

707 WASHINGTON STREET

AFFORDABLE HOUSING DENSITY BONUS DEVELOPMENT

EXISTING PROPERTIES INFORMATION

ADDRESS	707 WASHINGTON STREET
APN	1-203-20
LOT WIDTH x DEPTH	75' - 0" x 100' - 0"
LOT AREA	7,500 SQ.FT.
USE	VACANT

ZONING INFORMATION

ZONING	CBD-P / S-7	17.58
GENERAL PLAN / ESTUARY POLICY PLAN	CENTRAL BUSINESS DISTRICT	
HEIGHT LIMIT	HEIGHT AREA 1 / 55'	17.58.04
LOCAL HISTORIC DISTRICT	AREA OF PRIMARY IMPORTANCE (OLD OAKLAND)	
RESIDENTIAL DENSITY	ONE UNIT PER 300 S.F.	TABLE 17.58.04
MINIMUM FRONT / SIDE / REAR SET BACK	0 FT	17.58.060
MAXIMUM FLOOR AREA RATIO	4.5	TABLE 17.58.04
OPEN SPACE	75 SQ. FT. PER DWELLING UNIT	17.58.070 C
VEHICLE PARKING	NONE REQUIRED	17.116.060

PROPOSED PROJECT INFORMATION

ADDRESS	707 WASHINGTON STREET
# OF STORIES	7
# OF RESIDENTIAL UNITS (BASE + 50% DENSITY BONUS)	25 + 12.5 = 38
# OF BASE HOUSING UNITS (7500 / 300)	25
# OF DENSITY BONUS (25 x 50%)	13
AVG. UNIT SIZE	925 SQ. FT.
THREE BEDROOM	6
TWO BEDROOM	25
ONE BEDROOM	7
# OF RETAIL SPACES	1
BUILDING HEIGHT	77'-4"
CONSTRUCTION TYPE	5-STORY III-A OVER 2-STORY I-A

DENSITY BONUS PER STATE GOVERNMENT CODE 65915-65918

DENSITY BONUS % REQUESTED	50%
MODERATE INCOME DENSITY BONUS (81-120% AMI)	50%
PERCENTAGE OF AFFORDABLE UNITS (PER TABLE 3)	44%
# OF AFFORDABLE UNITS (25 x 44%)	11
# OF MARKET-RATE	27

PROPOSED DENSITY BONUS AND INCENTIVES OR

THRESHOLD FOR THREE (3) INCENTIVES OR CONCESSIONS	MODERATE INCOME (80% - 120% AMI) = 30%
INCENTIVES REQUEST 1	MAXIMUM BUILDING HEIGHT
INCENTIVES REQUEST 2	FLOOR AREA RATIO

DESIGN REGULATION PER CHAPTER 17.58.060

	REQUIRED	PROPOSED
GROUND FLOOR COMMERCIAL FAÇADE TRANSPARENCY	65% ON WASHINGTON ST (PRINCIPAL ST.) 74.75' x 65% = 48.5' LENGTH 32.5% ON 7 TH ST (OTHER STREET) 99.75' x 32.5% = 32.42' LENGTH	48.5' LENGTH N/A
MIN GROUND FLOOR HEIGHT	15' - 0"	17' - 4" HEIGHT

OPEN SPACE REQUIREMENT PER CHAPTER 17.58.070

	REQUIRED	PROPOSED
RESIDENTIAL	75 SQ. FT. PER DWELLING UNIT (75 x 38 = 2,850 SQ. FT.) PRIVATE USABLE OPEN SPACE MIN. 15 FT. ON ROOF TOP (50% LANDSCAPING) MIN. 10 FT. ON GROUND FLOOR MIN. 15 FT. AT COURTYARD	TOTAL 2,866 SQ. FT. 801 SQ. FT. 2,065 SQ. FT. N/A N/A

BICYCLE PARKING REQUIREMENTS PER CHAPTER 17.117

	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	1 SPACE PER 4 DWELLING UNITS (38 / 4 = 9.5 SPACES)	16 (2' x 6' SPACES)
RESIDENTIAL SHORT TERM	1 SPACE PER 20 DWELLING UNITS (38 / 20 = 1.9 SPACES)	
RETAIL LONG TERM	1 SPACE PER 1,200 SQ. FT. (MIN 2 SPACES)	
RETAIL SHORT TERM	1 SPACE PER 2,000 SQ. FT. (MIN 2 SPACES)	

OFF-STREET PARKING PER CHAPTER 17.116.060

	REQUIRED	PROPOSED
MULTIFAMILY DWELLING	NO SPACES REQUIRED	4 CAR & 1 VAN

AREA CALCULATION (IN SQUARE FEET):

UNIT NUMBER	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	TOTAL	BED	BATH
UNIT #706*							866	866	2	2
UNIT #705*						1,188	1,188	1,188	3	2
UNIT #704*							906	906	2	2
UNIT #703*							952	952	2	2
UNIT #702*							1,135	1,135	2	2
UNIT #701*							944	944	2	2
UNIT #606*						866		866	2	2
UNIT #605*						1,188		1,188	3	2
UNIT #604*						906		906	2	2
UNIT #603*						952		952	2	2
UNIT #602*						1,135		1,135	2	2
UNIT #601*						944		944	2	2
UNIT #506*					866			866	2	2
UNIT #505*					1,188			1,188	3	2
UNIT #504*					906			906	2	2
UNIT #503*					952			952	2	2
UNIT #502*					1,135			1,135	2	2
UNIT #501*					944			944	2	2
UNIT #407*				866				866	2	2
UNIT #406*				1,188				1,188	3	2
UNIT #405*				906				906	2	2
UNIT #404*				952				952	2	2
UNIT #403*				778				778	1	1
UNIT #402*				625				625	1	1
UNIT #401*				647				647	1	1
UNIT #307*			866					866	2	2
UNIT #306*			1,188					1,188	3	2
UNIT #305*			906					906	2	2
UNIT #304*			952					952	2	2
UNIT #303*			778					778	1	1
UNIT #302*			625					625	1	1
UNIT #301*			647					647	1	1
UNIT #207*		858						858	2	2
UNIT #206*		913						913	3	2
AMENITIES ROOM #205*		234								
UNIT #204*		894						894	2	2
UNIT #203*		784						784	2	1
FITNESS ROOM #202*		1,153								1
UNIT #201*		932						932	2	2
UNIT #102*	890							890	1	1
RETAIL #101*	1,614							1,614		1
GARAGE	1,733							1,733		
COMMON AREA**	2,877	3,020	1,439	1,439	1,410	1,410	1,410	13,005		
TOTAL	7,114	7,401	7,401	7,401	7,401	7,401	7,401	51,520	62	58

TOTAL RETAIL AREA = 1,614 S.F.
 TOTAL LIVING AREA FOR ALL UNITS = 35,168 S.F.
 TOTAL 2ND FLOOR AMENITIES & FITNESS AREA = 1,387 S.F.
 TOTAL COMMON AREA (NOT INCL. AMENITIES) = 11,618 S.F.
 TOTAL GARAGE AREA = 1,733 S.F.
 TOTAL GROSS AREA = 51,520 S.F.

NOTE:

AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY

** COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, EXTERIOR WALLS, ETC.)

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1	SURVEY

APPLICABLE CODES & ORDINANCES

2019 CALIFORNIA BUILDING CODE (CBC), W/ SAN OAKLAND AMENDMENTS
 2019 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ OAKLAND AMENDMENTS
 2019 CALIFORNIA FIRE CODE, W/ OAKLAND AMENDMENTS
 2019 CALIFORNIA ENERGY CODE - TITLE 24
 2016 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
 2016 NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPES

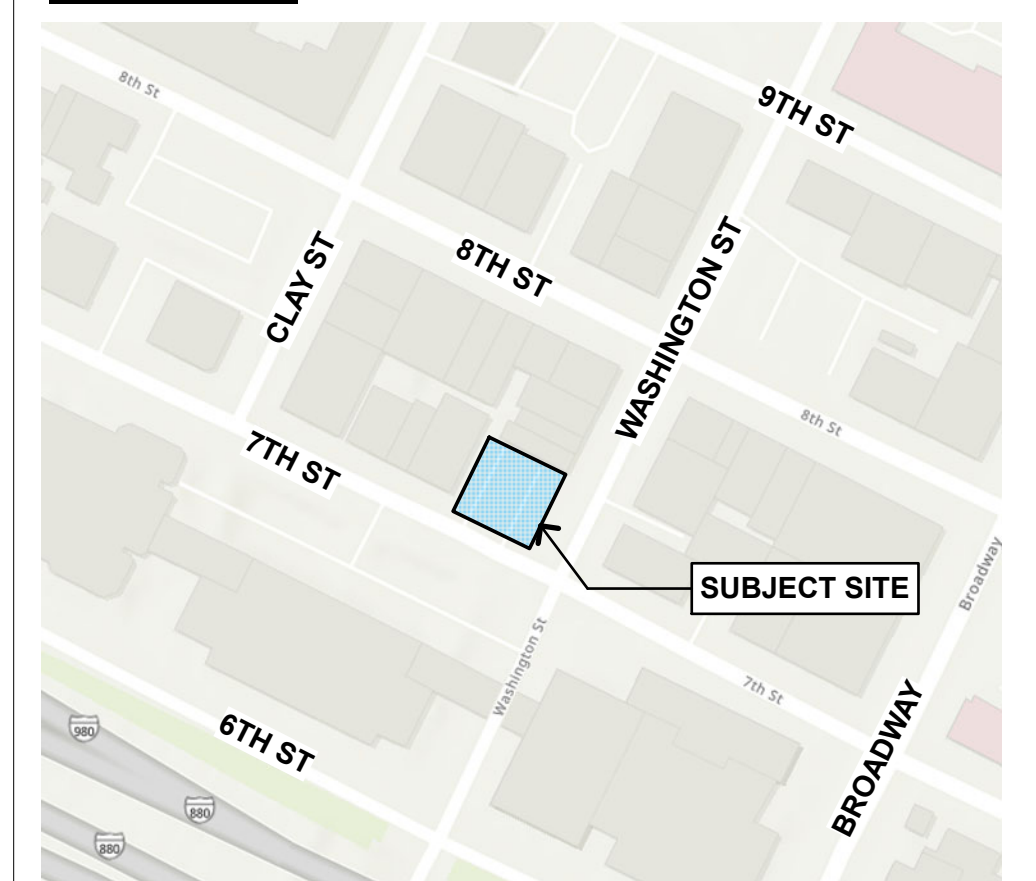
SCOPE OF WORK

CONSTRUCT NEW 7-STORY 38-UNIT MIXED USE BUILDING

PROJECT DATA

BUILDING PERMIT APPLICATION #: _____
 ASSESSOR PARCEL #: 1-203-20
 ZONING: CBD-P / S-7 / HEIGHT AREA 1
 OCCUPANCY: R-2 / M / S-2
 NUMBER OF UNITS: 38
 NUMBER OF STORIES: 7
 TYPE OF CONSTRUCTION: 5-STORY TYPE III-A OJ / 2-STORY TYPE I-A
 SPRINKLER SYSTEM: NFPA 13 FULLY SPRINKLERED (UNDER SEPARATE PERMIT)

VICINITY MAP



SYMBOLS

①	COLUMN GRID LINE	EL. = XX.XX'	ELEVATION
⊙	SECTION / DETAIL IDENTIFICATION SHEET NUMBER	=====	EXISTING STUD WALL
⊙	INTERIOR ELEVATION ID	=====	NEW STUD WALL
⊙	INTERIOR ELEVATION #	⏏	NEW DOOR
⊙	SHEET NUMBER	---	EXISTING WALL/DOOR TO BE REMOVED
⊙	ENLARGED PLAN, SECTION OR DETAIL REFERENCE	---	EXISTING WALL/DOOR TO REMAIN
⊙	DOOR NUMBER	⏏	WALL DETAIL NUMBER
⊙	WINDOW NUMBER	⏏	



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7/15/22	MYL
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11/30/22	PLANNING JS
3/15/23	PLANNING JS
4/6/23	PLANNING JS
8/25/23	HISTORICAL JS
11/15/23	HISTORICAL JS



1 SUBJECT SITE AND ADJACENT BUILDINGS ON WASHINGTON STREET (LOOKING WEST)



2 BUILDINGS ACROSS THE STREET ON WASHINGTON STREET (FACING EAST)



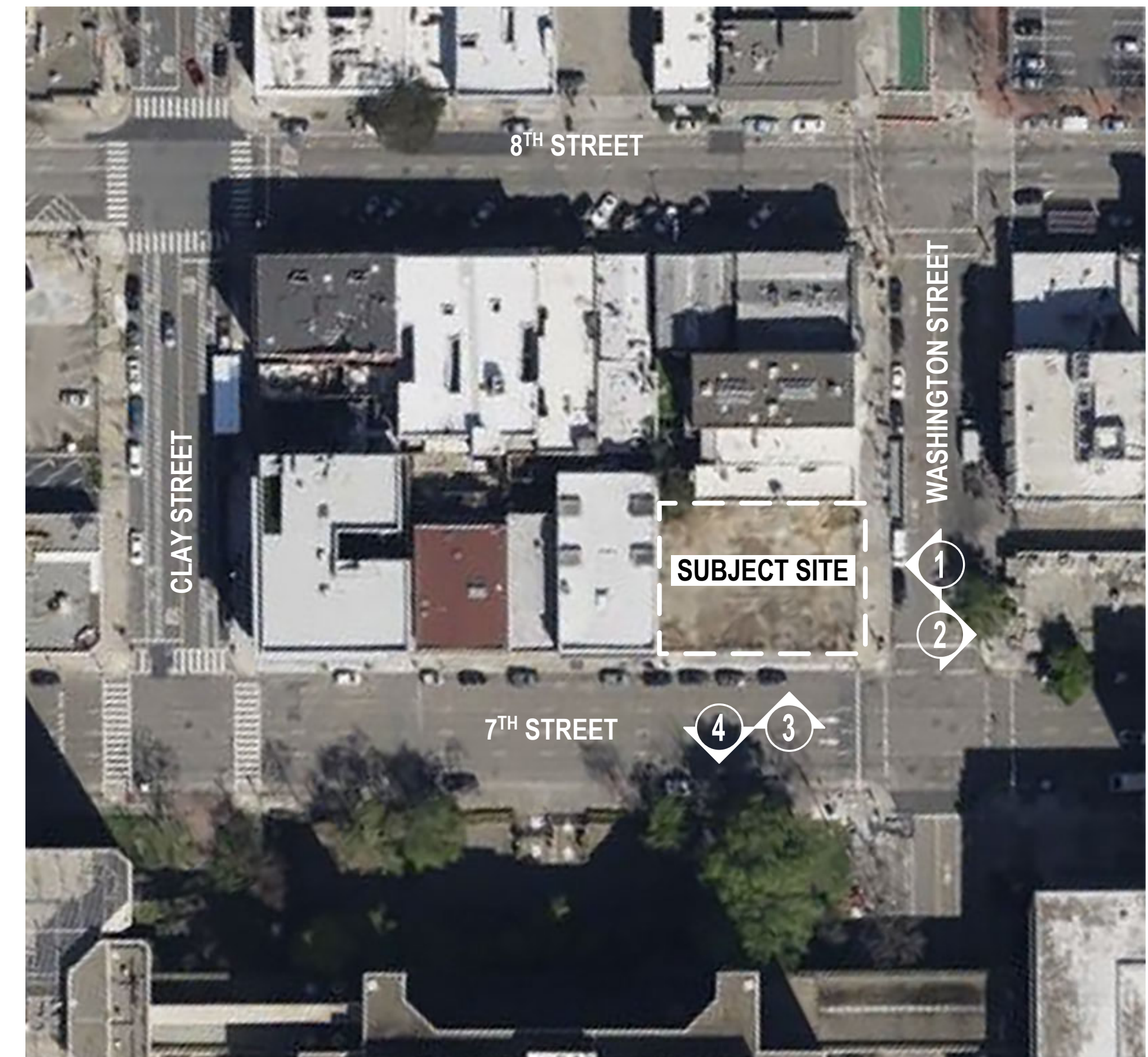
3 SUBJECT SITE AND ADJACENT BUILDINGS ON 7TH STREET (LOOKING NORTH)



4 BUILDINGS ACROSS THE STREET ON WASHINGTON STREET (FACING SOUTH)



5 BIRDSEYE LOOKING NORTHWEST



6 AERIAL VIEW



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11/15/23 HISTORICAL	JS



RENDERING - LOOKING NORTH WEST AT SUBJECT SITE

SLA

SCHAUB LI
ARCHITECTS

SCHAUB LI
ARCHITECTS, INC.

234 7TH STREET
SAN FRANCISCO CA 94103
415-682-8060
www.slasf.com

NEW MIXED-USE DEVELOPMENT
707 WASHINGTON STREET
1-203-20
OAKLAND, CA 94607

RENDERING LOOKING NORTHWEST
AT SUBJECT SITE

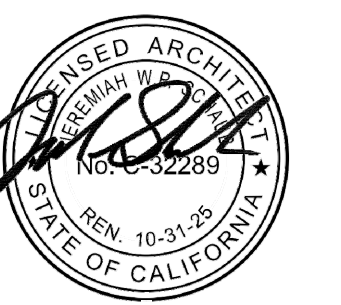


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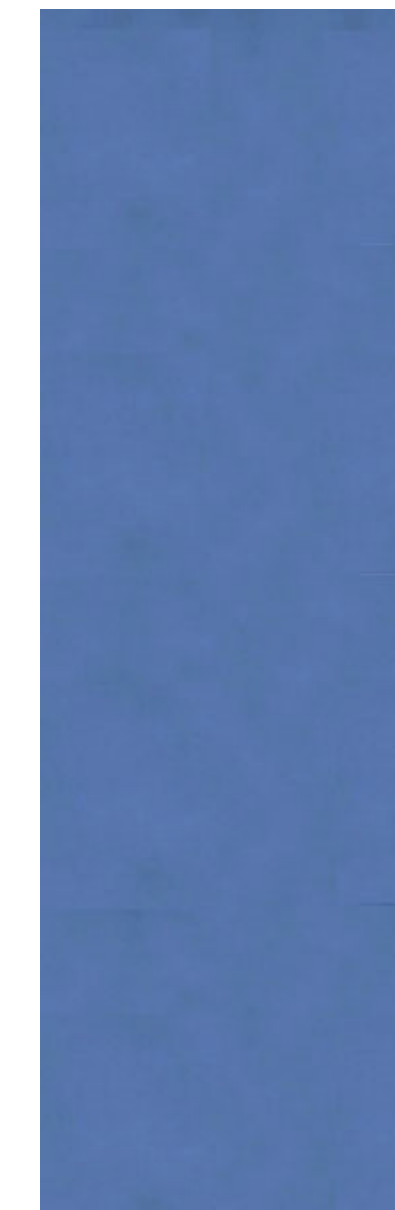
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11/15/23	HISTORICAL JS



BLUE SHADE COLOR AT CORNER BAY - 3-COAT EXTERIOR STUCCO w/ SMOOTH FINISH



TEXTURE HORIZONTAL PLANK LAP SIDING BY HARDIPLANK



SAND TONE COLOR AT BAY 3-COAT EXTERIOR STUCCO w/ SMOOTH FINISH



DARK BRONZE COLOR WOOD TRIM



FIBERGLASS WINDOW, "INTEGRITY ALL ULTREX" WINDOW BY "MARVIN" OR EQ., TYP.



METAL JULIET BALCONY RAILING

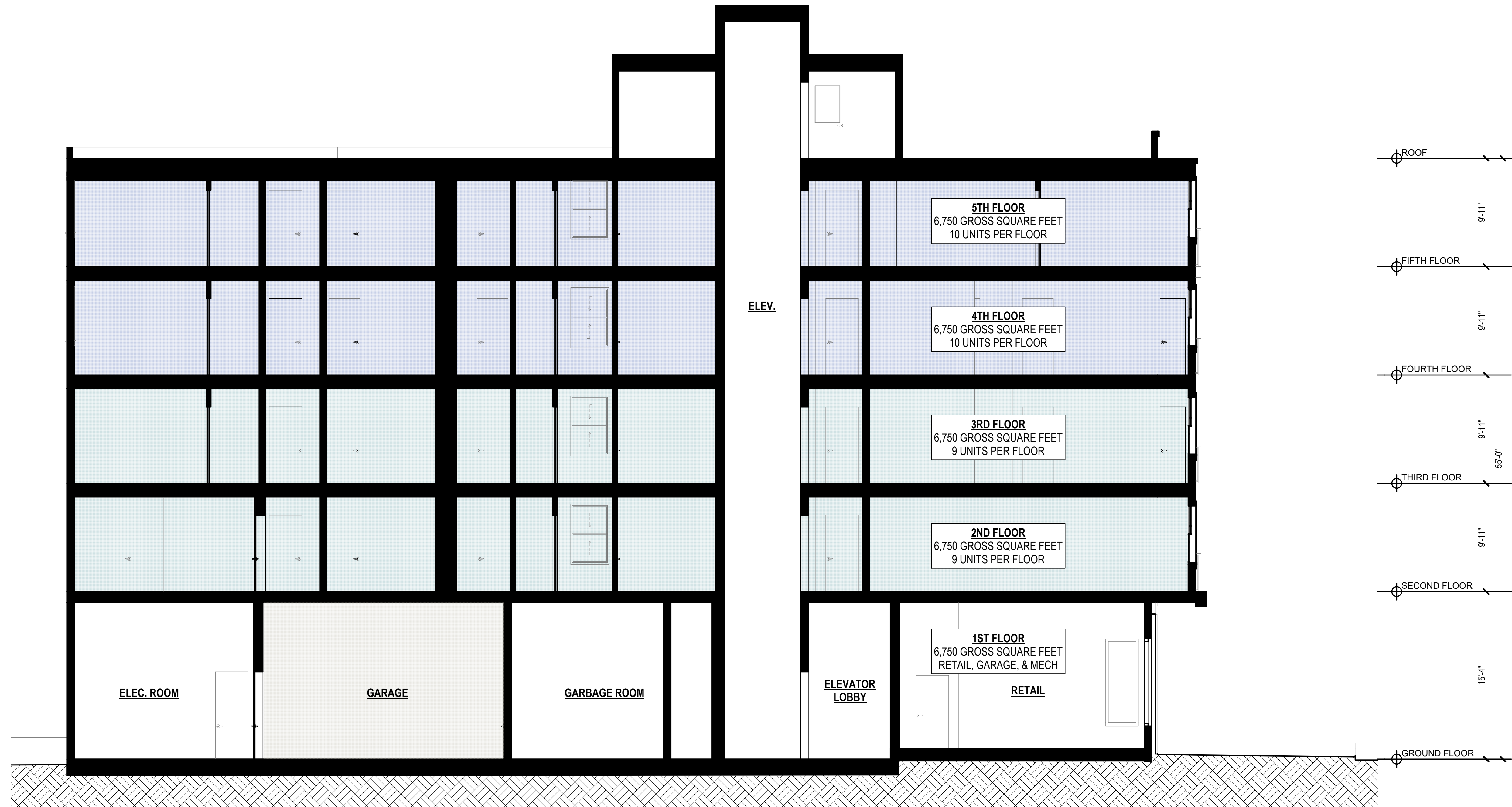


PORCELAIN TILES BY CROSSVILLE OR EQ.



STOREFRONT SYSTEM - CLR. TEMP GL. IN BRONZE ANODIZED ALUM. FRAME

DENSITY BONUS REGULATIONS
ALLOWABLE DENSITY = 38
BUILDING HEIGHT = 55'-0"
FLOOR AREA RATIO = 4.5 = 33,750 S.F.

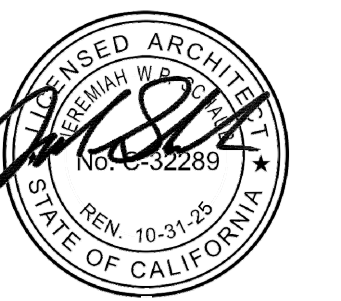


LONGITUDINAL SECTION A

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"

DENSITY BONUS DIAGRAM



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11/15/23	JS

CALIFORNIA BUILDING CODE CHAPTER 32
ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

3202.3 ENCROACHMENTS 8 FEET OR MORE ABOVE GRADE.
ENCROACHMENTS 8 FEET OR MORE ABOVE GRADE SHALL COMPLY WITH SECTIONS 3202.3.1 THROUGH 3202.3.4.

3202.3.1 AWNINGS, CANOPIES, MARQUEES AND SIGNS.
AWNINGS, CANOPIES, MARQUEES AND SIGNS WITH LESS THAN 15 FEET OF CLEARANCE ABOVE THE SIDEWALK SHALL NOT EXTEND INTO OR OCCUPY MORE THAN TWO THIRDS THE WIDTH OF THE SIDEWALK MEASURED FROM THE BUILDING.

3202.3.2 WINDOWS, BALCONIES, ARCHITECTURAL FEATURES AND MECHANICAL EQUIPMENT.
WHERE THE VERTICAL CLEARANCE ABOVE GRADE TO PROJECTING WINDOWS, BALCONIES, ARCHITECTURAL FEATURES OR MECHANICAL EQUIPMENT IS MORE THAN 8 FEET, 1 INCH OF ENCROACHMENT IS PERMITTED FOR EACH ADDITIONAL 1 INCH OF CLEARANCE ABOVE 8 FEET, BUT THE MAXIMUM ENCROACHMENT SHALL BE 4 FEET.

3202.3.3 ENCROACHMENTS 15 FEET OR MORE ABOVE GRADE.
ENCROACHMENTS 15 FEET OR MORE ABOVE GRADE SHALL NOT BE LIMITED.

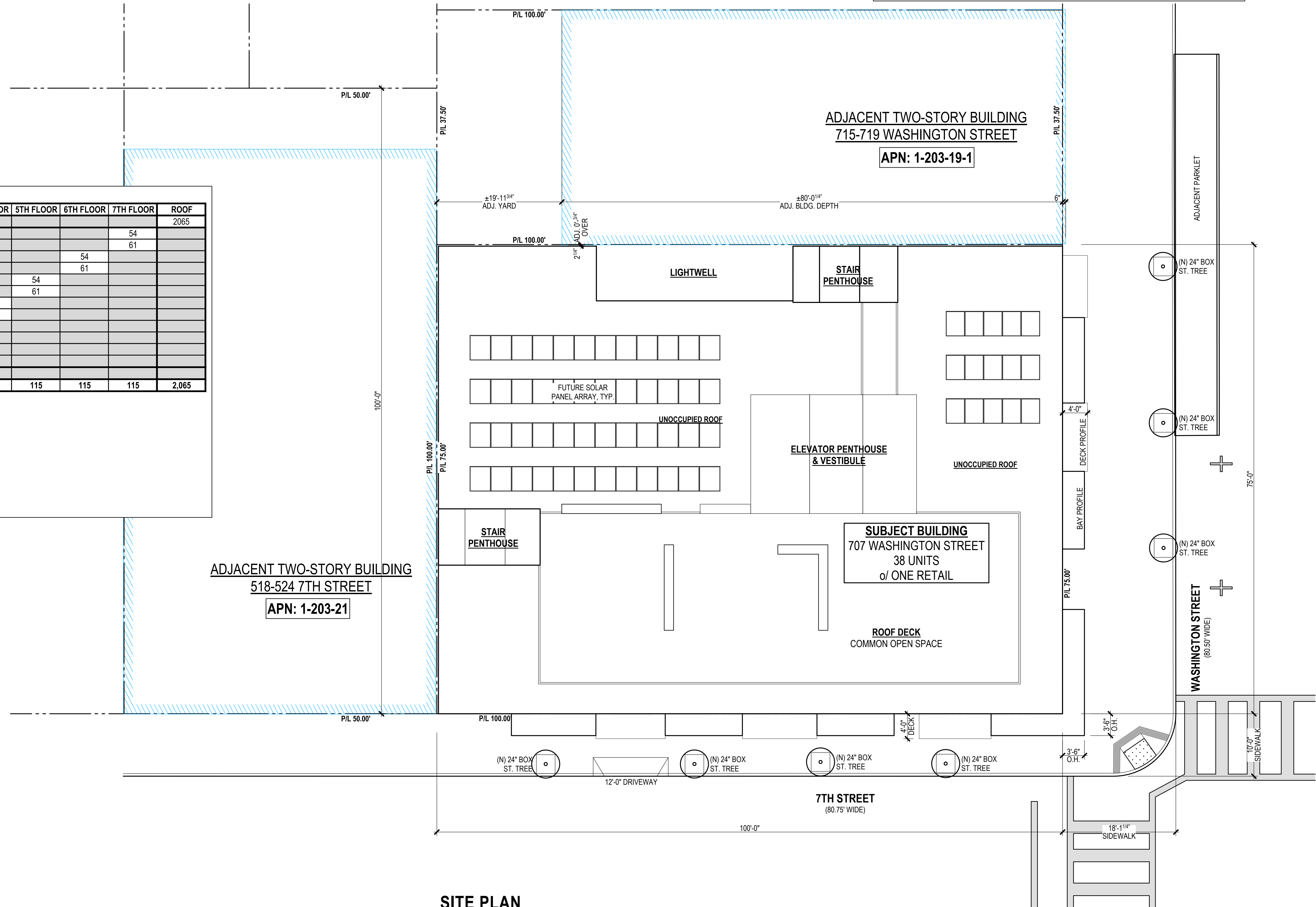
OPEN SPACE AREA CALCULATION (IN SQUARE FEET):

UNIT NUMBER	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	ROOF
ROOF DECK								2065
UNIT #706*							54	
UNIT #705*							61	
UNIT #606*						54		
UNIT #605*						61		
UNIT #506*					54			
UNIT #505*					61			
UNIT #407*				54				
UNIT #406*				61				
UNIT #307*			54					
UNIT #306*			61					
UNIT #207*		165						
UNIT #206*		61						
UNIT #102*	N/A							
TOTAL	0	226	115	115	115	115	115	2,065

TOTAL NUMBER OF UNITS = 38
TOTAL REQUIRED OPEN SPACE (x75) = 2,850 S.F.

TOTAL PRIVATE OPEN SPACE = 801 S.F.
TOTAL COMMON OPEN SPACE = 2,065 S.F.

TOTAL OPEN SPACE = 2,866 S.F.

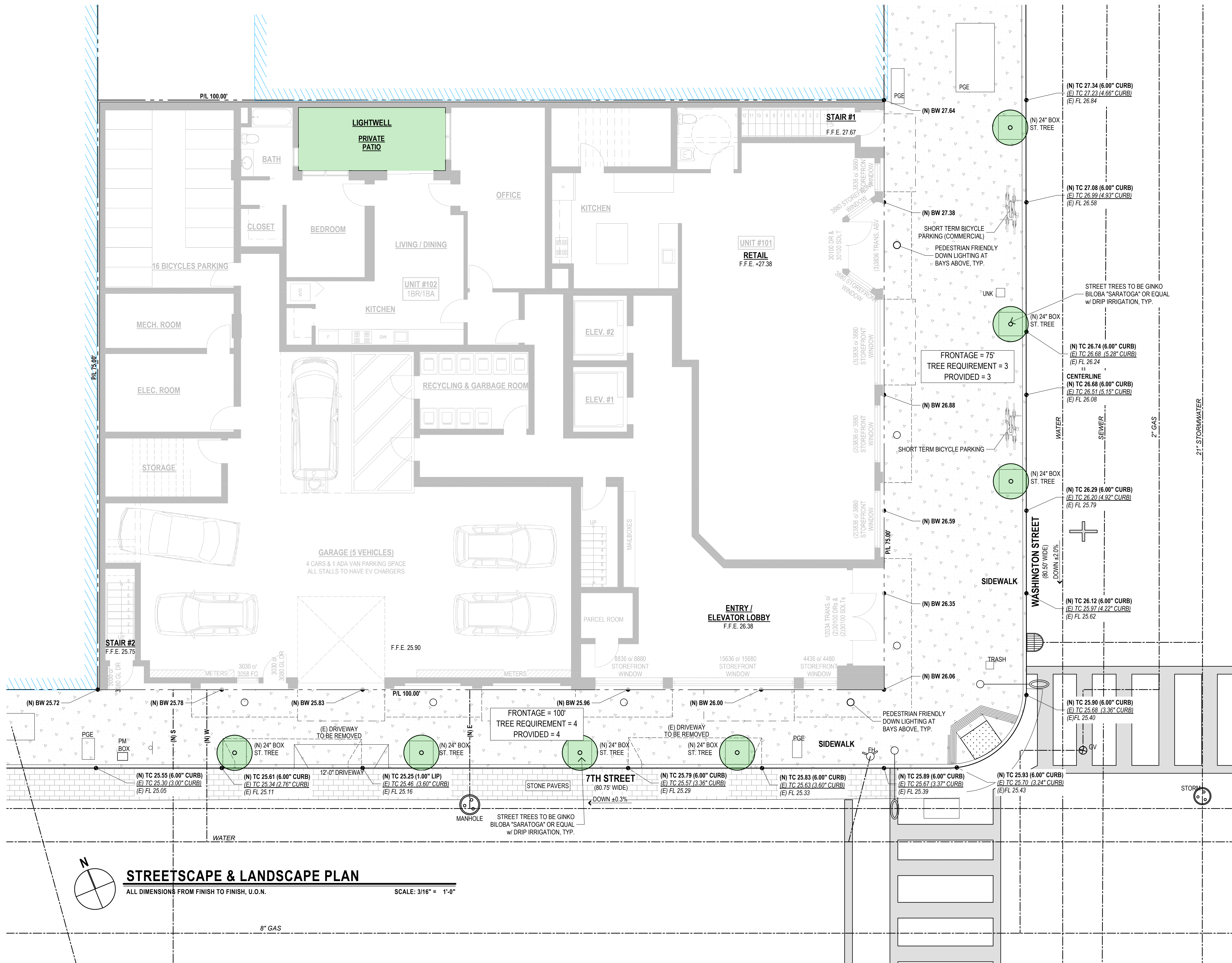


SITE PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

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11/30/22 PLANNING	JS
3/15/23 PLANNING	JS
4/6/23 PLANNING	JS
8/25/23 HISTORICAL	JS
11/15/23 HISTORICAL	JS



STREETSCAPE & LANDSCAPE PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"

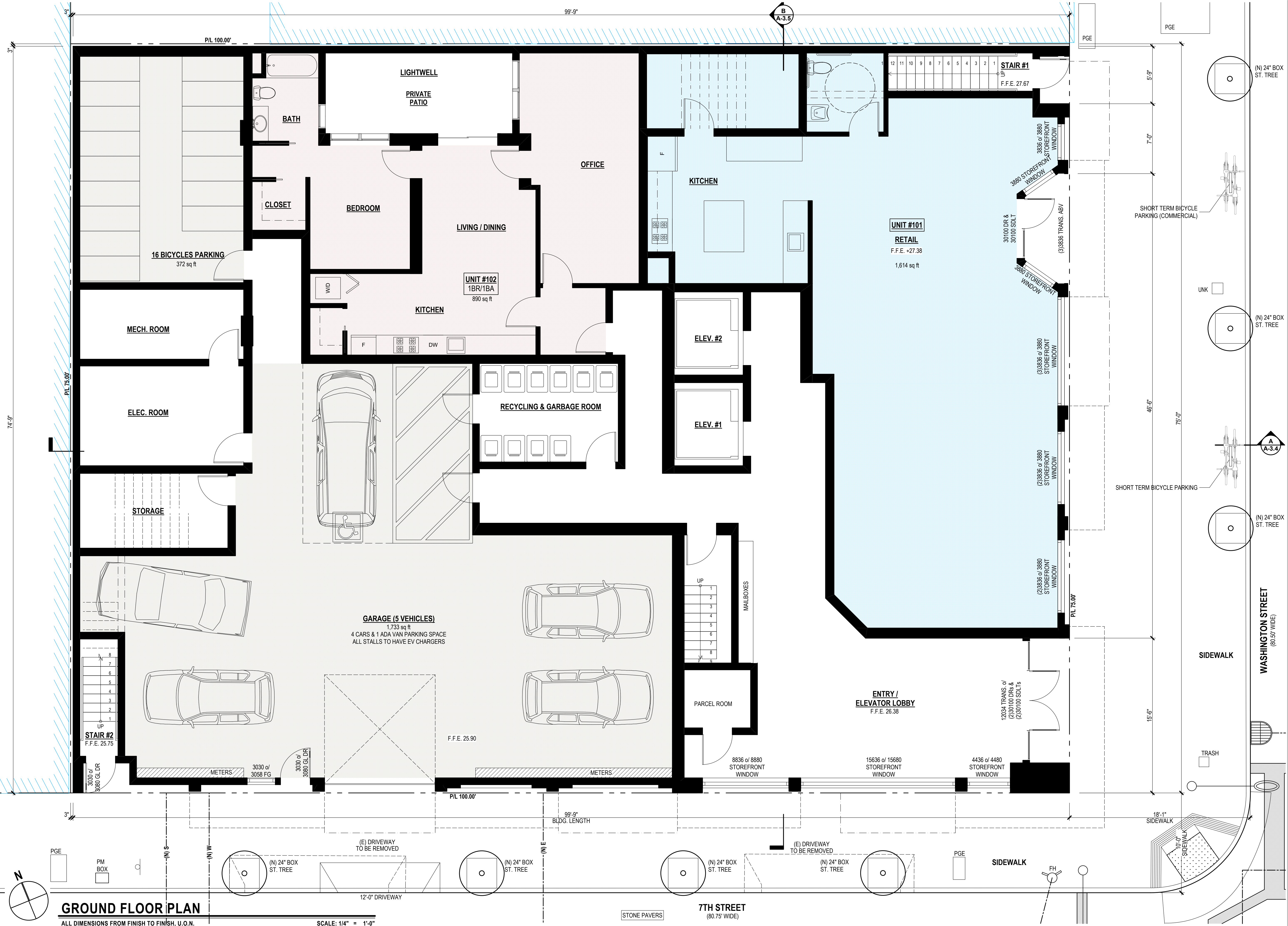
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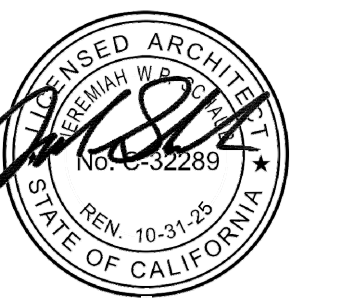


GROUND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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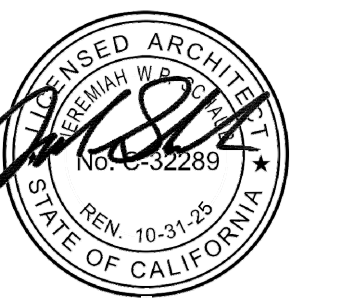


SECOND FLOOR PLAN

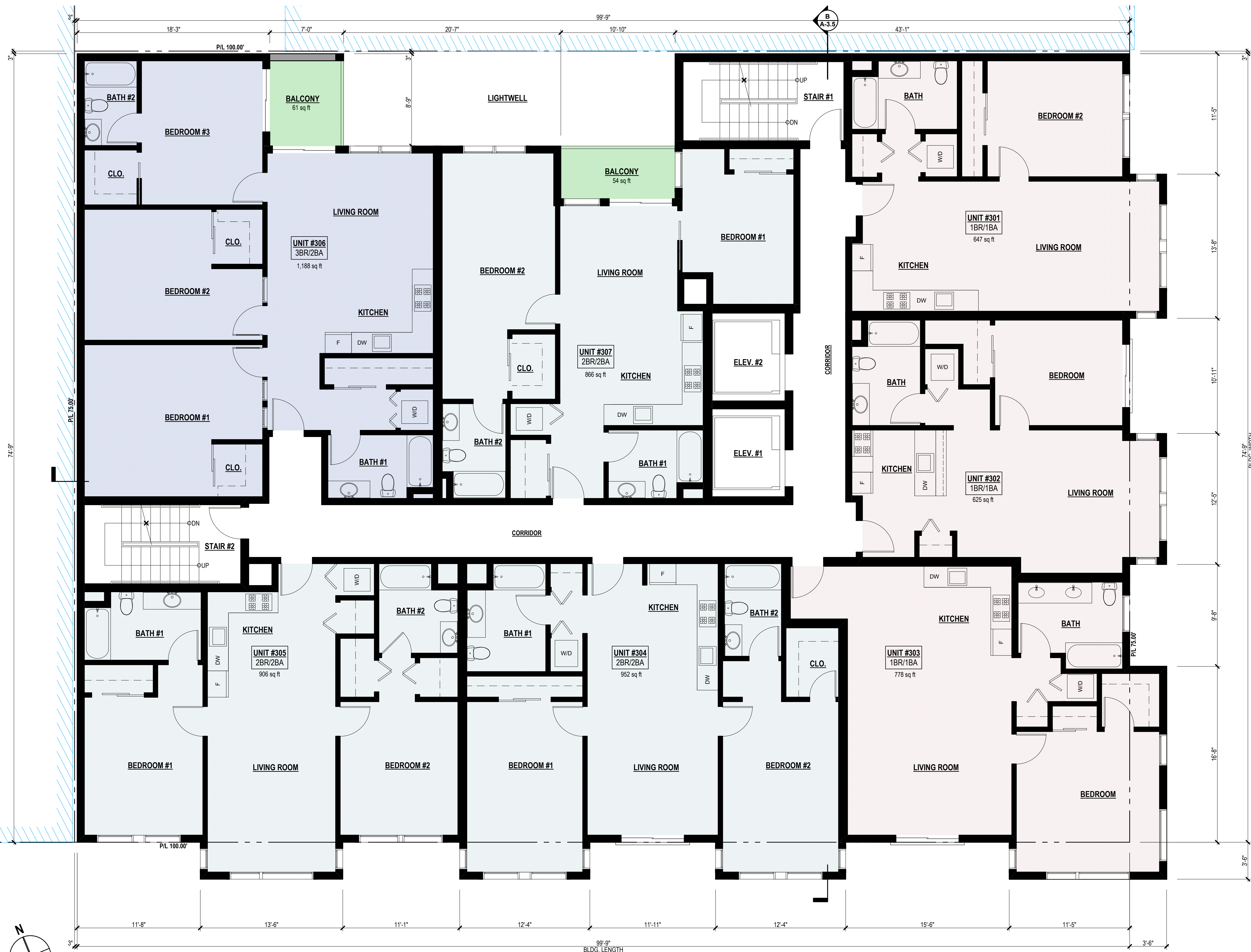
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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THIRD FLOOR PLAN (FOURTH FLOOR SIM.)

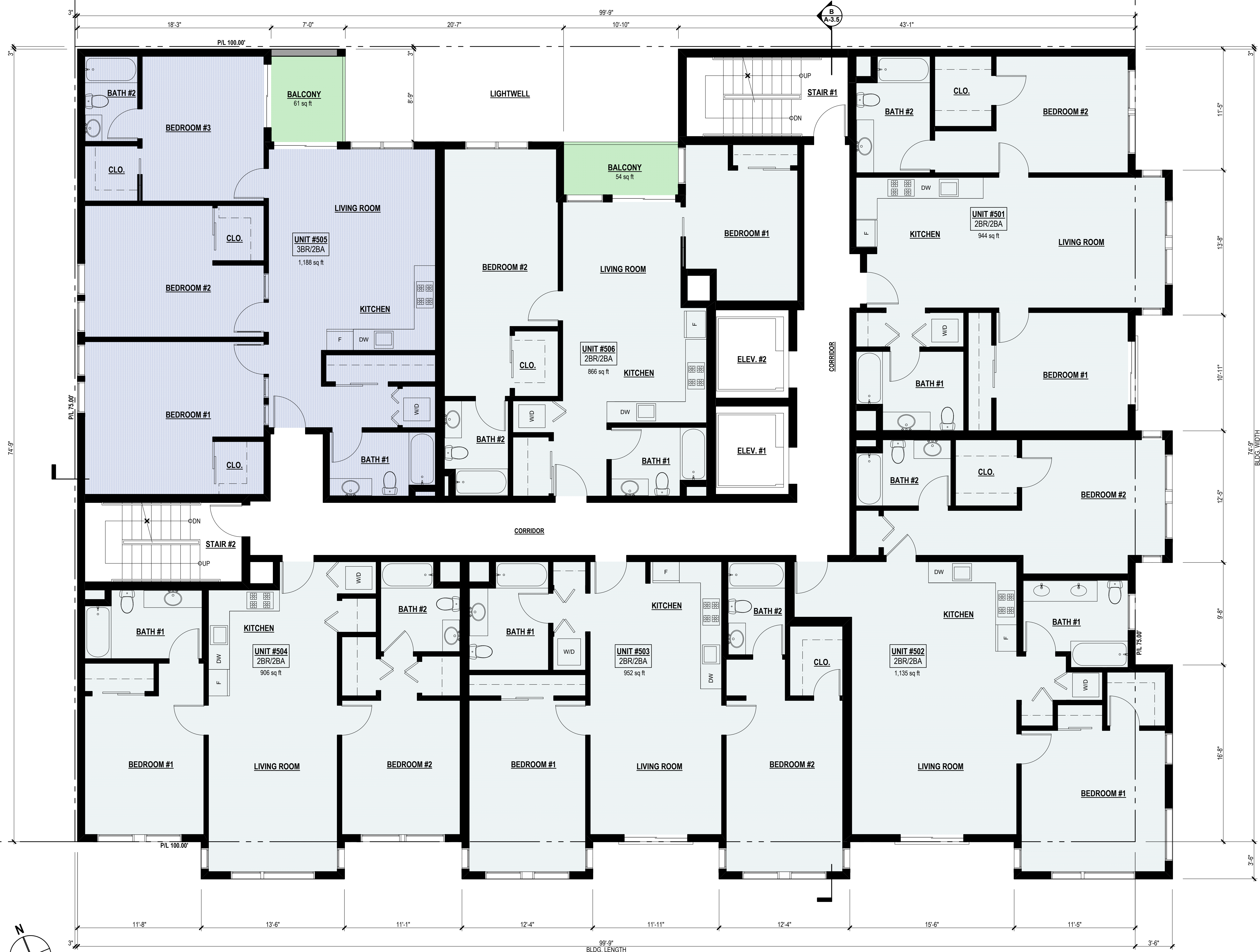
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SCALE: 1/4" = 1'-0"

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FIFTH FLOOR PLAN (SIXTH & SEVENTH FLOOR SIM.)

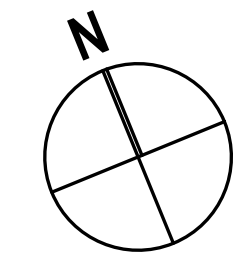
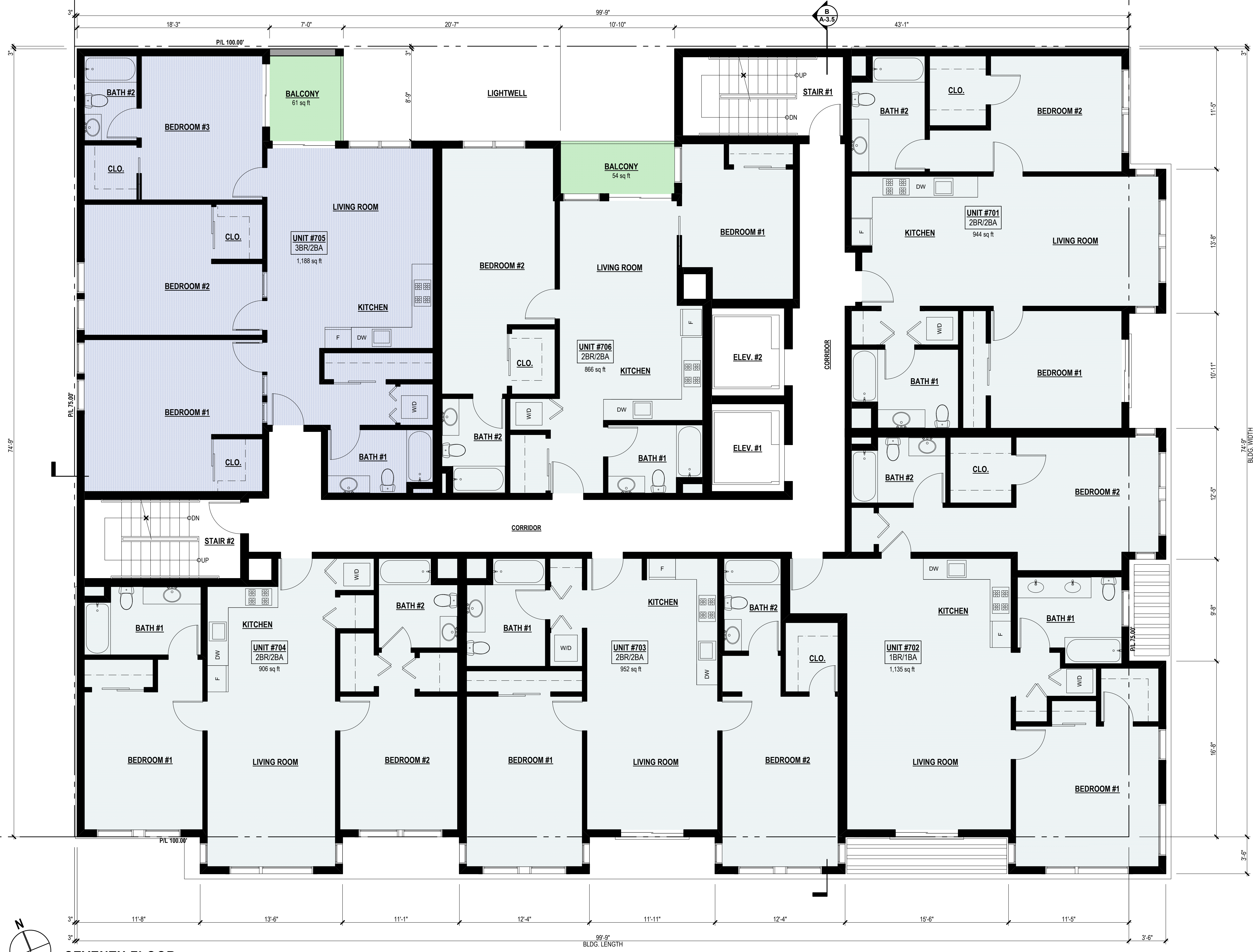
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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11/15/23	HISTORICAL JS

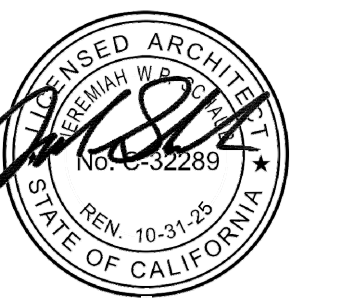


SEVENTH FLOOR

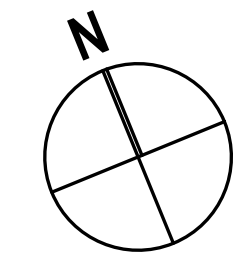
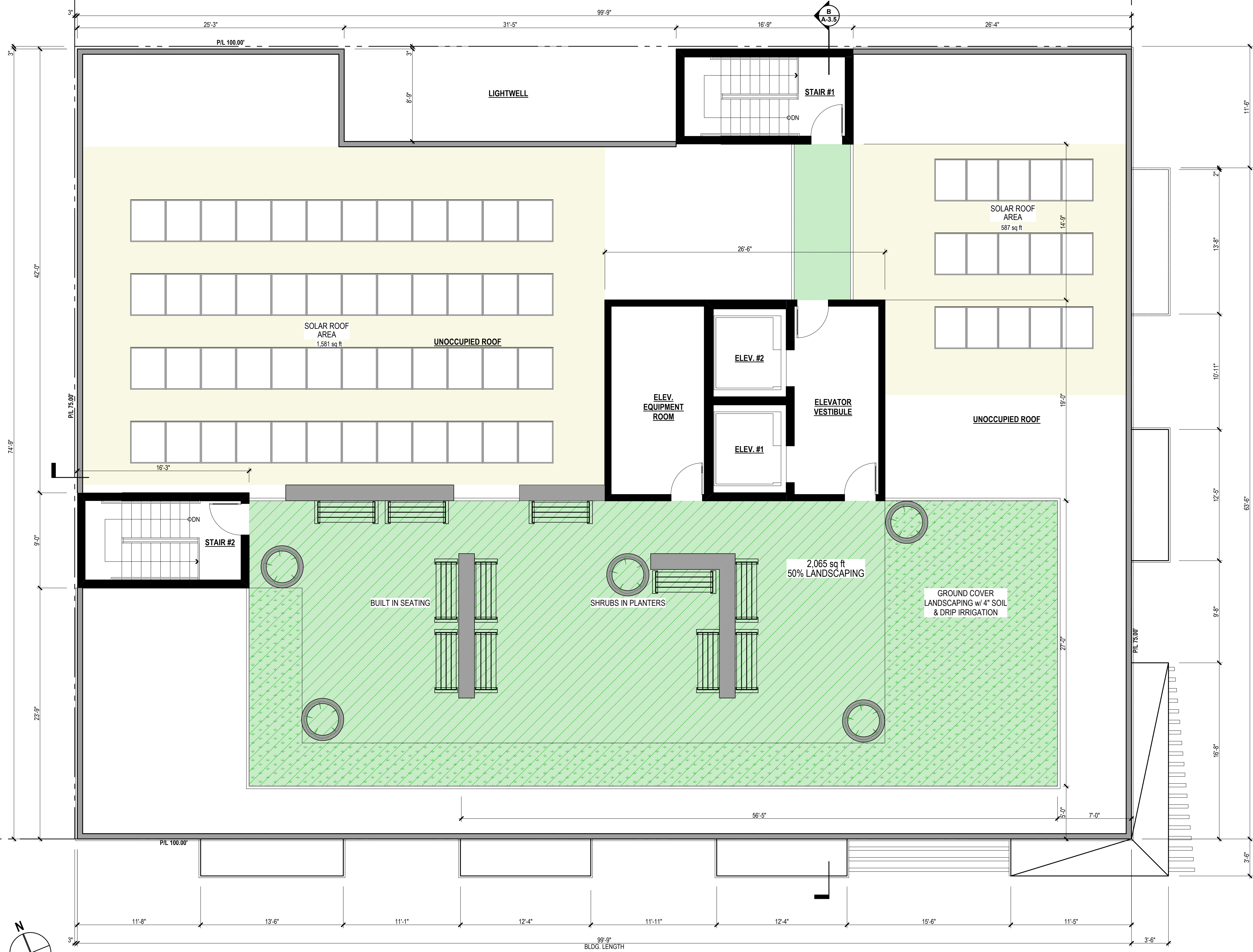
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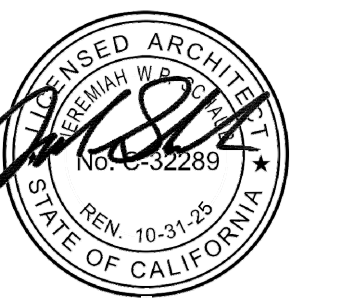


ROOF

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

C:\Users\jaramila.SLA\Dropbox\Projects\PROJECT-707 Washington St Oakland\proj.Last saved on Wednesday, November 15, 2023 by jaram



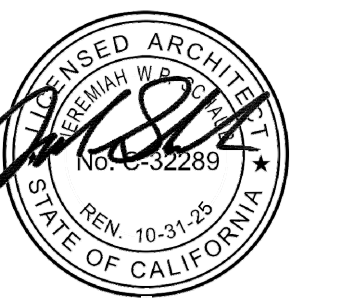
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7/15/22	MYL
8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22 PLANNING	JS
3/15/23 PLANNING	JS
4/6/23 PLANNING	JS
8/25/23 HISTORICAL	JS
11/15/23 HISTORICAL	JS



EAST (PRINCIPAL) ELEVATION ON WASHINGTON STREET

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



Date	By
7/15/22	MYL
8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22	PLANNING JS
3/15/23	PLANNING JS
4/6/23	PLANNING JS
8/25/23	HISTORICAL JS
11/15/23	HISTORICAL JS



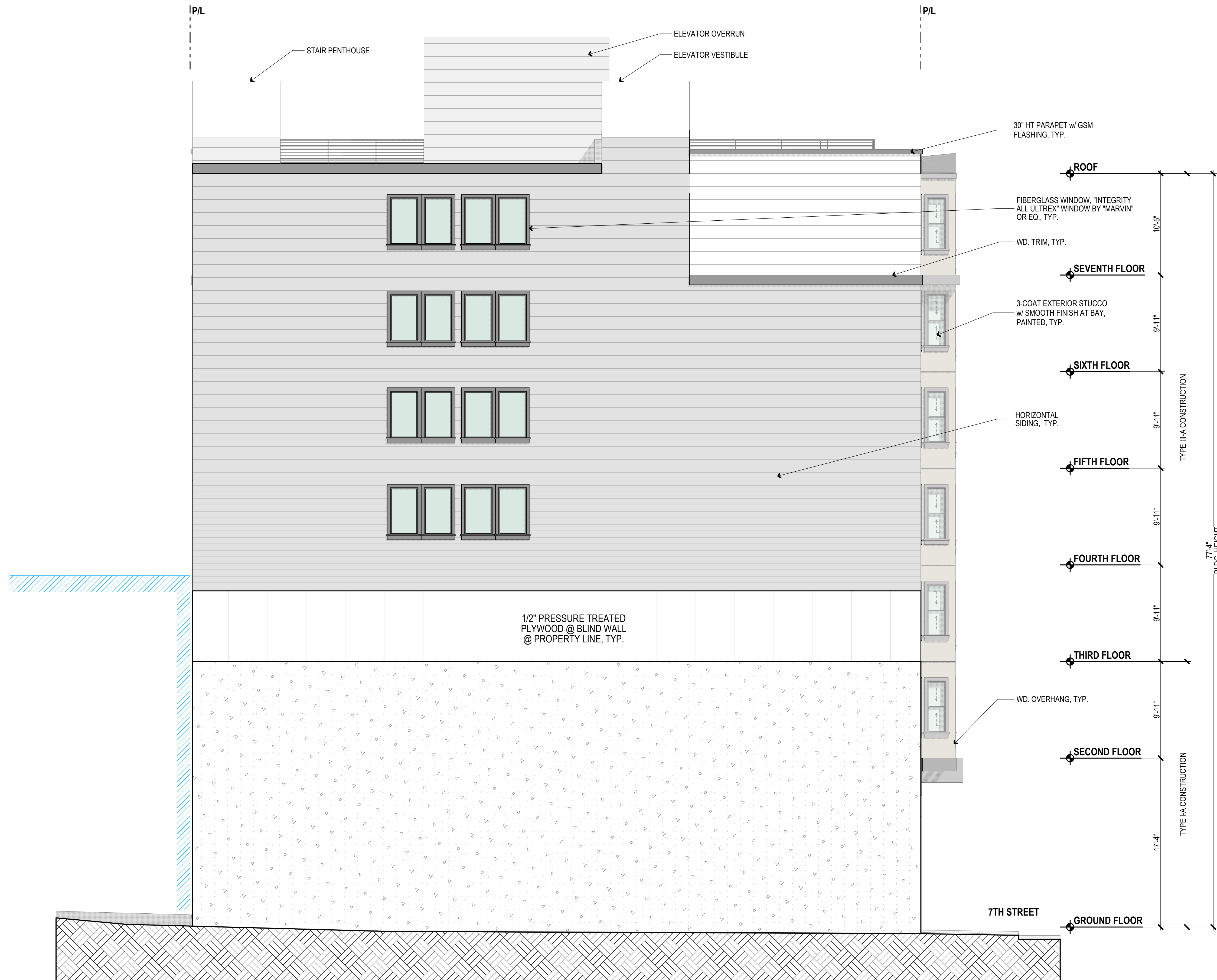
SOUTH ELEVATION ON SEVENTH STREET

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



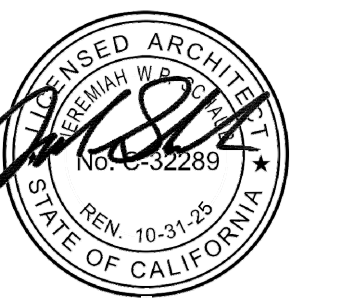
Date	By
7/15/22	MYL
8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22 PLANNING	JS
3/15/23 PLANNING	JS
4/6/23 PLANNING	JS
8/25/23 HISTORICAL	JS
11/15/23 HISTORICAL	JS



WEST ELEVATION AT PROPERTY LINE

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



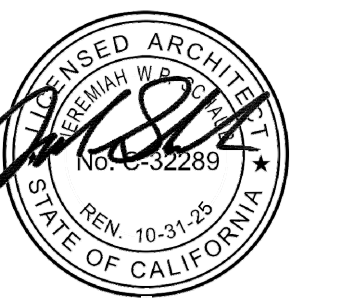
Date	By
7/15/22	MYL
8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22 PLANNING	JS
3/15/23 PLANNING	JS
4/6/23 PLANNING	JS
8/25/23 HISTORICAL	JS
11/15/23 HISTORICAL	JS



NORTH ELEVATION AT PROPERTY LINE

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



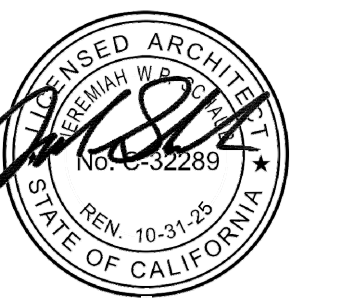
Date	By
7/15/22	MYL
8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22	JS
3/15/23	JS
4/6/23	JS
8/25/23	JS
11/15/23	JS



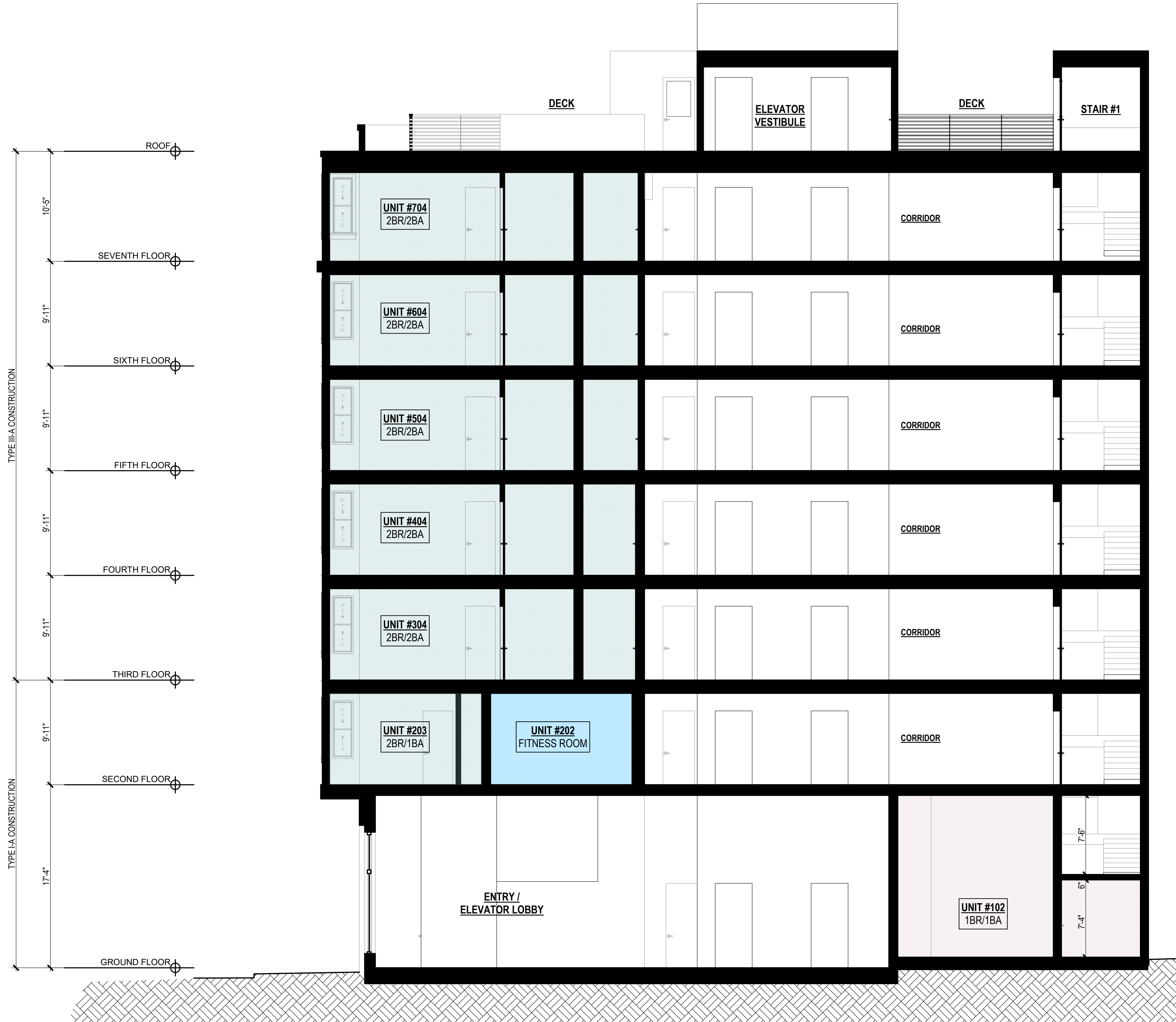
LONGITUDINAL SECTION A

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



Date	By
7/15/22	MYL
8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22 PLANNING	JS
3/15/23 PLANNING	JS
4/6/23 PLANNING	JS
8/25/23 HISTORICAL	JS
11/15/23 HISTORICAL	JS



TRANSVERSE SECTION B

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



NEW HOME RATING SYSTEM, VERSION 8.2

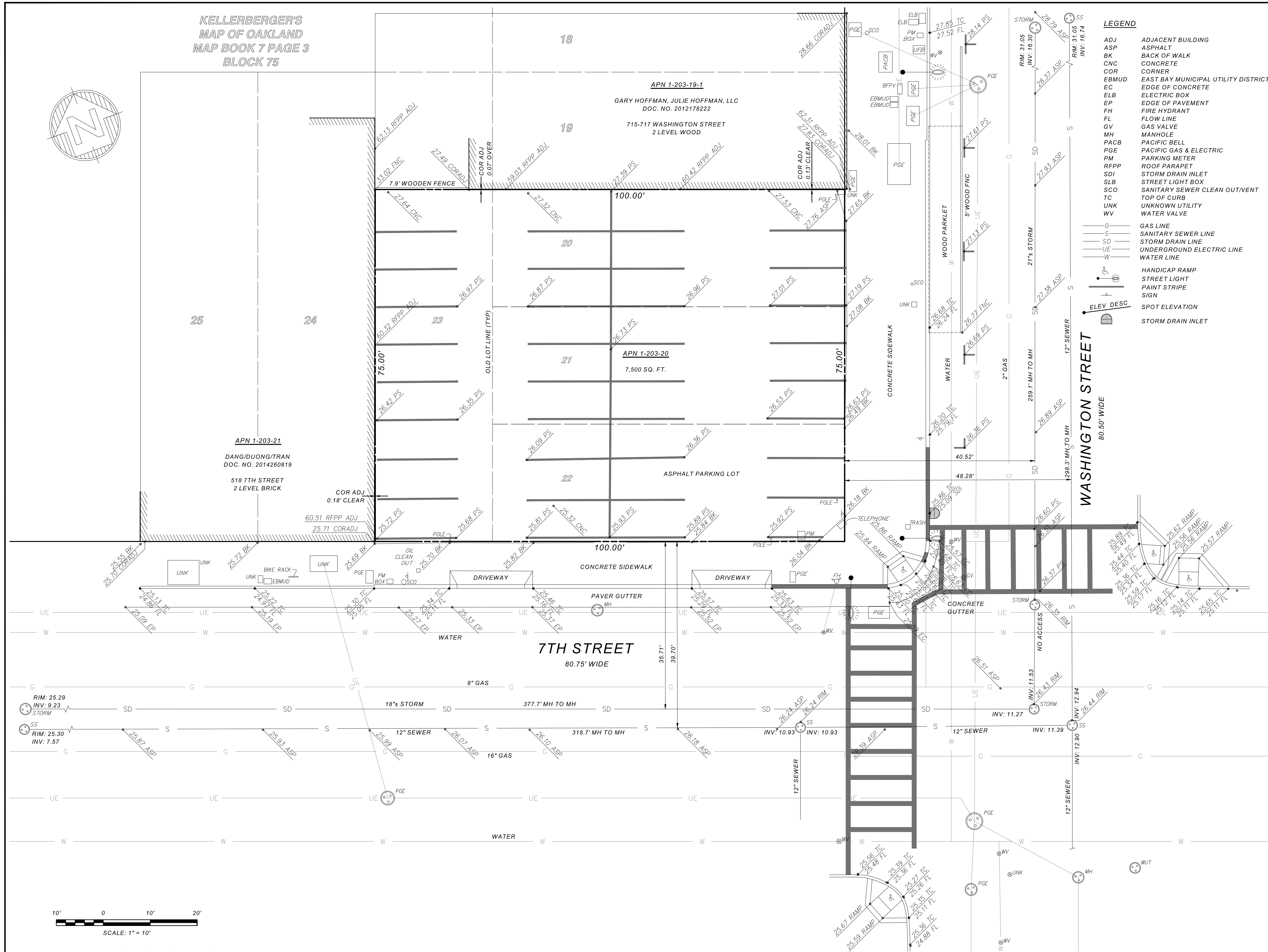
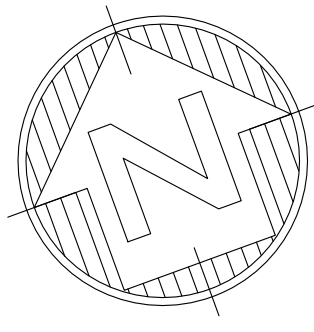
Blueprint Scoresheet

Points Targeted: **33.0**
 Certification Level Targeted: **None - Minimum Not Reached**
 Compliance Pathway Targeted: **TBD**
 T24 Compliance Targeted: **0**



Date	By
7/15/22	MYL
8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22	PLANNING JS
3/15/23	PLANNING JS
4/6/23	PLANNING JS
8/25/23	HISTORICAL JS
11/15/23	HISTORICAL JS

707 Washington St		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
		Possible Points							
CALGreen									
Yes	CALGreen (REQUIRED)	4		1	1	1	1		
A. SITE									
Yes	A6. Stormwater Control: Prescriptive Path								
	A6.3 Non-Leaching Roofing Materials	1					1		
C. LANDSCAPE									
19.58%	Enter the landscape area percentage. Points capped at 3 for less than 15%.								
C4. Minimal Turf in Landscape									
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
E. EXTERIOR									
E5. Durable Roofing Materials									
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R		
G. PLUMBING									
G2. Install Water-Efficient Fixtures									
Yes	G2.1 WaterSense Bathroom Facuets ≤ 1.0 gpm	1					1		
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1					2		
H. HEATING, VENTILATION, AND AIR CONDITIONING									
H1. Sealed Combustion Units									
Yes	H1.2 Sealed Combustion Water Heater	2			2				
H4. ENERGY STAR® Bathroom Fans									
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1				
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality									
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R		
J. BUILDING PERFORMANCE AND TESTING									
Yes	J3. Mechanical Ventilation Testing and Low Leakage	1			1				
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1				
K. FINISHES									
K1. Entryways Designed to Reduce Tracked-In Contaminants									
Yes	K1.1 Entryways to Individual Units	1			1				
Yes	K1.2 Entryways to Buildings	1			1				
M. APPLIANCES AND LIGHTING									
Yes	M1. ENERGY STAR® Dishwasher	1					1		
CEE Tier 2	M2. Efficient Clothes Washing and Drying								
	M2.1. CEE-Rated Clothes Washer	2		1			2		
N. COMMUNITY									
N1. Smart Development									
Yes	N1.1 Infill Site	2	1			1			
	N1.5 Home Size Efficiency	6				10			
943	Enter the area of the home, in square feet								
2	Enter the number of bedrooms								
N5. Social Interaction									
Yes	N5.1 Residence Entries with Views to Callers	1	1						
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1						
O. OTHER									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R		
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5		
Summary									
			Community	Energy	IAQ/Health	Resources	Water		
Total Available Points in Specific Categories		404.5	47	135.5	73	91	58		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
Total Points Targeted		33	3	2.5	8	9	10.5		



- LEGEND**
- ADJ ADJACENT BUILDING
 - ASP ASPHALT
 - BK BACK OF WALK
 - CNC CONCRETE
 - COR CORNER
 - EBMUD EAST BAY MUNICIPAL UTILITY DISTRICT
 - EC EDGE OF CONCRETE
 - ELB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - GV GAS VALVE
 - MH MANHOLE
 - PACB PACIFIC GAS & ELECTRIC
 - PGE PARKING METER
 - PM ROOF PARAPET
 - RFPF ROOF PARAPET
 - SDI STORM DRAIN INLET
 - SLB SANITARY SEWER CLEAN OUT/VENT
 - SCO TOP OF CURB
 - TC UNK UNKOWN UTILITY
 - UNK UNKOWN UTILITY
 - WV WATER VALVE
-
- G GAS LINE
 - S SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - UE UNDERGROUND ELECTRIC LINE
 - W WATER LINE
-
- Handicap Ramp
 - Street Light
 - Paint Stripe
 - Sign
 - Spot Elevation
 - Storm Drain Inlet

NOTE: TO ANYONE HAVING ANY INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

- ALL TITLE INFORMATION SHOWN HEREON, IF ANY, AFFECTING THE SUBJECT SITE IS BASED ON INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC. OR REFERENCED IN THE DEEDS TO THE PARCELS SHOWN HEREON. WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
- THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR MARY TOM AND IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC.
- THIS MAP SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: ARCHITECTURAL DESIGN AND BUILDING PERMIT. THE USE OF THIS MAP FOR ANY OTHER PURPOSE IS BEYOND THIS MAP'S INTENDED USE & OUR CONTRACT. IN THE EVENT OF SUCH USE BEYOND THE LIMITATION ABOVE, LIABILITY SHALL REST SOLELY UPON THE PARTY USING THIS MAP, AND FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
- ANY IMPROVEMENT CHANGES ON THE SUBJECT OR ADJACENT SITES, OR TITLE TRANSFERS OF THE SUBJECT PROPERTY, OR THE ELAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE SURVEY, SHALL VOID THIS MAP AND THE INFORMATION SHOWN HEREON, UNLESS A RE-SURVEY IS ORDERED TO UPDATE OR RE-CERTIFY THIS MAP.
- THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING.
- THE USE OF THIS MAP BY OTHERS ON BEHALF OF THE CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL THE CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
- THIS MAP MAY BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED OR IS IN DISCREPANCY, THE PRINT MUST BE REFERRED TO FOR THE CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON JULY 15, 2022.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
APN 001-0203-020-00; RECORDED JUNE 16, 2016, DOCUMENT NUMBER 2016151972.

UTILITY NOTE:

UNDERGROUND UTILITY MAIN LINES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE AND RECORD INFORMATION OBTAINED FROM THE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE AND HORIZONTAL AND VERTICAL LOCATION BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. SERVICE LINES ARE NOT SHOWN.

UTILITY & PROVIDER	INFORMATION REQUESTED	RECEIVED	PLOTTED
GAS - PACIFIC GAS & ELECTRIC	YES	YES	YES
ELECTRIC - PACIFIC GAS & ELECTRIC	YES	YES	YES
SEWER - EBMUD	NO	NO	NO
WATER - EBMUD	YES	YES	YES

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A BENCHMARK, LOCATED AT THE INTERSECTION OF 9TH AND CLAY STREETS, ELEVATIONS ARE BASED ON CITY OF OAKLAND DATUM, NORTH RETURN N/E CORNER.
ELEVATION = 31.63'

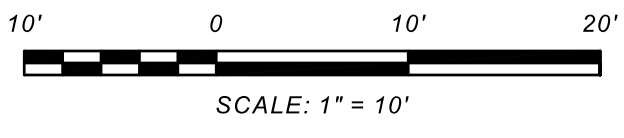
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: 8-2-2022

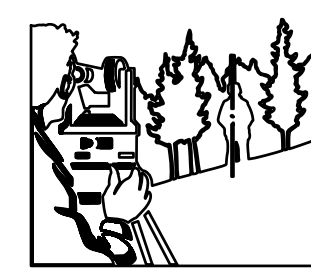
Frederick T. Seher

FREDERICK T. SEHER, PLS
LICENSE NO. 6216



DATE:	AUGUST, 2022
SCALE:	1" = 10'
DRAWN BY:	JM
DRAWING NAME:	1041-06
SURVEYED BY:	FTS
CHECKED BY:	JRC
CHECKED BY:	

NO.	BY	DATE	REVISIONS



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S PARCEL NUMBER 1-203-20
707 WASHINGTON STREET, OAKLAND, CA