



5701 INTERNATIONAL BLVD BUILDING B COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS

ABBREVIATIONS	GENERAL NOTES:	PROJECT INFORMATION	PLANNING SUBMITTAL DRAWING INDEX																																																																																																																																																																								
<table border="0"> <tr><td>ACOUS.</td><td>Acoustical</td><td>EA.</td><td>Each</td><td>MAX.</td><td>Maximum</td></tr> <tr><td>A.C.</td><td>Asphalt Concrete</td><td>EQ.</td><td>Equal</td><td>M.B.</td><td>Machine Bolt</td></tr> <tr><td>ADJ.</td><td>Adjustable</td><td>EXT.</td><td>Exterior</td><td>MFR.</td><td>Manufacturer</td></tr> <tr><td>A.F.F.</td><td>Above Finished</td><td>F.D.</td><td>Floor Drain</td><td>MIN.</td><td>Minimum</td></tr> <tr><td></td><td>Floor</td><td>F.E.C.</td><td>Fire Extinguish Cabinet</td><td>MISC.</td><td>Miscellaneous</td></tr> <tr><td>APPROX.</td><td>Approximate</td><td></td><td></td><td>MTD.</td><td>Mounted</td></tr> <tr><td>BD.</td><td>Board</td><td>F.F.</td><td>Finished Floor</td><td>N.I.C.</td><td>Not in Contract</td></tr> <tr><td>BLKG.</td><td>Blocking</td><td>FLOUR.</td><td>Fluorescent</td><td>No. or #</td><td>Number</td></tr> <tr><td>BLDG.</td><td>Building</td><td>F.O.F.</td><td>Face of Studs</td><td>N.T.S.</td><td>Not to Scale</td></tr> <tr><td>B.S.</td><td>Building Standard</td><td>F.O.S.</td><td>Face of Studs</td><td>O.C.</td><td>On Center</td></tr> <tr><td>CAB.</td><td>Cabinet</td><td>FT.</td><td>Foot</td><td>R.</td><td>Radius</td></tr> <tr><td>CLG.</td><td>Ceiling</td><td>FURR.</td><td>Furring</td><td>REQ.</td><td>Required</td></tr> <tr><td>CLR.</td><td>Clear</td><td>GA.</td><td>Gauge</td><td>RM.</td><td>Room</td></tr> <tr><td>COL.</td><td>Column</td><td>GALV.</td><td>Galvanized</td><td>S.B.O.</td><td>Supplied by Owner</td></tr> <tr><td>CONC.</td><td>Concrete</td><td>GYP.</td><td>Gypsum</td><td>SPEC.</td><td>Specification</td></tr> <tr><td>CONT.</td><td>Continuous</td><td>H.C.</td><td>Hollow Core</td><td>STD.</td><td>Standard</td></tr> <tr><td>CORR.</td><td>Corridor</td><td>HDWD.</td><td>Hardwood</td><td>STOR.</td><td>Storage</td></tr> <tr><td>CTR.</td><td>Center</td><td>HDWR.</td><td>Hardware</td><td>SUSP.</td><td>Suspended</td></tr> <tr><td>D.</td><td>Depth</td><td>HT.</td><td>Height</td><td>TEL.</td><td>Telephone</td></tr> <tr><td>DET.</td><td>Detail</td><td>H.M.</td><td>Hollow Metal</td><td>TYP.</td><td>Typical</td></tr> <tr><td>DIA.</td><td>Diameter</td><td>INSUL.</td><td>Insulation</td><td>U.O.N.</td><td>Unless Otherwise Noted</td></tr> <tr><td>DIM.</td><td>Dimension</td><td>I.D.</td><td>Inside Diameter</td><td>V.I.F.</td><td>Verify in Field</td></tr> <tr><td>DN.</td><td>Down</td><td>INT.</td><td>Interior</td><td>W.</td><td>Width</td></tr> <tr><td>DWG.</td><td>Drawing</td><td>JAN.</td><td>Janitor</td><td>W.G.</td><td>Wire Glass</td></tr> <tr><td>(E)</td><td>Existing</td><td>LAM.</td><td>Laminate</td><td>W.H.</td><td>Water Heater</td></tr> </table>	ACOUS.	Acoustical	EA.	Each	MAX.	Maximum	A.C.	Asphalt Concrete	EQ.	Equal	M.B.	Machine Bolt	ADJ.	Adjustable	EXT.	Exterior	MFR.	Manufacturer	A.F.F.	Above Finished	F.D.	Floor Drain	MIN.	Minimum		Floor	F.E.C.	Fire Extinguish Cabinet	MISC.	Miscellaneous	APPROX.	Approximate			MTD.	Mounted	BD.	Board	F.F.	Finished Floor	N.I.C.	Not in Contract	BLKG.	Blocking	FLOUR.	Fluorescent	No. or #	Number	BLDG.	Building	F.O.F.	Face of Studs	N.T.S.	Not to Scale	B.S.	Building Standard	F.O.S.	Face of Studs	O.C.	On Center	CAB.	Cabinet	FT.	Foot	R.	Radius	CLG.	Ceiling	FURR.	Furring	REQ.	Required	CLR.	Clear	GA.	Gauge	RM.	Room	COL.	Column	GALV.	Galvanized	S.B.O.	Supplied by Owner	CONC.	Concrete	GYP.	Gypsum	SPEC.	Specification	CONT.	Continuous	H.C.	Hollow Core	STD.	Standard	CORR.	Corridor	HDWD.	Hardwood	STOR.	Storage	CTR.	Center	HDWR.	Hardware	SUSP.	Suspended	D.	Depth	HT.	Height	TEL.	Telephone	DET.	Detail	H.M.	Hollow Metal	TYP.	Typical	DIA.	Diameter	INSUL.	Insulation	U.O.N.	Unless Otherwise Noted	DIM.	Dimension	I.D.	Inside Diameter	V.I.F.	Verify in Field	DN.	Down	INT.	Interior	W.	Width	DWG.	Drawing	JAN.	Janitor	W.G.	Wire Glass	(E)	Existing	LAM.	Laminate	W.H.	Water Heater	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES. CONTRACTOR SHALL FIELD INSPECT JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT, FIRE DEPARTMENT AND STATE AUTHORITIES. GENERAL AND SUBCONTRACTORS ARE RESPONSIBLE FOR INSPECTING THE PREMISES DURING BIDDING TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY PICHARDO ARCHITECTURE, INC. OF ANY DISCREPANCIES, CONFLICTS, ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING MATERIALS. IF THERE ARE ANY QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM PICHARDO ARCHITECTURE, INC. BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS. ONLY PICHARDO ARCHITECTURE, INC. SHALL INTERPRET THE DRAWINGS AND SPECIFICATIONS. DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN. DO NOT SCALE DRAWINGS. THE BASIS OF SQUARE FOOT CALCULATIONS IS TAKEN FROM CENTERLINES OF WALLS UNLESS OTHERWISE NOTED. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTOR'S WORK AND TO REPORT TO PICHARDO ARCHITECTURE, INC. ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO VERIFYING CLEARANCES AT LIGHT FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, FIRE SPRINKLERS AND ELECTRICAL EQUIPMENT ABOVE THE CEILING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF THE PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING PICHARDO ARCHITECTURE, INC. AND THE LANDLORD IMMEDIATELY OF ANY POTENTIAL DELAYS. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/OR DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION DEBRIS FROM PREMISES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AT THE COMPLETION OF THE WORK. 	<p>PROJECT INFORMATION</p> <p>CODE: 2022 CALIFORNIA BUILDING, HISTORIC, FIRE, PLUMBING, MECHANICAL, ELECTRICAL, ENERGY AND GREEN CODES AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, COUNTY/CITY ORDINANCES AND CITY OF OAKLAND AMENDMENTS AND RULINGS.</p> <p>ADDRESS: 5701 INTERNATIONAL BLVD, OAKLAND CA 94621 (BUILDING B)</p> <p>ZONING: IG/S-19</p> <p>BUILDING OCCUPANCY: PROPOSED COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS</p> <p>BUILDING TYPE: BUILDING B - IIIA</p> <p>PARCEL : 041 388002900</p> <p>NUMBER OF STORY: 2 STORIES</p> <p>BUILDING MAX HEIGHT W/ PARAPET: NO CHANGES TO BUILDING HEIGHT</p> <p>PARCEL AREA: 254,990 SF</p> <table border="1"> <tr><td colspan="2">EXISTING BUILDING AREA:</td></tr> <tr><td>23 WORK/LIVE UNITS+1 WORKSPACE+1 STORAGE SPACE</td><td></td></tr> <tr><td>FIRST FLOOR</td><td>31,952 SF</td></tr> <tr><td>SECOND FLOOR</td><td>30,282 SF</td></tr> <tr><td>TOTAL FLOOR AREA</td><td>62,234 SF</td></tr> </table> <p>PROPOSED BUILDING AREA:</p> <table border="1"> <tr><td colspan="2">40 WORK/LIVE UNITS+1 WORKSPACE+1 STORAGE SPACE</td></tr> <tr><td>FIRST FLOOR</td><td>31,952 SF</td></tr> <tr><td>SECOND FLOOR</td><td>30,282 SF</td></tr> <tr><td>TOTAL FLOOR AREA</td><td>62,234 SF</td></tr> </table> <p>FIRE PROTECTION: PROPOSED FULLY SPRINKLERED</p> <p>PARKING: EXISTING ON-SITE PARKING SPACES TO REMAIN</p>	EXISTING BUILDING AREA:		23 WORK/LIVE UNITS+1 WORKSPACE+1 STORAGE SPACE		FIRST FLOOR	31,952 SF	SECOND FLOOR	30,282 SF	TOTAL FLOOR AREA	62,234 SF	40 WORK/LIVE UNITS+1 WORKSPACE+1 STORAGE SPACE		FIRST FLOOR	31,952 SF	SECOND FLOOR	30,282 SF	TOTAL FLOOR AREA	62,234 SF	<p>PLANNING SUBMITTAL DRAWING INDEX</p> <p>T1.0 TITLE SHEET</p> <p>A0.1 SITE PHOTOS: BUILDING B</p> <p>A0.2 SITE PHOTOS: NEIGHBORING PROPERTIES</p> <p>A1.1 ASSESSOR'S PARCEL MAP</p> <p>A1.2 SITE PLAN: PROPOSED</p> <p>A2.1 BUILDING B EXISTING/DEMO PLAN: FIRST FLOOR</p> <p>A2.2 BUILDING B EXISTING/DEMO PLAN: SECOND FLOOR</p> <p>A2.3 BUILDING B EXISTING/DEMO PLAN: ROOF</p> <p>A2.4 BUILDING B PROPOSED PLAN: FIRST FLOOR</p> <p>A2.5 BUILDING B PROPOSED PLAN: SECOND FLOOR</p> <p>A2.6 BUILDING B PROPOSED PLAN: ROOF</p> <p>A2.7 BUILDING B LIVE/WORK AREA CALCULATIONS: FIRST FLOOR</p> <p>A2.8 BUILDING B LIVE/WORK AREA CALCULATIONS: SECOND FLOOR</p> <p>A2.9 BUILDING B EXTERIOR ELEVATIONS: EXISTING/DEMO</p> <p>A2.10 BUILDING B EXTERIOR ELEVATIONS: PROPOSED</p>
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<p>SYMBOLS</p> <p>101 ROOM NUMBER</p> <p>1.0 WALLTYPE SYMBOL-SEE WALLTYPE ASSEMBLY SHEET</p> <p>◇ DOOR SYMBOL-SEE DOOR SCHEDULE</p> <p>○ WINDOW SYMBOL-SEE WINDOW SCHEDULE</p> <p>⊕ ELEVATION REFERENCE SYMBOLS</p> <p>⊕ DETAIL SYMBOL -SEE ELEVATION & DETAIL SHEETS Drawing Number Sheet Number</p> <p>↔ DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE</p> <p>↔ DIMENSIONS ARE FROM CENTER LINE TO FACE</p> <p>↔ DIMENSIONS ARE FROM FACE TO FACE</p> <p>☁ Δ REVISION (CLOUDED AROUND EXTENT OF REVISION)</p>	<p>SCOPE OF WORK</p> <ol style="list-style-type: none"> FINALIZE LEGALIZATION OF EIGHTEEN (18) WORK-LIVE UNITS AT THE SECOND FLOOR LEVEL THAT PREVIOUSLY HAD TEMPORARY CERTIFICATES OF OCCUPANCY REMODEL 7 VACANT SECOND FLOOR WORK/LIVE UNITS OF THE 18 EXISTING UNITS TO MEET BUILDING CODE REQUIREMENTS CONVERT EXISTING COMMERCIAL SPACE AND 5 EXISTING UNOCCUPIED WORK/LIVE UNITS ON THE FIRST FLOOR TO 22 COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS (WORK/LIVE) MAINTAIN EXISTING WORKSPACE AND STORAGE SPACE ON THE FIRST FLOOR SEISMICALLY RETROFIT THE BUILDING STRUCTURE REHABILITATE ALL EXISTING STEEL SASH WINDOWS CONSISTENT WITH WINDOW REHABILITATION QUALITY OF BUILDING 'A' AT THE SITE MODIFY EXISTING STEEL SASH WINDOWS FOR EGRESS WHERE OCCURS PER PROPOSED PLANS INSTALL NEW ACCESSIBLE RAMPS AND ENTRIES WHERE OCCURS PER PROPOSED PLANS INSTALL NEW STEEL SASH EXTERIOR WINDOWS TO MATCH EXISTING WINDOWS WHERE OCCURS ON PLANS. NO NEW WINDOW OPENINGS SHALL BE CREATED ON STREET SIDE OF BUILDINGS TO BE ADDED 	<p>DISCLAIMER</p> <p>THE ARCHITECT HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK, AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS", UNLESS OTHERWISE INDICATED OR NOTED ON THESE DOCUMENTS. THE ARCHITECT HAS NEITHER CHECKED NOR VERIFIED THE STRUCTURAL INTEGRITY, QUALITY OF CONSTRUCTION, ACCESSIBILITY TO, EGRESS, FROM, OR DESIGN OF THE EXISTING CONSTRUCTION OR ANY OTHER WORK NOT INCLUDED AS PART OF THE IMPROVEMENTS SPECIFIED, DETAILED OR SHOWN ON THESE DOCUMENTS.</p>	<p>NO. OF ISSUES AND REVISIONS</p> <p>12/20/2023 PLANNING SUBMITTAL</p> <p>© Copyright 2023, PICHARDO ARCHITECTURE, INC.</p> <p>All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.</p>																																																																																																																																																																								
<p>PROJECT DIRECTORY</p> <p>DRAWINGS PREPARED BY: PICHARDO ARCHITECTURE, INC. 1760 SOLANO AVE, SUITE #209B BERKELEY, CA 94707 TEL/FAX: (510) 510-1365 CONTACT: SAUL PICHARDO, AIA, CASp</p> <p>OWNER: COLISEUM ENTERPRISE LLC 401 ROLAND WAY, SUITE 220 OAKLAND, CA 94621</p> <p>GEOTECHNICAL ENGINEER: GEO-TRINITY CONSULTANTS, INC. 7770 PARDEE LANE, SUITE 101 OAKLAND, CA 94621 TEL: (925) 699-2550 EMAIL: YANG-JR@COMCAST.NET CONTACT: JERRY YANG</p> <p>CONTRACTOR: TBD</p> <p>STRUCTURAL ENGINEER: TND ENGINEERING 3716 SECOVIA COURT SAN RAMON, CA 94583 TEL: (925) 637-0520 EMAIL: DOTRAN@TND2.COM CONTACT: DO TRAN</p>	<p>VICINITY MAP</p> <p>5701 INTERNATIONAL BLVD, OAKLAND, CA 94621</p>	<p>ALLOWABLE AREA CALCULATIONS</p> <p>BUILDING B</p> <p>TYPE IIIA PERMITS 72,000 SF FOR A BUILDING TWO OR MORE STORIES ABOVE GRADE PLAN EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 WITHOUT HEIGHT INCREASE</p> <p>BUILDING WILL BE FULLY SPRINKLERED, ADDITIONALLY 1 SIDE OPEN TO PUBLIC RIGHT OF WAY AREA IS OVER 20' FROM ANY ADJACENT STRUCTURE. (E) SEPARATION IS 39'-9" AT NEAREST POINT.</p> <p>PER 2022 CBC 506.2.3 EQUATION 5-2: $A_o = \{At + [Ns \times H]\} \times S_a$</p> <p>$A_t = 72,000$ $N_s = 24,000$ $H = 0.01$ EQUATION 5-5: $I_f = [F/P - 0.25]W/30 = 0.01$ $F = 224.5$ (OPEN TO RIGHT OF WAY ON 1 SIDE) $P = 850$ $W_{max} = 30$ $S_a = 2$</p> <p>THEFORE $A_o = 72,240$ SF PERMITTED PER STORY</p> <p>PROPOSED LEVEL 1 = 31,952 SF < 72,240 ALLOWED SF PROPOSED LEVEL 2 = 30,282 SF < 72,240 ALLOWED SF</p> <p>BUILDING B PROJECT COMPLIES</p>	<p>NOTE TO PLAN REVIEWER</p> <ol style="list-style-type: none"> EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THAT TENANT SHALL POSSESS A VALID AND ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE TO OPERATE A BUSINESS OUT OF THE UNIT FOR ANY WORK/LIVE UNIT, A STATEMENT OF DISCLOSURE SHALL BE: (1) PROVIDED TO PROSPECTIVE OWNERS OR TENANTS BEFORE A UNIT OR PROPERTY IS RENTED, LEASED, OR SOLD, AND (2) RECORDED WITH THE COUNTY OF ALAMEDA AS A NOTICE OF LIMITATION AND IN ANY OTHER COVENANT, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH A FACILITY. THIS STATEMENT OF DISCLOSURE SHALL CONTAIN THE FOLLOWING ACKNOWLEDGMENTS: <ol style="list-style-type: none"> THE UNIT IS IN A NONRESIDENTIAL FACILITY THAT ALLOWS COMMERCIAL AND/OR INDUSTRIAL ACTIVITIES THAT MAY GENERATE ODORS, TRUCK TRAFFIC, VIBRATIONS, NOISE AND OTHER IMPACTS AT LEVELS AND DURING HOURS THAT RESIDENTS MAY FIND DISTURBING. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THIS TENANT MUST POSSESS AN ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE FOR THE OPERATION OUT OF THE UNIT. <p>SITE KEY PLAN</p> <p>PROJECT NORTH</p>	<p>TITLE SHEET</p> <p>PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS</p> <p>BY: LL</p> <p>REVIEWER: S.P.</p> <p>DATE: 12/20/2023</p> <p>SCALE: AS SHOWN</p> <p>T1</p>																																																																																																																																																																							



BUILDING B BUILDING K



BUILDING K STEEL CANOPY OVERHANG BUILDING B BUILDING C

1 BUILDING B NORTH FRONT (ABUTTING BUILDING K)

N.T.S.

N/A, BUILDING B WEST ELEVATION ABUTS BUILDING C



3 BUILDING B EAST SIDE

N.T.S.

2 BUILDING B WEST SIDE

N.T.S.



BUILDING C BUILDING B

4 BUILDING B SOUTH REAR

N.T.S.



NO. OF ISSUES AND REVISIONS

12/20/2023 PLANNING SUBMITTAL

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SITE PHOTOS:
BUILDING B

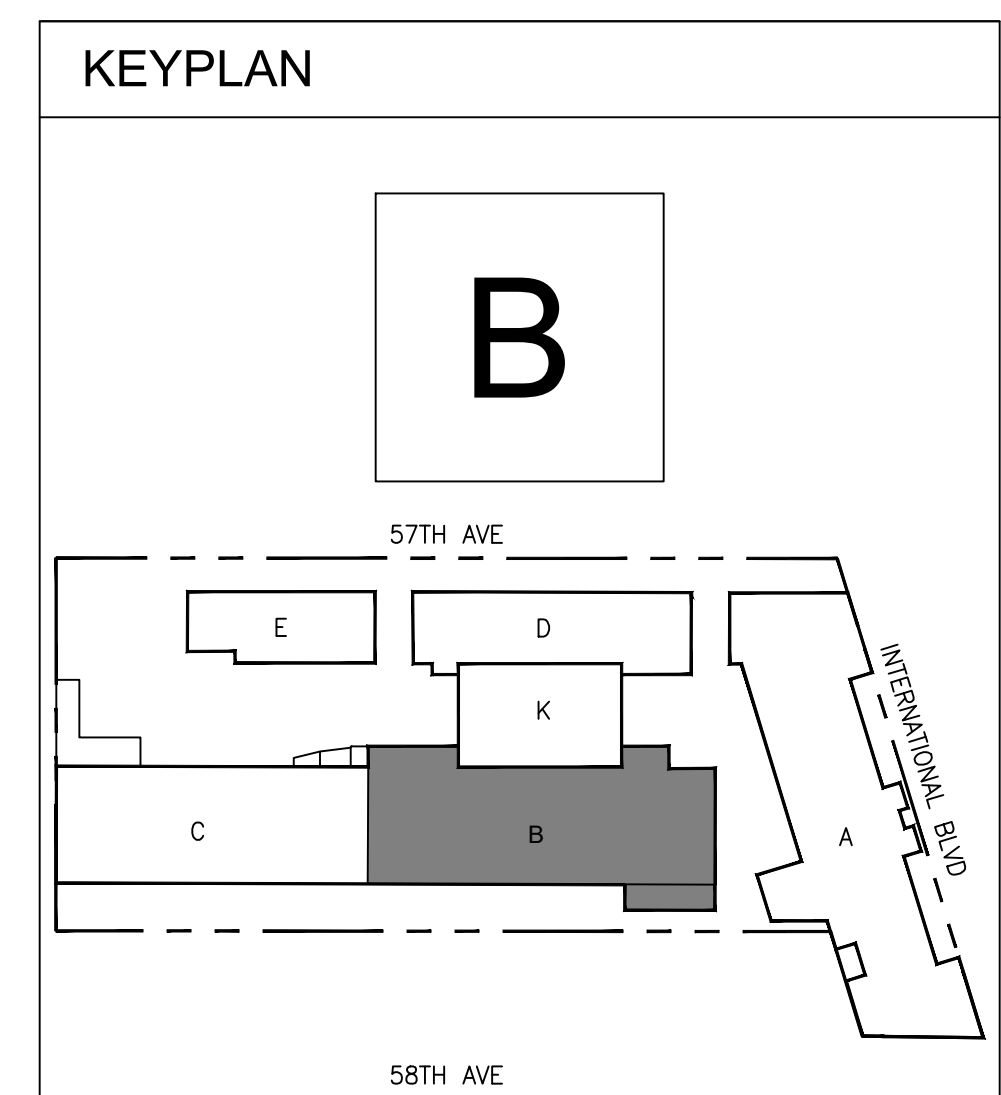
PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS

BY: I.L.

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN



A0.1



5701 INTERNATIONAL BLVD., BUILDING A



5625 INTERNATIONAL BLVD., GATORADE (57TH AVE, NORTH)



5625 INTERNATIONAL BLVD., GATORADE (57TH AVE, NORTH)



1137 57TH AVE., CONCRETEWORKS (NORTH)



1135 57TH AVE. (NORTH)



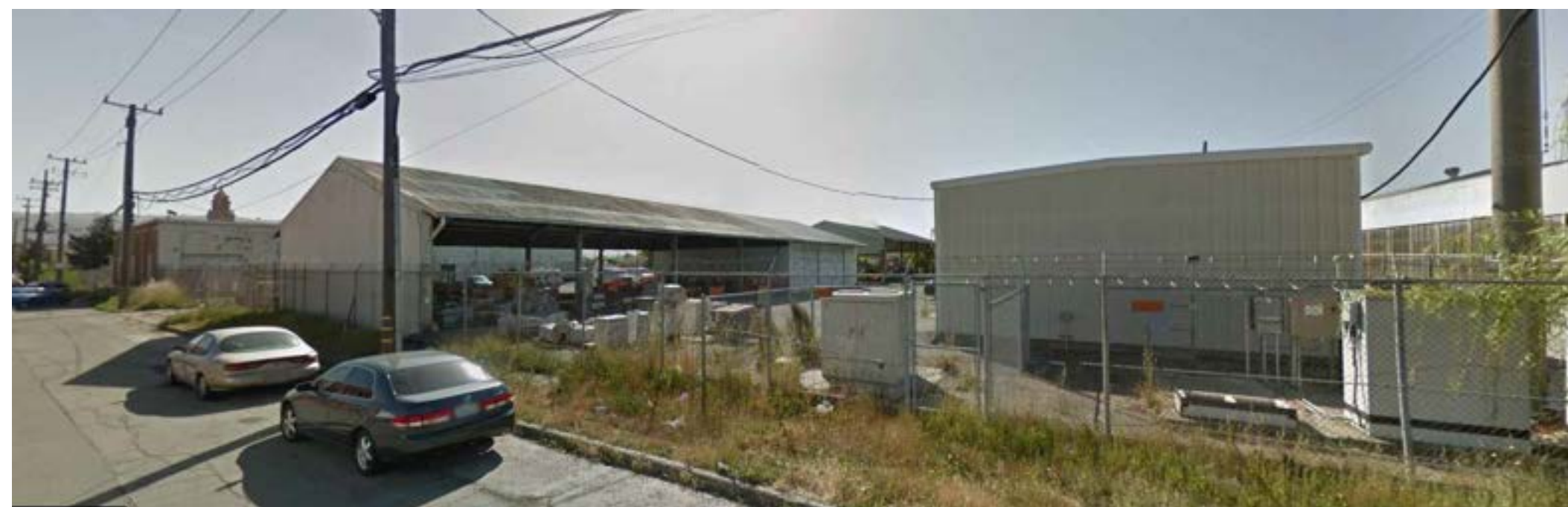
1104 57TH AVE. (SOUTH)



1104 57TH AVE. (ADJACENT LOT, SOUTH)



1154 57TH AVE., EXOTIC HARDWOODS & VENEERS (SOUTH)



1214 57TH AVE. (SOUTH)



1250 57TH AVE. (ADJACENT LOT, SOUTH)



1250 57TH AVE. (SOUTH)



1260 57TH AVE. (SOUTH)



NO. OF ISSUES AND REVISIONS

12/20/2023 PLANNING SUBMITTAL

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SITE PHOTOS:
NEIGHBORING
PROPERTIES

PROJECT NAME: 5701 INTERNATIONAL
BLVD COMMERCIAL/
INDUSTRIAL
JOINT LIVING AND
WORKING QUARTERS

BY: I.L.

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN



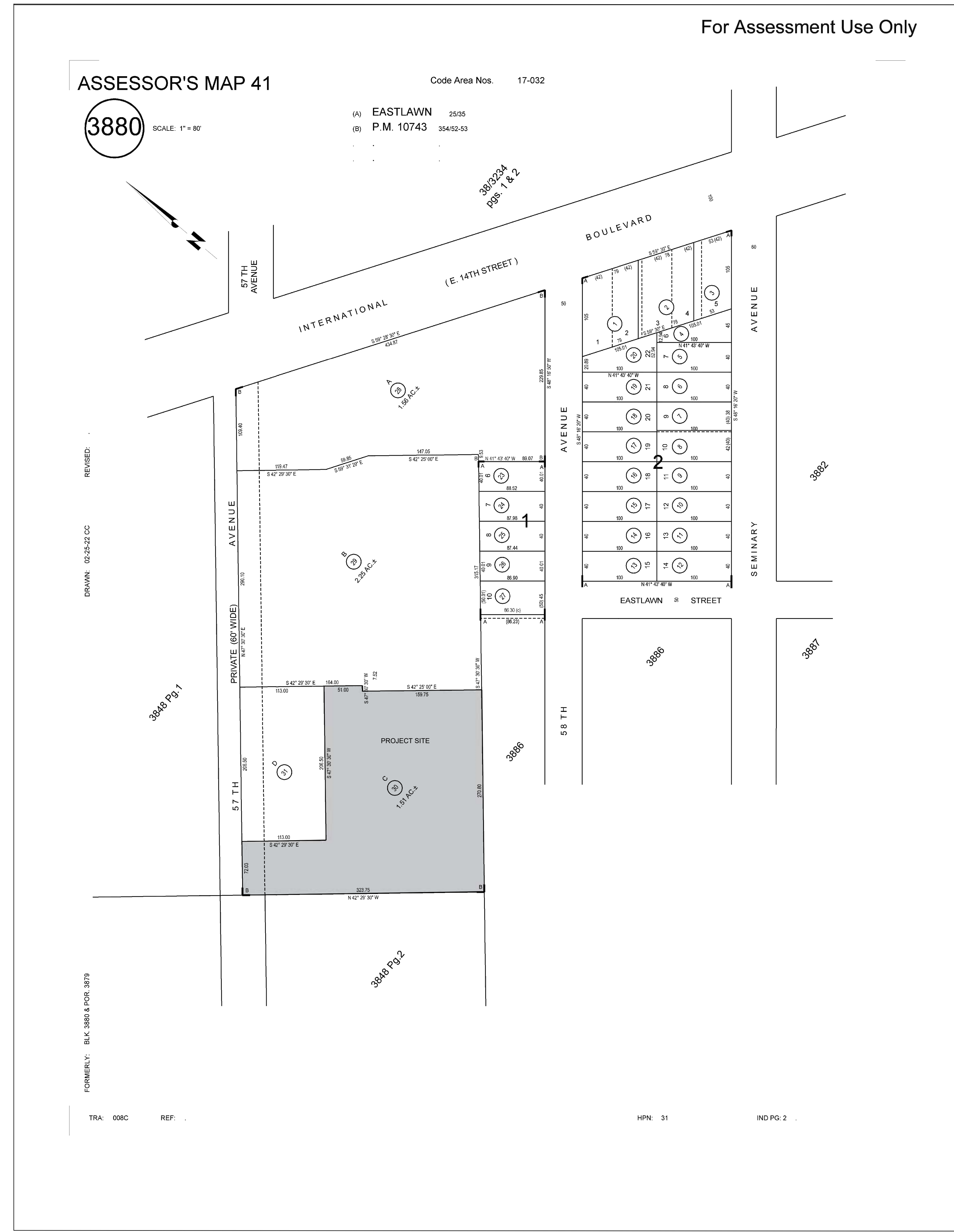
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ASSESSOR'S PARCEL MAP

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS
 BY: LL
 REVIEWER: S.P.
 DATE: 12/20/2023
 SCALE: AS SHOWN

A1.1





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PROPOSED
SITE PLAN

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS, BUILDING B

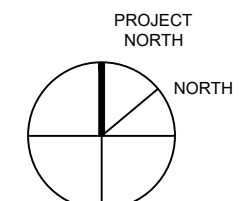
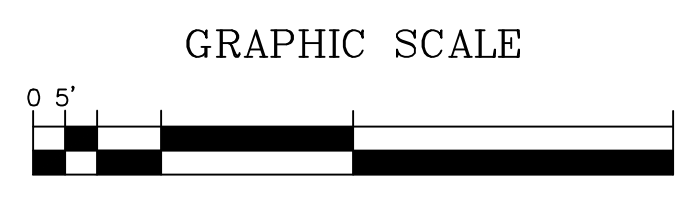
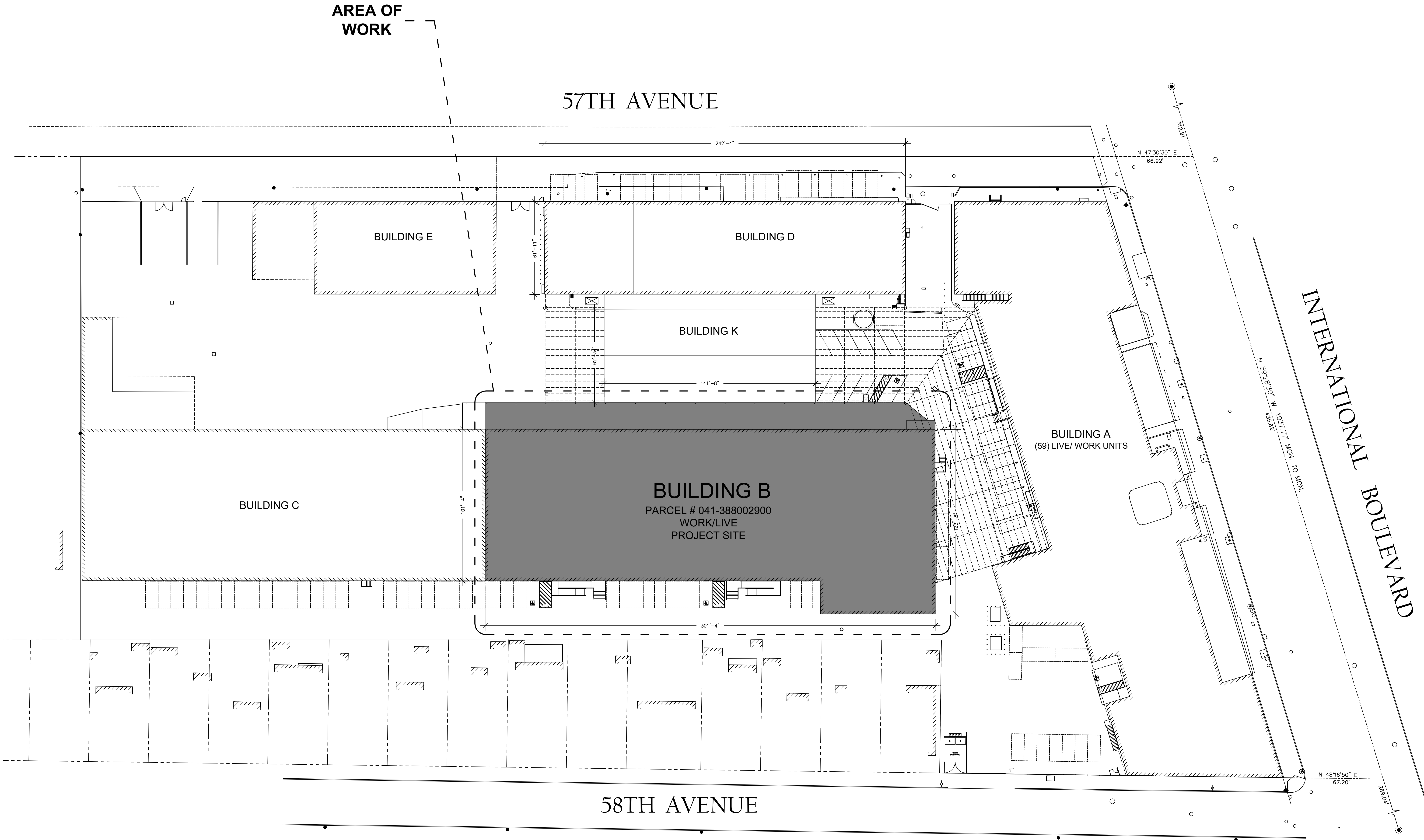
BY: IL

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN

A1.2





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BUILDING B EXISTING/DEMO PLAN: FIRST FLOOR

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS
BY: LL
REVIEWER: S.P.
DATE: 12/20/2023
SCALE: AS SHOWN

A2.1

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON THE ARCHITECT'S DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
2. THE CONTRACTOR IS TO VIEW AND VERIFY ACTUAL CONDITIONS AT ALL LOCATIONS WHERE ALTERATIONS TO THE EXISTING BUILDING OCCUR. WHEN WALLS, PARTITIONS, AND OTHER WORK EXISTS WHERE NEW WORK IS INDICATED, ALL SUCH EXISTING WORK SHALL BE REMOVED. VERIFY ALL SUCH CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING LANDLORD AND TENANTS INCLUDING, BUT NOT LIMITED TO FLOOR COVERING, CEILING GRID AND TILE, DOORS, WINDOWS, FRAMES, HARDWARE, CABINETS, PLUMBING FIXTURES, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, PERIPHERAL ENCLOSURES, ETC.
6. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW, FIRST CLASS, FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED OR, IF BEYOND REPAIR, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
7. THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING SURFACE SHALL BE CUT AND PATCHED.
8. EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE-RATING, FINISH, AND COLOR, UNLESS OTHERWISE NOTED.
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11. ALL "EXISTING TO REMAIN", "EXISTING", "RELOCATED", OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT PRIOR TO BEING TURNED OVER TO THE OWNER.
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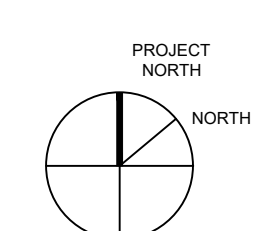
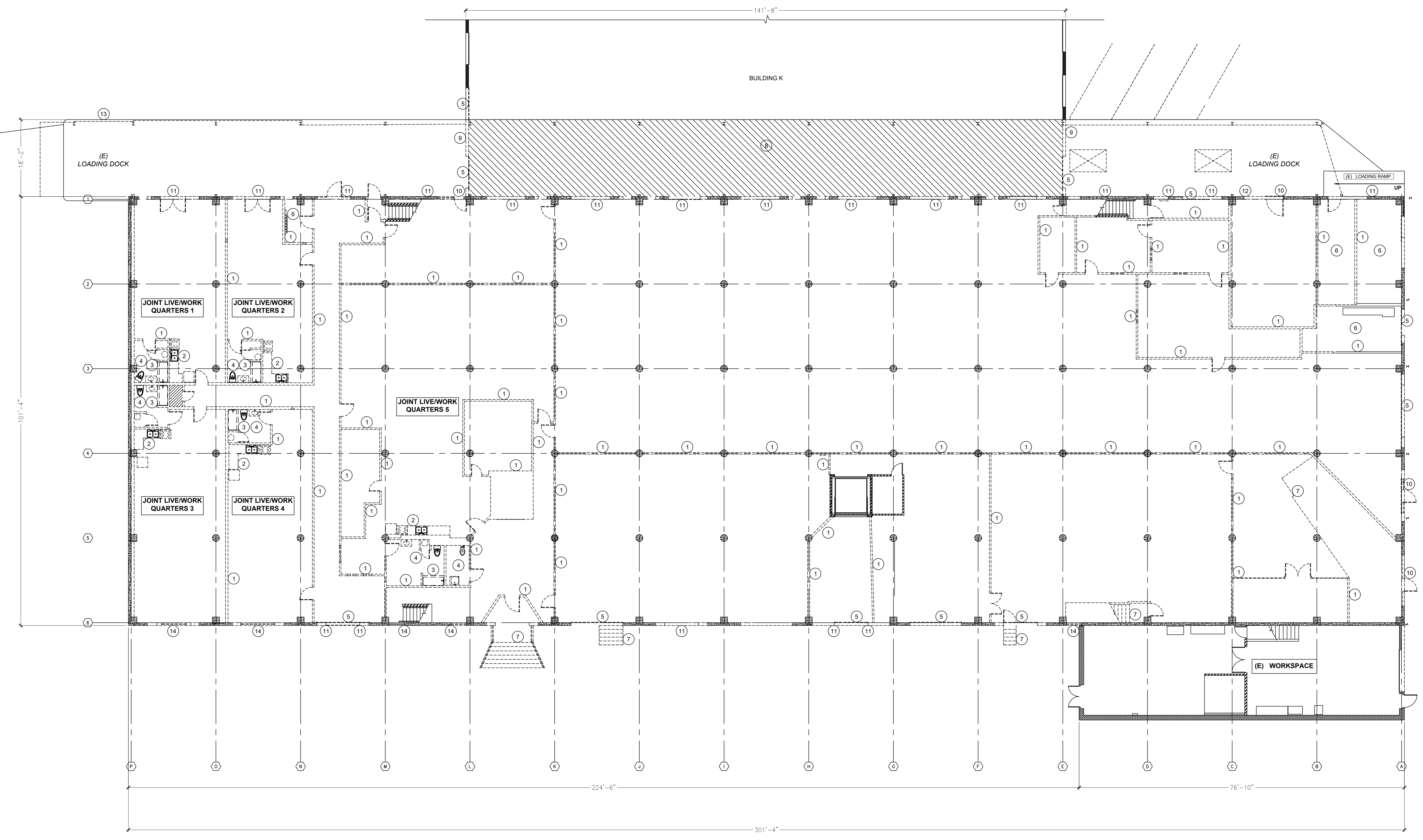
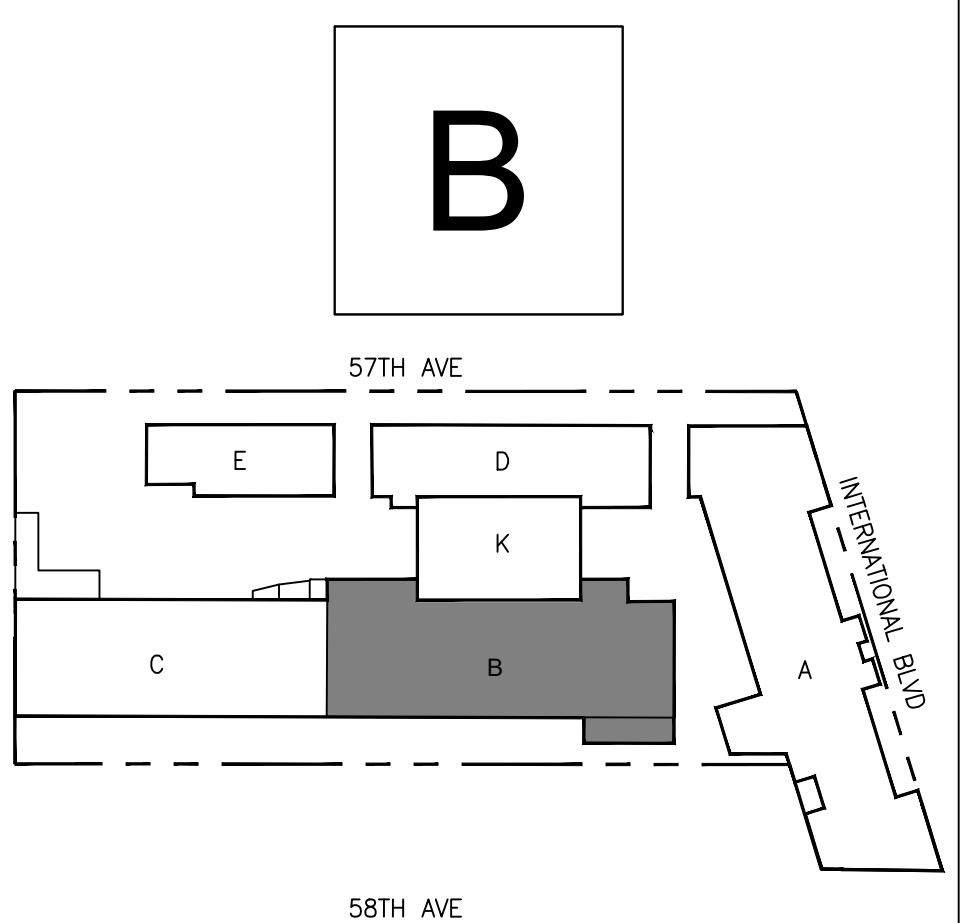
DEMOLITION SCOPE OF WORK

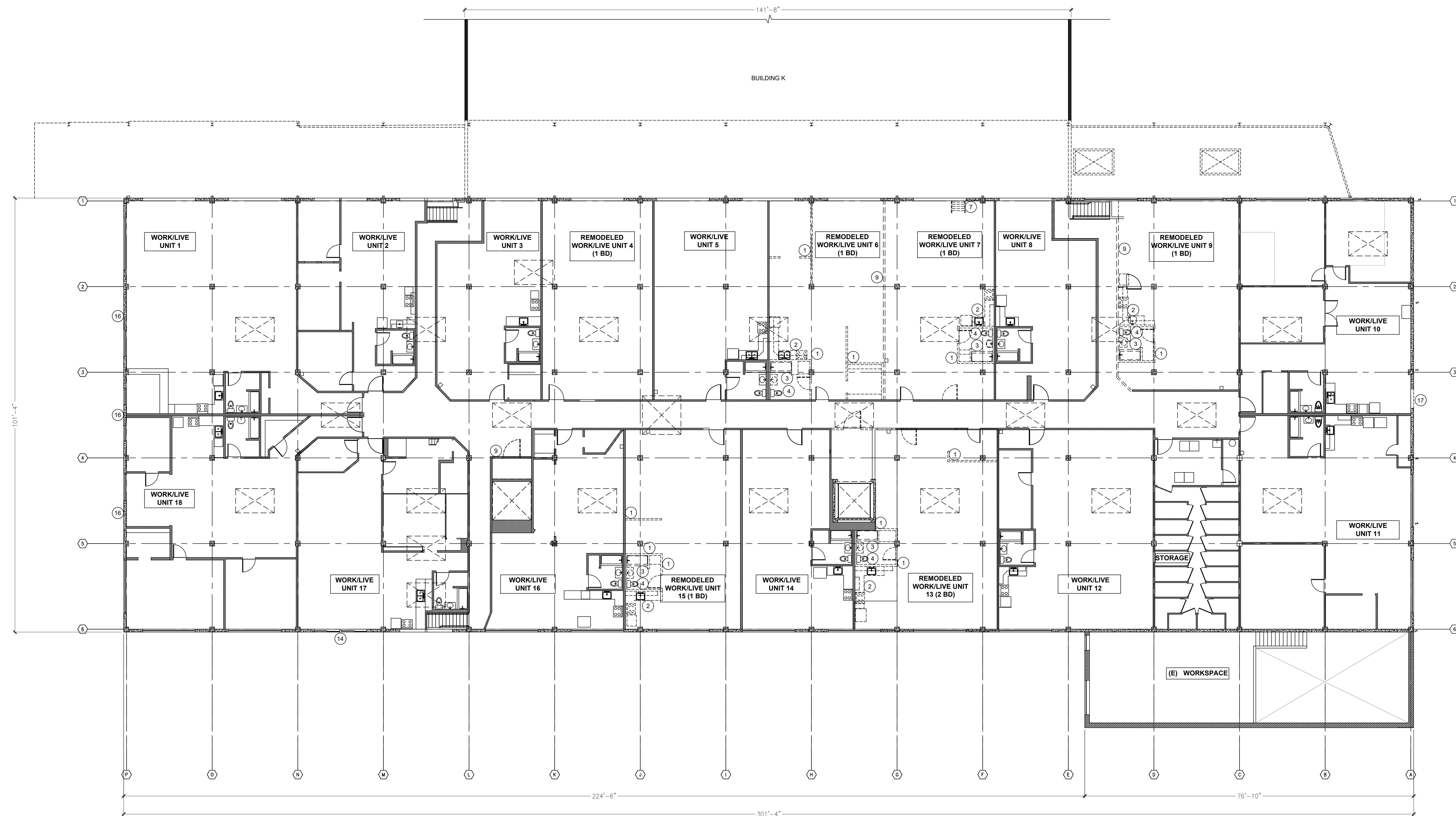
- 1 REMOVE INTERIOR WALL
- 2 REMOVE KITCHEN CABINETS AND FIXTURES
- 3 REMOVE SHOWER AND SURROUND
- 4 REMOVE PLUMBING FIXTURES
- 5 REMOVE ROLLUP DOOR
- 6 REMOVE EQUIPMENT
- 7 REMOVE STAIR OR RAMP AND RAILINGS
- 8 REMOVE 18'-2" WIDE SECTION OF ROOF SHEATHING ABUTTING BUILDING ABOVE DOCK. LEAVE SUPPORT BEAMS, COLUMNS, AND TRUSSES IN PLACE.
- 9 REMOVE WOOD FRAMED STUCCO WALL SECTION
- 10 REMOVE CMU INFILL AND DOOR WHERE OCCURS
- 11 REMOVE CMU INFILL OR SAWCUT EXISTING CONCRETE WALL FOR NEW WINDOW OR DOOR OPENING PER PROPOSED FLOOR PLANS
- 12 SAWCUT EXISTING CONCRETE WALL FOR NEW DOOR OPENING
- 13 SAWCUT EXISTING CONCRETE BASE FOR NEW RAMP/STAIR PER PROPOSED FLOOR PLANS
- 14 REMOVE EXISTING WINDOW AND MODIFY FOR NEW STEEL SASH WINDOW OR DOOR OPENINGS

KEY

- = (E) TO BE DEMOLISHED
- = (E) CONCRETE WALL TO REMAIN
- = (E) 2X4 WOOD STUD PARTITION WALL TO REMAIN
- = (E) WOOD STUD WALL AND METAL CLADDING TO REMAIN
- = (E) WOOD STUD WALL AND STUCCO TO REMAIN

KEYPLAN



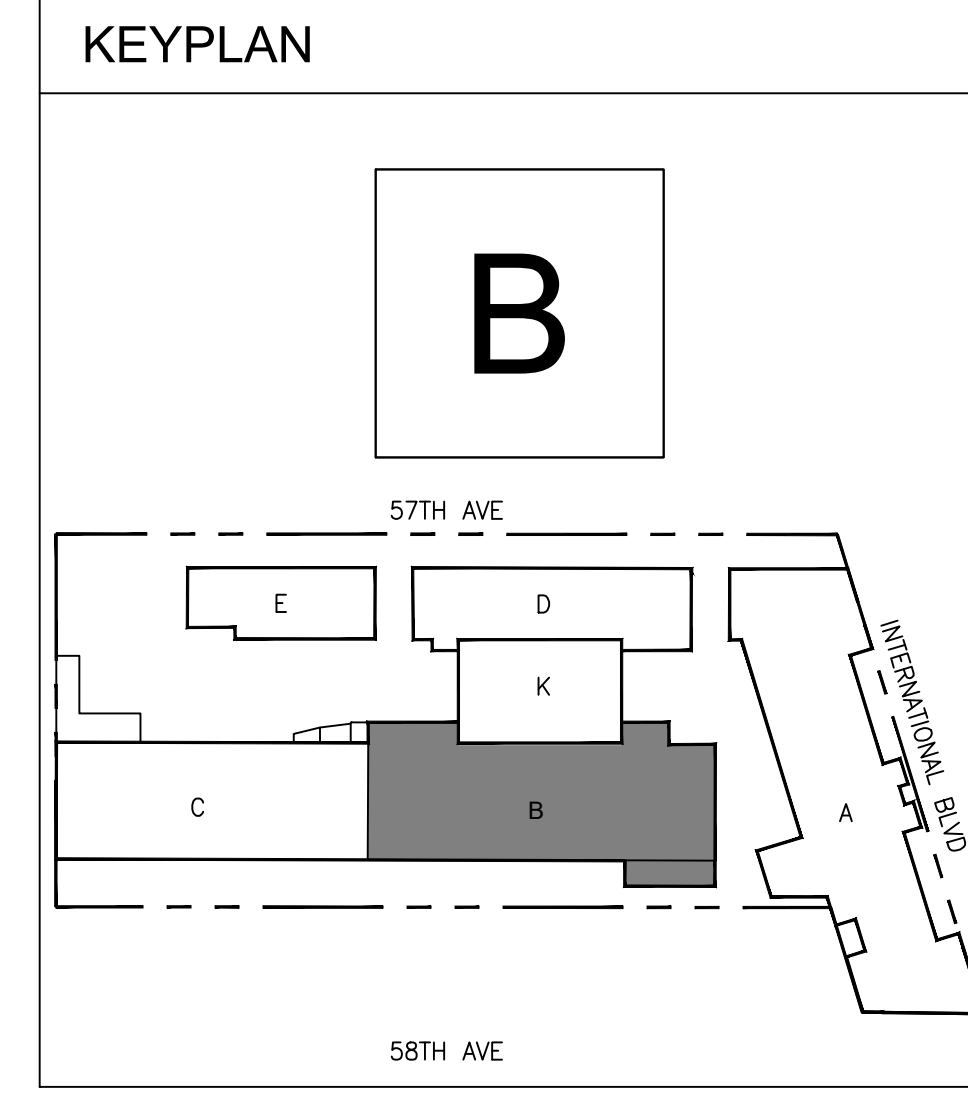


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- DEMOLITION SCOPE OF WORK**
- 1 REMOVE INTERIOR WALL
 - 2 REMOVE KITCHEN CABINETS AND FIXTURES
 - 3 REMOVE SHOWER AND SURROUND
 - 4 REMOVE PLUMBING FIXTURES
 - 7 REMOVE STAIR OR RAMP AND RAILINGS
 - 8 REMOVE 18'-2" WIDE SECTION OF ROOF SHEATHING ABUTTING BUILDING ABOVE DOCK. LEAVE SUPPORT BEAMS, COLUMNS, AND TRUSSES IN PLACE
 - 9 REMOVE WOOD FRAMED STUCCO WALL SECTION
 - 11 REMOVE CMU INFILL OR SAWCUT EXISTING CONCRETE WALL FOR NEW WINDOW OR DOOR OPENING PER PROPOSED FLOOR PLANS
 - 14 REMOVE EXISTING WINDOW AND MODIFY FOR NEW STEEL SASH WINDOW OR DOOR OPENINGS
 - 15 REMOVE CANOPY ROOF DECKING AND SKYLIGHTS. LEAVE SUPPORT BEAMS IN PLACE
 - 16 MODIFY AND MAINTAIN EXISTING STEEL SASH WINDOW IN THE OPENING
 - 17 REMOVE INFILL AT EXISTING WINDOW OPENING

- KEY**
- (E) TO BE DEMOLISHED
 - (E) CONCRETE WALL TO REMAIN
 - (E) 2X4 WOOD STUD PARTITION WALL TO REMAIN
 - (E) WOOD STUD WALL AND METAL CLADDING TO REMAIN
 - (E) WOOD STUD WALL AND STUCCO TO REMAIN



PICHARDO ARCHITECTURE, INC.

1760 SOLANO AVE. #209-B
BERKELEY, CA 94707
TEL/FAX: (510) 841-1365

5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS BUILDING B

5701 INTERNATIONAL BLVD., OAKLAND, CA 94621
BUILDING B



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BUILDING B EXISTING/DEMO PLAN: SECOND FLOOR

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS
BY: LL
REVIEWER: S.P.
DATE: 12/20/2023
SCALE: AS SHOWN

A2.2



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BUILDING B EXISTING/DEMO PLAN: ROOF

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS

BY: LL

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN

A2.3

DEMOLITION NOTES

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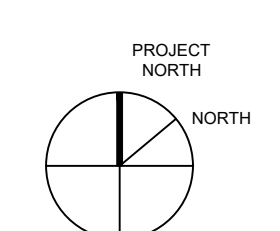
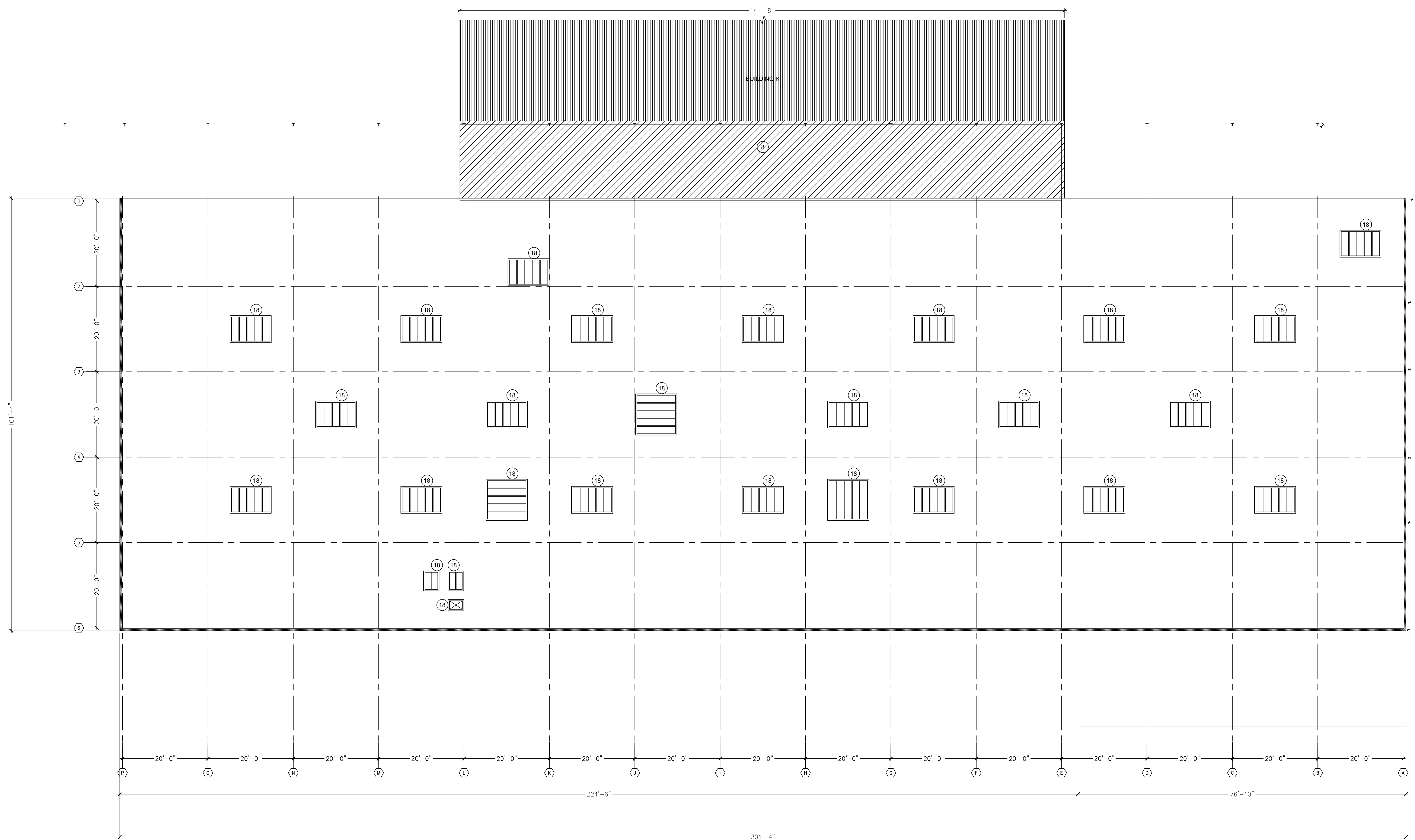
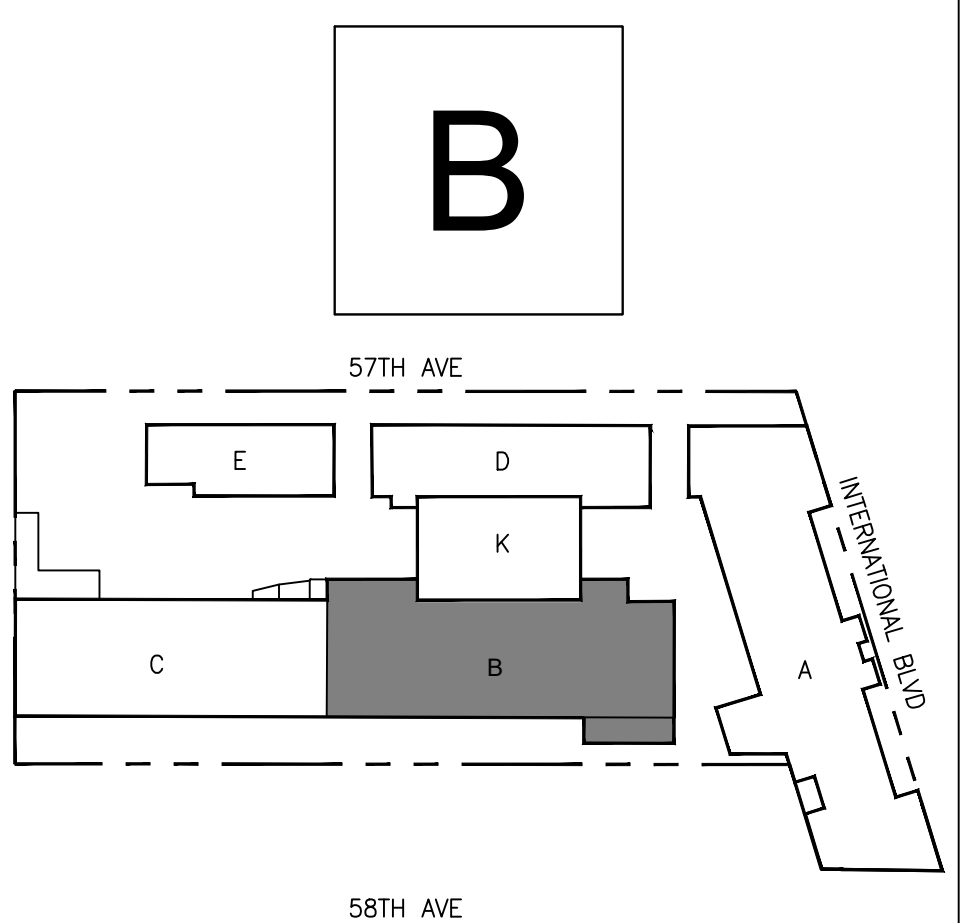
DEMOLITION SCOPE OF WORK

- 8 REMOVE 18'-2" WIDE SECTION OF ROOF SHEATHING ABUTTING BUILDING ABOVE DOCK. LEAVE SUPPORT BEAMS, COLUMNS, AND TRUSSES IN PLACE
- 18 REMOVE DAMAGED SKYLIGHTS FOR REPLACEMENT WHERE OCCURS
- 19 SAWCUT (E) CONCRETE ROOF FOR NEW SKYLIGHT

KEY

- = (E) TO BE DEMOLISHED
- = (E) CONCRETE WALL TO REMAIN
- = (E) 2X4 WOOD STUD PARTITION WALL TO REMAIN
- = (E) WOOD STUD WALL AND METAL CLADDING TO REMAIN
- = (E) WOOD STUD WALL AND STUCCO TO REMAIN

KEYPLAN





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**BUILDING B
PROPOSED
FIRST FLOOR
PLAN**

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS

BY: LL

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN

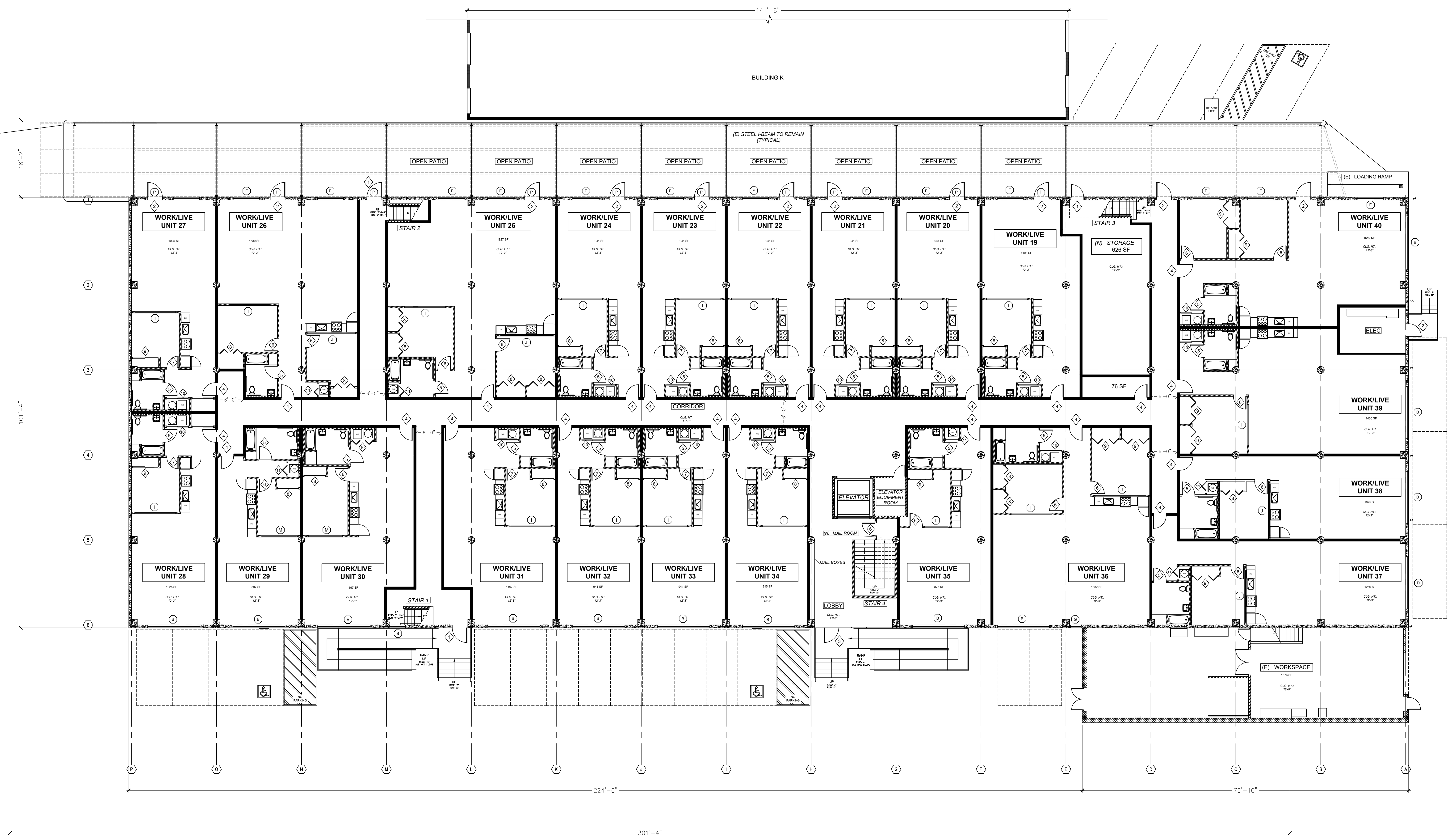
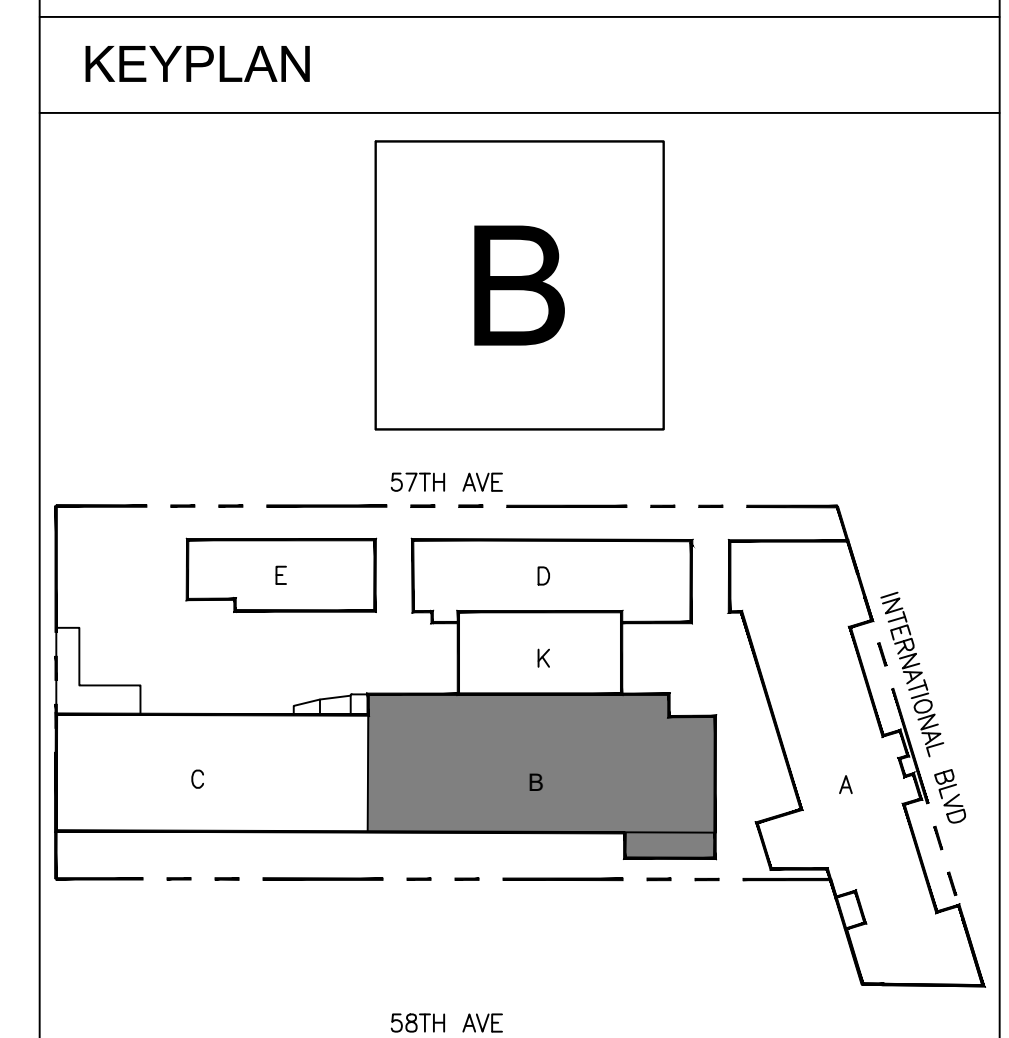
A2.4

NEW CONSTRUCTION NOTES	
BUILDING B: 22 WORK/LIVE UNITS + 1 STORAGE + 1 WORKSHOP	
FIRST FLOOR	31,952 SF
FIRST FLOOR TOTAL AREA	31,952 SF
SECOND FLOOR: 18 WORK/LIVE UNITS	
SECOND FLOOR	30,282 SF
SECOND FLOOR TOTAL AREA	30,282 SF
TOTAL 40 WORK/LIVE UNITS	
TOTAL FLOOR AREA	62,234 SF

NEW DOOR KEY (W X H)	
1	3'-0" X 7'-0" (N) EXTERIOR METAL DOOR W/ CLOSER AND PANIC HARDWARE
2	3'-6" X 7'-0" (N) EXTERIOR METAL DOOR W/ CLOSER AND LEVER HARDWARE
3	3'-0" X 7'-0" (N) ALUMINUM STORE FRONT DOOR W/ PANIC HARDWARE AND WINDOW
4	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD ENTRY DOOR WITH CLOSER AND LEVER LATCH
5	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD BATHROOM DOOR
6	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD BEDROOM DOOR
7	2'-8" X 6'-8" (N) INTERIOR SOLID WOOD BEDROOM DOOR
8	5'-0" X 6'-8" (N) INTERIOR SLIDING SOLID WOOD CLOSET DOOR
9	6'-0" X 6'-8" (N) INTERIOR SLIDING SOLID WOOD CLOSET DOOR
10	5'-0" X 6'-8" (N) INTERIOR SOLID WOOD BI-FOLD CLOSET DOOR
11	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD BI-FOLD CLOSET DOOR
12	2'-6" X 6'-8" (N) INTERIOR SOLID WOOD BI-FOLD CLOSET DOOR

NEW WINDOW KEY (W X H)	
A	18'-4" X 10" ALUMINUM STOREFRONT ENTRY
B	12'-3" X 8'-6" METAL SASH WINDOW TO MATCH EXISTING
C	6'-2" X 8'-6" STEEL SASH WINDOW TO MATCH EXISTING
D	12'-3" X 6'-10" EXISTING METAL SINGLE GLAZE WINDOW
E	6'-2" X 3'-6" STEEL SASH WINDOW
F	6'-2" X 6'-10" STEEL SASH WINDOW TO MATCH EXISTING
G	2'-6" X 5'-2" STEEL SASH WINDOW TO MATCH EXISTING
H	WIDTH 6'-3" STEEL SASH WINDOW TO MATCH EXISTING
I	9'-7" X 5'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
J	12'-0" X 2'-6" FIXED WINDOW ABOVE CABINETS, TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
K	3'-9" X 6'-10" MODIFIED EXISTING STEEL SASH WINDOW
L	6'-8" X 5'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
M	8'-0" X 5'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
N	4'-11" X 3'-6" STEEL SASH WINDOW TO MATCH EXISTING
O	12'-3" X 5'-2" STEEL SASH WINDOW TO MATCH EXISTING
P	3'-6" X 3'-6" STEEL SASH WINDOW ABOVE THE ENTRANCE DOOR

KEY	
	(N) 2X4 @ 16" O.C. STAGGERED WOOD STUD WALL ON 2X6 PLATE W/ BATT INSULATION AND 1/2" TYPE X GYPSUM ON BOTH SIDES.
	(E) CONCRETE WALL
	(E) AND (N) 2X4 WOOD STUD WALL AT 16" O.C WITH 5/8" GYPSUM ON BOTH SIDES.
	(N) 2X6 WOOD STUD PLUMBING WALL
	(N) 2X4 WOOD STUD FURRED PLUMBING WALL





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**BUILDING B
PROPOSED PLAN:
SECOND FLOOR**

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS

BY: LL

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN

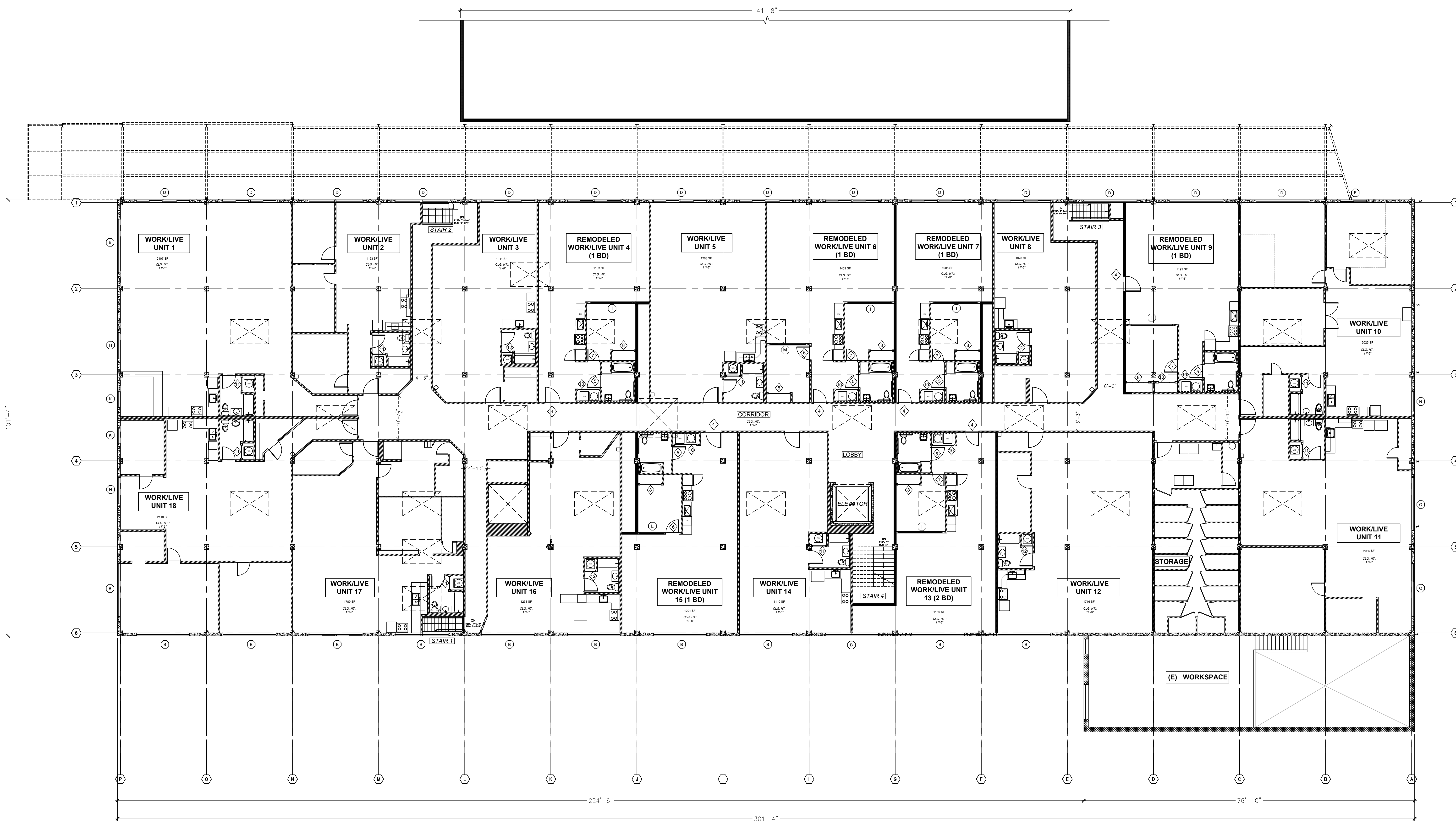
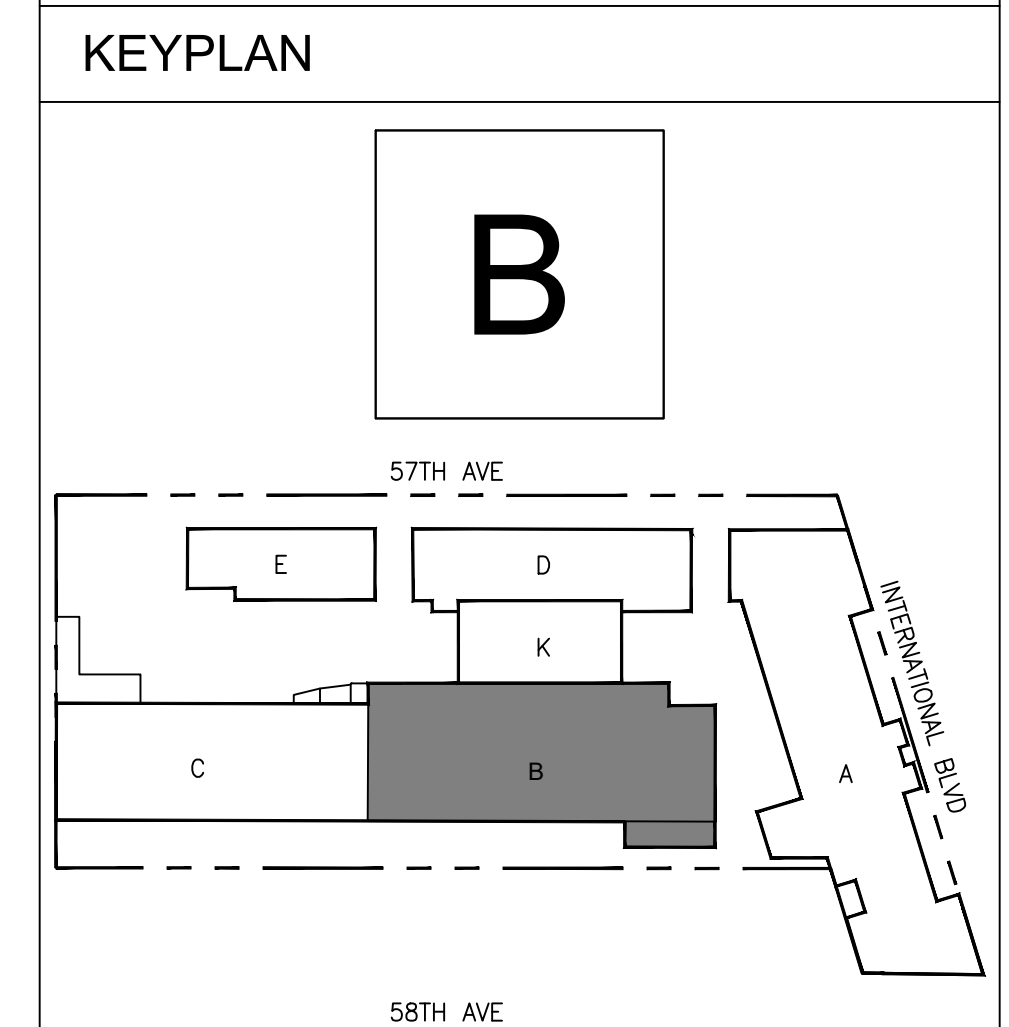
A2.5

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FIRST FLOOR TOTAL AREA	31,952 SF
SECOND FLOOR: 18 WORK/LIVE UNITS	
SECOND FLOOR	30,282 SF
SECOND FLOOR TOTAL AREA	30,282 SF
TOTAL 40 WORK/LIVE UNITS	
TOTAL FLOOR AREA	62,234 SF

NEW DOOR KEY (W X H)	
1	3'-0" X 7'-0" (N) EXTERIOR METAL DOOR W/ CLOSER AND PANIC HARDWARE
2	3'-6" X 7'-0" (N) EXTERIOR METAL DOOR W/ CLOSER AND LEVER HARDWARE
3	3'-0" X 7'-0" (N) ALUMINUM STORE FRONT DOOR W/ PANIC HARDWARE AND WINDOW
4	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD ENTRY DOOR WITH CLOSER AND LEVER LATCH
5	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD BATHROOM DOOR
6	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD BEDROOM DOOR
7	2'-8" X 6'-8" (N) INTERIOR SOLID WOOD BEDROOM DOOR
8	5'-0" X 6'-8" (N) INTERIOR SLIDING SOLID WOOD CLOSET DOOR
9	6'-0" X 6'-8" (N) INTERIOR SLIDING SOLID WOOD CLOSET DOOR
10	5'-0" X 6'-8" (N) INTERIOR SOLID WOOD BI-FOLD CLOSET DOOR
11	3'-0" X 6'-8" (N) INTERIOR SOLID WOOD BI-FOLD CLOSET DOOR
12	2'-6" X 6'-8" (N) INTERIOR SOLID WOOD BI-FOLD CLOSET DOOR

NEW WINDOW KEY (W X H)	
A	18'-4" X 10" ALUMINUM STOREFRONT ENTRY
B	12'-3" X 8'-6" METAL SASH WINDOW TO MATCH EXISTING
C	6'-2" X 8'-6" STEEL SASH WINDOW TO MATCH EXISTING
D	12'-3" X 6'-10" EXISTING METAL SINGLE GLAZE WINDOW
E	6'-2" X 3'-6" STEEL SASH WINDOW
F	6'-2" X 6'-10" STEEL SASH WINDOW TO MATCH EXISTING
G	2'-6" X 5'-2" STEEL SASH WINDOW TO MATCH EXISTING
H	WIDTH 6'-3" STEEL SASH WINDOW TO MATCH EXISTING
I	9'-7" X 5'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
J	12'-0" X 2'-0" FIXED WINDOW ABOVE CABINETS, TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
K	3'-9" X 6'-10" MODIFIED EXISTING STEEL SASH WINDOW
L	6'-8" X 5'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
M	8'-0" X 5'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
N	4'-11" X 3'-6" STEEL SASH WINDOW TO MATCH EXISTING
O	12'-3" X 5'-2" STEEL SASH WINDOW TO MATCH EXISTING
P	3'-6" X 3'-6" STEEL SASH WINDOW ABOVE THE ENTRANCE DOOR

KEY	
	= (N) 2X4 @ 16" O.C. STAGGERED WOOD STUD WALL ON 2X6 PLATE W/ BATT INSULATION AND 1/2" TYPE X GYPSUM ON BOTH SIDES.
	= (E) CONCRETE WALL
	= (E) AND (N) 2X4 WOOD STUD WALL AT 16 O.C WITH 5/8" GYPSUM ON BOTH SIDES.
	= (N) 2X6 WOOD STUD PLUMBING WALL
	= (N) 2X4 WOOD STUD FURRED PLUMBING WALL





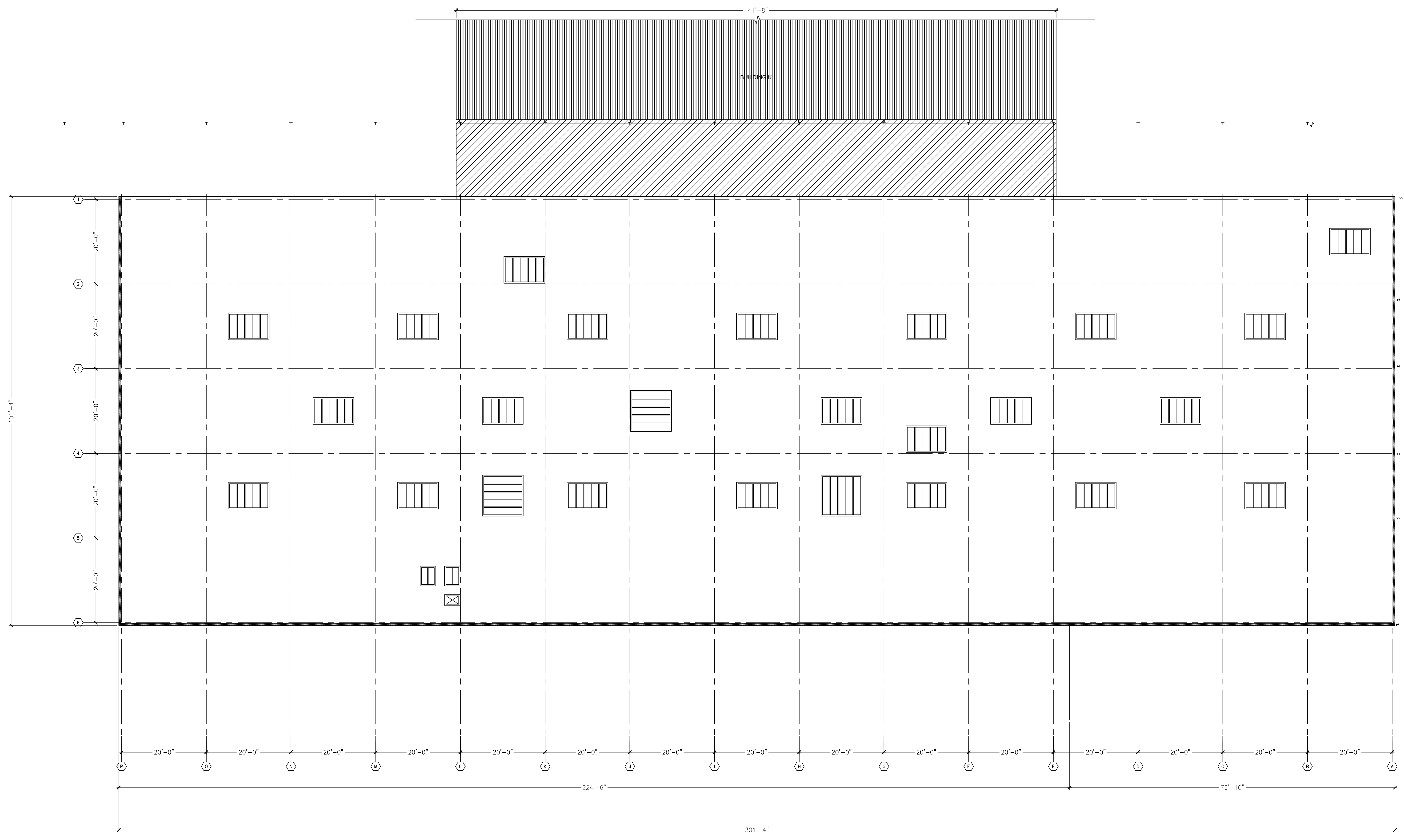
NO. OF ISSUES AND REVISIONS
12/20/2023 PLANNING SUBMITTAL

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**BUILDING B
 PROPOSED PLAN:
 ROOF**

PROJECT NAME:	5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS
BY:	IL
REVIEWER:	S.P.
DATE:	12/20/2023
SCALE:	AS SHOWN

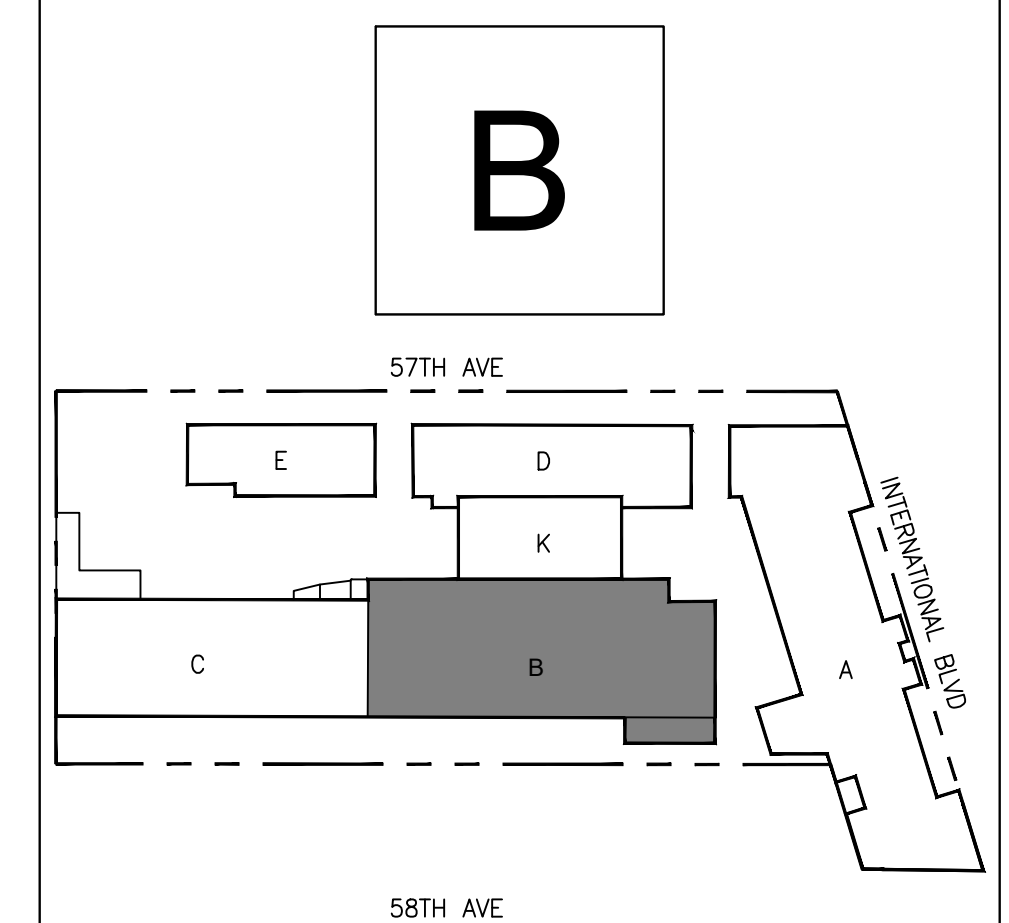
A2.6



NEW WINDOW KEY (W X H)

- 9'-0" X 5'-8" SKYLIGHT

KEYPLAN



1 BUILDING B PROPOSED ROOF PLAN

3/32" = 1'-0"



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**BUILDING B
PROPOSED PLAN
WORK/LIVE
AREA CALCS:
FIRST FLOOR**

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS

BY: LL

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN

A2.7

INDUSTRIAL WORK/LIVE UNIT NOTES

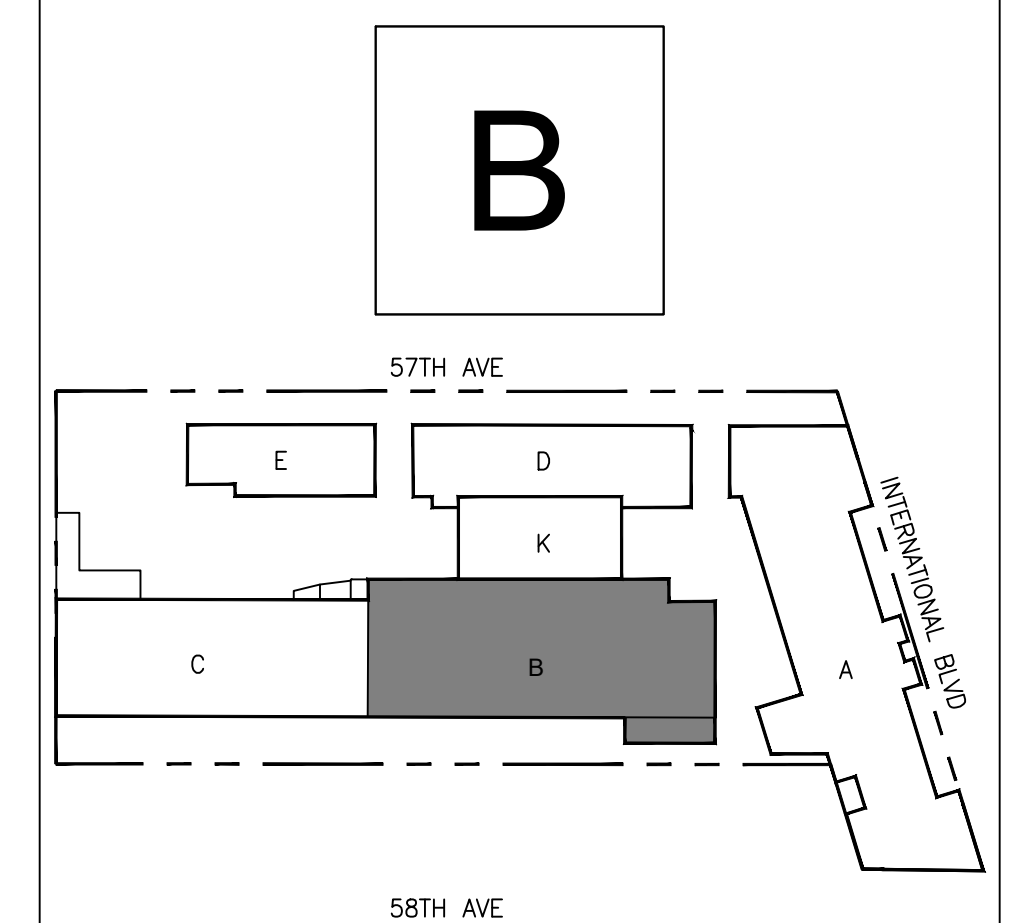
- A. "WORK/LIVE UNIT" MEANS A ROOM OR SUITE OF ROOMS THAT ARE INTERNALLY CONNECTED MAINTAINING A COMMON HOUSEHOLD THAT INCLUDES: (1) COOKING SPACE AND SANITARY FACILITIES THAT SATISFY THE PROVISIONS OF OTHER APPLICABLE CODES, AND (2) ADEQUATE WORKING SPACE RESERVED FOR, AND REGULARLY USED BY, ONE OR MORE PERSONS RESIDING THEREIN.
- B. A WORK/LIVE UNIT ACCOMMODATES A PRIMARY NONRESIDENTIAL ACTIVITY WITH AN ACCESSORY RESIDENTIAL COMPONENT.
- C. THE PROJECT IS IN THE C1X, IG, OR IO ZONES, AND INVOLVES CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES AND THERE ARE EXISTING ARTIST AND/OR ARTISAN RESIDENTS WHO MEET THE REQUIREMENTS OF ZONING CODE BULLETIN REGARDING "LIVE/WORK" (ISSUED AUGUST 29, 2001 AND AMENDED AUGUST 23, 2004).
- D. THE LAYOUT OF NONRESIDENTIAL FLOOR AREAS WITHIN A UNIT PROVIDES A FUNCTIONAL AND BONA FIDE OPEN AREA FOR WORKING ACTIVITIES.
- E. THE MINIMUM SIZE OF AN INDUSTRIAL WORK/LIVE UNIT SHALL BE NO LESS THAN EIGHT HUNDRED (800) SQUARE FEET OF FLOOR AREA.
- F. A WORK/LIVE UNIT SHALL CONSIST OF A MAXIMUM OF ONE-THIRD (1/3) RESIDENTIAL FLOOR AREA WITH THE REMAINING FLOOR AREA TO BE USED FOR THE PRIMARY NONRESIDENTIAL ACTIVITY.
- G. ALL REQUIRED PLANS FOR THE CREATION OF INDUSTRIAL WORK/LIVE UNITS SHALL: (1) DELINEATE AREAS DESIGNATED TO CONTAIN RESIDENTIAL ACTIVITIES AND AREAS DESIGNATED TO CONTAIN NONRESIDENTIAL ACTIVITIES, AND (2) CONTAIN A TABLE SHOWING THE SQUARE FOOTAGE OF EACH UNIT DEVOTED TO RESIDENTIAL AND NONRESIDENTIAL ACTIVITIES.
- H. WORK/LIVE SPACE SHALL BE CONSIDERED COMMERCIAL/ INDUSTRIALLY ORIENTED JOINT LIVING AND WORKING QUARTERS UNDER THE BUILDING CODE.
- I. ANY BUILDING PERMIT PLANS FOR THE CONSTRUCTION OR ESTABLISHMENT OF WORK/LIVE UNITS SHALL: (1) CLEARLY STATE THAT THE PROPOSAL INCLUDES COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS AND (2) LABEL THE UNITS INTENDED TO BE THESE UNITS AS COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS. THIS REQUIREMENT IS TO ASSURE THE CITY APPLIES BUILDING CODES THAT ALLOW INDUSTRIAL ACTIVITIES IN WORK/LIVE UNITS IN THE INDUSTRIAL ZONES.
- J. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THAT TENANT SHALL POSSESS A VALID AND ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE TO OPERATE A BUSINESS OUT OF THE UNIT.
- K. FOR ANY WORK/LIVE UNIT, A STATEMENT OF DISCLOSURE SHALL BE: (1) PROVIDED TO PROSPECTIVE OWNERS OR TENANTS BEFORE A UNIT OR PROPERTY IS RENTED, LEASED, OR SOLD, AND (2) RECORDED WITH THE COUNTY OF ALAMEDA AS A NOTICE OF LIMITATION AND IN ANY OTHER COVENANT, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH A FACILITY. THIS STATEMENT OF DISCLOSURE SHALL CONTAIN THE FOLLOWING ACKNOWLEDGMENTS: 1. THE UNIT IS IN A NONRESIDENTIAL FACILITY THAT ALLOWS COMMERCIAL AND/OR INDUSTRIAL ACTIVITIES THAT MAY GENERATE ODORS, TRUCK TRAFFIC, VIBRATIONS, NOISE AND OTHER IMPACTS AT LEVELS AND DURING HOURS THAT RESIDENTS MAY FIND DISTURBING. 2. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THIS TENANT MUST POSSESS AN ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE FOR THE OPERATION OUT OF THE UNIT.
- L. ALL EXISTING PARKING AND OPEN SPACE SHALL REMAIN. NO ADDITIONAL PARKING OR OPEN SPACE SHALL BE REQUIRED FOR CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES.

WORK / LIVE CALCULATIONS

UNIT NUMBER	LIVE	WORK	TOTAL
UNIT 19	309 SF (32%)	760 SF (71%)	1069 SF
UNIT 20	311 SF (33%)	630 SF (67%)	941 SF
UNIT 21	311 SF (33%)	630 SF (67%)	941 SF
UNIT 22	311 SF (33%)	630 SF (67%)	941 SF
UNIT 23	311 SF (33%)	630 SF (67%)	941 SF
UNIT 24	311 SF (33%)	630 SF (67%)	941 SF
UNIT 25	589 SF (32%)	1238 SF (68%)	1827 SF
UNIT 26	494 SF (32%)	1036 SF (68%)	1530 SF
UNIT 27	290 SF (29%)	735 SF (71%)	1025 SF
UNIT 28	290 SF (29%)	735 SF (71%)	1025 SF
UNIT 29	290 SF (32%)	607 SF (67%)	897 SF
UNIT 30	385 SF (32%)	812 SF (68%)	1197 SF
UNIT 31	385 SF (32%)	812 SF (68%)	1197 SF
UNIT 32	311 SF (33%)	630 SF (67%)	941 SF
UNIT 33	311 SF (33%)	630 SF (67%)	941 SF
UNIT 34	311 SF (33%)	630 SF (67%)	941 SF
UNIT 35	272 SF (31%)	701 SF (69%)	873 SF
UNIT 36	610 SF (33%)	1272 SF (67%)	1882 SF
UNIT 37	336 SF (26%)	931 SF (74%)	1267 SF
UNIT 38	318 SF (30%)	757 SF (70%)	1075 SF
UNIT 39	423 SF (24%)	1090 SF (76%)	1430 SF
UNIT 40	510 SF (33%)	1040 SF (67%)	1550 SF
WORKSPACE 1	0 SF (0%)	1676 SF (100%)	1676 SF

§ DENOTES LIVE § WORK IN PLAN

KEYPLAN





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12/20/2023 PLANNING SUBMITTAL

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**BUILDING B
PROPOSED PLAN
WORK/LIVE
AREA CALCS:
SECOND FLOOR**

PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/ INDUSTRIAL JOINT LIVING AND WORKING QUARTERS

BY: LL

REVIEWER: S.P.

DATE: 12/20/2023

SCALE: AS SHOWN

A2.8

INDUSTRIAL WORK/LIVE UNIT NOTES

- A. "WORK/LIVE UNIT" MEANS A ROOM OR SUITE OF ROOMS THAT ARE INTERNALLY CONNECTED MAINTAINING A COMMON HOUSEHOLD THAT INCLUDES: (1) COOKING SPACE AND SANITARY FACILITIES THAT SATISFY THE PROVISIONS OF OTHER APPLICABLE CODES, AND (2) ADEQUATE WORKING SPACE RESERVED FOR, AND REGULARLY USED BY, ONE OR MORE PERSONS RESIDING THEREIN.
- B. A WORK/LIVE UNIT ACCOMMODATES A PRIMARY NONRESIDENTIAL ACTIVITY WITH AN ACCESSORY RESIDENTIAL COMPONENT.
- C. THE PROJECT IS IN THE C1X, IG, OR IO ZONES, AND INVOLVES CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES AND THERE ARE EXISTING ARTIST AND/OR ARTISAN RESIDENTS WHO MEET THE REQUIREMENTS OF ZONING CODE BULLETIN REGARDING "LIVE/WORK" (ISSUED AUGUST 29, 2001 AND AMENDED AUGUST 23, 2004).
- D. THE LAYOUT OF NONRESIDENTIAL FLOOR AREAS WITHIN A UNIT PROVIDES A FUNCTIONAL AND BONA FIDE OPEN AREA FOR WORKING ACTIVITIES.
- E. THE MINIMUM SIZE OF AN INDUSTRIAL WORK/LIVE UNIT SHALL BE NO LESS THAN EIGHT HUNDRED (800) SQUARE FEET OF FLOOR AREA.
- F. A WORK/LIVE UNIT SHALL CONSIST OF A MAXIMUM OF ONE-THIRD (1/3) RESIDENTIAL FLOOR AREA WITH THE REMAINING FLOOR AREA TO BE USED FOR THE PRIMARY NONRESIDENTIAL ACTIVITY.
- G. ALL REQUIRED PLANS FOR THE CREATION OF INDUSTRIAL WORK/LIVE UNITS SHALL: (1) DELINEATE AREAS DESIGNATED TO CONTAIN RESIDENTIAL ACTIVITIES AND AREAS DESIGNATED TO CONTAIN NONRESIDENTIAL ACTIVITIES, AND (2) CONTAIN A TABLE SHOWING THE SQUARE FOOTAGE OF EACH UNIT DEVOTED TO RESIDENTIAL AND NONRESIDENTIAL ACTIVITIES.
- H. WORK/LIVE SPACE SHALL BE CONSIDERED COMMERCIAL/ INDUSTRIALLY ORIENTED JOINT LIVING AND WORKING QUARTERS UNDER THE BUILDING CODE.
- I. ANY BUILDING PERMIT PLANS FOR THE CONSTRUCTION OR ESTABLISHMENT OF WORK/LIVE UNITS SHALL: (1) CLEARLY STATE THAT THE PROPOSAL INCLUDES COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS AND (2) LABEL THE UNITS INTENDED TO BE THESE UNITS AS COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS. THIS REQUIREMENT IS TO ASSURE THE CITY APPLIES BUILDING CODES THAT ALLOW INDUSTRIAL ACTIVITIES IN WORK/LIVE UNITS IN THE INDUSTRIAL ZONES.
- J. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THAT TENANT SHALL POSSESS A VALID AND ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE TO OPERATE A BUSINESS OUT OF THE UNIT.
- K. FOR ANY WORK/LIVE UNIT, A STATEMENT OF DISCLOSURE SHALL BE: (1) PROVIDED TO PROSPECTIVE OWNERS OR TENANTS BEFORE A UNIT OR PROPERTY IS RENTED, LEASED, OR SOLD, AND (2) RECORDED WITH THE COUNTY OF ALAMEDA AS A NOTICE OF LIMITATION AND IN ANY OTHER COVENANT, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH A FACILITY. THIS STATEMENT OF DISCLOSURE SHALL CONTAIN THE FOLLOWING ACKNOWLEDGMENTS: 1. THE UNIT IS IN A NONRESIDENTIAL FACILITY THAT ALLOWS COMMERCIAL AND/OR INDUSTRIAL ACTIVITIES THAT MAY GENERATE ODORS, TRUCK TRAFFIC, VIBRATIONS, NOISE AND OTHER IMPACTS AT LEVELS AND DURING HOURS THAT RESIDENTS MAY FIND DISTURBING. 2. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THIS TENANT MUST POSSESS AN ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE FOR THE OPERATION OUT OF THE UNIT.
- L. ALL EXISTING PARKING AND OPEN SPACE SHALL REMAIN. NO ADDITIONAL PARKING OR OPEN SPACE SHALL BE REQUIRED FOR CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES.

WORK / LIVE CALCULATIONS

UNIT NUMBER	LIVE	WORK	TOTAL
UNIT 1	493 SF (23%)	1614 SF (77%)	2107 SF
UNIT 2	312 SF (27%)	851 SF (73%)	1163 SF
UNIT 3	262 SF (25%)	779 SF (75%)	1041 SF
UNIT 4	277 SF (24%)	876 SF (76%)	1153 SF
UNIT 5	290 SF (23%)	973 SF (77%)	1263 SF
UNIT 6	433 SF (31%)	976 SF (69%)	1409 SF
UNIT 7	28 SF (28%)	719 SF (72%)	1005 SF
UNIT 8	255 SF (25%)	755 SF (75%)	1010 SF
UNIT 9	348 SF (29%)	847 SF (71%)	1193 SF
UNIT 10	569 SF (28%)	1456 SF (72%)	2025 SF
UNIT 11	648 SF (32%)	1366 SF (68%)	2015 SF
UNIT 12	424 SF (25%)	1292 SF (75%)	1716 SF
UNIT 13	304 SF (26%)	876 SF (74%)	1180 SF
UNIT 14	272 SF (24%)	838 SF (76%)	1110 SF
UNIT 15	289 SF (24%)	912 SF (76%)	1201 SF
UNIT 16	316 SF (25%)	922 SF (75%)	1238 SF
UNIT 17	453 SF (26%)	1336 SF (74%)	1789 SF
UNIT 18	642 SF (31%)	1476 SF (69%)	2118 SF
WORKSPACE	261 SF (30%)	618 SF (70%)	879 SF

DENOTES LIVE & WORK IN PLAN

KEYPLAN

