Case File Number PLN19077

July 17, 2019

Location: 1100 77TH Ave. (APN:041-4211-008-08). (See map on reverse)

Proposal: To construct a 38,825 square feet unconditioned warehouse with an

interior bridge crane and raised dock on a 72,787 square-foot vacant lot. The project includes and shared access facility, 21 off-street

parking spaces and landscaping with 10 trees.

Applicant: Anthony Tabacco

Owner: Yi Noel & Meiling

Planning Permits Required: Major Conditional Use Permit and Major Regular Design Review for

a shared access facility on project site exceeding one acre and a

project resulting in more than 25,000 square feet of new

nonresidential floor area.

General Plan: Business Mix

Zoning: CIX-2 / S-19

Environmental Determination: Exempt, State CEQA Guidelines Section 15332: In-Fill Development

and Section 15183: Projects consistent with a Community Plan,

General Plan or Zoning.

Historic Status: None

Service Delivery District: 5

City Council District:

Action to be Taken: Approve with Conditions

Staff Recommendation: Decision based on staff report

Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact case planner Eva Wu at 510-238-3785 or

ewu@oaklandca.gov

SUMMARY

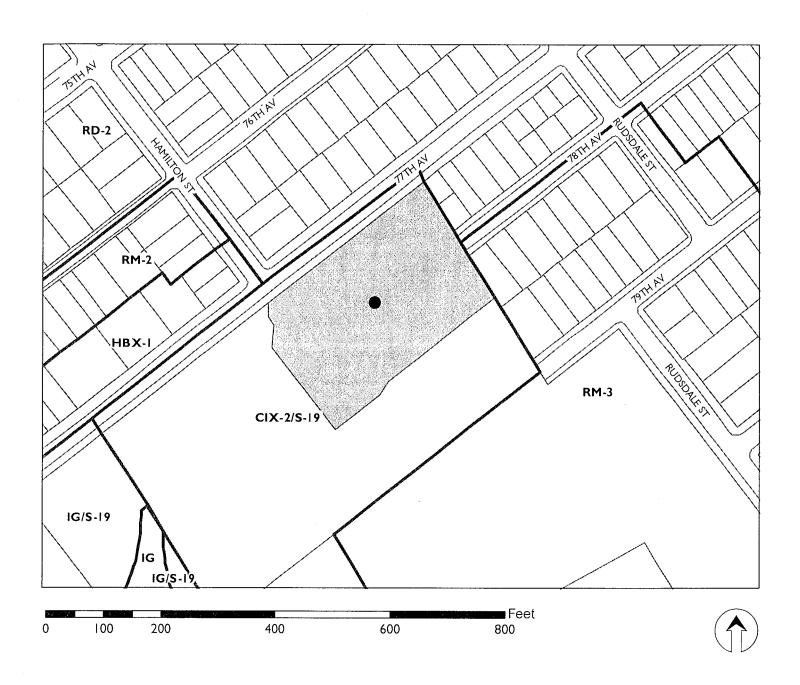
The proposal consists of two components:

Component 1 is to construct a 38,825-square foot pre-engineered metal warehouse on Parcel A (see Attachment C for project plans). This single-story structure would be unconditioned and contain an interior bridge crane and ten raised loading docks. The crane operator will be the only occupant of the facility. Site improvements include 21 new parking spaces along the eastern property line with ten trees and a new eight-foot high site wall abutting a residential zone. Component 2 would establish a shared access facility (a common driveway) between Parcels A and B.

The proposed 38,825 square-foot building containing a Warehousing, Storage, and Distribution Industrial Activity is permitted in the CIX-2 zone. However, the shared access facility requires the granting of a Conditional Use Permit. The Conditional Use Permit is Major, and requires a decision by the Planning Commission, because it serves a site greater than one acre.

Staff recommends approval of the project subject to the conditions of approval contained in Attachment B.

CITY OF OAKLAND PLANNING COMMISSION



Case File:

PLN 19077/DET 19066

Applicant:

Anthony Tabacco

Address:

1100 77th Ave

Zone:

CIX-2 / S-19

NEIGHBORHOOD AND SITE DESCRIPTION

The project is at 1100 77th avenue, in the Fitchburg neighborhood. The site abuts a variety of zones, including General Industrial, Housing and Business Mix-1, Detached Unit Residential-2, and Mixed Housing Type Residential-3, and is adjacent to a variety of activities including light industrial, residential, and civic.

The project site contains two parcels. Parcel A had a two-story concrete building demolished in 2016 and is now vacant. Parcel B consists of two existing warehouses totaling 136,000 square feet (see Attachment C for plans).

The project site is located across from three residential streets and the only access to the project site is via Hamilton Street from Hegenberger Road. Hamilton Street contains three blocks of homes and Hegenberger Road is a designated local truck route. There are no alternative routes other than Hamilton Street to safely maneuver a truck with a 53'-0" trailer to the project site. This issue is further discussed in the "Key Issues and Impacts" section of this report.

PROJECT DESCRIPTION

R&A Trucking Company has been in business in Oakland for almost 50 years and at its current location for over 35 years. The proposal is to construct a new warehouse on Parcel A to expand the current material handling facility to support freight operations. There will be no increase in the number of truck trips to or from the project location after the construction of the warehouse.

The proposed pre-engineered metal warehouse is 38,825-square feet. This single-story structure will be unconditioned and contain an interior bridge crane and ten raised loading docks. The crane operator will be the only occupant for this facility. Site improvements include 21 new parking spaces along the eastern property line with ten Pyrus Calleryana "Aristocrate" Ornamental Pear trees and a new eight-foot high metal wall abutting a residential neighborhood. The new building will be at the same location as the one that was demolished in 2016. The project also includes a shared access facility that serves the two parcels.

As conditioned, the trucks would deliver material Monday through Saturday during two shifts: the first shift would be from 4am to 4pm and involve 20 trucks; the second would be from 4pm to 2am and involve four trucks. The proposed building is approximately 40 feet away from adjacent residential homes in the RM-2 zone and will be further buffered with ten new trees and a wall. There have been no complaints regarding the operation.

GENERAL PLAN ANALYSIS

The subject property is located within the Business Mix land use classification per the Oakland General Plan's Land Use and Transportation Element (LUTE). The Business Mix Use classification is intended to "create, preserve and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments." The desired characteristic and uses of the Business Mix classification "may accommodate a mix of businesses such as light industrial, manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air, truck and rail related transportation services, warehouse and distribution facilities, office, and other uses of similar business character." The proposal is designed to create and maintain the industrial, truck transportation, warehousing, and distribution services in the area and thus is consistent with this LUTE Intent. The proposal is also consistent with the following LUTE objectives and policies:

Policy I/C1.2 Retaining Existing Business.

The proposal will retain and expand current R&A Tucking Company business with a new storage warehouse facility for their operations.

Objective I/C2: Maximize the usefulness of existing abandoned or underutilized industrial building and land.

The proposal will maximize the usefulness of existing land to create a new facility for an existing business. The new facility will promote jobs and maintain the industrial establishments for this zone.

Policy I/C4.1: Protecting Existing Activities.

The proposal will protect existing warehousing, storage, and trucking activities.

ZONING ANALYSIS

Zoning Designation

The project is in the Commercial and Industrial Mix - 2 (CIX-2) Zone. According the Section 17.73.010 of the Planning Code, the CIX-2 Zone is intended to create, preserve, and enhance industrial areas that are appropriate for a wide variety of commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards and are buffered from residential areas. The project is consistent with this intent.

Activity

The proposed General Warehousing, Storage, and Distribution Industrial Activity is permitted per Section 17.73.020 of the Planning Code.

Major Conditional Use Permit

Per Section 17.102.090 of the Planning Code, a shared access facility (a common driveway) requires the granting of a Conditional Use Permit. The Conditional Use Permit is Major, and requires a decision by the Planning Commission, because it serves a site greater than one acre.

Design Review

Generally, the CIX-2 Zone does not require design review approval for new construction. In this case, the new construction does require Regular Design Review because it involves a Conditional Use Permit (see Section 17.136.040(A) of the Planning Code). Per Section 17.136.040(D) of the Planning Code, the Regular Design Review is Major and requires approval from the Planning Commission because the new construction creates more than 25,000 square feet of floor area.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 (In-fill Exemption Projects), and Section 15183 (Conformity to a community plan, general plan or zoning). The criteria required for an exemption under Section 15332, and how the project meets these criteria, are contained in Attachment A, Findings, below.

KEY ISSUES AND IMPACTS

Staff's primary concern is the impact trucks have on the residential homes on Hamilton Street. As conditioned, the current amount of truck traffic will not increase after the new construction. Staff further recommends conditions to limit the speed of trucks to 15 miles per hour on Hamilton Street to reduce noise impacts and to prohibit idling on any public right of way. Per state law, any idling at the project site is limited to five minutes.

The proposed facility will allow the R&A Trucking facility to maintain an industrial activity in an industrially zoned neighborhood of Oakland. As conditioned, staff believes that the proposed operation will continue to successfully coexist with residential activities in the neighborhood.

RECOMMENDATIONS:

- For approvals: 1. Affirm staff's environmental determination.
 - 2. Approve the Major Conditional Use Permit for Shared Access Facility subject to the attached Findings and Conditions to this report.

Prepared by:

Eva W

Planner II

Reviewed by:

Neil Gray Planner IV

Reviewed by:

Kobert Merkamp, Zoning Manager

Bureau of Planning

Approved for forwarding to the

City Planning Commission:

Edward Manasse, Interim Debuty Director

Bureau of Planning

Case File Number PLN19077

Page 6

LEGAL NOTICE: The decision of the City Planning Commission is final and not administratively appealable. Any party seeking to challenge such decision in court must do so within ninety (90) days of the date the decision is announced (Code of Civil Procedure Section 1094.6).

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans dated June 14, 2019

ATTACHMENT A: FINDINGS

FINDINGS FOR APPROVAL:

This proposal meets all the required findings under the General Use Permit (OMC Sec. 17.134.050), Regular Design Review Criteria for Non-Residential Facilities (OMC 17.136.050), and CUP findings for Shared Access Facilities (OMC Sec. 17.102.090) of the Oakland Planning Code (Title 17); as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

SECTION 17.134.050 - GENERAL USE PERMIT CRITERIA:

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

The location and operating characteristics of the project are compatible with adjacent industrial buildings. The proposed building is located away from the property lines of abutting residential homes on the eastern property line. Landscaping, walls, and fencing will further buffer the activity from homes in the neighborhood. Conditions regarding truck traffic, truck speed, and idling will also allow the business to successfully coexist with residential activities in the neighborhood. The design is compatible with other industrial buildings on 77th Avenue and will enhance the industrial area with a new building.

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

The site plan will successfully allow truck and freight deliveries to the site and the open floor plan of the building is conducive to storage activities. The shared access facility will allow trucks to access structures on both lots. The proposed building is within an enclosed site with other warehouse buildings. The design, massing, materiality, color, and function of proposed warehouse is similar to other industrial facilities in the area.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The proposed building is an expansion of an existing warehousing facility in an industrial area. This project will add to the successful warehousing operation and maintain an essential service to the community and region.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.050.

See Design Review Findings, below.

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

See General Plan Analysis, above.

SECTION 17.136.050 (B) FOR NON-RESIDENTIAL FACILITIES

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

The new warehouse design is similar in bulk, height, material, and color to adjacent warehouses in the enclosed site, and site improvements include a tree-lined buffer between the warehouse and neighboring residences on the eastern property line. The industrial style of the building will be consistent with other buildings on the site and neighborhood.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area

The proposed project will create a desirable building to infill a vacant lot that is harmonious with the existing industrial buildings on the lot. Construction on a vacant lot will discourage blight and illegal dumping. Investment in an industrial property will increase the viability of industrial activities in the neighborhood.

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

See General Plan Analysis, above.

Section 17.102.090: SHARED ACCESS FACILTIES

1. Compliance with Guidelines. Each shared access facility proposal shall be in compliance with all applicable City standards, including but not limited to the City Planning Commission guidelines for development and evaluation of shared access facilities

The shared access facility is 26 feet clear for fire lane access, which is consistent with the Guidelines for Development and Evaluation of Shared Access Facilities. The site plan will facilitate necessary maneuverability for trucks.

2. Public Safety. The width of a shared access facility shall be adequate to ensure unimpeded emergency and nonemergency ingress and egress at all times. Additionally, the shared access facility shall conform to City standards for roadway layout and design

There is a 26-foot wide clear pathway between the two parcels to provide maximum flexibility for truck and public safety vehicle maneuvering between existing buildings on site. The maximum driveway slope is consistent with City standards. Pervious paving, bio-retention, and new landscaping is provided along the eastern property line at the new off-street parking location. The proposed easement provides adequate emergency and non-emergency ingress and egress to 77th Avenue.

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

The proposed shared access facility is located on a flat site within a gated, enclosed property. The maximum driveway slope is consistent with City standards. Bio-retention and pervious paving along the shared access easement is provided to minimize stormwater water run-off.

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

As a condition of approval, the applicant shall provide the documents described above prior to the issuance of a building permit.

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

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

ENVIRONMENTAL DETERMINATION FINDINGS

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption Categorical Exemption under Section 15332 (In-fill Exemption Projects), and Section 15183 (Conformity to a community plan, general plan or zoning). The criteria required for an exemption under Section 15332, and how the project meets these criteria, are contained in Attachment A, Findings, below.

The project meets Section 15332 of the CEQA guidelines are as follows:

(a) The proposed development occurs within city limits on a project site of more than five acres substantially surrounded by urban uses.

The project site is within city limits surrounded by industrial and residential use.

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

The project site is in an urbanized area in an existing lot that has no value as habitat for endangered, rare, or threatened species.

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

The project will not have a significant impact on traffic as there will be no change to current operation.

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

The project can be adequately served by all required utilities and public services as these services are available on the surrounding streets

ATTACHMENT B: CONDITIONS OF APPROVAL

Standard Conditions of Approval

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved plans dated February 20, 2019 and received stamped **June 14, 2019**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning

Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the

Page 12

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

5. Compliance with Conditions of Approval

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

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

9. Severability

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

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

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

11. Public Improvements

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

12. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Landscape Plan

a. Landscape Plan Required

• Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and

http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. Landscape Maintenance

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

When Required: Ongoing Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Lighting

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Public Art for Private Development

<u>Requirement</u>: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

17. Dust Controls - Construction Related

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

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

18. Criteria Air Pollutant Controls - Construction Related

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

- a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum

- idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

19. Diesel Particulate Matter Controls-Construction Related

a. Diesel Particulate Matter Reduction Measures

<u>Requirement</u>: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose <u>one</u> of the following methods:

i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.

ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.

When Required: Prior to issuance of a construction related permit (i), during construction (ii)

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

b. Construction Emissions Minimization Plan (if required by a above)

<u>Requirement:</u> The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:

- i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
- ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.

When Required: Prior to issuance of a construction related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

20. Truck-Related Risk Reduction Measures (Toxic Air Contaminants)

a. Truck Loading Docks

<u>Requirement</u>: The project applicant shall locate proposed truck loading docks as far from nearby sensitive receptors as feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

b. Truck Fleet Emission Standards

Requirement: The project applicant shall comply with all applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City. Methods to comply include, but are not limited to, new clean diesel trucks, higher-tier diesel engine trucks with added

Particulate Matter (PM) filters, hybrid trucks, alternative energy trucks, or other methods that achieve the applicable CARB emission standard. Compliance with this requirement shall be verified through CARB's Verification Procedures for In-Use Strategies to Control Emissions from Diesel Engines.

When Required: Prior to building permit final; ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

21. Archaeological and Paleontological Resources - Discovery During Construction

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Human Remains – Discovery During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

23. Construction-Related Permit(s)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Hazardous Materials Related to Construction

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

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous

materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

25. Erosion and Sedimentation Control Measures for Construction

<u>Requirement</u>: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. Erosion and Sedimentation Control Plan for Construction

a. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Erosion and Sedimentation Control During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. State Construction General Permit

<u>Requirement</u>: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.

When Required: Prior to approval of construction-related permit

<u>Initial Approval</u>: State Water Resources Control Board; evidence of compliance submitted to Bureau of Building

Monitoring/Inspection: State Water Resources Control Board

28. Site Design Measures to Reduce Stormwater Runoff

<u>Requirement</u>: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

29. Source Control Measures to Limit Stormwater Pollution

<u>Requirement</u>: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

a. Stencil storm drain inlets "No Dumping – Drains to Bay:"

- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
- f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- g. Dumpster drips from covered trash, food waste, and compactor enclosures;
- h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- j. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing Initial Approval: N/A Monitoring/Inspection: N/A

30. NPDES C.3 Stormwater Requirements for Regulated Projects

a. Post-Construction Stormwater Management Plan Required

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Maintenance Agreement Required

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

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

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

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

31. NPDES C.3 Stormwater Requirements for Small Projects

<u>Requirement</u>: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:

- a. Direct roof runoff into cisterns or rain barrels for reuse;
- b. Direct roof runoff onto vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction. The design and installation of the measure(s) shall comply with all applicable City requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

32. Structures in a Flood Zone

<u>Requirement</u>: The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation (BFE).

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

33. Construction Days/Hours

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

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

34. Construction Noise

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

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust

by up to about 10 dBA. External jackets on the tools themselves shall be used, <u>if such jackets are commercially available</u>, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever <u>such procedures</u> are available and consistent with construction procedures.

- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

35. Extreme Construction Noise

a. Construction Noise Management Plan Required

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing

extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

36. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

37. Jobs/Housing Impact Fee

<u>Requirement</u>: The project applicant shall comply with the requirements of the City of Oakland Jobs/Housing Impact Fee Ordinance (chapter 15.68 of the Oakland Municipal Code).

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

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

c. Obstruction Permit Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

d. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if

accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

e. Repair of City Streets

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

39. Bicycle Parking

<u>Requirement</u>: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

40. Transportation Impact Fee

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

41. Plug-In Electric Vehicle (PEV) Charging Infrastructure

a. PEV-Ready Parking Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. PEV-Capable Parking Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

c. ADA-Accessible Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

42. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

43. <u>Underground Utilities</u>

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas,

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

44. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

45. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

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

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable

Hardship Exemption was granted during the review of the Planning and Zoning permit.

- Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

<u>Monitoring/Inspection</u>: Bureau of Building <u>Monitoring/Inspection</u>: Bureau of Building

46. Water Efficient Landscape Ordinance (WELO)

<u>Requirement</u>: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq.

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

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

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

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

- a. Project Information:
 - i. Date,
 - ii. Applicant and property owner name,
 - iii. Project address,
 - iv. Total landscape area,
 - v. Project type (new, rehabilitated, cemetery, or home owner installed),
 - vi. Water supply type and water purveyor,
 - vii. Checklist of documents in the package, and
 - viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- b. Water Efficient Landscape Worksheet
 - i. Hydrozone Information Table
 - ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
- c. Soil Management Report
- d. Landscape Design Plan
- e. Irrigation Design Plan, and
- f. Grading Plan

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

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

47. Employee Rights

<u>Requirement</u>: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing Initial Approval: N/A

Monitoring/Inspection: N/A

Project Specific Conditions of Approval

48. On-Going Owner Responsibility.

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

49. Certification for Shared Access Facility

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

50. Truck Traffic and Speed

Requirement: Truck traffic shall not be increased over its current level of 20 drivers from 4am to 4pm and four drivers from 4pm to 2am. Further, trucks shall not drive faster than 15 miles per hour on Hamilton Street. Finally, trucks shall not idle on a public right of way.

When Required: Ongoing Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

51. Tentative Parcel Map

<u>Requirement</u>: The applicant shall submit, for review and approval of the Bureau of Planning, a Tentative Parcel Map showing the proposed lot line adjustment and location of the easement for the shared access facility.

When Required: Prior to Issuance of a Building Permit

Initial Approval: Bureau of Planning

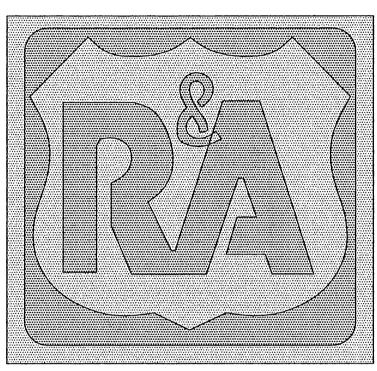
Monitoring/Inspection: Department of Transportation

Applicant i	Statement
-------------	-----------

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

Name of Project Applicant
Signature of Project Applicant
Date

Materials Handling Facility R&A Trucking Company



77th Ave. Investors, LLC

ABBREVIATIONS

INSULATION

LAMINATE

LAVOTORY

POUND

MAXIMUM

MINIMUM

METAL

MACHINE BOLT

MECHANICAL

MANUFACTURER

MISCELLANEOUS

NAT. ELECT. CODE

NOT IN CONTRACT

OVERHEAD/OVERHANG

POUNDS/SQ. FT.

SOLID CORE (DR.)

STAINLESS STEEL

SEE STRUCT. DWGS.

TONGUE & GROOVE

UNLESS NOTED OTHERWISE

SERVICE SINK

PRESSURE TREATED

POUNDS/SQ. IN.

NOT TO SCALE

ON CENTER

PERFORATED

PLASTIC

REMOVE

SECTION

SERVICE

SHEET

SIMILAR

STREET

SWITCH

THICK

TYPICAL

VERTICAL

WOOD

WINDOW

WITHOUT

YARD

WATERPROOF

W/O

SUPPLY

TELEPHONE

TEMPERED

TOP OF SLAB

TOP OF PLATE

WATER CLOSET

WROUGHT IRON

REQUIRED

SQUARE FOOT

JUNCTION BOX

INTERIOR

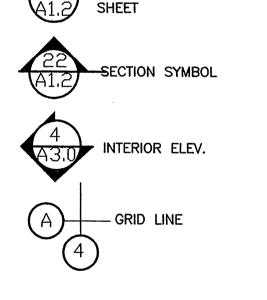
JOIST

FEET INCHES J./JST. ANCHOR BOLT AMER.CONC. INST. **ADJACENT** AMERICAN INST. OF STEEL CONST. AMERICAN SOCIETY FOR TESTING MAT. BEAM BLDG BUILDING BLKG BLOCKING CABINET CFM CUBIC FEET/MIN. CAST IRON PIPE CAST IRON O.C. **CEILING JOIST** CENTERLINE 0.H. CEILING CLR CLEAR PLAST CQ **CLEANOUT** PR. COL COLUMN PSF COMPOSITION PSI CONCRETE CONT CONTINUOUS CU FT(IN) CUBIC FOOT(INCH) REQ'D PENNY(NAIL) DOUBLE DOUGLAS FIR S.F. DIAMETER SER. DOOR **EXISTING** ELECTRIC **ELEVATION** EQ EQUAL **EXT** EXTERIOR **EIFS** EXT.INSUL. FIN.SYSTM. FINISH FLOOR FLASHING F.O.C FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FTG FOOTING T.O.S. GALVANIZED IRON GYPSUM WALL BD. UNO GLASS VERT. GALV. SHEET METAL HOLLOW CORE **HEADER** WIND.

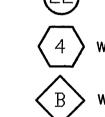
HOLLOW METAL

SYMBOLS

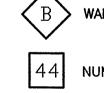
DETAIL NUMBER



SHEET NOTE



WINDOW MARK WALL CONSTRUCTION





NUMBERED NOTE REVISION



DOOR TYPE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO:

2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE

ORDINANCES OR REQUIREMENTS.

2016 CALIFORNIA GREEN BUILDING CODE IN ADDITION TO LOCAL CITY OF OAKLAND AND OAKLAND FIRE DEPT.

2. CONTRACTOR SHALL TAKE OUT ALL PERMITS AND FEES REQUIRED BY THE CITY OF OAKLAND AND SHALL FILE AND MAINTAIN SUCH THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALI VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. REPORT ANY CONDITION THAT WILL HINDER THE PROGRESS OF THE WORK UNDER THIS PROJECT WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK, REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE PROTECTION OF THE WORK, AND THE PUBLIC RIGHT OF WAY. DO NOT OBSTRUCT THE EXIT PATH AT ANY TIME DURING CONSTRUCTION OPERATIONS. PROVIDE ADEQUATE MEASURES INCLUDING DUST AND NOISE CONTROL, AND PROVIDE FOR PEDESTRIAN PROTECTION USING BARRIERS OR OTHER MEASURES AS NECESSARY. DO NOT OBSTRUCT PUBLIC RIGHT OF WAY EXCEPT AS ALLOWED BY PRIOR PERMISSION OF THE COUNTY AND AS PERMITTED BY THE BUILDING OWNER. ALL WORK SHALL TAKE PLACE WITHIN THE HOURS PERMITTED BY THE JURISDICTION AND THE BUILDING OWNER. REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS LEGALLY OFF SITE. MAINTAIN DEBRIS BOX, AS REQUIRED BY CBC 5.408.1.

3. CONTRACTOR SHALL FILE AND CONFORM TO CAL GREEN SECTION 5.408.1 CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLE MANAGEMENT PLAN AS SPECIFIED BY CITY OF OAKLAND.

FIRE DEPT. NOTES

1. LOCATIONS OF ILLUMINATED AND EMERGENCY LIGHTING IS SHOWN ON ELECTRICAL PLANS. SEE FLOOR PLAN A1.0 FOR LOCATIONS OF WALL MOUNT PORTABLE 2A-10 BC FIRE EXTINGUISHERS AND ILLUMINATED

2. SEE SITE KEY PLAN AO.1 AND CIVIL DRAWINGS FOR LOCATION OF NEW FIRE HYDRANT, P.I.V.

3. FIRE LANES ARE 26 FT MIN. WIDTH W/ KNOX BOX AT MAIN SITE GATE AND ENTRY DOOR.

4. THE AUTOMATIC ALARM AND FIRE SPRINKLER SYSTEM AND FIRE SERVICE WILL BE A DEFERRED APPROVAL ITEM THIS PROJECT

PROJECT TEAM

PROJECT OWNER:

R&A TRUCKING COMPANY 77TH AVE. INVESTORS, LLC 1050 77TH AVE. OAKLAND, CA. 94621 ATTN: ERIC WEAKLEY (510) 632-7112

ARCHITECT:

ANTHONY TABACCO AND ASSOC. 7 WESTWOOD COURT ORINDA, CA 94563 ATTN: ANTHONY TABACCO (925) 254-5642

STRUCTURAL ENGINEER:

KENNETH R. HUGHES, S.E. 3620 MT. DIABLO BLVD. LAFAYETTE, CA 94549 ATTN: KENNETH HUGHES (510) 208-1966 (925) 284-2808

CIVIL ENGINEER

ALIQUOT ASSOCIATES, INC. 1390 NORTH MAIN ST. WALNUT CREEK, CA 94596 ATTN: VINCE D'ALO (925) 476-2323

GEOTECHNICAL ENGINEER:

HULTGREN-TILLIS ENGINEERS 4085 NELSON AVE. CONCORD, CA 94520 ATTN: KEVIN TILLIS (925) 685-6300 LEED AP

SAGE GREEN DEVELOPMENT LLC ATTN: LAURA BILLINGS (510) 390-3179

GENERAL CONTRACTOR:

MCNELY CONSTRUCTION CO. INC. 1040 DAVIS STREET SAN LEANDRO, CA 94577 ATTN: DAN MCNELY (510) 562-6300

METAL BUILDING COMPANY

9957 MEDFORD AVE.

OAKLAND, CA 94603

METAL PRE-ENGINEERED BUILDING:

ATTN: JIM BANFIELD (510) 635-0111 ELECTRICAL DESIGN—BUILD CONTRACTOR

BME ELECTRICAL CONSTRUCTION, INC. 1281 30TH ST. OAKLAND, CA 94608 ATTN: BERRY MCGRAW

MECHANICAL DESIGN-BUILD CONTRACTOR NO MECHANICAL THIS PROJECT (S2-OCC.)

PLUMBING DESIGN-BUILD CONTRACTOR TNT PLUMBING

SAN LEANDRO, CA 94577 ATTN: TODD HEESE (510) 777-9100

DESIGN-BUILD FIRE PROTECTION

ALLAN AUTOMATIC SPRINKLER 20303 MACK STREET HAYWARD, CA 94545 ATTN: JOHN RORABAUGH (510) 785-4200

817 SAN LEANDRO BLVD.

PROJECT SCOPE

R&A TRUCKING COMPANY WISHES TO CONSTRUCT A NEW MATERIALS STORAGE BUILDING AS PART OF THEIR EXISTING MULTI-PARCEL MULTI-BUILDING SITE. 77TH AVE. IS HEADQUARTERS FOR R&A TRUCKING. THIS NEW FACILITY WILL BE FOR THE STORAGE AND TRANSFER OF MATERIALS, PRINCIPALLY COILED ALUMINUM, TO MANUFACTURING END-USERS AROUND THE BAY AREA.

THE NEW STRUCTURE WILL BE A NON-COMBUSTABLE (TYPE II) FREESTANDING PRE-ENGINEERED METAL BUILDING. SINGLE STORY WITH AN INTERIOR BRIDGE CRANE AND RAISED DOCK HEIGHT FINISH FLOOR. THIS WILL BE A NON-CONDITIONED FACILITY AND WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER AND ALARM SYSTEM. A SOLAR PANEL ARRAY WILL BE ROOF MOUNTED. THE ONLY FULL TIME EMPLOYEE FOR THIS FACILITY WILL BE THE CRANE OPERATOR.

PARTIAL RECONFIGURING OF TRUCK AND EMPLOYEE PARKING WILL BE PART OF THE SCOPE, EXISTING GATES AT SITE ENTRANCE WILL BE RELOCATED TO FACILITATE TRUCK CIRCULATION AND FOR BETTER FIRE DEPARTMENT ACCESS. EXISTING FENCING ON THE STREET FRONT AND EAST PROPERTY LINE WILL BE REPLACED AS REQUIRED FOR SITE WORK AND UPGRADE OF FIRE ACCESS GATE.

NEW ACCESSIBLE VAN PARKING AND ACCESSIBLE PATH OF TRAVEL WILL BE INCLUDED WITH THIS PROJECT. SITE DRAINAGE AND C3 CONFORMANCE WILL BE PART OF THE PROJECT.

IT IS ANTICIPATED THAT DURING CONSTRUCTION, OPERATIONS AT THE EXISTING FACILITY WILL BE UNINTERRUPTED

PROJECT INFO

DESCRIPTION: FREESTANDING INDUSTRIAL MATERIALS STORAGE BUILDING OF PRE-ENGINEERED METAL BUILDING CONSTRUCTION, AUTOMATIC SPRINKLER SYSTEM, FULLY NON-COMBUSTABLE CONSTRUCTION.

BUILDING AREA: 38,825 SF.,

303.4 OCCUPANCY: S-2 LOW HAZARD STORAGE (METAL-COILED ALUMINUM) 601 TYPE OF CONSTRUCTION: TYPE II-B NON-COMBUSTIBLE, SPRINKLED TABLE 601 BUILDING ELEMENTS FIRE RESISTANCE (TYPE IIB): ALL **ELEMENTS: 0 HOURS**

TABLE 602 EXTERIOR SEPARATION: 0-HOUR 10FT-30FT FOR TYPE II-B,

TABLE 508.4 OCCUPANCY SEPARATION: N/A SINGLE OCCUPANCY TABLE 506 BASIC ALLOWABLE AREA: 104,000 SF

SPRINKLER INCREASE 3X: <104,000 SF (INCREASE ALLOW NOT REQUIRED) SEPARATION INCREASE: >10 FT, ALL SIDES (INCREASE ALLOWANCE NOT

TABLE 1004.1.2 OCCUPANCY LOAD: 80 (1 PER 500 S.F.- NOTE ACTUAL OCC. LOAD WILL NOT EXCEED 10)

TABLE 1006.3.1 NUMBER OF REQUIRED EXITS: 2 TOTAL (NUMBER

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE: 400 FT. (FOR S-2 SPRINKLED)

SHEET INDEX

A 0.0 COVER A 0.1 SITE KEY PLAN A 1.0 FLOOR PLAN A 1.1 ROOF AND REF CEILING PLAN

A 1.2 STAIRS AND ACCESSIBILITY A 1.3 TOILET CORE A 2.0 BUILDING ELEVATIONS

T-24 ENVELOP COMPLIANCE N/A BUILDING IS NON-CONDITIONED

A 7.0 CAL-GREEN MATRIX/LEED A 7.1 CAL-GREEN MATRIX

STRUCTURAL S1 FOUNDATION PLAN WEST S2 FOUNDATION PLAN EAST

S3 FOUNDATION DETAILS S4 FOUNDATION DETAILS CALCS-INCLUDED SEPARATE COVER

SOILS REPORT- SEPARATE COVER

C1 CIVIL COVER C2 GENERAL NOTES C3 GRADING, DRAINAGE, UTILITY C4 SURFACING AND STRIPING C5 DETAILS

C7 EROSION CONTROL PLAN

TOPOGRAPHIC SURVEY

C6 STORM WATER CONTROL PLAN

NO MECHANICAL THIS PROJECT

P-1 SCHEDULES AND NOTES P-2 WASTE AND VENT PLAN P-3 HOT AND COLD WATER PIPING

P-4 PLUMBING DETAILS

ELECTRICAL

E-O GENERAL INFORMATION E 1.1 SITE ELECTRICAL PLAN E 2.1 LIGHTING PLAN E 3.1 POWER PLAN

E 5.1 GROUNDING PLAN E 6.1 SINGLE LINE/PNL. SCHEDULE

E 7.1 FIXTURE SCHEDULE E 8.1-E8.5 ELECT. TITLE 24

FIRE (DEFERRED APPROVAL) FP SHEETS (SEPARATE COVER) FP CALCS (SEPARATE COVER)

PRE-ENGINEERED BUILDING O COVER SHEET C1,C2 CODES AND LOADS

E-01 THRU E-08 SED-000 THRU SED-007 PRE-ENGINEERED SHELL CALCS

CERTIFICATION LETTER LEED AP

INCLUDED-SEE SHT. A7.0

PLANNING NOTES

1. LANDSCAPE AREA FOR SITE EXCEEDS 5% INCLUDING BIO-RETENTION PLANTING, PERVIOUS PAVERS, AND FRONT PERVIOUS SURFACE. 2. PARKING IS 26 SPACES CALCULATED AT 1 PER 1,500 SF 3. SEE SITE KEY PLAN FOR LOCATION OF EXISTING EV CHARGING

4. THIS IS A LEED AP REQUIRED PROJECT. LEED CHECKLIST AND SCORE ARE SHOWN ON CAL-GREEN CHECKLIST SHEET A7.0

DEFFR'D APPROVAL

1. THE AUTOMATIC ALARM AND FIRE SPRINKLER SYSTEM AND FIRE SERVICE WILL BE A DEFERRED APPROVAL ITEM THIS PROJECT

Anthony Tabacco and Associates

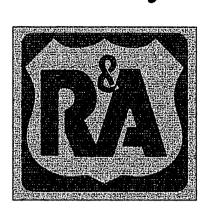
Architecture Planning

7 Westwood Court Orinda, California 94563

(925) 254-5642

ATARCHITECTS.COM

Materials Handling Facility



R&A Trucking Company

1100 77th Ave. Oakland, CA



COVER

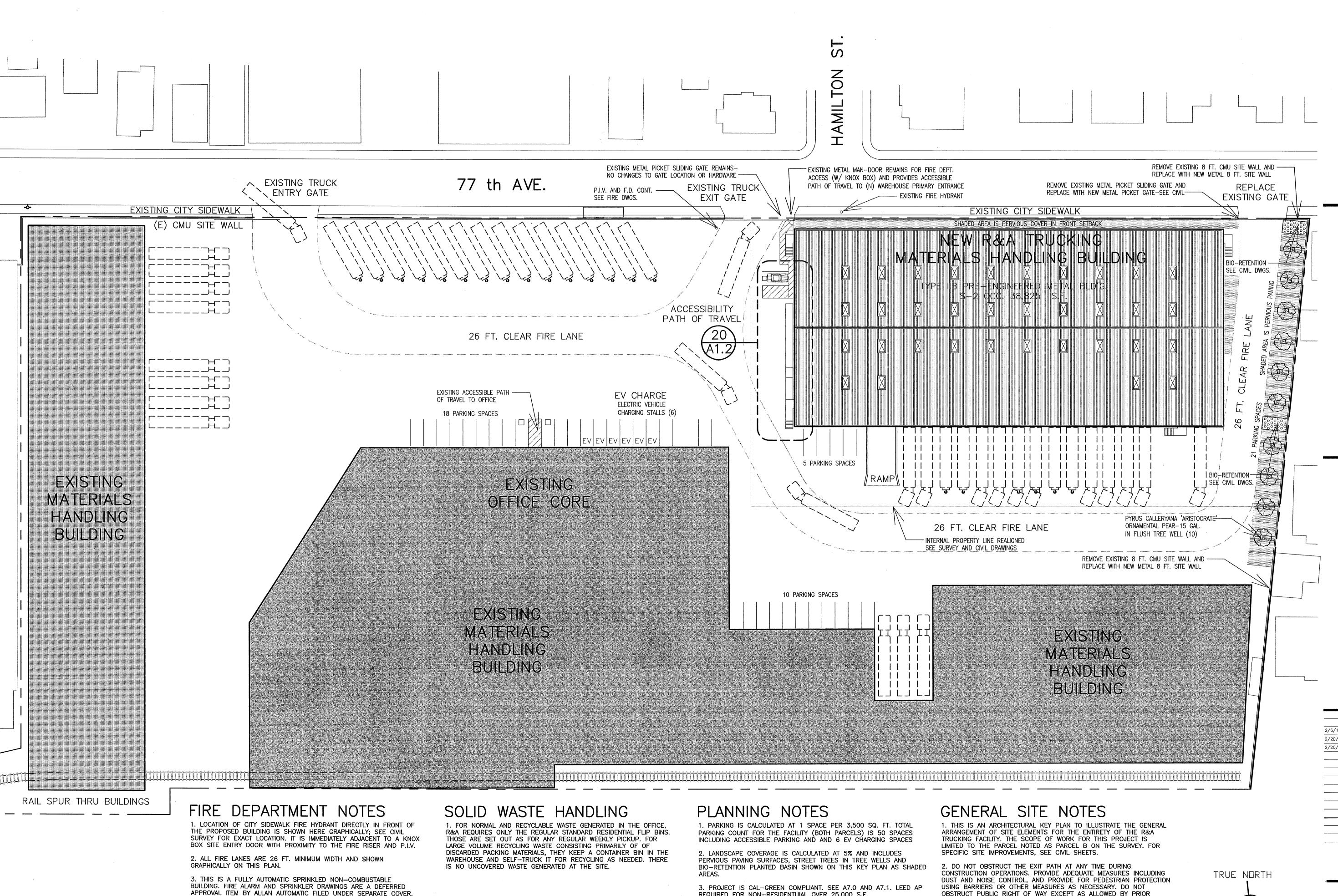
ISSUE DATE

8/6/18 OWNER REVIEW 1/10/19 PROGRESS SET-PRICING PACKAGE 2/20/19 PERMIT SUBMITTAL

PROJECT NUMBER

1504.00 COPYRIGHT 2019, ANTHONY TABACCO, ARCHITECT

SHEET NUMBER



Anthony Tabacco

and Associates

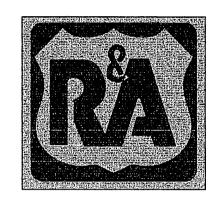
Architecture Planning

7 Westwood Court Orinda, California 94563

(925) 254-5642

ATARCHITECTS.COM

Materials Handling Facility



R&A Trucking Company

1050 77th Ave. Oakland, CA



SITE KEY PLAN

ISSUE DATE 2/6/19 OWNER REVIEW 2/20/19 PERMIT SUBMITTAL 2/20/19 PLANNING DEPT. REVISIONS -PERMIT SUBMITTAL

> PROJECT NUMBER 1504.00

COPYRIGHT 2019, ANTHONY TABACCO, ARCHITECT

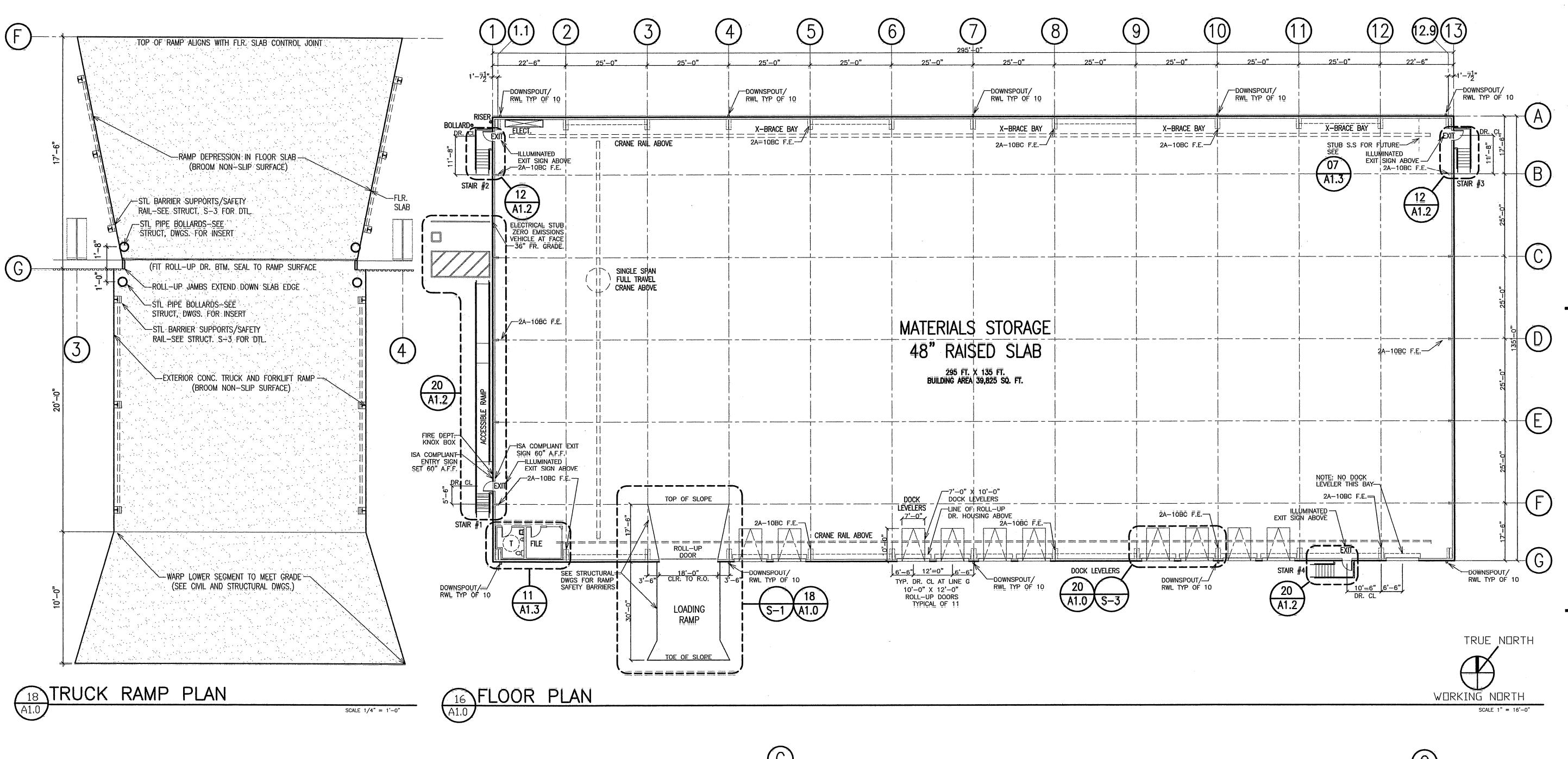
SHEET NUMBER

WORKING NORTH

20\SITE ARCHITECTURAL KEY PLAN

REQUIRED FOR NON-RESIDENTUIAL OVER 25,000 S.F.

OBSTRUCT PUBLIC RIGHT OF WAY EXCEPT AS ALLOWED BY PRIOR PERMISSION OF THE CITY AND AS PERMITTED BY THE BUILDING OWNER. ALL WORK SHALL TAKE PLACE WITHIN THE HOURS PERMITTED BY THE CITY OF OAKLAND.





and Associates

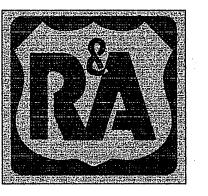
Architecture Planning

7 Westwood Court Orinda, California 94563

(925) 254-5642

ATARCHITECTS.COM

Materials Handling Facility



R&A Trucking Company

1100 77th Ave. Oakland, CA

FLOOR PLAN

PROJECT NUMBER 1504.00

COPYRIGHT 2019, ANTHONY TABACCO, ARCHITECT

SHEET NUMBER

---- ISSUE DATE

10/10/18 COLUMN BAY CHANGE BASE SHEET RESSUE

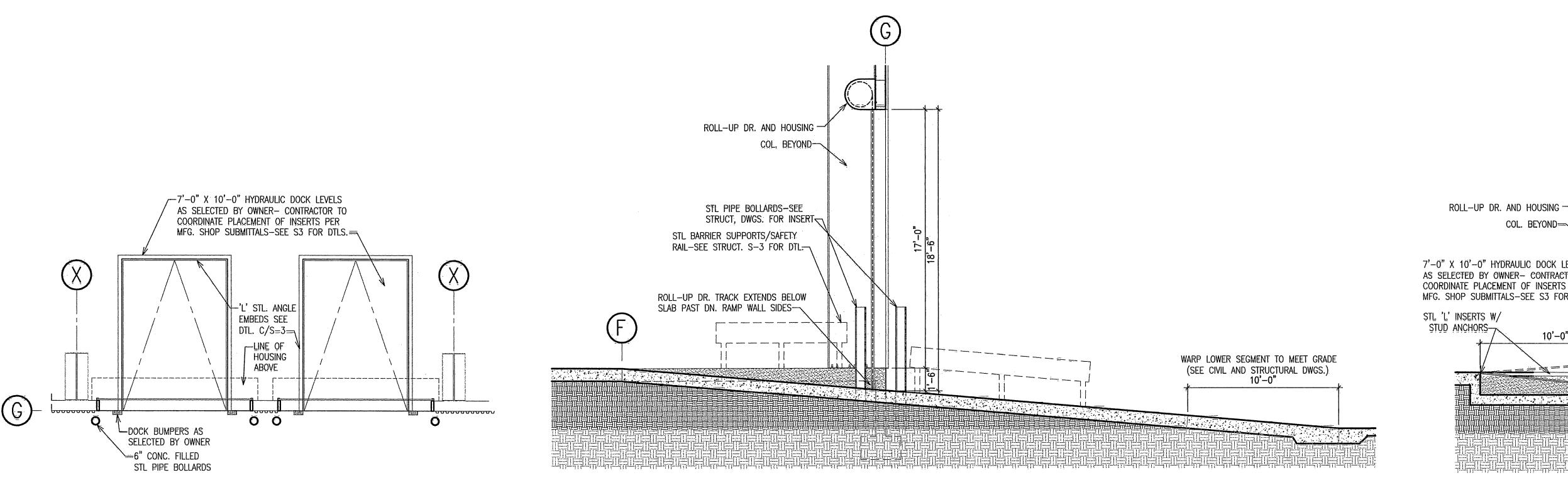
6/15/18 SITE DEVELOPMENT PROGRESS

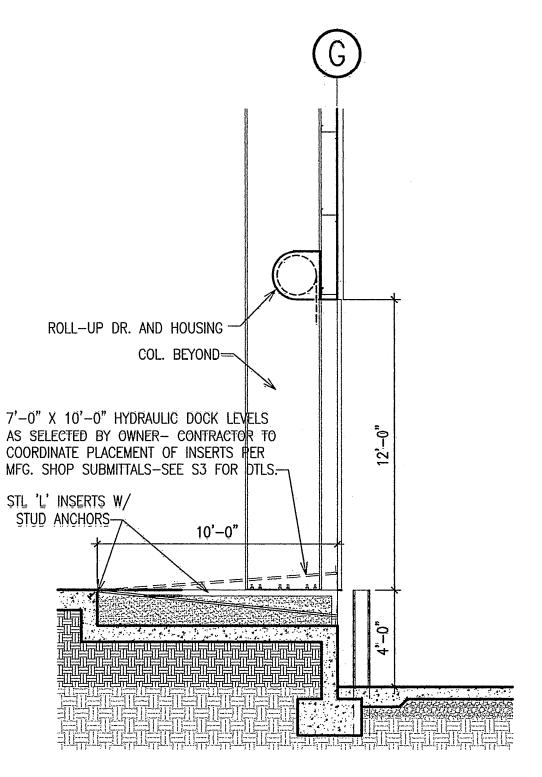
1/10/19 PROGRESS SET-PRICING PACKAGE

8/16/18 PROGRESS SET 9/10/18 BASE SHEET ISSUE

2/6/19 OWNER REVIEW

2/20/19 PERMIT SUBMITAL

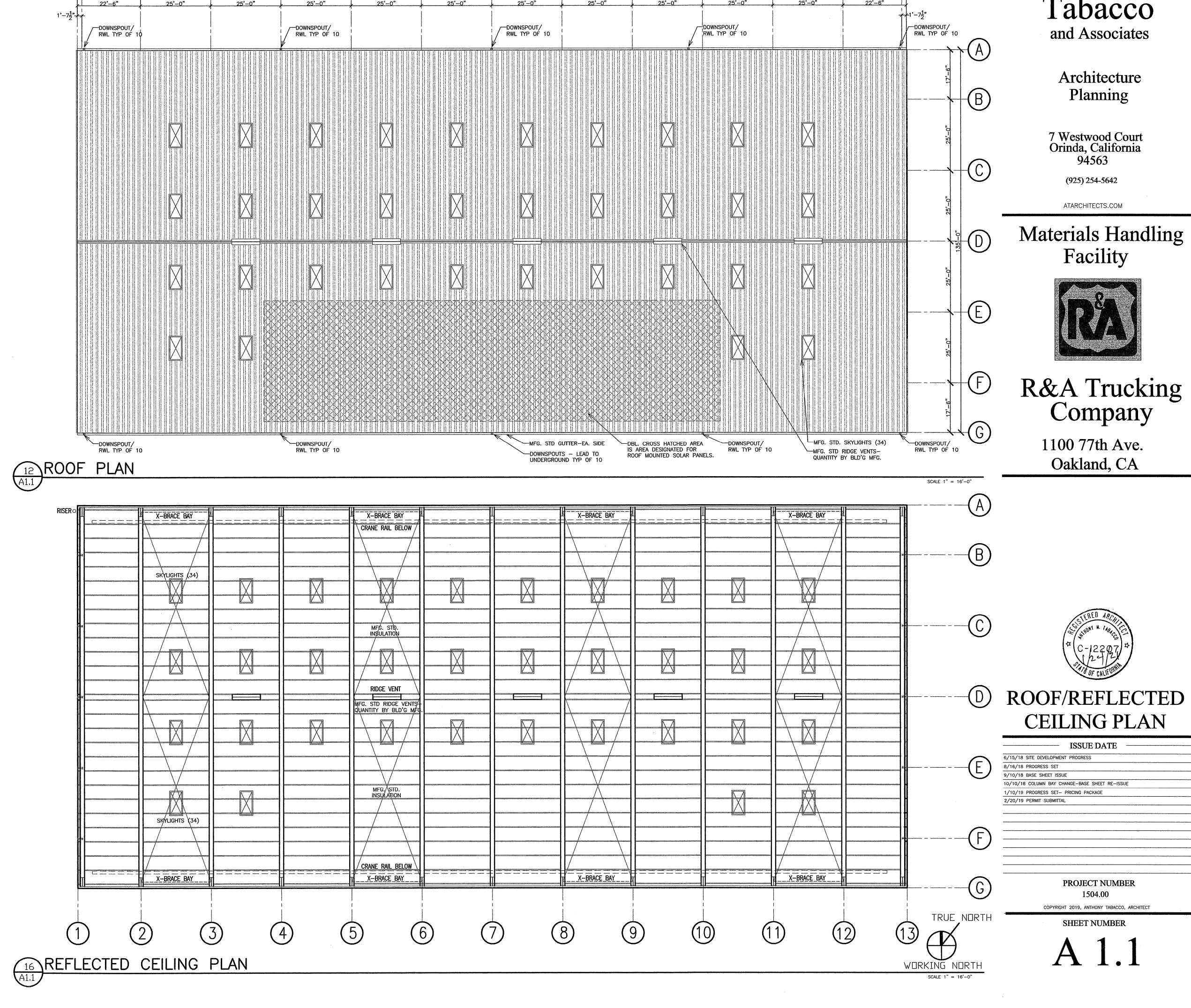




04 DOCK LEVELER SECTION

20 DOCK LEVELER PLAN

16 TRUCK RMP SECTION



8

(9)

(3)

4

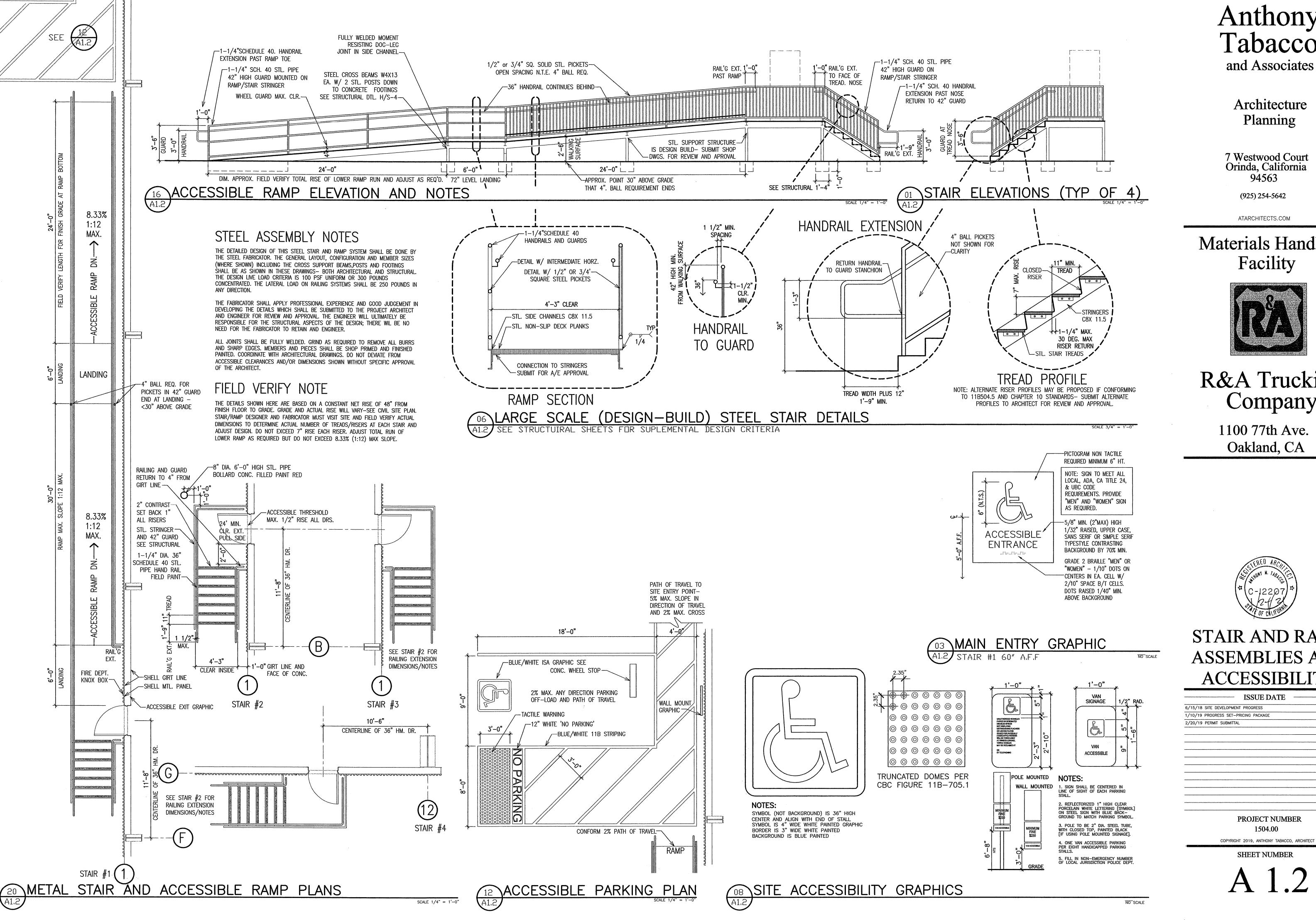
5

6

10

Anthony Tabacco

12



Anthony Tabacco

Materials Handling



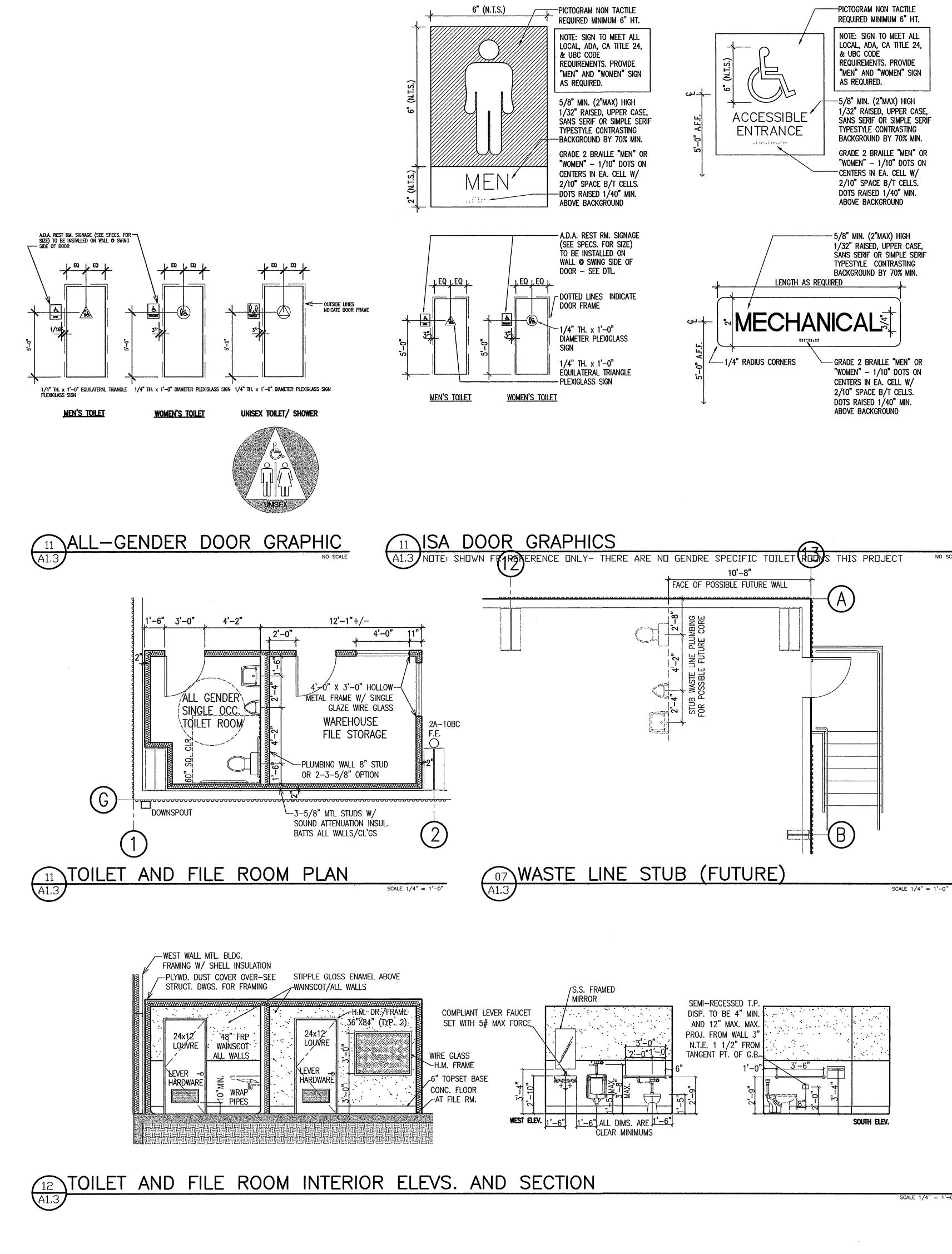
R&A Trucking Company

1100 77th Ave. Oakland, CA

STAIR AND RAMP **ASSEMBLIES AND** ACCESSIBII ITV

ISSUE DATE	
5/15/18 SITE DEVELOPMENT PROGRESS	
1/10/19 PROGRESS SET-PRICING PACKAGE	
2/20/19 PERMIT SUBMITTAL	· · · · · · · · · · · · · · · · · · ·

	·
	· · · · · · · · · · · · · · · · · · ·
	·
PROJECT NUM	BER
1504.00	



Anthony Tabacco

and Associates

Architecture Planning

7 Westwood Court Orinda, California 94563

(925) 254-5642

ATARCHITECTS.COM

Materials Handling Facility



R&A Trucking Company

1100 77th Ave. Oakland, CA



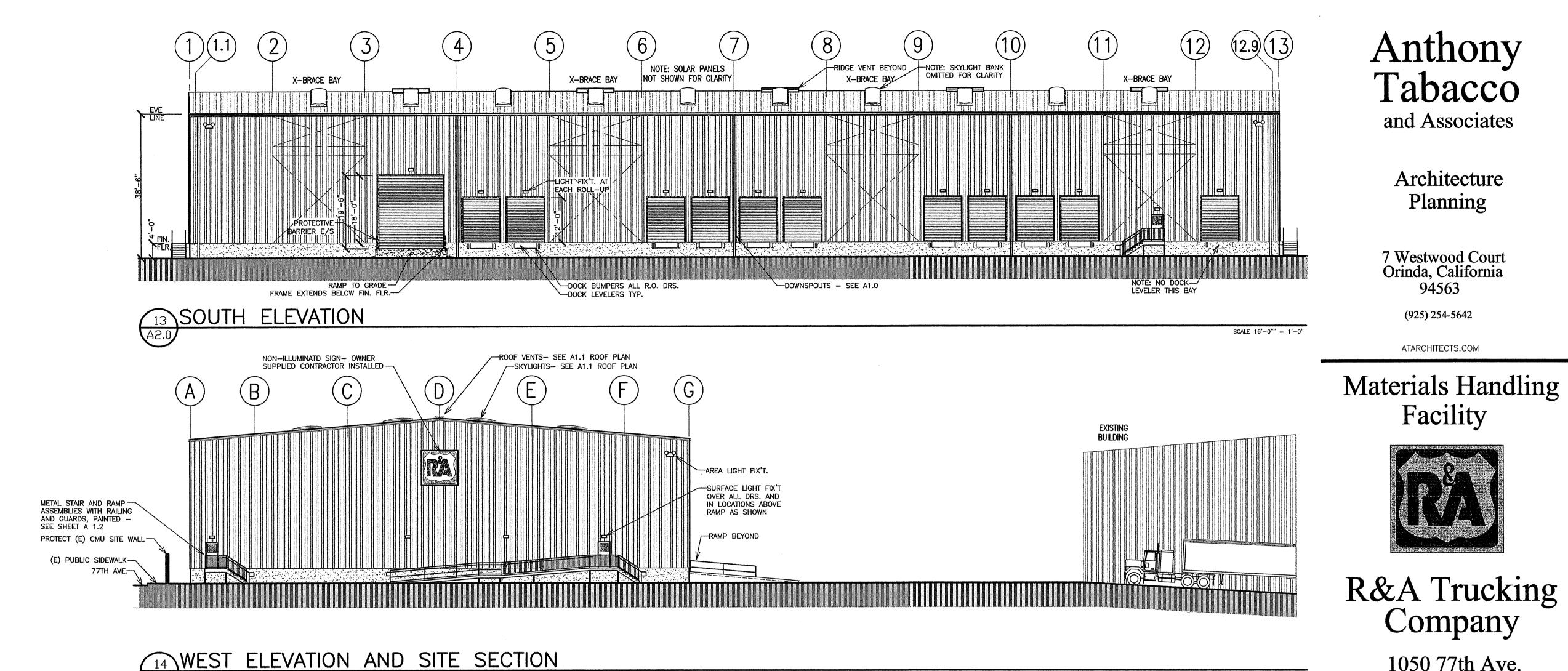
TOILET ROOM AND FILE STORE ROOM

	ISSUE DATE	
6/15/18	SITE DEVELOPMENT PROGRESS	
1/10/19	PROGRESS SET-PRICING PACKAGE	
2/20/19	PERMIT SUBMITTAL	
	PROJECT NUMBER	
	1504.00	

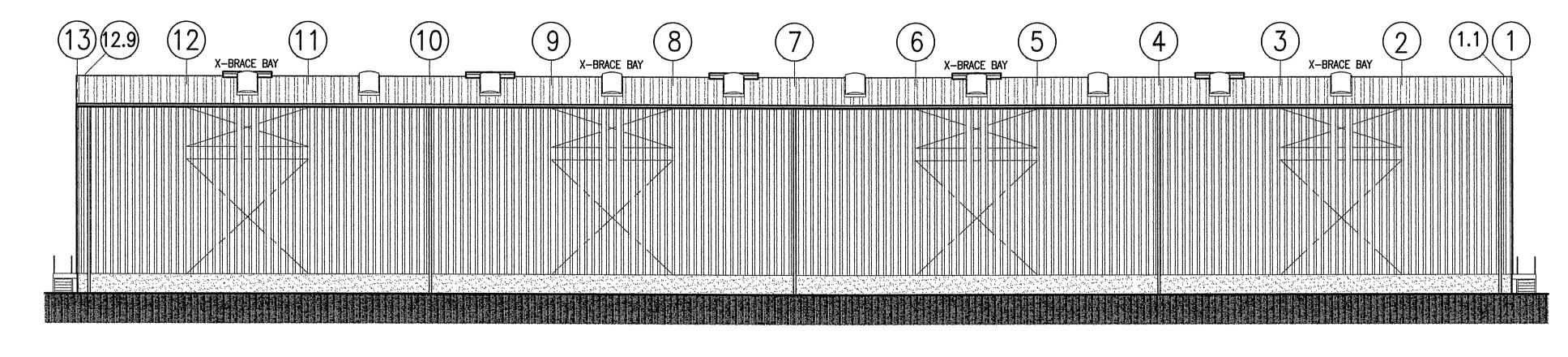
SHEET NUMBER

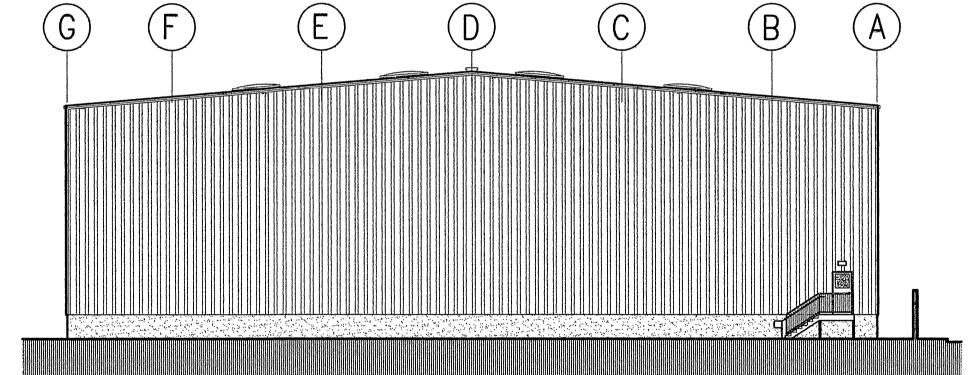
A 1.3

COPYRIGHT 2019, ANTHONY TABACCO, ARCHITECT



SCALE 16'-0''' = 1'-0''





07 EAST ELEVATION

Architecture

Planning

94563

(925) 254-5642

ATARCHITECTS.COM

Facility

1050 77th Ave.

Oakland, CA

19 NORTH ELEVATION

-ROOF VENTS- SEE A1.1 ROOF PLAN PROTECT (E) CMU SITE WALL-MFG. STD. INSULATION EXISTING BUILDING **ELEVATIONS**

SITE DEVELOPMENT PROGRESS
OWNER REVIEW
PROGRESS SET
BASE SHEET ISSUE
PROGRESS SET-PRICING PACKAGE
PERMIT SUBMITTAL
PROJECT NUMBER

SHEET NUMBER

COPYRIGHT 2019, ANTHONY TABACCO, ARCHITECT

BUILDING SECTION THRU RAMP AND SITE SECTION

A2.0

SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS	continue	d ⁴			SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS	Scontinue	ri ⁴	
NOTINE SIDENTIAL OCCOPANCIES APPLICATION CHECKLISTS			NTARY ¹		HONNESIDENTIAL GOOG! ANGIEG ALT LIGATION GILLOTEIG	JCOIIIII4C		VTARY1
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen	CALGreen Tier 2		APPLICATION CHECKLIST FORBSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2
A5.408.3.1 Enhanced construction waste reduction-Tier 1 [BSC]. Divert to recycle or salvage at least 65% of		区		CONTRACTOR	5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.			
nonhazardous construction and demolition waste generated at the site. A5:408:3:1:1 Enhanced construction waste reduction—Tier 2 [BSC]: Divert to recycle or salvage at least				FILE UNDER SEPARATE COVER	5.504.4.1 Adhesives, sealants, caulks. Adhesives and sealants used on the project shall meet the requirements of the following standards.			
80% of nonhazardous construction waste generated at the site.			X		1. Adhesives, adhesive bonding primers, adhesive primers, scalants, scalant primers and caulks shall	133		}
A5.408.3.1.2 Verification of compliance. A copy of the completed waste management report or documentation of certification of the waste management company utilized shall be provided.		図	E		comply with local or regional air pollution control or air quality management district rules where applicable or SCAOMD Rille 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2.	tos		
Exceptions:					2. Acrosol adhesives and smaller unit sizes of adhesives and scalant or caulking compounds (in units of	-		
Excavated soil and land-clearing debris Alternate waste reduction methods developed by working with local agencies if					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	X		
diversion or recycle facilities capable of compliance with this item do not exist				-	of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.			
Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.		·			5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply.	X		[
Life Cycle Assessment					5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic	×		
A5.409.1 General. Life cycle assessment shall be ISO 14044 compliant. The service life of the building and materials assemblies shall not be less than 60 years.					compounds and ozone depleting substances (CCR, Title 17, Section 94520, ct seq.).			
A5.409.2 Whole building life cycle assessment. Conduct a whole building life assessment, including operating					5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency.	23		İ
energy, showing that the building project achieves at least a 10-percent improvement for at least three of the impacts listed in Section A5.409.2.2, one of which shall be climate change, compared to a reference building.					5.504.4.4 Carnet systems, All carpet installed in the building interior shall meet the testing and product	_		
A5.409.3 Materials and system assemblies. If whole building analysis of the project is not elected, select a			0	i	requirements of one of the standards listed in Section 5.504.4.4. 5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the	53		
minimum of 50% of materials or assemblies based on life cycle assessment of at least three for the impacts listed in Section A5,409.2.2, one of which shall be climate change.					requirements of the Carpet and Rug Institute's Green Label program.	<u> </u>		
A5.409.4 Substitution for prescriptive standards. Performance of a life cycle assessment completed in accordance					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	_		
with Section A5.409.2 may be substituted for other prescriptive provisions of Division A5.4, including those made mandatory through local adoption of Tier 1 or Tier 2 in Division A5.6.					composite wood products used on the interior or exterior of the building shall meet the requirements for	X		
A5.409.5 Verification of compliance. Documentation of compliance shall be provided as follows:		_	_		formaldehyde as specified in Table 5.504.4.5. A5.504.4.5.1 No added formaldehyde, Tier 1. Use composite wood products approved by the ARB as	EAS		}
The assessment is performed in accordance with ISO 14044; The project meets the requirements of other parts of Title 24.					no-added formaldehyde (NAF) based resins or ultra-low emitting formaldehyde (ULEF) resins.		ادعا	
3. A copy of the analysis shall be made available to the enforcement authority.					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:	1		
A. A copy of the analysis and any maintenance or training recommendations shall be included in the operation and maintenance manual.					1. Product certifications and specifications.	As lisable		
See notes for available tools.		<u> </u>			Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR,	As applicable		
Building Maintenance and Operation					Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered	3		
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling. ³	`				Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.	E 3		
5.410.1.1 Additions. [A] All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recyling areas on site.	X			EXISTING ON SITE	5. Other methods acceptable to the enforcing agency.	3		
Exception: Additions within a tenant space resulting in less than a 30-percent increase in the tenant space floor area.					5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, install resilient	<u> </u>		
5.410.2 Commissioning. [N] For new buildings 10,000 square feet and over, building commissioning for all building systems covered by Title 24, Part 6, process systems and renewable energy systems shall be included in the design and	E			UNCONDITIONED WAREHOUSE	flooring which meets one of the following: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;			
construction processes of the building project. Commissioning requirements shall include items listed in Section 5.410.2.					 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 			
Exceptions: 1. Unconditioned warehouses of any size					1.1, February 2010;			
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within					 Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 and listed in the CHPS High 		}	
unconditioned warehouses 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.			}		Performance Product Database; or			
4. Commissioning requirements for energy systems covered by the California Energy Code.					 Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program). A5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring 	×		
 Open parking garages of any size, or open parking garage areas of any size, within a structure. 10.2.1 Owner's Project Requirements (OPR). (N) Documented before the design phase of the projectbeging 					materials meet the pollutant emission limits. A5,504.4.7 Resilient flooring systems, Tier 1 [BSC]. For 90 percent of floor area receiving resilient flooring.		<u> 23</u>	1
the OPR shall include items listed in Section 5.410.2.1.			ļ	UNCONDITIONED	installed resilient flooring shall meet at least one of the following:			
5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project to cover the systems listed in Section 5.410.2.2.	X			WAREHOUSE	 Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; Compliant with the VOC-emission limits and testing requirements specified in the California 			
5.410.2.3 Commissioning plan. [N] A commissioning plan describing how the project will be commissioned shall include items listed in Section 5.410.2.3.	X			•	Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version			
5.410.2.4 [N] Functional performance testing shall demonstrate the correct installation and operation of each	E				1.1, February 2010;3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria			
component, system and system-to-system interface in accordance with the approved plans and specifications. 5.410.2.5 Documentation and training. [N] A Systems manual and systems operations training are required.					Interpretation for EQ 7.0 and 7.1 (formerly EQ: 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or			
5.410.2.5.1 Systems manual. [N] The systems manual shall be delivered to the building owner or	X				4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).			
representative and facilities operator and shall include the items listed in Section 5.410.2.5.1. 5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance stafffor	X							
each equipment type and/or system shall be developed and shall include items listed in Section 5.410.2.5.2.	l							
5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.	X				SECTION A5.602			
					NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST	Scontinue		
							VOLUI	CALGreen
SECTION A5.602					APPLICATION CHECKLIST FOR BSC	MANDATORY	Tier 1	Tier 2
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS	-continue			,	A5.504.4.7.1 Resilient flooring systems, Tier 2 [BSC]. For 100 percent of floor area receiving resilient flooring, install resilient flooring that meets at least one of the following:			×
	<u> </u>	VOLUNT	'ARY ¹ CALGreen		 Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 			
	NDATORY	Tier 1	Tier 2		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,			
5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet. Applies to new systems serving additions or alterations.				UNCONDITIONED WAREHOUSE W/	Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria			
5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be	E			NO HVAC	Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 and listed in the CHPS High			
included for testing and adjusting shall include, as applicable to the project, the systems listed in Section 5.410.4.2.	_				Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools			
5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with applicable standards on each system as determined by the enforcing agency.	X			1	Program). A5.504.4.7.2 Verification of compliance. Documentation shall be provided verifying that resilient flooring		X	121
5.410.4.3.1 HVAC balancing. Before a new space-conditioning system serving a building or space is					materials meet the pollutant emission limits.		ि	====================================

SECTION A5.602					APPLICATION CHECKLIST FOR BSC	MANDATORY
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLIS	STS—contin	ued ⁴			A5.504.4.7.1 Resilient flooring systems, Tier 2 [BSC]. For 100 percent of floor area receiving	
		VOLUN			resilient flooring, install resilient flooring that meets at least one of the following: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;	
APPLICATION CHECKLIST FORBSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2		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.	
410.4 Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than		770,1	1101 0	UNCONDITIONED	Version 1.1., February 2010;	
0,000 square feet. Applies to new systems serving additions or alterations.				WAREHOUSE W/	Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 and listed in the CHPS High	
5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in Section	Œ			NO HVAC	Performance Product Database; or	
5.410.4.2.					4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools	
5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with applicable standards on each system as determined by the enforcing agency.	X				Program). A5.504.4.7.2 Verification of compliance. Documentation shall be provided verifying that resilient flooring.	
5.410.4.3.1 HVAC halancing. Before a new space-conditioning system serving a building or space is	_				materials meet the pollutant emission limits.	
operated for normal use, balance in accordance with the procedures defined by national standards listed in Section 5.410.4.3.1 or as approved by the enforcing agency.	X				A5.504.4.8 Thermal insulation, Tier 1 [BSC]. Comply with the standards listed in Items 1 through 3. A5.504.4.8.1 Thermal insulation, Tier 2 [BSC] Thermal insulation, No-added Formaldehyde. Install	
5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing					thermal insulation which complies with Tier 1 plus does not contain any added formaldehyde.	
signed by the individual responsible for performing these services. 5.410.4.5 Operation and maintenance manual Provide the building owner with detailed operating and	8				A5.504.A.8.2 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.	
maintenance instructions and copies of guaranties/warranties for each system prior to final inspection.	(23)				A5.504.4.9 Acoustical ceilings and wall panels. Comply with Chapter 8 in Title 24, Part 2 and with the VOC-	
5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.	X				emission limits defined in the 2009 CHPS criteria and listed on its High Performance Products Database. A5.504.4.9.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish	
of the same against.					materials meet the pollutant emission limits.	
avironmental Quality					Note: Products compliant with CHPS criteria certified under the Greenguard Children & Schools program may also be used.	
ireplaces					A5.504.5 Hazardous particulates and chemical pollutants. Minimize and control pollutant entry into buildings	
503.1 Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove	As applicable			NO FIREPLACE THIS PROJECT	and cross-contamination of regularly occupied areas. A5.504.5.1 Entryway systems. Install permanent entryway systems measuring at least six feet in the primary	
nd refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. 5.503.1.1 Woodstoves. Woodstoves shall comply with US EPA Phase II emission limits, where applicable.	As applicable			,,,,_	direction of travel to capture dirt and particulates at entryways directly connected to the outdoors as listed in	
ollutant Control					Items 1 through 3 in Section A5.504.5.1. A5.504.5.2 Isolation of pollutant sources. In rooms where activities produce hazardons fumes or chemicals,	
5.504:1 Indoor air quality (IAQ) during construction: Maintain IAQ as provided in Sections A5.504.1.1					exhaust them and isolate them from their adjacent rooms as listed in Items 1 through 3 in Section A5,504.5.2.	
nd A5,504.1.2. A5.504.1.1 Temporary ventilation. Provide temporary ventilation during construction in accordance with					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 MERV of 8. MERV 8 filters shall be	(2)
Section 121 of the California Energy Code, CCR, Title 24, Part 6 and Chapter 4 of CCR, Title 8 and as					installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be	
listed in Items 1 and 2 in Section A5.504.1.1. A5.504.1.2 Additional IAQ measures. Employ additional measures as listed in Items 1 through 5 in					included in the operation and maintenance manual. Exceptions:	
Section A5,504.1.2.			J		1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting	
5.504.1.3 Temporary ventilation. If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE	×			PASSIVE VENTILATION IS	the 2013 California Energy Code having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/cfm or less at design air flow.	
52,1-1992. Replace all filters immediately prior to occupancy. Applies to additions or alterations.				IN PLACE AS	2. Existing mechanical equipment.	
.5.504.2 IAQ postconstruction. Flush out the building per Section A5.504.2 prior to occupancy or if the				PART OF SHELL AFTER SHELL	5,504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.	ESI ESI
uilding is occupied. A5.504.2.1 IAQ Testing. A testing alternative may be employed after all interior finishes have been				ENCLOSURE AND DURING	A5.504.5.3.1 Filters, Tier 1. In mechanically ventitlated buildings, provide regularly occupied areas of the building with	
installed, using testing protocols recognized by the United State Environmental Protection Agency (U.S.				CONSTRUCTION	air infiltration media for outside and return air prior to ocupancy that provides at least a MERV of 11. A5.504.5.3.1.1 Filters, Tier 2. In mechanically ventilated buildings, provide regularly occupied areas of the	
EPA) and in accordance with Section A5.504.2.1.2. Retest as required in Section A5.504.2.1.3. A5.504.2.1.1 Maximum levels of contaminants. Allowable levels of contaminant concentrations		;			building with air filtration media for outside and return air prior to occupancy that provides at least a Minimum	!
measured by testing shall not exceed the following:		Asapplicable	Asannlicable		Efficiency Reporting Value (MERV) of 13. 5.504.7 Environmental tobacco smoke (ETS) control. Prohibit smoking within 25 feet of buildingentries,	
 Carbon Monoxide (CO): 9 parts per million, not to exceed outdoor levels by 2 parts per million; Formaldehyde: 27 parts per billion; 					outdoor air intakes and operable windows where outdoor areas are provided for smoking and within the building	
3. Particulates (PM10): 50 micrograms per cubic meter,					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	1 2 3
 4. 4-Phenylcyclohexene (4-PCH): 6.5 micrograms per cubic meter; and 					the University of California, whichever are more stringent.	
 Total Volatile Organic Compounds (TVOC): 300 micrograms per cubic meter. A5.504.2.1.2 Test protocols. Testing of indoor air quality should include the elements listed in Items 1 					Indoor Moisture and Radon Control	
through 4.					5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR. Title 24. Part 2. Sections 1203 and Chapter 14.1.3	3
A5.504.2.1.3 Noncomplying building areas. For each sampling area of the building exceeding the maximum concentrations specified in Section A5.504.2.1.1, flush out with outside air and retest samples					Air Quality and Exhaust	
taken from the same area. Repeat the procedures until testing demonstrates compliance.					5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum	
504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time				THERE IS NO MECHANICAL	requirements of Section 120.1 of the California Energy Code and Chapter 4 of CCR, Title 8 or the applicable local code, whichever is more stringent. ³	図
frough installation and during storage on the construction site and until final startup of the heating, cooling and entilating equipment, all duct and other related air distribution component openings shall be covered with tape.	X			EQUIPMENT	5.506.2 Carbon dioxide (CO ₂) monitoring. For buildings or additions equipped with demand control ventilation,	
lastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and	₹Œ1			ON THIS PROJECT	CO ₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, CCR, Section 120(c)(4), ³	120
chris which may enter the system	1		i		(Campornia Emerry Code, CCR, Section 120(c)(4)."	1

	me system.			
LEE	D v4 for BD+C: Warehouse			
Proje	ct Checklist		Project Name:	R&A Trucking
USGBC .			Date:	3/25/19
(? N			Date.	3/23/19
Credit	Integrative Process	1		
	tion and Transportation	16		rials and Resources
Credit	LEED for Neighborhood Development Location	16	Y Prereq	Storage and Collection of Recyclables
Credit	Sensitive Land Protection	1	Y Prereq	Construction and Demolition Waste Management Planning
2 Credit	High Priority Site	2	5 Credit	Building Life-Cycle Impact Reduction
2 Credit	Surrounding Density and Diverse Uses	5	1 1 Credit	Building Product Disclosure and Optimization - Environmental Product Declarations
5 Credit	Access to Quality Transit	5	1. Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials
1 Credit	Bicycle Facilities	1	2 Credit	Building Product Disclosure and Optimization - Material Ingredients
1 Credit	Reduced Parking Footprint	1	2 Credit	Construction and Demolition Waste Management
Credit	Green Vehicles	1		
3 5 Susta	alnable Sites			or Environmental Quality
		10	Y	Minimum Indoor Air Quality Performance
Prereq	Construction Activity Pollution Prevention	Required	Y	Environmental Tobacco Smoke Control
1 Credit	Site Assessment	1	1 1 Credit	Enhanced Indoor Air Quality Strategies
1 1 Credit	Site Development - Protect or Restore Habitat	2	1 2 Credit	Low-Emitting Materials
1 Credit	Open Space	1	1 Credit	Construction Indoor Air Quality Management Plan
2 Credit	Rainwater Management	3	1 Credit	IAQ Assessment
2 Credit	Heat Island Reduction	2	1 Credit	Thermal Comfort
Credit	Light Pollution Reduction	1	1 1 Credit	Interior Lighting
3 2 Water			3 Credit	Daylight
	r Efficiency	11	1 Credit	Quality Views
_	Outdoor Water Use Reduction	Required	1 Credit	Acoustic Performance
_	Indoor Water Use Reduction	Required		
Prereq 1 Credit	Building-Level Water Metering Outdoor Water Use Reduction	Required	1 5 0 Innov	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
1 Credit	Indoor Water Use Reduction	2		Innovation
2 Credit	Cooling Tower Water Use	6 2	1 Credit	LEED Accredited Professional
1 Credit	Water Metering	1	2 2 0 Regio	onal Priority
1 1 121-2-1		•	1 Credit	Regional Priority: Specific Credit
2 18 3 Energ	gy and Atmosphere	33	1 Credit	Regional Priority: Specific Credit
' Prereq	Fundamental Commissioning and Verification	Required	1 Credit	Regional Priority: Specific Credit
Prereq	Minimum Energy Performance	Required	1 Credit	Regional Priority: Specific Credit
Prereq	Building-Level Energy Metering	Required	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	· · · · · · · · · · · · · · · · · · ·
Prereq	Fundamental Refrigerant Management	Required	40 45 25 TOTA	ALS Possible Points
3 Credit	Enhanced Commissioning	6		9 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110
	Optimize Energy Performance	18		,
13 Credit	Advanced Energy Metering	1		
13 Credit	Advanced Energy Metering			
1 Credit	Demand Response	2		
1 Credit		2 3		
1 Credit	Demand Response			

SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴ VOLUNTARY¹ ANDATORY CALGreen Tier 1 Tier 2 APPLICATION CHECKLIST FORBSC A5,507.1 Lighting and thermal comfort controls. Provide controls in the workplace as described in Sections A5,507.1.1 and A5,507.1.2. A5.507.1.1 Single-occupant spaces. Provide individual controls that meet energy use requirements in the California Energy Code by Sections A5.507.1.1.1 and A5.507.1.1.2. A5.507.1.1.1 Lighting. Provide individual task lighting and/or daylighting controls for at least 90 percent of A5.507.1.1.2 Thermal comfort. Provide individual thermal comfort controls for at least 50 percent of the building occupants by Items 1 and 2 in Section A5.507.1.1.2.

A5.507.1.2 Multi-occupant spaces. Provide lighting and thermal comfort system controls for all shared multi-occupant spaces. A5,507.2 Daylight, Provide daylit spaces as required for toplighting and sidelighting in the California Energy Code. In constructing a design, consider Items 1 through 4 in Section A5.507.3. A5.507.3 Views. Achieve direct line of sight to the outdoor environment via vision glazing between 26" and 7'6" Asso. 3 Very Actine to the time in sight to the dumber divident in a vision gazzing between 20 and 70 above finish floor for building occupants in 90 percent of all regularly occupied areas.

Ass. 307.3.1 Interior office spaces. Entire areas of interior office spaces may be included in the calculation if at least 75 percent of each area has direct line of sight to perimeter vision glazzing.

Ass. 507.3.2 Multi-occupant spaces. Include in the calculation the square footage with direct line of sight to perimeter vision glazing. 5.507.4 Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413 or OTTC 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.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof ceiling assemblies meeting a composite STC rating of at least 50 or a composite OTTC rating of no less than 40 with exterior windows of a minimum STC of 40 or OTTC of 30 in the locations described in Items 1 and 2. Also applies to addition envelope or altered envelope. minimum STC of 40 or OITC of 30 in the locations described in Items 1 and 2. Also applies to addition envelope or altered envelope.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{cq}-IHr during any hour of operation shall have exterior wall and noof-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). Also applies to addition or alteration exterior wall.

5.507.4.2 Performance method. For buildings located as defined in Sections A5.507.4.1 or A5.507.4.1.1, wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{cq}-IHr) of 50 dBA in occupied areas during any hour of operation. Also applies to addition envelope or altered envelope.

5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the noisect to mitigate sound migration to the interior. Also applies to addition envelope or 5.507.4.2.1 Site teatures, Extenor features such as sound walls or earth terms may be utilized as appropriate to the project to mitigate sound migration to the interior. Also applies to addition envelope or altered envelope.
5.507.4.2.1 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect of engineer of record.
5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and public places shall have an STC of at least 40. Outdoor Air Quality 5.508.1 Ozone depletion and global warming 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 CFCs. Install HVAC and refrigeration equipment that does not contain CFCs.³ As applicable 5.508.1.2 Halons. Install fire suppression equipment that does not contain Halons. A5.508.1.3 Hydrochlorofluorocarbons (HCFCs). Install HVAC and refrigeration equipment that does not A5.508.1.3 hydrochoround treations (MCCs.), install HVAC complying with either of the following:

1. Install HVAC, refrigeration and fire suppression equipment that do not contain HFCs or that do not contain HFCs with a global warming potential greater than 150. Install HVAC and refrigeration equipment that limit the use of HFC refrigerant through the use of a secondary heat transfer fluid with a global warming potential no greater than 1. 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 bothnew facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems comaining 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.

X

		VÖLUM	ITARY ¹
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2
508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Codeshall installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, pper mixing with an outside diameter (OD) less than \(^1/\dagger\) inch, flared tubing connections d short radius elbows shall not be used in refrigerant systems except as noted below.	As applicable Continued		
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. ¹ / ₄ 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 Elhows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.			
i.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and s 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 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.			
5.508.2.2.2.1 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.			
.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products outsining vinegar and salt shall have evaporator coils of corrosion-resistant material, such a stainless steel; or be coated to prevent corrosion from these substances.			
5.508.2.3.1. Coil coating. Consideration shall be given the heat transfer efficiency of coil coating to maximize energy efficiency.			
i.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 sounds shall be fitted with a device that indicates the level of refrigerant in the receiver.			
.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to			
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.			Į
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gange.			
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.			
.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to harging.			
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.	<u> </u> -		

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. 1. Green building measures in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7. 2. Required prerequisite for this Tier. 3. These measures are currently required elsewhere in statute or in regulation. 4. This application checklist is non-regulatory, intended only as an aid to the user and may not contain complete code language. Refer to Chapter 5 and Appendix Chapter A5 for complete code provisions:

	ISSUE DATE -			
1/10/19	PROGRESS SET-PRICING PAC	KAGE		
	PERMIT SUBMITTAL			
			•	

Anthony Tabacco

and Associates

Architecture

Planning

7 Westwood Court Orinda, California

94563

(925) 254-5642

ATARCHITECTS.COM

Materials Handling Facility

R&A Trucking Company

1100 77th Ave.

Oakland, CA

PROJECT NUMBER 1504.00

COPYRIGHT 2019, ANTHONY TABACCO; ARCHITECT

SHEET NUMBER

A 7.0

SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS⁴ July 1, 2015 SUPPLEMENT Effective July 1, 2015

		VOLUI	7	
		CALGreen	CALGreen	1
APPLICATION CHECKLIST FOR BSC	MANDATORY	Tier 1	Tier 2	-
Reguirements			T	-
Project meets all of the requirements of Divisions 5.1 through 5.5.	X			-
Planning and Design Site Selection		····	T	
A5.103.1 Community connectivity. Locate project on a previously developed site within a \(^1/_2\)-mile radius of at least ten basic services, listed in Section A5.103.1.		а	0	
A5.103.2 Brownfield or greyfield site redevelopment or infill area development. Select for development a brownfield in accordance with Section A5.103.2.1 or on a greyfield or infill site as defined in Section A5.106.3.2 A5.103.2.1 Brownfield redevelopment. Develop a site documented as contaminated and fully remediated or on a site defined as abrownfield.		0		
Site Preservation	· · · · · · · · · · · · · · · · · · ·	······································	· · · · · ·	1
A5.104.1.1 Local zoning requirement in place. Exceed the zoning's open space requirement for vegetated open space on the site by 25 percent.				
A5.104.1.2 No local zoning requirement in place. Provide vegetated open space area adjacent to the building equal to the building footprint area.			. 🗖	
A5.104.1.3 No open space required in zoning ordinance, Provide vegetated open space equal to 20 percent of the total project site area.				
Deconstruction and Reuse of Existing Structures				
A5.105.1.1 Existing building structure. Maintain at least 75 percent of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing) based on surface area. Exceptions:				
Window assemblies and nonstructural roofing material. Hazardous materials that are remediated as a part of the project. A project with an addition of more than two times the square footage of the existing building.	:			
A5.105.1.2 Existing nonstructural elements. Reuse existing interior nonstructural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50 percent of the area of the completed building (including additions). Exception: A project with an addition of more than two times the square footage of the				
existing building. A5.105.1.3 Salvage. Salvage additional items in good condition such as light fixtures, plumbing				
fixtures and doors for reuse on this project in an onsite storage area or for salvage in dedicated collection bins. Document the weight or number of the items salvaged.		***************************************		_
Site Development			F	┥
5.106.1 Storm water pollution prevention. Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through local ordinance in Section 5.106.1.1 or Best management practices (BMP) in Section 5.106.1.2.	OR M			SEE C C SHE
AS.106.2 Storm water design. Design storm water runoff rate and quantity in conformance with Section A5.106.2.1 and storm water nunoff quality by Section A5.106.2.2 or by local requirements, whichever are stricter.			ם	
A5.106.2.1 Storm water runoff rate and quantity. Implement a storm water management plan resulting in no net increase in rate and quantity of storm water runoff from existing to developed conditions.				
Exception: If the site is already greater than 50 percent impervious, implement a storm water management plan resulting in a 25-percent decrease in rate and quantity. A5.106.2.2 Storm water runoff quality. Use post construction treatment control best management practices (BMPs) to mitigate (infiltrate, filter or treat) storm water runoff from the 85th percentile 24-hour runoff event (for volume-based BMPs) or the runoff produced by a rain event equal to two times the 85th percentile hourly intensity (for flow-based BMPs).			٥	
A5.106.3 Low impact development (LID). Reduce peak runoff in compliance with Section 5.106.1. Employ at least two of the following methods or other best management practices to allow rainwater to soak into the ground, evaporate into the air or collect in storage receptacles for irrigation or other beneficial uses. LID strategies include, but are not limited to those listed in Section A5.106.3.			0	

VOLUNTARY					IAL OCCUPANCIES APPLICATION CHECKLISTS—continued VOLUNTARY VOLUNTARY	
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGroon Tier 1	CALGreen Tier 2			
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] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.	X					
5.106.4.1.1 Short-term blcycle parking. [BSC] If the new project or 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 percent 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 fewer visitor vehicular parking spaces.	(X)		· · · · · · · · · · · · · · · · · · ·			
5.106.4.1.2 Long-term bicycle parking. For buildings with over 10 tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles;	图					
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. A5.106.4.3 Changing rooms. For buildings with over 10 tenant-occupants, provide changing/shower facilities in accordance with Table A5, 106.4.3 or document arrangements with nearby changing/shower facilities.						
A5.106.5.1 Designated parking for fuel-efficient vehicles. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in: A5.106.5.1.1. Tier 1 10% of total spaces per Table A5.106.5.1.1. A5.106.5.1.2. Tier 2 12% of total spaces per Table A5.106.5.1.2.		0				
5.106.5.2 Designated parking. 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 shown in Table 5.106.5.2. 5.106.5.2.1 Parking stall marking. Paint, in the paint used for stall striping, the following	K)					
characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR/	X					
VANPOOL/EV Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.						
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 future installation of electric vehicle supply equipment (EVSE). 5,106.5.3.1 Single charging space requirements. [N]	B					
5.106.5.3.2 Multiple charging spaces requirements. [N] 5.106.5.3.3 EV charging space calculation. [N] per Table 5.106.5.3.3 (approx. 3%) 5.106.5.3.4 [N] Identification.	El El					
5.106.5.3.5 [N] EV spaces count as designated parking.	E					
A5.106.5.3.1 Tier 1. per Table A5.106.5.3.1 (approx. 4%) A5.106.5.3.2 Tier 2. per Table A5.106.5.3.2 (approx. 6%)			. 🗆			
A5.106.6 Parking capacity. Design parking capacity to meet but not exceed minimum local zoning requirements. A5.106.6.1 Reduce parking capacity. With the approval of the enforcement authority, employ strategies to reduce on-site parking area by						
Use of on street parking or compact spaces, illustrated on the site plan or Implementation and documentation of programs that encourage occupants tocarpool, ride share or use alternate transportation.		0	0			
A5.106.7 Exterior walls. Meet requirements in the current edition of the California Energy Code and comply with either Section A5.106.7.1 or A5.106.7.2 for wall surfaces: A5.106.7.1 Fenestration. Provide vegetative or man-made shading devices for all fenestration			0			
on east-, south- and west-facing walfs.			٥			
A5.106.7.1.1 East and west walls. Shading devices shall have 30% coverage to a height of 20 feet or to the top of the exterior wall, whichever is less. A5.106.7.1.2 South walls. Shading devices shall have 60% coverage to a height of 20 feet or						
to the top of the exterior wall, whichever is less.		t	l			

SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴

		VOLUM	ITARY ¹	
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2	
5.106.8 Light pollution reduction. [N] Outdoor lighting systems shall be designed and installed to comply with the following:	Ø			NO NEW SITE GROUND MTD. LIGHTING—
 The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and 				SECURITY DOWNLIGHT W/
2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and	or			CUT-OFF FIX'T ON WALLS
 Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. 	[23]			SEE ELEVS A2.0
Exceptions: [N]	i.e.i			
Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code Emergency lighting				
Note: [N] See also California Building Code, Chapter 12, Section 1205.6 for collegecampus lighting requirements for parking facilities and walkways.				C SHEETS
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 those shown in Items 1-5. See exception for additions or alterations.	X			C SHEETS
A5.106.11 Heat island effect. Reduce nonroof heat islands and roof heat islands as follows: A5.106.11.1 Hardscape alternatives. Use one or a combination of strategies 1 through 2 for 50 percent of site hardscape or put 50 percent of parkingunderground.			0	
Use light colored materials with an initial solar reflectance value of at least .30 as determined in accordance with ASTM Standards E 1918 or C 1549. Use open-grid pavement system or pervious or permeable pavement system.		0		
A5.106.11.2 Cool roof for reduction of heat Island effect. Use roofing materials having a minimum aged solar reflectance, thermal emittance complying with Sections A5.106.11.2.2 and A5.106.11.2.3 or a minimum aged or Solar Reflectance Index (SRI)3 equal to or greater than the values shown in:				SEE A 1.1- ROOF >.30
Table A5.106.11.2.2 – Tier 1 or Table A5.106.11.2.3 – Tier 2 Exceptions:		区	×	
 Roof constructions that have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 lb/sf. 				
Roof area covered by building integrated solar photovoltaic and building integrated solar thermal panels.				

SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴

	VOLUNTARY ¹			
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2	
Energy Efficiency]
Pérformance Requirements				SEE
5.201.1 Scope. Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.3	図	⊠ ²	⊠²	FOR COMF
A5.203.1 Energy efficiency. Nonresidential, high-rise residential and hotel/motel buildings that include lighting and/or mechanical systems shall comply with Sections A5.203.1.1 and either A5.203.1.2.1 or A5.203.1.2.2. Newly constructed buildings, as well as additions and alterations, are included in the scope of these sections. Buildings permitted without lighting or mechanical systems		П		

shall comply with Section A5.203.1.1 but are not required to comply with Sections A5.203.1.1.2 or A5.203.1.2.		
A5.203.1.1.1 Outdoor lighting. Newly installed outdoor lighting power is no greater than 90 percent of the Title 24, Part 6 calculated value of allowed outdoor lighting power.	∑ 2	∑ ²
A5.203.1.1.2 Service water heating in restaurants. Newly constructed restaurants 8,000 square feet or greater and with service water heaters rated 75,000 Btu/h or greater installed a solar water-heating system with a minimum solar savings fraction of 0.15 or meet one of the exceptions.	⊠ ²	⊠ ²
A5.203.1.1.3 Functional areas where compliance with residential lighting standards is required. For newly constructed high-rise residential dwelling units and hotel and motel guest rooms, indoor lighting complies with the applicable requirements in Appendix A4 Residential Voluntary Measures, Division A4.2 – Energy Efficiency, Section A4.203.1.1.3. For additions and alterations to high-rise residential dwelling units and hotel and motel guest rooms, indoor lighting complies with the applicable requirements in Appendix A4 Residential Voluntary Measures, Division A4.2 – Energy Efficiency, Section A4.204.1.1.1.	⊠ ²	Χř
A5.203.1.2.1 Tier 1. For building projects that include indoor lighting or mechanical systems, but not both, the Energy Budget is no greater than 95 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building. For building projects that include indoor lighting and mechanical systems, the Energy Budget is no greater than 90 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building.	⊠ ²	
A5.203.1.2.2 Tier 2. For building projects that include indoor lighting or mechanical systems, but not both, the Energy Budget is no greater than 90 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building. For building projects that include indoor lighting and mechanical systems, the Energy Budget is no greater than 85 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building.		⊠ ²
Renewable Energy		
A5.211.1 On-site renewable energy. Use on-site renewable energy for at least 1 percent of the electrical service overcurrent protection device rating calculated in accordance with the 2013		ם

A5.211.1 On-site renewable energy. Use on-site renewable energy for at least 1 percent of the electrical service overcurrent protection device rating calculated in accordance with the 2013 California Electrical Code or IKW, whichever is greater, in addition to the electrical demand required to meet 1 percent of natural gas and propane use calculated in accordance with the 2013 California Plumbing Code.	
A5.211.1.1 Documentation. Calculate renewable on-site system to meet the requirements of Section A5.211.1. Factor in net-metering, if offered by local utility, on an annual basis.	
A5.211.3 Green power. Participate in the local utility's renewable energy portfolio program that provides a minimum of 50-percent electrical power from renewable sources. Maintain documentation through utility billings.	
Elevators, Escalators and Other Equipment	
A5.212.1 Elevators and escalators. In buildings with more than one elevator or two escalators, provide systems and controls to reduce the energy demand of elevators and escalators as follows. Document systems operation and controls in the project specifications and commissioning plan. A5.212.1.1 Elevators. Traction elevators shall have a regenerative drive system that feeds	
electrical power back into the building grid when the elevator is in motion. A5.212.1.1.1 Car lights and fan. A parked elevator shall turn off its car lights and fan.	
automatically until the elevator is called for use. A5.212.1.2 Escalators. An escalator shall have a variable voltage variable frequency (VVVF) motor drive system that is fully regenerative when the escalator is inmotion.	
A 5 212 1 4 Controls Controls that as her release a second of its initiotion.	

A5.21.2.1.4 Controls. Controls that reduce energy demand shall meet requirements of CCR, Title 8, Chapter 4, Subchapter 6 and shall not interrupt emergency operations for elevators required in CCR, Title 24, Part 2, California Building Code.

SITE PLAN

SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued4

NONRESIDENTIAL OCCUPANCIES AFFEICATION CHEC	MLIO I GCO			1
		VOLUN	ITARY ¹	
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2	
Energy Efficient Steel Framing		r		
A5.213.1 Steel framing. Design for and employ techniques to avoid thermal bridging.				
Water Efficiency and Conservation Indoor Water Use		, ,,,,		
5.303.1 Metera. Separate meters shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2. 5.303.1.1 New buildings or additions in excess of 50,000 square feet. Separate submeters shall be installed as follows:				
1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/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. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to	(8)			
the following subsystems:	E E			
a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s) b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s)	Ø			
c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW)	X			
5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or an addition that is projected to consume more than 1,000 gal/day (3800 L/day).	X			
A5.303.2.3.1 Tier 1 — 12-percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 12 percent shall be provided. A5.303.2.3.2 Tier 2 — 20-percent savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 20 percent shall be provided. A5.303.2.3.3 25-percent savings. A schedule of plumbing fixtures and fixture fittings that will		囟	Ø	
reduce the overall use of potable water within the building by 25 percent shall be provided. (Calculate savings by Water Use Worksheets)) }		1XI	
A5.303.2.3.4 Nonpotable water systems for indoor use. Utilizing nonpotable water systems (such as captured rainwater, treated graywater, and recycled water) intended to supply water closets, urinals, and other allowed uses, may be used in the calculations demonstrating the 12-,20 or 25-percent reduction. The nonpotable water systems shall comply with the current edition of the California Plumbing Code.	- e			
5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets andurinals and fittings (fancets and showerheads) shall comply with the following:) E3			SEE P-SHT FIX'T SCHE
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	Ø			
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.	<u>(8)</u>		}	
5.303.3.2 Urinals. The effective finsh volume of urinals shall not exceed 0.5 gallons perflush. 5.303.3.3 Showerheads.	8			
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	A			
5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered ashowerhead.	园			
A5.303.3 Appliances and fixture commercial application. Appliances and fixtures shall meet the following: 1. Clothes washers shall have a maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers				
located in Title 20 of the California Code of Regulations. 2. Dishwashers shall meet the criteria in Section A5.303.3(2)(a) and (b). 3. Ice makers shall be air cooled.				
Food steamers shall be connectionless or boilerless. Food steamers shall be connectionless or boilerless. Food steamers shall be community sewersystem.				
may be limited or prohibited by local agencies if certain conditions are met.				
 Combination ovens shall not consume more than 10 gph (38 L/h) in the full operational mode. Commercial pre-rinse spray valves manufactured on or after January 1, 2006 shall function at equato or less than 1.6 gpm (0.10 L/s) at 60 psi (414 kPa) and 	1			
a. Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate b. Be equipped with an integral automatic shutoff c. Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of				

SECTION A5.602 NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴

			TARY ¹	4
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2	
5.303.3.4 Faucets and Fountains		i iiet i	1101 2	
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory fancets shall have a maximum flow rate of not more than 0.5 gallons per mimite at 60 psi. 5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8	(S) (Z)			
gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.				
5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi]. 5.303.3.4.4 Metering fancets. Metering fancets shall not deliver more than 0.20 gallons per cycle. 5.303.3.4.5 Metering faucets for wash fountains. Metering fancets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. Note: Where complying fancets are unavailable, aerators or other means may be used to achieve) 2] 2]			
reduction. 5.303.4 Areas of additions or alteration. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 shall apply to new fixtures in additions or areas of alterations to the building.	Ø			
A5.303.5 Dual plumbing. New buildings and facilities shall be dual plumbed for potable and recycled water systems for toilet flushing when recycled water is available as determined by the enforcement authority.				
5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code and in Chapter 6 of this code.	As applicable			
Outdoor Water Use]
5.304.1 Water budget. A water budget shall be developed for landscape irrigation use. Applies to additions or alternations.	Œ			
5.304.2 Outdoor potable water use. For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas of at least 1,000 square feet but not more than 5,000 square feet, separate submeters shall be installed for outdoor potable water use. Applies to additions or alterations. A5.304.2.1 Outdoor potable water use. For new water service not subject to the provisions of Water Code Section 535, separate meters or submeters shall be installed for outdoor potable water use for landscaped areas of at least 500 square feet but not more than 1,000 square feet (the level at which Section 5.304.2 applies).	13			
5.304.3 Irrigation design. In new nonresidential projects with at least 1,000 square feet but not more than 2,500 square feet of landscaped area (the level at which the MLO applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations. Applies to additions or alterations.	E			
5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	As applicable			
A5.304.4 Potable water reduction. Provide water-efficient landscape irrigation design that reduces the use of potable water beyond the initial requirements for plant installation and establishment in accordance with Section A5.304.4.1 or A5.304.4.2. Calculations for the reduction shall be based on the water budget developed pursuant to Section 5.304.1.				
A5.304.4.1 Tier 1 – Reduce the use of potable water to a quantity that does not exceed 60 percent of ETo times the landscape area. A5.304.4.2 Tier 2 – Reduce the use of potable water to a quantity that does not exceed 55 percent of ETo times the landscape area. Note: Methods used to accomplish the requirements of this section shall include, but not be limited		E	X	
to, the items listed in A5.304.4. A5.304.4.3 Verification of compliance. A calculation demonstrating the applicable potable water use reduction required by this section shall be provided.		<u> </u>	×	
A5.304.5 Potable water elimination. Provide a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment. Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in Section A5.304.5.		0	0	

SECTION A5.602

	HECKLISTS-		VOLUNTARY ¹	
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen Tier 1	CALGree Tier 2	
A5.304.6 Restoration of areas disturbed by construction. Restore all areas disturbed during construction by planting with local native and/or noninvasive vegetation.				
A5.304.7 Previously developed sites. On previously developed or graded sites, restore or protect at least 50 percent of the site area with native and/or noninvasive vegetation.				
A5.304.8 Graywater irrigation system. Install graywater collection system for onsite subsurface irrigation using graywater collected from bathtubs, showers, bathroom wash basins and laundry water. See California Plumbing Code.		ם	۵	
Water Seus		-	Τ	
A5.305.1 Nonpotable water systems. Nonpotable water systems for indoor and outdoor use shall comply with the current edition of the California Plumbing Code. A5.305.2 Irrigation systems. Irrigation systems regulated by a local water efficient landscape ordinance or by the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) shall use recycled water.				
Material Conservation and Resource Efficiency Efficient Framing Systems				
A5.404.1 Wood framing. Employ advanced wood framing techniques or OVE, as permitted by the enforcing agency.				
Material Sources			·····	
A5,405.1 Regional materials. Select building materials or products for permanent installation on the project that have been harvested or manufactured in California or within 500 miles of the project site, meeting the criteria listed in Section A5.405.1.			٥	
A5.405.2 Bio-based materials. Select bio-based building materials per Section A5.405.2.1 or A5.405.2.2. A5.405.2.1 Certified wood products. Certified wood is an important component of green building strategies and the California Building Standards Commission will continue to develop a standard through the next code cycle. A5.405.2.2 Rapidty renewable materials. Use materials made from plants harvested within a ten-year cycle for at least 2.5 percent of total materials value, based on estimated cost.				
A5.405.3 Reused materials. Use salvaged, refurbished, refinished or reused materials for at least: percent of the total value, based on estimated cost of materials on the project.	;			
A5.405.4 Recycled content. Use materials, equivalent in performance to virgin materials, with a total (combined) recycled content value (RCV) of: Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project. Tier 2. The RCV shall not be less than 15 percent of the total material cost of the project. Note: Use the equations in the subsections for calculating total materials cost, recycled content, RCV of materials and assemblies, and total RCV.		(X)	133	
A5,405.5 Cement and concrete. Use cement and concrete made with recycled products and complying with the following sections: A5,405.5.1 Cement. Cement shall comply with one of the following standards: 1. Portland cement shall meet ASTM C 150. 2. Blended hydraulic cement shall meet ASTM C 595. 3. Other Hydraulic Cements shall meet ASTM C 1157.				
A5.405.5.2 Concrete. Unless otherwise directed by the Engineer of Record, use concrete manufactured with cementitions materials in accordance with Sections A5.405.5.2.1 and A5.405.5.2.1.1, as approved by the enforcing agency.				
A5.405.5.2.1 Supplementary cementitious materials (SCMs). Use concrete made with one or more of the SCMs listed in Section A5.405.5.2.1. A5.405.5.2.1.1 Mix design equation. Use any combination of one or more SCMs,		0		
satisfying Equation A4.5-14. Exception: Minimums in mix designs approved by the Engineer of Record may be lower where high early strength is needed.				
A5.405.5.3 Additional means of compliance. Any of the following measures shall be permitted to be employed for the production of cement or concrete, depending on their availability and suitability, in conjunction with Section A5.405.5.2. A5.405.5.3.1 Cement. The following measures may be used in the manufacture of cement.				
A5.405.5.3.1.1 Alternative fuels. Where permitted by state or local airquality standards.		O		
A5.405.5.3.1.2 Alternative power. Alternate electric power generated at the cement plant and/or green power purchased from the utility meeting the requirements of Sectio A5.211.	n			

SECTION A5.602

	VOLUNTARY ¹			
APPLICATION CHECKLIST FOR BSC	MANDATORY	CALGreen Tier 1	CALGreen Tier 2	
A5,405.5,3.2 Concrete. The following measures may be used in the manufacture of concrete.				
A5.405.5.3.2.1 Alternative energy. Renewable or alternative energy meeting the				
requirements of Section A5.211.		_	_	
A5.405.5.3.2.2 Recycled aggregates. Concrete made with one or more of the materials listed in Section A5.405.5.3.2.2.				
A5.405.5.3.2.3 Mixing water. Water recycled by the local water purveyor or water				
reclaimed from manufacturing processes and conforming to ASTM C 1602.		_		
A5.405.5.3.2.4 High strength concrete. Concrete elements designed to reduce their				
total size compared to standard 3,000 psi concrete, as approved by the Engineer of Record.			1	
Sphanced Durability and Reduced Maintenance				
	Т		T	
A5.406.1.1 Service life. Select materials for longevity and minimal deterioration under conditions of use.				
A5.406.1.2 Reduced maintenance. Select materials that require little, if any, finishing.				
A5.406.1.3 Recyclability. Select materials that can be re-used or recycled at the end of their				
ervice life.			L	
Weather Resistance and Moisture Management				
5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope				
as required by California Building Code, Section 1403.2 and California Energy Code, Section	(X)			
150, manufacturer's installation instructions or local ordinance, whichever is more stringent. ³			ļ	
5.407.2 Moisture control. Employ moisture control measures by the following methods; 5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent irrigation	-			
5.407.2.1 Sprinkers. Design and maintain tamescape irrigation systems to prevent irrigation spray on structures.	X)			
5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water	123			
intrusion into buildings as follows.				
5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around				
and perpendicular to such openings plus at least one of the following:				
1. An installed awning at least 4 feet in depth.				
2. The door is protected by a roof overhang at least 4 feet in depth.				
3. The door is recessed at least 4 feet.				
Other methods which provide equivalent protection. A07.2.2.2 Flashing, Install flashings integrated with a drainage plane.	Œ			
	LAS		J	
Construction Waste Reduction, Disposal and Recycling	rea I		T	
5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50% of the non-hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or	or			
5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever	or			
s more stringent.			1	
5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a	×			
construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section.			1	
5,408.1,2 Waste management company. Utilize a waste management company that can	X			
provide verifiable documentation that the percentage of construction waste material diverted from the				
landfillcomplies with this section. Exceptions to Sections 5.408.1.1 and 5.408.1.2:				
1, Excavated soil and land-clearing debris				
Alternate waste reduction methods developed by working with local agencies if				
diversion				
or recycle facilities capable of compliance with this item do not exist.				
Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets				
5.408.1.4 Documentation. Provide documentation of the waste management plan that meets				
the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to	図			
the enforcement authority.				
5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to	(X)			
meet the 50 percent minimum requirement as approved by the enforcing agency.				
5.408.3 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks and	×			
associated vegetation and soils resulting primarily from land cleaning shall be reused or recycled.	1228			
Exception; Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest			İ	

Anthony Tabacco

and Associates

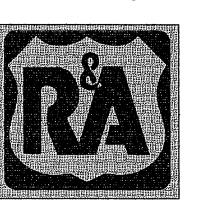
Architecture Planning

7 Westwood Court Orinda, California 94563

(925) 254-5642

ATARCHITECTS.COM

Materials Handling Facility



R&A Trucking Company

1100 77th Ave. Oakland, CA



CAL GREEN CHECKLIST

	ISSUE DATE				
1/10/19	PROGRESS SET-	-PRICING PACKAGE	313		
2/20/19	PERMIT SUBMITT	AL			
		30-10-7-17-0-18-11-17-17-17-17-17-17-17-17-17-17-17-17-			

PROJECT NUMBER 1504.00

COPYRIGHT 2019, ANTHONY TABACCO, ARCHITECT

SHEET NUMBER

A 7.1