



CONSTRUCTION MANAGEMENT

CUSTOMER

Piedmont Walk HOA, C/O Management Company

ADDRESS:

70 Yosemite, Oakland, CA

DESCRIPTION:

Destructive Testing at the North/West Stucco Wall – Construction Plan

Following is an approximate Construction Plan anticipated for the destructive testing at the North-West stucco wall of 70 Yosemite Ave, Oakland, CA. The work will be performed from the neighboring property with the following considerations:

1. The dates and hours of access:
 - i. Exact Dates TBD
 - ii. Estimate 4, 8-hour days
 - iii. 8:00am – 4:00pm
2. Site access and staging plan:
 - i. See attached marked-up google map
3. Permits and inspections to be obtained:
 - i. Oakland Building Department will issue all required building permits
 - ii. City of Oakland will issue Public Right of Way Encroachment permit for Lift parking.
4. Abatement procedures to be used:
 - i. Hazardous Material Testing for Lead and Asbestos will occur at the NW wall of the building.
 - ii. If lead or asbestos is discovered, then OSHA approved methods for abatement will be implemented, and abatement will be conducted by qualified and licensed contractors. (This would extend the duration of the project by approx. 1 week)
5. Equipment and materials to be used:
 - i. Scaffolding, ladders, and articulating lifts will be utilized to access high-reach areas.
 - ii. Following removal of stucco, the opened areas will be covered to remain water-tight with a combination of Self adhered membranes, plywood, sealants, and sheet Visqueen or similar methods – painted to blend until full reconstruction can occur.
6. Number of workers to be on site:
 - i. Estimate 3-4 technicians each day.
7. Safety measures to be taken:
 - i. All appropriate fall protection, pedestrian protection, and traffic protection will be implemented.
 - ii. Regular cleanup of fallen debris (hourly and end of day)



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- iii. Protection of surrounding areas from falling debris.
- 8. How continuous parking will be preserved for their residents:
 - i. Parking, except in the areas noted on the map will be unaffected outside of the work hours. During work hours, vehicles should be moved from the areas adjacent to construction for the protection of the vehicles.
- 9. Vehicles and heavy equipment to be used on the property:
 - i. Light-duty construction trucks may be parked on the property.
 - ii. An articulating lift, similar to a JLG 600AJ 60' articulating lift will be used from the rear parking area.





Likely Scaffold installation areas marked in YELLOW (Resting on the ground - not roof)

Destructive Testing areas marked in RED

Articulating Lift (Parking and operating) areas marked in BLUE