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THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS AGENCY AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF UNDERGROUND FACILITIES.

PLANS FOR THE CONSTRUCTION OF MOSSWOOD COMMUNITY CENTER 3612 WEBSTER ST., OAKLAND, CA 94609

FUNDED BY MEASURE KK INFRASTRUCTURE AND AFFORDABLE HOUSING BOND, CNRA CULTURE, COMMUNITY AND NATURAL RESOURCES GRANT, KAISER PERMANENTE COMMUNITY BENEFIT PROGRAM

CITY PROJECT NO. 1003625

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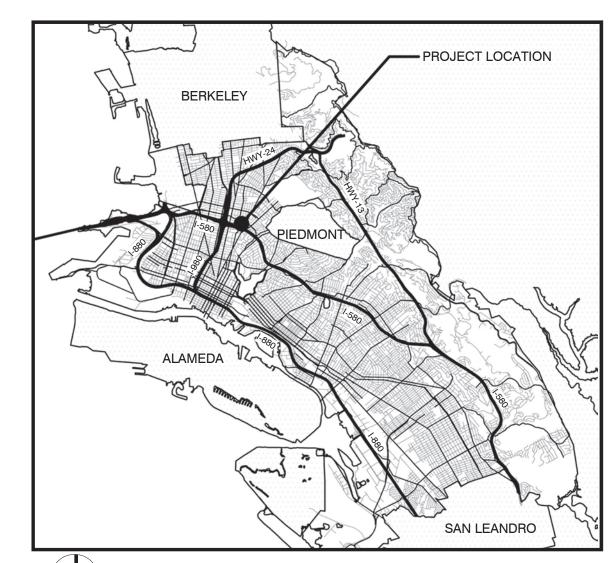
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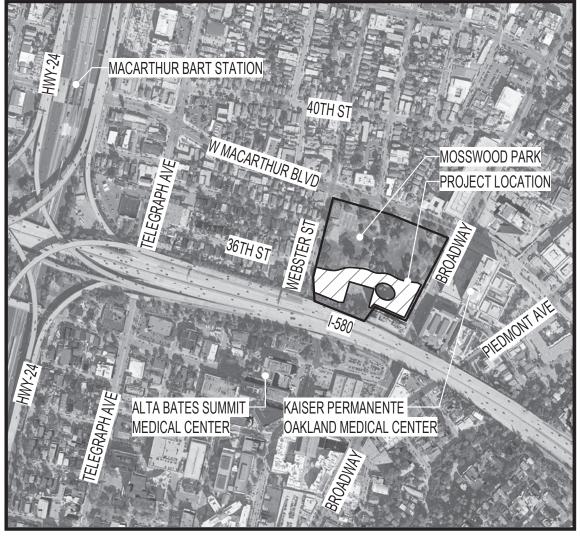
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CITY OF OAKLAND MAP







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No	. DATE	ISSUE DESCRIPTION
	02/26/21	CONDITIONAL USE PERMIT
	07/12/21	DEH PERMIT
	08/20/21	95% CD / BUILDING PERMIT
	12/17/21	PZ PERMIT
	12/17/21	GRADING PERMIT
P1	03/17/22	PERMIT REVISIONS
	07/15/22	100% CD / BID

Project Information MOSSWOOD COMMUNITY CENTER 3612 WEBSTER ST., OAKLAND, CA 94609 1003625

Drawing Title

COVER SHEET

Drawing No.

DRAWING NAME: BIM 360://Mosswood/190. PLOT DATE: 7/18/2022 6:14:23 PM

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S7.01	BRB DETAILS		•	_		•		E0.15	TITLE 24 COMPLIANCE FORMS				
S9.01	STAIR 1 DETAILS					•		E0.16	TITLE 24 COMPLIANCE FORMS				
						<u> </u>		E0.17	TITLE 24 COMPLIANCE FORMS				
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M0.3	MECHANICAL SCHEDULE		• •	-		•		E1.1	ELECTRICAL EXISTING SITE PLAN W/ DEMO	•		•	
MO 4	MECHANICAL SCHEDULE	1			1	1		1		_1		1	

• • CUP 21.02.26	1.07.12	BLDG. PERMIT 21.08.20	12.17	GRADING PERMIT 21.12.17	PERMIT REVISIONS 22.03.17	15	M6.2 M6.3	MECHANICAL DETAILS MECHANICAL DETAILS	CUP 21.02.26	• • DEH PERMIT 21.07.12	• • BLDG. PERMIT 21.08.20	PZ PERMIT 21.12.17	GRADING PERMIT 21.12.17	PERMIT REVISIONS 22.03.17	• • 100% CD / BID 22.07.15		(
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		•			•	•	E0.15	TITLE 24 COMPLIANCE FORMS						•	•		
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							E0.17	TITLE 24 COMPLIANCE FORMS						•	•		
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	•	•			•	•	E0.20 E1.0	TITLE 24 COMPLIANCE FORMS LIGHTING SITE PLAN PROPOSED W/ DEMO	_		_			•	•	C	08/20
	•	•			•	•	E1.0	ELECTRICAL EXISTING SITE PLAN W/ DEMO	•		•			•	•	1	12/17 12/17
	•	•	-		•	•	E1.01	POWER SITE PLAN PROPOSED			•			•	•		03/17 07/15
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							EE 1	SCHEDULE			P1_						
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	•	•			•	•	E7.3	ELECTRICAL PANEL SCHEDULES						•	•		
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CITY OF OAKLAND BUREAU OF ENGINEERING AND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437

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Designed by: Designer Checked by: Checker

٥.	DATE	ISSUE DESCRIPTION
	07/12/21	DEH PERMIT
	08/20/21	95% CD / BUILDING PERMIT
	12/17/21	PZ PERMIT
	12/17/21	GRADING PERMIT
	03/17/22	PERMIT REVISIONS
	07/15/22	PERMIT REVISIONS
	07/15/22	100% CD / BID

t Information

2 WEBSTER ST., OAKLAND, CA 94609 1003625

RAWING INDEX

0.01

SHEET INDEX CONTINUED

CUP 21.02.26
DEH PERMIT 21.07.12
BLDG. PERMIT 21.08.20
PZ PERMIT 21.12.17
GRADING PERMIT 21.12.17
PERMIT REVISIONS 22.03.17
100% CD / BID 22.07.15

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CITY OF OAKLAND BUREAU OF ENGINEERING AND

> CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437

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Designed by: Designer Checked by: Checker

No. DATE ISSUE DESCRIPTION PERMIT REVISIONS 03/17/22 100% CD / BID

Project Information

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

Drawing Title
DRAWING INDEX

G0.01A

ABBREVIATIONS

		\ 	OHO		
&	AND	EXST.	EXISTING	M.P.	MEASURING POINT
	ANGLE	EXP.	EXPANSION	M.R.	MOISTURE RESISTANT
@ A.B.	AT ANCHOR BOLT	EXPO. EXT.	EXPOSED EXTERIOR	MTD. MTL.	MOUNTED METAL
AB./ABV.		EXTR.	EXTRUSION	MUL.	MULLION
A.C.	AIR CONDITIONING	- A	FIDE ALADM	/A.I.\	NEW
	ACOUSTICAL AREA DRAIN	F.A. F.A.U.	FIRE ALARM FORCED AIR UNIT	(N). N.	NEW NORTH
A.D. ADJ.	ADJUSTABLE	F.B.	FLAT BAR	N.A.	NOT ACCESSIBLE
A.F.F.	ABOVE FINISH FLOOR	F.D.	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT
	AGGREGATE	F.D.C.	FIRE DEPARTMENT CONNECTION	NO. OR # NOM.	NUMBER NOMINAL
	AS HIGH AS POSSIBLE AIR HANDLING UNIT	F.E.	FIRE EXTINGUISHER	N.T.S.	NOT TO SCALE
	ALUMINUM		(SURFACE MOUNTED)		
	ALTERNATE	F.E.C.	FIRE EXTINGUISHER	OA. OB.	OVERALL
	ACOUSTICAL PANEL APPROXIMATE	F.C.O.	CABINET FLOOR CLEAN OUT	OBS.	OBLIQUE OBSCURE
	ARCHITECT	F.F.	FINISH FLOOR	O.C.	ON CENTER
	ARCHITECTURAL	F.G.	FINISH GLASS	OCC.	OCCUR
	ASBESTOS ASPHALT	F.H. F H W B	FIRE HOSE FLAT HEAD MACHINE BOLT	O.D. O.F.C.I.	OUTSIDE DIAMETER(DIM.) OWNER FURNISHED
	AXONOMETRIC		FLAT HEAD MACHINE SCREW	0.11 .0.11.	CONTRACTOR INSTALLED
			FLAT HEAD WOOD SCREW	OFF.	OFFICE
B.	BATHROOM	FIN. FIXT.	FINISH FIXTURE	OH. OPT.	OPPOSITE HAND OPTIONAL
B.B. B.B.C.	BULLETIN BOX BARBECUE		FLOOR	OPER.	OPERABLE
B.C.	BOTTOM OF CURB	FLASH.	FLASHING	OPNG.	OPENING
BD.	BOARD	FLOUR. FND.	FLOURESCENT FOUNDATION	OPP. O/.	OPPOSITE OVER
BITUM. BLDG.	BITUMINOUS BUILDING	F.O.	FACE OF	0/.	OVER
BLK.	BLOCKING/BLOCK	F.O.F.	FACE OF FINISH	P.	POLE
BM.	BEAM	F.O.S.	FACE OF STUDS	PAV.	PAVING
B.O.	BOTTOM OF	FPRF. F.R.P.	FIREPROOF FIBERGLASS REINFORCED	PERF. PERP.	PERFORATED PERPENDICULAR
BOT. BR.	BOTTOM BEDROOM	1 .13.17 .	PANELS	PL.	PLATE
B.U.	BUILT UP	F.S.	FIRE SPRINKLER	P.LAM.	PLASTIC LAMINATE
	0.1711177	F.S.D.	FIRE/SMOKE DAMPER	PLAS.	PLASTER
CAB. CARP.	CABINET CARPET	FT. FTG.	FOOT OR FEET FOOTING	PLYWD. P.O.C.	PLYWOOD POINT OF CONNECTION
C.B.	CATCH BASIN	FR.	FRAME	PR.	PAIR
CEM.	CEMENT	FURR.	FURRING	PRCST.	PRECAST
	CERAMIC CHANNEL C CHANNEL	FUT.	FUTURE	PROP. PT.	PROPERTY PAINT
CHAN. C.H.	CEILING HEIGHT	GA.	GAUGE	PTD./PNT.	
C.I.	CAST IRON	GALV.	GALVANIZED	P.T.D.	PAPER TOWEL
	CONTROL JOINT	G.B. G.F.R.C.	GRAB BAR	P.T.D/R.	DISPENSER COMBINATION PAPER
	CENTER LINE CORNER GUARD	G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	P.1.D/Κ.	TOWEL DISPENSER /
CLG.	CEILING	GL.	GLASS		RECEPTACLE
CLKG.	CAULKING	GLM.	GLULAM	PTN.	PARTITION
	S. CLOSET	GND.	GROUND	P.T.R.	PAPER TOWEL RECEPTACLE
	CLEAR COLUMN	HORIZ.	HORIZONTAL		RECEPTACLE
	COMPOSITION	HR.	HOUR	Q.T.	QUARRY TILE
	CONCRETE	H.W.	HOT WATER	QTY.	QUANTITY
	CONNECTION CONSTRUCTION	I.D.	INSIDE DIAMETER(DIM.)	R.	RISER
	CONTINUOUS	INSUL.	INSULATION	RAD.	RADIUS
CORR.	CORRIDOR	INT.	INTERIOR	R.A.G.	RETURN AIR GRILL
	CARRET	INV.	INVERT	R.C.	RESILIENT CHANNEL/ REINFORCED CONCRETE
CPT. CMU.	CARPET CONCRETE MASONRY UNIT	JAN.	JANITOR	R.C.P.	REFLECTED CEILING PLAN
CNTR.	COUNTER	JT.	JOINT	R.D.	ROOF DRAIN
CTR.	CENTER	ИIT	MITOLICAL	REF.	REFERENCE
CTSK. C.W.	COUNTERSUNK COLD WATER	KIT.	KITCHEN	REFR. RGTR.	REFRIGERATOR REGISTER
O. VV.	OOLD WATER	LA.	LAYER	REINF.	RENFORCED
DBL.	DOUBLE	LAM.	LAMINATE	REQ.	REQUIRED
DEPT.	DEPARTMENT DETAIL	LAV. LBS.	LAVATORY POUNDS	RESIL. REV.	RESILIENT REVISION
DET. D.F.	DRINKING FOUNTAIN	LKR.	LOCKER	RM.	ROOM
DIA.	DIAMETER	LOC.	LOCATION	R.O.	ROUGH OPENING
DIM.	DIMENSION	LOW.LEV. LR.	LOWER LEVEL LIVING ROOM	RWD. R.W.L.	REDWOOD RAIN WATER LEADER
DISP. DN.	DISPENSER DOWN	LT.	LIGHT	IX.VV.L.	IVAIN WATER LEADER
D.O.	DOOR OPENING	L.V.	LOW VOLTAGE	S.	SOUTH
DR.	DOOR	МАСП	MACHINE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DS. D.S.P.	DOWNSPOUT DRY STANDPIPE	MACH. MAG.	MACHINE MAGNETIC	S.A.S.M.	SELF ADHERED SHEET
	DRAWING(S)	MANUF.	MANUFACTURER		MEMBRANE
DWR.	DRAWER	MANUF.LI	T. MANUFACTURER'S	S.A.S.F.	SELF ADHERED SHEET
/C \	EVICTINO	MATL.	LITERATURE MATERIAL	S.C.D.	FLASHING SEE CIVIL DRAWINGS
(E). E.	EXISTING EAST	MAX.	MAXIMUM	SCHED.	SCHEDULE SCHEDULE
EA.	EACH	M.B.	MACHINE BOLT	S.D.U.D.	SEE DRY UTILITIES DWGS.
E.F.	EXHAUST FAN	MBL. M.C.	MARBLE MEDICINE CABINET	S.E.D. S.D.	SEE ELECTRICAL DWGS. SOAP DISPENSER
E.J. EL.	EXPANSION JOINT ELEVATION	M.C. M.D.F.	MEDIUM DENSITY	S.D. SECT.	SECTION SECTION
	ELECTRICAL		FIBERBOARD	S.F.	SUPPLY FAN
ELEV.	ELEVATOR	M.D.O.	MEDIUM DENSITY	S.F.S.D.	SEE FOOD SERVICE DWGS.
EMER.	EMERGENCY ENCLOSURE	MECH.	OVERLAY(BOARD) MECHANICAL	SI.D. S.H.	SEE INTERIOR DWGS. SOAP HOLDER
ENCL. ENG.	ENCLOSURE ENGINEER	MEMB.	MEMBRANE	SHR.	SHOWER
E.O.S.	EDGE OF SLAB	MET.	METAL	SHT.	SHEET
E.P.	ELECTRICAL PANELBOARD	MFR. MH	MANUFACTURER	SHT'G.	SHEATHING SIMIL AR
EQ. EQPT.	EQUAL EQUIPMENT	MH. MIN.	MANHOLE MINIMUM	SIM. S.J.	SIMILAR SEISMIC JOINT
E.S.	EACH SIDE	MIR.	MIRROR	SL.	SLIDING
	ELECTRICAL WATER HEATER	MISC.	MISCELLANEOUS	S.L.D.	SEE LANDSCAPE DWGS.

MISC.

M.O.

E.W.H. ELECTRICAL WATER HEATER

MISCELLANEOUS

MASONRY OPENING

GENERAL NOTES

 APPLICABLE CODES AND ORDINANCES: 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1

2019 CALIFORNIA BUILDING CODE PART 2, VOLUMES 1 & 2

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA MECHANICAL CODE

S.L.V.D. SEE LOW VOLTAGE DWGS.

SEE MECHANICAL DWGS.

SANITARY NAPKIN DISPENSER

SANITARY NAPKIN RECEPTACLE

SHEET METAL SCREW

SEE PLUMBING DWGS

SPECIFICATION

SERVICE SINK

STAGGERED

STANDARD

STORAGE

STRUCTURAL

SUSPENDED

SQUARE

S.ST/S.S. STAINLESS STEEL

STEEL

SEE PERFORMANCE DWGS.

SEE STRUCTURAL DWGS.

SEE TECHNOLOGY DRAWINGS

TILE, TREAD OR TOP

TONGUE AND GROOVE

TOP OF PAVEMENT

TOP OF WALL

TOILET PAPER DISPENSER

TRANSLUCENT PANEL SYSTEM

UNLESS OTHERWISE NOTED

TOWEL BAR

TOP OF CURB

TELEPHONE

TEMPERED

TERRAZZO

THICK

THROUGH

TOENAIL

TOP OF

TELEVISION

UNFINISHED

UPPER LEVEL

VERTICAL BLIND

VINYL COMPOSITION TILE

VERTICAL GRAIN DOUGLAS FIR

URINAL

UTILITY

VERIFY

VERTICAL

VESTIBULE

VERIFY IN FIELD

VINYL SHEET

WHITE BOARD

WATER CLOSET

WASHER/DRYER

WEST

WITH

WOOD

WINDOW

WIRE GLASS

WATER HEATER

WALK IN CLOSET

WHERE OCCURS

WET STAND PIPE

WIRE WELDED FABRIC

WOVEN WIRE MESH

WATERPROOF/ WATERPROOFING

WALL MOUNT

WITHOUT

WAINSCOT

WEIGHT

TYPICAL

S.M.D.

S.M.S.

SQ.

S.SK.

STA.

STL.

STD.

S.T.D.

STOR.

STRL.

SUSP.

T.B.

T.C.

TEL

TEMP.

TER.

T.&G.

THK.

THRU

TN.

T.O.

T.P.

T.P.D.

T.P.S.

T.W./T.O.W

T.V.

TYP.

UNF.

U.O.N.

UR.

UTIL.

V.B.

V.C.T.

VER.

VERT.

VEST.

V.G.D.F.

V.I.F.

VS.

W.B.

W.C.

WD.

W/D.

WDW.

W.G.

W.H.

WIC.

W.M.

W.O.

W/O.

WP.

W.S.P.

WSCT.

W.W.F.

W.W.M.

WT.

S.L.D. SEE LANDSCAPE DWGS.

S.L.R.D. SEE LIVING ROOF DWGS

UP.LEV.

STAGG.

2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF OAKLAND GENERAL PLAN

CITY OF OAKLAND PLANNING CODE

MOSSWOOD PARK MASTER PLAN, ADOPTED FEBRUARY 2021 CITY OF OAKLAND AMENDMENTS TO CALIFORNIA CODES

CITY STANDARD DETAILS

GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

ALL WORK TO BE IN CONFORMANCE WITH SPECIFICATIONS AS PART OF THESE CONSTRUCTION DOCUMENTS 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK OF ALL TRADES AND SUB-TRADES TO ENSURE THAT THE FINISHED PRODUCT IS FULLY COMPLIANT WITH THE DESIGN INTENT OF THESE DOCUMENTS INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, ALIGNMENTS, REVEALS, CEILING HEIGHTS, PLACEMENT OF FIXTURES

AND EQUIPMENT, AND PROPER, INTEGRATED OPERATION OF BUILDING SYSTEMS. 4. ALL DIMENSIONS ARE TO FINISH FACE OF MASONRY, FACE OF CONCRETE, CENTERLINE OF GLULAM BEAMS, COLUMNS OR STEEL. FACE OF STUD OR CASEWORK UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT OWNER'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY OWNER OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING UNLESS OTHERWISE NOTED AS FINISH FLOOR.

5. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED

6. ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE AS THOUGH ON ALL RELATED DOCUMENTS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. IN CASE OF CONFLICT BETWEEN THE ARCHITECT'S AND THE CONSULTANTS' DRAWINGS IN LOCATING MATERIALS AND EQUIPMENT, THE ARCHITECT'S DRAWINGS SHALL GOVERN AND THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF SUCH CONFLICT.

8. CONTRACTOR TO VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS LIGHT FIXTURES, SWITCHES AND SPRINKLER HEADS WITH OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR TO VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (INCLUDING ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED

ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE

10. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ALL UTILITIES DETERMINED IN THE COURSE OF CONSTRUCTION AS BEING NECESSARY TO BE REMOVED WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH THE

11. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY THE OWNER OR TENANT UNDER SEPARATE CONTRACT. SUBMIT SCHEDULE REQUIREMENTS TO THE OWNER FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

12. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE DRAWINGS AND SATISFY HIM/HERSELF AS TO THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF EXISTING STRUCTURES. CONTRACTOR'S BID SHALL BE BASED UPON THIS EXAMINATION.

13. REPETITIVE FEATURES NOT SHOWN ON DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL

14. FOR DELEGATED DESIGN AND DEFERRED SUBMITTAL ITEMS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, APPROVALS, AND CONSTRUCTION DOCUMENTATION, CALCULATIONS AND INSTALLATION OF SYSTEMS MEETING THE REQUIREMENTS OF THE PERFORMANCE SPECIFICATIONS AND THE PREVAILING CODES. CONTRACTORS SHALL SUBMIT DRAWINGS TO THE OWNER FOR REVIEW PRIOR TO SUBMITTING FOR PERMIT OR COMMENCEMENT OF INSTALLATION. THE OWNER RESERVES RIGHT TO REJECT AND REQUIRE REVISIONS TO SUBMITTAL IF DESIGN INTENT IS

15. IN CASE OF CONFLICT BETWEEN THE ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS AND EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF SUCH CONFLICT PRIOR TO PERFORMING

16. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION.

17. RESOLUTION OF ALL QUESTIONS OR VARIANCES FROM THESE CONTRACT DOCUMENTS MUST BE MADE THROUGH THE

OWNER AND CONFIRMED IN WRITTEN FORM. 18. DURING ALL PHASES OF CONSTRUCTION, DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS. MAINTAIN SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SPACES.

19. GENERAL CONTRACTOR TO PROVIDE SHORING AND BRACING AS REQUIRED. GENERAL CONTRACTOR TO RETAIN STRUCTURAL ENGINEER TO EVALUATE TEMPORARY CONSTRUCTION LOADING CAPACITY WITHIN EXISTING BUILDING.

20. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED. 21. ANCHORAGE OF ALL FIXED EQUIPMENT IS TO BE INSTALLED IN ACCORDANCE WITH CBC. TITLE 24. CCR. ALL APPLICABLE

22. PROTECT TREES AND SHRUBS TO REMAIN PER DIVISION 1 OF SPECIFICATIONS.

PROJECT DATA

PROJECT ADDRESS: 3612 WEBSTER STREET, OAKLAND, CA 94609

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS PHASE 1 OF THE NEW COMMUNITY CENTER FACILITIES PROPOSED UNDER THE MOSSWOOD PARK MASTER PLAN, ADOPTED BY THE OAKLAND CITY COUNCIL IN FEBRUARY 2021. PHASE 1 IS:

1. A 2-STORY 12,000 SF COMMUNITY CENTER. THE GROUND STORY WILL FEATURE A SOCIAL HALL, KITCHEN, INCLUSION CLASSROOM, OFFICES, RESTROOMS AND BACK OF HOUSE SPACES (I.E. ELECTRICAL ROOM, MPOE, INVERTER ROOM, STORAGE). THE SECOND STORY WILL FEATURE A MAKER'S SPACE, COMPUTER LAB, CLASSROOM, GENDER NEUTRAL RESTROOM AND A 860 SF OUTDOOR TERRACE.

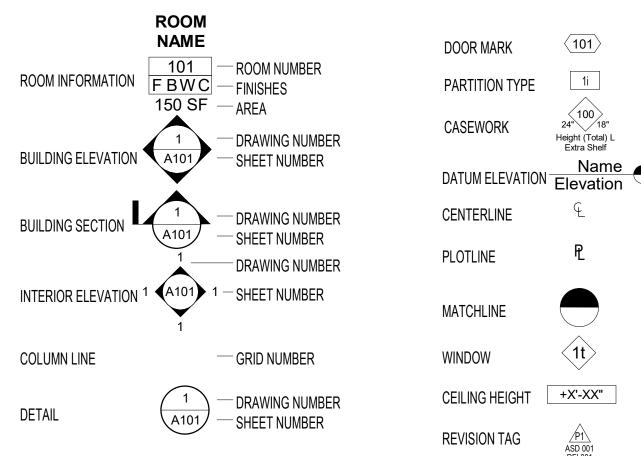
2. OUTDOOR SPACES ARE PROVIDED ON THE GROUND, INCLUDING A LAWN EAST OF THE COMMUNITY CENTER AS AN INTERIM USE IN ANTICIPATION OF THE FUTURE PHASE 2 GYM ADDITION. THE PROJECT INCLUDES SITE IMPROVEMENTS TO PLANTING PATHWAYS AND LIGHTING AT SOUTHERN PORTION OF THE PARK PROPERTY, EXISTING PARKING LOT, A NEW FIRE ACCESS ROAD AT THE NORTH SIDE OF THE BUILDING, MODIFICATIONS TO EXISTING AND NEW FENCE AND GATE ENCLOSURES, AND IMPROVEMENTS ON AND OFF PROPERTY TO FACILITATE NEW UTILITIES.

3. DEMOLITION OF STRUCTURES AND EXISTING PARK ELEMENTS, MODIFICATIONS TO THE EXISTING HISTORIC MOSS HOUSE, AND RELOCATION OF EXISTING PORTABLES AS SHOWN ON PLANS.

PROJECT DATA:

ASSESSOR'S PARCEL: 012 094100100 OCCUPANCY CLASSIFICATION: A-3, B, S-2 **BUILDING HEIGHT:** 38'-0' **CONSTRUCTION TYPE: III-B** GROSS AREA (SQFT): 12,090 SQFT **PERMIT NUMBER:** PLN21043

SYMBOLS



DELEGATED DESIGN

FOR CERTAIN COMPONENTS OF THE WORK OF THE CONTRACT THE CONTRACTOR IS REQUIRED TO PROVIDE PROFESSIONAL ENGINEERING DESIGN AND OBTAIN NECESSARY APPROVAL OF REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CALCULATIONS, SUBMITTALS, AND PERMIT, FOR THESE DELEGATED DESIGN COMPONENTS. THESE DELEGATED DESIGN SUBMITTALS SHALL FIRST BE SUBMITTED TO THE OWNER / ENGINEER FOR REVIEW AND COORDINATION; FOLLOWING THE COMPLETION OF THE OWNER / ENGINEER'S REVIEW AND APPROVAL, IF REQUIRED A SUBMITTAL TO THE CITY SHALL BE MADE WHICH SHALL INCLUDE A LETTER STATING "THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED, PLANS, AND CALCULATIONS FOR THE DELEGATED DESIGN ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS", THE CONTRACTOR IS RESPONSIBLE TO SUBMIT ALL DELEGATED DESIGN DOCUMENTS REQUIRED FOR APPROVAL BY THE CITY. REFER TO SPECIFICATIONS AND \$1.01, M0.2, E0.1 FOR FURTHER INFORMATION AND COMPONENTS NOT LISTED. DELEGATED DESIGN SUBMITTALS ARE REQUIRED FOR THE FOLLOWING COMPONENTS OF WORK INCLUDING BUT NOT LIMITED TO:

- TEMPORARY SHORING AND BRACING.
- 2. SITE SHORING.
- CONCRETE FORMWORK AND FALSEWORK.
- 4. OTHER DESIGN REQUIRED FOR TEMPORARY MEANS AND METHODS OF THE CONTRACTOR.
- 5. ARCHITECTURAL & STRUCTURAL CONCRETE MIX DESIGNS (SEE SPECS FOR LANDSCAPE CONCRETE).
- 6. SUPPORT, ANCHORAGE AND BRACING OF ALL MEP EQUIPMENT AND DISTRIBUTION LINES (EXCEPT FOR ITEMS SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS), INCLUDING BUT NOT LIMITED TO: DUCTWORK SYSTEMS AND DIFFUSERS; MULTIPLE RACEWAY SYSTEMS; HOUSEKEEPING PADS & EQUIPMENT ATTACHED TO PADS; WALL MOUNTED EQUIPMENT; CEILING MOUNTED EQUIPMENT; REFRIGERANT PIPING SYSTEMS.
- 7. INTERIOR LIGHT GAUGE FRAMED PARTITIONS.
- 8. EXTERIOR LIGHT GAUGE FRAMED FURRING.
- 9. VENDOR-SUPPLIED CLADDING (EXCEPT FOR SPECIFICALLY DETAILED BACK-UP AND SUPPORT STEEL)
- 10. SKYLIGHTS. 11. ELEVATOR CAB, MECHANISMS, AND INTERNAL COMPONENTS (EXCEPT FOR GUIDERAIL SUPPORT TUBES AND HOIST BEAM).
- 12. FALL ARREST SYSTEMS AND EXTERIOR BUILDING MAINTENANCE SYSTEMS (EXCEPT FOR SPECIFICALLY DETAILS SUPPORT FRAMING), SEE ALTERNATES.
- 13. PREFABRICATED LADDERS.
- 14. GUIDERAILS AND HANDRAILS
- 15. METAL FIRE EXIT STAIR 2 STRUCTURE, TREADS, RISERS, LANDINGS, HANDRAILS AND GUARDRAILS INCLUDING BRACING AND COORDINATION TO BUILDING STRUCTURE (EXCEPT FOR SPECIFICALLY DETAILED SUPPORT FRAMING).
- 16. GLAZED ALUMINUM STOREFRONT SYSTEMS.
- 17. FIRE SUPPRESSION SYSTEM
- 18. LIFE SAFETY FIRE ALARM SYSTEM
- 19. TWO-WAY COMMUNICATION
- 20. SOLAR PV PANEL SYSTEM AND SUPPORTS (SEE ALTERNATES).
- 21. ELECTRICAL SHORT CIRCUIT, COORDINATION, AND ARC FLASH STUDY.
- 22. SEISMIC SUPPORT OF SUSPENDED CEILING SYSTEMS AND SLOPED SUSPENDED CEILING SYSTEMS. 23. POLE MOUNTED LIGHT FIXTURE FOOTINGS
- 24. CHAIN LINK FENCE SUPPORT, FABRIC, AND GATE COMPONENTS AT EXISTING CONDITIONS AS WELL AS NEW LOCATIONS INCLUDING UTILITY, TRASH ENCLOSURES, & VEHICLE BARRIER GATE (EXCEPT FOR SPECIFICALLY DETAILED SUPPORT FRAMING AND OVERALL CONFIGURATION). 25. BUCKLING RESTRAINED BRACED FRAMES



BUREAU OF ENGINEERING AND

CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

MOSSWOOD **COMMUNITY CENTER**

F 415 495 1717 **W** www.lmsarch.com RYAN REN 6/3/0/2023 o. DATE ISSUE DESCRIPTION DEH PERMIT 95% CD / BUILDING PERMIT PERMIT REVISIONS PERMIT REVISIONS 100% CD / BID

Drawn by: Author

Designed by: Designer

Checked by: Checker

07/12/21 08/20/21 03/17/22 07/15/22 07/15/22

Project Information

1940 BRYANT STREET

T 415 495 1700

SAN FRANCISCO, CA 94110

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

ABBREVIATIONS & SYMBOLS

Drawing No.

G0.02 Sheet No.

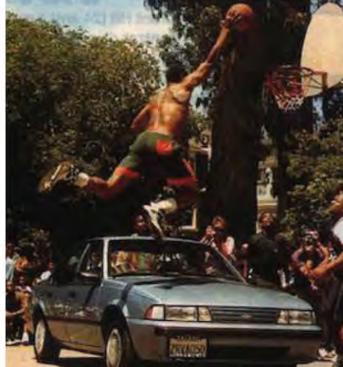
Guiding Principles



DIALOGUE WITH HISTORY

As one of the oldest parks in Oakland, Mosswood holds a history of the City and of its residents that deserves to be preserved and celebrated in a time of great social and demographic change. This project provides an opportunity to celebrate the diversity of the people that have lived in the area and stewarded this park throughout its long life.

Not only do we have the opportunity to activate of this place. and connect to the historic Moss House, we also can highlight the local stories that make this place what it is today. This project hopes to create fertile ground for future stories to unfold and ensure that the rich legacy of Mosswood Park is in constant dialogue with the the intrinsic richness that already exists, while present.



HOOK MITCHELL AT MOSSWOOD PARK

A GREEN OASIS IN THE CITY

The diversity, quantity, stature of the trees and the open pastoral landscape make Mosswood Park a green oasis in a dense urban environment. Glen Echo Creek, which stretches from the Oakland Hills to Lake Merritt, was a defining natural feature of the park before it was undergrounded in 1945. This project seeks to accentuate and reinforce the inherent natural characteristics and ecology

The new community center and park improvements will leverage its natural context and take advantage of indoor-outdoor connections and views. It will be a backdrop to innovation and creativity, and a space for activating areas that have been forgotten.



MOSSWOOD PARK TREE CANOPY



COMMUNITY ENERGY & CREATIVITY

Mosswood Park, bounded on all four sides by wildly different neighborhood conditions, is a convergence point for a diversity of users and activities. It is a common ground for gathering -- a community space that persists and continues to represent community ideals within a context that is constantly changing. For some, it can be a space that always feels like home in a time when the idea of home is contested.

This project seeks to build on that existing energy by creating a space for community to be created and redefined, a space for healing and well-being.

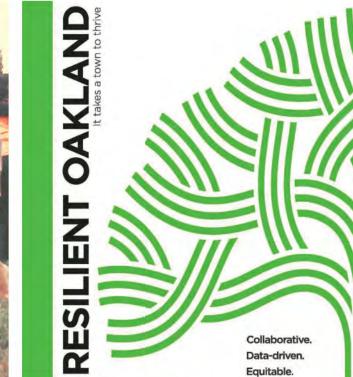


PAN AFRICAN FESTIVAL

RESILIENCY

What will the next 100 years bring for Mosswood Park? Today, for example, public parks are invaluable places of respite in a time of social distancing. How do we build in resiliency for similar events in the future? How can we embed this project with the necessary infrastructure to ensure users can continue to seek refuge and find support in times of need?

What we build should withstand time, and adapt to an evolving environment. It should be sustainable, flexible, and be able to accommodate changing uses and programs. We need to be forward thinking and set an example for how our community should be responding to the issues we are grappling with today and in the future.



RESILIENT OAKLAND PLAYBOOK

Racial Equity Design Goals for **Mosswood Park**

You will see these symbols throughout the Master Plan to highlight aspects of the proposed design that use the below Racial Equity Design Goals.

ADVANCING EDUCATION

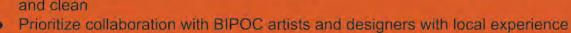
- Access to technology, and cutting edged STEAM programs to close the digital divide
- Opportunities for Connection for 'Disconnected Youth'
- High quality and innovative after-school programs to enhance educational achievement
- Youth mentorship and internship opportunities
- Space for collaboration with City and Non-profit programs
- Job training and career readiness events and seminars

IMPROVING PUBLIC HEALTH

- Access to high-quality open space/parks
- Amenities that encourage regular use of the park
- Facility to support emergency needs
- Improve childhood health through access to physical fitness activities
- Foster Environmental Sustainability and Resilience
- Foster connection to nature
- Add circulation and connection to isolated areas of the park Design planting to promote clear site lines, increase general sense of connection and wellbeing for park users
- Ensure buildings are designed to promote healthy indoor environment
- Ensure the Park is well-maintained over time

OSTERING NEIGHBORHOOD AND CIVIC LIFE

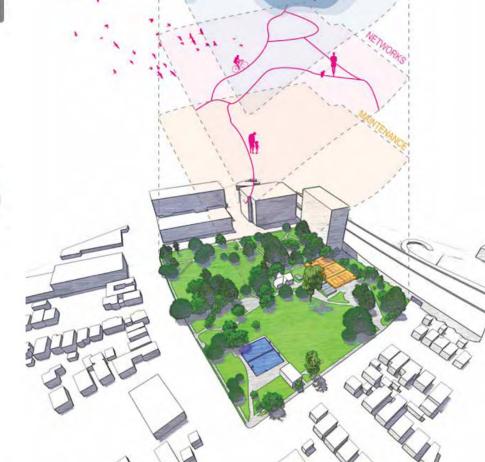
- Maintain the Park as accessible and inclusive of BIPOC community
- Prioritize BIPOC users for ongoing civic engagement and park stewardship Increase civic collaboration, participation and mutual accountability among
- Preserve place keeping for African Americans and others at risk of
- marginalization. Create a welcoming, inclusive, and accessible space
- Tell the history of the park and honor culture of African Americans, Native people, and others who have been historically marginalized (Resist
- "Blackwashing". Black heritage is often exploited for placemaking.) Improve environmental health through access to clean, high quality
- Prioritize long-term efforts to manage the park in ways to make it public, safe,







LAYERS OF A SUCCESSFUL OPEN SPACE



CITY OF OAKLAND

BUREAU OF ENGINEERING AND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437

FAX (510) 238-7227

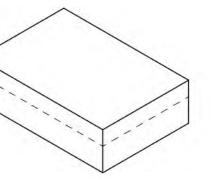
MOSSWOOD **COMMUNITY CENTER**



DESIGN TEAM SUMMARY COLLAGE CREATED FROM COMMUNITY CONTENT

In addition to the Moss House, site features that shaped the building included solar orientation, trees, the adjacent neighborhood, ball field and tennis courts.

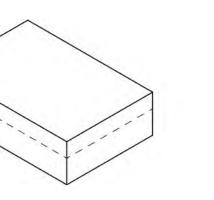
2 REACH FOR LIGHT - THE NORTH SIDE OF THE ROOF LIFTS UP TO LET IN SUNLIGHT



REPLACE BUILDING AND PROGRAM

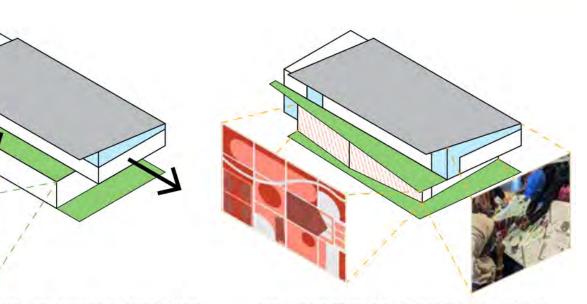
3 CENTER ON NATURE - LIN

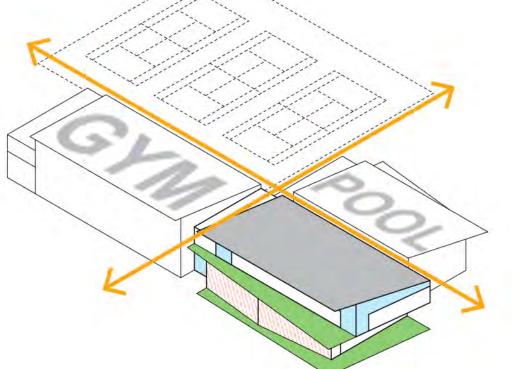
CENTER ON NATURE - ENTRANCES ARE FRAMED



FRONT PORCH FOR THE PARK - THE BUILDING IS CARVED OUT TO CREATE A SECOND FLOOR DECK AND A FIRST FLOOR COVERED OUTDOOR SPACE

DISPLAY ENERGY AND CREATIVITY - CONNECT BACK TO THE COMMUNITY WITH VIEWS AND A PUBLIC ART OPPORTUNITY





6 CREATE A FUTURE COMMUNITY CAMPUS - THE COMMUNITY CENTER IS THE CENTRAL POINT THAT CONNECTS THE TENNIS COURTS AND FUTURE GYM AND POOL

lo. DATE ISSUE DESCRIPTION CONDITIONAL USE PERMIT 95% CD / BUILDING PERMIT 08/20/21 03/17/22 PERMIT REVISIONS 07/15/22 100% CD / BID

Drawn by: Author

1940 BRYANT STREET SAN FRANCISCO, CA 94110

T 415 495 1700 **F** 415 495 1717 W www.lmsarch.com Designed by: Designer

Checked by: Checker

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

PROJECT DESIGN NARRATIVE

G0.03

Project Information

PLANNING CODE SUMMARY

CTY OF OAKLAND GENERAL PLAN

CITY OF OAKLAND PLANNING CODE

BASIC PARCEL INFO		
PARCEL NUMBER:	012 094100100	
LOT AREA:	450082 SQ. FT.	
ADDRESS:	3612 WEBSTER STREET	
LANDUSE	EXEMPT PUBLIC AGENCY	

ZONING AND GENERAL PLAN

ZONING:	OPEN SPACE (COMMUNTY PARK)	
GENERAL PLAN:	URBAN PARK & OPEN SPACE	
IMPACT FEE ZONE	FEE ZONE 1	

CHAPT. 17.11.010 - OS OPEN SPACE ZONE REGULATIONS

SECTION 17.11.050 - CONDITIONALLY PERMITTED ACTIVITIES

RECREATION CENTER, GYMNASIUM, AND SWIM CENTERS (POOL), AMONG OTHER USES, ARE AMONGST THE LIST OF PERMITTED ACTIVITIES UPON THE GRANTING OF A MAJOR CONDITIONAL USE

SIVEN THAT PROJECT IS CONSISTENT WITH PARK MASTER PLAN, PROJECT IS ONLY SUBJECT TO MINOR CONDITIONAL USE PERMIT PROCESS.

SEE SECTION 17.135.050 BELOW FOR PROJECTS CONSISTENT WITH PARK MASTER PLANS ECTION 17.11.130 - MAXIMUM HEIGHT

EXCEPT AS OTHERWISE PROVIDED IN SECTIONS 17.108.020 AND 17.108.030, THE MAXIMUM HEIGHT OF BUILDINGS AND OTHER FACILITIES SHALL BE FORTY-FIVE (45) FEET IN PARKS CLASSIFIED AS CP.

ACTUAL BUILDING HEIGHT = 38' AT HIGHEST POINT ECTION 17.11.140 - MINIMUM YARDS

THE MINIMUM FRONT, SIDE, AND REAR YARDS SHALL BE EQUAL TO THE MINIMUM YARDS REQUIRED IN THE NEAREST ADJACENT ZONING DISTRICT FOR PARKS ABUTTING MULTIPLE ZONES, DIFFERENT MINIMUM YARD REQUIREMENTS MAY APPLY TO DIFFERENT PARTS OF THE PARK.

SEE 1/A2.0A AND 1/A2.0B FOR DISTANCES FROM BLDG. FACE TO PROPERTY LINE

ECTION 17.11.150 - MAXIMUM IMPERVIOUS SURFACE

MAXIMUM 10% FOR PARKS GREATER THAN 10 ACRES.

EXISTING CONDITIONS: 26.6% OF PARK AREA IS IMPERVIOUS - CURRENTLY OVER 10% MAX. PROJECT: 27.8% OF PARK AREA / PROJECT CONTRIBUTES TO A 1.2% INCREASE IN IMPERVIOUS AREA.

SECTION 17.11.160 - BUFFERING

ALL USES SHALL BE SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE BUFFERING REGULATIONS AT CHAPTER 17,110 WITH RESPECT TO SCREENING OR LOCATION OF PARKING, LOADING, AND STORAGE AREAS: CONTROL OF ARTIFICIAL ILLUMINATION: AND OTHER MATTERS SPECIFIED THEREIN.

ENCLOSURES PROVIDED AT UTILITY AND TRASH YARDS.

CHAPT, 17.116 - OFF-STREET PARKING AND LOADING REQUIREMENTS

SECTION 17.116.020 - EFFECT ON NEW AND EXISTING USES

A. NEW PARKING AND LOADING TO BE PROVIDED FOR NEW FACILITIES AND ADDITIONS TO EXISTING FACILITIES. THE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THIS CHAPTER SHALL ONL BE PROVIDED FOR ACTIVITIES OCCUPYING ANY PORTION OF NEW FACILITIES AND NEW ADDITIONS TO EXISTING FACILITIES. THE REQUIRED AMOUNT OF NEW PARKING AND LOADING SHALL BE BASED ON THE CUMULATIVE INCREASE IN FLOOR AREA. OR OTHER APPLICABLE UNIT OF MEASUREMENT, AND ANY MINIMUM SIZE FOR WHICH PARKING OR LOADING IS REQUIRED IN ARTICLES II AND IV OF THI

B. CHANGES IN ACTIVITY WITHIN AN EXISTING FACILITY, EXCEPT AS OTHERWISE PROVIDED FOR NEW DWELLING UNITS DESCRIBED IN SUBSECTION C, NO ADDITIONAL PARKING AND LOADING SPACES ARE REQUIRED FOR A CHANGE OF ACTIVITY WITHIN AN EXISTING FACILITY. HOWEVER, IF THE NUMBER OF EXISTING PARKING SPACES ON THE LOT EQUALS OR IS LESS THAN REQUIRED, THEN THESE PARKING SPACES MUST BE PRESERVED WITH THE CHANGE OF ACTIVITY. IF THERE ARE MORE PARKING SPACES ON THE LOT THAN REQUIRED, THEN THE NUMBER OF SPACES CAN BE REDUCED TO THE MINIMUM REQUIRED

D. EXISTING REQUIRED PARKING AND LOADING TO BE MAINTAINED, EXISTING PARKING OR LOADING THAT IS EQUAL TO OR LESS THAN THE MINIMUM REQUIRED SHALL NOT BE REDUCED IN AMOUNT UNLESS EQUIVALENT SUBSTITUTE FACILITIES ARE PROVIDED. THESE SUBSTITUTE FACILITIES MUST BE CONSISTENT WITH THE STANDARDS AND REQUIREMENTS DESCRIBED IN THIS CHAPTER.

	EXISTING**	PROVIDED - PHASE 1 ^{sb}	
PARKING SPACES	STANDARD STALLS: 27 VAN ACCESSIBLE STALLS: 1	STANDARD STALLS: 24 / LOADING: 1 VAN ACCESSIBLE STALLS: 1	
PARKING SPACES	STANDADD ACCESSIBLE STALLS: 1	STANDADD ACCESSIBLE STALLS. 1	

a. EXISTING PARKING LAYOUT IS NOT COMPLIANT WITH CITY OF OAKLAND PARKING STANDARDS. EXISTING PARKING COUNT, INCLUDING NUMBER OF ADA STALLS, HAS BEEN EXTRAPOLATED BASED ON VIABLE NUMBER OF COMPLIANT STALLS THAT WOULD FIT WITHIN PARKING LOT FOOTPRINT FOR COMPARISON.

. 3 TOTAL "EV READY" (1 ADA) PROVIDED PER CITY OF OAKLAND REQUIREMENTS. SECTION 17.116.070 -OFF STREET PARKING - CIVIC ACTIVITIES

NO SPACES REQUIRED FOR COMMUNITY ASSEMBLY AND RECREATIONAL ASSEMBLY IN ALL ZONES.

SECTION 17.116.130 - OFF STREET LOADING - CIVIC ACTIVITIES

NO BERTH REQUIRED FOR COMMUNTY ASSEMBLY SPACES OCCUPYING LESS THAN 50,000 SQUARE FEET

CHAPTER 17.117 - BICYCLE PARKING REQUIREMENTS

SECTION 17.117.020 - BICYCLE PARKING REQUIRED FOR NEW AND EXISTING USES

BICYCLE PARKING SHALL BE PROVIDED FOR NEW FACILITIES AND ADDITIONS TO EXISTING FACILITIES. BICYCLE PARKING AS PRESCRIBED HEREAFTER SHALL BE PROVIDED FOR ACTIVITIES OCCUPYING FACILITIES, OR PORTIONS THEREOF, WHICH ARE CONSTRUCTED, ESTABLISHED, WHOLLY RECONSTRUCTED, OR MOVED ONTO A NEW LOT AFTER THE EFFECTIVE DATE OF THE BICYCLE. ARKING REQUIREMENTS, OR OF A SUBSECUENT REZONING OR OTHER AMENDMENT THERETO ESTABLISHING OR INCREASING BICYCLE PARKING FOR SUCH ACTIVITIES. EXCEPT TO THE EXTENT THAT EXISTING BICYCLE PARKING EXCEEDS SUCH REQUIREMENTS FOR ANY EXISTING FACILITIES, THE REQUIRED AMOUNT OF NEW BICYCLE PARKING SHALL BE BASED ON THE CUMULATIVE INCREASE IN LOOR AREA, OR OTHER APPLICABLE UNIT OF MEASUREMENT PRESCRIBED HEREAFTER, AFTER SAID EFFECTIVE DATE.

SECTION 17.117.100 - REQUIRED BICYCLE PARKING - CIVIC ACTIVITIES

FOR COMMUNITY ASSEMBLY CIVIC ACTIVITIES, OTHER THAN CHURCHES, TEMPLES, AND SYNAGOGUES, LONG TERM AND SHORT TERM NUMBER OF SPACES TO BE PRESCRIBED BY THE DIRECTOR OF CITY PLANNING PURSUANT TO SECTION 17.117.040.

	EXISTING	PROVIDED - SHORT TERM	PROVIDED - LONG TERM
BICYCLE PARKING	4 RACKS / 8 SPACES (IN PARK BUT OUTSIDE PROJECT AREA)	9 RACKS / 18 SPACES (IN PROJECT AREA)	2 SPACES (INDOOR RACKS IN GENERAL STORAGE RM 104)

CHAPTER 17.118 - RECYCLING SPACE ALLOCATION REQUIREMENTS

ECTION 17.118.020 - AFFECTED PROJECTS

ANY NEW PUBLIC FACILITY WHERE SOLID WASTE IS COLLECTED AND LOADED AND ANY IMPROVEMENTS MADE TO AREAS OF AN EXISTING PUBLIC FACILITY USED FOR COLLECTING AND LOADING SOLID VASTE SHALL PROVIDE ADEQUATE, ACCESSIBLE, AND CONVENIENT AREAS FOR COLLECTING AND LOADING RECYCLABLE MATERIALS.

SECTION 17.118.030 - RECYCLING SPACE ALLOCATION REQUIREMENTS

SPACE ALLOCATED FOR RECYCLING COLLECTION AND STORAGE AREAS WITHIN AFFECTED COMMERCIAL, INDUSTRIAL AND PUBLIC FACILITY PROJECTS SHALL BE PROVIDED IN THE AMOUNT OF TWO CUBIC FEET OF STORAGE AND COLLECTION SPACE PER EACH ONE THOUSAND (1,000) SQUARE FEET, OR PORTION THEREOF. OF THE TOTAL GROSS BUILDING SQUARE FOOTAGE, WITH A MINIMUM

PHASE	REQUIRED	PROVIDED
	11027 GSF / 1000 = 11.027	
HASE 1 - COMMUNITY CENTER	11.027 X 2 = 22.054 CU FT.	
	7715 GSF / 1000 = 7.715	RECYCLING: 2 YD BIN / 54 CU FT
PHASE 2 - GYM	7.715 X 2 = 15.43 CU FT,	COMPOST: 2 YD BIN / 54 CU FT
	5092 GSF / 1000 = 5.092	TRASH: 4 YD BIN / 108 CU FT
PHASE 3 - POOL	5.092 X 2 = 10.184 CU FT.	
TOTAL (DHASE 1 + 2 + 3)	48 CILET	

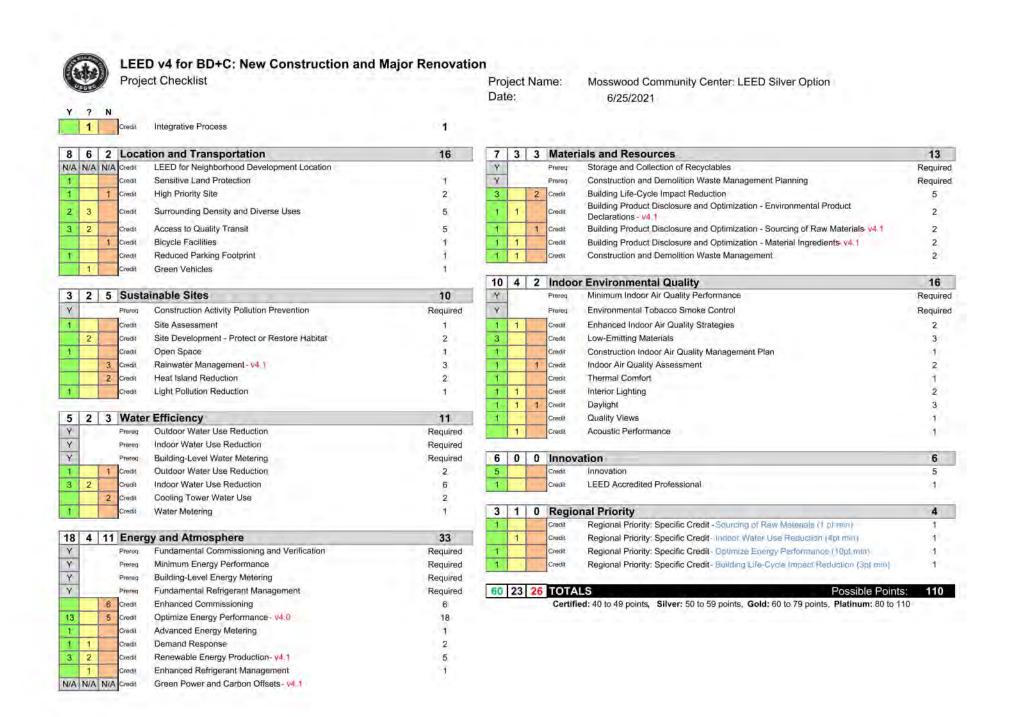
CHAPTER 17.135 - SPECIAL USE PERMIT REVIEW PROCEDURE FOR THE OS ZONE

ECTION 17.135.050 - SPECIAL REQUIREMENTS FOR PROJECTS CONSISTENT WITH PAR MASTER PLANS ROJECTS IN CITY-OWNED PARKS, ANY IMPROVEMENT OR CHANGE IN USE THAT IS CONSISTENT WITH A PARK MASTER PLAN THAT HAS BEEN ADOPTED BY THE OAKLAND CITY COUNCIL SHALL BE SUBJECT TO THESE PROVISIONS, HOWEVER, IN ACCORDANCE WITH SECTION 17.11.060, SUCH PROJECTS SHALL BE SUBJECT TO THE MINOR CONDITIONAL USE PERMIT PROCESS ONLY, EVEN WHERE THEY INVOLVE FACILITIES OR ACTIVITIES THAT WOULD OTHERWISE REQUIRE MAJOR CONDITIONAL USE PERMITS, PROJECTS SHALL BE ELIGIBLE FOR THIS PROVISION ONLY IF THE MASTER PLAN IN QUESTION HAS BEEN ADOPTED WITHIN TEN (10) YEARS OF THE DATE OF THE APPLICATION, OR HAS BEEN AMENDED OR UPDATED WITH COUNCIL APPROVAL WITHIN TEN (10) YEARS OF THE DATE OF

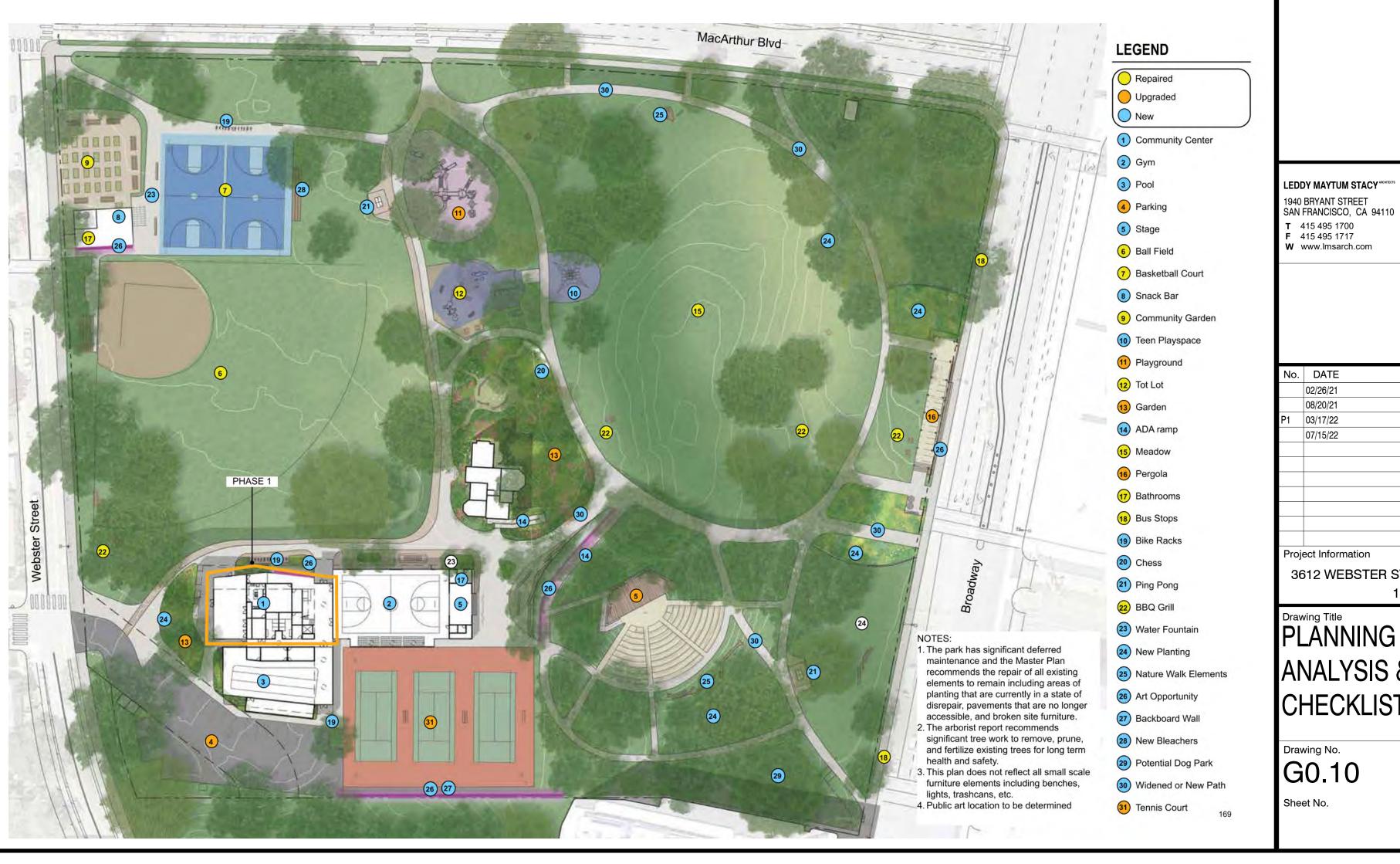
THE APPLICATION. THE DETERMINATION THAT A PROJECT IS CONSISTENT WITH A PARK MASTER PLAN SHALL BE MADE BY THE DIRECTOR OF CITY PLANNING. ECTION 17.135.060 - NO NET LOSS TRACKING

BEGINNING ON THE EFFECTIVE DATE OF THE OS ZONE REGULATIONS, THE OAKLAND CITY ADMINISTRATOR'S OFFICE SHALL ESTABLISH AN OPEN SPACE TRACKING SYSTEM. THE TRACKING SYSTEM SHALL BE MAINTAINED IN A PUBLICLY ACCESSIBLE FORMAT AND SHALL BE UPDATED ON A CONTINUOUS BASIS AS ADDITIONS AND SUBTRACTIONS ARE MADE TO THE CITY'S PARK SYSTEM, BEGINNING ON THE EFFECTIVE DATE OF THESE REGULATIONS, ALL ENCLOSED FACILITIES IN URBAN PARKS WHICH EXCEED ONE HUNDRED (100) SQUARE FEET SHALL BE TRACKED AND RECORDED AS SUBTRACTIONS" FROM A BASELINE FIGURE OF ZERO. ALL ACQUISITION OF PARKLAND OR CREATION OF NEW USEABLE PUBLIC OPEN SPACE SHALL BE TRACKED AND RECORDED AS "ADDITIONS." ONLY AND WHICH IS IMPROVED OR INTENDED FOR IMPROVEMENT TO URBAN PARK STANDARDS MAY BE COUNTED AS "ADDITIONS"; ACQUISITION OF RESOURCE CONSERVATION AREA LAND IS EXCLUDED. THE CITY SHALL STRONGLY ENCOURAGE ACTIONS WHICH RESULT IN A NET GAIN OF OPEN SPACE; IN OTHER WORDS, A CONDITION WHERE THE "ADDITIONS" OF OPEN SPACE IN THE TRACKING SYSTEM EXCEED THE "SUBTRACTIONS" RESULTING FROM NEW BUILDINGS AND STRUCTURE COVERAGE.

LUNLESS OVERRIDING CONSIDERATIONS EXIST, APPROVAL OF ANY INCREASE IN STRUCTURE COVERAGE WITHIN THE OS ZONE SHALL BE CONTINGENT ON A FINDING THAT THERE HAS BEEN NO NET OSS OF URBAN PARKLAND FROM THE TIME OF THE BASELINE DATE. IF THIS FINDING CANNOT BE MADE, APPROVAL SHALL BE CONDITIONED UPON PROVISION OF REPLACEMENT OPEN SPACE OF COMPARABLE VALUE AND OF AN AREA EQUAL TO OR GREATER THAN THE SPACE COVERED WHICH SHALL BE MADE AVAILABLE CONCURRENTLY. LAND WITHIN THE JURISDICTION OF THE PORT OF DAKLAND IS EXEMPT FROM THIS REQUIREMENT AND SHALL BE EXCLUDED FROM THIS CALCULATION.



MASTER PLAN SITE PLAN (FOR REFERENCE)





BUREAU OF ENGINEERING AND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

MOSSWOOD **COMMUNITY CENTER**

1940 BRYANT STREET Checked by: Checker SAN FRANCISCO, CA 94110 **T** 415 495 1700 **F** 415 495 1717 **W** www.lmsarch.com No. DATE ISSUE DESCRIPTION CONDITIONAL USE PERMIT 02/26/21 08/20/21 95% CD / BUILDING PERMIT 03/17/22 PERMIT REVISIONS 07/15/22 100% CD / BID **Project Information** 3612 WEBSTER ST., OAKLAND, CA 94609 1003625 PLANNING CODE **ANALYSIS & LEED CHECKLIST** Drawing No.

Sheet No.

Drawn by: Author

Designed by: Designer

CESSIBILITY

GROSS	BUILDING	AREAS

GROSS BUILDING AREAS			
	PHASE 1 - COMMUNITY CENTER	PHASE 2 - GYM	PHASE 3 - POOL
BASEMENT'A			300
LEVEL 1	6,590	7,780	5,100
LEVEL 2 ^{'B}	5,500		1 - 11
EQUIPMENT PLATFORM*C		2.50	770
TOTAL PER PHASE:	12,090	7,780	5,100
BUILDING TOTAL		24,970	

AREA, BUILDING, THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS, AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

SEC 506.1.3 BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BLOG PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE STORY ABOVE GRADE PLANE

⁸ LEVEL 2 COMMUNITY CENTER AREA INCLUDES OUTDOOR TERRACE

ESEC 505.3 EQUIPMENT PLATFORMS SHALL NOT CONTRIBUTE TO EITHERTHE BUILDING AREA OR THE NUMBER OF STORIES

CHAPT, 3 - OCCUPANCIES PER STORY

	PHASE 1 - COMMUNITY CENTER	PHASE 2 - GYM	PHASE 3 - POOL
LEVEL 1	A-3, B, S-2	A-4, A-3. B, S-2	A-3, B, S-2
LEVEL 2	A-3, B		

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT (FT)

OCCUPANCY	TYP	E IIIB	
(S- SPRINKLERED)	ALLOWED	ACTUAL	
A-3, A-4 (W/O AREA INCREASE)	75'	38'	
A-3, A-4 (W/ AREA INCREASE)	55'	38'	
B, S	75'	38'	

TABLE 504.4 - ALLOWABLE NO. STORIES

OCCUPANGY/G PREING EDER	TYPI	EIIIB
OCCUPANCY (S- SPRINKLERED)	ALLOWED	ACTUAL
A-3, A-4 (W/O AREA INCREASE)	3	2
A-3, A-4 (W/ AREA INCREASE)	2	.2
B, S-2	-4	2

TABLE 506.2 - ALLOWABLE AREA FACTOR (SQ. FT.)

		TYPE IIIB		
OCCUPANCY*	ALLOWED	A	ACTUAL	
	ALLOWED	PHASE 1	PHASE 1 + 2 + 3	
A-3 (SM W/O HEIGHT INCREASE)	28,500			
A-3 (SM W/ HEIGHT INCREASE)	9,500			
B (SM)	57,000			
LEVEL 1		6,590	19,470	
LEVEL 2		5,500	5,500	

SM=BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

SECT. 506.2.4 - MIXED OCCUPANCY MULTISTORY BUILDINGS

EACH STORY OF A MIXED-OCCUPANCY BUILDING WTH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL INDIVIDUALLY COMPLY WITH THE APPLICABLE REQUIREMENETS OF SECTION 508.1			
ACTUAL AREA PER STORY	MOST RESTRICTIVE OCCUPANCY PER STORY	ALLOWABLE AREA BASED ON MOST RESTRICTIVE OCCUPANCY	
PAHSE 1 LEVEL 1 = 6590 SF	A3 W/O HEIGHT INCREASE - Aa = [At + (NS x If)]	28,500 = [28,500 + (9,500 × 0)]	
PHASE 1 +2 +3 LEVEL 1 = 19,470 SF	A3 W/O HEIGHT INCREASE - Aa = [At + (NS x If)]	28,500 = [28,500 + (9,500 x 0)]	
LEVEL 2 = 5,500 SF	E W/O HEIGHT INCREASE - Aa = [At + (NS x If)]	43,500 = [43,500 + (9,500 x 0)]	

ECT. 508 & 509 - OCCUPANCY SEPARATION

CT. 508.3 - NON-SEPARATED OCCUPANCIES (UTILIZED THROUGHOUT)

8.3.1 OCCUPANCY CLASSIFICATION, NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED... THE REQUIEMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BLDG. BASED IN THE OCC. CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPT. 9, WHICH APPLY TO THE NON-SEPARATED OCCUPANCIES, SHALL APPLY TO THE TOTAL

18.3.2 ALLOWABLE BUILDING AREA & HEIGHT. THE ALLOWABLE BUILD. AREA & HEIGHT OF THE BUILD. SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS IDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILD. IN ACCORDANCE WITH SECTION 503.1.

3.3.3 SEPARATION. NO SEPARATION IS REQ'D BETWEEN NON-SEPARATED OCCUPANCIES.

TABLE 509 - INCIDENTAL USES	
FURNACE ROOM WHERE ANY PIECE OF EQUIPMENT IS OVER 400K BTU	1 HR OR PROVIDE AUTO SPRINKLER SYSTEM
RMS, W/BOILERS WHERE LARGEST PIECE OF EQT. IS O/ 15 PSI & 10 HP	1 HR OR PROVIDE AUTO SPRINKLER SYSTEM
LAUNDRY ROOMS OVER 100 SQUARE FEET	1 HR OR PROVIDE AUTO SPRINKLER SYSTEM
ELECTRICAL INSTALLATIONS AND TRANSFORMERS	SEE CALIFORNIA ELECTRICAL CODE

TABLE 601 - FIRE RESIST. RATING REQ'TS FOR BLDG ELEMENTS (HRS)

TYPE IIIB	
0	
2	
0	
0	1.1
0	
0	
	TYPE IIIB 0 2 0 0 0 0 0 0 0

602.3 TYPE III - TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY TERIAL PERMITTED BY THIS CODE. FIRE-RETARDANT-TREATED WOOD FRAMING AND SHEATHING COMPLYING WITH SECTION 2303.2 SHALL BE PRMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A

TABLE 602 - FIRE RESIST. RATING REQ'TS FOR EXT WALLS

FIRE SEPARATION DISTANCE = X (ft)	CONST. TYPE	A, B, E, S-2	
X < 5	All	1	
5 ≤ X < 10	IA, VB	1	
	1A, IB	†	
10 ≤ X < 30	IIB, VB	0	
	Others	4	

WHERE TABLE 705.8 PERMITS NONBEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS (FIRE SEPARATION DISTANCE OF 20'). THE REQUIRED FIRE RESISTANCE RATING OR THE EXTERIOR WALLS IS 0 HOURS.

TABLE 705.8 - MAX AREA OF EXT. WALL OPENINGS

FIRE SEPARATION DISTANCE	ALLOWABLE AREA UNPROTECTED SPRINKLERED - COMMUITY CENTER	ALLOWABLE AREA UNPROTECTED NONSPRINKLERED - MOSS HOUSE
0 TO LESS THAN 3	NOT PERMITTED	NOT PERMITTED
3 TO LESS THAN 5	15%	NOT PERMITTED
5 TO LESS THAN 10	25%	10%
10 TO LESS THAN 15	45%	15%
15 TO LESS THAN 20	75%	25%
20 TO LESS THAN 25	NO LIMIT	45% ⁺
25 TO LESS THAN 30	NO LIMIT	70%
GREATER THAN 30	NO LIMIT	NO LIMIT

SEE 1/GO.11 FOR DIAGRAM OF EXISTING OPENINGS AT MOSS HOUSE SW ELEVATION. CHAPT, 7 - FIRE & SMOKE PROTECTION FEATURES

SECT. 705.6 - STRUCTURAL STABILITY

TERIOR WALLS SHALL EXTEND TO THE HEIGHT REQUIRED BY SECTION 705.11. INTERIOR STRUCTURAL ELEMENTS THAT BRACE THE EXTERIOR WALL BUT THAT ARE NOT LOCATED WITHIN THE PLANE F THE EXTERIOR WALL SHALL HAVE THE MINIMUM FIRE-RESISTANCE RATING REQUIRED IN TABLE 601 FOR THAT STRUCTURAL ELEMENT, STRUCTURAL ELEMENTS THAT BRACE THE EXTERIOR WALL. IT ARE LOCATED OUTSIDE OF THE EXTERIOR WALL OR WITHIN THE PLANE OF THE EXTERIOR WALL SHALL HAVE THE MINIMUM FIRE-RESISTANCE RATING REQUIRED IN TABLES 601 AND 602 FOR THE TERIOR WALL.

SECT. 707 - FIRE BARRIER

HE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION: HR RATING AT ELECTRICAL ROOM

STAIR 2 ENCLOSURE LEVATOR HOISTWAY

SECT. 712.1.9 - TWO-STORY OPENINGS

OTHER THAN GROUPS 1-2, 1-2,1 AND 1-3, A VERTICAL OPENING THAT IS NOT USED AS ONE OF THE APPLICATIONS LISTED IN THIS SECTION SHALL BE PERMITTED IF THE OPENING COMPLIES WIITH ALL

F THE FOLLOWING ITEMS:

. DOES NOT CONNECT MORE THAN TWO STORIES. . DOES NOT PENETRATE A HORIZONTAL ASSEMBLY THAT SEPARATES FIRE AREAS OR SMOKE BARRIERS THAT SEPARATE SMOKE COMPARTMENTS.

. IS NOT CONCEALED WITHIN THE CONSTRUCTION OF A WALL OR A FLOOR/CEILING ASSEMBLY. IS NOT OPEN TO A CORRIDOR IN GROUP I AND R OCCUPANCIES.

IS NOT OPEN TO A CORRIDOR ON NON-SPRINKLERED FLOORS. IS SEPARATED FROM FLOOR OPENINGS AND AIR TRANSFER OPENINGS SERVING OTHER FLOORS BY CONSTRUCTION CONFORMING TO REQUIRED SHFT ENCLOSURES,

SECT. 713.4 - FIRE RESISTANCE RATING

HAFTS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES... SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT ESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HOURS, SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF 703,2.1.

PROVIDED

CHAPT. 9 - FIRE PROTECTION SYSTEMS

SECT. 902 - FIRE PUMP AND RISER ROOM SIZE T REQUIRED

SECT. 903 - AUTOMATIC SPRINKLER SYSTEMS

SECT. 907 - FIRE ALARM & DETECTION SYSTEMS

CHAPT 10 - OTHER APPLICABLE SECTIONS

DITIONAL PORTIONS OF CHAPT, 10 ARE RELEVANT AND APPLICABLE TO THIS PROJECT INCLUDING 1010 FOR DOORS, 1011 FOR STAIRS, 1023 FOR INT. EXIT STAIRWAYS, 1027 FOR EXT. EXIT IRWAYS AND RAMPS, AND 1028 FOR EXIT DISCHARGE, PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS. SEE CODE FOR FULL TEXT NOT INCLUDED IN THIS SUMMARY.

IERE OCCUPANTS EGRESS FROM ONE OR MORE ROOMS, AREAS OR SPACES THROUGH OTHERS, THE DESIGN OCCUPANT LOAD SHALL BE THE COMBINED OCCUPANT LOAD OF INTERCONNECTED CCESSORY OR INTERVENING SPACES. DESIGN OF EGRESS PATH CAPACITY SHALL BE BASED ON THE CUMULATIVE PORTION OF OCCUPANT LOADS OF ALL ROOMS. AREAS OR SPACES TO THAT POIN LONG THE PATH OF EGRESS TRAVEL

ECT. 1004.6 - FIXED SEATING

IR AREAS HAVING FIXED SEATS AND AISLES. THE OCCUPANT LOAD SHALL BE DETERMINED BY THE NUMBER OF FIXED SEATS INSTALLED THEREIN. THE OCCUPANT LOAD FOR AREAS IN WHICH FIXEI ATING IS NOT INSTALLED, SUCH AS WAITING SPACES, SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1004.5 AND ADDED TO THE NUMBER OF FIXED SEATS. THE OCCUPANT LOAD OF ELCHAIR SPACES AND THE ASSOCIATED COMPANION SEAT SHALL BE BASED ON ONE OCCUPANT FOR EACH WHEELCHAIR SPACE AND ONE OCCUPANT FOR THE ASSOCIATED COM-PANION SEAT ROVIDED IN ACCORDANCE WITH SECTION 1108.2.3. FOR AREAS HAVING FIXED SEATING WITHOUT DIVIDING ARMS. THE OCCUPANT LOAD SHALL BE NOT LESS THAN THE NUMBER OF SEATS BASED ON ONE PERSON FOR EACH 18 INCHES (457 MM) OF SEATING LENGTH. THE OCCUPANT LOAD OF SEATING BOOTHS SHALL BE BASED ON ONE PERSON FOR EACH 24 INCHES (610 MM) OF BOOTH SEAT ENGTH MEASURED AT THE BACKREST OF THE SEATING BOOTH.

SECT. 1004.7 - OUTDOOR AREAS

ARDS, PATIOS, OCCUPIED ROOFS, COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH MEANS OF EGRESS AS REQUIRED BY HIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE.

TABLE 1006 - NO. OF EXITS & COMMON PATH OF EGRESS TRAVEL DISTANCE

MAX. OCCUPANT LOAD OF SPACE	MAX. COMMON PATH OF EGRES TRAVEL DISTANCE
49	75'
49	100'
29	100'

501-1000		3	
TABLE 1006.3.3(2) - STORIES WITH ONE EXIT			
	OCCUPANCY	MAX. OCC. LOAD / STORY	MAX. COMMON PATH OF EGRESS TRAVEL DIS
FIRST STORY ABOVE GRADE PLANE	A, B	49	75'
SECOND STORY ABOVE GRADE PLANE	B.S	29	75

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS

STAIR IS ACCESSIBLE MEANS OF EGRESS COMPLYING W/ SEC 1009.3 + CHAPTER 11B (SEC. 11B-210 + 11B-504)

PER SEC. 1011.2.: MINIMUM WIDTH IS 44" PER SEC. 1009.3.2, EXCEPTION 1: CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLER

PER SEC. 1009.3.3 EXCEPTION 2: AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

SINCE AREAS OF REFUGE ARE NOT REQIRED, 2-WAY COMMUNICATION IS NOT REQUIRED AT STAIR.

ER SEC. 1009.2.1 ELEVATOR NOT REQUIRED TO BE PART OF ACCESSIBLE MEANS OF EGRESS SINCE REQUIRED ACCESSIBLE FLOOR IS LESS THAN 4 STORIES ABOVE LEVEL OF EXIT DISCHARGE. ER SEC. 1009.8 A TWO-WAY COMMUNICATION SYSTEM (AND DIRECTIONAL SIGNAGE) COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH EVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE

SECT. 1016.2 - EGRESS THROUGH INTERVENING SPACES

GRESS THROUGH INTERVENING SPACE SHALL COMPLY WITH SECTION 1016.2. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSRY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL O AN EXIT. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH ADJOINING OR NTERVENING ROOMS OR SPACES IN A GROUP H, S. OR F OCCUPANCY WERE THE ADJOINING OR ERVENING ROOMS OR SPACES ARE THE SAME OF A LESSERS HAZARD OCCUPANCY GROUP.

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CONTRACTOR OF THE PROPERTY OF THE PR	W/ SPRINKLER SYSTEM	
A, E, F-1, R, S-1	250	
В	300	
F-2, S-2, U	400	

SEC. 1029 - ASSEMBLY

A BUILDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WHERE THERE IS NOT A WELL-DEFINED MAIN EXIT OR WHERE MULTIPLE MAIN EXITS ARE PROVIDED, EXITS SHALL BE PERMITTED TO E DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING PROVIDED THAT THE TOTAL CAPACITY OF EGRESS IS NOT LESS THAN 100 PERCENT OF THE REQUIRED CAPACITY AND NOT LESS THAN ONE XIT SHALL DISCHARGE ON A STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 20 FEET (6096 MM) IN CAPACITY THAT ADJOINS A STREET OR PUBLICWAY, SMOKE-PROTECTEDSEATING SHALL MPLY WITH SECTION 1029.6.2.

SECT. 1029.3.1 - OCCUPANT LOADS BETWEEN 100 AND 300

GROUP A OCCUPANICES OR ASSEMBLY OCCUPANCIES ACCESSORY TO GROUP E OCCUPANCIES THAT HAVE AN OCCUPANT LOAD OF 100 TO 300 NOT LESS THAN ONE OF THE REQUIRED MEANS OF

EGRESS SHALL EXIT THROUGH ONE OF THE FOLLOWING:

1. DIRECTLY TO AN EXIT 2. EGRESS THROUGH A LOBBY THAT IS NOT USED TO ACCESS THE OTHER REQUIRED EXIT

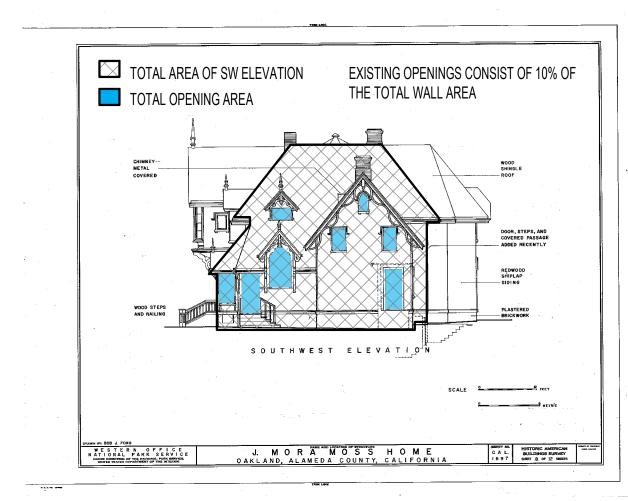
3. TO A ONE-HOUR RATED CORRIDOR TO AN EXIT 4. CONTINUOUS THROUGH A ONE-HOUR RATED LOBBY TO AN EXIT

NOT LESS THAN ONE EXIT SHALL DISCHARGE ON A STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 20 FEET IN CAPACITY THT ADJOINS A STREET OR PUBLIC WAY.

DIRECT EXIT FROM SOCIAL HALL IS PROVIDED

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES - PHASE 1 Per CPC 422.1

OCCUPANCY CLASSIFICATION	OCCUP	WATER	CLOSETS	URINALS	LAVAT	ORIES	BATHTUBS	DRINKING	OTHER
Section 19 Section 19	ANT	MALE	FEMALE	MALE	MALE	FEMALE	1	FOUNTAINS	PER 2019 CPC
A-3	125.97	3: 201-400	1: 1-25 2: 26-50 3: 51-100	1: 1-100 2: 101-200 3: 201-400	1: 1-200 2: 201-400	1: 1-100 2: 101-200 4: 201-300	N/A	1: 1-250 2: 251-500	
Divide by 2 for M/W	62.99	0.63	2,26	0.63	0.31	0.63	0.00	0.50	1 SERVICE
В	68.8	1: 1-50	1: 1-15 2: 16-30 3:31-50	1:1-100	1: 1-75	1: 1-50	N/A	1:150	SINK
Divide by 2 for M/W	34.41	0.69	2.23	0.34	0.45	0.69	0.00	0,46	
S-2	0.15								
Divide by 2 for M/W	0.08								
SUBTOTALS		1.32	4.49	0.97	0.76	1.32	0.00	0.96	1.00
TOTAL MIN FIXTURES REQUIRED		2.00	5.00	1.00	1.00	2.00	0.00	1.00	1
GENDERED FIXTURES PROVIDED		2	4	2	2	2			
GENDER NEUTRAL EIXTURES PROVIDED)*		3	0	2		0	2	2



MOSS HOUSE SW ELEVATION DIAGRAM

EBMUD FIRE SERVICE AVAILABLE FLOW & PRESSURE INFORMATION

Contact Information:	Request Number: 6570
Andy Cao	E-mail: acao@bkf.com
BKF Engineers	Phone: (510) 899-7317
300 Frank Ogawa Plaza Suite 380	Cell: (510) 899-7300

Property Information:

Oakland, 94612

3612 Webster Street OAKLAND, 94609

Approximate Elevation (feet): 65 Assessor's Parcel Number: 12-941-1

The following available flow and pressure information is based on a Maximum Day Demand Hydraulic Model Analysis of EBMUD's water distribution system. This information should be used as a guideline of the approximate available flow. It is recommended that a design allowance be made for possible reductions in pressure and/or flow that could occur under other possible scenarios. Applicant understands that the District cannot guarantee any specific value for pressure and flow. If you have any questions, please contact us at nbo@ebmud.com or call (510)287-1008.

Available flow and pressure at possible fire service connection for above property

Possible Fire Service Connection #1 Off the 12-inch main (12CM54) in Webster Street, on the east side of Webster Street, approximately 50 feet north of 36th Street.

Pressure Zone: AQUEDUCT Connection Point Elevation (feet): 71 Connection Point Static Pressure (psi): 105 Residual Pressure at 750 gpm (psi): 104 Residual Pressure at 1500 gpm (psi): 102

Possible Fire Service Connection #2 Off the 12-inch main (12CM54) in Webster Street, on the east side of Webster Street, approximately 15 feet north of 37th Street.

Pressure Zone: AQUEDUCT Connection Point Elevation (feet): 73 Connection Point Static Pressure (psi): 104 Residual Pressure at 750 gpm (psi): 103 Residual Pressure at 1500 gpm (psi): 101

Engineer's Comments: The pressure and flow information stated is available at the street main connections in Webster Street. The requested pressure and flow information in West MacArthur Boulevard is located where a water main is not available for fire service. The nearest water in MacArthur Avenue is located across the street median in West MacArthur Boulevard, and any possible fire service connection in West MacArthur Boulevard would require construction of a parallel water main, to be installed at the project sponsor $\hat{A}_{\hat{G}}$ s expense.

Flow and pressure data is valid for one year after the approval date. You will need to submit a new request and pay applicable fee after the expiration date. NBO: KWALTERS Engineer: DCHIU Supervisor: JMCGREGO Date: 2020-03-25 02:37:35.0STATEMENT OF DESIGN CRITERIA USED FOR FIRE SPRINKLER DESIGN

Request Number: 6570

CITY OF OAKLAND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

MOSSWOOD **COMMUNITY CENTER**

Drawn by: Author Designed by: Designer 1940 BRYANT STREET SAN FRANCISCO, CA 94110 Checked by: Checker **T** 415 495 1700 **F** 415 495 1717 W www.lmsarch.com

		JONES TO A STATE OF THE PARTY O
No.	DATE	ISSUE DESCRIPTION
	02/26/21	CONDITIONAL USE PERMIT
	08/20/21	95% CD / BUILDING PERMIT
P1	03/17/22	PERMIT REVISIONS
	07/15/22	100% CD / BID

Project Information

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

BUILDING CODE

BY: Dominique Elie, LMS Architects

February 26, 2021 Updated May 12, 2021

PROJECT: **Mosswood Community Center** LMS JOB No.: 1902 3612 Webster St

Oakland Building Department 250 Frank H. Ogawa Plaza Oakland, CA 94612

ATTENDEES: BUILDING Alain Placido, Supervising Plan Check Engineer Tina Txie, Plan Check Engineer

Oakland, CA 94609

Anita Tsui, Fire Protection Engineer

Elysia Sabiniano, Process Coordinator

Ryan Jang, AIA Dominique Elie, AIA

Project Description and Overview

Address of Property: 3612 Webster St Oakland, CA 94609

Parcel: 012 094100100

Zoning: Open Space – Community Park

Project Sponsor: Oakland Public Works Project Delivery Division / Oakland Department of

Parks, Recreation, & Youth Development . Project Description: The project consists of Phase 1 of the new Community Center facility proposed under the Mosswood Park Master Plan. Phase 1, currently slated for development and construction, and targeting completion in Summer 2023, is a 2-story community center and interim use landscape in the Southwest quadrant of Mosswood Park. Future phases will consist of a gymnasium (Phase 2), and a warm-water pool (Phase 3), and will be treated as additions to the Phase 1 Community Center. (See attached Exhibit N for Master Plan Site Plan). The three phases will ultimately comprise of one building with a singular address. Main controls for fire alarm system and main riser for fire sprinkler system will be housed in the Phase 1 Community Center facility. Below is a description of the current Phase 1 project under consideration:

 Phase 1 – Community Center: 2 story structure, approximately 12,000 +/- square feet in size. The ground story will feature a social hall, kitchen, inclusion classroom, offices, restrooms, and back of house spaces (i.e. electrical room, MPOE, inverter room, storage). The second story will feature a maker's space, computer lab, classroom, gender neutral restroom, and an 850 SF outdoor terrace. Outdoor spaces are provided on the ground, including new hardscape, planting areas, and a lawn East of the Community Center, envisioned as an interim use space in anticipation of the future gym addition (Phase 2). The project includes improvements to the existing parking lot and a new fire access road North of the building.

Number of Stories: 2 total

Proposed Use:

o 1st Story: A-3, B, S-2

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Are the fire resistance rating and area of allowable openings noted above acceptable?

Response: No objections noted, the location of the imaginary line and approach to exterior wall openings noted above is acceptable.

Two-Story Openings Background: Please see attached Exhibits A. L.

Per CBC 712.1.9, in other than groups I-2, I-2.1 and I-3, a vertical opening that complies with all of the following items shall be permitted:

Does not connect more than two stories.

conforming to required shaft enclosures.

2. Does not penetrate a horizontal assembly that separates fire areas or smoke barriers that separate smoke compartments.

Is not concealed within the construction of a wall of a floor/ceiling assembly. 4. Is not open to a corridor in Group I and R occupancies.

Is not open to a corridor on nonsprinklered floors. 6. Is separated from floor openings and air transfer openings serving other floors by construction

Is Stair 1, open stair, acceptable as it meets all the criteria noted above?

Response: Yes, the two-story vertical opening at Stair 1 is acceptable as it meets all the criteria noted

Building OFD

Fire Protection Systems

Background: Fire pump room not required per Fire Flow calcs (See Exhibit C: Sheet G0.5 Code Analysis). Automatic sprinkler system and fire alarm and detection system provided.

Phasing of Fire Protection

Background: Design team proposes a central fire riser room located in community center as part of Phase 1 of project. Subsequent additions at Phase 2 gym and Phase 3 pool would connect and extend from existing fire protection system at Phase 1 community center.

a. Confirm one main riser at Community Center building and extension of fire protection system across phases is acceptable, or advise if each additional phase will require its own local riser and separate fire protection systems.

Response: Assuming all phases constitute one building, one rise is acceptable assuming fire flow and pressure criteria are met.

OFD

Fire Access Road

Background: See attached meeting notes (Exhibit O) from review with Oakland Fire Dept Engineer Anita Tsui. Given that height of roof eave at North elevation is below 30', project will not trigger aerial apparatus road requirements.

The roof design has been slightly revised to include a higher overhang above an exterior deck in the first column bay West of the main entry. For this 20' section of roof, the eave would be above 30'. (See Exhibits G - M)

Please confirm if that altered roof section does not trigger aerial apparatus road requirement?

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. Construction Type: Type IIIB

TYPE III-B Primary structural frame: Ext. bearing walls: Int. bearing walls: Ext. nonbearing walls: Int. nonbearing walls: Floor construction: Roof construction:

Fire Protection: The building will have a fire alarm system and a fire sprinkler system per NFPA

Proposed Applicable Regulations:

2019 California Building Standards Administrative Code Part 1

2019 California Building Code Part 2, Volumes 1 & 2 2019 California Electrical Code

2019 California Mechanical Code 2019 California Plumbing Code

2019 California Energy Code

2019 California Fire Code

 2019 California Green Building Standards Code 2019 California Reference Standards Code

 City of Oakland General Plan City of Oakland Planning Code

 City of Oakland Amendments to CA Codes Mosswood Park Master Plan (Seeking adoption 02/2021)

Allowable Building Height. No of Stories, and Area

Background: Although only the 12,000 SF Phase 1 Community Center scope is under consideration for this review, the Construction Type (III-B) for the project was selected in order to accommodate possible future phases. The three program elements (community center, gym, and pool) will ultimately comprise one building with a singular address, and each programmatic element is intended to be built sequentially in three separate phases, whereas each subsequent phase would constitute an addition to the previously completed structure with no fire separation. Given this, the allowable height, stories, and areas for the given construction type (III-B) are intended to meet the cumulative requirements of all three phases combined using the most restrictive occupancy (A occupancy) per Section 705.3 Exception 1. For reference, Phase 2 is an 8,000 SF Gymnasium, and Phase 3 is a 5,100 SF Pool.

Allowable Number of Stories and Building Height

Background: Please see attached Exhibits A. L. Per CBC 504.3, the allowable height for a Type III-B sprinklered building, A occupancy (with area increase) is 55'. Per CBC 504.4, the allowable number of stories for a Type III-B sprinklered building, A occupancy (with area increase) is 2.

Is the proposed 2 story building with a height of 38', as measured from grade plane to top of highest roof

Response: Building height as currently shown is acceptable per 2019 Building Code, However, impacts to future phases are dependent on possible revisions to allowable areas and heights in future code cycles under which future phases may be evaluated.

Building OFD

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Response: Given that the code measures to the lowest point of access to the highest eave, Anita Tsui's initial response is that this would be acceptable but will have to be discussed with the Fire Marshall and require a follow-up response. There may be other mitigation options for enhancing the fire protection

05/12/21 UPDATE: Per additional correspondence. Anita Tsui has confirmed that the proposed roof

design and fire access are acceptable.

General Means of Egress

Background: Please see attached Exhibits A, B

CBC Table 1006.2.1 - Spaces with 1 exit or exit access doorway: max 49 occupants for A,E Occupancies and 75' max common path of egress travel. 49 Occupants for B Occupancies and 100' common path of

CBC Table 1006.3.2 - Minimum number of exits or access to exits from a Story: for 1-500 occupants, 2 exits per story is required.

CBC 1007.1.1 Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Exception 2: Where a building is equipped through with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served. CBC Table 1017.2 Exit Access Travel Distance: A, E, Occupancies - 250', B Occupancy - 300', S2 -400'. All with sprinklers.

Social Hall Egress Under Building Overhang Background: Please see attached Exhibits B, C, L

The Social Hall, on Level 1, is an A-3 assembly space with an occupant load factor of factor of 7 (for Assembly without fixed seats, concentrated. Per Table 1004.5). With an area of 1604 SF this leads to a total of 230 occupants. This room will meet the requirements of CBC 1029.3.1 for Group A occupancies with occupant loads between 100 and 300 in that not less than one of the required means of egress shall exit directly to an exit. Additionally, not less than one exit shall discharge on a street or an unoccupied space of not less than 20 feet in capacity that adjoins a street or a public way. The current floor plan shows two direct exits to the exterior. These two exits have occupants exit directly onto an exterior patio with free access to the 20' fire access road North of the building that leads to the public right of way at Webster street. The two exits from the Social Hall and portions of the outdoor patios that occupants would circulate through occur under building overhangs from the floor above at both the North and West side. The floor above is located 14' 3" above Level 1, with the bottom of joist at Level 2 being 11' above Level 1. The building overhang ranges from 3' to 11' over the outdoor patio area.

Are Level 2 building overhangs acceptable over Social Hall exits at Level 1? Do exterior overhangs need to be sprinklered? What is considered the "public way" (i.e. the exterior patio, the walkway at the parking lot, or the fire lane)?

Does the ground floor exterior patio, partially under cover, need to be assigned an occupant load?

Response: Level 2 building overhangs over Social Hall exits at Level 1 are acceptable, however, door swing at SW corner exit from social hall needs to be revised to swing out in the direction of travel. Overhangs or soffits that are over 4' wide need to be sprinklered. Webster street is considered the public way (see CBC Sec 202 definition). There is no need to assign an occupancy or occupant load to the patio,

however, the patio area would contribute to the total floor area for the building given that it is under the

Building OFD

horizontal projection of the floor above.

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Allowable Building Area

Background: Please see attached Exhibits A, B Per CBC 506.2, the allowable area factor for a Type III-B sprinklered building, A occupancy (without height increase) is 28,500 SF per story. Per CBC 506.4, each story of a mixed-occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. For Phase 1 only, the Level 1 area is 6,590, and Level 2 area is 5,550 (includes outdoor terrace), which creates a total building area of 12,090 SF. For the potential full build, inclusive of all possible future additions of gym and pool, the Level 1 total area increases to 19,470 SF, Level 2 total area remains at 5,500 SF, which would bring the total building area to 24,970 SF. The project is proposing using Type III-B construction for all three phases in order to be able to designate the future phases as additions and avoid fire separation requirements between future phases.

If the total building area remains under 57,000 SF for two stories (2x 28,500 SF per story) allowable for Type III-B Construction, is it acceptable to treat future phases as additions to the Phase 1 project with no fire separation between phases?

Response: This approach is acceptable given that the project is using the non-separated occupancies provision. Therefore, fire separations are not required between occupancies. However, project should evaluate for other provisions that may call for occupancy separations, such as incidental uses.

Building ___OFD___

Occupancy Separation

Background: Please see attached Exhibits A, B

Project is intending on using non-separated occupancies per Section 508.3. Each occupancy will be individually classified and meet requirements of the code based on their individual classification. However, the most restrictive provisions of Chapter 9 that apply to the nonseparated occupancies will apply to the total nonseparated occupancy area. Allowable building area, height and number of stories will be based Type III-B A occupancy allowances given that it is the most restrictive.

Is non-separated occupancy approach acceptable?

Response: Yes, non-separated occupancies approach is acceptable per 2019 code.

Building ___OFD___

Construction Type and Fire Resistance Rating Requirements for Building Elements

Background: Please see attached Exhibits A. B.

Proposed construction type is Type III-B. Per CBC Section 602.3, Type III Construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire retardant treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hr rating or less.

Per Table 601, Type IIIB allows most building elements to be 0-Hr rated, except for exterior bearing walls that are required to be 2-hr rated and not less than the fire-resistance rating as referenced in Section 704.10 per footnote f in Table 601.

Per 704.10, load-bearing structural members located within the exterior walls or on the outside of a building or structure shall be provided with the highest fire-resistance rating as determined in accordance

1. As required by Table 601 for the type of building elements based on the type of construction of the building. - in this case 0 hr.

2. As required by Table 601 for exterior bearing walls based on the type of construction. – in this

3. As required by Table 602 for exterior walls based on the fire separation distance. - in this case 0

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Review of Level 2 Egress Background: Level 2 of the Community Center features three rooms (Classroom, Computer Lab. Maker's Space) as well as an outdoor terrace. The three main rooms at Level 2 have been classified as Group B occupancies, per CBC Section 304, which notes that Business occupancies shall include: "training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy). For the Classroom and Computer Lab, an occupant load factor of 20 net (for Educational - Classroom Area per Table 1004.5) was used, while for the Maker's Space an occupant load factor of 50 net was used (For Educational - Shops and other vocational room areas per Table 1004.5). Given that the outdoor terrace could be used as an assembly space, it was given an A-3 occupancy with an occupant load factor of 15 net (For Assembly without fixed seats, unconcentrated).

Please confirm the selected occupancies and occupant load factors noted above are acceptable? See Exhibit B for resulting occupant loads from each space and proposed exiting routes.

Response: Occupancies and occupant load factors noted in Exhibit B are acceptable

Building ___OFD___

Egress through Intervening Rooms

Background: Egress through intervening space shall comply with Section 1016.2. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one of the other, are not a group H occupancy and provide a discernible path of egress travel to an exit.

Is egress through intervening spaces acceptable in the following scenarios:

a. From storage rooms through adjoining space as shown from General Storage (Room 104) through Inclusion Classroom; and from MPOE (Room 115) and Storage (Room 117) through

Social Hall (Room 116); Inverter (Room 114) through Electrical Room (Room 113)? b. Second exit from Electrical Room (Room 113) through Inclusion Classroom (Room 111); Elevator

Control Room (202) through Storage (204)? Kitchen (Room 112) through Social Hall (Room 116)?

d. Second exit from Terrace (211) through Maker's Space (208)?

Mechanical Roof egress through Hall at Level 2? Upper Mechanical Well exit through Stair 2 via roof hatch?

Response: Egress through intervening spaces noted above are acceptable, except for second exit from electrical room through inclusion classroom (item b) given that electrical room is not accessory to the classroom. Second exit from electrical room will be revised to go through social hall storage (Room 117).

Building OFD

Accessible Means of Egress

communication is not required at stair.

or more stories above or below the level of exit discharge.

Background: Please see attached Exhibits A, B CBC Section 1009.2.1 - Accessible Means of Egress - Stair is accessible means of egress complying with Section 1009.3 and Chapter 11B. Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system since areas of refuge are not required, 2-way

Per Section 1009.2.1 Elevator is not required to be part of the accessible means of egress since the requires accessible floor is less than 4 stories above level of exit discharge. Per Section 1009.8 a two-way communication system complying with sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one

Questions:

Confirm that it is acceptable for Stairs to be accessible means of egress. Confirm that areas of refuge and 2-way communication are not required at stairs. Confirm 2-way communication required at Level 2 elevator landing.

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Per 705.6, interior structural elements that brace the exterior wall but that are not located within the plane of the exterior wall shall have the minimum fire-resistance rating required in table 601. Primary structural frame is 0-HR rated per Table 601. Structural elements that brace the exterior wall but are located outside of the exterior wall or within the plane of the exterior wall shall have the minimum fire-resistance rating required in table 601 and 602 for the exterior wall.

Does 2x6 wood framing within exterior wall assembly using fiber cement siding need to be fire-treated to constitute an acceptable non-combustible assembly for Type III-B construction? (See Exhibit B for Exterior

Response: Yes, framing will need to be fire treated and wall assembly will need to be accompanied by UL or GA listing.

Building ___OFD___

Question:

Exterior bearing walls at South and East facades will provide 2-hr rating through the use of fire retardant wood framing and sheathing complying with Section 2303.2. All other exterior walls are non-load bearing and therefore are only subject to non-combustible assembly requirements for Type III-B construction. Please confirm non-load bearing exterior walls can be 0-hr rated.

Response: Yes, non-load bearing exterior walls can be 0-hr rated per Table 601. However, if an exterior wall has to support any other rated assemblies, then the supporting wall will also need to be rated.

Building OFD____

Question

Per table 601, fire resistance rating requirement for primary structural frame for Type III-B construction is 0-HR rated. Please confirm it is acceptable that structural frame inside of exterior wall and not in plane with exterior wall be 0-hr rated, non fire treated, exposed glulam column and beam structure.

Response: Yes, this is acceptable as primary structural frame in Type IIIB construction is allowed to be 0hr rated per table 601

Building ___OFD___

Question

Is it acceptable for primary structural frame members outside of exterior wall, to be 0-hr rated as well since they are not exterior load bearing walls? See summary of Section 704.10 above.

Response: Yes, this is acceptable as primary structural frame in Type IIIB construction is allowed to be 0hr rated per table 601. Exposed exterior wood structural elements need to be treated such that they are resistant to weather decay.

Building OFD

Exterior Wall Rating & Opening Protections Imaginary Line & Opening Protections

Background: Please see attached Exhibits A, C The proposed building shares a property with the existing Moss House, located Northeast of the building. The proposed building will be fully sprinklered, while the Moss House is currently unsprinklered. Per CBC Section 705.3, we have established an imaginary line between the two buildings to determine required wall and opening protection per Table 705.8, and required fire resistive ratings for exterior walls per Table 602.

The imaginary line is established 30' away from the exterior wall of the Community Center and jogs just East of the community center to be 24' 1" South of the Moss House and 15'1" North of the future Gym wall. At the community center, per Table 602, the fire resistance rating of the exterior wall would be 0 hr and, per Table 705.8, there would be no limit to the area of exterior wall openings. At the Moss House, per Table 602, the fire resistance rating of the exterior wall would be 0 Hr and, per Table 705.8, there are 45% allowable unprotected openings. Existing openings at the Southwest elevation of the Moss House make up 10% of the exterior wall area.

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Response: Items above confirmed acceptable: 1) it is acceptable for stairs to function as accessible means of egress; 2) areas of refuge and 2-way communication are not required at stairs; 3) 2-way communication is required at Level 2 elevator landing. Additionally, elevator needs to accommodate 84 x

24 gurney per CBC Sec 3002.4a.

Plumbing Fixtures

Background: Project uses CPC Section 422, Table A occupant load factors to calculate occupant loads for fixture counts. Project uses Table 422.1 to determine fixture counts based on type of occupancy and number of occupants. Given that project has multiple occupancies, fractional numbers were summed first and then rounded to the next whole number per Section 422.1. Project provides both gendered fixtures at Level 1 and gender neutral fixtures at Level 2.

Per City of Oakland Building Services Directive B19-002, alternate compliance method to requirements of CPC table 422 are allowed when facilities are constructed as a compartments cluster of single user toilet facilities. Urinal is required for occupant loads of 50 or more. Per CPC 422.2, it is acceptable to provide gender neutral facilities designed for use by no more than one person at a time, in business and mercantile occupancies with a total occupant load of 50 or less including customers and employees.

See Exhibits A, B for fixture calculations.

Confirm fixture counts are acceptable. Confirm layout of gender neutral restrooms are acceptable per City of Oakland Building Services Directive Confirm gender neutral stalls, which constitute single occupancy restrooms, can contribute toward the total number of required fixtures for future phases.

Response: No issues noted with fixture count approach for Phase 1 and layout of gender neutral restroom. Regarding use of gender neutral restrooms to meet fixture counts for future phases -- currently. per CPC 422.2(3) one toilet facility, designed for use by no more than one person at time, is permitted for use by both sexes in business occupancies with a total occupant load of 50 or less only. Additionally, restrooms need to meet reasonable distance requirements and not require occupants to travel through an exterior space.

Building ___OFD___

Attachment: See drawings dated February 12, 2021.

END OF PLAN REVIEW REQUEST

FAX (510) 238-7227 MOSSWOOD **COMMUNITY**

CENTER

CITY OF OAKLAND

BUREAU OF ENGINEERING AND

CONSTRUCTION

250 FRANK H. OGAWA PLAZA

SUITE 4314

OAKLAND, CA 94612

(510) 238-3437

Drawn by: Author 1940 BRYANT STREET SAN FRANCISCO, CA 94110

Checked by: Checker

ISSUE DESCRIPTION o. DATE 08/20/21 95% CD / BUILDING PERMIT 03/17/22 PERMIT REVISIONS 07/15/22 100% CD / BID

Project Information

T 415 495 1700

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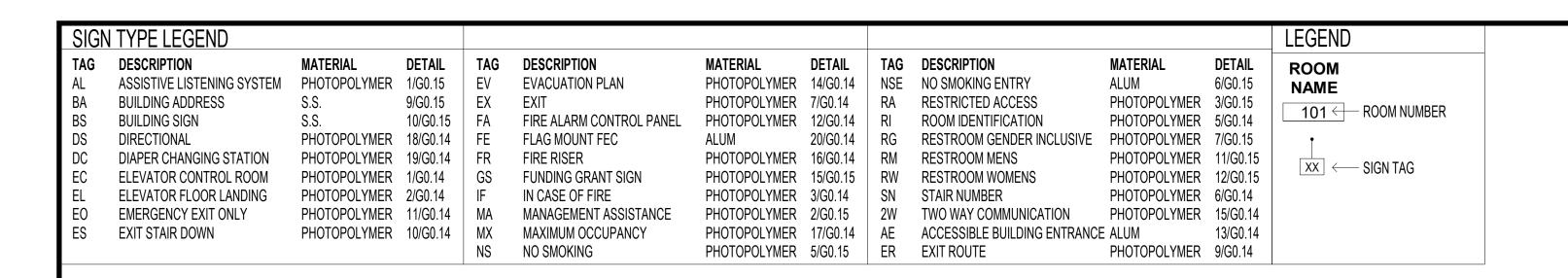
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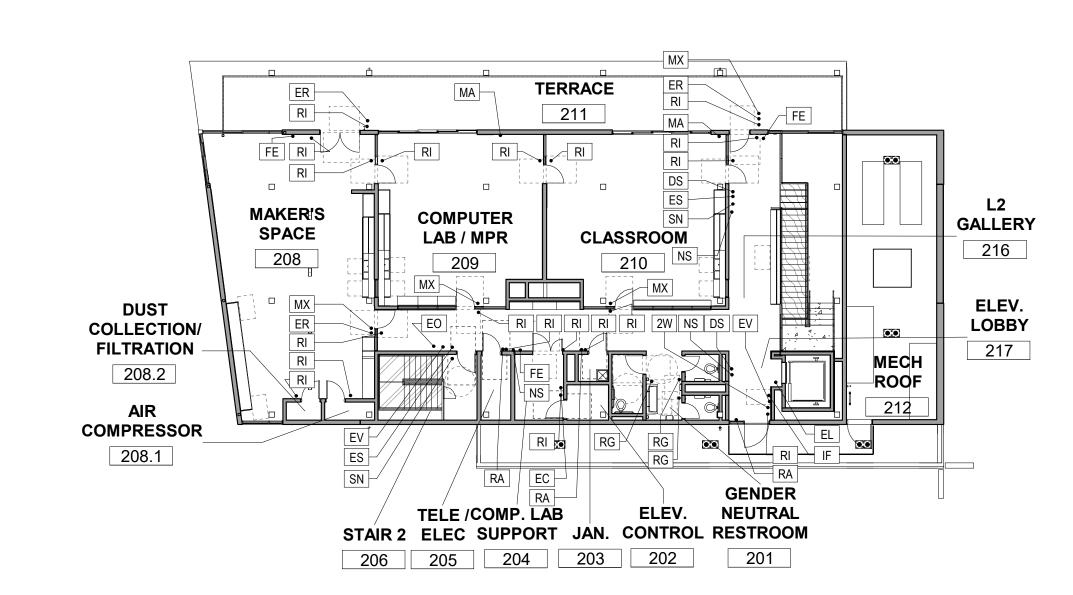
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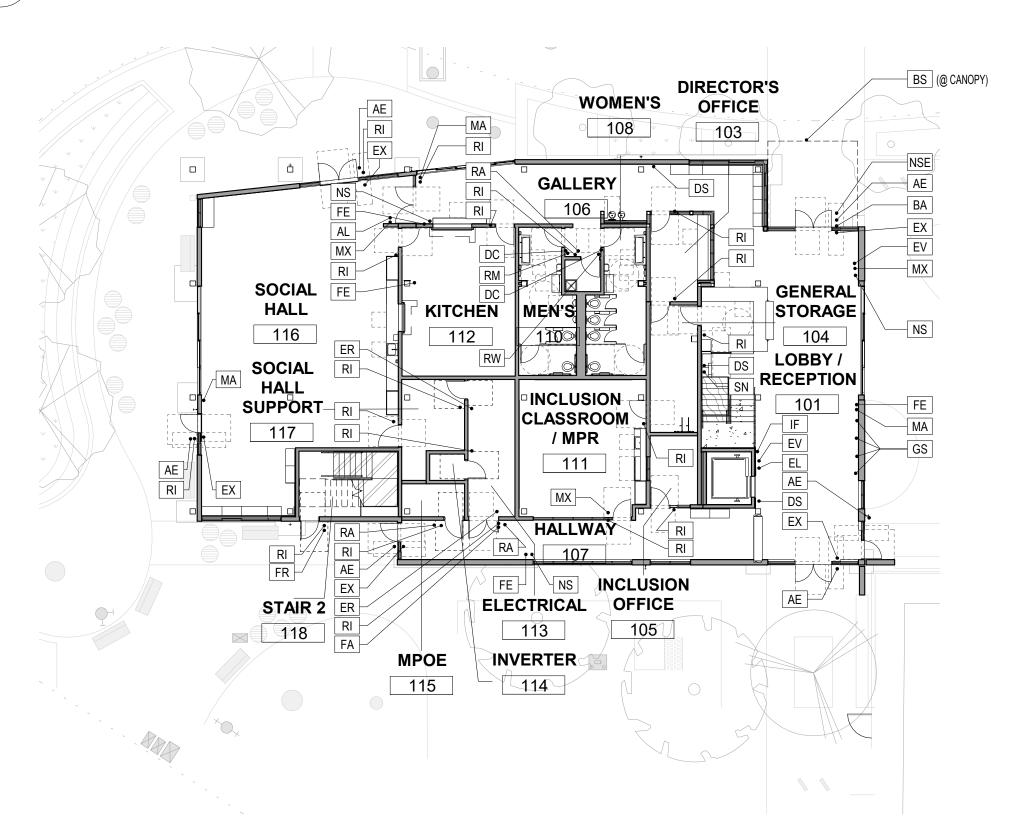
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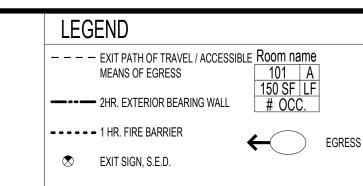


SIGNAGE PLAN - SECOND FLOOR PHASE 1 G0.13 | SCALE: 1/16" = 1'-0"

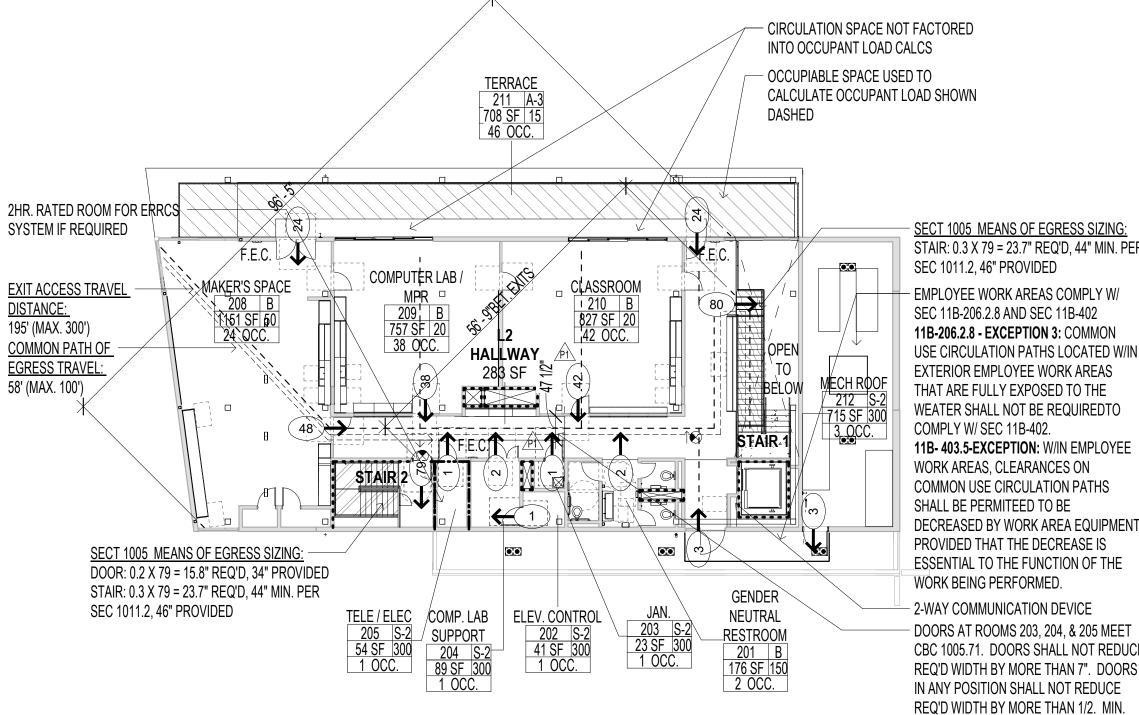


SIGNAGE PLAN - FIRST FLOOR PHASE 1

\G0.13/ SCALE: 1/16" = 1'-0"



REQ'D WIDTH IS MIN. 44".



EGRESS PLAN - SECOND FLOOR PHASE 1

EGRESS PLAN - FIRST FLOOR PHASE 1

G0.13/ SCALE: 1/16" = 1'-0"

MOSSWOOD **COMMUNITY CENTER**

CITY OF OAKLAND

BUREAU OF ENGINEERING AND CONSTRUCTION

> 250 FRANK H. OGAWA PLAZA SUITE 4314

> > OAKLAND, CA 94612

Drawn by: Author

Designed by: Designer

Checked by: Checker

ISSUE DESCRIPTION

CONDITIONAL USE PERMIT

95% CD / BUILDING PERMIT

PERMIT REVISIONS

100% CD / BID

1003625

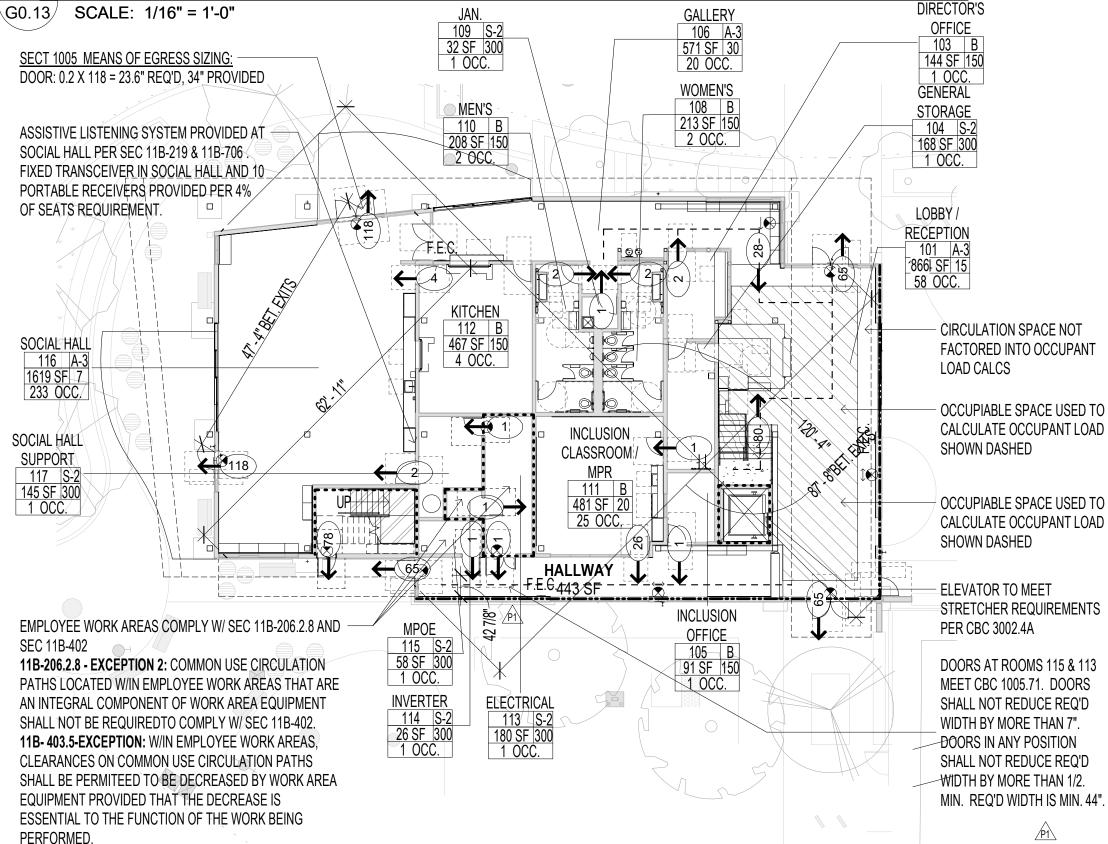
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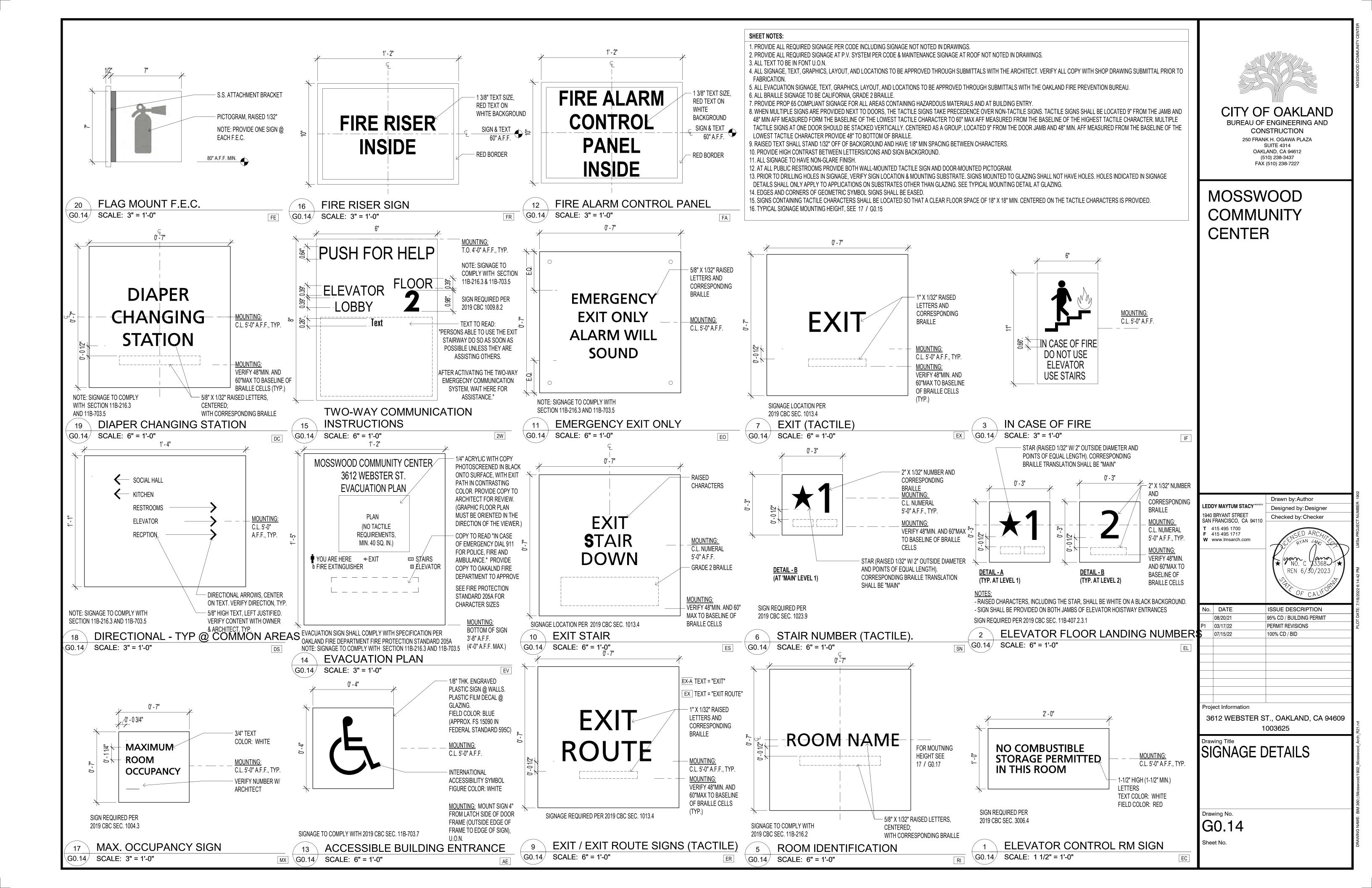
1940 BRYANT STREET SAN FRANCISCO, CA 94110 **T** 415 495 1700 **F** 415 495 1717 **W** www.lmsarch.com o. DATE 02/26/21 08/20/21 03/17/22 07/15/22 Project Information 3612 WEBSTER ST., OAKLAND, CA 94609 Drawing Title FIRE PROTECTION / EGRESS / SIGNAGE DIAGRAMS P1

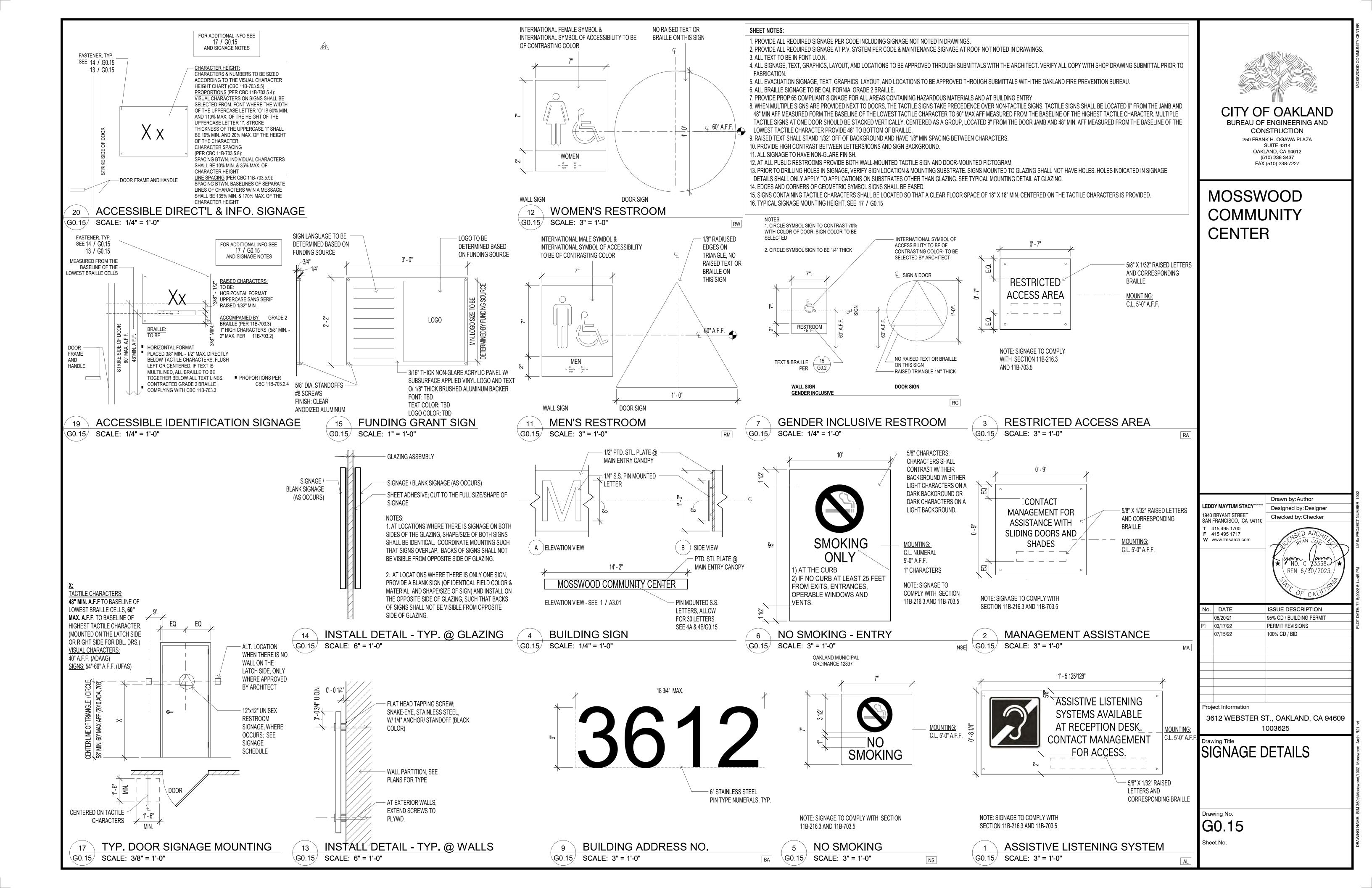
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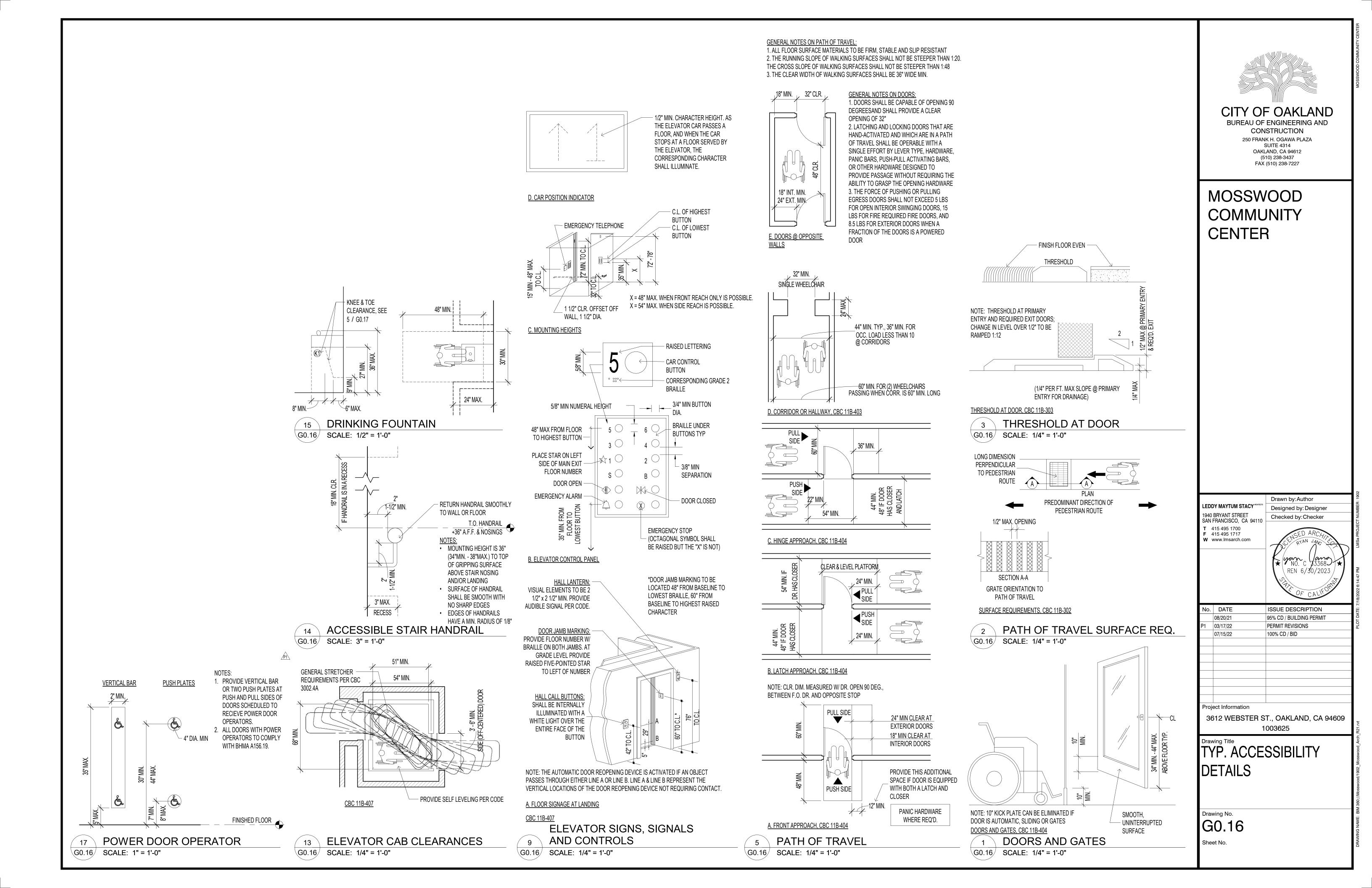
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CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

Drawn by: Author

Designed by: Designer

Checked by: Checker

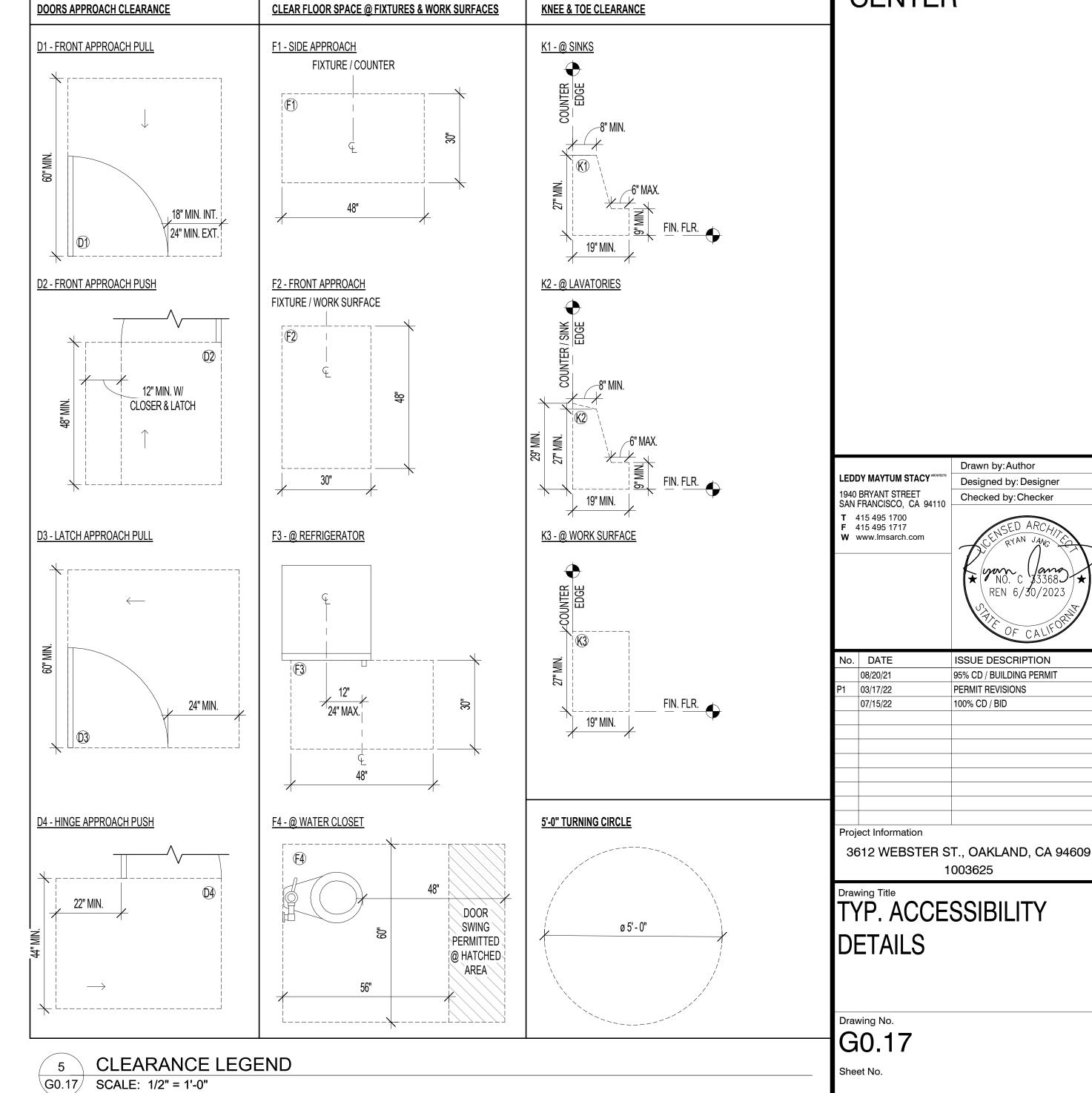
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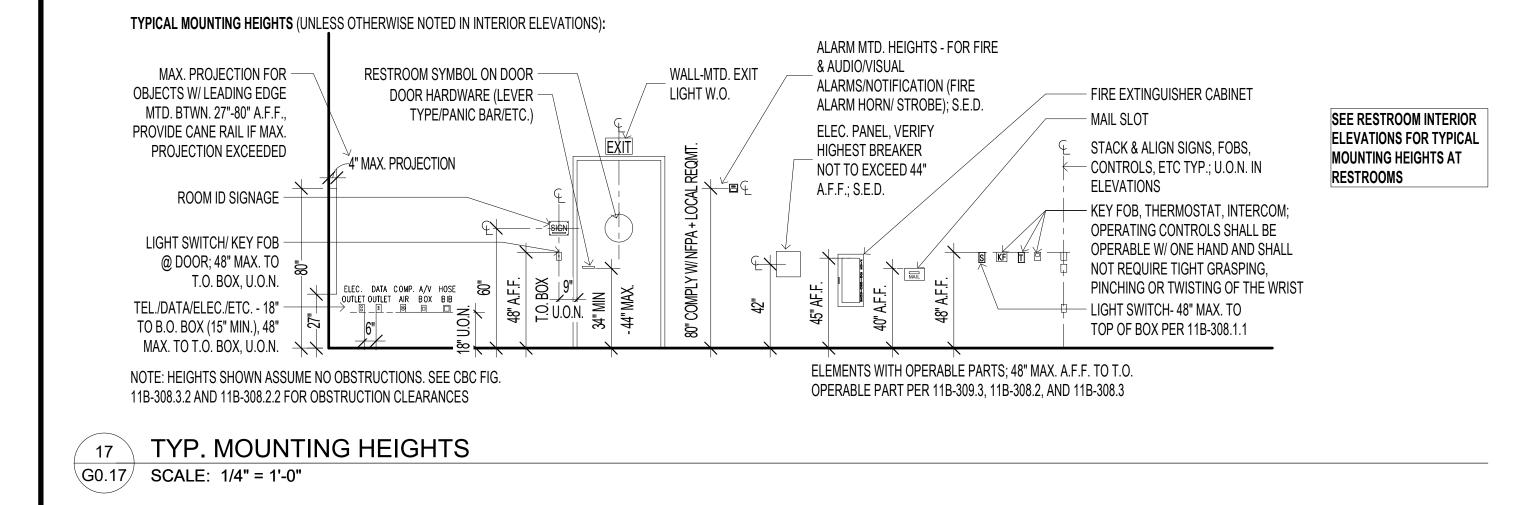
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MOSSWOOD **COMMUNITY CENTER**





2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF

LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the

more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

larger common plan of development or sale must comply with the post-construction requirements detailed in the

applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff

(pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES

permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration

Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural

www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as

specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated

to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors'

entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces,

provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall

Note: Additional information on recommended bicycle accommodations may be obtained from

anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility

1. Covered, lockable enclosures with permanently anchored racks for bicycles

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections

shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations

that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting,

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed

with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities

tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking

through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures

the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

Refer to the current applicable permits on the State Water Resources Control Board website at:

should be given during the initial design process for appropriate integration into site development.

practices and be approved by the enforcing agency.

Architect pursuant to Section 105, comply with Section 5.106.4.2

added, with a minimum of one two-bike capacity rack.

spaces with a minimum of one bicycle parking facility.

be convenient from the street and shall meet one of the following:

Lockable, permanently anchored bicycle lockers.

Sacramento Area Bicycle Advocates.

fuel-efficient and carpool/van pool vehicles as follows:

5.106.4.2.1 and 5.106.4.2.2

2. Lockable bicycle rooms with permanently anchored racks; or

accessed with a minimum of four two-bike capacity racks per new building.

2. Lockable bicycle rooms with permanently anchored racks; or

Lockable, permanently anchored bicycle lockers.

minimum of one bicycle parking facility.

Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or

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

D = DESIGN PROFESSIONA C = CONTRACTOR

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no 301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only: Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et sea, for definitions types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for **301.3.2** Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work. 301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC) **SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. SECTION 303 PHASED PROJECTS 303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply. **303.1.1 Initial Tenant improvements.** The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations. ABBREVIATION DEFINITIONS: Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety Office of Statewide Health Planning and Developmen Additions and Alterations NONRESIDENTIAL MANDATORY MEASURES **DIVISION 5.1 PLANNING AND DESIGN SECTION 5.101 GENERAL** 5.101.1 SCOPE The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. **SECTION 5.102 DEFINITIONS** 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire. LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following: 1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962. 2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles. NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent ccupants, such as employees, as distinguished from customers and other transient visitors

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor,

primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

activities through one or more of the following measures:

designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE

OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by

b. Preservation of natural features, vegetation, soil, and buffers around surface waters.

2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges

and wastes that should be considered for implementation as appropriate for each project include, but

larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction

Drainage swales or lined ditches to control stormwater flow.

g. Perimeter sediment control (perimeter silt fence, fiber rolls).

. Other soil loss BMPs acceptable to the enforcing agency.

b. Material handling and waste management.

c. Building materials stockpile management.

Spill prevention and control.

Vehicle and equipment cleaning performed off site.

Sediment trap or sediment basin to retain sediment on site.

Management of washout areas (concrete, paints, stucco, etc.).

. Control of vehicle/equipment fueling to contractor's staging area.

h. Other housekeeping BMPs acceptable to the enforcing agency.

. Protection of storm drain inlets (gravel bags or catch basin inserts).

d. Mulching or hydroseeding to stabilize disturbed soils.

e. Erosion control to protect slopes.

are not limited to, the following:

Dewatering activities.

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- 2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit. 3. The raceway shall not be less than trade size 1".
- 4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed
- suitable cabinet, box, enclosure or equivalent 5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum
- implementing an effective combination of erosion and sediment control and good housekeeping BMPs. 40-ampere dedicated branch circuit for the future installation of the EVSE. 1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: **5.106.5.3.2** Multiple charging space requirements. [N] When multiple charging spaces are Scheduling construction activity during dry weather, when possible.

required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

3. Plan design shall be based upon 40-ampere minimum branch circuits.

- The type and location of the EVSE.
- 2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
- 4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity
- to simultaneously charge all required EVs at its full rated amperage.
- 5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if

single or multiple charging space requirements apply for the future installation of EVSE. **Exceptions:** On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

. Where there is insufficient electrical supply. 2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total¹

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2

5.106.8 LIGHT POLLUTION REDUCTION. [N].I Outdoor lighting systems shall be designed and installed to comply

 The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10. Section 10-114 of the California Administrative Code; and

- 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8): 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in
- 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent

AND GLARF (BUG) RATINGS

- Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
- Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
- 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT

2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1. California Energy Code Tables 130.2-A and 130.2-B.

3. Refer to the California Building Code for requirements for additions and alterations.

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4			
MAXIMUM ALLOWABLE BACKLIGHT RATING 3								
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit			
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	В3	B4	B4			
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	В3			
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	В0	В0	B1	B2		120	
MAXIMUM ALLOWABLE UPLIGHT RATING (U)						╟	IAI	t
For area lighting 4	N/A	U0	U0	U0	U0			
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR			
MAXIMUM ALLOWABLE GLARE RATING 5 (G)								
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4			
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2			
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1	<u>IX</u>	_	ļ
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1			
IESNA Lighting Zones 0 and 9 California Energy Code and Chal				ined in the				
California Energy Code and Chap 2. For property lines that abut puline may be considered to be 5 fe	pter 10 of the <i>Cal</i> ublic walkways, b	<i>lifornia Administ</i> pikeways, plazas	rative Code. and parking lots,	the property				

compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met. 4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet

these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- 2. Water collection and disposal systems.
- French drains. Water retention gardens

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THOSE INDIVIDUAL PROJECT BY

5. Other water measures which keep surface water away from buildings and aid in groundwater

Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years

necessary to establish and maintain tree health shall comply with Section 5.304.6.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS **5.302.1 Definitions.** The following terms are defined in Chapter 2 (and are included here for reference)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic puroses, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter. WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape

SECTION 5.303 INDOOR WATER USE

not exceed 0.5 gallons per flush.

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

- 1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners. restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
- b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. **5.303.3.2.2 Floor-mounted Urinals.** The effective flush volume of floor-mounted or other urinals shall

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8

allons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead

CITY OF OAKLAND

BUREAU OF ENGINEERING AND

CONSTRUCTION

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CENTER

Drawn by: Author Designed by: Designer 1940 BRYANT STREET SAN FRANCISCO, CA 94110

Checked by: Checker

lo. DATE ISSUE DESCRIPTION 08/20/21 95% CD / BUILDING PERMIT 03/17/22 PERMIT REVISIONS 100% CD / BID

Project Information

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GREEN BUILDING

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

D = DESIGN PROFESSIONAL C = CONTRACTOR

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet **5.410.4.4 Reporting.** After completion of testing, adjusting and balancing, provide a final report of testing and over, building commissioning shall be included in the design and construction processes of the building project to 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by 5.303.3.4 Faucets and fountains. signed by the individual responsible for performing these services. California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience ordinance, whichever is more stringent. **5.303.3.4.1 Nonresidential Lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not 5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for more than 0.5 gallons per minute at 60 psi. detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all **5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods. instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related requirements in Sections 5.410.2 through 5.410.2.6 shall apply. **5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 1.8 5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures. gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons 5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water 5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven by the enforcing agency. heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements 5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water Commissioning requirements shall include: gallons per minute/20 [rim space (inches) at 60 psi]. **DIVISION 5.5 ENVIRONMENTAL QUALITY** intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to Owner's or Owner representative's project requirements such openings plus at least one of the following: **5.303.3.4.4 Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle. **SECTION 5.501 GENERAL** 2. Basis of design. 5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that An installed awning at least 4 feet in depth. 3. Commissioning measures shown in the construction documents. 5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a . The door is protected by a roof overhang at least 4 feet in depth. Commissioning plan. maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. The door is recessed at least 4 feet. Functional performance testing. SECTION 5.502 DEFINITIONS 4. Other methods which provide equivalent protection. Documentation and training. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve Commissioning report. 5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane. ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. 5.303.4 COMMERCIAL KITCHEN EQUIPMENT. SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND . Unconditioned warehouses of any size. 5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within RECYCLING when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or **Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. meet a local construction and demolition waste management ordinance, whichever is more stringent the amount of heat required to melt a ton (2.000 pounds) of ice at 32^o Fahrenheit. Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and provide heating and or air conditioning Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply demolition waste management ordinance, submit a construction waste management plan that: except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to new fixtures in additions or areas of alteration to the building. to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. Identifies the construction and demolition waste materials to be diverted from disposal by efficient 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed usage, recycling, reuse on the project or salvage for future use or sale. 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701. of the California Plumbing Code and in Chapter 6 of this code. qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional Identifies diversion facilities where construction and demolition waste material collected will be taken performance tests or to adjust and balance systems. or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls SECTION 5.304 OUTDOOR WATER USE must be performed in compliance with the California Energy Code. 5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply **5.408.1.2 Waste Management Company.** Utilize a waste management company that can provide verifiable with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water documentation that the percentage of construction and demolition waste material diverted from the landfill 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). Efficient Landscape Ordinance (MWELO), whichever is more stringent. complies with this section. 5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the Note: The owner or contractor shall make the determination if the construction and demolition waste material project begins. This documentation shall include the following: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, sound power, sound intensity) with respect to a reference quantity. . Environmental and sustainability goals. Title 23. Chapter 2.7. Division 2. Building sustainable goals. 2. MWELO and supporting documents, including a water budget calculator, are available at: Exceptions to Sections 5.408.1.1 and 5.408.1.2: Indoor environmental quality requirements https://www.water.ca.gov/. 4. Project program, including facility functions and hours of operation, and need for after hours Excavated soil and land-clearing debris. 5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle Equipment and systems expectations. landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of facilities capable of compliance with this item do not exist. Building occupant and operation and maintenance (O&M) personnel expectations. Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter support equipment, tractors, boats, and the like, are not included. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) 5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles. shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35. the OPR shall be completed at the design phase of the building project. The Basis of Design document shall 5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does cover the following systems: Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement prescriptive measures contained in Appendix D of the MWELO. as approved by the enforcing agency. Renewable energy systems. Landscape irrigation systems. **5.304.6.1 Newly constructed landscapes.** New construction projects with an aggregate landscape **5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates . Water reuse system. compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. **5.410.2.3 Commissioning plan. [N]** Prior to permit issuance a commissioning plan shall be completed to **5.304.6.2 Rehabilitated landscapes.** Rehabilitated landscape projects with an aggregate the fluctuating noise level integrated over the time of period of interest. document how the project will be commissioned. The commissioning plan shall include the following: landscape area equal to or greater than 1,200 square feet General project information. Commissioning goals. not be divided or have grade separations at intersections. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" 3. Systems to be commissioned. Plans to test systems and components shall include: located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance a. An explanation of the original design intent. with the waste management plan. b. Equipment and systems to be tested, including the extent of tests. DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE Mixed construction and demolition debris processors can be located at the California Department of c. Functions to be tested. Resources Recycling and Recovery (CalRecycle). **EFFICIENCY** . Conditions under which the test shall be performed. e. Measurable criteria for acceptable performance. 5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping compound with a GWP of one. . Commissioning team information. SECTION 5.401 GENERAL provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of 5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited commissioning shall be included. efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting. materials shall be included in the construction documents. 5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14. installation and operation of each component, system and system-to-system interface in accordance with the Note: Refer to the Universal Waste Rule link at: approved plans and specifications. Functional performance testing reports shall contain information addressing SECTION 5.402 DEFINITIONS http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf each of the building components tested, the testing methods utilized, and include any readings and adjustments **5.402.1 DEFINITIONS.** The following terms are defined in Chapter 2 (and are included here for reference) 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust regetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such 5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, material may be stockpiled on site until the storage site is developed. including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, Title 8, Section 5142, and other related regulations. **Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. according to design quantities **5.410.2.5.1 Systems manual. [N]** Documentation of the operational aspects of the building shall be BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction completed within the systems manual and delivered to the building owner or representative. The 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural process, including verifying and documenting that building systems and components are planned, designed, installed, systems manual shall include the following: sec.82.3 (as amended March 10, 2009). tested, operated and maintained to meet the owner's project requirements. missioner and follow its direction for recycling or disposal of the material. 1. Site information, including facility description, history and current requirements. MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999. . For a map of know pest and/or disease quarantine zones, consult with the California Department of Site contact information. ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food Food and Agriculture. (www.cdfa.ca.gov) 3. Basic operations and maintenance, including general site operating procedures, basic soiled paper waste that is mixed in with food waste. troubleshooting, recommended maintenance requirements, site events log. **SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS TEST.** A procedure to determine quantitative performance of a system or equipment 5. Site equipment inventory and maintenance notes. 5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are 6. A copy of verifications required by the enforcing agency or this code. identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) 7. Other resources and documentation, if applicable. paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. product (excluding container and packaging). **5.410.2.5.2 Systems operations training. [N]** A program for training of the appropriate maintenance PSIG. Pounds per square inch, guage. **Exception**: Rural jurisdictions that meet and apply for the exemption in Public Resources staff for each equipment type and/or system shall be developed and documented in the commissioning Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. report and shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or 5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, equipment it interfaces). resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. 2. Review and demonstration of servicing/preventive maintenance. SCHRADER ACCESS VALVES. Access fittings with a valve core installed. 3. Review of the information in the Systems Manual. Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space 4. Review of the record drawings on the system/equipment. SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter. 5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, 5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet design and construction phases of the building project shall be completed and provided to the owner or Recycling Access Act of 1991 (Act). to remote compressor units or condensing units. Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the 5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

CITY OF OAKLAND **BUREAU OF ENGINEERING AND** CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

MOSSWOOD COMMUNITY **CENTER**

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	08/20/21	95% CD / BUILDING PERMIT
1	03/17/22	PERMIT REVISIONS
	07/15/22	100% CD / BID

Project Information

3612 WEBSTER ST., OAKLAND, CA 94609

GREEN BUILDING

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

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

 Renewable energy systems. Landscape irrigation systems. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu,

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn),

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-ioists

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure,

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference

Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction,

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question

woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6,

SECTION 5.503 FIREPLACES 5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed

Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance

Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

D = DESIGN PROFESSIONA C = CONTRACTOR

☑ □ D/C 5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAOMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for

aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing

TABLE 5.504.4.1 - ADHESIVE VOC LIN	/IIT _{1,2}
Less Water and Less Exempt Compounds in Grams	per Liter
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168 www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VC	OC LIMIT
Less Water and Less Exempt Compounds in	n Grams per Liter
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

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

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

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

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT	COMPOUNDS
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD. ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008, MORE INFORMATION IS AVAILABLE

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

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

Carpet and Rug Institute's Green Label Plus Program.

Field verification of on-site product containers

2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).

3. NSF/ANSI 140 at the Gold level or higher; Scientific Certifications Systems Sustainable Choice; or . Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria

listed in the CHPS High Performance Product Database.

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

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1 5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard

formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in

composite wood products used on the interior or exterior of the buildings shall meet the requirements for

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

. Product certifications and specifications.

2. Chain of custody certifications.

Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).

4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S

5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION CURRENT LIMIT HARDWOOD PLYWOOD VENEER CORE HARDWOOD PLYWOOD COMPOSITE CORE 0.09 MEDIUM DENSITY FIBERBOARD 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD

AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

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

Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers,

Version 1.1 February 2010: 3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or

4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools

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

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see

SECTION 5.506 INDOOR AIR QUALITY

Section 5.407.2 of this code.

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

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

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

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

1. Within the 65 CNEL noise contour of an airport.

1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.

2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise elemen 2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or

ed-guideway source as determined by the Noise Element of the General Plan.

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

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

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

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior

sound levels shall be prepared by personnel approved by the architect or engineer of record. 5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

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

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

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

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

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

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

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

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

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a **5.508.2.1.2.1 Anchorage.** One-fouth-inch OD tubing shall be securely clamped to a rigid base to

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure

controls, valve pilot lines and oil. **Exception:** Single-flared tubing connections may be used with a multiring seal coated with

industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's

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

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

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

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

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

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place. **5.508.2.2.2.1 Chain tethers.** Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

- . State certified apprenticeship programs.
- Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

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

- . Certification by a national or regional green building program or standard publisher 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building
- performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade.
- 4. Other programs acceptable to the enforcing agency.

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

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

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

703 VERIFICATIONS

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

CITY OF OAKLAND **BUREAU OF ENGINEERING AND** CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

MOSSWOOD **COMMUNITY CENTER**

Drawn by: Author 1940 BRYANT STREET

Designed by: Designer Checked by: Checker SAN FRANCISCO, CA 94110 **f** 415 495 1700 **F** 415 495 1717

lo. DATE ISSUE DESCRIPTION 08/20/21 95% CD / BUILDING PERMIT 03/17/22 PERMIT REVISIONS 07/15/22 100% CD / BID

Project Information

W www.lmsarch.com

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

GREEN BUILDING

Sheet No.

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For Assessment Use Only



EAST VIEW FROM AMPHITHEATER



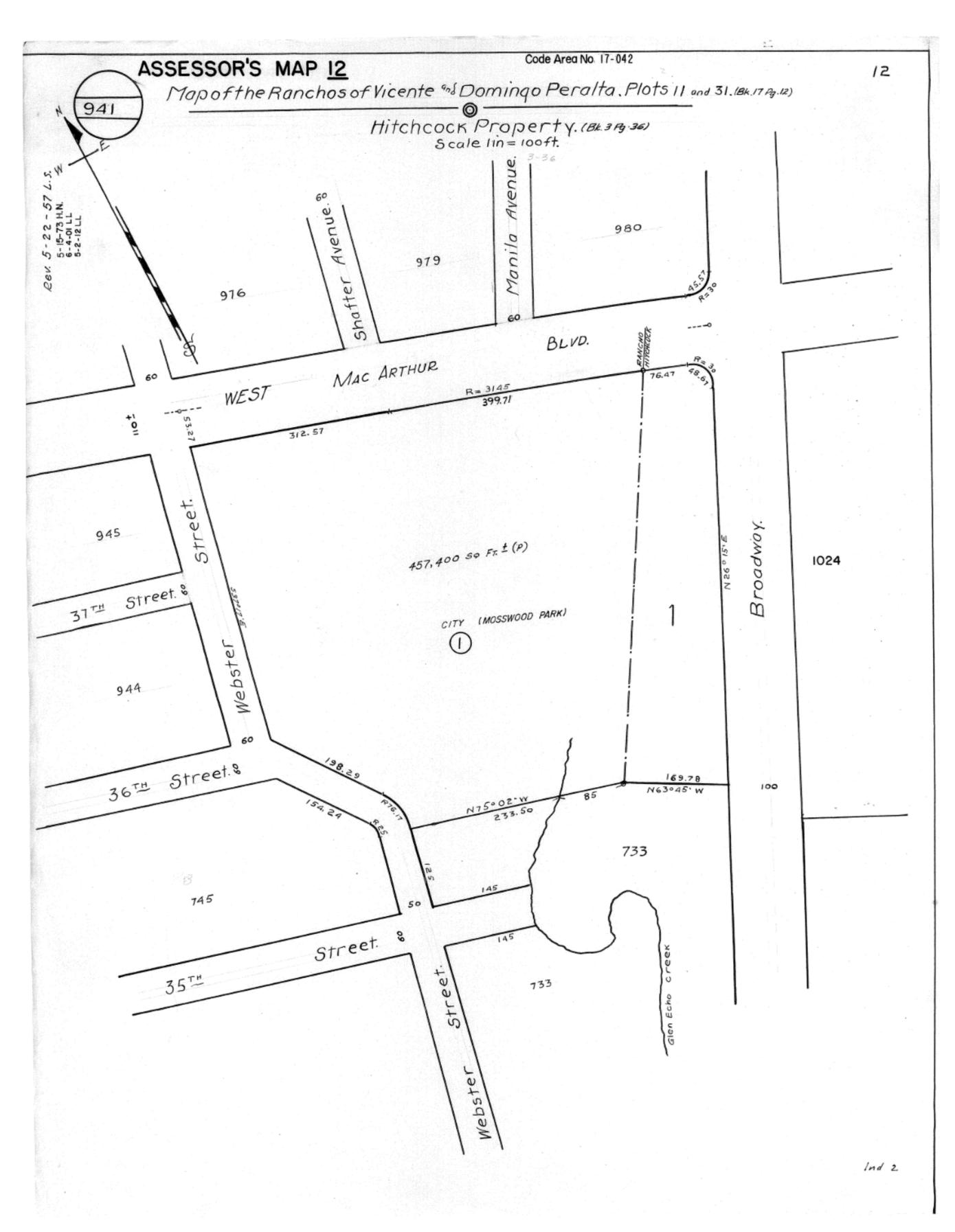
NORTH VIEW FROM BALL FIELD



SOUTH VIEW FROM TENNIS COURTS



WEST VIEW FROM PARKING LOT





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CONSTRUCTION
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)SSWOOD

MOSSWOOD COMMUNITY CENTER

	415 495 1717 www.lmsarch.com	NO. C 333682 * REN 6/30/2023
No.	DATE	ISSUE DESCRIPTION
	02/26/21	CONDITIONAL USE PERMIT
	08/20/21	95% CD / BUILDING PERMIT
P1	03/17/22	PERMIT REVISIONS
	07/15/22	100% CD / BID

Drawn by: Author

Designed by: Designer

Checked by: Checker

Project Information

1940 BRYANT STREET SAN FRANCISCO, CA 94110

T 415 495 1700

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

EXISTING SITE PHOTOS
& ASSESSOR'S PARCEL
MAP

Drawing No.



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department Bureau of Planning (510) 238-3941 FAX (510) 238-6538 TDD (510) 238-3254

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May 6, 2021

Christine Reed / City of Oakland 250 Frank Ogawa Plaza, #4344 Oakland, CA 94612

RE: Case File No. PLN21-043, 3612 Webster Street (012-0941-001-00)

Dear Applicant:

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed as explained below.

The following table summarizes the proposed project:

Proposal:	Proposal for a new replacement community center consistent with the approved Mosswood Park Master Plan.
Planning Permits Required:	Minor Conditional Use Permit for a Community Assembly
	(Recreation Center) Activity and Minor Variance to exceed 10% impervious surface area for the Park.
General Plan:	Urban Park and Open Space
Zoning:	OS(CP)
Environmental Determination:	A Negative Declaration was adopted by the City Council for the Mosswood Park Master Plan, which considered the proposed facility, on February 16, 2021. No further Environmental Review is required.
Historic Status:	Designated Historic Property (DHP); OCHS Rating: A1+
City Council District:	3

If you, or any interested party, seeks to challenge this decision, an appeal <u>must</u> be filed by no later than ten (10) calendar days from the date of this letter, by **4:00 p.m. on May 17, 2021**. An appeal shall be on a form provided by the Bureau of Planning of the Planning and Building Department, and submitted via email to: (1) Peterson Vollmann, Planner IV at pvollmann@oaklandca.gov, (2) Robert Merkamp, Zoning Manager, at merkamp@oaklandca.gov, and (3) Catherine Payne, Development Planning Manager, at Cpayne@oaklandca.gov, The appeal form is available online at https://www.oaklandca.gov/documents/appeal-

PLN21-043, 3612 Webster Street

activities and services to the surrounding community. The proposal is also consistent with the Mosswood Park Master Plan adopted by the City Council.

SECTION 17.148.050 – MINOR VARIANCE FINDINGS:

1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.

Strict compliance with the 10% maximum impervious surface area within a park greater than 10 acres would preclude a design solution that improves the operations of the park to provide services for nearby residents. Mosswood Park used to include a permanent community for recreational activities that was lost to fire, and also has historically included a number of other features in the park such as the basketball courts, tennis courts and the amphitheater, all of which are pervious surfaces. Strict compliance would not allow the reconstruction of the community center consistent with the Park Master Plan or would require removal of other long existing facilities that provide recreational activities for the community.

2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.

The basic intent of the impervious surface limitations is to maintain adequate stormwater treatment and useable open space for recreational activities. In the case of Mosswood Park the design layout of the park has for a long time included recreational areas that include impervious surfaces such as the basketball and tennis courts, and the amphitheater. In addition, the park has also had a community recreation center located at the southern end of the site adjacent to the parking lot and tennis courts. The granting of the variance would allow for the prior recreation center that was lost to fire to be replaced in a manner consistent with the Mosswood Park Master Plan to provide for community services within the facility while still maintaining the large open meadow at the north and northeastern portion of the site, which covers a majority of the park as well as for providing adequate stormwater treatment on-site.

3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.

The granting of the variance for waiving the 10% maximum impervious surface area in the park would not adversely affect the character, livability or appropriate development of the surrounding area as this would solely allow for the re-establishment of a previously existing community center within the park for recreational purposes which would go towards adding more services to the residents of the surrounding area.

4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.

The granting of the variance to waive the 10% impervious surface limitation would not constitute a grant of special privilege inconsistent with limitations imposed on similar properties as this is a zoning provision that applies solely to public parklands and not to privately held properties. Further, it would be allowing for the replacement of a previously existing community center for recreation that serves the surrounding community

PLN21-043, 3612 Webster Street Page 2

application-form. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or decision-making body or wherein the decision is not supported by substantial evidence. Applicable appeal fees in the amount of \$2404.01 in accordance with the City of Oakland Master Fee Schedule must be paid within five (5) business days of filing the appeal. Failure to timely appeal (or to timely pay all appeal fees) will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter. For further information, see the attached Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects.

If an Environmental Impact Report (EIR), Supplemental EIR, Addendum, Negative Declaration or Mitigated Negative Declaration was prepared and adopted/certified for the project and if the ten (10) day appeal period expires without an appeal, you are expected to contact Peterson Vollmann in order to receive the signed Notice of Determination (NOD). You <u>must</u> record a Notice of Determination (NOD) and the Environmental Declaration with the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, within five (5) business days of the closure of the appeal period. To record these documents, please take the original NOD related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Bureau of Planning, to the attention of **Peterson Vollmann**, **Planner IV**. Pursuant to Sections 15075(g) and 15094(g) of the CEQA Guidelines, recordation of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA.

If you have any questions, please contact the case planner, **Peterson Vollmann**, **Planner IV** at (510) **238–6167** or **pvollmann@oaklandca.gov**, however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,

Catherine Payne

CATHERINE PAYNE

Acting Development Planning Manager

Attachments:

A. Findings

B. Conditions of Approval, including Standard Conditions of Approvals

C. Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects

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PLN21-043, 3612 Webster Street

ATTACHMENT B: CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following Conditions of Approval:

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **received on April 15, 2021**, 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

PLN21-043, 3612 Webster Street Page 3

ATTACHMENT A: FINDINGS

This proposal meets all the required Conditional Use Criteria (Section 17.134.050) and Minor Variance Findings (Section 17.148.050) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050 - CONDITIONAL USE PERMIT FINDINGS:

1. 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 proposed community center facility will be located in approximately the same location as the previously existing community center that was lost to a fire. The proposal will be compatible with the operation of Mosswood Park and is consistent with the recently adopted Park Master Plan. The new facility will be two stories in height and setback an appropriate distance from the historic Moss cottage so not to distract from its prominence in the park. The proposed facility will be locally serving and would not generate traffic in an amount that cannot be handled by the existing surrounding street network.

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

The proposal will provide a functional civic environment by reintroducing a new community center into the park after the prior center had been lost to fire, and will replace the interim temporary facilities currently onsite.

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

The proposal will enhance the successful operation of the park by reintroducing a permanent community center that will be able to provide services to nearby residents.

4. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.

The proposal would be consistent with the Non-Residential Design Review Findings (though not required for the project) by establishing a new community center facility consistent with the Mosswood Park Master Plan that contains a modern design while incorporating a gable roof and a material palette that while modern in design is subtle to not to take away from the more prominent and historic Moss Cottage.

5. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

The re-establishment of a community center for recreational activities within an existing park is consistent with the Urban Park and Open Space General Plan land use classification by further enhancing recreational



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MOSSWOOD COMMUNITY CENTER

LEDDY MAYTUM STACY AMERICATE

1940 BRYANT STREET
SAN FRANCISCO, CA 94110
T 415 495 1700
F 415 495 1717
W www.lmsarch.com

Drawn by:
Designed by:
Checked by:-

* NO. C 33368 * REN 6/30/2023

No. DATE ISSUE DESCRIPTION

08/20/21 95% CD / BUILDING PERMIT

P1 03/17/22 PERMIT REVISIONS

07/15/22 100% CD / BID

Project Information

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

CONDITIONS OF APPROVAL

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PLN21-043, 3612 Webster Street

9. Severability

Monitoring

as-needed basis.

11. Public Improvements

12. Compliance Matrix

PLN21-043, 3612 Webster Street

18. <u>Lighting</u>

AIR QUALITY

Initial Approval: N/A

When Required: Ongoing

When Required: Prior to building permit final

Monitoring/Inspection: Bureau of Building

19. Dust Controls – Construction Related

layer of wood chips, mulch, or gravel.

Monitoring/Inspection: Bureau of Building

20. Criteria Air Pollutant Controls - Construction Related

for criteria air pollutants during construction of the project as applicable:

When Required: During construction

Initial Approval: N/A

during construction of the project:

Monitoring/Inspection: Bureau of Building

bulb and reflector to prevent unnecessary glare onto adjacent properties.

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light

Requirement: The project applicant shall implement all of the following applicable dust control measures

a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum

g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted

Requirement: The project applicant shall implement all of the following applicable basic control measures

a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by

b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by

shutting equipment off when not in use or reducing the maximum idling time to two minutes (as

required by the California airborne toxics control measure Title 13, Section 2485, of the California

Code of Regulations). Clear signage to this effect shall be provided for construction workers at all

shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet

wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.

e. All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.

street sweepers at least once per day. The use of dry power sweeping is prohibited.

f. All trucks and equipment, including tires, shall be washed off prior to leaving the site.

d. Limit vehicle speeds on unpaved roads to 15 miles per hour.

to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever

two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the

Initial Approval: N/A

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13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

construction-related permit and shall submit an updated matrix upon request by the City.



CITY OF OAKLAND BUREAU OF ENGINEERING AND CONSTRUCTION

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MOSSWOOD **COMMUNITY CENTER**

Drawn by: Author EDDY MAYTUM STACY. Designed by: Designer

F 415 495 1717

Checked by: Checker

ISSUE DESCRIPTION 95% CD / BUILDING PERMIT PERMIT REVISIONS 100% CD / BID

3612 WEBSTER ST., OAKLAND, CA 94609

CONDITIONS OF

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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.

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

Public improvements shall be designed and installed to the satisfaction of the City.

iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design

v. Other practices approved by the City to deter, protect, or reduce the potential for

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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

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

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

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

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

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.

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for

review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition

of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The

Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when

compliance with the Condition is required, and the status of compliance with each Condition. For

multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase.

valid Conditions consistent with achieving the same purpose and intent of such Approval.

or Conditions of Approval that may be imposed by the City.

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

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

17. Landscape Plan

a. Landscape Plan Required

• Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

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.

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Part 2: Standard Conditions of Approval – **Environmental Protection Measures**

GENERAL

14. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

<u>Initial Approval</u>: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

AESTHETICS

15. 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

16. 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.
- Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
- iii. Use of paint with anti-graffiti coating.

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higher. As part of implementing this measure, an ongoing maintenance plan for

• Where appropriate, install passive electrostatic filtering systems, especially those

• Phasing of residential developments when proposed within 500 feet of freeways

• The project shall be designed to locate sensitive receptors as far away as feasible

• Sensitive receptors shall be located on the upper floors of buildings, if feasible.

• Planting trees and/or vegetation between sensitive receptors and pollution source,

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

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

• Sensitive receptors shall be located as far away from truck activity areas, such as

• Existing and new diesel generators shall meet CARB's Tier 4 emission standards,

• Emissions from diesel trucks shall be reduced through implementing the following

o Requiring trucks to use Transportation Refrigeration Units (TRU) that meet

o Requiring truck-intensive projects to use advanced exhaust technology

o Establishing truck routes to avoid sensitive receptors in the project. A truck

route program, along with truck calming, parking, and delivery restrictions,

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Installing electrical hook-ups for diesel trucks at loading docks.

Prohibiting trucks from idling for more than two minutes.

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

the building's HVAC air filtration system shall be required.

such that homes nearest the freeway are built last, if feasible.

dock or where trucks concentrate to deliver goods.

with low air velocities (i.e., 1 mph).

Redwood (Sequoia sempervirens).

measures, if feasible:

When Required: Prior to approval of construction-related permit

b. Maintenance of Health Risk Reduction Measures

loading docks and delivery areas, as feasible.

Tier 4 emission standards.

shall be implemented.

filter including the maintenance and replacement schedule for the filter.

(e.g., hybrid) or alternative fuels.

Requirement: The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include <u>all</u> of the following:

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- a. For large buildings subject to federal aviation safety regulations, install minimum intensity white strobelighting with three second flash instead of solid red or rotating lights.
- b. Minimize the number of and co-locate rooftop-antennas and other rooftop structures.
- c. Monopole structures or antennas shall not include guy wires.
- d. Avoid the use of mirrors in landscape design.
- e. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the "twoby-four" rule), as explained below.
- f. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following:
- Use opaque glass in window panes instead of reflective glass.
- ii. Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the "two-
- iii. Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
- iv. Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects.
- v. Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans.
- Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
- Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides.
- Install opaque window film or window film with a pattern/design which also adheres to the "two-by-four" rule for coverage.
- g. Reduce light pollution. Examples include the following:
- Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30).
- Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and

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> Initial Approval: Public Works Department, Tree Division Monitoring/Inspection: Bureau of Building

c. Tree Replacement Plantings

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
 - a. For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;

b. For other species listed, seven hundred (700) square feet per tree.

- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year

of planting shall be replanted at the project applicant's expense. When Required: Prior to building permit final Initial Approval: Public Works Department, Tree Division Monitoring/Inspection: Bureau of Building

CULTURAL RESOURCES

25. <u>Archaeological and Paleontological Resources – Discovery During Construction</u>

planting in city parks, streets and medians.

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

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MOSSWOOD **COMMUNITY CENTER**

Drawn by: Author EDDY MAYTUM STACY. Designed by: Designer 1940 BRYANT STREET SAN FRANCISCO, CA 94110 **T** 415 495 1700

Checked by: Checker

No. DATE ISSUE DESCRIPTION 95% CD / BUILDING PERMIT 08/20/21 03/17/22 PERMIT REVISIONS 07/15/22 100% CD / BID

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operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").

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- c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.

d. Portable equipment shall be powered by grid electricity if available. If electricity is not available,

- e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. 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 <u>one</u> of the following methods:

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 -

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- 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

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When Required: Ongoing

Initial Approval: N/A

<u>Initial Approval</u>: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Monitoring/Inspection: Bureau of Building

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Tree Protection During Construction

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

- iii. Reduce perimeter lighting whenever possible. iv. Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light
- Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to
- h. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:
 - Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws.
 - ii. Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials.
- iii. Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day. iv. Install interior blinds, shades, or other window coverings in windows above the ground floor
- visible from the exterior as part of the construction contract, lease agreement, or CC&Rs.

v. Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible.

When Required: Prior to approval of construction-related permit

<u>Initial Approval</u>: Bureau of Planning Monitoring/Inspection: Bureau of Building

23. Tree Removal During Bird Breeding Season

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

<u>Initial Approval</u>: Bureau of Planning Monitoring/Inspection: Bureau of Building

24. Tree Permit

a. Tree Permit Required

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

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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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. <u>Archaeologically Sensitive Areas – Pre-Construction Measures (Modified – Provision A Required)</u> Requirement: The project applicant shall implement either Provision A (Intensive Pre-Construction Study)

or Provision B (Construction ALERT Sheet) concerning archaeological resources.

Provision A: Intensive Pre-Construction Study. (Required per outreach from NAHC)

The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include:

- a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources.
- b. A report disseminating the results of this research.
- c. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources.

If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's

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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

HYDROLOGY AND WATER QUALITY

31. Erosion and Sedimentation Control Plan for Construction

a. Erosion and Sedimentation Control Plan Required

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

When Required: Prior to approval of construction-related permit

<u>Initial Approval</u>: Bureau of Building

Monitoring/Inspection: N/A

b. Erosion and Sedimentation Control During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. NPDES C.3 Stormwater Requirements for Regulated Projects

a. Post-Construction Stormwater Management Plan Required

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction.

Provision B: Construction ALERT Sheet.

The project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.

The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.

When Required: Prior to approval of construction-related permit; during construction

<u>Initial Approval</u>: Bureau of Building; Bureau of Planning

Monitoring/Inspection: Bureau of Building

27. Human Remains – Discovery During Construction

Requirement: Pursuant to CEOA 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

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shall include and identify the following: i. Location and size of new and replaced impervious surface;

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

implement the approved Plan during construction. The Post-Construction Stormwater Management Plan

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Maintenance Agreement Required

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

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

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense. When Required: Prior to building permit final

<u>Initial Approval</u>: Bureau of Building

Monitoring/Inspection: Bureau of Building

NOISE

33. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction

- 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.

GEOLOGY AND SOILS

28. 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 constructionrelated 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

29. Seismic Hazards Zone (Landslide/Liquefaction)

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

<u>Initial Approval</u>: Bureau of Building

Monitoring/Inspection: Bureau of Building

HAZARDS AND HAZARDOUS MATERIALS

30. 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
- 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

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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

34. 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

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,

techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine

- 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

35. 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:



CITY OF OAKLAND BUREAU OF ENGINEERING AND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612

(510) 238-3437

FAX (510) 238-7227

MOSSWOOD **COMMUNITY CENTER**

Drawn by: Author LEDDY MAYTUM STACY 1940 BRYANT STREET SAN FRANCISCO, CA 94110 **T** 415 495 1700

Designed by: Designer Checked by: Checker

ISSUE DESCRIPTION lo. DATE 95% CD / BUILDING PERMIT 08/20/21 PERMIT REVISIONS 03/17/22 07/15/22 100% CD / BID

Project Information

F 415 495 1717

W www.lmsarch.com

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

CONDITIONS OF APPROVAL

Drawing No.

G0.34

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:

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- 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

36. Exposure to Community Noise

Requirement: The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:

- a. 45 dBA: Residential activities, civic activities, hotels
- b. 50 dBA: Administrative offices; group assembly activities
- c. 55 dBA: Commercial activities
- d. 65 dBA: Industrial activities

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

37. 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

TRANSPORTATION/TRAFFIC

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

a. Obstruction Permit Required

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43. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

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

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 Permit plans that show, in general notes, detailed design drawings, and specifications as
 - 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.
 - 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.
 - CALGreen mandatory measures
 53 Points per the appropriate ch
 - 53 Points per the appropriate checklist approved during the Planning entitlement process.
 All green building points identified on the checklist approved during review of the PlanningandZoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

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

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

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

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

When Required: Prior to approval of construction-related permit

<u>Initial Approval</u>: Department of Transportation <u>Monitoring/Inspection</u>: 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

39. Bicycle Parking

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

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When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

44. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

45. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

46. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below:

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

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

UTILITY AND SERVICE SYSTEMS

40. 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

41. Underground Utilities

PLN21-043, 3612 Webster Street

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

42. Recycling Collection and Storage Space Requirement: The project applicant shall comply with the state of the state of

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

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- a. **Prescriptive Measures:** Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 38.14(g) in the link above):
- b. **Performance Measures:** Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following
 - i. Project Information:
 - Date,
 - Applicant and property owner name,
 - Project address,
 - Total landscape area,
 Project type (new, rehabilitated, cemetery, or home owner installed),
 - Water supply type and water purveyor,
 - Checklist of documents in the package,
 - Project contacts, and
 - Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
 - ii. Water Efficient Landscape Worksheet
 - Hydrozone Information Table
 - Water Budget Calculations with Maximum Applied Water Allowance (MAWA)
- and EstimatedTotal Water Use
 iii. Soil Management Report
- iv. Landscape Design Plan
- v. Irrigation Design Plan, and
- vi. Grading Plan

Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below:

When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

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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.

Christine E. Reed
Name of Project Applicant

C. C. Read
Signature of Project Applicant

6/15/21 Pate

CITY OF OAKLAND
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CONSTRUCTION
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MOSSWOOD COMMUNITY CENTER

LEDDY MAYTUM STACY ***CHTECTS

1940 BRYANT STREET
SAN FRANCISCO, CA 94110

Drawn by:Author

Designed by: Designer

Checked by:Checker

Checked by: Checker

Checked by: Checker

No. C 33368

REN 6/30/2023

No. DATE ISSUE DESCRIPTION

08/20/21 95% CD / BUILDING PERMIT

P1 03/17/22 PERMIT REVISIONS

07/15/22 100% CD / BID

Project Information

Page 31

T 415 495 1700

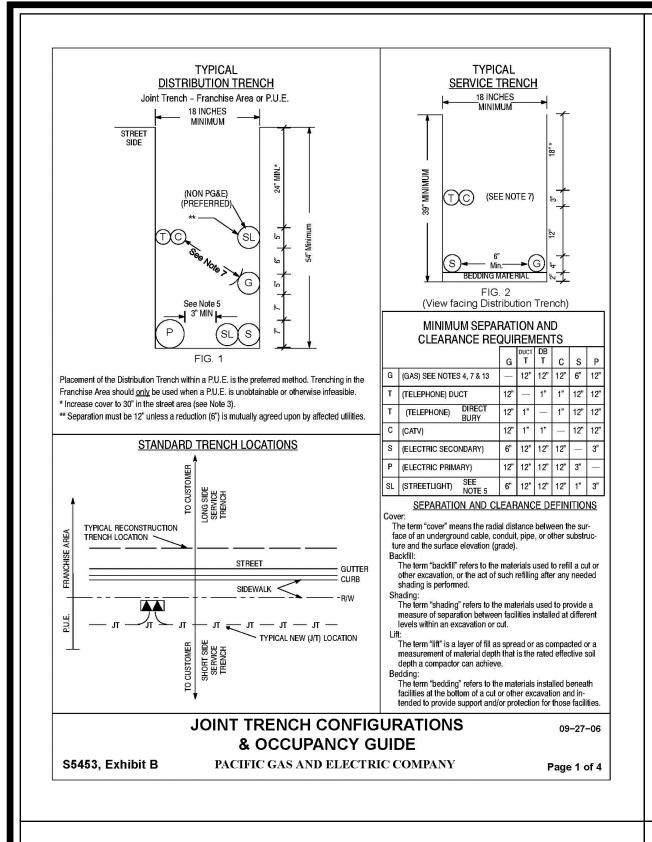
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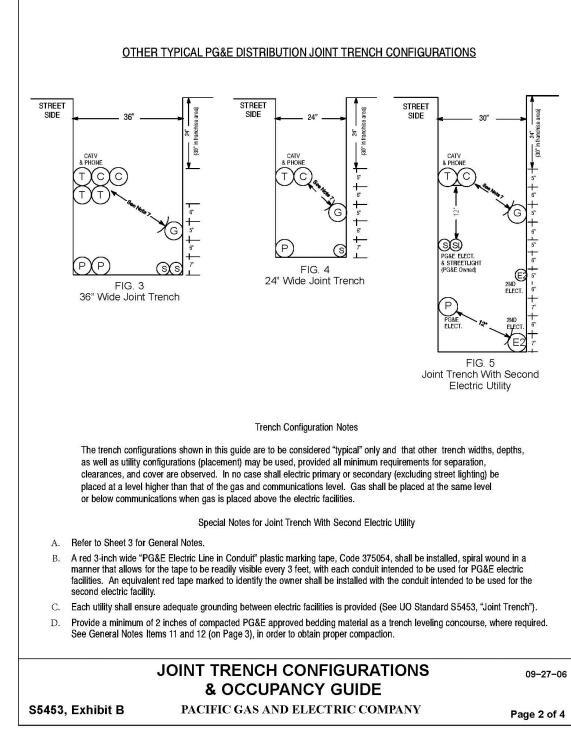
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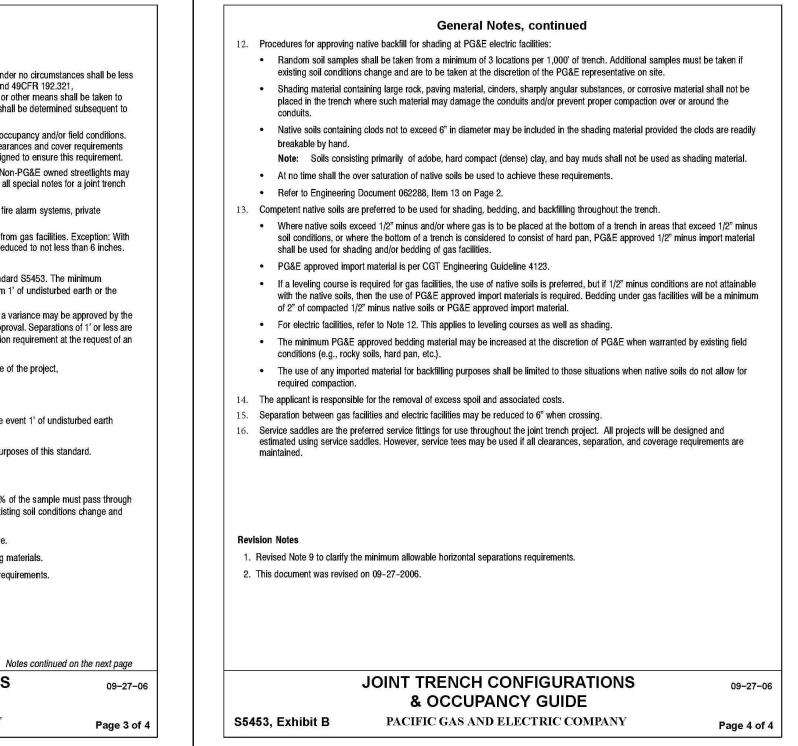
CONDITIONS OF APPROVAL

Drawing No.





General Notes The preferred trench location is in a Public Utility easement (P.U.E.). All depths and resulting cover requirements are measured from final grade. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321, 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent t Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches. Provide separation from trench wall and other facilities sufficient to ensure proper compaction Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must: . Be made in writing and submitted to the Company ADE during the planning and design phase of the project, Clearly describe the conditions necessitating the waiver, Include a proposed design, And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard. 10. Separations shall be maintained at aboveground termination points. Procedures for approving native backfill for shading of PG&E gas facilities: • Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site. • The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive. • The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.



Pacific Gas and Electric Company

Utility Bulletin: TD-5453B-002

Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev

SUMMARY

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below:

The minimum separation requirement must be 1.5 inch (in.) between:

Updated Separation Requirements For Conduit in Joint Trench

Secondary to: Secondary, service, and streetlight conduit

 Service to: Service and streetlight conduit The minimum separation requirement must be 3 in. between:

Primary-to-primary conduit

Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future

maintenance, re-routing and replacement of the facilities.

Note that the 3 in requirement above is already included in Electric Standard 062288 but not in Utility Standard S5453

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance" Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NB/WRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015)

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits"

TARGET AUDIENCE

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

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Pacific Gas and Electric Company Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev. Updated Separation Requirements For Conduit in Joint Trench WHAT YOU NEED TO KNOW Utility Standard S5453, "Joint Trench," Exhibit B, currently shows: MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (GAS) SEE NOTES 4, 7 & 13 - 12" 12" 12" 6" 12 (TELEPHONE) DUCT (CATV) (ELECTRIC SECONDARY) 6" 12" 12" 12" - 3" (ELECTRIC PRIMARY) 12" 12" 12" 12" 3" -SL (STREETLIGHT) SEE 6" 12" 12" 12" 1" 3" Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows: MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (Inches) SEE NOTES 4,7, & 13 T (TELEPHONE) DIRECT BURY (CATV) S (ELECTRIC SECONDARY) P (ELECTRIC PRIMARY SEE NOTE 5 E* (FOREIGN ELECTRI SOURCES, NON-PG &E*) SEE NOTE 5 Must be considered a 'Utility' as defined in Utility Standard S5453, "Joint Trench Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench **For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2). @2016 Pacific Gas and Electric Company. All rights reserved.

Pacific Gas and Electric Company

Utility Bulletin: TD-5453B-002

S5453, Exhibit B

Utility Bulletin: TD-5453B-002 Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev.

Updated Separation Requirements For Conduit in Joint Trench

· Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.

JOINT TRENCH CONFIGURATIONS

& OCCUPANCY GUIDE

PACIFIC GAS AND ELECTRIC COMPANY

• At no time shall the over saturation of native soils be used to achieve these requirements.

1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.

• #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

DOCUMENT APPROVER

The sieves and screens shall be:

Jim Herren, Manager, Gas Distribution Engineering and Design

DOCUMENT CONTACT

Lisseth Villareal, Electric Standards Engineer, Sr

David Krause, Gas Engineer, Codes and Standards - Design and Construction

John Pickering, Expert Business Process Analyst, Distribution Engineering and Design

Daniel Jantz, Expert Engineering Standards Technical Specialist, EAM Distribution Standards

INCLUSION PLAN

This update will be included in the next revision of Electric Standard 0662288 "Underground Conduits" and Utility Standard S5453, "Joint Trench," Exhibit B.

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GENERAL NOTES

- THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION 5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
- PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
- ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
- 4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
- INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM
- SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE
- 7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES.
- LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
- THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
- CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF OAKLAND FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT

- 12. CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO
- 13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR
- 14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
- 15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
- 16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
- 17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
- 18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
- 19. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
- 20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
- 21. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
- 22. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
- 23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.

24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE

- STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
- 25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL. SHOP DRAWINGS AND LOCAL INSPECTION
- 26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK CURRENT EDITION.
- 27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
- 28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
- 29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
- PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
- SWEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".



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MOSSWOOD **COMMUNITY CENTER-**

PHASE 1

Drawn by:SR LEDDY MAYTUM STACY Designed by:NL, SR 1940 BRYANT STREET Checked by:JL SAN FRANCISCO, CA 94110 415 495 1700 **F** 415 495 1717 www.lmsarch.com C60493 () URBANDESIC 350 Townsend Street, Suite 409 San Francisco, California 94107

15 658 5850 tel . 888 8349532 fo

SSUE DESCRIPTION DATE 08/20/2021 95% CD / BUILDING PERMIT PERMIT REVISIONS 03/17/2022 07/15/2022 PERMIT REVISIONS 07/15/2022 100% CD / BID

Project Information

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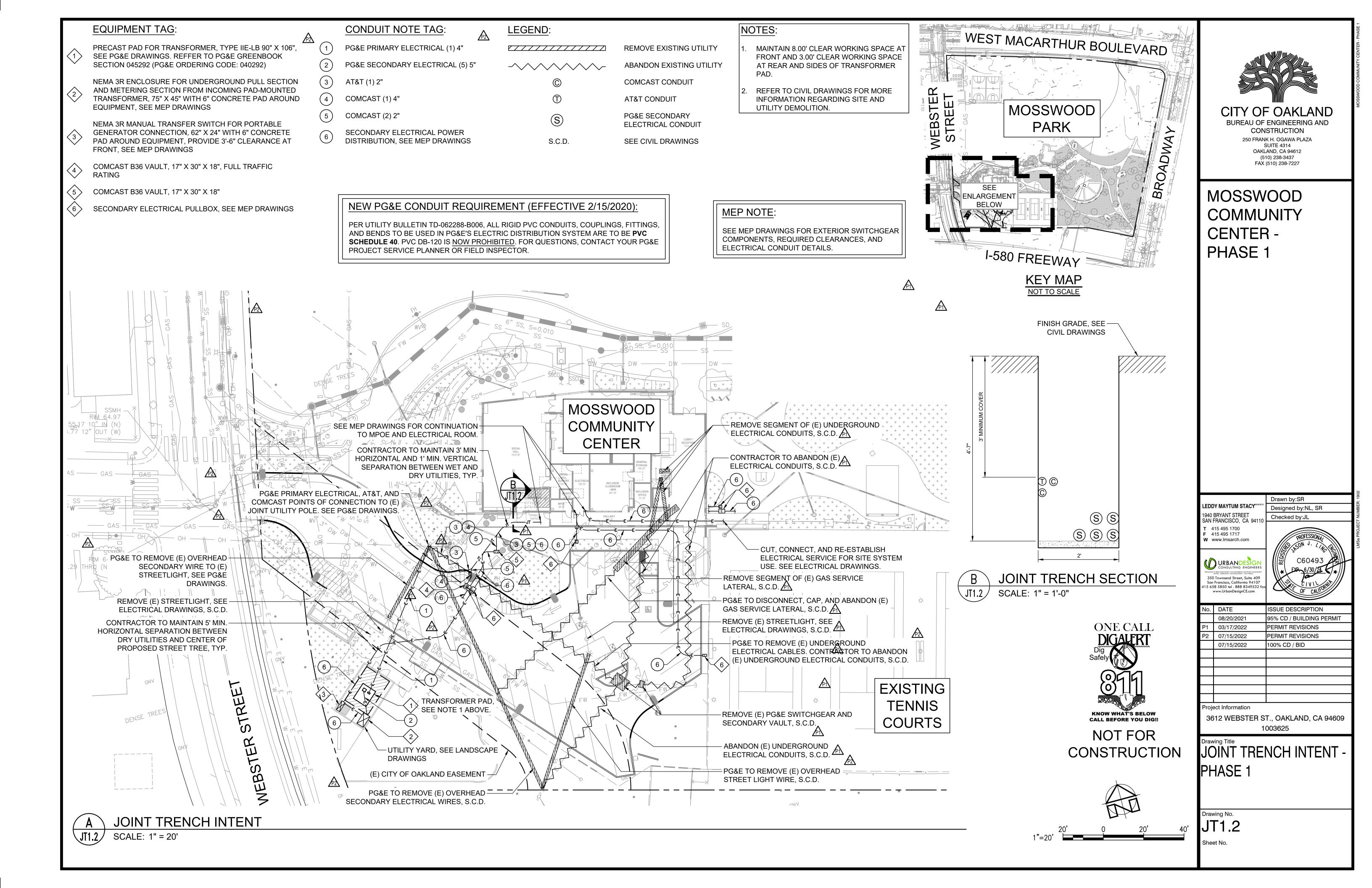
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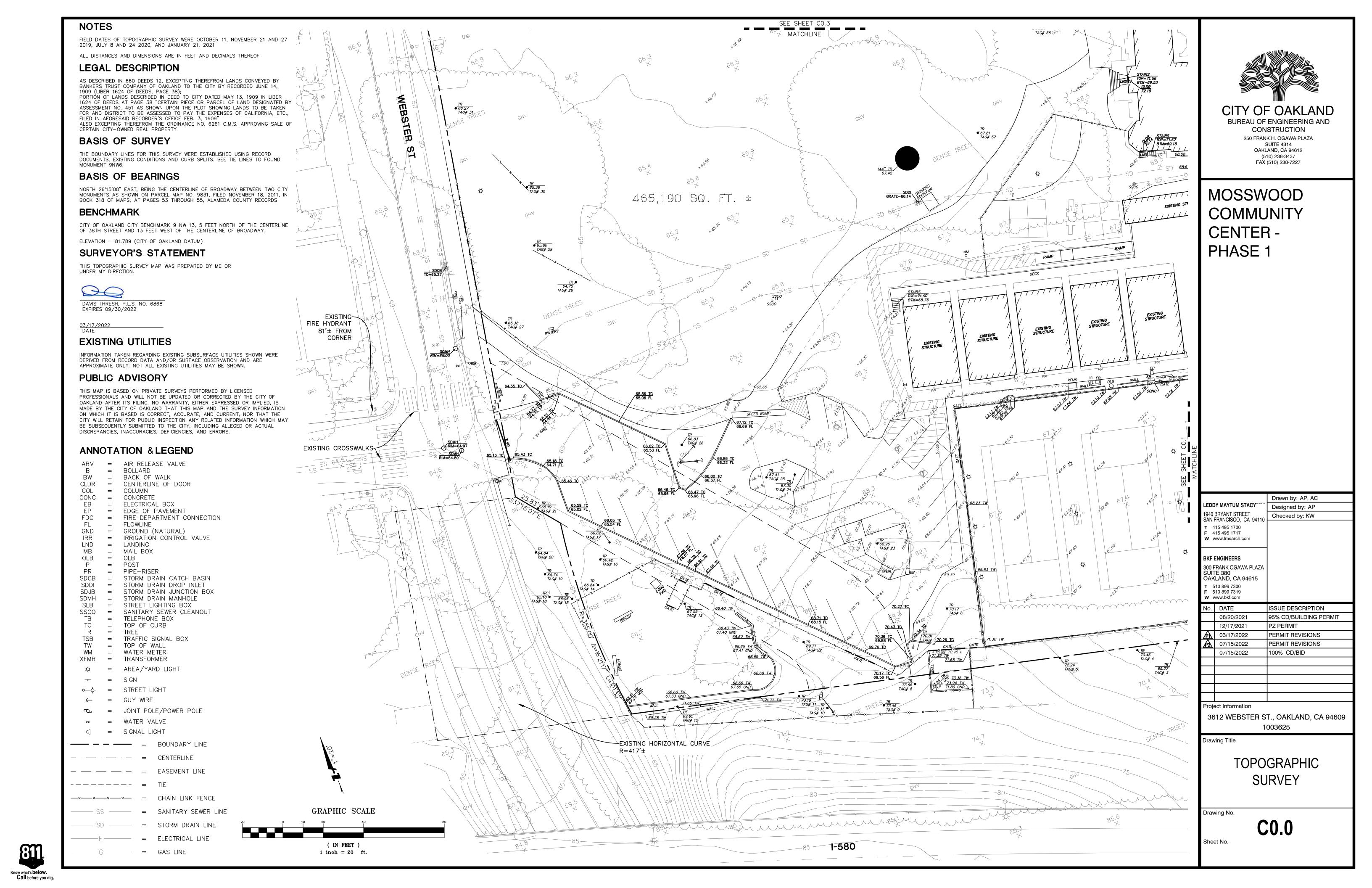
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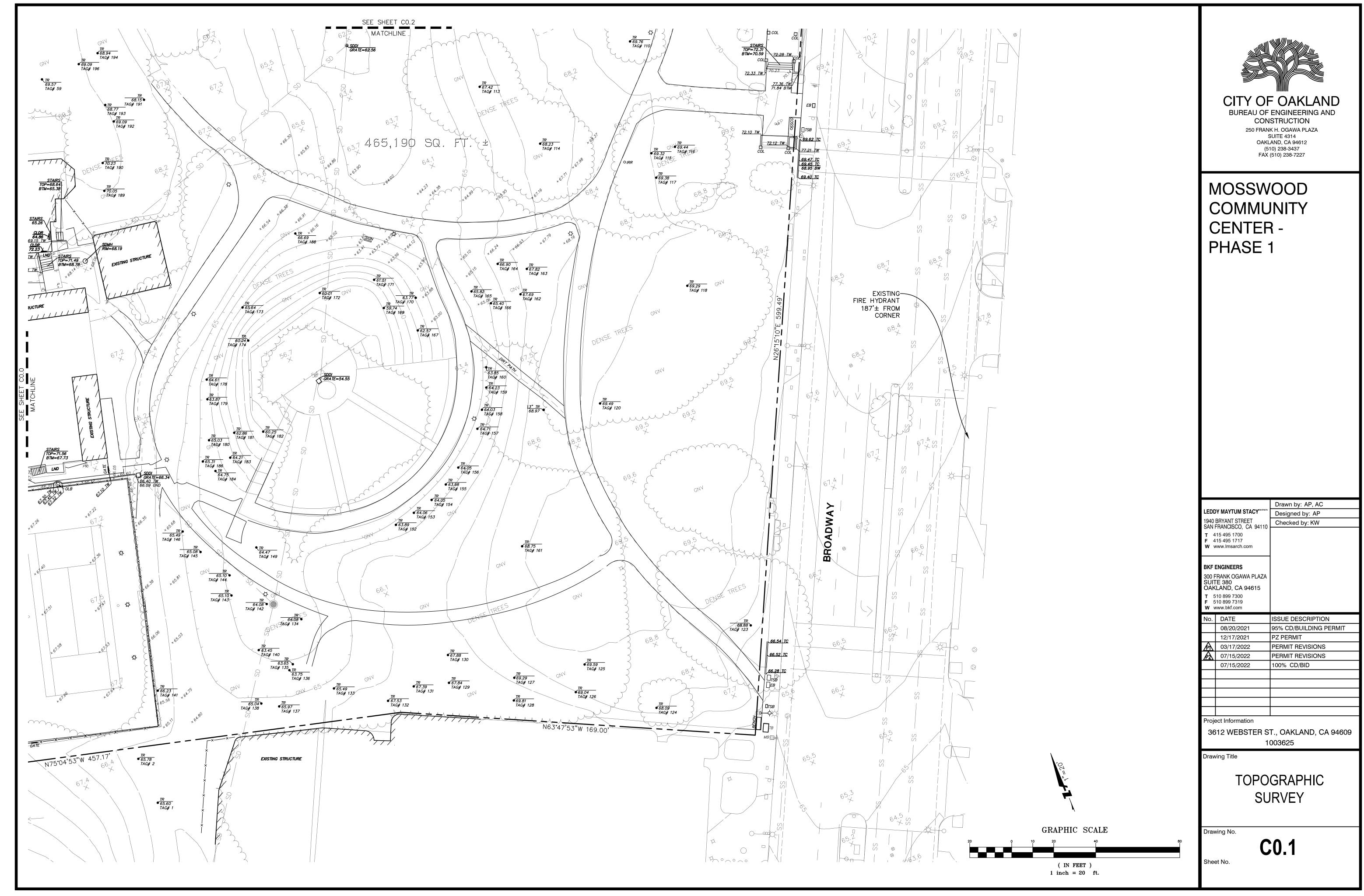
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JOINT TRENCH STANDARDS







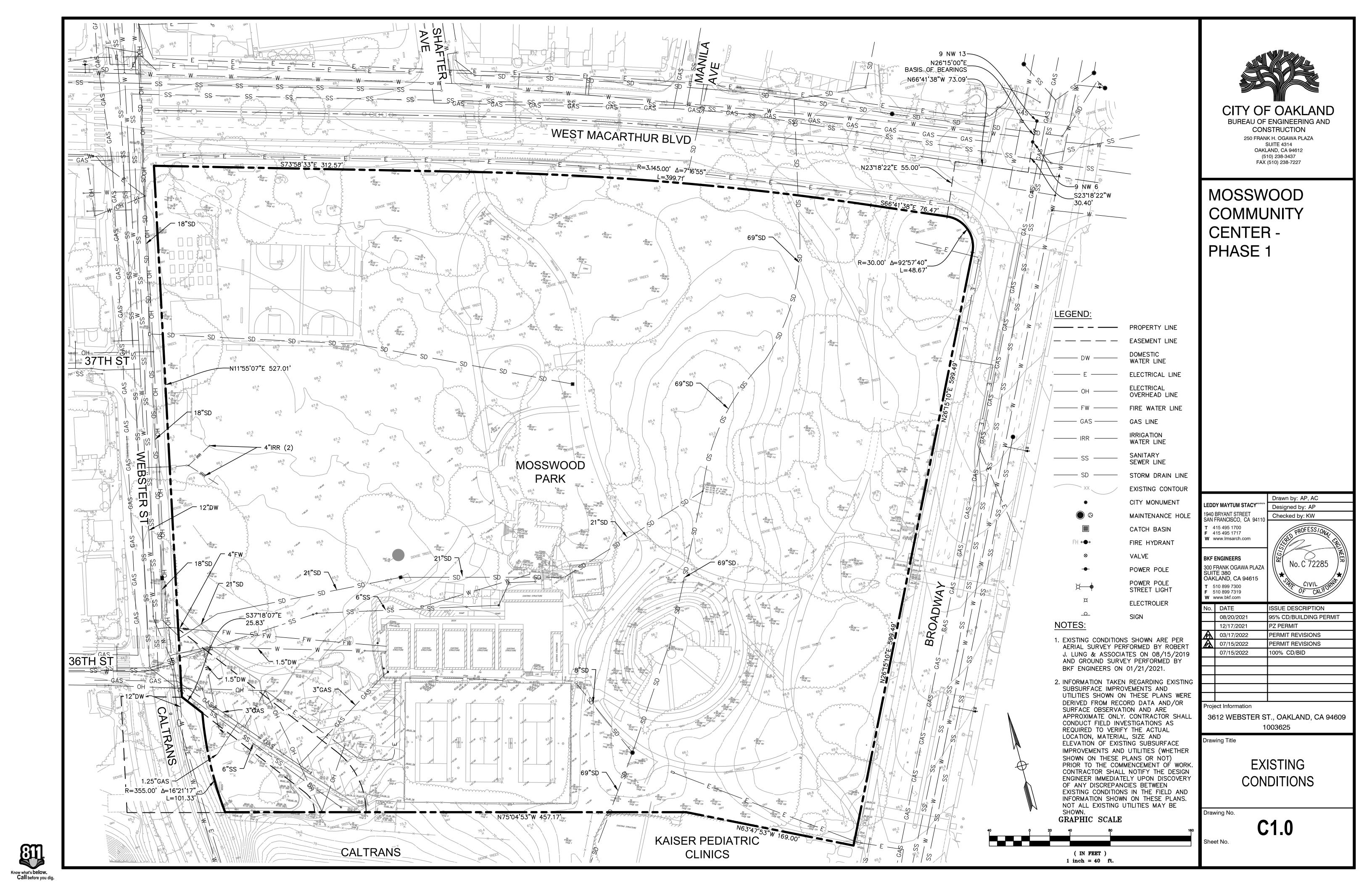


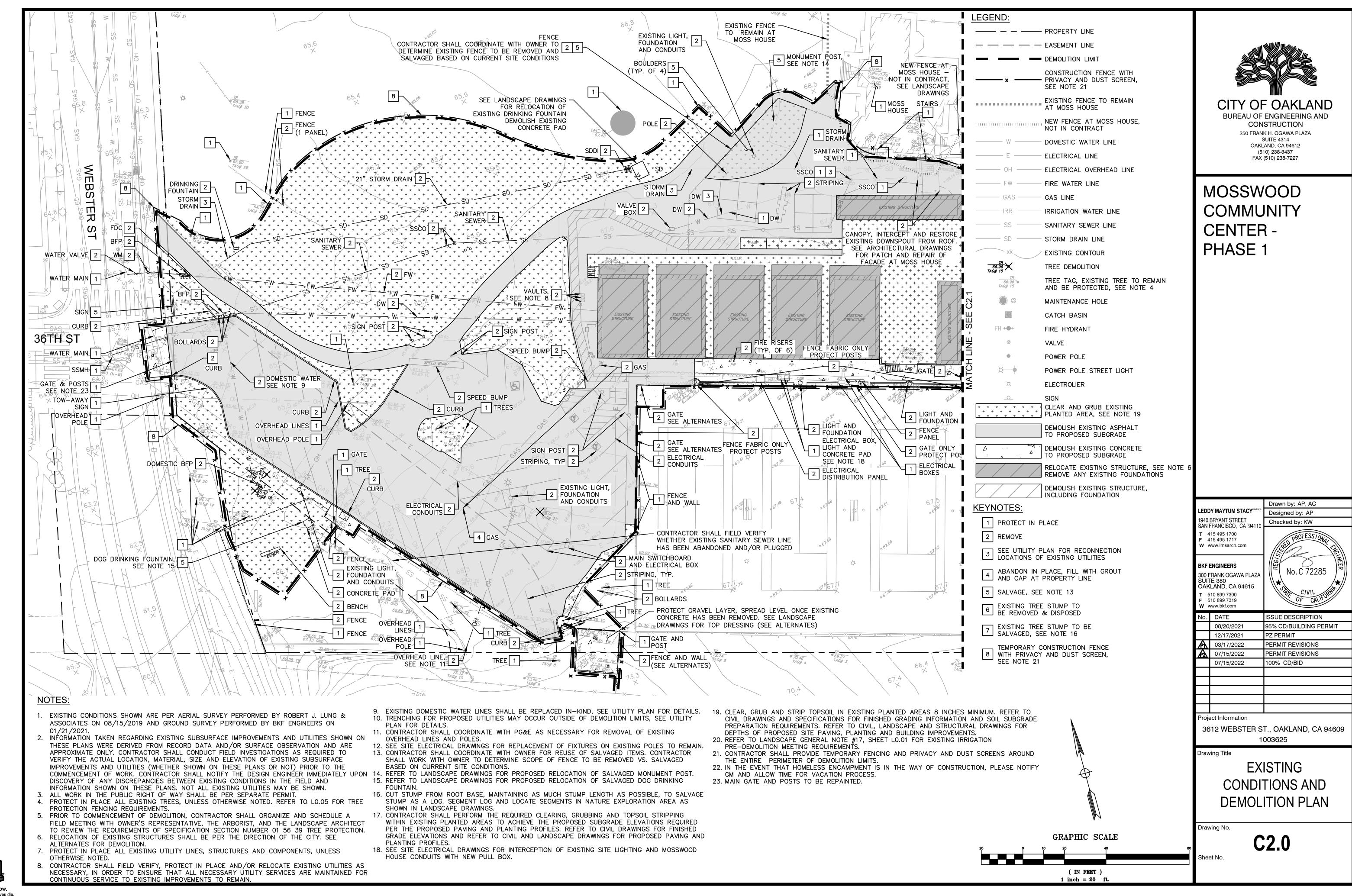




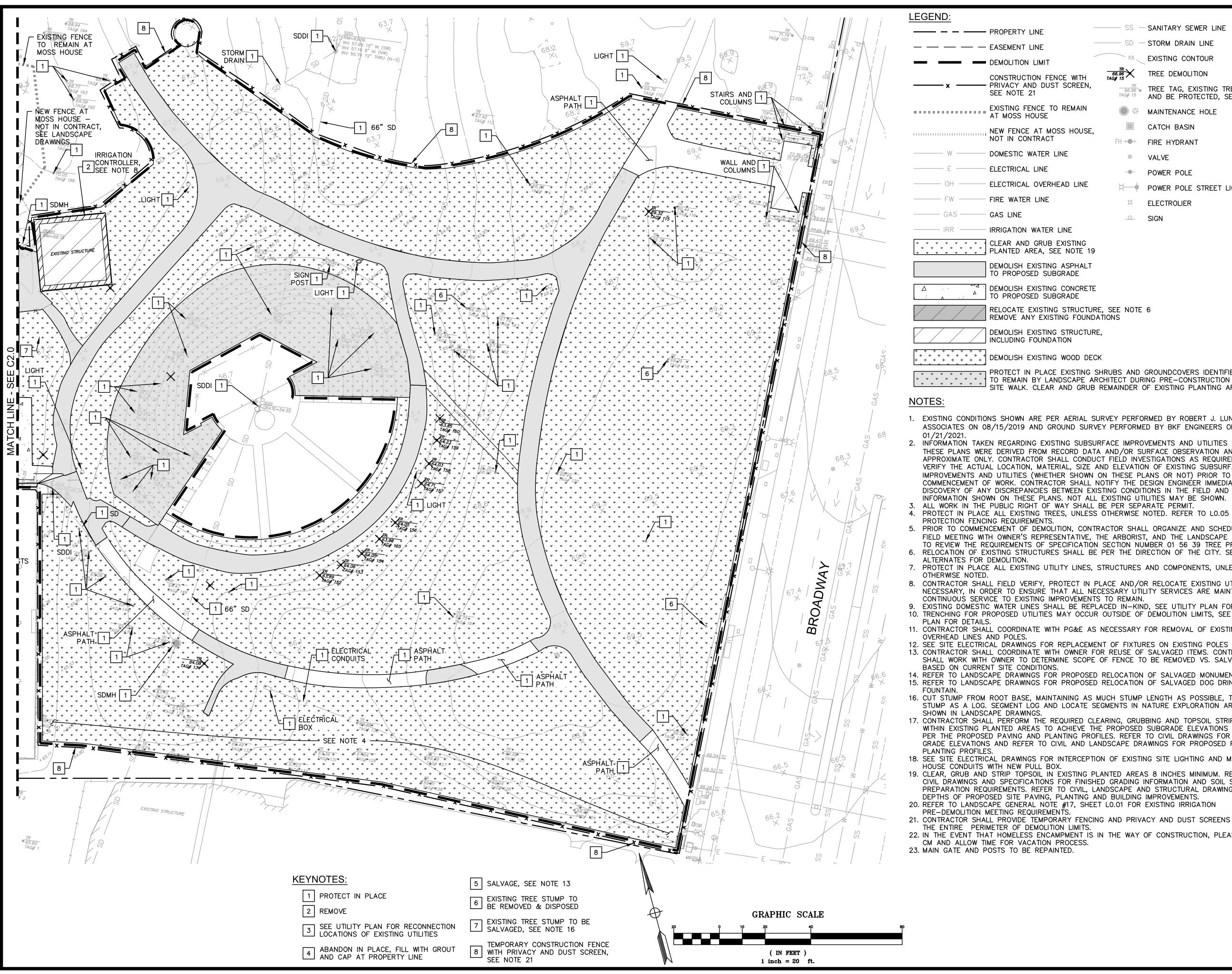


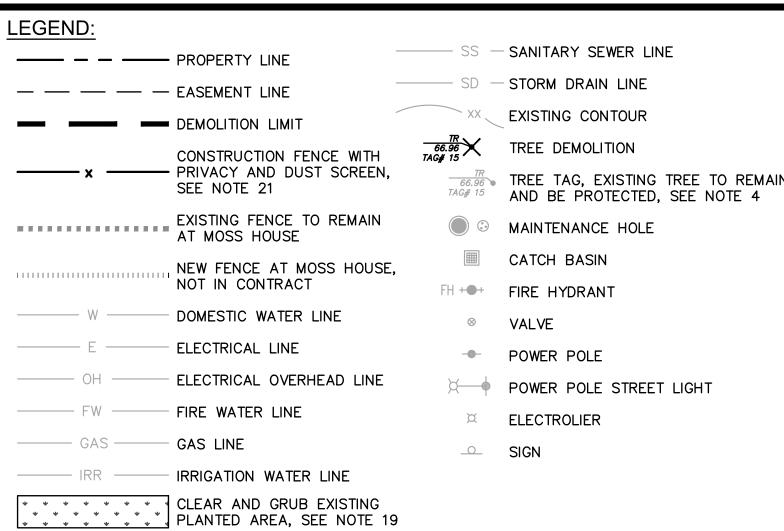












NOTES:

1. EXISTING CONDITIONS SHOWN ARE PER AERIAL SURVEY PERFORMED BY ROBERT J. LUNG & ASSOCIATES ON 08/15/2019 AND GROUND SURVEY PERFORMED BY BKF ENGINEERS ON 01/21/2021.

RELOCATE EXISTING STRUCTURE, SEE NOTE 6

REMOVE ANY EXISTING FOUNDATIONS

DEMOLISH EXISTING ASPHALT

DEMOLISH EXISTING CONCRETE TO PROPOSED SUBGRADE

DEMOLISH EXISTING STRUCTURE,

DEMOLISH EXISTING WOOD DECK

INCLUDING FOUNDATION

TO PROPOSED SUBGRADE

THESE PLANS WERE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE ACTUAL LOCATION, MATERIAL, SIZE AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS. NOT ALL EXISTING UTILITIES MAY BE SHOWN.

1 PROTECT IN PLACE EXISTING SHRUBS AND GROUNDCOVERS IDENTIFIED

 $^{f J}$ SITE WALK. CLEAR AND GRUB REMAINDER OF EXISTING PLANTING AREA.

- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT. PROTECT IN PLACE ALL EXISTING TREES, UNLESS OTHERWISE NOTED. REFER TO LO.05 FOR TREE
- PROTECTION FENCING REQUIREMENTS. PRIOR TO COMMENCEMENT OF DEMOLITION, CONTRACTOR SHALL ORGANIZE AND SCHEDULE A
- FIELD MEETING WITH OWNER'S REPRESENTATIVE, THE ARBORIST, AND THE LANDSCAPE ARCHITECT TO REVIEW THE REQUIREMENTS OF SPECIFICATION SECTION NUMBER 01 56 39 TREE PROTECTION.
- 6. RELOCATION OF EXISTING STRUCTURES SHALL BE PER THE DIRECTION OF THE CITY. SEE ALTERNATES FOR DEMOLITION.
- PROTECT IN PLACE ALL EXISTING UTILITY LINES, STRUCTURES AND COMPONENTS, UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL FIELD VERIFY, PROTECT IN PLACE AND/OR RELOCATE EXISTING UTILITIES AS NECESSARY, IN ORDER TO ENSURE THAT ALL NECESSARY ÚTILITY SERVICES ARE MAINTAINED FOR CONTINUOUS SERVICE TO EXISTING IMPROVEMENTS TO REMAIN.
- EXISTING DOMESTIC WATER LINES SHALL BE REPLACED IN-KIND, SEE UTILITY PLAN FOR DETAILS. 10. TRENCHING FOR PROPOSED UTILITIES MAY OCCUR OUTSIDE OF DEMOLITION LIMITS, SEE UTILITY PLAN FOR DETAILS.
- 11. CONTRACTOR SHALL COORDINATE WITH PG&E AS NECESSARY FOR REMOVAL OF EXISTING OVERHEAD LINES AND POLES.
- 12. SEE SITE ELECTRICAL DRAWINGS FOR REPLACEMENT OF FIXTURES ON EXISTING POLES TO REMAIN. 13. CONTRACTOR SHALL COORDINATE WITH OWNER FOR REUSE OF SALVAGED ITEMS. CONTRACTOR SHALL WORK WITH OWNER TO DETERMINE SCOPE OF FENCE TO BE REMOVED VS. SALVAGED BASED ON CURRENT SITE CONDITIONS.
- 14. REFER TO LANDSCAPE DRAWINGS FOR PROPOSED RELOCATION OF SALVAGED MONUMENT POST. 15. REFER TO LANDSCAPE DRAWINGS FOR PROPOSED RELOCATION OF SALVAGED DOG DRINKING
- 16. CUT STUMP FROM ROOT BASE, MAINTAINING AS MUCH STUMP LENGTH AS POSSIBLE, TO SALVAGE STUMP AS A LOG. SEGMENT LOG AND LOCATE SEGMENTS IN NATURE EXPLORATION AREA AS SHOWN IN LANDSCAPE DRAWINGS.
- 17. CONTRACTOR SHALL PERFORM THE REQUIRED CLEARING, GRUBBING AND TOPSOIL STRIPPING WITHIN EXISTING PLANTED AREAS TO ACHIEVE THE PROPOSED SUBGRADE ELEVATIONS REQUIRED PER THE PROPOSED PAVING AND PLANTING PROFILES. REFER TO CIVIL DRAWINGS FOR FINISHED GRADE ELEVATIONS AND REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PROPOSED PAVING AND PLANTING PROFILES.
- 18. SEE SITE ELECTRICAL DRAWINGS FOR INTERCEPTION OF EXISTING SITE LIGHTING AND MOSSWOOD HOUSE CONDUITS WITH NEW PULL BOX.
- 19. CLEAR, GRUB AND STRIP TOPSOIL IN EXISTING PLANTED AREAS 8 INCHES MINIMUM. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR FINISHED GRADING INFORMATION AND SOIL SUBGRADE PREPARATION REQUIREMENTS. REFER TO CIVIL, LANDSCAPE AND STRUCTURAL DRAWINGS FOR DEPTHS OF PROPOSED SITE PAVING, PLANTING AND BUILDING IMPROVEMENTS.
- 20. REFER TO LANDSCAPE GENERAL NOTE #17, SHEET LO.01 FOR EXISTING IRRIGATION PRE-DEMOLITION MEETING REQUIREMENTS.
- 21. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND PRIVACY AND DUST SCREENS AROUND THE ENTIRE PERIMETER OF DEMOLITION LIMITS.
- 22. IN THE EVENT THAT HOMELESS ENCAMPMENT IS IN THE WAY OF CONSTRUCTION, PLEASE NOTIFY
- CM AND ALLOW TIME FOR VACATION PROCESS.
- 23. MAIN GATE AND POSTS TO BE REPAINTED.



BUREAU OF ENGINEERING AND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437

FAX (510) 238-7227

MOSSWOOD COMMUNITY **CENTER -**PHASE 1

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	07/15/2022	100% CD/BID
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Drawn by: AP, AC

Designed by: AP

Checked by: KW

Drawing Title

1940 BRYANT STREET

SAN FRANCISCO, CA 941⁻

EXISTING CONDITIONS AND DEMOLITION PLAN

3612 WEBSTER ST., OAKLAND, CA 94609

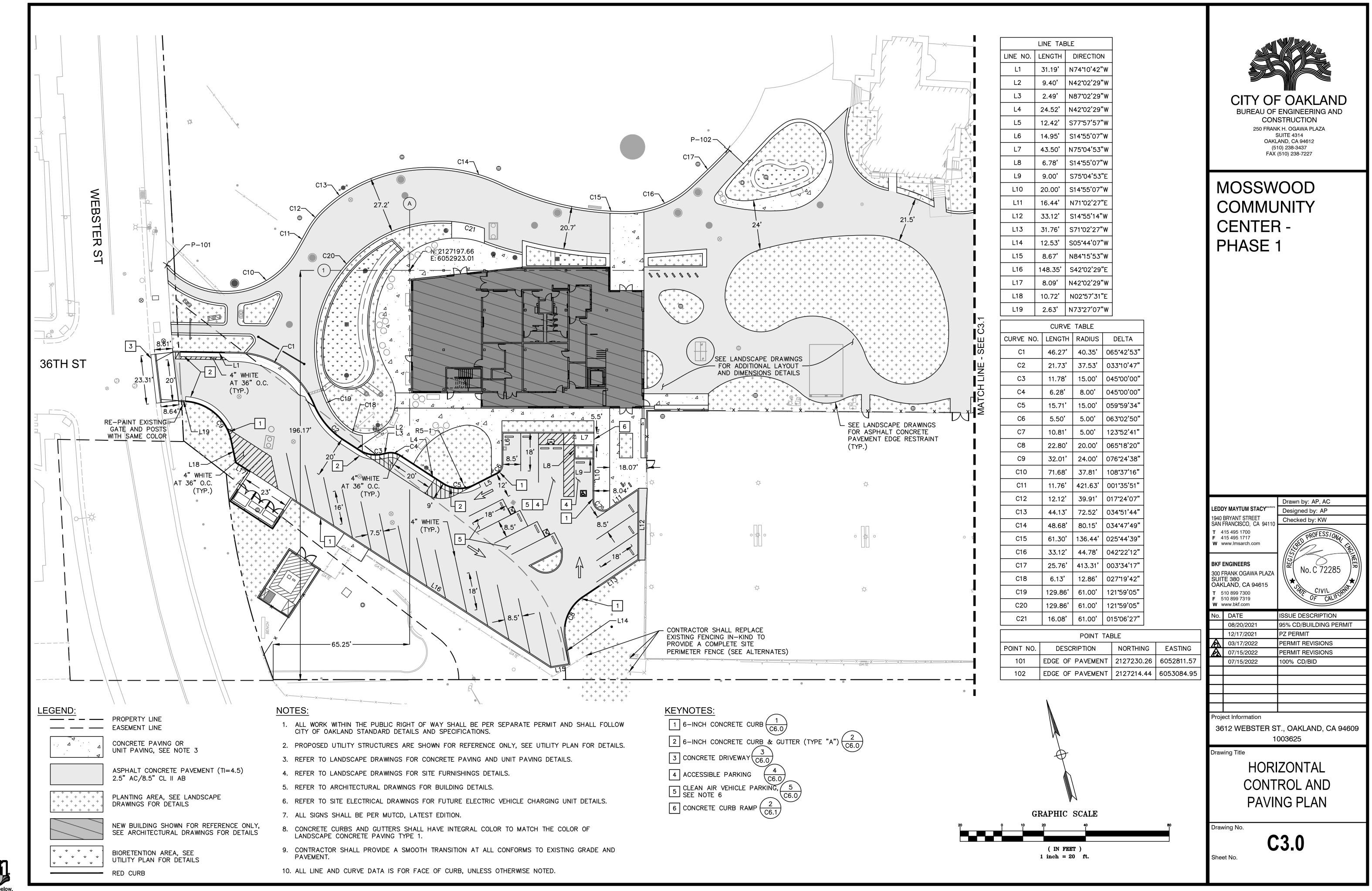
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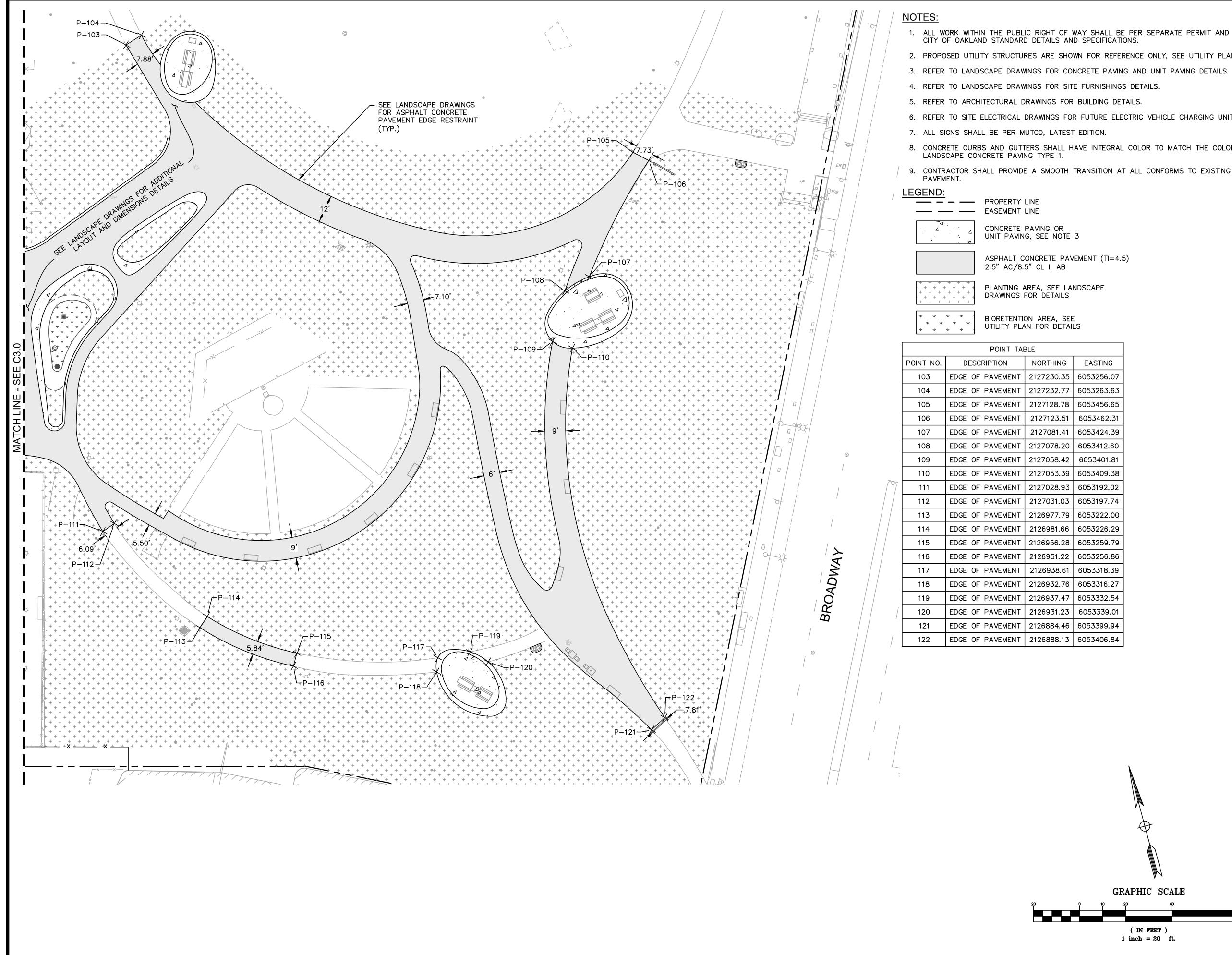
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Know what's below. Call before you dig.



- 1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT AND SHALL FOLLOW CITY OF OAKLAND STANDARD DETAILS AND SPECIFICATIONS.
- 2. PROPOSED UTILITY STRUCTURES ARE SHOWN FOR REFERENCE ONLY, SEE UTILITY PLAN FOR DETAILS.

- 6. REFER TO SITE ELECTRICAL DRAWINGS FOR FUTURE ELECTRIC VEHICLE CHARGING UNIT DETAILS.
- 8. CONCRETE CURBS AND GUTTERS SHALL HAVE INTEGRAL COLOR TO MATCH THE COLOR OF LANDSCAPE CONCRETE PAVING TYPE 1.
- 9. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION AT ALL CONFORMS TO EXISTING GRADE AND PAVEMENT.

POINT TABLE				
POINT NO.	DESCRIPTION	NORTHING	EASTING	
103	EDGE OF PAVEMENT	2127230.35	6053256.07	
104	EDGE OF PAVEMENT	2127232.77	6053263.63	
105	EDGE OF PAVEMENT	2127128.78	6053456.65	
106	EDGE OF PAVEMENT	2127123.51	6053462.31	
107	EDGE OF PAVEMENT	2127081.41	6053424.39	
108	EDGE OF PAVEMENT	2127078.20	6053412.60	
109	EDGE OF PAVEMENT	2127058.42	6053401.81	
110	EDGE OF PAVEMENT	2127053.39	6053409.38	
111	EDGE OF PAVEMENT	2127028.93	6053192.02	
112	EDGE OF PAVEMENT	2127031.03	6053197.74	
113	EDGE OF PAVEMENT	2126977.79	6053222.00	
114	EDGE OF PAVEMENT	2126981.66	6053226.29	
115	EDGE OF PAVEMENT	2126956.28	6053259.79	
116	EDGE OF PAVEMENT	2126951.22	6053256.86	
117	EDGE OF PAVEMENT	2126938.61	6053318.39	
118	EDGE OF PAVEMENT	2126932.76	6053316.27	
119	EDGE OF PAVEMENT	2126937.47	6053332.54	
120	EDGE OF PAVEMENT	2126931.23	6053339.01	
121	EDGE OF PAVEMENT	2126884.46	6053399.94	
122	EDGE OF PAVEMENT	2126888.13	6053406.84	



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CONSTRUCTION

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BKF ENGINEERS 300 FRANK OGAWA PLAZA SUITE 380 OAKLAND, CA 94615 T 510 899 7300 F 510 899 7319 W www.bkf.com		No. C 72285
No.	DATE	ISSUE DESCRIPTION
	08/20/2021	95% CD/BUILDING PERMIT
	12/17/2021	PZ PERMIT
A	03/17/2022	PERMIT REVISIONS
ρλ	07/15/2022	PERMIT REVISIONS
	07/15/2022	100% CD/BID
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Drawn by: AP, AC

Designed by: AP

Checked by: KW

Drawing Title

1940 BRYANT STREET SAN FRANCISCO, CA 94110

HORIZONTAL **CONTROL AND** PAVING PLAN

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

Drawing No.

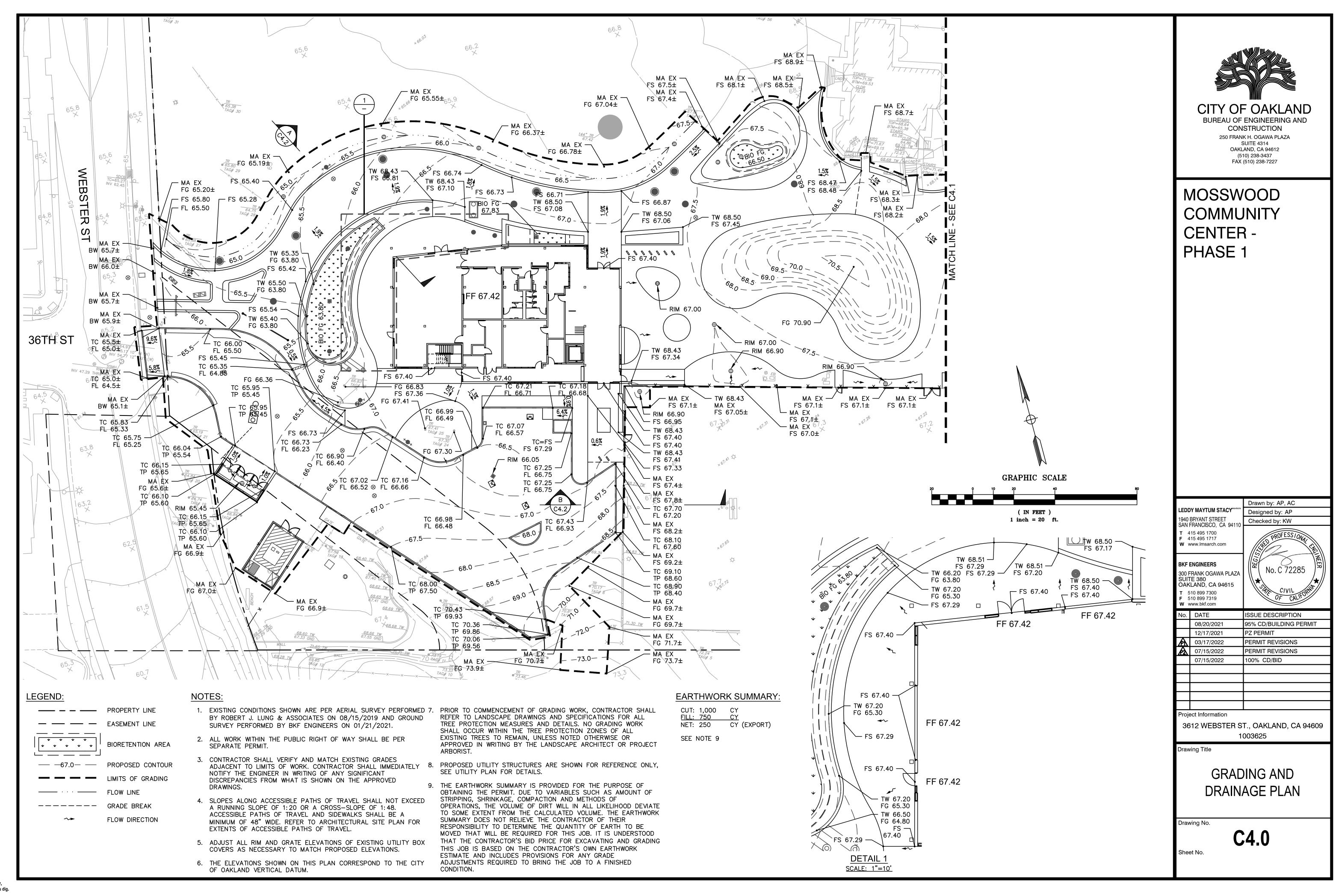
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GRAPHIC SCALE

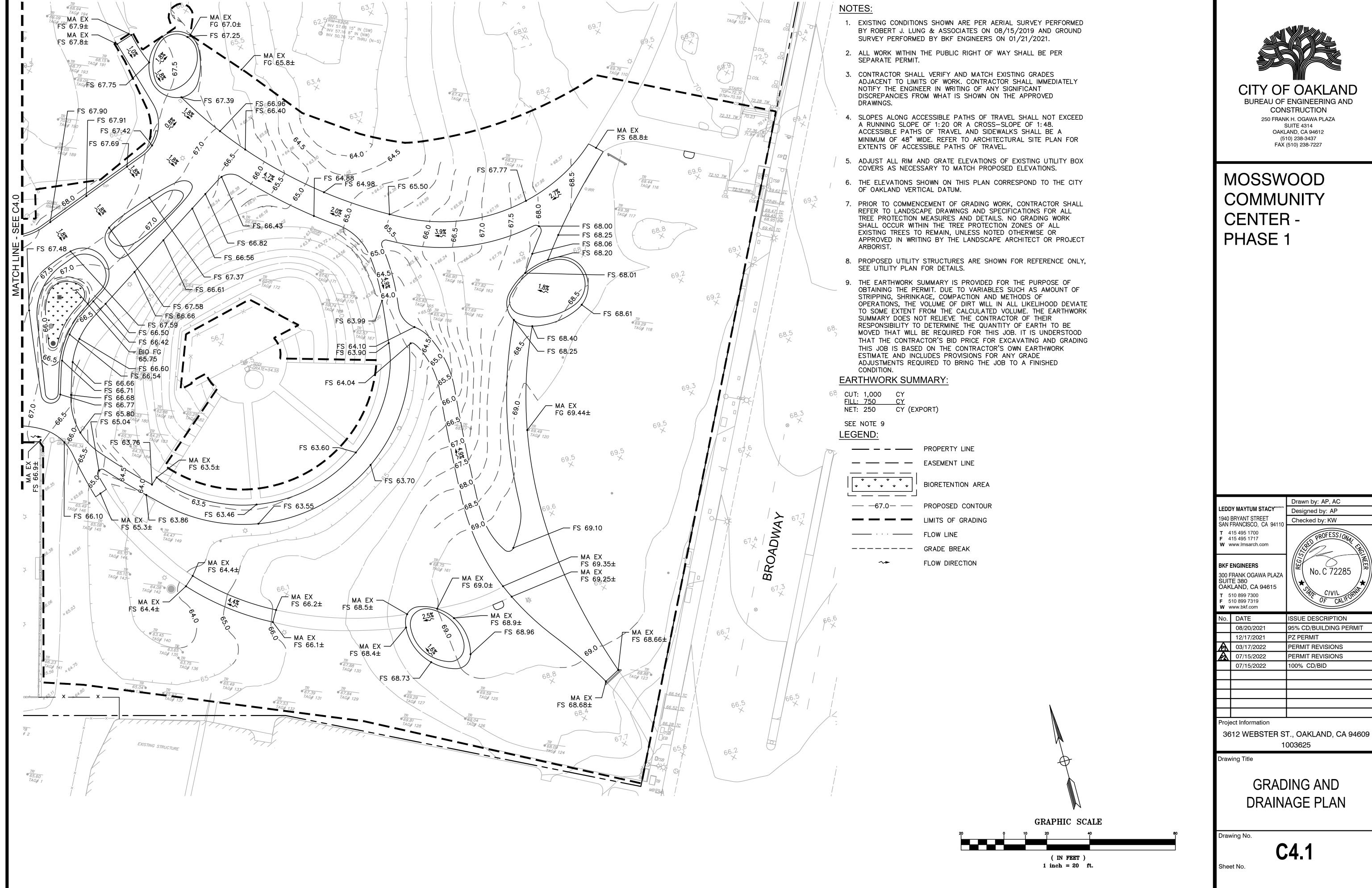
(IN FEET) 1 inch = 20 ft.

C3.1

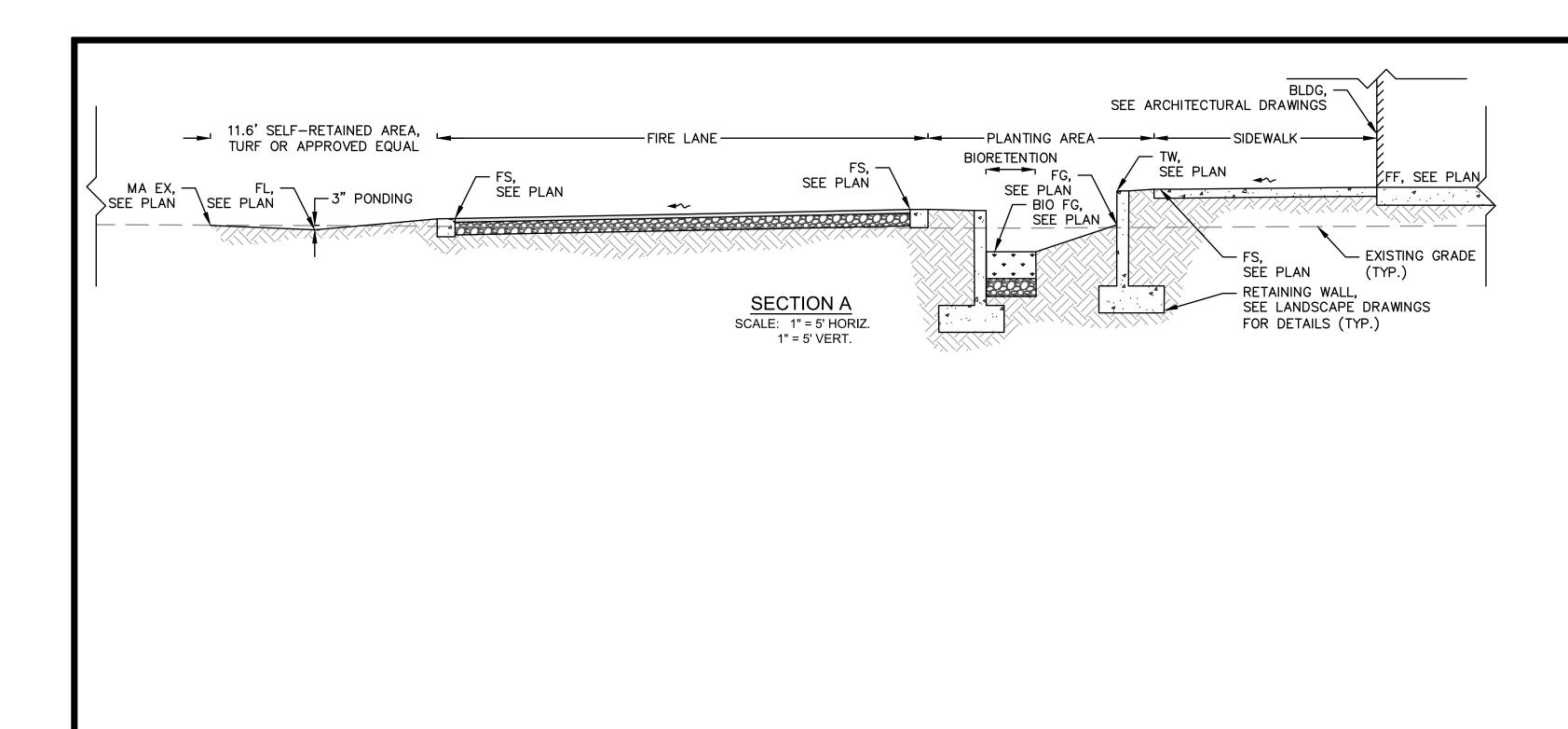


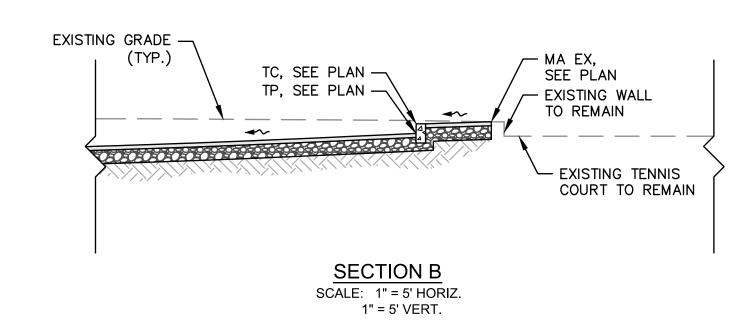






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00 F JIT AK 5	ENGINEERS FRANK OGAWA PLAZA TE 380 (LAND, CA 94615 10 899 7300 10 899 7319 www.bkf.com	No. C 72285 No. C 72285
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	08/20/2021	95% CD/BUILDING PERMIT
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	07/15/2022	100% CD/BID
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CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

MOSSWOOD COMMUNITY CENTER -PHASE 1

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300 FRANK OGAWA PLAZA SUITE 380 OAKLAND, CA 94615 T 510 899 7300 F 510 899 7319 W www.bkf.com

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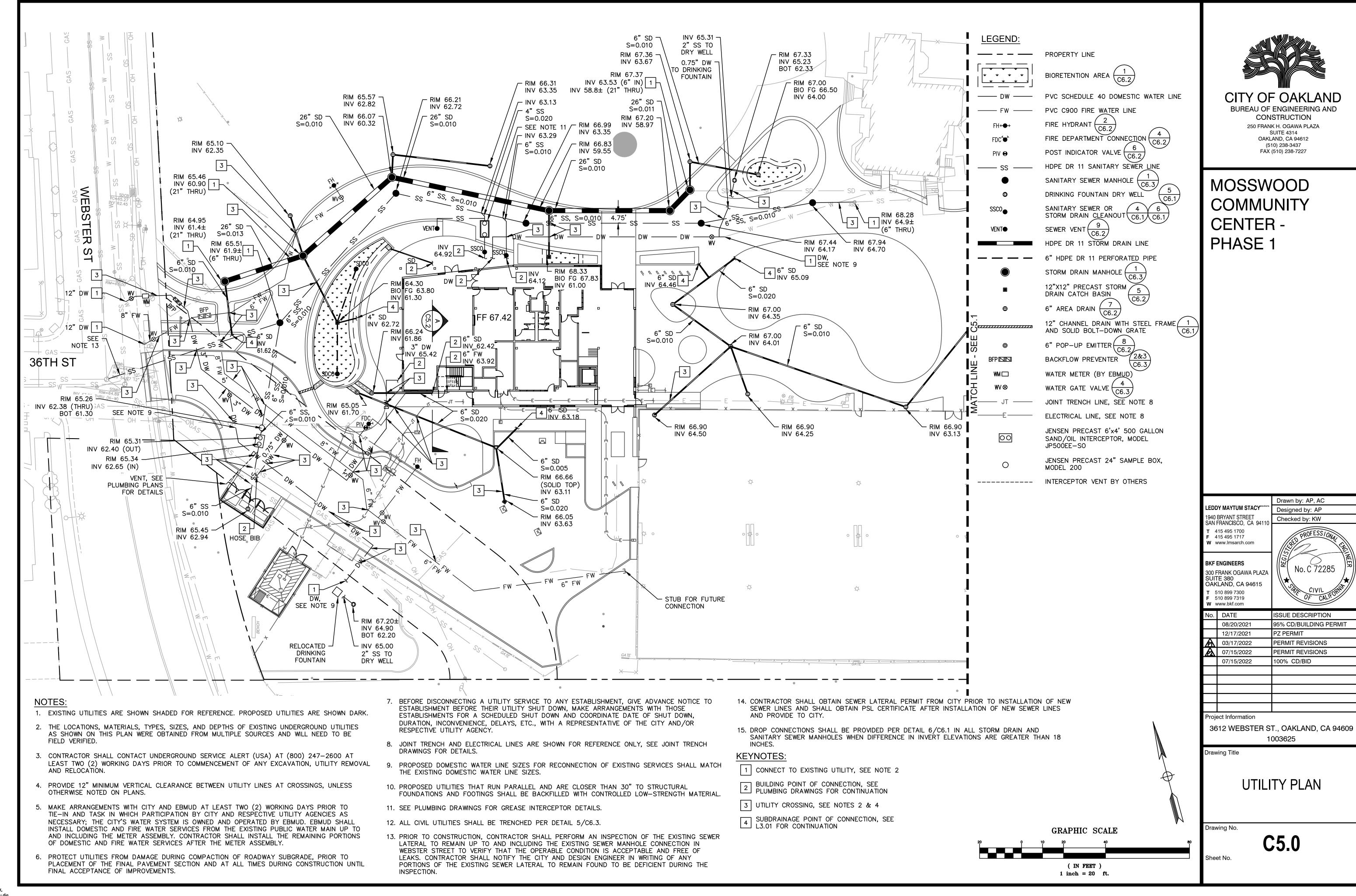
Drawing Title

GRADING SECTIONS

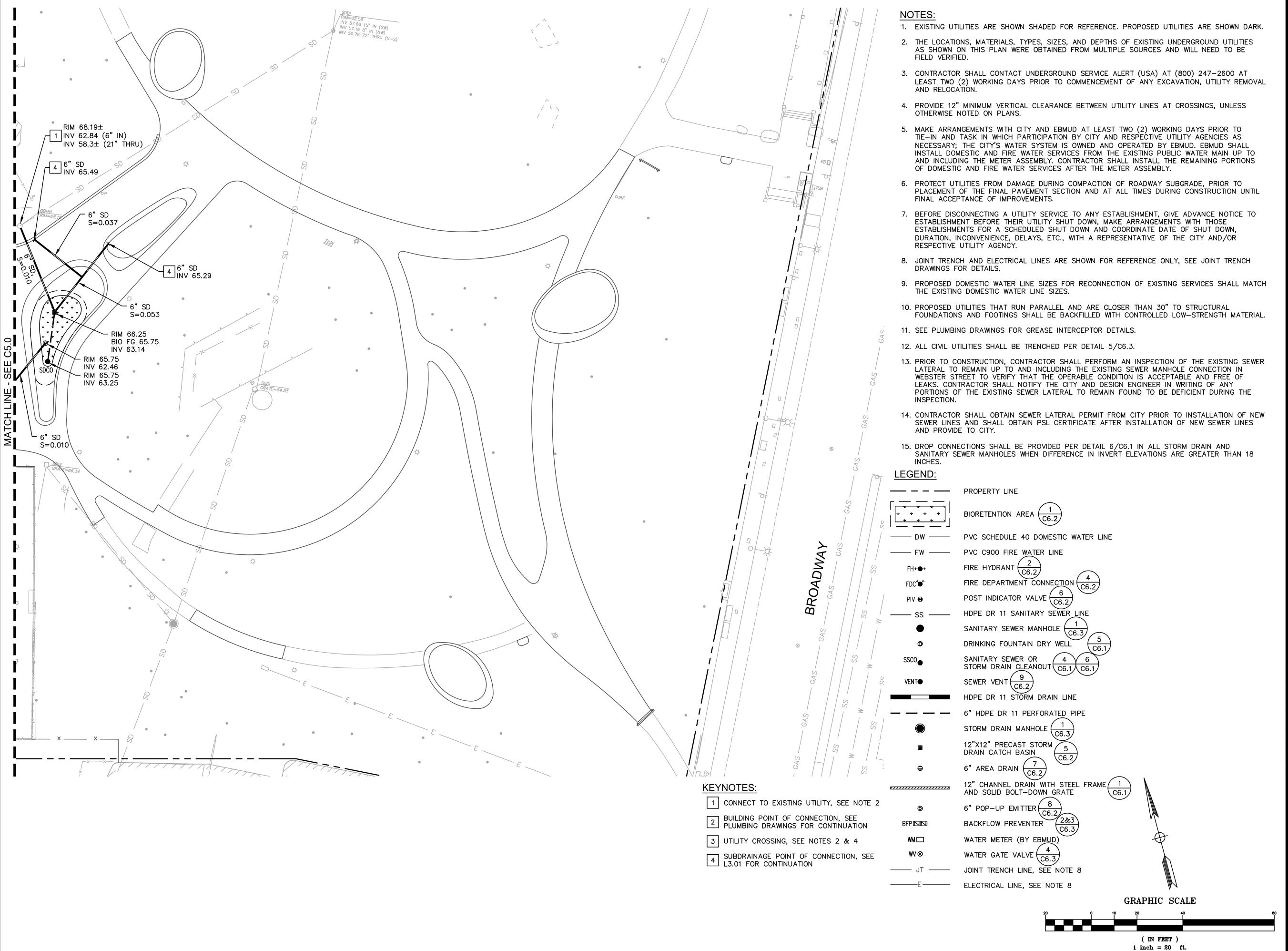
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C4.2











CITY OF OAKLAND
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MOSSWOOD COMMUNITY CENTER -PHASE 1

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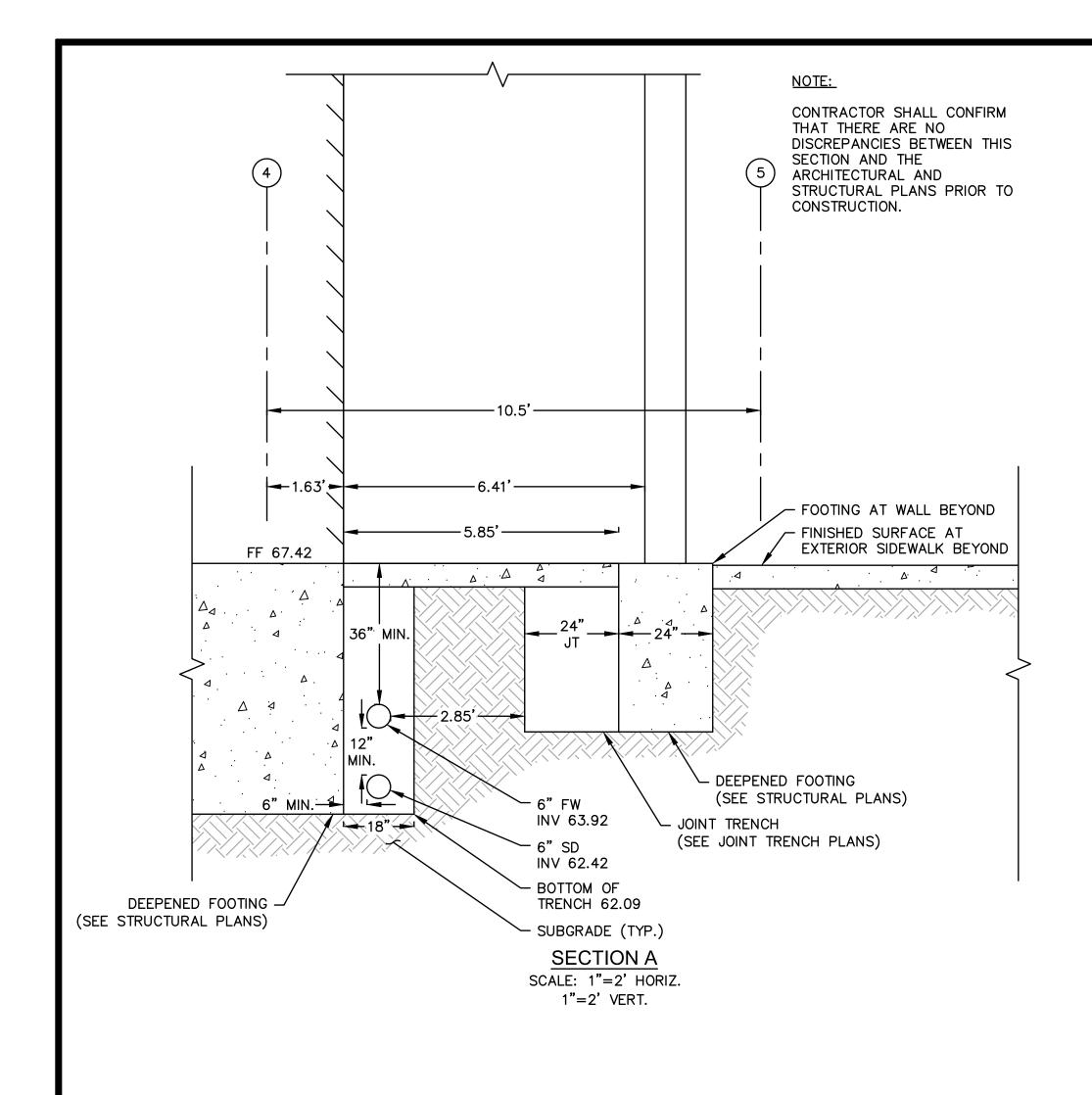
UTILITY PLAN

Drawing No.

Sheet No.

C5.1







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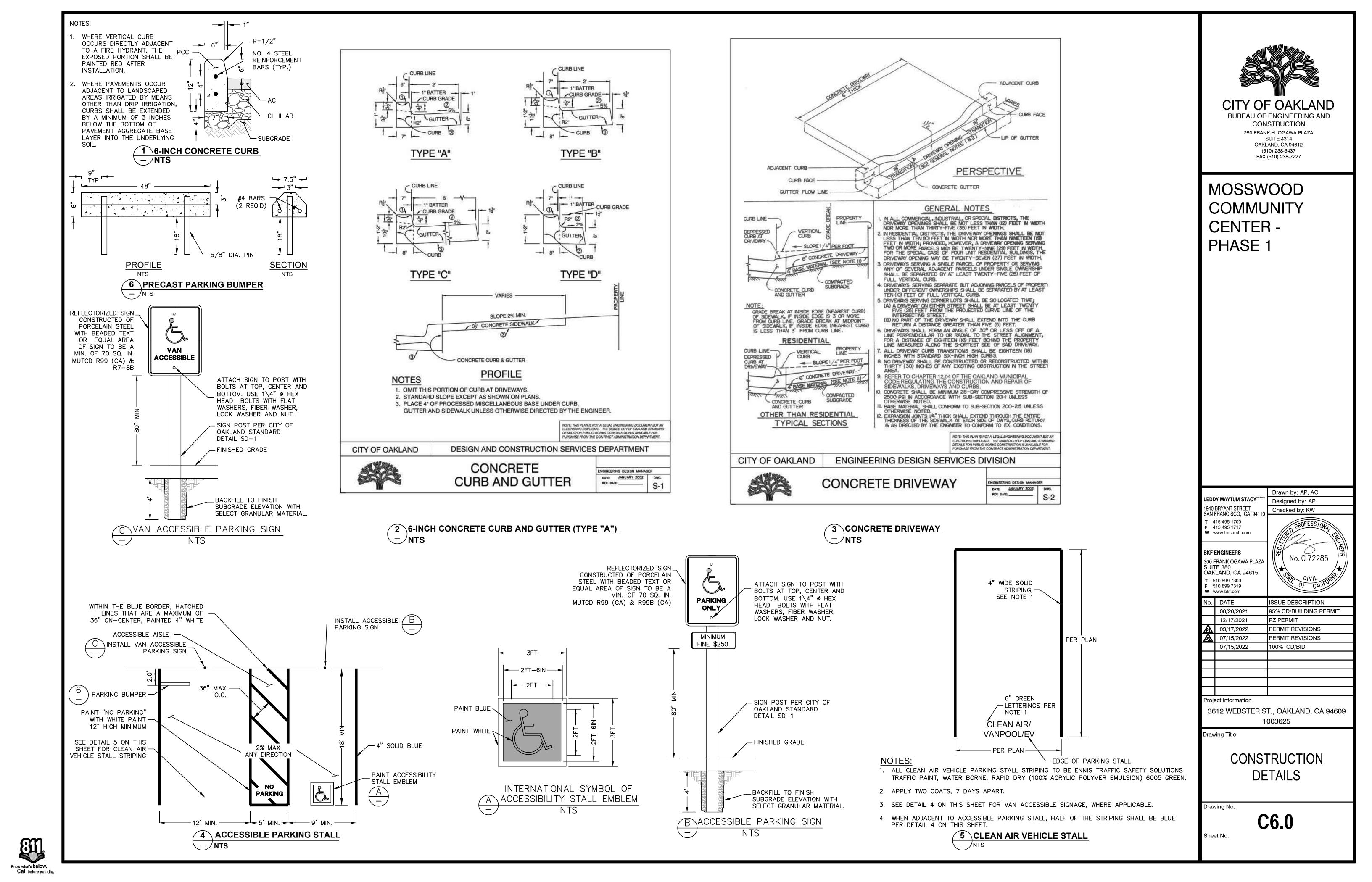
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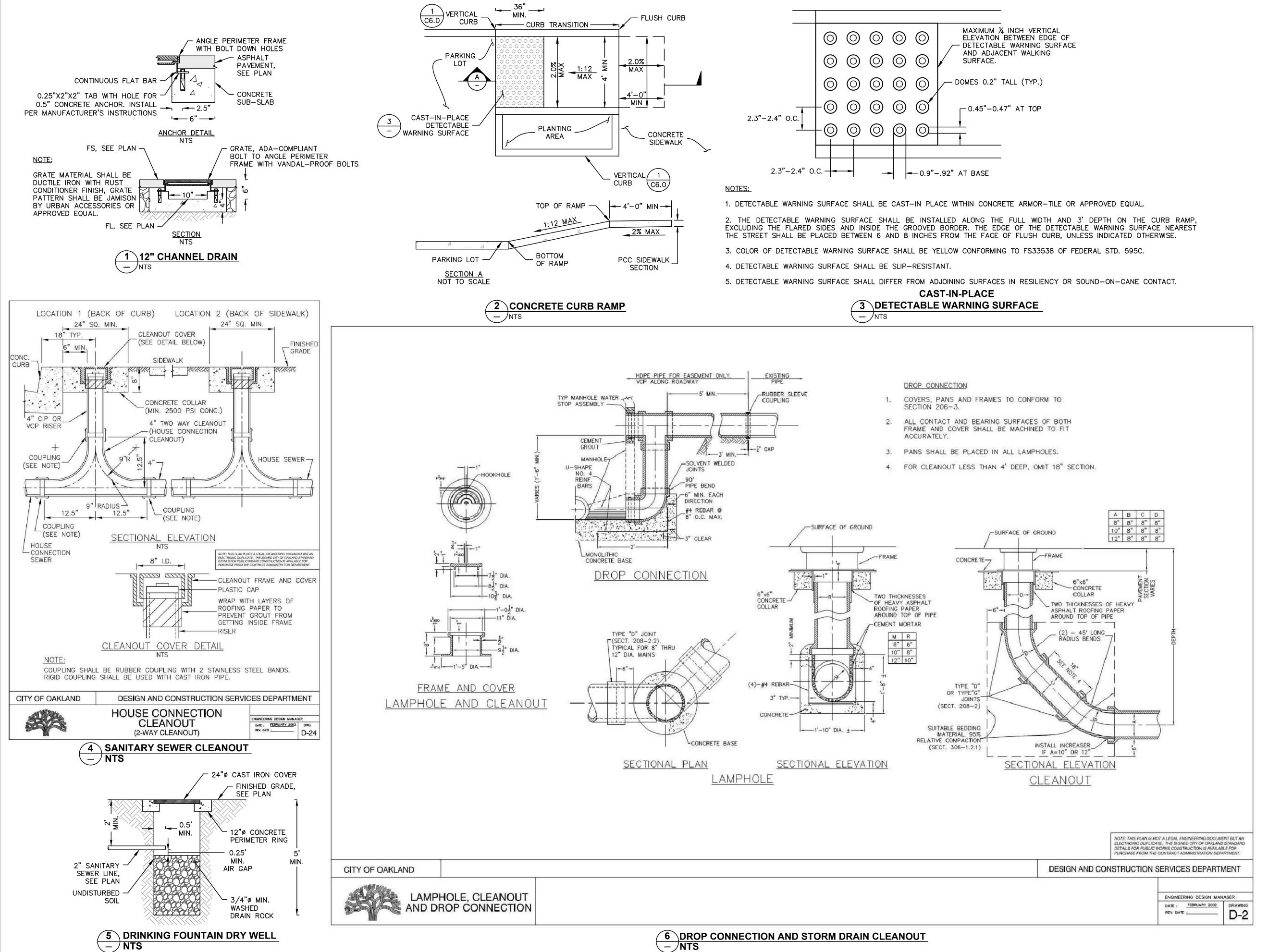
UTILITY SECTIONS

Drawing No.

C5.2









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FAX (510) 238-7227

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Project Information

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

Drawing Title

CONSTRUCTION **DETAILS**

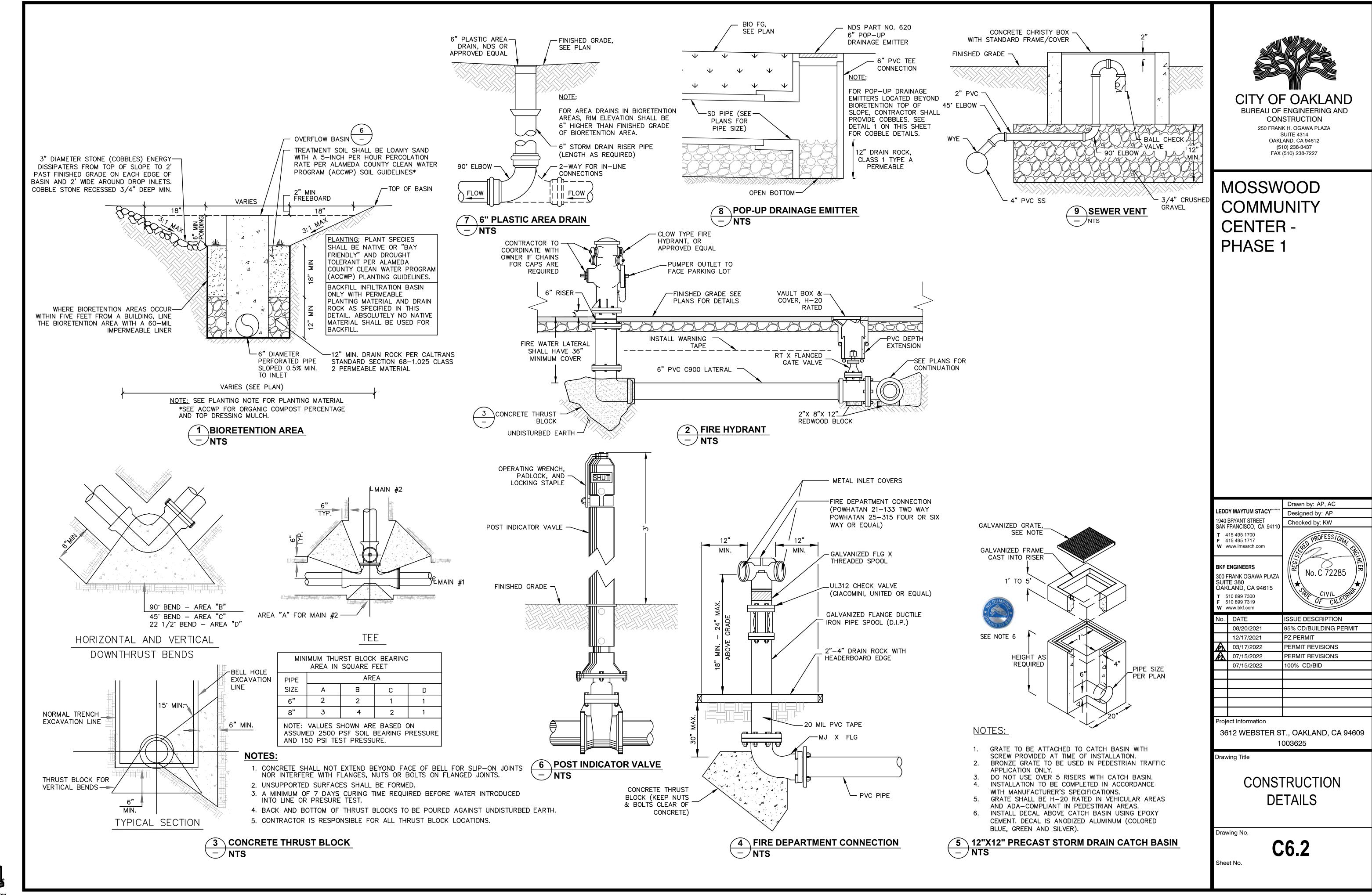
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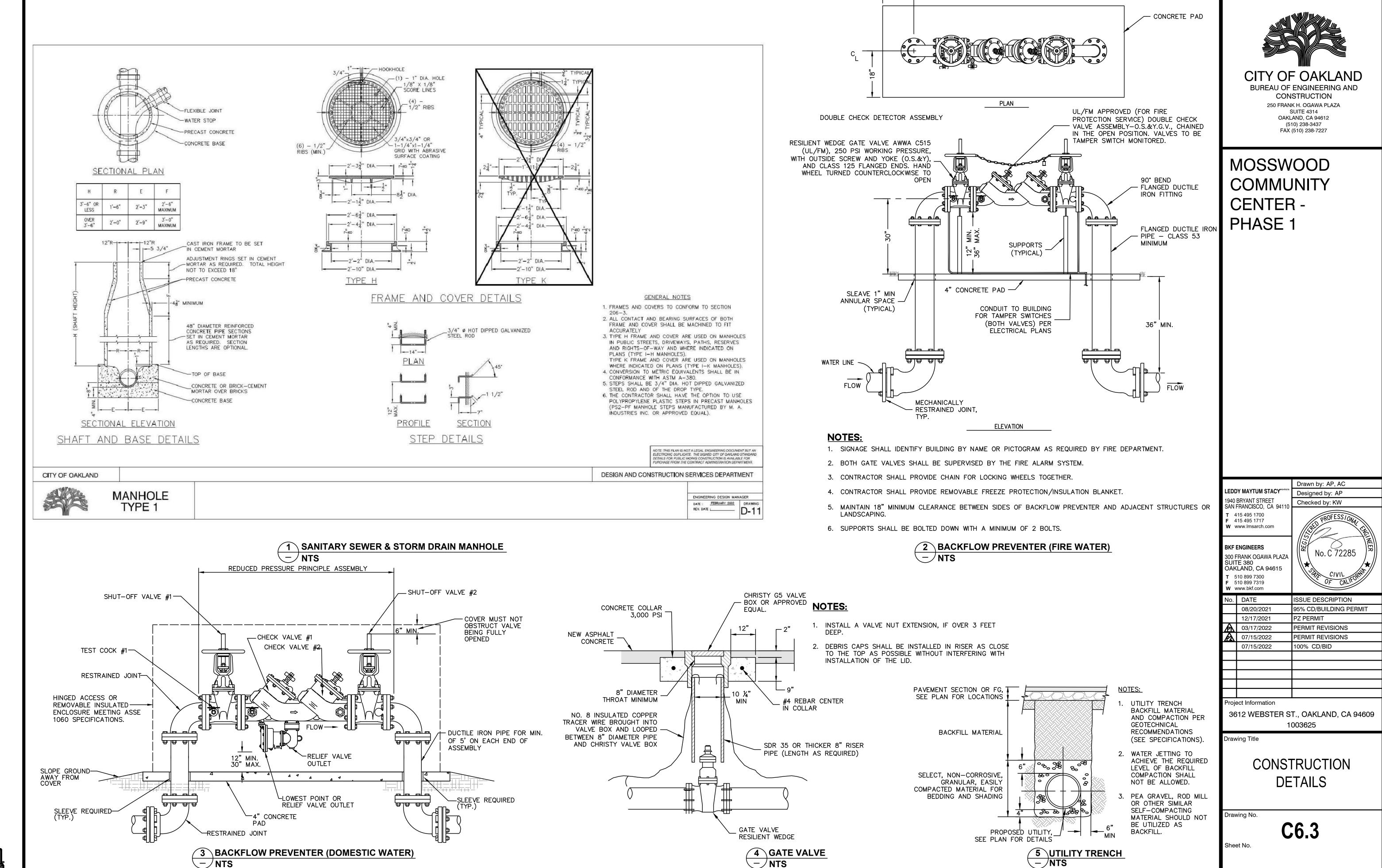
C6.1

6 DROP CONNECTION AND STORM DRAIN CLEANOUT - NTS

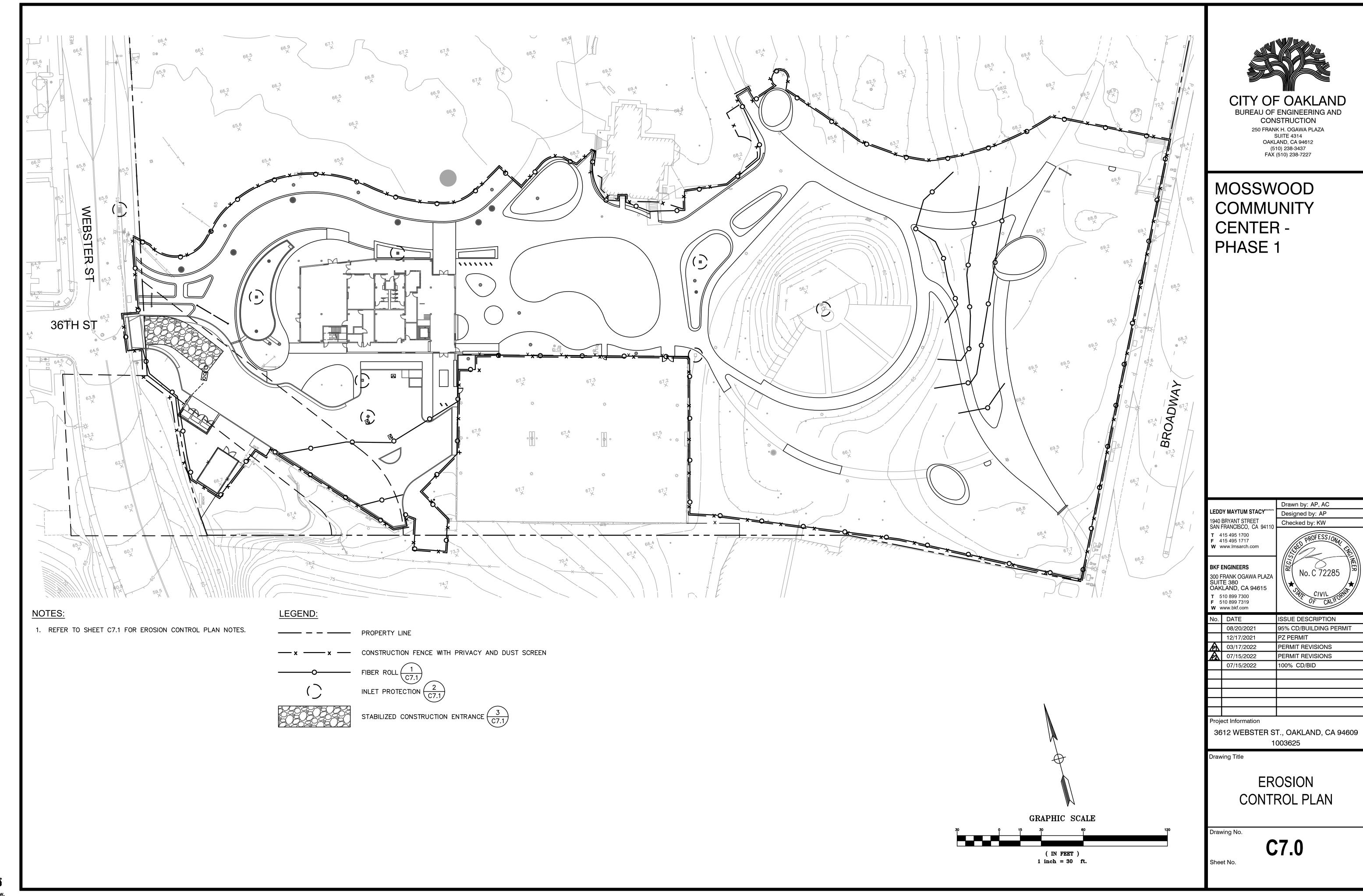
811 Know what's below.
Call before you dig.



Know what's below.
Call before you dig.



Know what's below.
Call before you dig.



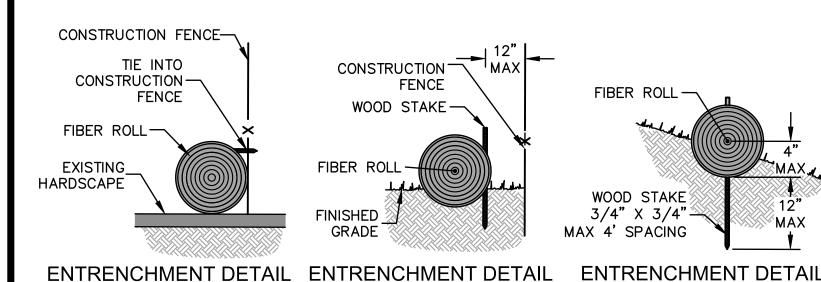


NOTES:

- 1. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. THIS EROSION CONTROL PLAN IS A LIVING DOCUMENT AND SHALL BE UPDATED BY THE CONTRACTOR AS NECESSARY TO REFLECT CURRENT SITE CONDITIONS. THE CURRENT EROSION CONTROL PLAN SHALL BE KEPT WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON-SITE IN THE CONSTRUCTION TRAILER AT ALL TIMES DURING CONSTRUCTION.
- 2. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER OR OTHER CONTAINER AND SHALL BE EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, TARPS ON THE GROUND SHALL BE USED TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION. AFTER BREAKING OLD PAVEMENT, ALL PIECES SHALL BE REMOVED TO AVOID CONTACT WITH RAINFALL OR RUNOFF.
- 3. ON-SITE PILES SHALL BE REMOVED REGULARLY FROM THE SITE, WITH ONLY TEMPORARY STORAGE ALLOWED. ALL TEMPORARY SOIL OR OTHER STOCKPILES ON-SITE SHALL BE SECURELY COVERED WITH A TARP, PLASTIC SHEETING OR SIMILAR MATERIAL.
- 4. ALL DIRT/MUD, GRAVEL, RUBBISH, REFUSE AND GREEN WASTE FROM THE SIDEWALK AND STORM DRAIN SYSTEM ADJOINING THE PROJECT SITE SHALL BE REMOVED DAILY AND PRIOR TO RAIN. LEAKS, DRIPS AND SPILLS MUST BE CLEANED UP IMMEDIATELY. DURING WET WEATHER, DRIVING VEHICLES OFF PAVED AREAS AND OTHER OUTDOOR WORK AREAS SHALL BE AVOIDED.
- 5. SIDEWALK AND PUBLIC STREET PAVEMENT ADJOINING THE PROJECT SITE SHALL BE BROOM-SWEPT DAILY AND PRIOR TO RAIN. CAKED-ON MUD OR DIRT SHALL BE SCARED FROM THESE AREAS BEFORE SWEEPING. AT THE COMPLETION OF WORK THE STREET SHALL BE WASHED AND THE WASH WATER COLLECTED AND DISPOSED OFF SITE.
- 6. FILTER MATERIALS (SUCH AS BLOCK AND GRAVEL BAGS, SANDBAGS, FILTER FABRIC) SHALL BE INSTALLED AT THE STORM DRAIN INLETS SURROUNDING THE PROJECT SITE. INLET PROTECTIONS SHALL BE INSTALLED PRIOR TO: THE START OF THE RAINY SEASON, SITE DE-WATERING ACTIVITIES, SAW-CUTTING ACTIVITIES OR ANY OTHER ACTIVITY THAT MAY RESULT IN THE DISCHARGE OF MATERIAL TO THE STORM DRAIN. FILTER MATERIALS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY TO MINIMIZE SHORT-CUTTING AND TO REMOVE SEDIMENT DEPOSITS OR BUILDUP. ACCUMULATED SEDIMENT/DEBRIS SHALL BE DISPOSED OF PROPERLY.
- 7. SAW-CUTTING SLURRY SHALL BE VACUUMED AND REMOVED FROM SITE. SAW-CUT SLURRY SHALL NOT ENTER THE STORM WATER CONVEYANCE SYSTEM.
- 8. CONTRACTOR TO CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLES, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND, EXPOSURE TO RAINFALL OR IN THE EVENT OF A MATERIAL SPILL.
- 9. CONTRACTOR SHALL NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC. OR RINSE CONTAINERS INTO A STREET, GUTTER, STORM DRAIN OR STREAM.
- 10. CONTRACTOR SHALL ENSURE THAT CONCRETE/GUNITE SUPPLY TRUCKS OR CONCRETE/PLASTER FINISHING OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS, CONCRETE TRUCKS SHALL HAVE A SELF-CONTAINED WASH-OUT SYSTEM OR DISCHARGE TO A DEDICATED, SECURE SITE WASH-OUT IN ORDER TO AVOID THE POSSIBILITY OF DEBRIS ON CITY STREETS OR DISCHARGE OF WASH WATER TO THE STORM WATER CONVEYANCE SYSTEM.
- 11. CONTRACTOR SHALL MINIMIZE REMOVAL OF NATURAL VEGETATION OR GROUND COVER FROM THE SITE IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION PROBLEMS. CONTRACTOR SHALL RE-PLANT THE AREA. AND STABILIZE ALL CUT AND FILL SLOPES AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED. AT A MINIMUM. 4.000 POUNDS/ACRE OF STRAW WITH TACKIFIER SHOULD BE PLACED ON ALL EXPOSED SOILS INCLUDING THOSE WITHIN ACTIVE WORK AREAS AND FLAT LOTS.
- 12. CONTRACTOR SHALL PROVIDE EROSION "PREVENTION" AND PERIMETER PROTECTION MEASURES (SOIL STABILIZATION) SUCH AS FIBER ROLLS AND OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATELY MAINTAINED AND IN OPERABLE CONDITION. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL AND SITE PERIMETER MEASURES.
- 13. SITE DE-WATERING OPERATIONS SHALL BE DESIGNED TO PREVENT THE DISCHARGE OF ANY SEDIMENT, DEBRIS OR OTHER POLLUTANTS TO THE MUNICIPAL STORM WATER CONVEYANCE SYSTEM.
- 14. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON-SITE. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
- 15. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED INTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- 16. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
- 17. LOCATIONS OF FIBER ROLLS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AND INSTALLING FIBER ROLL AS NECESSARY DURING THE COURSE OF CONSTRUCTION.

IN SLOPED LANDSCAPE AREA

- 18. CONTRACTOR SHALL APPLY WATER TO PREVENT DUST OR MINIMIZE DUST NUISANCE.
- 19. CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCING WITH PRIVACY AND DUST SCREEN
- 20. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK"



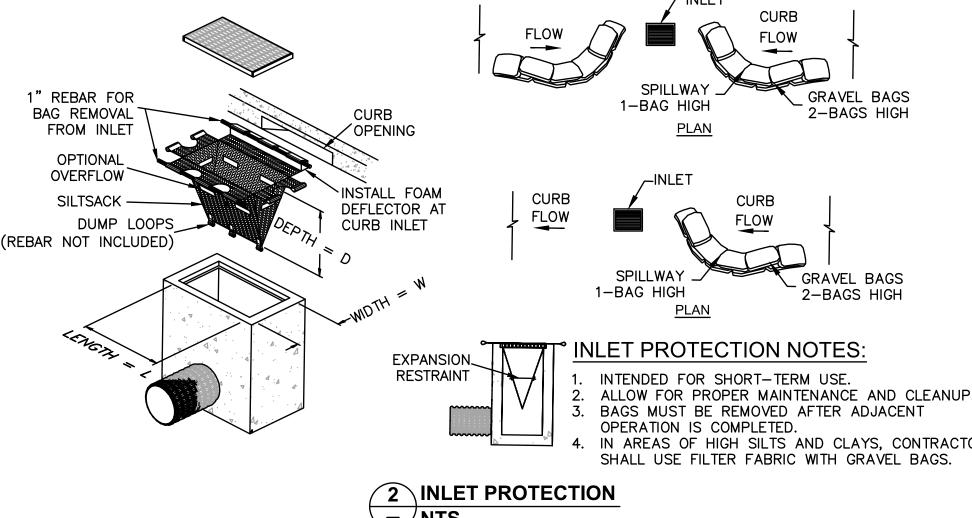
FIBER ROLL NOTES:

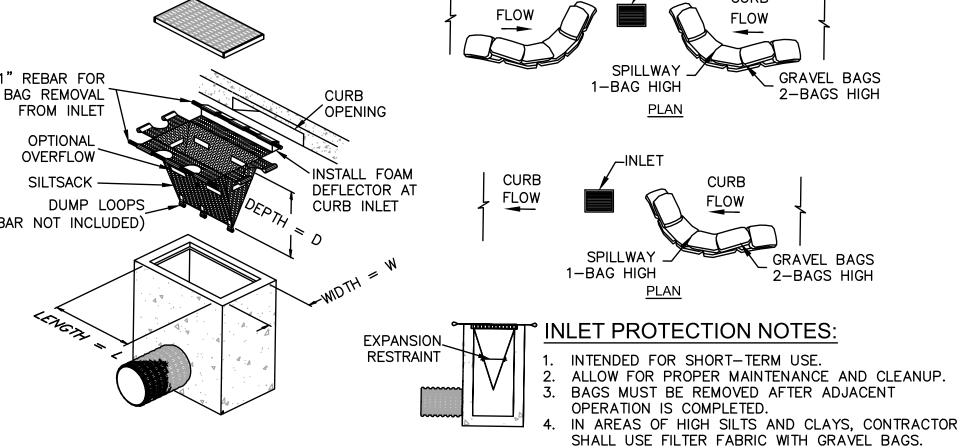
IN HARDSCAPE AREA

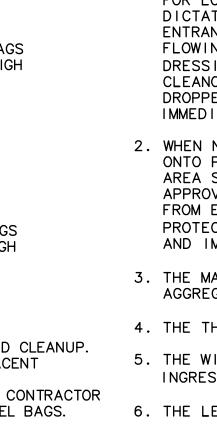
- 1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A
- PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROXIMATELY 8" DIAMETER
- 2. FIBER ROLL INSTALLATION REQUIRES THAT THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"--4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
- 3. IF FIBER ROLL IS PLACED ON PAVEMENT OR CONCRETE, SECURE IN PLACE WITH GRAVEL BAGS.

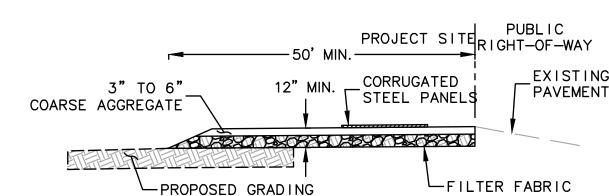
IN FLAT LANDSCAPE AREA











NOTES:

- 1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING STABILIZED CONSTRUCTION ENTRANCES AS CONSTRUCTION PHASES DICTATE. AS AN OPTION, CONTRACTOR MAY USE WHEEL WASHERS. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED. WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND STEEL PLATES THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS). CONTRACTOR TO MONITOR AND IMPLEMENT AS NECESSARY.
- 3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3" TO 6" OF COARSE AGGREGATE.
- 4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
- 5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (12' MIN).
- 6. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50'.

√3 STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION

250 FRANK H. OGAWA PLAZA SUITE 4314

OAKLAND, CA 94612

(510) 238-3437 FAX (510) 238-7227

MOSSWOOD COMMUNITY **CENTER** -PHASE '

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LEDDY MAYTUM STACY	Designed by: AP
1940 BRYANT STREET SAN FRANCISCO, CA 94110	Checked by: KW
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A	07/15/2022	PERMIT REVISIONS
	07/15/2022	100% CD/BID

Project Information

3612 WEBSTER ST., OAKLAND, CA 94609 1003625

Drawing Title

EROSION CONTROL NOTES AND DETAILS

Drawing No.



SHEET LIST	ABBREVIATIONS	NOTES	NOTES CONTINUED	
LO.01 INDEX. NOTES, & LEGENDS LO.02 INDEX. NOTES, & LEGENDS LO.03 INDEX. NOTES, & LEGENDS LO.04 AREA DESTRICT ON CONTROL OF THE CONTROL OF TH	AC ASPHALTIC OPP OVERFLOW PIPE AC ASPHALTIC OPP OPPOSITE AC ASPHALTIC OPP OPPOSITE AC ASPHALTIC OPP OPPOSITE ACA ARAD BRUN PA PLANIER DRAWN BOO BOTTOM OF CURB PD PEDSTRIAN BFP BOTTOM OF FENCE PER PERFORATED POST DATE OF CONNECTION BOO BACK OF CURB PD PEDSTRIAN BOTTOM OF FENCE PER PERFORATED BOO BACK OF CURB PO POINT OF TANOFINO' BOW BACK OF WALK PVC POINT OF TANOFINO' BOW BOTTOM OF STEP R RADIUS BOTTOM OF STEP R RADIUS BOTTOM OF WALL READ READ READ READ READ READ READ READ	1. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. 2. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF OTHER REGULATORY AGENCIES. 3. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE WORK INDICATED ON THE LANDSCAPE DRAWINGS IN ACCORDANCE WITH TILLE 24. CALIFORNIA CODE OF REGULATIONS. 4. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DRIVEN SHOWN IN THE REPORT AND AVAILABLE TO THE DRIVEN SHOWN IN THE PRICE OF AT THE TIME OF THE APPEAR OF THE PROPERTY OF THE ACCURACY AND COMPRETENESS OF THE INFORMATION SHOWN. THE EXACT LOCATION AND ELEVATION OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. 5. PROTECT EXISTING WATER, SEWER, DRAINAGE AND TELEPHONE WARLINGS AND SERVICES THAT ARE TO REMAIN IN PLACE FROM DAVACE. 6. IF LEVE UTILITIES ARE ENCOUNTERED, NOT INDICATED PREVIOUSLY, PROTECT THE SAME FROM DAWAGE AND HIMPORATION ONLY THE OWNER AND THE AFFECTED UTILITY PROVIDER, DO NOT PROCEED UNTIL FUTTHER INSTRUCTIONS ARE RECEIVED. 7. BACKFILL UTILITY UNISS EXPOSED BY WORK OPERATIONS AND REPAIR BEDDING AND BACKFILL MATERIAL OF UTILITIES THAT IS DISPLACED AND DAWAGE AND THE AFFECTED UTILITY PROVIDER, DO NOT PROCEED UNTIL FUTTHER INSTRUCTIONS ARE RECEIVED. 7. BACKFILL UTILITY UNISS EXPOSED BY WORK OPERATIONS AND REPAIR BEDDING AND BACKFILL MATERIALS. IF ANY CONTAINANTED MATERIALS ARE ENCOUNTERED. WITH NEW MATERIALS AND CONTAINANTED MATERIALS WITH NEW MATERIALS WATCHING THE EXISTING MATERIALS. IF ANY CONTAINANTED MATERIALS ARE ENCOUNTERED. 8. REPORT DISCREPANCES IN THE RESIDENT ENGINEER IN ACCORDANCE WITH CITY OF OKKLAND GB SECTION 3—6. 9. PROPERT PROCEED FRANCES IN THE RESIDENT ENGINEER IN ACCORDANCE WITH CITY OF OKKLAND GB SECTION 3—6. 9. PROPORT JOURNESS OF THE REPORT AND AND CHARGE. 10. OBTAIN ACCEPTANCE OF HORIZONTAL ALGOMENT OF EACH OF THE PROPORT OF THE PROPO	17. EXISTING IRRIGATION SYSTEM TO REMAIN. A. EXISTING PARK IRRIGATION SYSTEM SIMIL REMAIN OF REPORT OF START OF PROJECT OF START OF PROSECULAR AND SPECIAL START OF PROSECULAR AND SPECIAL START OF PROSECULAR AND SPECIAL START OF PROSECULAR AND SAFETY PHAT DEMONSTRANT OF EXISTING IRRIGATION CONTROLLER TO REMAIN, AND 33 VERY PHAT DEMONSTRANT OF EXISTING IRRIGATION SYSTEM TO REMAIN. 18. SITE GEOTECHNICAL REPORT PROVIDED BY ROCKRIDGE GEOTECHNICAL AND DAIED JUNE 3, 2020 SHALL BE PART OF PROJECT DOCUMENTS.	CITY OF OAKLAND BUREAU OF ENGINEERING AND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUME 6314 OAKLAND, CA 94612 (ST0) 238-7327 MOSSWOOD COMMUNITY CENTER - PHASE 1 Drawn by: Staff Designed by: Sk & LE Checked by: LE SAN FRANCISCO, CA 94110 F 415 495 1777 W www.inscretch.com PANALESCO, CA 94110 F 415 495 1777 W www.inscretch.com POJ/20/2021 F 95% CD / BUILDING PERMIT P1 03/17/2022 PERMIT REVISIONS P2 07/15/2022 PERMIT REVISIONS P2 07/15/2022 PERMIT REVISIONS P3 07/15/2022 P3

GENERAL LEGEND - ALL SHEETS	GENERAL LEGEND - ALL SHEETS CONT	
SECTION/ELEVATION DETAIL	PROPOSED CURB RAMP - SCD	
DETAIL NUMBER SHEET NUMBER		CITY OF OAKLAND BUREAU OF ENGINEERING AND CONSTRUCTION
ALIGN	EXISTING PEACE POLE TO REMAIN AND BE PROTECTED	250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227
CENTERLINE	RELOCATED EXISTING DOG FOUNTAIN	MOSSWOOD
BREAKLINE	EXISTING WATER FOUNTAIN TO REMAIN AND BE PROTECTED	COMMUNITY CENTER -
ENLARGED PLAN AREA	EXISTING ELECTRICAL POLE TO REMAIN AND BE PROTECTED	PHASE 1
SLOPE RATIO	EXISTING FENCE TO REMAIN AND BE PROTECTED	
ELEVATION LIMIT OF WORK	EXISTING TRASH ENCLOSURE - SEE ALTERNATES - SCD FOR DEMOLITION - RAKE LEVEL THE REMAINING AGGREGATE BASE OR SUBGRADE AND TOP DRESS	
PROPERTY LINE	WITH +/- 6" DEPTH OF WOOD CHIP MULCH AS NEEDED TO MEET ADJACENT FINISHED SURFACES	
CITY OF OAKLAND EASEMENT	- REPLACE THE NORTH AND EAST SIDES OF THE ENCLOSURE IN KIND WITH CHAIN LINK FENCE (NO GATES) IN ORDER TO COMPLETE THE	
BIORETENTION AREA - SCD FOR GRADING, SOILS, AND DETAILS - SLD FOR PLANTING	PERIMETERS OF THE SMALL AND LARGE DOG PARK AREAS GREASE INTERCEPTOR	
CIVIL SCOPE - SCD	- SPD, SCD SAND-OIL INTERCEPTOR	Drawn by: Staff LEDDY MAYTUM STACY Designed by: SK & LE 1940 BRYANT STREET SAN FRANCISCO, CA 94110 T 415 495 1700 T 415 495 1700 T 415 495 1707
TRASH ENCLOSURE - SAD	- SPD, SCD <u>♠</u>	W www.lmsarch.com EINWILLERIGUEHL Signature 8/31/2022 Renewal Date 7/45/2023
ELECTRIC VEHICLE CHARGING STATION - SEE ALTERNATES - SED		150 150
EXISTING UTILITIES TO REMAIN, VARIED SIZES AND LOCATIONS		P1 03/17/2022 PERMIT REVISIONS P2 07/15/2022 PERMIT REVISIONS 07/15/2022 100% CD / BID SET
PROPOSED UTILITIES, VARIED SIZES AND LOCATIONS - SEE JOINT TRENCH DRAWINGS PROPOSED BACKFLOW		
PROPOSED BACKFLOW PREVENTERS FOR FIRE WATER AND DOMESTIC WATER — SCD PROPOSED MANHOLES AND		Project Information 3612 WEBSTER ST., OAKLAND, CA 94609 1003625
CLEANOUTS - SCD PROPOSED FIRE HYDRANT		INDEX, NOTES, &
PROPOSED FIRE DEPARTMENT		LEGENDS
CONNECTION - SCD		Drawing No. LO.02 Sheet No.

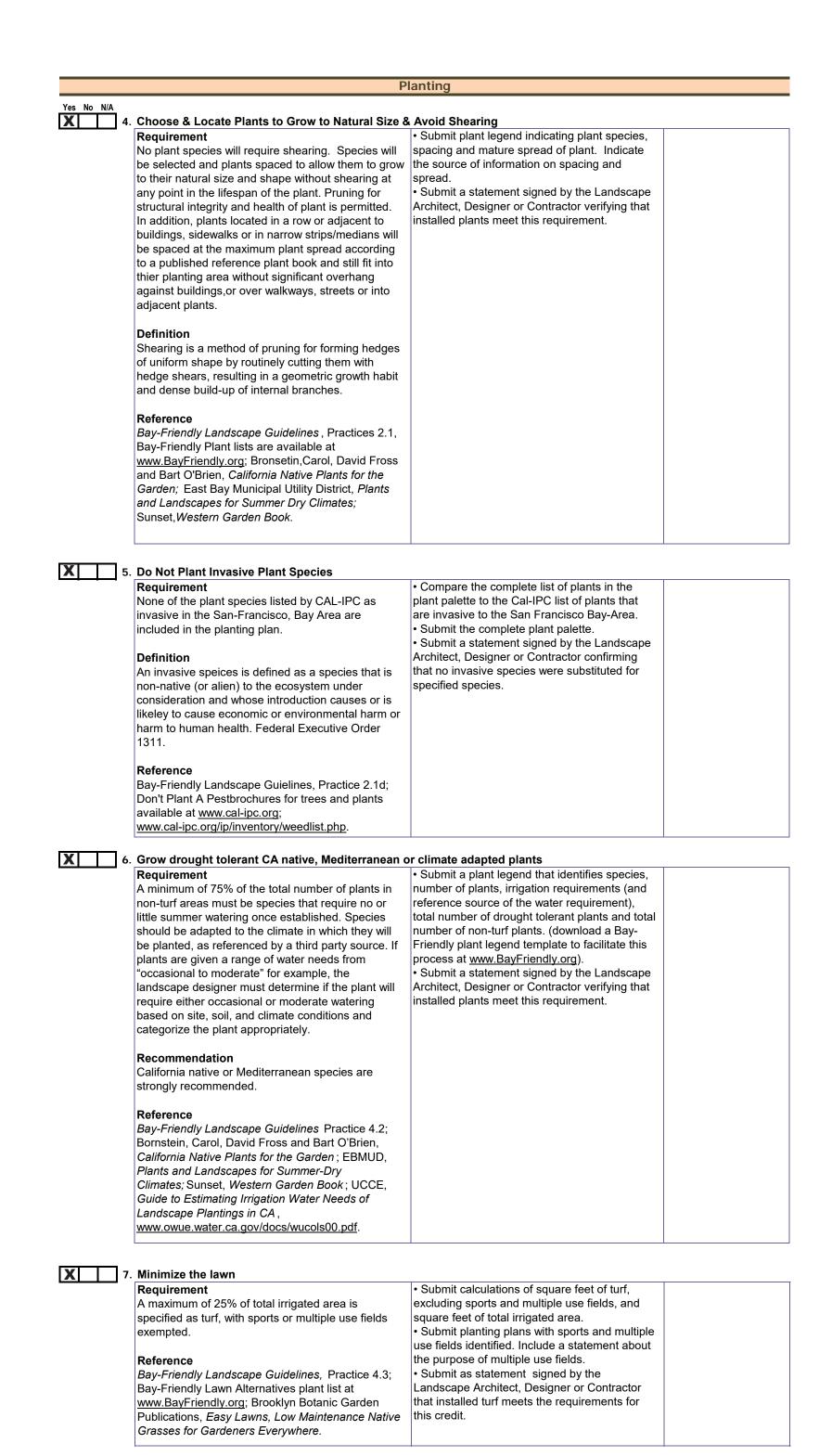
Bay-Friendly Basics Landscape Checklist

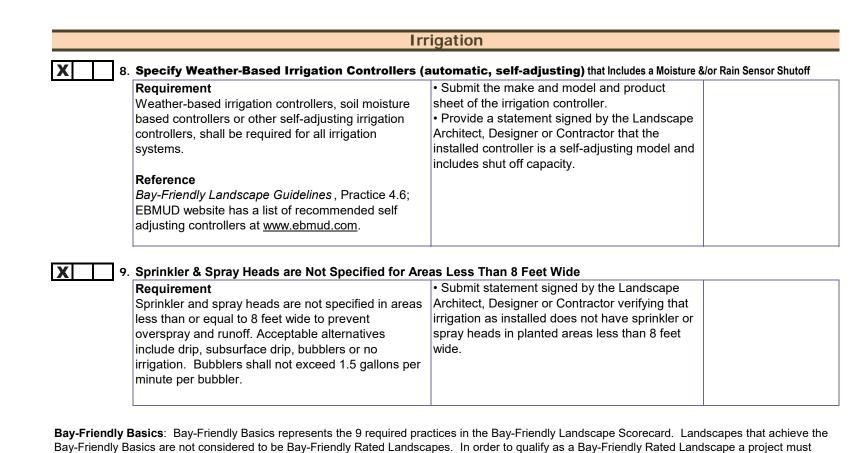
This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, select "N/A" and make a note of why the measure does not apply to the project. For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: MOSSWOOD PARK COMMUNITY CENTER Address: 3612 WEBSTER STREET, OAKLAND, CA 94609

	Earthwork	c & Soil Health	
Yes No N/A	Measure & Requirement	Documentation	Notes
X 1	. Mulch		
	Requirement All soil on site is protected with a minimum of 3 inches of mulch after construction. Recomendation Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. Reference Bay-Friendly Landscape Guidelines, Practice 4.1; Bay-Friendly Guide to Mulch, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	 Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. Submit a delivery ticket or receipt of purchased mulch and/or, Submit receipts for sheet mulching materials and/or, (Optional) Submit photos of trees being chipped for mulch (if applicable). 	A 3-INCH MIN DEPTH OF MULCH WILL BE USED IN ALL PLANTING AREAS EXCEPT FOR LAWN AND BIORETENTION.
<u>K</u>] 2	Requirement Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. Recommendation Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. Reference Bay-Friendly Landscape Guidelines, Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. Submit+H35 compost details from construction documents. Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. If a waiver is requested based on soil organic matter content or the needs of plant palette, Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	AMENDING SOILS IS REQUIRED IN THE PROJECT. COMPOST AND TOPSOIL SHALL BE TESTED TO VERIFY ORGANIC MATTER AND HORTICULTURA SUITABILITY.

	IV	laterials	
es No N/A	Reduce and Recycle Landscape Construction W Requirement Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. Reference: StopWaste.Org, Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	State the percent diversion goal in the design documents. List specific goals and recycling and reuse requirements in plans and specifications. Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org . After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated	DEMOLITION IS DOCUMENTED BY THE CIVIL ENGINEER. REFER TO DEMO PLANS FOR MORE INFORMATION.





complete the entire Bay-Friendly Landscape Scorecard that has these 9 required practices as well earn a minimum of 60 points out of a possible 219

points. In addition, the scorecard must be evaluated by a qualfied Bay-Friendly Rater. The Bay-Friendly Basics is also not supposed to substitute for

standard horticultural practices. Rather, the Bay-Friendly Basics is supposed to help local government staff raise the minimum environmental requirements for landscape projects that require a permit. For more information on Bay-Friendly Rated Landscapes visit www.BayFriendly.org.

This checklist works well with the Small Commercial Green Building Checklist available at www.BuildGreenNow.org

(510) 238-3437 FAX (510) 238-7227 MOSSWOOD COMMUNITY CENTER -

BUREAU OF ENGINEERING AND

CONSTRUCTION

250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612

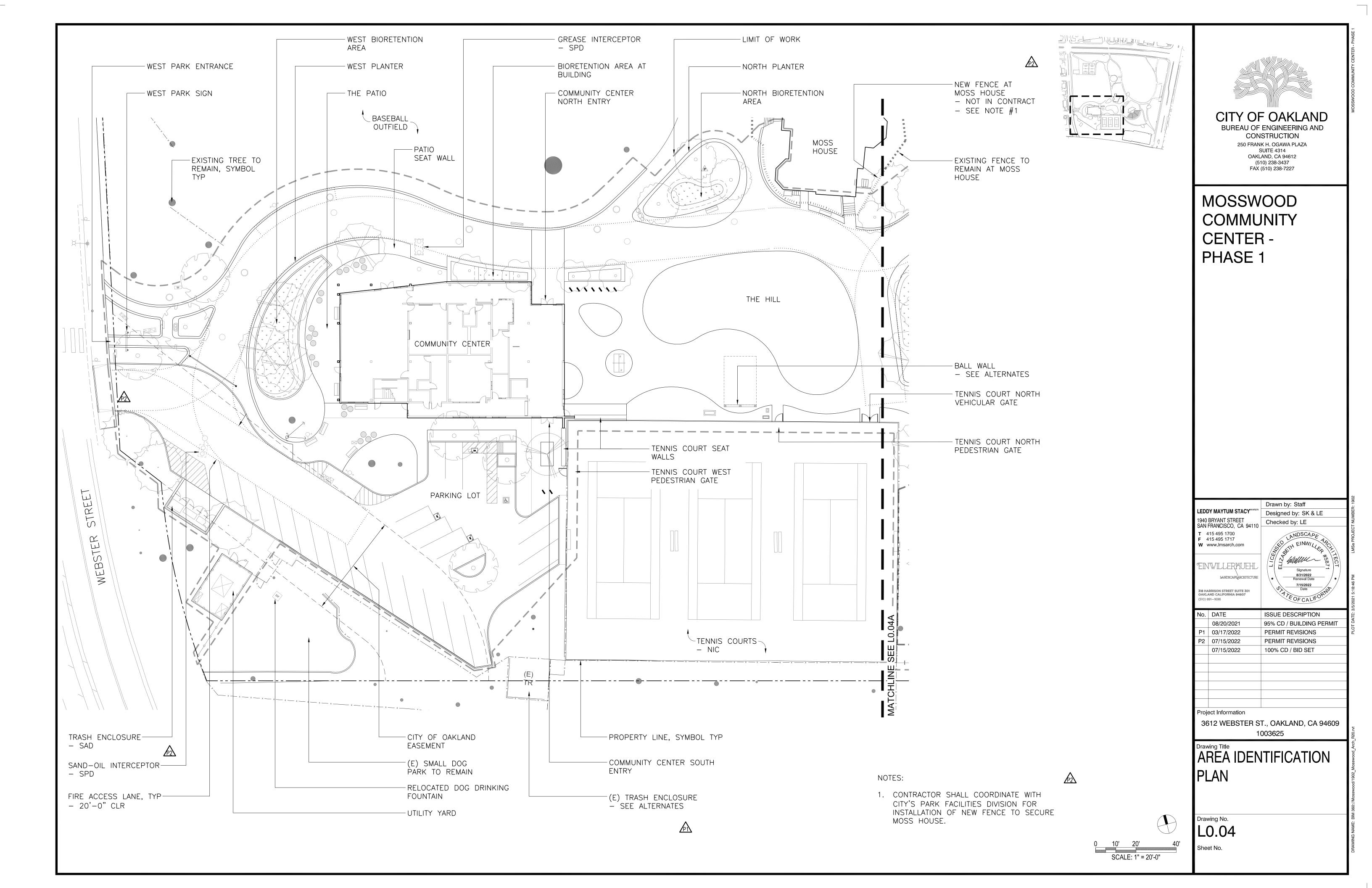
Drawn by: Staff LEDDY MAYTUM STACY MACHITECT Designed by: SK & LE 1940 BRYANT STREET Checked by: LE SAN FRANCISCO, CA 94110 | **T** 415 495 1700 **F** 415 495 1717 **W** www.lmsarch.com bullen ZINWILLERKUEHL LANDSCAPEARCHITECTURE **7/15/2022**Date OF CALIFOR 318 HARRISON STREET SUITE 301 OAKLAND CALIFORNIA 94607 (510) 891-1696 No. DATE ISSUE DESCRIPTION 95% CD / BUILDING PERMIT 08/20/2021 03/17/2022 PERMIT REVISIONS 07/15/2022 100% CD / BID SET Project Information 3612 WEBSTER ST., OAKLAND, CA 94609

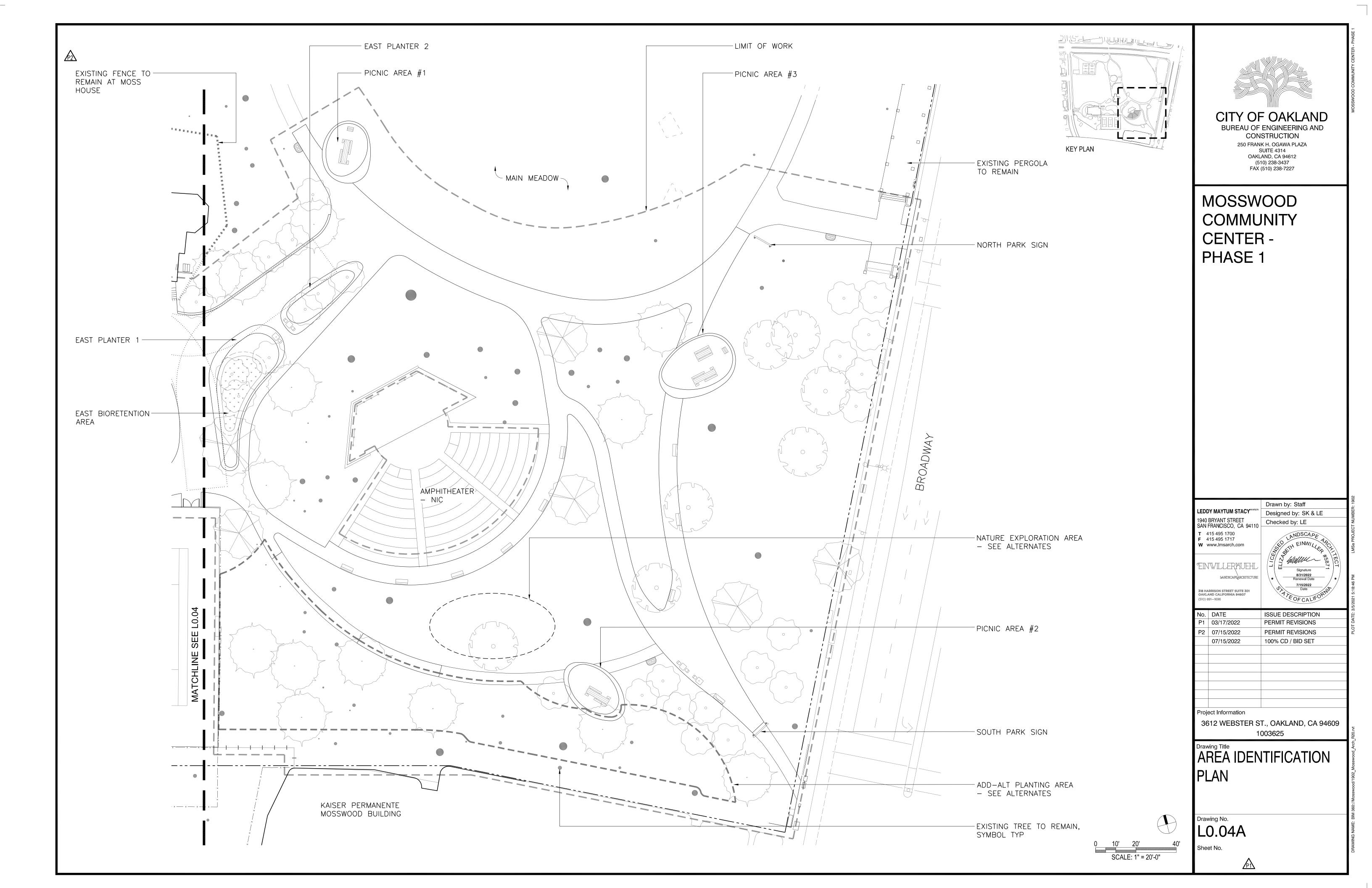
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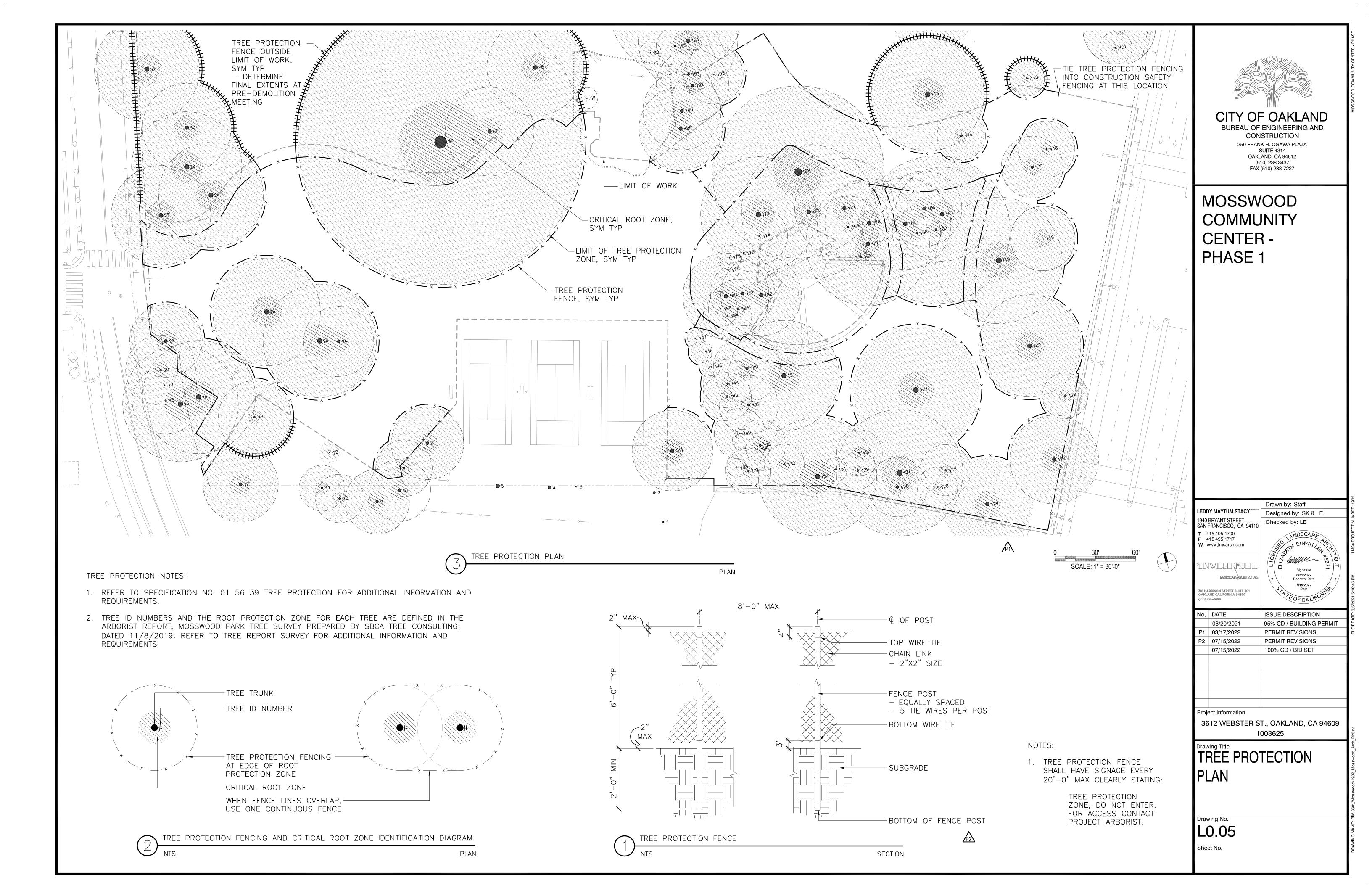
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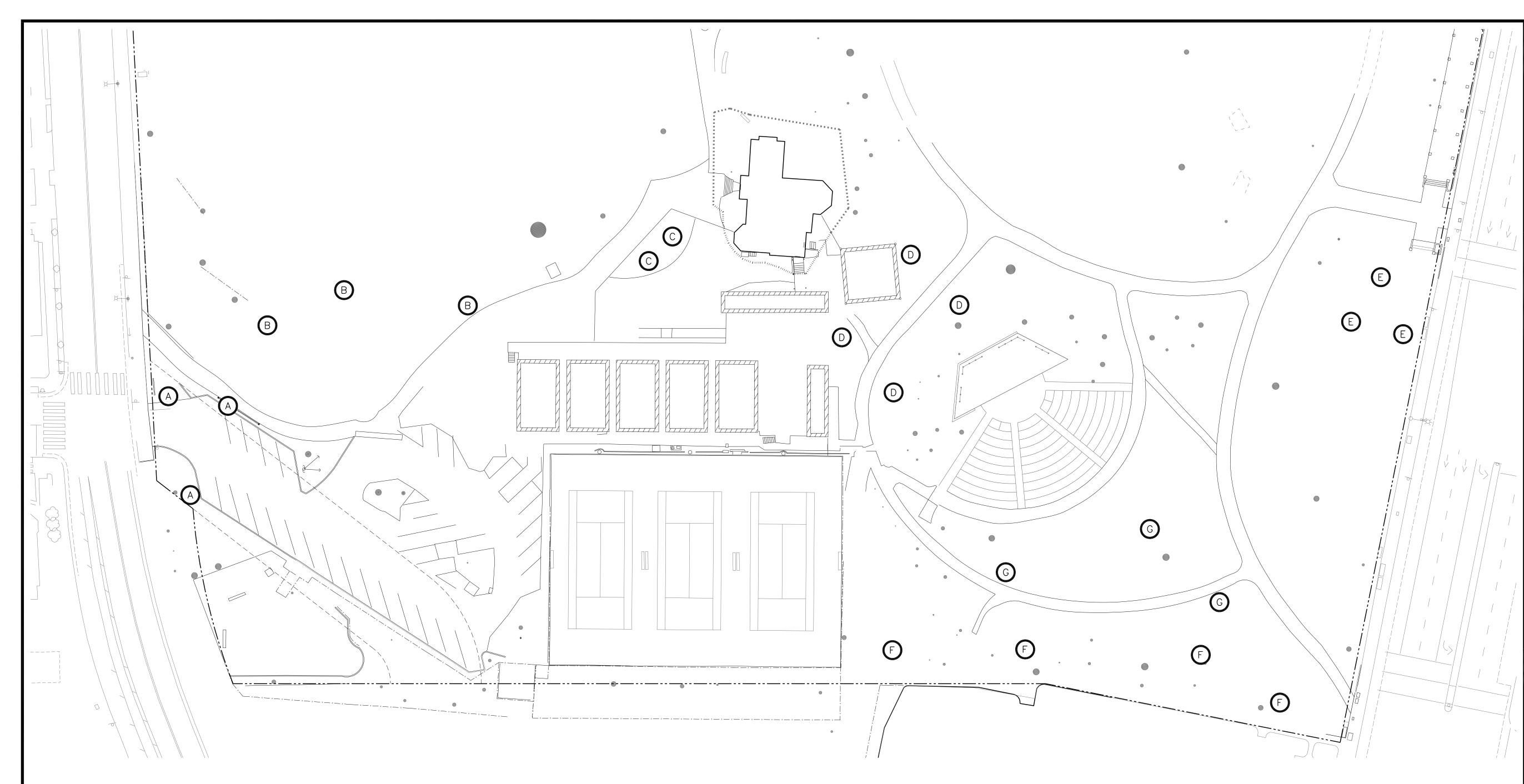
LANDSCAPES CHECKLIST

Drawing No.









NOTES:

- 1. HORTICULTURAL SOILS TESTING TO DETERMINE PLANTING SOIL MIX AMENDMENT REQUIREMENTS FOR AMENDED ON-SITE SOILS:
- A. COMPOSITE SAMPLES SHALL BE CREATED BY TAKING SAMPLES FROM MULTIPLE LOCATIONS FOR EACH SAMPLE LETTER. LOCATIONS ARE INDICATED ON THE DRAWING. FOR EACH SAMPLE LETTER, CONTRACTOR SHALL EXTRACT SOIL SAMPLES AT THE DEPTH INDICATED IN THE SOIL SAMPLE CHART AT RIGHT AND BLEND THEM TOGETHER IN A CLEAN FIVE GALLON BUCKET TO ACHIEVE A SINGLE COMPOSITE SAMPLE OF EACH REPRESENTATIVE SOIL SAMPLE LETTER. PLACE EACH COMPOSITE SAMPLE INTO A 1-GALLON ZIPLOC BAG AND CLEARLY LABEL IT WITH SAMPLE LETTER AND DEPTH (FOR EXAMPLE, A.6", D.18"-30", ETC). THE LABEL ON THE ZIP LOCK BAG WILL SERVE AS AN IDENTIFIER FOR THE SOIL LAB AND TO TRACK BACK TO THE SOIL SAMPLE MAP.
- B. EXCEPTIONS: IF EXTREME SOIL COLOR OR CONSISTENCY VARIATION EXISTS AT A PARTICULAR STATION OR DEPTH, CREATE SEPARATE SAMPLES AS NEEDED TO REFLECT CONDITIONS.
- C. SEND SAMPLES ALONG WITH A COPY OF THIS SHEET AND ANY MARKED UP CHANGES TO: WALLACE LABORATORIES, 365 CORAL CIRCLE, EL SEGUNDO, CA 90245. CONTRACTOR SHALL EMPLOY THE LABORATORY TO CONDUCT AN AGRONOMIC SOIL ANALYSIS AND TEST FOR SOIL TEXTURE, SOIL ORGANIC MATTER, CEC, AND RATE OF WATER PERCOLATION
- D. ORDER THE FOLLOWING TESTS FOR EACH SAMPLE:
 - TEST #8 SOIL MANAGEMENT REPORT
 - TEST #9 OTHER: WATER PERCOLATION RATE

- E. AT LEAST 30 DAYS PRIOR TO COMMENCEMENT OF SOIL PREPARATION WORK, SUBMIT TO THE LANDSCAPE ARCHITECT THE LABORATORY'S WRITTEN SOIL TEST REPORT INCLUDING THE LABORATORY'S SOIL TEST DATA; THE LABORATORY'S INTERPRETATION OF NUTRITIONAL DEFICIENCIES, EXCESSES, AND POTENTIAL TOXICITIES; THE LABORATORY'S AMENDMENT RECOMMENDATIONS; AND
- THE LABORATORY'S MAINTENANCE RECOMMENDATIONS. F. THE LANDSCAPE ARCHITECT WILL DETERMINE THE FINAL AMENDMENT AND MAINTENANCE PERIOD FERTILIZATION PROGRAMS BASED ON THE SOIL TEST REPORT WHICH MAY DIFFER FROM THE SOIL TEST REPORT AMENDMENT RECOMMENDATIONS.
- 2. WORK WITHIN TREE PROTECTION AND CRITICAL ROOT ZONES OF EXISTING TREES SHALL BE DONE PER DIRECTION OF ARBORIST AND SHALL BE RESTRICTED TO EXCLUDE 5'-0" CLEAR AROUND TRUNK.

SOIL SAMPLE CHART

SAMPLE LETTER	SAMPLE DEPTH
А	6"-30"
В	6"
С	6" -18"
D	18"-30"
E	6"-18"
F	6"-18"
G	6"



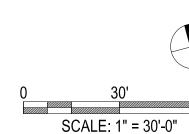
CITY OF OAKLAND CONSTRUCTION 250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

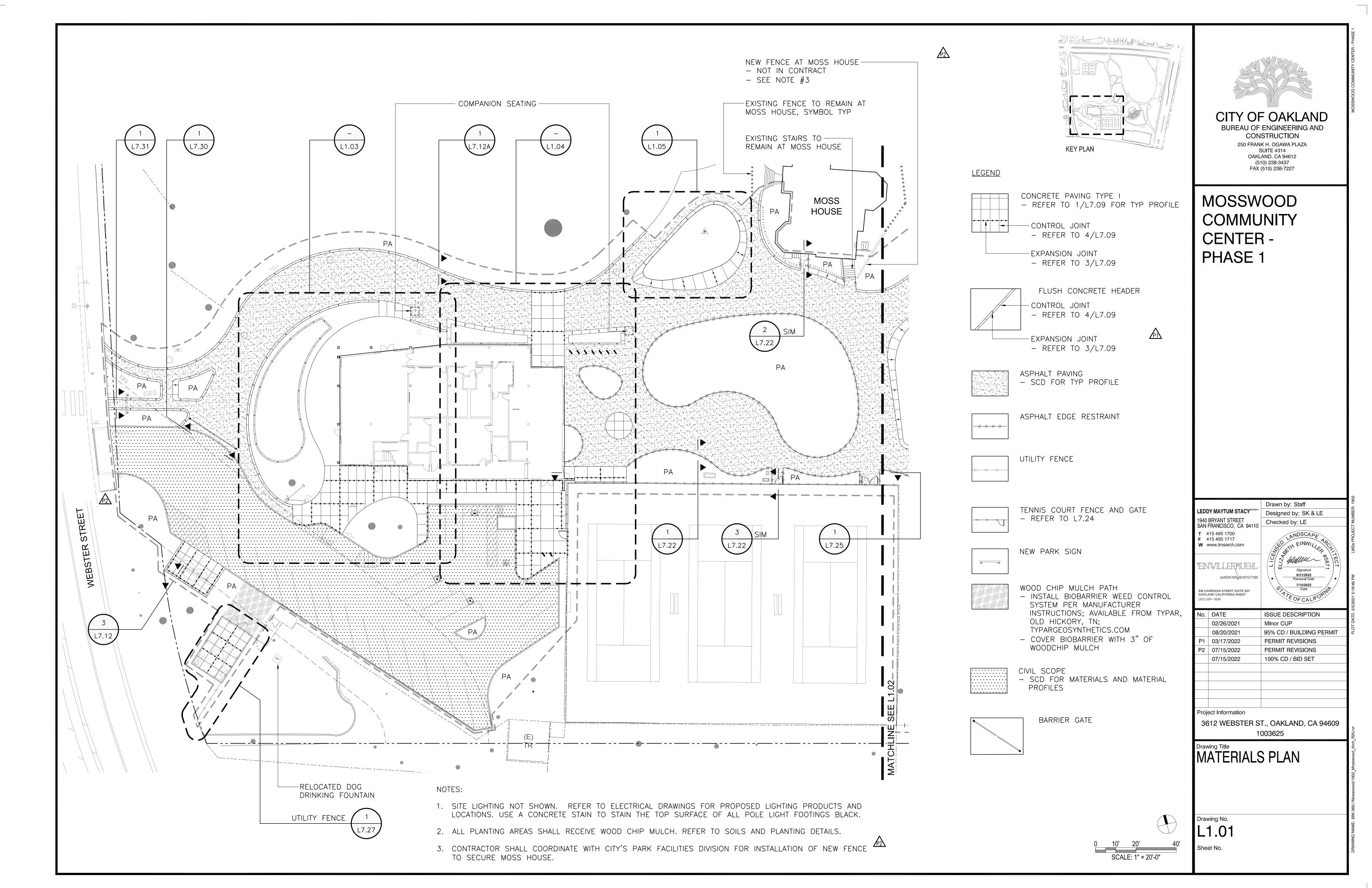
MOSSWOOD COMMUNITY **CENTER -**PHASE 1

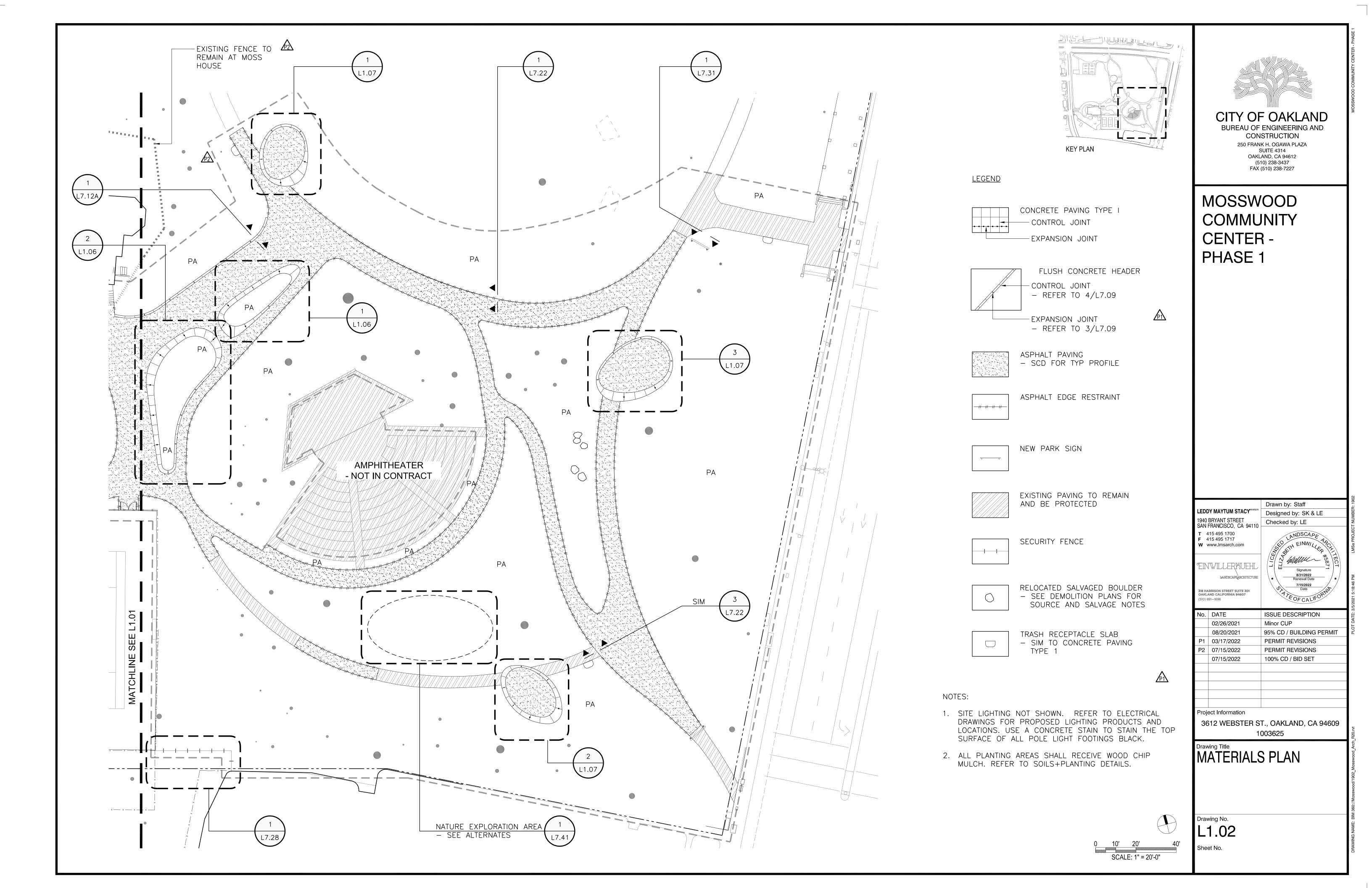
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	BRYANT STREET FRANCISCO, CA 94110	Checked by: LE
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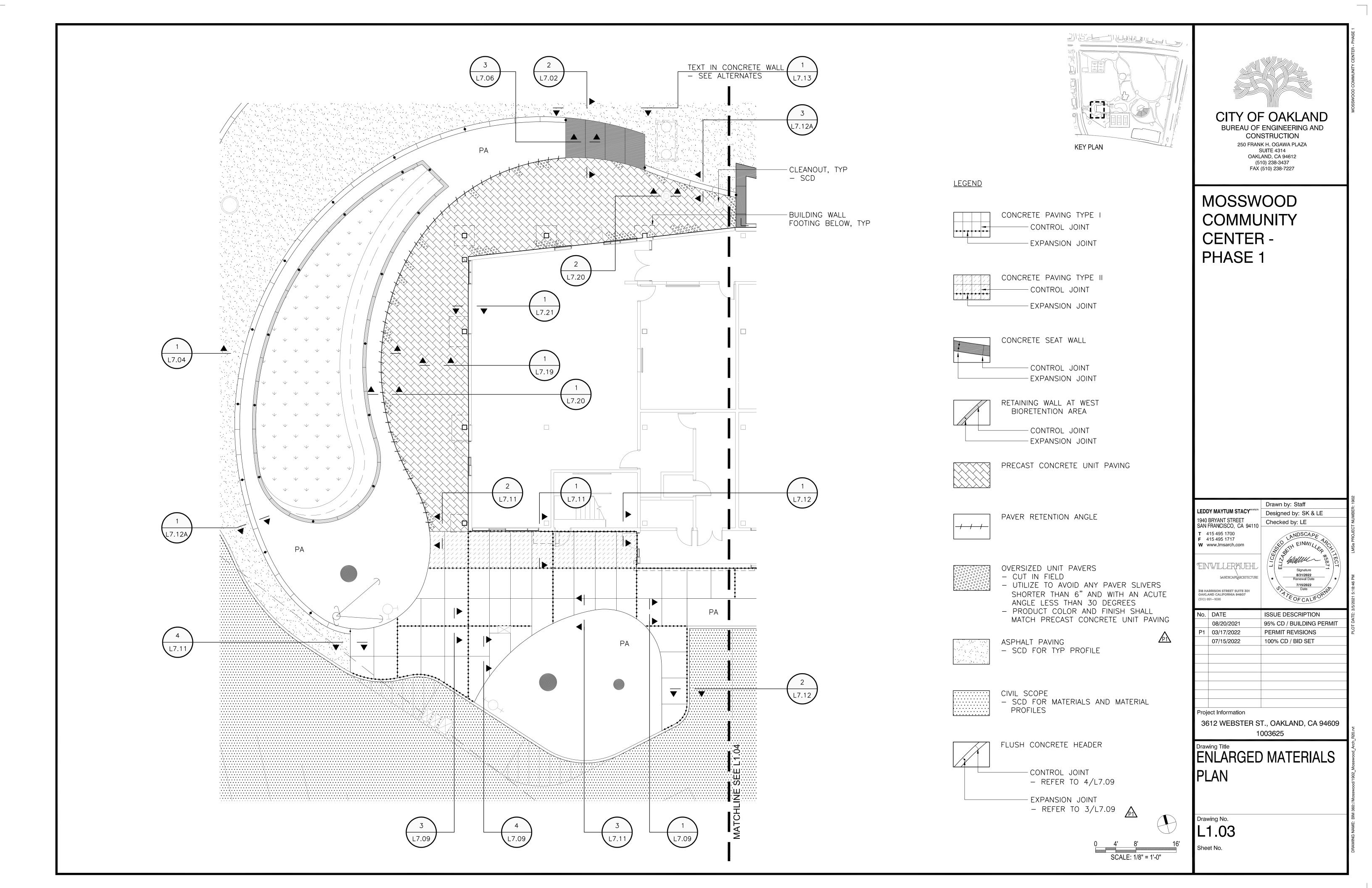
EXISTING SOILS

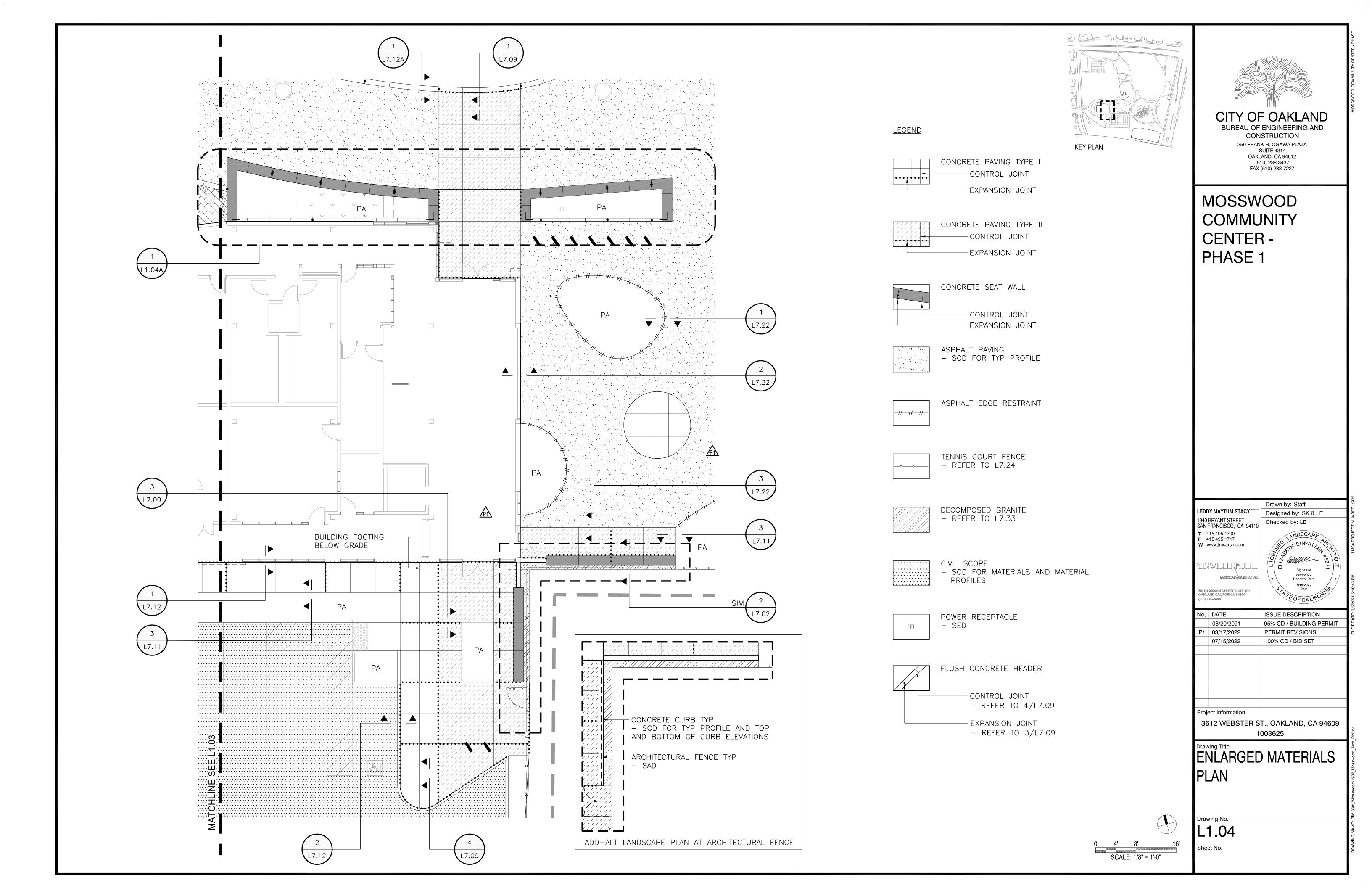
SAMPLING PLAN

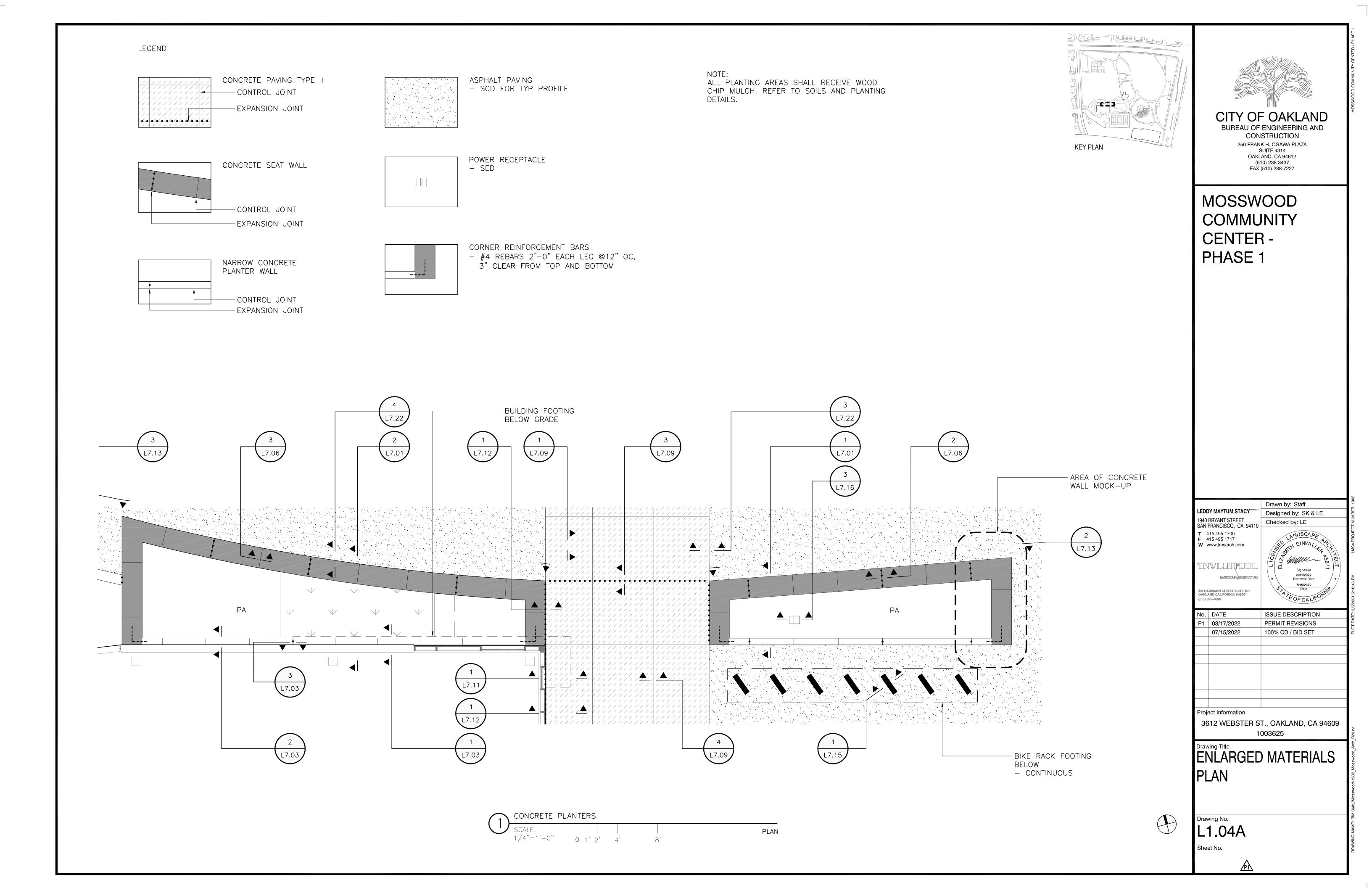


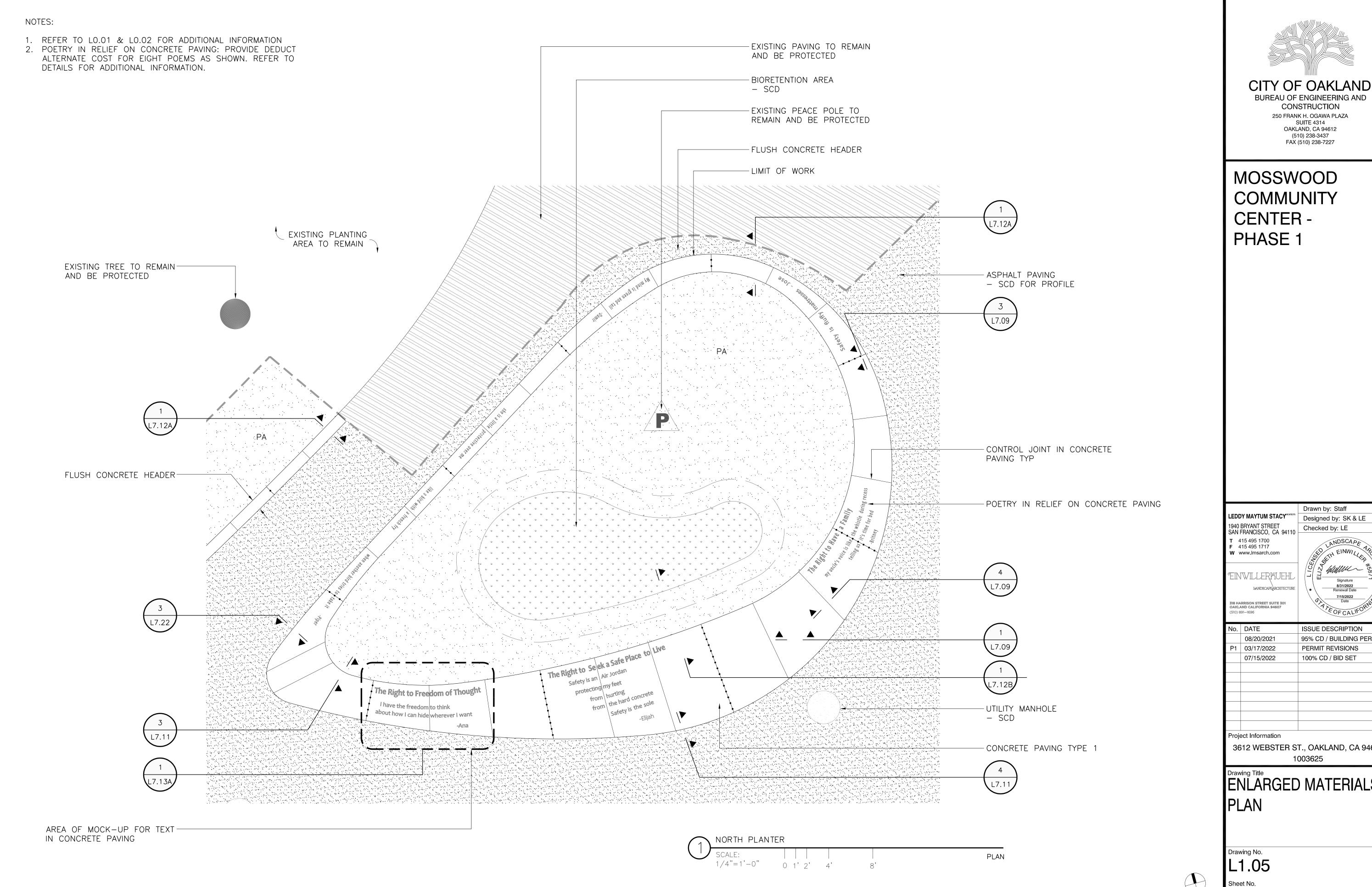












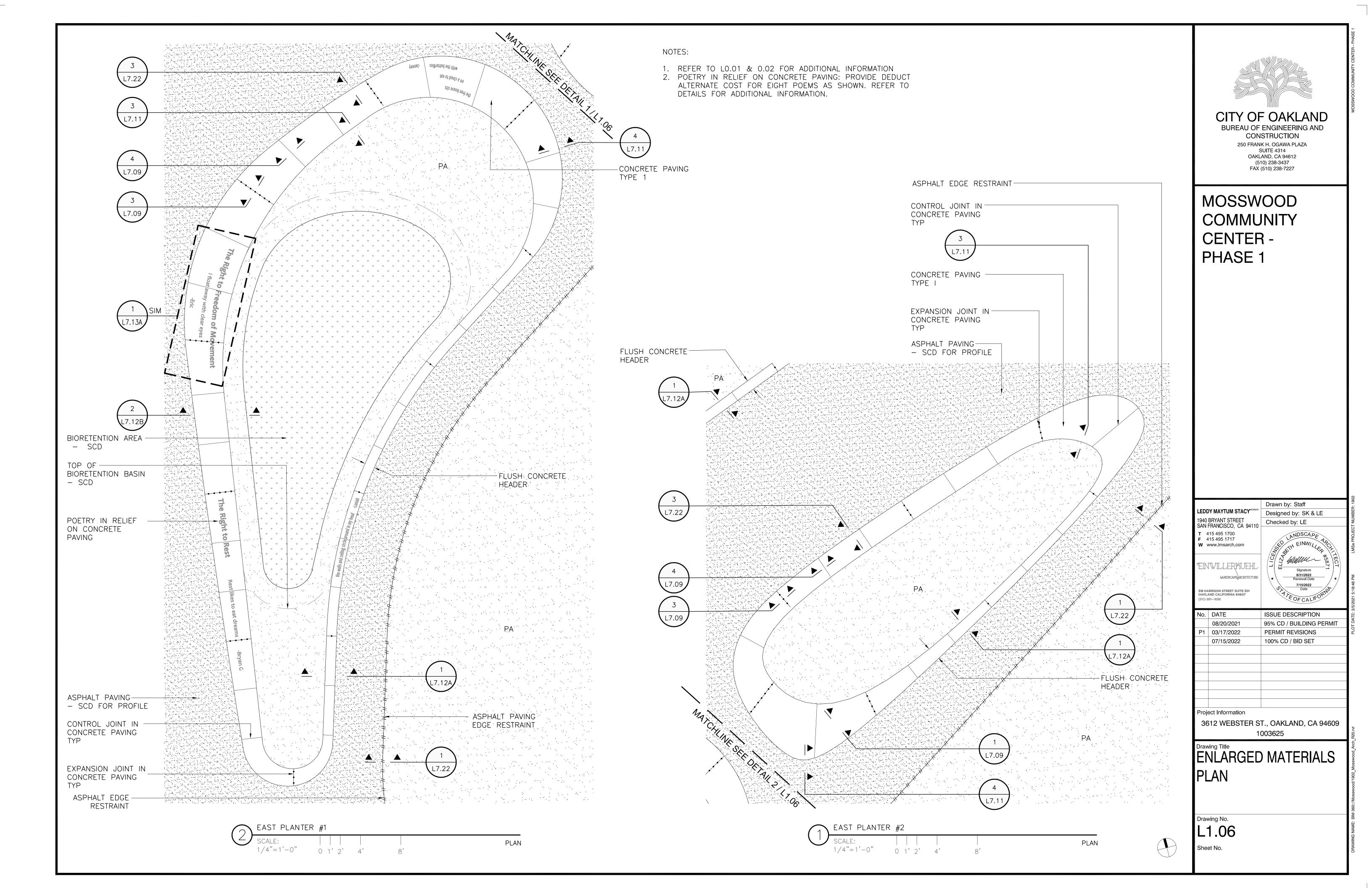


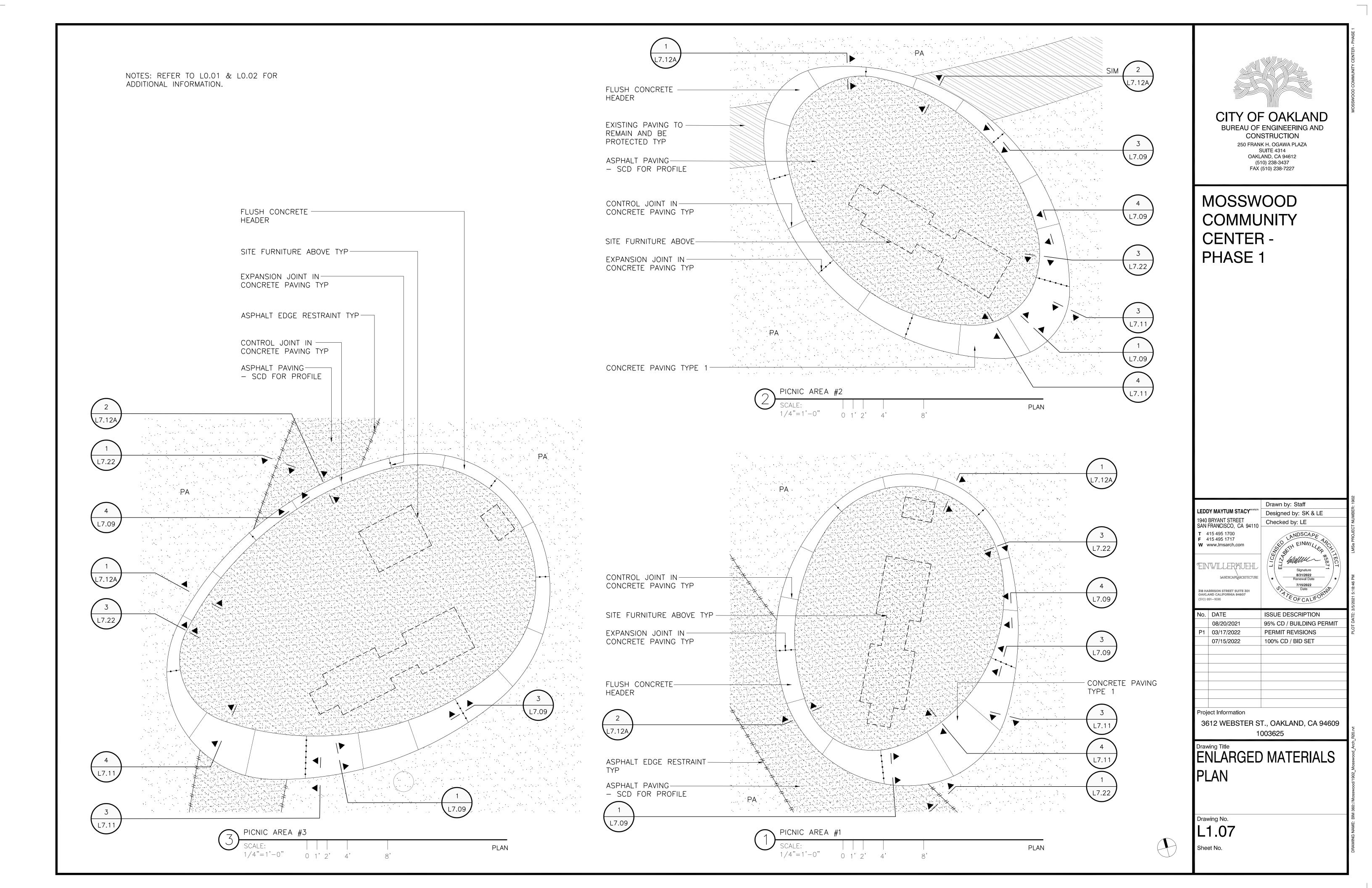
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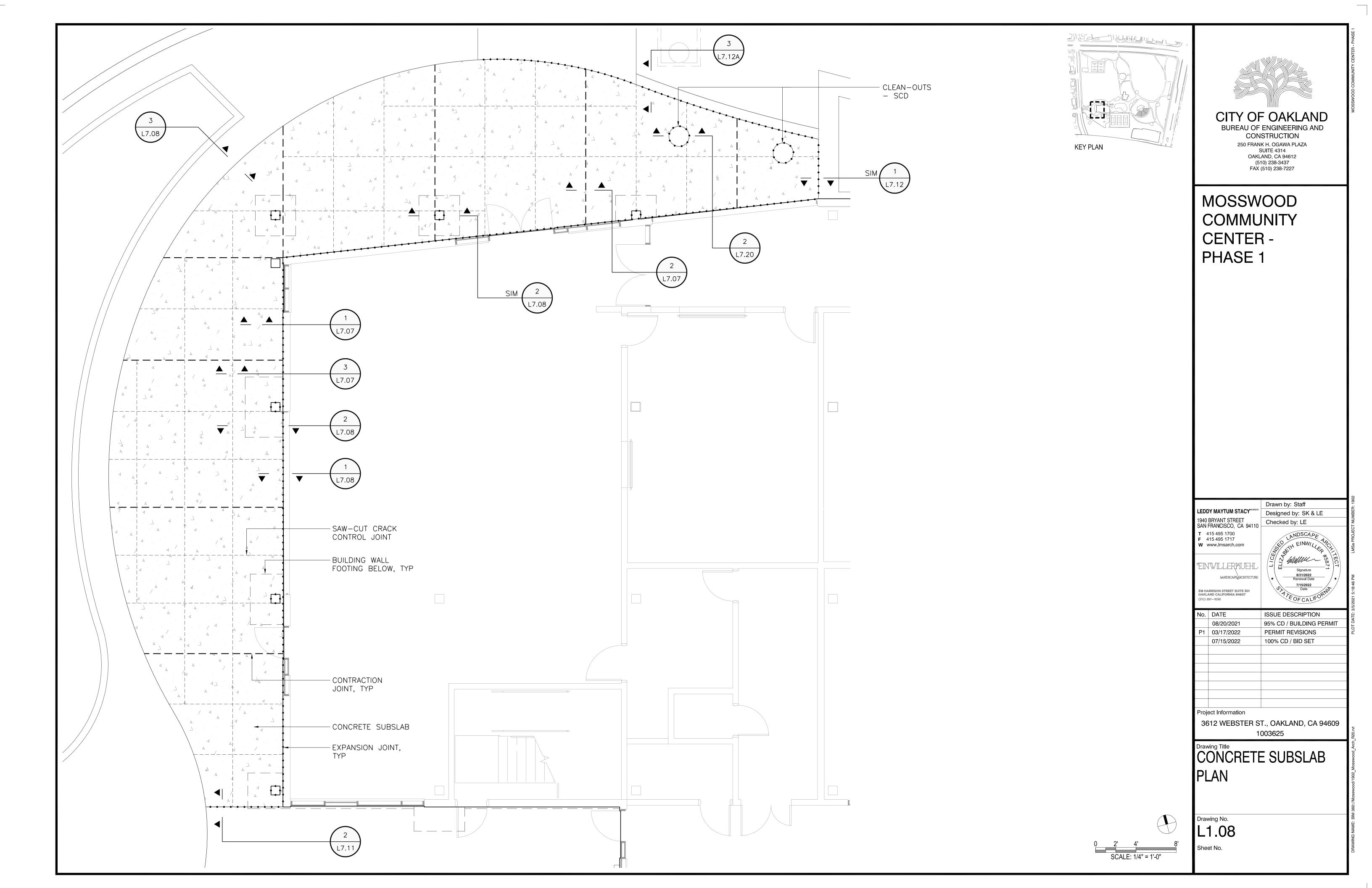
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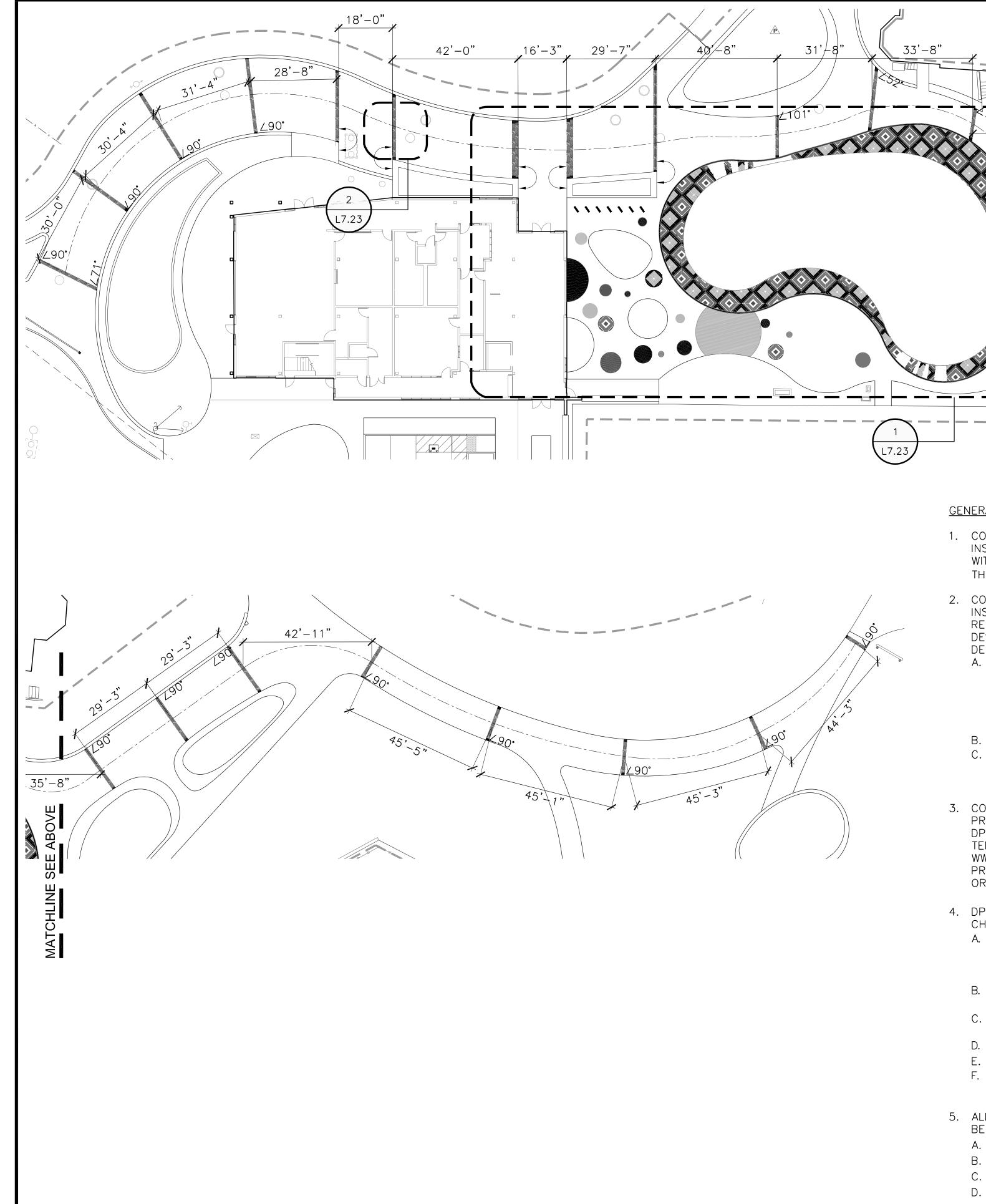
3612 WEBSTER ST., OAKLAND, CA 94609 1003625

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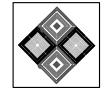








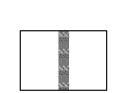




DIAMOND STENCIL PATTERNS - COMBINATION OF DIAMOND PATTERN 1 & 2



SINGLE STRIPE STENCIL PATTERN - ONE TEMPLATE WIDTH



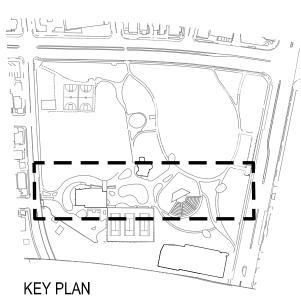
DOUBLE STRIPE STENCIL PATTERN - 2 TEMPLATE WIDTHS - 1/2 RUNNING BOND PATTERN STAGGER OF TEMPLATE

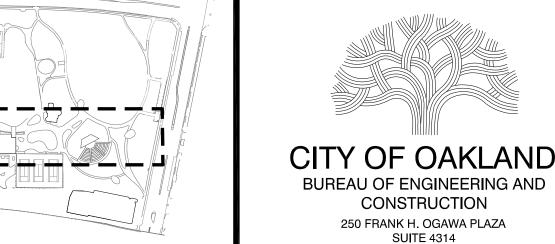


CIRCLE FILL - COLORS #1, #2, #3, & #4



CIRCLE STENCIL - OPTIONS 1 AND 2





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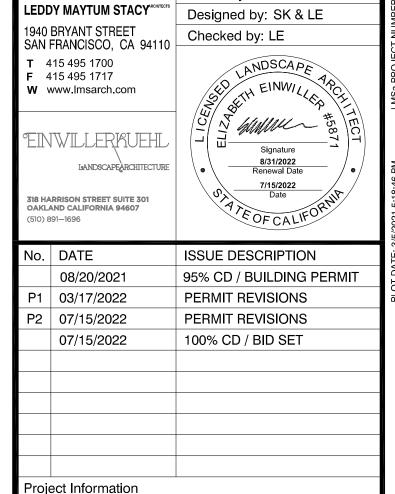
GENERAL NOTES FOR COLORED ASPHALT COATING:

- 1. COLORED ASPHALT COATING PATTERNS SHALL BE INSTALLED BY USING COLORED ASPHALT COATING SYSTEM WITH APPLIED SEALANT AS DEFINED IN NOTE NUMBER THREE (3) BELOW.
- 2. COLORED ASHPALT COATING PATTERNS SHALL BE INSTALLED BY UTILIZING CUSTOM FABRICATED, RE-USABLE ALUMINUM STENCIL TEMPLATES WITH CUSTOM DESIGNED PATTERNS GENERATED BY A CNC ROUTER AND DEFINED IN THE DRAWINGS.
- A. ACCEPTABLE STENCIL TEMPLATE MANUFACTURER: CAPITOL BARRICADE: SACRAMENTO, CA. (916) 451-5176, WWW.CAPITOLBARRICADE.COM OR AN EQUALLY QUALIFIED STENCIL MANUFACTURER WITH 5 YEARS EXPERIENCE FABRICATING CNC ROUTED PATTERNED ALUMINUM RE-USABLE STENCILS.
- B. ALUMINUM STENCILS SHALL BE .080 IN THICKNESS. C. EACH TEMPLATE PATTERN ILLUSTRATED IN DETAILS SHALL BE FABRICATED TO MATCH ORIENTATIONS SHOWN IN PLAN AND DETAIL ENLARGEMENTS.
- 3. COLORED ASPHALT COATING SYSTEM AND SEALANT PRODUCT: IS BASED ON DP200 PAVEMENT COATING AND DP100 SEALANT BY CREATIVE PAVING SOLUTIONS, TEMPE,AZ, 480-446-9000: WWW.CREATIVEPAVINGSOLUTIONS.COM. AN EQUAL PRODUCT COULD BE ACCEPTABLE PROVIDED IT MEETS OR EXCEEDS THE NAMED PRODUCT.
- 4. DP 200 COLORED ASPHALT COATING SYSTEM PHYSICAL CHARACTERISTICS AND DESCRIPTION:
 - A. TWO-COMPONENT WATERBORNE EPOXY-MODIFIED ACRYLIC COATING SPECIFICALLY DESIGN FOR APPLICATION ON NON-TEXTURED ASPHALT.COLORED ASPHALT COATING SYSTEM.
- B. SYSTEM THICKNESS 8 10 WET MILS PER COAT. STANDARD APPLICATION IS THREE TO FOUR COATS.
- C. ABRASION-(TABER-H 10) ASTM D-4060 <0.16 MG LOSS @ 1,000 FOR 1,000 CYCLES.
- D. ADHESION: ASTM D4541
- E. DENSITY: ASTM D1475 13.7; 13.7/GAL
- F. SOLIDS CONTENT BY WEIGHT 72%; SOLIDS CONTENT BY VOLUME 59%
- 5. ALL COLORED ASPHALT COATING SYSTEM COLORS SHALL BE CUSTOM:
- A. COLOR #1 DE A108 RED ADJ
- B. COLOR #2 DE 5025 FUCHIA BLUSH
- C. COLOR #3 DE 5130 AMBER TIDE ADJ
- D. COLOR #4 CUSTOM MINT GREEN BASED ON SAMPLE PROVIDE BY LA

- 6. COLORED ASPHALT COATING SYSTEM SHALL BE SEALED WITH PRODUCT RECOMMENDED BY COATING SYSTEM MANUFACTURER TO PROTECT FROM FADING, WEATHERING AND PROTECT FROM STAINING.
- 7. PRODUCT DATA SUBMITTALS:
- A. COLORED ASPHALT COATING SYSTEM
- B. COLORED ASPHALT COATING SEALANT
- C. STENCIL TEMPLATES
- 7. SAMPLE SUBMITTALS:
- A. COLORED ASPHALT COATING SYSTEM CUSTOM COLORS: THREE (3) 1'-0"x1'-0" OF EACH SPECIFIED COLOR.
- B. STENCIL TEMPLATE: 2'-0" X 2'-0" REPRESENTING MATERIAL. THICKNESS AND TYPICAL CNC CUT PATTERN.
- 8. COLORED ASPHALT COATING SYSTEM COLOR SELECTION MOCK-UP:
 - A. PREPARE A COLOR SELECTION MOCK-UP FOR REVIEW BY OWNER AND LA AND TO AID IN THE SELECTION OF FINAL COLORS. COLOR SELECTION MOCK-UP SHALL BE INSTALLED PRIOR TO EXISTING SITE DEMOLITION TO ALL MOCK-UP INSTALLATION ON EXISTING ASPHALT, IN AN AREA THAT WILL BE DEMOLISHED AS PART OF THE PROJECT, TO AVOID PERMANENT DEFACING OF NEWLY INSTALLED PAVED AREAS. COORDINATE PROPOSED MOCK-UP LOCATION WITH DESIGN AND OWNERSHIP TEAM PRIOR TO INSTALLING MOCK-UP.
 - B. COLORS INCLUDED IN MOCK-UP SHALL BE AS LISTED ON DRAWINGS AND, 4 ADDITIONAL COLORS FOR REVIEW AS ALTERNATES COLORS AS DIRECTED BY LA.
- 9. PAINT PATTERN MOCK-UP: PREPARE MOCK-UP OF APPROVED PAINT COLORS AND PATTERNS AS INDICATED ON DRAWINGS.
 - A. LANDSCAPE ARCHITECT SHALL PROVIDE ELECTRONIC FILES AND PDFS TO STENCIL MANUFACTURE FOR CREATION OF THE STENCIL SAMPLES AND FINAL STENCIL TEMPLATE.
- 10. COLORED ASPHALT COATING SYSTEM SHALL COMPLY WITH ADA COEFFICIENT OF FRICTION REQUIREMENTS.
- 11. SEE CIVIL DRAWINGS FOR PARKING LOT STRIPING.



SCALE: 1" = 20'-0"

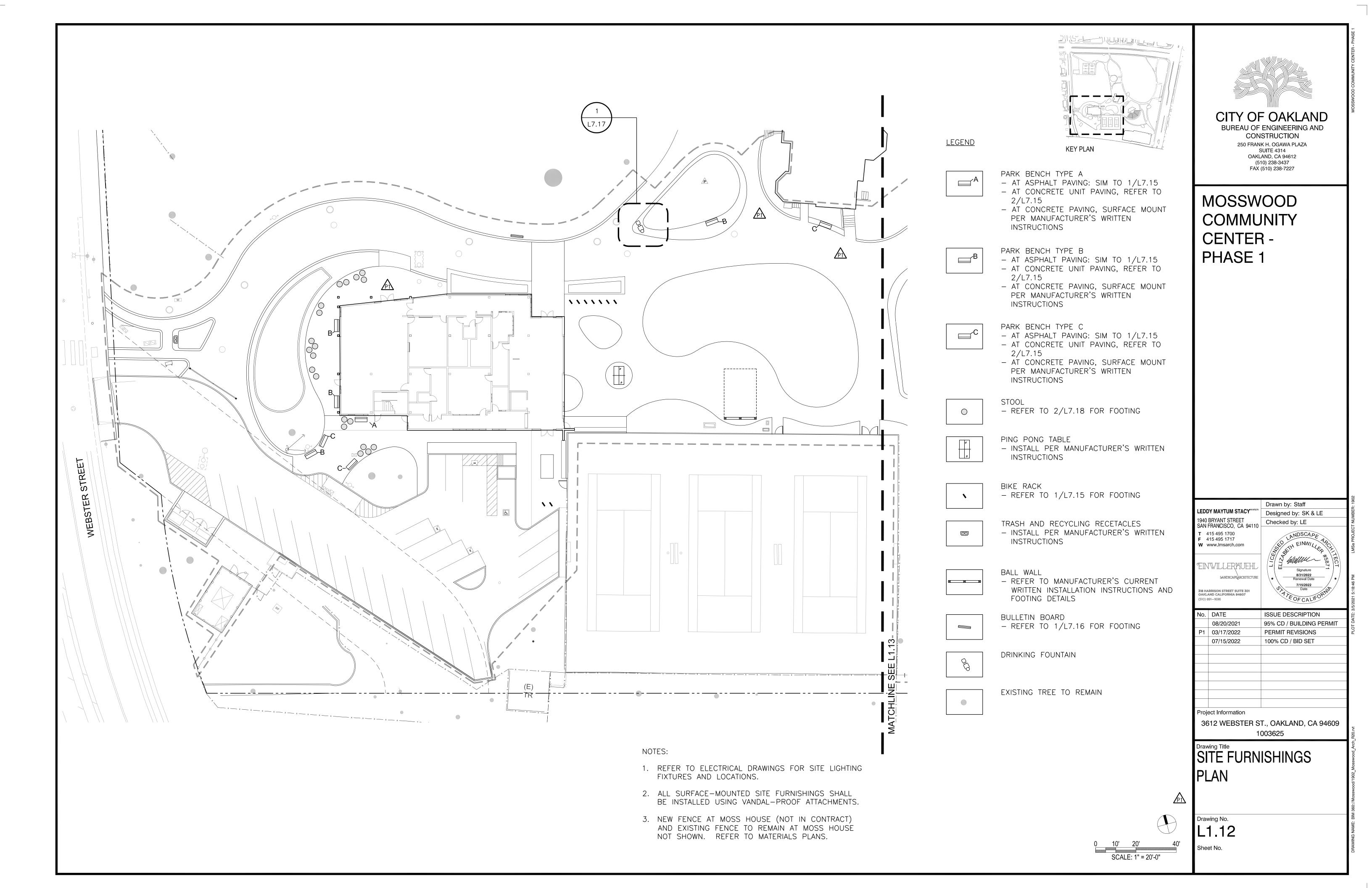


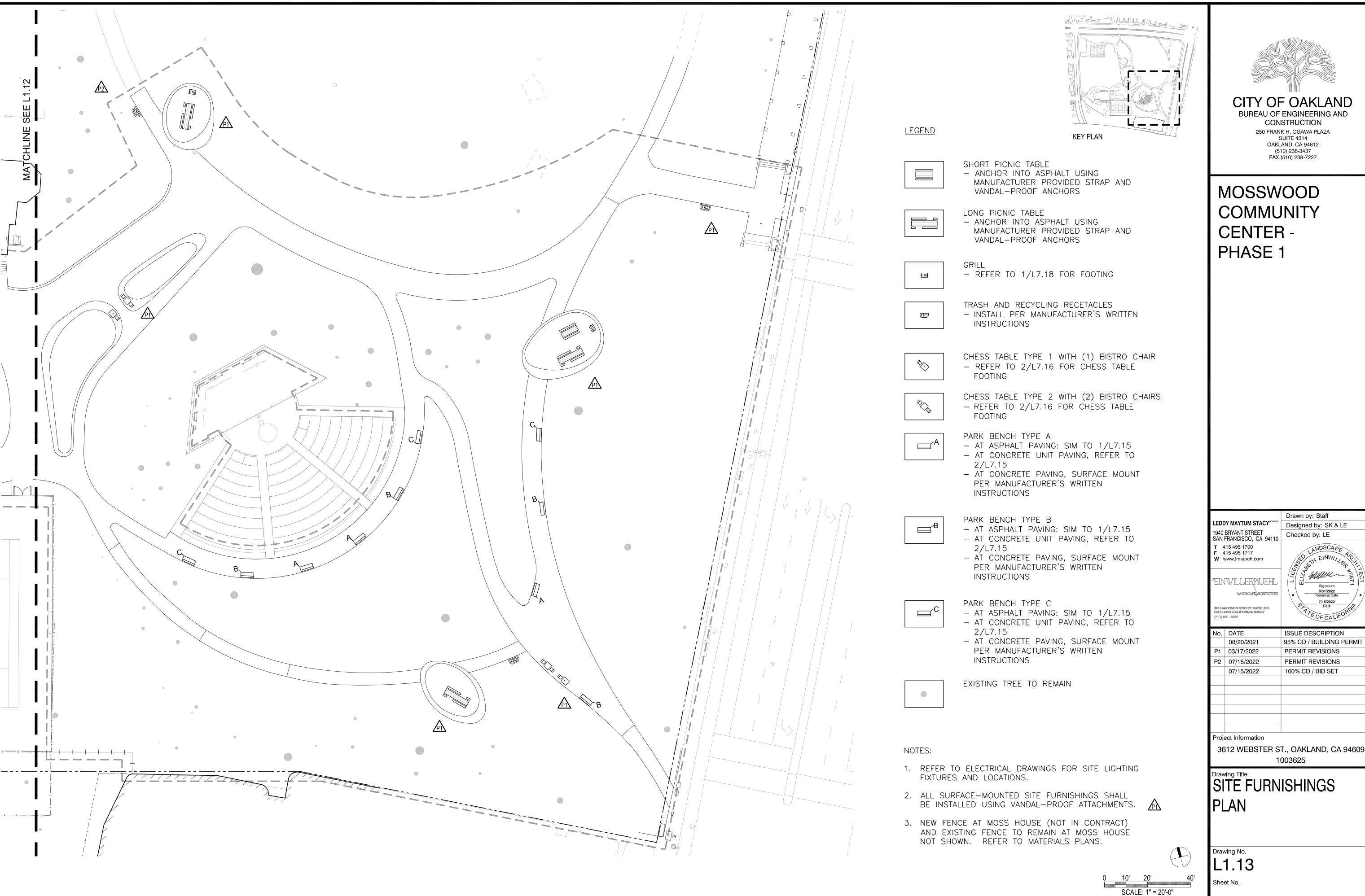
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Drawing Title

COLORED ASPHALT COATING PLAN

Drawing No.







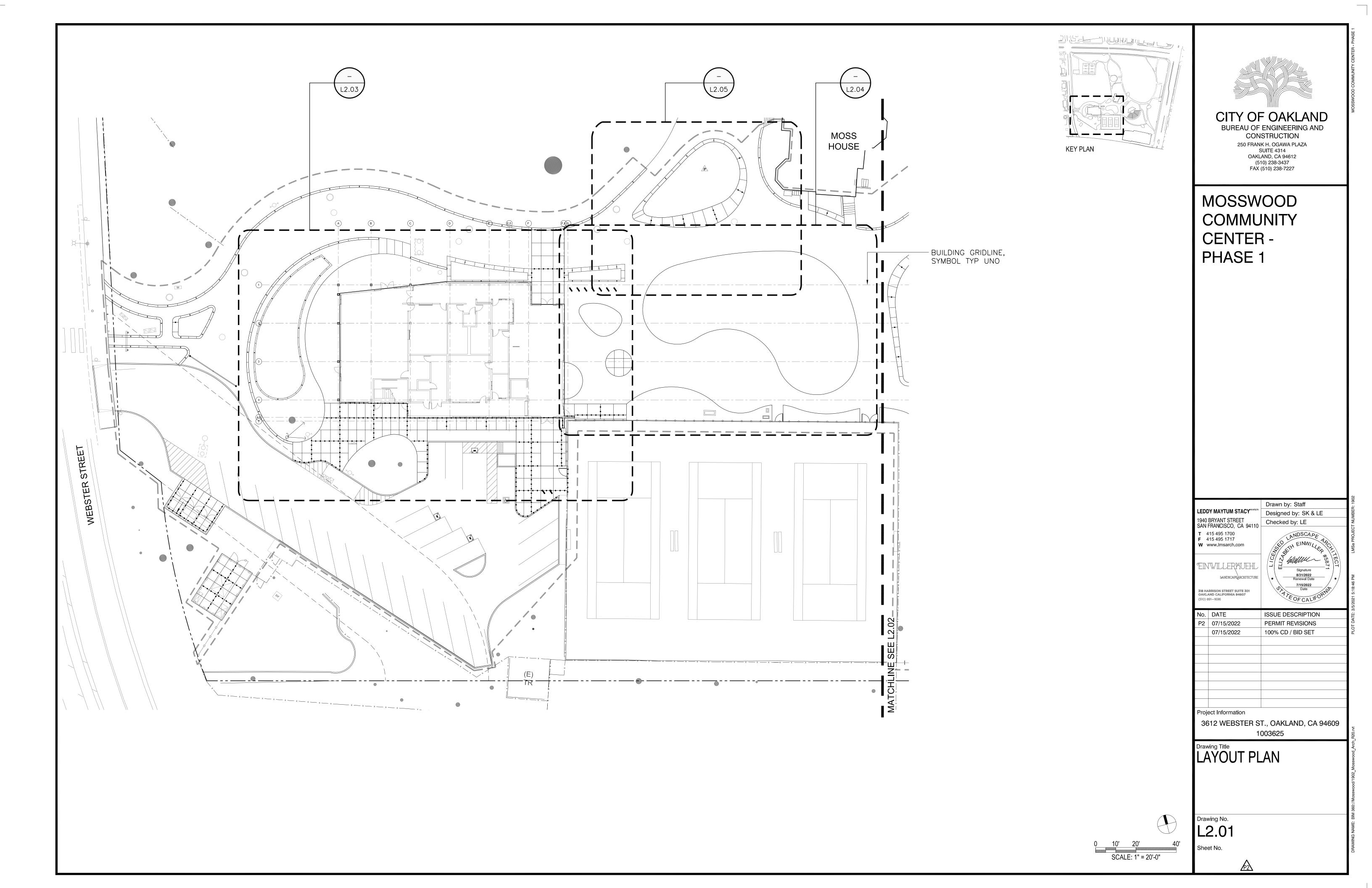
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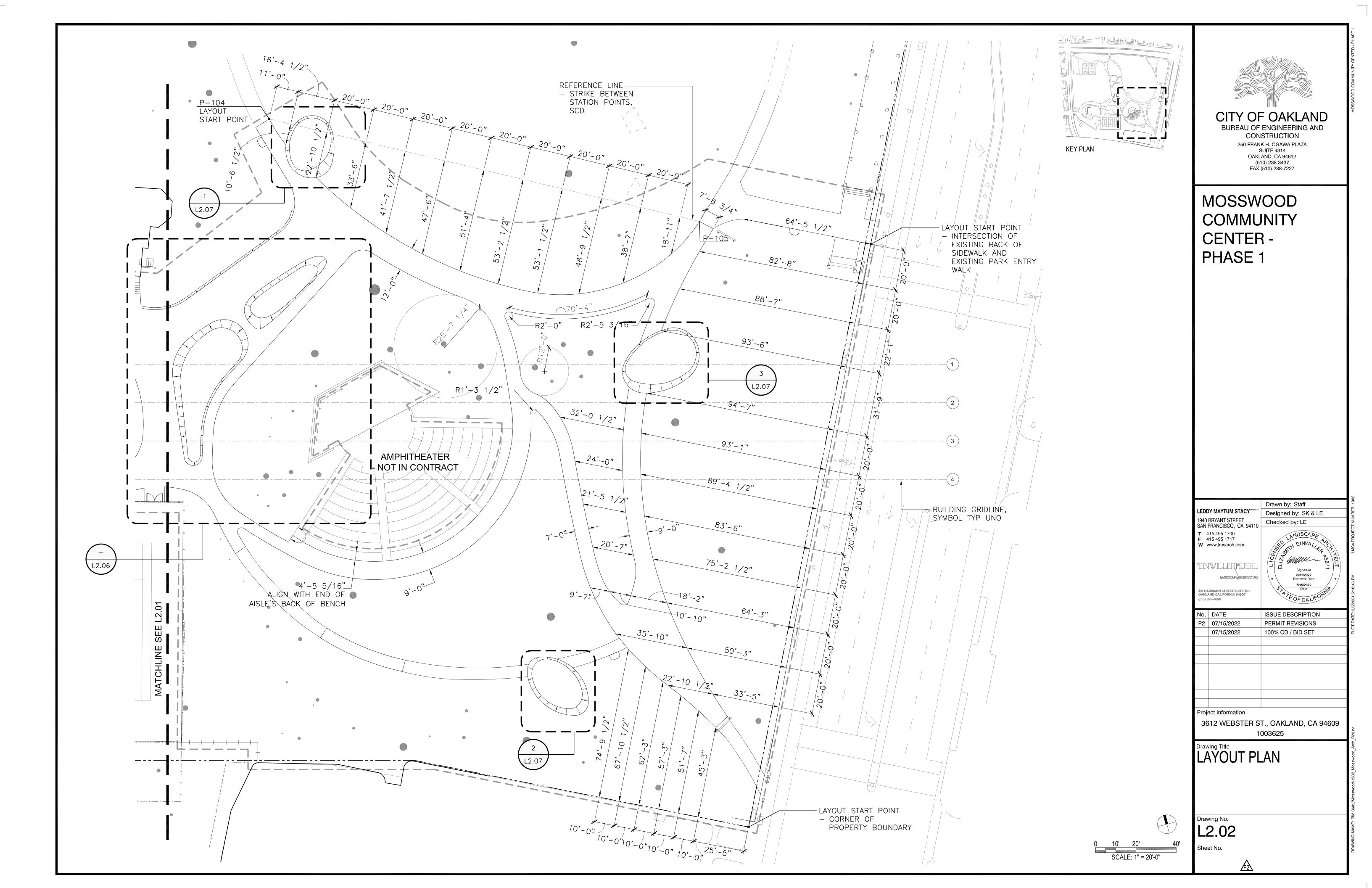
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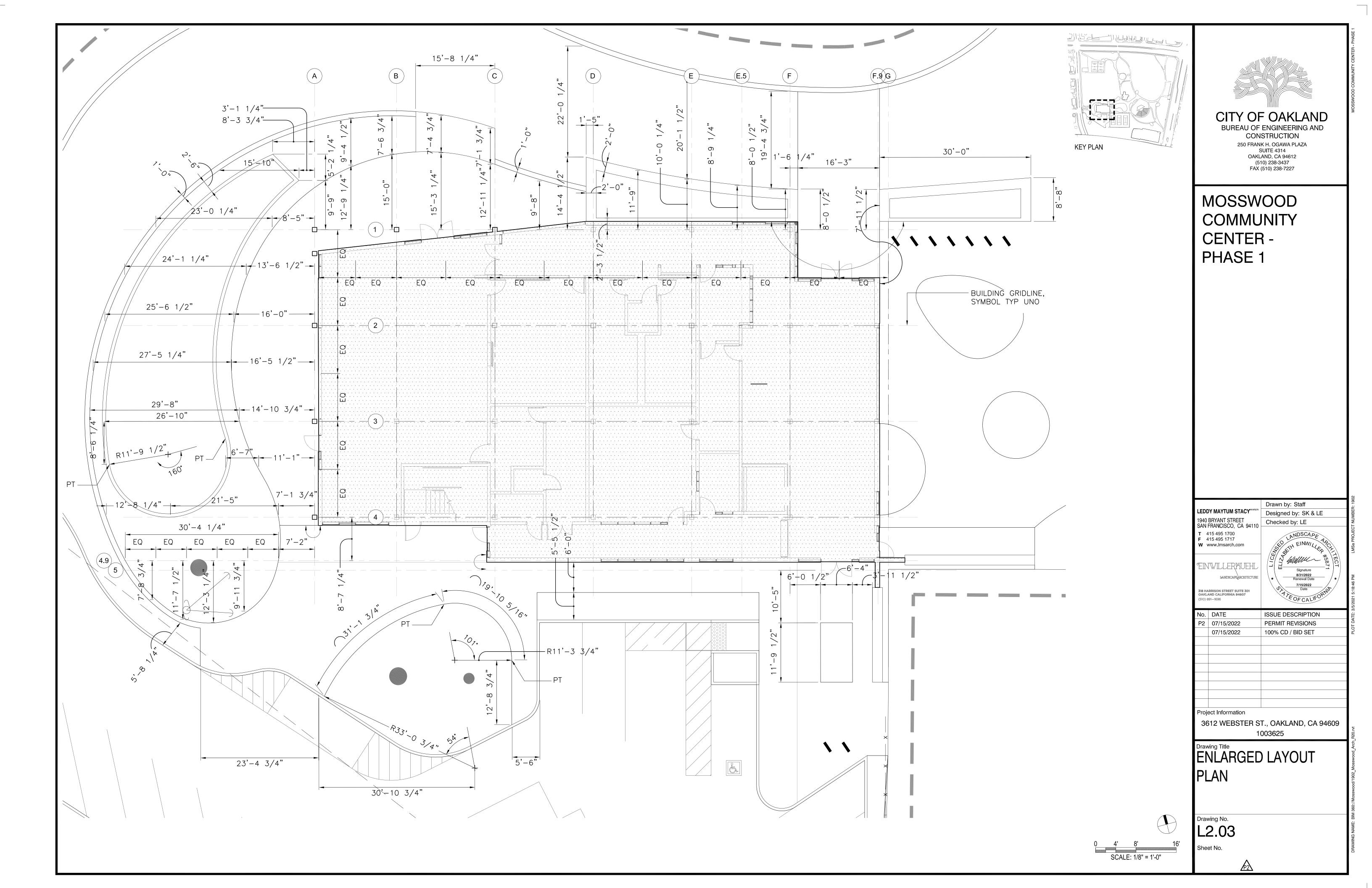
MOSSWOOD COMMUNITY CENTER -PHASE 1

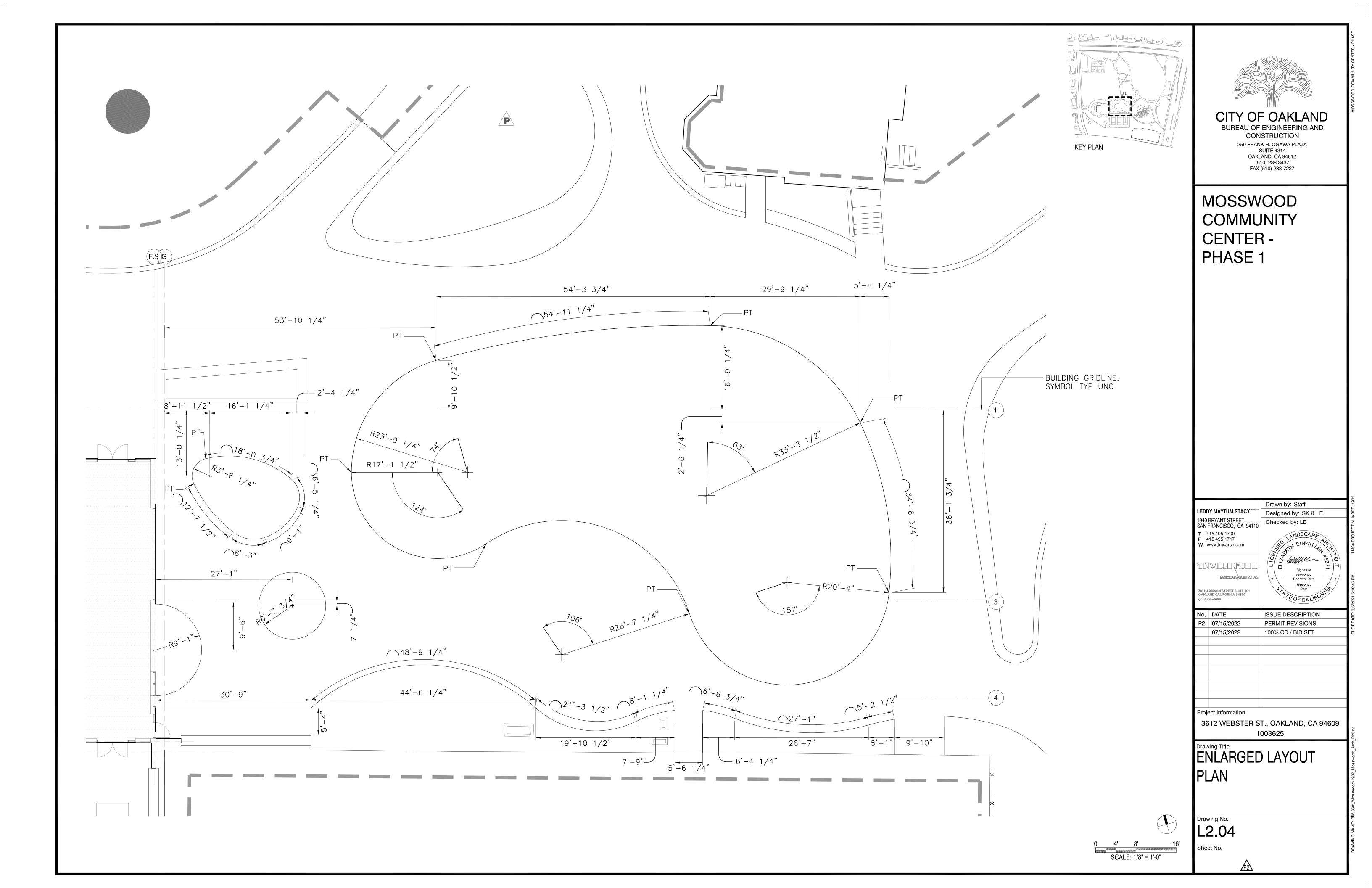
LEDDY MAYTUM STACY ARCHITECTS Designed by: SK & LE 1940 BRYANT STREET SAN FRANCISCO, CA 94110 Checked by: LE **T** 415 495 1700 **F** 415 495 1717 W www.lmsarch.com fuller TINWILLERKUEHL LANDSCAPEARCHITECTURE OF CALIFOR 318 HARRISON STREET SUITE 301 OAKLAND CALIFORNIA 94607 No. DATE ISSUE DESCRIPTION 08/20/2021 95% CD / BUILDING PERMIT 03/17/2022 PERMIT REVISIONS P2 07/15/2022 PERMIT REVISIONS 07/15/2022 100% CD / BID SET

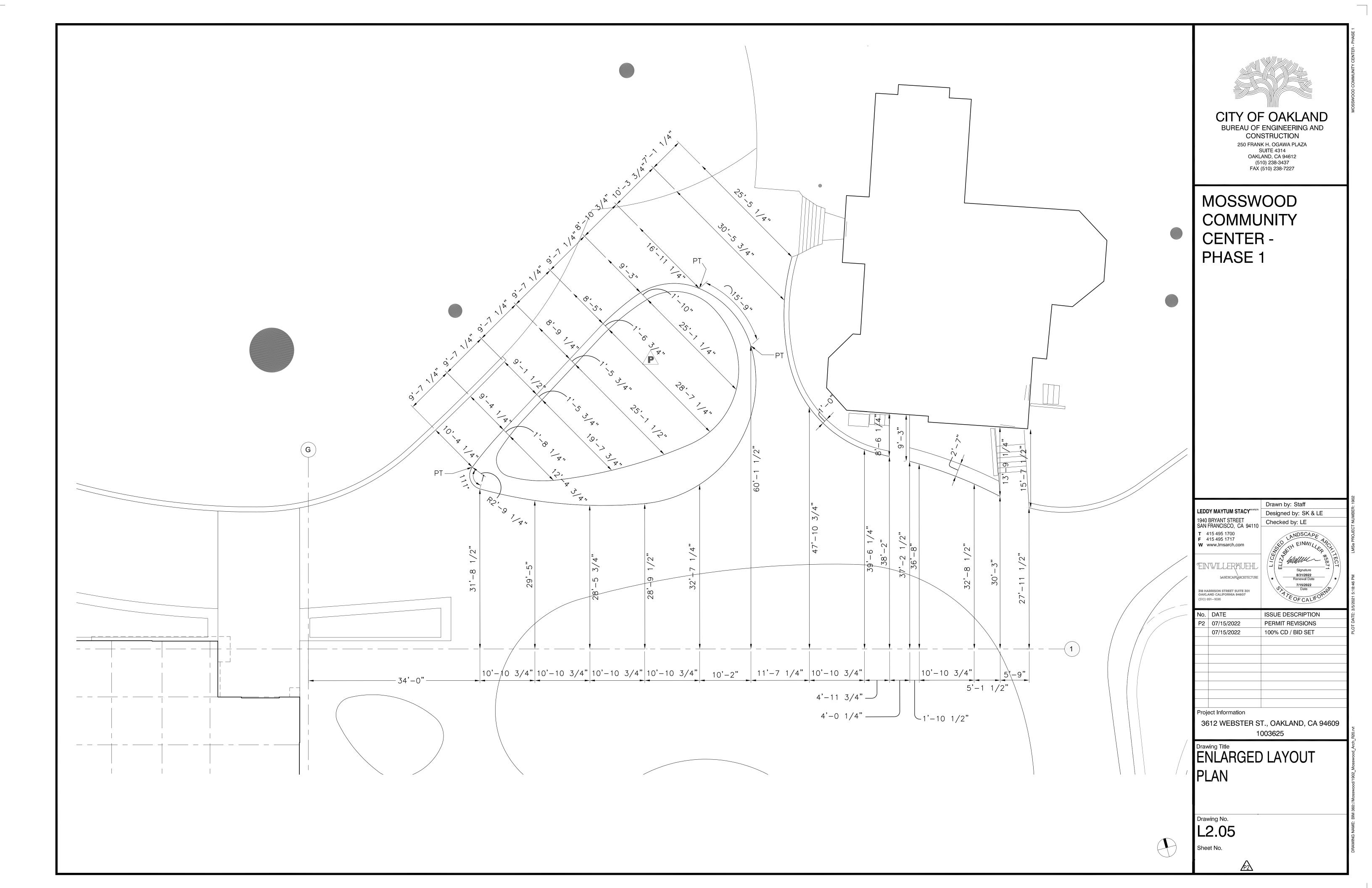
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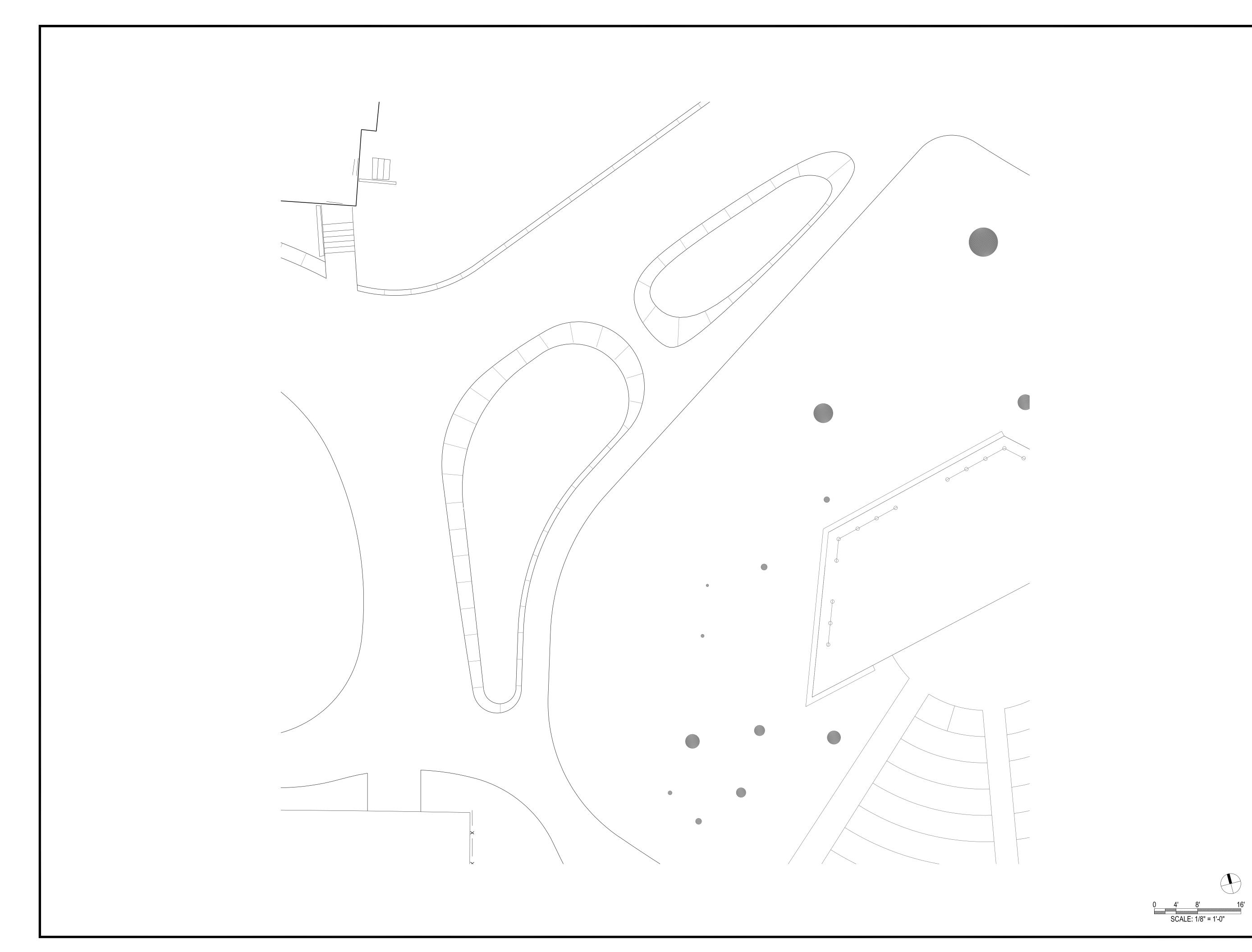














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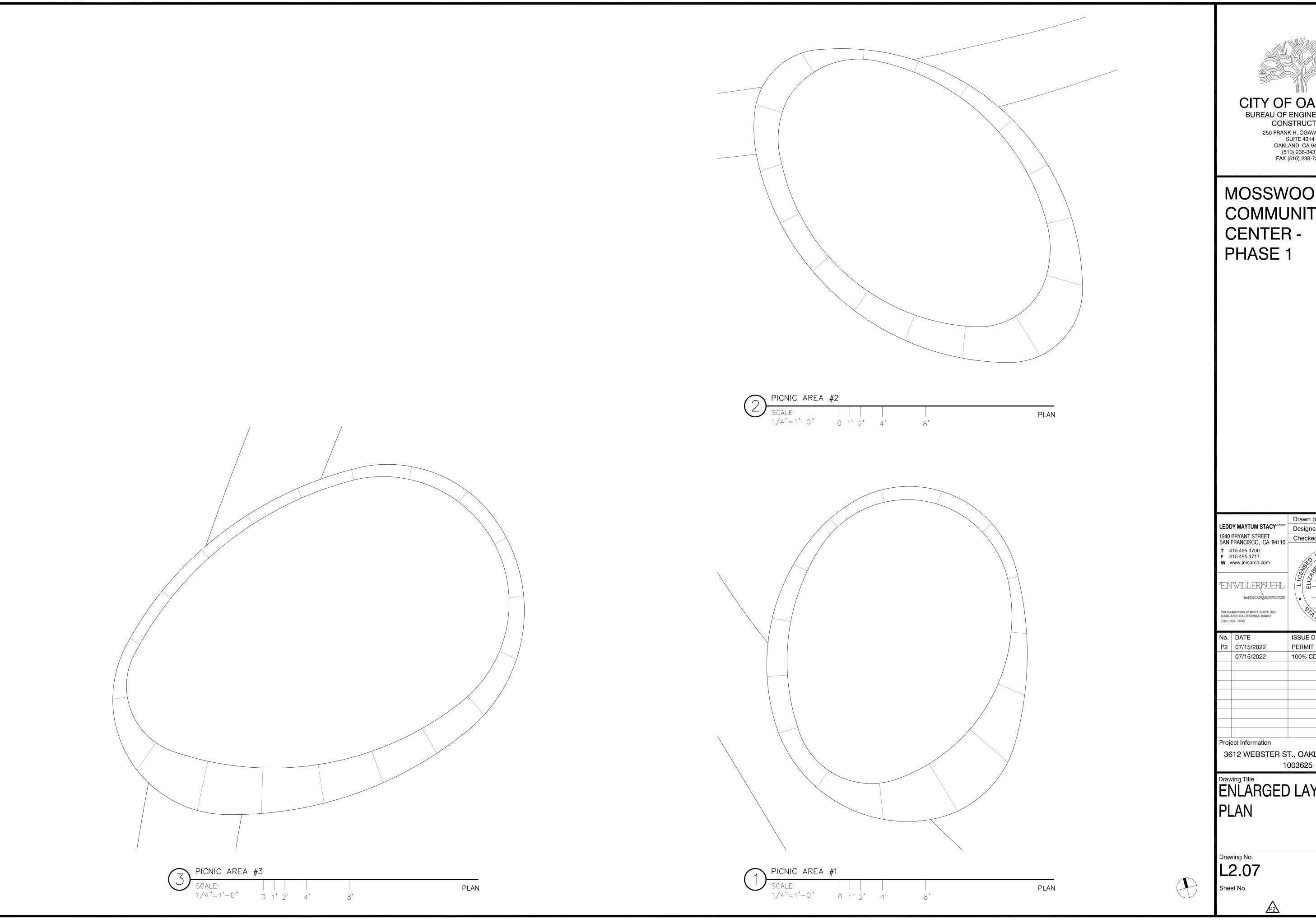
MOSSWOOD COMMUNITY CENTER -PHASE 1

LEDDY MAYTUM STACY 1940 BRYANT STREET SAN FRANCISCO, CA 94110 T 415 495 1700 F 415 495 1717 W www.lmsarch.com EINVILLERAUEHL LEANDSCAPEARCHITECTURE 318 HARRISON STREET SUITE 301 OAKLAND CALIFORNIA 94607 (510) 891–1696		Drawn by: Staff			
		Designed by: SK & LE Checked by: LE			
		Signature 8/31/2022 Renewal Date 7/15/2022 Date 7/FOR CALIFORNIA			
		No.	DATE	ISSUE DESCRIPTION	
P2	07/15/2022	PERMIT REVISIONS			
P2	07/15/2022 07/15/2022	100% CD / BID SET			
P2					

Drawing Title ENLARGED LAYOUT PLAN

Drawing No.
L2.06



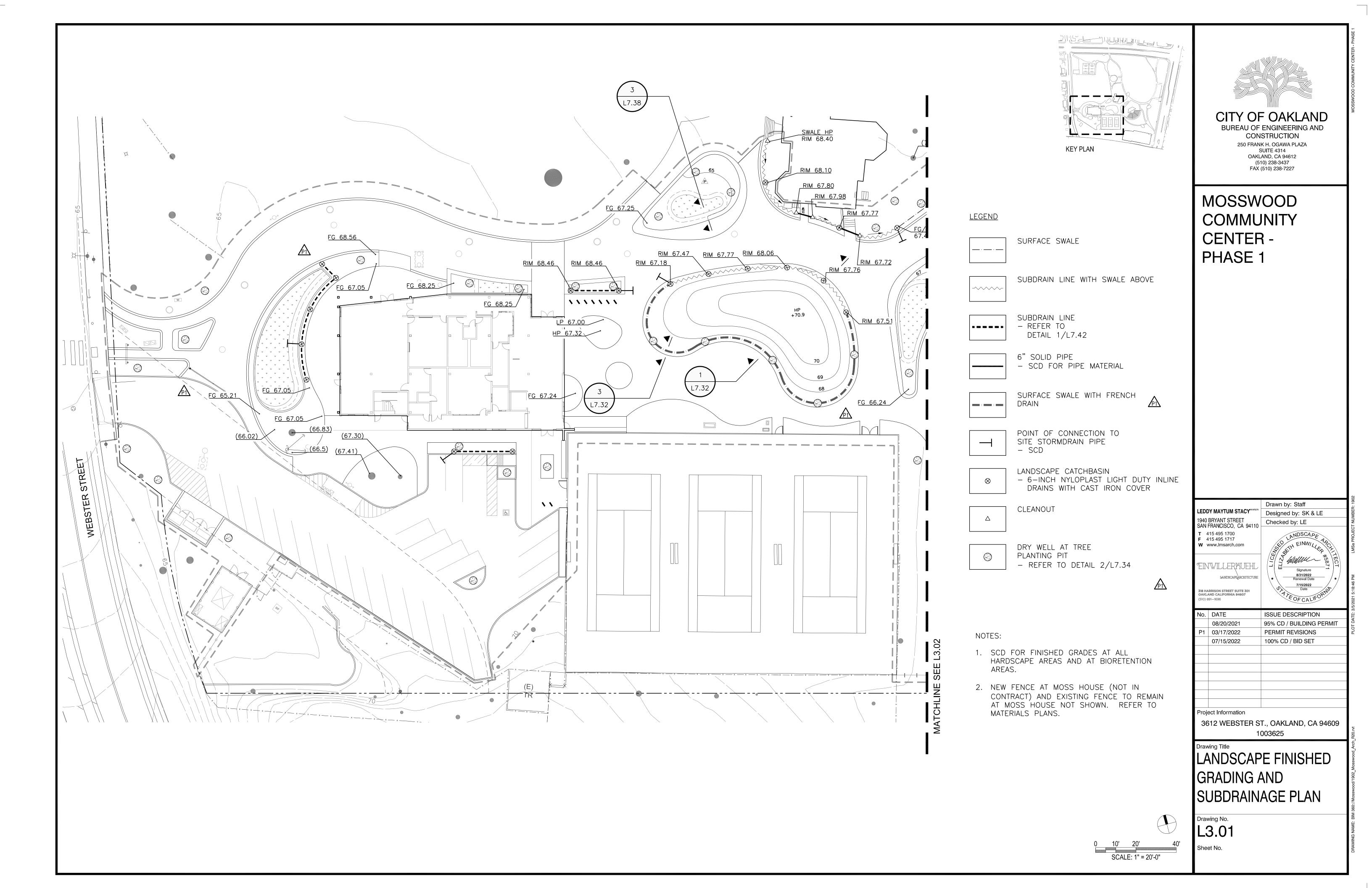


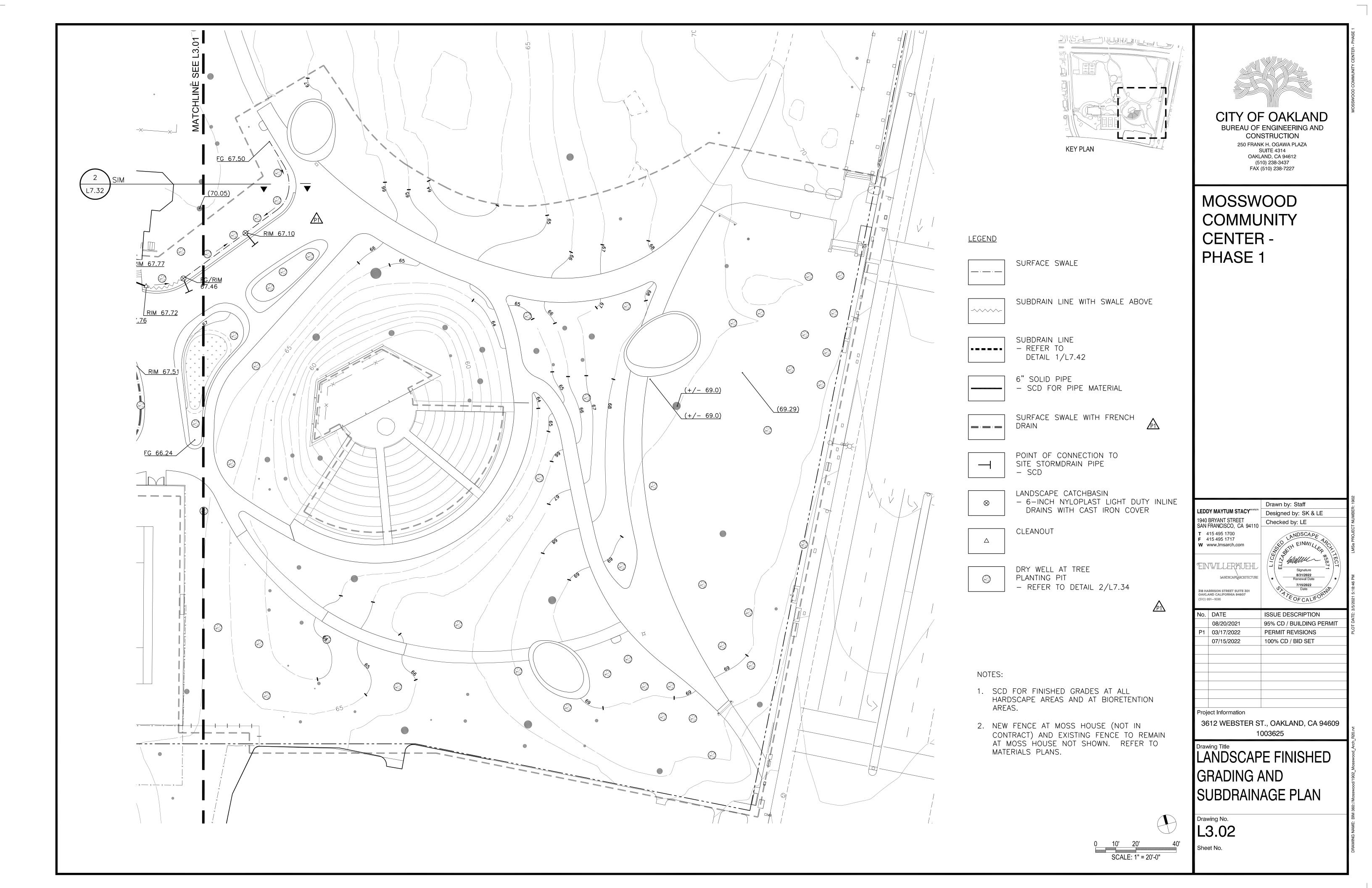


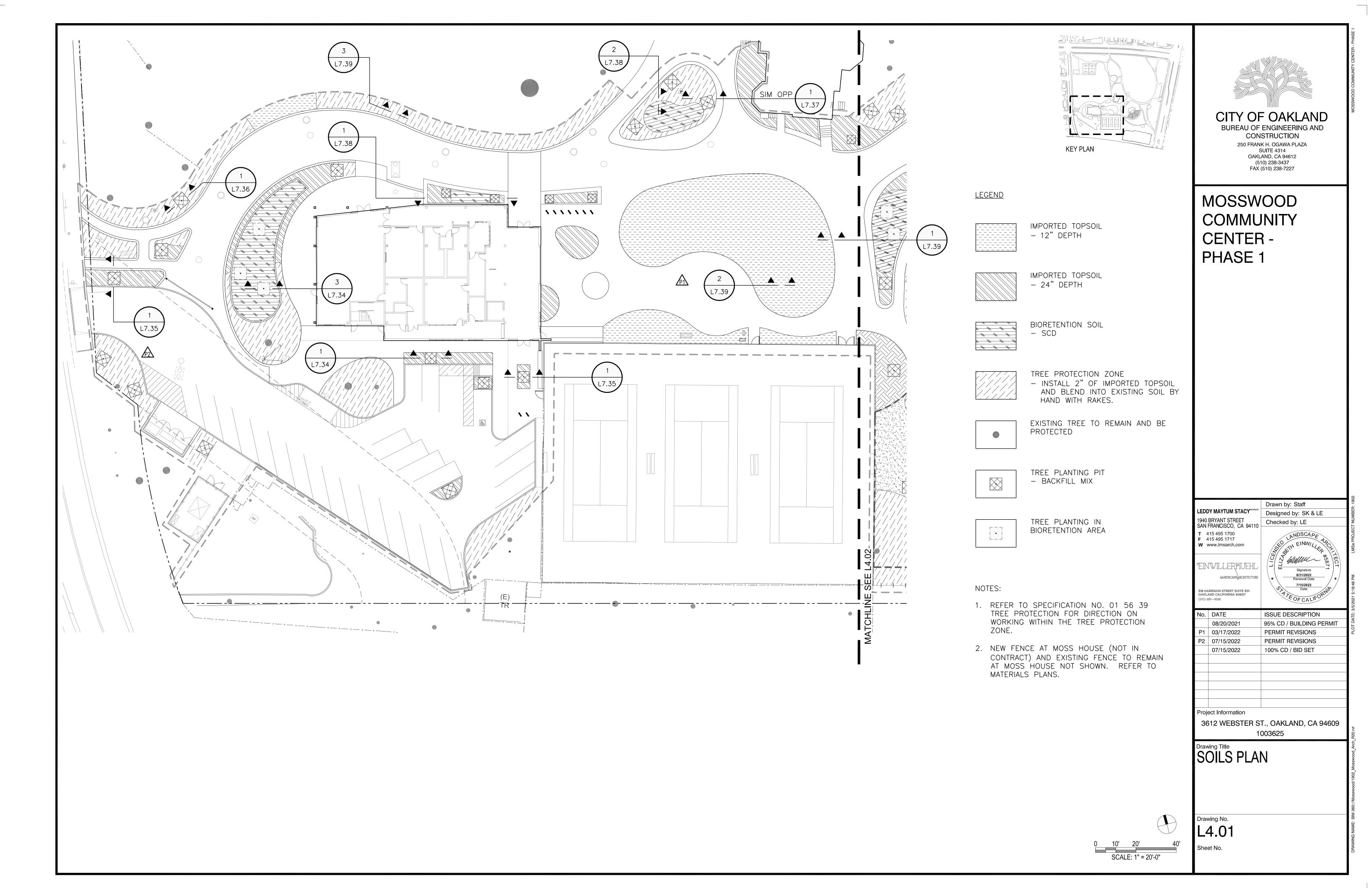
MOSSWOOD COMMUNITY CENTER -

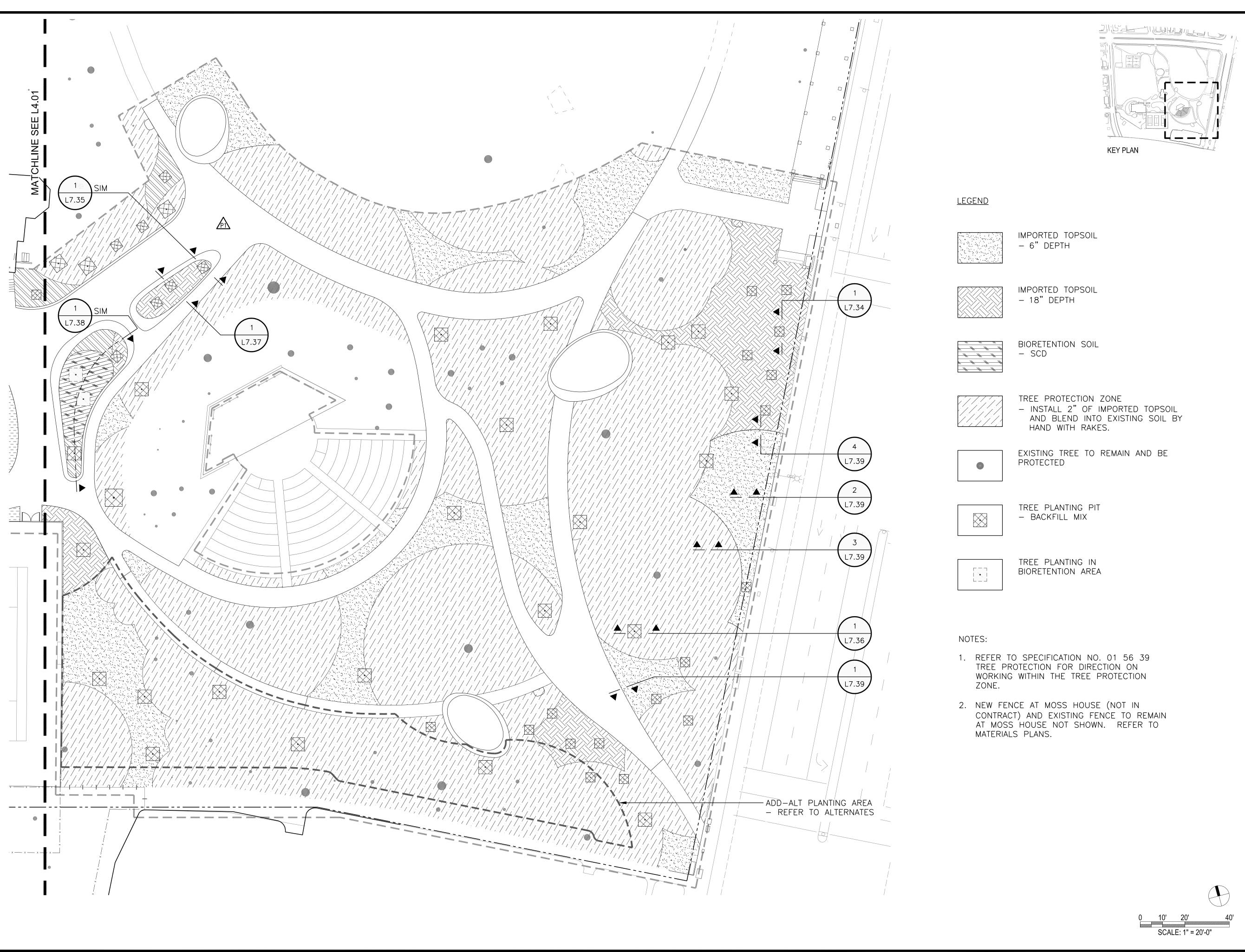
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	BRYANT STREET	Charled by: J.E.			
	FRANCISCO, CA 94110	Checked by: LE			
T 415 495 1700 F 415 495 1717 W www.lmsarch.com EINWLLERKUEHL LEANDSCAPEARCHITECTURE 318 HARRISON STREET SUITE 301 OAKLAND CALIFORNIA 94607 (510) 891–1696		LANDSCAPE APPORT			
No.	DATE	ISSUE DESCRIPTION			
No. P2	DATE 07/15/2022	ISSUE DESCRIPTION PERMIT REVISIONS			
	07/15/2022	PERMIT REVISIONS			
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P2	07/15/2022	PERMIT REVISIONS			

Drawing Title ENLARGED LAYOUT











CITY OF OAKLAND
BUREAU OF ENGINEERING AND
CONSTRUCTION

250 FRANK H. OGAWA PLAZA SUITE 4314 OAKLAND, CA 94612 (510) 238-3437 FAX (510) 238-7227

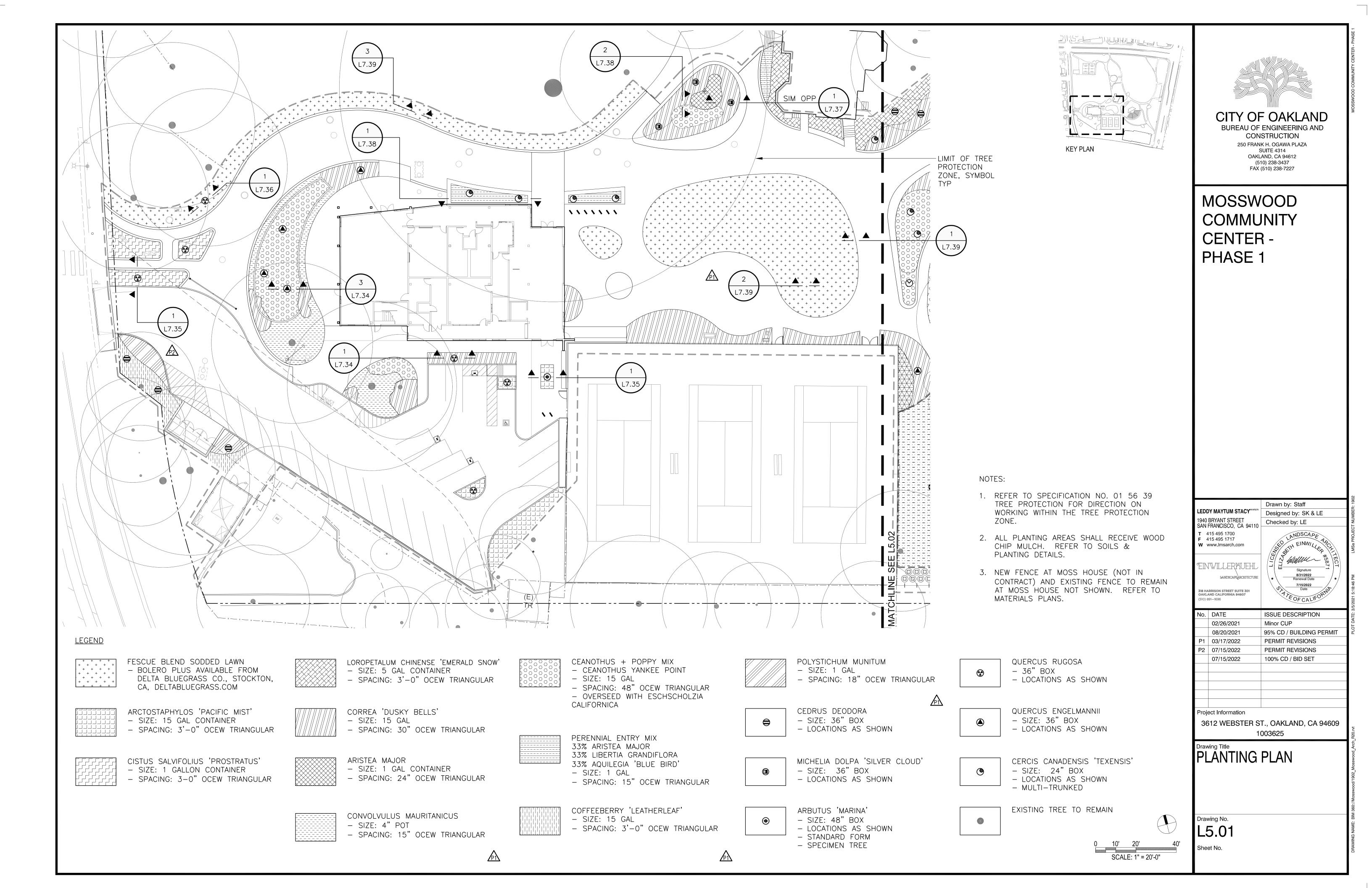
MOSSWOOD COMMUNITY CENTER -PHASE 1

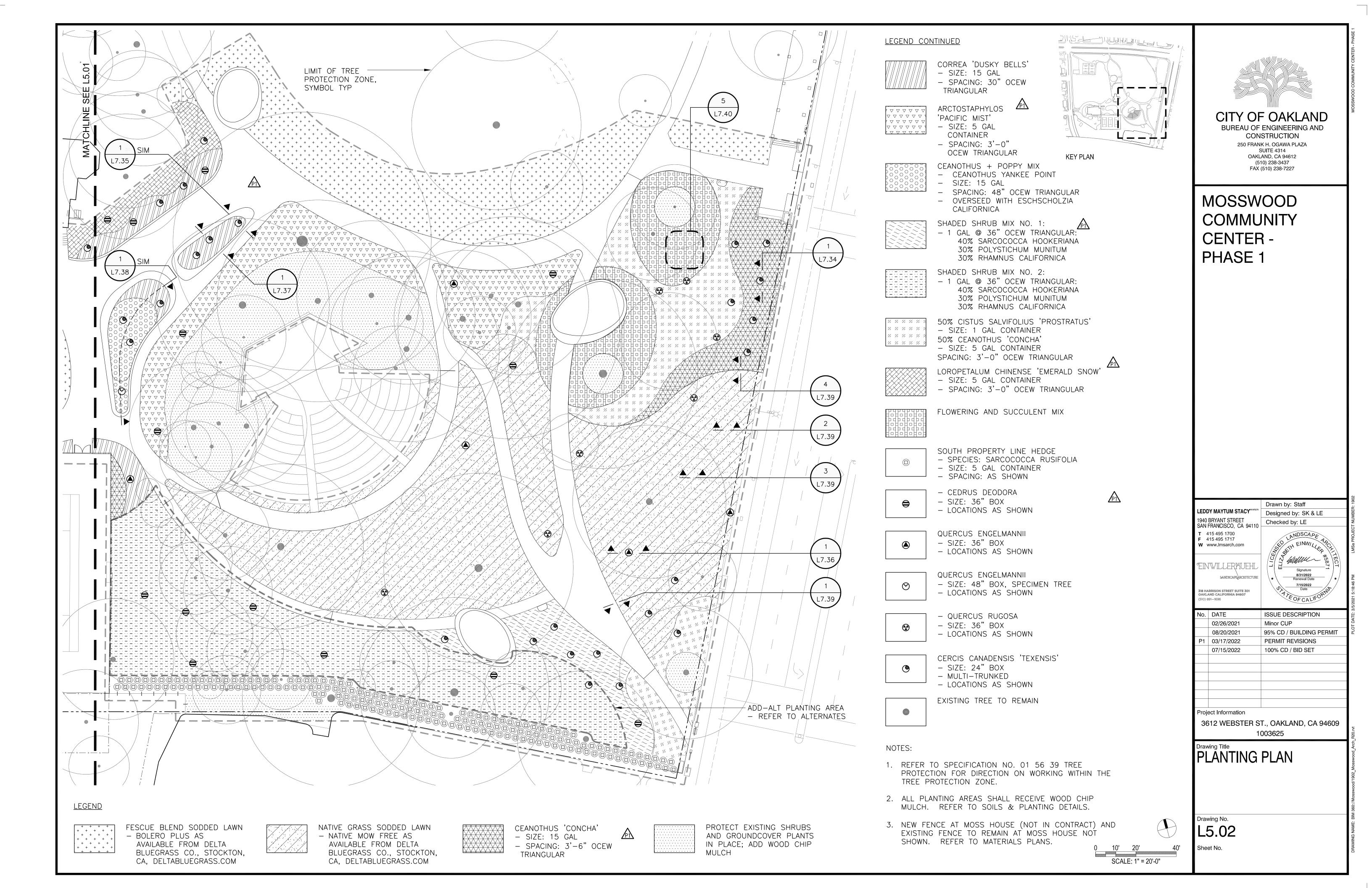
LEDDY MAYTUM STACY Designed by: SK & LE 1940 BRYANT STREET SAN FRANCISCO, CA 94110 Checked by: LE T 415 495 1700 F 415 495 1717 W www.lmsarch.com E GUMUUM ENWLLERKUEHL LANDSCAPEARCHITECTURE OF CALIFORN 318 HARRISON STREET SUITE 301 OAKLAND CALIFORNIA 94607 (510) 891–1696 No. DATE ISSUE DESCRIPTION 95% CD / BUILDING PERMIT 08/20/2021 PERMIT REVISIONS 03/17/2022 100% CD / BID SET 07/15/2022 Project Information 3612 WEBSTER ST., OAKLAND, CA 94609

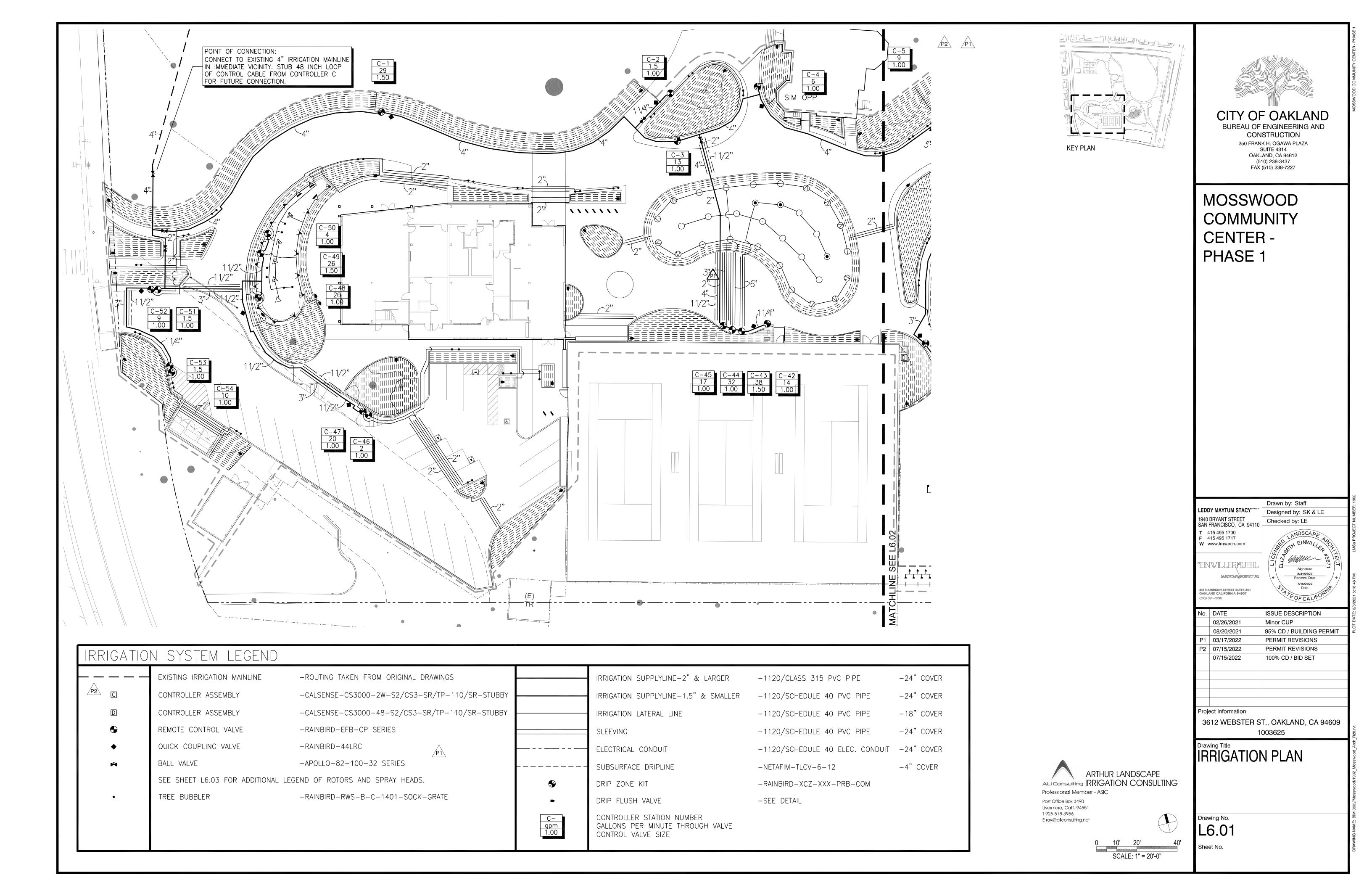
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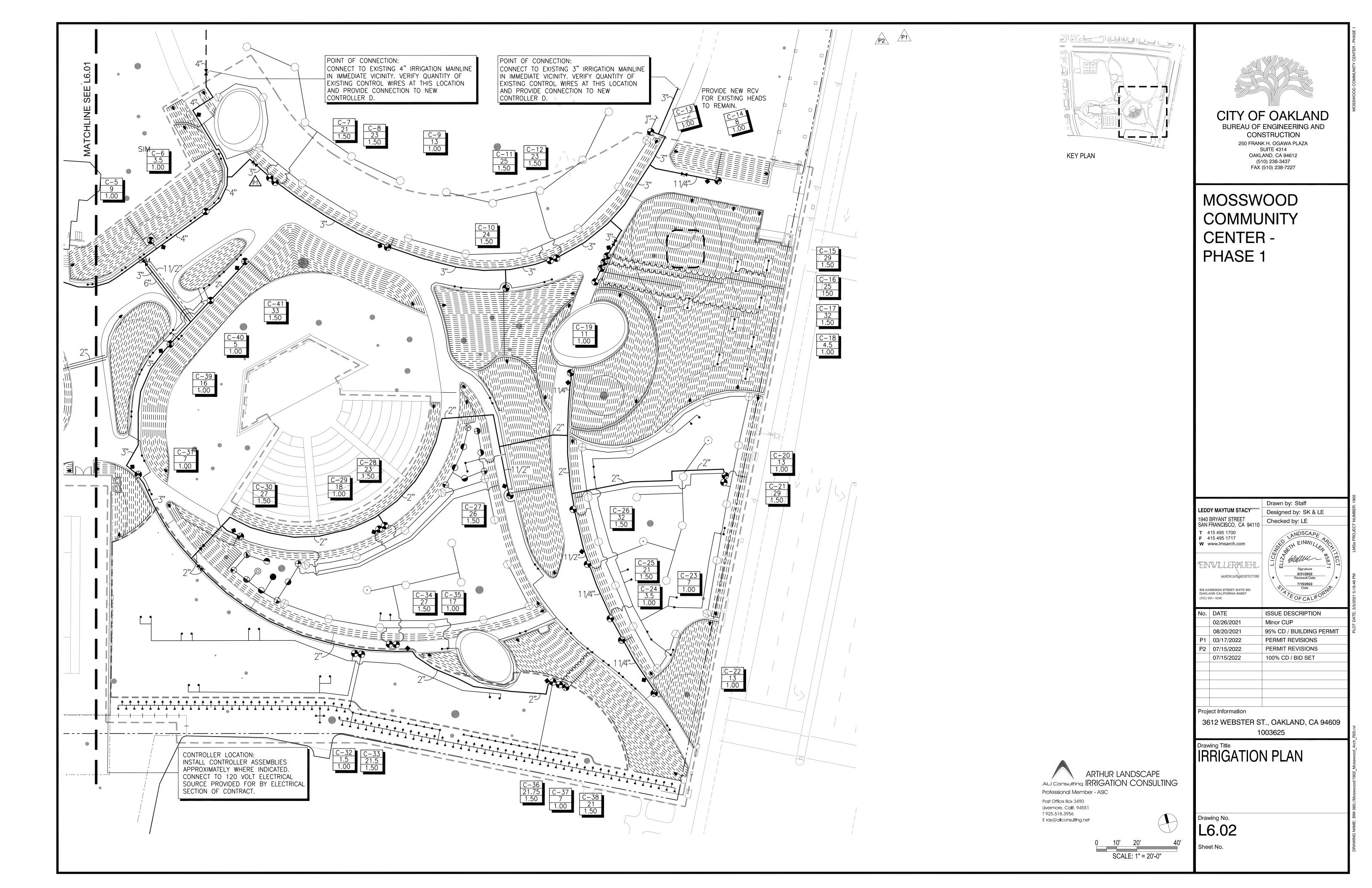
SOILS PLAN

Drawing No.









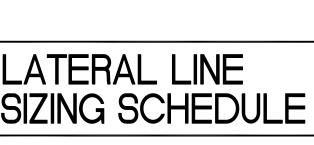
WELO CALCULATIONS

	alifornia wa	1	nt Landscape			lamii al	1 0.4
Reference Evapotranspiration (ET _o) Hydrozone # / Planting Description	Plant Factor	41.8	Irrigation Pro	ject Type ETAF	Landscape	ETAF x	0.4 Estimated Total
Trydrozone #7 Franting Description	(PF)	Method	Efficiency (IE) ^c			Area	Water Use (ETWU)
Regular Landscape Areas							
Arctostaphylos 'Pacific Mist'	0.3	Drip	0.9	0.33	5,147	1,716	44,46
Cistus salvifolius 'Prostratus'	0.3	Drip	0.9	0.33	730	243	6,30
Loropetalum chinense 'Emerald Snow'	0.3	Drip	0.9	0.33	1,470	490	12,69
Correa 'Dusky Bells'	0.3	Drip	0.9	0.33	4,586	1,529	39,61
Aristea Major	0.6	Drip	0.9	0.67	172	115	2,97
Convolvulus mauritanicus	0.3	Drip	0.9	0.33	1,420	473	12,26
Ceanothus & Poppy Mix	0.3	Drip	0.9	0.33	2,140	713	18,48
Perennial Entry Mix	0.5	Drip	0.9	0.56	478	266	6,88
Rhamnus californica 'Leatherleaf'	0.3	Drip	0.9	0.33	543	181	4,69
Polystichum munitum	0.6	Drip	0.9	0.67	303	202	5,23
Ceanothus Concha	0.3	Drip	0.9	0.33	2,549	850	22,02
Shaded Shrub Mix No. 1	0.4	Drip	0.9	0.44	1,755	780	20,21
Shaded Shrub Mix No. 2	0.4	Drip	0.9	0.44	10,483	4,659	120,74
Cistus & Ceanothus	0.3	Drip	0.9	0.33	1,715	572	14,81
Flowering & Succulent Mix	0.5	Drip	0.9	0.56	3,446	1,914	49,61
South Property Line Hedge	0.3	Drip	0.9	0.33	2,576	859	22,25
				Totals	39,513	15,561	403,28
Special Landscape Areas							
fescue blend sodded lawn				1		15,330	
native grass sodded lawn				1	19,926	19,926	
				1		0	
				1	05.050	0 0 0 0 0	
-				Totals	35,256	35,256 VU Total	
			N. 4	- L'L 3 A / - 1			, ,
ETAF Calculations	-		Maximum App	olied Wat	ter Allowance	(MAWA)	1,374,50
Regular Landscape Areas			Average ETAF	for Regu	ular	1	
Total ETAF x Area 15,561			Landscape Ar	eas must	be 0.55 or		
Total Area 39,513		1	below for residential areas, and 0.45				
Average ETAF	0.39]	or below for n	on-reside	ential areas.]	
All Landscape Areas							
Total ETAF x Area	50,817						
Total Area	74,769]					
Average ETAF	0.68						

IRRIGATION SYSTEM LEGEND 6" POP-UP ROTORS -HUNTER-I-20-4.5

\bigcirc	6" POP-UP ROTORS -HUNTER-I-20-4.5-LA
②	6" POP-UP ROTORS -HUNTER-I-20-3.5-LA
\ominus	6" POP-UP ROTORS -HUNTER-I-20-4.5-LA
igtriangle	6" POP-UP ROTORS -HUNTER-I-20-3.5-LA
\oplus	6" POP-UP ROTORS -HUNTER-I-20-2.0-LA
⊙ ⊖Ø	6" POP-UP SPRAY HEADS -RAINBIRD-RD-06-S-P30-HE-VAN-15
⊚ ⊖♥ ⊕	6" POP-UP SPRAY HEADS -RAINBIRD-RD-06-S-P30-HE-VAN-12
• •	6" POP-UP SPRAY HEADS -RAINBIRD-RD-06-S-P30-HE-VAN-10
⊚ \$	6" POP-UP SPRAY HEADS -RAINBIRD-RD-06-S-P30-HE-VAN-8
∆ ∀ ₩	12" POP-UP SPRAY HEADS -RAINBIRD-RD-12-S-P30-HE-VAN-12
▲ ▼	12" POP-UP SPRAY HEADS -RAINBIRD-RD-12-S-P30-HE-VAN-10
▲ ▼ ▼	12" POP-UP SPRAY HEADS -RAINBIRD-RD-12-S-P30-HE-VAN-8

<u>P2</u>



SIZING SCHEDULE				
G.P.M.	SIZE			
0-8 9-12	3/4"			
13-19	1 1/4"			
20-30	1 1/2"			
31-45	2"			
46-60	2 1/2"			

IRRIGATION SYSTEM NOTES

- 1. PARKS SERVICES CONFIRMATION OF EXISTING IRRIGATION MAINLINE LOCATION AND VERIFICATION OF PROPOSED 19. SYSTEM POINT OF CONNECTION. WITHIN SIX WEEKS AFTER AWARD OF BID, PARKS SERVICES SHALL WIRE TRACE AND MARK THE EXISTING IRRIGATION MAINLINE AND WIRES. WHERE NEW MAINLINE WILL CROSS EXISTING PROVIDE A SLEEVE FOR NEW MAINLINE.
- 2. PARKS SERVICES SHALL TEST THE EXISTING IRRIGATION SYSTEM IN PRESENCE OF CONTRACTOR FOR BREAKS AND FUNCTIONALITY PRIOR TO CONSTRUCTION. DOCUMENT CONDITION OF EXISTING SYSTEM.
- 3. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- 4. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.
- 5. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
- 6. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
- 7. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- 8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL RELEVANT SITE CONDITIONS, INCLUDING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- 9. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.
- 10. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- 11. NOTIFY CITY REPRESENTATIVE OF ANY ASPECTS OF LAYOUT THAT ILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL INSTRUCTIONS ARE OBTAINED.
- 12. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. CONTRACTOR TO REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF A1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- 13. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCHES AND LARGE ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- 14. IRRIGATION CONTRACTOR NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- 15. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (800) 227—2600 FOR NORTHERN CALIFORNIA FOR 26. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN CROUND COMMON GROUND WIRE SHALL BE NO. 12 AWG UL APPROVED.
- 16. SET CONTROLLER CIRCUIT TIMES TO PROVIDE EVEN AND ADEQUATE COVERAGE BASED ON THE PRECIPITATION RATES GIVEN FOR THE IRRIGATION HEADS ON EACH CIRCUIT.
- 17. IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 80 G.P.M. AT 65 P.S.I. STATIC PRESSURE. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READINGS AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 18. CONNECT TO EXISTING IRRIGATION MAINLINE WHERE INDICATED ON PLANS.

- 19. INSTALL CONTROLLER ASSEMBLY WHERE INDICATED ON PLANS. CONNECT TO 120 VOLT ELECTRICAL SUPPLY PROVIDED BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. PROGRAM CONTROLLER TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE, CONFORM TO LOCAL REGULATIONS AND BE CERTIFIED BY CONTROLLER MANUFACTURERS REPRESENTATIVE. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. INSTALL RADIO ANTENNA PER MANUFACTURERS WRITTEN SPECIFICATIONS. CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE. OPERATE IRRIGATION CONTROLLER BETWEEN THE HOURS OF 10:00 PM AND 8:00 AM.
- 20. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- 21. INSTALL ALL EQUIPMENT AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES FOR EACH REMOTE CONTROL VALVE. LETTERS TO CONFORM TO STATION NUMBER. CONNECT FLOW SENSOR TO CONTROLLER PER MANUFACTURERS SPECIFICATIONS. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
- 22. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALKWAY, CURB, HEADERS OR OTHER LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALKWAY, CURB, HEADER, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALKWAY, CURB, HEADER, ETC. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
- 23. ALL HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS, PER DIRECTION FROM CITY.
- 24. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- 25. ALL PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED AT A TWENTY FOUR INCH (24") DEPTH BELOW GRADE. ALL PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVING AND ELECTRICAL CONDUIT. SLEEVING AND ELECTRICAL CONDUIT SHALL EXTEND SIX INCHES (6") BEYOND EDGE OF PAVING. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- . ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE SHALL BE NO. 12 AWG UL APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES. CABLE FROM TWO WIRE CONTROLLER TO DECODERS SHALL BE PAIGE P7354D.
- 27. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION RELATING TO THIS PROJECT.



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Signature
8/31/2022
Renewal Date
7/15/2022
Date

7/15/2022
Date

OAKLAND CALIFORNIA 94607
(S10) 891–1696

No. DATE ISSUE DESCRIPTION

08/20/2021 95% CD / BUILDING PERMIT

P1 03/17/2022 PERMIT REVISIONS

P2 07/15/2022 PERMIT REVISIONS

07/15/2022 100% CD / BID SET

Project Information

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IRRIGATION NOTES

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