

Location:	Siena Hill (off of Keller Avenue, between Greenridge Drive and Rilea Way) (APN: 040A-3848-001-00 through 040A-3848-032-00)
Proposal:	Extension of the planning entitlements to allow for the 32 attached, single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. Phase 1, which includes 10 of the 32 units, the associated parking spaces and the private road, has already been constructed.
Applicant:	Keven Kwok
Phone Number:	(510)258-8502
Owner:	Oakland Siena, LLC
Case File Number:	PUD02-217
Planning Permits Required:	Extension of the Planned Unit Development Permit; Minor Variances for height and minimum separation of retaining walls, maximum percentage of front yard paving, and length of buildings alongside lot lines; and Design Review.
General Plan:	Previously: Detached Unit Residential; Currently: Mixed Housing Type Residential
Zoning:	Previously: R-50 Medium Density Residential Zone Currently: RM-3, Mixed Housing Type -3 Zone
Environmental Determination:	A Final Environmental Impact Report was certified on March 2, 2005 (Case File ER02-0012).
Historic Status:	N/A
Service Delivery District:	4
City Council district:	6
Status:	Planning Commission approval on March 2, 2005 (Case Files: PUD02-217; PUDF05-081; TTM7396). Construction of 10 units, associated parking and private road in 2009. Entitlements extended through December 31, 2018.
Staff Recommendation:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com .

SUMMARY

The applicant for the residential project at Siena Hill has requested an extension (*Attachment A*) of the entitlements originally approved by the Planning Commission in 2005 (*Attachment B*). The Project applicant has taken advantage of all ministerial options for extensions; however, Condition of Approval #2 allows the Project applicant to request further entitlement extensions from the Planning Commission if an application is submitted prior to the expiration date. The Project applicant filed for extensions on December 23, 2015 and October 13, 2016 and the Planning Commission approved three, one-year extensions on February 17, 2016, January 11, 2017 and December 20, 2017 (*Attachment C*). The entitlements will now expire on December 31, 2018. The applicant is requesting that the Planning Commission, again grant a one year extension of the project entitlements per revised Condition of Approval #2a.

With the uncertainty regarding the Oakland Area Geologic Hazard Abatement District (GHAD) acceptance of the Siena Hill project and a reduction in the assessments concluded via City Council resolution, the applicant continues to seek funding from potential investors. In addition, drawings with minor design changes for Phase 2 and 3 were prepared and submitted to the City in 2015 as part of a pre-application. The applicant has hired new architects/designers in 2017 for the project and is considering additional changes to make the project more feasible in today's market. Further complicating the development process is that the design changes are now also being negotiated with the Siena Hill Home Owner's Association since 10 of the 32 lots have already been constructed.

The Project will provide new housing and infill development on vacant parcels. The project is a continuation of a larger phased development which has been partially completed. The project is still in conformance with the City's zoning and General Plan goals and policies and staff recommends that the entitlements be extended for an additional year.

BACKGROUND

Several actions have been approved for this project including the following:

- Planning Commission approval of a Preliminary Planned Unit Development Permit, a Final Development Permit for Phase 1, and a Vesting Tentative Tract Map for the construction of 32 attached single-family homes on March 2, 2005.
- Planning Commission approval of a two-year extension in 2008 until June 18, 2010.
- Building permits finalized for 10 buildings in 2009.
- Pre-application submittal in October 2015 for the remaining 22 units and minor design changes.
- Planning Commission approval on February 17, 2016 extending the planning entitlements per Condition of Approval #2 until December 31, 2016 and amending Condition of Approval #2 (now #2a) to allow additional extensions from the Planning Commission per the Bureau of Planning's standard extension language.
- City Council approval of a Resolution amending the Oakland Area Plan of Control to include the Siena Hill development and reduce the Geologic Hazard Abatement District (GHAD) assessments on July 19, 2016
- Owners withdraw of the 2013 planning application to amend the Conditions of Approval to remove the Geologic Hazard Abatement District GHAD-related conditions on May 13, 2016.
- Planning Commission approval on January 11, 2017 extending the planning entitlements per Condition of Approval #2 until December 31, 2017.
- Planning Commission approval on December 20, 2017 extending the planning entitlements per Condition of Approval #2 until December 31, 2018.

PROJECT DESCRIPTION

Extension Request

Condition of Approval #2 does not limit the number of times an applicant may request an extension from the Planning Commission. In conformance with adopted Condition of Approval #2, the applicant applied on October 25, 2018, again, requesting an extension of the entitlements from the Planning Commission. As noted above in the *Background* section, the approved permit for this application is still active. Unless the Planning Commission approves another time extension request, the approved permit will expire, and the Project applicant will need to apply for a new development permit in accordance with the new Planning Code.

Approved Project Use and Design

The proposed project consists of 32 attached, single-family townhomes that step down the slope to Keller Avenue (*Attachment D*) 10 of which have been constructed. At the time of the original decision, the Planning Commission supported the proposed residential uses and "Italian hill town" character of the development.

ZONING AND GENERAL PLAN ANALYSIS

As discussed in the previous Planning Commission staff reports requesting an extension, the project is consistent with the new General Plan land use designation and related zoning district.

DISCUSSION

On May 3, 2016, the City adopted impact fees for affordable housing, transportation, and capital improvements (Ordinances 13365 and 1366). Development impact fees are a commonly used method of collecting a proportional share of funds from new development for infrastructure improvements and other public facilities to offset the impact of new development. The Planning Commission's previous extension approval required the imposition of impact fees to the project unless a vested right is obtained.

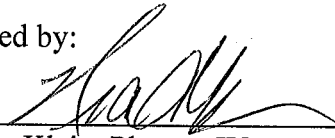
CONCLUSION AND RECOMMENDATIONS

As noted above, the Project is still in conformance with the General Plan's goals and policies and Planning Code. Staff believes that a one-year extension would allow the applicant to successfully complete the approved, desirable project. At the same time, an additional year would ensure that the site does not remain underutilized for an excessive amount of time. Condition of Approval #2a permits the applicant to request additional extensions from the Planning Commission if needed to complete the Project.

Therefore, staff recommends that the Planning Commission:

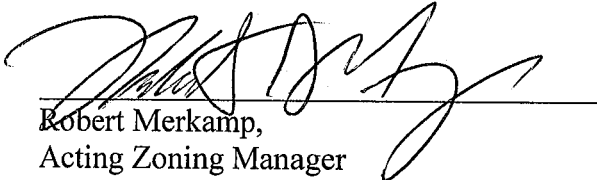
1. Approve a one-year extension of Project approvals until December 31, 2019, subject to the previously approved Findings and Conditions of Approval, including the additional Condition of Approval regarding the imposition of impact fees per the previous Planning Commission extension.

Prepared by:




Heather Klein, Planner IV

Reviewed by:



Robert Merkamp,
Acting Zoning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Edward Manasse,
Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Applicant's extension letter of request, dated October 25, 2018
- B. Staff Report (Excerpt), dated June 18, 2008
- C. Staff Report (Excerpt), dated December 20, 2017
- D. Project Plans

FINDINGS FOR APPROVAL

See Attachment B

ADDITIONAL CONDITION OF APPROVAL

See Attachment B and C

Oakland Siena LLC
4481 Belmont Way
Castro Valley, CA 94546

October 25, 2018

City of Oakland
Attn: Heather Klein
250 Frank H Ogawa Plaza, Suite 2114
Oakland, CA 94612

Re: Siena Hill Entitlement Extension

Dear Heather:

This letter is a request for entitlement extension for Phase 2 and 3 of the Siena Hill project.

We are requesting an extension due to the following reasons:

There was uncertainty with the Oakland Area Geological Hazard Abatement District (GHAD) and the assessment on the Siena Hill properties. After years of discussion and negotiations, the assessment was finally lowered at the end of 2016. The uncertainty of the GHAD should be now behind us going forward in our negotiations with investors.

Phases 2 and 3 are currently going through design revisions. There has been a change in designers in 2017. Meetings with the new designer and planning department were held in late 2017 and early 2018. Meetings with the Siena Hill HOA are ongoing to review and agree on the changes in design.

Construction of phases 2 and 3 did not start immediately in 2008, when Oakland Siena LLC purchased the properties, due to financial reasons. Market price did not justify starting construction at the time. The design changes are also driven to increase selling price. Construction costs and fees continue to increase. Ownership is currently working on securing funding for phase 2 and 3 construction activities.

The projected phasing schedule is as follows:

Phase 2 Final Submittal – Q2 2019

Phase 2 Construction – Q4 2019 – 2021

Phase 3 Final Submittal – Q1 2020

Phase 3 Construction – Q3 2020 – 2022

Sincerely,

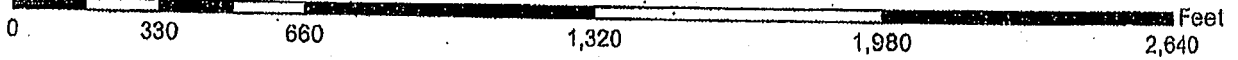


Keven Kwok
President
Oakland Siena LLC

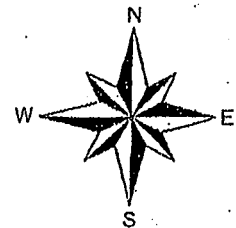
ATTACHMENT A

Location:	Siena Hill (off of Keller Avenue, between Greenridge Drive and Rilea Way)
	APN: 040A-3457-033-01
Proposal:	The applicant is requesting an additional two year extension from the City Planning Commission for:
	a)The entitlement for the Preliminary Planned Unit Development (PUD) Permit (Case File PUD02-217) to allow construction of 32 attached single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road; and
	b)The expiration requirements for the submittal and approval of a Final Planned Unit Development (FPUD) Permit for the second and third phases of the development of the remaining 22 homes.
Applicant/Phone Number:	Edward Patmont / (925) 946-0583
Owner:	Hillside Homes Group Inc.
Case File Number:	PUD02-217, PUDF05-081
Planning Permits Required:	Extension of the entitlements for PUD (Case File PUD02-217).
	Extension of the expiration requirements for the submittal and approval of a FPUD for the second and third phases.
	<i>Per Condition of Approval #2a for Case File PUD02-217, the Zoning Administrator may grant a one-year extension, with additional extensions subject to approval by the City Planning Commission.</i>
	<i>Per Condition of Approval #2b, the applicant had two years from the approval date of the PUD to apply for the FPUD for the second phase of the development. Furthermore, the applicant has two years from the issuance of a certificate of occupancy for the second phase to obtain the FPUD approval for the third phase. Upon written request the Zoning Administrator may grant a one year extension of the deadline with additional extensions subject to approval by the City Planning Commission.</i>
	<i>Staff granted a one year extension on May 2, 2007.</i>
General Plan:	Detached Unit Residential
Zoning:	R-50 Medium Density Residential
Environmental Determination:	A Final Environmental Impact Report was certified on March 2, 2005. Staff has determined that there are no new no substantial changes have occurred and no new impacts that were identified for the project (Case File PUD02-217).
Historic Status:	Non-historic property (NHP); survey rating N/A
Service Delivery District:	IV-Fruitvale
City Council District:	6
Action to be Taken:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD02-217
 Applicant: Edward Patmont
 Address: Siena Hill (Keller, btwn Greenridge and Rilea)
 Zone: R-50



PROJECT DESCRIPTION

On March 2, 2005, the Planning Commission approved a Preliminary Planned Unit Development (Case File PUD02-217) Permit and a Final Planned Unit Development (Case File PUDF05-081) Permit for the first phase of a project proposing to construct 32 attached single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. At that time a Tentative Tract Map was also approved. See Attachment A for the staff report.

According to Condition #2a, the planning approval is valid for one year (March 2, 2006) unless actual construction of the first phase of the project has begun under necessary permits by this date. However, the Planning Director may grant a one-year extension of this date, with additional extensions subject to approval by the City Planning Commission. The applicant applied for a Building Permit for the first phase within the requisite timeframe and the first phase (10 units) has been completed.

According to Condition #2b, the applicant shall obtain a Final PUD approval for the second phase within two years of the effective date of the PUD approval (March 2, 2005) or the PUD approval shall be invalidated. Failure of the applicant to obtain a Final PUD approval for the third phase within two years of a certificate of occupancy being issued for the second phase shall invalidate the PUD approval. The Planning Director may grant a one year extension of the deadline, with additional extensions subject to approval by the City Planning Commission. The Planning Director granted a one year extension on May 2, 2007 until March 2, 2008.

If the Planning Commission does not approve an extension for the submittal and approval of the PUDs for the second and third phases, per Condition of Approval 2b, the applicant would need to return to the Planning Commission for a new PUD for the remaining portions of the development.

The applicant submitted a letter requesting a two year extension (see Attachment B) in order to complete the application and submittal process for the second and third phases. Staff believes that a two-year extension is valid due to the overall housing market situation; the number of completed residential units that need to be absorbed; and the cost of construction. In addition, staff believes that an extension is supportable since the land use policies and objectives for the site and the neighborhood have not changed and the project supports these visions and goals. Furthermore, the applicant in filing and recording a parcel map for the whole development, as well as constructing the first phase, has vested his rights to the lots.

ENVIRONMENTAL DETERMINATION AND ENVIRONMENTAL FINDINGS

As stated above, the Planning Commission certified a final environmental impact report on March 2, 2005. After an EIR has been prepared and certified for a project, later project approvals or changes must be evaluated to determine whether the circumstances requiring preparation of a subsequent or supplemental EIR are present, as specified in Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163. Absent one or more of the circumstances requiring a subsequent or supplemental EIR, no further CEQA actions are required.

Significant, Unavoidable Impacts Identified in the Previously Certified 2005 EIR:

The project would not result in any significant and unavoidable impacts.

Significant Impacts Which May be Mitigated to a Less Than Significant Level:

The EIR identified several significant impacts that could be mitigated to less-than-significant levels on air quality, biological resources, cultural resources, hydrology, geology and soils, noise, traffic and transportation, utilities. These are summarized as follows and were included as conditions of approval or incorporated as part of the application that is before the Commission for the extension:

Impact AQ-2 and AQ-5: (page 85 through 88 of the DEIR) Construction activities would contribute to an increase in levels of ROG, NOx and/or PM10 and expose sensitive receptors to increased concentrations of PM10 during construction. (Mitigation: The project sponsor shall be required to implement a dust abatement program in accordance with the Bay Area Air Quality Management District's (BAAQMD) best management practices to reduce construction dust impacts on neighboring residents to less than significant levels.)

Impact BIO-1: (page 102 through 104 of the DEIR) Grading and construction activities on the site would have the potential to harm special status species or habitat for special status species. (Mitigation: The project sponsor shall be required to retain a qualified biologist to conduct pre-construction surveys. These surveys will be conducted between March and May to confirm the absence of the 12 special-status plant species listed in Table 4 of the DEIR. If any special-status plant species are found, a qualified biologist shall develop and implement a Mitigation Plan (MP). The MP will be prepared in consultation with the California Department of Fish and Game and shall be approved by the City prior to any ground disturbing activities. The MP could include the complete or partial avoidance of any special-status plant population and/or options for mitigation.)

Impact BIO-3: (page 105 through 106 of the DEIR) Although no native live oak saplings on the site would be removed as part of the project, they could be harmed by construction. (Mitigation: The project sponsor will consult with a qualified arborist and the Public Works Agency, Tree Division to develop and implement a tree protection plan to protect these trees during grading and construction. If mortality is unavoidable the project sponsor shall apply for a tree removal permit.)

Impact BIO-4: (page 106 through 107 of the DEIR) The proposed project would necessitate the removal of one redwood, in the median of Keller Avenue which is protected under the City's Tree Protection/Removal Ordinance. (Mitigation: The project applicant shall be required to apply for a tree removal permit for the redwood tree as required by the ordinance. The proposed tree removal permit must be reviewed and approved by the Public Works Agency, Tree Division.)

Impact BIO-5: (page 107 through 109 of the DEIR) Grading activities would create suitable growing conditions for further establishment of invasive French broom on the site, which would limit habitat values unless carefully controlled. (Mitigation: The project sponsor shall be required to retain a qualified landscape architect to develop a final landscape plan. The landscape plan will include a program to eliminate this species and prevent its reestablishment on the site. The landscape plan will also incorporate a native, drought-tolerant, and fire-resistant plant palette.)

Impact CUL-1a, CUL-1b and CUL-1c: (page 116 through 118 of the DEIR) Although no evidence of cultural or human remains has been discovered on the site, it is possible that construction activities could disturb undiscovered buried cultural resources or human remains. (Mitigation: The project sponsor shall be required to halt work immediately if artifacts or fossils are encountered and retain a qualified archeologist or paleontologist. These consultants shall evaluate the find, assess their significance, and offer proposals for further investigation or mitigate any adverse impacts resulting from the proposed project. The project sponsor shall be required to halt work immediately if human remains are found and contact the County Coroner and the appropriate representative of the Native American Heritage Commission.)

Impact GEO-1: (page 126 through 127 of the DEIR) The proposed project site is within a seismically-active region, and the proposed project will likely be subject to strong seismic ground shaking during its design life. (Mitigation: Structures shall be designed in compliance with current building codes related to seismic safety.)

Impact GEO-2: (page 127 through 128 of the DEIR) As soils on the site become saturated in an earthquake event, the slopes become less stable. (Mitigation: The grading plan for the proposed project shall limit slope grades to a maximum of 2 to 1 horizontal to vertical ration with retaining walls to support this slope.)

Impact GEO-3: (page 128 through 129 of the DEIR) Soils on the site above the fill layer are at risk of erosion. (Mitigation: An erosion control plan to minimize wind and water erosion during the construction period shall be prepared, as is standard during the grading and building permit approval process. The erosion control plan shall incorporate appropriate measures in accordance with the mitigation measures outlined in HYDRO-1, HYDRO-2a and HYDRO-2b.)

Impact GEO-4: (page 129 of the DEIR) The proposed project would be placed on slightly to moderately expansive soil and non-expansive bedrock and steep slopes. (Mitigation: Foundations shall be drilled piers and grade beams.)

Impact HYDRO-1: (page 139 through 141 of the DEIR) Increased erosion caused by the grading of the project site during construction could result in degradation of downstream waterways. (Mitigation: The project sponsor shall be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction activities, as required by the statewide General Permit for Construction Activities. Implementation of the plan shall start with the commencement of construction and shall continue through the completion of the project. Upon completion of the project, the sponsor must submit a Notice of Termination of the Regional Water Quality Control Board (RWQCB) to indicate construction is complete.)

Impact HYDRO-2: (page 141 through 142 of the DEIR) Increased erosion caused by the increase in impervious surfaces and changes to drainage patterns after construction of the project could result in the degradation of the downstream waterways. (Mitigation: The proposed project must be developed in accordance with the Phase II National-Pollutant Discharge Elimination System (NPDES) permit program. Under the program, the applicant shall comply with the Phase II NPDES General Construction Activities Stormwater Permit Regulations established by the CWA.

Impact HYDRO-3: (page 143 through 145 of the DEIR) If storm water from the project site is not adequately contained by the on-site drainage system, and exceeds existing subbasin or conveyance system capacity, a significant impact would result. (Mitigation: Prior to final approval of the project, the applicant shall submit final hydrology/hydraulic calculations based on the final drainage and design plan. These calculations shall be reviewed and approved by the City Engineer. These calculations shall demonstrate that the existing drainage infrastructure along Keller Avenue and Greenridge Drive are capable of handling the flows from the proposed development.)

Impact HYDRO-4: (page 146 through 147 of the DEIR) The proposed project could result in water-quality impacts including an increase in NPS pollutants and on- or off-site erosion and/or siltation. (Mitigation: Filter mechanisms shall be installed at all drop inlets receiving run-off from the project site.)

Impact NOISE-3: (page 169 through 173 of the DEIR) Construction noise would impact nearby existing residential land uses. It is likely that construction noise would exceed the City's quantitative standards for long-term construction noise at nearby residences during most phases of construction. (Mitigation: The project sponsor shall require its construction contractor to limit the time of construction activities, to implement noise control techniques as required by the City Council, to prepare site-specific noise attenuation measures, and to submit measures to respond to and track complaints about construction noise.)

Impact NOISE-4: (page 174 through 175 of the DEIR) Future noise from I-580 and Keller Ave will exceed the State's "normally acceptable" noise level goal of CNEL of 60dBA at the residential buildings along these roadways. The noise level will also exceed the State Building Code threshold of DNL of 60 dBA for new construction. (Mitigation: The project shall be constructed using sound-rated building techniques and materials in order to achieve an acceptable indoor noise level.)

Impact TRAF-1: (page 174 through 175 of the DEIR) With the addition of project-related traffic, the Keller Avenue/Mountain Boulevard intersection, currently controlled by four-stop-way signs, would operate at LOS E. (Mitigation: The project applicant shall pay a proportional share towards installation of the previously approved set of improvements at the intersection of Mountain Boulevard and Keller Avenue to improve the level of service ratio to the City of Oakland standard of LOS D. Such payment shall be based on the approved cost estimate and a formula as derived from the Leona Quarry Traffic Improvement Program and Traffic Improvement Fee (TIP/TIF).)

Impact TRAF-2: (page 204 through 206 of the DEIR) Truck traffic during construction of the proposed project could have a significant impact on local roadways. (Mitigation: Prior to construction activity, the project applicant shall submit a construction management plan for review and approval by the City's Traffic Engineering Division.)

Impact UTIL-2: (page 212 through 213 of the DEIR) Existing inlets at Keller Avenue and Greenridge Drive may not have adequate capacity to accommodate runoff from the proposed project site from a 100-year storm event. This could create localized flooding in the area immediately surrounding the existing inlets. (Mitigation: The proposed project shall provide additional drop inlets along the new Siena Drive.)

Impact UTIL-3: (page 212 through 213 of the DEIR) The existing pipe capacity in subbasin 1 would be inadequate to convey flows from the 100-year storm event under both existing and proposed conditions. (Mitigation: Potential impacts to subbasin 1 would be mitigated to a less-than-significant level by the implementation of Mitigation Measure HYDRO-3.)

Staff has reviewed the project and found that the findings pursuant to CEQA Section 15162 and 15163 can also be made for the discretionary decision approving the extension. These findings are located at the end of the report.

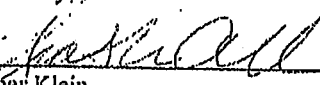
CONCLUSION AND RECOMMENDATIONS

In summary, the project developed an underutilized parcel and first phase (10 units) of a three phase project has been built. The intent is to complete an attractive residential community that will enhance the surrounding residential neighborhood. Staff believes that the project is still appropriate for the site and for the neighborhood and still meets the primary goal of providing new high quality housing units on an infill site. Furthermore, the project is clearly in conformance with many General Plan goals and policies including orienting units toward the street, providing adequate parking, and creating an attractive streetscape.

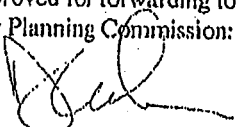
Staff recommends that the Planning Commission:

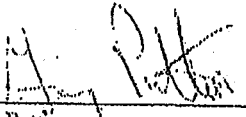
1. Adopt Environmental Determination Findings pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162 and 15163 that none of the circumstances requiring preparation of a subsequent or supplemental EIR are present and that no further environmental review is required; and,
2. Approve the extension of the project approvals until March 2, 2010 for Case File PUD02-217, PUDF05-081 subject to the previously approved conditions with amendments to the scope of the approval and the expiration date.

Prepared by:


Heather Klein
Planner III, Major Projects

Approved for forwarding to the
City Planning Commission:


Dan Lindheim
Director
Community and Economic Development Agency


Gury Patton
Major Projects Manager
Deputy Director of Development

ATTACHMENTS:

- A. March 2, 2005 Staff Report for the project.
- B. Letter from the applicant requesting the extension.

The certified 2005 EIR (both draft and final) have been separately provided to the Planning Commission and are available at City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612.

Findings pursuant to CEQA Section 21166 and CEQA Guidelines Sections 15162 and 15163

The Final EIR for Siena Hill Project was properly certified by the City of Oakland as the Lead Agency on March 2, 2005. The previously certified EIR is available to the public at the Planning and Zoning Division office.

The current proposal for an extension has been reviewed in light of certified EIR. The Planning Commission hereby finds that none of the circumstances requiring preparation of a subsequent or supplemental EIR (as specified in CEQA Section 21166 and CEQA Guidelines 15162 and 15163) are present. Specifically, the Planning Commission finds:

1 and 2) An extension of the approved project would not require any revisions to the previously certified FEIR. The 2005 EIR did not identify any significant and unavoidable impacts on the environment. The EIR did identify several impacts and mitigation measures, which can be incorporated to lessen or eliminate impacts from the project. These impacts included special status plant habitat; removal of trees; establishment of French broom (an invasive species); disturbance of archeological, paleontological, and human remains; building construction, ground shaking slope stability, maximum slopes, and drilled pier and beam foundations; erosion and water quality; containment of on-site drainage; air quality during construction, temporary construction noise; interior noise; intersection level of service; traffic during construction; and capacity of drain inlets and pipes from storms. The EIR identified less than significant impacts related to aesthetics, air quality, biology, land use, noise, and utilities.

No new significant impacts will result from the project and no impacts previously identified as significant will be made more severe. The applicant has already completed the first phase of a project meant to be constructed in multiple phases. Many of the mitigation measures listed above have been completed and do not apply to the second and third phases. Of those that still apply, the same mitigation measures are applicable and are assumed to mitigate the same effects for the first phase for the construction as for the implementation of the second and third phases. The City and the applicant have not uncovered any evidence at the contrary. Furthermore, the proposed project is exactly the same as the project approved pursuant to adopted Environmental Determination Findings back in 2005.

3. There have been no substantial changes that have occurred with respect to the circumstances under which the project is undertaken that will require major revisions to the EIR. The EIR analyzed a 32 lot subdivision in three phases and was approved pursuant to adopted Environmental Determination Findings in 2005. Therefore, it can be determined that the EIR analyzed the same project as what is proposed to be extended. The project was found not to have an impact on aesthetics before and none of the circumstances have changed. The project completed the biological surveys and no special status plants were found. In addition, the applicant has already received approval of the tree permits to remove the redwood tree and retain the oaks. Since major grading is complete for the project as whole, staff would not expect any additional biological impacts, archeological, paleontological, and human remains, and hydrological impacts. The project implemented the Geologic Hazard Abatement District and the property owners of the first phases are currently paying into the fund. The buildings were constructed according to code and with drilled piers and beams. Staff would expect the same level of construction for the second and third phases with the City Building officials inspecting the work. There would be temporary construction impacts on air quality but this would be less than significant with continuation of the dust abatement program. Construction of phase one was closer to the existing uphill residents than phases two and three. Staff would expect the specific noise study to

Findings

apply to the other phases. The City Council has passed the South Hills TIP/TIP. The applicant would be required to pay into this fund at the completion of the later phases. Construction traffic could still be an impact but the major grading and road is finished and staging could take place on site. The applicant has completed the hydrological calculations. Additional upgrades to the utility system is not required. The land use, public service, and population setting have not changed.

4. No new information of substantial importance (as specified in the CEQA Guidelines section 15162 (a) (3)) that was not known or could not reasonably have been known at the time the EIR was certified shows any evidence that (1) the project will have one or more significant effects not discussed in the EIR; (b) significant effects previously examined will be substantially more severe than shown in the EIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project but are declined by the project proponent; or (d) mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects of the project but are declined by the project proponent. No new information has been presented that would require a subsequent EIR to be prepared.

CUSTODIAN OF RECORDS

Pursuant to Section (e) the agency shall specify the location and custodian of the documents. Pursuant to Public Resources Code §15091, the Oakland Community and Economic Development Agency, Planning Division, is the custodian of the documents and other material which constitute the record of proceedings upon which this decision is based, and such documents and other material are located at 250 Frank Ogawa Plaza, Oakland, CA.

Findings

CONDITIONS OF APPROVAL

1. Extension of previous conditions of approval and mitigation.

a. Ongoing.

The project shall meet all the conditions, mitigation measures, and any other requirements that accompanied the March 2, 2005 project approval and the June 1, 2005 Tentative Parcel Map approval by the Planning Commission.

2. Effective Date, Expiration, and Extensions

a. Ongoing.

This extension shall expire on June 18, 2010, unless actual construction or alteration, or actual commencement of the authorized activities (phases 2 and 3) in the case of a permit not involving construction or alteration, has begun under necessary permits by this date. Upon written request and payment of appropriate fees submitted no later than the expiration date, the City Planning Commission may grant an additional one-year extension of this date.

Conditions of Approval

Case File Numbers: PUD02-217, PUDF05-081, ER02-0012, TTM7396 March 2, 2005

Location:	Siena Hill (off of Keller Avenue, between Greenridge Drive and Rilea Way); APN: 040A-3457-033-01 (See Map on the reverse)
Proposal:	The applicant proposes construction of 32 attached single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. The project would also include the removal of a portion of the median strip on Keller in order to create a left turn lane onto proposed Siena Drive.
Project Sponsor:	Edward Patmont / (925) 946-0583
Owners:	Hillside Homes Group Inc.
Planning Permits Required:	Planned Unit Development (Preliminary Development Plan and Final Development Plan); Minor Variances for height and minimum separation of retaining walls, maximum percentage of front yard paving, and length of building along side lot lines; Design Review; and a Subdivision Map.
General Plan:	Detached Unit Residential
Zoning:	R-50 Medium Density Residential
Environmental Determination:	Final EIR published on February 18, 2005
Historic Status:	The project site is vacant.
Service Delivery District:	IV-Fruitvale
City Council District:	6
Date Filed:	May 24, 2002
Staff Recommendation	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com.

SUMMARY

The purpose of this report is to provide a summary of the potential environmental impacts of the proposed project, as identified in the Environmental Impact Report, provide analysis of the project and recommend approval. The project site is located on a vacant parcel off of Keller Avenue, between Greenridge Drive and Rilea Way. The applicant proposes the construction of 32 attached single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. The project would also include the removal of a portion of the median strip on Keller Avenue in order to create a left turn lane onto proposed Siena Drive.

A Draft EIR was published on November 22, 2004 and the public review and comment period ended on January 5, 2005. A Final EIR, responding to the comments received on the Draft EIR, was published on February 18, 2005.

Staff recommends approval of the project subject to the conditions, requirements, and findings contained in this staff report.

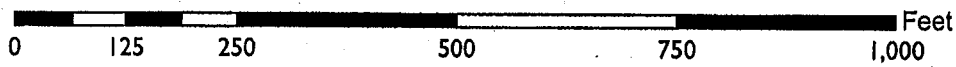
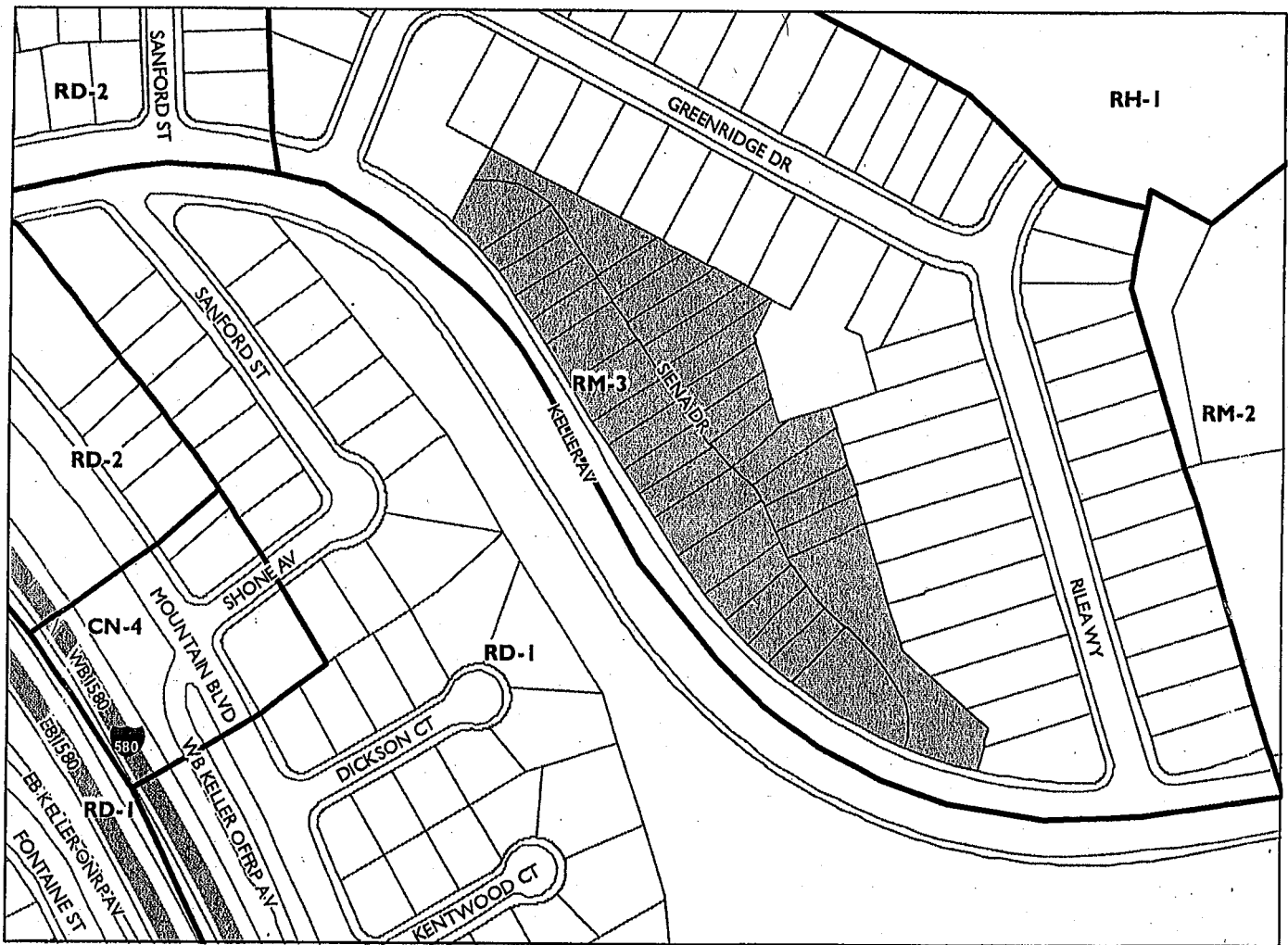
~~ATTACHMENT C~~

Location:	Siena Hill (off of Keller Avenue, between Greenridge Drive and Rilea Way) (APN: 040A-3848-001-00 through 040A-3848-032-00)
Proposal:	Extension of the planning entitlements to allow for the 32 attached, single-family dwellings on 32 lots, 103 off-street parking spaces, and a private road. Phase 1, which includes 10 of the 32 units, the associated parking spaces and the private road, has already been constructed.
Applicant:	Keven Kwok
Phone Number:	(510)258-8502
Owner:	Oakland Siena, LLC
Case File Number:	PUD02-217
Planning Permits Required:	Extension of the Planned Unit Development Permit; Minor Variances for height and minimum separation of retaining walls, maximum percentage of front yard paving, and length of buildings alongside lot lines; and Design Review.
General Plan:	Previously: Detached Unit Residential; Currently: Mixed Housing Type Residential
Zoning:	Previously: R-50 Medium Density Residential Zone Currently: RM-3, Mixed Housing Type -3 Zone
Environmental Determination:	A Final Environmental Impact Report was certified on March 2, 2005 (Case File ER02-0012).
Historic Status:	N/A
Service Delivery District:	4
City Council district	6
Status:	Planning Commission approval on March 2, 2005 (Case Files: PUD02-217; PUDF05-081; TTM7396). Construction of 10 units, associated parking and private road in 2009. Entitlements extended through December 31, 2017.
Staff Recommendation	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com .

SUMMARY

The applicant for the residential project at Siena Hill has requested an extension (*Attachment A*) of the entitlements originally approved by the Planning Commission in 2005 (*Attachment B*). The Project applicant has taken advantage of all ministerial options for extensions; however, Condition of Approval #2 allows the Project applicant to request further entitlement extensions from the Planning Commission if an application is submitted prior to the expiration date. The Project applicant filed for extensions on December 23, 2015 and October 13, 2016 and the Planning Commission approved two, one-year extensions on February 17, 2016 and January 11, 2017 (*Attachment C*). The entitlements will now expire on December 31, 2017. The applicant is requesting that the Planning Commission, again grant a one year extension of the project entitlements per revised Condition of Approval #2a.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD02217
Applicant: Keven Kwok
Address: Siena Hill (off of Keller Ave between
Greenridge Drive and Rilea Way)
Zone: Previously R-50; currently RM-3

With the uncertainty regarding the Oakland Area Geologic Hazard Abatement District (GHAD) acceptance of the Siena Hill project and a reduction in the assessments concluded via City Council resolution, the applicant continues to seek funding from potential investors. In addition, drawings with minor design changes for Phase 2 and 3 were prepared and submitted to the City in 2015 as part of a pre-application. The applicant has more recently hired new architects/designers for the project and is considering additional changes to make the project more feasible in today's market.

The Project will provide new housing and infill development on vacant parcels. The project is a continuation of a larger phased development which has been partially completed. The project is still in conformance with the City's zoning and General Plan goals and policies and staff recommends that the entitlements be extended for an additional year.

BACKGROUND

Several actions have been approved for this project including the following:

- Planning Commission approval of a Preliminary Planned Unit Development Permit, a Final Development Permit for Phase 1, and a Vesting Tentative Tract Map for the construction of 32 attached single-family homes on March 2, 2005.
- Planning Commission approval of a two-year extension in 2008 until June 18, 2010.
- Building permits finalized for 10 buildings in 2009.
- Pre-application submittal in October 2015 for the remaining 22 units and minor design changes.
- Planning Commission approval on February 17, 2016 extending the planning entitlements per Condition of Approval #2 until December 31, 2016 and amending Condition of Approval #2 (now #2a) to allow additional extensions from the Planning Commission per the Bureau of Planning's standard extension language.
- City Council approval of a Resolution amending the Oakland Area Plan of Control to include the Siena Hill development and reduce the Geologic Hazard Abatement District (GHAD) assessments on July 19, 2016
- Owners withdraw of the 2013 planning application to amend the Conditions of Approval to remove the Geologic Hazard Abatement District GHAD-related conditions on May 13, 2016.
- Planning Commission approval on January 11, 2017 extending the planning entitlements per Condition of Approval #2 until December 31, 2017.

PROJECT DESCRIPTION

Extension Request

Condition of Approval #2 does not limit the number of times an applicant may request an extension from the Planning Commission. In conformance with adopted Condition of Approval

#2, the applicant submitted an application on October 24, 2017, again, requesting an extension of the entitlements from the Planning Commission. As noted above in the *Background* section, the approved permit for this application is still active. Unless the Planning Commission approves another time extension request, the approved permit will expire, and the Project applicant will need to apply for a new development permit in accordance with the new Planning Code.

Approved Project Use and Design

The proposed project consists of 32 attached, single-family townhomes that step down the slope to Keller Avenue (*Attachment D*) 10 of which have been constructed. At the time of the original decision, the Planning Commission supported the proposed residential uses and "Italian hill town" character of the development.

ZONING AND GENERAL PLAN ANALYSIS

As discussed in the previous Planning Commission staff report requesting an extension, the project is consistent with the new General Plan land use designation and related zoning district.

DISCUSSION

On May 3, 2016, the City adopted impact fees for affordable housing, transportation, and capital improvements (Ordinances 13365 and 1366). Development impact fees are a commonly used method of collecting a proportional share of funds from new development for infrastructure improvements and other public facilities to offset the impact of new development. The Planning Commission's previous extension approval required the imposition of impact fees to the project unless a vested right is obtained.

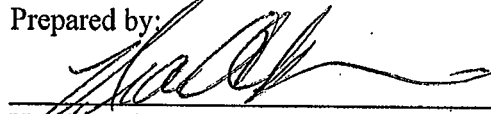
CONCLUSION AND RECOMMENDATIONS

As noted above, the Project is still in conformance with the General Plan's goals and policies and Planning Code. Staff believes that a one-year extension would allow the applicant to successfully complete the approved, desirable project. At the same time, an additional year would ensure that the site does not remain underutilized for an excessive amount of time. Condition of Approval #2a permits the applicant to request additional extensions from the Planning Commission if needed to complete the Project.

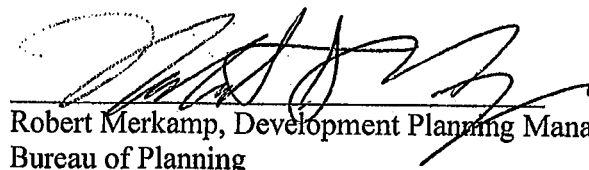
Therefore, staff recommends that the Planning Commission:

1. Approve a one-year extension of Project approvals until December 31, 2018, subject to the previously approved Findings and Conditions of Approval, including the additional Condition of Approval regarding the imposition of impact fees per the previous Planning Commission extension.

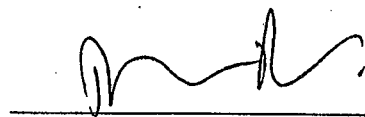
Prepared by:


Heather Klein, Planner IV

Reviewed by:


Robert Merkamp, Development Planning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:


Darin Ranelletti, Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Applicant's extension letter of request, dated October 24, 2017
- B. Staff Report (Excerpt), dated June 18, 2008
- C. Staff Report (Excerpt), dated January 11, 2017
- D. Project Plans

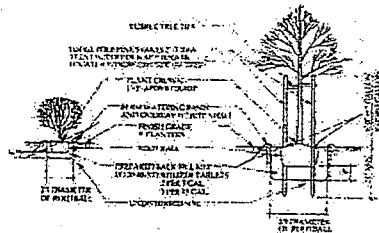
FINDINGS FOR APPROVAL

See Attachment B

ADDITIONAL CONDITION OF APPROVAL

See Attachment B and C

Findings and Additional Condition of Approval



1 TREE & SHRUB PLANTING
SCALE: 1/4" = 1'-0"

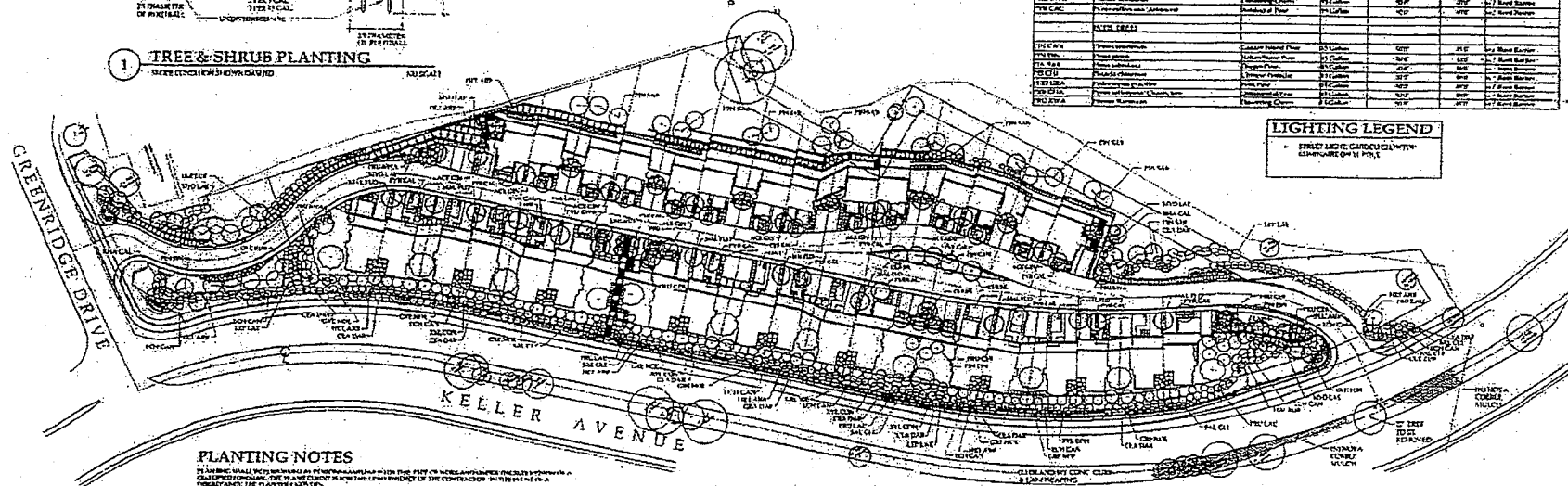
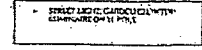
IRRIGATION NOTES

1. All landscape items shall be installed in accordance with the specifications and details shown on this set of drawings.
2. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
3. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
4. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
5. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
6. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
7. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
8. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
9. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.
10. All irrigation systems shall be installed in accordance with the specifications and details shown on this set of drawings.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DEPTH	NOTES
SHRUBS					
SYL10A	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
TREES					
SYL10A	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10B	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10C	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10D	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10E	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10F	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10G	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10H	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10I	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10J	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10K	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10L	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10M	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10N	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10O	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10P	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10Q	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10R	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10S	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10T	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10U	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10V	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10W	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10X	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10Y	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball
SYL10Z	Syringa	Common Lilac	10' Caliper	18"	1/2" Root Ball

LIGHTING LEGEND



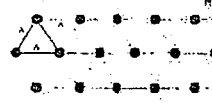
PLANTING NOTES

1. All planting shall be installed in accordance with the specifications and details shown on this set of drawings.
2. All planting shall be installed in accordance with the specifications and details shown on this set of drawings.
3. All planting shall be installed in accordance with the specifications and details shown on this set of drawings.
4. All planting shall be installed in accordance with the specifications and details shown on this set of drawings.
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10. All planting shall be installed in accordance with the specifications and details shown on this set of drawings.

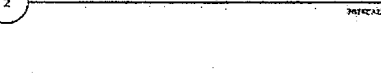
PLANT QUANTITY CHART

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
SYL10A	Syringa	Common Lilac	100
SYL10B	Syringa	Common Lilac	100
SYL10C	Syringa	Common Lilac	100
SYL10D	Syringa	Common Lilac	100
SYL10E	Syringa	Common Lilac	100
SYL10F	Syringa	Common Lilac	100
SYL10G	Syringa	Common Lilac	100
SYL10H	Syringa	Common Lilac	100
SYL10I	Syringa	Common Lilac	100
SYL10J	Syringa	Common Lilac	100
SYL10K	Syringa	Common Lilac	100
SYL10L	Syringa	Common Lilac	100
SYL10M	Syringa	Common Lilac	100
SYL10N	Syringa	Common Lilac	100
SYL10O	Syringa	Common Lilac	100
SYL10P	Syringa	Common Lilac	100
SYL10Q	Syringa	Common Lilac	100
SYL10R	Syringa	Common Lilac	100
SYL10S	Syringa	Common Lilac	100
SYL10T	Syringa	Common Lilac	100
SYL10U	Syringa	Common Lilac	100
SYL10V	Syringa	Common Lilac	100
SYL10W	Syringa	Common Lilac	100
SYL10X	Syringa	Common Lilac	100
SYL10Y	Syringa	Common Lilac	100
SYL10Z	Syringa	Common Lilac	100

PLANT SPACING CHART



2 GROUND COVER PLACEMENT CHART



PLANTING LEGEND (cont.)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LANDSCAPE LIGHTS				
SYL10A	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
GROUND COVER				
SYL10A	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10B	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10C	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10D	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10E	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
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SYL10G	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10H	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10I	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10J	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10K	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10L	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10M	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10N	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10O	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10P	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10Q	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10R	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10S	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10T	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10U	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10V	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10W	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10X	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10Y	Syringa	Common Lilac	10' Caliper	1/2" Root Ball
SYL10Z	Syringa	Common Lilac	10' Caliper	1/2" Root Ball

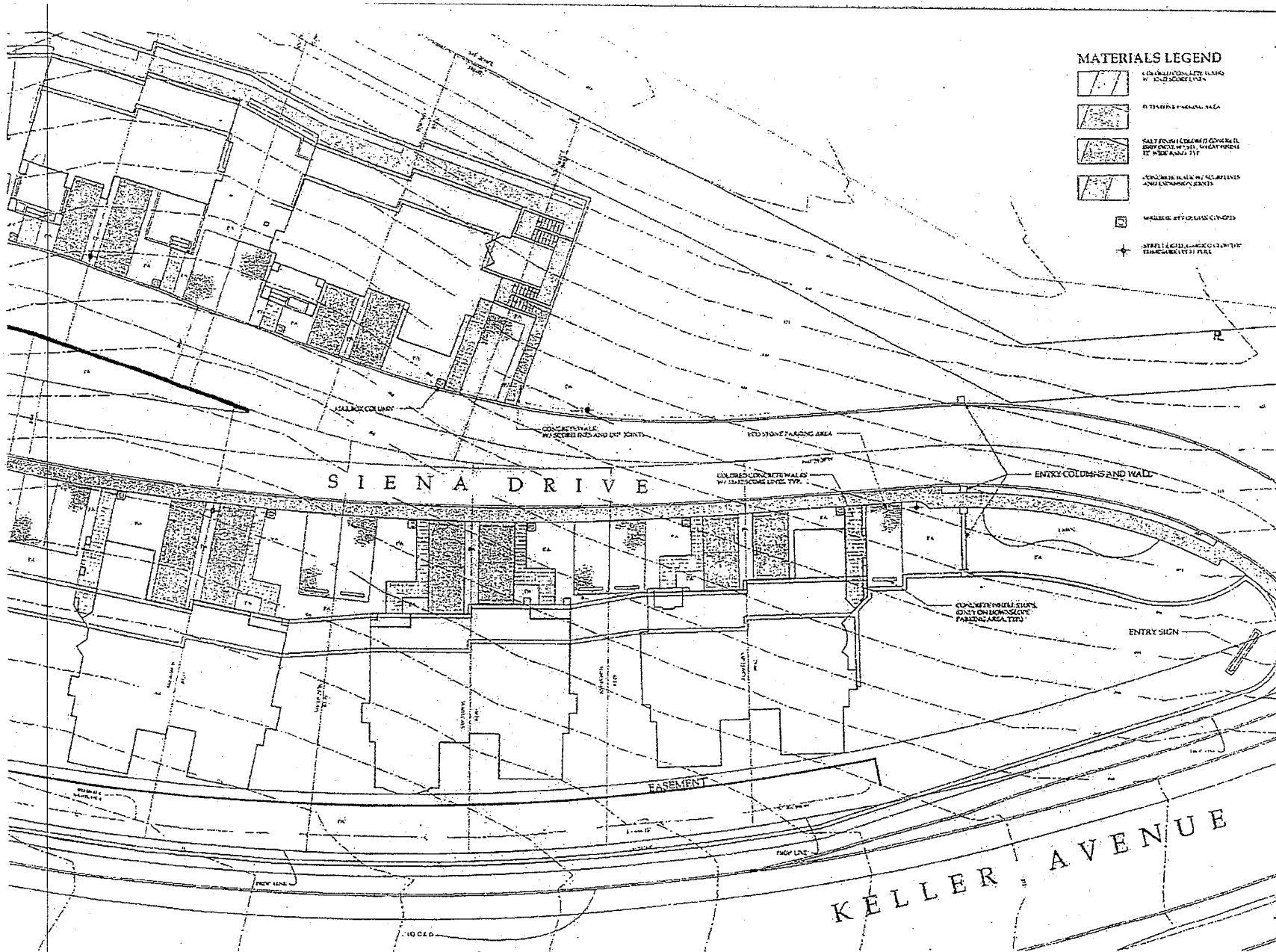
PA
PERESSA ASSOCIATES
LANDSCAPE ARCHITECTS
SIENA HILL HOMES
ORLAND, CA

DATE: 07/20/14
SCALE: 1/4" = 1'-0"

PROJECT: 014 - SIENA HILL HOMES
SHEET: 1

LANDSCAPE PLAN
SHEET #
L-1

ATTACHMENT D



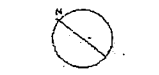
MATERIALS LEGEND

- CONCRETE WALLS WITH STEEL REINFORCEMENT
- FINISHED PARKING AREA
- SALT FINISH CONCRETE SURFACE WITH AGGREGATE AND WEED PREVENTION
- CONCRETE BLOCK WITH SEALANT AND LANDSCAPING PLANTS
- WALLING OFF OUTDOOR CORRIDORS
- STEEL FRAME STRUCTURE WITH FRAME-IN-PLACE FILL

PA
FEDERSEN ASSOCIATES
 LANDSCAPE ARCHITECTS
 11111 UNIVERSITY AVENUE, SUITE 100
 OAKLAND, CALIFORNIA 94623
SIENA HILL HOMES
 OAKLAND, CA

DATE: 07/21/2011
 DATE CHECKED: 08/04/11

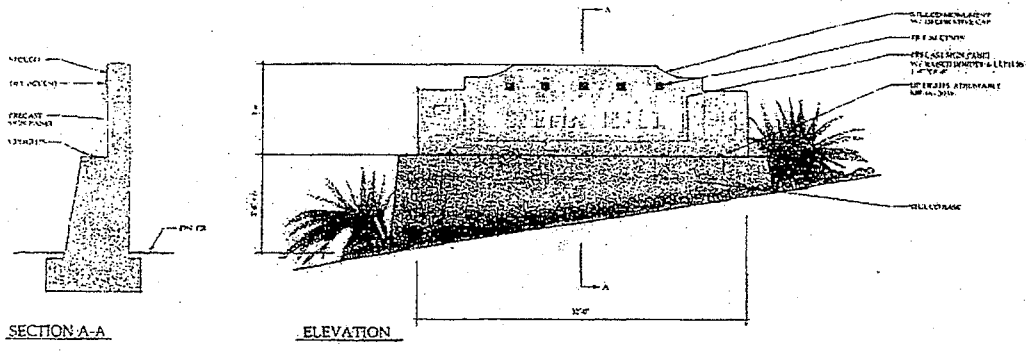
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 SCALE: 1" = 10' 0"



PRELIMINARY MATERIALS PLAN
 SHEET #

L-2

NOT TO SCALE
 THIS PLAN IS A PRELIMINARY MATERIALS PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 ALL MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND FINISHES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABORERS AND EQUIPMENT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND FINISHES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABORERS AND EQUIPMENT.
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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

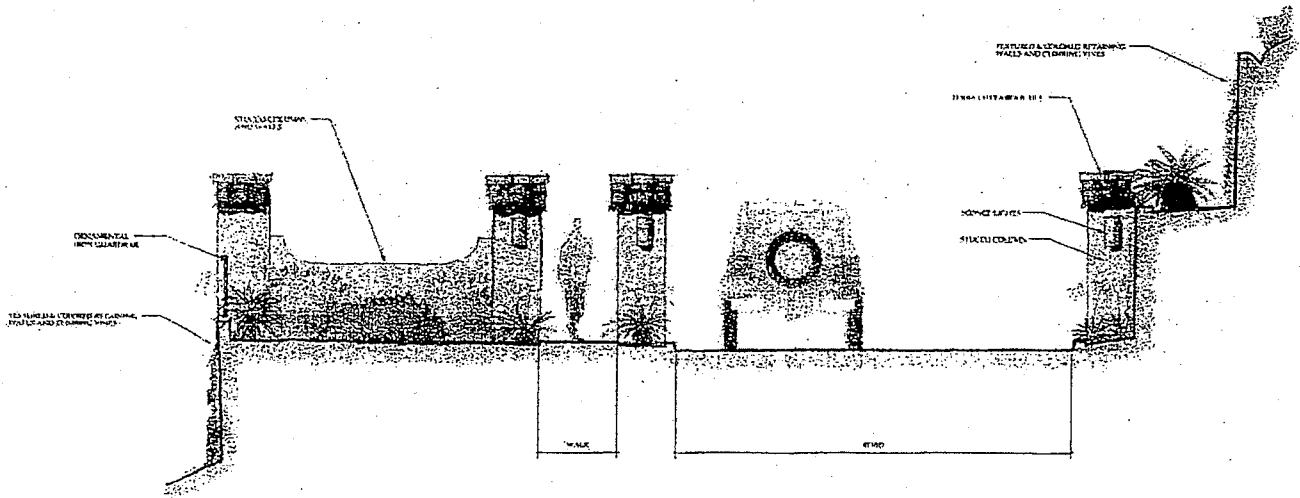


SECTION A-A

ELEVATION

ENTRY SIGN ELEVATION/SECTION

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



ENTRANCE WALLS & COLUMNS- ELEVATION

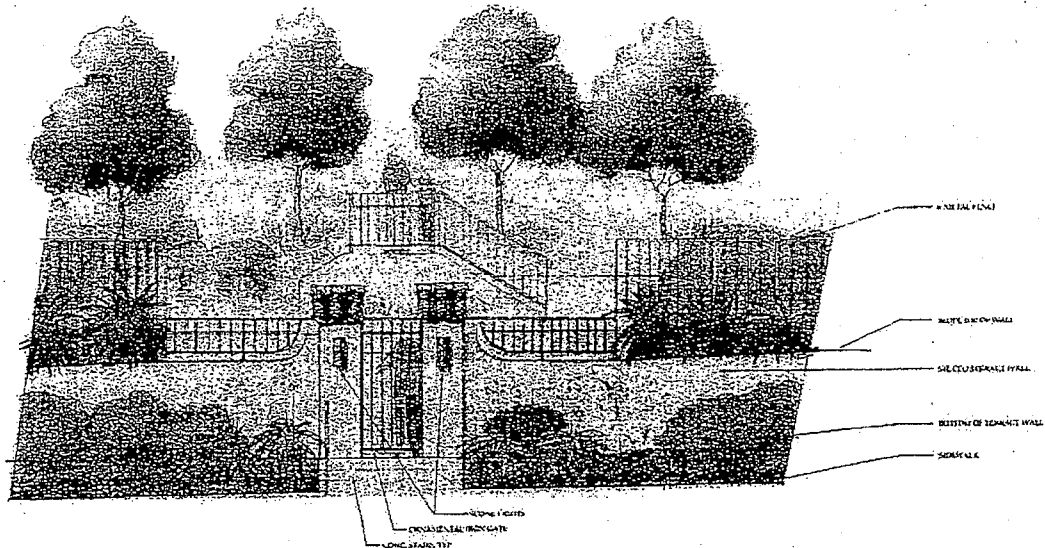
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PROJECT: SIENA HILL HOMES
 DATE: 08/15/2008

PROJECT: SIENA HILL HOMES
 ORIGINAL DRAWING SCALE: 1/2" = 1'-0"
 SCALE: AS SHOWN

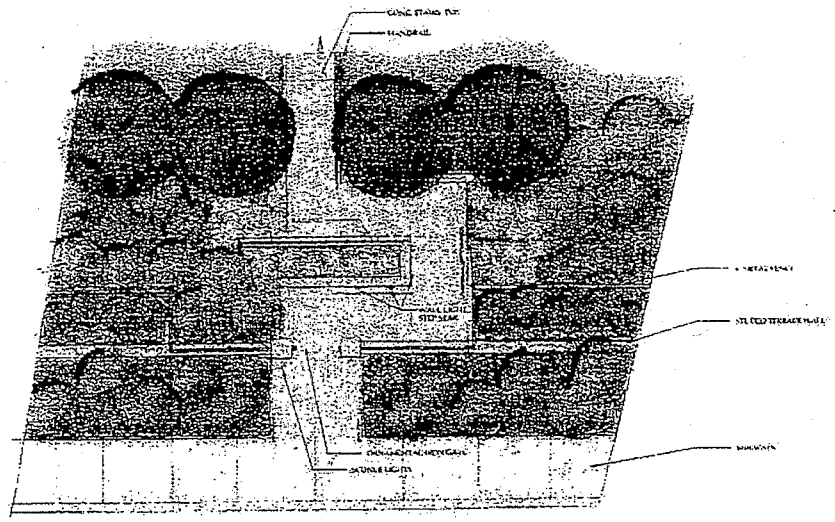
PRELIMINARY
 ELEVATIONS
 SHEET

L-3



PEDESTRIAN GATE ENTRY FEATURE-ELEVATION

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



PEDESTRIAN GATE ENTRY FEATURE-DETAIL PLAN

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

AVIHS CITY DEPARTMENT
 DATE: 06/05/00 11:00 AM '00

PROJECT: SIENA HILL HOMES
 ORIGINAL DRAWING SIZE: 30" x 42"
 SCALE: AS NOTED

PRELIMINARY
 PLAN & ELEVATIONS
 SHEET 4

L-4

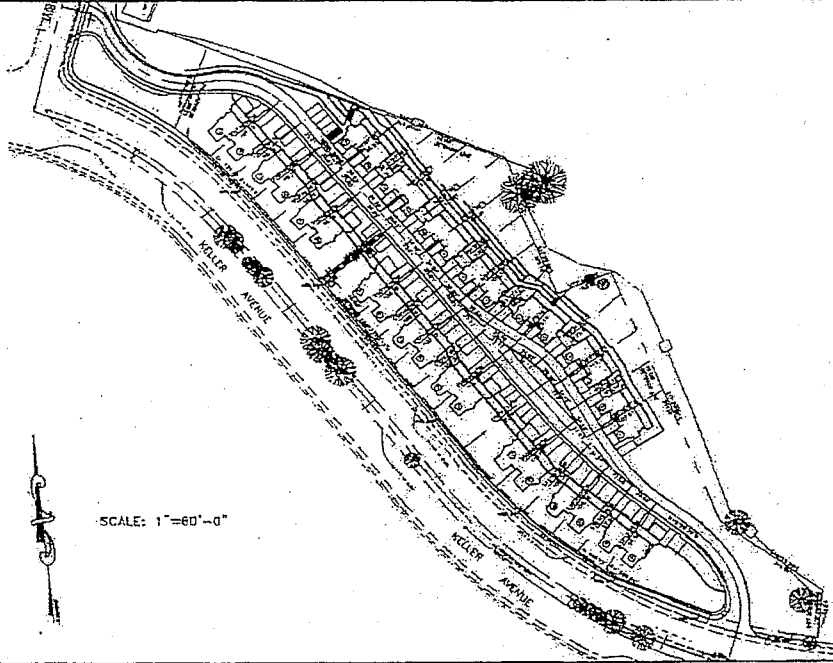
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SIENA HILL SUBDIVISION

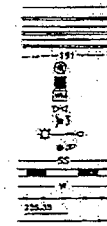
SIENA HILL, OAKLAND CALIFORNIA

SITE PLAN



LEGEND:

- EASEMENT
- RETAINING WALL
- EXISTING SIDEWALK, CURB, & GUTTER
- PROPOSED SIDEWALK, CURB, & GUTTER
- CONTOUR / ELEVATION
- MANHOLE
- CATCH BASIN
- WATER METER
- VALVE
- FIRE HYDRANT
- CLASS POLE
- JOINT POLE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FENCE
- SPOT ELEVATION
- DIRECTION OF FLOW



ABBREVIATIONS

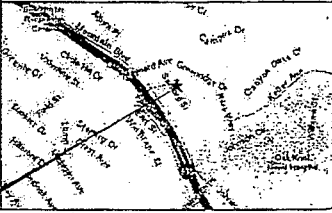
- | | |
|--------|--------------------------------|
| C | CENTERLINE |
| CONC | CONCRETE |
| CMP | CORRUGATED METAL PIPE |
| CTV | CABLE TELEVISION BOX |
| DWV | DRAINAGE |
| ED | ELECTRICAL BOX |
| EP | EDGE OF PAVEMENT |
| FD | FLOOD |
| FL | FLOW LINE |
| LP | IRON PIPE |
| JE | JOINTION BOX |
| JP | JOINT POLE |
| MH | MANHOLE |
| MW | METER BOX |
| MTR | METER TROOP |
| PL | PROPERTY LINE |
| PR | PACIFIC RAIL TELEPHONE |
| PG&E | PACIFIC GAS & ELECTRIC COMPANY |
| POB | POINT OF BEGINNING |
| PCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT-OF-WAY |
| SD | STORM DRAIN |
| S.D.E. | STORM DRAINAGE EASEMENT |
| SS | SANITARY SEWER |
| TRCD | TRAIL POINT OF BEGINNING |
| WM | WATER METER |
| WV | WATER VALVE |

PROJECT LOCATION:
KELLER AVENUE @ GREENRIDGE & RILEA
OAKLAND, CALIFORNIA

SHEET INDEX

- CS-1 SITE PLAN, VICINITY MAP
- TM-1 TENTATIVE MAP
- TM-2 TENTATIVE MAP
- C-1 OVER VIEW
- C-2 SITE DEVELOPMENT
- C-3 SITE DEVELOPMENT
- C-4 GENERAL NOTES
- C-5 GENERAL NOTES
- C-6 STREET IMPROVEMENT
- C-7 STREET IMPROVEMENT
- C-8 STREET IMPROVEMENT
- C-9 GRADING & RETAINING WALLS
- C-10 GRADING & RETAINING WALLS
- C-11 EROSION CONTROL
- C-12 EROSION CONTROL
- C-13 CROSS SECTIONS
- C-14 CITY OF OAKLAND STANDARD DETAILS
- C-15 DETAILS
- C-16 WATER, PG&E, & CABLE
- C-17 WATER, PG&E, & CABLE
- C-18 DRAINAGE PLAN & PROFILE
- C-19 DRAINAGE PLAN & PROFILE
- C-20 DRAINAGE PLAN & PROFILE
- C-21 SEWER PLAN & PROFILE
- C-22 SEWER PLAN & PROFILE

VICINITY MAP



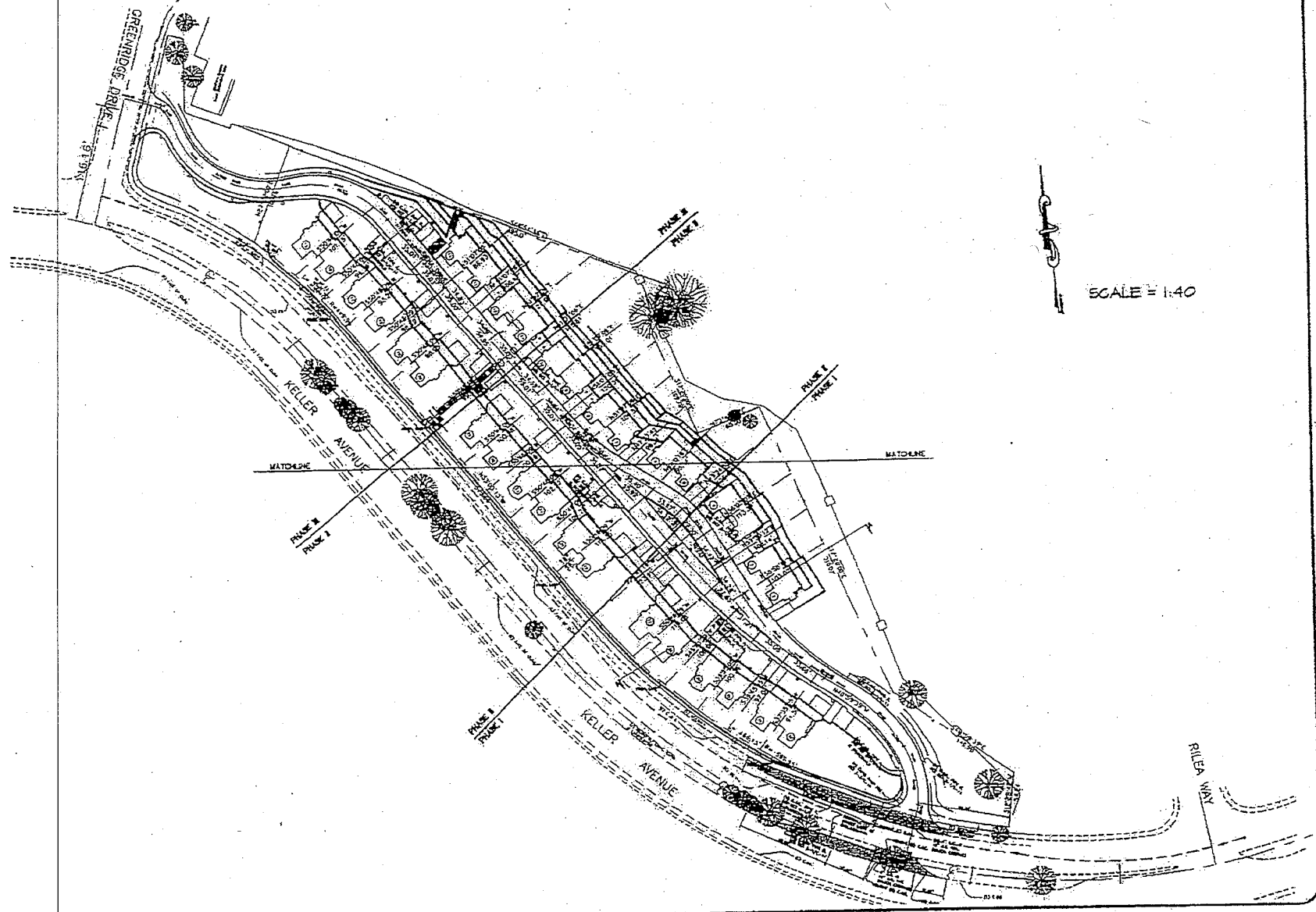
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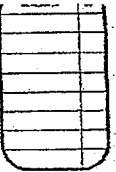
COVER SHEET
SIENA HILL
KELLER AVENUE @ GREENRIDGE & RILEA
OAKLAND, CA.



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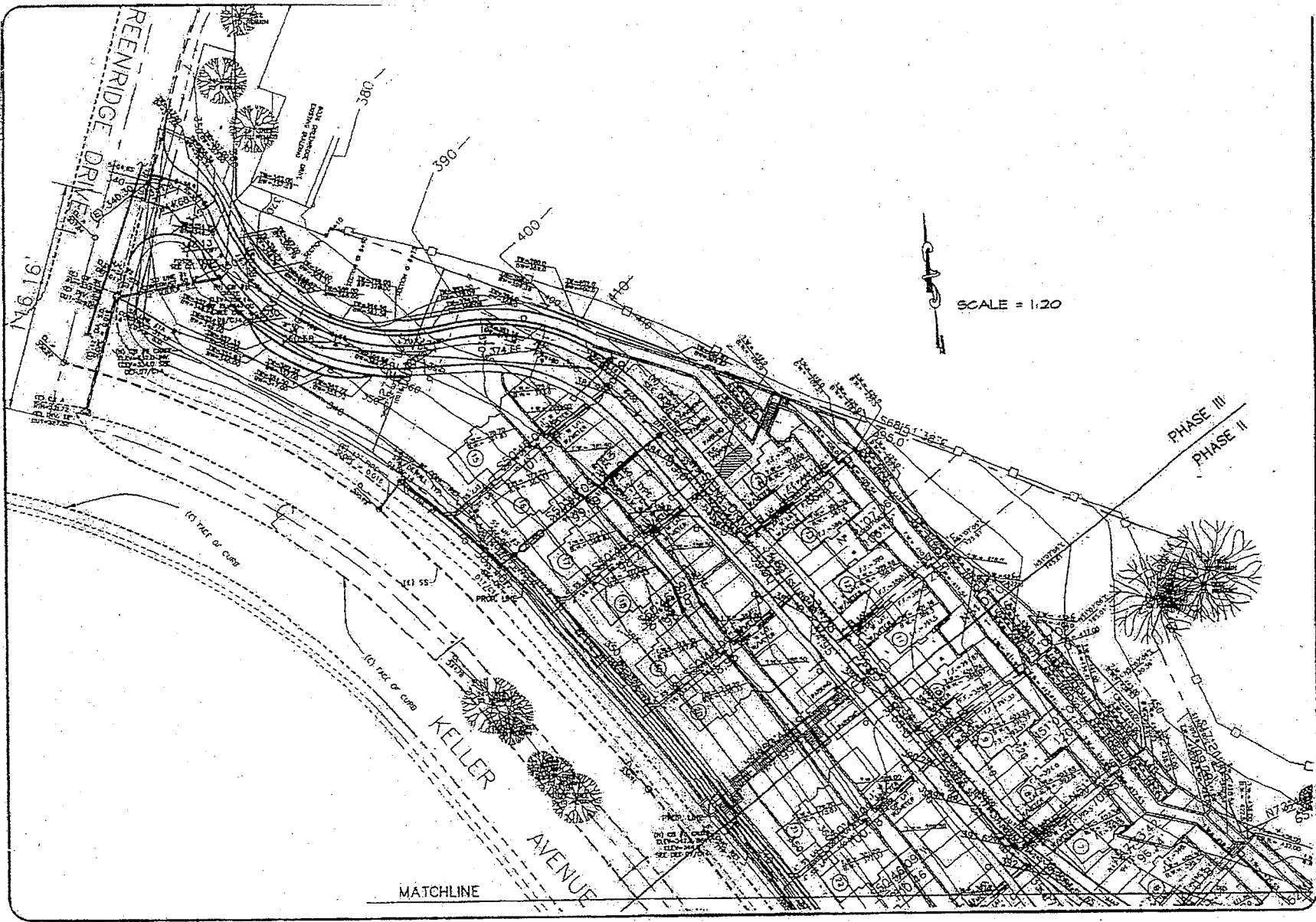


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OVERVIEW PLAN
 SIENA HILL
 KELLER AVENUE @ GREENRIDGE & RILEA
 OAKLAND, CA



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SITE DEVELOPMENT
 SIENA HILL
 KELLER AVENUE & GREENRIDGE & RILEA
 OAKLAND, CA



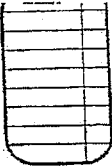
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PHASE II
PHASE I

KELLER AVENUE

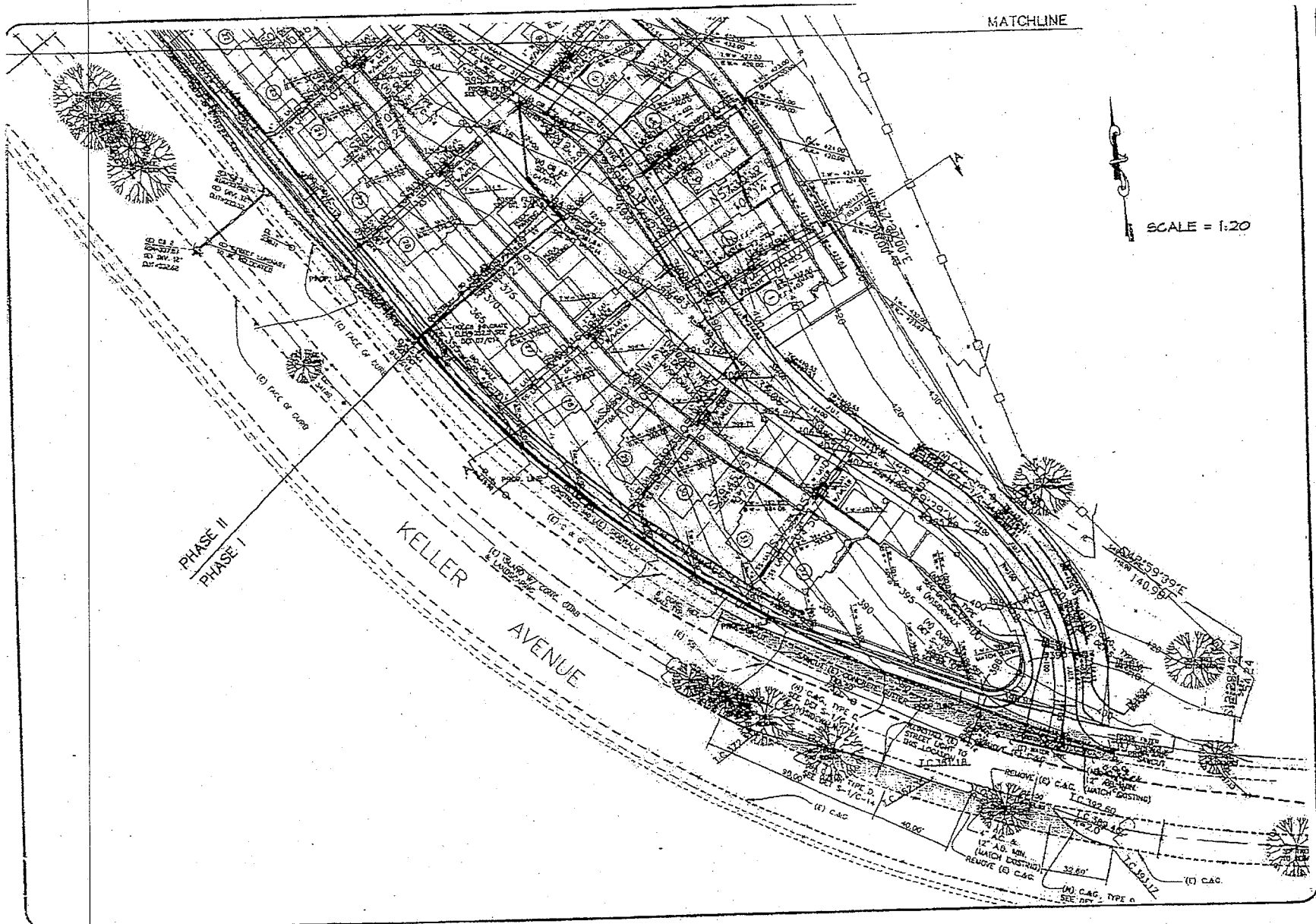


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SITE DEVELOPMENT
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OAKLAND, CA



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GENERAL NOTES

KELLER AVENUE @ GREENRIDGE & RILEA, CA

GENERAL NOTES FOR IMPROVEMENTS

1. ALL WORK TO BE IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF OAKLAND.
2. ELEVATIONS ARE BASED ON THE TBM CATCH BASIN # TAKEN AS ELEVATION 521.52, LOCATED ON KELLER AVENUE.
3. DUST CONTROL AND NOISE CONTROL: AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON THE SITE SHALL PREVENT THE FORMATION OF ANY AIRBORNE DUST BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONDUCE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS' ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY OBSTRUCTIONS, FINES OR CHARGES RESULTING FROM DUST EMISSIONS IN EXCESS OF THE ALLOWED LEVEL OF THE CONTRACTOR'S OPERATING SHALL BE LEFT TO A HEARIN AS PER CITY OF OAKLAND SPECIFICATIONS.
4. ALL WORK SHALL BE DONE BETWEEN THE HOURS OF 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY, AND SATURDAY FROM 7:00 AM TO 3:00 PM, AND NO CONSTRUCTION ACTIVITY WILL BE ALLOWED ON SUNDAY OR FEDERAL HOLIDAY, TO INCLUDE WATERING OR MOVING OF EQUIPMENT.
5. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER AT THE CONTRACTOR'S SOLE EXPENSE.
6. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY AND INCLUDE THE NECESSARY PERMITS AND RECORDS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE LOCAL AGENCY. THE OWNER SHALL PAY THE COST OF ALL SAID PERMITS, PERMITS, ETC.
7. THE CONTRACTOR SHALL PROVIDE FOR DERRIS AND BARRIERS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
8. TRAFFIC CONTROL, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE FOLLOWING STATE STANDARDS SPECIFICATION SECTION: 7101 "PUBLIC SAFETY", 7102 "PUBLIC CONVENIENCE" AND SECTION 7103 "CONSTRUCTION AREA TRAFFIC CONTROL DEVICES".
9. HANDLES, WATER VALVE BOXES, CLEAN OUT FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY THE CONTRACTOR AFTER PAVING IS COMPLETE.
10. NO WORK SHALL BEGIN UNLESS THESE PLANS HAVE BEEN REVIEWED AND SIGNED BY THE CITY ENGINEER AND THE REQUIRED SETS OF PLANS HAVE BEEN PROVIDED TO THE CITY.
11. WHENEVER THE WORK AREA IS ADJACENT TO A TRAFFIC LANE AND THERE IS A PAYMENT CUT, DITCH OR TRENCH OVER 2 FEET DEEP, THE CONTRACTOR SHALL MAINTAIN CONTINUOUS BARRIERS AT APPROXIMATELY 30-FOOT INTERVALS. IF THE CUT, DITCH OR TRENCH IS MORE THAN 10 FEET FROM A TRAFFIC LANE, THE SPACING MAY BE GREATER BUT NOT EXCEEDING 200 FEET.

GENERAL NOTES FOR GRADING

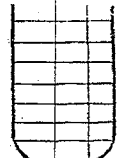
1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTING OF FILL SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE SOILS ENGINEER. SUBSEQUENT TO THE COMPLETION OF WORK, THE SOILS ENGINEER SHALL SUBMIT TO THE CITY OF OAKLAND PUBLIC WORKS DEPARTMENT A REPORT STATING THAT ALL WORK HAS BEEN DONE TO HIS SATISFACTION. RECOMMENDATIONS OF THE SOILS REPORT SHALL BE STRICTLY ADHERED TO.
2. EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING THE RAINY SEASON AS REQUIRED BY THE CITY ENGINEER.
3. PRIOR TO COMMENCING ANY GRADING ON THE SITE, THE EXISTING BOUNDARIES SHALL BE MARKED. BOUNDARY MARKERS SHALL BE MAINTAINED THROUGHOUT THE GRADING OPERATION.
4. PROTECTION FENCING AND/OR BARRIERS SHALL BE PROVIDED WHEN NECESSARY TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATION.

5. THE SOIL ENGINEER'S AREA OF RESPONSIBILITY SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PROFESSIONAL OBSERVATION AND APPROVAL CONCERNING THE PREPARATION OF GRADOS TO RECEIVE FILLS, TRENCHES, ETC. THE LIABILITY FOR THE QUALITY OF ALL FINISH GRADES, DESIGN OF BUTTRESS WALLS, SUB-DRAIN INSTALLATION AND INCORPORATION OF DATA SUPPLIED BY THE ENGINEERING GEOLOGIST.
6. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. A COPY OF THE CONSTRUCTION SAFETY ORDERS ARE AVAILABLE IN THE PUBLIC WORKS DEPARTMENT FOR INSPECTION.
7. EXISTING CURB, GUTTER, SIDEWALK AND OTHER PUBLIC IMPROVEMENTS REMAINING IN PLACE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED EVEN IF DAMAGE OR DISPLACEMENT HAS NOT CAUSED BY ANY WORK PERFORMED BY THE CONTRACTOR, AS DETERMINED BY CITY ENGINEER IN FIELD.
8. THE SERVICES OF A REGISTERED CIVIL ENGINEER SHALL BE RETAINED TO ESTABLISH ALL LEVELS, GRADINGS AND LOCATION OF ALL IMPROVEMENTS AND TO SECT AND RECORD DRAWINGS, PROFILES AND ALL FINAL IMPROVEMENTS WITH APPROVED REVISIONS, HERE ACTUALLY INSTALLED.
9. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES IN A MANNER THAT WILL NOT REQUIRE ANY ENCROACHMENT. THIS MAY REQUIRE FENCING AND/OR BARRIERS BE PROVIDED. GRADINGS ON ADJACENT PROPERTIES WILL REMAIN UNCHANGED UNLESS APPROVED BY THE CITY ENGINEER WITH A PERMIT ISSUED TO THE CITY PRIOR TO COMMENCING SUCH WORK.
10. THE CIVIL ENGINEER'S DESIGN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES APPLICABLE ON THE DATE OF SIGNATURE BY THE ENGINEER. IF CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON DOES NOT COMPLY WITHIN EIGHT MONTHS FROM THE DATE OF SIGNATURE BY THE ENGINEER, THE PLANS MUST BE REVISED FOR CURRENT COMPLIANCE WITH ANY APPLICABLE ENGINEERING AND/OR SURVEYING PRACTICES AND ISSUED BY THE ENGINEER PRIOR TO ANY WORK BEING PERFORMED.
11. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
12. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY THE CONTRACTOR AND/OR OWNER BASED ON DRAWINGS WHICH HAVE NOT BEEN SIGNED AND SEALED BY THE ENGINEER APPROVED BY THE CITY OF OAKLAND, AND SPECIFICALLY NOTED AS "APPROVED FOR CONSTRUCTION" BY THE ENGINEER. ALL INFORMATION SHOWN ON PRELIMINARY DRAWINGS IS SUBJECT TO CORRECTION AND/OR CHANGE AND THE CONTRACTOR AND/OR OTHER SHALL PERFORM ANY AND ALL WORK ACCORDING TO THEIR OWN RISK.
13. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION OR CONSTRUCTION STAKING BY THE ENGINEER. ANY RE-SHAKING REQUIRED AS A RESULT OF OBSTRUCTIONS ENCOUNTERED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED. ALL EXISTING ELEVATIONS SHOWN ARE MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SIDEWALKS, STAIRWAYS, LANDSCAPE AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITION IN PAVING, CURB, GUTTER, SIDEWALKS, GRADINGS, ETC., AND TO AVOID ANY ASBESTOS OR HAZARDOUS GASES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
15. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING SEWER, STORM DRAINS AND CLEARANCE OF FIFTH CROSSINGS OF THE UTILITIES BEFORE CONSTRUCTION WORK PROCEEDS. IF THE CONTRACTOR DETECTS THE EXISTING UTILITIES ARE NOT IN CONFORMANCE WITH THE PLANS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING ANY FURTHER.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS AND WATER MAINS.
17. ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED PRIOR TO ANY POURING.

18. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM A C.E. ENGINEER OR A SURVEYOR.
19. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
20. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRIERS, FLAGGER OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH CALTRANS AND CAL-SHA SPECIFICATIONS.
21. PADS INDICATED AS LEVEL SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN TWO OR THREE INCHES AT ANY POINT. THIS TRUE PLANE SHALL NOT BE MORE THAN ONE FEET LOWER, NOR ONE FEET HIGHER, THAN THE ELEVATION INDICATED ON THIS PLAN UNLESS OTHERWISE INDICATED HEREON OR PROVIDED BY THE OWNER AND THE CITY OF OAKLAND.
22. EXCEPT AS PROVIDED IN THE FOLLOWING PARAGRAPHS, GRADINGS SHALL BE PERFORMED TO THE ELEVATIONS AND IN ACCORDANCE WITH THE TYPICAL SECTIONS, AS INDICATED ON THIS PLAN.
23. THE CONTRACTOR SHALL HAVE HIS REQUEST FOR STAKES TO A.C.E. ENGINEERS OR SURVEYORS NOT LESS THAN 48 HOURS BEFORE THE TIME HE WISHES TO COMMENCE GRADING OPERATIONS.
24. THE OWNER WILL FURNISH AT HIS COST ONE SET OF GRADE STAKES FOR EACH AND FOR EACH STREET GRADINGS AND ONE SET OF CURB AND GUTTER STAKES. THE COST OF ANY RESTAKES OR ADDITIONAL GRADE STAKES ORDERED BY THE CONTRACTOR WILL BE CHARGED TO THE CONTRACTOR BY THE OWNER.
25. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PIPELINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE DAMAGED UTILITIES.
26. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE AGENCY AT 400-644-3447 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
27. PIPELINES WHICH ARE TO BE ABANDONED SHALL BE REMOVED BY THE CONTRACTOR. IF THE OWNERS SOILS ENGINEER SO REQUIRES, IT SHALL BE ALLOWED TO REMAIN ALL OVER EXPOSED AND/OR OTHER CONDITIONS SHALL BE FURNISHED WITH CONCRETE. ANY COSTS INVOLVED IN THE ABOVE WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE FOR THE GRADING WORK.
28. THE CONTRACTOR SHALL DEAL ANY EXISTING WELLS IN ACCORDANCE WITH THE ALAMEDA COUNTY HEALTH DEPARTMENT AND CITY REQUIREMENTS. PROPOSED STRUCTURES SHALL BE REMOVED AND THE RESULTING PROVISIONS DITCHED AND COMPACTED. ANY COSTS INVOLVED IN THE WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE FOR THE GRADING WORK.
29. ALL CUT AND FILL SLOPES ON REAR AND SIDE PROPERTY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT PROPERTIES WILL NOT BE DAMAGED. NO CONSTRUCTION WILL BE PERMITTED WITHIN 25-FOOT OF FENCES.
30. ALL SLOPES ON REAR AND SIDE PROPERTY LINES SHALL BE CONSTRUCTED WITH THE TOP OF SLOPE 0.50-FOOT INTO THE LOWER LOT. SLOPES SHALL BE COMPACTED PROPERLY AND GRADED NEATLY. SEE DETAILS SHOWN ON THESE PLANS.
31. THE FRESH GRADE CONTRACTOR SHALL PROVIDE DRAINAGE SLOPES HAVING MINIMUM SLOPE OF INTERFERE.
32. NOTIFY THE CITY OF OAKLAND 48 HOURS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
33. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF OAKLAND, WHICH ARE HEREBY INCORPORATED INTO THESE PLANS.
34. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE.

35. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. THERE AN EXCAVATION FOR A TRENCH AND/OR STRUCTURE IS FIVE FEET OR MORE THE CONTRACTOR SHALL COMPLY TO OSHA REQUIREMENTS AND SHALL PROVIDE A COPY OF THE APPROVED OSHA PERMIT AND SIGNED DETAILS AND CALCULATIONS PREPARED BY A STRUCTURAL ENGINEER TO THE CITY ENGINEER.
36. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH TRAFFIC MANUAL AND AS DIRECTED BY THE CITY ENGINEER.
37. THE CONTRACTOR SHALL GIVE AT LEAST 24-HOURS NOTICE TO THE CITY ENGINEER IN WRITING PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. AT ALL TIMES THE HANDLING OF EXISTING VALVES SHALL BE DONE IN THE DIRECTION OF WATER DIRECTION FLOW.
38. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF BASE GRADE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
39. WHEN THE LOWEST FINISHED FLOOR LEVEL OF A BUILDING IS 3 FEET OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THESE VALVES SHALL BE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEANOUT.
40. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL TO CONTROL AND CONTAIN SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM DRAINAGE FACILITIES. DESIGN OF THE SILT AND EROSION CONTROL FACILITIES MUST BE APPROVED PRIOR TO THEIR CONSTRUCTION.

41. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE IN ACCORDANCE WITH CALTRANS SPECIFICATIONS AND CITY STANDARD T-1 & T-2.
42. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT RELIEVE THE DEVELOPER OR HIS ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND ANY DEFERRED RESULTS FROM THE DESIGN THEREOF.
43. ALL CITY STANDARD DETAILS REFERENCED IN THESE PLANS SHALL BE THE CURRENT VERSION AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT.
44. CITY SCHEDULES SHALL BE SUBMITTED TO THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF AN IMPROVEMENT REGARDING THEM.
45. THE CONTRACTOR SHALL PERFORM THE NECESSARY TESTS IN ACCORDANCE WITH THE CITY STANDARDS ON NEWLY INSTALLED STORM DRAINS, SEWER AND WATER SYSTEMS ONLY AFTER TRENCHES ARE BACKFILLED AND STREET BASE IS IN PLACE, COMPACTED AND READY FOR ASPHALT PAVING.
46. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL HANDED VALVE AND MONUMENT GULLIES WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
47. THE CONTRACTOR SHALL PLACE A 3" (FOR SEWER) AND A 4" (FOR WATER) IN THE NET CONCRETE CORD TOP AT ALL NON-LATERAL LOCATIONS.
48. 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.
49. ALL CUT AND FILL SLOPES SHALL BE 2:1 UNLESS SHOWN OTHERWISE.
50. ROUND CUT-SLOPES TO BE OPEN TO THE NATURAL SLOPE CORNER.
51. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE FORTY-EIGHT HOURS PRIOR TO THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, CONTRACTORS, ENGINEERS, SOILS ENGINEER, CITY INSPECTOR OR THEIR REPRESENTATIVE. MINUTES OF THAT MEETING SHALL BE FURNISHED TO THE CITY INSPECTOR FOR REVIEW.
52. IT IS THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO INFORM THE CITY ENGINEER OF THE CIVIL ENGINEER'S FIRM OR SOILS ENGINEER'S FIRM HAS BEEN CHANGED AFTER APPROVAL OF THE SUBMITTAL, AND THE NEW RESPONSIBLE CIVIL AND/OR SOILS ENGINEERING FIRM SHALL SUBMIT IN WRITING THAT HE HAS REVIEWED ALL PRIOR REPORTS AND/OR PLANS AND THAT HE CONCURS WITH THE FINDINGS, CONCLUSIONS, RECOMMENDATIONS, AND IS SATISFIED WITH THE WORK PERFORMED.
53. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF WORK WITH THE FOLLOWING PEOPLE PRESENT: OWNER, CONTRACTORS, ENGINEERS, CITY INSPECTOR OR THEIR REPRESENTATIVE. MINUTES OF THAT MEETING SHALL BE FURNISHED TO THE CITY INSPECTOR FOR REVIEW.



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OAKLAND, CALIFORNIA 94612

GENERAL NOTES
SIENA HILL
KELLER AVENUE @ GREENRIDGE & RILEA
OAKLAND, CA



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GENERAL NOTES

KELLER AVENUE @ GREENRIDGE & RILEA, CA.

GENERAL NOTES FOR PIPES

1. HIGH DENSITY POLY ETHYLENE PIPE

RETAINING WALL NOTES

1. RETAINING WALLS NO MATTER WHAT THE HEIGHT SHALL BE TO THE REQUIRED CLEARANCE FOR UTILITY BOXES, STREET LIGHTS AND FIRE HYDRANTS WHICH ARE WITHIN STREET RIGHT-OF-WAYS OR PUBLIC UTILITY EASEMENTS. WALLS BE CONSTRUCTED WITH FORMS IN PLACE CONCRETE OR MASONRY BLOCK.
2. ALL RETAINING WALLS WITHIN THE CITY RIGHT-OF-WAY AND DEDICATED EASEMENT SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT. NO VERTICAL EXCAVATION SHALL BE PERMITTED UNLESS THE CONTRACTOR STARTS CONSTRUCTION OF THE RETAINING WALL WITHIN 45 DAYS.

STORM DRAIN NOTES

1. MATERIAL CONSTRUCTION OF STORM DRAINS SHALL CONFORM TO OAKLAND SANITATION AND FLOOD CONTROL DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS.
2. R.C.P. STORM DRAINS SHALL BE CLASS III OR EQUAL. GFT IS AN ACCEPTABLE ALTERNATE FOR R.C.P. PER GFT SIZE = 24". SMOOTH INTERIOR CORROSION RESISTANT POLYESTER FIBRE FIBRE FIBRE GASKET SANITATION AND FLOOD CONTROL DISTRICT STANDARD SPECIFICATIONS AND WHICH IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS IS AN APPROVED ALTERNATIVE TO CLASS III R.C.P.
3. BACKFILL FOR STORM DRAINS SHALL BE PER OAKLAND SANITATION AND FLOOD CONTROL DISTRICT STANDARD SPECIFICATION.
4. THE ENTIRE STORM DRAIN SYSTEM SHALL CLEAR ALL OTHER UTILITIES BY 12 INCHES.
5. MANHOLES SHALL HAVE 24"x40" COVES, 24" RISERS AND STANDARD 24" MANHOLES CAST IRON FRAMES AND COVERS FOR FITS 24" DIAMETER AND SMALLER. MANHOLES SHALL HAVE 24"x40" COVES, 24" RISERS AND STANDARD 24" MANHOLE CAST IRON FRAMES AND COVERS FOR FITS GREATER THAN 24" DIAMETER.
6. ALL INLETS SHALL BE TYPE 'D' UNLESS OTHERWISE NOTED ON THE PLANS.
7. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PROVIDED TO THE DISTRICT PRIOR TO THE START OF CONSTRUCTION FOR ALL PHASES.
8. INSTALL THERMOSTATIC STORM DRAIN HANDINGS PER OAKLAND SANITATION AND FLOOD CONTROL REQUIREMENTS ON ALL STORM DRAIN (SEE 201).

SANITARY SEWER NOTES

1. MATERIAL AND CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO OAKLAND SANITATION AND FLOOD CONTROL DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS.
2. SEWER MAINS AND LATERALS SHALL BE EITHER VITRIFIED CLAY PIPE OR POLYETHYLENE GLASS REINFORCED COMPOSITE SEWER PIPE. LATERALS SHALL BE OF THE SAME MATERIAL AS THAT OF THE MAIN LINE.
3. SEWER LATERALS UNLESS OTHERWISE SHOWN ON PLANS SHALL BE INSTALLED AS SHOWN BY THE TYPICAL STANDARD DETAILS AND CONSTRUCTED NORMAL TO THE SEWER MAIN.
4. BACK FILL FOR SANITARY SEWER AND STORM DRAIN SHALL BE PER OAKLAND SANITATION AND FLOOD CONTROL DISTRICT STANDARD SPECIFICATIONS.
5. THE ENTIRE SANITARY SYSTEM SHALL CLEAR ALL OTHER UTILITIES BY TWELVE (12) INCHES.
6. MANHOLES SHALL HAVE 24"x40" COVES, 24" RISERS AND STANDARD 24" MANHOLE CAST IRON FRAMES AND COVERS.
7. ALL SANITARY SEWER MANHOLES SHALL BE INSTALLED WITH TWO "SHIELD" SEAL WRAP JOINT SEAL (INCLUDING ORTEX COLLARS OR RISERS).
8. ALL EXISTING SANITARY SEWER MANHOLES IN THE WORK AREA SHALL BE SEALED AT ALL OF THE JOINTS BETWEEN PRE-CAST SECTIONS WITH TWO "SHIELD" SEAL WRAP JOINT SEAL (INCLUDING ORTEX COLLARS OR RISERS).

CONCRETE

1. CONCRETE SHALL DEVELOP FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: CURBS, GRADE BEAMS, INTERIOR SLABS, ON GRADES AND FOOTINGS: $f'c = 3500$ PSI.
2. CONCRETE SHALL BE PLACED IN CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED BETWEEN PREDETERMINED CONSTRUCTION JOINTS. CONCRETE SHALL BE OF A CONSISTENCY TO PERMIT PLACING INTIMATELY AROUND REINFORCING BARS AND AGAINST FORMS.
3. EXPOSED SURFACES OF CONCRETE SHALL BE KEPT MOIST OR CURED BY PROTECTIVE COVERINGS, AS NOTED IN SPECIFICATIONS.
4. FORMS SHALL BE TIGHT AND CLEAN BEFORE PLACING CONCRETE.
5. CHAMFER EDGES OF CONCRETE EXPOSED 3/4" UNLESS OTHERWISE NOTED.

REINFORCEMENT

1. REINFORCEMENT SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF ASTM A618 GRADE 60 FOR #3 BARS AND LARGER GRADE 40 FOR #4 BARS AND SMALLER.
2. REINFORCING BARS SHALL BE FREE FROM LOOSE RUST AND OF ANY OTHER COATING WHICH WILL DESTROY OR REDUCE BOND.
3. REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER WHICH WILL WEAKEN THE MATERIAL AND SHALL BE APPROPRIATELY PLACED AND POSITIVELY SECURED.
4. THE CLEAR DISTANCE BETWEEN PARALLEL BARS IN A LAYER SHALL NOT BE LESS THAN 1 1/2 TIMES THE NOMINAL DIAMETER OF THE BARS OR 1 US TIMES THE MAXIMUM SIZE AGGREGATE NOT LESS THAN 1/2".

PAVING

1. PAVING TO BE ASPHALTIC CONCRETE TYPE D PER SECTION 200-6 OF "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2005 EDITION ROADWAY TO BE CONSTRUCTED OF 2 LIFTS OF 2" THICK ASPHALTIC CONCRETE.
2. AGGREGATE BASE TO BE CLASS II, 6" THICK. INSTALLED PER SECTION 200-3 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2005 EDITION.

CONSTRUCTION TRAFFIC CONTROL

1. CITY WILL REMOVE ALL CITY OWNED SIGNS. NOTIFY THE TRAFFIC ENGINEER TWO (2) WORKING DAYS IN ADVANCE OF REMOVAL. THE CONTRACTOR WILL REPLACE ALL DAMAGED SIGNS, POSTS, ETC. IN KIND IF DAMAGED THROUGH HIS NEGLIGENCE.
2. NO CONSTRUCTION WORK WILL COMMENCE UNTIL ALL CONSTRUCTION SIGNS IS IN PLACE.
3. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA MANUAL OF HANDING SIGNS, LIGHT AND DEVICES. THE CITY SHALL DESIGNATE THE LOCATION OF ALL CONSTRUCTION SIGNS AND DEVICES TO BE USED ON THIS PROJECT.
4. ALL CONSTRUCTION SIGNS AND DEVICES SHALL BE REFLECTORIZED AND PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL ERECT AND MAINTAIN SIGN SIGNAGE FOR THE LENGTH OF THE CONTRACT. ALL SIGNS TO BE MOUNTED ON 4"x4" POSTS WITH WOOD BLOCK TWO-INCHES 4" HIGH LAG BOLDS, AND WASHED. MINIMUM SHEEDMENT OF POST SHALL BE 3'-0" INTO SOIL. BOTTOM OF SIGN SHALL BE 7 FEET ABOVE CENTERLINE OF ROAD GRADE.
5. COMPETENT FLASHER AND NECESSARY SIGNS SHALL BE USED WHEN:
 - A. TWO-WAY TRAFFIC MUST BE USE A SINGLE LANE, OR
 - B. EQUIPMENT IS WORKING ON OR IMMEDIATELY ADJACENT TO TRAVELED ROADWAY.
6. AT LEAST ONE-WAY TRAFFIC MUST BE MAINTAINED DURING ALL NON-WORKING HOURS. PROTECTIVE SIGNS SHALL BE PLACED TO ACCOMPLISH THIS.
7. THE NOTIFICATION TO LOCAL AGENCIES SHALL INCLUDE THE PROPOSED TRAFFIC CONTROL PLANS.
8. ALL STRIPS SHALL CONFORM TO STATE STANDARDS AS SHOWN IN THE TRAFFIC MANUAL.

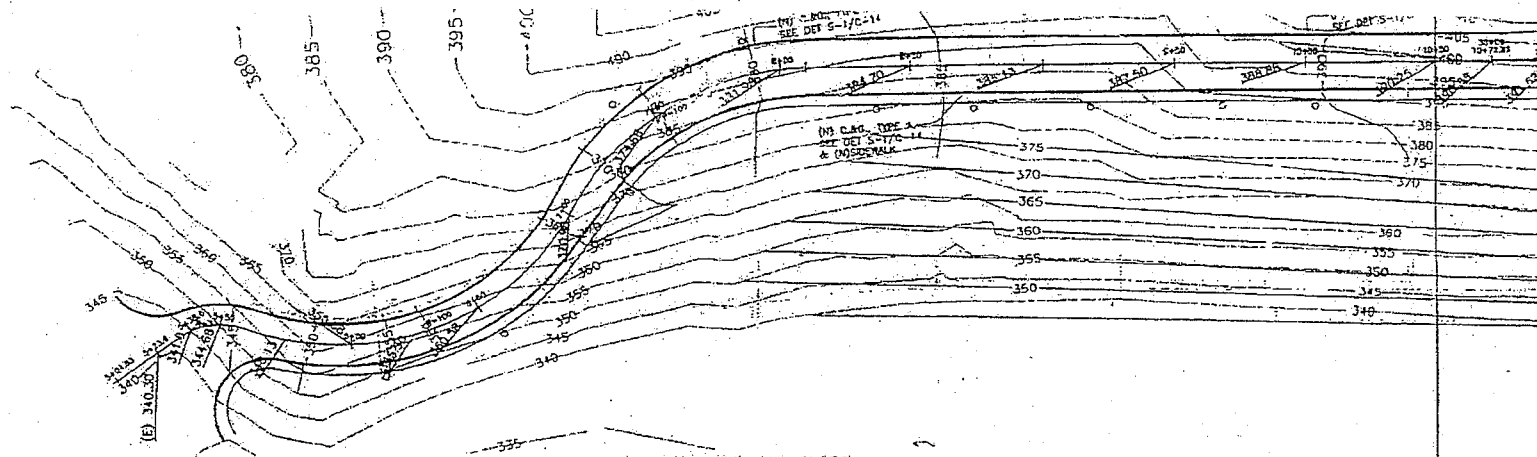


A. C. K. Engineers & Surveyors
 100 MARSHALL BLVD
 SAN FRANCISCO, CA 94102
 (415) 774-1101

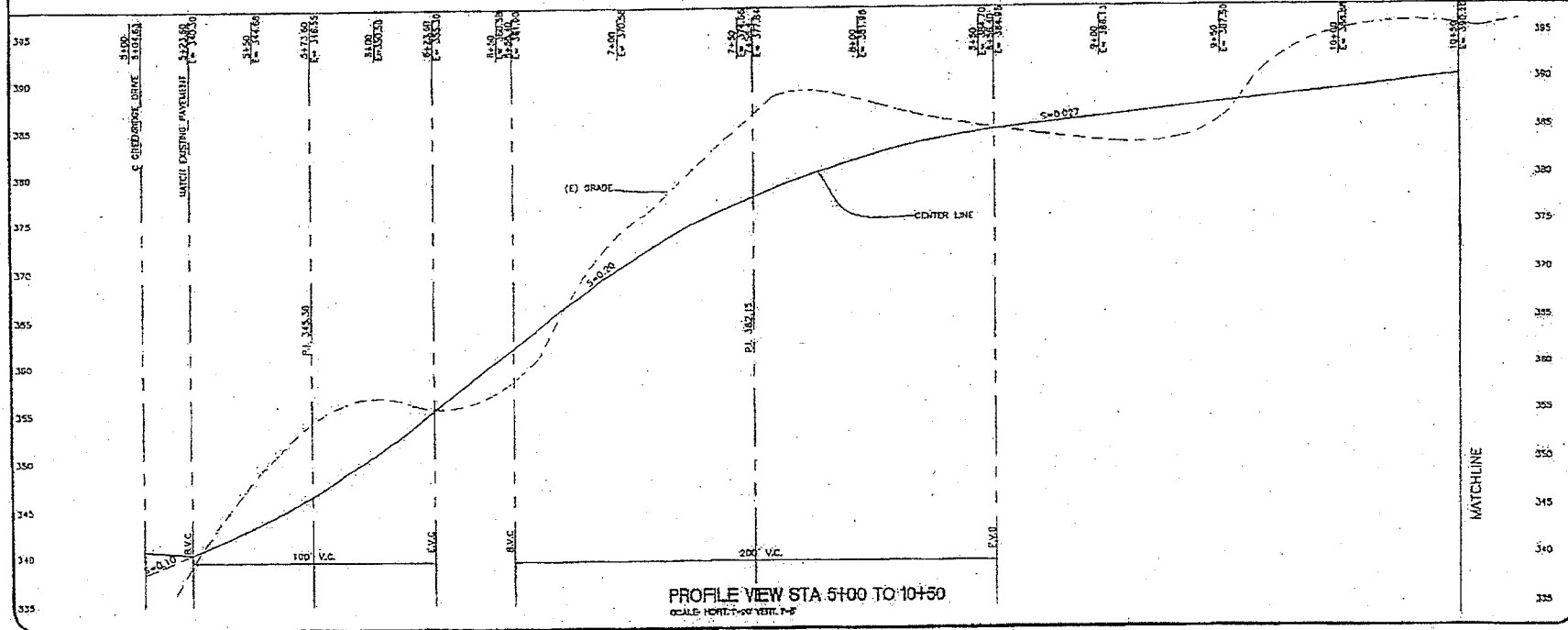
GENERAL NOTES
 SIENA HILL
 KELLER AVENUE @ GREENRIDGE & RILEA
 OAKLAND, CA



DRAWN: DALTON
 CHECKED: []
 DATE: 05/10/10
 SCALE: AS NOTED
 PLOT NO: 00000-0
 SHEET
 C-5
 OF 24 SHEET



PLAN VIEW STA 5+00 TO 10+50
SCALE 1"=20'



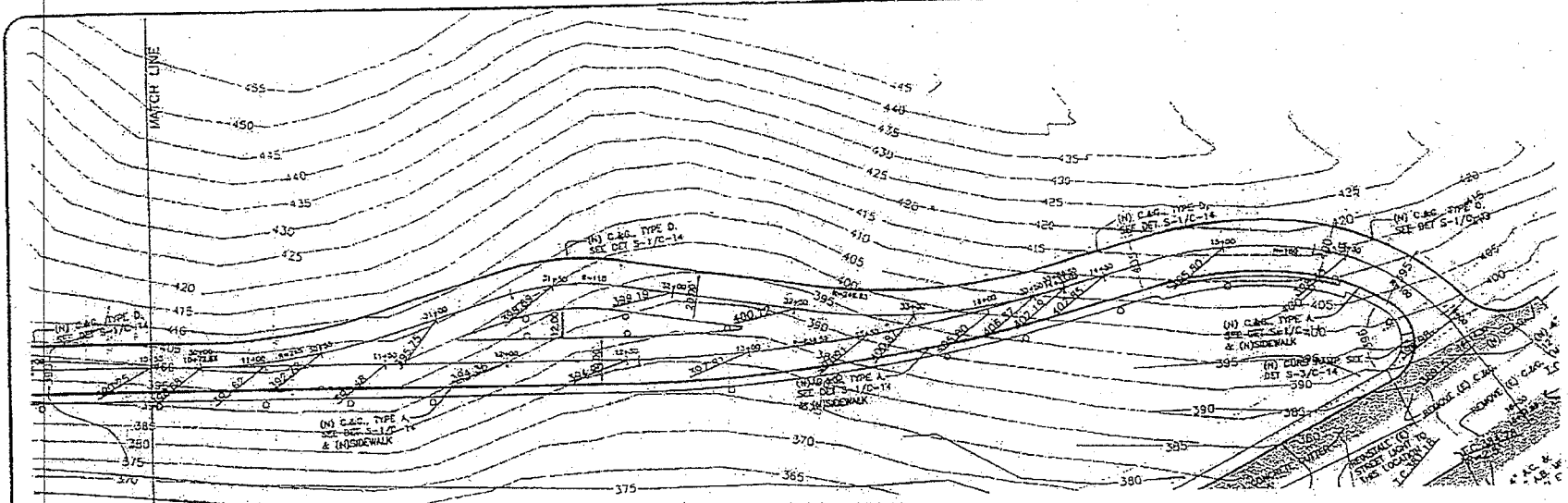
PROFILE VIEW STA 5+00 TO 10+50
SCALE HORIZ. 1"=40' VERT. 1"=5'



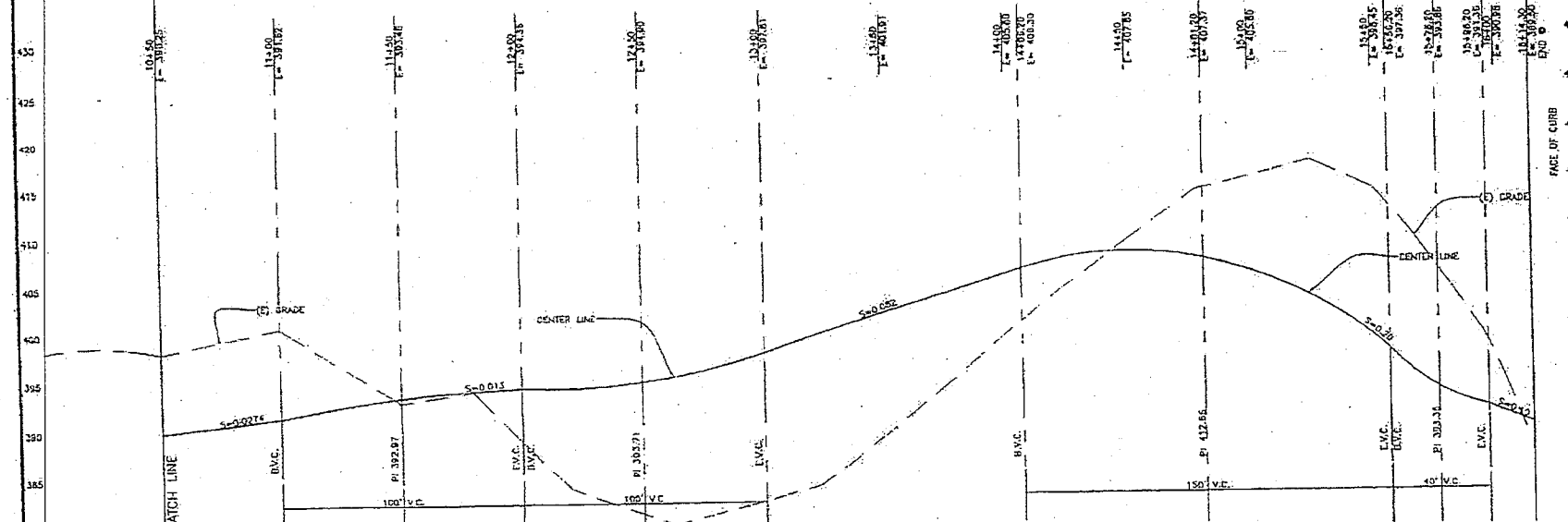
STREET IMPROVEMENT
SIENA HILL
KELLER AVENUE @ GREENBRIDGE & RILEA
OAKLAND, CA

A.C.K. Engineers & Architects
CONSULTANTS IN
TRAFFIC SIGN
ARCHITECTURE

DESIGNED BY	W
CHECKED BY	W
DRAWN BY	W
SCALE	AS SHOWN
DATE	08/01/00
PROJECT	00000000
SHEET	C-6
OF # SHEETS	6



PLAN VIEW STA 10+50 TO 16+43.0
SCALE 1"=40'



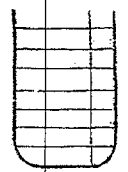
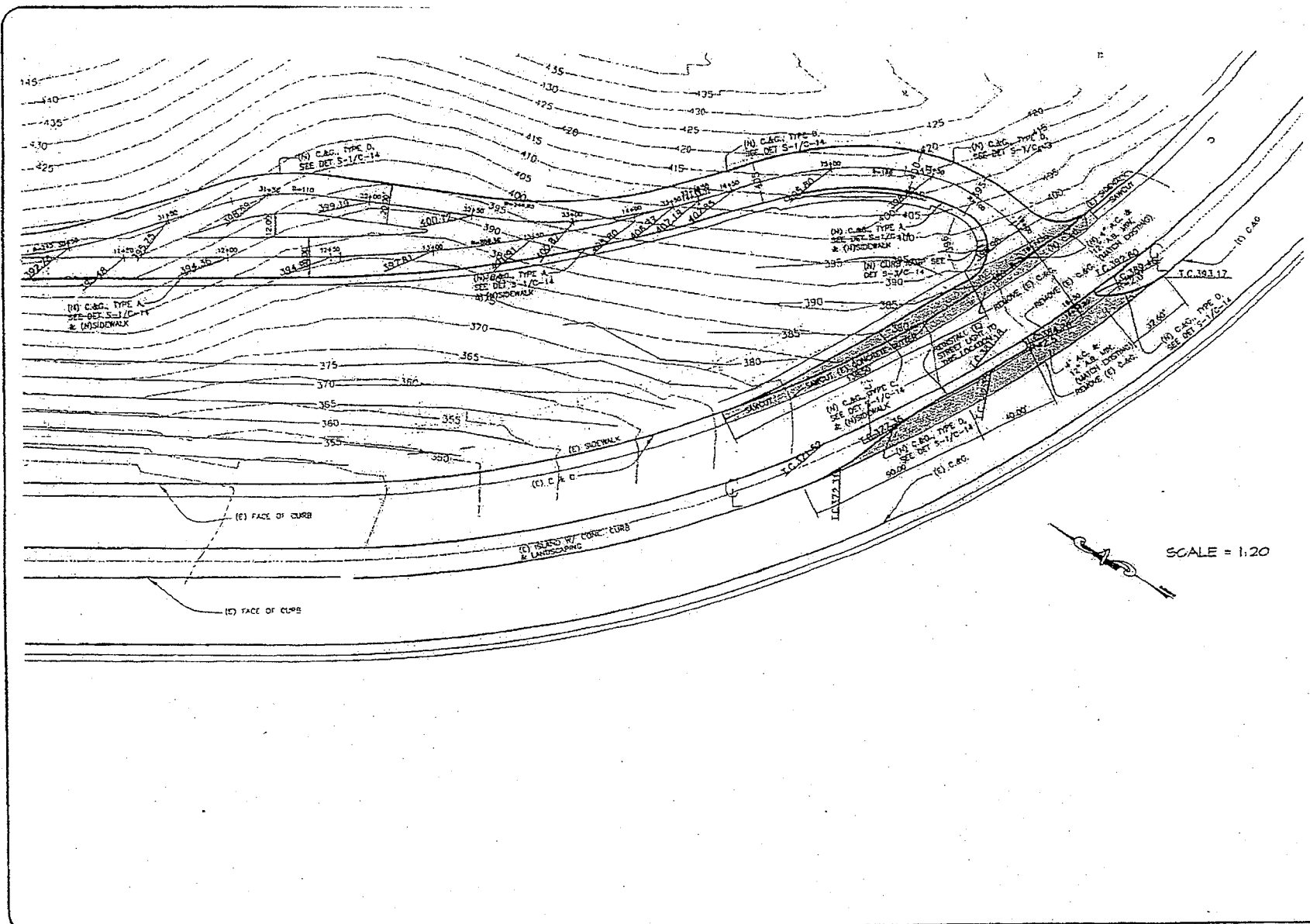
PROFILE VIEW STA 10+50 TO 16+43.0
SCALE HORIZ. 1"=40' VERT. 1"=5'

A. C. K. Engineers
 1000 CALIFORNIA PARK
 OAKLAND, CALIF. 94612
 (415) 764-1100

STREET IMPROVEMENT
 SIENA HILL
 KELLER AVENUE @ GREENBRIDGE & RILEA
 OAKLAND, CA



DRAWN BY	
CHECKED BY	
DATE	
SCALE	AS SHOWN
JOB NO.	
SHEET	07
OF 20 SHEETS	

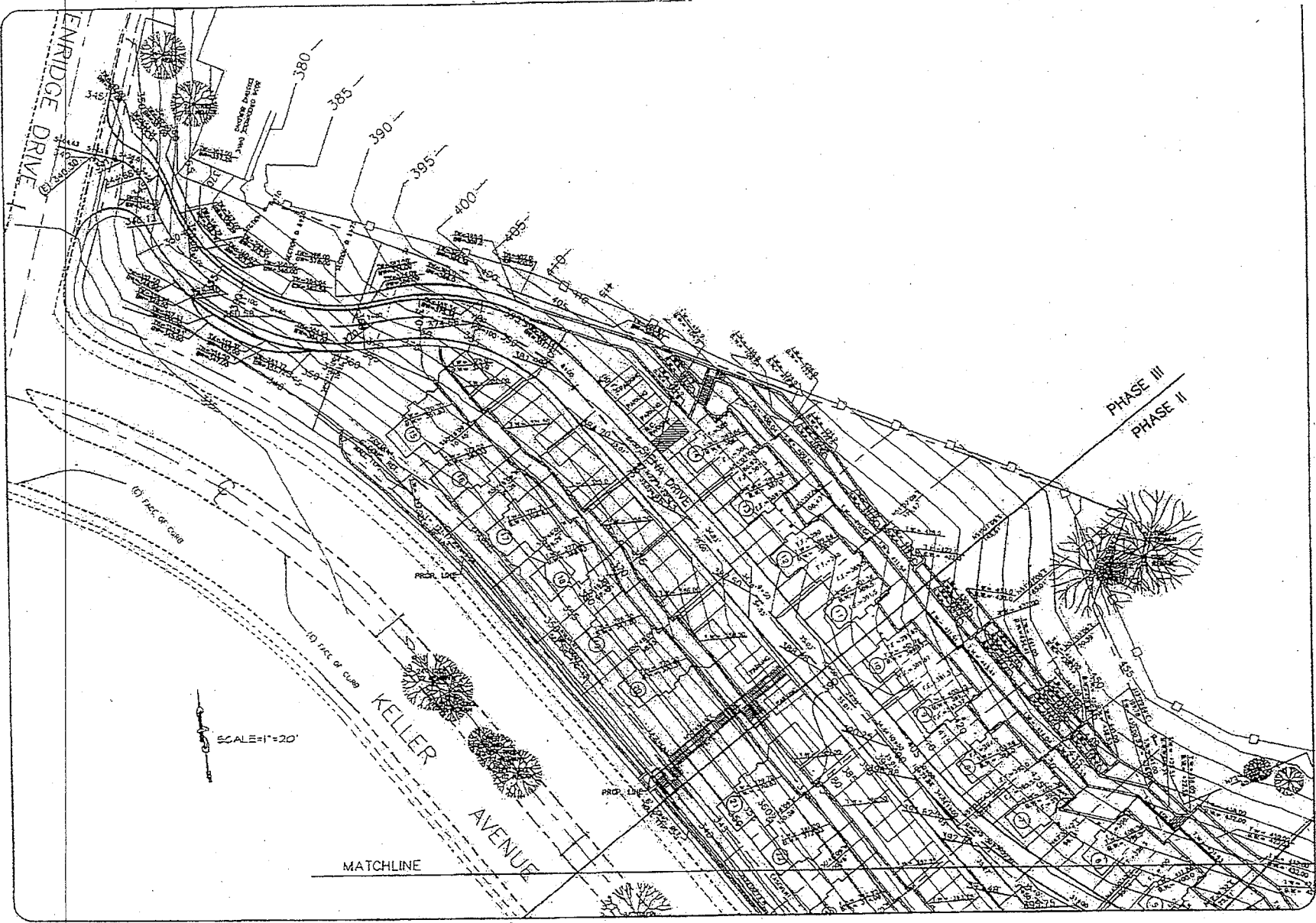


A. C. K.
 ARCHITECTS
 1000 CALIFORNIA
 BUILDING
 OAKLAND, CALIF.

STREET IMPROVEMENT, KELLER AVE.
 SIENA HILL
 KELLER AVENUE @ GREENBRIDGE & RILEA
 OAKLAND, CA



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DATE	...
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OF 20 SHEETS	...

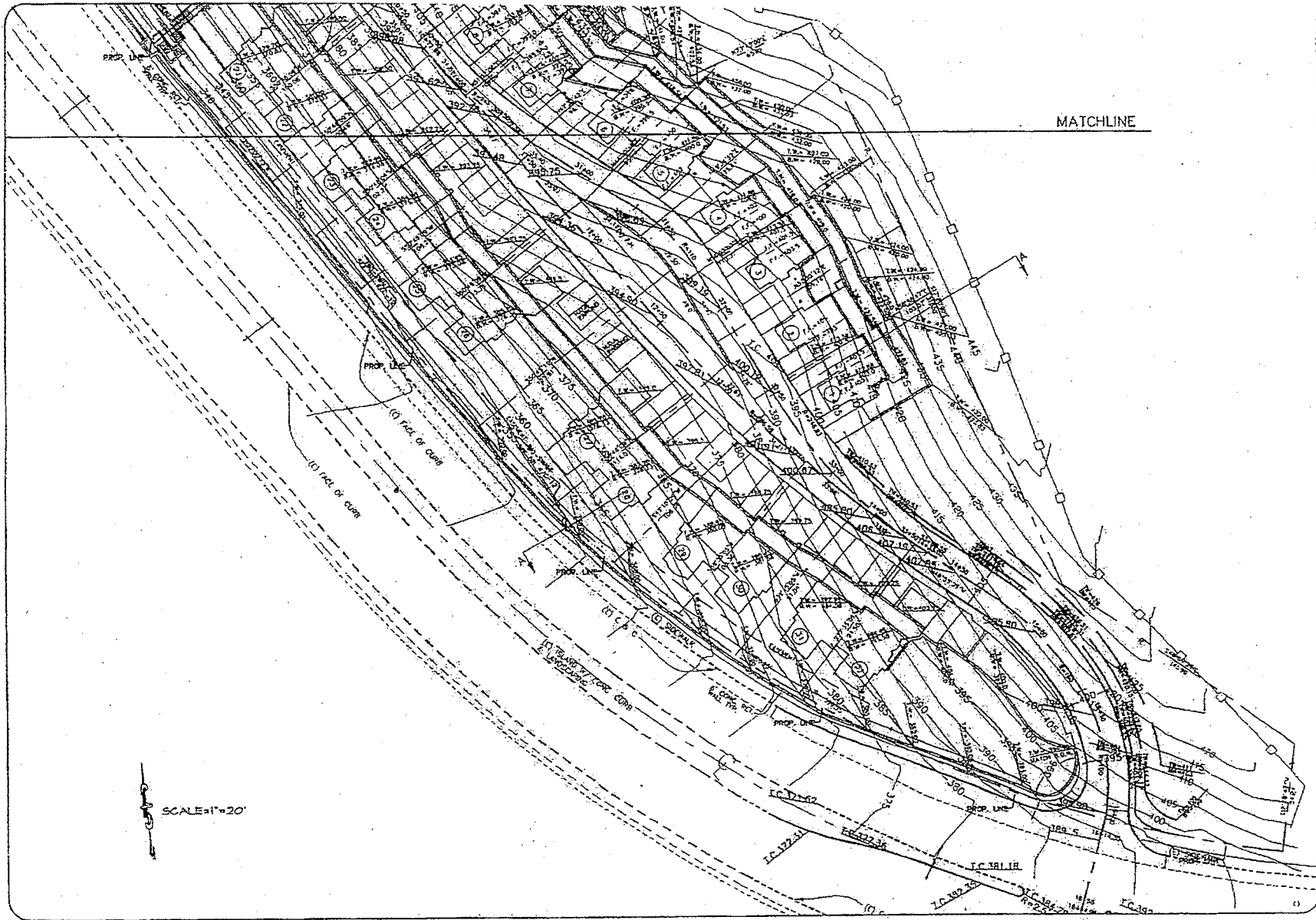


A.C.K. Engineering
 600 JUNE ST. #2
 OAKLAND, CALIF. 94612
 PH: 415-438-8818
 FAX: 415-438-2343

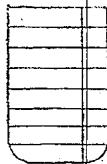
GRADING & RETAINING WALLS
 SIENA HILL
 KELLER AVENUE & GREENRIDGE & RILEA
 OAKLAND, CA.



DESIGN	DALE
CHECKED	AK
DATE	8/12/82
SCALE	1"=20'
JOB NO.	82-001-C
SHEET	
C-9	
OF 15 SHEETS	



SCALE=1"=20'



A. C. K. & COMPANY
 600 MARK ST. 1410
 OAKLAND, CALIF. 94612
 PHONE 431-1410

GRADING & RETAINING WALLS
 SIENA HILL
 KELLER AVENUE @ GREENRIDGE & RILEA
 OAKLAND, CA.



DRAWN	DATE
CHECKED	BY
DATE	SCALE
JOB NO.	SHEET
C-10	
OF 27 SHEET	

EROSION CONTROL NOTES:

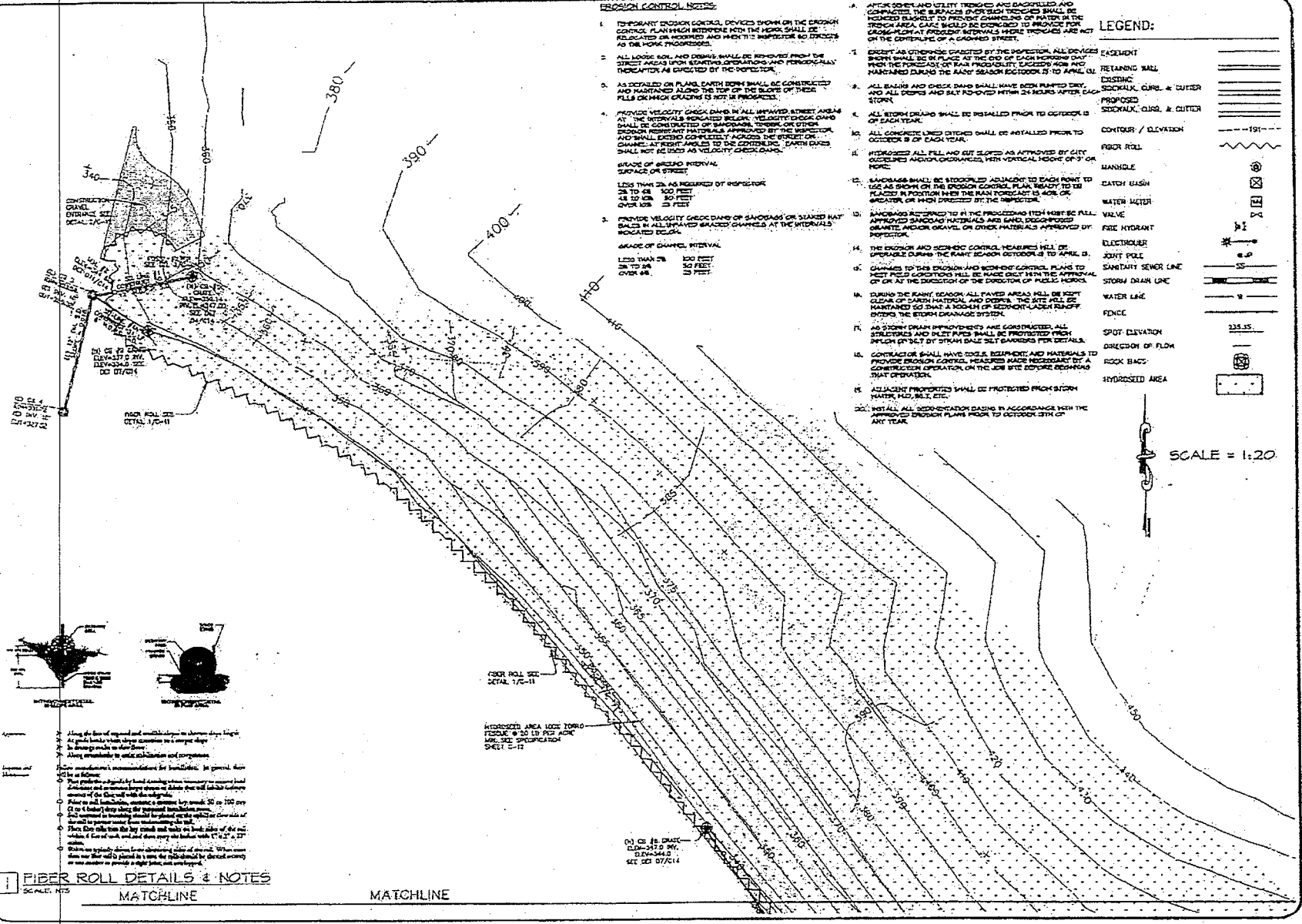
- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE REMOVED OR HOISTED AND WHEN THE INTERFERE NO LONGER IS TO THE WORK PROGRESSORS.
 - ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AND FROM EXISTING DRIVEWAYS AND PERMANENTLY REINTEGRATED OR HOISTED AND WHEN THE INTERFERE NO LONGER IS TO THE WORK PROGRESSORS.
 - AS DETAILED ON PLANS, EARTH BERM SHALL BE CONSTRUCTED AND MAINTAINED ALONG THE TOP OF THE SLOPE OF THESE FILL DRAINAGE GRADINGS IS NOT BE PROGRESSORS.
 - PROVIDE VELOCITY CHECK DAMS IN ALL IMPROVED STREET AREAS AT THE INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS SHALL BE CONSTRUCTED OF SANDWICH, TRUNK OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR DRIVEWAY AT RIGHT ANGLES TO THE CONTROLLING EARTHWORK SHALL NOT BE USED AS VELOCITY CHECK DAMS.
- GRADE OF AROUND INTERVAL SURFACE OF STREET
- LESS THAN 2% AS REQUIRED BY INSPECTOR
 2% TO 4% 100 FEET
 4% TO 6% 50 FEET
 OVER 6% 25 FEET
- GRADE OF CHANNEL INTERVAL
- LESS THAN 2% 100 FEET
 2% TO 4% 50 FEET
 OVER 4% 25 FEET
- PROVIDE VELOCITY CHECK DAMS OF SANDWICH OR SEALED RAY BAILS IN ALL IMPROVED SAUCED CHANNELS AT THE INTERVALS INDICATED BELOW.
- GRADE OF CHANNEL INTERVAL
- LESS THAN 2% 100 FEET
 2% TO 4% 50 FEET
 OVER 4% 25 FEET

- AFTER SOIL AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OF OPEN TRENCHES SHALL BE FENCED OR BARRICADED TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CLOSING SHALL BE COMPLETED TO PROVIDE FOR BACKFILLING AT PREVIOUS INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A GRADED STREET.
- EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WITH THE EXCEPTION OF RAIN PROBABILITY EXCEEDED 40% AND MAINTAINED DURING THE RAINY SEASON EXCEPT IS TO REMOVE OR RELOCATE AT PREVIOUS INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A GRADED STREET.
- ALL STORM AND CHECK DAMS SHALL HAVE BEEN RAINED DRY, AND ALL DEEPS AND SALT POND-DIVIDED WITHIN 24 HOURS AFTER EACH STORM.
- ALL STORM DAMS SHALL BE DETALLED PRIOR TO OCCURRENCE OF EACH YEAR.
- ALL CONCRETE LINED CHANNELS SHALL BE DETALLED PRIOR TO OCCURRENCE OF EACH YEAR.
- INTERLOCKS ALL FILL AND CUT SLOPED AS APPROVED BY CITY OFFICIALS AND/OR GRADINGS, WITH VERTICAL HOOKS OF 3" OR MORE.
- SANDWICH SHALL BE STOCKPILED ADJACENT TO EACH POINT TO USE AS SHOWN ON THE EROSION CONTROL PLAN READY TO BE PLACED IN POSITION WHEN THE MAIN CONTRACT IS ADR OF GREATER OR MORE DIRECTED BY THE INSPECTOR.
- SANDWICH REFERENCED TO IN THE PROCEEDING ITEM MUST BE FULL APPROVED SANDWICH MATERIALS AND SAND DISPROVED GRANITE AND/OR GRAVEL OR OTHER MATERIALS APPROVED BY INSPECTOR.
- THE EROSION AND SCOUR CONTROL MEASURES SHALL BE APPLIED DURING THE RAINY SEASON OUTSIDE TO APRIL 30.
- CHANGES TO THIS EROSION AND SCOUR CONTROL PLANS TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS.
- DURING THE RAINY SEASON ALL PAVED AREAS SHALL BE KEPT CLEAR OF SAND MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO THAT A RISK OF SEVERE EROSION OCCURS DURING THE STORM DRAINAGE SYSTEM.
- AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STREETS AND DRIVEWAYS SHALL BE PROTECTED FROM EROSION BY MEANS OF STORM DRAIN SALT SANDWICHES FOR DETAILS.
- CONTRACTOR SHALL HAVE EVIDENCE EQUIPMENT AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATOR ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
- ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATER, M.D., S.L.T., ETC.
- INSTALL ALL CONSTRUCTION DURING IN ACCORDANCE WITH THE APPROVED EROSION PLANS PRIOR TO OCCURRENCE OF THE RAINY YEAR.

LEGEND:

- EASEMENT
- RETAINING WALL
- EXISTING STOCKWALK, CURB, & UTILITY
- PROPOSED STOCKWALK, CURB, & UTILITY
- CONTOUR / ELEVATION
- PIEROR ROLL
- MANHOLE
- CATCH BASIN
- WATER METER
- VALVE
- FIRE HYDRANT
- ELECTRODER
- JOINT POLE
- STORMY SEWER LINE
- STORMY DRAIN LINE
- WATER LINE
- FENCE
- SPOT ELEVATION
- DIRECTION OF FLOW
- ROCK BACS
- HYDROSEED AREA

SCALE = 1:20



- FIBER ROLL DETAILS & NOTES**
 SCALE: N/D
- Along the face of exposed and suitable slopes to channel slope length.
 - As good banks to show slope correction to a steep slope.
 - Along embankment to show stabilization and compaction.
 - Use manufacturer's instructions for installation. In general, the order is as follows:
 - Place geotextile on ground by hand drawing across temporary or existing foot.
 - Excavate and compact layers above to depth that will stabilize surface.
 - Place soil, backfill, compact a second layer until 30 to 100 are.
 - Repeat a second layer until the proposed installation area.
 - Repeat until remaining should be placed on the surface of the soil.
 - Place fiber rolls from the top down and make on back side of the roll.
 - Rolls are typically placed in a row, the interlocking by checked security on one another in parallel to slope face, with overlapping.

NO. 1	1
NO. 2	1
NO. 3	1
NO. 4	1
NO. 5	1
NO. 6	1
NO. 7	1
NO. 8	1
NO. 9	1
NO. 10	1
NO. 11	1
NO. 12	1
NO. 13	1
NO. 14	1
NO. 15	1
NO. 16	1
NO. 17	1
NO. 18	1
NO. 19	1
NO. 20	1

A. C. K.
 Registered Professional Engineer
 No. 11237
 State of California
 1400 14th Street
 Oakland, CA 94612

EROSION CONTROL PLAN
 SIENA HILL
 KELLER AVENUE & GREENRIDGE & RILEA
 OAKLAND, CA



DRAWN BY	
CHECKED BY	M.K.
DATE	04/09
SCALE	1/2" = 1'
REVISION	000-2
SHEET	C-11
OF 26 SHEET	

MATCHLINE

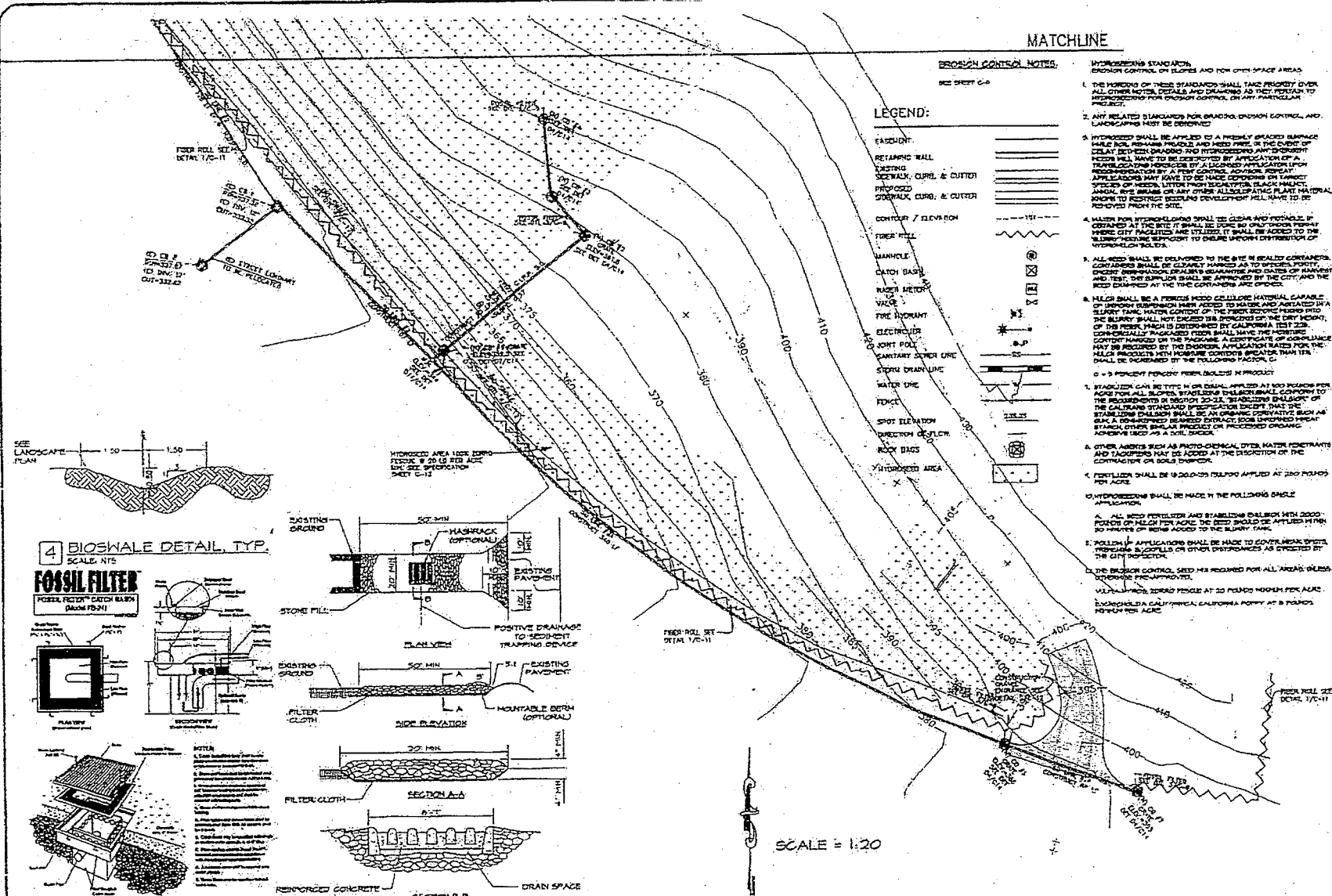
EROSION CONTROL NOTES:

SEE SHEET C-8

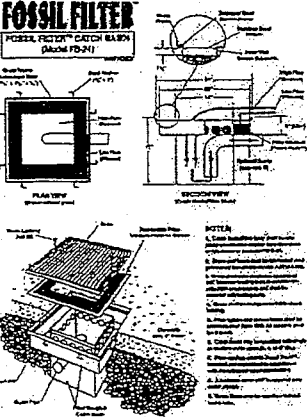
LEGEND:

- FASCHION: _____
- RETAINING WALL _____
- EXISTING SIDEWALK, CURB, & CUTTER _____
- PROPOSED SIDEWALK, CURB, & CUTTER _____
- CONTOUR / ELEVATION _____
- FIBER ROLL SET _____
- MANHOLE _____
- CATCH BASIN _____
- WATER METER _____
- VALE _____
- FIRE HYDRANT _____
- ELECTRICITY _____
- JOINT POLE _____
- SEWERY COVER URE _____
- SEWER DRAIN LINE _____
- WATER URE _____
- FENCE _____
- SPOT ELEVATION _____
- DIRECTION OF FLOW _____
- ROCK BIAS _____
- HYDROSEED AREA _____

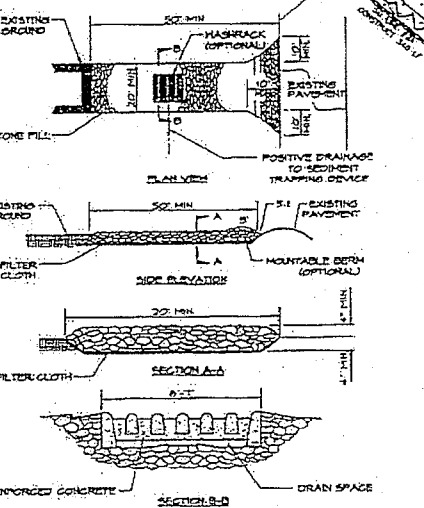
1. THE WORKING OF THESE STANDARDS SHALL TAKE PRECEDENCE OVER ALL OTHER NOTES, DETAILS AND DRAWINGS AS THEY PERTAIN TO HYDROSEEDING FOR EROSION CONTROL ON ANY PARTICULAR PROJECT.
2. ANY RELATED STANDARDS FOR BRACKEN, DRAGON CONTROL, AND LANDSCAPING MUST BE OBSERVED.
3. HYDROSEED SHALL BE APPLIED TO A FRESHLY SPACED SURFACE WHILE SOIL REMAINS MOIST AND NEED FIRST, IN THE EVENT OF DELAY BETWEEN BRACKEN AND HYDROSEEDING APPLICATION, FIBER ROLL SHALL BE COVERED BY APPLICATION OF A TRAVEL CONTROL PRODUCT BY A FERTILIZER, ADVISOR, FERTILIZER APPLICATORS MAY HAVE TO BE MADE CONSIDERATION ON LAYOUT OF SEED, LITTER FROM SEEDLITER, BLACK PLYMOUTH ANIMAL ROPE BRUSH OR ANY OTHER ALL-SOLID PLANT MATERIAL SHOULD BE RESTRICTED BEING DEVELOPMENT WILL HAVE TO BE REMOVED FROM THE SITE.
4. WATER FOR HYDROSEEDING SHALL BE CLEAR AND PORTABLE IF OBTAINED AT THE SITE IT SHALL BE USED BY ONE PERSON PERMANENTLY WHERE CITY FACILITIES ARE UTILIZED IT SHALL BE ADDED TO THE SEED MIXTURE TO ENSURE UNIFORM DISTRIBUTION OF HYDROSEEDING SOLIDS.
5. ALL SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS, CONTAINERS SHALL BE CLEARLY MARKED AS TO SPECIES, PURITY, WEIGHT, DIMENSIONS, GRAIN SIZE, QUANTITY OF HANDLING AND TEST. THE SUPPLIER SHALL BE APPROVED BY THE CITY, AND THE SEED OBTAINED AT THE TIME CONTAINERS ARE OPENED.
6. MIXER SHALL BE A PORTABLE MOTO CELLULOSE MATERIAL CAPABLE OF UNIFORM DISPERSION WHEN ADDED TO WATER AND MIXTURED WITH SLURRY TANK, MIXER CONTAINER OF THE FIBER ROLLER MUST BE CLEANED IMMEDIATELY AFTER USE TO PREVENT CLOGGING OF THE DRY SEED, OF THE FIBER ROLLER IS REQUIRED BY CALIFORNIA TEST 228, LOCAL ORIGINALLY MANUFACTURED FIBER ROLLERS SHALL HAVE THE FIBER ROLLER CONTAINER MARKED ON THE PACKAGE A GRAIN SIZE OF 1/8 INCH OR SMALLER MUST BE PROVIDED BY THE MANUFACTURER. APPLICATION RATES FOR THE MIXER PRODUCTS WITH HUMIDITY CONTROL GREATER THAN 10% SHALL BE DETERMINED BY THE FOLLOWING FACTOR, G:
 - G = 5 PERCENT FERTILIZER PER BULBS IN PRODUCT
7. STABILIZER CAN BE TYPE N OR DICAL APPLIED AT 500 POUNDS PER ACRE FOR ALL SLOPES, STABILIZER SHALL CONFORM TO THE REQUIREMENTS IN SECTION 20-21, RESPECTIVE RELEASE OF THE CALIFORNIA STANDARD SPECIFICATION SUBJECT THAT THE STABILIZER SHALL BE IN AN ORIGINAL PACKAGE SUCH AS SEAL, A COMPLETED BRAND EXTRACT, SOIL IMPROVEMENT STABILIZER SHALL BE PROVIDED OR PRECEDED DRAINAGE AGENTS SUCH AS A SOIL BINDER.
8. OTHER AGENTS SUCH AS PHOTO-CHEMICAL, DYES, WATER PENETRANTS, AND TACKERS MAY BE ADDED AT THE DISCRETION OF THE CONTRACTOR ON SOIL EXPOSURE.
9. FERTILIZER SHALL BE 19-20-0-0-5 PHOSPHOR APPLIED AT 200 POUNDS PER ACRE.
10. HYDROSEEDING SHALL BE MADE IN THE FOLLOWING SINGLE APPLICATION:
 - A. ALL SEED FERTILIZER AND STABILIZER SHALL BE 3000 POUNDS PER ACRE FOR ACRE. THE SEED SHOULD BE APPLIED WITHIN 30 MINUTES OF BOMB ACCORD TO THE SLURRY TANK.
 - B. FERTILIZER APPLICATION SHALL BE MADE TO COVER BARE SPOTS, STREAMS, BLOODS, OR OTHER DISTURBED AREAS AS DIRECTED BY THE CITY INSPECTOR.
 - C. THE EROSION CONTROL SEED MIX REQUIRED FOR ALL AREAS UNLESS OTHERWISE PRE-APPROVED.
 - D. ALL FIBER ROLLERS SHOULD BE AT 30 POUNDS PER ACRE. INCREASED A CALIFORNIA CALIFORNIA POLICY AT 5 POUNDS PER ACRE.



4 BIOSHALE DETAIL, TYP.
SCALE: NTS



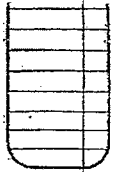
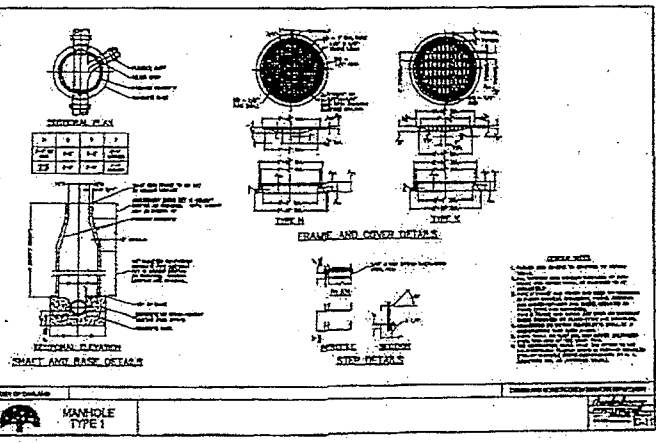
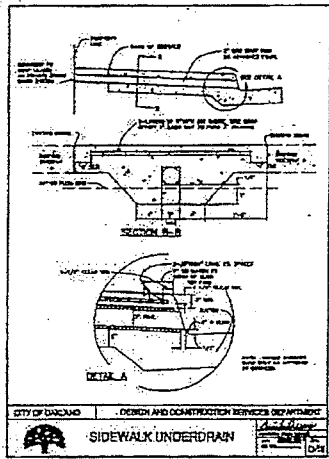
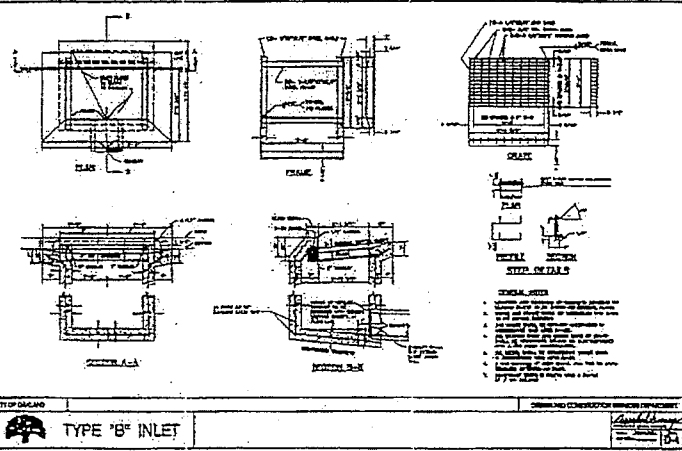
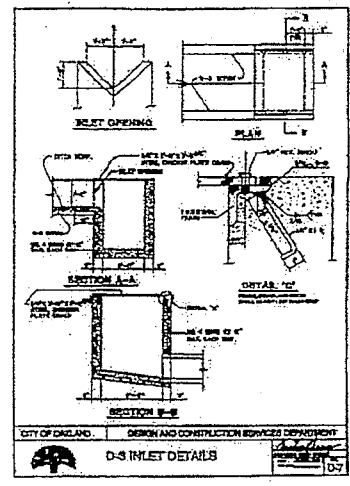
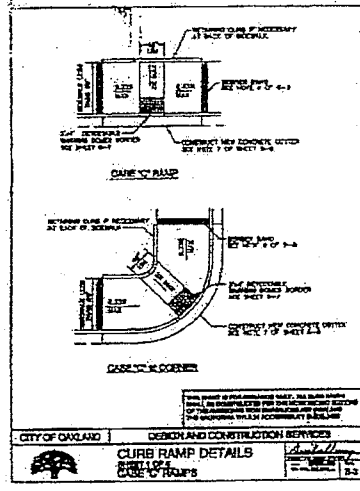
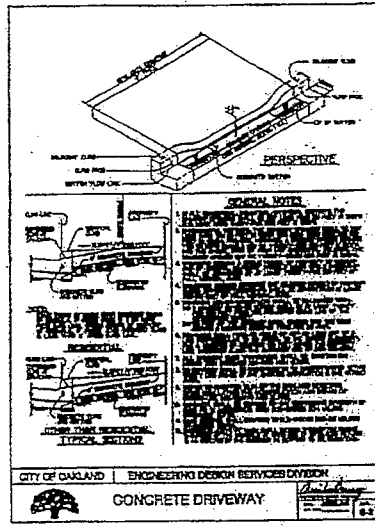
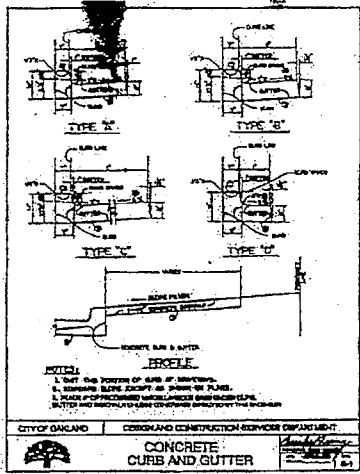
2 CONSTRUCTION ENTRANCE DETAILS
SCALE: NTS



A. C. K. ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
SANTA ANA, CALIFORNIA

EROSION CONTROL PLAN
SIENA HILL
KELLER AVENUE & GREENBRIDGE & RILEA
OAKLAND, CA

DRAWN BY: _____
CHECKED BY: _____
DATE: _____
SCALE: _____
SHEET: C-12
OF 3 SHEETS

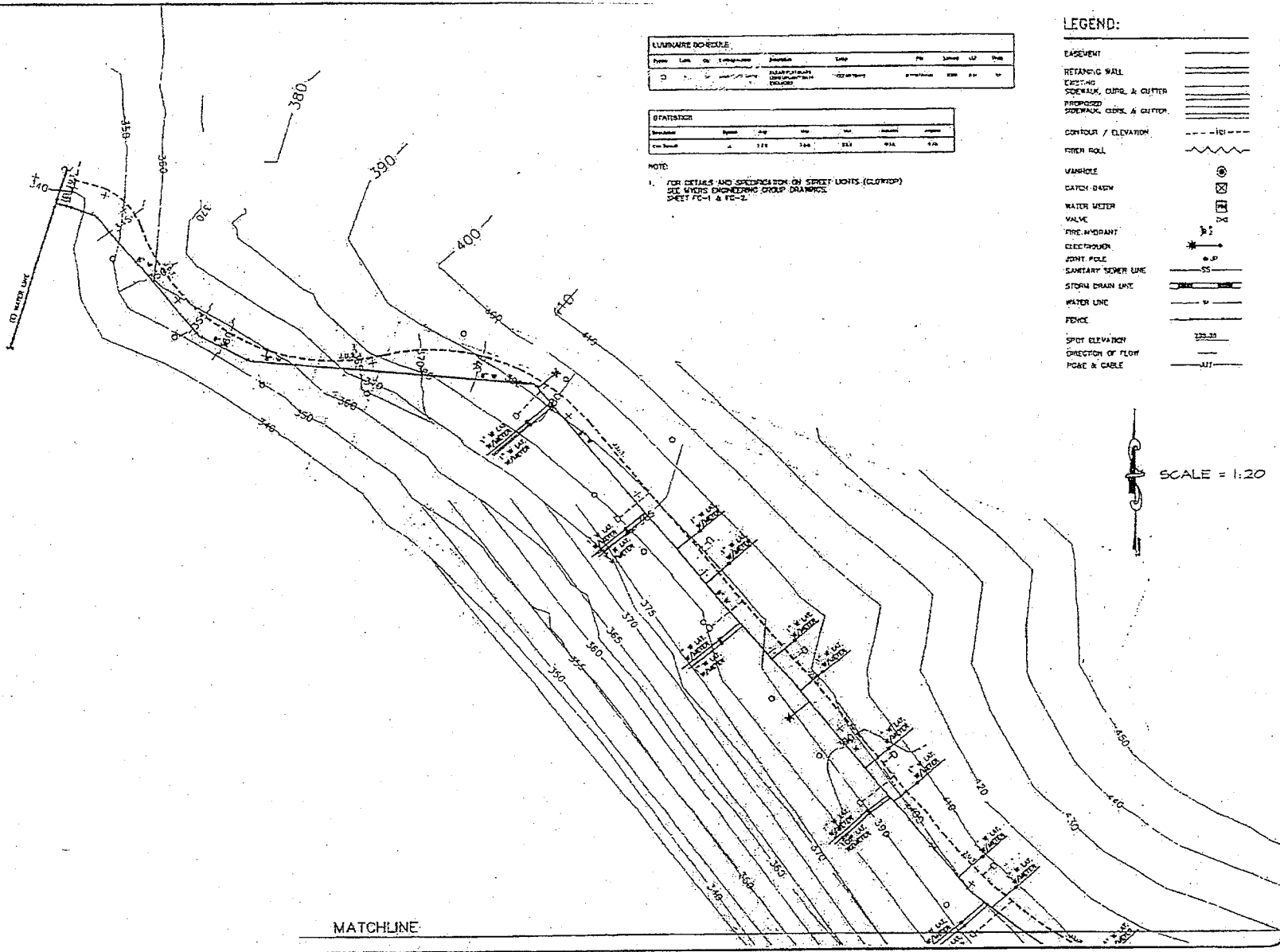


A.C.K. Engineering & Surveying
800 JONES ST. #5
WILSON, CA. 94093
TEL: 415-948-1111

CITY OF OAKLAND STANDARD DETAILS
SIENA HILL
KELLER AVENUE @ GREENBRIDGE & RILEA
OAKLAND, CA.



DRAWN: MALLEN
CHECKED: MALLEN
DATE: 11/11/11
SCALE: AS SHOWN
JOB NO: 11-0000-01
SHEET: C-14
OF 25 SHEETS



LUMINAIRE SCHEDULE									
Form	Lum.	Qty	Configuration	Position	Height	Foot	Spaced	Off	Spac.
□				PARALLEL TO SIDEWALK	10'-0"	10'	10'	10'	10'
○				PERPENDICULAR TO SIDEWALK	10'-0"	10'	10'	10'	10'

STATISTICS						
Statistic	System	1-10'	10-20'	20-30'	30-40'	40-50'
The Number		1	1	1	1	1

NOTE:
 1. FOR DETAILS AND SPECIFICATIONS ON STREET LIGHTS (CLOWTOP)
 SEE MIXED ENGINEERING GROUP DRAWINGS
 SHEET FC-1 & FC-2.

- LEGEND:**
- EASEMENT
 - RETAINING WALL
 - EXISTING SIDEWALK, CURB, & GUTTER
 - PROPOSED SIDEWALK, CURB, & GUTTER
 - CONTOUR / ELEVATION
 - FIBER ROLL
 - VAHOLE
 - CATCH BASIN
 - WATER METER
 - VALVE
 - FIRE HYDRANT
 - ELECTRICAL
 - JOINT POLE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - WATER LINE
 - FENCE
 - SPOT ELEVATION
 - DIRECTION OF FLOW
 - PG&E & CABLE

SCALE = 1:20

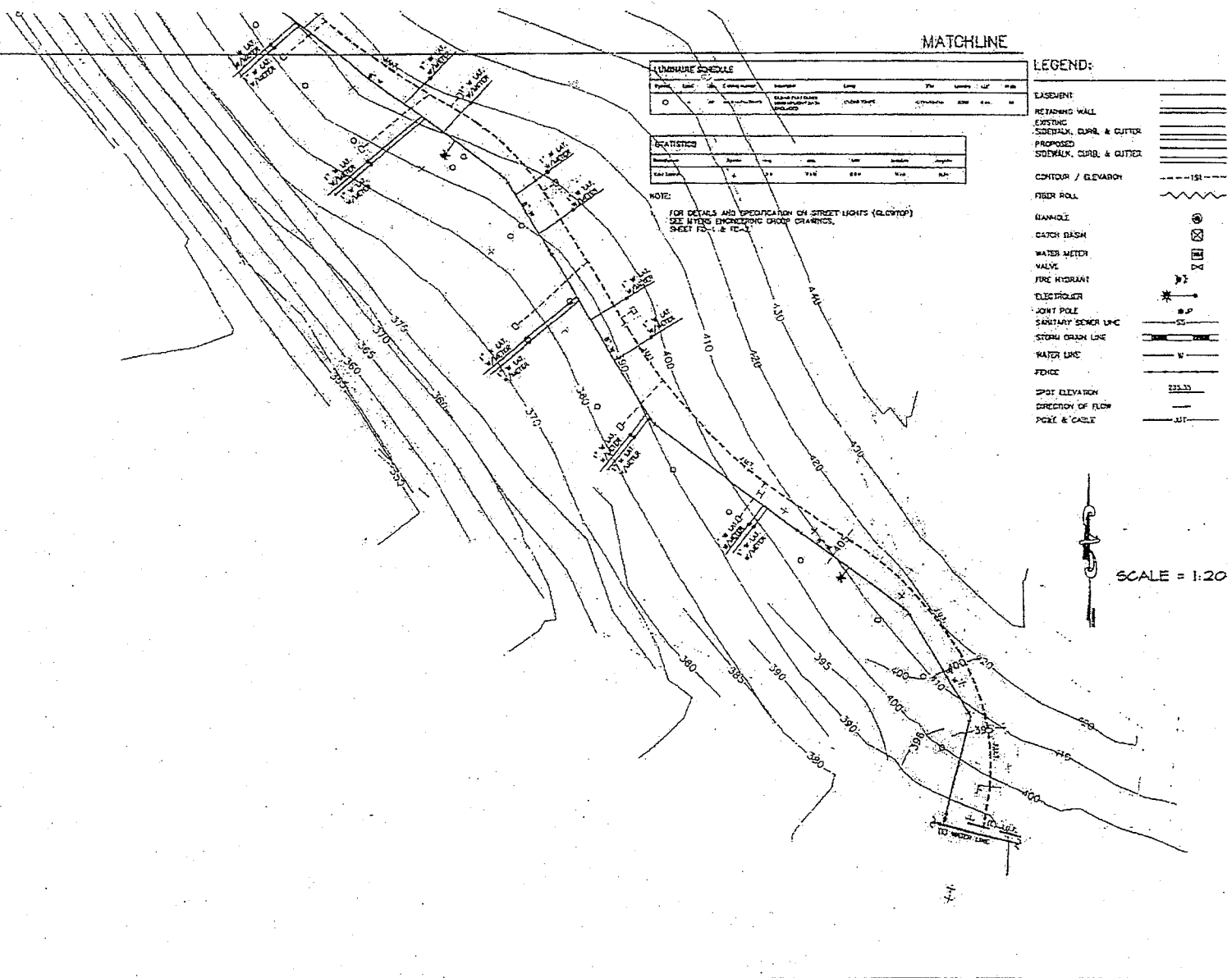
A. C. K. COMPANY
 ENGINEERS & ARCHITECTS
 100 W. BROAD ST.
 ATLANTA, GA. 30334

WATER, PG&E & CABLE
 SIENA HILL
 KELLER AVENUE @ GREENBRIDGE & RILEA
 OAKLAND, GA

DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: []
 JOB NO.: []

STREET
C-16
 OF 2 SHEET

MATCHLINE



MATCHLINE

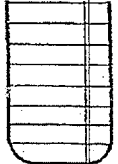
LUMBER SCHEDULE									
Symbol	Size	Length	Quantity	Material	Grade	Notes	Location	Alt.	Remarks
○	2x4	10'-0"	1	Redwood	100#	10'-0"	10'-0"	10'-0"	10'-0"

STATISTICS									
Item	Quantity	Unit	Value	Material	Grade	Notes	Location	Alt.	Remarks
1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

NOTE:
FOR DETAILS AND SPECIFICATION ON STREET LIGHTS (ELECTRIC)
SEE METERS ENGINEERING GROUP DRAWINGS,
SHEET FD-1 & FD-2.

- LEGEND:**
- EASEMENT
 - RETAINING WALL
 - EXISTING SIDEWALK, CURB, & CUTTER
 - PROPOSED SIDEWALK, CURB, & CUTTER
 - CONTOUR / ELEVATION
 - FIBER ROLL
 - MANHOLE
 - CATCH BASIN
 - WATER METER
 - VALVE
 - FIRE HYDRANT
 - ELECTRICIAN
 - JOINT POLE
 - SEWAGE SENSOR LINC
 - STORM DRAIN LINE
 - WATER LINE
 - FENCE
 - SPOT ELEVATION
 - DIRECTION OF FLOW
 - POLE & CABLE

SCALE = 1:20

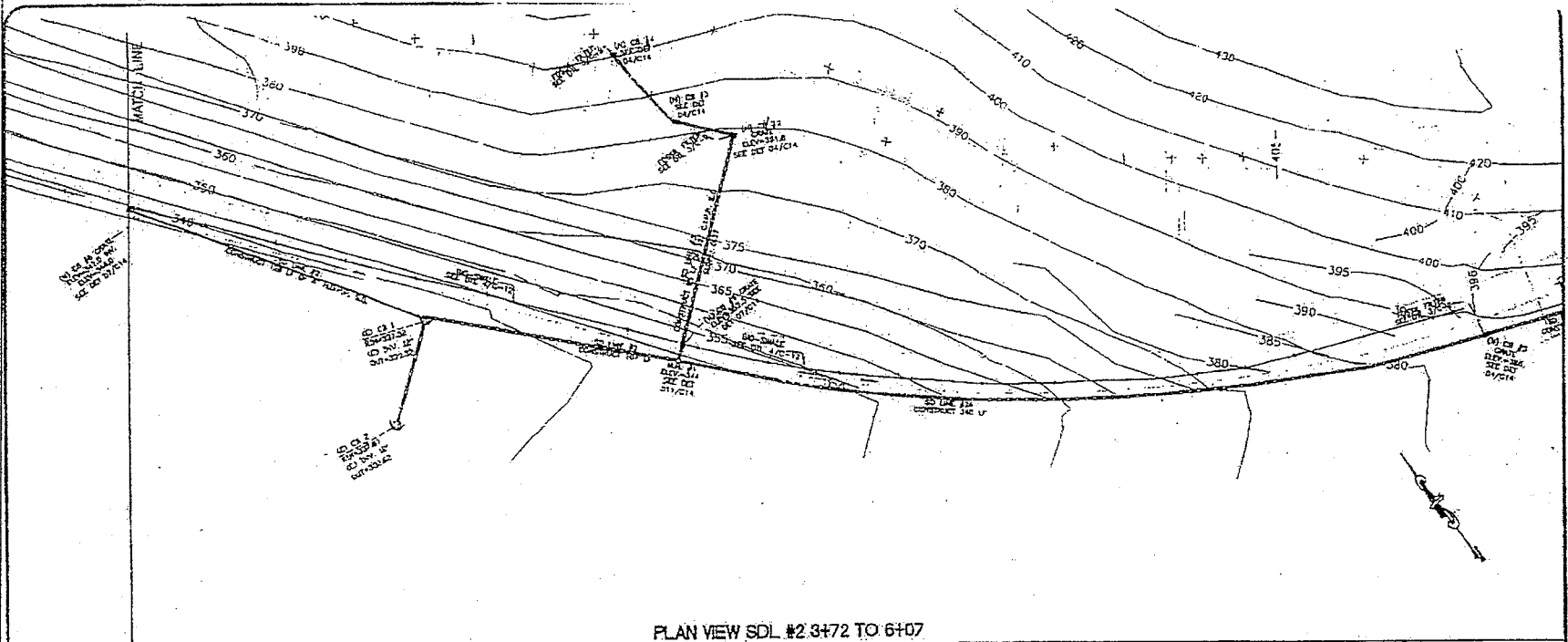


A.C.K. Engineers
 1000 BAY STREET
 OAKLAND, CALIF. 94612
 (415) 764-1111

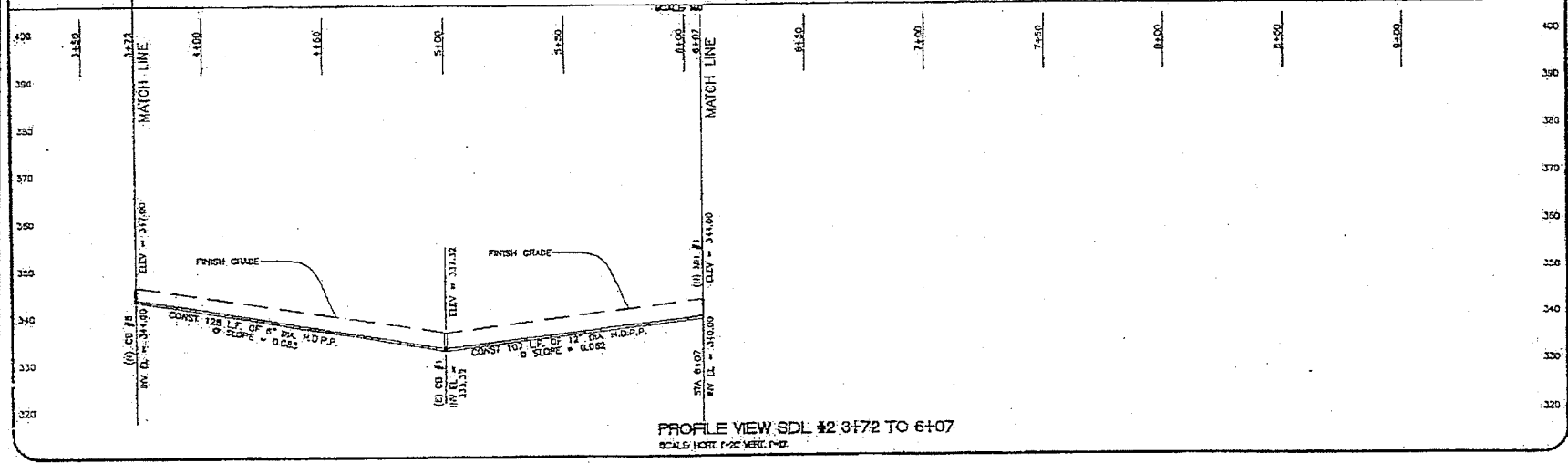
WATER, PG&E & CABLE
 SIENA HILL
 KELLER AVENUE @ GREENBRIDGE & RILEA
 OAKLAND, CA



DRAWN	1
CHECKED	2
DATE	08-10-10
SCALE	1/2"
JOB NO.	08-10-10
SHEET	0-1
OF 2 SHEET	



PLAN VIEW SDL #2.3+72 TO 6+07



PROFILE VIEW SDL #2.3+72 TO 6+07

SCALE: HORIZ. 1"=20' VERT. 1"=4'

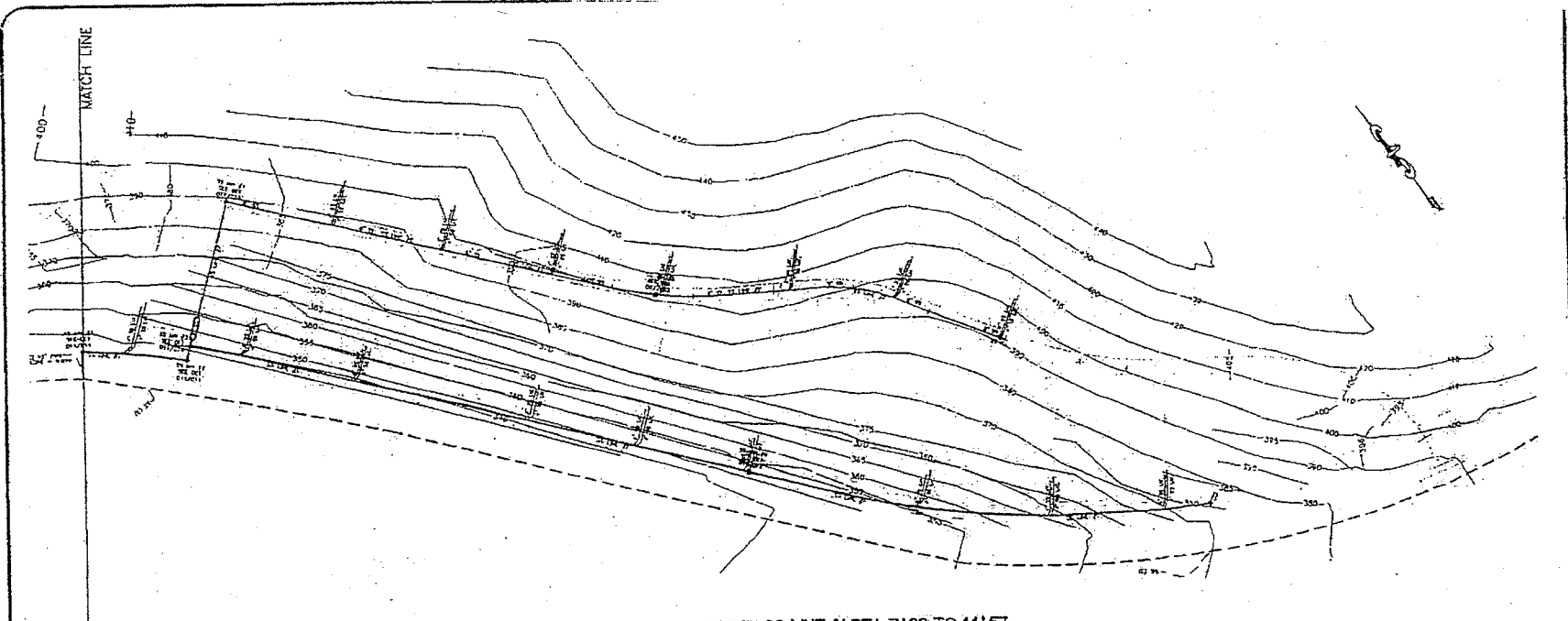


A. C. K. Professional Engineer
 600 Main St. #100
 Oakland, CA 94612
 (415) 441-8111

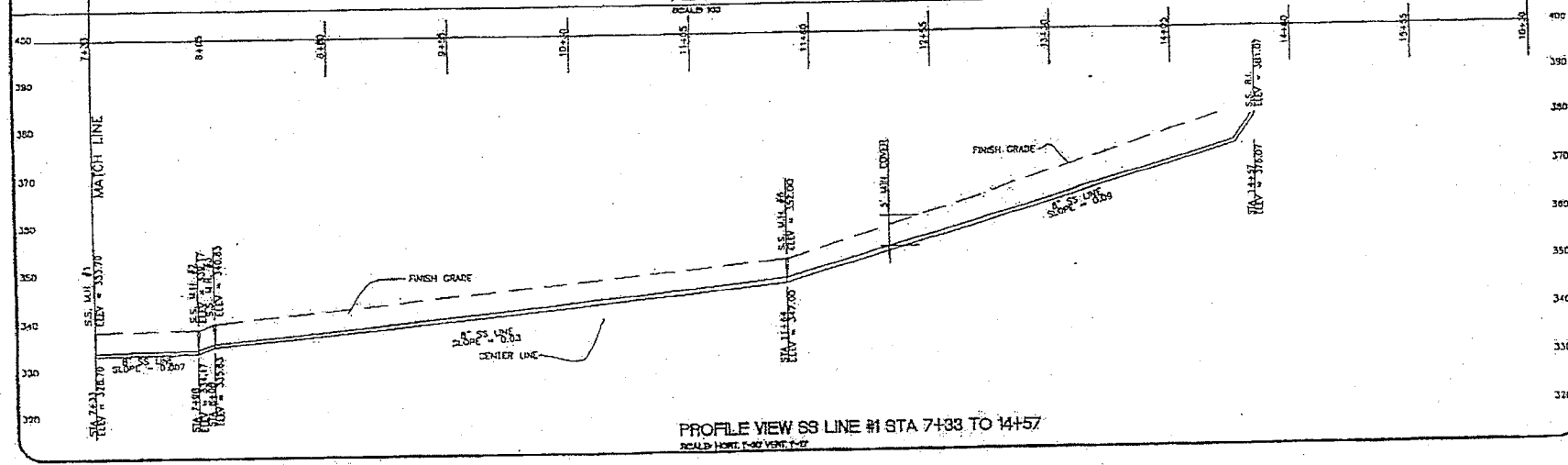
DRAINAGE PLAN & PROFILE, SD LINE #2
 SIENA HILL
 KELLER AVENUE @ GREENRIDGE & RILEA
 OAKLAND, CA



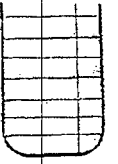
DESIGN	✓
CHECKED	✓
DATE	04/02/00
SCALE	AS SHOWN
SHEET	1 OF 2
PROJECT	C-19



PLAN VIEW SS LINE #1 STA 7+33 TO 14+57



PROFILE VIEW SS LINE #1 STA 7+33 TO 14+57
SCALE: HORIZ. 1"=60' VERT. 1"=5'

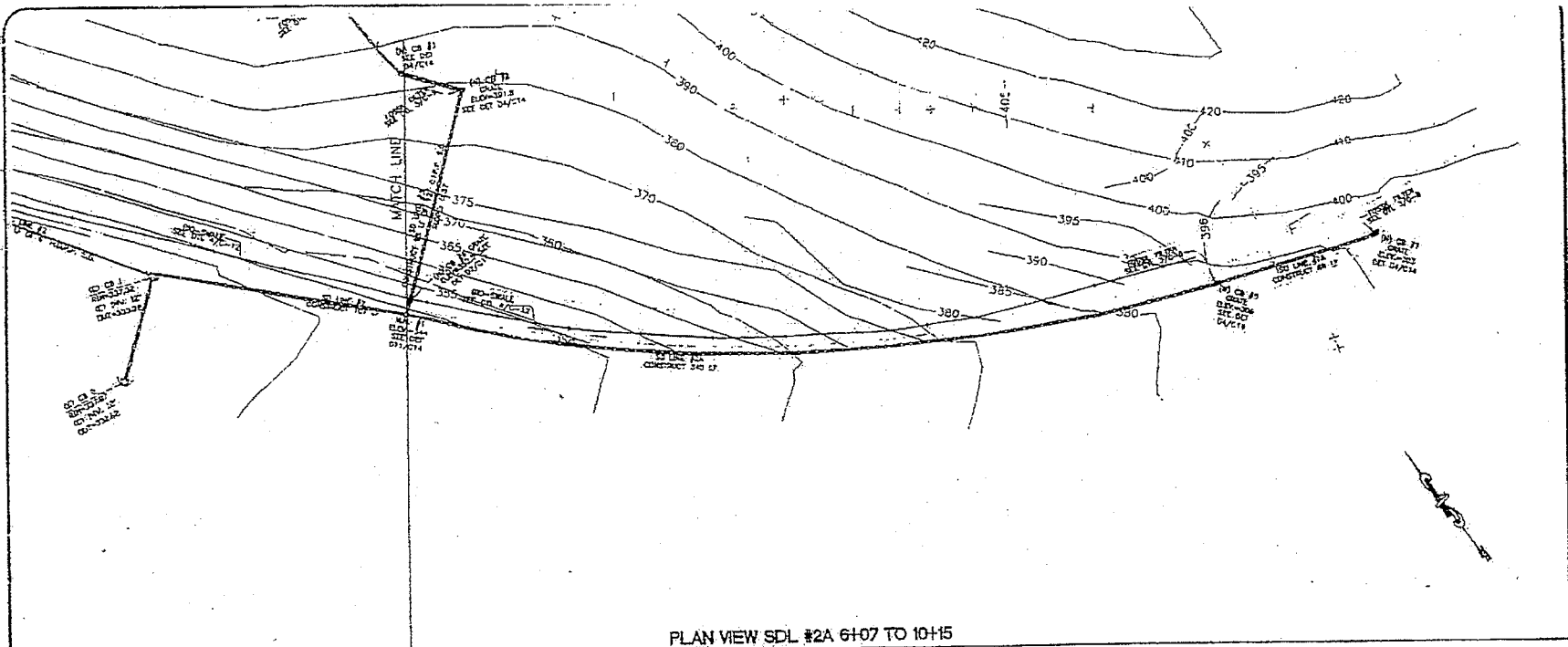


A. C. K. ENGINEERS
 1001 W. 14TH ST
 OAKLAND, CA 94612
 (415) 764-1111

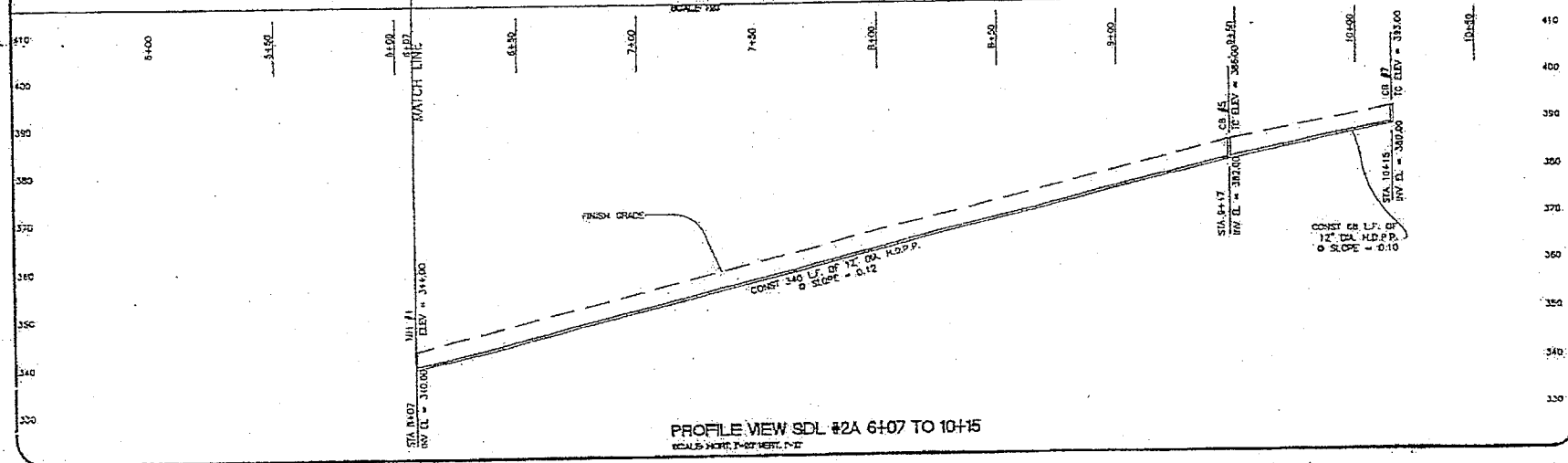
SEWER PLAN & PROFILE, SS LINE #1
 SIENA HILL
 KELLER AVENUE @ GREENRIDGE & RILEA
 OAKLAND, CA



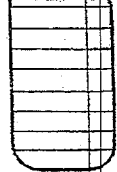
DRAWN BY	
CHECKED BY	
DATE	
LOCATION	
PROJECT NO.	
SHEET	C-21
OF 21 SHEETS	



PLAN VIEW SDL #2A 6+07 TO 10+15



PROFILE VIEW SDL #2A 6+07 TO 10+15
SCALE: HORIZ. 1"=40' VERT. 1"=10'

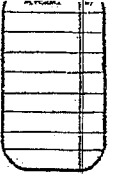
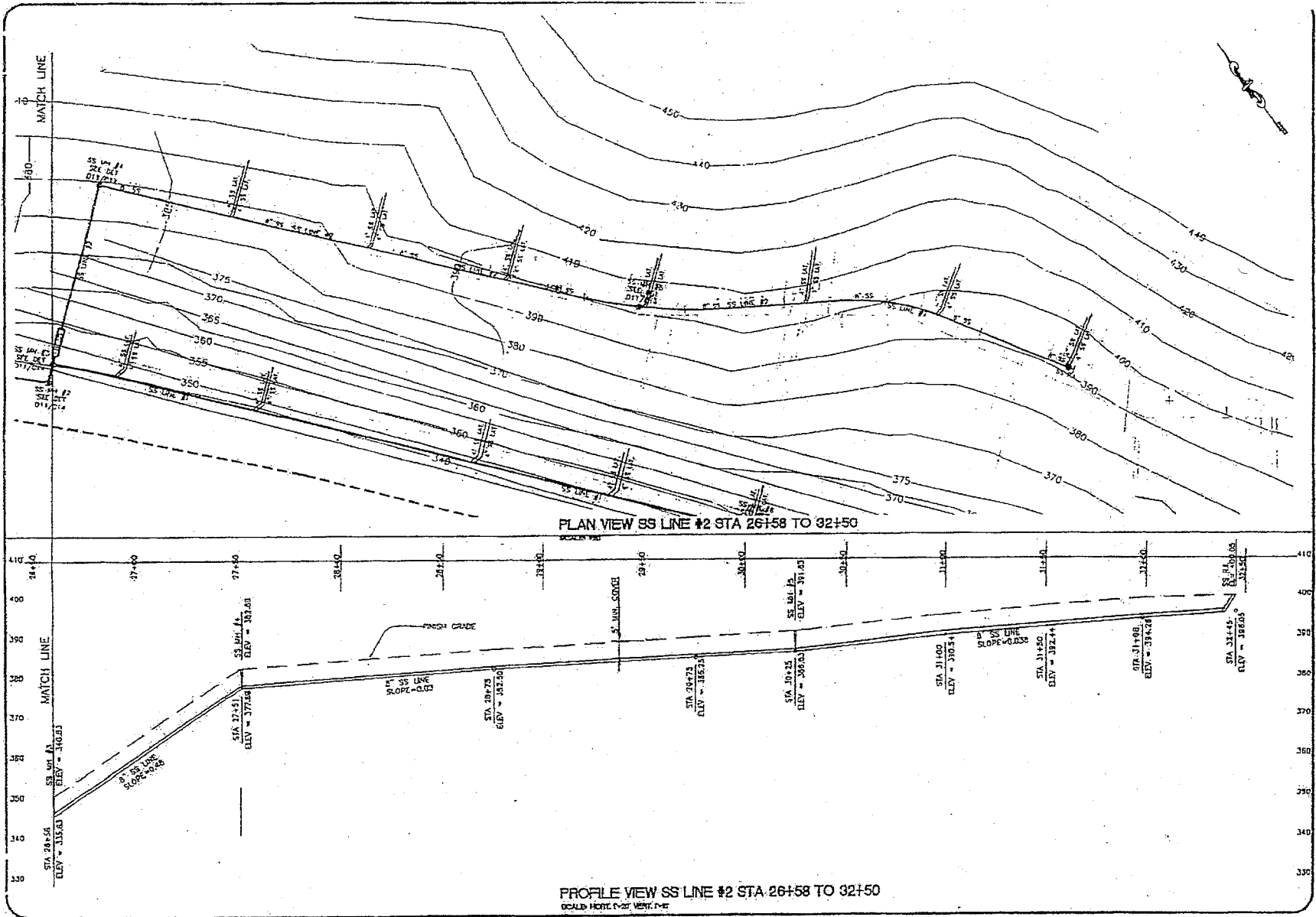


A.C.K. ENGINEERS
 201 NORTH 15th
 VANOCIA, CALIF.
 92683-1111

DRAINAGE PLAN & PROFILE, 5D LINE #2A
 SIENA HILL
 KELLER AVENUE @ GREENRIDGE & RILEA
 OAKLAND, CA



DRAWN BY	
CHECKED BY	
DATE	
SCALE	
WORKING DRAWING	
SHEET	C-20
OF 7 SHEETS	



A. C. K.
 ENGINEERS & ARCHITECTS
 1000 BROADWAY
 OAKLAND, CALIF. 94612
 (415) 434-4400

**SEWER PLAN & PROFILE, SS LINE #2
 SIENA HILL
 KELLER AVENUE @ GREENRIDGE & RILEA
 OAKLAND, CA**



DRAWN	1
CHECKED	ML
DATE	04/19/81
SCALE	AS SHOWN
JOB NO.	00000002
SHEET	C-22
OF 22 SHEETS	

ABBREVIATIONS

A	AND	FA	THE ALUM	OFF	DRINK	W	WATER
B	BUILD	FB	THE ALUM	OFF	DRINK	W	WATER
C	CORNER	FC	THE ALUM	OFF	DRINK	W	WATER
D	DIMENSION	FD	THE ALUM	OFF	DRINK	W	WATER
E	ELEVATION	FE	THE ALUM	OFF	DRINK	W	WATER
F	FLOOR PLAN	FF	THE ALUM	OFF	DRINK	W	WATER
G	GRADING	FG	THE ALUM	OFF	DRINK	W	WATER
H	HILL	FH	THE ALUM	OFF	DRINK	W	WATER
I	INTERIOR	FI	THE ALUM	OFF	DRINK	W	WATER
J	JOB	FJ	THE ALUM	OFF	DRINK	W	WATER
K	KITCHEN	FK	THE ALUM	OFF	DRINK	W	WATER
L	LIVING ROOM	FL	THE ALUM	OFF	DRINK	W	WATER
M	MATERIAL	FM	THE ALUM	OFF	DRINK	W	WATER
N	NORTH	FN	THE ALUM	OFF	DRINK	W	WATER
O	OAKLAND	FO	THE ALUM	OFF	DRINK	W	WATER
P	PLAN	FP	THE ALUM	OFF	DRINK	W	WATER
Q	QUANTITY	FQ	THE ALUM	OFF	DRINK	W	WATER
R	REVISION	FR	THE ALUM	OFF	DRINK	W	WATER
S	SECTION	FS	THE ALUM	OFF	DRINK	W	WATER
T	TITLE SHEET	FT	THE ALUM	OFF	DRINK	W	WATER
U	UTILITY	FU	THE ALUM	OFF	DRINK	W	WATER
V	VANITY	FV	THE ALUM	OFF	DRINK	W	WATER
W	WATER	FW	THE ALUM	OFF	DRINK	W	WATER
X	X-RAY	FX	THE ALUM	OFF	DRINK	W	WATER
Y	YARD	FY	THE ALUM	OFF	DRINK	W	WATER
Z	ZONING	FZ	THE ALUM	OFF	DRINK	W	WATER

SIENA HILL

for

HILLSIDE HOMES GROUP, INC.

KELLER AVENUE @ GREENRIDGE

OAKLAND CALIFORNIA

INDEX TO DRAWINGS

ARCHITECTURAL	INDEX TO DRAWINGS
A0.1	TITLE SHEET
A0.2	SITE PLAN
A0.3	SITE ELEVATION
A1.1	PLAN 1 - LOWER LEVEL FLOOR PLAN
A1.2	PLAN 2 - MAIN LEVEL FLOOR PLAN
A1.3	PLAN 3 - UPPER LEVEL FLOOR PLAN
A1.4	PLAN 4 - ROOF PLAN
A1.5	PLAN 1 - BUILDING SECTIONS
A1.6	PLAN 1 - ELEVATIONS
A1.7	PLAN 1 - ELEVATIONS
A1.8	PLAN 1 - INT. ELEVATIONS - RIGHT UNIT
A1.9	PLAN 1 - INT. ELEVATIONS - LEFT UNIT
A1.10	PLAN 1 - ELECTRICAL
A2.1a	PLAN 2a - LOWER LEVEL FLOOR PLAN
A2.2a	PLAN 2a - MAIN LEVEL FLOOR PLAN
A2.3a	PLAN 2a - UPPER LEVEL FLOOR PLAN
A2.4a	PLAN 2a - ROOF PLAN
A2.5a	PLAN 2a - BUILDING SECTIONS
A2.6a	PLAN 2a - ELEVATIONS
A2.7a	PLAN 2a - ELEVATIONS
A2.8a	PLAN 2a - INT. ELEVATIONS - RIGHT UNIT
A2.9a	PLAN 2a - INT. ELEVATIONS - LEFT UNIT
A2.10a	PLAN 2a - ELECTRICAL
A3.1a	PLAN 3a - LOWER LEVEL FLOOR PLAN
A3.2a	PLAN 3a - MAIN LEVEL FLOOR PLAN
A3.3a	PLAN 3a - UPPER LEVEL FLOOR PLAN
A3.4a	PLAN 3a - ROOF PLAN
A3.5a	PLAN 3a - BUILDING SECTIONS
A3.6a	PLAN 3a - BUILDING SECTIONS
A3.7a	PLAN 3a - ELEVATIONS
A3.8a	PLAN 3a - ELEVATIONS
A3.9a	PLAN 3a - ELEVATIONS
A3.10a	PLAN 3a - INT. ELEVATIONS - RIGHT UNIT
A3.11a	PLAN 3a - INT. ELEVATIONS - LEFT UNIT
A3.12a	PLAN 3a - ELECTRICAL

SYMBOL LEGEND

	BUILDING ELEVATION
	BUILDING SECTION
	DETAIL
	INTERIOR ELEVATION

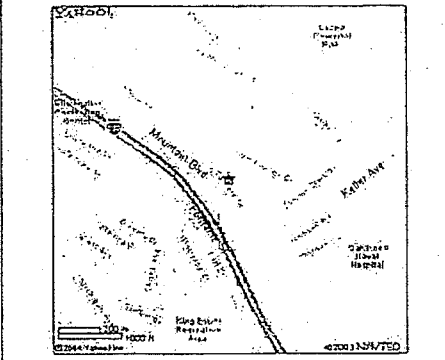
SCOPE OF WORK

1. NEW CONSTRUCTION

GENERAL NOTES

- NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
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VICINITY MAP



THE RESIDENTIAL ARCHITECT

13200 LAKE SHORE AVENUE, OAKLAND, CA 94616 TEL: 510 452 5840 FAX: 510 452 5848

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

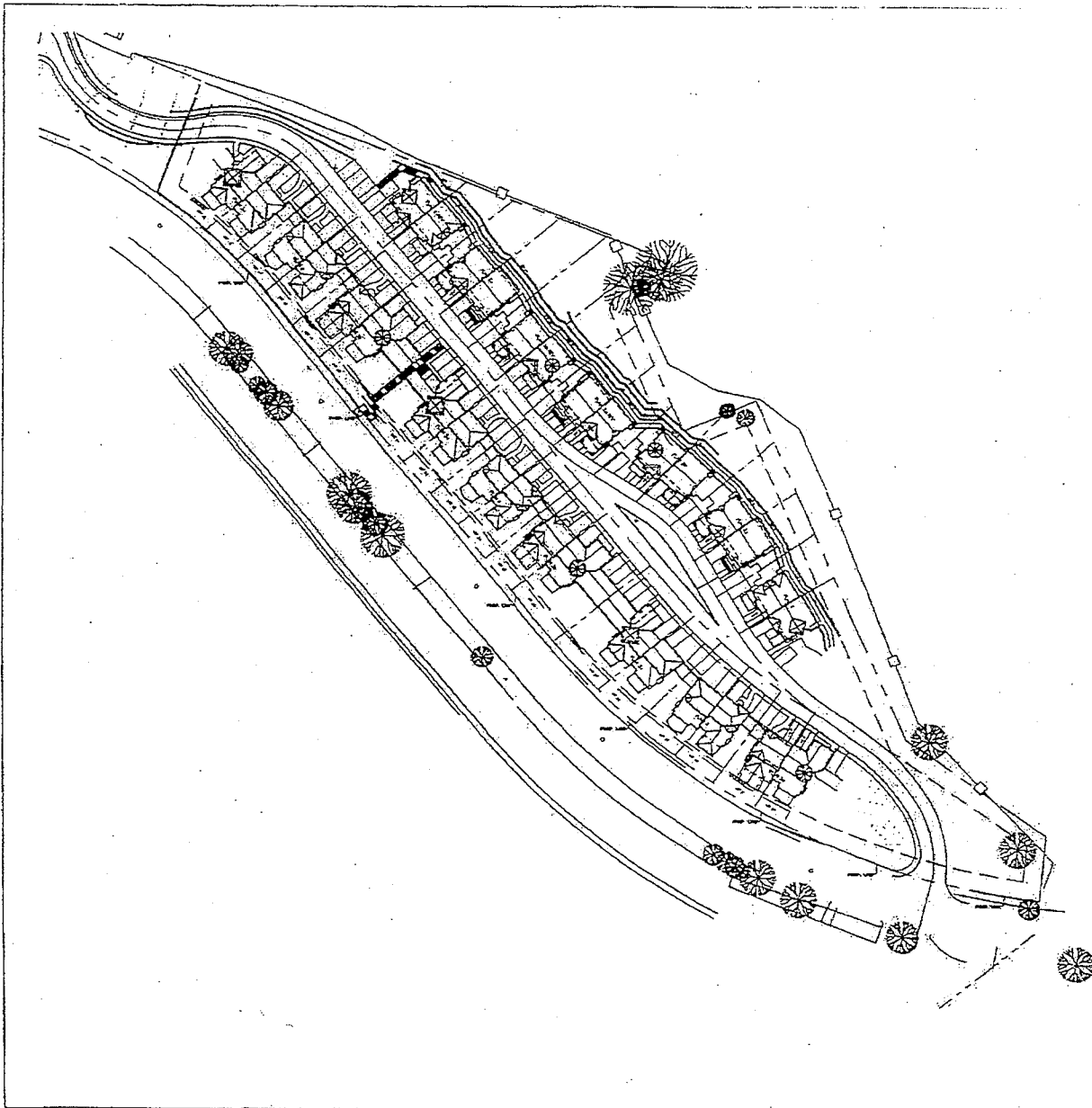
TITLE SHEET

DESIGN BY: _____
CHECKED BY: _____
DATE: 0 MAY 2024
JOB NO. 2412

A0.1

NO. 0002
SCALE: 1/4" = 1'-0"
DATE: 05/2024

\\fm-higgins\pnet\shara\1-Activo\Projects\0412-Siena Hill\CAD\Const\Draw\Site Plan.dwg, 2/1/2005, 12:21:48 PM



UNIT SUMMARIES

UPSLOPE UNITS

UNIT NO.	PLAN TYPE	AREA	ROOMS/NO.	POOL TYPE	POOL SIZE	FIN. FTT	SPCA
1	PLAN 2	2,223 S.F.	4BDR BATH	DIAMOND TOWER	COVERED	WEDGEPACK WOOD	
2	PLAN 2	1,763 S.F.	3BDR BATH	ATLANTIC HP	OPEN	CAST STONE	
3	PLAN 2	1,732 S.F.	3BDR BATH	EMERY	OPEN	WOOD	DECK W/ TRELS
4	PLAN 2	1,737 S.F.	3BDR BATH	GOLF W/ KOLAND HOOD	COVERED	CAST STONE	
5	PLAN 2	1,753 S.F.	3BDR BATH	CHALK	COVERED	CAST STONE	
6	PLAN 2	2,773 S.F.	5BDR BATH	ROUND TOWER	OPEN	WEDGEPACK WOOD	
7	PLAN 2	1,727 S.F.	3BDR BATH	CHALK W/ KOLAND HOOD	COVERED	CAST STONE	
8	PLAN 2	1,763 S.F.	3BDR BATH	CHALK	OPEN	WOOD	DECK W/ TRELS
9	PLAN 2	1,777 S.F.	3BDR BATH	KOLAND TOWER	OPEN	WEDGEPACK WOOD	
10	PLAN 2	1,723 S.F.	3BDR BATH	CHALK	COVERED	CAST STONE	
11	PLAN 2	1,723 S.F.	3BDR BATH	CHALK	OPEN	WOOD	DECK W/ TRELS
12	PLAN 2	1,759 S.F.	3BDR BATH	CHALK W/ KOLAND HOOD	COVERED	CAST STONE	
13	PLAN 1	1,763 S.F.	3BDR BATH	ATLANTIC HP	OPEN	CAST STONE	
14	PLAN 1	2,223 S.F.	4BDR BATH	DIAMOND TOWER	COVERED	WEDGEPACK WOOD	

DOWNSLOPE UNITS

UNIT NO.	PLAN TYPE	AREA	ROOMS/NO.	POOL TYPE	POOL SIZE	FIN. FTT	SPCA
15	PLAN 2	1,723 S.F.	3BDR BATH	DIAMOND TOWER	OPEN	CAST STONE	
16	PLAN 2	1,772 S.F.	3BDR BATH	HP	OPEN	WEDGEPACK WOOD	DECK W/ TRELS
17	PLAN 4	1,777 S.F.	3BDR BATH	WEDGEPACK CORNER HP	OPEN	WEDGEPACK WOOD	CHALKED EXTERIOR
18	PLAN 4	1,768 S.F.	3BDR BATH	PAV. ACCORD WOOD	COVERED	CAST STONE	
19	PLAN 2	1,763 S.F.	3BDR BATH	CHALK	COVERED	WOOD	
20	PLAN 2	1,769 S.F.	4BDR BATH	ROUND TOWER	OPEN	CAST STONE	
21	PLAN 2	1,819 S.F.	4BDR BATH	DIAMOND TOWER	OPEN	CAST STONE	
22	PLAN 2	1,702 S.F.	3BDR BATH	HP	OPEN	WEDGEPACK WOOD	DECK W/ TRELS
23	PLAN 4	1,777 S.F.	3BDR BATH	WEDGEPACK CORNER HP	OPEN	WEDGEPACK WOOD	CHALKED EXTERIOR
24	PLAN 4	1,776 S.F.	3BDR BATH	PAV. ACCORD WOOD	COVERED	CAST STONE	
25	PLAN 2	1,775 S.F.	3BDR BATH	CHALK	COVERED	WOOD	
26	PLAN 2	1,768 S.F.	3BDR BATH	ROUND TOWER	OPEN	CAST STONE	
27	PLAN 2	1,819 S.F.	4BDR BATH	DIAMOND TOWER	OPEN	CAST STONE	
28	PLAN 2	1,766 S.F.	3BDR BATH	HP	OPEN	WEDGEPACK WOOD	DECK W/ TRELS
29	PLAN 4	1,777 S.F.	3BDR BATH	WEDGEPACK CORNER HP	OPEN	WEDGEPACK WOOD	CHALKED EXTERIOR
30	PLAN 4	1,768 S.F.	3BDR BATH	PAV. ACCORD WOOD	COVERED	CAST STONE	
31	PLAN 2	1,753 S.F.	3BDR BATH	CHALK	COVERED	WOOD	
32	PLAN 2	1,763 S.F.	3BDR BATH	ROUND TOWER	OPEN	CAST STONE	



THE RESIDENTIAL ARCHITECT

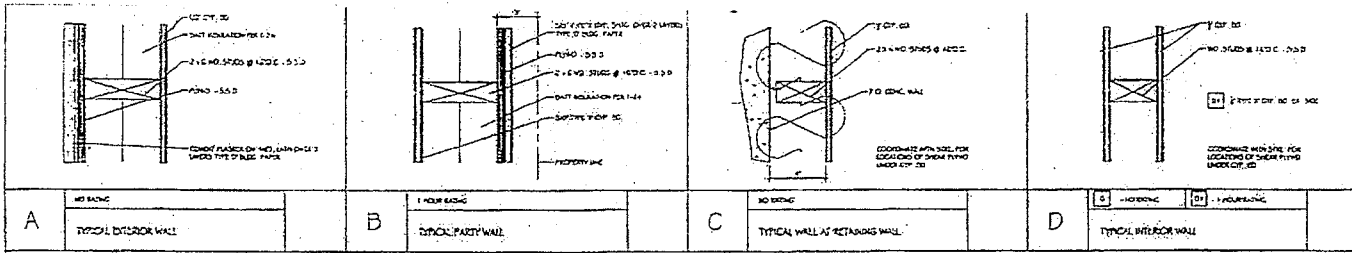
1720 LAKE SHORE AVENUE OAKLAND CA 94612 TEL 510 432 2042 FAX 510 432 2000

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

SITE PLAN

DESIGNED BY:	DATE:	2 MAY 2004
CHECKED BY:	DATE:	
NO. C. 0002	JOB NO.:	CA 12
A0.2		

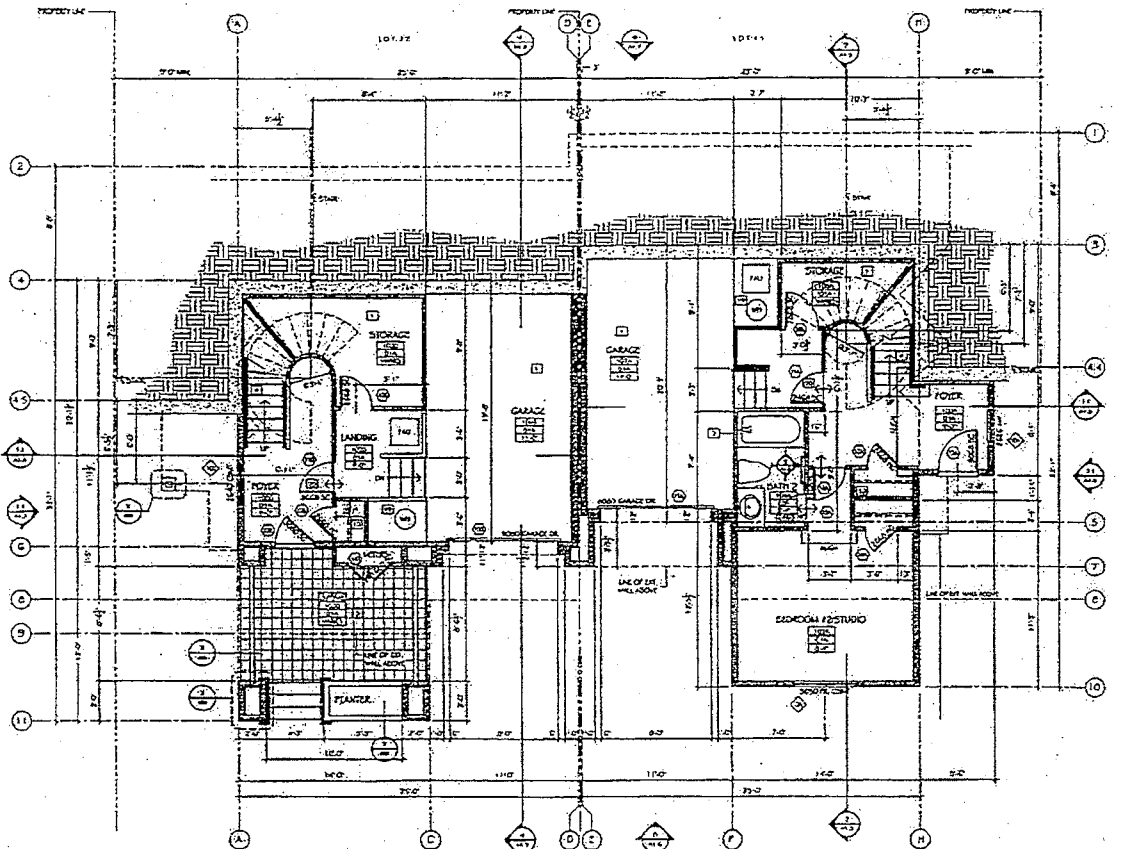
\\tra-biggins\trachare\1-Active Projects\0912-Siena Hill\CAD\Const\Draw\Plan 1.dwg, 27/1/2005 11:51:31 AM



PARTITION SCHEDULE

A	NO FINISH	TYPICAL EXTERIOR WALL
B	1 HOUR FINISH	TYPICAL PARTY WALL
C	NO FINISH	TYPICAL WALL AS RETAINING WALL
D	NO FINISH	TYPICAL INTERIOR WALL

- FLOOR FINISH TAGS**
1. 2" POLYURETHANE FOAM INSULATION OVER CONCRETE
 2. 1/2" GYP BOARD OVER INSULATION
 3. 1/2" GYP BOARD OVER INSULATION
 4. 1/2" GYP BOARD OVER INSULATION
 5. 1/2" GYP BOARD OVER INSULATION
 6. 1/2" GYP BOARD OVER INSULATION
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 19. 1/2" GYP BOARD OVER INSULATION
 20. 1/2" GYP BOARD OVER INSULATION
 21. 1/2" GYP BOARD OVER INSULATION
 22. 1/2" GYP BOARD OVER INSULATION



GENERAL FLOOR PLAN NOTES

1. ALL WALLS TO BE FINISHED WITH 1/2" GYP BOARD
2. SEE FOUNDATION AND FINISH FLOOR FOR LOCATIONS AND CONNECTIONS OF WALLS AND DOORS
3. FINISH TO CONSTRUCTION VERIFY ALL CRACKS AND DEFECTS WITH MANUFACTURER'S SPEC FOR FINISHING MATERIALS AND METHODS
4. PROVIDE SLOPE UP TO 2% EXCEPT AS ALL DIMENSIONS INDICATED
5. SEE FINISH TAGS FOR ALL FINISHES AND MATERIALS TO BE USED
6. SEE FINISH TAGS FOR ALL FINISHES AND MATERIALS TO BE USED
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21. SEE FINISH TAGS FOR ALL FINISHES AND MATERIALS TO BE USED
22. SEE FINISH TAGS FOR ALL FINISHES AND MATERIALS TO BE USED

WINDOW NOTES

1. WINDOW SIZES SHOWN ARE APPROXIMATE
2. ALL WINDOWS TO BE FINISHED WITH 1/2" GYP BOARD
3. ALL WINDOWS TO BE FINISHED WITH 1/2" GYP BOARD
4. ALL WINDOWS TO BE FINISHED WITH 1/2" GYP BOARD
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22. ALL WINDOWS TO BE FINISHED WITH 1/2" GYP BOARD

DOOR NOTES:

1. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
2. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
3. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
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16. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
17. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
18. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
19. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
20. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
21. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD
22. ALL DOORS TO BE FINISHED WITH 1/2" GYP BOARD

WINDOW ABBREVIATIONS

W	WINDOW
W1	WINDOW 1
W2	WINDOW 2
W3	WINDOW 3
W4	WINDOW 4
W5	WINDOW 5
W6	WINDOW 6
W7	WINDOW 7
W8	WINDOW 8
W9	WINDOW 9
W10	WINDOW 10
W11	WINDOW 11
W12	WINDOW 12
W13	WINDOW 13
W14	WINDOW 14
W15	WINDOW 15
W16	WINDOW 16
W17	WINDOW 17
W18	WINDOW 18
W19	WINDOW 19
W20	WINDOW 20
W21	WINDOW 21
W22	WINDOW 22

DOOR ABBREVIATIONS

D	DOOR
D1	DOOR 1
D2	DOOR 2
D3	DOOR 3
D4	DOOR 4
D5	DOOR 5
D6	DOOR 6
D7	DOOR 7
D8	DOOR 8
D9	DOOR 9
D10	DOOR 10
D11	DOOR 11
D12	DOOR 12
D13	DOOR 13
D14	DOOR 14
D15	DOOR 15
D16	DOOR 16
D17	DOOR 17
D18	DOOR 18
D19	DOOR 19
D20	DOOR 20
D21	DOOR 21
D22	DOOR 22

ROOM FINISH TAGS

1	1/2" GYP BOARD OVER INSULATION	2	1/2" GYP BOARD OVER INSULATION
3	1/2" GYP BOARD OVER INSULATION	4	1/2" GYP BOARD OVER INSULATION
5	1/2" GYP BOARD OVER INSULATION	6	1/2" GYP BOARD OVER INSULATION
7	1/2" GYP BOARD OVER INSULATION	8	1/2" GYP BOARD OVER INSULATION
9	1/2" GYP BOARD OVER INSULATION	10	1/2" GYP BOARD OVER INSULATION
11	1/2" GYP BOARD OVER INSULATION	12	1/2" GYP BOARD OVER INSULATION
13	1/2" GYP BOARD OVER INSULATION	14	1/2" GYP BOARD OVER INSULATION
15	1/2" GYP BOARD OVER INSULATION	16	1/2" GYP BOARD OVER INSULATION
17	1/2" GYP BOARD OVER INSULATION	18	1/2" GYP BOARD OVER INSULATION
19	1/2" GYP BOARD OVER INSULATION	20	1/2" GYP BOARD OVER INSULATION
21	1/2" GYP BOARD OVER INSULATION	22	1/2" GYP BOARD OVER INSULATION



THE RESIDENTIAL ARCHITECT

13200 LAKE SHORE AVENUE OAKLAND CA 94611 TEL: 510.452.3045 FAX: 510.452.3056

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

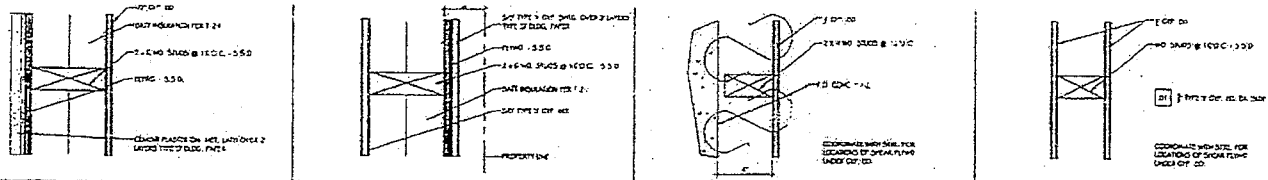
LOWER LEVEL
FLOOR PLAN
PLAN 1
LOTS 1 & 2
UPSLOPE UNIT

DESIGNED BY:	
ENGINEERED BY:	
DATE:	MAY 2004
JOB NO.:	CA12
SCALE:	1/4" = 1'-0"
PROJECT NO.:	
DATE:	
BY:	
CHECKED BY:	
DATE:	
BY:	
CHECKED BY:	
DATE:	



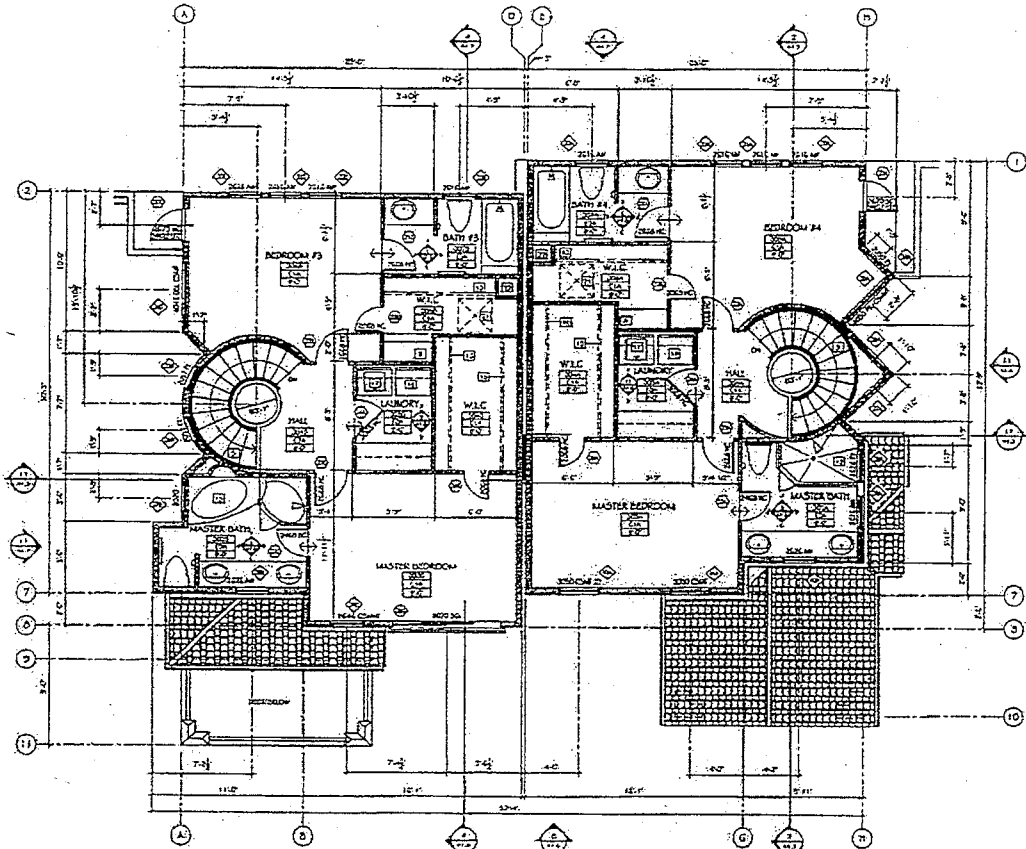
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A	NO FINISH	B	1/2\"/>
TYPICAL EXTERIOR WALL		TYPICAL PARTY WALL	
C	NO FINISH	D	1/2\"/>
TYPICAL WALL AT RETAINING WALL		TYPICAL INTERIOR WALL	

PARTITION SCHEDULE




11 UPPER LEVEL FLOOR PLAN

- FLOOR PLAN NOTES**
1. SEE PLAN FOR ALL FINISHES.
 2. ALL WALLS OTHER THAN 10\"/>

- GENERAL FLOOR PLAN NOTES**
1. ALL ANGLES OTHER THAN 90 DEGREES TO BE NOTED.
 2. SEE FOUNDATION AND FINISHING PLANS FOR ALL DIMENSIONS AND CONDITIONS OF FOUNDATION AND HOLDINGS.
 3. FINISH TO EXISTING UNLESS OTHERWISE NOTED.

- WINDOW NOTES**
1. WINDOW SCHEDULES SHOWN ON THIS PLAN ARE TO BE USED UNLESS OTHERWISE NOTED.
 2. SEE WINDOW SCHEDULES FOR ALL WINDOW TYPES AND CONDITIONS.
 3. SEE WINDOW SCHEDULES FOR ALL WINDOW TYPES AND CONDITIONS.
- WINDOW ABBREVIATIONS**
- AW - ALUMINUM
 - W - WOOD
 - GL - GLASS
 - FR - FIBERGLASS
 - PC - POLYCARBONATE

- DOOR NOTES:**
1. ALL DOOR SCHEDULES TO BE USED UNLESS OTHERWISE NOTED.
 2. SEE DOOR SCHEDULES FOR ALL DOOR TYPES AND CONDITIONS.
- DOOR ABBREVIATIONS**
- CD - CLOSET
 - CL - CLOSET
 - DR - DOOR
 - EN - ENTRY
 - EX - EXTERIOR
 - IN - INTERIOR
 - LS - LIVING
 - MA - MASTER
 - MC - MASTER CLOSET
 - ST - STAIR
 - WC - WALK-IN CLOSET



THE RESIDENTIAL ARCHITECT

2009 LAKE SHORE AVENUE CARLAND CA 94510 TEL 510 452 3040 FAX 510 452 3060


SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENBRIDGE
OAKLAND CALIFORNIA

UPPER LEVEL FLOOR PLAN PLAN 1

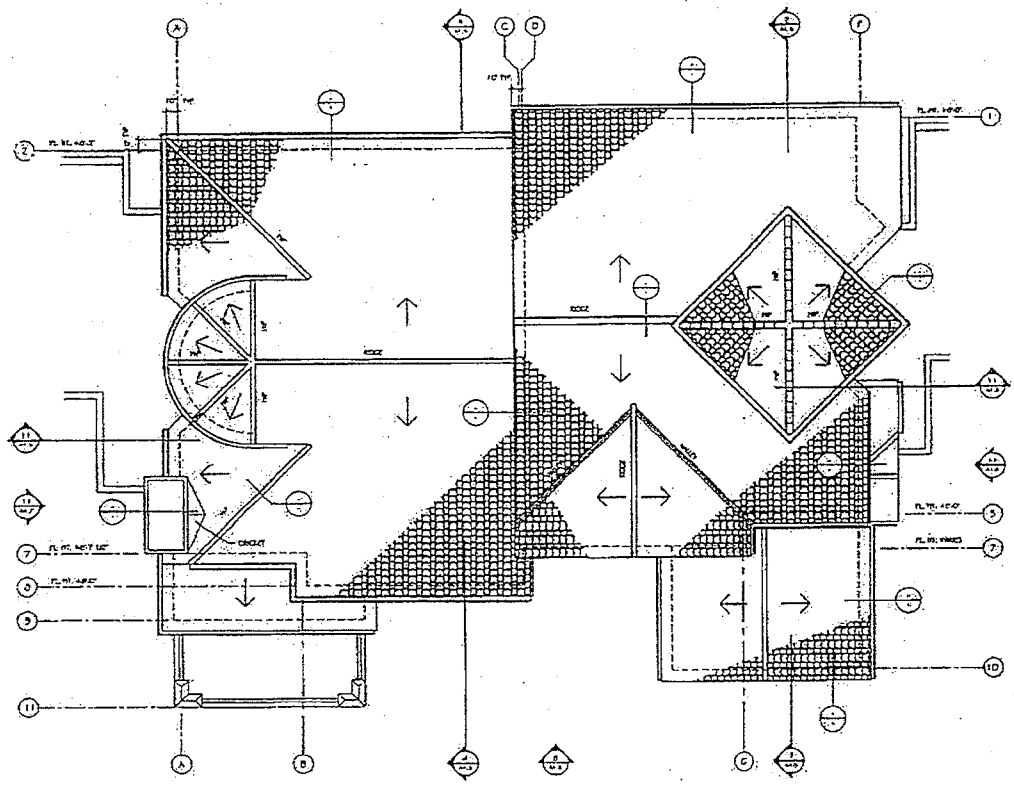
UPSLOPE UNIT

DRAWN BY: []
CHECKED BY: []
DATE: 6 MAY 2005
JOB NO. [] OF []

A1.3



\\tree-hillgas\heshare\1-active\Projects\0512-Siena Hill\CAD\CONSIST\DOCS\114111-114112.dwg



11 ROOF PLAN



THE RESIDENTIAL ARCHITECT

3200 LAKE SHORE AVENUE OAKLAND CA 94612 TEL 510 432-0040 FAX 510 432-2064

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

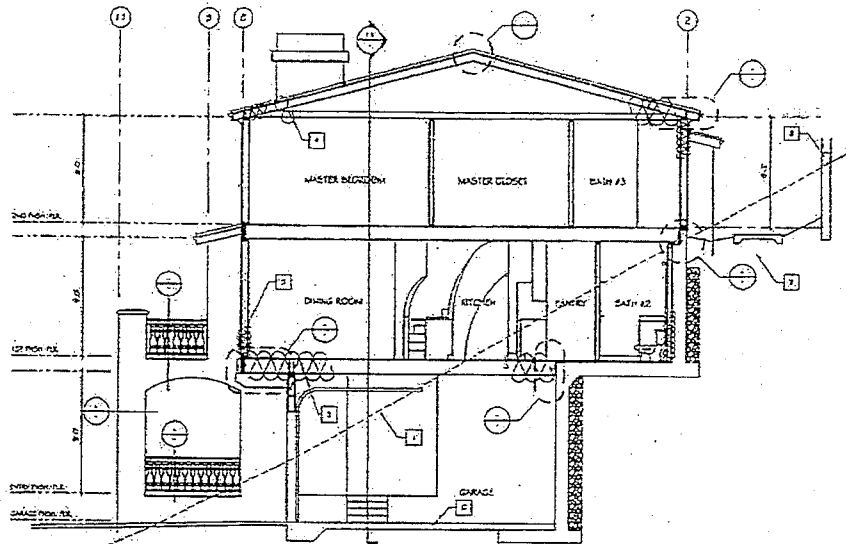
ROOF PLAN
PLAN 1
UPSLOPE UNIT



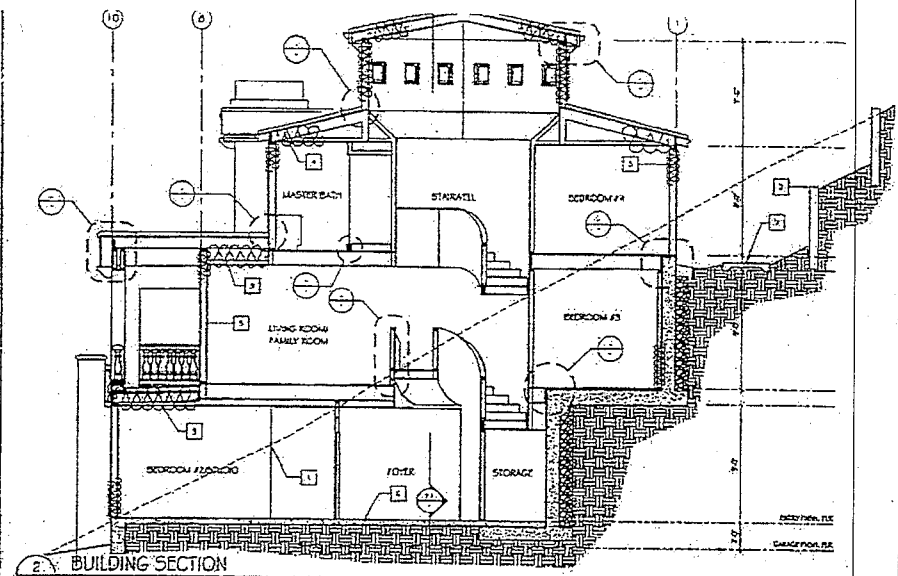
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CHECKED BY:	
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DWG NO:	0412
PROJECT NO:	
DATE:	
BY:	
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PROJECT NO:	

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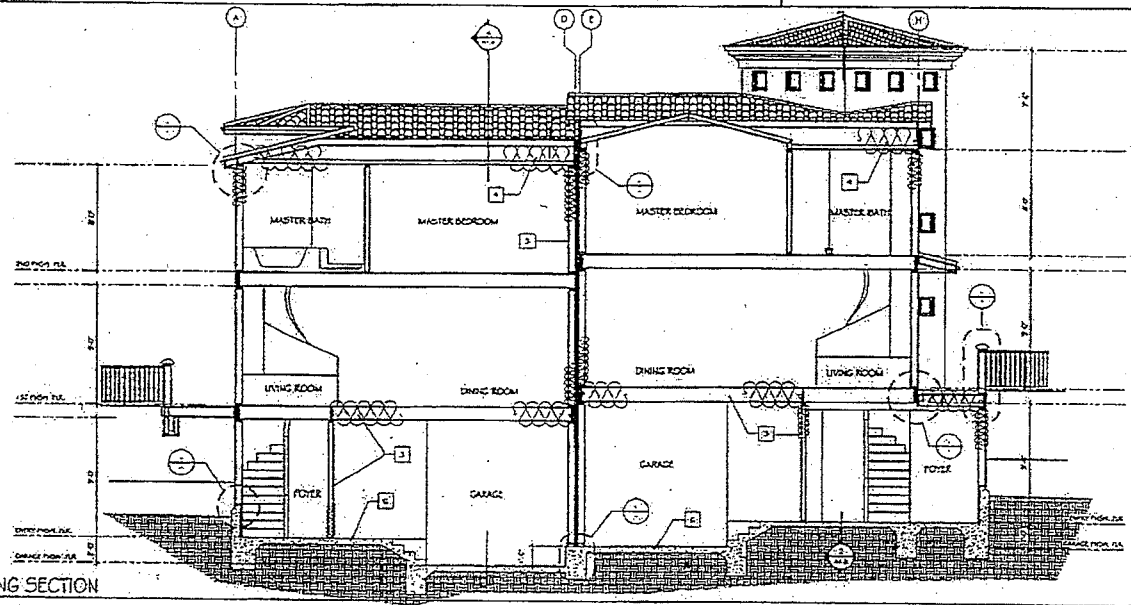
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1 BUILDING SECTION - LOT 2



2 BUILDING SECTION



11 BUILDING SECTION

SECTION NOTES

1. LINE OF LIVING SPACE
2. SEE FINISHING SCHEDULE
3. HOLLOWED OUT BETWEEN CORNERPOSTS & NON-CORNERPOSTS W/ 2x4 STUDS
4. HOLLOWED OUT W/ 2x4 STUDS
5. HOLLOWED W/ 2x4 STUDS
6. CONCRETE SLAB - SEE FOUNDATION
7. CONCRETE WALLS - SEE FOUNDATION

THE RESIDENTIAL ARCHITECT

1207 LARK SHORE AVENUE OAKLAND CA 94612 TEL: 510 432 2040 FAX: 510 432 2066

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

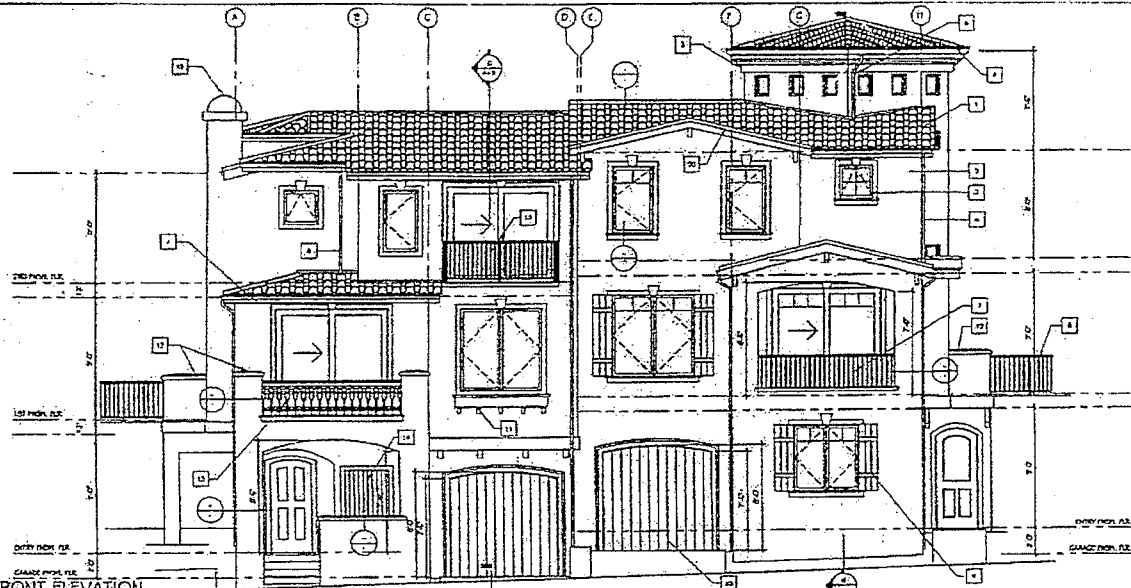
SECTIONS PLAN 1

UPSLOPE UNIT

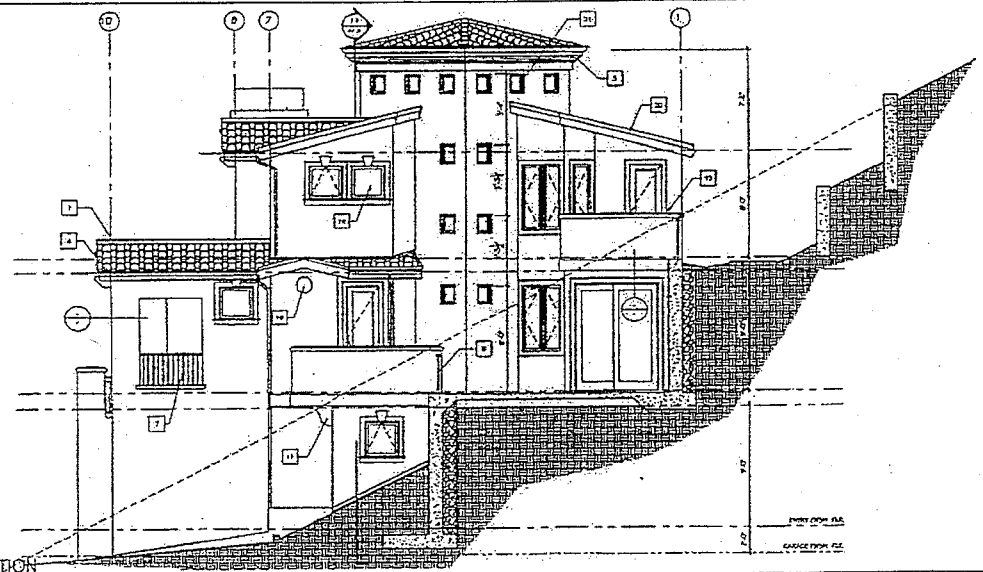
DATE	19 MAY 2004
CHECKED BY	
DATE	
BOOK NO.	0412

A1.5

114-11-07



- ELEVATION KEY NOTES**
- 1) CHIMNEY & BELLMOUTH CHIMNEY CAPS
 - 2) CEDAR PLANK 0.5\"/>
 - 3) WOOD SHAKES - 2\"/>
 - 4) 1\"/>
 - 5) 1\"/>
 - 6) 1\"/>
 - 7) 1\"/>
 - 8) 1\"/>
 - 9) 1\"/>
 - 10) 1\"/>
 - 11) 1\"/>
 - 12) 1\"/>
 - 13) 1\"/>
 - 14) 1\"/>
 - 15) 1\"/>
 - 16) 1\"/>
 - 17) 1\"/>
 - 18) 1\"/>
 - 19) 1\"/>
 - 20) 1\"/>
 - 21) 1\"/>



THE RESIDENTIAL ARCHITECT

3229 LAKE SHORE AVENUE, OAKLAND, CA 94612 TEL: 510.432.2040 FAX: 510.437.2020

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND, CALIFORNIA

ELEVATIONS
PLAN 1

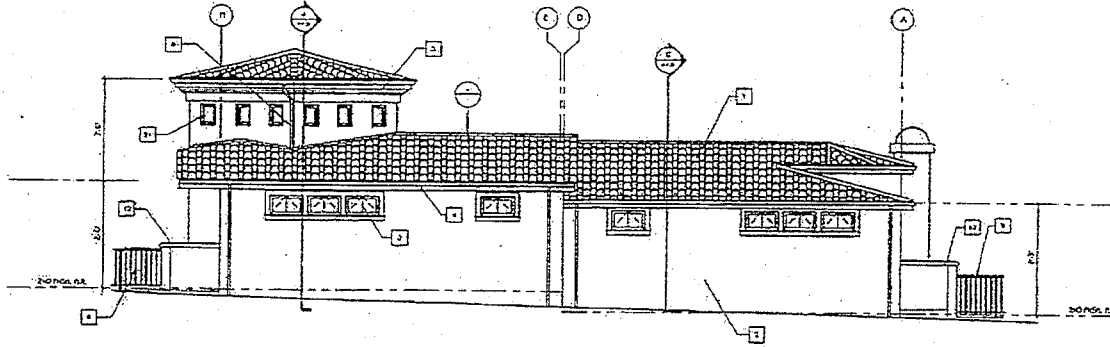
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DESIGNED BY	
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DATE	0 MAY 2004
DWG NO.	0412



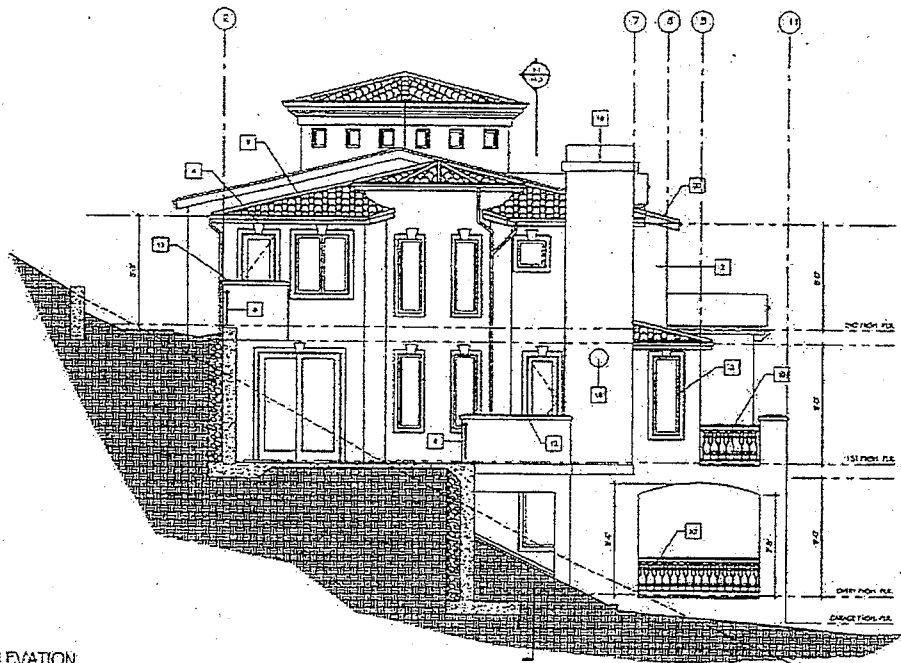
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\\tre-juggles\treshare\1-Active Projects\0412-Siena Hill\CAD\Connir-Doss\Plan 1 & A0.1\Plan 1 - Opposite\Plan 1.dwg, 2/1/2005 11:49:37 AM



4 REAR ELEVATION

147-11-07



11 LEFT SIDE ELEVATION

147-11-07

- ELEVATION NET ROLLS**
- 1 SHEET 1/16 (REAR) 04-11-07 10:00 AM
 - 2 SHEET 2/16 (FRONT) 04-11-07 10:00 AM
 - 3 WOOD SHEDS 04-11-07 10:00 AM
 - 4 GYM 04-11-07 10:00 AM
 - 5 GARAGE 04-11-07 10:00 AM
 - 6 SWIMMING POOL 04-11-07 10:00 AM
 - 7 LANDSCAPE 04-11-07 10:00 AM
 - 8 SHEET 8/16 (PLAN) 04-11-07 10:00 AM
 - 9 WOOD SHEDS 04-11-07 10:00 AM
 - 10 WOOD SHEDS 04-11-07 10:00 AM
 - 11 WOOD SHEDS 04-11-07 10:00 AM
 - 12 GYM 04-11-07 10:00 AM
 - 13 GARAGE 04-11-07 10:00 AM
 - 14 SWIMMING POOL 04-11-07 10:00 AM
 - 15 LANDSCAPE 04-11-07 10:00 AM
 - 16 SHEET 16/16 (PLAN) 04-11-07 10:00 AM
 - 17 WOOD SHEDS 04-11-07 10:00 AM

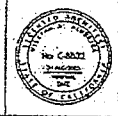


THE RESIDENTIAL ARCHITECT

3229 LARK SHORE AVENUE OAKLAND CA 94610 TEL: 510 452-0060 FAX: 510 452-0060

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

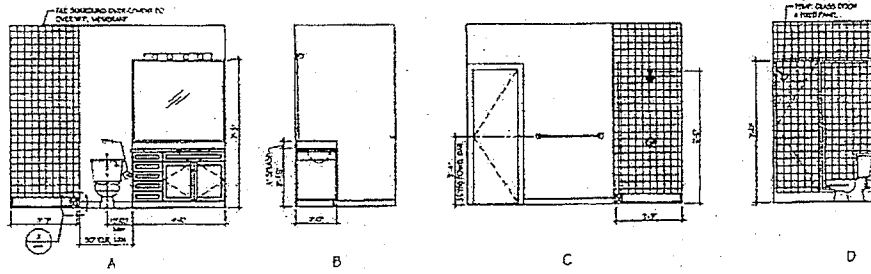
ELEVATIONS
PLAN 1
LOTS 1 & 2
UPSLOPE UNIT



DESIGNED BY:	
CHECKED BY:	
DATE:	6 MAY 2004
SCALE:	04/12
CON. BY:	
REV.:	

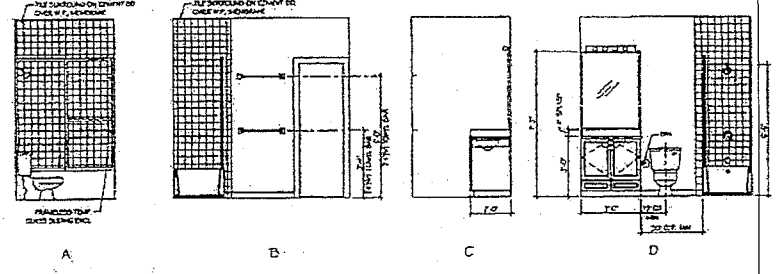
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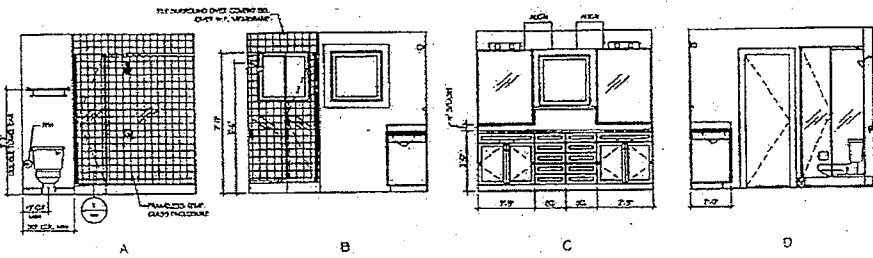
1 'A' - BATH 3

3/8"=1'-0"



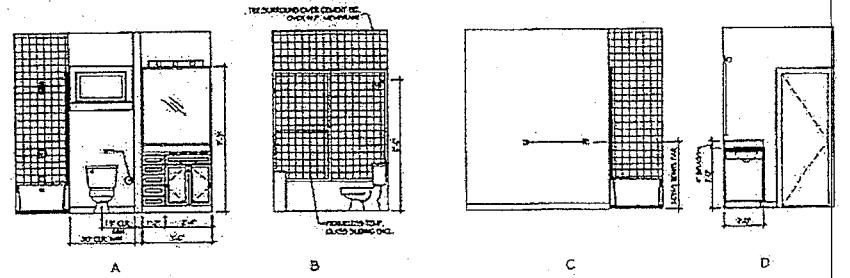
2 'A' UNIT - BATH 2

3/8"=1'-0"



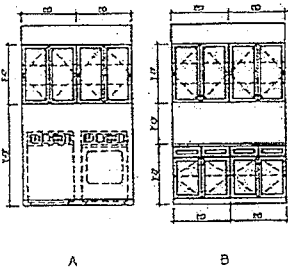
3 'A' UNIT - MASTER BATH

3/8"=1'-0"



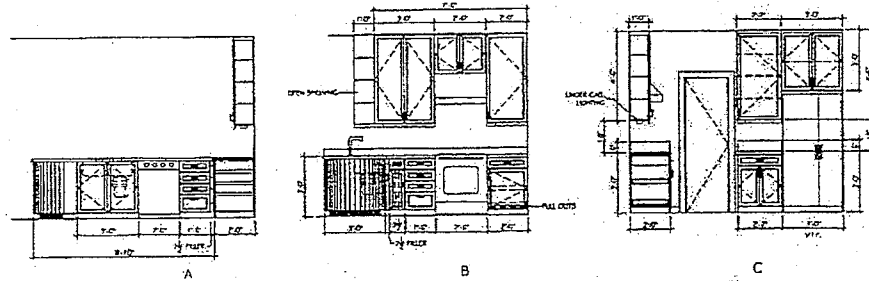
4 'A' UNIT - BATH 4

3/8"=1'-0"



5 'A' UNIT - LAUNDRY

3/8"=1'-0"



6 'A' UNIT - KITCHEN

3/8"=1'-0"



THE RESIDENTIAL ARCHITECT

1229 LAKE SHORE AVENUE OAKLAND CA 94612 TEL 510.432.3043 FAX 510.452.3066

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

INT. ELEVATIONS
'A' UNIT
PLAN 1
LOT 1

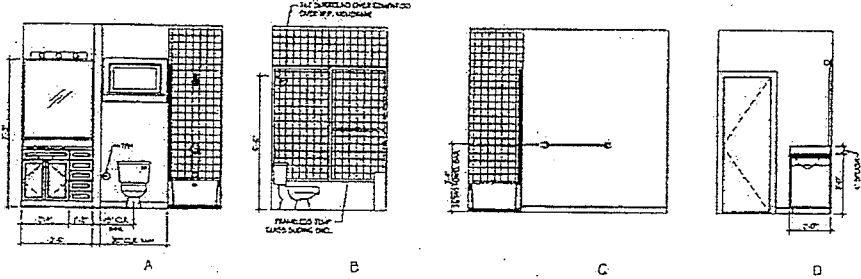
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DESIGNED BY:	1-98
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DATE:	6 MAY 2004
JOB NO.:	0413



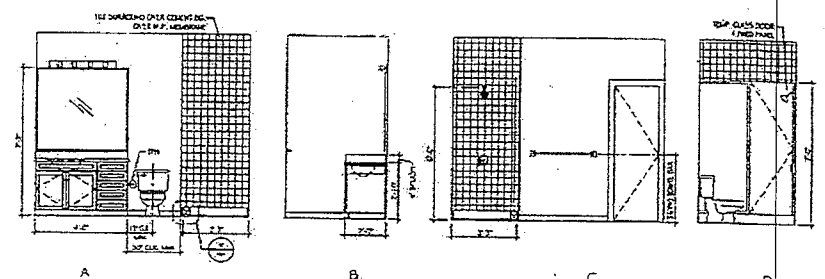
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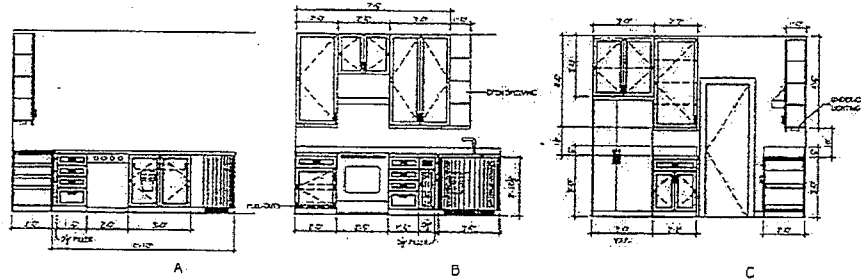
4 'B' UNIT - BATH 3

30'-1 1/2"



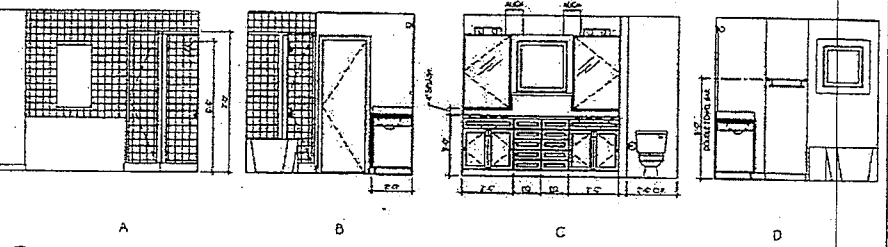
2 'B' UNIT - BATH 2

30'-1 1/2"



8 'B' UNIT - KITCHEN

30'-1 1/2"



6 'B' - MASTER BATH

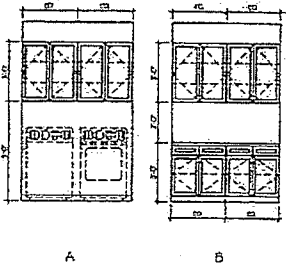
30'-1 1/2"

11 NOT USED

30'-1 1/2"


10 NOT USED

30'-1 1/2"



9 'B' UNIT - LAUNDRY

30'-1 1/2"



THE RESIDENTIAL ARCHITECT

10200 LAKE SHORE AVENUE OAKLAND CA 94610 TEL 510 432 3040 FAX 510 432 3240

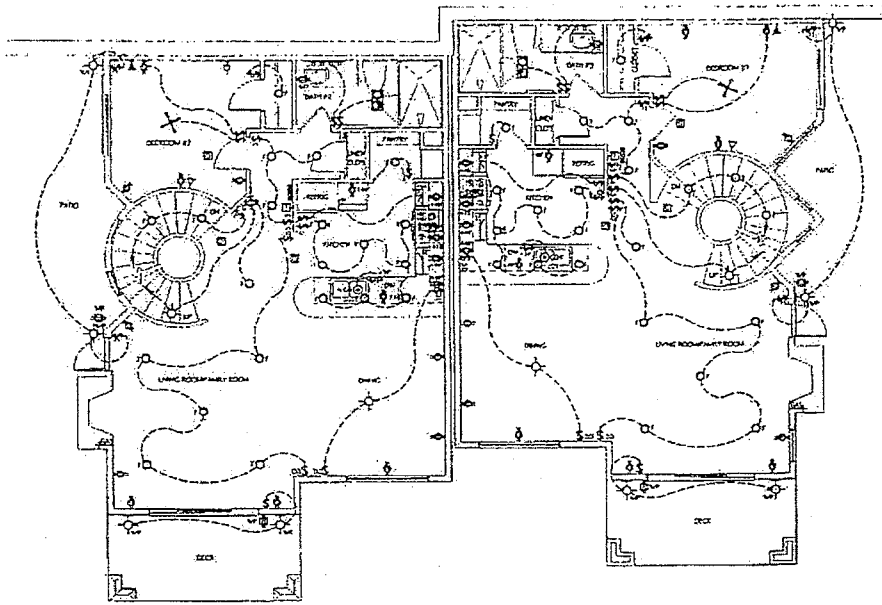
SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

INT. ELEVATIONS
LEFT UNIT
PLAN 1

UPSLOPE UNIT

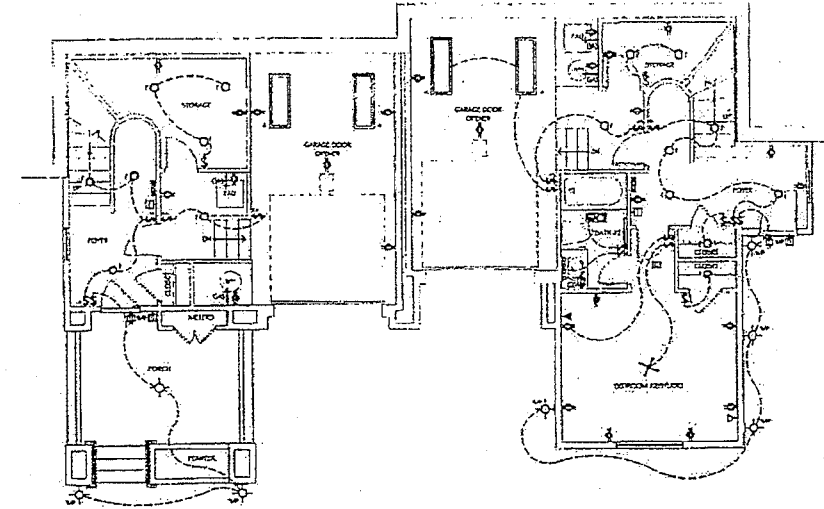
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A19



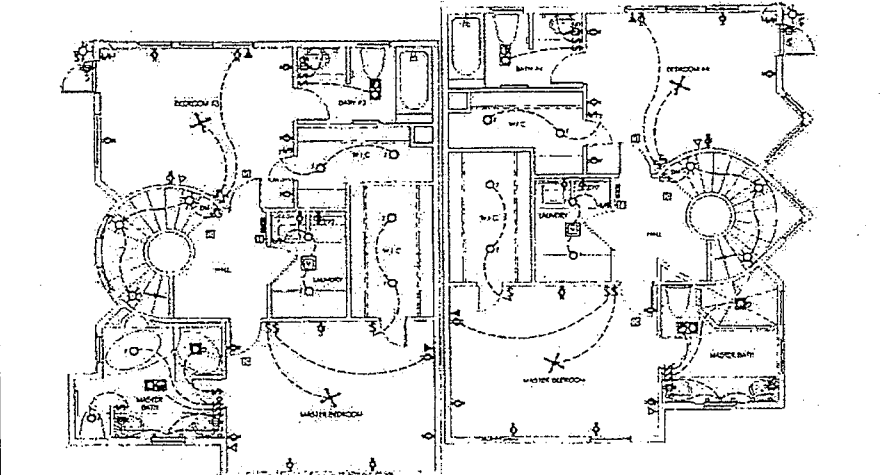
B MIDDLE LEVEL ELECTRICAL PLAN

11/17/10



G LOWER LEVEL ELECTRICAL PLAN

11/17/10



H UPPER LEVEL ELECTRICAL PLAN

11/17/10

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- SWITCH IN PANEL
- DIMMER SWITCH
- DIMMER OUTLET
- 1/2 HOT DIMMER OUTLET
- GFI DIMMER OUTLET
- 3/4 GFI DIMMER OUTLET
- 220 VOLT APPLIANCE OUTLET
- TELEPHONE
- TELEPHONE
- CABLE TV
- DIMMER
- WALL MOUNT FIXTURE
- WALL MOUNT FIXTURE WEATHER PROOF
- SINGLE POLE SWITCH WITH CONNECTION TO SWITCHING DEVICE
- CEILING FIXTURE
- CEILING FAN
- HANGING CEILING FIXTURE
- RECESSED FLOURESCENT CEILING FIXTURE
- RECESSED DAMP PROOF FIXTURE
- FAN LIGHT COHOOD
- TRANSFORMER
- CEILING MOUNTED FAN W/ LIGHT FIXTURE
- GARAGE DISPOSAL
- FLOURESCENT CEILING FIXTURE (LENGTH IN FEET)
- UNDER CABINET FLOURESCENT FIXTURE
- FLOURESCENT WALL LIGHT (LENGTH IN FEET)
- WALL MOUNTED FIXTURE
- VOLT

ELECTRICAL & MECHANICAL NOTES

- ELECTRICAL:**
- 1.1 VERIFY SERVICE & LOCATION REQUIREMENTS FOR ALL APPLIANCES & MECHANICAL EQUIP PRIOR TO INSTALLATION
 - 1.2 SWITCH, OUTLET & FIXTURE HEIGHTS - ALL DIMENSIONS FROM FINISH FLOOR TO CENTER OF DEVICE UNLESS NOTED OTHERWISE
 - 1.3 ELECTRICAL RECEPTACLES TO MEET 2 IN. - 32 M.E.C. SPACING REQUIREMENTS
- MECHANICAL:**
- 2.1 INSTALLING CONTRACTOR SHALL PROVIDE A DESIGNER/CLIENT SYSTEM IN ACCORDANCE WITH ALL APPLICABLE STANDARDS & TITLE 24 COMPLIANCE.
 - 2.2 VERIFY SPACE REQUIREMENTS FOR PLUMBING & DUCTS PRIOR TO START OF FRAMING.

THE RESIDENTIAL ARCHITECT

2200 LAKE SHORE AVENUE, OAKLAND, CA 94612 TEL: 510.452.0240 FAX: 510.452.3066

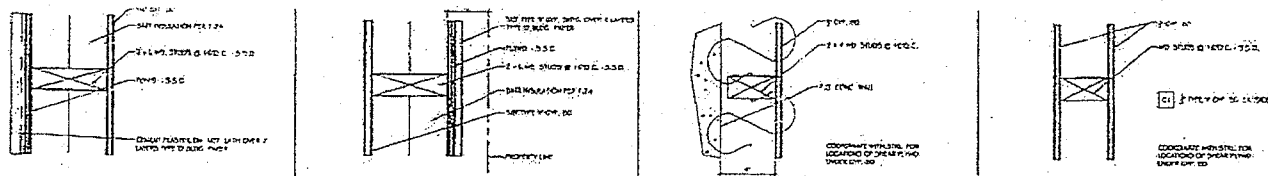
SIENA HILL
FOR:
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND, CALIFORNIA

**ELECTRICAL PLANS
PLAN 1**

UPSLOPE UNIT

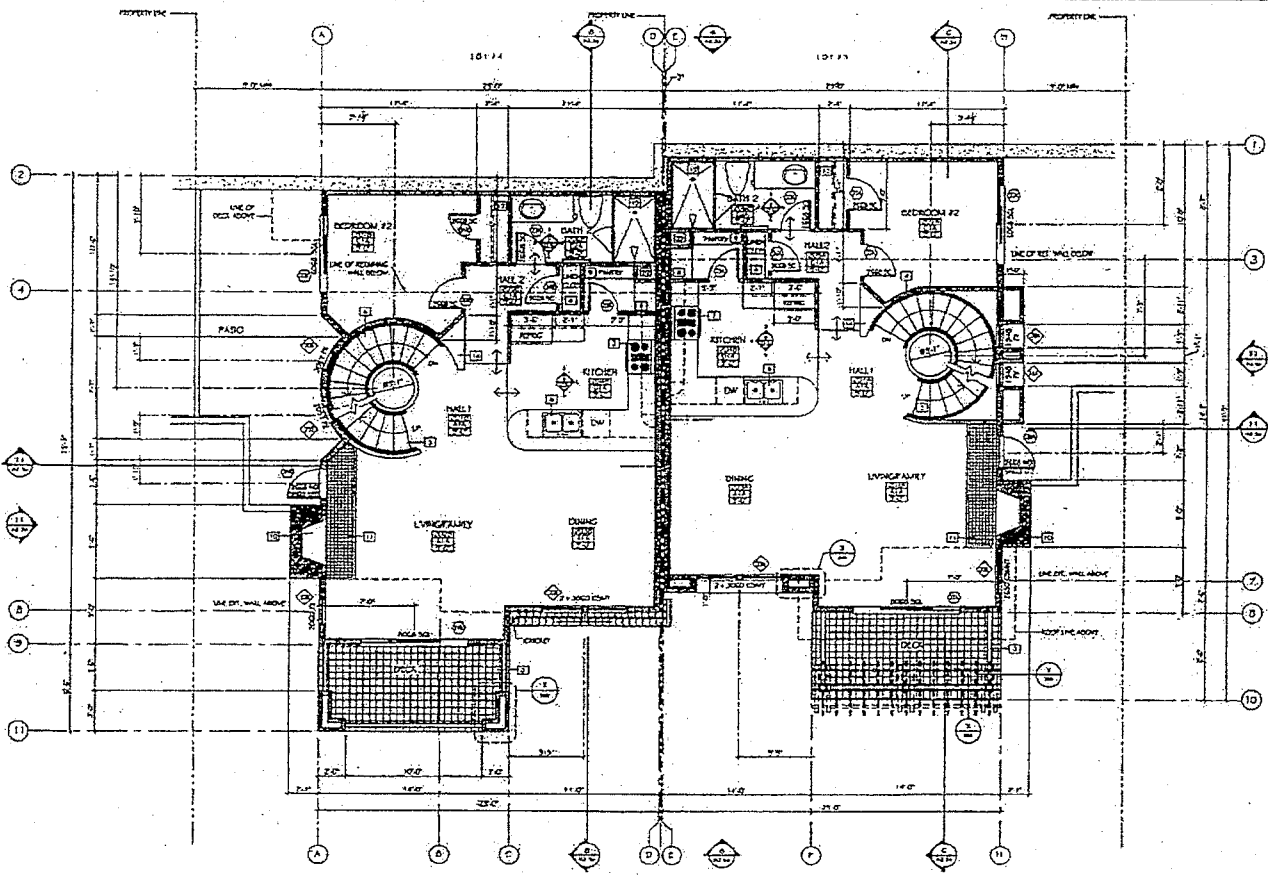
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CHECKED BY:		DATE:	04.12.10	
DATE:		DATE:		

NO. C 0027
JAN 2010
REV. 04



A	NO FINISH TYPICAL EXTERIOR WALL	B	1 HOUR RATING TYPICAL PARTY WALL	C	NO FINISH TYPICAL WALL AT RETAINING WALL	D	NO FINISH TYPICAL INTERIOR WALL
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PARTITION SCHEDULE



11 MIDDLE LEVEL FLOOR PLAN

FLOOR PLAN KEY NOTES

- SEE FIRST FLOOR FOR DETAILS
- ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION OVER 2x4 STUDS @ 16" O.C. - 5/8" SHEATHING OVER 2x4 STUDS @ 16" O.C.
- INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.

GENERAL FLOOR PLAN NOTES

- ALL UNFINISHED WALLS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED CEILING SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED FLOORS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED ROOFS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED PARTITIONS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED STAIRS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED BATHS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED KITCHENS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED LIVING FAMILIES SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED DINING ROOMS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED BEDROOMS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED HALLS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED CLOSETS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED PORCHES SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL UNFINISHED PATIOS SHALL BE 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.

WINDOW NOTES

- WINDOW & DOOR SCHEDULES TO BE USED AS SHOWN.
- ALL WINDOWS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL DOORS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL WINDOWS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
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- ALL WINDOWS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL DOORS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.

DOOR NOTES

- ALL DOORS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL DOORS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
- ALL DOORS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.
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- ALL DOORS TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER 2x4 STUDS @ 16" O.C.

WINDOW ABBREVIATIONS

AW	AWNING	TD	TOPPING
CA	CASING	CD	CORNER
CL	CLEAR	CO	CORNER
FL	FLUSH	FD	FLUSH
FR	FRONT	FR	FRONT
GR	GRASS	GR	GRASS
HT	HOLLOW TOP	HT	HOLLOW TOP
IS	INSIDE	IS	INSIDE
LS	LOOKING SOUTH	LS	LOOKING SOUTH
NS	NORTH	NS	NORTH
OS	OUTSIDE	OS	OUTSIDE
PS	PARTIAL SIGHT	PS	PARTIAL SIGHT
RS	REAR	RS	REAR
SS	SIDE	SS	SIDE
TS	TOP	TS	TOP
VS	VIEW	VS	VIEW
WS	WOOD	WS	WOOD
YS	YIELD	YS	YIELD
ZS	ZONING	ZS	ZONING

ROOM FINISH TAGS

A	WOOD	B	WOOD	C	WOOD
D	WOOD	E	WOOD	F	WOOD
G	WOOD	H	WOOD	I	WOOD
J	WOOD	K	WOOD	L	WOOD
M	WOOD	N	WOOD	O	WOOD
P	WOOD	Q	WOOD	R	WOOD
S	WOOD	T	WOOD	U	WOOD
V	WOOD	W	WOOD	X	WOOD
Y	WOOD	Z	WOOD	AA	WOOD
AB	WOOD	AC	WOOD	AD	WOOD
AE	WOOD	AF	WOOD	AG	WOOD
AH	WOOD	AI	WOOD	AJ	WOOD
AK	WOOD	AL	WOOD	AM	WOOD
AN	WOOD	AO	WOOD	AP	WOOD
AQ	WOOD	AR	WOOD	AS	WOOD
AT	WOOD	AU	WOOD	AV	WOOD
AW	WOOD	AX	WOOD	AY	WOOD
AZ	WOOD	BA	WOOD	BB	WOOD
BC	WOOD	BD	WOOD	BE	WOOD
BF	WOOD	BG	WOOD	BH	WOOD
BI	WOOD	BJ	WOOD	BK	WOOD
BL	WOOD	BM	WOOD	BN	WOOD
BO	WOOD	BP	WOOD	BQ	WOOD
BR	WOOD	BS	WOOD	BT	WOOD
BU	WOOD	BV	WOOD	BW	WOOD
BX	WOOD	BY	WOOD	BZ	WOOD
CA	WOOD	CB	WOOD	CC	WOOD
CD	WOOD	CE	WOOD	CF	WOOD
CG	WOOD	CH	WOOD	CI	WOOD
CK	WOOD	CL	WOOD	CM	WOOD
CN	WOOD	CO	WOOD	CP	WOOD
CQ	WOOD	CR	WOOD	CS	WOOD
CT	WOOD	CU	WOOD	CV	WOOD
CV	WOOD	CW	WOOD	CX	WOOD
CY	WOOD	CA	WOOD	CB	WOOD
CC	WOOD	CD	WOOD	CE	WOOD
CD	WOOD	CE	WOOD	CF	WOOD
CE	WOOD	CF	WOOD	CG	WOOD
CF	WOOD	CG	WOOD	CH	WOOD
CG	WOOD	CH	WOOD	CI	WOOD
CH	WOOD	CI	WOOD	CJ	WOOD
CI	WOOD	CJ	WOOD	CK	WOOD
CJ	WOOD	CK	WOOD	CL	WOOD
CK	WOOD	CL	WOOD	CM	WOOD
CL	WOOD	CM	WOOD	CN	WOOD
CM	WOOD	CN	WOOD	CO	WOOD
CO	WOOD	CP	WOOD	CQ	WOOD
CQ	WOOD	CR	WOOD	CS	WOOD
CR	WOOD	CS	WOOD	CT	WOOD
CT	WOOD	CT	WOOD	CT	WOOD

THE RESIDENTIAL ARCHITECT

2002 LAKE SHORE AVENUE OAKLAND CA 94612 TEL 510-432-5340 FAX 510-432-3339

SIENA HILL
for
HILLSIDE HOMES GROUP INC.
KELLER AVENUE @ GREENRIDGE
OAKLAND CALIFORNIA

MIDDLE LEVEL
FLOOR PLAN
PLAN 2a
LOTS 3 & 4
UPSLOPE UNIT

DESIGNED BY:	DATE:	04/17/2005
CHECKED BY:	DATE:	04/17
NO. OF SHEETS:		
TOTAL SHEETS:		



A2.2a

