coastal bluff scrub, Ultramafic, Valley & foothill grassland

CITY OF OAKLAND

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 5313 • OAKLAND, CALIFORNIA 94612-2034

Economic & Workforce Development Department
Public/Private Development Division

(510) 238-3015
FAX (510) 238-3691
TDD (510) 839-3254

February 2, 2023

Ms. Liz Probst, Director of Real Estate Development
East 12th Street Housing, LP
c/o East Bay Asian Local Development Corporation
1825 San Pablo Avenue, Ste. 200
Oakland, CA 94612

Re:	**Applicant/Developer:**	**East 12th Street Housing, LP**
	Project:	**East 12th Street**
	Location:	**121 E 12th Street, Oakland, CA 94606**

Dear Ms. Probst:

The purpose of this letter is to supplement the Project's funding application submitted to the California Tax Credit Allocation Committee (TCAC) and California Debt Limit Allocation Committee (CDLAC).

The Project's Lease Disposition and Development Agreement (LDDA) defines the Applicant's / Developer's roles and responsibilities with regard to the Emergency Shelter Program operated on the Project site as summarized below:

Summary

- The current landowner of the Project site, the City of Oakland (City), entered into an Operating License Agreement with the Housing Consortium of the East Bay (HCEB).
- HCEB currently operates an Emergency Shelter Program on the Project site.
- The foregoing Emergency Shelter Program is **not** subject to California Relocation Assistance Law, California Government Code or Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
- The Developer will **not** be responsible for the relocation of Emergency Shelter Program participants, as is memorialized in the LDDA as set forth below.

As a condition of Closing, Section 4.2.2 of the LDDA provides:

> *Developer shall have provided to the City … written notice of its anticipated date of Commencement of Construction to allow the City sufficient time to close the Emergency Shelter Program and move the program participants off of Parcel 1 and the City shall have terminated the Operating License Agreement and no program participants under the Emergency Shelter Program occupy Parcel 1 pursuant to the Operating License Agreement. As between the City and Developer, Developer will not be responsible for the relocation of program participants under the Operating License Agreement.* [Emphasis added.]

Additional terms are included in the LDDA. Please contact me at (510) 409-4722 or at jhillmer@oaklandca.gov, if you have any further questions.

Sincerely,

J Hillmer

JENS HILLMER
Interim Real Estate
Development Manager