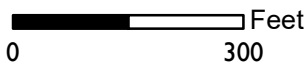
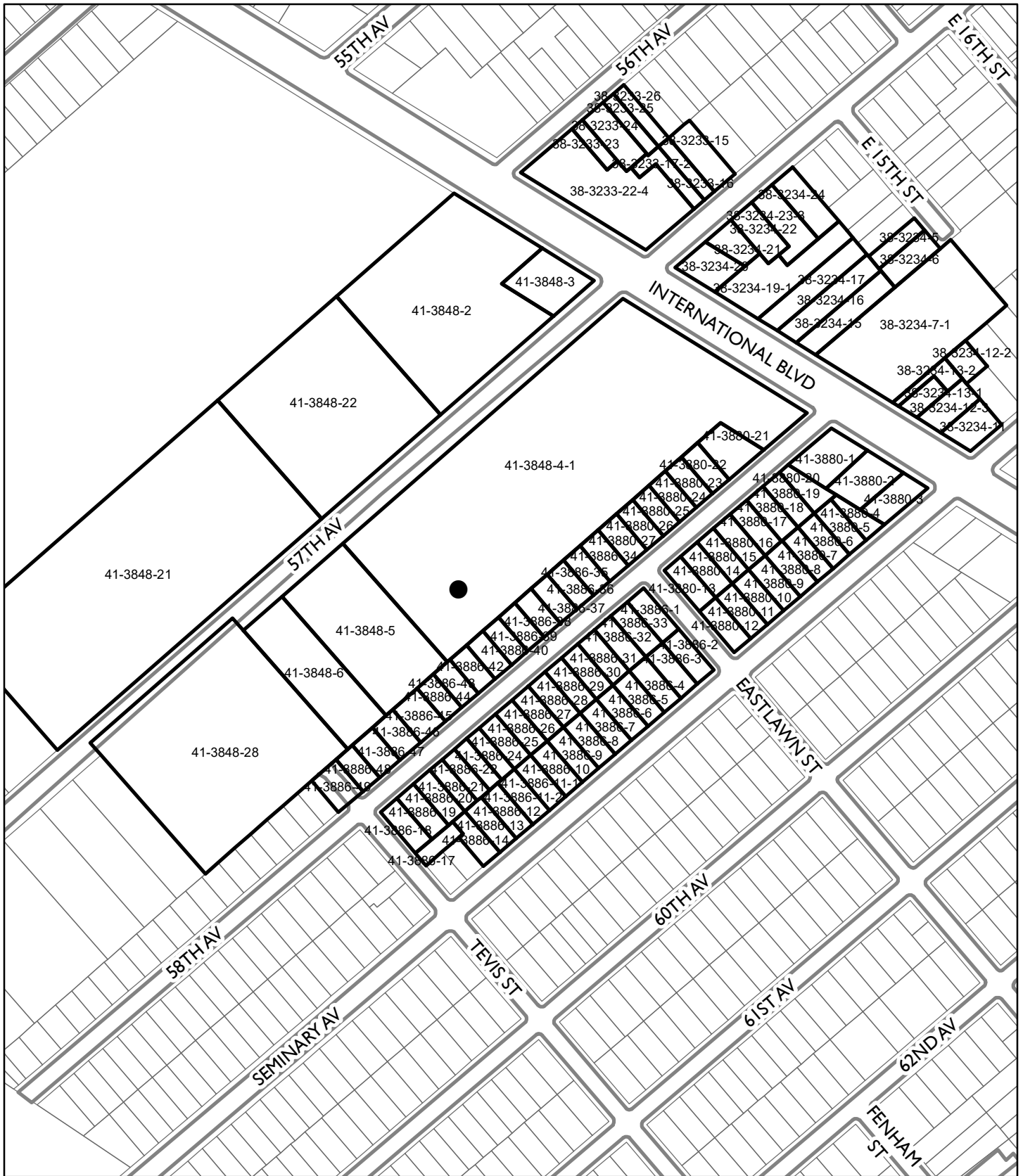


Location:	5701 International Boulevard (APN: 041-3848-004-01) (See map on reverse)
Proposal:	To establish 53 Work/Live units and three industrial spaces in an existing two-story industrial building. The Work/Live units total 62,234 square feet and the work area totals 3,290 square feet. The project includes the replacement of steel sash windows.
Applicant:	Debo Sodipo
Owner:	Coliseum Enterprise, LLC
Planning Permits Required:	Minor Conditional Use Permit and Regular Design Review for the conversion of an existing building originally designed for Commercial or Industrial Activities where there are existing artist and/or artisan residents.
General Plan:	General Industry and Transportation/S-19 Health and Safety Protection Overlay
Zoning:	IG General Industrial
Environmental Determination:	Exempt per CEQA Sections 15301: Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan or Zoning.
Historic Status:	Local Register; Area of Primary Importance (57th Avenue Industrial); OCHS Rating: C1+
Service Delivery District:	5
City Council District:	5
Status:	Pending
Action to be Taken:	Decision based on staff report
Staff Recommendation:	Approve subject to conditions of approval
Finality of Decision:	Appealable to the City Council
For Further Information:	Contact case planner Neil Gray at 510-238-3878 or ngray@oaklandca.gov

SUMMARY

Pursuant to Planning Code Chapter 17.73, a building in specified industrial zones can receive a Conditional Use Permit to convert the building to Work/Live units so long as the building: 1) was originally designed for Commercial or Industrial Activities; and 2) contains existing artist residents. Utilizing this provision, the proposed project consists of consolidating 22 work/live units constructed without permits in three buildings (Buildings B, C, and D) into 53 Work/Live units in Building B. Buildings C and D would become industrial space with no resident component. All work would be within the existing building envelope of each building with no new construction or additions. The project would also repair and replace industrial sash windows and create 3,290 square feet of workshop space in Building B. The repaired and replaced windows would match those that were rehabilitated in Building A, the Safeway Store Office Warehouse Building (Oakland Landmark per Ord. 11558 C.M.S.), which was extensively reviewed in 2017 by the City’s Landmarks Board and the Office of Historic Survey. Building A is in the front of the property facing International Boulevard.

As conditioned, staff recommends approval of the project because the development meets required findings, the design supports working activities, and existing tenants will be protected from displacement.



PLN20067
5701 International Blvd
041 384800401

Date: 7/7/2022

PROPERTY DESCRIPTION

The subject property is 5.5 acres, flat and has historically been used for industrial purposes. It is adjacent to International Boulevard between 57th and 58th Avenues and contains six buildings:

- **Building A**, built in 1927, is a designated landmark and the historic headquarters of Safeway. It is a two-story brick building that spans the International Boulevard frontage, has a distinctive tower feature, and contains 59 Work/Live units that were approved by the Bureau of Planning in 2017. These units are in the process of receiving their occupancy permit.
- **Building B** is two stories, 63,904 square feet, and currently contains five ground-floor Work/Live units and 19 second story Work/Live units that were established without the benefit of city permits. The ground floor also contains auto storage and workshop space.
- **Building C** is a single-story building totaling 27,059 square feet, and currently contains one 2,631 square foot Work/Live unit that was established without the benefit of city permits and light industrial space.
- **Building D** is a two-story, 23,020 square-foot building containing two Work/Live units totaling 13,770 square feet that were created without the benefit of city permits.
- **Building E** is a 9,883 square foot building containing automotive storage. 15 Work/Live units were approved for Building E by the Bureau of Planning on December 31, 2019.
- **Building K** is 12,756 square feet and is used for warehousing.

The front of the property contains the designated landmark “Safeway Store Office Warehouse Building”, which spans the frontage on International Boulevard between 57th and 58th Avenues. 58th Avenue contains single family homes behind the southern wing of the historic Safeway building. The homes on 58th Avenue are adjacent to the northern property line of the site.

PROJECT DESCRIPTION

The project consists of consolidating the 60,614 square feet and 22 units of Work/Live space constructed without permits in Buildings B, C, and D into 53 Work/Live units in Building B. Buildings C and D would become industrial space with no resident component. According to the applicant, Building D has recently been rented to cannabis growers and the occupants have been moved to a different building. All work would be within the existing building envelope of each building with no new construction or additions. The project would also repair and replace industrial sash windows and create 3,290 square feet of workshop space in Building B. The repaired and replaced windows would match those that were rehabilitated in the Safeway Building, which was extensively reviewed by the City’s Landmarks Board and the Office of Historic Survey.

A minimum of two-thirds of each Work/Live unit would be designated as working space, which consists of nonpartitioned areas that can be flexibly used for a variety of activities. Project plans are contained in **Attachment A** and standards for what consists of work and live space and other information regarding the variety of Live/Work, Work/Live, and joint living and working units are contained in **Attachment B**, a Zoning Code Bulletin dated May 2020.

GENERAL PLAN ANALYSIS

The project is in the General Industry and Transportation classification in the Land Use and Transportation Element (LUTE) of the General Plan. The intent of this classification is: “to recognize, preserve, and enhance areas of the City for a wide variety of businesses and related establishments that may have the potential to create off-site impacts such as noise, light/ glare, truck traffic, and odor. These areas are characterized by sites with good freeway, rail, seaport, and/ or airport access.”

A wide variety of industrial activities are included, such as heavy industrial and manufacturing uses, transportation, railyards, maritime terminals, distribution and warehousing, food processing, heavy impact research and development facilities, and other uses of similar or supporting character.

The proposal meets this intent by consolidating all the work/live units at the site into one building, thus devoting two buildings entirely to industrial space. This will create large, open space in Buildings C and D that will be more efficient for industrial activities. Further, as conditioned, each Work/Live unit in Building B will have open area and have building codes that will be consistent with performing manufacturing activities.

ZONING ANALYSIS

The project is in the IG General Industrial Zone. According to Section 17.73.010 of the Planning Code, the IG Zone “is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts such as noise, light/glare, odor, and traffic. This zone accommodates heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and related supporting uses. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

Pursuant to Sections 17.73.040(C)(1)(b) and 17.73.040(D) of the Planning Code, a building in the CIX, IG, or IO Zone that both: 1) was originally designed for Commercial or Industrial Activities; and 2) contains existing artist residents can be converted to Work/Live units upon the granting of a Conditional Use Permit and Regular Design Review approval. **Attachment C** contains evidence that artists currently reside in Building B.

Section 17.73.040(D) contains the following special Regular Design Review Findings required to approve Work/Live units in the CIX, IG, or IO zones:

1. That the exterior of a new building containing primarily work/live units in the industrial zones has a commercial or industrial appearance. This includes, but is not necessarily limited to, the use of nonresidential building styles or other techniques;
2. That units on the ground floor or level of a building have a business presence on the street. This includes, but is not necessarily limited to, providing roll up doors at the street or storefront style windows that allow interior space to be visible from the street, a business door that is oriented towards the street, a sign or other means that identifies the business on the door and elsewhere, a prominent ground floor height, or other techniques;
3. That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities;
4. That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items;
 - b. Stairwells wide and/or straight enough to deliver large items;
 - c. Loading areas located near stairs and/or elevators; and
 - d. Wide corridors for the movement of oversized items.
5. That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors.

As described in the Findings Section of this report, the project meets each of these criteria.

ENVIRONMENTAL DETERMINATION

The project is exempt from further California Environmental Quality Act (CEQA) analysis per CEQA Guidelines Section 15301. This section exempts, among other activities, the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The project meets this exemption because, other than replacement of steel sash windows, the entirety of the construction will occur within the existing building footprint.

The project is also utilizing Section 15183 of the CEQA Guidelines, which allows a streamlined environmental review process for projects that are consistent with existing zoning, community plan or general plan policies. As described in the Zoning and General Plan Analysis Sections of this report, the project is consistent with these policies and regulations.

KEY ISSUES AND IMPACTS

Staff has identified two key issues regarding the proposal: 1) whether the proposed artist Work/Live units are an appropriate use in the City's heaviest industrial zone; and 2) the tenant protections for existing residents.

Appropriateness of Work/Live Units at Proposed Location

Allowing people to live in heavy industrial zones has the potential to reduce the viability of industrially zoned land by using floor area that could be used for purely industrial activities and generating complaints from residents regarding impacts from surrounding business operations. Staff believes that assuring working activities in each unit consistent with the intent of the IG Zone alleviates these concerns. The project is consistent with this intent for the following reasons:

- As conditioned, each unit will be constructed according to the Building Code to allow industrial activities and employees;
- As conditioned, the residents of the Work/Live units will be made aware of the potential impacts of living in an industrial area.
- As conditioned, each unit will be required to have at least one resident with a business license;
- The building is designed with open working spaces, wide stairwells and hallways conducive to the delivery of materials and a wide variety of businesses activities; and
- As conditioned, extra large "slop sinks" will be placed in each unit to accommodate artist activities.

Note that the applicant is not proposing an increase in floor area devoted to Work/Live units currently at the site, only the consolidation of the floor area into Building B, which is appropriate in a general industrial zone. This will create large, open spaces in Buildings C and D that will be more efficient for industrial activities.

Finally, although the site is in the IG General Industrial Zone, it is bordered on two sides by a corridor zone (Community Commercial – 2) on International Boulevard and a single-family zone (Detached Unit Residential – 1), respectively. Therefore, development of the site with Live/Work units and not heavy industrial activities is consistent with the neighboring context.

Tenant Protection

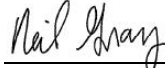
The ordinance allowing for the legalization of artist Work/Live units in the IG Zone was added to the Planning Code in 2008 to protect the tenancy of artists occupying affordable units created without the benefit of city permits. Therefore, staff recommends a condition of approval requiring the applicant to develop a tenant protection plan that provides for existing tenants to either accept a buyout or move into a new unit with a per square foot rental cost that is same as their existing unit. The tenant protection plan

assures all tenants in Building B a place to stay during construction and that the units in Buildings C and D will not be demolished until after the units in Building B are complete. The tenant protection plan will be in addition to, and does not absolve the property owner of the obligation to comply with, existing Oakland tenant protection requirements, include the Just Cause ordinance and the current eviction moratorium.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Conditional Use Permit and Regular Design Review subject to the attached findings and conditions.

Prepared by:



NEIL GRAY
Planner IV

Reviewed by:



ROBERT MERKAMP
Zoning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Ed Manasse Deputy Director
Bureau of Planning

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. Project Plans
- B. Zoning Code Bulletin dated May 2020 related to Work/Live units, Live/Work units, and joint living and working quarters.
- C. List of artists living in Building B provided by applicant.

FINDINGS FOR APPROVAL

This proposal meets the required findings under Sections 17.136.050 – General Design Review Criteria, 17.73.040(D) – Special Design Review Criteria for Work/Live units in the CIX, IG, or IO zones, and 17.134.050 – General Use Permit Criteria. Required findings are shown in **bold** type; explanations as to why these findings can be made are in *italic*.

Section 17.136.050 Regular design review criteria for nonresidential 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 proposal is rehabilitation and conversion of an existing industrial building, on a site with a cluster of historic industrial buildings, to Work/Live units. Minimal change to the outside of the building is proposed. The replaced or repaired windows will match the existing industrial style sash windows.

- 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;**

As mentioned in Finding #1, the design will rehabilitate an existing industrial building at a site that contains a cluster of similar industrial buildings. As proposed, landscaping will be upgraded on the property, which will increase the value of private investment in the surrounding area.

- 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 the “General Plan Analysis” section, above.

Section 17.73.040(D) Special Regular Design Review Findings for Work/Live units in the CIX, IG, or IO zones.

- 1. That the exterior of a new building containing primarily Work/Live units in the industrial zones has a commercial or industrial appearance. This includes, but is not necessarily limited to, the use of nonresidential building styles or other techniques;**

The existing building with industrial sash windows has an industrial appearance that will remain. The proposed design indicates that the industrial sash windows will be repaired or replaced in kind.

- 2. That units on the ground floor or level of a building have a business presence on the street. This includes, but is not necessarily limited to, providing roll up doors at the street or storefront style windows that allow interior space to be visible from the street, a business door that is oriented towards the street, a sign or other means that identifies the business on the door and elsewhere, a prominent ground floor height, or other techniques;**

The proposal is a rehabilitation of an existing building that does not front a street because it is in the interior of the lot. Therefore, this finding is not applicable.

- 3. That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities;**

Each of the units has a minimum of two-thirds open working area within each unit. The following also assures that working activities will occur within the units:

- *As conditioned, each unit will be constructed according to the Building Code to allow industrial activities and employees;*
- *As conditioned, each unit will be required to have at least one resident with a business license;*
- *The building is designed with open working spaces, wide stairwells and hallways conducive to the delivery of materials and a wide variety of businesses activities; and*
- *As conditioned, extra-large “slop sinks” will be placed in each unit to accommodate artist activities.*

- 4. That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:**
- a. Service elevators designed to carry and move oversized items;**
 - b. Stairwells wide and/or straight enough to deliver large items;**
 - c. Loading areas located near stairs and/or elevators; and**
 - d. Wide corridors for the movement of oversized items.**

The floor plans indicate wide corridors and 6-foot wide, straight stairs, which will allow for the delivery of industrial material and equipment. There is also a loading area just outside the building near the entrance.

- 5. That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors.**

As conditioned, Building B will have a directory at the entrance of the building with a map showing the location of the businesses. Further, as conditioned, the units will be designed under the building code to allow for employees and visitors.

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 building proposed for conversion is on an industrially zoned parcel with a mix of work-live units and industrial activities. As conditioned, the residents of the work-live units will be made aware of the potential impacts of living in an industrial area. As conditioned, the units will be designed under the building code to allow for industrial activities and employees. The proposed 53 new units will replace 22 existing units built without the benefit of permits. These additional 21 units will have minimal impact on the traffic capacity on surrounding streets.

- 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;**

Each unit will have a substantial open area available and, as conditioned, be built according to the building codes that will allow for a wide variety of commercial and industrial activities. Further, the

hallways and stairs will be wide and straight to accommodate the delivery of commercial and industrial material and equipment. There is ample loading and parking areas at the site.

- 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;**

As conditioned, each Work/Live unit will be required to maintain a business license and perform activities permitted by the underlying industrial zone.

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

See Design Review findings, above.

- 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 the "General Plan Analysis" section, above.

17.73.040(C)(1) Use Permit for Work/Live units in the CIX, IG, and IO Industrial Zones.

Establishment of a Work/Live unit is only permitted upon determination that the proposal conforms to the conditional use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 (see above) and to one or both of the following additional use permit criteria:

- A. The project is in the CIX Zones, and involves new construction or conversion of a building: (1) within three hundred (300) feet of a Residential Zone, or (2) on an irregular shaped parcel that is adjacent to Mandela Parkway and in existence prior to the effective date of this amended Code section.**

The project is not in a CIX Zone and does not fulfill this finding.

- B. The project is in the CIX, IG, or IO Zones, and involves conversion of an existing building originally designed for Commercial or Industrial Activities and there are existing artist and/or artisan residents who meet the requirements of Zoning Code Bulletin regarding "Live/Work" (issued August 29, 2001 and amended August 23, 2004).**

The project is in the IG Zone and the applicant has provided evidence that there are existing artist and artisan residents in the building (see **Attachment C**)

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 **May 31, 2022**, 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 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.
- b. 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 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.
- d. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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

12. 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

13. 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 and shall provide a landscape buffer between the parcel and the homes facing 58th Street. 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***

Requirement: 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

14. Lighting

Requirement: 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

15. Dust Controls – Construction Related

Requirement: 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Diesel Particulate Matter Controls-Construction Related

a. Diesel Particulate Matter Reduction Measures

Requirement: 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 **one** 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.

-or-

- 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)

Requirement: 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

17. Exposure to Air Pollution (Toxic Air Contaminants)

a. *Health Risk Reduction Measures*

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose **one** 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 California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.
- or -
- ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood (*Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
 - Installing electrical hook-ups for diesel trucks at loading docks.
 - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
 - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
 - Prohibiting trucks from idling for more than two minutes.
 - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

b. ***Maintenance of Health Risk Reduction Measures***

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance

manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Stationary Sources of Air Pollution (Toxic Air Contaminants)

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose **one** of the following methods:

a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.

- or -

b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- i. Installation of non-diesel fueled generators, if feasible, or;
- ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

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

a. ***Truck Loading Docks***

Requirement: 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

20. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

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

Requirement: 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. Hazardous Building Materials and Site Contamination

a. ***Hazardous Building Materials Assessment***

Requirement: The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and

submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of demolition, grading, or building permits

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Environmental Site Assessment Required***

Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of construction-related permit.

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

c. ***Health and Safety Plan Required***

Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

d. ***Best Management Practices (BMPs) Required for Contaminated Sites***

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:

- i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
- ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. Erosion and Sedimentation Control Measures for Construction

Requirement: 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

27. Site Design Measures to Reduce Stormwater Runoff

Requirement: 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

28. Source Control Measures to Limit Stormwater Pollution

Requirement: 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 test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

29. NPDES C.3 Stormwater Requirements for Small Projects

Requirement: 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

30. Structures in a Flood Zone

Requirement: 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

31. Construction Days/Hours

Requirement: 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 on-site 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

32. Construction Noise

Requirement: 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, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter

procedures shall be used, such as drills rather than impact equipment, whenever such procedures 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

33. 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

34. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;
- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City’s request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

35. 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

36. Exposure to Vibration

Requirement: The project applicant shall submit a Vibration Reduction Plan prepared by a qualified acoustical consultant for City review and approval that contains vibration reduction measures to reduce groundborne vibration to acceptable levels per Federal Transit Administration (FTA) standards. The applicant shall implement the approved Plan during

construction. Potential vibration reduction measures include, but are not limited to, the following:

- a. Isolation of foundation and footings using resilient elements such as rubber bearing pads or springs, such as a “spring isolation” system that consists of resilient spring supports that can support the podium or residential foundations. The specific system shall be selected so that it can properly support the structural loads, and provide adequate filtering of groundborne vibration to the residences above.
- b. Trenching, which involves excavating soil between the railway and the project so that the vibration path is interrupted, thereby reducing the vibration levels before they enter the project’s structures. Since the reduction in vibration level is based on a ratio between trench depth and vibration wavelength, additional measurements shall be conducted to determine the vibration wavelengths affecting the project. Based on the resulting measurement findings, an adequate trench depth and, if required, suitable fill shall be identified (such as foamed styrene packing pellets [i.e., Styrofoam] or low-density polyethylene).

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

37. Affordable Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 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. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements 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

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

- a. ***Obstruction Permit Required***

Requirement: 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

b. **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

c. **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

40. Bicycle Parking

Requirement: 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

41. 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

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

a. ***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

43. 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 may be submitted electronically at 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

44. Underground Utilities

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

45. Green Building Requirements

a. *Compliance with Green Building Requirements During Plan-Check*

Requirement: 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.
 - The required Green Building point level/certification per the appropriate checklist approved during the Planning entitlement process.
 - 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*

Requirement: 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***

Requirement: 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

Monitoring/Inspection: Bureau of Building

46. Employee Rights

Requirement: 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

47. Existing Tenants

Requirement: The applicant shall develop a detailed tenant protection plan that complies with all applicable laws and requirements concerning residential tenants, including but not limited to, the City’s Rent Adjustment Ordinance (OMC chap. 8.22, Article I), Just Cause Eviction Ordinance (OMC chap. 8.22, Articles II & III), Tenant Protection Ordinance (OMC chap. 8.22, Article V) and Code Compliance Relocation Ordinance (OMC chap. 15.60). In addition, the plan shall allow existing tenants with a valid lease to either accept a buyout or move into one of the newly created units. The plan shall indicate that the per square foot rental cost of the new unit shall be same as the tenant’s existing unit. The tenant protection plan shall assure that all tenants have a place to reside at the site during construction.

The property owner may be required to submit evidence of compliance with applicable tenant protection laws and the tenant protection plan upon request of the City. When

Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

48. Permitted Work Activities

Requirement: One resident of each unit shall perform work activities and maintain a valid City of Oakland Business Tax certificate. Work activities must be consistent with the underlying zoning regulations.

When Required: Ongoing

Initial Approval: NA

Monitoring/Inspection: Bureau of Building

49. Statement of Disclosure to Tenants

Requirement: The owner of the property shall develop a Statement of Disclosure on the lease to all new tenants or owners of the Work/Live units acknowledging the industrial character of the development and zoning designation and acceptance of the potential for uses that result in higher levels than would be expected in a residential facility or in a district that allows residential facilities. The statement of disclosure shall also state that the tenants may only engage in the activities allowed by the relevant Zoning Designation. The statement of disclosure shall also state that at least one tenant of each unit shall apply for and maintain a City of Oakland Business Tax Certificate for a business at the project address. The statement described in this condition of approval shall also be provided to any new owners of the property or any of the new units before a unit or the property is sold.

When Required: Development of Statement of Disclosure – Prior to Issuance of Building Permit; Issuance of Statement of Disclosure – Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

50. Sign in Common Area

Requirement: Plans shall be submitted for review and approval of the Bureau of Planning that show a sign in a common area such as a mail room or lobby stating that at least one resident of each unit shall work within the unit and maintain a City of Oakland Business Tax Certificate. The sign shall be permanently displayed at this location.

When Required: Location and Design of Sign – Prior to Issuance of Building Permit; Display of Sign – Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

51. Building Code for Work/Live Units

Requirement: The Work/Live units shall meet buildings codes that allow for employees, visitors, and manufacturing activities. This requirement shall be indicated on the Building Plans for review and approval by the Bureaus of Planning and Building.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

52. Slop Sink

Requirement: Plans shall be submitted for review and approval of the Bureau of Planning that show an extra-large sink (slop sink) in each Work/Live unit.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

53. Business Directory and Map

Requirement: Plans shall be submitted for review and approval of the Bureau of Planning that show signs containing a directory of businesses within the building and a map of where the units are located. This sign shall be located outside the main entrance of the building.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Applicant Statement

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

Name of Project Applicant

Signature of Project Applicant

Date

ATTACHMENT A

PICHARDO ARCHITECTURE, INC.

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

5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY
JOINT LIVING AND WORKING QUARTERS
5701 INTERNATIONAL BLVD., OAKLAND, CA 94621
BUILDING B



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

ABBREVIATIONS	GENERAL NOTES:	PROJECT INFORMATION	PLANNING SUBMITTAL DRAWING INDEX																
<p>ACOUS. Acoustical A.C. Asphalt Concrete ADJ Adjustable A.F.F. Above Finished Floor APPROX. Approximate BD. Board BLKG. Blocking BLDG. Building B.S. Building Standard CAB. Cabinet CLG. Ceiling CLR. Clear COL. Column CONC. Concrete CONT. Continuous CORR. Corridor CTR. Center D. Depth DET. Detail DIA. Diameter DIM. Dimension DN. Down DWG. Drawing (E) Existing</p> <p>EA. Each EQ. Equal EXT. Exterior F.D. Floor Drain F.E.C. Fire Extinguish Cabinet F.F. Finished Floor F.LOUR. Fluorescent F.O.F. Face of Studs F.O.S. Face of Studs FT. Foot FURR. Furring GA. Gauge GALV. Galvanized GYP. Gypsum H.C. Hollow Core HDWD. Hardwood HDWR. Hardware HT. Height H.M. Hollow Metal INSUL. Insulation I.D. Inside Diameter INT. Interior JAN. Janitor LAM. Laminated</p> <p>MAX. Maximum M.B. Machine Bolt MFR. Manufacturer MIN. Minimum MISC. Miscellaneous MTD. Mounted N.I.C. Not in Contract No. or # Number N.T.S. Not to Scale O.C. On Center R. Radius REQ. Required RM. Room S.B.O. Supplied by Owner SPEC. Specification STD. Standard STOR. Storage SUSP. Suspended TEL. Telephone TYP. Typical U.O.N. Unless Otherwise Noted V.I.F. Verify in Field W. Width W.G. Wire Glass W.H. Water Heater</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES. CONTRACTOR SHALL FIELD INSPECT JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT, FIRE DEPARTMENT AND STATE AUTHORITIES. GENERAL AND SUBCONTRACTORS ARE RESPONSIBLE FOR INSPECTING THE PREMISES DURING BIDDING TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY PICHARDO ARCHITECTURE, INC. OF ANY DISCREPANCIES, CONFLICTS, ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING MATERIALS. IF THERE ARE ANY QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM PICHARDO ARCHITECTURE, INC. BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS. ONLY PICHARDO ARCHITECTURE, INC. SHALL INTERPRET THE DRAWINGS AND SPECIFICATIONS. DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN. DO NOT SCALE DRAWINGS. THE BASIS OF SQUARE FOOT CALCULATIONS IS TAKEN FROM CENTERLINES OF WALLS UNLESS OTHERWISE NOTED. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTOR'S WORK AND TO REPORT TO PICHARDO ARCHITECTURE, INC. ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO VERIFYING CLEARANCES AT LIGHT FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, FIRE SPRINKLERS AND ELECTRICAL EQUIPMENT ABOVE THE CEILING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF THE PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING PICHARDO ARCHITECTURE, INC. AND THE LANDLORD IMMEDIATELY OF ANY POTENTIAL DELAYS. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/OR DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION DEBRIS FROM PREMISES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AT THE COMPLETION OF THE WORK. 	<p>PROJECT INFORMATION</p> <p>CODE: 2019 CALIFORNIA BUILDING, HISTORIC, FIRE, PLUMBING, MECHANICAL, ELECTRICAL, ENERGY AND GREEN CODES AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, COUNTY/CITY ORDINANCES AND CITY OF OAKLAND AMENDMENTS AND RULINGS.</p> <p>ADDRESS: 5701 INTERNATIONAL BLVD, OAKLAND CA 94621 (BUILDING B)</p> <p>ZONING: IG/S-19</p> <p>BUILDING OCCUPANCY: PROPOSED COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS</p> <p>BUILDING TYPE: BUILDING B - IIIA</p> <p>PARCEL : 041 384800401</p> <p>NUMBER OF STORY: BUILDING B - 2 STORIES</p> <p>BUILDING MAX HEIGHT W/ PARAPET: BUILDING B - NO CHANGES TO BUILDING HEIGHT</p> <p>PARCEL AREA: 254,990 SF</p> <p>EXISTING BUILDING AREA:</p> <table border="1"> <tr><td colspan="2">BUILDING B (24 UNITS)</td></tr> <tr><td>FIRST FLOOR</td><td>31,952 SF</td></tr> <tr><td>SECOND FLOOR</td><td>30,282 SF</td></tr> <tr><td>TOTAL FLOOR AREA</td><td>62,234 SF</td></tr> </table> <p>PROPOSED BUILDING AREA:</p> <table border="1"> <tr><td colspan="2">BUILDING B (53 UNITS + 2 WORKSPACES @ 3,290 SF)</td></tr> <tr><td>FIRST FLOOR</td><td>31,952 SF</td></tr> <tr><td>SECOND FLOOR</td><td>30,282 SF</td></tr> <tr><td>TOTAL FLOOR AREA</td><td>62,234 SF</td></tr> </table> <p>FIRE PROTECTION: PROPOSED FULLY SPRINKLERED</p> <p>PARKING: 59 EXISTING ON-SITE PARKING SPACES TO REMAIN</p>	BUILDING B (24 UNITS)		FIRST FLOOR	31,952 SF	SECOND FLOOR	30,282 SF	TOTAL FLOOR AREA	62,234 SF	BUILDING B (53 UNITS + 2 WORKSPACES @ 3,290 SF)		FIRST FLOOR	31,952 SF	SECOND FLOOR	30,282 SF	TOTAL FLOOR AREA	62,234 SF	<p>PLANNING SUBMITTAL DRAWING INDEX</p> <p>T1.0 TITLE SHEET</p> <p>A0.1 CAL GREEN CHECKLIST A0.2 CAL GREEN CHECKLIST (CONT.) A0.3 SITE PHOTOS: BUILDING B A0.4 SITE PHOTOS: NEIGHBORING PROPERTIES</p> <p>A1.1 ASSESSOR'S PARCEL MAP A1.2 SITE PLAN: EXISTING A1.3 SITE PLAN: PROPOSED</p> <p>A2.1 BUILDING B EXISTING/DEMO PLAN: FIRST FLOOR A2.2 BUILDING B EXISTING/DEMO PLAN: SECOND FLOOR A2.3 BUILDING B EXISTING/DEMO PLAN: ROOF A2.4 BUILDING B PROPOSED PLAN: FIRST FLOOR A2.5 BUILDING B PROPOSED PLAN: SECOND FLOOR A2.6 BUILDING B PROPOSED PLAN: ROOF A2.7 BUILDING B EGRESS SUMMARY: FIRST FLOOR A2.8 BUILDING B EGRESS SUMMARY: SECOND FLOOR A2.9 BUILDING B LIVE/WORK AREA CALCULATIONS: FIRST FLOOR A2.10 BUILDING B LIVE/WORK AREA CALCULATIONS: SECOND FLOOR A2.11 BUILDING B EXTERIOR ELEVATIONS: EXISTING/DEMO A2.12 BUILDING B EXTERIOR ELEVATIONS: PROPOSED</p> <p>NO. OF ISSUES AND REVISIONS</p> <p>© Copyright 2020, PICHARDO ARCHITECTURE, INC. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.</p>
BUILDING B (24 UNITS)																			
FIRST FLOOR	31,952 SF																		
SECOND FLOOR	30,282 SF																		
TOTAL FLOOR AREA	62,234 SF																		
BUILDING B (53 UNITS + 2 WORKSPACES @ 3,290 SF)																			
FIRST FLOOR	31,952 SF																		
SECOND FLOOR	30,282 SF																		
TOTAL FLOOR AREA	62,234 SF																		
<p>SYMBOLS</p> <p>101 ROOM NUMBER</p> <p>1.0 WALLTYPE SYMBOL-SEE WALLTYPE ASSEMBLY SHEET</p> <p>DOOR SYMBOL-SEE DOOR SCHEDULE</p> <p>WINDOW SYMBOL-SEE WINDOW SCHEDULE</p> <p>ELEVATION REFERENCE SYMBOLS</p> <p>DETAIL SYMBOL -SEE ELEVATION & DETAIL SHEETS Drawing Number Sheet Number</p> <p>DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE</p> <p>DIMENSIONS ARE FROM CENTER LINE TO FACE</p> <p>DIMENSIONS ARE FROM FACE TO FACE</p> <p>REVISION (CLOUDED AROUND EXTENT OF REVISION)</p>	<p>SCOPE OF WORK</p> <ol style="list-style-type: none"> FINALIZE LEGALIZATION OF EIGHTEEN (18) WORK-LIVE UNITS AT THE SECOND FLOOR LEVEL THAT PREVIOUSLY HAD TEMPORARY CERTIFICATES OF OCCUPANCY LEGALIZE ONE (1) EXISTING UNPERMITTED WORK-LIVE UNIT AT THE SECOND FLOOR LEGALIZE FIVE (5) UNPERMITTED WORK-LIVE UNITS AT THE FIRST FLOOR LEVEL CONVERT EXISTING VACANT COMMERCIAL USE SPACE WITHIN THE BUILDING INTO TWENTY-NINE (29) COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS CREATE TWO COMMERCIAL WORK SPACES COVERING 3290 SQUARE FEET OF FLOOR AREA REHABILITATE ALL EXISTING STEEL SASH WINDOWS CONSISTENT WITH WINDOW REHABILITATION QUALITY OF BUILDING 'A' AT THE SITE MODIFY EXISTING STEEL SASH WINDOWS FOR EGRESS WHERE OCCURS PER PROPOSED PLANS INSTALL NEW ACCESSIBLE RAMPS AND ENTRIES WHERE OCCURS PER PROPOSED PLANS INSTALL NEW STEEL SASH EXTERIOR WINDOWS TO MATCH EXISTING WINDOWS WHERE OCCURS ON PLANS. NO NEW WINDOW OPENINGS SHALL BE CREATED ON STREET SIDE OF BUILDINGS TO BE ADDED 	<p>DISCLAIMER</p> <p>THE ARCHITECT HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK, AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS", UNLESS OTHERWISE INDICATED OR NOTED ON THESE DOCUMENTS. THE ARCHITECT HAS NEITHER CHECKED NOR VERIFIED THE STRUCTURAL INTEGRITY, QUALITY OF CONSTRUCTION, ACCESSIBILITY TO, EGRESS, FROM, OR DESIGN OF THE EXISTING CONSTRUCTION OR ANY OTHER WORK NOT INCLUDED AS PART OF THE IMPROVEMENTS SPECIFIED, DETAILED OR SHOWN ON THESE DOCUMENTS.</p>	<p>SITE KEY PLAN</p> <p>TITLE SHEET</p> <p>PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS, BUILDING B</p> <p>DATE: 03/29/2021</p> <p>SCALE: AS SHOWN</p>																
<p>PROJECT DIRECTORY</p> <p>DRAWINGS PREPARED BY: PICHARDO ARCHITECTURE, INC. 1760 SOLANO AVE, SUITE #209B BERKELEY, CA 94707 TEL/FAX: (510) 510-1365 CONTACT: SAUL PICHARDO, AIA, CASp</p> <p>OWNER: COLISEUM ENTERPRISE LLC 401 ROLAND WAY, SUITE 220 OAKLAND, CA 94621</p> <p>GEOTECHNICAL ENGINEER: GEO-TRINITY CONSULTANTS, INC. 7770 PARDEE LANE, SUITE 101 OAKLAND, CA 94621 TEL: (925) 699-2550 EMAIL: YANG-JR@COMCAST.NET CONTACT: JERRY YANG</p> <p>STRUCTURAL ENGINEER: TND ENGINEERING 3716 SECOVIA COURT SAN RAMON, CA 94583 TEL: (925) 637-0520 EMAIL: DOTRAN@TND2.COM CONTACT: DO TRAN</p>	<p>VICINITY MAP</p> <p>5701 INTERNATIONAL BLVD, OAKLAND, CA 94621</p>	<p>ALLOWABLE AREA CALCULATIONS</p> <p>BUILDING B</p> <p>TYPE IIIA PERMITS 72,000 SF FOR A BUILDING TWO OR MORE STORIES ABOVE GRADE PLAN EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 WITHOUT HEIGHT INCREASE</p> <p>BUILDING WILL BE FULLY SPRINKLERED, ADDITIONALLY 1 SIDE OPEN TO PUBLIC RIGHT OF WAY AREA IS OVER 20' FROM ANY ADJACENT STRUCTURE. (E) SEPARATION IS 39'-9" AT NEAREST POINT.</p> <p>PER 2016 CBC 506.2.3 EQUATION 5-2: $A_o = \{At + [Ns \times H]\} \times S_a$</p> <p>$At = 72,000$ $Ns = 24,000$ $H = 0.01$ EQUATION 5-5: $If = [F/P - 0.25]W/30 = 0.01$ $F = 224.5$ (OPEN TO RIGHT OF WAY ON 1 SIDE) $P = 850$ $Wmax = 30$ $S_a = 2$</p> <p>THEFORE $A_o = 72,240$ SF PERMITTED PER STORY</p> <p>PROPOSED LEVEL 1 = 31,952 SF < 72,240 ALLOWED SF PROPOSED LEVEL 2 = 30,282 SF < 72,240 ALLOWED SF</p> <p>BUILDING B PROJECT COMPLIES</p>	<p>NOTE TO PLAN REVIEWER</p> <ol style="list-style-type: none"> EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THAT TENANT SHALL POSSESS A VALID AND ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE TO OPERATE A BUSINESS OUT OF THE UNIT FOR ANY WORK/LIVE UNIT, A STATEMENT OF DISCLOSURE SHALL BE: (1) PROVIDED TO PROSPECTIVE OWNERS OR TENANTS BEFORE A UNIT OR PROPERTY IS RENTED, LEASED, OR SOLD, AND (2) RECORDED WITH THE COUNTY OF ALAMEDA AS A NOTICE OF LIMITATION AND IN ANY OTHER COVENANT, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH A FACILITY. THIS STATEMENT OF DISCLOSURE SHALL CONTAIN THE FOLLOWING ACKNOWLEDGMENTS: <ul style="list-style-type: none"> A. THE UNIT IS IN A NONRESIDENTIAL FACILITY THAT ALLOWS COMMERCIAL AND/OR INDUSTRIAL ACTIVITIES THAT MAY GENERATE ODORS, TRUCK TRAFFIC, VIBRATIONS, NOISE AND OTHER IMPACTS AT LEVELS AND DURING HOURS THAT RESIDENTS MAY FIND DISTURBING. B. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THIS TENANT MUST POSSESS AN ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE FOR THE OPERATION OUT OF THE UNIT. 																

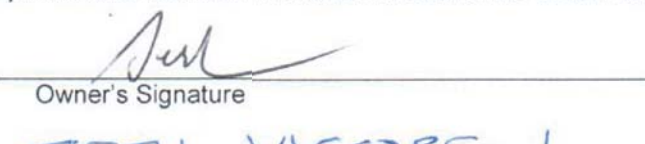

T1

Column 1 Feature or Measure	Column 2 Project Requirements	Column 3 Verification
MANDATORY MEASURES FOR ADDITIONS AND ALTERATIONS TO EXISTING NONRESIDENTIAL BUILDINGS See Chapter 5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here	All listed measures must be installed or incorporated into the project unless it is not applicable to the permitted work. Select all applicable measures below	Complete after implementation and prior to final inspection approval
5.504.4.5 Composite wood products. Newly installed hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.4 Division 5.5.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.504.4.5.2 Documentation. Verification of compliance with this section shall be provided when requested by the enforcing agency. Documentation shall include at least one of the following as applicable: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR Title 17, Section 83120, et seq.) 4. Exterior grade products marked as meeting the PS1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European EN 338 standards. 5. Other methods acceptable to the enforcing agency.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.504.4.6 Resilient flooring systems. For 80% of the floor area receiving newly installed resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2012 CHPS criteria and listed on the High Performance Products Database; products compliant with CHPS criteria certified under the Greenguard Children & Schools program; certified under the FloorScore program of the Resilient Floor Covering Institute; or meet California Department of Public Health 2010 Specification.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.504.5.3 Filters. In mechanically ventilated spaces serving additions or altered areas of 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 installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. Exceptions: 1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting 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 tcfm or less at design air flow. 2. Existing mechanical equipment.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.504.7 Environmental tobacco smoke (ETS) control. ⁶ Meet the requirements of Oakland's Municipal Code Chapter 8.30 Smoking.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.505.1 Indoor moisture control. Additions or altered spaces within buildings shall meet or exceed the provisions of California Building Code, CCR, Title 26, Part 2, Sections 203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.506.1 Outside air delivery. Where newly installed, mechanically or naturally ventilated spaces in additions or altered spaces within buildings, shall meet the minimum requirements of Section 121 of the California Energy Code and Chapter 4 of CCR, Title 8, or the applicable local code, whichever is more stringent.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.506.2 Carbon dioxide (CO₂) monitoring. [Effective July 1, 2014] For additions equipped with demand control ventilation, CO ₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the latest edition of the California Energy Code, Section 121(c)(4).	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>

⁶ Modified to conform with Chapter 8.30 of Oakland's Municipal Code.
March 26, 2014 7 of 9

Column 1 Feature or Measure	Column 2 Project Requirements	Column 3 Verification
MANDATORY MEASURES FOR ADDITIONS AND ALTERATIONS TO EXISTING NONRESIDENTIAL BUILDINGS See Chapter 5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here	All listed measures must be installed or incorporated into the project unless it is not applicable to the permitted work. Select all applicable measures below	Complete after implementation and prior to final inspection approval
5.507.4 Acoustical control. Empty building assemblies and components with STC values determined in accordance with ASTM E 30 and ASTM E 413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.07.4.1 or 5.07.4.2.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A <i>Choose either Prescriptive or Performance method</i>	<input type="checkbox"/> <i>Verify either Prescriptive or Performance method</i>
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 OITC rating of no less than 40 with exterior windows of a minimum STC of 40 or OITC of 30 in the locations described in Items 1 and 2.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L _{dn} 1hr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC or rating of at least 45 (or OITC 30), with exterior windows of a minimum STC of 40 (or OITC 30).	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.507.4.2 Exterior noise transmission. Performance Method. For buildings located as defined in Sections 5.507.4.1 or 5.507.4.1.1, 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 _{dn} 1hr) of 50 dBA in occupied areas during any hour of operation.	or <input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	or <input type="checkbox"/>
5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.507.4.3 Interior sound transmission. Newly installed wall and floor-ceiling assemblies separating tenant spaces and public places shall have an STC of at least 40.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.508.1 Ozone depletion and greenhouse gas reductions. New installations of HVAC, refrigeration, and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2 below.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that does not contain CFCs.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities. Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are non-ozone depleting refrigerants that include ammonia, carbon dioxide (CO ₂), and potentially other refrigerants.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>

March 26, 2014 8 of 9

Column 1 Feature or Measure	Column 2 Project Requirements	Column 3 Verification
MANDATORY MEASURES FOR ADDITIONS AND ALTERATIONS TO EXISTING NONRESIDENTIAL BUILDINGS See Chapter 5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here	All listed measures must be installed or incorporated into the project unless it is not applicable to the permitted work. Select all applicable measures below	Complete after implementation and prior to final inspection approval
QUALIFICATIONS		
702.1 HVAC system installers (if any) are trained and certified in the proper installation of HVAC systems.	<input checked="" type="checkbox"/> or <input type="checkbox"/> N/A	<input type="checkbox"/>
VERIFICATIONS		
703.1 Verification of compliance with CALGreen for Nonresidential Additions and Alterations may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design Verification Complete the "Design Verification" and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the Planning and Zoning or Building Services Department as applicable. The owner and design professional have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code.		
Owner's Signature  SETH JACOBSON Owner Name (Please Print)	Date 11/7/19	
Design Professional's Signature  SAUL PICHARDO Design Professional's Name (Please Print)	Date 11/11/19	
March 26, 2014	9 of 9	City of Oakland—2013 CALGreen Checklist for New Non-Residential Additions and Alterations

NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

CAL GREEN CHECKLIST (CONT.)

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

DATE: 03/29/2021

SCALE: AS SHOWN



BUILDING B

BUILDING K



BUILDING K STEEL CANOPY OVERHANG

BUILDING B

BUILDING C

1 BUILDING B NORTH FRONT (ABUTTING BUILDING K)

N.T.S.

N/A, BUILDING B WEST ELEVATION ABUTS BUILDING C



3 BUILDING B EAST SIDE

N.T.S.

2 BUILDING B WEST SIDE

N.T.S.



BUILDING C

BUILDING B

4 BUILDING B SOUTH REAR

N.T.S.



NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.

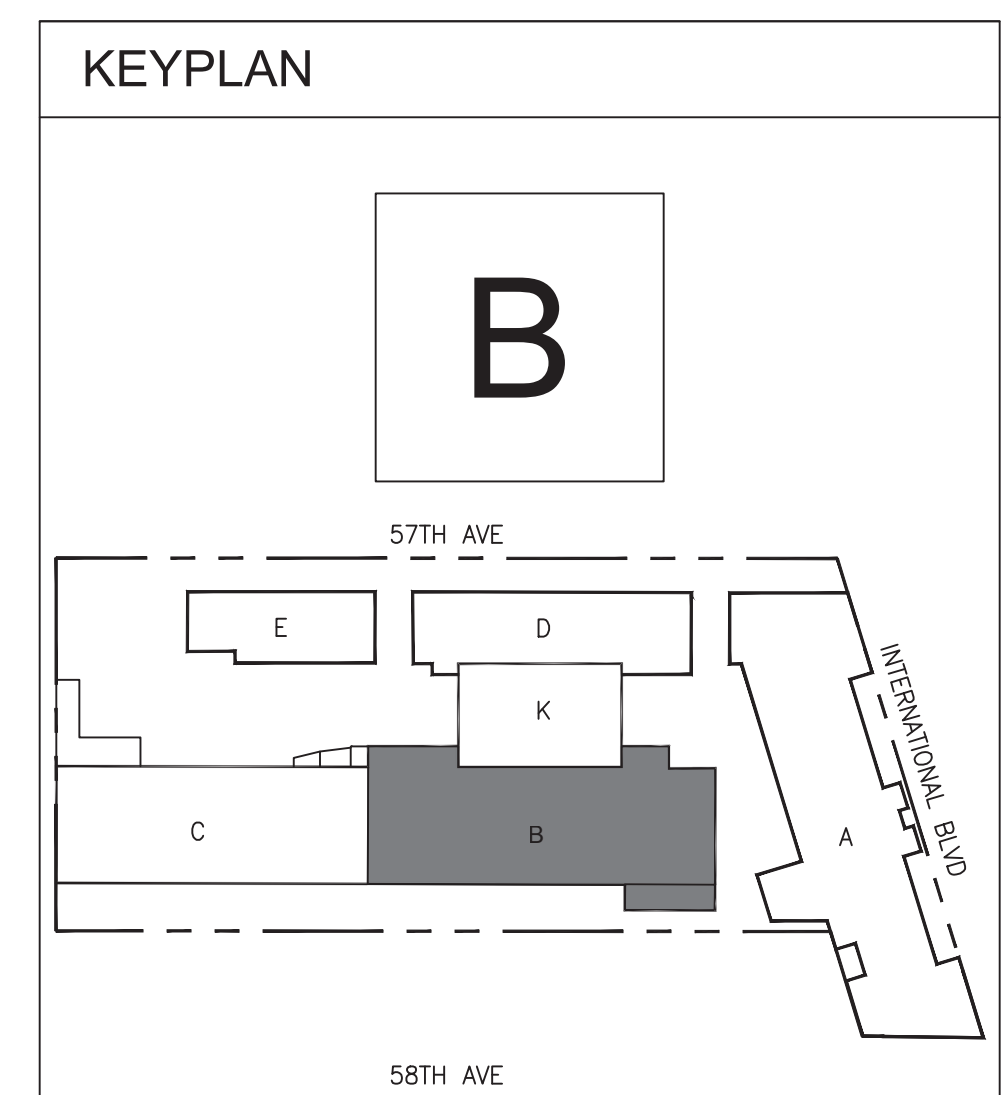
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

SITE PHOTOS:
BUILDING B

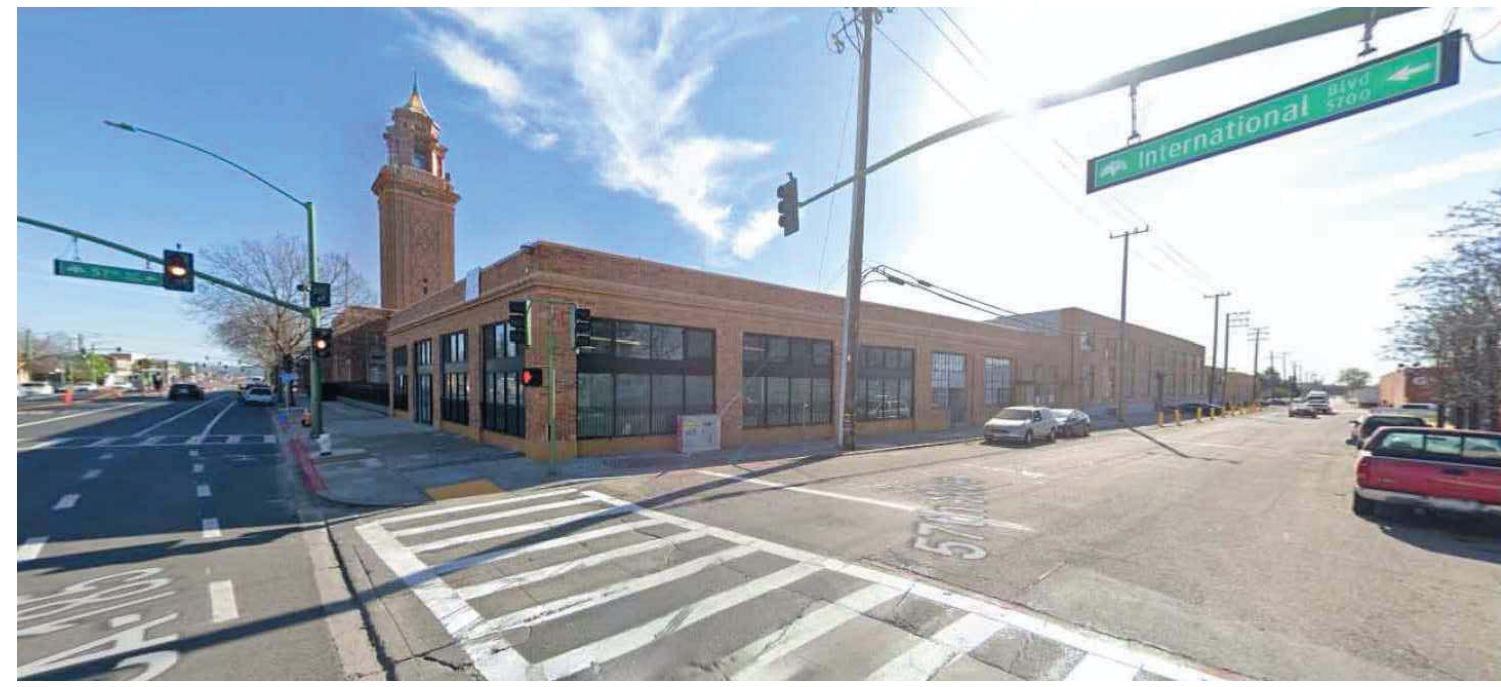
PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS, BUILDING B

DATE: 03/29/2021

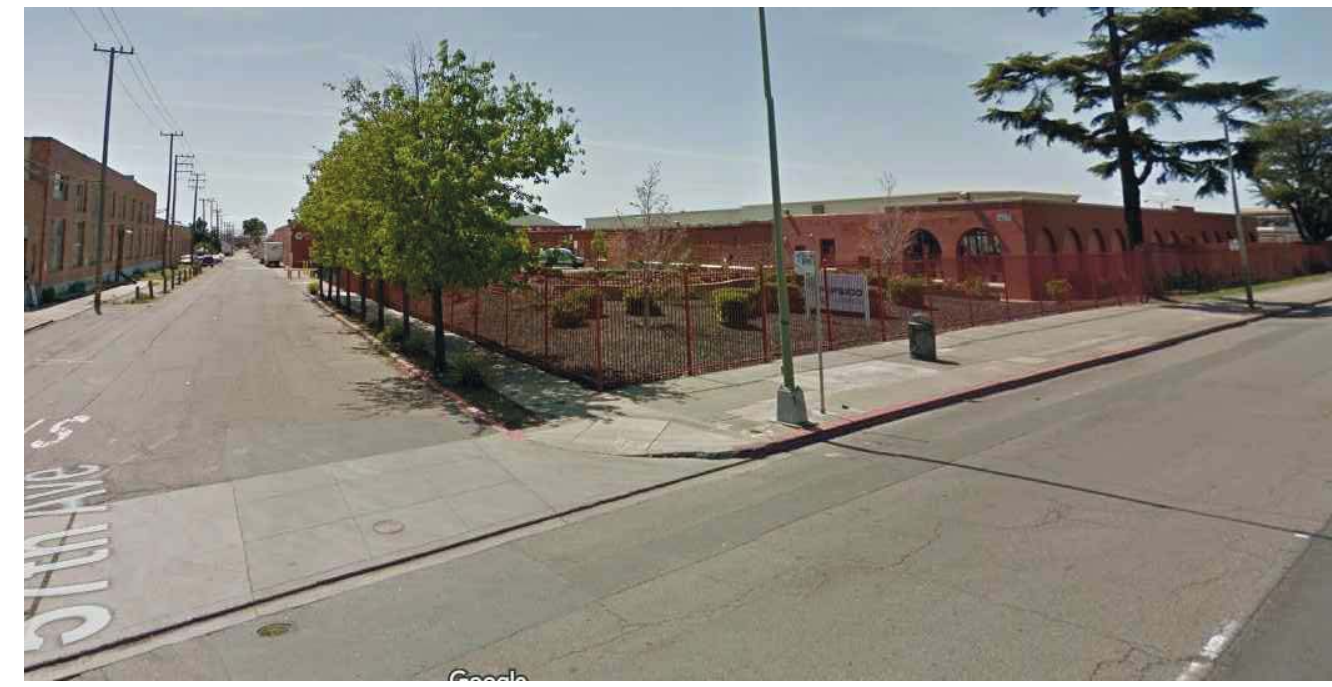
SCALE: AS SHOWN



A0.3



5701 INTERNATIONAL BLVD., BUILDING A



5625 INTERNATIONAL BLVD., GATORADE



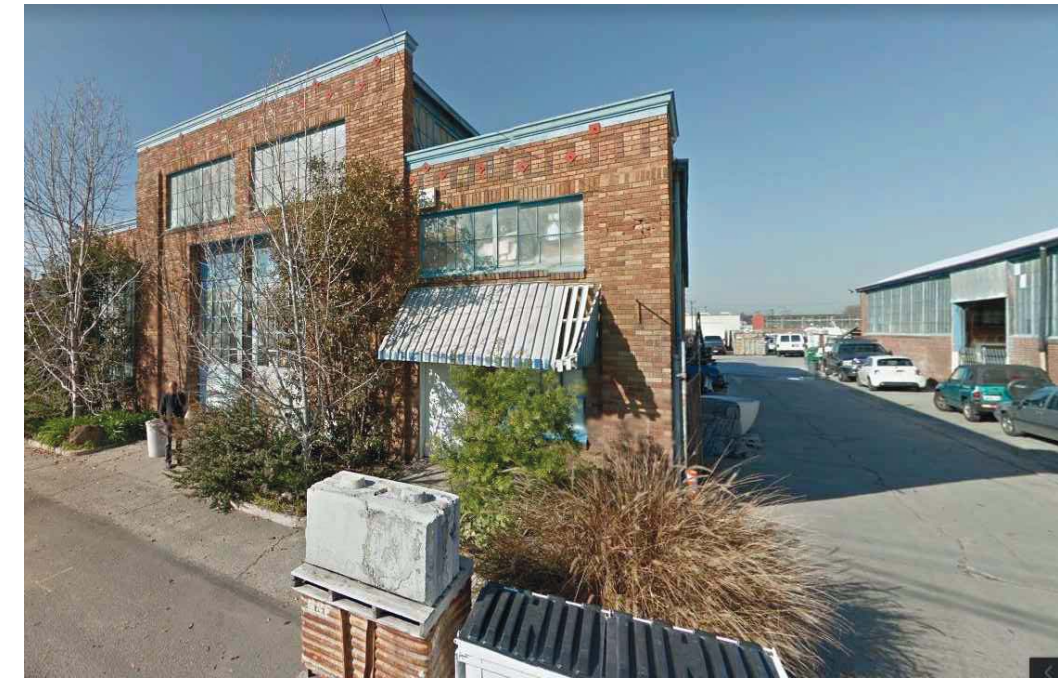
5625 INTERNATIONAL BLVD., GATORADE (57TH AVE, NORTH)



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



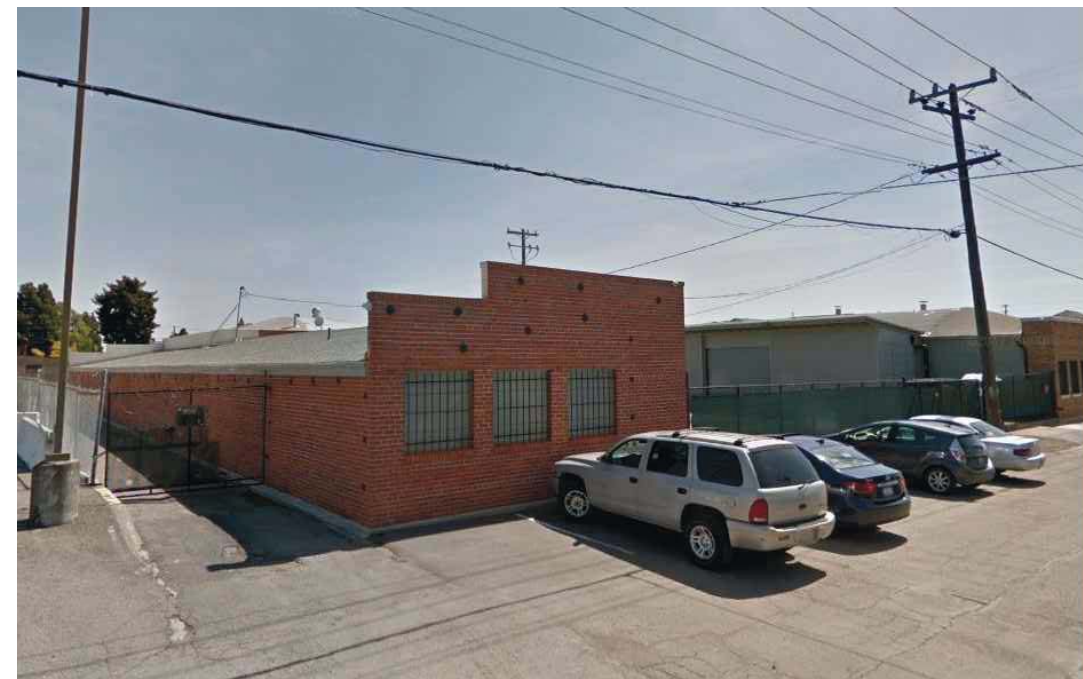
1137 57TH AVE., CONCRETEWORKS (NORTH)



1135 57TH AVE. (NORTH)



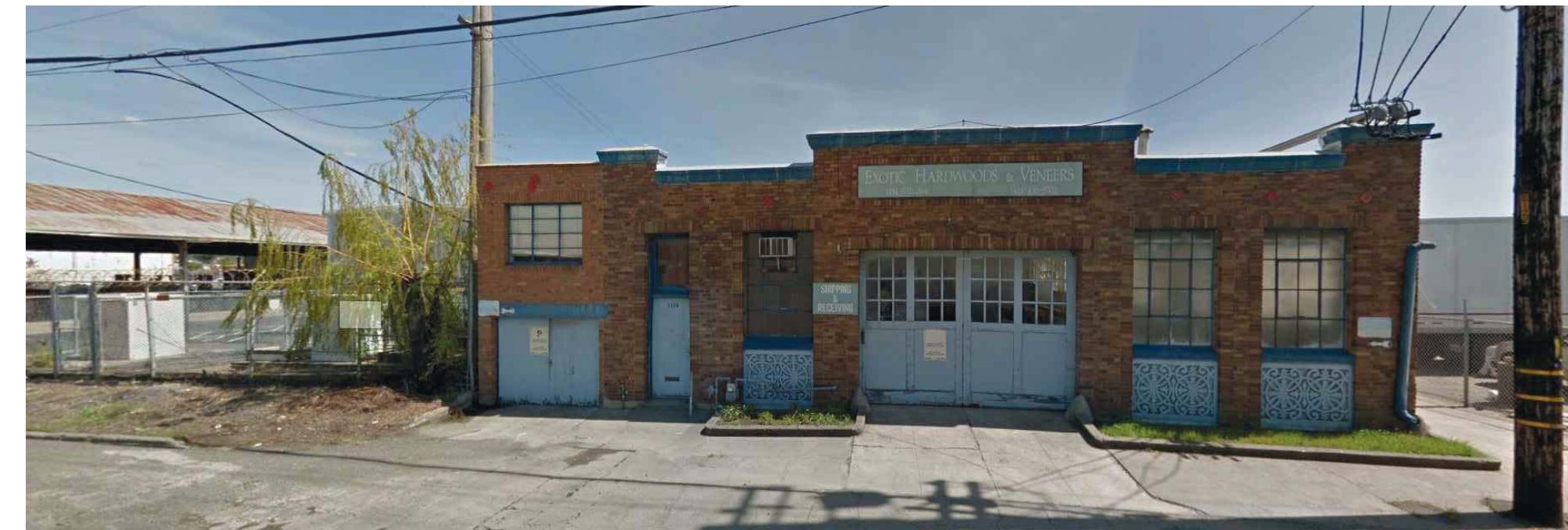
1127 57TH AVE. (NORTH)



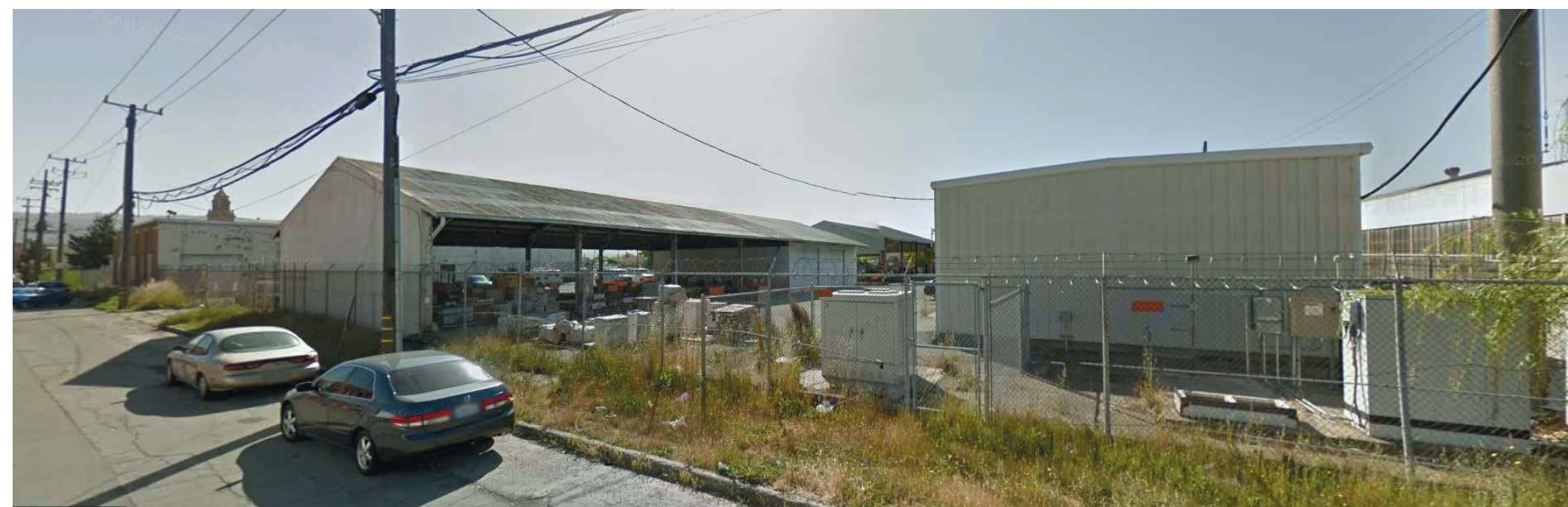
1104 57TH AVE. (SOUTH)



1104 57TH AVE. (ADJACENT LOT, SOUTH)



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



1214 57TH AVE. (SOUTH)



1250 57TH AVE. (ADJACENT LOT, SOUTH)



1250 57TH AVE. (SOUTH)



1260 57TH AVE. (SOUTH)

NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

SITE PHOTOS:
NEIGHBORING
PROPERTIES

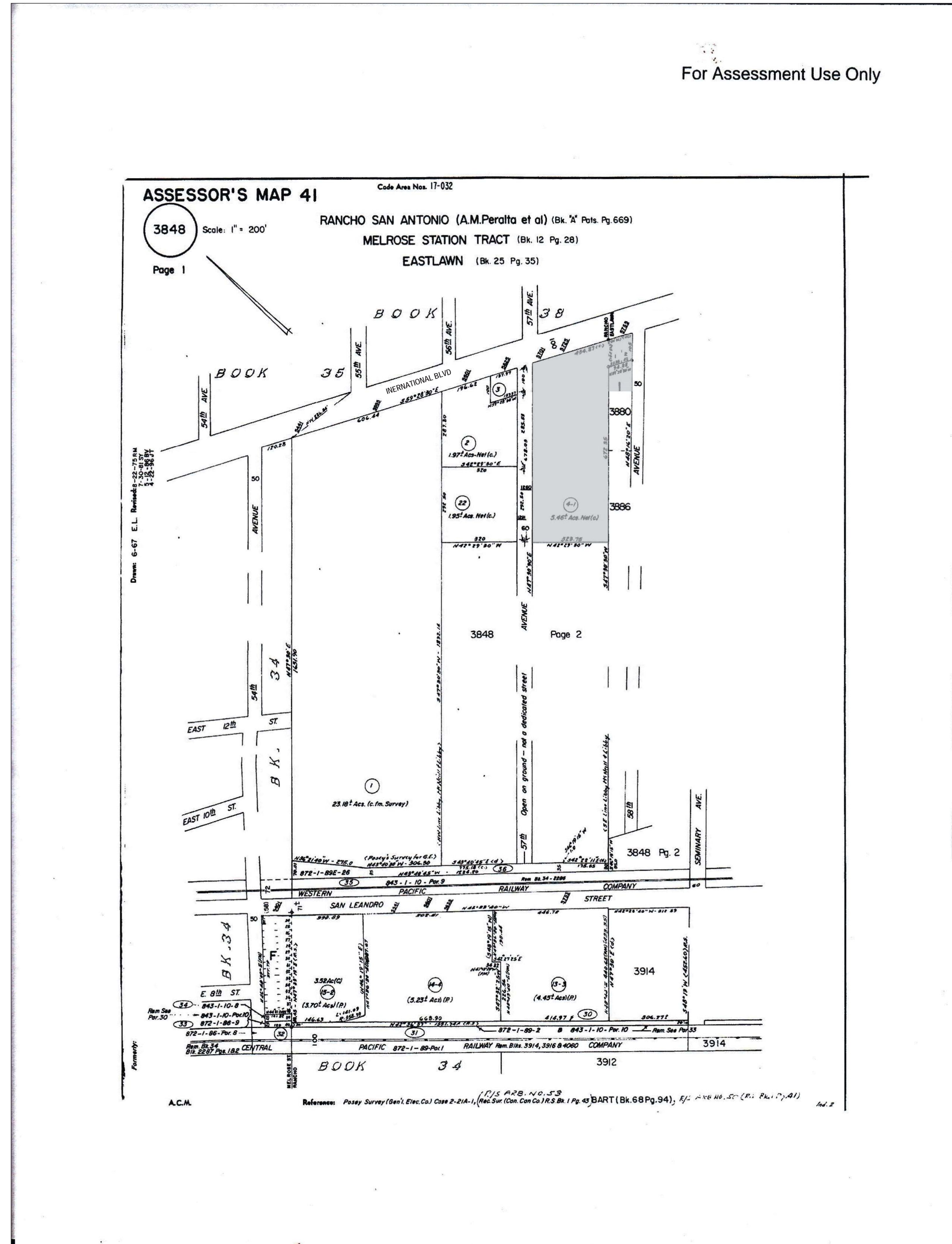
PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS, BUILDING B

DATE: 03/29/2021

SCALE: AS SHOWN

5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY
 JOINT LIVING AND WORKING QUARTERS
 5701 INTERNATIONAL BLVD., OAKLAND, CA 94621
 BUILDING B

For Assessment Use Only



NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

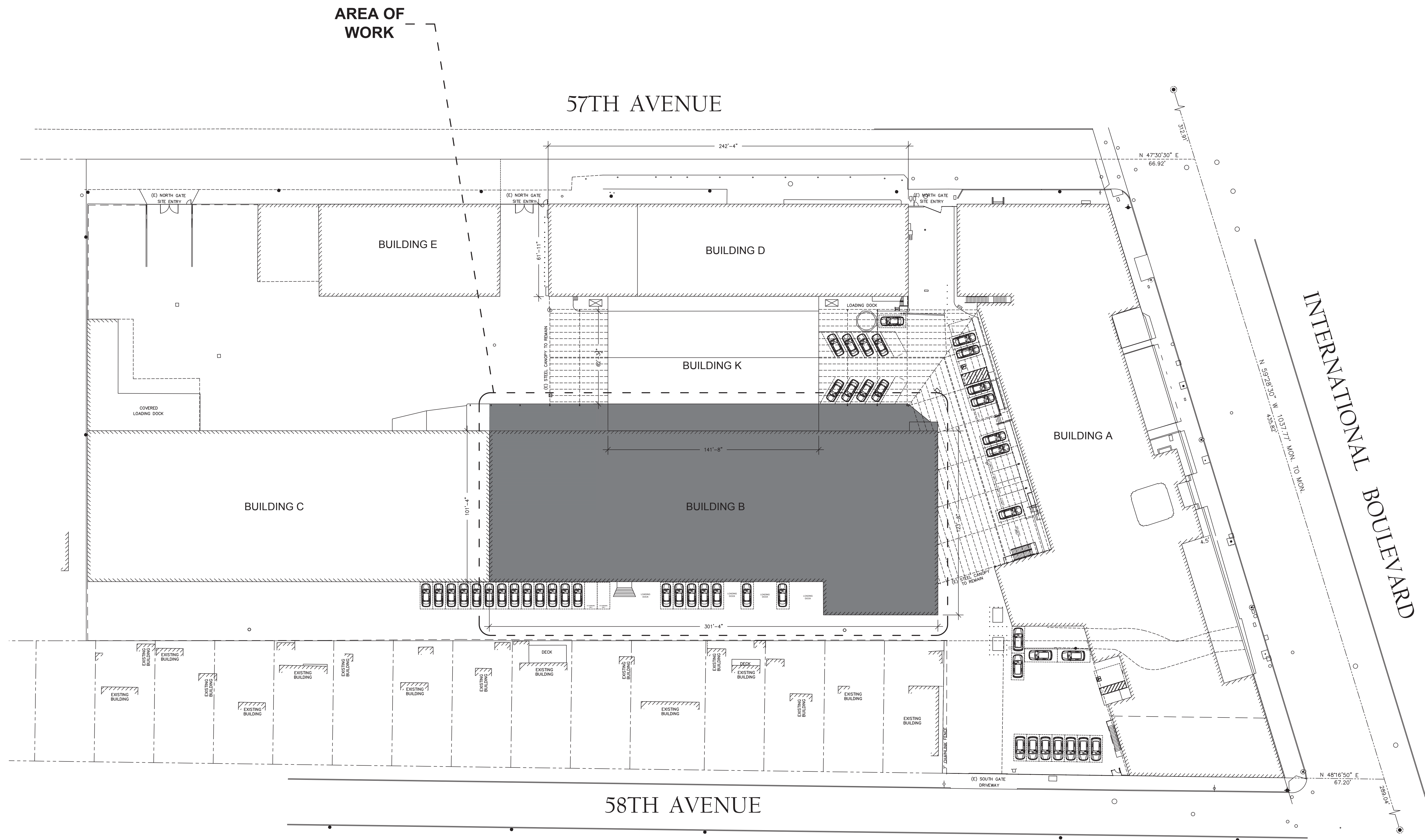
ASSESSOR'S PARCEL MAP

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

DATE: 03/29/2021

SCALE: AS SHOWN

A1.1



NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

EXISTING
SITE PLAN

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

DATE: 03/29/2021

SCALE: AS SHOWN

NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

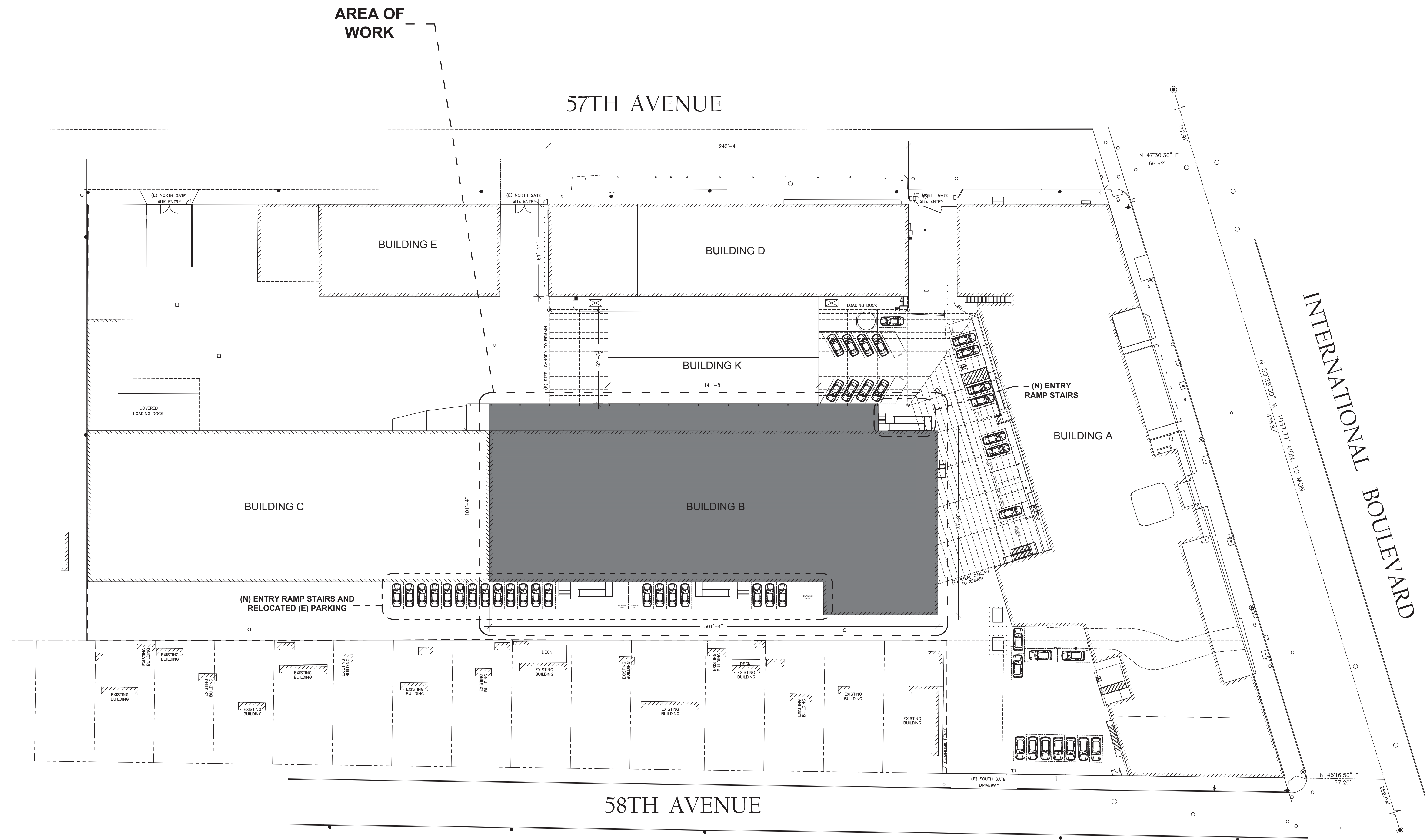
PROPOSED
SITE PLAN

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

DATE: 03/29/2021

SCALE: AS SHOWN

A1.3



NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whosever without the written permission of PICHARDO ARCHITECTURE, INC.

**BUILDING B
EXISTING/DEMO
PLAN: FIRST
FLOOR**

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

DATE: 03/29/2021

SCALE: AS SHOWN

A2.1

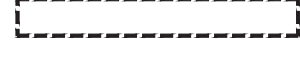




DEMOLITION NOTES

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

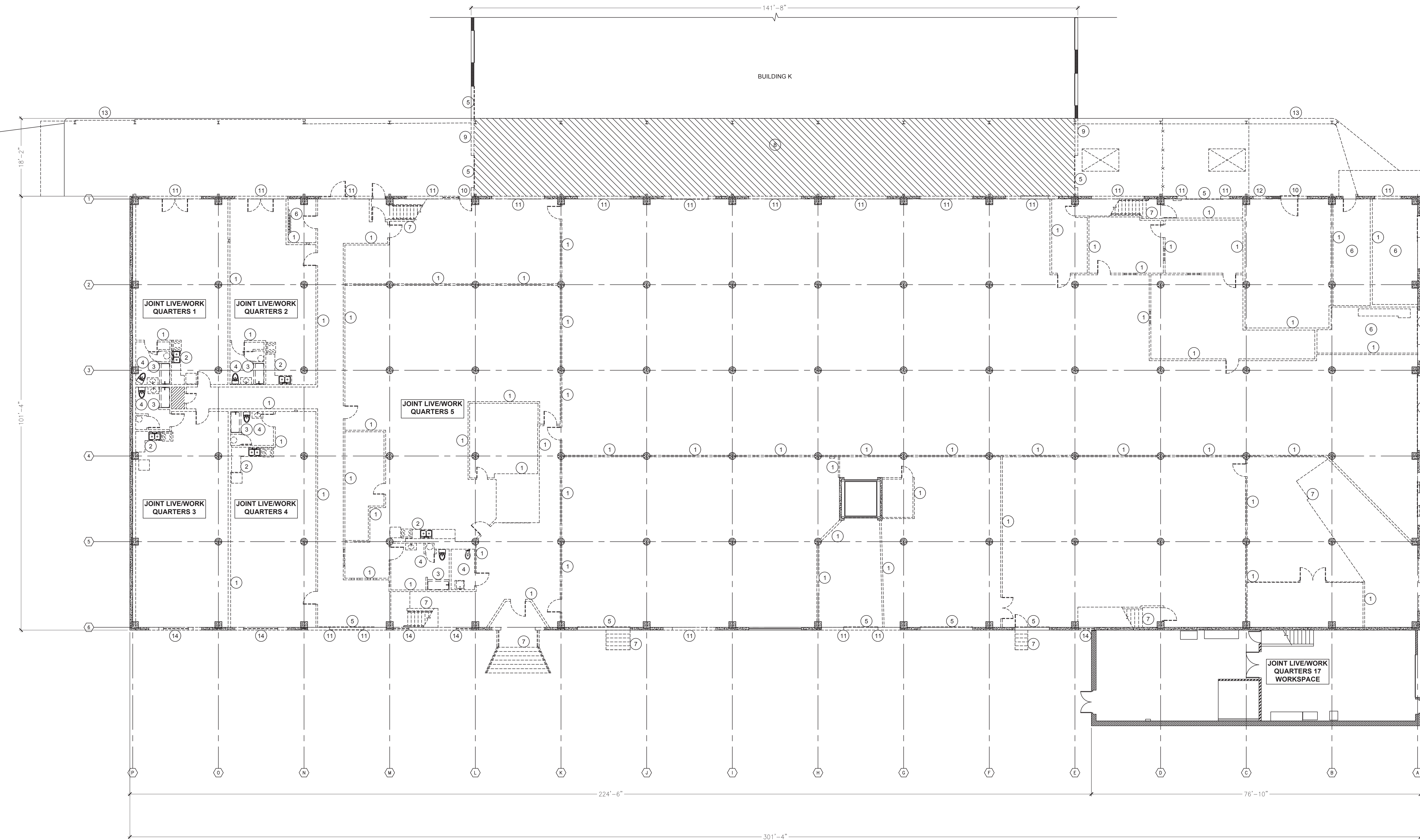
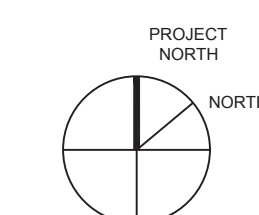
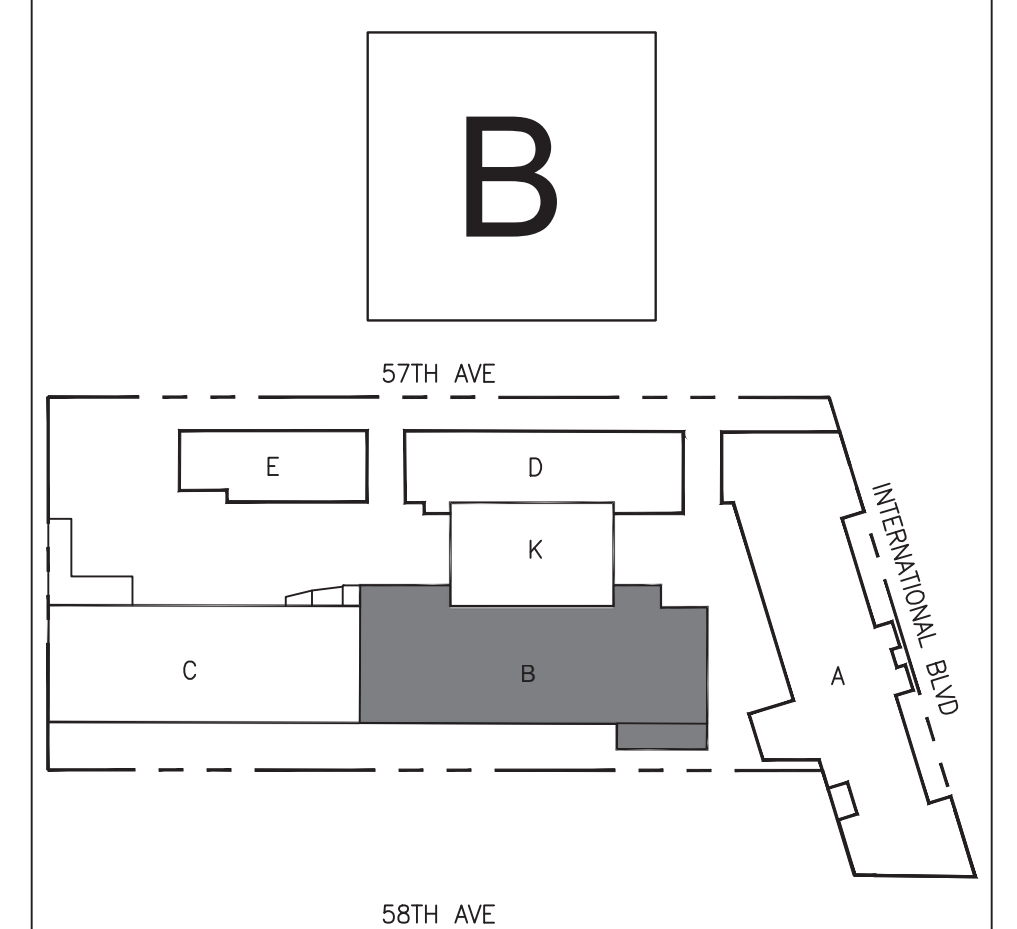
DEMOLITION SCOPE OF WORK

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

KEY

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

KEYPLAN



DEMOLITION NOTES

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

DEMOLITION SCOPE OF WORK

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

NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whosever without the written permission of PICHARDO ARCHITECTURE, INC.

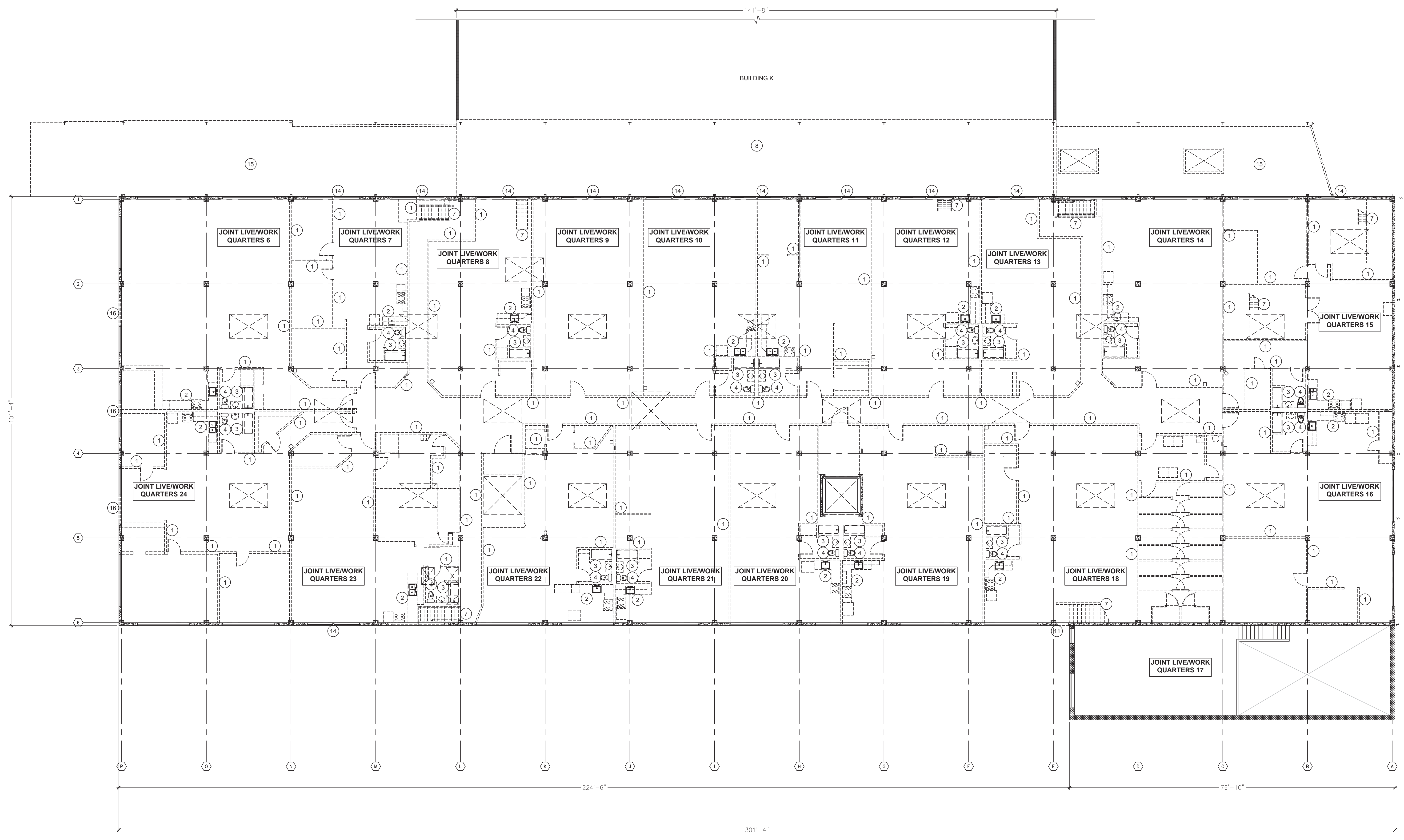
BUILDING B EXISTING/DEMO PLAN: SECOND FLOOR

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

DATE: 03/29/2021

SCALE: AS SHOWN

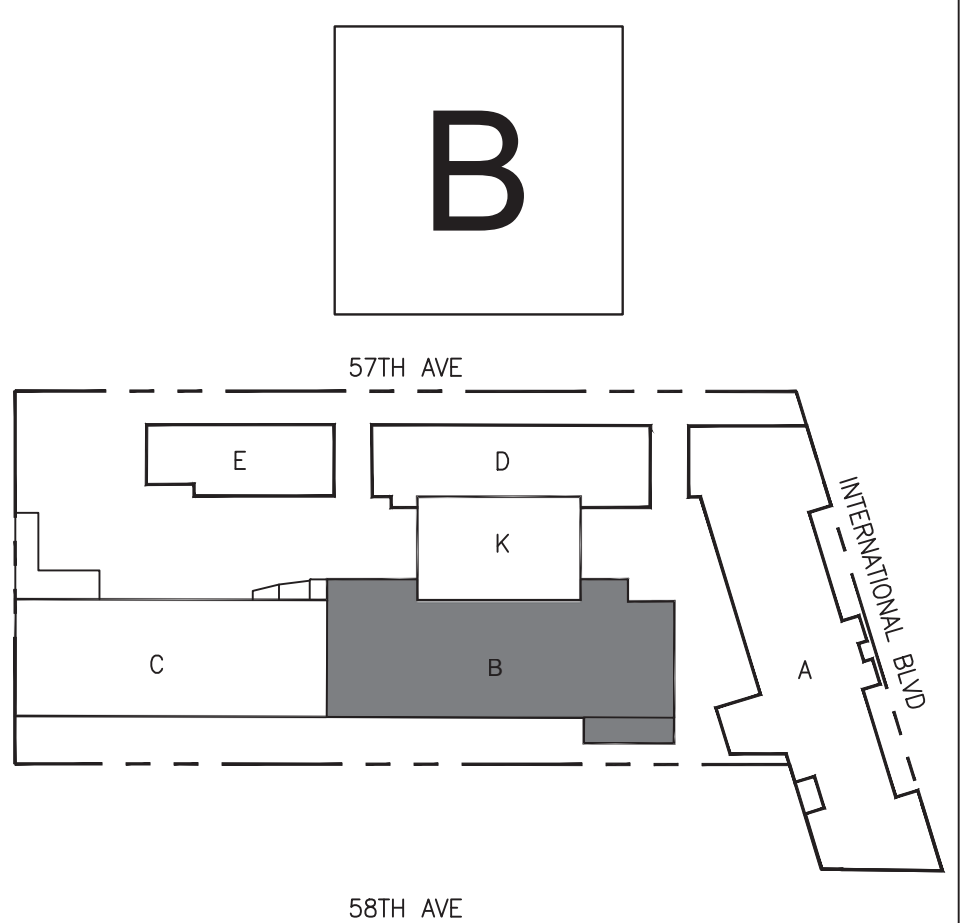
A2.2



KEY

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

KEYPLAN



NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

**BUILDING B
EXISTING/DEMO
PLAN: ROOF**

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

DATE: 03/29/2021

SCALE: AS SHOWN

A2.3

DEMOLITION NOTES

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

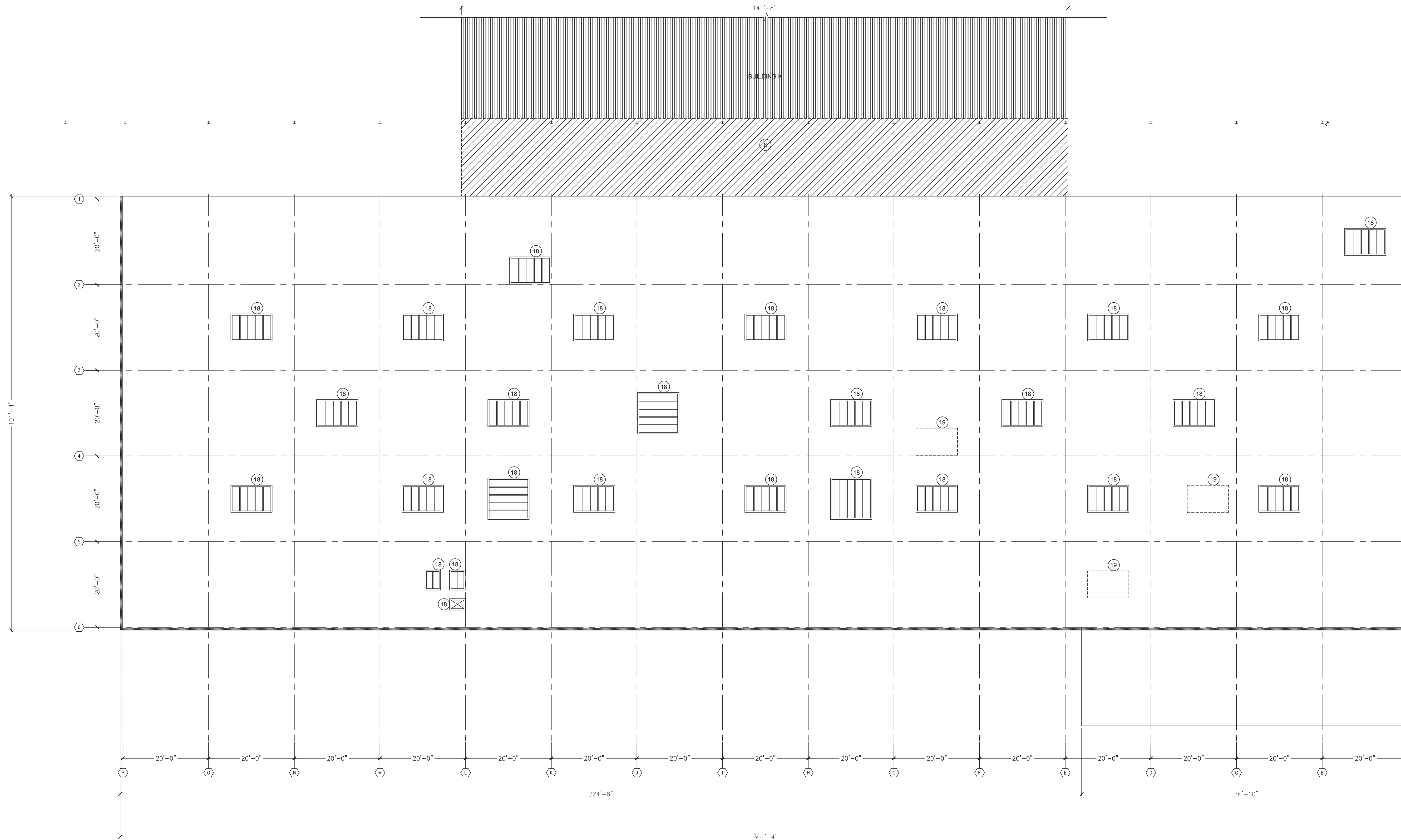
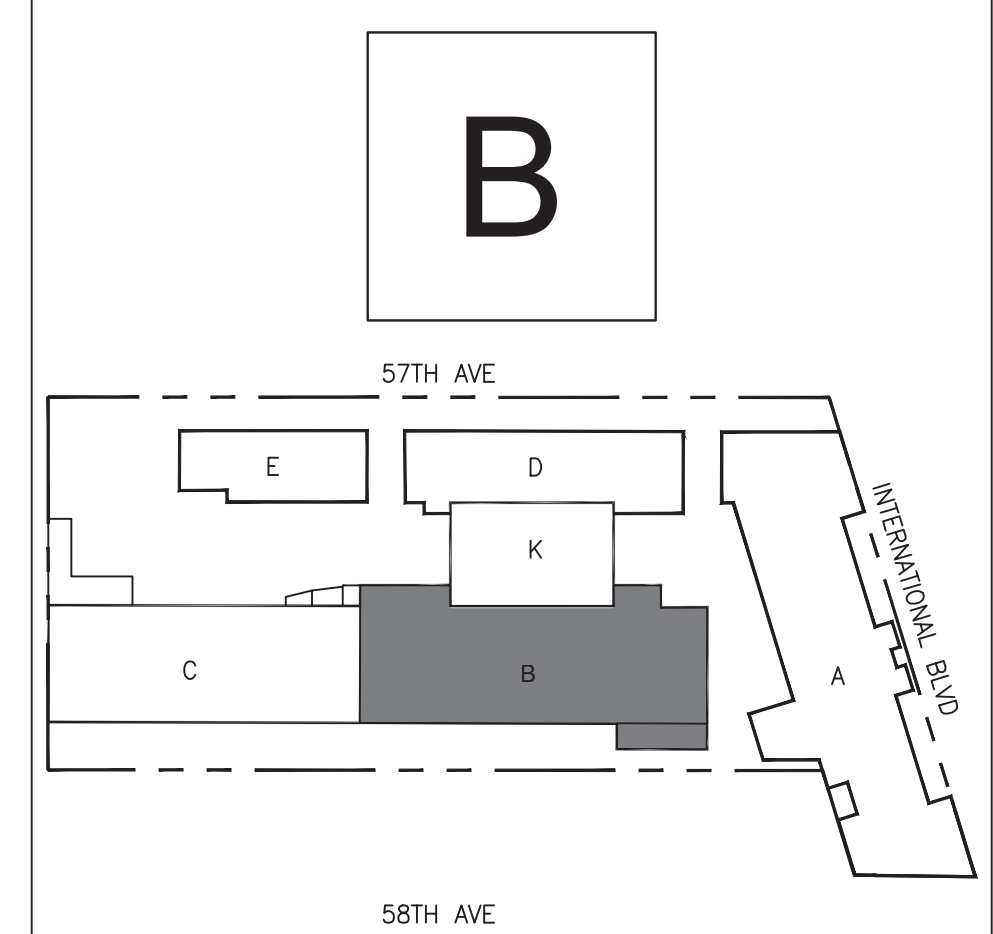
DEMOLITION SCOPE OF WORK

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

KEY

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

KEYPLAN

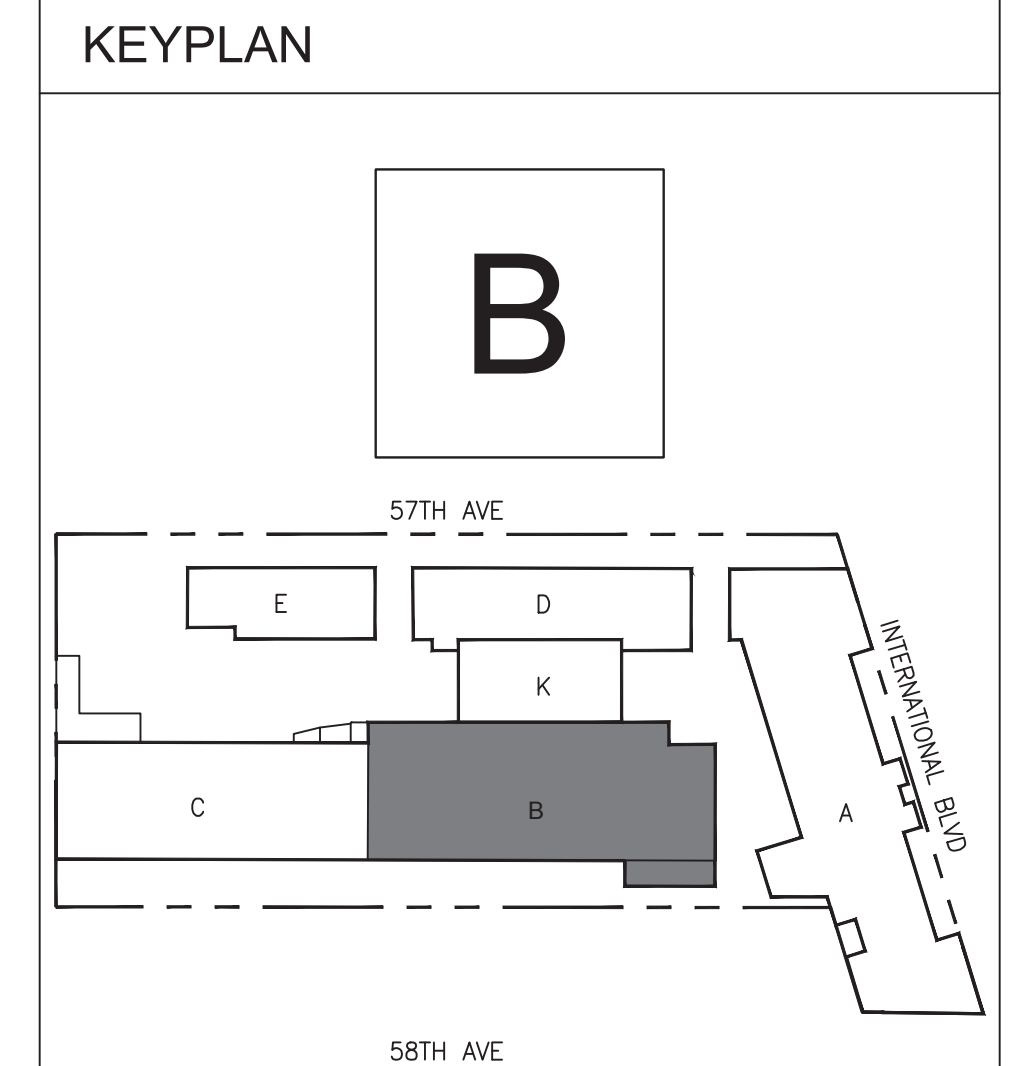


NEW CONSTRUCTION NOTES	
BUILDING B	
FIRST FLOOR: 29 UNITS	
FIRST FLOOR	31,952 SF
FIRST FLOOR TOTAL AREA	31,952 SF
SECOND FLOOR: 30 UNITS	
SECOND FLOOR	30,282 SF
SECOND FLOOR TOTAL AREA	30,282 SF
TOTAL: 59 UNITS	
TOTAL FLOOR AREA	62,234 SF

NEW DOOR KEY (W X H)	
1	3'-0" X 6'-8" EXTERIOR ALUMINUM DOOR
2	8'-0" X 8'-0" EXTERIOR ROLLUP DOOR

NEW WINDOW KEY (W X H)	
A	16'-4" X 11'-9 3/4" ALUMINUM STOREFRONT ENTRY
B	12'-3 1/2" X 8'-6 3/4" STEEL SASH WINDOW TO MATCH EXISTING
C	6'-1 5/8" X 8'-6 3/4" STEEL SASH WINDOW TO MATCH EXISTING
D	12'-3 1/2" X 6'-10 3/8" STEEL SASH WINDOW TO MATCH EXISTING
E	6'-1 5/8" X 6'-10 3/8" STEEL SASH WINDOW TO MATCH EXISTING
F	12'-3 1/2" X 6'-10 3/8" STEEL SASH WINDOW WITH BUILT-IN DOOR TO MATCH EXISTING
G	2'-6" X 5'-2" STEEL SASH WINDOW TO MATCH EXISTING
*	8'-0" X 3'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
**	12'-0" X 2'-0" FIXED WINDOW ABOVE CABINETS, TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT

KEY	
	= (N) 2X4 @ 16" O.C. STAGGERED WOOD STUD WALL ON 2X6 PLATE W/ BATT INSULATION AND 1/2" TYPE X GYPSUM ON BOTH SIDES. ADDITIONAL LAYER ON 2 HR. SIDE
	= (E) CONCRETE WALL
	= (N) 2X4 WOOD STUD PARTITION WALL
	= (N) 2X6 WOOD STUD PLUMBING WALL
	= (N) 2X4 WOOD STUD FURRED PLUMBING WALL



NO. OF ISSUES AND REVISIONS

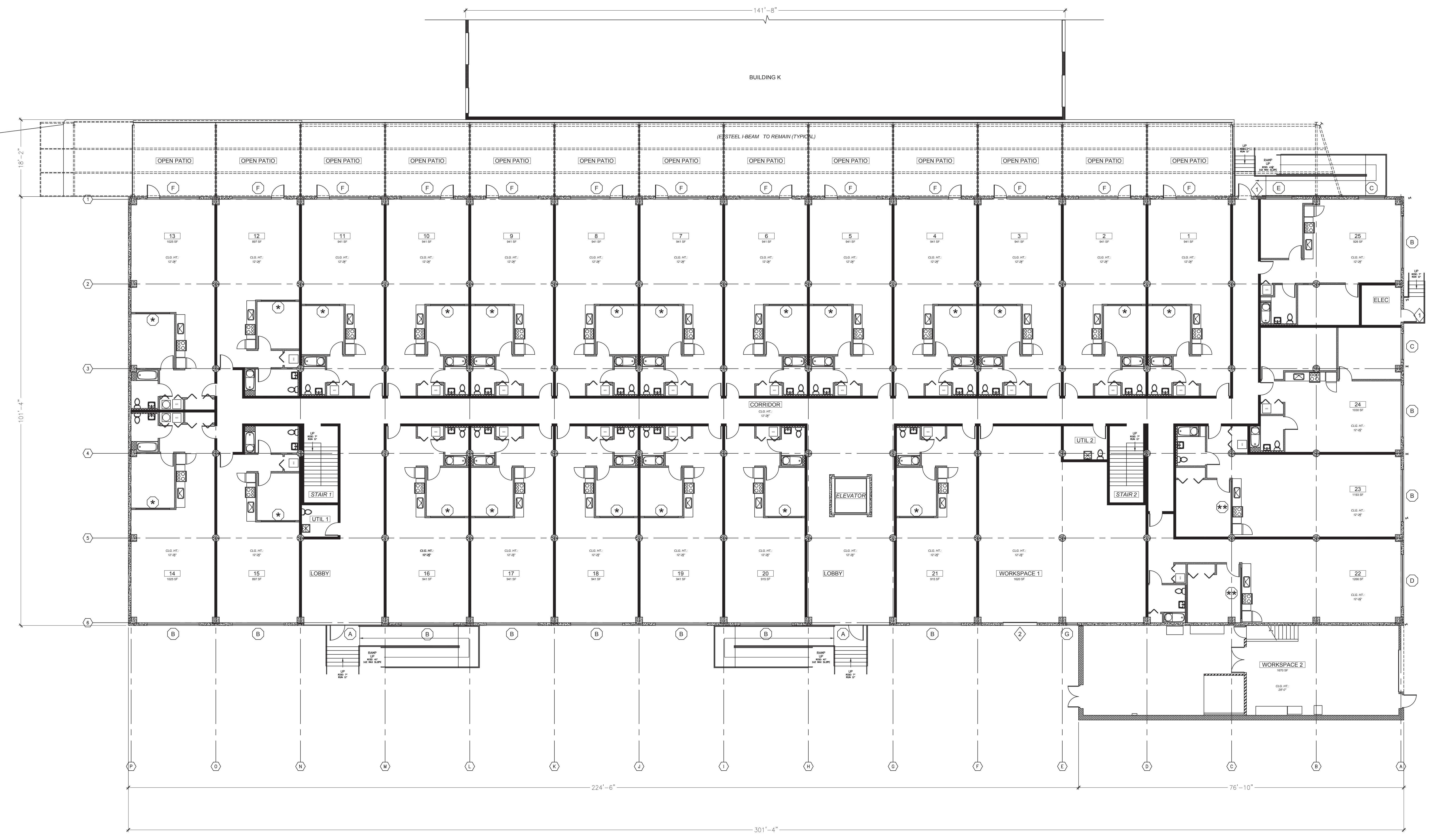
© Copyright 2020, PICHARDO ARCHITECTURE, INC.
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

**BUILDING B
 PROPOSED PLAN:
 FIRST FLOOR**

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

DATE: 03/29/2021
 SCALE: AS SHOWN

A2.4



1 BUILDING B PROPOSED FIRST FLOOR PLAN

3/32" = 1'-0"

NEW CONSTRUCTION NOTES	
BUILDING B	
FIRST FLOOR: 29 UNITS	
FIRST FLOOR	31,952 SF
FIRST FLOOR TOTAL AREA	31,952 SF
SECOND FLOOR: 30 UNITS	
SECOND FLOOR	30,282 SF
SECOND FLOOR TOTAL AREA	30,282 SF
TOTAL: 59 UNITS	
TOTAL FLOOR AREA	62,234 SF

NEW DOOR KEY (W X H)

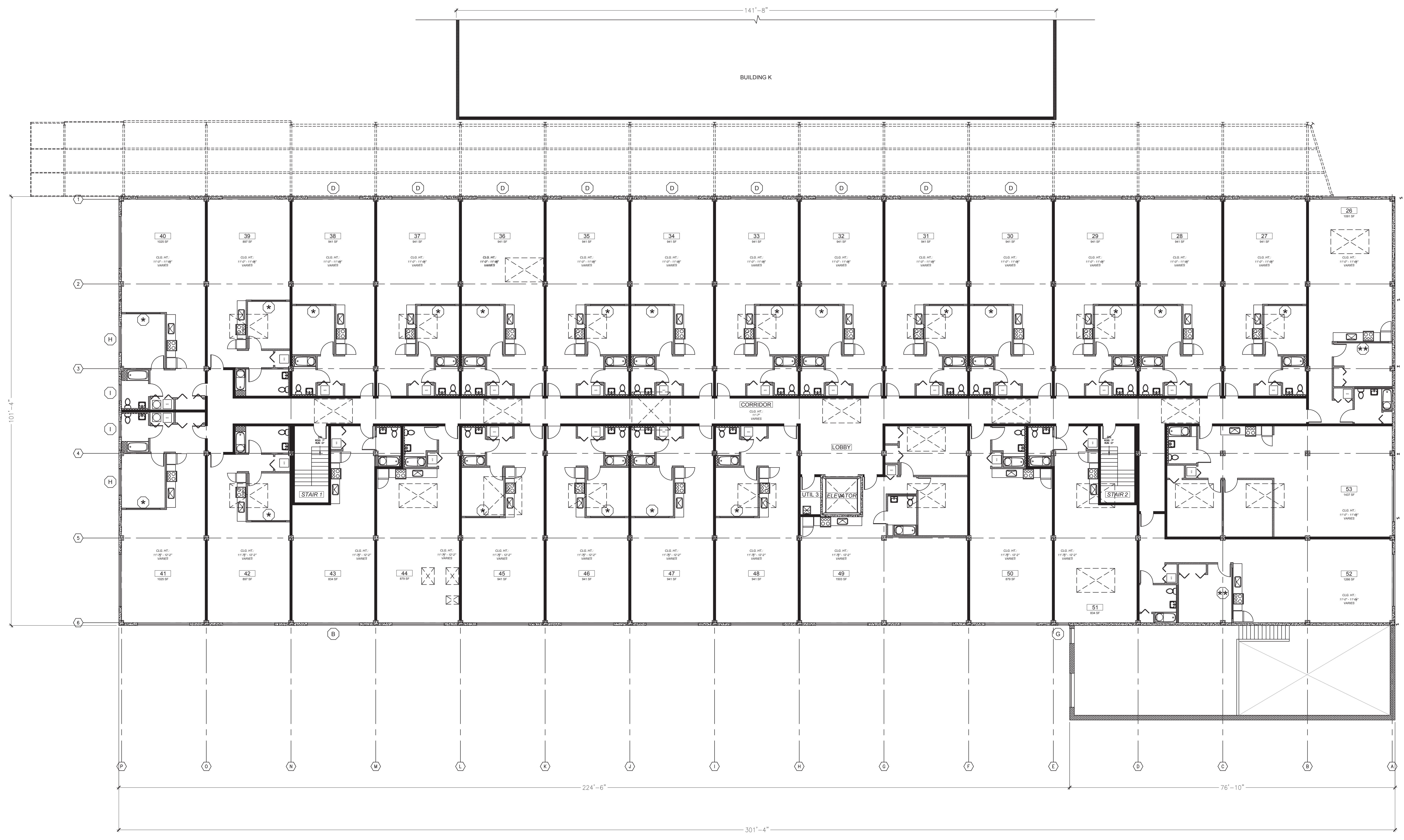
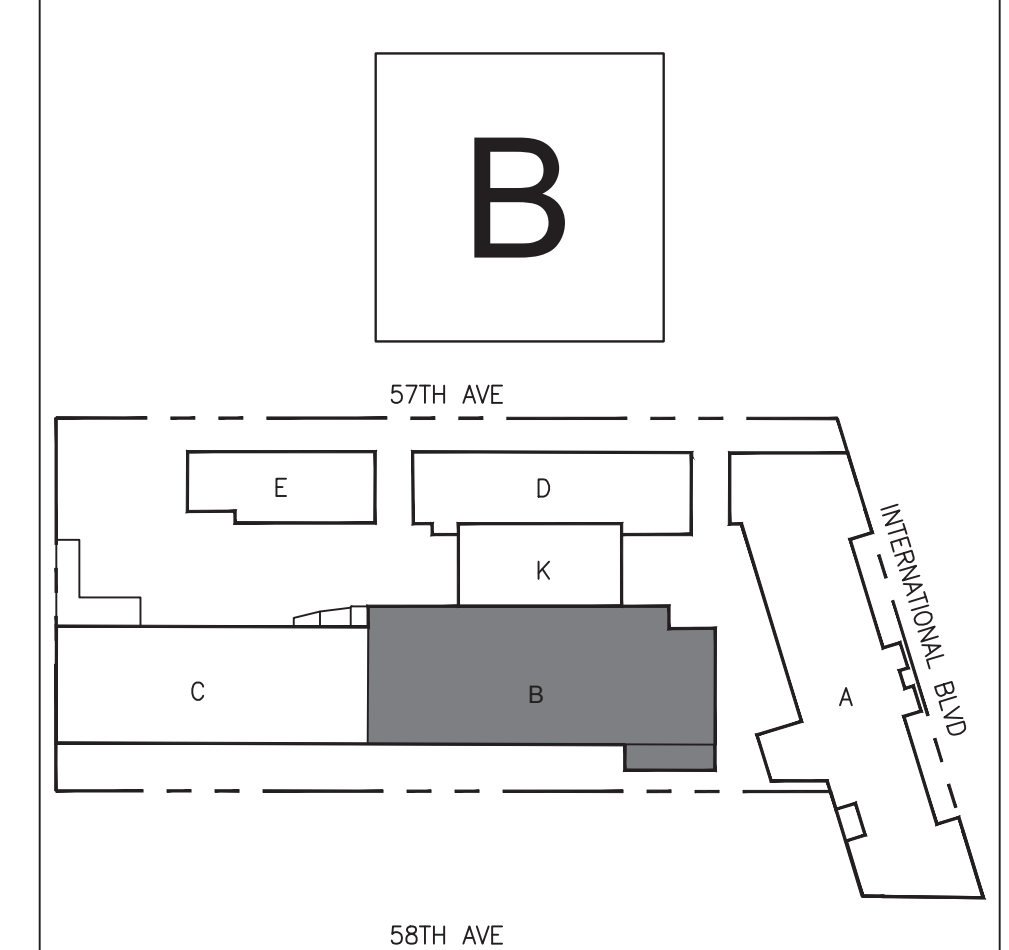
NEW WINDOW KEY (W X H)

- (B) 12'-3 1/2" X 8'-6 3/4" STEEL SASH WINDOW TO MATCH EXISTING
- (C) 6'-1 5/8" X 8'-6 3/4" STEEL SASH WINDOW TO MATCH EXISTING
- (D) 12'-3 1/2" X 6'-10 3/8" STEEL SASH WINDOW TO MATCH EXISTING
- (G) 2'-6" X 5'-2" STEEL SASH WINDOW TO MATCH EXISTING
- (H) 6'-1 5/8" X 6'-10 3/8" MODIFIED EXISTING STEEL SASH WINDOW
- (I) 3'-8 7/8" X 6'-10 3/8" MODIFIED EXISTING STEEL SASH WINDOW
- (*) 8'-0" X 3'-6" FIXED WINDOW, S.H.=3'-2", TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
- (**) 12'-0" X 2'-0" FIXED WINDOW ABOVE CABINETS, TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT

KEY

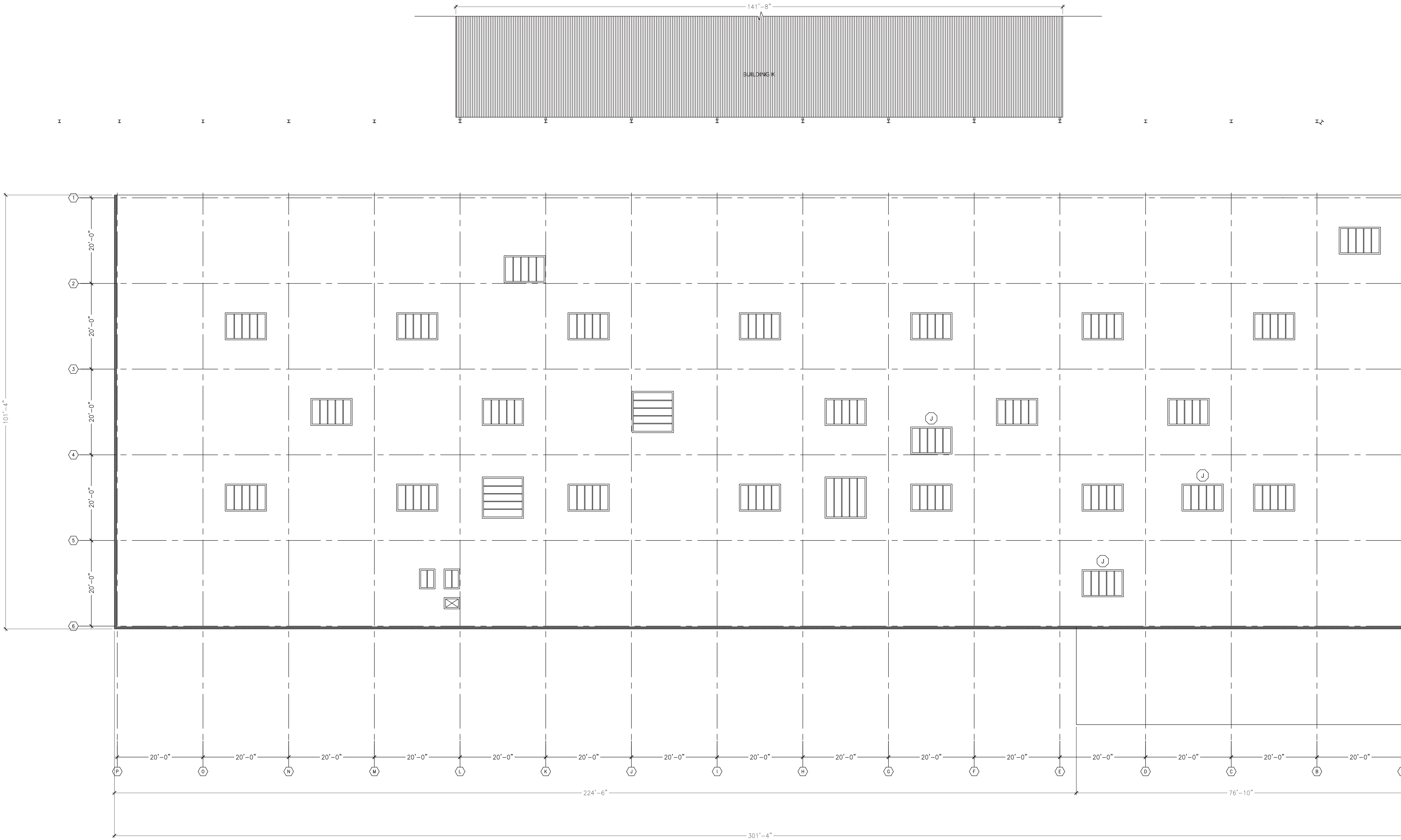
- (N) 2X4 @ 16" O.C. STAGGERED WOOD STUD WALL ON 2X6 PLATE W/ BATT INSULATION AND 1/2" TYPE X GYPSUM ON BOTH SIDES ADDITIONAL LAYER ON 2 HR. SIDE
- (E) CONCRETE WALL
- (N) 2X4 WOOD STUD PARTITION WALL
- (N) 2X6 WOOD STUD PLUMBING WALL
- (N) 2X4 WOOD STUD FURRED PLUMBING WALL

KEYPLAN



1 BUILDING B PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"



NEW WINDOW KEY (W X H)

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

KEYPLAN

NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

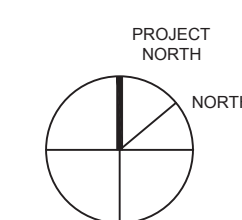
**BUILDING B
 PROPOSED PLAN:
 ROOF**

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

DATE: 03/29/2021

SCALE: AS SHOWN

A2.6



NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

**BUILDING B
EGRESS SUMMARY:
FIRST FLOOR**

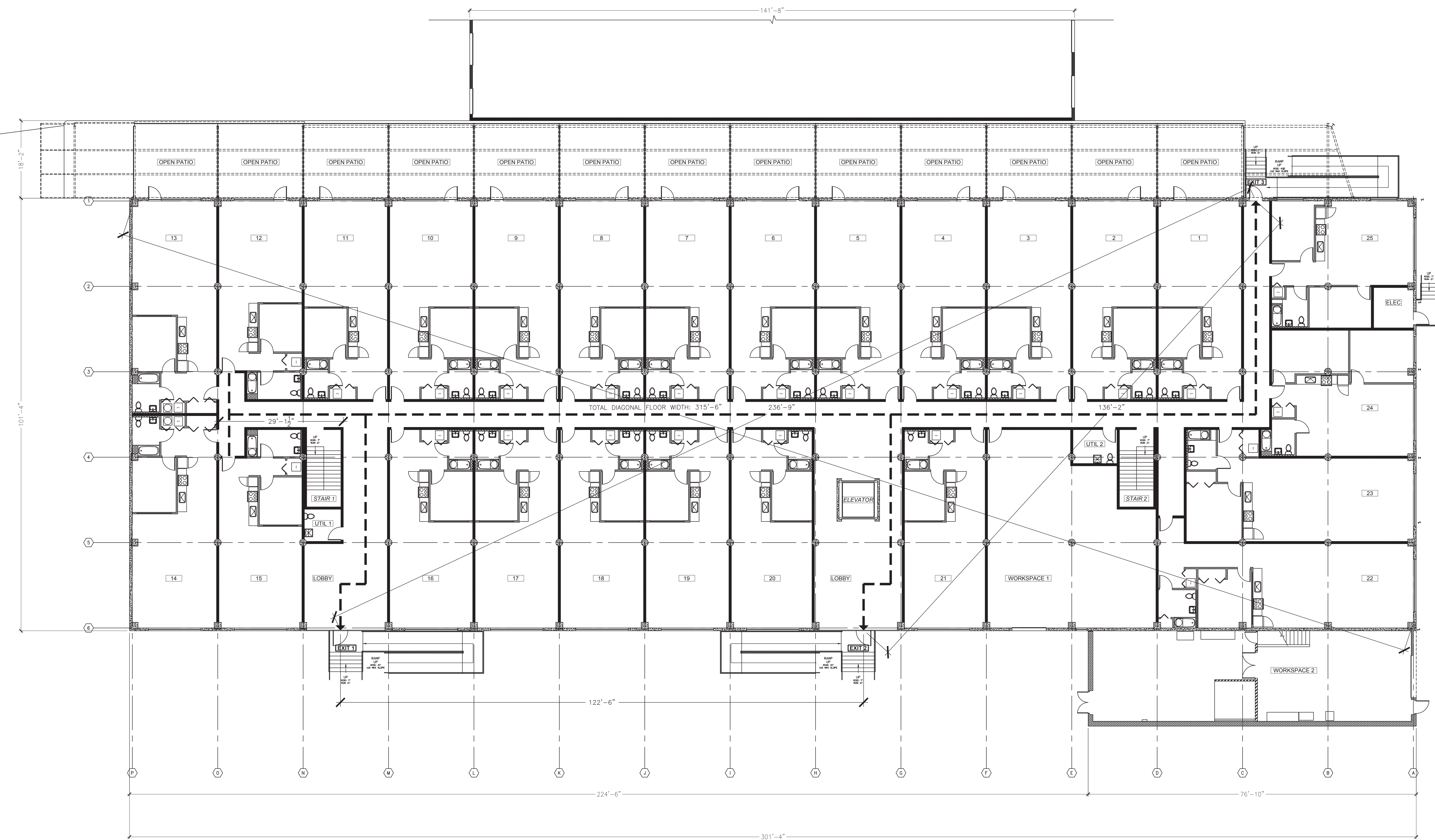
PROJECT NAME: 5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS, BUILDING B

DATE: 03/29/2021

SCALE: AS SHOWN

A2.7

EGRESS NOTES		
FIRST FLOOR EGRESS		
UNITS	1-25, WORKSPACE 1	
OCCUPANCY TYPE (USE)	INDUSTRIAL WORK/LIVE	
	INDUSTRIAL	RESIDENTIAL
FLOOR AREA	17,788 SF	8,036 SF
MEZZANINE FLOOR AREA	0 SF	0 SF
TOTAL FLOOR AREA (FA)	17,788 SF	8,036 SF
OCCUPANT LOAD FACTOR (OLF)	100	200
OCCUPANT LOAD (OL=FA*OLF)	177.9	40.18
EXITS REQUIRED**	2	
EXITS PROVIDED	3	
MAX. DIAGONAL DISTANCE (DD)	315'-6"	
MIN. EXIT SEPARATION DISTANCE (DD(3))	105'-2"	
PROVIDED EXIT SEPARATION DISTANCE	VARIES > 105'-2"	
MAX. EXIT ACCESS TRAVEL DISTANCE	< 250'-0"	
EXIT WIDTH REQUIRED (OL X 0.15')	26.69'	6.03'
	32.72'	USE 48" MIN.
STAIR WIDTH REQUIRED (OL X 0.2')	35.58'	8.04'
	43.62'	USE 48" MIN.
NOTES		
EXIT DOOR SWING DIRECTION: SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL PER CBC SECTION 1010.1.2.1		
BUILDING SHALL BE FULLY EQUIPPED W/ SPRINKLER SYSTEM. SEPARATE PERMIT SHALL BE OBTAINED.		
**PER CBC SECTION TABLE 1004.5		
**PER CBC SECTION 1006.3.2		
**PER CBC SECTION 1007.1.1, EXCEPTION 2.		
**PER CBC SECTION 1017.2		
**PER CBC SECTION 1005.3.2, EXCEPTION 1.		
**PER CBC SECTION 1005.3.1, EXCEPTION 1.		
UNITS	WORKSPACE 2	
OCCUPANCY TYPE (USE)	INDUSTRIAL	
FLOOR AREA	1,670 SF	
MEZZANINE FLOOR AREA	0 SF	
TOTAL FLOOR AREA (FA)	1,670 SF	
OCCUPANT LOAD FACTOR (OLF)	100	
OCCUPANT LOAD (OL=FA*OLF)	16.7	
EXITS REQUIRED**	1	
EXITS PROVIDED	2	
MAX. COMMON PATH OF EGRESS TRAVEL	= 100'	
EXIT WIDTH REQUIRED (OL X 0.15')	2.51', USE 48" MIN.	
STAIR WIDTH REQUIRED (OL X 0.2')	3.34', USE 48" MIN.	
NOTES		
EXIT DOOR SWING DIRECTION: SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL PER CBC SECTION 1010.1.2.1		
BUILDING SHALL BE FULLY EQUIPPED W/ SPRINKLER SYSTEM. SEPARATE PERMIT SHALL BE OBTAINED.		
**PER CBC SECTION TABLE 1004.5		
**PER CBC SECTION 1006.3.3		
**PER CBC SECTION 1006.2.1		
**PER CBC SECTION 1005.3.2, EXCEPTION 1.		
**PER CBC SECTION 1005.3.1, EXCEPTION 1.		
KEYPLAN		



EGRESS NOTES

SECOND FLOOR EGRESS

UNITS	26-53	
	INDUSTRIAL	RESIDENTIAL
OCCUPANCY TYPE (USE)	INDUSTRIAL WORK/LIVE	
FLOOR AREA	18,688 SF	8,935 SF
MEZZANINE FLOOR AREA	0 SF	0 SF
TOTAL FLOOR AREA (FA)	18,688 SF	8,935 SF
OCCUPANT LOAD FACTOR (OLF)	100	200
OCCUPANT LOAD (OL=FA*OLF)	186.9	44.88
EXITS REQUIRED**	2	
EXITS PROVIDED	2	
MAX. DIAGONAL DISTANCE (DD)	315'-6"	
MIN. EXIT SEPARATION DISTANCE (DD3)**	105'-2"	
PROVIDED EXIT SEPARATION DISTANCE	VARIES > 105'-2"	
MAX. EXIT ACCESS TRAVEL DISTANCE***	<250'-0"	
EXIT WIDTH REQUIRED (OL X 0.15')****	28.04'	6.70'
	34.74'	USE 48" MIN.
STAIR WIDTH REQUIRED (OL X 0.2')****	37.38'	8.94'
	46.32'	USE 48" MIN.

NOTES
 EXIT DOOR SWING DIRECTION: SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL. PER CBC SECTION 1010.1.2.1
 BUILDING SHALL BE FULLY EQUIPPED W/ SPRINKLER SYSTEM. SEPARATE PERMIT SHALL BE OBTAINED.
 **PER CBC SECTION TABLE 1004.5
 ***PER CBC SECTION 1006.3.2
 ****PER CBC SECTION 1007.1.1, EXCEPTION 2.
 *****PER CBC SECTION 1017.2
 *****PER CBC SECTION 1005.3.2, EXCEPTION 1.
 *****PER CBC SECTION 1005.3.1, EXCEPTION 1.

NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

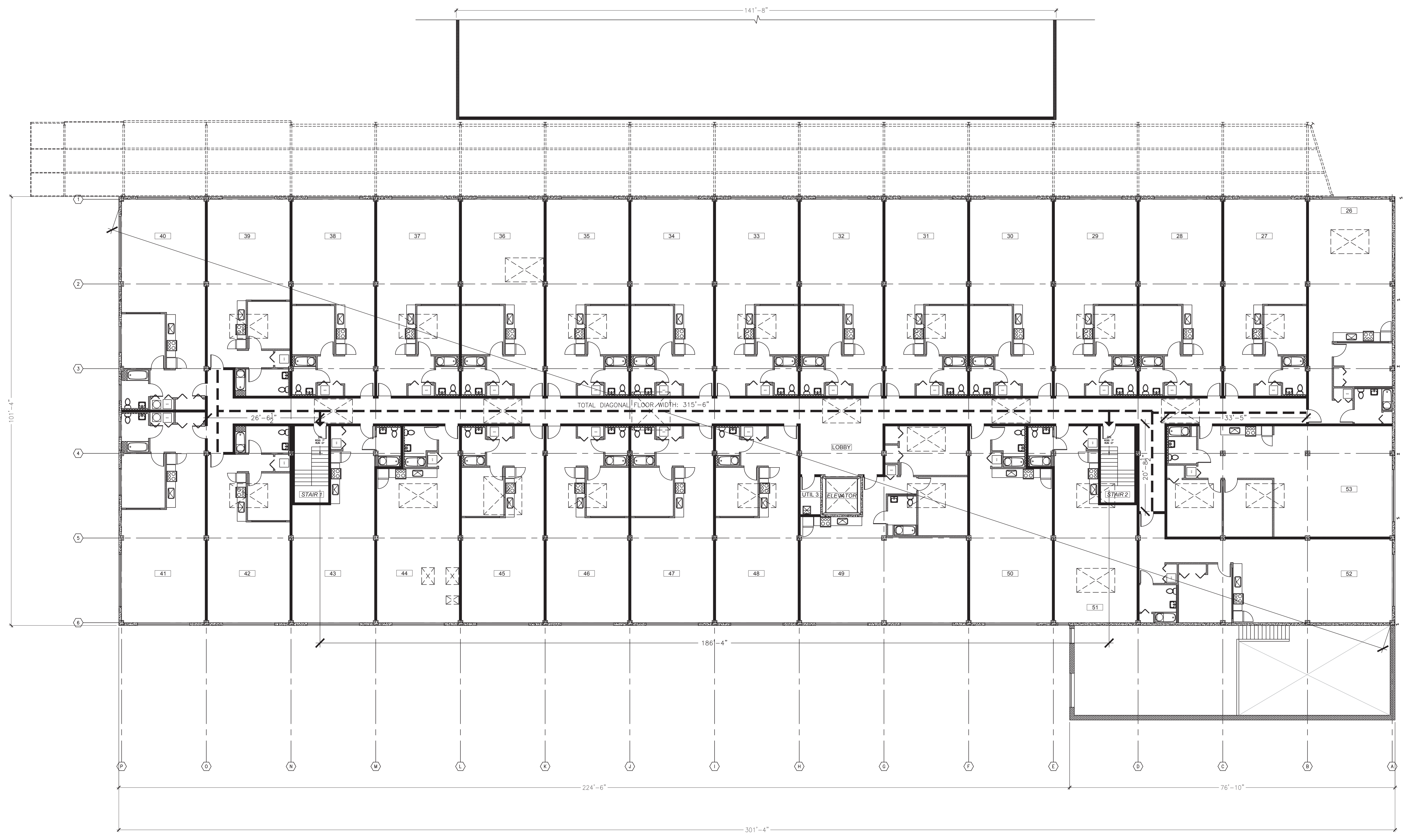
BUILDING B
 EGRESS SUMMARY:
 SECOND FLOOR

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

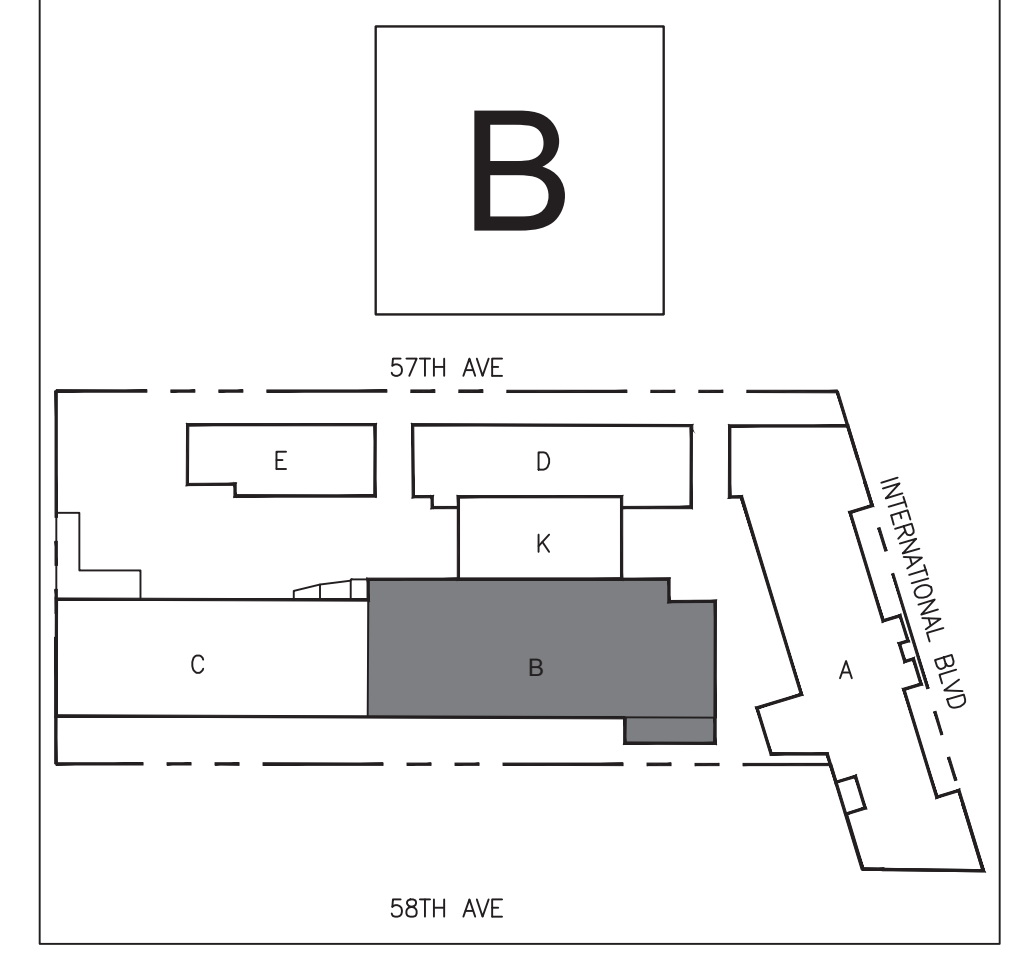
DATE: 03/29/2021

SCALE: AS SHOWN

A2.8



KEYPLAN



* 8'-0" X 3'-6" FIXED WINDOW, S.H.=3'-2",
TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
**12'-0" X 2'-0" FIXED WINDOW ABOVE CABINETS,
TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT



INDUSTRIAL WORK/LIVE UNIT NOTES

A. "WORK/LIVE UNIT" MEANS A ROOM OR SUITE OF ROOMS THAT ARE INTERNALLY CONNECTED MAINTAINING A COMMON HOUSEHOLD THAT INCLUDES: (1) COOKING SPACE AND SANITARY FACILITIES THAT SATISFY THE PROVISIONS OF OTHER APPLICABLE CODES, AND (2) ADEQUATE WORKING SPACE RESERVED FOR, AND REGULARLY USED BY, ONE OR MORE PERSONS RESIDING THEREIN.

B. A WORK/LIVE UNIT ACCOMMODATES A PRIMARY NONRESIDENTIAL ACTIVITY WITH AN ACCESSORY RESIDENTIAL COMPONENT.

C. THE PROJECT IS IN THE C1X, IG, OR IO ZONES, AND INVOLVES CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES AND THERE ARE EXISTING ARTIST AND/OR ARTISAN RESIDENTS WHO MEET THE REQUIREMENTS OF ZONING CODE BULLETIN REGARDING "LIVE/WORK" (ISSUED AUGUST 29, 2001 AND AMENDED AUGUST 23, 2004).

D. THE LAYOUT OF NONRESIDENTIAL FLOOR AREAS WITHIN A UNIT PROVIDES A FUNCTIONAL AND BONA FIDE OPEN AREA FOR WORKING ACTIVITIES.

E. THE MINIMUM SIZE OF AN INDUSTRIAL WORK/LIVE UNIT SHALL BE NO LESS THAN EIGHT HUNDRED (800) SQUARE FEET OF FLOOR AREA.

F. A WORK/LIVE UNIT SHALL CONSIST OF A MAXIMUM OF ONE-THIRD (1/3) RESIDENTIAL FLOOR AREA WITH THE REMAINING FLOOR AREA TO BE USED FOR THE PRIMARY NONRESIDENTIAL ACTIVITY.

G. ALL REQUIRED PLANS FOR THE CREATION OF INDUSTRIAL WORK/LIVE UNITS SHALL: (1) DELINEATE AREAS DESIGNATED TO CONTAIN RESIDENTIAL ACTIVITIES AND AREAS DESIGNATED TO CONTAIN NONRESIDENTIAL ACTIVITIES, AND (2) CONTAIN A TABLE SHOWING THE SQUARE FOOTAGE OF EACH UNIT DEVOTED TO RESIDENTIAL AND NONRESIDENTIAL ACTIVITIES.

H. WORK/LIVE SPACE SHALL BE CONSIDERED COMMERCIAL/ INDUSTRIALLY ORIENTED JOINT LIVING AND WORKING QUARTERS UNDER THE BUILDING CODE.

I. ANY BUILDING PERMIT PLANS FOR THE CONSTRUCTION OR ESTABLISHMENT OF WORK/LIVE UNITS SHALL: (1) CLEARLY STATE THAT THE PROPOSAL INCLUDES COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS AND (2) LABEL THE UNITS INTENDED TO BE THESE UNITS AS COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS. THIS REQUIREMENT IS TO ASSURE THE CITY APPLIES BUILDING CODES THAT ALLOW INDUSTRIAL ACTIVITIES IN WORK/LIVE UNITS IN THE INDUSTRIAL ZONES.

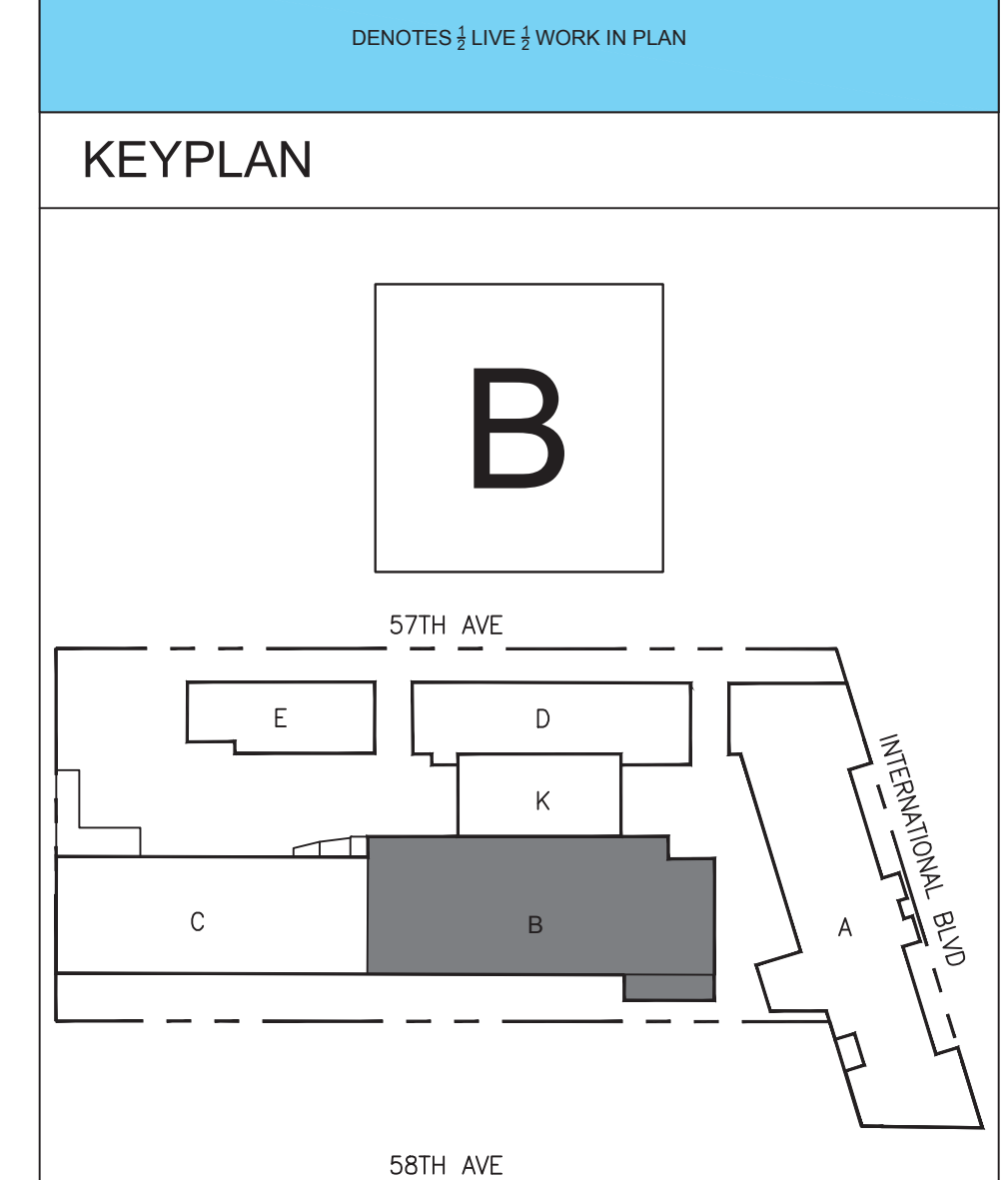
J. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THAT TENANT SHALL POSSESS A VALID AND ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE TO OPERATE A BUSINESS OUT OF THE UNIT.

K. FOR ANY WORK/LIVE UNIT, A STATEMENT OF DISCLOSURE SHALL BE: (1) PROVIDED TO PROSPECTIVE OWNERS OR TENANTS BEFORE A UNIT OR PROPERTY IS RENTED, LEASED, OR SOLD, AND (2) RECORDED WITH THE COUNTY OF ALAMEDA AS A NOTICE OF LIMITATION AND IN ANY OTHER COVENANT, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH A FACILITY. THIS STATEMENT OF DISCLOSURE SHALL CONTAIN THE FOLLOWING ACKNOWLEDGMENTS: 1. THE UNIT IS IN A NONRESIDENTIAL FACILITY THAT ALLOWS COMMERCIAL AND/OR INDUSTRIAL ACTIVITIES THAT MAY GENERATE ODORS, TRUCK TRAFFIC, VIBRATIONS, NOISE AND OTHER IMPACTS AT LEVELS AND DURING HOURS THAT RESIDENTS MAY FIND DISTURBING. 2. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THIS TENANT MUST POSSESS AN ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE FOR THE OPERATION OUT OF THE UNIT.

L. ALL EXISTING PARKING AND OPEN SPACE SHALL REMAIN. NO ADDITIONAL PARKING OR OPEN SPACE SHALL BE REQUIRED FOR CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES.

WORK / LIVE CALCULATIONS

UNIT NUMBER	LIVE	WORK	TOTAL
UNIT 1	313 SF (33%)	628 SF (67%)	941 SF
UNIT 2	313 SF (33%)	628 SF (67%)	941 SF
UNIT 3	313 SF (33%)	628 SF (67%)	941 SF
UNIT 4	313 SF (33%)	628 SF (67%)	941 SF
UNIT 5	313 SF (33%)	628 SF (67%)	941 SF
UNIT 6	313 SF (33%)	628 SF (67%)	941 SF
UNIT 7	313 SF (33%)	628 SF (67%)	941 SF
UNIT 8	313 SF (33%)	628 SF (67%)	941 SF
UNIT 9	313 SF (33%)	628 SF (67%)	941 SF
UNIT 10	313 SF (33%)	628 SF (67%)	941 SF
UNIT 11	313 SF (33%)	628 SF (67%)	941 SF
UNIT 12	299 SF (33%)	598 SF (67%)	897 SF
UNIT 13	341 SF (33%)	684 SF (67%)	1025 SF
UNIT 14	341 SF (33%)	684 SF (67%)	1025 SF
UNIT 15	299 SF (33%)	598 SF (67%)	897 SF
UNIT 16	313 SF (33%)	628 SF (67%)	941 SF
UNIT 17	313 SF (33%)	628 SF (67%)	941 SF
UNIT 18	313 SF (33%)	628 SF (67%)	941 SF
UNIT 19	313 SF (33%)	628 SF (67%)	941 SF
UNIT 20	304 SF (33%)	611 SF (67%)	915 SF
UNIT 21	304 SF (33%)	611 SF (67%)	915 SF
UNIT 22	421 SF (33%)	845 SF (67%)	1266 SF
UNIT 23	381 SF (32%)	812 SF (68%)	1193 SF
UNIT 24	343 SF (33%)	687 SF (67%)	1030 SF
UNIT 25	308 SF (33%)	618 SF (67%)	926 SF
WORKSPACE 1	0 SF (0%)	1620 SF (100%)	1620 SF
WORKSPACE 2	0 SF (0%)	1670 SF (100%)	1670 SF



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

5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS
5701 INTERNATIONAL BLVD., OAKLAND, CA 94621
BUILDING B

NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whosever without the written permission of PICHARDO ARCHITECTURE, INC.

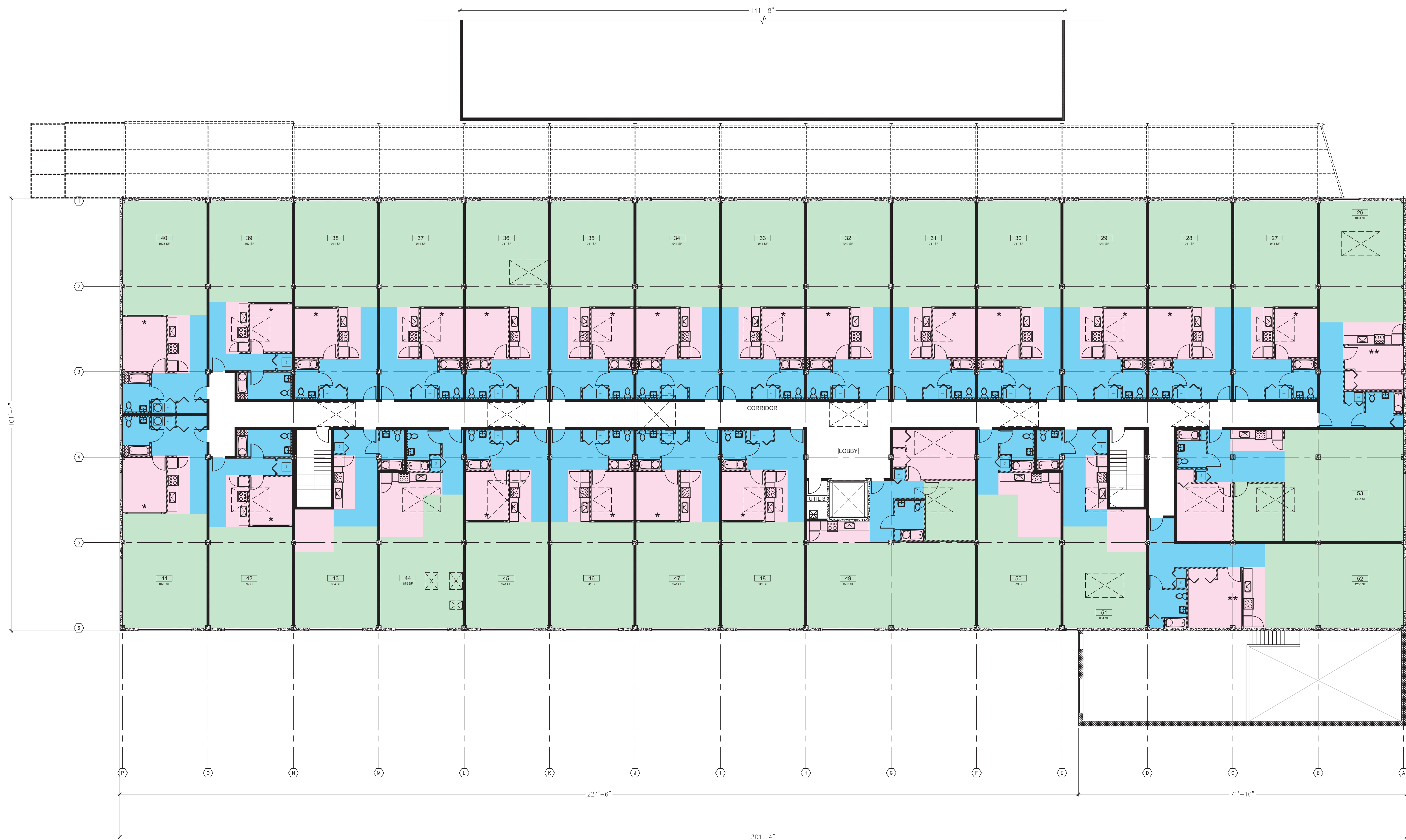
BUILDING B PROPOSED PLAN WORK/LIVE AREA CALCS: FIRST FLOOR

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

DATE: 03/29/2021
SCALE: AS SHOWN

A2.9

* 8'-0" X 3'-6" FIXED WINDOW, S.H.=3'-2",
 TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT
 **12'-0" X 2'-0" FIXED WINDOW ABOVE CABINETS,
 TYPICALLY WHERE THERE IS NO SKYLIGHT OR NATURAL LIGHT



INDUSTRIAL WORK/LIVE UNIT NOTES

A. "WORK/LIVE UNIT" MEANS A ROOM OR SUITE OF ROOMS THAT ARE INTERNALLY CONNECTED MAINTAINING A COMMON HOUSEHOLD THAT INCLUDES: (1) COOKING SPACE AND SANITARY FACILITIES THAT SATISFY THE PROVISIONS OF OTHER APPLICABLE CODES, AND (2) ADEQUATE WORKING SPACE RESERVED FOR, AND REGULARLY USED BY, ONE OR MORE PERSONS RESIDING THEREIN.

B. A WORK/LIVE UNIT ACCOMMODATES A PRIMARY NONRESIDENTIAL ACTIVITY WITH AN ACCESSORY RESIDENTIAL COMPONENT.

C. THE PROJECT IS IN THE C1X, IG, OR IO ZONES, AND INVOLVES CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES AND THERE ARE EXISTING ARTIST AND/OR ARTISAN RESIDENTS WHO MEET THE REQUIREMENTS OF ZONING CODE BULLETIN REGARDING "LIVE/WORK" (ISSUED AUGUST 29, 2001 AND AMENDED AUGUST 23, 2004).

D. THE LAYOUT OF NONRESIDENTIAL FLOOR AREAS WITHIN A UNIT PROVIDES A FUNCTIONAL AND BONA FIDE OPEN AREA FOR WORKING ACTIVITIES.

E. THE MINIMUM SIZE OF AN INDUSTRIAL WORK/LIVE UNIT SHALL BE NO LESS THAN EIGHT HUNDRED (800) SQUARE FEET OF FLOOR AREA.

F. A WORK/LIVE UNIT SHALL CONSIST OF A MAXIMUM OF ONE-THIRD (1/3) RESIDENTIAL FLOOR AREA WITH THE REMAINING FLOOR AREA TO BE USED FOR THE PRIMARY NONRESIDENTIAL ACTIVITY.

G. ALL REQUIRED PLANS FOR THE CREATION OF INDUSTRIAL WORK/LIVE UNITS SHALL: (1) DELINEATE AREAS DESIGNATED TO CONTAIN RESIDENTIAL ACTIVITIES AND AREAS DESIGNATED TO CONTAIN NONRESIDENTIAL ACTIVITIES, AND (2) CONTAIN A TABLE SHOWING THE SQUARE FOOTAGE OF EACH UNIT DEVOTED TO RESIDENTIAL AND NONRESIDENTIAL ACTIVITIES.

H. WORK/LIVE SPACE SHALL BE CONSIDERED COMMERCIAL/ INDUSTRIALLY ORIENTED JOINT LIVING AND WORKING QUARTERS UNDER THE BUILDING CODE.

I. ANY BUILDING PERMIT PLANS FOR THE CONSTRUCTION OR ESTABLISHMENT OF WORK/LIVE UNITS SHALL: (1) CLEARLY STATE THAT THE PROPOSAL INCLUDES COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS AND (2) LABEL THE UNITS INTENDED TO BE THESE UNITS AS COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS. THIS REQUIREMENT IS TO ASSURE THE CITY APPLIES BUILDING CODES THAT ALLOW INDUSTRIAL ACTIVITIES IN WORK/LIVE UNITS IN THE INDUSTRIAL ZONES.

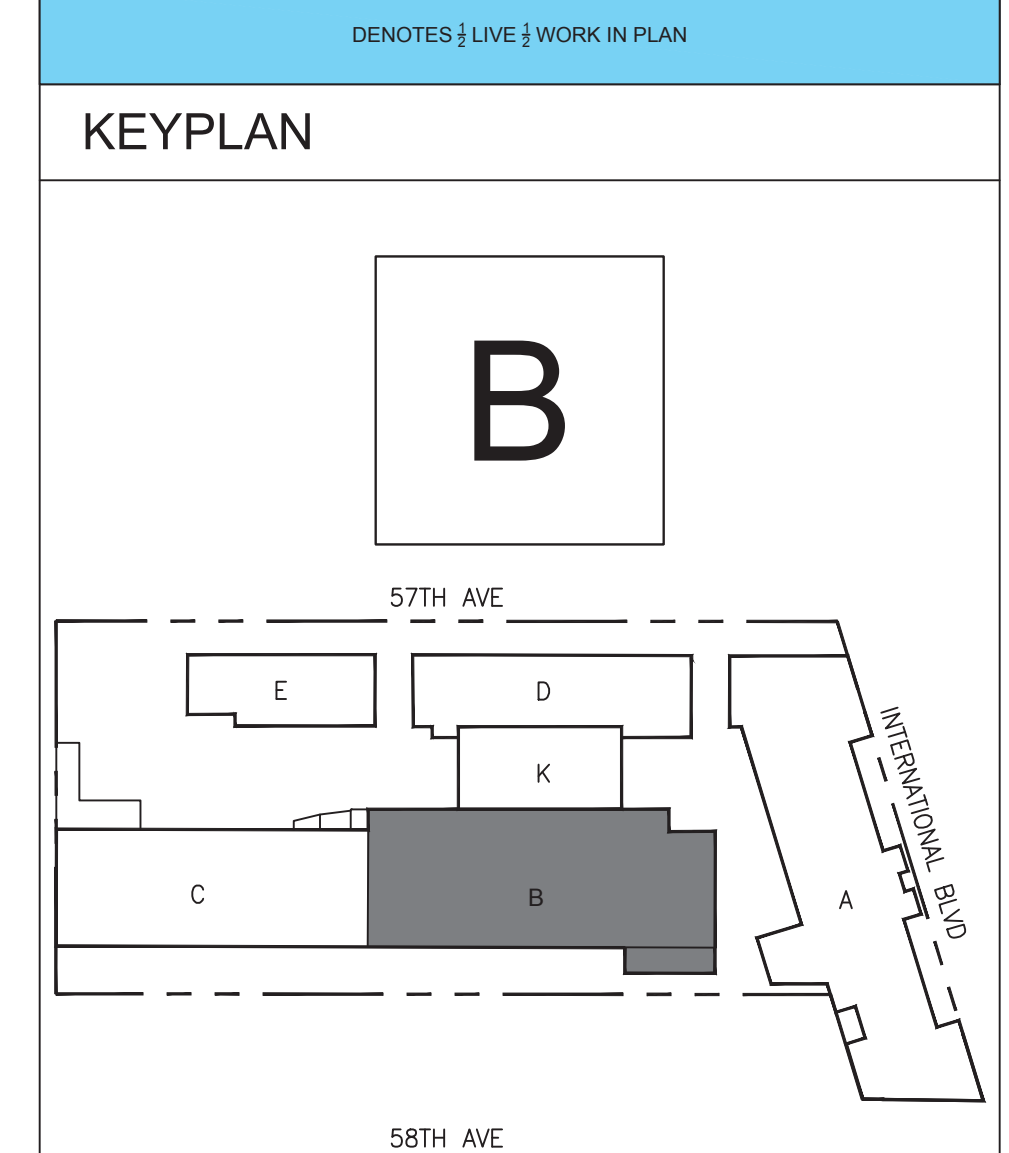
J. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THAT TENANT SHALL POSSESS A VALID AND ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE TO OPERATE A BUSINESS OUT OF THE UNIT.

K. FOR ANY WORK/LIVE UNIT, A STATEMENT OF DISCLOSURE SHALL BE: (1) PROVIDED TO PROSPECTIVE OWNERS OR TENANTS BEFORE A UNIT OR PROPERTY IS RENTED, LEASED, OR SOLD, AND (2) RECORDED WITH THE COUNTY OF ALAMEDA AS A NOTICE OF LIMITATION AND IN ANY OTHER COVENANT, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH A FACILITY. THIS STATEMENT OF DISCLOSURE SHALL CONTAIN THE FOLLOWING ACKNOWLEDGMENTS: 1. THE UNIT IS IN A NONRESIDENTIAL FACILITY THAT ALLOWS COMMERCIAL AND/OR INDUSTRIAL ACTIVITIES THAT MAY GENERATE ODORS, TRUCK TRAFFIC, VIBRATIONS, NOISE AND OTHER IMPACTS AT LEVELS AND DURING HOURS THAT RESIDENTS MAY FIND DISTURBING. 2. EACH UNIT SHALL CONTAIN AT LEAST ONE (1) TENANT THAT OPERATES A BUSINESS WITHIN THAT UNIT. THIS TENANT MUST POSSESS AN ACTIVE CITY OF OAKLAND BUSINESS TAX CERTIFICATE FOR THE OPERATION OUT OF THE UNIT.

L. ALL EXISTING PARKING AND OPEN SPACE SHALL REMAIN. NO ADDITIONAL PARKING OR OPEN SPACE SHALL BE REQUIRED FOR CONVERSION OF AN EXISTING BUILDING ORIGINALLY DESIGNED FOR COMMERCIAL OR INDUSTRIAL ACTIVITIES.

WORK / LIVE CALCULATIONS

UNIT NUMBER	LIVE	WORK	TOTAL
UNIT 26	363 SF (33%)	728 SF (67%)	1091 SF
UNIT 27	313 SF (33%)	628 SF (67%)	941 SF
UNIT 28	313 SF (33%)	628 SF (67%)	941 SF
UNIT 29	313 SF (33%)	628 SF (67%)	941 SF
UNIT 30	313 SF (33%)	628 SF (67%)	941 SF
UNIT 31	313 SF (33%)	628 SF (67%)	941 SF
UNIT 32	313 SF (33%)	628 SF (67%)	941 SF
UNIT 33	313 SF (33%)	628 SF (67%)	941 SF
UNIT 34	313 SF (33%)	628 SF (67%)	941 SF
UNIT 35	313 SF (33%)	628 SF (67%)	941 SF
UNIT 36	313 SF (33%)	628 SF (67%)	941 SF
UNIT 37	313 SF (33%)	628 SF (67%)	941 SF
UNIT 38	313 SF (33%)	628 SF (67%)	941 SF
UNIT 39	299 SF (33%)	598 SF (67%)	897 SF
UNIT 40	341 SF (33%)	684 SF (67%)	1025 SF
UNIT 41	341 SF (33%)	684 SF (67%)	1025 SF
UNIT 42	299 SF (33%)	598 SF (67%)	897 SF
UNIT 43	277 SF (33%)	557 SF (67%)	834 SF
UNIT 44	261 SF (30%)	618 SF (70%)	879 SF
UNIT 45	313 SF (33%)	628 SF (67%)	941 SF
UNIT 46	313 SF (33%)	628 SF (67%)	941 SF
UNIT 47	313 SF (33%)	628 SF (67%)	941 SF
UNIT 48	313 SF (33%)	628 SF (67%)	941 SF
UNIT 49	491 SF (27%)	1102 SF (73%)	1593 SF
UNIT 50	261 SF (30%)	618 SF (70%)	879 SF
UNIT 51	277 SF (33%)	557 SF (67%)	834 SF
UNIT 52	421 SF (33%)	845 SF (67%)	1266 SF
UNIT 53	386 SF (27%)	1051 SF (73%)	1437 SF



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

5701 INTERNATIONAL BLVD COMMERCIAL/INDUSTRIALLY JOINT LIVING AND WORKING QUARTERS
 5701 INTERNATIONAL BLVD., OAKLAND, CA 94621
 BUILDING B

NO. OF ISSUES AND REVISIONS

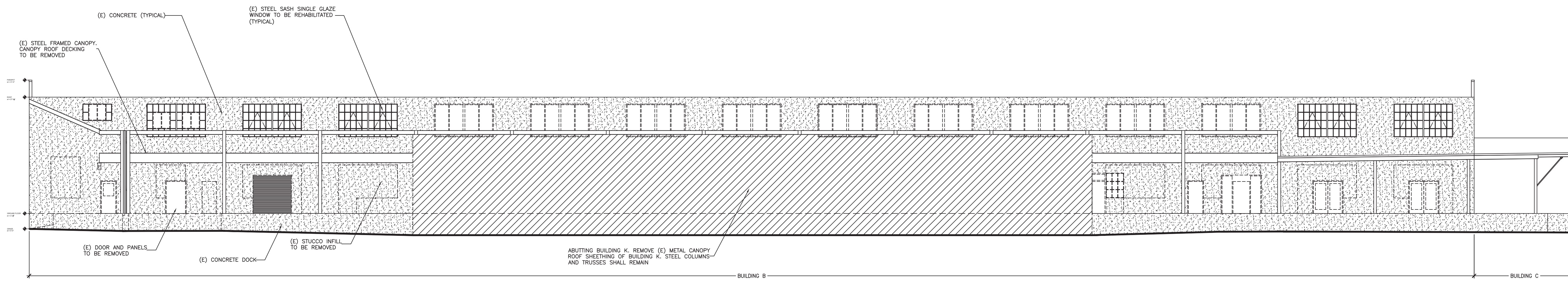
© Copyright 2020, PICHARDO ARCHITECTURE, INC.
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

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

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

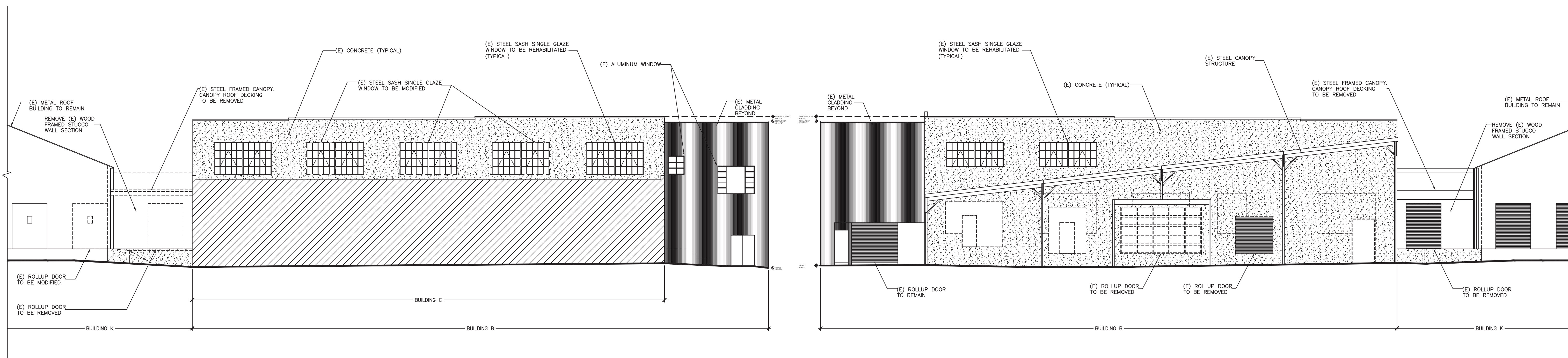
DATE: 03/29/2021
 SCALE: AS SHOWN

A2.10



1 BUILDING B EXISTING/DEMO NORTH EXTERIOR ELEVATION

3/32" = 1'-0"

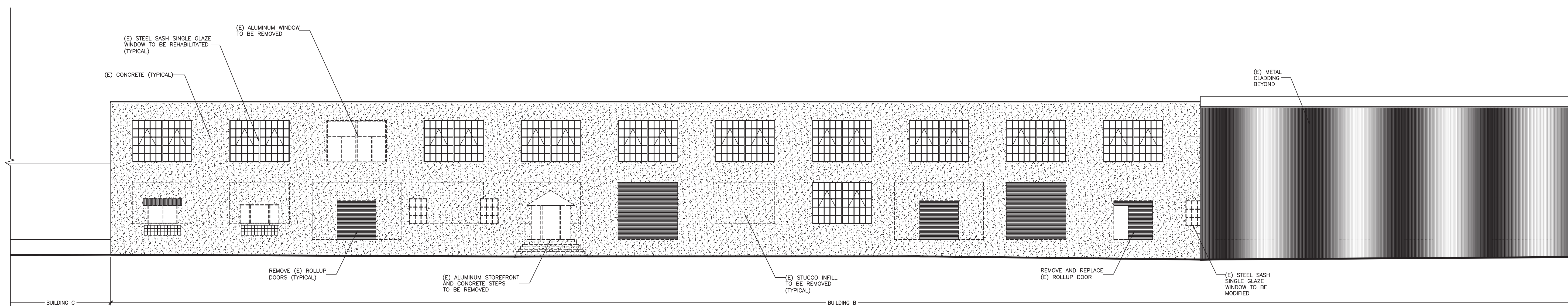


2 BUILDING B EXISTING/DEMO WEST EXTERIOR ELEVATION

3/32" = 1'-0"

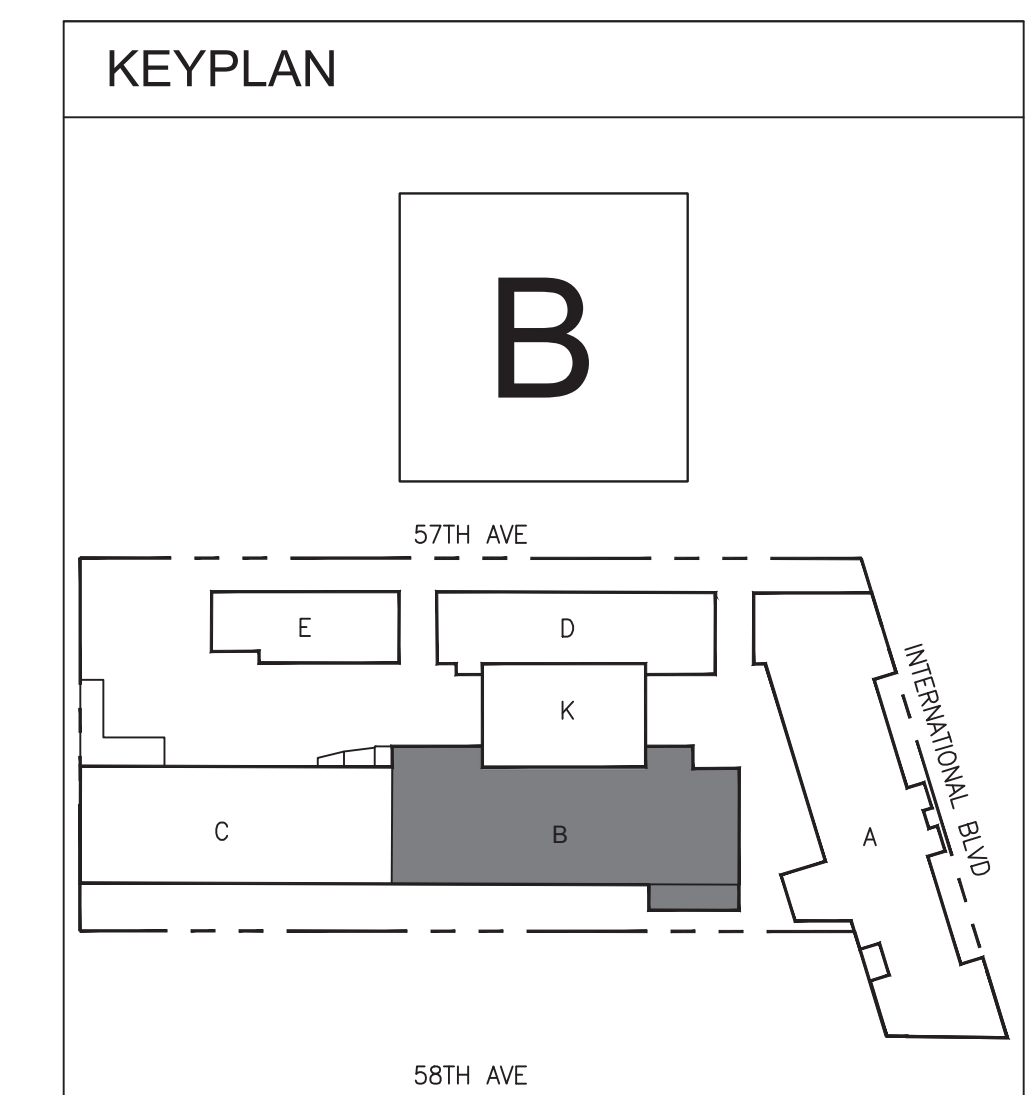
3 BUILDING B EXISTING/DEMO EAST EXTERIOR ELEVATION

1/8" = 1'-0"



4 BUILDING B EXISTING/DEMO SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"



NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

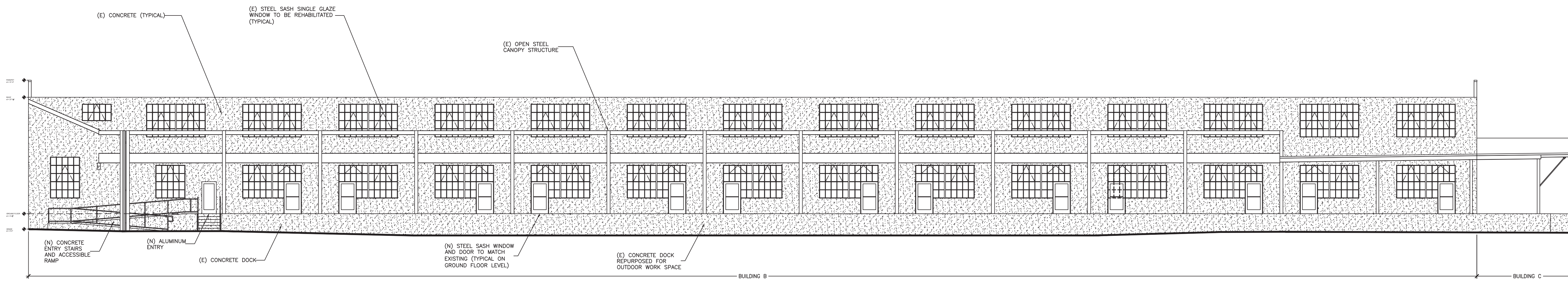
BUILDING B
EXTERIOR
ELEVATIONS:
EXISTING/DEMO

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

DATE: 03/29/2021

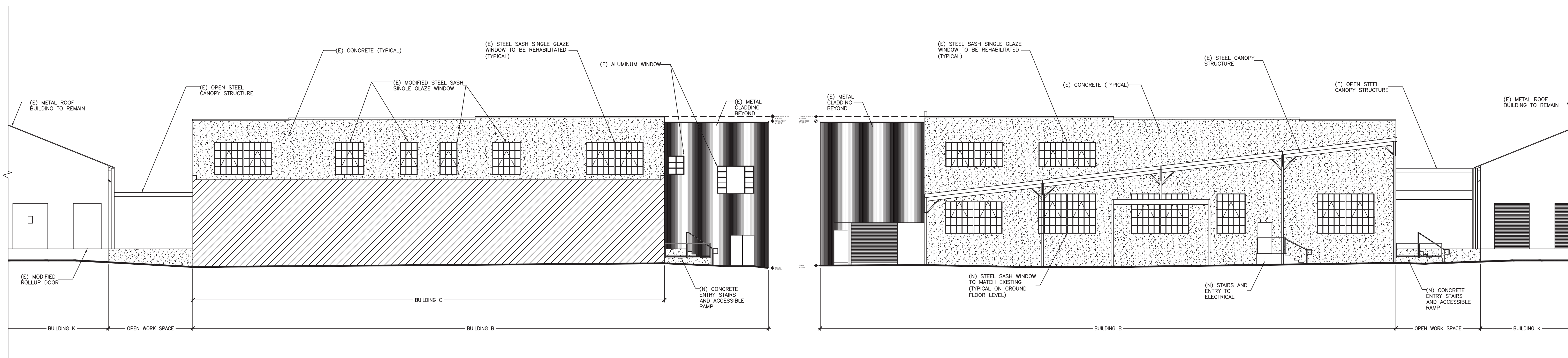
SCALE: AS SHOWN

A2.11



1 BUILDING B PROPOSED NORTH EXTERIOR ELEVATION

3/32" = 1'-0"

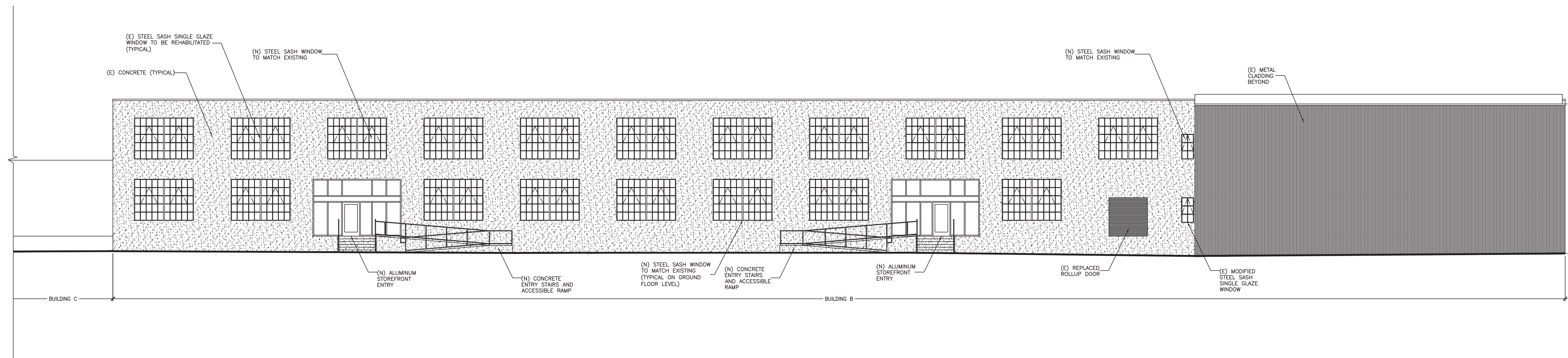


2 BUILDING B PROPOSED WEST EXTERIOR ELEVATION

3/32" = 1'-0"

3 BUILDING B PROPOSED EAST EXTERIOR ELEVATION

3/32" = 1'-0"



4 BUILDING B PROPOSED SOUTH EXTERIOR ELEVATION

3/32" = 1'-0"

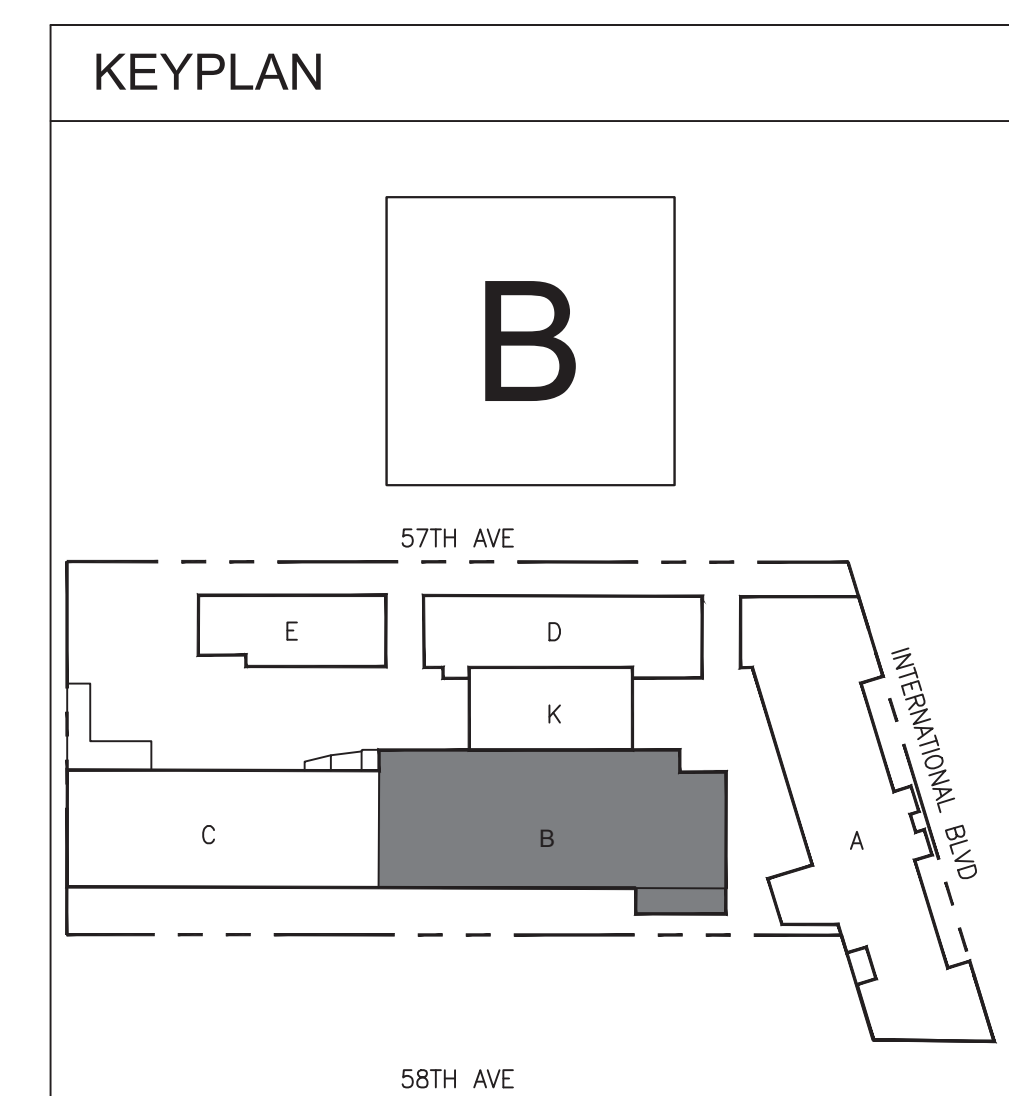
NO. OF ISSUES AND REVISIONS

© Copyright 2020, PICHARDO ARCHITECTURE, INC.
 All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by PICHARDO ARCHITECTURE, INC. and were created for use on, and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or be disclosed to any person whatsoever without the written permission of PICHARDO ARCHITECTURE, INC.

BUILDING B EXTERIOR ELEVATIONS: PROPOSED

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

DATE: 03/29/2021
 SCALE: AS SHOWN





ZONING CODE BULLETIN

Date Issued: August 29, 2001
Amended: August 23, 2004
February 27, 2013
May 2020

The following information is being provided to clarify questions regarding units in the Planning Code specifically designed to allow for both residential and working activities, commonly known as live/work or work/live units. This bulletin does not apply to traditional residential units that are used for home occupations pursuant to Chapter 17.112 of the Planning Code. There are several of these types of units in the Planning Code, including:

- Joint living and working quarters (JLWQs)
- Residentially oriented JLWQs;
- HBX and D-CE work/live units;
- HBX and D-CE live/work units;
- Work/live units in a CIX Zone;
- Artist work/live conversions in a CIX, IO, or IG Zone; and
- Live/work units in additions and new buildings.

This bulletin summarizes the regulations and provides clarity for the processing of these types of facilities through the Planning and Zoning Division. The bulletin should be used as a companion with regulations contained in the Planning Code. Note that development of these units has Building Code requirements that are not included in this bulletin.

I Joint Living and Working Quarters (Section 17.102.190 of the Planning Code)

A. Definition of Joint Living and Working Quarters (JLWQs)

JLWQs are live/work units resulting from the conversion of part or all of a building that was originally constructed for commercial or industrial activities. Specifically, Section 17.102.190 of the Planning Code states that JLWQs means residential occupancy by one or more persons maintaining a common household of one or more rooms or floors within the building envelope of an existing building originally designed for industrial or commercial occupancy. Each Joint Living and Working Quarter includes: (1) cooking space and sanitary facilities which satisfy the provisions of other applicable codes; and (2) adequate working space reserved for, and regularly used by persons residing therein.

B. Working requirement

Each JLWQ must be occupied by at least one resident who works in their unit because, by definition, each JLWQ must have work area regularly used by persons residing therein. Evidence of work performed in a unit can be provided through a Business Tax Certificate and the City has the right to ask that such proof be furnished upon request. Other evidence may also be accepted on a case-by-case basis.

C. When JLWQs are permitted, conditionally permitted, and prohibited

JLWQs are prohibited in the CIX, IO, IG, D-CE, and HBX-4 Zones¹. In other areas, Section 17.102.190 contains the following requirements to establish JLWQs:

- JLWQs that are 14 or fewer bedrooms per unit are permitted “by right” in locations that permit or conditionally permit residential dwelling units².
- The granting of a Conditional Use Permit (CUP) is required for the establishment of a JLWQ that is either: 1) 15 or more bedrooms, or 2) in a zone where residential activities are prohibited.
- Generally, a Design Review Exemption or Small Project Design Review procedure is required if the exterior of a building is changed.

Along with the findings required for all CUPs, Subsection 17.102.190(C) of the Planning Code has additional required CUP findings that must also be met to establish a JLWQ.

The State Building Code states that JLWQs cannot be greater than 3,000 square feet. It is unlikely that a 3,000 square-foot unit can contain 15 bedrooms; therefore, JLWQs in the appropriate zones are unlikely to require the granting of a CUP. The Planning Code allows a unit to be over 3,000 square feet in case the maximum unit size in the State Building Code is increased or in rare cases where an Alternative Materials and Methods Request is approved by the Building Official.

With the exception of the CIX, IO, IG, D-CE, and HBX-4 Zones, JLWQs can be established throughout the City, even if a particular zone allows other types of live/work or work/live units. For instance, the HBX Zones allow the establishment of new “HBX work/live units” and “HBX live/work units” (see Section III, below) and, with the exception of HBX-4, the establishment of JLWQs.

D. Required elements of a building eligible to be converted into a JLWQ

Under Section 17.102.190 of the Planning Code, any building proposed to contain JLWQs must have following characteristics:

1. JLWQs must be within an existing building originally constructed for commercial or industrial purposes (buildings originally constructed for civic uses cannot contain JLWQs).
2. The building must be at least ten years old;
3. With the exception of mezzanines as defined by the Building Code, no new floors can have been created or moved in the past five years;
4. The building envelope, including the roof location, cannot have been changed in the past five years; and
5. The exterior of the building cannot have changed in the past five years except for the changing of windows or doors within their existing openings, repairs, painting, or to fulfill building code requirements regarding escape, egress, light, or ventilation.

¹ JLWQs are prohibited in the CIX, IO, and IG Industrial Zones, D-CE Zones, and HBX-4 Zone because they have their own work/live unit types and contain language stating that they supersede the JLWQ regulations in 17.102.190.

A building must retain these characteristics during and after the creation of the JLWQs.

The exterior of buildings or floors altered without the benefit of permits will be required to be restored to their permitted condition.

E. Facility type

Section 17.10.070(E) of the Planning Code states that the residential facilities within a JLWQ are accessory to the nonresidential facilities. Therefore, a JLWQ is considered a nonresidential facility. This is an important distinction because it impacts the density, open space and parking regulations for JLWQ conversions (see Sections F, G, and H below).

F. Density requirements

There is no maximum density for JLWQs because they are not considered residential facilities.

G. Parking and loading requirements

Whenever a JLWQ is permitted by right, no additional parking or loading is required because the conversion is from one nonresidential facility to another. However, all the existing on-site parking and loading must be retained that would be required for a standard living unit in the underlying zoning designation. For instance, if a commercial building is converted to have ten JLWQs on a lot with twelve parking spaces and one parking space is required per living unit in the underlying zoning designation, then retention of at least ten of the spaces would be required. If there were eight parking spaces on the lot, all the parking would need to be retained for the conversion but two additional spaces would not be required. Any required parking for other activities on the lot must also be retained.

Additional parking and loading areas may also be required as part of a CUP approval, based on a case-by-case evaluation.

H. Open space requirements

Open space requirements for residential units are not triggered by the conversion to JLWQs as they are not considered residential units. However, open space may be required as part of a CUP approval.

I. Floor area standards

The floor area of a JLWQ is a maximum of 3,000 square feet pursuant to the Building Code. To ensure that JLWQs are nonresidential facilities, a minimum of two-thirds (2/3) of the floor area of a unit must be designated for work activities and a maximum of one-third (1/3) can be designated for living activities. This one-third/two-thirds criterion is from Resolution 68516, adopted by City Council in 1991, relating to the evaluation of “work/live” units, and because Section 17.10.070(E) of the Planning Code states that the residential facilities within a JLWQ are accessory to the nonresidential facilities. Guidelines for floor plans and determining the live and work portions of the units are as follows:

1. In unpartitioned kitchens or work areas that include kitchen fixtures and appliances the following areas are considered “live” space: the counters, cabinets, eating space, sink and

- appliances in the area that will function as a kitchen and the floor area that is three feet in front these items.
2. If there is only one bathroom, half the bathroom should be counted as live space and half should be counted as work space. Otherwise, bathrooms are counted as live space if their access is through living space. For instance, a bathroom in a loft is considered living space if the loft is sleeping area. If the bathroom is accessed directly from the workspace, the bathroom should be counted as workspace. If accessed directly from both, half the bathroom is considered residential and the other half commercial.
 3. Interior hallways and closets shall be counted as part of the space to which they are adjacent.
 4. Living and working spaces should be within the same JLWQ unit and be directly connected.
 5. To accommodate flexible work activities, working areas in a JLWQ must be open and with as few interior walls as possible. “Offices” enclosed by four walls generally will be considered living space because they are indistinguishable from bedrooms and cannot be used flexibly for different commercial activities.
 6. Ground floor entrances into a JLWQ or the lobby of a JLWQ building should be adjacent to the most principal street, whenever feasible.
 7. In nonresidential zones, working areas of ground floor units that are adjacent to the street should be in the front of the unit closest to the sidewalk, whenever feasible.

Note that the Bureau of Building has different standards for the nonresidential vs residential split and what is considered residential and nonresidential space. Developers should check with both the Bureau of Building and Bureau of Planning when designing floor plans.

J. Permitted activities in a JLWQ

In general, activities permitted, conditionally permitted, and prohibited in a JLWQ are determined by the underlying zoning of the site. For instance, a resident can perform light manufacturing activities in their JLWQ if light manufacturing is permitted in the underlying zone.

Activities that qualify as a home occupation pursuant to Chapter 17.112 of the Planning Code may also be allowed in a JLWQ under the following permitting requirements:

- If residential activities are permitted in the facility by the underlying zoning, then an activity that qualifies as a home occupation is also permitted;
- Where residential activities are conditionally permitted in the facility by the underlying zoning, then approval of an activity as a home occupation in that same location also requires a CUP; and
- If residential activities are prohibited in the underlying zoning of the site, then approval of an activity *as a home occupation* is not allowed.

For instance, residential and office activities are conditionally permitted on the ground floor in the CN-1 Zone; therefore, approval of an office on the ground floor as a home occupation in the CN-1 Zone would require a CUP, similar to a residential activity. As a second example, residential activities are not permitted in the CC-3 Zone; therefore, an office cannot be approved as a home occupation. However, the office can be approved as a principal activity because Administrative Commercial Activities are permitted in the CC-3 Zone.

Any change in activity type within a JLWQ should be reviewed by the Building Bureau because

it may trigger additional Building Code requirements.

K. Design review requirements

There is no design review process specifically required for the creation of JLWQs within an existing building. However, Section 17.136.030(B) of the Planning Code states that Small Project Design Review approval is required for “changes to storefronts or street-fronting facades (of commercial, industrial, and civic buildings), such as: (i) replacement or construction of doors, windows; bulkheads and nonstructural wall infill, or (ii) restoration of documented historic fabric.” Therefore, if a project includes any of these changes, the Planning Code requires Small Project Design Review approval. This approval is usually performed over-the-counter and generally does not require public notice.

L. Condominiums

JLWQs are commercial facilities and, therefore, condominium conversion rights contained in Section 16.116.36 of the Oakland Municipal Code (Condominium Conversions) does not apply. However, other parts of the Oakland Municipal Code (OMC) relating to tenant’s rights do apply. The creation of JLWQ rentals do not create conversion rights. An applicant must provide evidence that at least one tenant works within each unit before approval of a tentative parcel map to convert JLWQs to condominiums.

II Residentially Oriented Joint Living and Working Quarters (Section 17.102.195 of the Planning Code)

A. Summary

Residentially Oriented JLWQs are live/work units resulting from the conversion of part or all of a building that is both: 1) originally constructed for nonresidential activities, and 2) at least ten years old. However, unlike standard JLWQs, Residentially Oriented JLWQs can only be in the Downtown and Jack London Square area, are subject to more flexible floor plan standards than standard JLWQs, and are considered residential units. However, the State Building Code may have floor plan standards not considered in this bulletin or the Planning Code.

B. Working Requirement

There is no requirement that Residentially Oriented JLWQs have a tenant working in each unit.

C. Approval process

The establishment of a Residentially Oriented JLWQ requires Regular Design Review approval.

D. Area where Residentially Oriented JLWQs are permitted

Section 17.102.195 of the Planning Code states that Residentially Oriented JLWQs are permitted within the area bounded by Highway 980/Brush Street, the Estuary shoreline, the Lake Merritt/Estuary channel, the western shore of Lake Merritt, and 27th Street. However, a CUP for certain projects may be required for increased density or reduced open space and parking requirements (see Sections G and H, below). Residentially Oriented JLWQs are not permitted elsewhere in the City.

Note that standard JLWQs (see I, above) can also be established in the area where Residentially Oriented JLWQs are permitted.

E. Required elements of a building to be converted into a Residentially Oriented JLWQ

Under Section 17.102.195 of the Planning Code, any building proposed to contain Residentially Oriented JLWQs must have following characteristics:

1. Residentially Oriented JLWQs must be originally constructed within a building originally constructed for commercial or industrial purposes (buildings originally constructed for civic uses cannot contain JLWQs);
2. The building must be at least ten years old; and
3. The envelope of the building cannot be expanded to accommodate Residentially Oriented JLWQs, except for dormers that both: 1) do not exceed the existing roof height; and 2) occupy ten percent or less of the roof area. Minor additions to accommodate functional aspects of the building such as such as elevator shafts, skylights, rooftop gardens, are also permitted.

The Building Code may have additional requirements for Residentially Oriented JLWQs.

F. Facility type

Residentially Oriented JLWQs are considered residential facilities under the Planning Code because the flexible floor standards are conducive to performing predominantly residential activities within a unit.

G. Density requirements

The maximum number of Residentially Oriented JLWQs permitted on a lot is the same as that for residential units. According to the requirements of Section 17.102.195(D) of the Planning Code, the number of Residentially Oriented JLWQs can exceed this normally maximum density only upon the granting of a CUP (Chapter 17.134 outlines the CUP process) or through affordable and senior housing density bonuses.

H. Parking, loading, and open space

All existing on-site parking, loading, and open space must be retained, unless they exceed the total requirement for the lot listed in Chapter 17.116 of the Planning Code (Parking and Loading Requirements) for dwelling units. In this case, the project need only retain the parking and loading required under Chapter 17.116. Required parking for other activities on the lot would also have to be retained.

According to the requirements of Section 17.102.195(D) of the Planning Code, parking and open space requirements can be reduced upon the granting of a CUP (Chapter 17.134 outlines the CUP process).

I. Floor area standards

There is no minimum working space required in a residentially oriented JLWQ in the Planning Code. The minimum and maximum size of units is described in the State Building Code.

J. Permitted activities in a Residentially Oriented JLWQ

The activity regulations are the same as for standard JLWQs (see subsection J. in the previous section).

In addition, all existing ground-floor commercial space must be retained for commercial activities except upon the granting of a CUP according to the requirements of Section 17.102.195(D) of the Planning Code.

K. Design review requirements

There is no design review process specifically required for the creation of Residentially Oriented JLWQs within a building. However, Section 17.136.030(B) of the Planning Code states that Small Project Design Review approval is required for “changes to storefronts or street-fronting facades (of commercial, industrial, and civic buildings), such as: (i) replacement or construction of doors, windows; bulkheads and nonstructural wall infill, or (ii) restoration of documented historic fabric.” Therefore, if a project includes any of these changes, the Planning Code requires Small Project Design Review approval. This approval is usually performed over-the-counter and generally does not require public notice.

L. Condominiums

Residentially-oriented JLWQs are residential facilities and, therefore, all the tenant rights conferred to tenants of standard residential units contained in Section 17.116.36 of the Oakland Municipal Code (Condominium Conversions) apply. The creation of JLWQ rentals do create conversion rights.

III HBX and D-CE Work/Live and Live/Work Units (Sections 17.65.150, 17.65.160, 17.101E.150 and 17.101E. 1560 of the Planning Code)

A. Overview

HBX and D-CE work/live units are nonresidential facilities that can be established within an existing building, an expansion of an existing building, or a new building. HBX and D-CE live/work units are similar to standard living units but have areas available for working and can be used for walk-in customers if approved by the Bureau of Building.

B. Where HBX and D-CE work/live and live/work units are allowed

HBX work/live and live/work units only permitted in the Housing and Business Mix (HBX) Zones while D-CE work/live and live/work units are only permitted in the Central Estuary District (D-CE) -3, -4, and -5 Zones.

C. Working requirement

There is a requirement that at least one tenant of an HBX and D-CE work/live unit maintain a City of Oakland Business Tax Certificate and work out of the unit. No working activities are required to be performed in D-CE or HBX live/work units.

D. JLWQs in the HBX and D-CE Zones

JLWQs are permitted in the HBX-1, HBX-2, HBX-3, D-CE-3, D-CE-4 Zones but not permitted in the HBX-4 Zone or any other D-CE Zone.

E. Development standards

Activity, density, parking, loading, open space, unit size, entrance location, unit type, floor space designation, and other standards for HBX work/live, HBX live/work, D-CE work/live and D-CE live/work are contained in Sections 17.65.150, 17.65.160, 17.101E.070, and 17.101E.080 of the Planning Code, respectively.

However, how to designate residential and nonresidential space in D-CE work/live units is not in the Planning Code. For guidance, refer to the floor areas standards for JLWQs in Section I, above.

The Building Code has additional floor area and unit size requirements for HBX work/live, HBX live/work, D-CE work/live and D-CE live/work units.

F. Density and Floor Area Ratio

HBX and D-CE work/live units do not count towards density but do fall under nonresidential floor area ratio requirements because they are nonresidential facilities. Conversely, HBX and D-CE live/work units do count towards density but do not fall under nonresidential floor area ratio requirements because they are residential facilities.

G. Approval process

Both D-CE and HBX work/live and live/work units require Regular Design Review Approval to be established and have special design review approval criteria. The focus of the design review for criteria for work/live units is to assure that units can function as working spaces and that there is a business presence facing the street.

H. Signs and disclosure statements

On-site signs regarding and lease disclosures the nature of work/live units are required for HBX and D-CE work/live buildings (see Planning Code Sections 17.65.150(I-J)) and 17.101E(F)). The signs must be included on the building permit plans and sample disclosures must be shown to the Bureau of Planning prior to issuance of occupancy permits.

I. Condominiums

HBX and D-CE work/live units are nonresidential facilities and, therefore, Section 17.116.36 of the Oakland Municipal Code – (Condominium Conversions) does not apply. However, other parts of the Municipal Code relating to tenant's rights do apply. The creation of work/live rentals do not create conversion rights. An applicant must provide evidence that at least one tenant works within each unit before approval of a tentative parcel map to convert HBX or D-CE units to condominiums. The same condominium regulations apply to HBX and D-CE live/work as regular dwelling units.

IV Work/Live Units in the CIX, IG, and IO Zones (Section 17.73.040 of the Planning Code)

A. Where work/live units are permitted in Industrial Zones

In Chapter 17.73 of the Planning Code, the CIX, IG, and IO Industrial Zones Regulations provides a “work/live” unit type that only apply to the CIX, IG, and IO Zones (called “industrial work/live units” for the purposes of this section). The CIX Zones conditionally permit the establishment of industrial work/live units as part of a new building or the conversion of an existing building if the site is within 300 feet of a Residential Zone. Industrial work/live units are not permitted in the IG or IO Zones, except the legalization of existing units that house artists (see below) are conditionally permitted anywhere in the CIX, IG, and IO Zones.

All other work/live units, live/work units, and JLWQs described in other chapters of the Planning Code are prohibited in all areas of the CIX, IG, and IO Zones.

Section 17.73.040 of the Planning Code conditionally permits the conversion of existing buildings to “work/live” units in any area of a CIX, IO or IG Zone provided there are existing artist and/or artisan residents in the building. For the purpose of this code bulletin, artists are people who participate in art-making, which, according to City Council Resolution 68516 regarding artist live/work units, the City defines as:

The activity of creating objects and expressions of form (inert, organic, or synthetic) primarily for purposes of visual or auditory contemplation. Art-making activities include all creative endeavors in the visual arts, dramatic arts, music, and dance. Art-making is an activity undertaken by an artist or a person studying to become an artist; it is not a hobby activity.

The intent of the CUP for “work/live” units is to allow artists to remain in units that have historically been occupied by artists. In general, applicants should provide evidence that units in a building have been occupied by artists for at least ten years to qualify for CUP approval. Also, in general, the CUP will not be approved for the expansion of units within a building.

B. Required Permits

The establishment of any work/live units in the CIX, IO, or IG Zones requires approval through the CUP and Regular Design Review Process. Section 17.73.040 of the Planning Code contains special findings required to be met to be granted Regular Design Review and CUP approval and additional regulations for live/work units in the CIX, IO, and IG Zones.

C. Development standards

Density maximums do not apply to work/live units because they are considered nonresidential facilities. However, a minimum size threshold of 800 square feet for a unit and floor area ratio maximums do apply. Also, see Section 17.73.040 of the Planning Code for standards relating to minimum activity, floor area, parking, loading, open space, and unit size standards.

How to designate residential and nonresidential space in D-CE work/live units is not in the Planning Code. For guidance, refer to the floor areas standards for JLWQs in Section I, above.

The Building Code may have additional floor area and unit size requirements for these work/live units.

D. Tenant's Rights and Condominium Conversions

CIX, IO, and IG work/live units are nonresidential facilities and, therefore, Section 17.116.36 of the Oakland Municipal Code – (Condominium Conversions) does not apply. However, other parts of the Municipal Code relating to tenant's rights do apply. An applicant must provide evidence that at least one tenant works within each unit before approval of a tentative parcel map to convert work/live units to condominiums.

V Work/live and live/work units in additions and new construction

With the exception of the CIX, IO, IG, HBX, D-CE Zones, the Planning Code does not include regulations for live/work and work/live units in a newly constructed building or expansion of an existing building. Therefore, in general, these types of units are not permitted outside of these zones.

The zoning has not been updated in some areas of the City to be consistent with the Estuary Policy Plan (EPP) or Land Use and Transportation Element (LUTE) of the General Plan, particularly the Jack London District. In these areas, the potential for units in new construction or additions will be evaluated after a staff analysis of applicable EPP or LUTE designations and any applicable design review process.

The floor area standards, facility type requirements, building code requirements, and allowed activities within a JLWQ (see above) apply to live/work and work/live units in newly constructed buildings. The parking, open space, and density requirements for residential units of the underlying zone also apply to newly constructed live/work and work/live buildings.

Note that a loft-style residential unit can be constructed to accommodate activities consistent with the City's home occupation regulations and not be considered a live/work unit under the Planning Code.

VI Building Code

The following table describes, in general terms, the Building Code requirements the Planning Bureau should require for each of the live/work, work/live and JLWQ types. These Building Code requirements are included here because they can have a significant effect on the function and layout of these units, particularly in terms of ADA access and bathroom configuration.

The Planning and Building Department staff should work together during the Building Permit plan check phase to assure that the appropriate Building Codes are applied to the project. Further, applicants should check with the Building Bureau prior to submitting plans to the Planning Bureau to assure the feasibility of the proposal.

Exceptions to these requirements can be made on a case-by-case basis, particularly for legalization of long established existing JLWQ and work/live facilities.

Location	Facility Type				
	JLWQs (Section I)	Residentially Oriented JLWQs (Section II)	HBX/D-CE Work/Live Units (Section III)	HBX/D-CE Live/Work Units (Section III)	Work/live units in Industrial Zones (Section IV)
In a Residential Zone	1	1	NA	NA	NA
Commercial Zone that permits, by right, ground floor residential facilities.	1	1	2	3	NA
Commercial Zone that does <u>not</u> , by right, permit ground floor residential facilities	4	4	NA	NA	NA
Commercial Zone that does <u>not</u> , by right, permit residential facilities	5	5	5	5	5
Industrial Zone	NA	NA	NA	NA	6

Notes:

1. All units must meet the provisions of the State Building Code that accommodate commercial activities in the nonresidential space of each unit. No units are required to be constructed according to building codes that accommodate employees or customers.
2. Ground floor units must meet the provisions of the State Building Code that accommodate employees, customers, and manufacturing activities in the nonresidential space. The nonresidential space in upper story units must meet the provisions of the State Building Code that accommodate commercial and/or manufacturing activities but accommodations for employees and customers are not required.
3. Accommodating commercial activities, customers and/or employees under the State Building Code is not required.
4. Ground floor units must meet the provisions of the State Building Code that accommodate employees and customers in the nonresidential space. The nonresidential space in upper story units must meet the provisions of the State Building Code that accommodate commercial and/or manufacturing activities but accommodations for employees and customers are not required.
5. All units must meet the provisions of the State Building Code that accommodate employees, customers, and commercial activities in the nonresidential space.
6. All units must meet the provisions of the State Building Code that accommodate employees, customers, and manufacturing activities in the nonresidential space.

RECEIVED AND APPROVED BY:

ROBERT MERKAMP, Zoning Manager
Planning and Zoning Division

COLISEUM ENTERPRISE LLC

655 3RD STREET #66, Oakland, CA 94607

5701 INTERNATIONAL BOULEVARD BUILDING B WORK/LIVE RENOVATIONS EXISTING ARTIST TENANT ROSTER SUMMARY

April 26, 2022

UNIT TENANT NAME (*Type of Artist*)

- #1 Michael Ross (*Musician*)
- #2 Benjamin Strebel (*Tie-Dye Shirt Designer; Business Name - JamminOn*)
- #3 Alice Audibert (*Painter*)
- #4 Vacant
- #5 Eric Foss (*Marketing*)
- #6 Vacant
- #7 Vacant
- #8 Robert Laney (*Sculptor*)
- #9 Soon to be vacant
- #10 Luma Gallegos (*Visual Arts Performer*)
- #11 Vacant
- #12 Andy (*Leatherworks*)
- #13 Vacant
- #14 James Robinson (*Sculptor, Painter, Blacksmith*)
- #15 Vacant
- #16 Andreas and Cindy Lehmann (*Glass Etching Artist and Musician*)
- #17 Paul Schreer (*Mixed Media Arts, Culinary Arts, and Audio-Visual Production*)
- #18 Josh Rosen (*Media Production*)