

# MONTCLAIR PRESBYTERIAN CHURCH

5701 THORNHILL DR  
OAKLAND, CA



1815 Clement Ave, SPC 24 Alameda, CA 94501  
Lic. 3472  
510.846.5504

**FRAMESTUDIO**  
38 WASHINGTON AVE, SUITE B  
POINT RICHMOND, CA  
510 740 9172  
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ABBREVIATION LEGEND	
SYMBOL	DESCRIPTION
	Center Line
CONC.	Concrete
DBH	Diameter at Breast Height
EQ.	Equal
E.W.	Each Way
F.O.W.	Face of Wall
FG	Finish Grade
F.O.B.	Face of Building
GALV.	Galvanized
O.C.	On Center
L.O.W.	Limit of Work
N/A	Not Applicable
N.T.S.	Not To Scale
PA	Planting Area
P.L.	Property Line
TBR	To Be Removed
TOB	TOP OF BANK
TYP.	Typical
W/	With
	Step Indicator
	Refer to Grading
	Align with Parallel Face

EXISTING PLANT LEGEND	
SYMBOL	DESCRIPTION
#1	WESTERN REDBUD
#2	COASTAL OAK
#3	CAMELLIA
#4	RHODODENDRON
#5	PITTIOSPORUM
#6	DOGWOOD
#7	FERN
#8	PRINCESS FLOWER

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PLANT TO REMAIN
	EXISTING PLANT TO BE REMOVED
	TO BE REMOVED
	LIMIT OF WORK
	AREA TO BE REMOVED

- NOTES:
- REMOVE ALL PLANT MATERIAL NOT DESIGNATED TO BE RETAINED WITHIN LIMIT OF WORK
  - CONCRETE PIER AT DECK TO BE REMOVED. EXACT PIER LOCATION IS NOT NOTED ON SURVEY. LOCATION IS ASSUMED.
  - INCORPORATE INTEGRATED PEST MANAGEMENT TECHNIQUES INTO LANDSCAPE MAINTENANCE TO HELP POLLUTANTS FROM ENTERING THE CREEK.



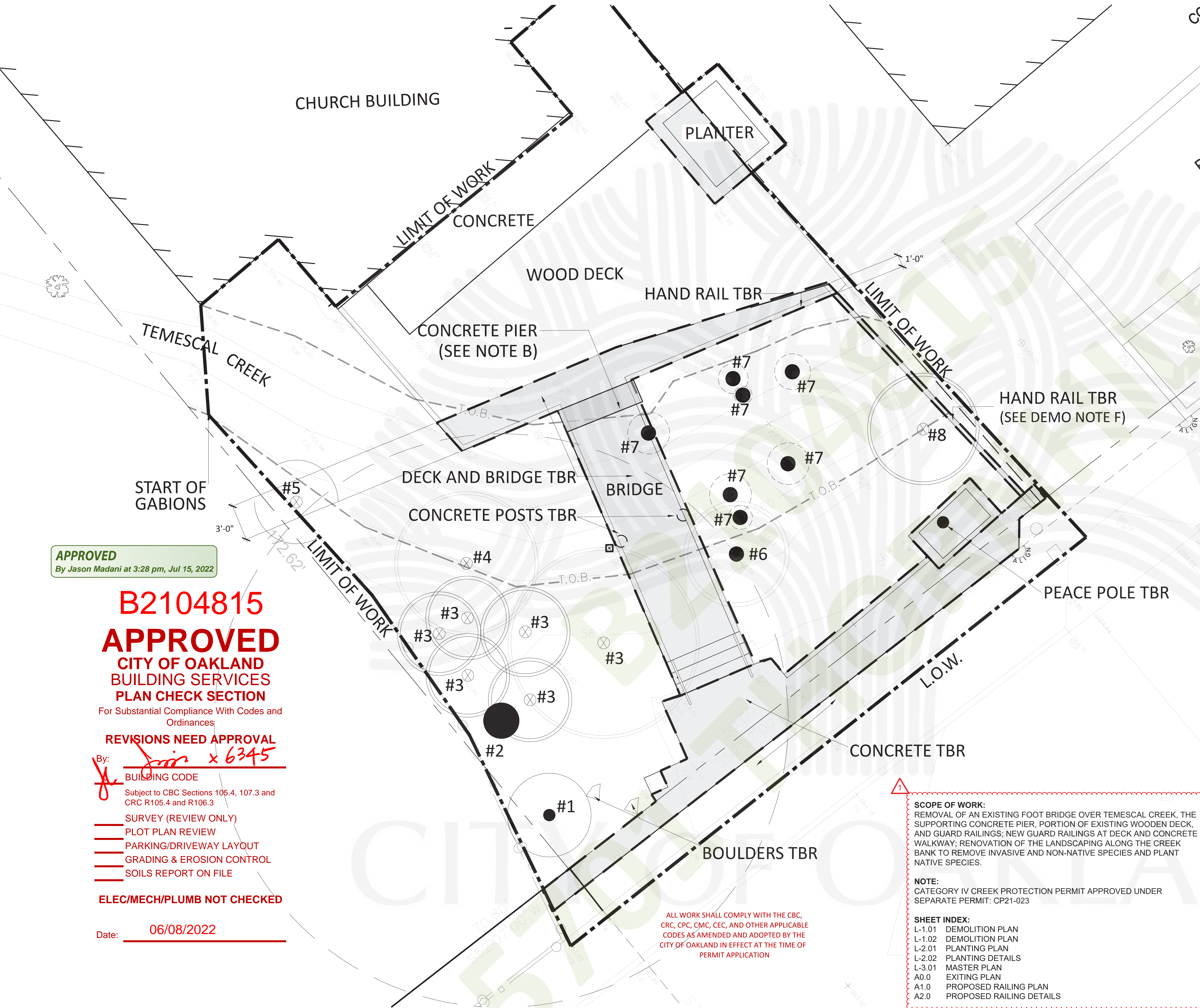
0 1 2 4 8 Feet  
Scale: 1/4" = 1'-0"

## DEMOLITION PLAN



SCALE: 1/4" = 1'-0"  
DATE: 11/28/18  
PROJECT NO. 1098  
DRAWN BY: DS

# L-1.01





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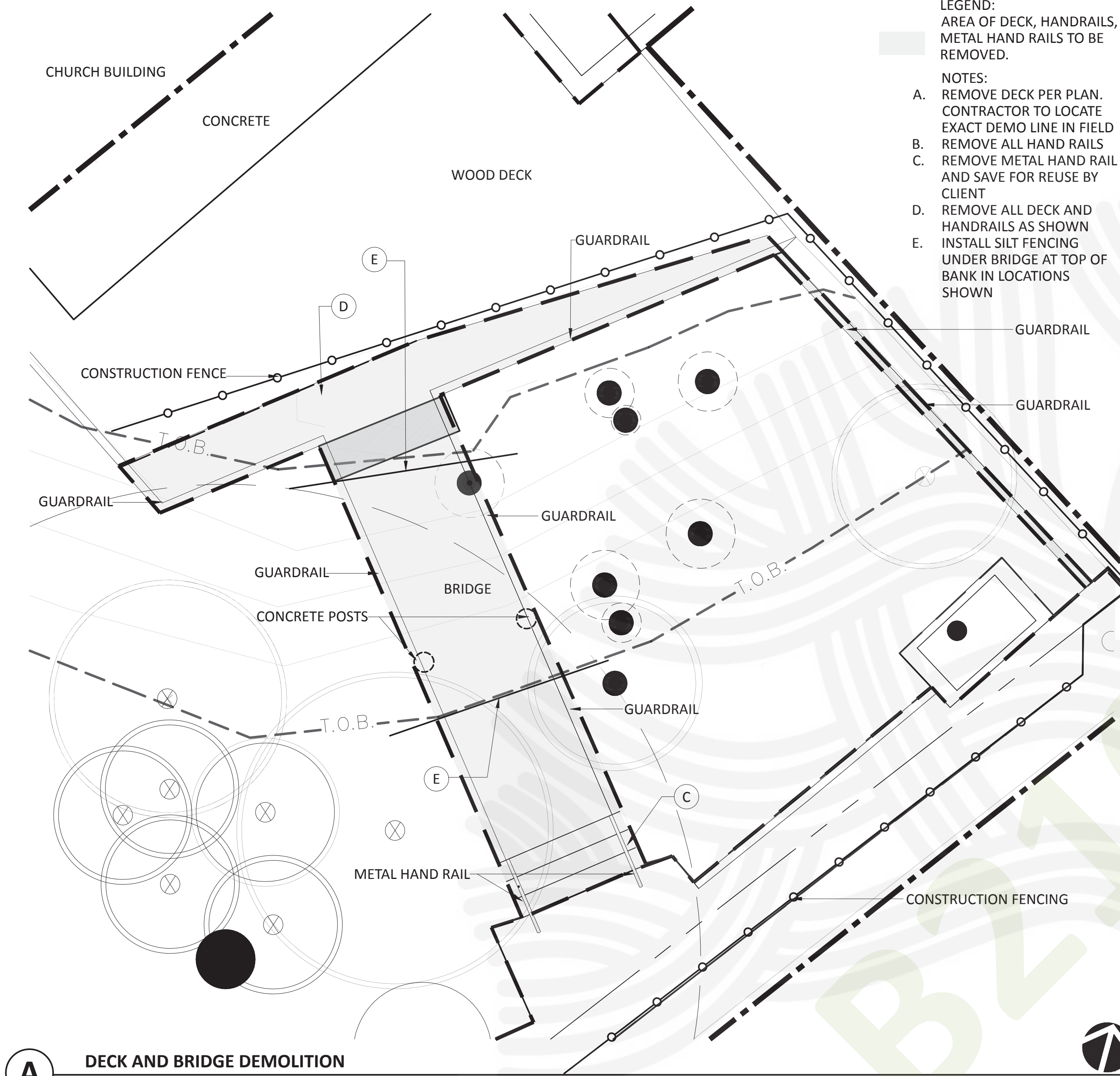
#	DATE	REVISIONS	BY
1	05/27/22	PLAN CHECK RESPONSE 1	

## DEMOLITION PLAN

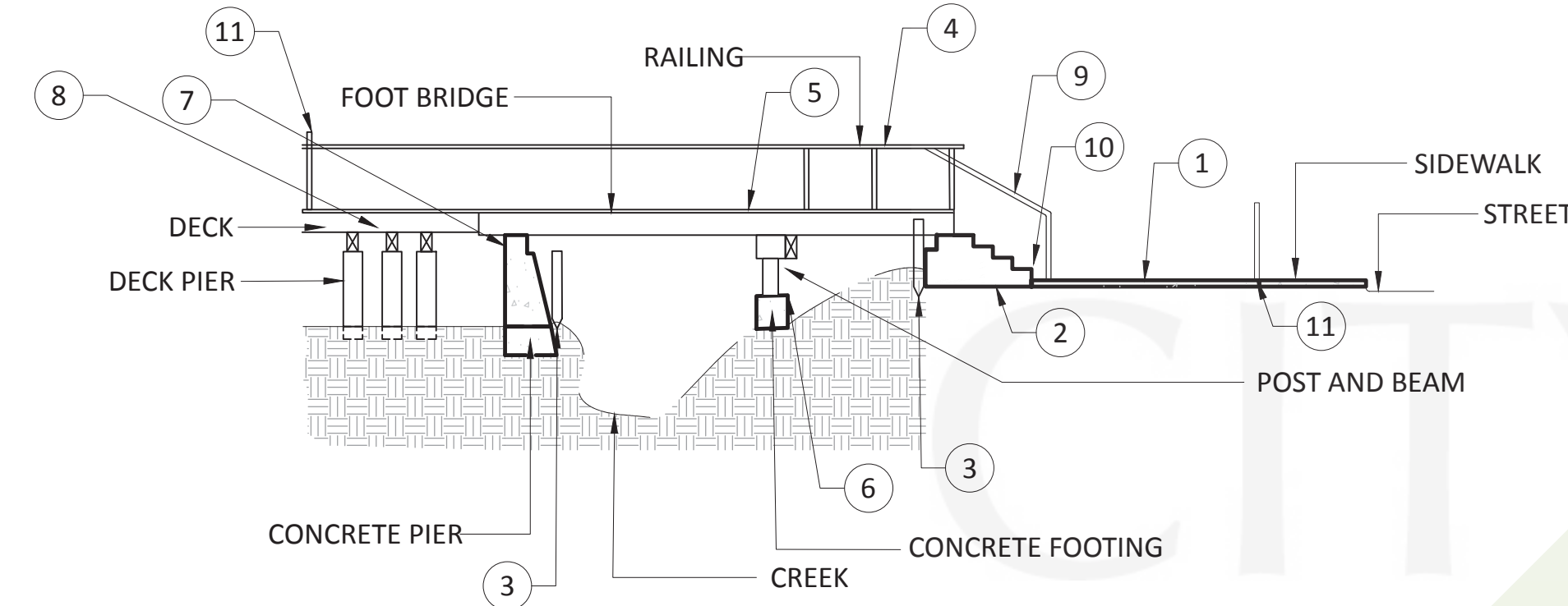


SCALE: 1/4" = 1'-0"  
DATE: 11/28/18  
PROJECT NO. 1098  
DRAWN BY: DS

# L-1.02



**A** DECK AND BRIDGE DEMOLITION  
Scale: 1/4" = 1'-0"



**B** FOOTBRIDGE DEMOLITION  
Scale: 1/8" = 1'-0"

LEGEND:  
AREA OF DECK, HANDRAILS,  
METAL HAND RAILS TO BE  
REMOVED.

- NOTES:
- REMOVE DECK PER PLAN. CONTRACTOR TO LOCATE EXACT DEMO LINE IN FIELD
  - REMOVE ALL HAND RAILS
  - REMOVE METAL HAND RAIL AND SAVE FOR REUSE BY CLIENT
  - REMOVE ALL DECK AND HANDRAILS AS SHOWN
  - INSTALL SILT FENCING UNDER BRIDGE AT TOP OF BANK IN LOCATIONS SHOWN

- F. INCORPORATE INTEGRATED PEST MANAGEMENT TECHNIQUES INTO LANDSCAPE MANAGEMENT TO HELP PREVENT POLLUTANTS FROM ENTERING THE CREEK.

## DEMOLITION NOTES

- INSTALL SILT FENCE AND WATTLES AND CONSTRUCTION FENCING PRIOR TO BEGINNING WORK.
- INSTALL PROTECTIVE TARP UNDER WORK AREA, INCLUDING UNDER BRIDGE BEFORE ANY DEMOLITION TAKES PLACE. MAINTAIN TARP THROUGHOUT ALL DEMO WORK. VACUUM AND/OR REMOVE ANY SAWDUST OR WOOD DEBRIS THAT FALLS INTO TARP OR OUTSIDE AREA. SEE NOTE L (BELOW) FOR TARP INSTALLATION
- MINIMIZE CUTTING OF STRUCTURE IN PLACE. WHEN MAKING CUTS, UTILIZE MINIMAL DUST PROTOCOLS. USE CITY OF OAKLAND'S BEST PRACTICES FOR DUST CONTROL. SIMULTANEOUSLY VACUUM SAW CUT DEBRIS WHILE CUTTING.
- REMOVE RAILINGS IN THREE (3) PIECES OR LESS ON EACH SIDE, IF POSSIBLE.
- REMOVE BRIDGE DECK BOARDS BY HAND
- HAND RAILS AND POSTS AT CULVERT TO BE REMOVED. STONE TOP OF CULVERT WALL TO REMAIN
- CUT AND REMOVE BRIDGE JOISTS. CUT AT DECK SIDE AND CUT AT INTERMEDIATE BEAM FIRST. THEN, PULL OUT FRAMING TOWARD STREET AND CONTINUE ANY DISMANTLING ON SIDEWALK
- LARGE DECK PIER ON NORTH SIDE OF FOOTBRIDGE TO BE REMOVED WHEN FUNDING IS AVAILABLE
- WHEN REMOVING CONCRETE FOOTINGS UNDER FOOTBRIDGE (SEE DETAIL B), DO NOT DISTURB EMBANKMENT
- INTERMEDIATE BEAM, POSTS, AND FOOTINGS TO BE REMOVED
- ENTIRE FOOTBRIDGE TO BE REMOVED
- TARP SHALL BE TIED ON FOUR EDGES TO CATCH SAWDUST AND NAILS THAT MAY FALL. TARP SHALL BE 16' X 30' MINIMUM. TARP SHALL BE FOLDED CAREFULLY TO ENSURE THAT DEBRIS DOES NOT FALL TO GROUND
- DO NOT DISTURB CREEK BANK OR BED DURING DEMOLITION. PREVENTION MEASURES SHALL BE TAKEN TO PREVENT ANY MATERIAL FROM ENTERING THE CREEK ZONE. ACCESS TO T.O.B. SHALL BE RESTRICTED EXCEPT WHEN ABSOLUTELY NECESSARY.
- INSTALL CONSTRUCTION FENCING AT TOP OF CREEK BANK. SEE DETAIL B.
- REMOVE ALL PLANT MATERIAL NOT DESIGNATED TO BE RETAINED WITHIN LIMIT OF WORK. THIS INCLUDES ALL ENGLISH IVY, NON-NATIVE GRASSES, AGAPANTHUS, HIMALAYAN BLACKBERRY, AND ANY OTHER INVASIVE SPECIES. ALL STEM, ROOT, AND CORM MATERIAL TO BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.
- DISTURBANCE TO NATIVE SHRUBS, WOODY PERENNIALS, FERNS, OR TREE REMOVAL ON THE STREAMBANK OR IN THE STREAM CHANNEL WILL BE AVOIDED OR MINIMIZED TO THE FULLEST EXTENT POSSIBLE.
- PEACE POLE SHALL BE REMOVED BUT KEPT FOR RE-USE BY CLIENT
- ALL DEMO WORK WILL FOLLOW CITY OF OAKLAND'S STANDARD CONDITIONS OF APPROVAL
- ALL PROTECTIVE MATERIAL SHALL BE REMOVED AT COMPLETION OF DEMOLITION
- WORKER TRAINING ON BEST PRACTICES SHALL OCCUR BEFORE WORK COMMENCES BY A QUALIFIED BIOLOGIST
- ALL WORK SHALL FOLLOW REGIONAL WATER CONTROL BOARD STORMWATER DISCHARGE PERMIT BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITES
- IF FOLLOW-UP CHEMICAL TREATMENT OF INVASIVE SPECIES IS REQUIRED, MUST BE APPLIED AND TIMED SO AS NOT TO INTERFERE WITH ESTABLISHMENT OF NEW NATIVE PLANTINGS
- TOP OF BANK EAST OF BRIDGE IS NOT NOTED ON SURVEY. TOB IN THIS SECTION IS ASSUMED. TOP OF BANK IS APPROXIMATE. DO NOT ALTER.

APPROVED

By Jason Madani at 3:29 pm, Jul 15, 2022

## B2104815 APPROVED CITY OF OAKLAND BUILDING SERVICES PLAN CHECK SECTION

For Substantial Compliance With Codes and Ordinances

### REVISIONS NEED APPROVAL

By: *Jason Madani* x 6345

#### BUILDING CODE

Subject to CBC Sections 105.4, 107.3 and  
CRC R105.4 and R106.3

#### SURVEY (REVIEW ONLY)

#### PLOT PLAN REVIEW

#### PARKING/DRIVEWAY LAYOUT

#### GRADING & EROSION CONTROL

#### SOILS REPORT ON FILE

ELEC/MECH/PLUMB NOT CHECKED

Date: 06/08/2022



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#	DATE	REVISIONS	BY
1	05/27/22	PLAN CHECK RESPONSE 1	

## PLANTING PLAN



SCALE: 1/4" = 1'-0"  
DATE: 11/28/18  
PROJECT NO. 1098  
DRAWN BY: DS

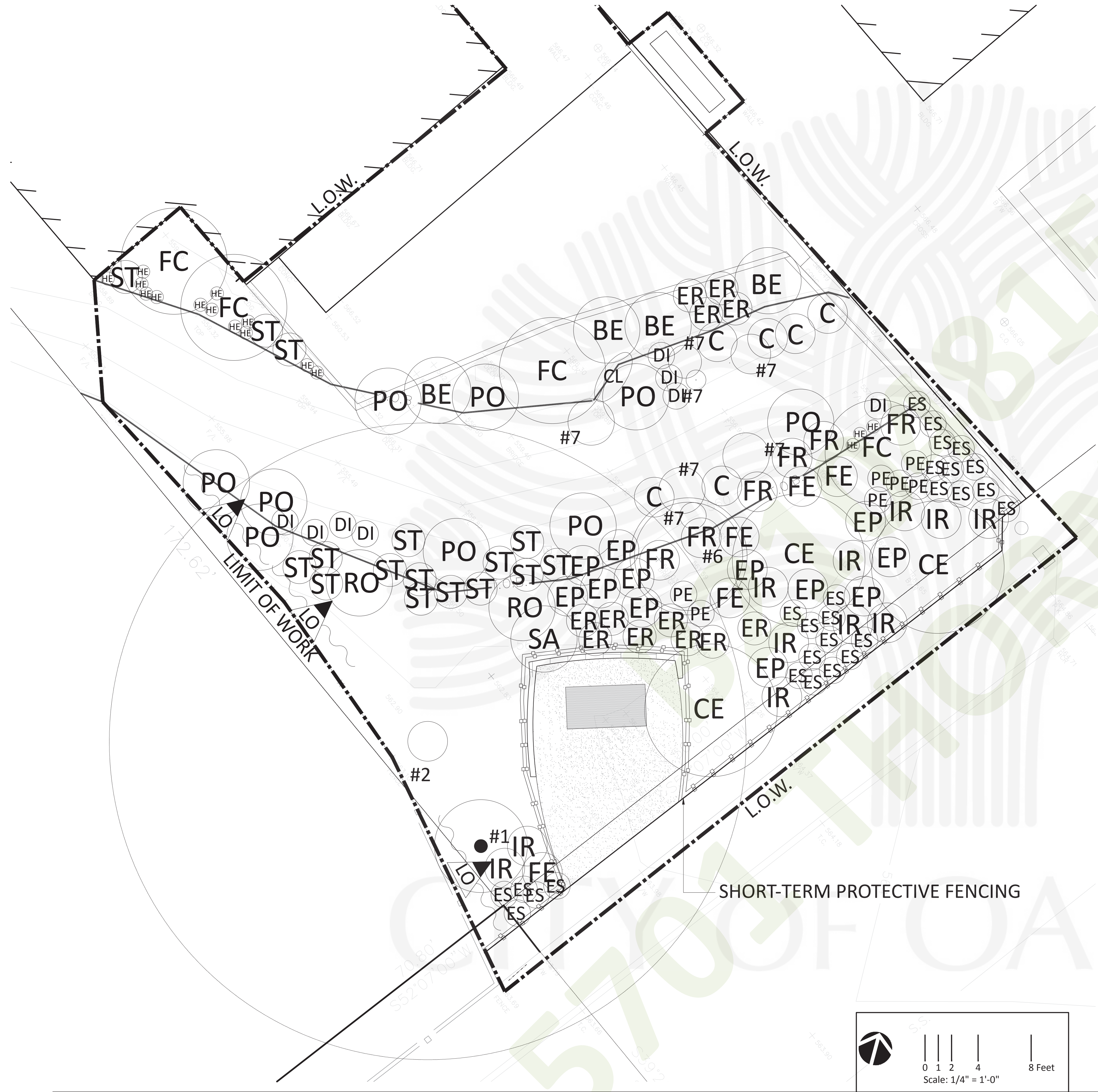
# L-2.01

PLANTING LEGEND: SHRUBS & VINES				
SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	WUCOLS
BE	Berberis pinnata / Coast Barberry	4	5 Gal.	Low
C	Carex nudata / Torrent Sedge	6	1 Gal.	Moderate / High
CE	Ceanothus thyrsiflorus var. repens / Creeping Blueblossom ceanothus	3	5 Gal.	Low/Mod
CL	Clematis ligustacifolia / Western Virgin's Bower	1	5 Gal.	Low/Moist
DI	Dicentra formosa / Bleeding Hearts	8	1 Gal.	Moderate
EP	Epilobium canum / California Fuchsia	12	1 Gal.	Low/Mod
ER	Eriogonum grande var. rubescens / Rosey Buckwheat	6	1 Gal.	Low/Mod
ES	Eschscholzia californica / California Poppy	27	1 Gal.	Low/Mod
FE	Festuca californica / California Fescue	5	1 Gal.	Moderate
FR	Fragaria vesca var. californica / Woodland Strawberry	6	1 Gal.	Moderate
FC	Frangula californica / Coffeeberry	4	5 Gal.	Low/Mod
HB	Heuchera micrantha / Alum Root	16	1 Gal.	Low/Mod
IR	Iris douglasiana / Douglas Iris	11	1 Gal.	Low / Moderate
~	Lonicera hispidula / California Honeysuckle	3	5 Gal.	Mod/Reg
PE	Penstemon heterophyllus 'Margarita Bop' / Margarita Bop Penstemon	7	1 Gal.	Low/Mod
RO	Rosa californica / California Rose	2	5 Gal.	Moderate / High
SA	Satureja douglasii / Yerba Buena	1	5 Gal.	Low / Moderate
ST	Stachys bullata / California Wood Mint	16	1 Gal.	Moderate / High
PO	Polystichum munitum / Sword Fern	9	1 Gal.	Low

EXISTING PLANT LEGEND	
SYMBOL	DESCRIPTION
#1	WESTERN REDBUD
#2	COASTAL OAK
#3	CAMELLIA-REMOVED
#4	RHODODENDRON-REMOVED
#5	PITTOSPORUM-REMOVED
#6	DOGWOOD
#7	FERN
#8	PRINCESS FLOWER-REMOVED

APPROVED  
By Jason Madani at 3:29 pm, Jul 15, 2022

- PLANTING PLAN NOTES**
- A. TOP OF BANK (T.O.B.) EAST OF BRIDGE IS NOT NOTED ON SURVEY. T.O.B. IN THIS LOCATION IS ASSUMED
  - B. FINAL PLANT LOCATIONS TO BE DETERMINED IN FIELD. MINOR ADJUSTMENTS MAY BE REQUIRED DUE TO EXISTING OBSTRUCTIONS
  - C. DEER PROTECTION TO BE PROVIDED FOR PLANTS AT RISK. SEE PLANTING DETAIL FOR DEER PROTECTION PROTOCOLS
  - D. ALL SOIL MIXTURES, PLANTING OPERATIONS AND PLANTS MUST FOLLOW SOIL DECONTAMINATION PROTOCOLS, BEST MANAGEMENT PROTOCOLS, AND TESTING REQUIREMENTS TO REDUCE THE POSSIBILITY OF THE SPREAD OF SUDDEN OAK DEATH (SOD)
  - E. RESTRICT PLANTING IN AREAS AT RISK OF S.O.D. TO THE DRY SEASON (MAY - OCTOBER) OR DURING DRY SPELLS IF ADHERENCE TO THIS SCHEDULE IS NOT FEASIBLE
  - F. USE CERTIFICATION AND/OR TESTING TO DOCUMENT THAT NURSERY STOCK THAT IS BROUGHT INTO THE SITE IS FREE OF PHYTOPHTHORA SPECIES
  - G. DO NOT PLANT ADDITIONAL CALIFORNIA BAY WITHIN THE PROJECT AREAS
  - H. THE SITE PLANTINGS WILL REQUIRE IRRIGATION FOR AT LEAST THE FIRST 3 YEARS DURING THE PLANT ESTABLISHMENT PERIOD. THE TYPE OF IRRIGATION SYSTEM TO BE USED WILL DEPEND ON SITE CONDITIONS, THE PLANT SPECIES INSTALLED, COST, AND OTHER CONSIDERATIONS. DRIP AND BUBBLER IRRIGATION SYSTEMS ARE RECOMMENDED. AFTER THE FIRST YEAR FOLLOWING PLANT INSTALLATION (YEAR 1), THE PLANTS SHOULD BE IRRIGATED WITH ENOUGH REGULARITY TO KEEP THE SOILS WITHIN THE ROOT ZONE MOIST FROM APPROXIMATELY MARCH THROUGH OCTOBER. THE IRRIGATION SCHEDULE IN YEAR 2 SHOULD BE BASED ON THE WATER REQUIREMENTS OF THE PLANTS AND IS ANTICIPATED TO BE CONSIDERABLY LESS. IN YEAR 3, MINIMAL IRRIGATION SHOULD BE REQUIRED. THE PROGRESS OF THE PLANTS SHOULD BE CONSIDERED BEFORE IRRIGATION IS REDUCED FURTHER OR DISCONTINUED FOLLOWING YEAR 3.
  - I. SHORT-TERM PROTECTIVE FENCING TO SURROUND DG/BENCH AREA TO PREVENT FOOT TRAMPLING. FENCING TO BE LEFT IN PLACE FOR AT LEAST ONE YEAR AND UNTIL PLANTINGS ARE ESTABLISHED.





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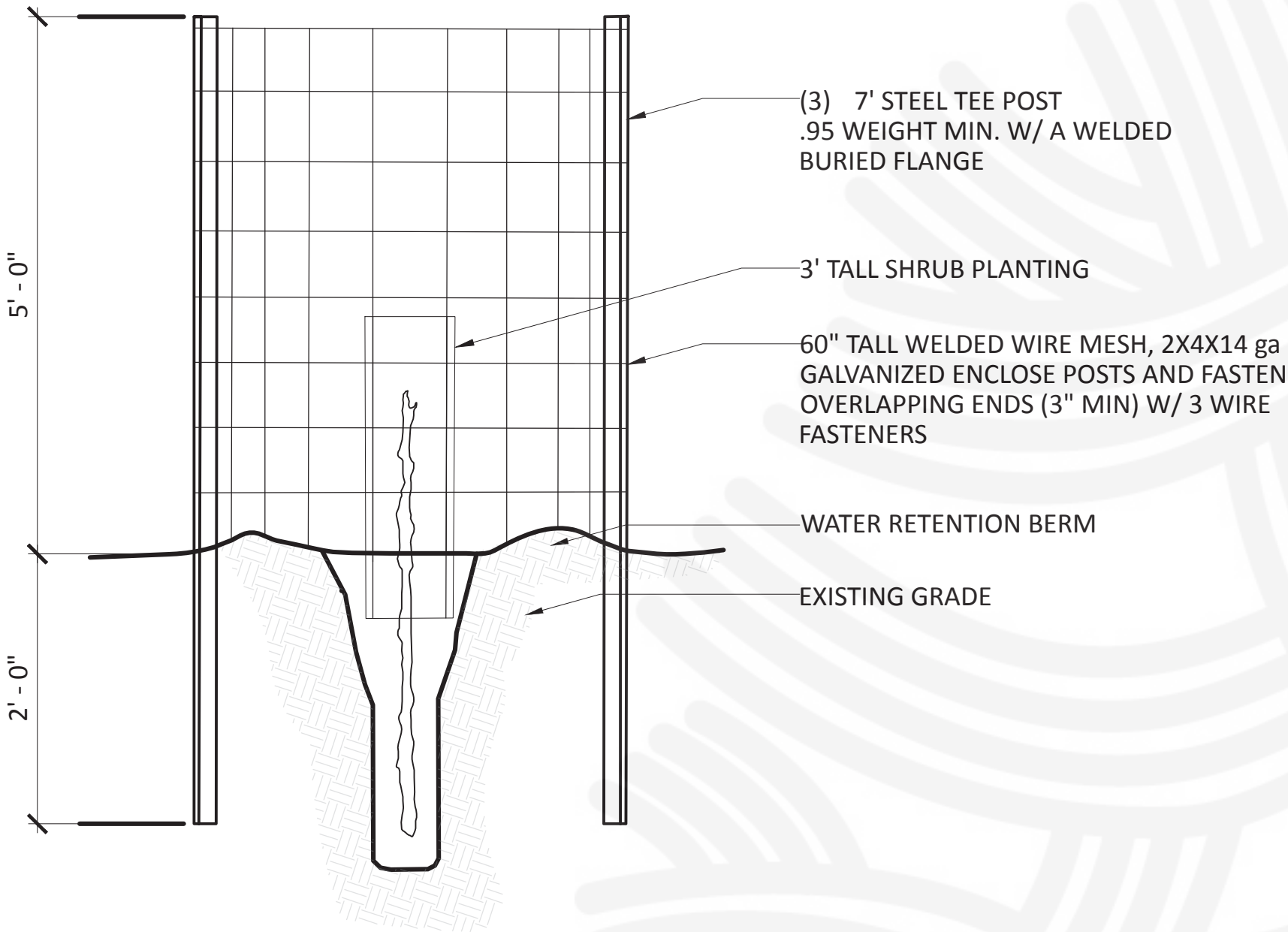
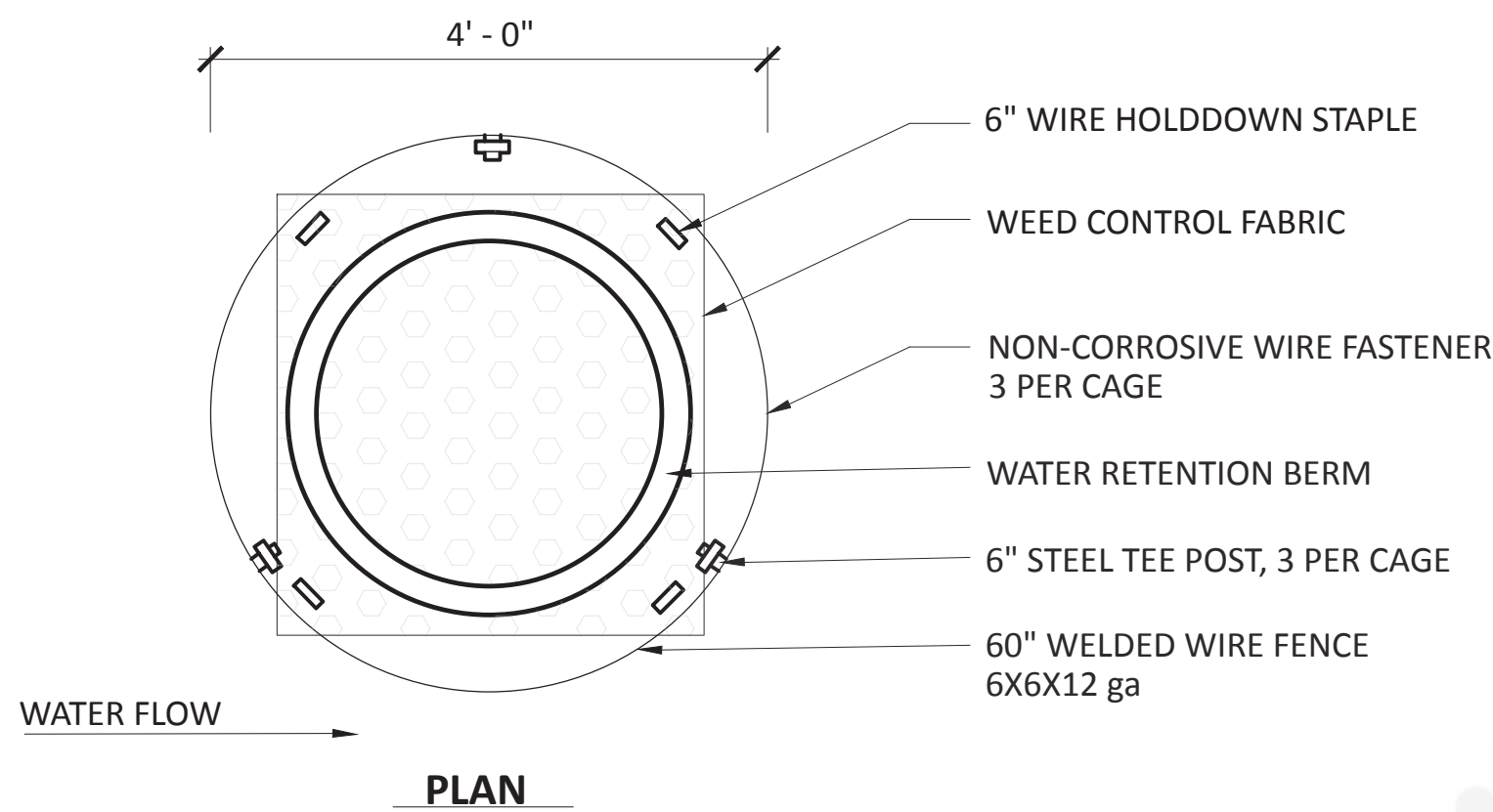
#	DATE	REVISIONS	BY
1	05/27/22	PLAN CHECK RESPONSE 1	

PLANTING DETAILS

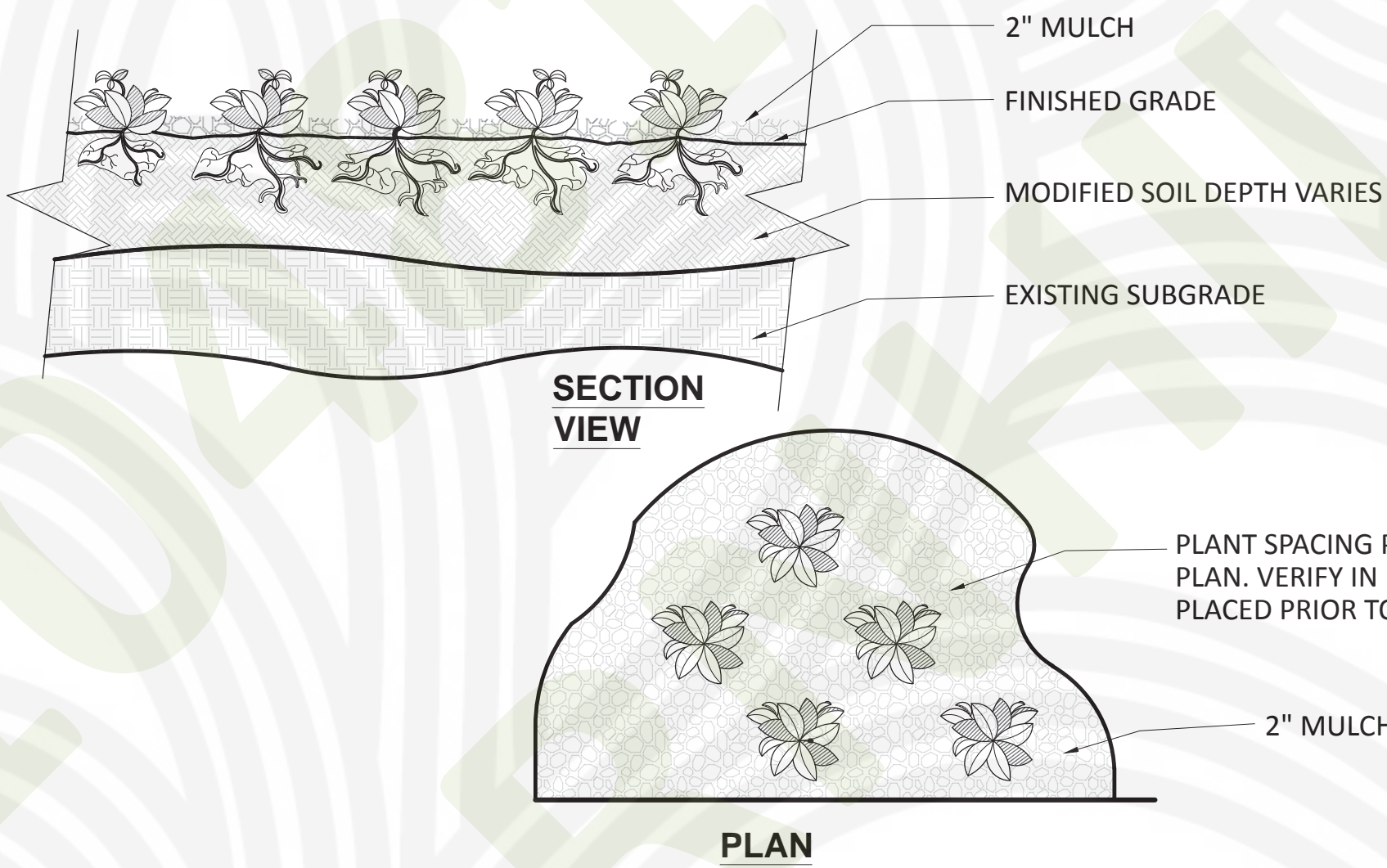


SCALE: AS NOTED  
DATE: 11/28/18  
PROJECT NO. 1098  
DRAWN BY: DS

L-2.02

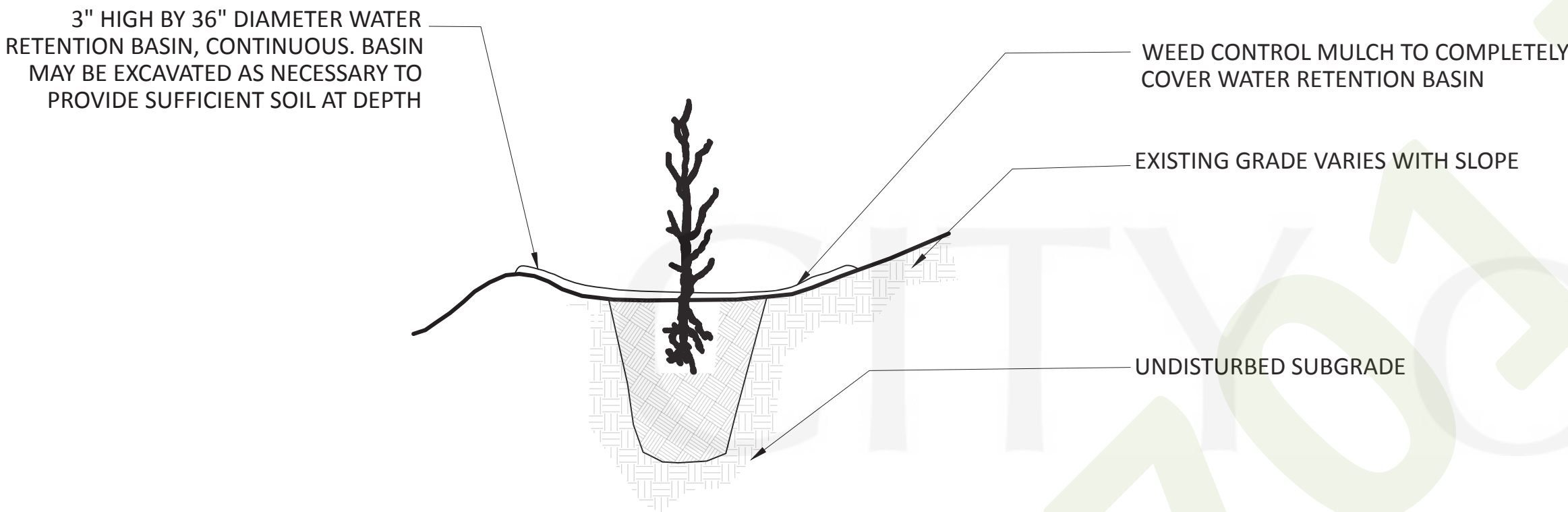


**A** DEER PROTECTION DETAIL  
Scale: 3/4" = 1'-0"



**B** GROUNDCOVER PLANTING  
Scale: 1/4" = 1'-0"

**APPROVED**  
By Jason Madani at 3:30 pm, Jul 15, 2022



**C** PLANTING DETAIL  
NOT TO SCALE



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OAKLAND, CA

**Miller** Landscape Architecture  
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ABBREVIATION LEGEND	
SYMBOL	DESCRIPTION
CL	CENTER LINE
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
EQ.	EQUAL
E.W.	EACH WAY
F.O.W.	FACE OF WALL
FG	FINISH GRADE
F.O.B.	FACE OF BUILDING
GALV.	GALVANIZED
INT.	INTERPRETIVE
L.O.W.	LIMIT OF WORK
N/A	NOT APPLICABLE
N.T.S.	NOT TO SCALE
PA	PLANTING AREA
P.L.	PROPERTY LINE
TBR	TO BE REMOVED
TOB	TOP OF BANK
TYP.	TYPICAL
W/	WITH

PLAN LEGEND	
SYMBOL	DESCRIPTION
---	TO BE REMOVED
-.-.-	LIMIT OF WORK

**MASTER PLAN NOTES:**  
A. DECK TO BE REPAIRED AS NEEDED  
B. PLANTER AT DECK TO BE MODIFIED.  
C. NORTH/SOUTH LINE OF WOOD DECK INLAY/PAINT DESIGN TO BE ALIGNED WITH FRONT OF BUILDING. EAST/WEST LINE OF INLAY/PAINT DESIGN TO BE PERPENDICULAR TO FRONT OF BUILDING.

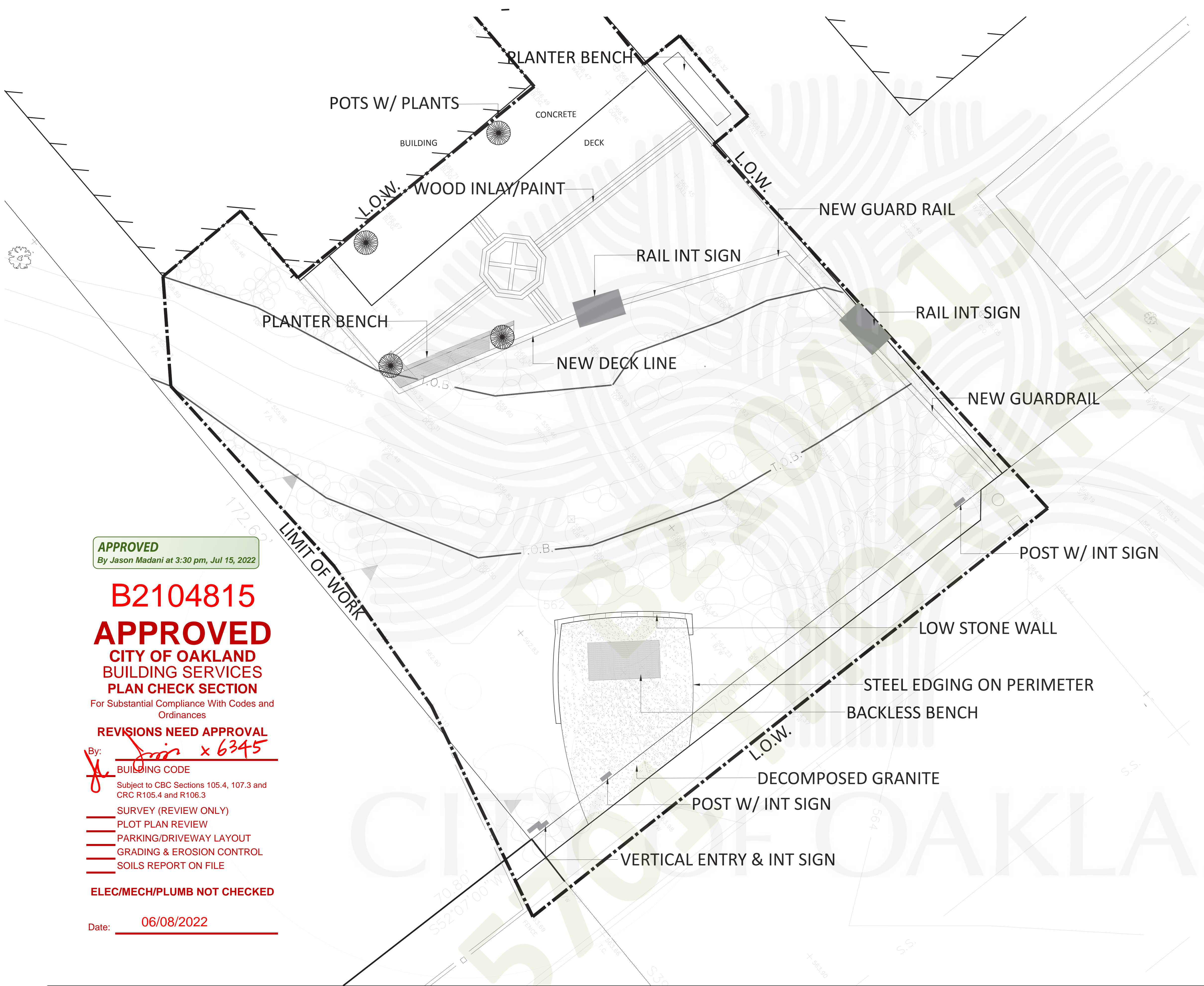
#	DATE	REVISIONS	BY
1	05/27/22	PLAN CHECK RESPONSE 1	

## MASTER PLAN



SCALE: 1/4" = 1'-0"  
DATE: 11/28/18  
PROJECT NO.: 1098  
DRAWN BY: DS

# L-3.01



**APPROVED**  
By Jason Madani at 3:30 pm, Jul 15, 2022

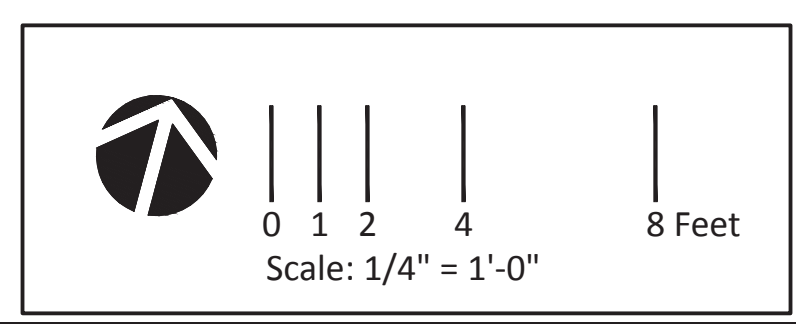
**B2104815**  
**APPROVED**  
CITY OF OAKLAND  
BUILDING SERVICES  
PLAN CHECK SECTION  
For Substantial Compliance With Codes and Ordinances

**REVISIONS NEED APPROVAL**  
By: *[Signature]* x 6345

- BUILDING CODE  
Subject to CBC Sections 105.4, 107.3 and CRC R105.4 and R106.3
- SURVEY (REVIEW ONLY)
- PLOT PLAN REVIEW
- PARKING/DRIVEWAY LAYOUT
- GRADING & EROSION CONTROL
- SOILS REPORT ON FILE

**ELEC/MECH/PLUMB NOT CHECKED**

Date: 06/08/2022







701 THORNHILL DRIVE  
OAKLAND, CA  
94611

PN: 48G-7420-9-2

sue

[illegible]

Drawn By:

Reviewed By:

Job No:

Issue Date:

Sheet Scale :

Drawing Title

## EXITING

# A0.0

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**REVISIONS NEED APPROVAL**

By: Jim x 6345  
JA BUILDING CODE  
 Subject to CBC Sections 105.4, 107.3 and  
 CRC R105.4 and R106.3

- ☒ SURVEY (REVIEW ONLY)
- ☒ PLOT PLAN REVIEW
- ☒ PARKING/DRIVEWAY LAYOUT
- ☒ GRADING & EROSION CONTROL
- ☒ SOILS REPORT ON FILE

**ELEC/MECH/PLUMB NOT CHECKED**

Date: 06/08/2022

<b>(E) OCCUPANCY GROUPS - NO CHANGE</b>	<b>PROJECT DATA</b>
<p>SANCTUARY: (E) 4,595 SQ FT INCLUDING BALCONY AND ORGAN LOFT</p> <p>EDUCATION BUILDING: (E) 8,263 SQ FT ON TWO FLOORS</p> <p>OFFICE BUILDING: (E) 1,891 SQ FT</p> <p>FAMILY ROOM: (E) 3,872 SQ FT</p> <p>THORNHILL ROOM: (E) 1,429 SQ FT</p>	<p>ASSESSOR'S PARCEL NO.: 48G-7420-9-2</p> <p>ZONING CLASSIFICATION: RH-4</p> <p>LAND USE DESIGNATION: CHURCH</p> <p>LOT SIZE: 31,612 SF</p> <p>CONSTRUCTION TYPE: TYPE V</p> <p>GROSS AREA: (E) 20,000 SQ FT IN FIVE BUILDINGS – NO CHANGE</p>
<b>LEGEND</b>	
(E) EXIT ACCESS	





**MONTCLAIR  
PRESBYTERIAN**

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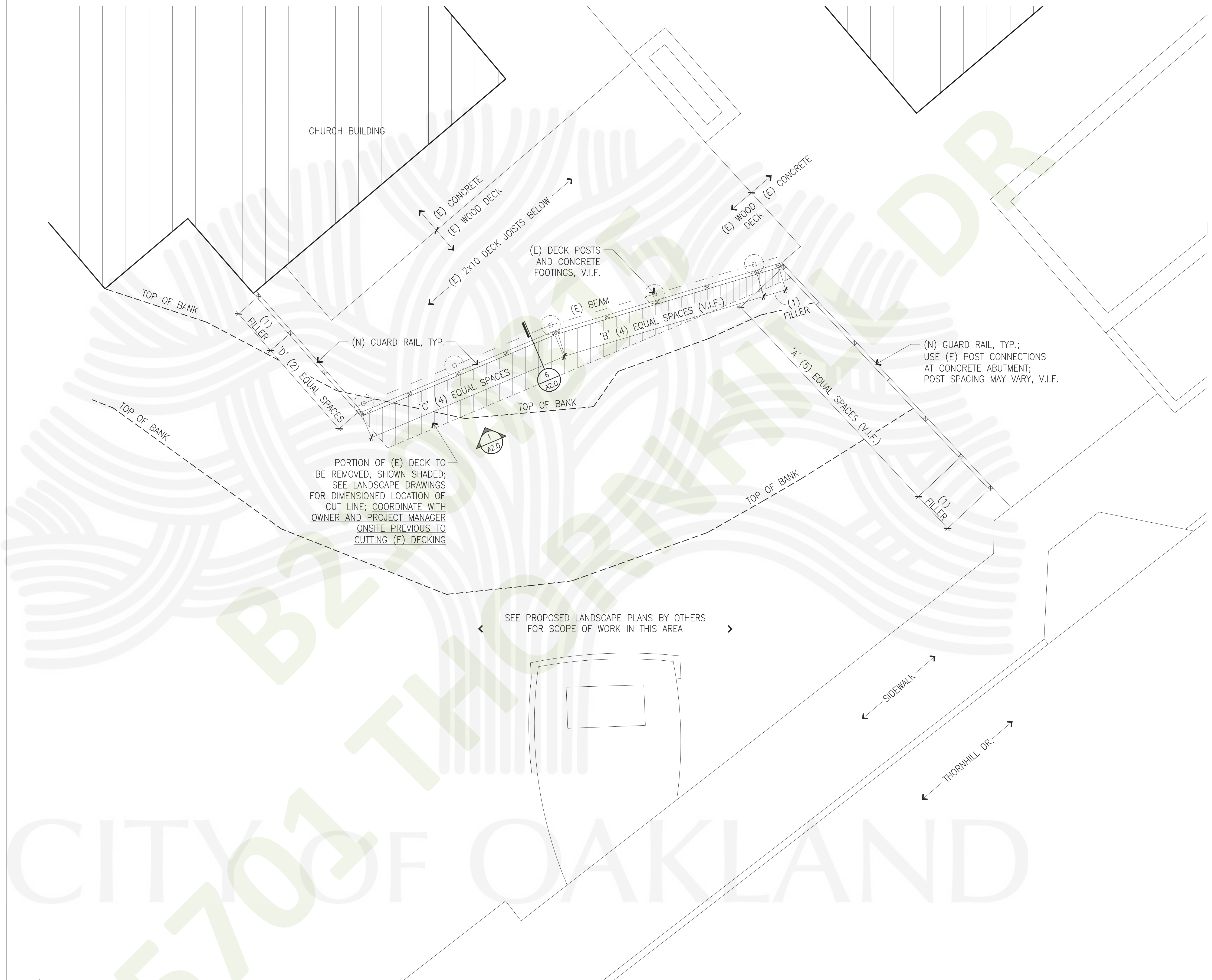
Drawn By: AC  
Reviewed By: CD  
Job No: 1805  
Issue Date: 03/31/2020  
Sheet Scale :

Drawing Title

## PROPOSED RAILING PLAN

# A1.0

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**APPROVED**  
By Jason Madani at 3:31 pm, Jul 15, 2022

**B2104815**  
**APPROVED**  
**CITY OF OAKLAND**  
**BUILDING SERVICES**  
**PLAN CHECK SECTION**

### For Substantial Compliance With Codes and Ordinances

**REVISIONS NEED APPROVAL**

By: Jim x 6345

**BUILDING CODE**  
Subject to CBC Sections 105.4, 107.3 and  
CRC R105.4 and R106.3

☐ SURVEY (REVIEW ONLY)  
☐ PLOT PLAN REVIEW  
☐ PARKING/DRIVEWAY LAYOUT  
☐ GRADING & EROSION CONTROL  
☐ SOILS REPORT ON FILE

**ELEC/MECH/PLUMB NOT CHECKED**

Date: 06/08/2022



1

## PROPOSED RAILING PLAN

$$\gamma_A'' = 1' - 0''$$





701 THORNHILL DRIVE  
OAKLAND, CA  
94611

PN: 48G-7420-9-2

sue

[illegible]

Drawn By: AC  
Reviewed By: CD  
Job No: 1805  
Issue Date: 03/31/2020  
Sheet Scale :

Drawing Title

## PROPOSED RAILING DETAILS

## A2.0

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*By Jason Madani at 3:31 pm, Jul 15, 2022*

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By: Jim x 6345

Subject to CBC Sections 105.4, 107.3 and  
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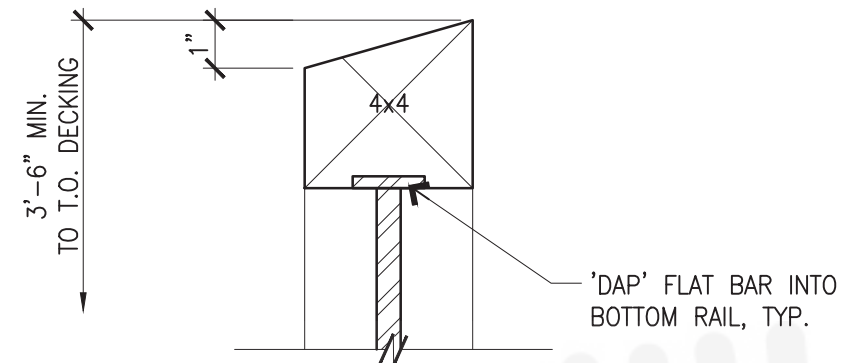
## PLOT PLAN REVIEW

PARKING/DRIVEWAY

## GRADING & EROSION CONTR

SOILS REPORT ON FILE

Date: 06/08/2022



4x4

METAL HANDRAIL TYP, SEE DETAIL 2

Technical drawing of a deck railing cross-section. The drawing shows a railing assembly with a top rail, vertical balusters, and a base. Key components and specifications include:

- Top Rail:** A 2x4 rail with a "DAP" flat bar into the bottom rail, typical.
- Deck Boards:** (N) DECK BOARDS TO MATCH EXISTING AT MODIFIED AREAS, AS REQ'D; COORDINATE LAYOUT WITH OWNER AND PROJECT MANAGER PREVIOUS TO INSTALLATION.
- Vertical Balusters:** (E) 2x12 DECK FRAMING.
- Blocking:** (E) BLOCKING, V.I.F. (Vertical In Front).
- Beam and Posts:** (E) BEAM AND POSTS.
- Fasteners:** (2) 1/2" Ø THRU BOLTS & WASHERS, COUNTERSUNK AS INDICATED.
- Dimensions:** 3" (height of top rail), 5" (height of vertical balusters), 6" ± V.I.F. (width of beam and posts).
- Labels:** SIMPSON TIE BACK DTT22 AT (N) RAIL POSTS TO (E) JOISTS.

SECTION ELEVATION - 'C'

16'-0" ± V.I.F. / (4) EQUAL SPACES

TURNING POINT HANDRAIL

SECTION 'B'

3 1/2" (4" MAX.)

3'-0" ± V.I.F.

4'-0" ± V.I.F.

2" TYP.

DRILL AND COUNTERSINK FOR #10 S. STL. W.S. - F.H.

PUNCH & WELD 1/2" PICKETS TO FLAT BAR TYP.; GRIND WELDS SMOOTH

1/2" ROUND PICKETS TYP. AT 4" O.C.

HANDRAIL METAL TABS

1/4" x 1/2" FLAT BAR

## 2 TYP ELEVATION OF HANDRAIL PANEL

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