

Case File Number PLN18416

June 5, 2019

Location:	2932 Carmel Street, Oakland, CA, 94602 (See map on reverse)
Assessor's Parcel Numbers:	029 098200600
Proposal:	A four (4) lot mini-lot development of a 10,839 square-foot lot with three existing structures to be demolished and replaced with four new detached single-family dwellings. Vehicular access will be provided by means of a proposed Shared Access Facility.
Applicant:	John Newton / (510) 847-4108
Owner:	Alterre Partners LLC
Planning Permits Required:	Major Conditional Use Permit to allow four units in the RM-2 Zone; Minor Conditional Use Permit for a Mini-Lot Subdivision and associated Shared Access Facility and; Regular Design Review for new construction of four single-family dwellings; and Tentative Parcel Map to create four Mini-Lots.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-2 Mixed Housing Residential Zone
Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15332 – Infill Development Projects; Section 15315 – Minor Land Division; and Section 15183 - projects consistent with a community plan, general plan, or zoning.
Historic Status:	Non-Historic Property
City Council District:	4
Date Filed:	10/16/2018
Action to be Taken:	Decision on application based on staff report.
Staff Recommendation:	Approve with the attached conditions.
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Moe Hackett at 510-238-3973 or by e-mail at mhackett@oaklandca.gov

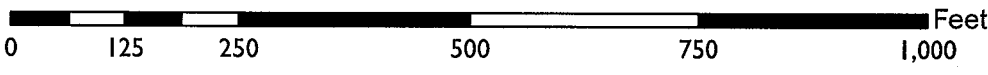
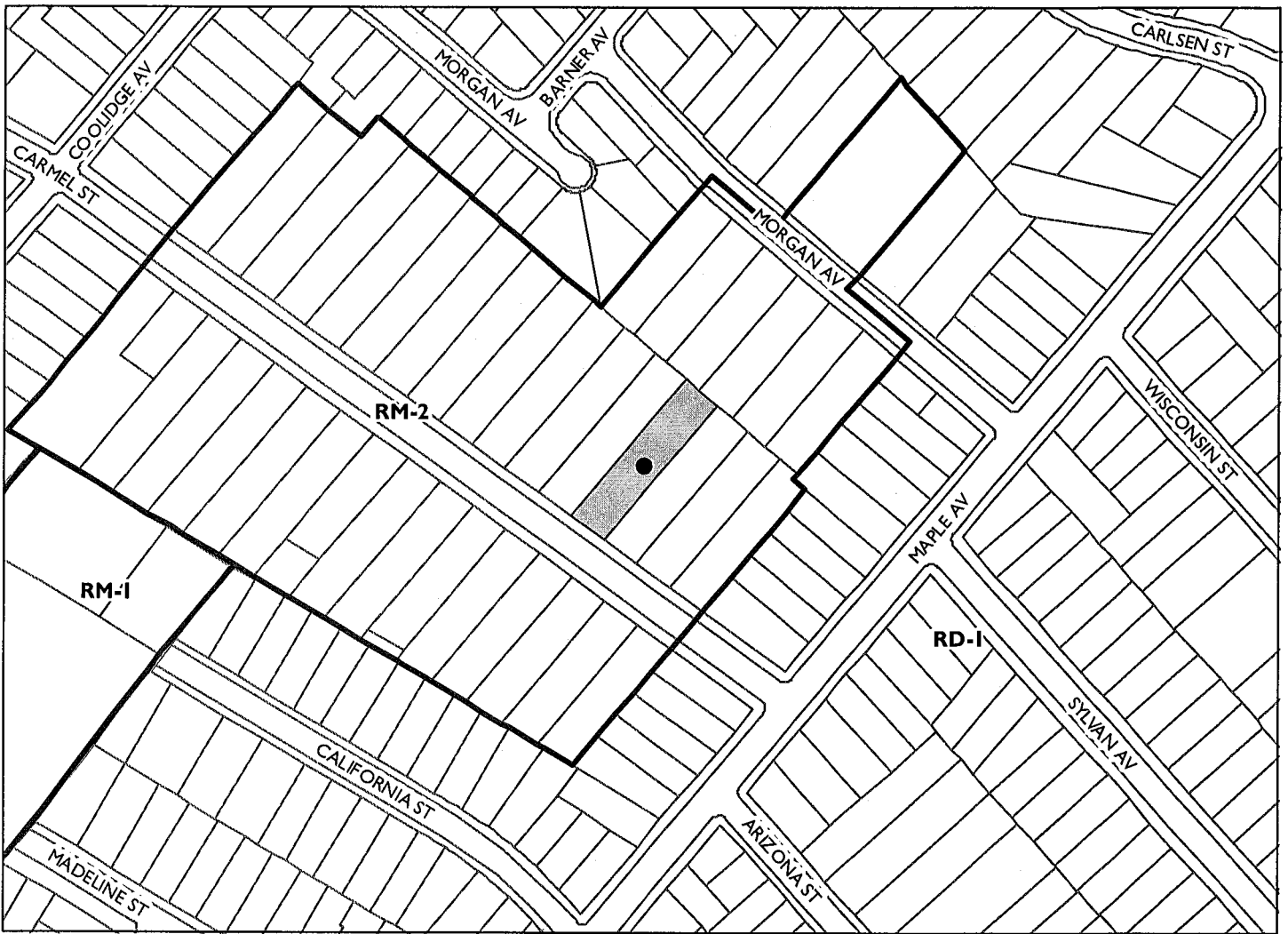
SUMMARY

The applicant is proposing a mini-lot development that will involve the demolition of three existing structures, and construction of four new single family residences on a 10,839 square-foot lot . A Shared Access Facility (easement) is proposed to allow for vehicular access to all the units. Each unit will have an integrated garage for a total of four off-street parking spaces.

Required Planning permits include a Major Conditional Use Permit to allow four residential units in the Mixed Housing Type Residential – 2 Zone (RM-2 Zone), Regular Design Review for the new construction of four dwelling units, Minor Conditional Use Permits for Mini-Lot Development served by a Shared Access Facility, and Tentative Parcel Map to create four mini lots.

The proposed project is four-unit residential development, consistent with the context of mini-lot development, in an area with multiple residences on lots of similar size. Staff finds that the new four-unit development complies with the CUP and Design Review criteria and development standards for the RM-2 Zone and recommends approval of the project subject to the attached conditions of approval.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18416
Applicant: John Newton
Address: 2932 Carmel Street
Zone: RM-2

PROPERTY DESCRIPTION

The property is located in the Lincoln Highlands neighborhood, in a mid-block location between Maple Avenue to the east and Coolidge Avenue to the west. The subject site is 10,839 square-feet, containing three existing buildings of single story in what appears to be a two-unit arrangement with a garage and a large expanse of surface parking towards the front. The property is surrounded by lots of a similar size, shape and arrangement with multifamily homes on the lots, interspersed with single family residential properties on Carmel and on Morgan street to the north (rear) of the application site.

PROJECT DESCRIPTION

The proposed design involves the demolition of two existing residential units, garage and accessory structures in order to construct four new residential units. The site will be graded to create four building pads and the shared access driveway. Between properties and towards the rear of the site, useable open spaces will be provided that also includes a comprehensive landscape plan with appropriate replacement trees for the existing ten (10) trees which are proposed to be removed.

The proposed residential units will sizes ranging from 1,508 sf to 1,862 sf, each with three bedrooms and an enclosed garage. Each property will have access to ground floor group open space and private rooftop decks. The new residential units are proposed to be two-story, with a resultant maximum height within the twenty-five (25) feet allowed. The shared access facility will be established along the east portion of the lot to allow for vehicular access to all new units, including a vehicle turn-a-round at mid-site, and provide for required Fire Department access.

The architectural style is modern, with curved walls, vinyl windows, metal railings and extensive use of stucco. The design incorporates various elements and detailing that includes projections and recesses, curved wall planes, a series of grouped fenestration patterns. The rhythm of the shapes and forms, and material changes combine to achieve a visually attractive development, featuring distinctive elements that come together as a unified whole.

GENERAL PLAN ANALYSIS

The subject site is located within the Mixed Housing Type Residential classification of the Land Use and Transportation Element (LUTE) of the City's General Plan. This land use classification is intended to "create, maintain, and enhance residential areas that are characterized by a mix of single family, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate". The proposed project is a multi-unit development located along Carmel Street which is consistent with the character of the Mixed Housing Type Residential classification. The proposed project is consistent in all significant respects with the following LUTE objectives and policies:

- Objective N3 (Housing Production, Conservation, and Enhancement);
- Policy N3.1 (Facilitating Housing Construction);
- Policy N3.10 (Guiding the Development of Parking);
- Policy N3.2 (Encouraging Infill Development);
- Objective N6 (Encourage a mix of Housing);
- N6.1 (Mixing Housing Types);
- Policy N7.1 (Ensuring Compatible Development).

The Land Use and Transportation Element (LUTE) specifically calls for housing units to be considered a high priority, and to be constructed as infill developments, and Objective N3 (Housing Production,

Conservation, and Enhancement) of the LUTE encourages the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

The creation of four (4) new Housing units on a 10,839 sf lot is consistent with the Mixed Housing Type Residential General Plan classification, as well as the General Plan objectives and policies. The project conforms with the surrounding neighborhood in terms of materials, scale, and forms. Appropriate setbacks, open space, height, density, and off-street parking will be maintained which will minimize negative impacts to surrounding neighbors.

ZONING ANALYSIS

The subject property is located within the RM-2, Mixed Housing Type Residential Zone-2. The RM-2 Zone is intended to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate. This zone allows for a resident density of two units on lots that are 4,000 square feet or greater, and conditionally permits three or more units so long as each unit has at least 2,500 square feet of lot area, as further discussed below.

The Zoning requirements for this project are:

- Major Conditional Use Permit for density of four (4) units in the RM-2 Zone;
- Minor Conditional Use Permit for a mini-lot development served by a Shared Access Facility;
- Regular Design Review for new construction; and
- Tentative Parcel Map for creation of mini lot.
-

The project complies with the applicable development standards.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15183 of the CEQA Guidelines, and Section 15332 of the CEQA Guidelines. The subject property is vacant and does not contain any historic resources and is not a hazardous materials site listed on the Cortese List. The criteria for a Categorical Exemption under Section 15332 of the CEQA guidelines are as follows:

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

The proposed project is consistent with the Mixed Housing Type General Plan designation and all general plan policies by creating 4 new rental dwelling units, and by meeting the required findings of the applicable designations and regulations of the RM-2 zoning district.

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

The development site is located within the Oakland City limits, is less than five acres and is surrounded by urban uses.

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

The project site has been previously developed and does not contain any habitat for endangered, rare, or threatened species.

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

With implementation of standard conditions of approval related to construction management and noise reduction measures, the project would not result in any significant impacts on traffic, noise, air quality, or water quality.

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

All required utilities are readily accessible on the surrounding streets, and the site will be adequately served by public services in the area.

CONCLUSION

The proposed project is a well-designed multiunit residential project that is consistent with the Oakland General Plan, and Zoning. The project provides off street parking and useable open space and will provide essential family housing in Oakland, helping alleviate the current housing crises in the Bay Area.

RECOMMENDATIONS

Based on the analysis, findings, and the conditions of approval attached to this report and elsewhere within the administrative record, staff believes that the proposed project is an appropriate development that will further the overall objectives of the Oakland General Plan, particularly related to encouraging new infill housing. Thus, staff recommends that the Commission:

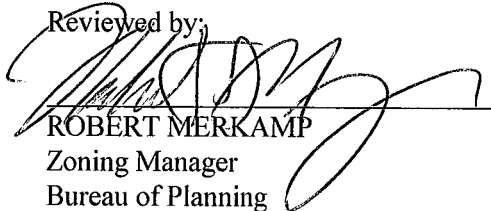
1. Affirm staff's environmental determination.
2. Approve the Major CUP, Minor CUP, Design Review, and Tentative Parcel Map, subject to the attached findings and conditions.

Prepared by:



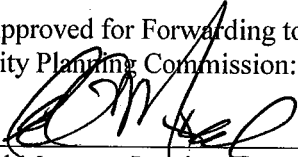
MOE HACKETT
Planner II

Reviewed by:



ROBERT MERKAMP
Zoning Manager
Bureau of Planning

Approved for Forwarding to the
City Planning Commission:



Ed Manasse, Interim Director
Department of Planning and Building

ATTACHMENTS:

- A. Findings for Approval
- B. Standard Conditions of Approval
- C. Engineering Conditions Of Approval
- D. Project Plans and Information

ATTACHMENT A**FINDINGS FOR APPROVAL**

This proposal meets all the Conditional Use Permit Criteria (Section 17.134.050); and Design Review Criteria (Section 17.136.050) as set forth below and which are required to approve your application. Required findings are shown in **bold type**; reasons your proposal satisfies them are shown in normal type.

17.134.050 – MAJOR AND MINOR CONDITIONAL USE PERMIT CRITERIA:

- (a) **The location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

Pursuant to Sections 17.17.050(A) and 17.134.020(A.1)(c)(ii) of the Oakland Planning Code (OPC), a Conditional Use Permit (CUP) is required for three or more residential units which is also classified as a Major CUP for three or more units in the RM-2 zone. A Minor CUP is also required (Section 17.107.040(D)), for the shared access facility. The proposed density is appropriate for the subject site because Carmel Street is a residential street within the residential mixed housing type area RM-2, that calls for greater density developments on appropriately sized sites. The proposed four (4) residential units will be compatible with the Mixed Housing Type neighborhood in that it is appropriate in scale, bulk, lot coverage and density to the surrounding mixed use buildings in the vicinity.

- (b) **That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The project will create a convenient and functional living environment for future residents by means of providing spacious single family dwelling units with useable public and private outdoor spaces and appropriate number of off-street parking spaces. The new units will be an improvement to the currently underutilized site.

- (c) **That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provided an essential service to the community or region.**

The proposed project will be residential in nature and use. This will contribute to the successful operation of the surrounding area in its basic community function as a low to medium density residential area. Further the project meets the intent and character of the Mixed Housing Type LUTE designation.

- (d) **That the proposal conforms to all applicable design review criteria set forth in DESIGN REVIEW PROCEDURES at Section 17.136.070(a).**

The proposed contemporary design applies techniques to minimize perceived bulk, scale down the building masses, and minimize potential adverse impacts on adjoining buildings and is

FINDINGS

therefore compatible with the development pattern and architectural styles in the neighborhood, and therefore, the proposal conforms to the applicable design review criteria.

- (e) **That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The proposed multi-unit development, is designed to the maximum allowed density, while maintaining the development standards. The project conforms to the Mixed Housing Type Residential General Plan which encourages the development of low to medium density residential units within these residential areas. Specifically, the project is consistent with LUTE policies N3.1, N3.2, N6.1, and N7.1.

17.136.050(A) - RESIDENTIAL DESIGN REVIEW CRITERIA:

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

The proposal will make a functional, contemporary, two-story single family dwellings within a residential street within the City. The proposal contains contemporary design elements including quality materials, architectural articulation for visual interest, recessed fenestration, feature roof forms. Existing surrounding buildings of one and two stories create the setting for this project, including the scale and bulk of the proposed project. The height is within the limits set out in the zoning code. Materials and textures match those found in the neighborhood.

- 2. **The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

The proposal will enhance the desirable neighborhood characteristics by creating four (4) single family residential housing units. The project reflects surrounding building context in terms of size, height, bulk, scale, mass and detailing within the neighborhood.

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

The subject site is relatively flat and without significant landscaping. Existing trees on the site to be removed will be appropriately replaced. Conditions of approval related to the tree removal are included and extensive landscaping will be executed throughout the site.

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

The subject site is relatively flat.

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

The proposal conforms with the Oakland General Plan. See General Plan analysis in the attached Staff Report.

Objective N3

Encourage the construction, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

Policy N6.1 Mixing Housing Types

The City will generally be supportive of a mix of projects that provide a variety of housing types, unit

sizes, and lot sizes which are available to households with a range of incomes.

Conditional Use Permit (CUP) Findings for a Second or Third Dwelling Unit in the RM-2 Zone)
Section 17.134

1. **That the proposed development will not adversely affect adjoining property, nor the surrounding neighborhood, with consideration to be given to density; to the availability of neighborhood facilities and play space; to the generation of traffic and the capacity of surrounding streets; and to all other similar, relevant factors.**

The proposal is located in an area where many of the surrounding homes have multiple units and accessory structures on-site. The proposed Mini-Lot Development will maintain appropriate setbacks for the RM-2 Zone and will be well under the height limit, which will prevent privacy and solar impacts for surrounding neighbors. Furthermore, each unit will have over access to public and private open space in the form of open yard, roof decks and concrete patios.

The proposal includes a shared access facility and four new garages which will allow for appropriate off-street parking and will minimize the on-street parking impact to surrounding streets and buffer the adjacent resident from the units.

2. **That the site design and landscaping and the scale, height, length and width, bulk, coverage, and exterior treatment of structures are in harmony with neighborhood character and with facilities on nearby lots.**

Refer to the Design Review Findings.

3. **That the shape and siting of the facilities are such as to minimize blocking of views and direct sunlight from nearby lots and from other Residential Facilities in the surrounding neighborhood.**

The proposal is located in an area where many of the surrounding homes have multiple units and accessory structures on-site. The proposal will create a four mini-lot development that will have adequate site planning and setbacks. The proposal is a flat lot and so views will not be affected. The proposal will have appropriate setbacks, including five feet for the interior side setbacks and fifteen feet for the rear setback. This will allow for appropriate separation between adjacent properties which will help to maintain privacy and prevent potential solar impacts.

4. **That the design and site planning of the buildings, open areas, parking and service areas, and other facilities provide a convenient, attractive, and functional living environment; and that paths, stairways, accessways, and corridors are designed to minimize privacy impacts.**

The proposed project includes adequate parking in the form of open parking for the existing unit, and enclosed parking in new garages for all properties. The parking will be accessed from a shared driveway along the side of the property that buffers the proposed units from the adjacent neighbor. Open space is provided throughout the development, maintaining the front yard and proposing open space between the buildings.

5. **That lot shape, size, and dimensions allow a development which will provide satisfactory internal living conditions without adversely affecting the privacy, safety, or residential amenity of adjacent residences.**

The proposed lots have been designed in a way which will allow for vehicular access via a shared access easement. This access easement buffers the adjacent neighbor from the proposed residents. The units will be separated by approx. 15-20 feet and will have extensive landscaping

in order to preserve privacy. Finally, staff has added a condition of approval to approve the final landscaping plan.

Conditional Use Permit (CUP) Findings for Mini-Lot Developments (Section 17.142.012)

- 1. That there is adequate provision for maintenance of the open space and other facilities within the development.**

The Tentative Parcel Map includes a proposal for a shared access facility as well as yard and utility easements. Conditions of approval will be added to this to ensure the provision of maintenance for the shared open space and the access easement.

- 2. That except as specified below, the total development meets all the requirements that would apply to it if it were a single lot. k**

- a. For the RM-2 Zone in the West Oakland District only (defined for the purposes of this Chapter as all areas between Interstate 980 to the east, Interstate 880 to the south and west, and Interstate 580 to the north), the minimum setback requirements for the total development shall be the same as those in Table 17.17.04 for a single lot less than four thousand (4,000) square feet in size. Also for the RM-2 Zone in the West Oakland District only, the minimum setback requirements for the total development may be further reduced to be the same as those in Table 17.17.04 for a single lot less than three thousand (3,000) square feet in size upon the following additional determination.**

- i. Excluding the subject parcel, the prevalent size of existing lots in the surrounding block is three thousand (3,000) square feet or less, and the prevalent frontage width along the same block face is thirty-five (35) feet or less.**

The proposal includes adequate setbacks of five feet for the interior side and fifteen feet for the rear setback. Furthermore, the proposed units will have a maximum height of approximate 25 feet and have a total lot coverage of 37%, with the maximum allotment being 40%. In regard to off-street parking, parking is provided in enclosed areas, specifically in new garages. Open space will be met for each unit in the form of yard areas and patios. All zoning requirements that would apply as if it were a single lot have been met.

Conditional Use Permit (CUP) Findings for Shared Access Facilities (Section 17.102.090B):

- 1. Each shared access facility proposal shall be in compliance with the City Planning Commission guidelines for development and evaluation of shared access facilities.**

The proposed Shared Access Facility is consistent with the applicable planning guidelines for development and evaluation of the easement. The facility will maintain a width of twelve feet and provide a turnaround for the rear-most unit.

- 2. The width of a shared access facility shall be adequate to ensure unimpeded emergency and non-emergency ingress and egress at all times. Additionally, the shared access facility shall conform to city standards for roadway layout and design.**

The Shared Access Facility will have a minimum width of twelve feet and will provide adequate space for emergency and non-emergency ingress and egress.

3. **A shared access facility shall be designed to provide the environmentally superior alternative to other approaches for the development of the property and shall be designed to be visually compatible with its surroundings, as set forth in the City Planning Commission guidelines; necessary retaining walls shall not be of excessive height and shall not be visibly obtrusive, as such are defined in the City Planning Commission guidelines.**

The existing site layout consists of a paved driveway along the side of the property where the proposed shared access facility is located. No retaining walls are proposed specifically for the shared access facility and visually the access entrance will remain largely unchanged except for expanding the existing driveway.

4. **Applicants for a shared access facility shall submit, for approval, an agreement for access facility maintenance, parking restrictions, and landscape maintenance. Upon staff approval, the proposed agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder. In addition, applicants for a shared access facility shall provide documentation of continuing liability insurance coverage. Documentation of insurance coverage shall include the written undertaking of each insurer to give the city thirty (30) days' prior written notice of cancellation, termination, or material change of such insurance coverage.**

As a condition of approval, the applicant is required to prepare and submit a maintenance agreement for the proposed development to the Bureau of Planning for review and approval prior to issuance of a certificate of occupancy.

5. **Prior to construction, applicants for a shared access facility shall retain a California registered professional civil engineer to certify, upon completion, that the access facility was constructed in accordance with the approved plans and construction standards. This requirement may be modified or waived at the discretion of the Director of Public Works, based on the topography or geotechnical considerations. An applicant may also be required to show assurance of performance bonding for grading and other associated improvements. In addition, prior to the installation of landscaping, an applicant shall retain a landscape architect or other qualified individual to certify, upon completion, that landscaping was installed in accordance with the approved landscape plan.**

Staff has added a condition of approval to this report for the project to meet this criterion.

Section 16.04.010, Purpose:

"...ensure that the development of subdivisions is consistent with the goals and policies of the Oakland General Pla

The subject site is located in the Mixed Housing Type Residential classification of the LUTE. The intent of this classification is to create, maintain and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses and small multi-unit buildings, and neighborhood businesses where appropriate. This classification permits one unit for every 2,500 square feet of lot area and would allow a maximum of four units on the existing parcel. As shown above and throughout the staff report, the project meets the General Plan's goals and policies.

Lot Design Standards (Section 16.24.040 O.M.C.):

- A. **No lot shall be created without frontage on a public street, as defined by Section 16.04.030, except:**

FINDINGS

- a. **Lots created in conjunction with approved private access easements;**
- b. **A single lot with frontage on a public street by means of a vehicular access corridor provided that in all cases the corridor shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length. Provided further, the corridor shall be a portion of the lot it serves, except that its area (square footage) shall not be included in computing the minimum lot area requirements of the zoning district.**

The Conditional Use Permit for the Mini-Lot Development waives lot frontage requirements, please see the Conditional Use Permit Findings for Mini-Lot Development above. However, of the proposed four mini-lots, one lot has frontage on a public street (Carmel Avenue). The other three lots are being created in conjunction with a proposed shared access easement, which provides vehicular access to the two lots. The width of the proposed shared access easement is at least 12 feet.

- B. **The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.**

All new property lines run at right angles to proposed shared access easement which fronts onto Carmel Avenue.

- C. **All applicable requirements of the zoning regulations shall be met.**

All regulations in the RM-2 Zone, including but not limited to, density, off-street parking, height, lot coverage, and open space have been met. Please see the Design Review Findings for more details.

- D. **Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except:**

- a. **Where the area is still considered acreage;**
- b. **Where a deliberate change in the character of the area has been initiated by the adoption of a specific plan, a change in zone, a development control map, or a planned unit development**

The Conditional Use Permit for the Mini-Lot Development waives the minimum lot size requirement, please see the Conditional Use Permit Findings for Mini-Lot Development above.

- E. **Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.**

The proposal is already developed with existing structures and does not contain rock out-croppings, specimen trees or creeks. The proposal includes the removal of trees, but extensive landscaping is proposed with this application, including new trees.

Tentative Map Findings (Section 16.08.030 O.M.C. & California Government Code §66474):

- A. **The proposed map is consistent with applicable general and specific plans as specified in the State Government Code Section 65451.**

This site is not located within a specific plan area but is consistent with the Mixed Housing Type Residential classification of the General Plans' LUTE as described in the staff report. See Findings above.

- B. **The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

See the Design Review Findings above.

C. The site is physically suitable for the type of development.

The site is located in an urban area connected to utilities, is accessed by existing streets, is relatively flat and is of an appropriate width, length, and area which will allow for four residential units.

D. The site is physically suitable for the proposed density of development.

The site is 10,839 square feet and is a flat lot with residential structures. The conditionally permitted residential density for three or more units in the RM-2 Zone is one unit per 2,500 square feet of lot area which the site meets; therefore, this site is physically suitable for a four lot Mini-Lot Development.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision is highly unlikely to cause substantial environmental damage and will not substantially and avoidably injure fish or wildlife or their habitat as is located in an urban setting and already contains three structures.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The attached standard conditions of approval will ensure that best management practices related to air quality, water quality, noise and traffic, are followed during construction of buildings. No serious public health problems are anticipated from the proposed subdivision

G. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. (This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction).

The proposed Mini-Lot subdivision will not affect any previously established public or private easements. The subdivision also involves a shared access facility which will allow for vehicular access to the proposed residential units. Yard, vehicular turn-around, and utility easements are also proposed.

H. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The subdivision will create a four-lot mini-lot development with a single-family home on each new lot. Energy efficient techniques such as south facing fenestration has been incorporated into the site planning and home designs to take advantage of natural solar heating and cooling opportunities.

ATTACHMENT B: CONDITIONS OF APPROVAL

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

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved revised plans dated **February 21, 2019**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning. These minor changes may include minor alterations to roof-top deck screening or perimeter landscaping /tree plantings. (required for privacy). See Condition #48.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required

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

5. Compliance with Conditions of Approval

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

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

9. Severability

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

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

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

11. Public Improvements

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

12. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

13. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Landscape Plan

a. Landscape Plan Required

- Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan

shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakcal/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakcal/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. Landscape Maintenance

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Lighting

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Dust Controls – Construction Related

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

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be

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

18. Criteria Air Pollutant Controls - Construction Related

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

19. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

20. Tree Removal During Bird Breeding Season

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

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

21. Tree Permit

a. Tree Permit Required

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

When Required: Prior to approval of construction-related permit

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

Monitoring/Inspection: Bureau of Building

b. Tree Protection During Construction

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

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

CONDITIONS OF APPROVAL

Monitoring/Inspection: Bureau of Building

c. Tree Replacement Plantings

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
 - a. For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
 - b. For other species listed, seven hundred (700) square feet per tree.
- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

22. Erosion and Sedimentation Control Plan for Construction

a. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting,

waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Erosion and Sedimentation Control During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

23. Archaeological and Paleontological Resources – Discovery During Construction

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

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

preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

24. Human Remains – Discovery During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

25. Construction-Related Permit(s)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

26. Soils Report

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

27. Hazardous Materials Related to Construction

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. NPDES C.3 Stormwater Requirements for Regulated Projects

a. Post-Construction Stormwater Management Plan Required

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;
- iii. Location of proposed on-site storm drain lines;

- iv. Site design measures to reduce the amount of impervious surface area;
- v. Source control measures to limit stormwater pollution;
- vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
- vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Maintenance Agreement Required

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

- i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

29. Transportation Impact Fee

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

30. Recycled Water

Requirement: Pursuant to section 16.08.030 of the Oakland Municipal Code, the project applicant shall provide for the use of recycled water in the project for landscape irrigation purposes unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the project, or the use of recycled water is not financially or technically feasible for the project. The project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EBMUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the project, the project drawings

submitted for construction-related permits shall include the proposed recycled water system and the project applicant shall install the recycled water system during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

31. Construction Days/Hours

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

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. Construction Noise

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

33. Extreme Construction Noise

a. Construction Noise Management Plan Required

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

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

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

34. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

35. Affordable Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

36. Residential Tenants

Requirement: The property owner shall comply with all applicable laws and requirements concerning residential tenants, including but not limited to, the City's Rent Adjustment Ordinance (OMC chap. 8.22, Article I), Just Cause Eviction Ordinance (OMC chap. 8.22, Articles II & III), Tenant Protection Ordinance (OMC chap. 8.22, Article V) and Code Compliance Relocation Ordinance (OMC chap. 15.60). Existing and former tenants temporarily or permanently evicted, displaced or relocated due to the project or City action related to the project may be entitled to protections and benefits, including, but not limited to, relocation payments and the right to return to previous units. The property owner may be required to submit evidence of compliance with applicable tenant protection laws upon request of the City. For more information, please contact the Oakland Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland, California, 94612; (510) 238-6182.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

37. Capital Improvements Impact Fee

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

a. Obstruction Permit Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. Traffic Control Plan Required

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

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. Repair of City Streets

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

39. Transportation Impact Fee

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

40. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

41. Underground Utilities

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

42. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

43. Water Efficient Landscape Ordinance (WELO)

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

a. Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

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

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

i. Project Information:

- Date,
- Applicant and property owner name,
- Total landscape area,
- Project type (new, rehabilitated, cemetery, or home owner installed),
- Water supply type and water purveyor,
- Checklist of documents in the package, and
- Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

ii. Water Efficient Landscape Worksheet

- Hydrozone Information Table
- Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use

iii. Soil Management Report

iv. Landscape Design Plan

- v. Irrigation Design Plan, and
- vi. Grading Plan

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.

For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below:

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Project Specific Conditions of Approval

44. Submittal of Final Map and Final Map Requirements

Within two years of the effective date of approval, and ongoing

A Final Map shall be submitted to the Building Services Department, within 2 years of the approval of this permit. The final submittal for the map shall include all common areas, pathways, and dedicated sewer and storm drain easements in a form acceptable to the City Engineer and acceptance language by the City Engineer. The applicant shall record the Final Map and a written legal description of the reconfigured parcels as part of the deed with the Alameda County Recorder's Office and proof of such recordation shall be provided to the Planning Department prior to issuance of Building Permits. Failure to file a Final Parcel Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Parcel Map.

45. Engineering and Fire Services comments

Ongoing

The project shall comply with the Engineering Services (see attachment) and Fire Prevention Bureau Requirements.

46. Common Driveway surface material

Prior issuance of building permit

The applicant shall submit revised site plan and approved by Planning Department staff showing that the proposed common driveway surface area shall be finished with permeable decorative pavers for visual appeal as well as an environmentally superior alternative that will minimize stormwater run-off.

47. Tree Removal Permit

Prior to issuance of building permits

A Tree Removal/Preservation permit application shall be approved by the Tree Services Division for removal or construction within ten feet of all protected trees on the site and adjacent properties. Care shall be provided to ensure the dust and debris shall not be deposited of neighboring properties. If dust or debris from the tree removal creates an impact, such impact shall be removed / cleared.

48. Side Property Line Landscaping and Roof Deck Screening

The project applicant shall install tall landscaping along the side and/or rear property lines and driveway as feasible to protect the privacy of adjacent neighbors. Additional or modified screening devices (walls or other) shall be installed (as a minor alteration) as needed to maintain privacy across all property lines.

49. Covenants, Conditions and Restrictions & Homeowner's Association.

Within one year after issuance of the first certificate of occupancy.

The Covenants, Conditions and Restrictions (CC&Rs) for the approved units shall be submitted to the Planning and Zoning Division for review. The CC&Rs shall provide for the establishment of a non-profit homeowners association to maintenance and operation of all on-site sidewalks, pathways, common open space and all common landscaping, driveways, and other facilities, in accordance with approved plans. Membership in the association shall be made a condition of ownership. The developer shall be a member of such association until all units are sold.

50. Joint Maintenance, Restriction and Easement.

Prior to the recordation of any Final Map for the site.

The applicant shall provide a "Joint Use and Maintenance Agreement" or a "Covenant, Codes and Restrictions" document for the Shared Access Facility for review by the City Attorney's Office and approval by the Planning and Zoning Division. This document shall provide for the easement rights, and parking rights and restrictions of all property owners using the facility, the maintenance of the facility and the landscaping maintenance of the facility and areas covered by the required landscape plan. Upon approval, the agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder with each and every deed applicable to this map.

51. Landscape Plan for the Shared Access Facility.

Prior to issuance of grading or building permit.

A Landscape Plan for the Shared Access Facility and any areas that will require grading for the development of the Shared Access Facilities shall be submitted to the Planning and Zoning Division for review and approval. The landscape plan shall be included in the building and/or grading permit plan set. All landscaping shall be installed prior to final inspection of the building and/or grading permits unless bonded pursuant to the provisions of Section 17.124.50 of the Oakland Planning Code. Pursuant to the "Joint Use and Maintenance Agreement" or a "Covenant, Codes and Restrictions" required in condition no. 49 and 50 all landscaping shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with all applicable landscaping requirements.

52. Continued Liability Insurance for the Shared Access Facility.

Prior to the recordation of any Final Map for the site.

The applicant shall provide for review by the City Attorney and approval by the Planning and Zoning Division, documentation of continuing liability insurance coverage for the Shared Access Facility. Documentation of insurance coverage shall include the written undertaking of each insurer to give the City thirty (30) days prior written notice of cancellation, termination, or material change of such insurance coverage.

53. Certification.

Upon final inspection of the access facility.

The applicant shall retain a California registered professional civil engineer to certify that the access facility was constructed in accordance with the approved plans and construction standards. This requirement may be modified or waived at the discretion of the Building Services Division and/or the Public Works Agency, based on the topography or geotechnical considerations. An applicant may also be required to show assurance of performance bonding for grading and other associated improvements.

54. Access Easement.

Prior to submittal of Final Map.

The applicant shall indicate on the Final Map a Shared Access Easement reserved for all parcels to ensure continued shared access through any existing and proposed driveways, parking areas, and curb cuts.

55. Fencing and Retaining Wall Details

Prior to issuance of grading or building permit.

The applicant shall submit details on the location, height, and materials of all proposed retaining walls and fences for the review and approval by the Bureau of Planning.

Applicant Statement

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

Name of Project Applicant

Signature of Project Applicant

Date

CONDITIONS OF APPROVAL

City of Oakland Department of Transportation

Transportation and Right-of-Way Management Division, Engineering Services

If Project is approved by the Advisory Agency, attach the Engineering Services "Conditions of Approval" provided below.

Planning/Zoning Number(s) PLN18416				Engineering Staff Contact Joseph Palacio			
Project Address 2932 Carmel Street				Project Description Four lot subdivision with a shared access driveway			
Tentative Map No. TPM10887		No. of New Lots		4	No. Condominiums		<input type="checkbox"/> Mixed Use
<input type="checkbox"/> No Map	<input type="checkbox"/> Parcel Map Waiver	<input type="checkbox"/> Merger	<input type="checkbox"/> Lot Line Adjustment LLA	No. Existing Lots LLA		No. New Lots LLA	
<u>GENERAL REQUIREMENTS</u>				<u>SPECIFIC PROJECT CONDITIONS OF APPROVAL</u>			
<u>SIDEWALKS, CURB AND GUTTERS</u> 1. Existing sidewalks fronting subject property must be compliant with ADA standards. 2. Uplifted, uneven, damaged sidewalks shall be repaired with no more than ¼ inch lift and no more than 2% cross slope. 3. Sidewalk clear width of 5.5 feet minimum is required and must not be less than 50-inches between obstacles, poles, trees, hydrants, pinch points for ADA access. 4. Existing sidewalks, curbs/gutter/driveway approaches damaged, broken or if non-standard shall be repaired. 5. A Curb, Gutter and Sidewalk (CGS) permit is required to repair or construct sidewalk. 6. Infrastructure and improvements to be privately maintained within the right of way and any non-standard features MAY be accepted with an Encroachment Permit. 7. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.				Conditions may apply at the time of a Building Permit application.			
<u>STREET PAVING AND STRIPING</u> 8. Street and roadway area(s) fronting the development must be resurfaced up to one traffic lane in width 13 ft. or to the centerline of the street, after completion of construction and as required by the Inspector. 9. Evaluation of the street's Pavement Condition Index at time plans are submitted for permit review shall determine any restoration requirements. 10. Existing striping fronting the property and up to 1 block length shall be restored to the satisfaction of the Inspector. Thermoplastic shall be required unless specified otherwise in the plans approved for construction. 11. "Moratorium Streets" are resurfaced or newly constructed streets within the past 5-year period. No trenching or excavation is permitted on any Moratorium Street without the written authorization of the Public Works Director.				Conditions may apply at the time of a Building Permit application.			
<u>DRIVEWAYS</u> 12. Driveway approach, length, width, driveway separation, clearances from poles and utilities, type of curb, driveway angle, shall be approved by Bureau of Planning in advance of any review by Engineering Services. 13. Any existing driveway that will no longer be required to serve the property shall be replaced with new sidewalk curb and gutter, with curb striping as required by Inspector.				Prior to recording parcel map, record proposed access and utility easement, and maintenance agreement. Provide easement and maintenance agreement at time of final Parcel Map submittal.			
<u>CURB RAMPS</u> 14. New curb ramps shall meet the latest State of California standards when plans are submitted for review.				NA			

CITY OF OAKLAND Department of Transportation
Engineering Services "Conditions of Approval"

<p>15. Curb ramps shall be directional unless approved otherwise in writing by the City Engineer.</p> <p>16. New curb ramps are required at intersections fronting the project site and when the use or occupancy necessitates installation or replacement of curb ramps. Additional curb ramps required by the City Engineer shall be installed by the project sponsor.</p> <p>17. Where a new curb ramp is required for the project the curb ramp located on the opposite side of the roadway, across a marked or un-marked crosswalk, shall also be installed or upgraded to be ADA compliant by the project sponsor.</p>	
<p><u>STREET GEOMETRY AND STRIPING DESIGN</u></p> <p>18. New striping, curb painting, bulb-outs, changes to existing dimensions, impact to traffic resulting from development, traffic pattern, circulation, signals, traffic count, street/lane change shall be reviewed and approved by the City's Traffic Engineer.</p> <p>19. Any alteration to geometry of roadway/sidewalk, markings, traffic control signs and devices shall be reviewed and approved by the City's Traffic Engineer.</p> <p>20. Traffic and parking sign posts shall be coated with anti-graffiti coating.</p> <p>21. Traffic Control Plans (TCP) for temporary traffic control measures shall be submitted separately for review and approval by City's Traffic Engineer prior to permit issuance and when the TCP is adjusted and updated during construction.</p>	<p>Conditions may apply at the time of a Building Permit application.</p>
<p><u>SANITARY SEWER</u></p> <p>22. Sanitary sewer impact analysis is required when new development results in a net increase of volume of wastewater flow to the City's sanitary sewer system. Sewer flow calculations prepared by developer's engineer must include existing and proposed flows. Developer shall submit analysis with completed application for review. Mitigation fees shall be paid prior to issuance of a Building or PX permit whichever occurs first.</p> <p>23. A "PSL" certificate, Sewer Lateral Permit, and EBMUD Inspection are required for all projects where construction costs are one-hundred thousand dollars (\$100K +) or more.</p> <p>24. A Sewer Lateral permit (SL) is required for any new sewer lateral or rehabilitation of existing lateral. Abandonment of a sewer lateral requires a separate permit.</p> <p>25. Sewer profiles shall be included on the plans approved for construction. If existing utilities are within twelve inches (12") of proposed sewer, engineer shall have existing utility potholed and resolve conflict before approval of plans.</p>	<p>Prior to recording parcel map, applicant shall provide plans showing the existing and proposed utilities serving each parcel. Each lot should have its own, separate sewer lateral compliant with City of Oakland Municipal Code. Existing sewer pipes shall be repaired or replaced to meet City of Oakland design standards. New sewer laterals have to be prepared with plan/profile by a registered engineer and shall be included in the PX permit. Obtain PSL certificate and SL permit.</p>
<p><u>STORM DRAINS</u></p> <p>26. Connection of storm drain to sewer line is prohibited. Any unauthorized connection shall be separated from the sanitary sewer.</p> <p>27. Drainage plans shall be submitted for review and approval. Plans shall follow City standard details and design standards. Blind connections or tap connections are prohibited for storm drains.</p>	<p>Conditions may apply at the time of a Building Permit application.</p>

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<p>28. Hydrology and Hydraulic Calculations, shall meet City's Storm Drainage Design Standards.</p> <p>29. Reduction in Peak Flow by 25% or to the extent possible is required.</p>	
<p><u>STORM WATER TREATMENT</u></p> <p>30. Requirements for permanent and temporary storm water pollution prevention, Alameda County Clean Water Program (C.3), shall be included in the Building improvement plans for on-site work. Any approved storm drain from on-site development shall be tied to an inlet structure at the back of curb designating public and private ownership.</p> <p>31. Permanent storm water treatment (BMP's) to service the development shall be privately maintained and included in the O&M Agreement for the project.</p> <p>32. Roof runoff must be directed through an approved treatment device prior to entering the City's storm drainage system.</p> <p>33. Right-of-way shall not be used for storm water treatment features.</p>	<p>Conditions may apply at the time of a Building Permit application.</p>
<p><u>STREET TREES AND LANDSCAPING (PRIVATE)</u></p> <p>34. Trees and irrigation for the proposed development shall be owned and maintained by the property owner(s).</p> <p>35. Landscape and irrigation plans shall be submitted with the civil plans for work (PX permit) for review and approval by the City's Arborist.</p> <p>36. Landscape, irrigation plans and tree species shall meet City standards for Street Tree Planting.</p> <p>37. Tree shall be spaced twenty feet (20') on center and shall not obstruct street lights. Tree wells shall be 3 ft. x 3ft. or 4 ft. x 4 ft. (minimum) for mature tree height of 25 to 40 feet.</p> <p>38. Tree Grates, Root Barrier and Staking Details for new trees shall be included in the approved plans. Tree Grates must be ADA compliant.</p>	<p>Conditions may apply at the time of a Building Permit application.</p>
<p><u>EASEMENTS AND ENCROACHMENTS</u></p> <p>39. All property lines, existing and proposed easements, shall be clearly shown on the plans for construction (PX permit).</p> <p>40. Easement dedication or vacation requires separate application and permit (PPE permit) if not included on a Final Tract Map or Parcel Map.</p> <p>41. Major Encroachment permits require City Council resolution and Indenture Agreement with County Recorder's Number shown on the Final or Parcel Map.</p> <p>42. Permanent building elements encroaching into the right-of-way normally require a Major Encroachment (ENMJ permit)_Other approved encroachments may be part of Minor Encroachment (ENMI permit).</p> <p>43. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.</p>	<p>Prior to recording parcel map, record proposed access and utility easement. Record maintenance agreement. Provide easement and maintenance agreement at time of final Parcel Map submittal.</p> <p>Prior to recording parcel map, move encroaching fence adjacent to northern parcel 1049 to property line.</p>
<p><u>SITE PLAN</u></p> <p>44. A Site Plan shall be provided with permit plan set and include: north arrow, scale, property boundaries, topography, vegetation, proposed/existing structures,</p>	<p>Conditions may apply at the time of a Building Permit application.</p>

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<p>utilities, easements, roadways, monuments, wells, and any important key elements.</p>	
<p><u>STREET LIGHTS AND UTILITIES (PW ELECTRICAL)</u> 45. A photometric plan and analysis of existing and proposed street lights is required for all projects requiring a PX permit and as determined by the City Engineer. Design shall meet City Outdoor Lighting Standards. http://www2.oaklandnet.com/oakca1/groups/pwa/documents/policy/oak026007.pdf. 46. Upon review and approval of the photometrics analysis, the project sponsor shall design and include additional streetlights as required by the City and shall also provide 10% spare streetlight fixtures for City's Electrical Maintenance Operations. 47. Pedestrian signal and push buttons for intersection crossings shall be included in the plans for construction when required by the Traffic Engineer. 48. Utility undergrounding shall be clearly identified on all construction permitted plans as approved by the Project Planner, Oakland Fire Department, Public Works Department and Dept. of Transportation. 49. Pull boxes shall be locking. 50. Existing, reinstalled and new Streetlights, Parking Meters and Kiosks shall be included on the plans approved for construction. Separate fees and approvals by Public Works Maintenance is required to remove or install Streetlights, Parking Meters and Kiosk.</p>	<p>Conditions may apply at the time of a Building Permit application.</p>
<p><u>SPECIAL ZONES: CDMG Designation (LS/LQ), A-P Zone, Flood Zone, Creek/water course, GAAD, etc.</u> 51. Design, approvals, outside agency permits, and construction methods shall meet all applicable Federal, State, and City's Municipal Code requirements for properties located in hazard zone and flood zone. 52. Peer Review of Soils, Geotechnical, Hydrology, Hydraulic, and Structural Reports, engineering plans, grading, remediation, final map may be required. 53. CDMG Designation and potential for liquefaction(LQ) and/or landslide(LS) shall be clearly identified on individual lots of the Tentative Map, Parcel Map of final Tract Map.</p>	<p>Conditions apply. Property is located within liquefaction zone, severity level 2 and in area of minimum flood hazard; Zone X.</p>
<p><u>TENTATIVE MAP, PARCEL MAP, TRACT MAP</u> 54. Fire Access, Emergency Vehicle Access, Shared Access (Agreement or CC&R's), Utility Easements shall be clearly shown and identified on Maps. 55. Setbacks from the property lines, buffer areas, easements, buildings and separation required between structures and buildings shall be identified on Tentative Map. 56. After approval by Planning and Zoning of a Tentative Map a separate application to Engineering Services is required for review and approval of the Parcel or Tract Map by the City Surveyor and City Engineer. 57. Tract Map and Subdivision Improvement Agreement (SIA) requires City Council Approval. 58. Survey Monuments Protection, Surety/Bond may be required prior to approval of Parcel or Final Map.</p>	<p>After approval by Planning and Zoning of the Tentative Map, a separate application to Engineering Service is required for review and approval of the Parcel Map by City Surveyor and City Engineer.</p>

CITY OF OAKLAND Department of Transportation
Engineering Services "Conditions of Approval"

<p>CONSTRUCTION</p> <p>59. All work within the City's right-of-way or easement requires a valid permit.</p> <p>60. Shoring Plans, Retaining Walls, Streetlight and Traffic Signal Pole Foundations and other structures require a separate Building Permit from the Building Department.</p> <p>61. An Obstruction Permit (OB) may be required prior to issuance of a Grading, Building, PX, CGS or another related permit. OB permits are required for temporary or permanent removal of metered and non-metered parking spaces, sidewalk closure(s), staging of materials, construction dewatering equipment, blocking, placement of storage units, equipment within the right-of-way.</p> <p>62. An approved Traffic Control Plan (TCP) may be required prior to issuance of an OB permit, PX permit or any work requiring Traffic Control Measures within the City's right-of-way.</p>	<p>OB permit is required if there is any impact to public street parking, vehicular, bicycle, or pedestrian circulation. Traffic Control Plan may be required prior to issuance to OB.</p> <p>SL Permit is required for any new or abandoned sewer lateral.</p> <p>CGS is required for sidewalk and driveway work in public right of way</p>
<p>OTHER</p> <p>63. Projects with "<i>Special</i>" considerations, for example; may require utility undergrounding of overhead utilities, improvements off-site (i.e. new traffic signal), ownership of land/project sponsor TCSE Economics & Workforce Development, a City Capital Project, or may be part of a larger "Master Planned Development" with Development Agreement and/or phased Final Maps.</p>	<p>Conditions may apply at time of building permit application.</p>

PER CITY RECORDS AND INFORMATION RECEIVED FOR REVIEW ITEMS NOTED BELOW MAY AFFECT THE DESIGN, REVIEW AND APPROVAL, PERMITTING, MAP APPROVAL PROCESSES. *(The City assumes No Responsibility for the Accuracy and/or Completeness thereof.)*

Preliminary Title Report		Vacation / Dedication	
Flood Zone	Zone X, Firm Panel 06001C0087G	Easement	Private access and utility easement required
Creek Permit / Water Course		Existing Utilities / Overhead	
Land / Boundary Survey		BART	
Lot Dimension(s)		CALTRANS	
Sidewalk Clearance (i.e. 5.5 ft.)		EBMUD	
Sidewalk Curb Ramps		PG&E	
Encroachment	Fence encroaching onto neighboring	UPRR	
CDMG Designation		City of Oakland Ownership	
Land Stability	In Liquefaction Severity 2 zone	City of Berkley	
Street Lighting		City of Emeryville	
Traffic Circulation / Bicycle Lane		City of Piedmont	
Traffic Signal		Other	

*Additional information is provided below:

Planning/Zoning Number	Map Number <i>(if applicable)</i>	DATE
PLN18416	TPM10887	11/30/2018

**OWNER/DEVELOPER
DRAWING NOTE**

TYPICAL OWNER/DEVELOPER BUILDING PERMIT SET OF DRAWINGS
 THESE DRAWINGS ARE INTENDED FOR BUILDING PERMIT APPROVAL AND ARE NOT INTENDED TO BE A COMPREHENSIVE SET OF DRAWINGS INDICATING SPECIFIC CABINETRY, PAINT COLORS, SPECIFIC PLUMBING FIXTURES, LIGHTING FIXTURES, INTERIOR FINISHES, DOOR & WINDOW HARDWARE, INTERIOR & EXTERIOR DETAILS OR FINISH CARPENTRY (STAIR RAILS, ETC.)
 OWNER/DEVELOPER IS RESPONSIBLE FOR THE SELECTION OF THESE ITEMS AND CLARIFICATION AND COORDINATION OF THESE WITH THE CONTRACTOR AS PART OF THE BUILDING CONTRACT AND CONSTRUCTION PROCESS. ADDITIONAL DETAILS, DRAWINGS AND COORDINATION MAY BE PROVIDED BY THE DESIGNER AS AN ADDITIONAL SERVICE AND BE CONSIDERED AN ADDENDUM TO THE BUILDING PERMIT SET OF DRAWINGS IF REQUESTED BY OWNER.

CODE COMPLIANCE

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA ENERGY CODE (CEES)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA FIRE CODE (CFC)

DESIGNER'S STATEMENT

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.
 I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A SURVEY BY RYAN ENGEL, LIC. #9022 DATED SEPTEMBER, 2018 THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON CITY OF OAKLAND DATUM.

DESIGNER

JOHN NEWTON
 DATE: OCTOBER 16th, 2018
 DESIGNER
 TITLE:

NEW FOUR HOUSE MINI-LOT DEVELOPMENT

2932 Carmel St, Oakland, CA 94602
 APN# 29-982-21

LIGHT FIXTURE LEGEND

SYMBOL	DESCRIPTION	FIXTURE INFO	LETTER	QUANTITY
☉	PATHLIGHT/12V	SEE CUTSHEET 1/A3.0	A	35
☽	STEP LIGHT/12V	SEE CUTSHEET 2/A3.0	B	6
☑	WALL LIGHT/12V	SEE CUTSHEET 1/A3.1	D	11
☉	DOWNLIGHT	SEE CUTSHEET 2/A3.1	E	3

GENERAL NOTES

- REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE DESIGNER OF RECORD FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH ASSOCIATED WORK.
- IN CASE OF CONFLICT BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, THE ARCHITECTURAL DOCUMENTS SHALL GOVERN FOR LOCATIONAL PURPOSES. INFORM THE DESIGNER OF RECORD IN WRITING OF ALL DISCREPANCIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES STATUTES AND REGULATIONS HAVING JURISDICTION OVER THE BUILDING SITE.
- SECURE AND CONTROL ACCESS TO THE SITE AND ALL AREAS OF CONSTRUCTION AND ENFORCE ALL REQUIRED RULES OF SAFETY. THESE DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS IF SHOWN ON ALL.
- THOSE MATERIALS IN THESE DOCUMENTS WHICH ARE SPECIFIED BY BRAND NAME ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR DESIGNER APPROVAL AND SUCH SUBMISSIONS SHALL NOT BE A CAUSE FOR DELAY OF THE PROJECT.
- MAINTAIN A COMPLETE AND CURRENT SET OF ALL CONSTRUCTION DOCUMENTS, SUBMITTALS, AND CLARIFICATIONS ON THE JOBSITE AT ALL TIMES.
- ALL DIMENSIONS ARE GIVEN TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATION OF FLOOR DECK AND ROOF LEVELS ARE GIVEN TO FINISH FLOOR U.O.M. ALLOW 3/4" THICKNESS FOR FLOOR FINISH MATERIAL, TYPICAL.
- ALL WORK SHOWN ON THE DRAWINGS IS NEW UNLESS OTHERWISE NOTED.

LANDSCAPE PLAN SCHEDULE

SEE SEPARATE LANDSCAPE & IRRIGATION PLANS FOR EACH UNIT, TYP

- (E) TREE TO BE REMOVED & TREE PERMIT ID.
- (R) TREE TO REMAIN & TREE PERMIT ID, IF APPLICABLE

PROJECT INFORMATION

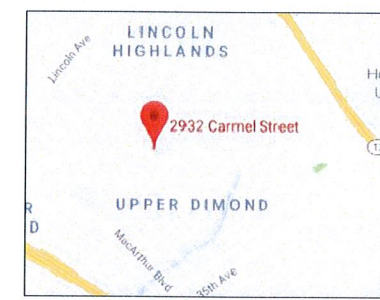
ZONING: RM-2
 LOT SIZE: 10,844 SF
 EXISTING: TWO DETACHED HOUSES (1,853 SF TOTAL) AND CARPORT TO BE REMOVED

PROPOSED: FOUR NEW DETACHED HOUSES
 UNIT 1: 1,508 SF + 208 SF GAR, FOOTPRINT: 960 SF
 UNIT 2: 1,862 SF + 248 SF GAR, FOOTPRINT: 1,074 SF
 UNIT 3: 1,665 SF + 258 SF GAR, FOOTPRINT: 1,016 SF
 UNIT 4: 1,641 SF + 271 SF GAR, FOOTPRINT: 1,008 SF
 TOTAL LIVING SF: 6,676 SF - 985 SF TOTAL GARAGES
 TOTAL FOOTPRINT: 4,058 SF

OPEN SPACE:
 UNIT 1: PRIVATE=244 SF, GROUP=157 SF
 UNIT 2: PRIVATE=313 SF, GROUP=304.5 SF
 UNIT 3: PRIVATE=245 SF, GROUP=283.5 SF
 UNIT 4: PRIVATE=975 SF, GROUP=136 SF

EXISTING LOT COVERAGE: 2,285 SF / 10,844 SF = 21.1%
 PROPOSED LOT COVERAGE: 4,058 SF / 10,844 SF = 37.4%

VICINITY MAP



DESCRIPTION OF WORK

DEMOLISH EXISTING TWO DETACHED HOUSES AND CARPORT;
 CREATE FOUR NEW DETACHED HOUSES

SHEET INDEX

- A1.0 SITE PLAN & PROJECT INFO. & SECTION
- A1.1 OPEN SPACE DIAGRAM & CALCULATIONS
- A2.0 UNIT 1 & 2 FLOOR PLANS & ELEVATIONS
- A2.1 UNIT 3 & 4 FLOOR PLANS & ELEVATIONS
- A3.0 SITE LIGHTING AND MATERIALS
- A3.1 SITE LIGHTING
- L1.1 UNIT 1 PLANTING & IRRIGATION PLANS
- L1.2 UNIT 2 PLANTING & IRRIGATION PLANS
- L1.3 UNIT 3 PLANTING & IRRIGATION PLANS
- L1.4 UNIT 4 PLANTING & IRRIGATION PLANS

TOPO SURVEY

John Newton
 Design & Development
 5666 Telegraph Ave, Ste A
 Oakland, CA 94609
 (510) 526-7370

**NEW FOUR HOUSE
MINI-LOT
DEVELOPMENT**

PROJECT ADDRESS:
 2932 Carmel Street
 Oakland, CA 94602
 APN: 29-982-21

OWNER:
 Tom Anthony
 5666 Telegraph Ave
 Oakland, CA 94609
 (510) 701-3700

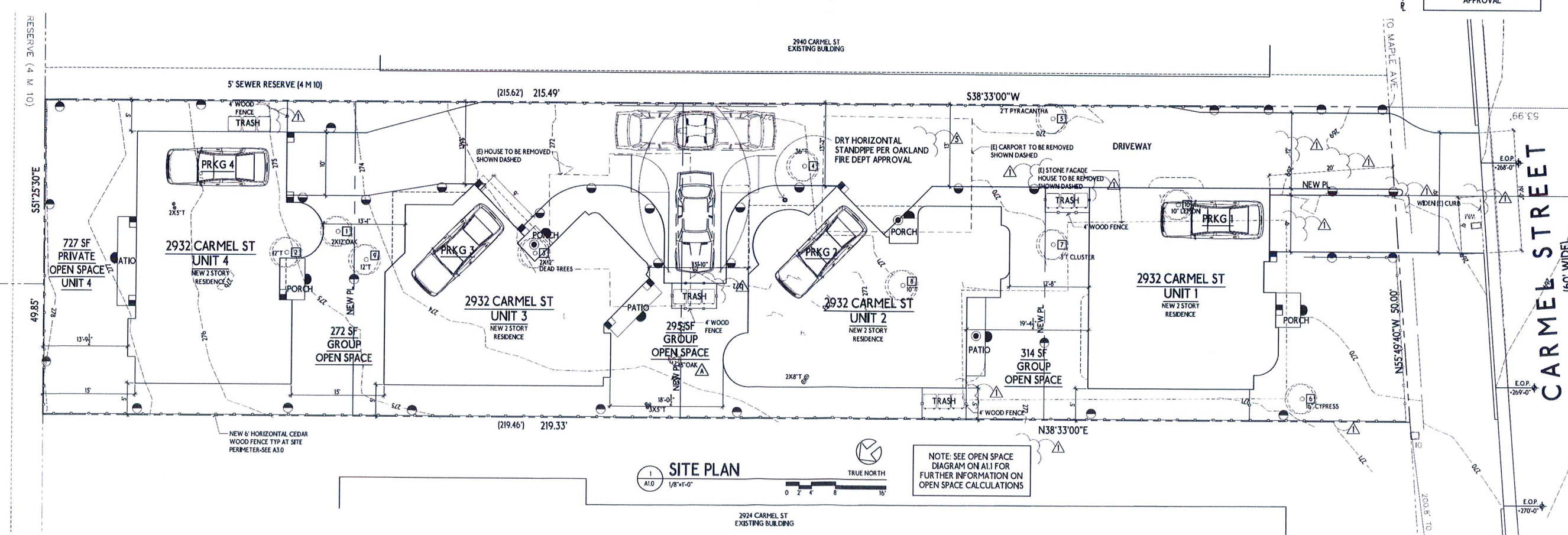
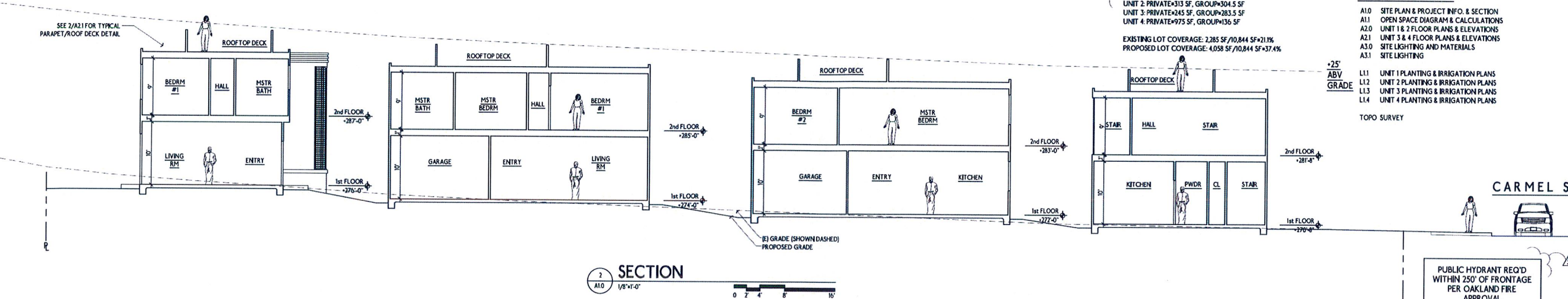
**SITE PLAN, PROJECT
INFORMATION, &
SECTION**

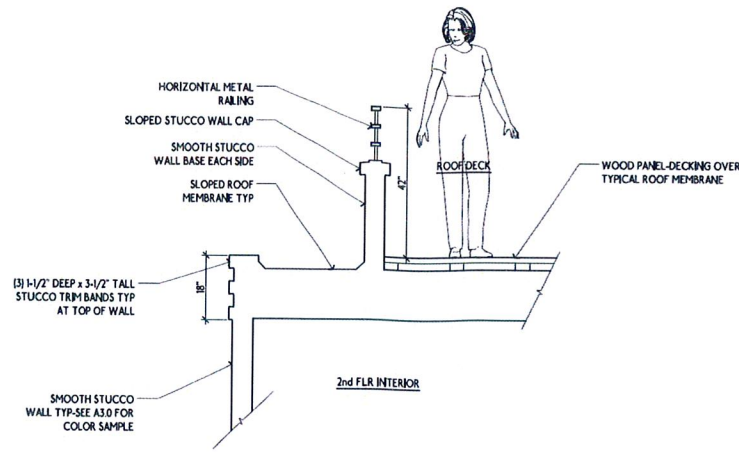
REVISION

No.	Description	Date
Δ	DESIGN REV	1/23/19
Δ	DESIGN REV	2/21/19
Δ	FIRE REVIEW	5/13/19

PROJECT No.:
 DRAWN BY: JMN
 CHECKED BY: JMN
 DATE: 10/16/18

A1.0





2
A1.1
TYPICAL PARAPET & DECK/RAILING

OPEN SPACE CALCULATIONS

<p>OPEN SPACE UNIT 1 PRIVATE ROOFTOP: 244 SF TOTAL: 244 SF GROUP 314 SF / 2 = 157 SF</p>	<p>OPEN SPACE UNIT 3 PRIVATE ROOFTOP: 245 SF GROUP 295 SF / 2 = 147.5 SF 272 SF / 2 = 136 SF 147.5 + 136 = 283.5 SF</p>
<p>OPEN SPACE UNIT 2 PRIVATE ROOFTOP: 313 SF GROUP 314 SF / 2 = 157 SF 295 SF / 2 = 147.5 SF TOTAL: 157 + 147.5 = 304.5 SF</p>	<p>OPEN SPACE UNIT 4 PRIVATE GROUND FLOOR: 727 SF ROOFTOP: 248 SF TOTAL: 727 + 248 = 975 SF GROUP 272 / 2 = 136 SF</p>

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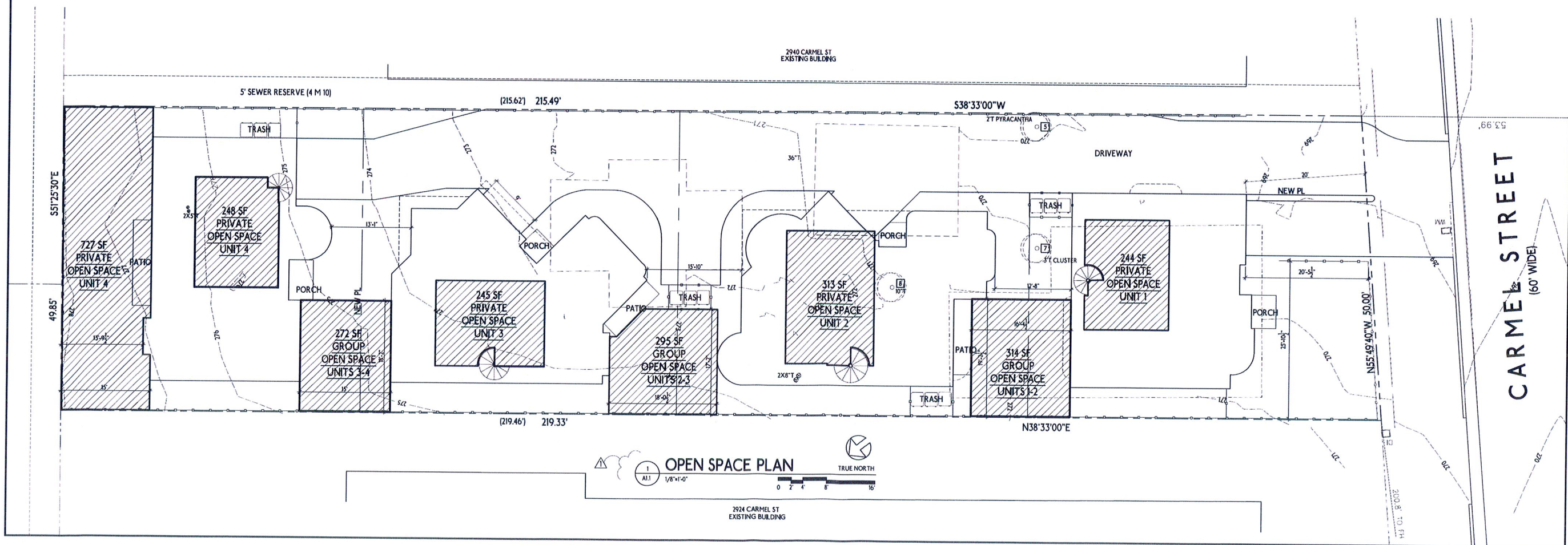
OPEN SPACE DIAGRAM & CALCULATIONS

REVISION

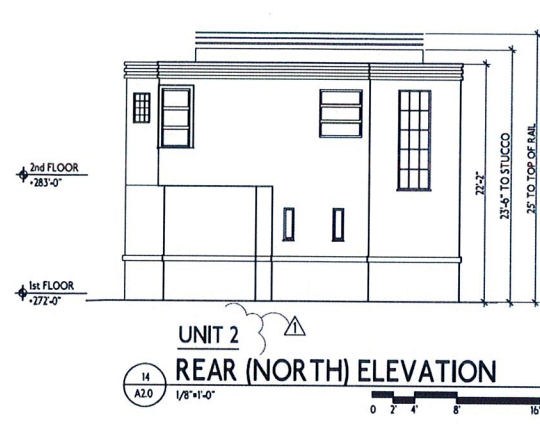
No.	Description	Date
1	DESIGN REV	1/23/19
2	DESIGN REV	2/21/19

PROJECT No.:
DRAWN BY: JMN
CHECKED BY: JMN
DATE: 10/16/18

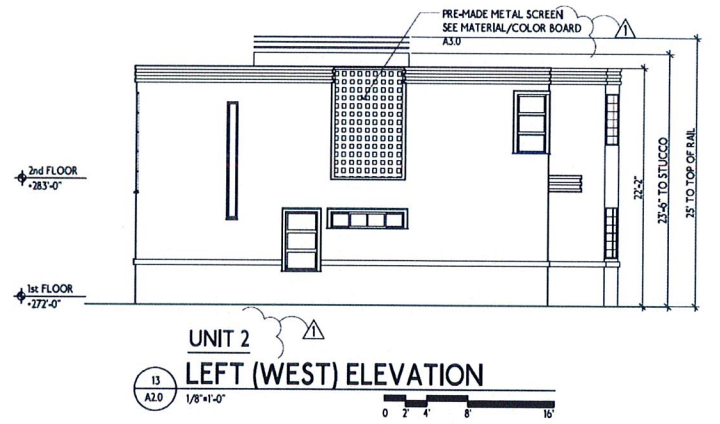
A1.1



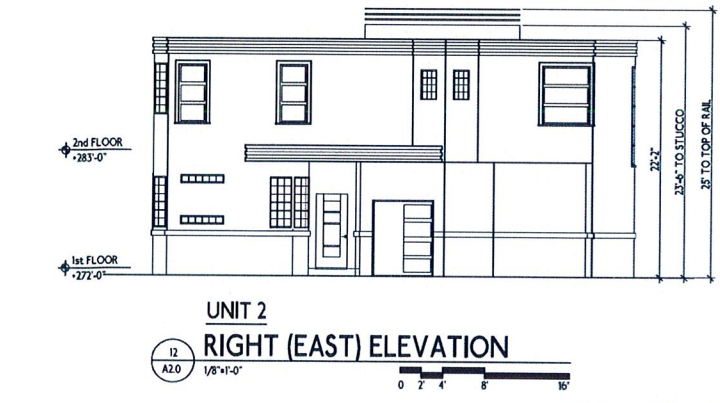
1
A1.1
OPEN SPACE PLAN
TRUE NORTH
0 2 4 8 16'



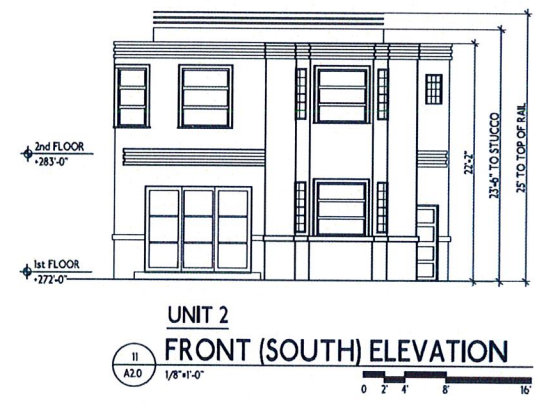
UNIT 2
REAR (NORTH) ELEVATION
14
A2.0
1/8"=1'-0"



UNIT 2
LEFT (WEST) ELEVATION
13
A2.0
1/8"=1'-0"

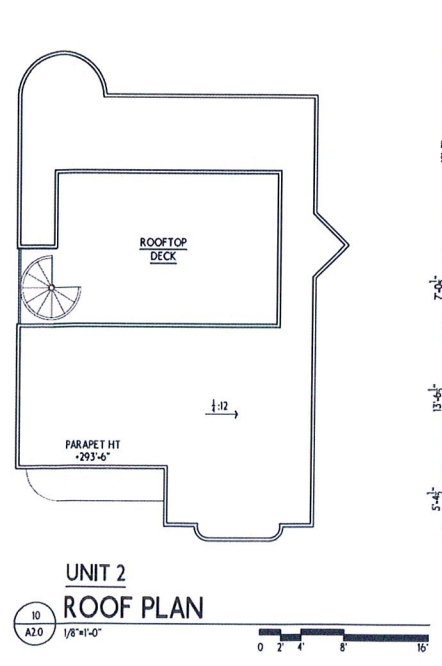


UNIT 2
RIGHT (EAST) ELEVATION
12
A2.0
1/8"=1'-0"

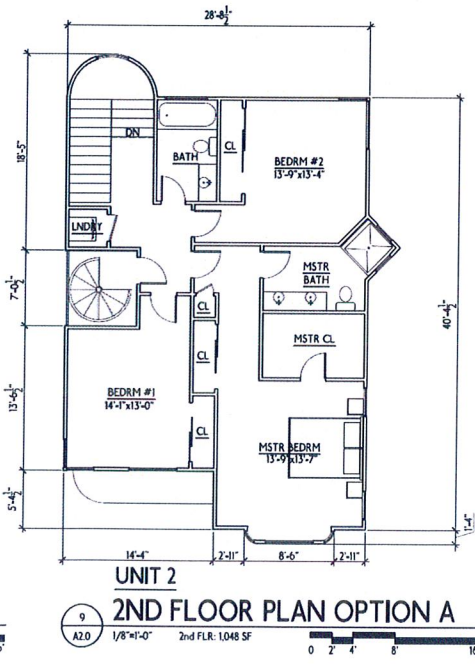


UNIT 2
FRONT (SOUTH) ELEVATION
11
A2.0
1/8"=1'-0"

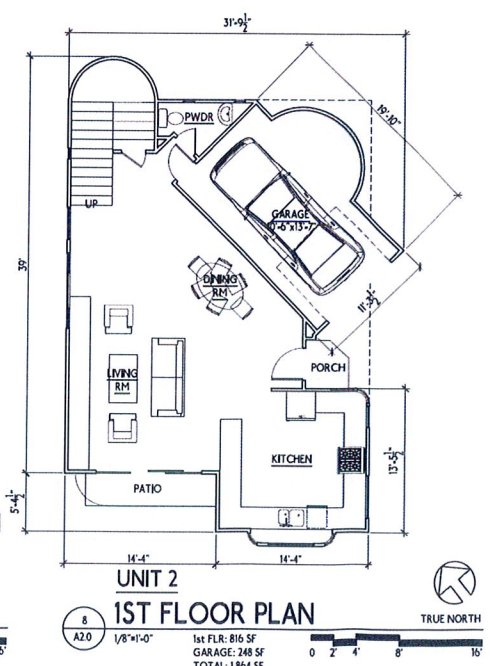
TYPICAL MATERIALS:
 ROOF: CLASS "A" BITUTHENE TORCH-DOWN MEMBRANE ROOF;
 PAINTED WOOD TRIM TYP
SIDING: STUCCO TYP;
WINDOWS: DUAL-PANE VINYL.; GLASS BLOCK WHERE SHOWN
DOORS: DUAL PANE VINYL FRENCH DOORS; SOLID WOOD AT ENTRY
RAILINGS: HORIZONTAL METAL RAILINGS ABV STUCCO WHERE SHOWN
EXT. SPIRAL STAIRS: PRE-FABRICATED METAL STAIRS;
 PRE-FABRICATED BLACK POWDER-COATED PANEL SCREEN



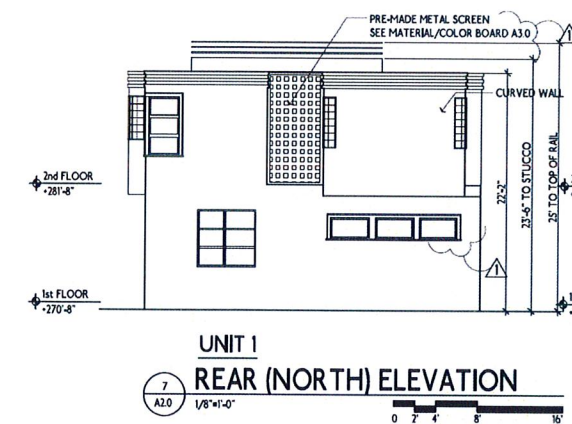
UNIT 2
ROOF PLAN
10
A2.0
1/8"=1'-0"



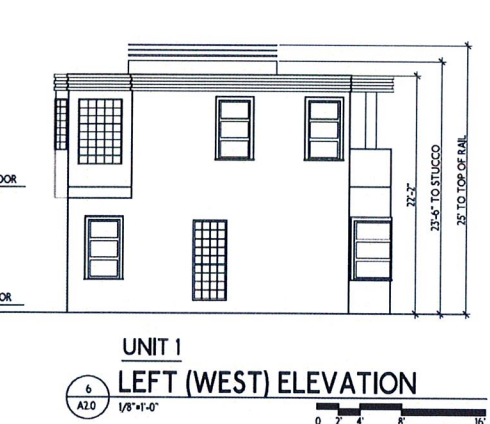
UNIT 2
2ND FLOOR PLAN OPTION A
9
A2.0
1/8"=1'-0" 2nd FLR: 1048 SF



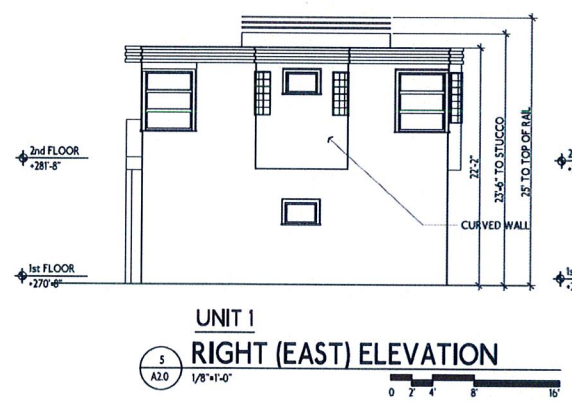
UNIT 2
1ST FLOOR PLAN
8
A2.0
1/8"=1'-0" 1st FLR: 816 SF
GARAGE: 248 SF
TOTAL: 1,064 SF



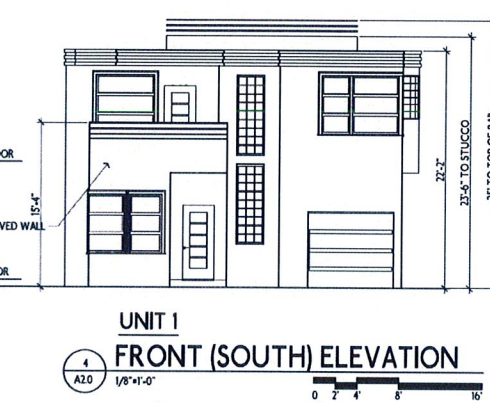
UNIT 1
REAR (NORTH) ELEVATION
7
A2.0
1/8"=1'-0"



UNIT 1
LEFT (WEST) ELEVATION
6
A2.0
1/8"=1'-0"

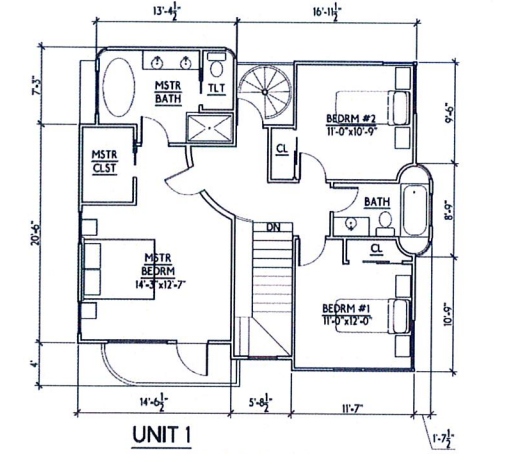


UNIT 1
RIGHT (EAST) ELEVATION
5
A2.0
1/8"=1'-0"

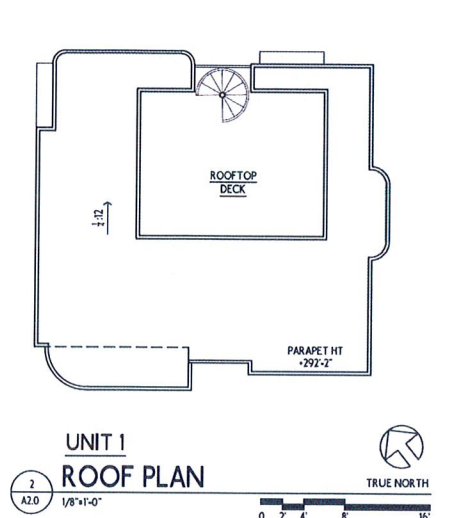


UNIT 1
FRONT (SOUTH) ELEVATION
4
A2.0
1/8"=1'-0"

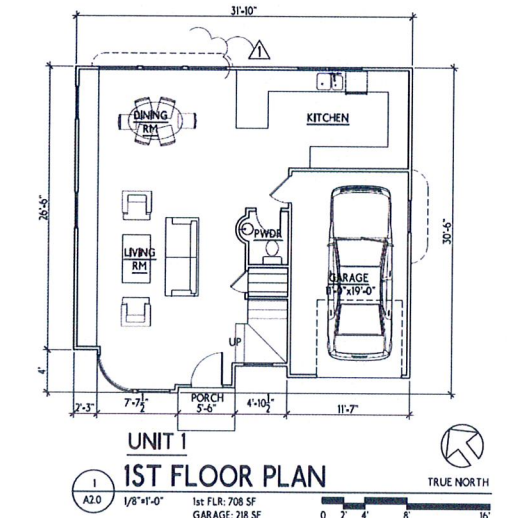
TYPICAL MATERIALS:
 ROOF: CLASS "A" BITUTHENE TORCH-DOWN MEMBRANE ROOF;
 PAINTED WOOD TRIM TYP
SIDING: STUCCO TYP;
WINDOWS: DUAL-PANE VINYL.; GLASS BLOCK WHERE SHOWN
DOORS: DUAL PANE VINYL FRENCH DOORS; SOLID WOOD AT ENTRY
RAILINGS: HORIZONTAL METAL RAILINGS ABV STUCCO WHERE SHOWN
EXT. SPIRAL STAIRS: PRE-FABRICATED METAL STAIRS;
 PRE-FABRICATED BLACK POWDER-COATED PANEL SCREEN



UNIT 1
2ND FLOOR PLAN
3
A2.0
1/8"=1'-0" 2nd FLR: 800 SF



UNIT 1
ROOF PLAN
2
A2.0
1/8"=1'-0"



UNIT 1
1ST FLOOR PLAN
1
A2.0
1/8"=1'-0" 1st FLR: 708 SF
GARAGE: 218 SF
TOTAL: 1,508 SF

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NEW FOUR
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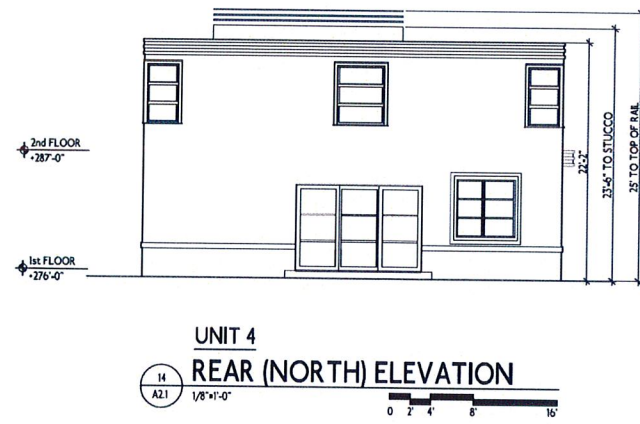
UNIT 1 & 2
PLANS & ELEVATIONS

REVISION

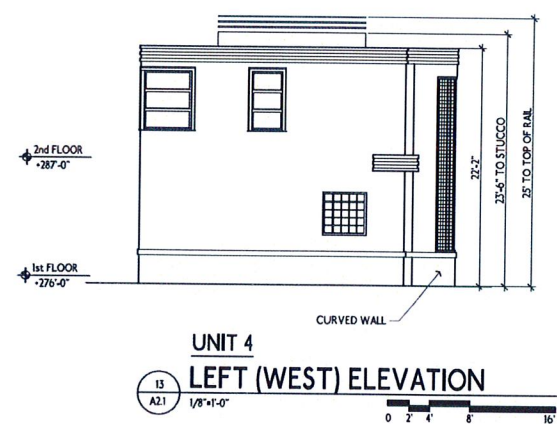
No.	Description	Date

PROJECT No.:
DRAWN BY: JMN
CHECKED BY: JMN
DATE: 10/16/18

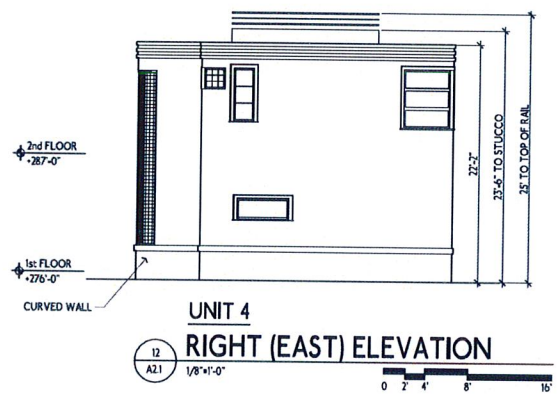
A2.0



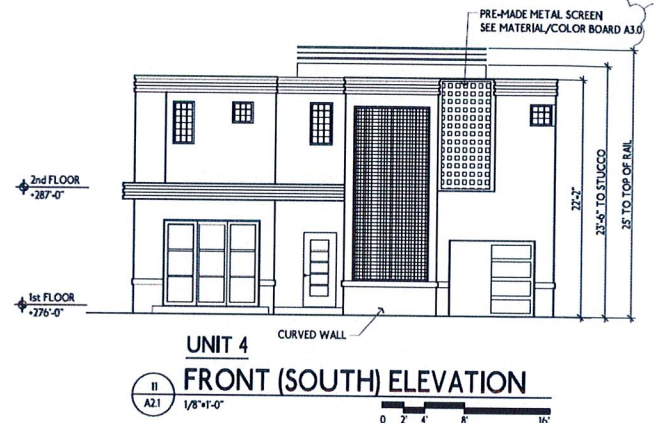
UNIT 4
14
A2.1
REAR (NORTH) ELEVATION



UNIT 4
15
A2.1
LEFT (WEST) ELEVATION



UNIT 4
12
A2.1
RIGHT (EAST) ELEVATION



UNIT 4
11
A2.1
FRONT (SOUTH) ELEVATION

TYPICAL MATERIALS:
 ROOF: CLASS "A" BITUTHENE TORCH-DOWN MEMBRANE ROOF;
 PAINTED WOOD TRIM TYP

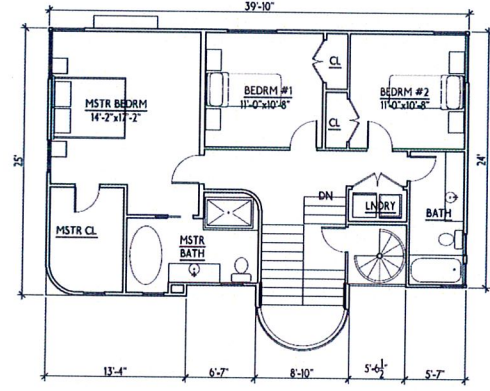
SIDING: STUCCO TYP;

WINDOWS: DUAL-PANE VINYL.; GLASS BLOCK WHERE SHOWN

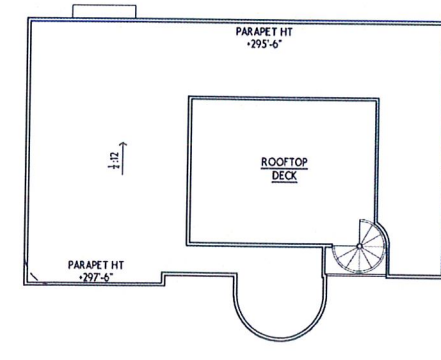
DOORS: DUAL PANE VINYL FRENCH DOORS; SOLID WOOD AT ENTRY

RAILINGS: HORIZONTAL METAL RAILINGS ABV STUCCO WHERE SHOWN

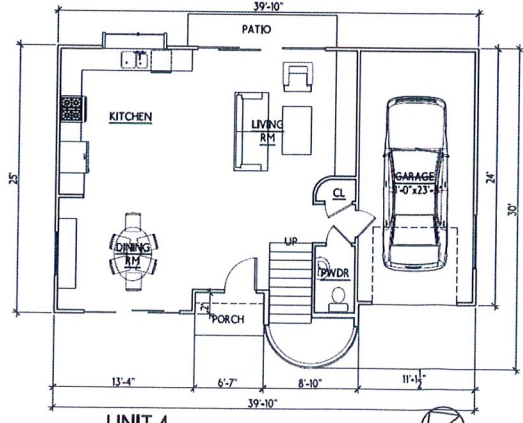
EXT. SPIRAL STAIRS: PRE-FABRICATED METAL STAIRS;
 PRE-FABRICATED BLACK POWDER-COATED PANEL SCREEN



UNIT 4
10
A2.1
2ND FLOOR PLAN

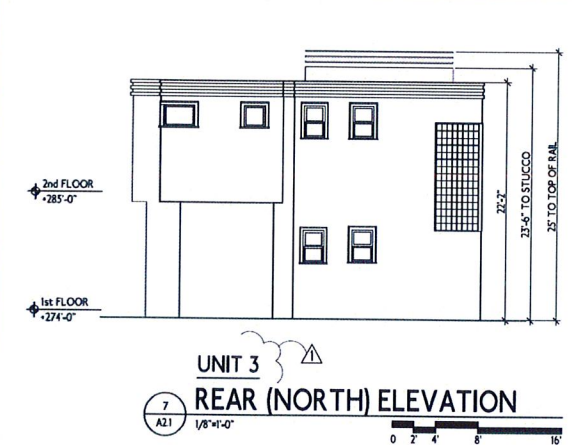


UNIT 4
9
A2.1
ROOF PLAN

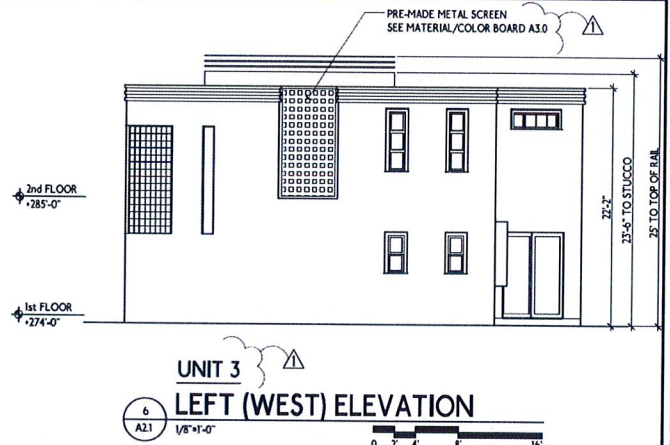


UNIT 4
8
A2.1
1ST FLOOR PLAN

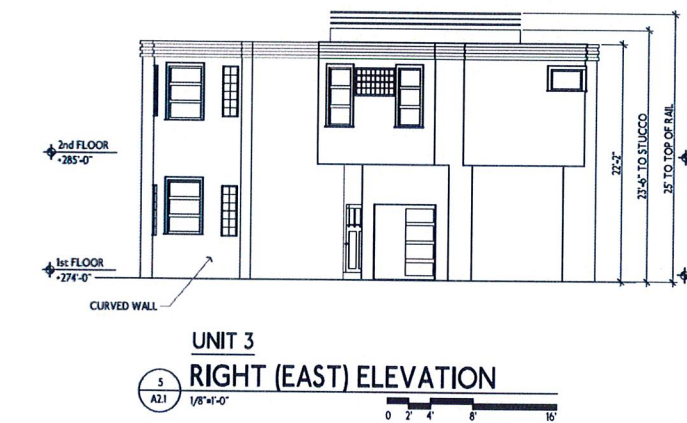
1st FLR: 744 SF
 GARAGE: 271 SF
 TOTAL: 1615 SF



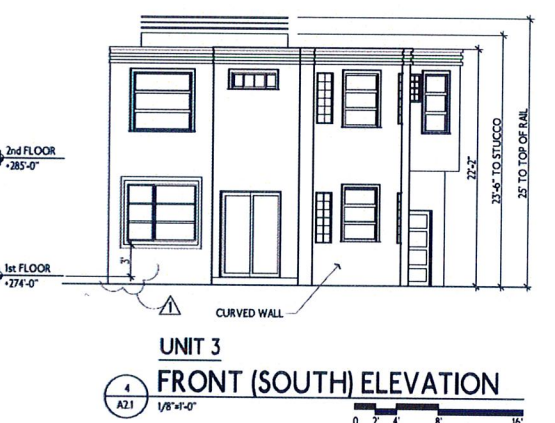
UNIT 3
7
A2.1
REAR (NORTH) ELEVATION



UNIT 3
6
A2.1
LEFT (WEST) ELEVATION



UNIT 3
5
A2.1
RIGHT (EAST) ELEVATION



UNIT 3
4
A2.1
FRONT (SOUTH) ELEVATION

TYPICAL MATERIALS:
 ROOF: CLASS "A" BITUTHENE TORCH-DOWN MEMBRANE ROOF;
 PAINTED WOOD TRIM TYP

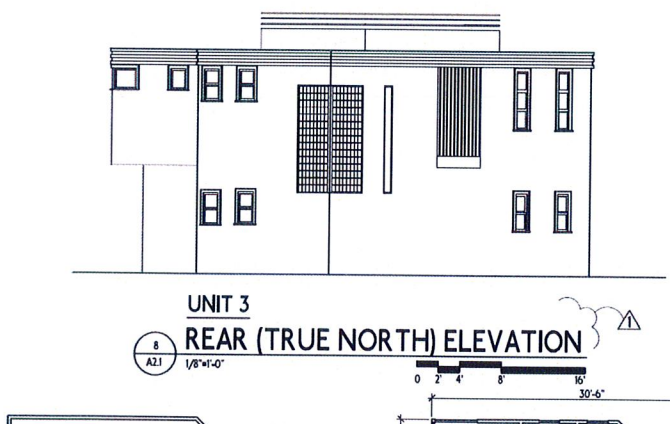
SIDING: STUCCO TYP;

WINDOWS: DUAL-PANE VINYL.; GLASS BLOCK WHERE SHOWN

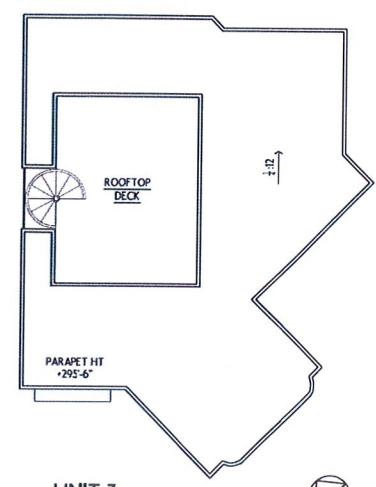
DOORS: DUAL PANE VINYL FRENCH DOORS; SOLID WOOD AT ENTRY

RAILINGS: HORIZONTAL METAL RAILINGS ABV STUCCO WHERE SHOWN

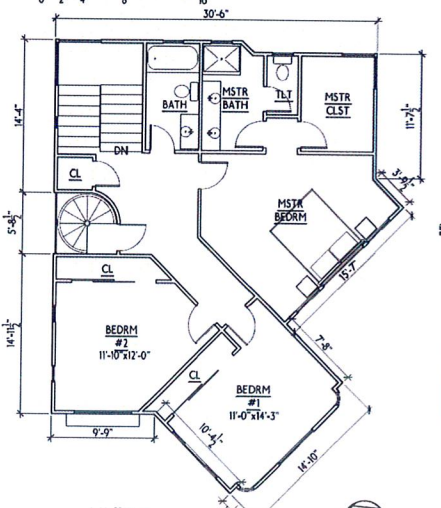
EXT. SPIRAL STAIRS: PRE-FABRICATED METAL STAIRS;
 PRE-FABRICATED BLACK POWDER-COATED PANEL SCREEN



UNIT 3
8
A2.1
REAR (TRUE NORTH) ELEVATION

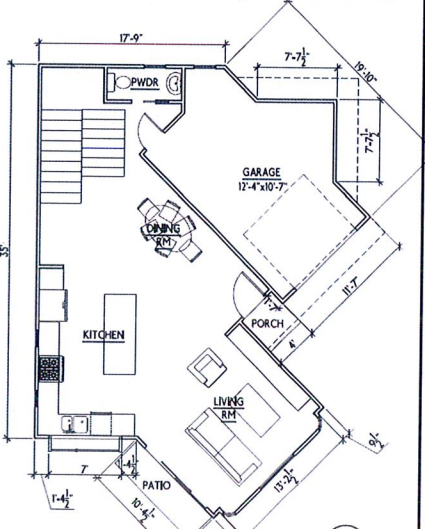


UNIT 3
3
A2.1
ROOF PLAN



UNIT 3
2
A2.1
2ND FLOOR PLAN

2nd FLR: 938 SF



UNIT 3
1
A2.1
1ST FLOOR PLAN

1st FLR: 727 SF
 GARAGE: 258 SF
 TOTAL: 1665 SF

John Newton
 Design & Development
 5666 Telegraph Ave, Ste A
 Oakland, CA 94609
 (510) 526-7370

NEW FOUR
 HOUSE
 MINI-LOT
 DEVELOPMENT

PROJECT ADDRESS:
 2932 Carmel Street
 Oakland, CA 94602
 APN:29-982-21

OWNER:
 Tom Anthony
 5666 Telegraph Ave
 Oakland, CA 94609
 (510) 701-3700

UNIT 3 & 4
 PLANS & ELEVATIONS

REVISION

No.	Description	Date

PROJECT No. :
 DRAWN BY: JMN
 CHECKED BY: JMN
 DATE: 10/16/18

A2.1



The JS is a solid path light built to last in the harshest environments and provide efficient illumination. Available in both 1 and 3 LED with the ability to emit soft light that's functional and beautiful, the JS is an excellent path light for many applications.

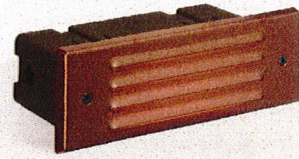
JS: Path Light

NUMBER OF LUMENS:	1	2	ZDC
HALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg.	50,000 hrs avg.	50,000 hrs avg.
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V
VA TOTAL:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	19	25	20
TOTAL LUMENS:	38	103	66
CRI (Ra):	86	67	85
CCT:			
AMBER FILTER:	2700K	2700K	N/A
FROSTED FILTER:	3900K	3900K	N/A
GREEN FILTER:	4520K	4500K	N/A
BLUE FILTER:	5200K	5200K	N/A



LANDSCAPE LIGHTING

A Hunter Industries Company

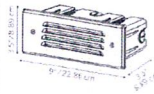


The LM is a larger version of the CP to illuminate areas, such as walkways, stairways and decks where pathlights or down lights are impractical.

LM: Wall Light



Perfectly Level Every Time
With the LevelX feature built in, the designer can be in complete comfort that the fixture will be installed on a perfectly level visual line. At the same time, sturdy materials that the user can have confidence that the LM can last for years on end.



FXLuminaire

Cool Mint
582

SMOOTH STUCCO UNIT 3

Coral Pink
2003-50

SMOOTH STUCCO UNIT 4

San Diego Cream
921

SMOOTH STUCCO UNIT 2

Simply White
2143-70

SMOOTH STUCCO UNIT 1



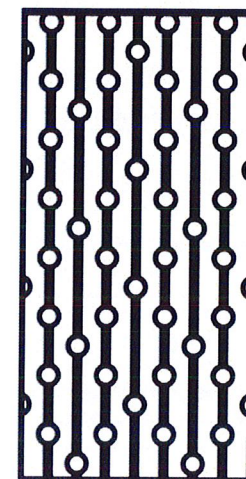
DUAL-PANE VINYL WINDOWS-BLACK FRAME



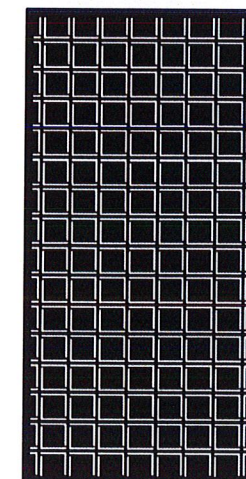
6' FENCE TYP (1x6 & 1x2 HORIZ. CEDAR BOARDS; TRASH ENCL. SIM (4' HIGH)



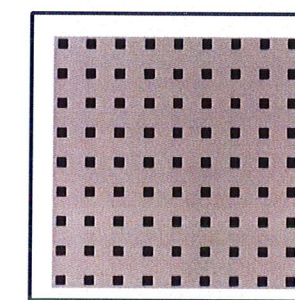
GLASS BLOCK



PRE-FAB PERFORATED SCREEN-POWDERCOAT PAINTED BLACK-UNITS 1 & 3



PRE-FAB PERFORATED SCREEN-POWDERCOAT PAINTED BLACK-UNIT 2



PRE-FAB PERFORATED SCREEN-POWDERCOAT PAINTED BLACK-UNIT 4

TYPICAL MATERIALS

ORDERING INFORMATION

INTEGRATED LED



JS: Path Light

FACTORY INSTALLED OPTIONS (TOP + RISER ASSEMBLY): Order 1 + 2 + 3 + 4 (Optional) + 5 + 6 + 7

Step	Description	Code
1	TOP ASSEMBLY	JL5ED1A
2	TOP FINISH	AB, AT, CU, NP, WG, FW, AL, BZ, DG, WI, SB, FB
3	RISER TYPE	G
4	LUXOR OPTION	ZD, ZDC1 (Color)
5	LAMP	LED, ZLED, *
6	RISER HEIGHT	84, 129, 188, 248, 308 (rounded)
7	FINISH	AT, AB, CU, NP, WG, FW, AL, BZ, DG, WI, SB, FB

EXAMPLE: Top Assembly Top Finish + Riser Type Luxor Capton Lamp Riser Height Riser Finish JL5ED1A-FB + G-ZD-ZLED-188A-FB

FIELD INSTALLED OPTIONS: Order Individually

Mounting Options

Long Slot Spike (JL5019R) 2 5/8" x 5" x 1/2" Included 1	
Super Slot Spike (JL5019S) 2 1/2" x 1/2"	
Flat Mount (JL5019F) 2 1/2" x 1/2"	
Wide Base (JL5019W) 2 1/2" x 1 1/2"	
FF Long Spike (JL5019FF) 2 1/2" x 1 1/2"	

EXAMPLE: JZ3000 + Super Slot Spike

PHOTOMETRICS



The JS and JZ series are designed for use in a variety of applications. The JS is designed for use in a variety of applications. The JZ is designed for use in a variety of applications.



ORDERING INFORMATION

INCANDESCENT



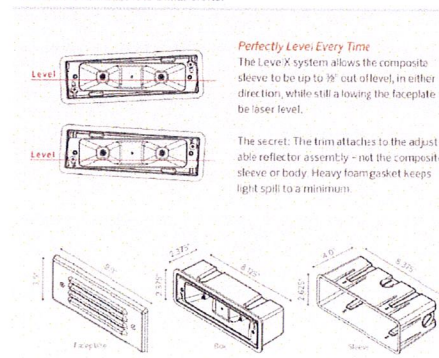
LM: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

Step	Description	Code
1	FIXTURE	LJ1
2	LAMP	ZD (20-030) or Among ZDH, S000 (in Package)
3	FINISH	CU, NP, WG, FW, AL, BZ, DG, WI, SB, FB

EXAMPLE: LM-20-SB + LM - ZDH Xenon - Sedona Brown Finish

MOUNTING FEATURES AND DIMENSIONS:



Perfectly Level Every Time
The Level X system allows the composite sleeve to be up to 3/8" out of level, in either direction, while still allowing the faceplate to be level.

The secret: the trim attaches to the adjustable reflector assembly - not the composite sleeve or body. Heavy foam gasket keeps light spill to a minimum.



FXLuminaire

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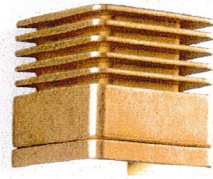
LIGHTING
CUT SHEETS
PART 1
& MATERIALS

REVISION

No.	Description	Date

PROJECT No.:
DRAWN BY: JMN
CHECKED BY: JMN
DATE: 10/16/18

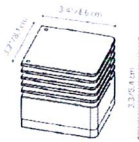
A3.0



The NL represents the next generation of fixed-mount LED down lights. This stem-mounting down light is available with a 1, 3, 6 or 9 LED board. The NL is available in all of our metal and powder coat finishes and includes a free mounting bracket that allows for tool-free servicing after initial installation.

NL: Down Light

NUMBER OF LEDES	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL:	2.4	4.5	11.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	45.5	52.2	43.9	46.9
MAX LUMENS:	96	202	397	399
CRI (Ra)	82.6	80.4	79.7	78.5



Learn more about FX Luminaire down lights. Visit: fx.com

180-762-5280

ORDERING INFORMATION

LED

NL: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	NL
2	OPTIONAL ZD	ZD (Refer to the ZD web page in the Light Mounting Combination section)
3	LAMP	LED, 3LED, 6LED, 9LED (50,000 hrs avg, 1000000 lumens)
4	FINISH	PS (AT, CU, NP, BE, WG, FW, AL, BZ, DG, WI, S3, FB, W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100)

EXAMPLE: NL-ZD-3LED-FB = NL - ZD Option - 3LED Board - Flat Black Finish

FIELD INSTALLED OPTIONS: Order Individually

Beam Angle	Lenes	LED	3LED	6/9LED
Diffuser (20° beam angle)	770000	770000	770000	770000
Flood Lens (30-32° beam angle)	3LED LENS	3LED LENS	3LED LENS	3LED LENS
Wide Flood Lens (50-55° beam angle)	3LED W LENS	3LED W LENS	3LED W LENS	3LED W LENS

PHOTOMETRICS:



- METALS**
- CJ-AB - Antique Bronze
 - BS-AB - Antique Bronze
 - CJ-AT - Antique Bronze
 - BS-AT - Antique Bronze
 - CJ-Copper
 - BS-Copper
 - NP - Nickel Plate
 - BS - Natural Brass
- POWDER COAT**
- WG - White Gloss
 - FW - Flat White
 - AL - Anodized
 - BZ - Bronze Metallic
 - DG - Desert Drizzle
 - W1 - White Satin
 - W2 - White Satin
 - W3 - White Satin
 - W4 - White Satin
 - W5 - White Satin
 - W6 - White Satin
 - W7 - White Satin
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 - W95 - White Satin
 - W96 - White Satin
 - W97 - White Satin
 - W98 - White Satin
 - W99 - White Satin
 - W100 - White Satin

The FX Luminaire line of LED Down Lights is made of high quality materials and is designed to provide long life and performance. The FX Luminaire line of LED Down Lights is made of high quality materials and is designed to provide long life and performance.



FXLuminaire

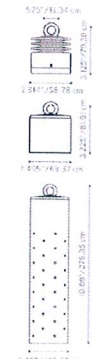
180-762-5280



The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED. An optional perforated sleeve can be used to create a special twilight ambience.

VE: Down Light

NUMBER OF LEDES:	1	3	2DC
HALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V
VA TOTAL:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY)	45	50	39
TOTAL LUMENS:	90	209	180
CRI (Ra):	73	82	82
CBCP (CENTER BEAM CANDLE POWER):	152	431	128
CCF:			
AMBER FILTER:	2700K	2700K	N/A
FROSTED FILTER:	3000K	3000K	N/A
GREEN FILTER:	4500K	4500K	N/A
BLUE FILTER:	5200K	5200K	N/A



LANDSCAPE LIGHTING

A Hunter Industries Company

ORDERING INFORMATION

INTEGRATED LED

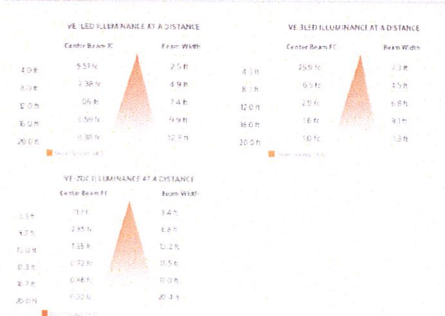
VE: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) - 5

Step	Description	Code
1	FIXTURE	VE
2	LUMEN OPTION	ZD, ZDC (Color)
3	LAMP	LED, 3LED, 2DC
4	SLEEVE OPTION	P1 (Perforated Sleeve)
5	FINISH	AB (AT, CU, NP, BE, WG, FW, AL, BZ, DG, WI, S3, FB, W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100)

EXAMPLE: VE-ZD-ZDC-LED-P1 = VE - ZD Option - 1LED Board - Perforated Sleeve - Bronze Metallic Finish

PHOTOMETRICS:



- METALS**
- AB - Antique Bronze
 - AT - Antique Bronze
 - CU - Copper
 - NP - Nickel Plate
 - BS - Natural Brass
- POWDER COAT**
- WG - White Gloss
 - FW - Flat White
 - AL - Anodized
 - BZ - Bronze Metallic
 - DG - Desert Drizzle
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 - W100 - White Satin

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Learn more: fx.com 180-762-5280

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NEW FOUR
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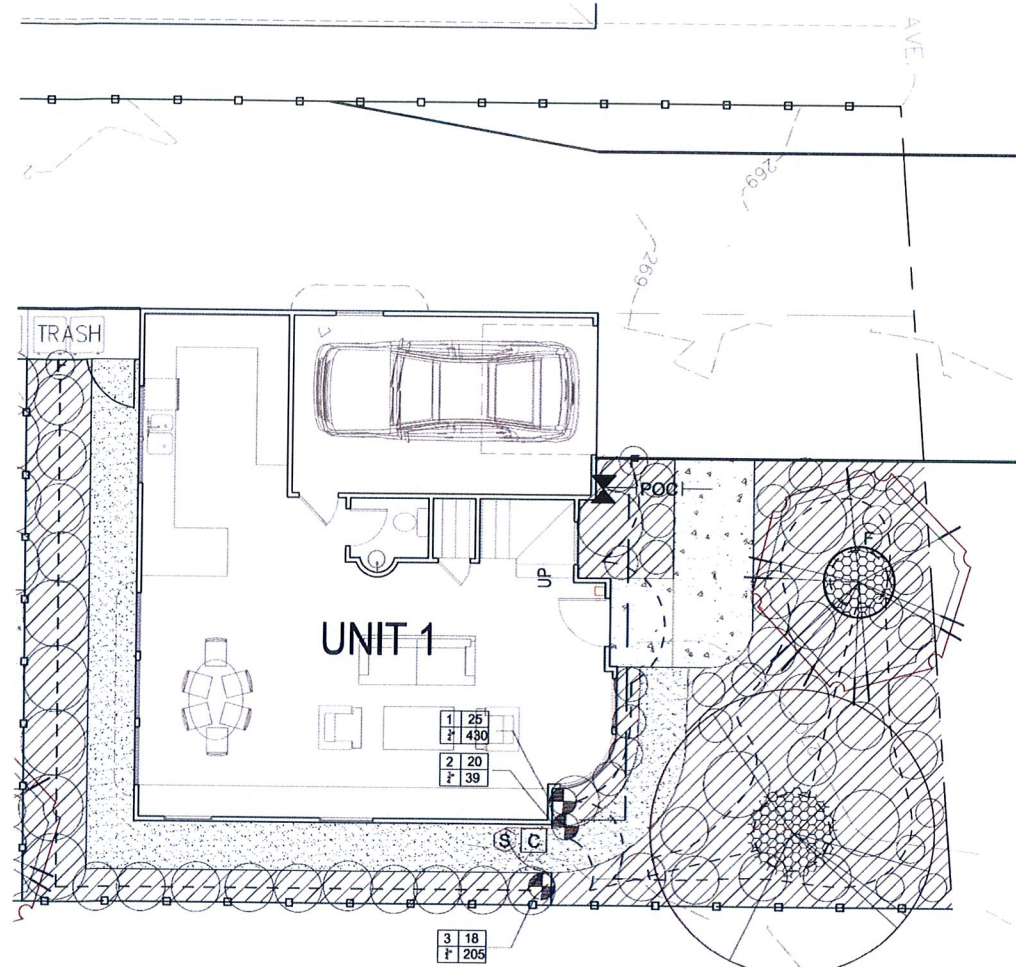
LIGHTING
CUT SHEETS
PART 2

REVISION

No.	Description	Date

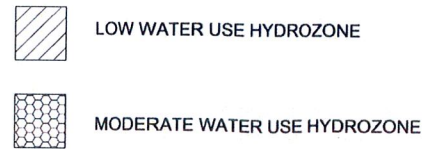
PROJECT No.:
DRAWN BY: JMN
CHECKED BY: JMN
DATE: 10/16/18

A3.1

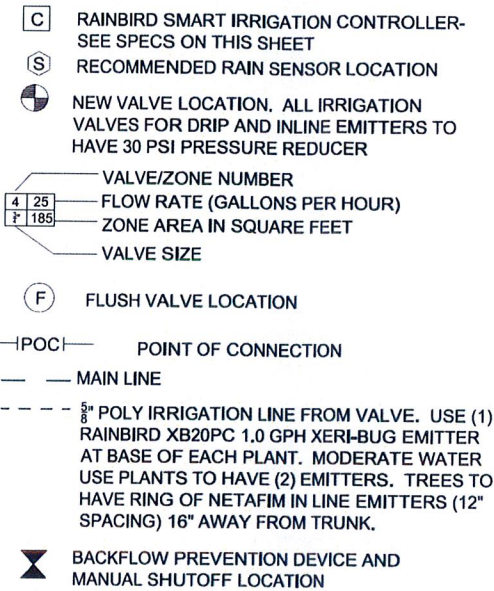


IRRIGATION PLAN: 3/16"=1'-0"

Hydrozone Legend

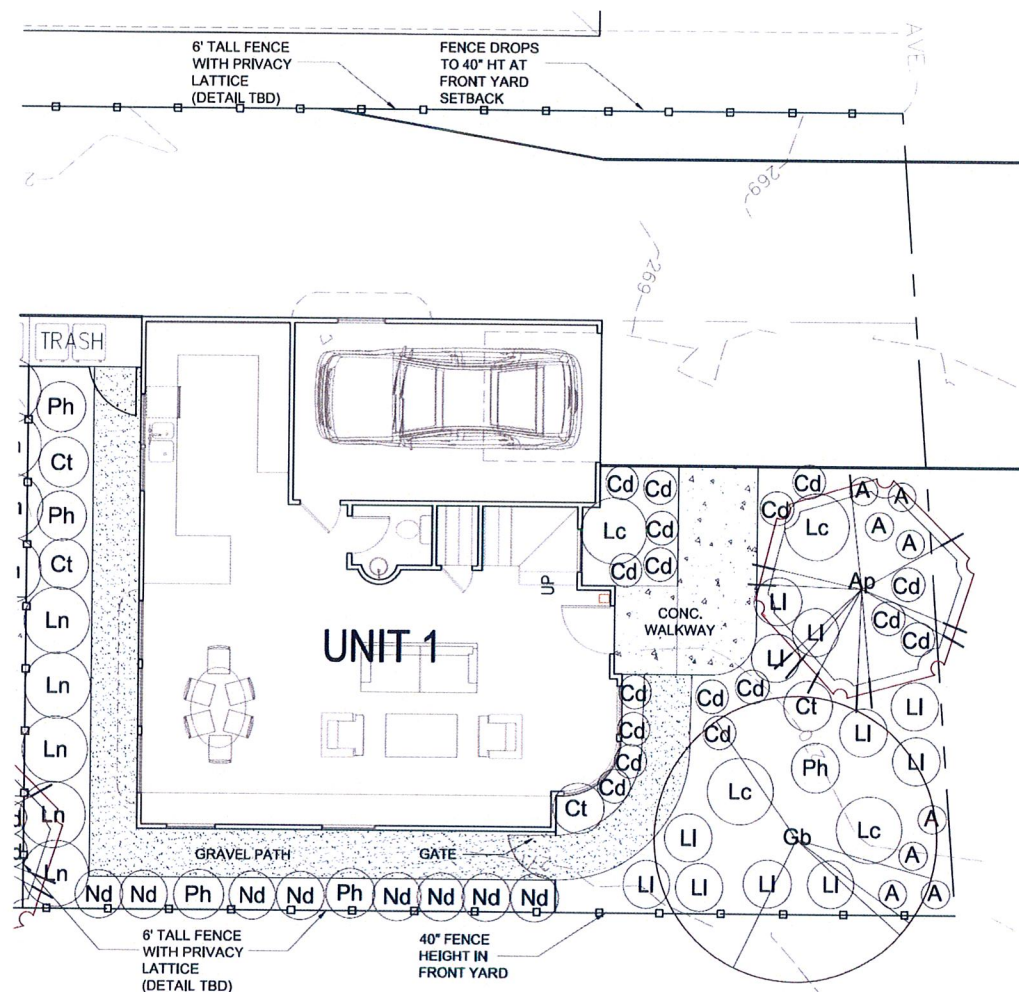


Irrigation Legend



Irrigation Notes

- USE BELOW GROUND VALVES AND LOCATE IN AREAS HIDDEN FROM VIEW IF POSSIBLE.
- USE RAINBIRD SMART CONTROLLER WITH RAINSENSOR AND SEASONAL ADJUSTMENT
- ALL PLANTINGS TO USE DRIP IRRIGATION UNLESS OTHERWISE NOTED
- BERM AROUND ALL TREES. PLACE MULTIPLE EMITTERS AT LEAST 6-12" AWAY FROM TRUNK OF TREE. TREES TO BE ON SEPARATE VALVE FROM LANDSCAPE PLANTS
- SEE PLANTING PLAN FOR EXACT NUMBER OF EMITTERS NECESSARY
- NO SPRINKLERS OR OVERHEAD SPRAY DEVICES ARE TO BE USED ON THIS PROJECT



PLANTING PLAN: 3/16"=1'-0"

PLANT LIST- UNIT 1

TREES	SIZE	QNTY	WELO
Ap Acer palmatum 'Bloodgood'	24" box	1	mod
Gb Ginkgo biloba	24" box	1	mod
SHRUBS/GRASSES			
A Anigozanthus 'Bush Ranger'	1 gal	8	low
Cd Carex divulsa	1 gal	17	low
Ct Chondropetalum tectorum	5 gal	4	low
Lc Loropetalum chinese var. rubrum 'Blush'	5 gal	3	low
LI Lomandra longifolia 'Breeze'	1 gal	11	low
Ln Laurus nobilis	15 gal	5	low
Nd Nandina domestica	5 gal	8	low
Ph Phormium tenax 'Rainbow Queen'	5 gal	5	low

Project Notes:

Total landscaped area: 685 sf
 -100% of landscaped area on drip irrigation (no spray heads)
 -Low and moderate water use plants on separate valves
 -Trees on separate valves
 -Dedicated irrigation meter not required because landscaped area is less than 5000 sf
 -Certificate of completion: applicant shall submit a landscape audit report verifying installation and irrigation efficiency per design on a form provided by the East Bay Municipal Utility District

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the irrigation design"

Soil and Planting Notes:

- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planting areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
- A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the planting design"

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

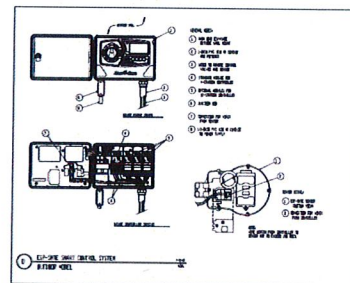
Enter value in Pale Blue Cells
 Tan Cells Show Results
 Messages and Warnings

Click on the blue cell on right to Pick City Name
 ET_c of City from Appendix A

City	ET _c (inches/year)
Oakland	41.80

Results:
 (ET_c) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) x SLA]

Category	Value
Total Landscape Area	685.00
Overhead Landscape Area (ft ²)	0
Drip Landscape Area (ft ²)	685.00
SLA (ft ²)	0.00
Gallons	8,363.85
Cubic Feet	327.0
HCF	0
Acro-foot	0
Millions of Gallons	0



WELO - NOTES:

- Backflow preventer and shut-off valves are located upstream of the mainline.
- Calculations for the Maximum Allowable Water Allotment (WELO Appendix A)
- Control system has the ability to run multiple operating cycles, and implement global increase or decrease by percentage to match plant water requirements, environmental conditions, and the soil's infiltration rate.
- Hydrozones are separated by plant type, solar exposure, soil type, and microclimate. Flow rate, application rate, and design pressures are shown for each hydrozone.
- No overhead spray irrigation is used on this project.
- Drip irrigation has integrated check valves and pressure regulation, and will provide even coverage throughout planted areas.
- Station operation times shall not exceed the soil's infiltration rate.
- Upon completion of the installation the contractor shall submit to the building department a completed and signed "Certificate of Completion" stating that the project has been installed as designed.
- The Certificate of Completion shall be accompanied by an irrigation audit, irrigation schedule, and maintenance schedule as described in the City Ordinance.
- A final City inspection shall be performed. The installation contractor shall attend this inspection, and make all required repairs and adjustments to achieve approval and completion from the City.

Estimated Total Water Use

WU = ET_c x 0.62 x [(PF x HA) + SLA]; Considering precipitation ETWA = (ET_c - Epp) x 0.62 x [(PF x HA) + SLA]

Enter values in Pale Blue Cells
 Tan Cells Show Results
 Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (e) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	(PF x HA) (ft ²) IE
Zone 1	Drip	Low	0.20	430	0.81	106
Zone 2	Drip	Medium	0.50	50	0.81	31
Zone 3	Drip	Low	0.20	205	0.81	51
				SLA		188
			Sum	685		0

Results
 MAWA = 8,364
 ETWU = 4,160 Gallons
 557 Cubic Feet
 8 HCF
 0 Acro-foot
 0 Millions of Gallons

ETWU complies with MAWA

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 davidfowledesigns@gmail.com



2932 Carmel Street
 Oakland, CA 94611

**UNIT 1:
 PLANTING AND
 IRRIGATION**

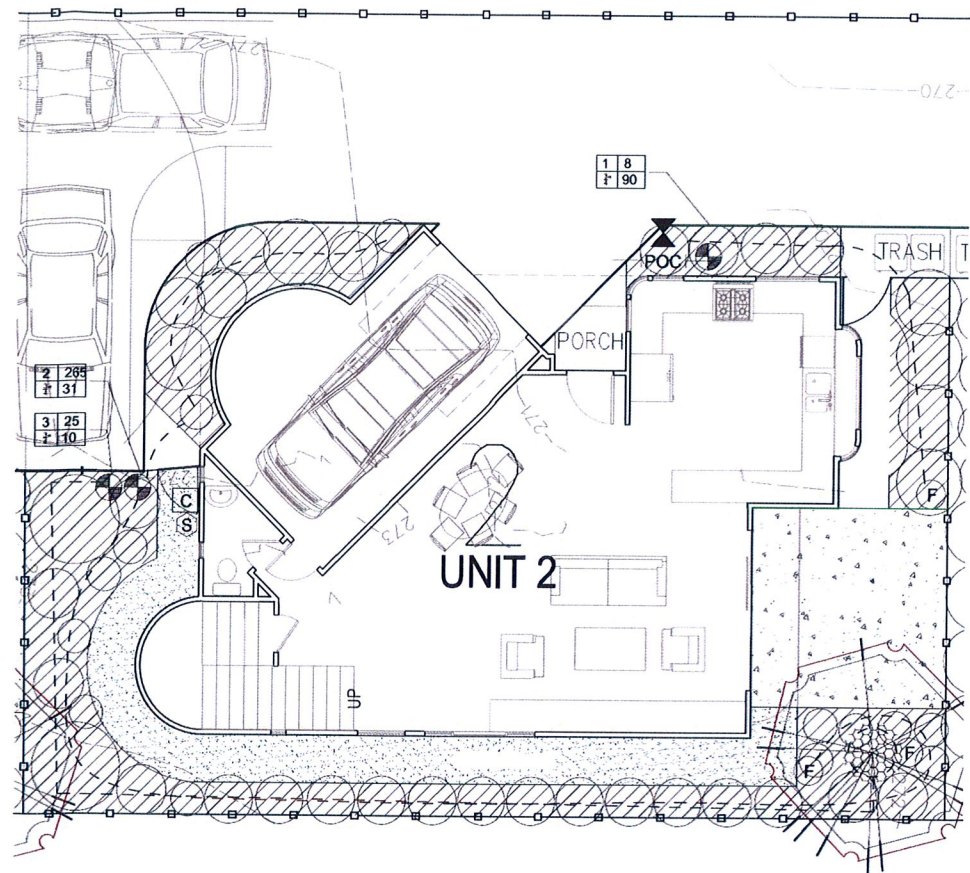
REVISIONS:

DATE	DESCRIPTION

SCALE
 as noted

DATE
 101618

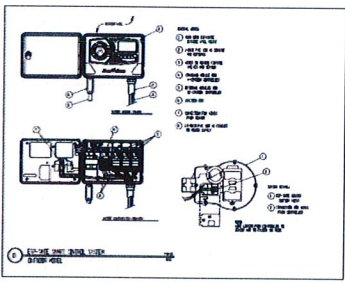
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IRRIGATION PLAN: 3/16"=1'-0"

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes	
Enter value in Pale Blue Cells	
Tan Cells Show Results	
Messages and Warnings	
Click on the blue cell on right to Pick City Name	Oakland
ET _c of City from Appendix A	41.80 ET _c (inches/year)
Overhead Landscape Area (ft ²)	0
Drip Landscape Area (ft ²)	380
SLA (ft ²)	0
Total Landscape Area	380.00
Results:	
(ET _c) × (0.62) × [(0.55 × LA) + (1.0 - 0.55) × SLA]	Gallons
	Cubic Feet
	ACF
	Acres-feet
	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)	
Precipitation (Optional)	
ET _c of City from Appendix A	41.80 ET _c (inches/year)
Total Landscape Area	380.00 LA (ft ²)
Special Landscape Area	0.00 SLA (ft ²)
	24 Total annual precipitation (inches/year)
Enter Effective Precipitation	6.00 Eppt (in/yr) (25% of total annual precipitation)
Results:	
MAWA = [(ET _c - Eppt) × (0.62)] × [(0.55 × LA) + (1.0 - 0.55) × SLA]	4,639.80 Gallons
	620.25 Cubic Feet
	6.20 ACF
	0.01 Acres-feet
	0.00 Millions of Gallons

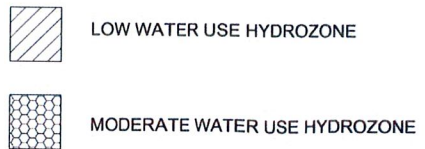
Estimated Total Water Use						
ETWA = ET _c × 0.62 × [(PF × HAME) + SLA]; Considering precipitation ETWA = (ET _c - Eppt) × 0.62 × [(PF × HAME) + SLA]						
Enter values in Pale Blue Cells						
Tan Cells Show Results						
Messages and Warnings						
Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.						
Plant Water Use Type	Plant Factor					
Vary Low	0 - 0.1					
Low	0.2 - 0.3					
Medium	0.4 - 0.6					
High	0.7 - 1.0					
SLA						
Select System From the Dropdown List click on cell below	Plant Water Use Type (e)	Hydrozone Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	(PF × HA) (ft ²) ME		
Zone 1	Drip	Low	0.20	90	0.81	22
Zone 2	Drip	Low	0.20	265	0.81	65
Zone 3	Drip	Medium	0.50	25	0.81	15
		SLA		0		163
		Sum		380		0
Results						
MAWA = 4,640	ETWA = 2,280	Gallons				ETWA complies with MAWA
		300	Cubic Feet			
		3	ACF			
		0	Acres-feet			
		0	Millions of Gallons			



WELO - NOTES:

- Backflow preventer and shut-off valves are located upstream of the mainline.
- Calculations for the Maximum Allowable Water Allotment (WELO Appendix A)
- Control system has the ability to run multiple operating cycles, and implement global increase or decrease by percentage to match plant water requirements, environmental conditions, and the soil's infiltration rate.
- Hydrozones are separated by plant type, solar exposure, soil type, and microclimate. Flow rate, application rate, and design pressures are shown for each hydrozone.
- No overhead spray irrigation is used on this project.
- Drip irrigation has integrated check valves and pressure regulation, and will provide even coverage throughout planted areas.
- Station operation times shall not exceed the soil's infiltration rate.
- Upon completion of the installation the contractor shall submit to the building department a completed and signed "Certificate of Completion" stating that the project has been installed as designed.
- The Certificate of Completion shall be accompanied by an irrigation audit, irrigation schedule, and maintenance schedule as described in the City Ordinance.
- A final City Inspection shall be performed. The installation contractor shall attend this inspection, and make all required repairs and adjustments to achieve approval and completion from the City.

Hydrozone Legend

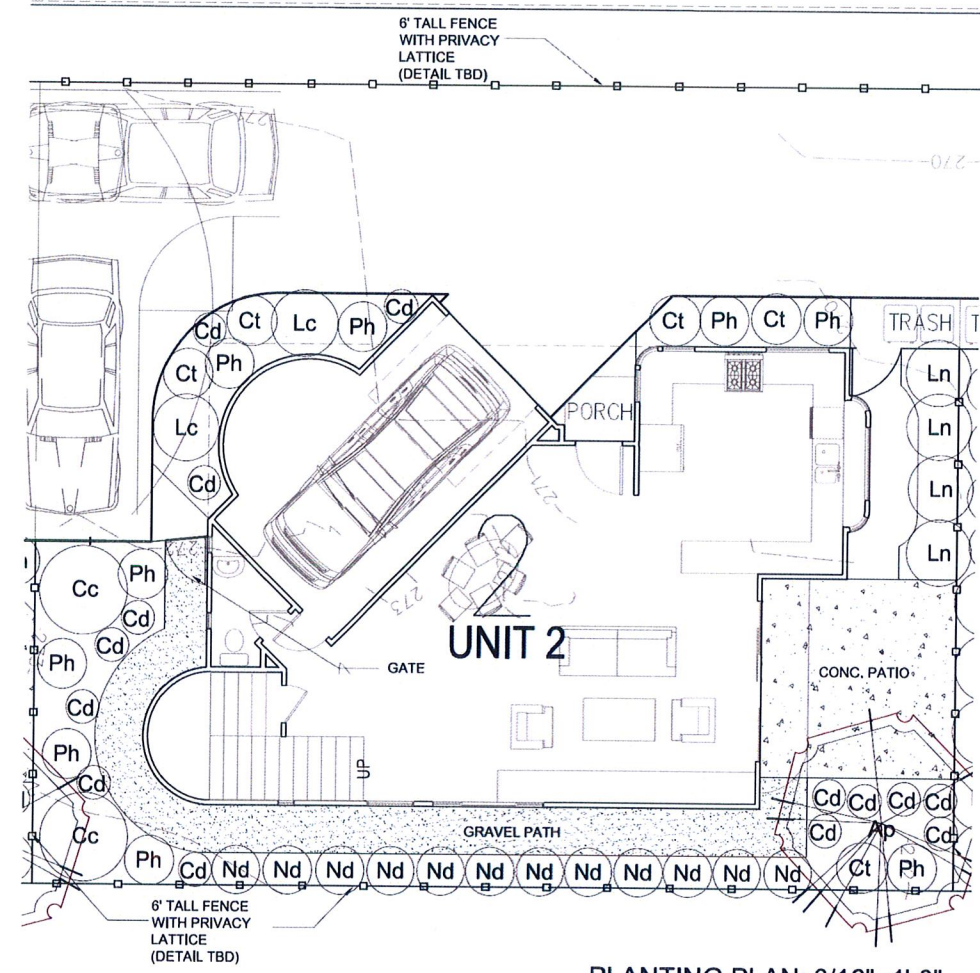


Irrigation Legend

- C RAINBIRD SMART IRRIGATION CONTROLLER-SEE SPECS ON THIS SHEET
- S RECOMMENDED RAIN SENSOR LOCATION
- NEW VALVE LOCATION. ALL IRRIGATION VALVES FOR DRIP AND INLINE EMITTERS TO HAVE 30 PSI PRESSURE REDUCER
- VALVE/ZONE NUMBER
- 4 25 FLOW RATE (GALLONS PER HOUR)
- 185 ZONE AREA IN SQUARE FEET
- VALVE SIZE
- F FLUSH VALVE LOCATION
- POC POINT OF CONNECTION
- MAIN LINE
- 1/2" POLY IRRIGATION LINE FROM VALVE. USE (1) RAINBIRD XB20PC 1.0 GPH XERI-BUG EMITTER AT BASE OF EACH PLANT. MODERATE WATER USE PLANTS TO HAVE (2) EMITTERS. TREES TO HAVE RING OF NETAFIM IN LINE EMITTERS (12" SPACING) 16" AWAY FROM TRUNK.
- BACKFLOW PREVENTION DEVICE AND MANUAL SHUTOFF LOCATION

Irrigation Notes

- USE BELOW GROUND VALVES AND LOCATE IN AREAS HIDDEN FROM VIEW IF POSSIBLE.
- USE RAINBIRD SMART CONTROLLER WITH RAINSENSOR AND SEASONAL ADJUSTMENT
- ALL PLANTINGS TO USE DRIP IRRIGATION UNLESS OTHERWISE NOTED
- BERM AROUND ALL TREES. PLACE MULTIPLE EMITTERS AT LEAST 6-12" AWAY FROM TRUNK OF TREE. TREES TO BE ON SEPARATE VALVE FROM LANDSCAPE PLANTS
- SEE PLANTING PLAN FOR EXACT NUMBER OF EMITTERS NECESSARY
- NO SPRINKLERS OR OVERHEAD SPRAY DEVICES ARE TO BE USED ON THIS PROJECT



PLANTING PLAN: 3/16"=1'-0"

PLANT LIST- UNIT 2

TREES	SIZE	QNTY	WELO
Ap Acer palmatum 'Bloodgood'	24" box	2	mod
SHRUBS/GRASSES			
Cc Carpenteria californica	5 gal	2	low
Cd Carex divulsa	1 gal	13	low
Ct Chondrapetalum tectorum	5 gal	5	low
Lc Loropetalum chinese var. rubrum 'Blush'	5 gal	2	low
Ln Laurus nobilis	15 gal	4	low
Nd Nandina domestica	5 gal	12	low
Ph Phormium tenax 'Rainbow Queen'	5 gal	9	low

Project Notes:

Total landscaped area: 380 sf
 -100% of landscaped area on drip irrigation (no spray heads)
 -Low and moderate water use plants on separate valves
 -Trees on separate valves
 -Dedicated irrigation meter not required because landscaped area is less than 5000 sf
 -Certificate of completion: applicant shall submit a landscape audit report verifying installation and irrigation efficiency per design on a form provided by the East Bay Municipal Utility District

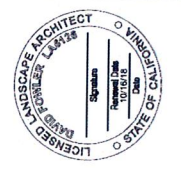
"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the irrigation design"

Soil and Planting Notes:

- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planting areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
- A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the planting design"

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 dfowledesigns@gmail.com



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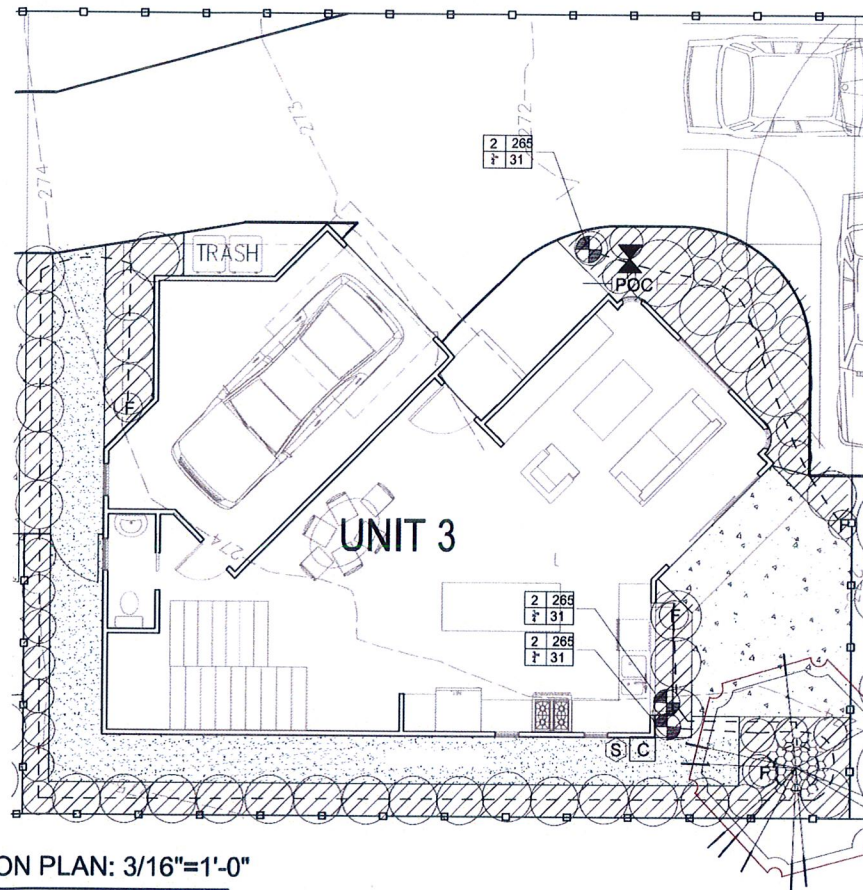
UNIT 2: PLANTING AND IRRIGATION

REVISIONS:	DATE	DESCRIPTION

SCALE as noted
 DATE 101618

L1.2

landscape architecture | arboriculture | sculpture

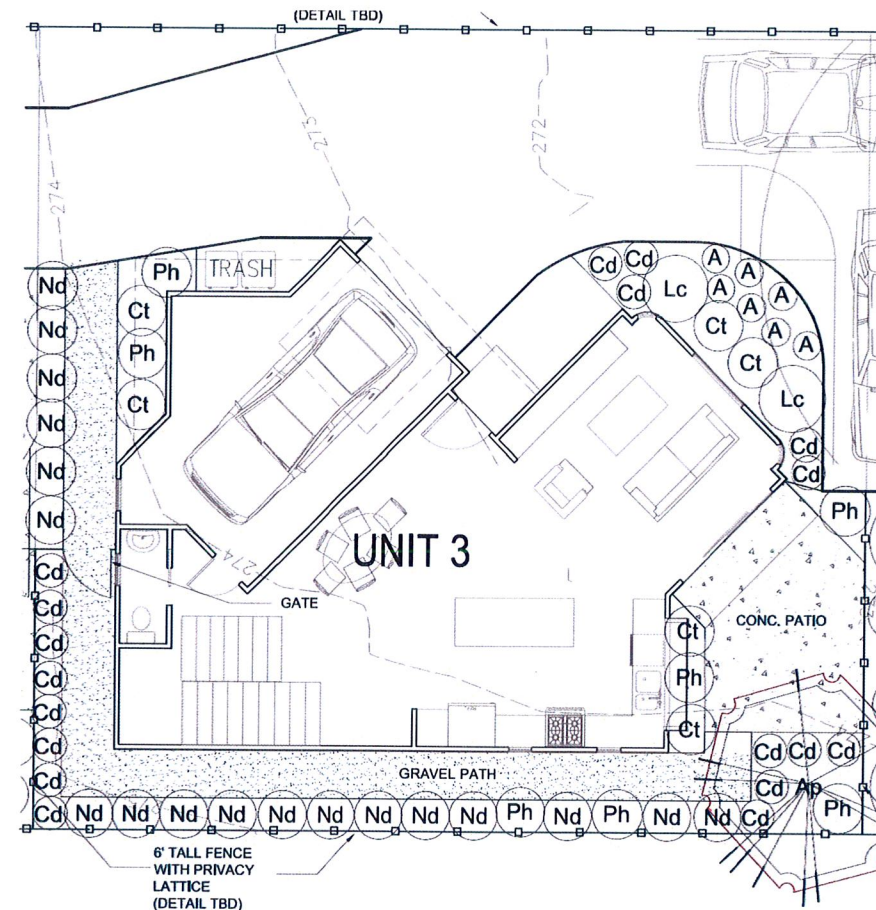


Hydrozone Legend

- LOW WATER USE HYDROZONE
- MODERATE WATER USE HYDROZONE

Irrigation Legend

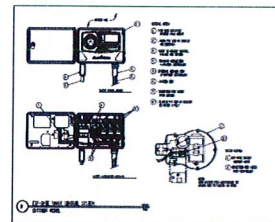
- RAINBIRD SMART IRRIGATION CONTROLLER- SEE SPECS ON THIS SHEET
- RECOMMENDED RAIN SENSOR LOCATION
- NEW VALVE LOCATION. ALL IRRIGATION VALVES FOR DRIP AND INLINE EMITTERS TO HAVE 30 PSI PRESSURE REDUCER
- VALVE/ZONE NUMBER
- FLOW RATE (GALLONS PER HOUR)
- ZONE AREA IN SQUARE FEET
- VALVE SIZE
- FLUSH VALVE LOCATION
- IPOC POINT OF CONNECTION
- MAIN LINE
- 1/2" POLY IRRIGATION LINE FROM VALVE. USE (1) RAINBIRD XB20PC 1.0 GPH XERI-BUG EMITTER AT BASE OF EACH PLANT. MODERATE WATER USE PLANTS TO HAVE (2) EMITTERS. TREES TO HAVE RING OF NETAFIM IN LINE EMITTERS (12" SPACING) 16" AWAY FROM TRUNK.
- BACKFLOW PREVENTION DEVICE AND MANUAL SHUTOFF LOCATION



IRRIGATION PLAN: 3/16"=1'-0"

PLANTING PLAN: 3/16"=1'-0"

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes	
Enter value in Pale Blue Cells	
Tan Cells Show Results	
Messages and Warnings	
Click on the blue cell on right to Pick City Name	Oakland
ET _c of City from Appendix A	41.80 ET _c (inches/year)
Overhead Landscape Area (ft ²)	0
Drip Landscape Area (ft ²)	395
SLA (ft ²)	0
Results:	395.00
(ET _c) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) x SLA]	Gallons
	Cubic Feet
	HCF
	Acre-feet
	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)	
Precipitation (Optional)	
ET _c of City from Appendix A	41.80 ET _c (inches/year)
Total Landscape Area	395.00 LA (ft ²)
Special Landscape Area	0.00 SLA (ft ²)
Enter Effective Precipitation	24 Total annual precipitation (inches/year)
Results:	6.00 Eppt (in/yr)/25% of total annual precipitation
MAWA = [(ET _c - Eppt) x (0.82)] x [(0.55 x LA) + (1.0	4,922.95 Gallons
	644.74 Cubic Feet
	8.45 HCF
	0.01 Acre-feet
	0.00 Millions of Gallons



WELO - NOTES:

- Backflow preventer and shut-off valves are located upstream of the mainline.
- Calculations for the Maximum Allowable Water Allotment (WELO Appendix A)
- Control system has the ability to run multiple operating cycles, and implement global increase or decrease by percentage to match plant water requirements, environmental conditions, and the soil's infiltration rate.
- Hydrozones are separated by plant type, solar exposure, soil type, and microclimate. Flow rate, application rate, and design pressures are shown for each hydrozone.
- No overhead spray irrigation is used on this project.
- Drip irrigation has integrated check valves and pressure regulation, and will provide even coverage throughout planted areas.
- Station operation times shall not exceed the soil's infiltration rate.
- Upon completion of the installation the contractor shall submit to the building department a completed and signed "Certificate of Completion" stating that the project has been installed as designed.
- The Certificate of Completion shall be accompanied by an irrigation audit, irrigation schedule, and maintenance schedule as described in the City Ordinance.
- A final City inspection shall be performed. The installation contractor shall attend this inspection, and make all required repairs and adjustments to achieve approval and completion from the City.

Irrigation Notes

- USE BELOW GROUND VALVES AND LOCATE IN AREAS HIDDEN FROM VIEW IF POSSIBLE.
- USE RAINBIRD SMART CONTROLLER WITH RAINSENSOR AND SEASONAL ADJUSTMENT
- ALL PLANTINGS TO USE DRIP IRRIGATION UNLESS OTHERWISE NOTED
- BERM AROUND ALL TREES. PLACE MULTIPLE EMITTERS AT LEAST 6-12" AWAY FROM TRUNK OF TREE. TREES TO BE ON SEPARATE VALVE FROM LANDSCAPE PLANTS
- SEE PLANTING PLAN FOR EXACT NUMBER OF EMITTERS NECESSARY
- NO SPRINKLERS OR OVERHEAD SPRAY DEVICES ARE TO BE USED ON THIS PROJECT

PLANT LIST- UNIT 3

TREES	SIZE	QNTY	WELO
Ap Acer palmatum 'Bloodgood'	24" box	1	mod
SHRUBS/GRASSES			
A Anigozanthus 'Bush Ranger'	1 gal	7	low
Cd Carex djivulsa	1 gal	18	low
Ct Chondropetalum tectorum	5 gal	6	low
Lc Loropetalum chinese var. rubrum 'Blush'	5 gal	2	low
Nd Nandina domestica	5 gal	18	low
Ph Phormium tenax 'Rainbow Queen'	5 gal	5	low

Project Notes:

- Total landscaped area: 395 sf
- 100% of landscaped area on drip irrigation (no spray heads)
- Low and moderate water use plants on separate valves
- Trees on separate valves
- Dedicated irrigation meter not required because landscaped area is less than 5000 sf
- Certificate of completion: applicant shall submit a landscape audit report verifying installation and irrigation efficiency per design on a form provided by the East Bay Municipal Utility District

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the irrigation design"

Soil and Planting Notes:

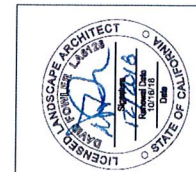
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planting areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
- A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the planting design"

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landscape architecture | arboriculture | sculpture



2932 Carmel Street
Oakland, CA 94611

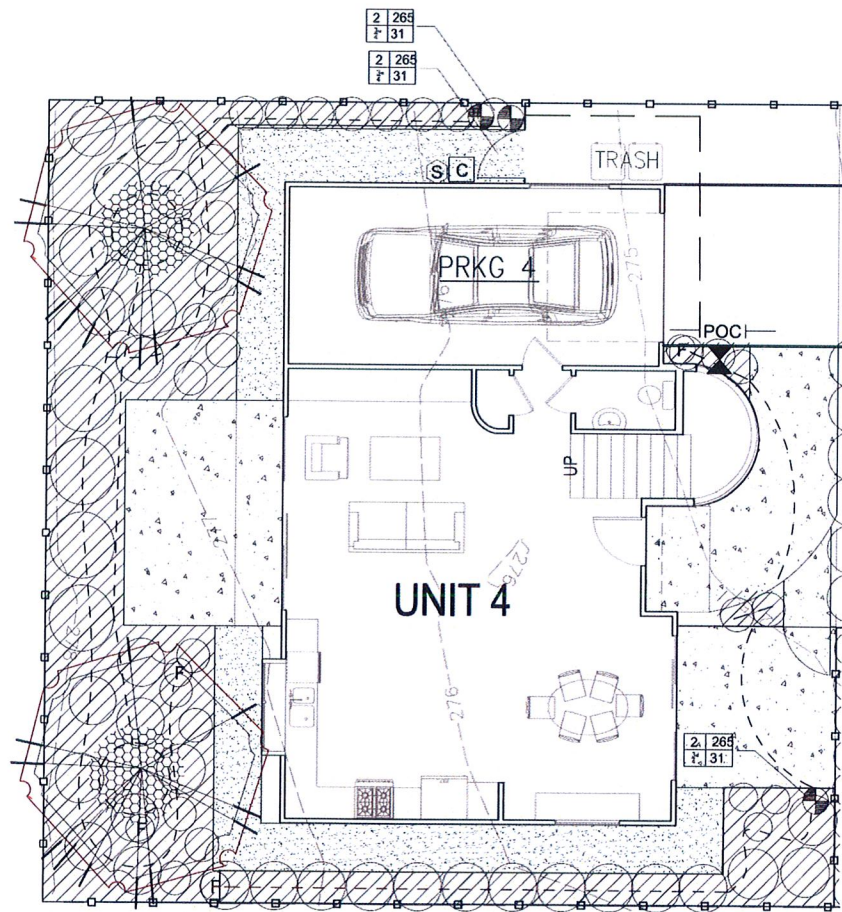
UNIT 3:
PLANTING AND
IRRIGATION

REVISIONS:	DATE	DESCRIPTION

SCALE
as noted

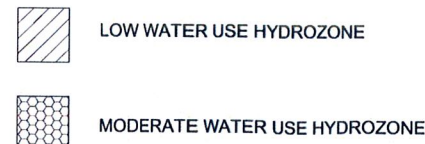
DATE
101618

L1.3



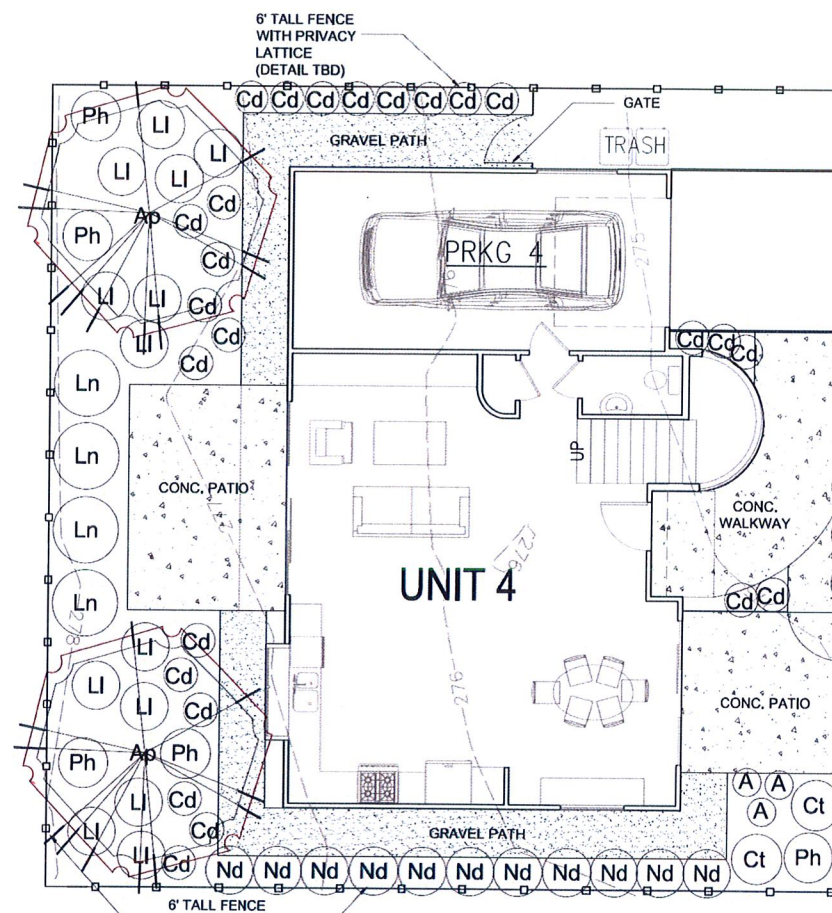
IRRIGATION PLAN: 3/16"=1'-0"

Hydrozone Legend



Irrigation Legend

- C** RAINBIRD SMART IRRIGATION CONTROLLER- SEE SPECS ON THIS SHEET
- S** RECOMMENDED RAIN SENSOR LOCATION
- NEW VALVE LOCATION. ALL IRRIGATION VALVES FOR DRIP AND INLINE EMITTERS TO HAVE 30 PSI PRESSURE REDUCER
- 4 25** VALVEZONE NUMBER
- 185** FLOW RATE (GALLONS PER HOUR)
- 185** ZONE AREA IN SQUARE FEET
- 1/2"** VALVE SIZE
- F** FLUSH VALVE LOCATION
- IPOCI** POINT OF CONNECTION
- MAIN LINE
- 5/8" POLY IRRIGATION LINE FROM VALVE. USE (1) RAINBIRD XB20PC 1.0 GPH XERI-BUG EMITTER AT BASE OF EACH PLANT. MODERATE WATER USE PLANTS TO HAVE (2) EMITTERS. TREES TO HAVE RING OF NETAFIM IN LINE EMITTERS (12" SPACING) 16" AWAY FROM TRUNK.
- ⌘** BACKFLOW PREVENTION DEVICE AND MANUAL SHUTOFF LOCATION



PLANTING PLAN: 3/16"=1'-0"

PLANT LIST- UNIT 4

TREES	SIZE	QNTY	WELO
Ap Acer palmatum 'Bloodgood'	24" box	2	mod
SHRUBS/GRASSES			
A Anigozanthus 'Bush Ranger'	1 gal	3	low
Cd Carex divulsa	1 gal	25	low
Ct Chondropetalum tectorum	5 gal	2	low
L Lomandra longifolia 'Breeze'	1 gal	13	low
Nd Laurus nobilis	15 gal	4	low
Nd Nandina domestica	5 gal	11	low
Ph Phormium tenax 'Rainbow Queen'	5 gal	5	low

Project Notes:

- Total landscaped area: 650 sf
- 100% of landscaped area on drip irrigation (no spray heads)
- Low and moderate water use plants on separate valves
- Trees on separate valves
- Dedicated irrigation meter not required because landscaped area is less than 5000 sf
- Certificate of completion: applicant shall submit a landscape audit report verifying installation and irrigation efficiency per design on a form provided by the East Bay Municipal Utility District

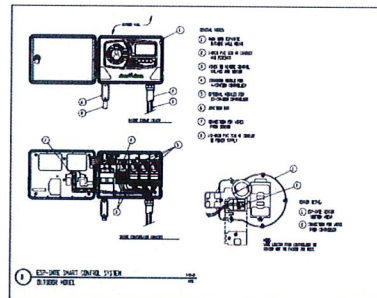
"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the irrigation design"

Soil and Planting Notes:

1. A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planting areas.
2. Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
3. A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the planting design"

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes	
Enter value in Pale Blue Cells	
Tan Cells Show Results	
Messages and Warnings	
Click on the blue cell on right to Pick City Name	Oakland
ET _c of City from Appendix A	41.80 ET _c (inches/year)
	0 Overhead Landscape Area (ft ²)
	650 Drip Landscape Area (ft ²)
	0 SLA (ft ²)
Total Landscape Area	650.00
Results:	
(ET _c) × (0.82) × [(0.55 × LA) + (1.0 - 0.55) × SLA]	Gallons
	Cubic Feet
	HCF
	Acre-feet
	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)	
Precipitation (Optional)	
ET _c of City from Appendix A	41.80 ET _c (inches/year)
Total Landscape Area	650.00 LA (ft ²)
Special Landscape Area	0.00 SLA (ft ²)
Enter Effective Precipitation	24 Total annual precipitation (inches/year)
Results:	6.00 Eppt (in/yr) (25% of total annual precipitation)
MAWA = [(ET _c - Eppt) × (0.62)] × [(0.55 × LA) + (1.0 - 0.55) × SLA]	7,936.50 Gallons
	1,060.96 Cubic Feet
	10.81 HCF
	0.02 Acre-feet
	0.01 Millions of Gallons



WELO - NOTES:

1. Backflow preventer and shut-off valves are located upstream of the mainline.
2. Calculations for the Maximum Allowable Water Allotment (WELO Appendix A)
3. Control system has the ability to run multiple operating cycles, and implement global increase or decrease by percentage to match plant water requirements, environmental conditions, and the soil's infiltration rate.
4. Hydrozones are separated by plant type, solar exposure, soil type, and microclimate. Flow rate, application rate, and design pressures are shown for each hydrozone.
5. No overhead spray irrigation is used on this project.
6. Drip irrigation has integrated check valves and pressure regulation, and will provide even coverage throughout planted areas.
7. Station operation times shall not exceed the soil's infiltration rate.
8. Upon completion of the installation the contractor shall submit to the building department a completed and signed "Certificate of Completion" stating that the project has been installed as designed.
9. The Certificate of Completion shall be accompanied by an irrigation audit, irrigation schedule, and maintenance schedule as described in the City Ordinance.
10. A final City inspection shall be performed. The installation contractor shall attend this inspection, and make all required repairs and adjustments to achieve approval and completion from the City.

Estimated Total Water Use						
ETWU = ET _c × 0.62 × [(PF × HA)/IE] + SLA; Considering precipitation ETWA = (ET _c - Eppt) × 0.62 × [(PF × HA)/IE]						
Enter values in Pale Blue Cells						
Tan Cells Show Results						
Messages and Warnings						
Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.						
Plant Water Use Type	Plant Factor					
Very Low	0 - 0.1					
Low	0.2 - 0.3					
Medium	0.4 - 0.6					
High	0.7 - 1.0					
SLA	1					
Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	(PF × HA) / (IE)	
Zone 1	Drip	Low	0.20	185	0.81	33
Zone 2	Drip	Low	0.20	465	0.81	115
Zone 3	Drip	Medium	0.50	50	0.81	31
						179
			0			0
		Sum	650			
Results						
MAWA = 7,937	ETWU = 3,974	Gallons				ETWU complies with MAWA
	531	Cubic Feet				
	6	HCF				
	0	Acre-foot				
	0	Millions of Gallons				

David Fowler Designs

2475 BRUSH CREEK ROAD
SANTA ROSA, CA 95404
707.331.5199
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dfowlerdesigns@gmail.com

landscape architecture | arboriculture | sculpture



2932 Carmel Street
Oakland, CA 94611

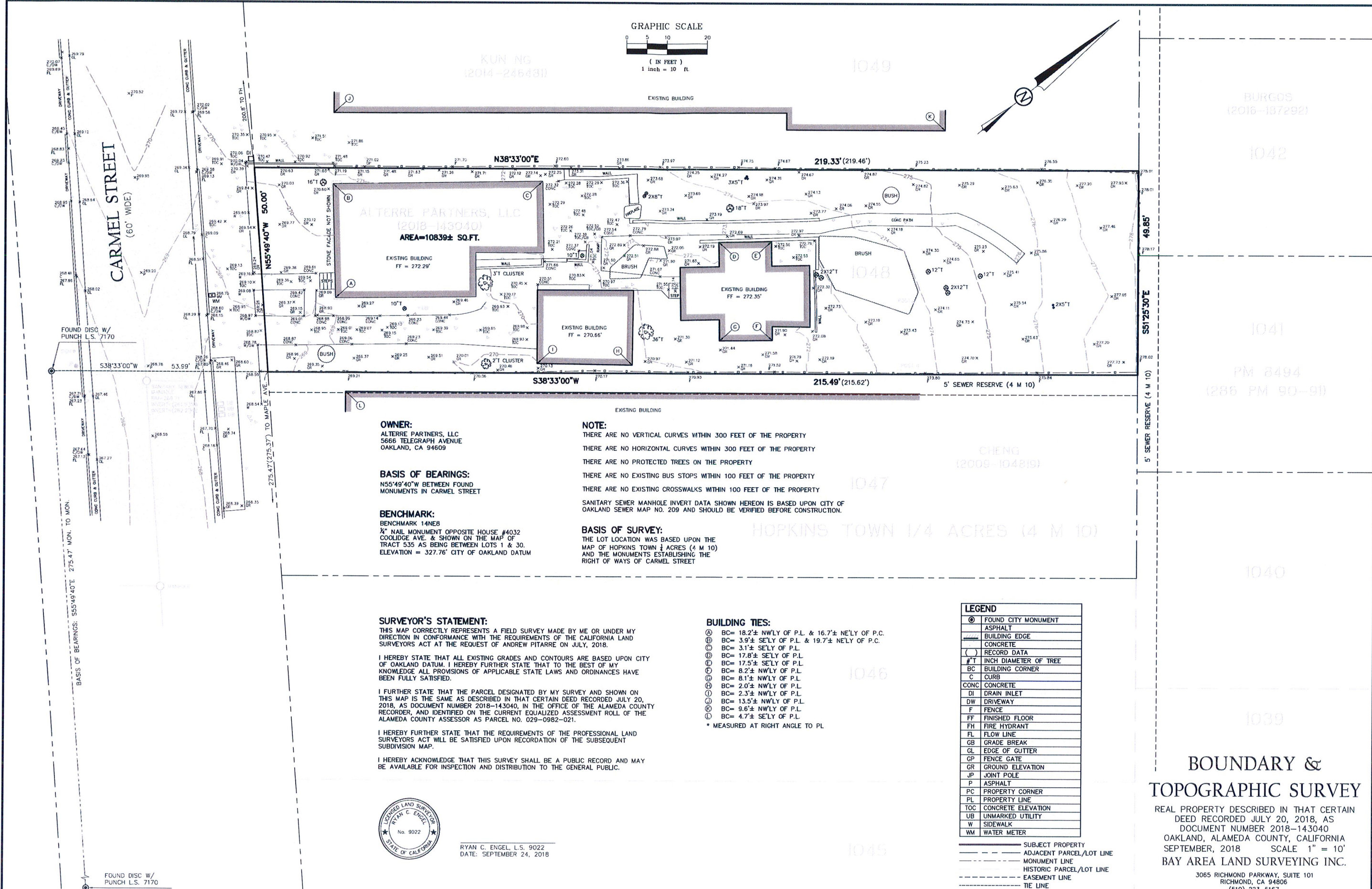
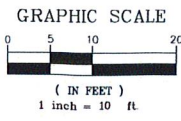
UNIT 4:
PLANTING AND
IRRIGATION

REVISIONS:
DATE DESCRIPTION

SCALE
as noted

DATE
101618

L1.4



OWNER:
 ALTERRE PARTNERS, LLC
 5666 TELEGRAPH AVENUE
 OAKLAND, CA 94609

BASIS OF BEARINGS:
 N55°49'40"W BETWEEN FOUND MONUMENTS IN CARMEL STREET

BENCHMARK:
 BENCHMARK 14NEB
 1/4" NAIL MONUMENT OPPOSITE HOUSE #4032
 COOLIDGE AVE. & SHOWN ON THE MAP OF
 TRACT 535 AS BEING BETWEEN LOTS 1 & 30.
 ELEVATION = 327.76' CITY OF OAKLAND DATUM

NOTE:
 THERE ARE NO VERTICAL CURVES WITHIN 300 FEET OF THE PROPERTY
 THERE ARE NO HORIZONTAL CURVES WITHIN 300 FEET OF THE PROPERTY
 THERE ARE NO PROTECTED TREES ON THE PROPERTY
 THERE ARE NO EXISTING BUS STOPS WITHIN 100 FEET OF THE PROPERTY
 THERE ARE NO EXISTING CROSSWALKS WITHIN 100 FEET OF THE PROPERTY
 SANITARY SEWER MANHOLE INVERT DATA SHOWN HEREON IS BASED UPON CITY OF OAKLAND SEWER MAP NO. 209 AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

BASIS OF SURVEY:
 THE LOT LOCATION WAS BASED UPON THE MAP OF HOPKINS TOWN 1/4 ACRES (4 M 10) AND THE MONUMENTS ESTABLISHING THE RIGHT OF WAYS OF CARMEL STREET

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF ANDREW PITARRE ON JULY, 2018.
 I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF OAKLAND DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.
 I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 20, 2018, AS DOCUMENT NUMBER 2018-143040, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO. 029-0982-021.
 I HEREBY FURTHER STATE THAT THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT WILL BE SATISFIED UPON RECORDATION OF THE SUBSEQUENT SUBDIVISION MAP.
 I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.



RYAN C. ENGEL, L.S. 9022
 DATE: SEPTEMBER 24, 2018

BUILDING TIES:
 (A) BC = 18.2'± NWLY OF P.L. & 16.7'± NE'LY OF P.C.
 (B) BC = 3.9'± SE'LY OF P.L. & 19.7'± NE'LY OF P.C.
 (C) BC = 3.1'± SE'LY OF P.L.
 (D) BC = 17.8'± SE'LY OF P.L.
 (E) BC = 17.5'± SE'LY OF P.L.
 (F) BC = 8.2'± NWLY OF P.L.
 (G) BC = 8.1'± NWLY OF P.L.
 (H) BC = 2.0'± NWLY OF P.L.
 (I) BC = 2.3'± NWLY OF P.L.
 (J) BC = 13.5'± NWLY OF P.L.
 (K) BC = 9.6'± NWLY OF P.L.
 (L) BC = 4.7'± SE'LY OF P.L.
 * MEASURED AT RIGHT ANGLE TO PL

LEGEND	
⊙	FOUND CITY MONUMENT
—	ASPHALT
—	BUILDING EDGE
—	CONCRETE
()	RECORD DATA
⊕	INCH DIAMETER OF TREE
BC	BUILDING CORNER
C	CURB
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
F	FENCE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GL	EDGE OF GUTTER
GP	FENCE GATE
GR	GROUND ELEVATION
JP	JOINT POLE
P	ASPHALT
PC	PROPERTY CORNER
PL	PROPERTY LINE
TOC	CONCRETE ELEVATION
UB	UNMARKED UTILITY
W	SIDEWALK
WM	WATER METER

— SUBJECT PROPERTY
 - - - ADJACENT PARCEL/LOT LINE
 - - - MONUMENT LINE
 - - - HISTORIC PARCEL/LOT LINE
 - - - EASEMENT LINE
 - - - TIE LINE

BOUNDARY & TOPOGRAPHIC SURVEY

REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 20, 2018, AS DOCUMENT NUMBER 2018-143040 OAKLAND, ALAMEDA COUNTY, CALIFORNIA SEPTEMBER, 2018 SCALE 1" = 10'
 BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167