

MEMORANDUM

DATE September 28, 2023 PROJECT 23208
NUMBER

TO Mary N. Tom PROJECT 707 Washington Street, Oakland
maryntom@gmail.com

CC Ronnie Turner, Turner Development FROM Christina Dikas, Associate Principal,
Resource Group, Inc., Senior Architectural Historian, Page &
rtdevelops@comcast.net Turnbull
Peter Birkholz, Principal, Page &
Turnbull

REGARDING **707 Washington Street, Oakland – Proposed Project Compliance Memorandum**

Introduction

This Proposed Project Compliance Memorandum has been prepared by Page & Turnbull regarding the property at 707 Washington Street in Oakland (APN 1-203-20) (**Figure 1 and Figure 2**). This memorandum was prepared at the request of the Oakland Planning & Building Department in anticipation of a proposed project. The property, which currently contains an unused and fenced off surface parking lot, is within the boundaries of the locally designated Victorian Row/Old Oakland S-7 Preservation Combining Zone and the Old Oakland Area of Primary Importance (API), and adjacent to but outside of the California Register of Historical Resources-listed Victorian Row/Old Oakland Historic District. For the purposes of describing the character of these areas in this memo, collectively the S-7 zone, API, and historic district are referred to as the Old Oakland Historic District. The project proposes to construct a new mixed-use building.

The Proposed Project Compliance Memorandum provide an evaluation of the proposed project's compatibility based on the character-defining features of the Old Oakland Historic District and according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically Rehabilitation Standard 9.

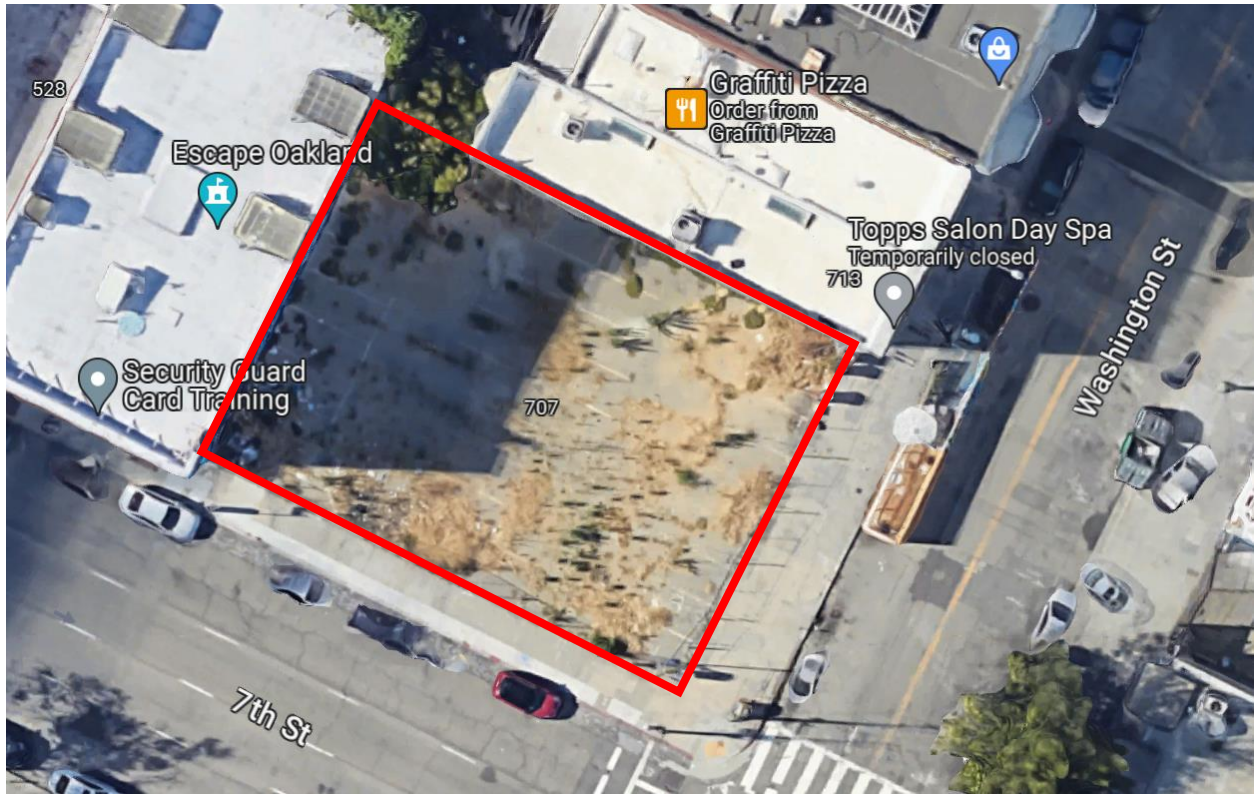


Figure 1: Subject parcel at 707 Washington Street. Source: Google Maps, 2023. Edited by Page & Turnbull.

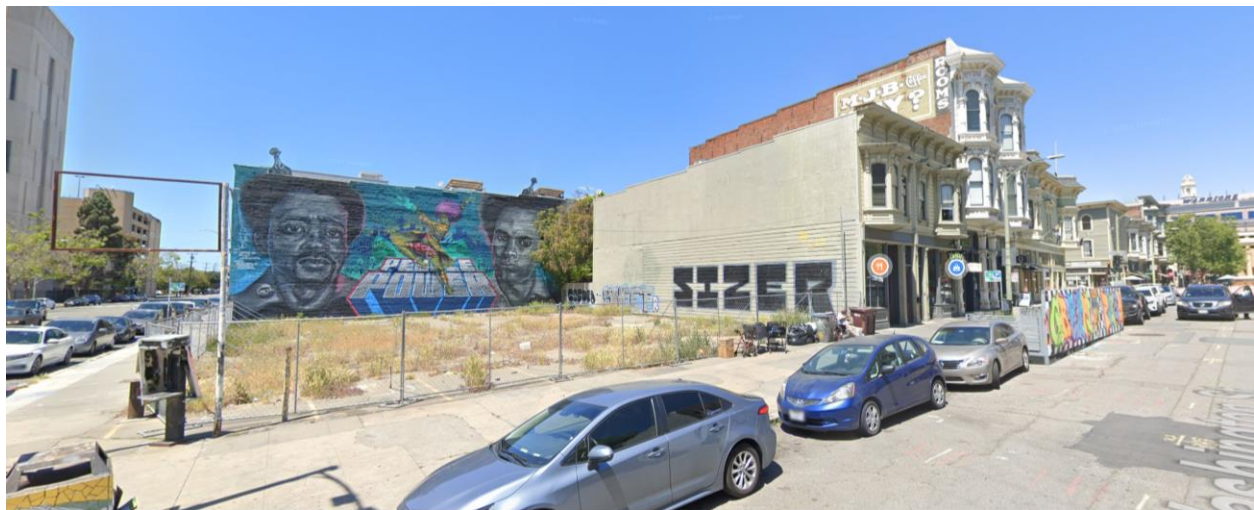


Figure 2: View of the subject parcel and a portion of the Old Oakland Historic District on Washington Street.
Source: Google Street View, May 2022.

Methodology

Page & Turnbull participated in a meeting with the project applicant and Oakland Planning & Building Department staff on July 10, 2023 to discuss the requirements for this memorandum. Page & Turnbull reviewed information available online and in project files sourced from the Oakland Planning & Building Department about the Old Oakland Historic District. No additional historic research was conducted for the purposes of this memorandum. Page & Turnbull also reviewed the proposed project plan set "New Mixed-Use Development, 707 Washington Street, 1-203-20, Oakland, CA 94607" prepared by Schaub Li Architects, Inc. (dated August 25, 2023) that was provided by Turner Development Resource Group, Inc. to Page & Turnbull via email on September 7, 2023.

Existing Historic Status

The Old Oakland Historic District, sometimes also called Victorian Row, is an S-7 Preservation District, an API identified through the Oakland Cultural Heritage Survey, a California Register listed historic district, and an eligible National Register historic district. The identified boundaries of each designation overlap but are slightly different (**Figure 3**).

S-7 and S-20 Preservation Combining Zones are officially designated Preservation Districts in Oakland. According to the City of Oakland's Landmarks Preservation Advisory Board, (LPAB), they are "areas or neighborhoods that are recognized for the same values as individual Landmarks, and they are nominated and designated in the same way, usually with active neighborhood participation."¹ The Old Oakland/Victorian Row District was designated on August 13, 1976.

The Old Oakland API was identified by the Oakland Cultural Heritage Survey (OCHS) in 1984 (**Figure 4**). The OCHS was established in 1981, and after a multi-year endeavor, the OCHS completed a reconnaissance or "windshield survey" of the entire city in 1997. The OCHS evaluation system was adopted in Appendix C of the Historic Preservation Element of the Oakland General Plan, adopted in 1994. The system uses letters A to E to rate individual properties and numbers 1 to 3 for district status. Individual properties can have dual ("existing" and "contingency") ratings if they have been remodeled. If they are in districts, they can be contributors, noncontributors, or potential contributors. Areas of Primary Importance (APIs) are identified as National Register-quality districts.²

Lastly, the Victorian Row/Old Oakland District was determined eligible for listing in the National Register of Historic Places under Criterion A (Events) and Criterion C (Architecture) by the California

¹ City of Oakland, "List of Preservation Districts (S-7 and S-20 Zones)," electronic resource at <https://www.oaklandca.gov/topics/list-of-preservation-districts>.

² City of Oakland, Historic and Architectural Rating Systems, <https://www.oaklandca.gov/topics/historical-and-architectural-rating-systems>

State Historic Preservation Officer (SHPO) and the U.S. Secretary of the Interior in 1980.³ Because this district was determined eligible for the National Register of Historic Places through SHPO review and concurrence, it is listed on the California Register of Historical Resources. The boundaries of this identified district excluded the subject property at 707 Washington Street, though the property is immediately adjacent (**Figure 5**).

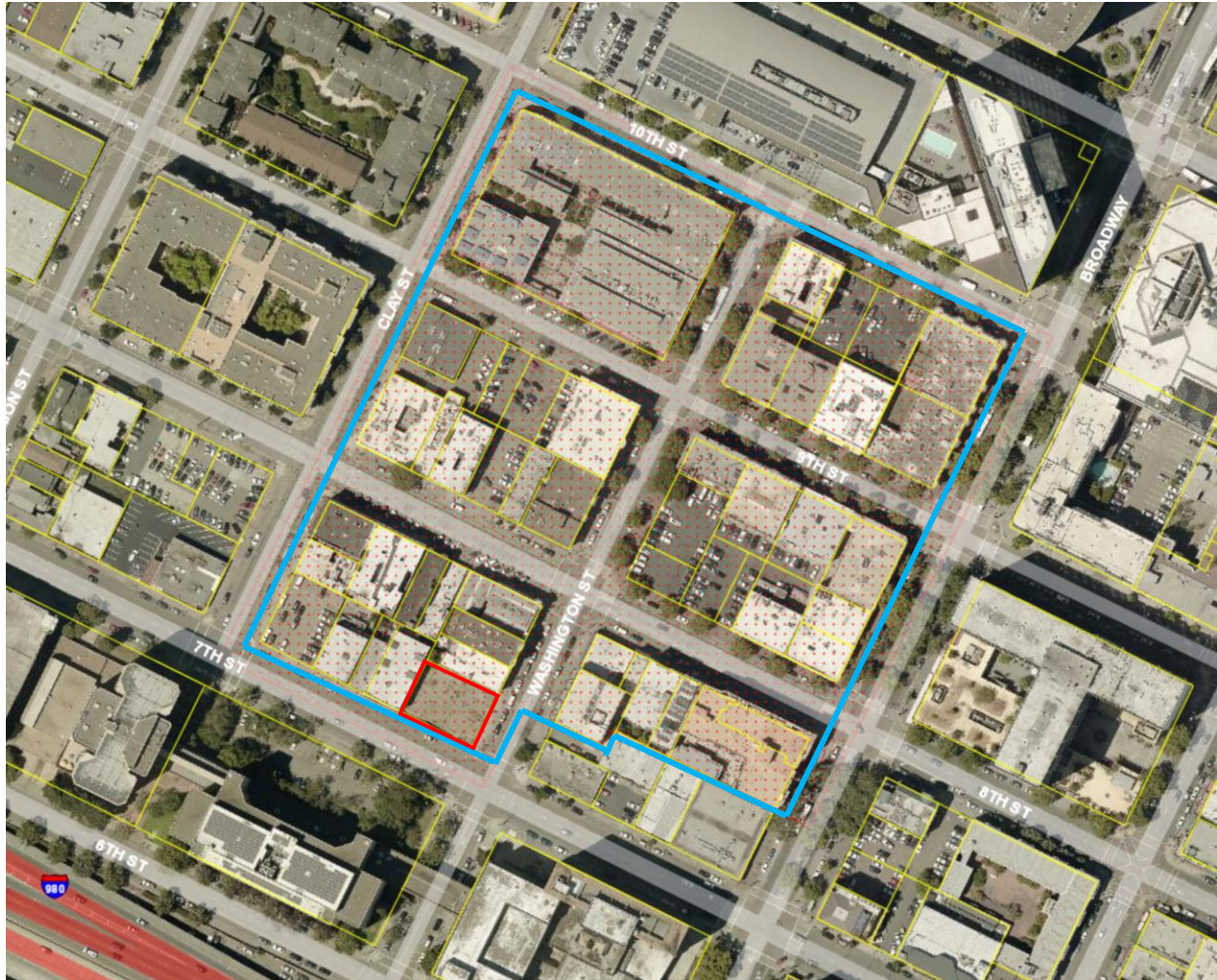


Figure 3. The Victorian Row/Old Oakland S-7 Preservation District, outlined in blue, and subject property outlined in red. Source: www.oakgis.maps.argis.com

³ Determination of Eligibility Notification, National register of Historic Places. Request submitted by HUD/UDAG (February 28, 1980).

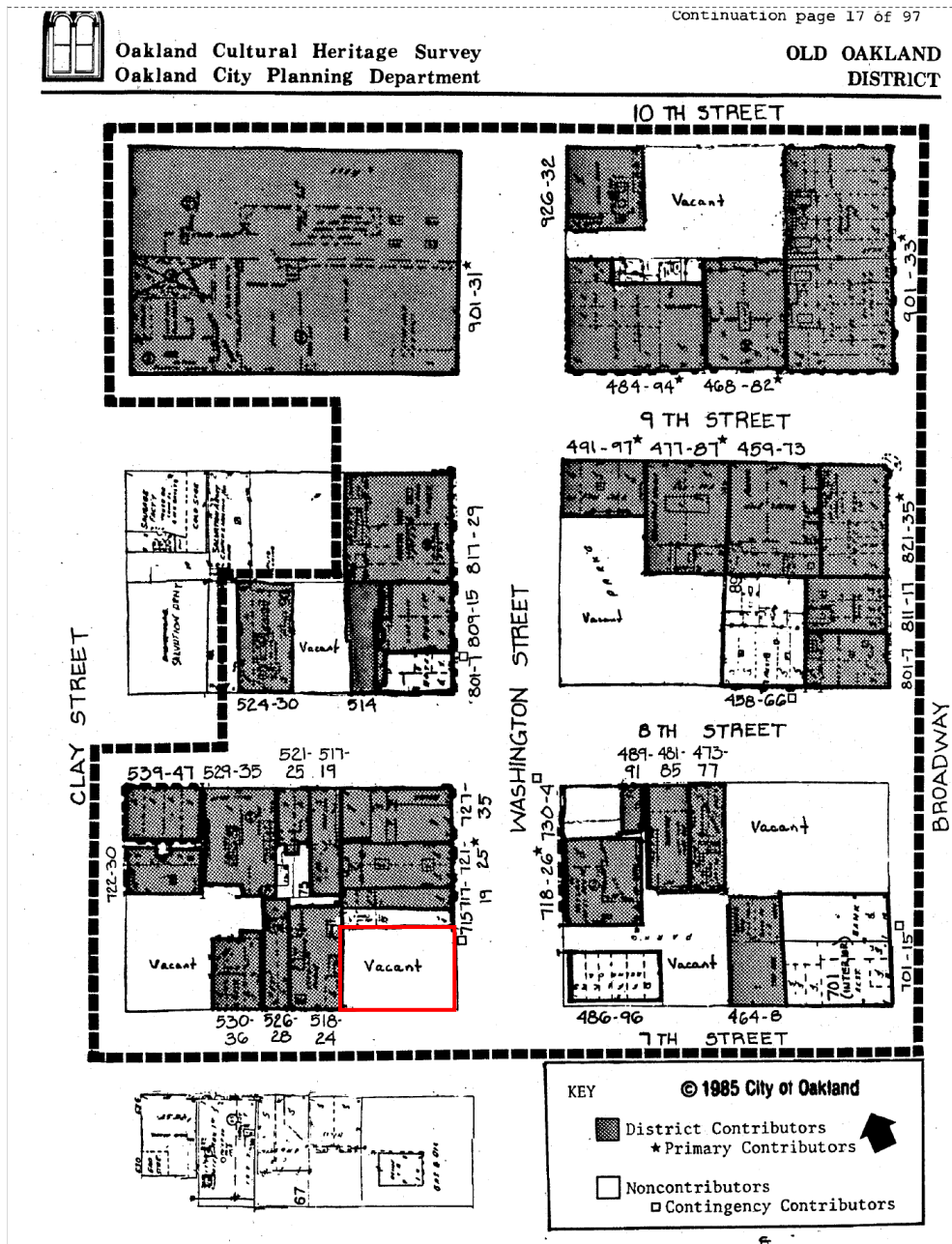


Figure 4. OCHS documentation for the Old Oakland District, 1985. Note that the subject property at 707 Washington Street, outlined in red, is identified as vacant and a non-contributor to the historic district.

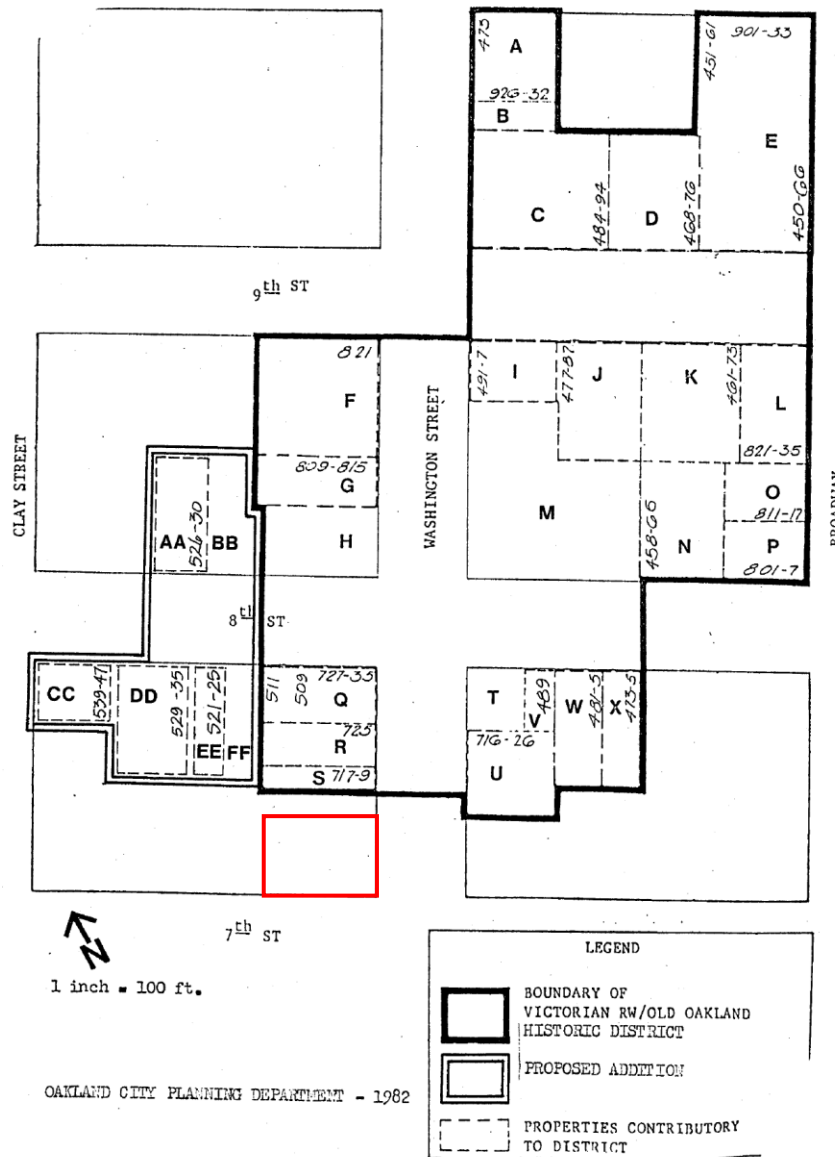


Figure 5. Boundary of National Register eligible Victorian Row/Old Oakland Historic District. Subject property outlined in red. Source: Determination of Eligibility Notification, National register of Historic Places. Request submitted by HUD/UDAG (February 28, 1980).

Historic Significance of the Old Oakland Historic District

The Oakland Cultural Heritage Survey forms for the Old Oakland District (API), dated 1984, provide the following summary statement of significance:

The Old Oakland District is the surviving downtown commercial center of the 1870's and 1880's, with additions made in the early decades of the 20th century when the commercial heart had moved farther north but auxiliary commercial functions still attracted investment money. [...]

In sum, Old Oakland is a microcosm of typical American urban growth patterns, where money for the most favored new commercial construction continually pushes "the center" to a newer, cleaner area, leaving behind for the poor and for immigrant groups (see 517-19 8th Street) progressively older buildings that had housed "the center" for earlier generations. In one small area, Old Oakland shows early commercial buildings (801-07 and 811-17 Broadway), the high style of mid-to late-19th century commercial structures (450 block of 9th Street, etc.), the progressively less expensive development as the city center was moving farther and farther uptown, and neglect in the suburban heyday, followed now by inner city redevelopment and appreciation for a remnant of the city's 19th-century glories.

Ninth Street, between Broadway and Washington Street – "Victorian Row" – represents an unbroken succession of Victorian structures fronting both sides of the street. These structures comprise one of the most distinguished compositions of late-Victorian commercial [sic] architecture in the western United States. Recognizing the magnificent potential here for preservation and commercial revitalization [sic], the Oakland City Council has designated this Victorian Row section as an urban renewal project. The project is presently getting under way, using funds from the U.S. Department of Housing and Urban Development.

Other portions of the six block area (Old Oakland) are not as intensely developed with architecturally and historically significant structures as Victorian Row but nevertheless contain a good number of such structures. Among them are the Central Pacific Railroad Station on 7th Street (remodelled [sic] for use as a store), the Peniel Mission Building at 722 Washington (known as the "Oriental House" in the 1880's), and the Rex-Winsor Hotel Building at 821 Washington. Collectively the area appears to meet the National Register criteria for listing as a historic district. Most of the

district has already been determined eligible for National Register listing. All of it is a locally designated preservation district.⁴

Character-Defining Features of the Old Oakland Historic District

The survey forms prepared by OCHS do not include a list of character-defining features for the district. Based on the physical description and statement of significance for the Old Oakland District provided in the OCHS survey forms, Page & Turnbull has identified the following character-defining features of the district:

- Rectangular commercial blocks
- One- to four-story commercial buildings, generally built out to front and side lot lines
- Various architectural styles representing construction between 1864 and 1933, including:
 - Italianate Style, which may include one or more of the following features:
 - Brick or wood frame construction
 - Heavy, bracketed cornice
 - Paneled frieze
 - Parapet or false mansard hiding a flat roof
 - Glazed storefront windows, often with cast iron pilasters, paneled bulkheads, and/or recessed entries
 - Angled bay windows
 - Rhythmically spaced double-hung wood windows, often with round or segmental arched heads, at upper floors
 - Elaborate window surrounds with moldings, colonettes, keystones, bracketed hoods, triangular or rounded pediments, and/or paneled aprons
 - Belt or paneled courses between floor divisions, or extended sill lines
 - Patterned polychrome brickwork
 - Corner quoins or pilasters
 - Early 20th Century Commercial Blocks, which may include one or more of the following features:
 - Brick, reinforced concrete, or masonry construction
 - One- or two-part vertical blocks
 - Brick, glazed brick, or stucco veneer facades
 - Galvanized iron and/or terra cotta ornamentation, often with Renaissance or Baroque stylistic references

⁴ Oakland Cultural Heritage Survey, California Department of Parks and Recreation Historic Resources Inventory forms, Old Oakland District (May 31, 1984), 2-6, on file at the offices of the Oakland Cultural Heritage Survey.

- Belt courses, cornice modillions and/or brackets, paneling and other moldings are typical
- Plate-glass storefronts with bulkheads below and mezzanine or transom windows above
- Double-hung wood windows at upper floors.

As is typical of ground floor commercial buildings, the storefronts of the buildings in the Old Oakland Historic District have changed over time. In some cases, other insensitive alterations were made to the buildings, particularly in the post-World War II period when divestment and neglect took their toll on the neighborhood. However, in the 1980s, a number of substantial rehabilitation projects brought back historic and architectural integrity to many of the buildings **(Figure 6 and Figure 7)**.



Figure 6. Intersection of Washington and 8th Streets, looking west. Source: Google Street View, May 2022.



Figure 7. Intersection of Washington and 8th Streets, looking south. Source: Google Street View, May 2022.

Design Guidance for Compatibility with the Old Oakland Historic District

Compatibility with the Old Oakland Historic District is required per City of Oakland Planning Code, based on its designation as both an S-7 Preservation Combining Zone and an Area of Primary Importance (API), as well as to avoid an adverse impact under CEQA.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Review of the project's compatibility with the character of the Old Oakland Historic District may be achieved by considering Standard 9 of the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior's Rehabilitation Standard 9 focuses on designing new additions, alterations, or related new construction so that they will not negatively affect the integrity of a historic building but will also remain different enough from the original to avoid false historicism. In the context of an infill project at 707 Washington Street, the following discussion considers the ability of the proposed project to remain compatible yet differentiated from the character of the Old Oakland Historic District.

Rehabilitation Standard 9 - New additions, exterior alterations or related new construction will not destroy the historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and

will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.⁵

CITY OF OAKLAND PLANNING CODE REGULATIONS

S-7 Preservation Combining Zone Regulations

Chapter 17.84 of the City of Oakland Planning Code establishes the regulations and review process for properties with Preservation Combining (S-7) Zone designation, which is a zoning designation that may be combined with any other zone. The following subsections of Chapter 17.84 are relevant to new construction and alterations within the S-7 zone:

17.84.30 – Required design review process.

- A. Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the additional provisions in Sections 17.84.040, 17.84.050, and 17.84.060; the Telecommunications regulations in Chapter 17.128; or the Sign regulations in Chapter 17.104.
- B. Section 17.136.075 contains design review criteria for the demolition or removal of Designated Historic Properties (DHPs) and Potentially Designated Historic Properties (PDHPs).

17.84.040 – Design review criteria for construction or alteration.

In the S-7 Zone, proposals requiring Regular design review approval pursuant to Section 17.84.030 may be granted only upon determination that the proposal conforms to the Regular design review criteria set forth in the design review procedure in Chapter 17.136 and to all of the following additional design review criteria:

- A. That the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, color, materials, texture, lighting, detailing and ornamentation, landscaping, signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

⁵ National Park Service, "The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation" (U.S. Department of the Interior, 2003), electronic resource at <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>.

- B. That the proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities. Consideration shall be given to integration with, and subordination to, the desired overall character of any such area or grouping of facilities. All design elements or effects specified in Subsection A. of this Section shall be so considered.
- C. That the proposal conforms with the Design Guidelines for Landmarks and Preservation Districts as adopted by the City Planning Commission and, as applicable for certain federally-related projects, with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Design Review Procedure for APIs

Projects may be subject to the City of Oakland's Design Review Procedure, as set forth in Chapter 17.136 of the Oakland City Planning Code. According to Section 17.136.060 Review by Landmarks Board, in certain cases, "Whenever an application is for regular design review in the S-7 Zone, or on a designated landmark site, the Director of City Planning shall refer the proposal to the Landmarks Preservation Advisory Board for its recommendations." The following provides further detail on sections relevant to new construction and/or exterior alterations in Old Oakland.

17.136.055 – Special regulations for historic properties in the Central Business District and Lake Merritt Station Area District Zones

Old Oakland is in the Central Business District (CBD). Section 17.136.055(B) of the Oakland Planning Code outlines specific findings that must be made by Historic Preservation Staff if "any exterior alteration to a character-defining element of a Designated Property (DHP) or Potentially Designated Property (PDHP)" is proposed. Additionally, the section specifies that projects in an API that require Regular Design Review will only be approved if they meet the following additional criteria:

- a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
- b. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street;
- c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API;
- d. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic

building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results;

- e. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and
- f. For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.
- g. For construction of new principal buildings:
 - i. The project will not cause the API to lose its status as an API;
 - ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
 - iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

Proposed Project Description

The following proposed description is based on the scope of work described and illustrated in the drawing set for "New Mixed-Use Development, 707 Washington Street, 1-203-20, Oakland, CA 94607" prepared by Schaub Li Architects, Inc. (dated August 25, 2023) (**Figure 8 and Appendix B**).

The proposed project includes a rectangular-plan, seven-story mixed-use building with a height of 77'-4". The building will abut all property lines. It will contain 38 residential units (six three-bedroom units, 25 two-bedroom units, and seven one-bedroom units), 37 of which will be located on the upper floors along with amenity spaces such as a fitness room. The ground floor will contain one retail unit and an entry/elevator lobby for the residential units accessed from Washington Street, a

parking garage for five vehicles and 16 bicycles accessed from 7th Street, and one one-bedroom unit. A portion of the roof will be occupiable space with landscaping, and an elevator overrun and stair penthouse will extend above the roof.



Figure 8. Rendering looking northwest at subject site, Sheet A-0.2, “New Mixed-Use Development, 707 Washington Street, 1-203-20, Oakland, CA 94607” prepared by Schaub Li Architects, Inc. (August 25, 2023).

The Washington Street (east) façade will feature a tall ground floor clad with glazed porcelain tiles in a horizontal pattern around the entries and vertical pattern below and around the windows. A horizontal beltcourse/overhang will divide the ground floor from the floors above. A squared recessed entry near the street corner for the residential entry, addressed 707 Washington Street, will consist of double glazed doors flanked by sidelights, manufactured with clear tempered glass with bronze anodized aluminum frames. The entry will be decorated with wood slats and LED downlighting above. The retail space, addressed 711 Washington Street, will be located toward the north and will consist of an angled recessed entry with a single glazed door and sidelights, also manufactured with clear tempered glass with bronze anodized aluminum frames. It will be capped with a horizontal metal canopy with signage. Between the two entries, storefront windows will be fixed and in pairs and groups of three, with transom windows above. A bulkhead clad in glazed porcelain tiles below the windows will be evident. To the north of the retail entry, there will be a single window and transom window and a flush door with a vertical lite and transom window for secondary egress from the upper floors.

The six floors above will be arranged with a projecting beltcourse/overhang between the fifth and sixth floors and a slight parapet cap at the top of the building. The façade will be arranged into seven structural bays. All windows will be fiberglass. At the left (south) end, the projecting two-bay corner will be clad in stucco with a smooth finish (painted blue), angled up at the top and featuring a horizontal wood slat overhang. The two columns of windows at this section will have fixed and awning operability. Cladding at the three recessed structural bays of the façade will consist of horizontal Hardiplank lap siding with a wood texture. Vertically aligned fenestration at these recessed areas will consist of two-lite hopper windows, glazed sliding doors behind metal Juliet balconies, and pairs of double-hung windows. Between these recessed areas, there will be two projecting square bays clad in stucco with smooth finish (painted a sand tone), which will contain a single double-hung window in each side (north- and south-facing) and a pair of double-hung windows at the front (east-facing). All windows will have wood surrounds.

The Seventh Street (south) façade will feature the same cladding materials as the Washington Street façade and a similar vertical arrangement with a beltcourse/overhang between the sixth and seventh floors. The ground floor will feature, from left (west) to right (east), two flush doors with a vertical lite and transom window for secondary egress, an awning garage door, two paneled bays, and bronze anodized aluminum frame storefront windows. The upper floors will be arranged into eight structural bays. The two left (west) recessed structural bays will feature pairs of double-hung windows, and the two right (east) recessed structural bays will contain glazed sliding doors behind metal Juliet balconies. The left (west) projecting square bay will feature double-hung windows in the sides (east- and west-facing) and four-lite windows with one inset awning window at the front (south-facing). The center and right (east) projecting square bays will feature double-hung windows in the sides (east- and west-facing) and pairs of double-hung windows at the front (south-facing). The blue stuccoed corner section will contain fixed and four-lite windows with one inset awning window. The corner will terminate in an angled edge at the top. All windows will feature wood surrounds.

The west façade will abut the adjacent building at the ground floor and second floor. It will be clad in ½" pressure treated plywood at a blind wall at the third floor level and will be clad in horizontal Hardiplank siding above. Two pairs of fixed windows will be located at the fourth through seventh floors at approximately left (north) of center.

The north façade will be clad in 4" horizontal wood siding and will feature a large lightwell right (west) of center. It will abut the adjacent building at the ground floor and most of the second floor. It will be clad with ½" pressure treated plywood at the blind wall at the third-floor level. At each floor,

the lightwell will contain, from left (east) to right (west), a pair of sliding doors and a double-hung window behind a balcony railing, two pairs of double-hung windows, and a pair of sliding windows.

Proposed Project Compliance Analysis

Review of the project's sensitivity to the character of the Old Oakland Historic District is achieved in this section by considering Standard 9 of the Secretary of the Interior's Standards for Rehabilitation and the Oakland Planning Code criteria outlined earlier in this memorandum.

The proposed project at 707 Washington Street will construct a seven-story building on the site of an unused surface parking lot. As no alterations will be made directly to any of the contributing buildings in the Old Oakland Historic District, the project will not cause a direct impact to the eligibility of the historic district. However, the proposed project has the potential to affect the setting of the contributors, particularly those closest to the project site, as well as the character of the district.

The proposed seven-story, 77-foot-tall building will be taller than adjacent and nearby contributors to the Old Oakland Historic District by four or five stories, approximately 40 to 45 feet taller than the immediately adjacent buildings to the north and west. The height limit for the area is 55', or approximately five stories, but the project is seeking a density bonus. The proposed height is taller than buildings in the historic district, but it is worth noting that the subject site is at the south edge of the historic district. Tall modern buildings are located across 7th Street, so this property would serve as a transition between the small-scale nineteenth- and early twentieth-century architectural styles of the historic district and the modern buildings to the south and east.

Despite the height, other aspects of the proposed design refer to the character of the historic district and allow the building to be somewhat compatible with the neighboring contributing buildings. The building will have a rectangular plan, which is standard in the historic district. It will be built out to the lot lines, which is also a condition of the contributing buildings in the historic district. While the massing will be wider than the smaller-scale historic buildings, the building's street facades will be divided into smaller vertical units through the use of projecting bays and different cladding materials. Thus, the rhythm of the street facades and visual interest will be compatible with the historic buildings. The horizontal beltcourses/overhangs between the ground floor and second floor and between the sixth and seventh floors will help break up the verticality of the building, as well. The beltcourses/overhangs are also a nod to the traditional three-part building division of base, shaft, and capital and the horizontality of heavy cornices on the contributing buildings in the historic district. The height of the ground floor and location of the horizontal beltcourse/overhang between the ground floor and second floor appears to approximately align with the height and horizontal

band above the ground floor of the historic building immediately next door to the north on Washington Street.

The horizontal Hardiplank cladding with wood grain on the east, south, and west facades and horizontal wood cladding on the north façade facing the nearest contributing building aids compatibility with the historic district, which include wood-frame buildings with horizontal wood-clad facades. The use of high-quality materials, such as porcelain tiles and bronze anodized aluminum windows at the ground floor storefronts will also help the proposed building blend with, or at least not detract from, the high-quality materials and architectural details displayed on the historic buildings.

In addition, the squared and angled recessed entrances align with the use of recessed entrances on contributors to the historic district. The reference to a storefront bulkhead under the windows and the use of storefront windows with transoms above are compatible with the character and features of the Old Oakland Historic District. Furthermore, the rhythmic use of punched openings, including one-over-one double-hung windows, some in square bay windows, reference the Old Oakland Historic District. Paired double-hung windows are also located on the north façade, which faces the contributing buildings on Washington Street and will be seen from other parts of the historic district.

The references to the features and compositions of contributing historic buildings are incorporated into the proposed new building in a simplified way; it does not attempt to mimic the ornamental detail of nearby Italianate buildings, and thus, avoids false historicism. As with the height, the somewhat compatible but simple design will provide a transition at that corner between Washington Street's Victorian character between 7th and 8th streets and the modern buildings outside the historic district between 6th and 7th streets.

Conclusion

While the building's overall scale is not compatible with the Old Oakland Historic District, multiple gestures are included in the design to reference the materiality, rhythm, and features represented in the historic district. In those respects, the proposed project appears to comply with the intent provided by Standard 9 of the Secretary of the Interior's Standards for Rehabilitation and the criteria outlined in the Planning Code under 17.84.040 – "Design review criteria for construction or alteration" and 17.136.055 – "Special regulations for historic properties in the Central Business District and Lake Merritt Station Area District Zones."

Appendix A: Preparer Qualifications

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources, and civic areas. The company was one of the first architecture firms in California to dedicate its practice to historic preservation and is among the longest practicing such firms in the country. Offices are located in Los Angeles, Sacramento, and San Francisco, and staff includes licensed architects, designers, architectural historians, conservators, and planners. All of Page & Turnbull's professional staff members meet or exceed the Secretary of the Interior's Historic Preservation Professional Qualification Standards.

This proposed project analysis memorandum was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Peter Birkholz, AIA, Principal-in-charge; and Christina Dikas, Associate Principal, Project Manager and primary author, both of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

Appendix B: Project Plan Set

The proposed project plan set “New Mixed-Use Development, 707 Washington Street, 1-203-20, Oakland, CA 94607” prepared by Schaub Li Architects, Inc. (dated August 25, 2023) is appended on the following pages.

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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A-3.0	EAST (PRINCIPAL) ELEVATION ON WASHINGTON STREET
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A-4.0	GREEN BUILDING STANDARDS CODE
A-4.1	GREEN BUILDING STANDARDS CODE
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A-4.3	GREEN POINT RATED CHECKLIST
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

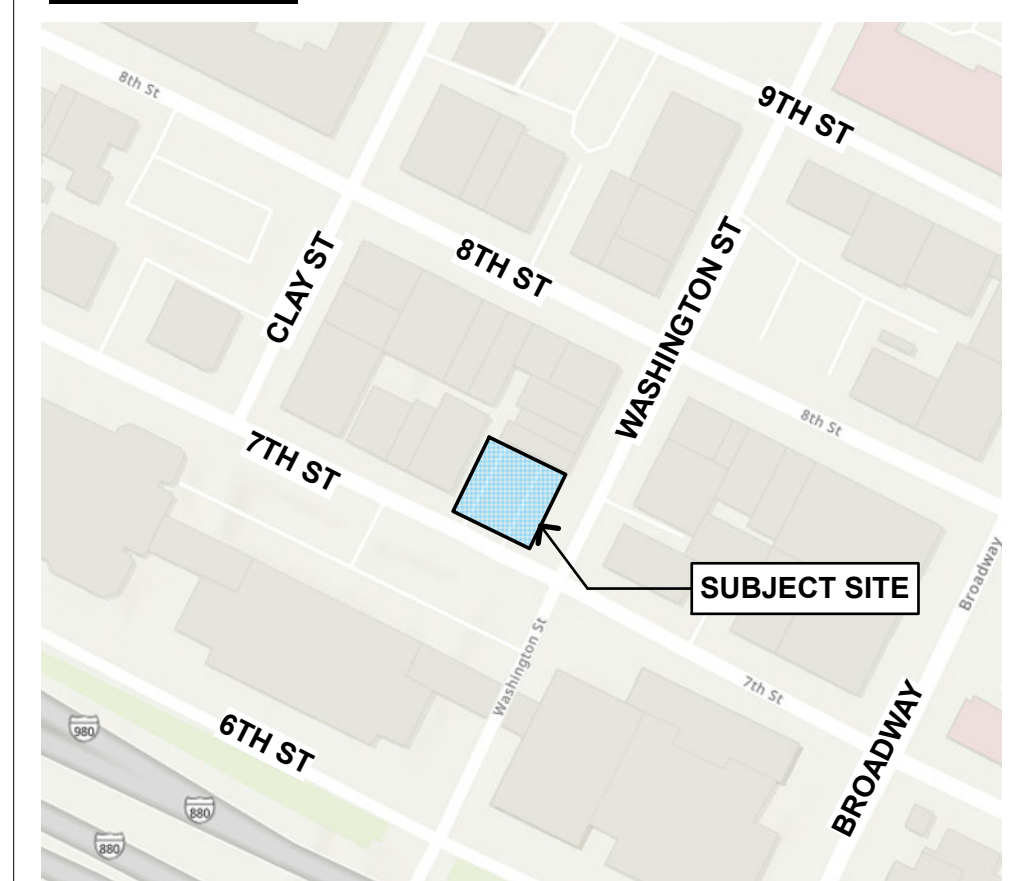
SCOPE OF WORK

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	—	



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



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



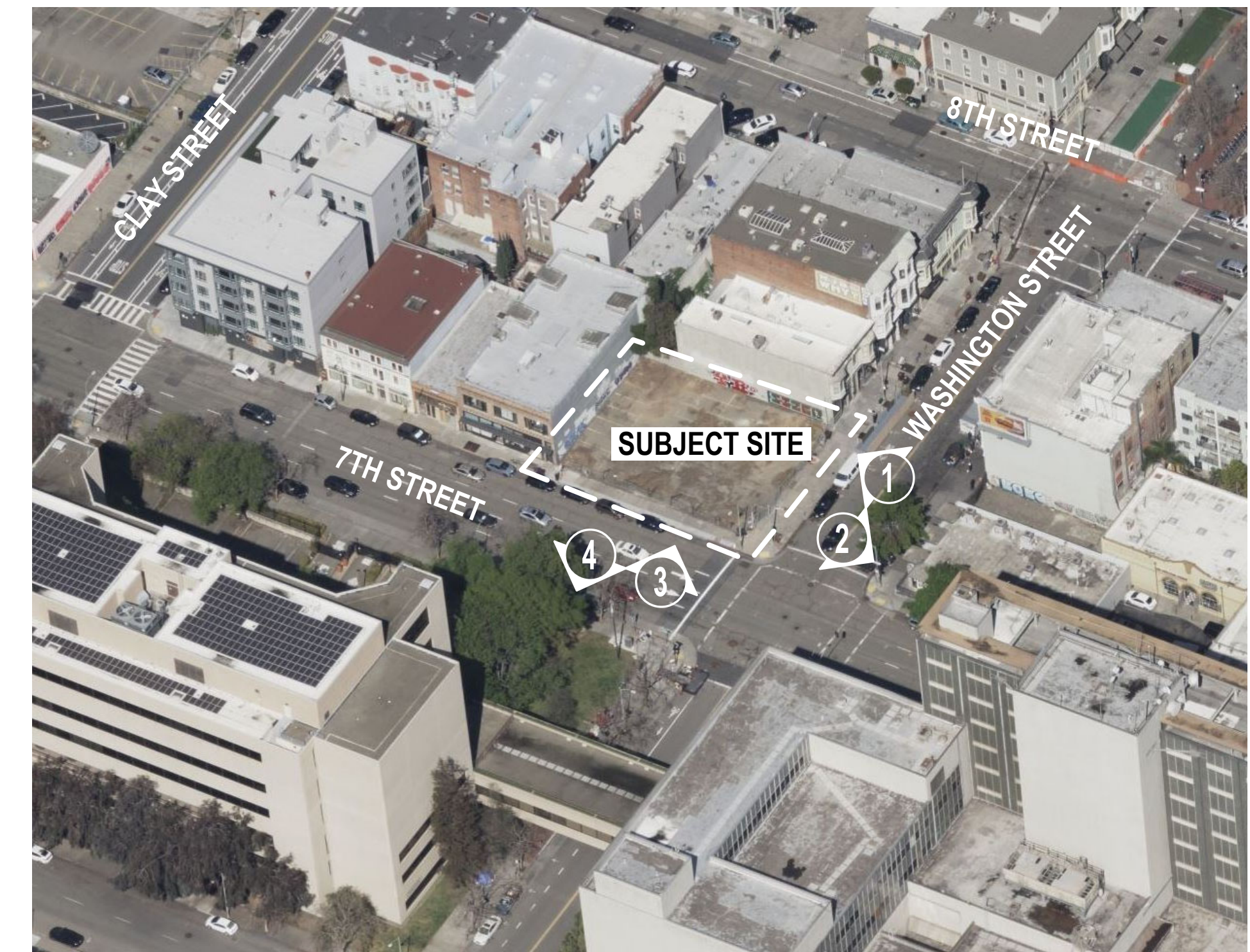
2 BUILDINGS ACROSS THE STREET ON WASHINGTON STREET (FACING EAST)



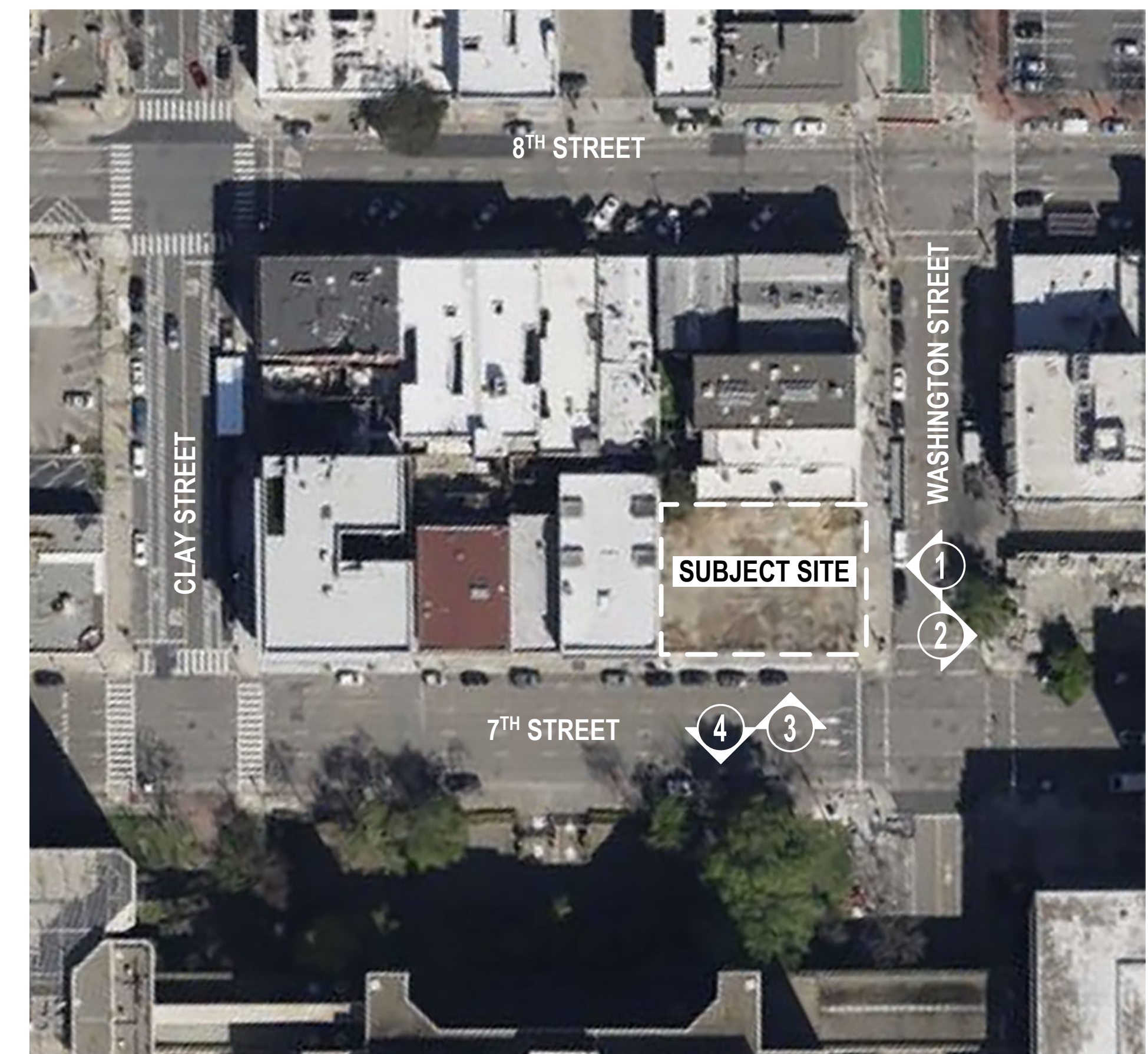
3 SUBJECT SITE AND ADJACENT BUILDINGS ON 7TH STREET (LOOKING NORTH)



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



5 BIRDSEYE LOOKING NORTHWEST



6 AERIAL VIEW



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



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



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

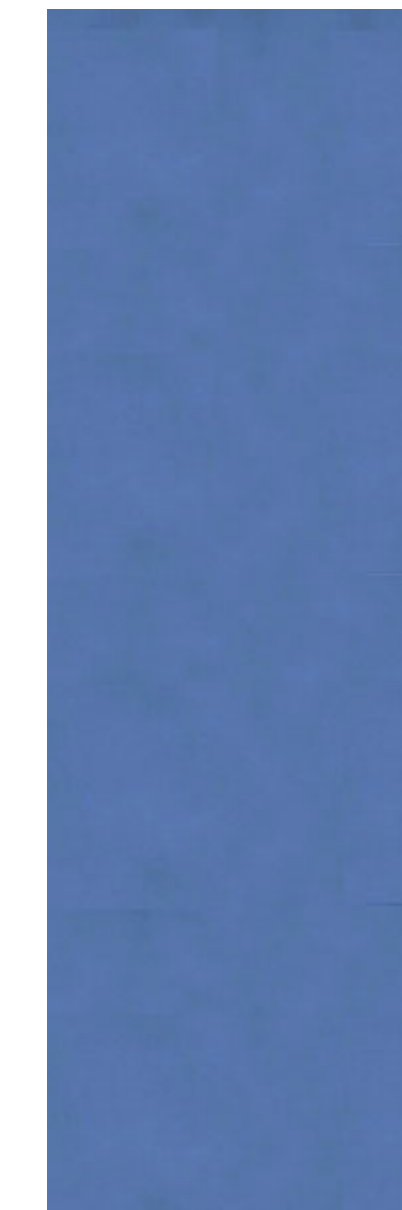
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8/19/22	JS
9/14/22	JS
11/30/22	PLANNING JS
3/15/23	PLANNING JS
4/6/23	PLANNING JS
8/25/23	HISTORICAL JS



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.

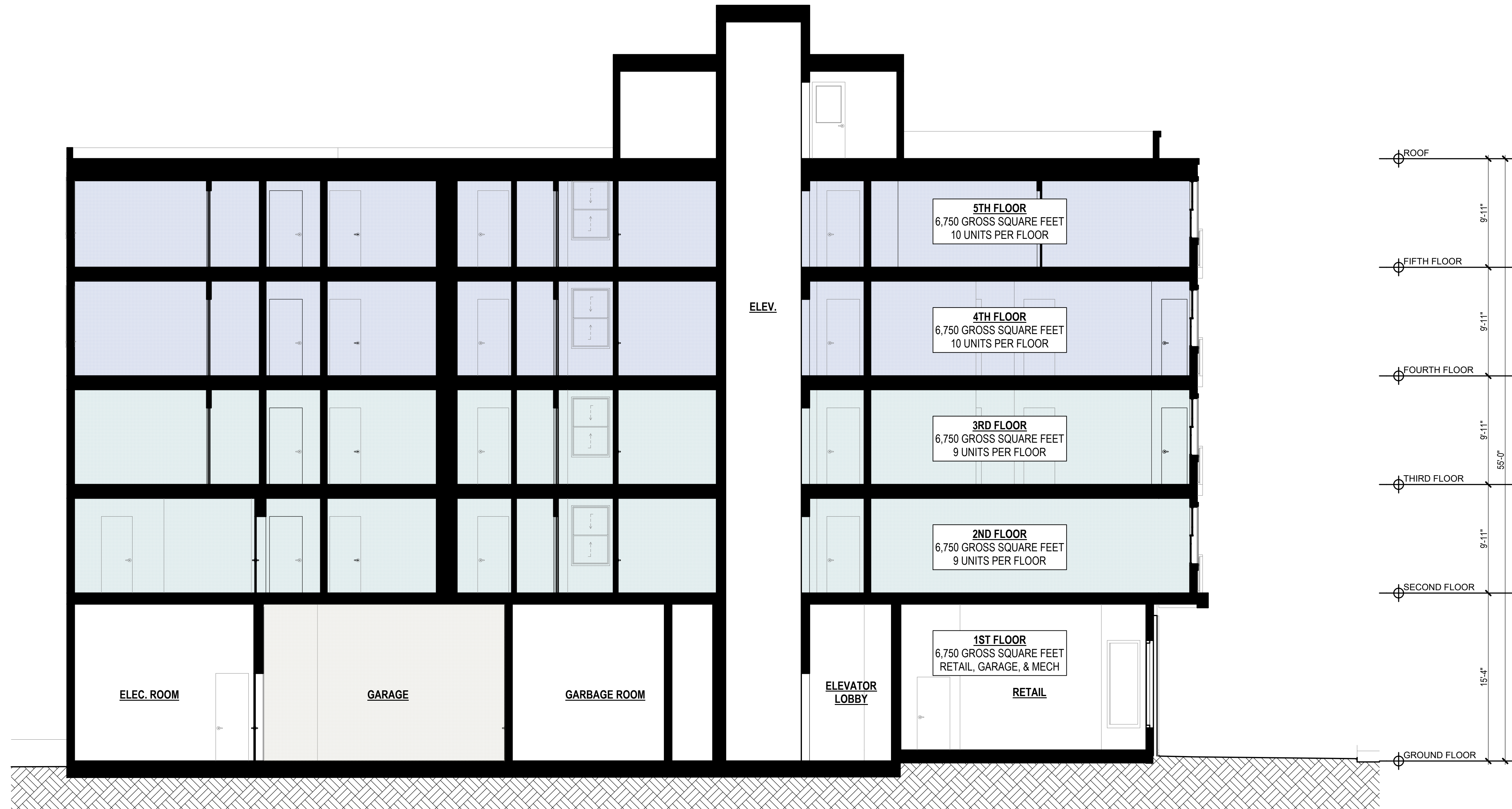


STOREFRONT SYSTEM - CLR. TEMP GL. IN BRONZE ANODIZED ALUM. FRAME



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

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"



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

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.

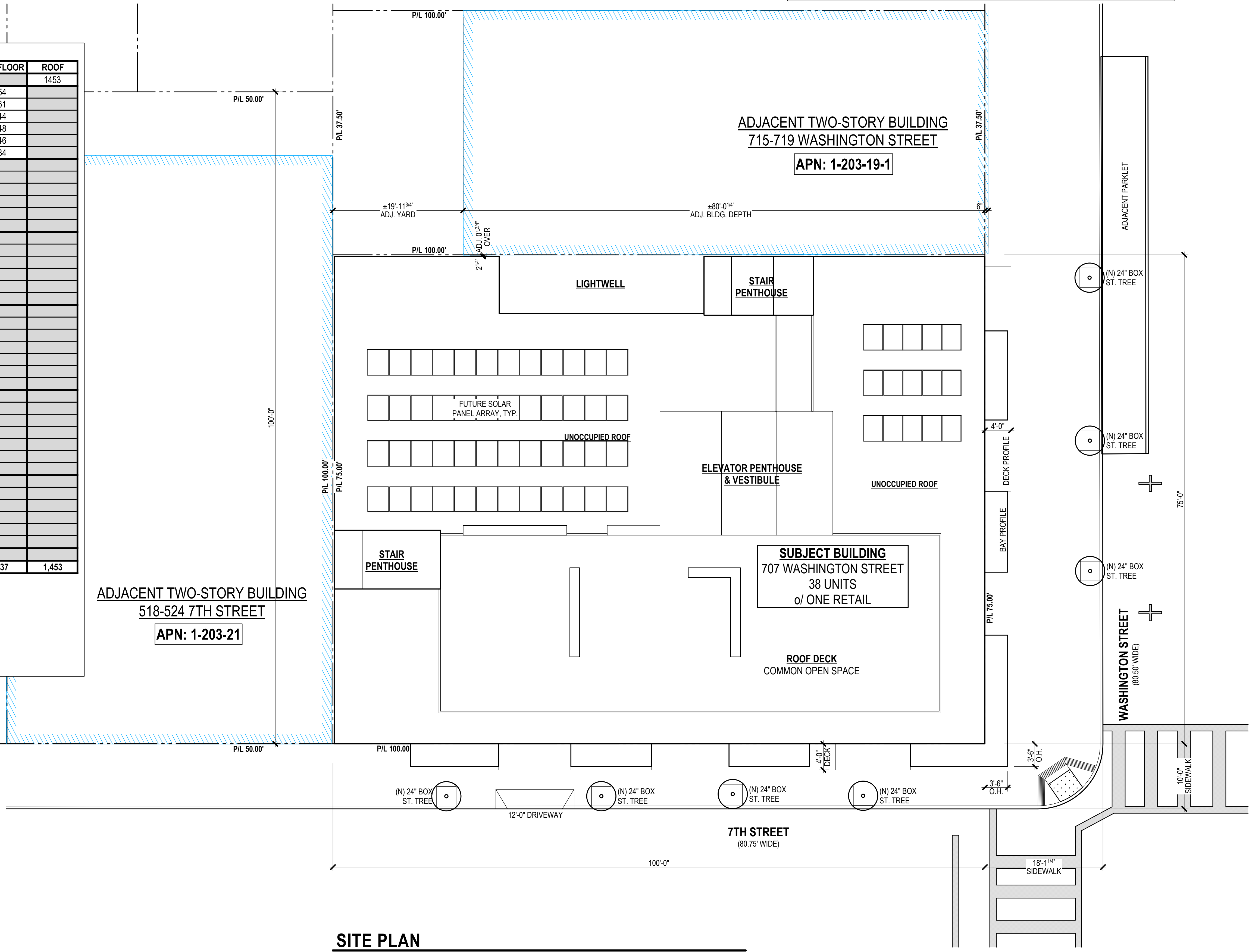
3202.3.2 WINDOWS, BALCONIES, ARCHITECTURAL FEATURES AND MECHANICAL EQUIPMENT.
WHERE THE VERTICAL CLEARANCE ABOVE GRADE TO PROJECTING WINDOWS, BALCONIES, ARCHITECTURAL FEATURES OR MECHANICAL EQUIPMENT IS MORE THAN 8 FEET, 1 INCH OF ENCROACHMENT IS PERMITTED FOR EACH ADDITIONAL 1 INCH OF CLEARANCE ABOVE 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								1453
UNIT #706*							54	
UNIT #705*							61	
UNIT #704*							44	
UNIT #703*							48	
UNIT #702*							46	
UNIT #701*							84	
UNIT #606*						54		
UNIT #605*						61		
UNIT #604*						44		
UNIT #603*						48		
UNIT #602*						46		
UNIT #601*						84		
UNIT #506*					54			
UNIT #505*					61			
UNIT #504*					44			
UNIT #503*					48			
UNIT #502*					46			
UNIT #501*					84			
UNIT #407*				54				
UNIT #406*				61				
UNIT #405*				44				
UNIT #404*				48				
UNIT #403*				46				
UNIT #402*				44				
UNIT #401*				40				
UNIT #307*			54					
UNIT #306*			61					
UNIT #305*			44					
UNIT #304*			48					
UNIT #303*			46					
UNIT #302*			44					
UNIT #301*			40					
UNIT #207*		165						
UNIT #206*		61						
UNIT #204*		44						
UNIT #203*		48						
FITNESS ROOM #202*		46						
UNIT #201*		84						
UNIT #102*	N/A							
TOTAL	0	448	337	337	337	337	337	1,453

TOTAL NUMBER OF UNITS =	38
TOTAL REQUIRED OPEN SPACE (x75) =	2,850 S.F.
TOTAL PRIVATE OPEN SPACE =	2,133 S.F.
TOTAL COMMON OPEN SPACE =	1,453 S.F.
TOTAL OPEN SPACE =	3,586 S.F.



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

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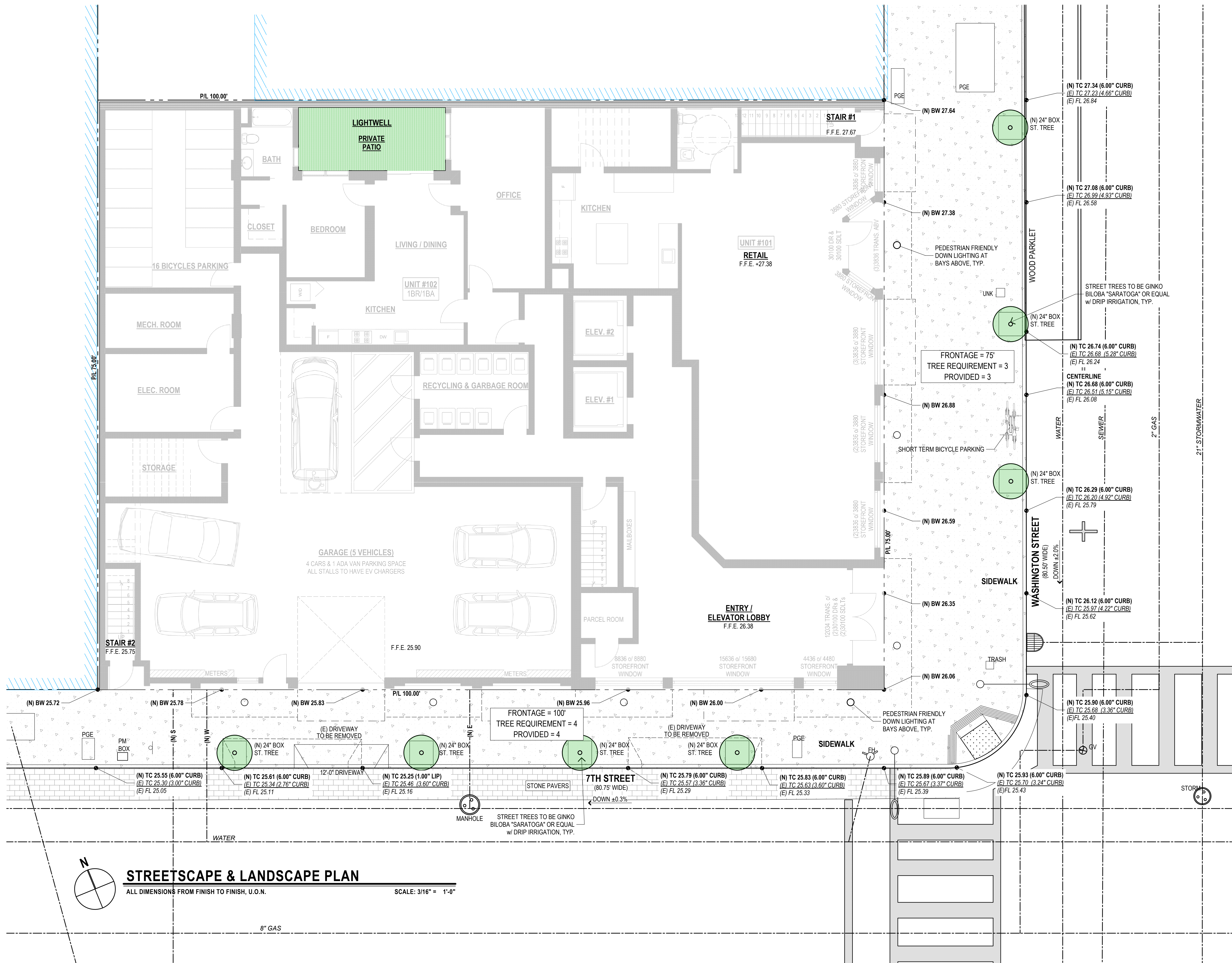


Date	By
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8/10/22	JS
8/19/22	JS
9/14/22	JS
11/30/22	JS
3/15/23	JS
4/6/23	JS
8/25/23	JS

Job 220609

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STREETSCAPE & LANDSCAPE PLAN

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

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

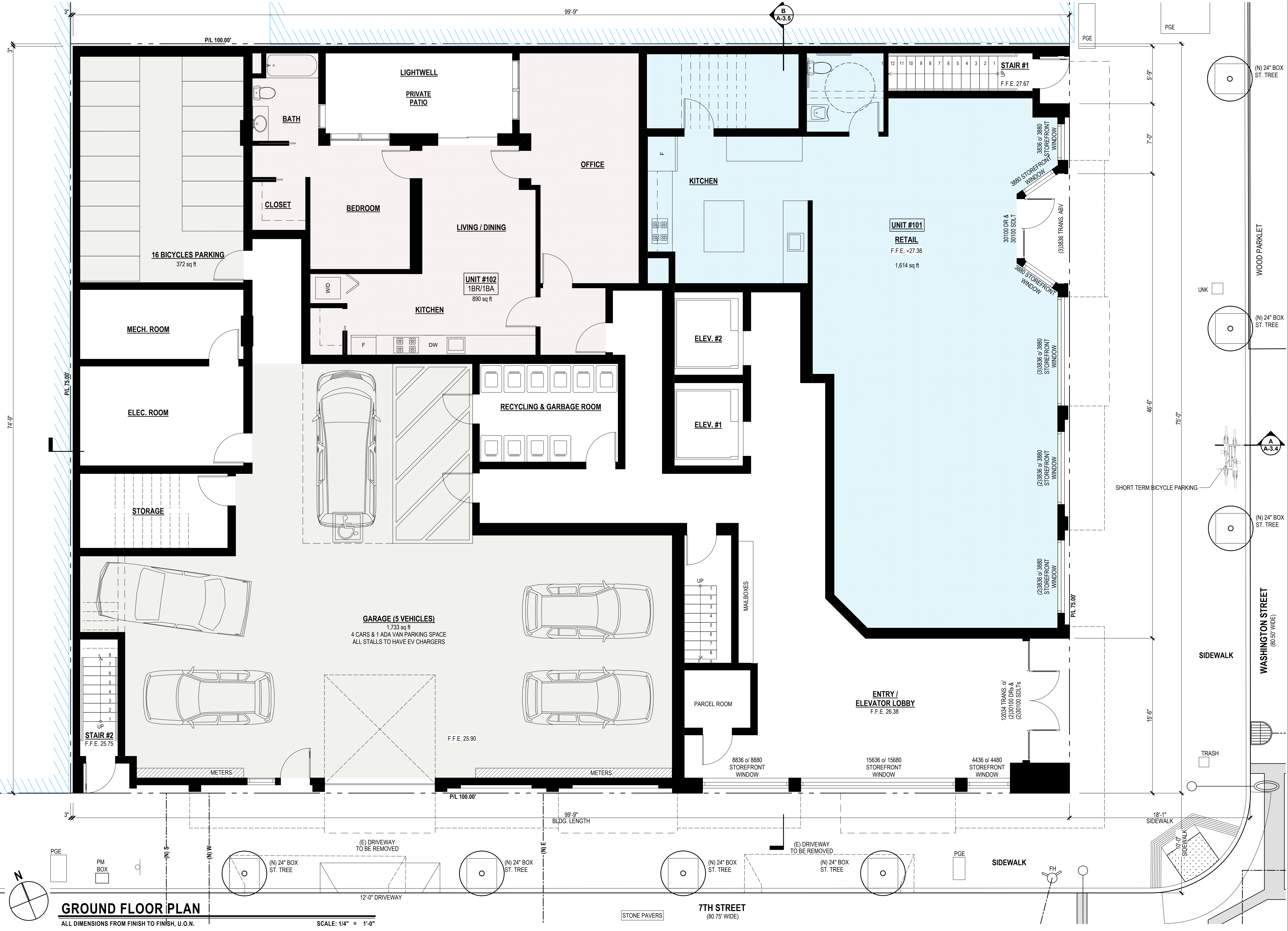


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9/14/22	JS
11/30/22 PLANNING	JS
3/15/23 PLANNING	JS
4/6/23 PLANNING	JS
8/25/23 HISTORICAL	JS

Job 220609

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GROUND FLOOR PLAN

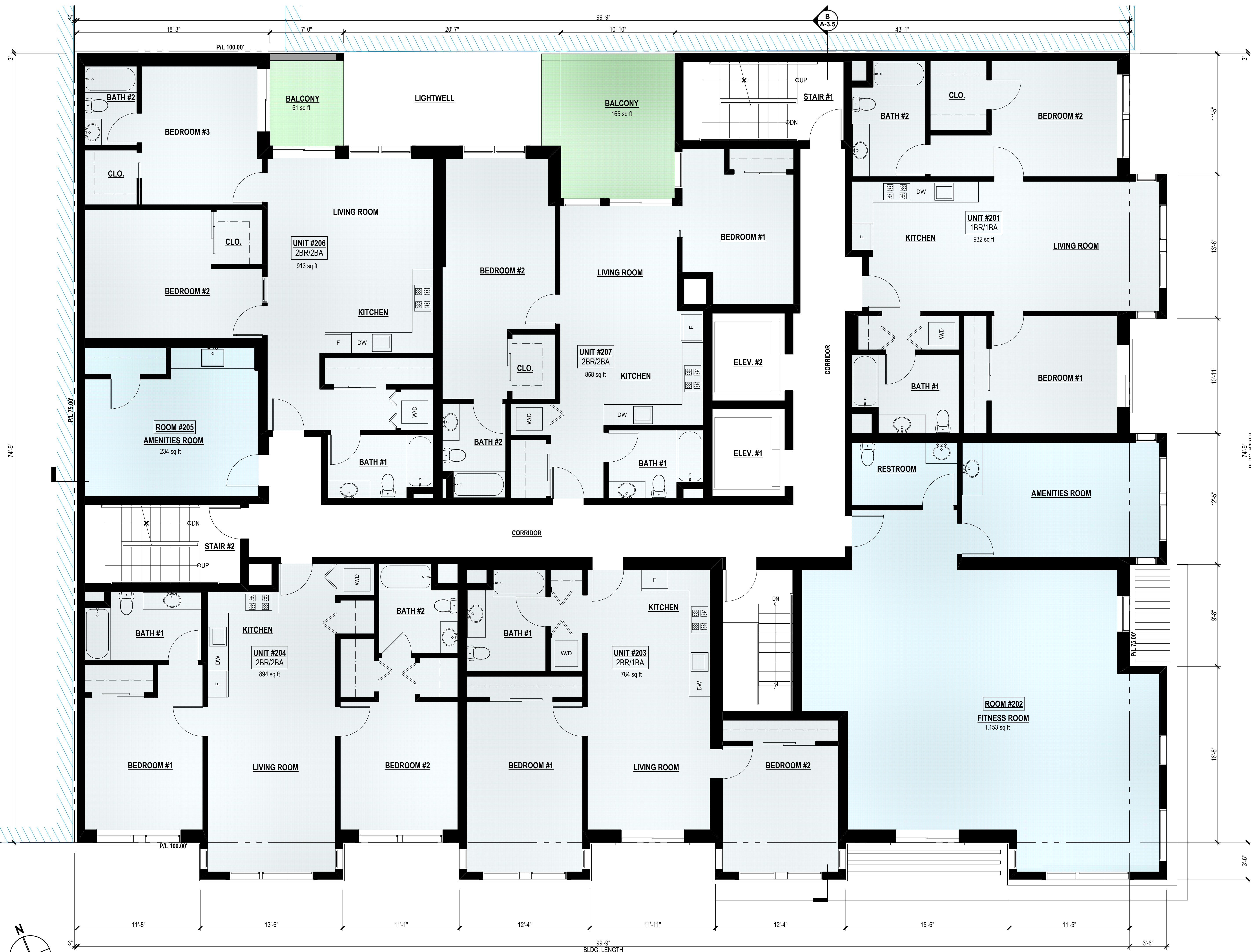
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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Date	By
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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



SECOND FLOOR PLAN

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

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

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Date	By
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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



THIRD FLOOR PLAN (FOURTH FLOOR SIM.)

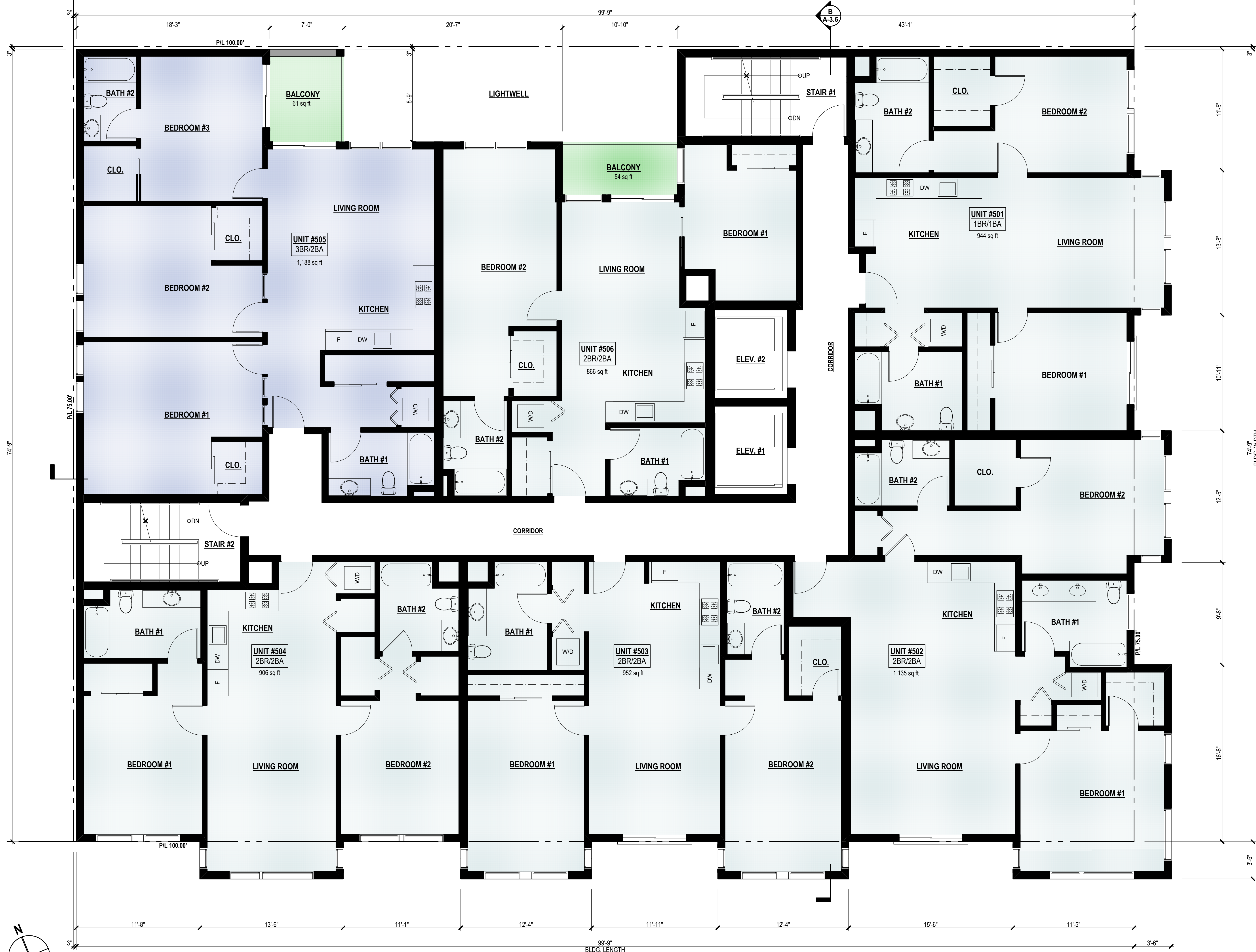
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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Date	By
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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



FIFTH FLOOR PLAN (SIXTH & SEVENTH FLOOR SIM.)

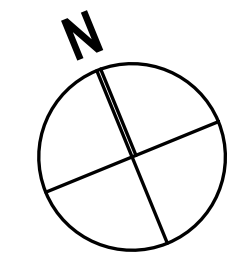
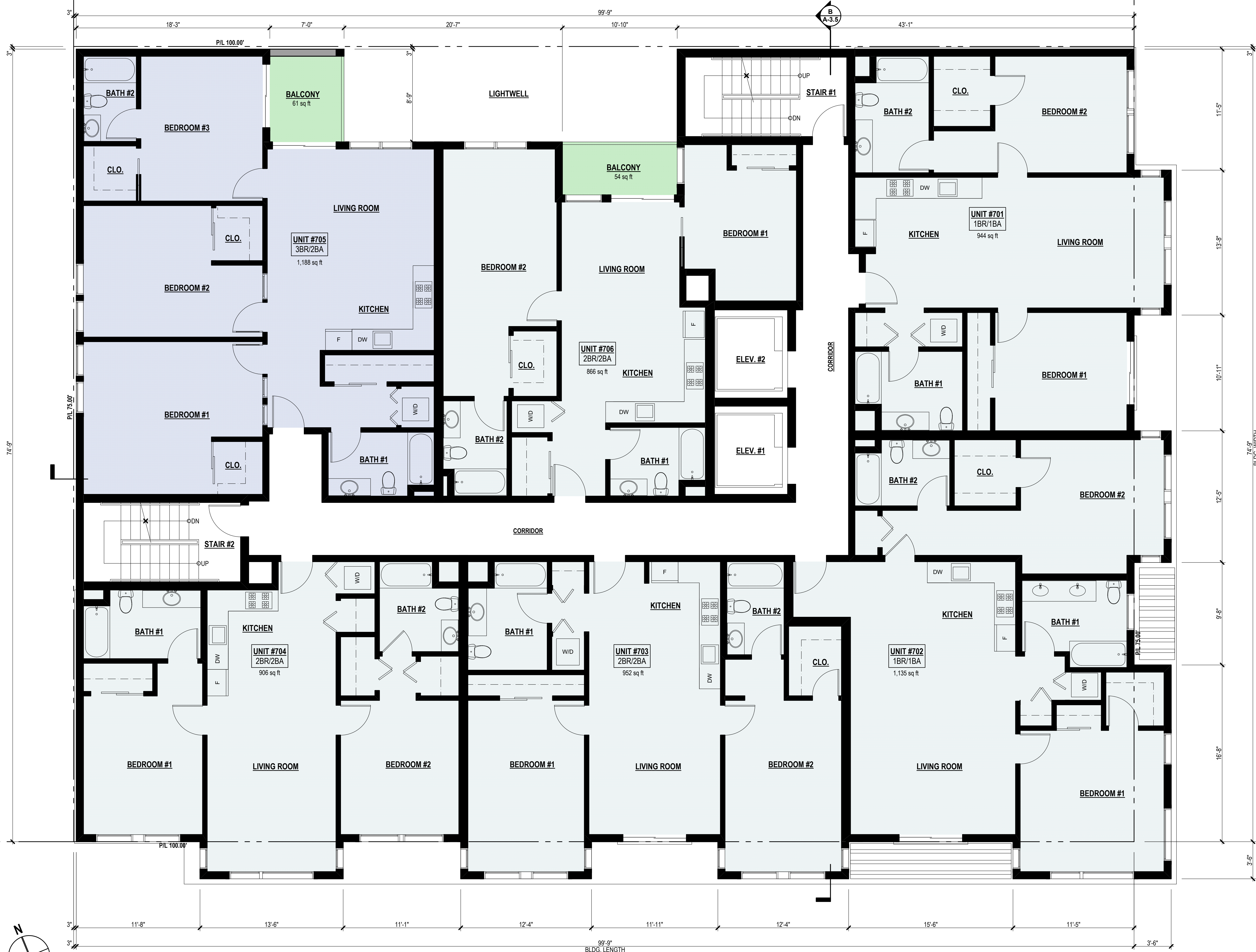
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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Date	By
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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



SEVENTH FLOOR

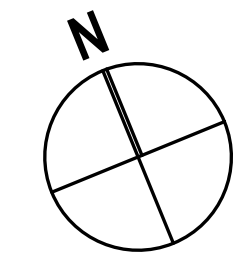
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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Date	By
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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



ROOF

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

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

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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

Job 220609

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A-3.0



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	JS
3/15/23	JS
4/6/23	JS
8/25/23	JS



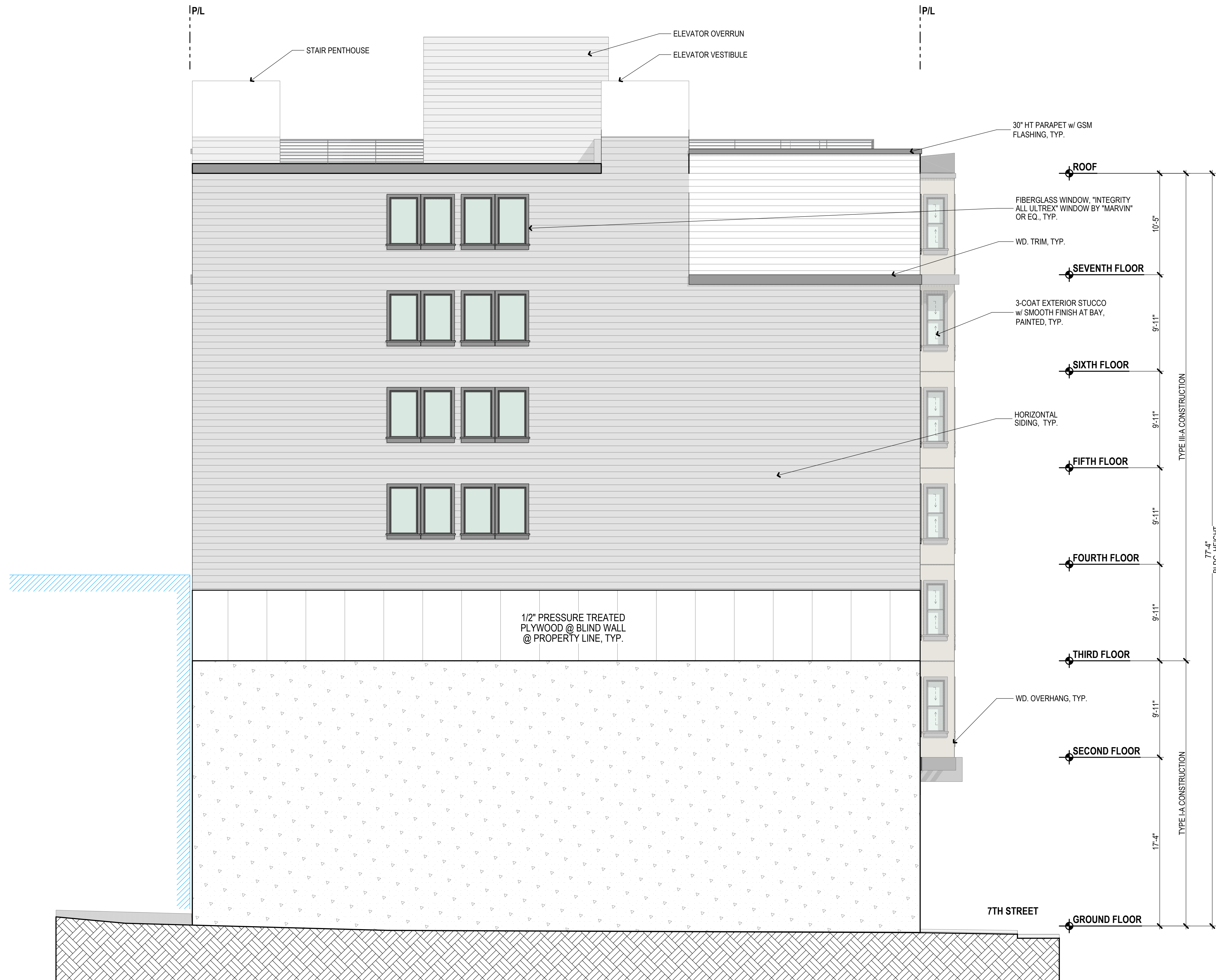
SOUTH ELEVATION ON SEVENTH STREET

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



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



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



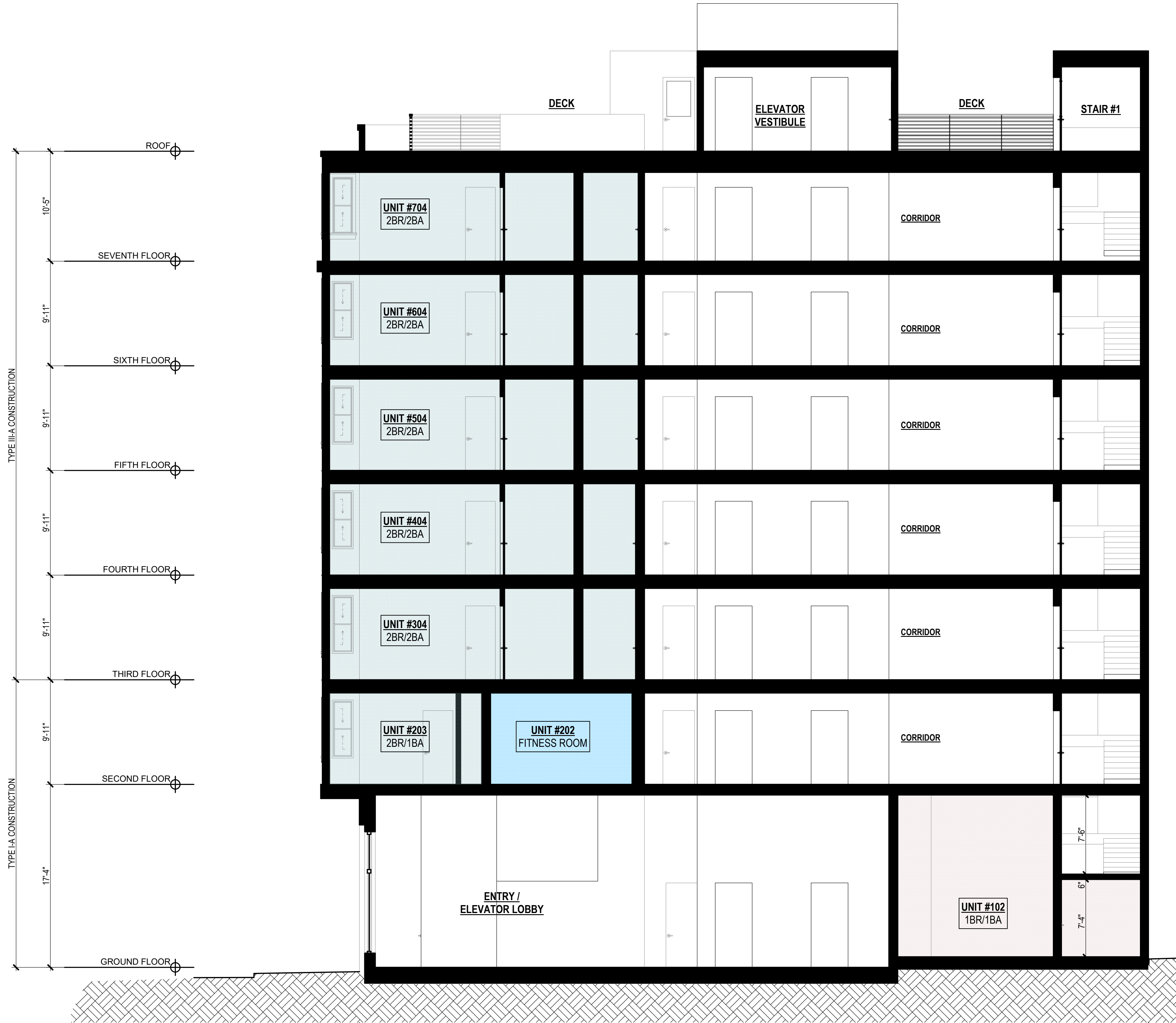
LONGITUDINAL SECTION A

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



TRANSVERSE SECTION B

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

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

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		
301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.		
301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.		
<p>A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.</p>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only: Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1, et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.		
301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.		
301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC)		
SECTION 302 MIXED OCCUPANCY BUILDINGS		
302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.		
SECTION 303 PHASED PROJECTS		
303.1 PHASED PROJECTS. For shall buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.		
303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.		
ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New		
CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES		
DIVISION 5.1 PLANNING AND DESIGN		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SECTION 5.101 GENERAL		
5.101.1 SCOPE. The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.		
SECTION 5.102 DEFINITIONS		
5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)		
CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.		
LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following: <ol style="list-style-type: none"> Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles. 		
NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.1500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.		
TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.		
Note: Source: Vehicle Code, Division 1, Section 668		
ZEV. Any vehicle certified to zero-emission standards.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SECTION 5.106 SITE DEVELOPMENT		
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:		
5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.		
5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs. <ol style="list-style-type: none"> Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: <ol style="list-style-type: none"> Scheduling construction activity during dry weather, when possible. Preservation of natural features, vegetation, soil, and buffers around surface waters. Drainage swales or lined ditches to control stormwater flow. Mulching or hydroseeding to stabilize disturbed soils. Erosion control to protect slopes. Protection of storm drain inlets (gravel bags or catch basin inserts). Perimeter sediment control (perimeter silt fence, fiber rolls). Sediment trap or sediment basin to retain sediment on site. Stabilized construction exits. Wind erosion control. Other soil loss BMPs acceptable to the enforcing agency. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: <ol style="list-style-type: none"> Dewatering activities. Material handling and waste management. Building materials stockpile management. Management of washout areas (concrete, paints, stucco, etc.). Control of vehicle/equipment fueling to contractor's staging area. Vehicle and equipment cleaning performed off site. Soil prevention and control. Other housekeeping BMPs acceptable to the enforcing agency. 		

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5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.																																																																																
Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities Issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).																																																																																
The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.																																																																																
Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.																																																																																
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5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2																																																																																
5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.																																																																																
5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.																																																																																
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.																																																																																
5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.																																																																																
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5.106.4.1.4 For new shall buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.																																																																																
5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following: <ol style="list-style-type: none"> Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers. 																																																																																
Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.																																																																																
5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2																																																																																
5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.																																																																																
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following: <ol style="list-style-type: none"> Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers. 																																																																																
5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows: <table border="1" data-bbox="909 1113 1376 1330"> <thead> <tr> <th colspan="2">TABLE 5.106.5.2 - PARKING</th> </tr> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>25-50</td> <td>3</td> </tr> <tr> <td>51-75</td> <td>6</td> </tr> <tr> <td>76-100</td> <td>8</td> </tr> <tr> <td>101-150</td> <td>11</td> </tr> <tr> <td>151-200</td> <td>16</td> </tr> <tr> <td>201 AND OVER</td> <td>AT LEAST 8% OF TOTAL</td> </tr> </tbody> </table>			TABLE 5.106.5.2 - PARKING		TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES	0-9	0	10-25	1	25-50	3	51-75	6	76-100	8	101-150	11	151-200	16	201 AND OVER	AT LEAST 8% OF TOTAL																																																										
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5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following character and color on the end of the stall striping to facilitate identification of electric vehicle supply equipment (EVSE). <table border="1" data-bbox="909 1349 1376 1553"> <thead> <tr> <th>ALLOWABLE RATING</th> <th>LIGHTING ZONE LZ0</th> <th>LIGHTING ZONE LZ1</th> <th>LIGHTING ZONE LZ2</th> <th>LIGHTING ZONE LZ3</th> <th>LIGHTING ZONE LZ4</th> </tr> </thead> <tbody> <tr> <td>Luminaire greater than 2 mounting heights (MH) from property line</td> <td>N/A</td> <td>No Limit</td> <td>No Limit</td> <td>No Limit</td> <td>No Limit</td> </tr> <tr> <td>Luminaire back hemisphere is 1-2 MH from property line</td> <td>N/A</td> <td>B2</td> <td>B3</td> <td>B4</td> <td>B4</td> </tr> <tr> <td>Luminaire back hemisphere is 0.5-1 MH from property line</td> <td>N/A</td> <td>B1</td> <td>B2</td> <td>B3</td> <td>B3</td> </tr> <tr> <td>Luminaire back hemisphere is less than 0.5 MH from property line</td> <td>N/A</td> <td>B0</td> <td>B0</td> <td>B1</td> <td>B2</td> </tr> <tr> <td>MAXIMUM ALLOWABLE UPLIGHT RATING (U)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>For area lighting</td> <td>N/A</td> <td>U0</td> <td>U0</td> <td>U0</td> <td>U0</td> </tr> <tr> <td>For all other outdoor lighting, including decorative luminaires</td> <td>N/A</td> <td>U1</td> <td>U2</td> <td>U3</td> <td>UR</td> </tr> <tr> <td>MAXIMUM ALLOWABLE GLARE RATING (G)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Luminaire greater than 2 MH from property line</td> <td>N/A</td> <td>G1</td> <td>G2</td> <td>G3</td> <td>G4</td> </tr> <tr> <td>Luminaire front hemisphere is 1-2 MH from property line</td> <td>N/A</td> <td>G0</td> <td>G1</td> <td>G1</td> <td>G2</td> </tr> <tr> <td>Luminaire front hemisphere is 0.5-1 MH from property line</td> <td>N/A</td> <td>G0</td> <td>G0</td> <td>G1</td> <td>G1</td> </tr> <tr> <td>Luminaire back hemisphere is less than 0.5 MH from property line</td> <td>N/A</td> <td>G0</td> <td>G0</td> <td>G0</td> <td>G1</td> </tr> </tbody> </table>			ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4	Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit	Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4	Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3	Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2	MAXIMUM ALLOWABLE UPLIGHT RATING (U)						For area lighting	N/A	U0	U0	U0	U0	For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR	MAXIMUM ALLOWABLE GLARE RATING (G)						Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4	Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2	Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1	Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1
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Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.																																																																																
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5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate installation of electric vehicle supply equipment (EVSE).																																																																																
5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: <ol style="list-style-type: none"> The type and location of the EVSE. A listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1". The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE. 																																																																																
5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: <ol style="list-style-type: none"> The type and location of the EVSE. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent. Plan design shall be based upon 40-ampere minimum branch circuits. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EV's at its full rated amperage. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE. 																																																																																
5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.																																																																																
Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:																																																																																

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1. Where there is insufficient electrical supply. 2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.																																																																																						
<table border="1" data-bbox="1580 296 2047 513"> <thead> <tr> <th colspan="2">TABLE 5.106.5.3.3</th> </tr> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>2</td> </tr> <tr> <td>51-75</td> <td>4</td> </tr> <tr> <td>76-100</td> <td>5</td> </tr> <tr> <td>101-150</td> <td>7</td> </tr> <tr> <td>151-200</td> <td>10</td> </tr> <tr> <td>201 AND OVER</td> <td>6% of total¹</td> </tr> </tbody> </table>			TABLE 5.106.5.3.3		TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 AND OVER	6% of total ¹																																																																
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1. Calculation for spaces shall be rounded up to the nearest whole number.																																																																																						
5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".																																																																																						
5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.																																																																																						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																				
5.106.8 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following:																																																																																						
<ol style="list-style-type: none"> The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. 																																																																																						
Exceptions: [N] <ol style="list-style-type: none"> Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code. Emergency lighting. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction. 																																																																																						
Note: [N] <ol style="list-style-type: none"> See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B. Refer to the California Building Code for requirements for additions and alterations. 																																																																																						
<table border="1" data-bbox="1529 987 2105 1553"> <thead> <tr> <th>ALLOWABLE RATING</th> <th>LIGHTING ZONE LZ0</th> <th>LIGHTING ZONE LZ1</th> <th>LIGHTING ZONE LZ2</th> <th>LIGHTING ZONE LZ3</th> <th>LIGHTING ZONE LZ4</th> </tr> </thead> <tbody> <tr> <td>MAXIMUM ALLOWABLE BACKLIGHT RATING</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Luminaire greater than 2 mounting heights (MH) from property line</td> <td>N/A</td> <td>No Limit</td> <td>No Limit</td> <td>No Limit</td> <td>No Limit</td> </tr> <tr> <td>Luminaire back hemisphere is 1-2 MH from property line</td> <td>N/A</td> <td>B2</td> <td>B3</td> <td>B4</td> <td>B4</td> </tr> <tr> <td>Luminaire back hemisphere is 0.5-1 MH from property line</td> <td>N/A</td> <td>B1</td> <td>B2</td> <td>B3</td> <td>B3</td> </tr> <tr> <td>Luminaire back hemisphere is less than 0.5 MH from property line</td> <td>N/A</td> <td>B0</td> <td>B0</td> <td>B1</td> <td>B2</td> </tr> <tr> <td>MAXIMUM ALLOWABLE UPLIGHT RATING (U)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>For area lighting</td> <td>N/A</td> <td>U0</td> <td>U0</td> <td>U0</td> <td>U0</td> </tr> <tr> <td>For all other outdoor lighting, including decorative luminaires</td> <td>N/A</td> <td>U1</td> <td>U2</td> <td>U3</td> <td>UR</td> </tr> <tr> <td>MAXIMUM ALLOWABLE GLARE RATING (G)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Luminaire greater than 2 MH from property line</td> <td>N/A</td> <td>G1</td> <td>G2</td> <td>G3</td> <td>G4</td> </tr> <tr> <td>Luminaire front hemisphere is 1-2 MH from property line</td> <td>N/A</td> <td>G0</td> <td>G1</td> <td>G1</td> <td>G2</td> </tr> <tr> <td>Luminaire front hemisphere is 0.5-1 MH from property line</td> <td>N/A</td> <td>G0</td> <td>G0</td> <td>G1</td> <td>G1</td> </tr> <tr> <td>Luminaire back hemisphere is less than 0.5 MH from property line</td> <td>N/A</td> <td>G0</td> <td>G0</td> <td>G0</td> <td>G1</td> </tr> </tbody> </table>			ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4	MAXIMUM ALLOWABLE BACKLIGHT RATING						Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit	Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4	Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3	Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2	MAXIMUM ALLOWABLE UPLIGHT RATING (U)						For area lighting	N/A	U0	U0	U0	U0	For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR	MAXIMUM ALLOWABLE GLARE RATING (G)						Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4	Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2	Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1	Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1
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<ol style="list-style-type: none"> IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting". If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met. 																																																																																						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																				
5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: <ol style="list-style-type: none"> Swales. Water collection and disposal systems. French drains. Water retention gardens. Other water measures which keep surface water away from buildings and akl in groundwater recharge. 																																																																																						
Exception: Additions and alterations not altering the drainage path.																																																																																						

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.		
5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.		
Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.		
5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the landscape area within 15 years.		
Exceptions: Playfields for organized sport activity are not included in the total area calculation.		
5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.		
Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.		
DIVISION 5.2 ENERGY EFFICIENCY		
SECTION 5.201 GENERAL		
5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.		
DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION		
SECTION 5.301 GENERAL		
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.		
SECTION 5.302 DEFINITIONS		
5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)		
EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape.		
FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.		
METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.		
GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.		
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.		
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.		
POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.		
POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.		
RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.		
SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.		
WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SECTION 5.303 INDOOR WATER USE		
5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.		
5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows: <ol style="list-style-type: none"> For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: <ol style="list-style-type: none"> Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). 		
5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:		
5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.		
Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.		
5.303.3.2 Urinals.		
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.		
5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.		
5.303.3.3 Showerheads. [BSC-CG]		
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than		

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

Y	N/A	RESPON. PARTY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCQM/D Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CRURHTMLR1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROG in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2006. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification
- Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

- Carpet and Rug Institute's Green Label Plus Program.
- Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
- NSF/ANSI 140 at the Gold level or higher;
- Scientific Certifications Systems Sustainable Choice; or
- Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
- Other methods acceptable to the enforcing agency.

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

- Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
- Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
- Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
- Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL
5.505.1 INDOOR MOISTURE CONTROL. Buildings shall not exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY
5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the *California Energy Code*, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT
5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.

Exceptions:

- L_w or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICLZ) plan.
- L_w or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{dn}, 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_ipc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.



NEW HOME RATING SYSTEM, VERSION 8.2

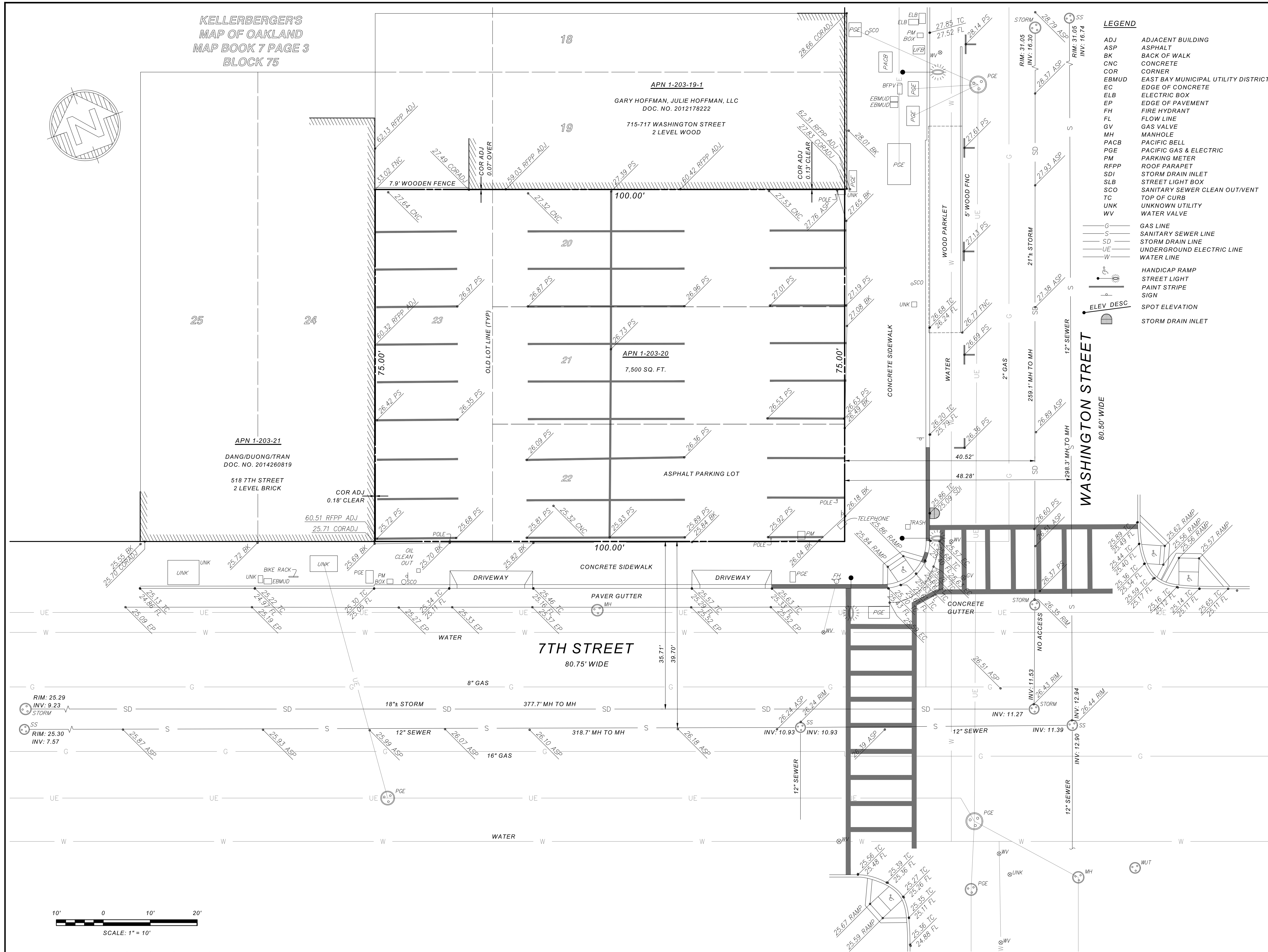
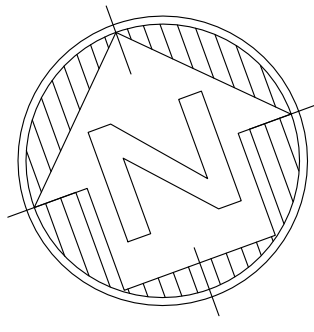
Blueprint Scoresheet

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

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 BELL
 - PGE PACIFIC GAS & ELECTRIC
 - PM PARKING METER
 - RFPF ROOF PARAPET
 - SDI STORM DRAIN INLET
 - SLB SANITARY SEWER CLEAN OUT/VENT
 - SCO TOP OF CURB
 - TC UNKNOWN UTILITY
 - UNK UNKNOWN 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:

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- THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING.
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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:

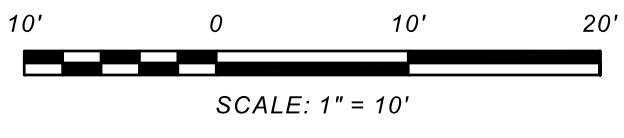
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A BENCHMARK, LOCATED AT THE INTERSECTION OF 9TH AND CLAY STREETS, ELEVATIONS ARE BASED ON CITY OF OAKLAND DATUM, NORTH RETURN N/E CORNER. ELEVATION = 31.63'

SURVEYOR'S STATEMENT:

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

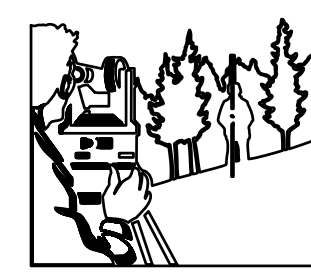
DATE: 8-2-2022

FREDERICK T. SEHER, 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