

**CITY OF OAKLAND  
COUNCIL AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2003 SEP 18 PM 1:49

TO: Office of the City Manager  
ATTN: Deborah Edgerly  
FROM: Community & Economic Development Agency  
DATE: September 30, 2003  
RE: PUBLIC HEARING AND RESOLUTION ON THE APPEAL OF PLANNING  
COMMISSION APPROVAL OF A TWENTY SEVEN UNIT RESIDENTIAL  
PROJECT AT 4690 TOMPKINS AVENUE.

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### **SUMMARY**

This project, the conversion of the Beulah Rest Homes to 27 apartments, was originally approved by the City Planning Commission on August 6, 2003. On August 11, 2003, Jeff Doney filed an appeal of the Planning Commission's approval (Attachment A). The appellant raised four points of contention; namely 1) The Planning Commission lacked sufficient information to make their decision; 2) The City should require additional CUP conditions; 3) The City should deny a Conditional Use Permit based upon the applicants' past history of property abuse and current application; 4) The City should require more oversight due to the past history and nebulous information about the project. See Key Issues and Impacts, below, for an analysis of the appeal.

The subject property is approximately 2.34 acres and is located near the I-580 and State Highway 13 Interchange. The project site itself is bounded by Tompkins Avenue on the west, Wilkie Street on the south, and Fair Avenue on the east. The project site is located within the R-50 Medium Density Residential Zone and contains several existing structures including a former rest home (now mostly vacant), a senior assisted living complex, seven small cottages, and a smaller apartment building fronting on Fair Avenue. The project site is surrounded by residential uses, including mainly single family uses to the north and east, and a mixture of single and multi-family residences to the south and west.

### **FISCAL IMPACT**

The project involves a private development, does not request or require public funds and has no fiscal impact on the City of Oakland. The appellant submitted the required appeal fees. If constructed, the project would provide a positive fiscal impact through increased property tax valuation and business license tax.

### **BACKGROUND**

This is a request by the applicant to convert the existing historic Beulah Rest Home into a 27 unit apartment complex. The main building (fronting on Tompkins Avenue) was constructed in 1928, with an addition added in 1948. Many of the cottages were constructed in the 1950s and

Item: 13.1  
City Council  
September 30, 2003

the three-unit residential building on Fair Avenue was built in 1963. The rest home has been unused since approximately 1997, and is currently vacant except for the property owner and family. The proposal involves the internal conversion of the 70-room main building into 17 residential units, the conversion of an old dormitory-style building fronting onto Fair Avenue into a 2-unit apartment building, as well as the reuse of the several existing cottages on the property for a total of 27 units. The project will be conducted in phases, with one wing of the main building being worked on at a time. The project proposes no external modifications to the project site. An existing Senior Assisted Living Facility is on-site (building two) but is not proposed for modification or change in use. The assisted living facility is state licensed for and operating with 15 residents and has, at most, three employees on any one shift.

The main structure would include 17 residential units, including one occupied by the property owner. Rental unit sizes will vary from 1 bedroom efficiency units of approximately 630 square feet to 4 bedroom units of up to 2,600 square feet.

The project went before the Design Review Committee on June 25, 2003. The applicant was directed to provide as much on-site parking as possible and to meet with the neighbors prior to the item returning to the Planning Commission. The owners met with a representative group of property owners on July 18, 2003 to discuss a variety of issues including parking, design, and other events taking place on the property. The applicant revised their plans, particularly the landscape and site plan. They also reduced the number of units from 29 (the original plan) to 27.

The project returned to the full Planning Commission on August 6, 2003 (see staff report, Exhibit "B") and ultimately approved the project, adding a condition that the project be brought back before the Commission within 6 months of the approval to ensure the project is complying with the conditions of approval.

Staff finds that the project is appropriate for the site. The reuse of the Beulah Rest Home complex as residential units would enhance the property, the neighborhood, and revive a mostly vacant site that otherwise could become a nuisance. As conditioned, staff believes the proposed use is appropriate and recommends the City Council uphold the project and deny the appeal.

## **KEY ISSUES AND IMPACTS**

The following is an analysis of the basis for which the project approval was appealed. The appellant's letter is attached (see Exhibit "A"). The basis of the appeal as contained in the appeal letter is shown in bold text. A staff response follows each point.

### **1. The Planning Commission lacked sufficient information to make their decision.**

*Staff Response:* The appellant has not specified what information the Planning Commission lacked, so staff cannot respond to this allegation in a meaningful way. The project appeared before the full Planning Commission twice and the Design Review Committee once prior to

Item: 13.1  
City Council  
September 30, 2003

approval. The application went through several revisions based on the Planning Commission's and community's input or concerns. The Commission strengthened or modified several conditions to increase the level of Commission oversight for the project after it has been approved.

There have been allegations made during and since the Planning Commission hearing that illegal work has been done on the property. Code Enforcement investigation is ongoing. If the allegations prove to be true, staff will issue citations requiring the property owners to stop work and/or obtain all the proper permits, or to remove any modification made without the benefit of permits. At the time of writing the report, no determination has been made. Staff will provide an update on the code enforcement review at the City Council hearing.

## **2. The City should require additional CUP conditions.**

*Staff Response:* The appellant has not requested any additional specific conditions in the appeal. However, at the final Planning Commission meeting, the neighbors submitted three conditions that they propose be applied to the approval. These were that 1) the City conduct a one year review before the Planning Commission to check on the progress of the project; 2) the applicant make a financial disclosure to prove sufficient assets to complete the project; and 3) that a baseline of work be established through inspections of the property prior to new work being started. Staff believes these conditions were previously addressed in the Planning Commission approval. Our findings and rationale for each issue are presented below:

- A) The first proposed was that the project would return to the Planning Commission within one year for review of the progress being made. The Commission shortened the time frame to 6 months. This review would be in the form of a status report prepared by staff to the Planning Commission, keeping them informed of how the applicants are complying with the conditions of approval and in securing their building permits. The Planning Commission has the power to forward the Conditional Use Permit for revocation should the project be found to be in non-compliance with the conditions of approval.
- B) The second proposed condition was to require the applicants to reveal their financial status in order to demonstrate their ability to secure sufficient funds to complete the project. This condition was rejected as the Planning Commission has no authority to compel an applicant to expose private financial records to the public.
- C) Finally, the last requested condition was that a preliminary inspection of the property be required to establish a "baseline" for all future work. The Planning Commission approved a modified condition that required the applicant to bring the entire property up to the standards of the current Building Code during the development of this project. As this code is part of state law and the City of Oakland's ordinance, it would most suitably serve as a base level against which all future alterations could then be measured. Any alterations required to bring the property to the current code would be required to secure

Item: 13.1  
City Council  
September 30, 2003

building permits, which involves routine inspections to ensure the work had been done properly to code.

In general, the conditions imposed on this project go further than those normally required for residential projects in the City of Oakland. This is due to the uniqueness of the project as it represents the conversion of existing structures as opposed to new construction. Additional landscaping conditions improve the existing plantings and extra fencing conditions improve the quality of the fencing material on site. Also, as the applicant proposes to work in phases; further conditions coordinate the development of the parking with each phase. All told, staff believes that the conditions of approval are adequate, enforceable, and will dramatically improve the existing site and the proposed development.

**3. The City should deny a Conditional Use Permit based upon the applicants' past history of property abuse and current application.**

*Staff Response:* Staff is aware of past building code and use violations concerning this property. However, previous violations are not necessarily a reason to deny a Conditional Use Permit for a new project as they are not accurate indicators of future illegal activity. Conditions can be written so as to ensure legal compliance. The Conditional Use Permit includes enforceable conditions to ensure that the property is maintained correctly. Specifically, there have been questions over certain Community Assembly activities taking place on the property over time. It seems the site was being leased to various groups for organized services, workshops, and weekend courses. Such activities are not permitted in the R-50 zoning district without a Conditional Use Permit. The applicants have stated that they were ignorant of the need to obtain permits to conduct such activities. The Conditional Use Permit incorporates a condition that the applicants cease all illegal activity or obtain required Conditional Use Permits to conduct such assembly activities.

**4. The City should require more oversight due to the past history and nebulous information about the project.**

*Staff Response:* Staff believes this has been accomplished. Additional conditions have been added to ensure that the property develops as proposed and is maintained in good and proper order (see responses to points #2 & #3 above). The Planning Commission has authorized that a status report be given within 6 months of the approval. Any deviations from the proposed drawings also would be subject to at minimum staff level review, and major alterations would require the project return to the Planning Commission.

**SUSTAINABLE OPPORTUNITIES**

This section describes the sustainable opportunities that are being addressed or will be implemented as part of the item, such as:

Item: 13.1  
City Council  
September 30, 2003

- Economic: The project will expand the available housing inventory in the City of Oakland and returns an existing underutilized facility to a viable use.
- Environmental: The project has been found to be exempt under Section 15332 "In-Fill Development" of the State of California Environmental Quality Act (CEQA). Furthermore, the permit has been conditioned to require the applicant to use Best Management Practices (BMPs) during construction, divert 50% of the waste generated by construction to recycling, and provide for erosion control on the site during construction to prevent runoff.
- Social Equity: The project benefits the community and improves social equity by providing additional available housing to the City of Oakland as well as additional temporary jobs during the construction of the project.

### **DISABILITY AND SENIOR CITIZEN ACCESS**

The Building Division of the Community and Economic Development Agency will require the project to conform to the Americans With Disability Act in all provisions to ensure equal access to this facility.

### **STAFF RECOMMENDATION AND RATIONALE**

Staff recommends that the City Council uphold the Planning Commission approval and deny the appeal. 1) The Planning Commission's decision was based on its thorough review of all pertinent aspects of the project. 2) The approved Conditional Use Permit includes enforceable conditions of approval that address key neighborhood concerns raised and that require future compliance review by the Planning Commission.

### **ALTERNATIVE CITY COUNCIL ACTIONS**

The City Council also has several other options in addition to the one provided in the recommendation above.


1. The City Council could uphold the appeal and reverse the Planning Commission decision, denying the project.
2. The appeal could be denied, but with additional conditions imposed.
3. The item could be continued pending new information or further clarification of conditions or property inspection.

Item: 13.1  
City Council  
September 30, 2003

**ACTION REQUESTED OF THE CITY COUNCIL**

1. Affirm staff's environmental determination.
2. Uphold the Planning Commission approval and deny the appeal.

Respectfully submitted,



**CLAUDIA CAPPIO**  
**Development Director**  
**Community & Economic Development Agency**

Prepared by:  
Robert D. Merkamp, Planner III  
Planning & Zoning

Approved and Forwarded to the City Council:



**DEBORAH EDGERLY**  
Office of the City Manager

**ATTACHMENTS:**

- A. Appellant's letter of August 11, 2003
- B. Planning Commission Staff Report of August 6, 2003
- C. Project Plans

Item: 13.1  
City Council  
September 30, 2003

OAKLAND CITY COUNCIL

OFFICE OF THE CITY CLERK  
2003 SEP 18 PM 1:50

RESOLUTION No. \_\_\_\_\_ C.M.S.

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

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**RESOLUTION DENYING THE APPEAL AND SUSTAINING THE  
DECISION OF THE CITY PLANNING COMMISSION IN  
APPROVING THE APPLICATION FOR A MAJOR CONDITIONAL  
USE PERMIT TO CONVERT AN EXISTING REST HOME FACILITY  
INTO A TWENTY-SEVEN UNIT RESIDENTIAL PROJECT  
LOCATED AT 4690 TOMPKINS AVENUE, OAKLAND**

**WHEREAS**, the property owner, Walter and Alice Loo, filed an application on July 25, 2000 to convert an existing rest home facility into twenty-seven apartment units at the property located at 4690 Tompkins Avenue; and

**WHEREAS**, The City Planning Commission took testimony and considered the matter at its meeting held May 21, 2003. Action on the matter was referred to the Design Review Committee. The Design Review Committee took testimony and considered the matter at its meeting held on June 25, 2003. Action on the matter was referred back to the City Planning Commission for a decision. The City Planning Commission took testimony and considered the matter at its meeting held August 6, 2003. At the conclusion of the public hearing held for the matter, the commission deliberated the matter, and voted. The project was approved, 6-0-1; and

**WHEREAS** on August 11, 2003, an appeal of the Planning Commission's approval and a statement setting forth the basis of the appeal was received; and

**WHEREAS**, after giving due notice to the Appellant, the Applicant, all interested parties and the public, the Appeal came before the City Council for a public hearing on September 30, 2003; and

**WHEREAS**, the Appellant, the Applicant, supporters of the application, those opposed to the application and interested neutral parties were given ample opportunity to participate in the public hearing by submittal of oral and/or written comments; and

**WHEREAS**, the public hearing on the Appeal was closed by the City Council on September 30, 2003;

13.1  
ORA/COUNCIL  
SEP 30 2003

**Now, Therefore, Be It**

**RESOLVED:** The requirements of the California Environmental Quality Act (CEQA) of 1970, as prescribed by the Secretary of Resources, and the City of Oakland's environmental review requirements, have been satisfied, and, in accordance the adoption of this resolution is exempt from CEQA under Section 15332 "In-Fill Development" of the State CEQA Guidelines.

**FURTHER RESOLVED:** That, the City Council, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Application, the City Planning Commission's decision, and the Appeal, finds that the Appellant has **not** shown, by reliance on evidence already contained in the record before the City Planning Commission that the City Planning Commission's decision was made in error, that there was an abuse of discretion by the Commission or that the Commission's decision was not supported by substantial evidence in the record based on the August 6, 2003 Staff Report to the City Planning Commission (attached as Exhibit "A") and the September 30, 2003, City Council Agenda Report (attached as Exhibit "B") hereby incorporated by reference as if fully set forth herein. Accordingly, the Appeal is denied, the Planning Commission's CEQA findings and decision are upheld, and the Project is approved (the Major Conditional Use Permit), subject to the findings and conditions of approval contained in Exhibits "B" in the Staff Report for this item prepared for the City Council meeting of September 30, 2003.

**FURTHER RESOLVED:** That, in support of the City Council's decision to approve the Project, the City Council affirms and adopts the August 6, 2003 Staff Report to the City Planning Commission (including without limitation the discussion, findings, conclusions and conditions of approval) all attached as Exhibit "A", as well as the September 30, 2003, City Council Agenda Report, attached hereto as Exhibit "B," (including without limitation the discussion, findings, and conclusions) except where otherwise expressly stated in this Resolution.

**FURTHER RESOLVED:** That, the City Council finds and determines that this Resolution complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Exemption with the appropriate agencies.

**FURTHER RESOLVED:** That, the record before this Council relating to this application and appeal includes, without limitation, the following:

1. the application, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. the notice of appeal and all accompanying statements and materials;
4. all final staff reports, final decision letters and other final documentation and information produced by or on behalf of the City, including without limitation and all related/supporting final materials, and all final notices relating to the application and attendant hearings;



5. all oral and written evidence received by the City Planning Commission and City Council during the public hearings on the application and appeal; and all written evidence received by relevant City Staff before and during the public hearings on the application and appeal;

6. all matters of common knowledge and all official enactments and acts of the City, including, without limitation (a) the General Plan; (b) Oakland Municipal Code (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

**FURTHER RESOLVED:** That, the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, 3<sup>rd</sup> Floor, Oakland CA.; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1<sup>st</sup> floor, Oakland, CA.

**FURTHER RESOLVED:** That, the recitals contained in this Resolution are true and correct and are an integral part of the City Council's decision.

In Council, Oakland, California, \_\_\_\_\_, 2003

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, AND  
PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
CEDA FLOYD  
City Clerk and Clerk of the  
Council of the City of  
Oakland, California

13.1  
ORA/COUNCIL  
SEP 30 2003

## Exhibit A

[August 6, 2003 Planning Commission Staff Report]

## Exhibit B

[September 30, 2003 City Council Agenda Report]



**CITY OF OAKLAND**  
**REQUEST FOR APPEAL OF DECISION TO**  
**PLANNING COMMISSION OR CITY COUNCIL**

(REVISED 8/14/02)

**PROJECT INFORMATION**

Case No. of Appealed Project: (CM 00-249) A 03-377  
Project Address of Appealed Project: 4690 Tompkins

**APPELLANT INFORMATION:**

Printed Name: Jeff Doney Phone Number: (510) 482-5383  
Mailing Address: 4726 Fair Ave Alternate Contact Number: Keith A. Monahan  
City/Zip Code: Oakland, CA 94619 Representing: Neighbors + J. Doney -  
(510) 433-0390

**An appeal is hereby submitted on:**

**AN ADMINISTRATIVE DECISION (TO THE CITY PLANNING COMMISSION)**

**YOU MUST INDICATE ALL THAT APPLY:**

- Approving an application for an Administrative Project
- Denying an application for an Administrative Project
- Administrative Determination or Interpretation by the Zoning Administrator
- Other (please specify) \_\_\_\_\_

**Pursuant to the Oakland Municipal and Planning Codes listed below:**

- Administrative Determination or Interpretation (OPC Sec. 17.132.020)
- Determination of General Plan Conformity (OPC Sec. 17.01.080)
- Design Review (OPC Sec. 17.136.080)
- Small Project Design Review (OPC Sec. 17.136.130)
- Minor Conditional Use Permit (OPC Sec. 17.134.060)
- Minor Variance (OPC Sec. 17.148.060)
- Tentative Parcel Map (OMC Section 16.304.100)
- Certain Environmental Determinations (OPC Sec. 17.158.220)
- Creek Protection Permit (OMC Sec. 13.16.450)
- Creek Determination (OMC Sec. 13.16.460)
- Hearing Officer's revocation/impose or amend conditions (OPC Secs. 15.152.150 & 15.156.160)
- Other (please specify) \_\_\_\_\_

**A DECISION OF THE CITY PLANNING COMMISSION (TO THE CITY COUNCIL)**

Granting an application to:      OR       Denying an application to:

build out to 27 apartment units - Applicant sought a Major Conditional Use permit.

(continued on reverse)

(Continued)

A DECISION OF THE CITY PLANNING COMMISSION (TO THE CITY COUNCIL)

YOU MUST INDICATE ALL THAT APPLY:

Pursuant to the Oakland Municipal and Planning Codes listed below:

- Major Conditional Use Permit (OPC Sec. 17.134.070)
- Major Variance (OPC Sec. 17.148.070)
- Design Review (OPC Sec. 17.136.090)
- Tentative Map (OMC Sec. 16.32.090)
- Planned Unit Development (OPC Sec. 17.140.070)
- Environmental Impact Report Certification (OPC Sec. 17.158.220F) - *Exemption*
- Rezoning, Landmark Designation, Development Control Map, Law Change (OPC Sec. 17.144.070)
- Revocation/impose or amend conditions (OPC Sec. 17.152.160)
- Revocation of Deemed Approved Status (OPC Sec. 17.156.170)
- Other (please specify) \_\_\_\_\_

An appeal in accordance with the sections of the Oakland Municipal and Planning Codes listed above shall state specifically wherein it is claimed there was an error or a abuse of discretion by the Zoning Administrator, or other administrative decisionmaker or Commission (Advisory Agency) or wherein their/its decision is not supported by substantial evidence in the record, or in the case of Rezoning, Landmark Designation, Development Control Map, or Law Change by the Commission, shall state specifically wherein it is claimed the Commission erred in its decision.

You must raise each and every issue you wish to appeal on this Request for Appeal Form (or attached additional sheets). Failure to raise each and every issue you wish to challenge/appeal on this Request for Appeal Form (or attached additional sheets), and provide supporting documentation along with this Request for Appeal Form, may preclude you from raising such issues during your appeal and/or in court.

The appeal is based on the following: (Attach additional sheets as needed.)

- 1) The Planning Commission lacked sufficient information,
- 2) The City should require additional CUP conditions
- 3) The City should deny a use permit based upon the host's past history of property abuse and current application
- 4) The City should require more oversight due to the past history and nebulous information about the project.

Supporting Evidence or Documents Attached. (The appellant must submit all supporting evidence along with this Appeal Form.)

The evidence and documents are already in the City's file.

*Jeffrey J. Roney*  
Signature of Appellant or Representative of  
Appealing Organization

8/10/2003  
Date

Below For Staff Use Only

Date/Time Received Stamp Below:

Cashier's Receipt Stamp Below:

<b>Location:</b>	<b>4690 Tompkins Avenue (See map on reverse)</b>
<b>Assessors Parcel Number:</b>	<b>APN 037 -2544-017-01</b>
<b>Proposal:</b>	To convert an existing vacant, nursing home into 27 residential units.
<b>Applicant:</b>	Wilson Ng
<b>Owner:</b>	Walter & Alice Loo
<b>Planning Permits Required:</b>	Major Conditional Use Permit for 27 units in the R-50 Zone.
<b>General Plan:</b>	Detached Unit Residential
<b>Zoning:</b>	R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15332, State CEQ Guidelines, urban infill
<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); survey rating: B+3
<b>Service Delivery District:</b>	IV – Lower Hills
<b>City Council District:</b>	4
<b>Action to be Taken:</b>	Decision on application based on staff report
<b>For further information:</b>	Contact case planner <b>Robert D. Merkamp</b> at 510-238-6283 or by email at <a href="mailto:Rmerkamp@oaklandnet.com">Rmerkamp@oaklandnet.com</a> .

**SUMMARY**

This is a request by the applicant to convert the existing Beulah Rest Home into a 27 unit apartment complex. The main building was constructed in the 1928, with an addition added in 1948. Many of the cottages were constructed in the 1950s and the three unit building on Fair Avenue was built in 1963. The rest home has been unused since approximately 1997, and is currently vacant except for the property owner and family. The proposal involves the internal conversion of the 70-room main building into 17 residential units, the conversion of an old dormitory-style building fronting onto Fair Avenue into a 2-unit apartment building, as well as the reuse of the several existing cottages on the property for a total of 27 units. The project will be conducted in phases, with one wing of the main building being worked on at a time. The project proposes no external modifications to the project site. An existing Senior Assisted Living Facility is on-site (building two) but is not proposed for modification or change in use. The assisted living facility is licensed for 15 residents and has at most three employees on any one shift.

The main structure would include 17 residential units, including one occupied by the property owner. Rental unit sizes will vary from 1 bedroom efficiency units of approximately 630 square feet to 4 bedroom units of up to 2,600 square feet.

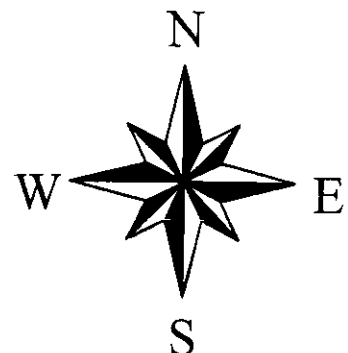
The project was previously heard at the Planning Commission but was continued and referred to the Design Review Committee and to allow the applicants to work with the neighbors. The applicant revised their plans, particularly with respect to the landscape and site plan. They also reduced the number of units they were asking for by two to 27. The project went before the Design Review Committee on June 25, 2003. The applicant was directed to provide as much on-site parking as possible and to meet with the neighbors prior to the item returning to the Planning Commission. The owners met with a representative group of property owners on July 18, 2003 to discuss a variety of issues including parking, design, and other events taking place on the property.

Staff believes the project is appropriate for the site. The reuse of the Beulah Rest Home complex as residential units should enhance the property and neighborhood and clean up a mostly vacant site that

# CITY OF OAKLAND PLANNING COMMISSION



Case File: CM00-249  
Applicant: Alice Liu  
Address: 4690 Tompkins Avenue  
Zone: R-50



otherwise could become a nuisance. As conditioned, staff believes the proposed use is appropriate and staff recommends approval of the project.

### **PROPERTY DESCRIPTION**

The subject property is approximately 2.34 acres and is located near the I-580 and State Highway 13 interchange. The project site itself is bounded by Tompkins Avenue on the west, Wilkie Street on the south, and Fair Avenue on the east. The project site is located within the R-50 Medium Density Residential Zone and contains several existing structures including a former rest home (now mostly vacant), a senior assisted living complex, seven small cottages, and a smaller apartment building fronting on Fair Avenue. The project site is surrounded by residential uses, including mainly single family uses to the north and east, and a mixture of single and multi-family residences to the south and west.

### **GENERAL PLAN ANALYSIS**

The project site is designated as Detached Unit Residential on the General Plan Land Use Diagram dated March 24, 1998. The Detached Unit Residential classification is intended to create, maintain and enhance residential areas. The proposal is to reuse the project site and create 27 multi-family dwelling units on site. The project proposes approximately one dwelling unit per 3775 square feet of land area. According to the Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations table 3; the minimum square feet of site area per principal unit in the Detached Residential classification is 2969 square feet per unit (which would allow up to 34 Dwelling Units on a property this size) and thus the project conforms to the General Plan density.

The project conforms to various General Plan policies including;

Policy N3.2: This policy encourages in-fill development in Oakland. In-fill development is encouraged in already developed urban areas to help reduce the pressure for outward expansion of urban zones, creating more compact and efficient cities. This project helps to satisfy this policy by reusing an existing site for residential housing. This specific project would not lead to new buildings going up or the demolition of any structures.

Policy N6.1: The City of Oakland has long sought to develop diversity in the types of housing it makes available to it's residents in both scale and economy. The project creates a 27-unit apartment community with apartments ranging in size from 600 to 2,600 square feet. This helps to meet the goals of this policy by creating a wide variety of housing available to a mixture of income types.

Policy N7.1: The goal of this policy is to ensure compatibility in residential neighborhoods. The City of Oakland encourages new development but desires that it blend into the existing neighborhood fabric. The project is compatible with the neighborhood in terms of density with the surrounding properties. The site could, with the buildings removed, accommodate a maximum of up to 34 dwelling units. At 27 units the proposal falls under this maximum density. The project also works with the neighborhood in that it preserves the structures as is, without new construction or substantial exterior modification. These two factors combined will help the residential use being proposed blend into the existing neighborhood.

Policy N9.9: This policy deals with the preservation of historic buildings and calls for respecting the architectural integrity of the historic elements. The project meets this policy in that it shall not significantly modify the exteriors of the structures on this site. The project site is a campus-like setting with a number of buildings on it, some of which have high historic ratings. By avoiding major changes to these buildings, the project will protect and preserve the architectural character of the site.



**ZONING ANALYSIS**

The project site is in the R-50 Medium Density Residential Zoning District, which is intended to create a neighborhood of mixed housing stock, allowing both apartments and single family residences. The R-50 zoning district would allow up to 68 residential units on a property of this size (although the General Plan limits this to a lower density). The project conforms to the standards of the R-50 in all respects (see the “Key Issues and Impacts” section for a more detailed analysis of zoning requirements. A Major Conditional Use Permit is required for all proposals for more than seven residential units in the R-50 zone.

**HISTORIC STATUS**

The main building was constructed in 1928, with an addition being accomplished in 1948. Many of the cottages were constructed in the 1950s and the three-unit building on Fair Avenue was built in 1963. The existing main building is a potential designated historic property (PDHP) rated B+3. The rating represents a superior example. The proposed alterations to the structure will preserve the historic characteristics of the building. All existing elements such as exterior materials, footprint of buildings, and site planning will remain.

**ENVIRONMENTAL DETERMINATION**

The project has been determined to be exempt from environmental review under Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines as it involves in-fill development on a property smaller than 5 acres in an urbanized area and there are no exterior alterations proposed to the historic residence.

**KEY ISSUES AND IMPACTS:**

**New Housing for Oakland:** The project furthers the General Plan goals and policies in it’s creation of 29 new housing units for the City of Oakland. The units will range between 600 and 2600 square feet, providing a range of sizes and providing housing for different income levels.

**Access:** The project is served in part by a private access road the runs through that site from Tompkins to Fair Avenue. This access road was a subject of discussion as the Fire Prevention Bureau was concerned that they would not be able to utilize this roadway in the event of an emergency. After several conversations with representatives of that agency, the Fire Prevention Bureau recommended several modifications to the proposal that have been incorporated into the plan. A fire apparatus turnaround area is located toward the middle of the property, allowing an emergency vehicle to turnaround within the site. Finally, much of the driveway will be striped as “no parking” to avoid any potential impediments to emergency vehicles trying to access the site.

**Open Space:** The R-50 zone requires the project to provide 200 square feet of open space per unit, which works out to 5400 square feet. As proposed, the project would have approximately 30,000 square feet of useable open space, well exceeding the requirements. Furthermore, the open space is located all over the site in a variety of functional pieces that are accessible to all of the units.

**Parking:** The R-50 zone requires one parking space per residential unit, which comes to 27 spaces. The assisted living use requires a minimum of three spaces per employee during the shift with the maximum

staffing. This use has 3 employees and is required to have 1 parking space (the ratio is set at 1 space per every 3 employees). At 40 proposed spaces, the project exceeds the total requirements of 28 spaces for the site. All parking spaces are appropriately dimensioned and parking is conveniently located around the site. Most of the parking is accessed through either an existing private driveway that crosses the property or an entry driveway accessible from the corner of Tompkins Avenue and Wilkie Street. Other parking will be found in existing parking areas off of both Wilkie Street and Fair Avenue.

The applicant has labeled the parking for the various units under construction at the zoning code's set ratio of one space per unit. The applicant is proposing to add the units in stages and will build the parking associated with each unit as the unit is constructed. Several of the spaces are listed as "V" for visitor. The R-50 section of the code does not require or make provision for visitor parking and this parking will be made available to anyone, including serving as extra parking for the residents. As a condition of approval, these spaces marked as "visitor" shall not be marked as such on the actual property site.

An alternative presented to the Design Review Committee was to increase number of the parking spaces to 43. This number was accomplished by crafting a formula that looked at the number of bedrooms in a unit and set a higher requirement for larger units. Since that time, further analysis by the applicant, the neighbor's architect, and staff have shown that adding this number of parking spaces may be impossible without modifying the site plan significantly and/or removing structures. As one of the goals of the applicant is to preserve the site plan as much as possible they have worked with an architect representing the neighbors and plan to provide 40 spaces. Staff recommends approval of this parking plan for 40 spaces contained within Attachment A.

**Landscaping:** The site is already heavily landscaped with a large variety of trees, shrubs, and landscaping. The applicant has retained a landscape architect who has proposed a redesigned site and landscape plan (please see sheet C-2A in Attachment A) that adds 14 trees to the site, including Japanese Maples and two species of Magnolia. The site already contains approximately 42 trees of various species and sizes. Each of the trees to be planted will be 24-inch box in size. The application also proposes a wide variety of shrubs, groundcover, annuals, and vines to be planted around the site, with particular emphasis being placed around the front entrance of the main building and along the Wilkie Street elevation. Landscaping is also placed to screen outdoor parking areas that would be otherwise visible from the street. All of the shrubs proposed are a minimum of 5-gallons in size. All the proposed plantings shall be maintained by an automatic irrigation system. All in all, the landscaping palette represents a great improvement over the landscaping currently in place. With the addition of automated sprinklers to the property, this should help ensure that the new plantings will continue to look attractive in the future. From the appearance of the current site, irrigation and maintenance by the applicant will be the key to the long term positive appearance of the site. Staff recommends approval of the landscaping plan with the condition that the applicant submits a final landscape plan to Zoning for review and approval before applying for a building permit. The final landscape plan shall include irrigation and planting details.

**Fencing:** The applicant is proposing an attractive low wall along the Fair Avenue elevation and would remove the chain link fence on that street frontage. This wall will be made out of stucco and will be painted to match the main building. The wall will incorporate three landscape pockets in the wall to soften the design.

Staff is also concerned with the fencing along the northern edge of the property, abutting neighboring residences. The plans show a wall of only 3'6", but staff feels that 6' would be more appropriate as this fence will serve as a buffer between this property and the neighboring residents. Staff recommends that the applicants shall construct a 6' tall solid fence along this elevation.

**Community Assembly Activity:** There have been complaints from neighbors regarding the applicants allowing their building to be used for a variety of spiritual retreats, seminars, and educational classes. The

number of people attending and the frequency of these events are in dispute. However, it is clear that such activities are classified as Community Assembly uses under the Zoning regulations. Community Assembly in the R-50 zone is a conditionally permitted use and these activities have been conducted heretofore without the benefit of a permit. This use is not covered under this request and the owners have been advised that they cannot conduct this use in the future unless they first obtain the proper zoning permits.

**Design:** The property owner is proposing no exterior alterations or modifications to the buildings on the project. Staff does not recommend substantial external changes as the buildings are in generally good condition and form an attractive campus-like setting. An analysis of the site shows that some buildings may need some minor external renovation, including possibly new paint or sidings on some of the units. Staff recommends a condition of approval that the applicant will repair and repaint any of the buildings as necessary prior to the issuance of a building permit. Staff recommends that the color and treatments of the buildings be redone to be complimentary to each other. Staff has advised the applicant that any other external modifications on the site will be subject to design review and will need to be compatible with the historic nature of the buildings.

**Internal Modification:** The project will require a good deal of internal modification as the building will be sectioned off into different units. One-Hour rated firewalls will be required inside the structure and various small bedroom units will be combined to create larger units that preserve their functionality. The applicant has worked with the City of Oakland Building Services Division prior to this meeting to create units that will meet all the relevant codes and have incorporated many changes into their project based on those meetings. The applicant will be modifying the building in stages, working on one wing of the main building at a time. A tentative timetable outlining those phases of construction is found in the plans. The parking spaces have been labeled on the plans to indicate which space goes to which unit as the applicant has pledged to build the parking spaces for the units as the units are created.

**Trash Enclosures:** Three trash enclosures are to be provided for on site. The main collection facility will be located inside the community off of the internal driveway and will be a walled facility 7.5' tall. Waste collection vehicles will be able to access the site via this driveway and maneuver in the turnaround that will be constructed. Other waste collection areas on Tompkins and Fair Avenue will serve the various buildings on the site.

**Assisted Living Facility:** The House of Psalm assisted living facility occupies what is described as building two at the northeastern edge of the site. The facility is licensed for up to 15 residents and has a maximum of 3 employees on duty on their largest shift. The applicant does not propose to modify this use or the structure in any way. The proposal will not take away from the required parking for this facility.

**Signage:** No information regarding any potential signage has been submitted. Any signage will require a design review permit from the Zoning Division prior to construction or installation.

## **CONCLUSION**

Staff believes that the proposed project meets all the required standards for development and that the findings to grant the Major Conditional Use Permit can be made. By meeting all the conditions of approval, the proposal will be further enhanced. The re-use of this significant and mostly vacant parcel for residential housing will serve as a critical improvement to the neighborhood and the site itself, which contains some historic buildings. The project has been extensively re-worked since it first came before the Planning Commission and staff considers this to be an improvement. Staff finds that this proposal will compliment and enhance the use of the property and surrounding uses and recommends approval.

**RECOMMENDATIONS:**

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

Prepared by:

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Robert D. Merkamp  
Planner II

Approved by:

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GARY V. PATTON  
Deputy Director of Planning and Zoning

Approved for forwarding to the  
City Planning Commission:

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LESLIE GOULD  
Director of Planning and Zoning

**ATTACHMENTS:**

- A. Plans
- B. Site Photographs (color photos available at hearing)
- C. Correspondence from Property Owner July 22, 2003

CM00-249/RDM

13.1  
ORA/COUNCIL  
SEP 30 2003

**FINDINGS FOR APPROVAL:**

Section 17.134.050 (General Use Permit Findings) as set forth below. All required findings are shown in normal type; explanations as to why these findings can be made are in **bold type**.

**Section 17.134.050, General 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 project would convert a mostly vacant rest home complex into a 27 unit residential facility. As it's last use, the building was a 94 bedroom rest home. The project site is large, approximately 2.34 acres and will remain essentially unmodified. Thus, it's impact should be limited in scope. It will not impose any additional light, privacy, or solar access constraints on the adjacent properties than it already does. The project is bounded by three streets with parking being accessed off of each of them. Thus, the automobiles using the site will not all use the same path in getting there. The project also provides more than the minimum required number of parking spaces as required by code, reducing the on street parking demand. The site is near the I-580 and Highway 13 interchange, providing convenient access to other city and regional destinations. Finally, were the site to be redeveloped to it's full residential potential, the applicants could conceivably construct up to 34 residential units per the general plan density. This plan serves as a good compromise, preserving the architectural character of the site while still providing new housing to Oakland.**
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 project would convert a mostly vacant rest home complex into a 29 unit residential facility. The property has several buildings that will be converted into residential units spread across the grounds. The project is bounded by three streets with parking being accessed off of each of them. Thus, the automobiles using the site will not all use the same path in getting to this location.**
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 proposed units provide new quality housing with adequate living accommodations, fulfilling a basic community and regional need.**
4. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070. **This finding is not applicable as the applicant does not propose exterior modifications.**
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 proposal conforms to the Detached Unit Residential land use classification. The maximum allowable density for this classification is one dwelling unit for every 2,969 sq. ft. of lot area. Based on this density ratio, a 2.34 acre site could support up to 34 dwelling units, where 27 are being proposed. The project conforms to various General Plan policies including N3.2 which seeks to encourage in-fill development and N3.5 which seeks to encourage new housing. This project would retain and preserve a significant architectural structure that has been basically vacant for some time, allowing the project site to positively contribute to the neighborhood. It is compatible in density and the existing character of the**

***FINDINGS***

**neighborhood (furthering general plan policy N7.1) through the preservation and reuse of an existing structure.**

## CONDITIONS OF APPROVAL

Modifications to the Conditions of Approval as directed by the City Planning Commission at the (meeting date) meeting are indicated in underlined type for additions and ~~cross-out type~~ for deletions.

### STANDARD CONDITIONS:

1. **Approved Use.**
  - a. ***Ongoing.***

The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans submitted on July 22, 2003 and as amended by the following conditions. Any additional uses other than those approved with this permit, as described in the project description, will require a separate application and approval
2. **Effective Date, Expiration, and Extensions**
  - a. ***Ongoing.***

This permit shall become effective upon satisfactory compliance with these conditions. This permit shall expire on August 6, 2004, unless actual construction or alteration, or actual commencement of the authorized activities in the case of a permit not involving construction or alteration, has begun under necessary permits by this date. Upon written request and payment of appropriate fees, the Zoning Administrator may grant a one-year extension of this date, with additional extensions subject to approval by the City Planning Commission.
3. **Scope of This Approval; Major and Minor Changes**
  - a. ***Ongoing.***

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes and requirements imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to approved plans may be approved administratively by the Zoning Administrator; major changes shall be subject to review and approval by the City Planning Commission.
4. **Modification of Conditions or Revocation**
  - a. ***Ongoing.***

The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this Conditional Use Permit if it is found that the approved facility is violating any of the Conditions of Approval or the provisions of the Zoning Regulations.
5. **Recording of Conditions of Approval**
  - a. ***Prior to issuance of building permit or commencement of activity.***

The applicant shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.
6. **Reproduction of Conditions on Building Plans**
  - a. ***Prior to issuance of building permit.***

These conditions of approval shall be reproduced on page one of any plans submitted for a building permit for this project.
7. **Indemnification**
  - a. ***Ongoing.***

The applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval

**CONDITIONS OF APPROVAL**

by the City of Oakland, the Office of Planning and Building, Planning Commission, or City Council. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

### **STANDARD CONDITIONS FOR NEW RESIDENTIAL CONSTRUCTION:**

**8. Waste Reduction and Recycling**

**a. Prior to issuance of a building permit**

The applicant may be required to complete and submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253. Contact the City of Oakland Environmental Services Division of Public Works at (510) 238-7073 for information.

**9. Hours of Construction**

**a. Ongoing.**

Construction shall only take place between 8:00 a.m. and 7:00 p.m., Monday through Friday. No construction shall occur on Saturdays or Sundays.

### **PROJECT SPECIFIC CONDITIONS:**

**10. Access**

**a. Ongoing.**

The access driveway will be kept clear of vehicles and other material at all times. The roadway will be clearly marked "no parking" where ever shown on the plans.

**b. Ongoing.**

The fire apparatus turnaround area will be kept clear of vehicles and other material at all times. The roadway will be clearly marked "no parking" where ever shown on the plans.

**11. Landscaping**

**a. Prior to application for a building permit.**

The applicant will submit a Final Landscape Plan review and approval by the Planning Department showing additional landscaping around the buildings and parking area. Plans shall be drawn up by a certified landscape architect.

**b. Ongoing.**

The applicant will ensure that the landscaping shall be fully irrigated and maintained in good health at all times.

**12. Screening**

**a. Prior to application for a building permit.**

The applicant will submit for review and approval by the Planning Department plans showing a new 6' solid fence between their property and the adjacent properties to the north and east of their site.

**13. Design Review**

**a. Prior to issuance of a certificate of occupancy**

The applicant will submit for review and approval to the Planning Department plans showing any necessary repair and/or repainting of any of the structures as needed. All repairs and repainting shall be done in such a way as to match the exterior siding and to be compatible with the historic character of the buildings.

**b. Ongoing.**

The applicant will be responsible for securing any necessary design review permits from the City of Oakland Zoning division prior to making any external changes to any of the buildings on the project site. Dead landscaping shall be replaced by identical types of plantings.

## ***CONDITIONS OF APPROVAL***



**14. Signage**

**a. Prior to application for a building permit.**

The applicant will submit for design review architectural plans showing any proposed signage including the location(s), size, colors, materials, and lighting.

**15. Parking**

**a. Ongoing.**

The applicant shall construct each space that is dedicated for a particular unit as that unit is built.

**b. Ongoing.**

No parking spaces shall be labeled as "visitor" parking, all parking shall be open to residents and visitors of the site.

**16. Community Assembly Activities**

**a. Ongoing.**

The applicant shall not conduct any classes, seminars, retreats, or allow the property to be used for such or similar purposes (defined as Community Assembly in the City of Oakland Zoning Code) unless they have secured a Conditional Use Permit from the City of Oakland zoning division prior to such an activity. The continuation of these activities without first obtaining the necessary permits will be considered grounds for the revocation of this Conditional Use Permit.

**17. Waste**

**a. Ongoing.**

The applicant shall maintain full access to the designated waste facilities on the property and will ensure that those areas are kept clean and that trash is not visible from the street. The capacity of the waste facilities shall be adequate to serve the number of units on the property.

**18. Planning Commission Review**

**a. Ongoing.**

Planning staff shall return the project to the Planning Commission within 6 months of the approval date for a review of it's status.

**19. Additional Building Improvements**

**a. Ongoing.**

In the course of obtaining Building Permits for the work permitted by this permit, the applicant shall bring the balance of the property up to the current building codes.

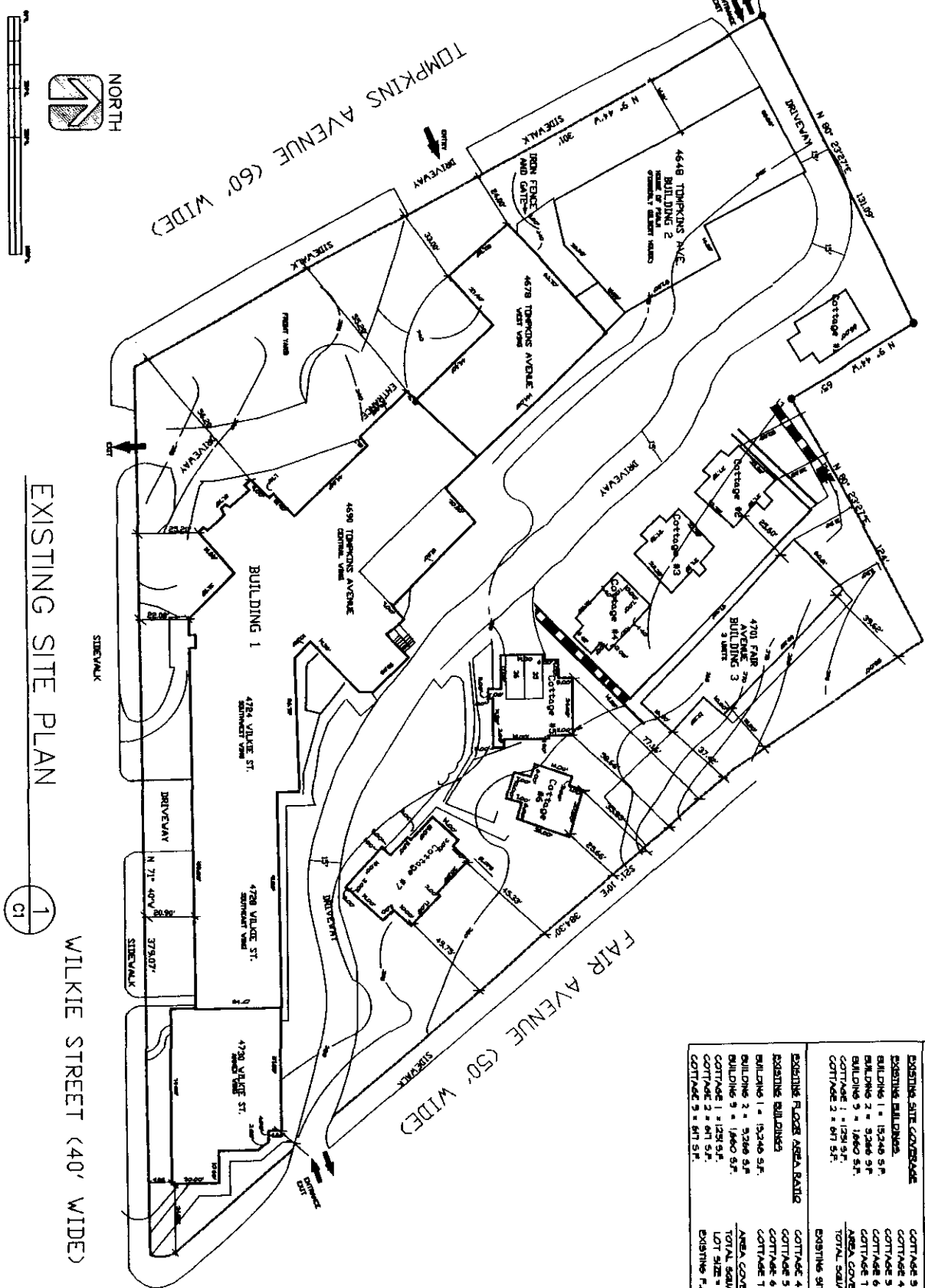
APPROVED BY: City Planning Commission: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)  
City Council: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)

13.1  
ORA/COUNCIL  
SEP 30 2003









EXISTING SITE PLAN

1  
C1

WILKIE STREET (40' WIDE)

**SHEET NOTES**

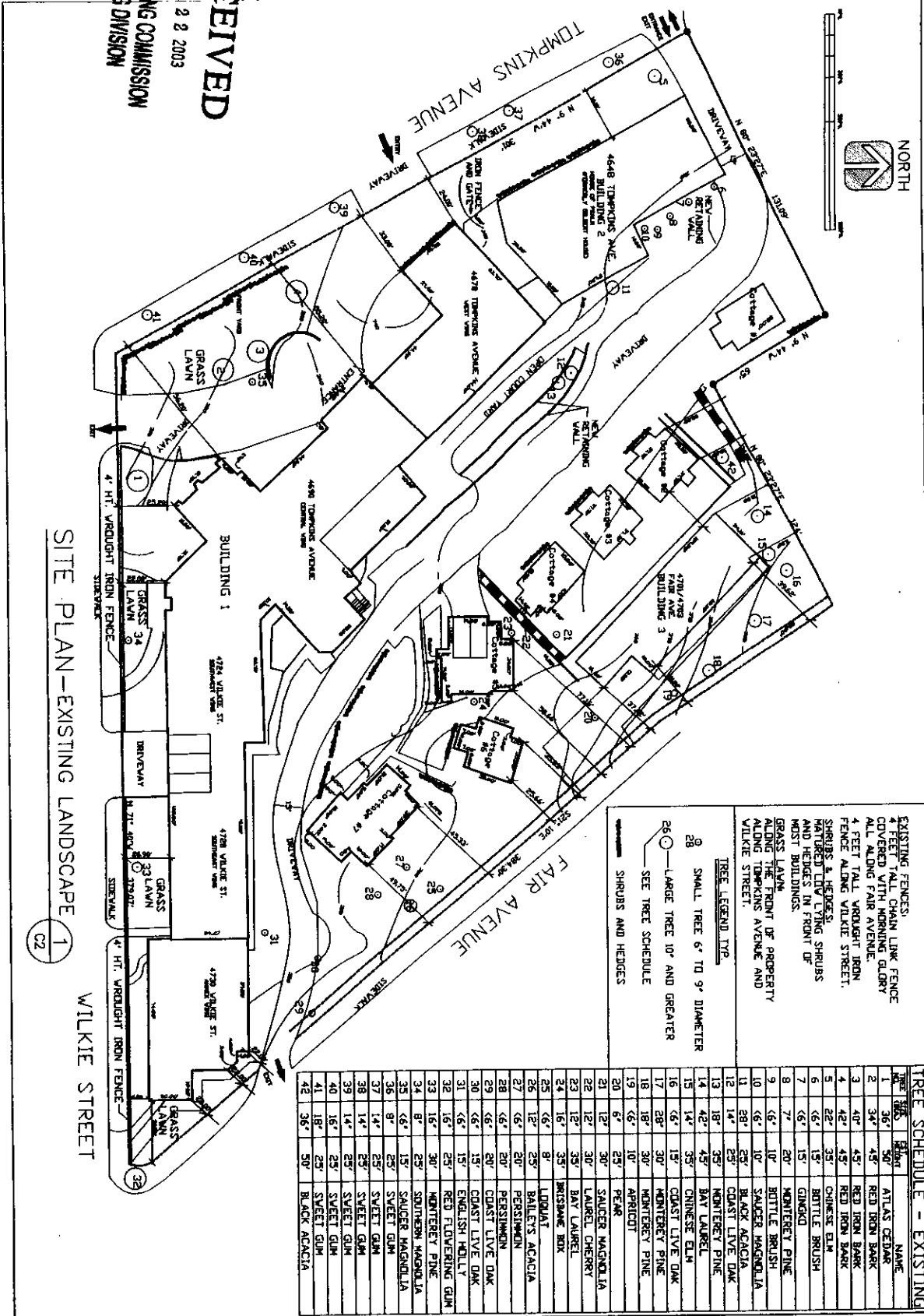
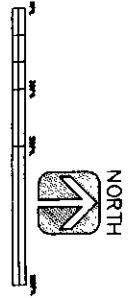
<b>EXISTING SITE COVERAGE</b>	
EXISTING BUILDINGS:	
BUILDING 1 = 15,340 S.F.	
BUILDING 2 = 3,240 S.F.	
BUILDING 3 = 1,840 S.F.	
TOTAL SQUARE FT. = 20,420 S.F.	
<b>EXISTING FLOOR AREA RATIO</b>	
BUILDING 1 = 15,340 S.F.	
BUILDING 2 = 3,240 S.F.	
BUILDING 3 = 1,840 S.F.	
TOTAL SQUARE FT. = 20,420 S.F.	
<b>EXISTING SITE COVERAGE = 54%</b>	
<b>EXISTING FLOOR AREA RATIO</b>	
COTTAGE 4 = 562 S.F.	
COTTAGE 5 = 1,041 S.F.	
COTTAGE 6 = 562 S.F.	
COTTAGE 7 = 1,263 S.F.	
<b>AREA COVERED = 3,428 S.F.</b>	
<b>TOTAL SQUARE FT. = 23,848 S.F.</b>	
<b>LOT SIZE = [101,490 S.F.]</b>	
<b>EXISTING F.A.R. = .34</b>	

REVISIONS	
NO.	DATE
1	5/23/03
2	5/27/03
DRAWN BY: WJN	
DATE: 5/23/03	
CHECKED BY: NG	
DATE: 5/27/03	
TITLE: EXISTING SITE PL	
DESIGNER: WILSON NG	
CONTRACTOR:	
SCALE: AS NOTED	
SHEET NO. C-1	

**DRAWINGS FOR**  
**TOMPKINS GARDEN**  
**[APARTMENTS]**  
**4890 TOMPKINS STREET**  
**OAKLAND, CALIFORNIA 94619**  
**(510) 482.8230**

**AMPEAK DESIGN CONSTRUCTION CO.**  
**6265 SKYLINE BOULEVARD, Oakland, California 94611**  
**(510) 339-3233**

**RECEIVED**  
 JUL 2 2 2003  
 CITY PLANNING COMMISSION  
 ZONING DIVISION



SITE PLAN - EXISTING LANDSCAPE 1

**EXISTING FENCES:**  
 4 FEET TALL CHAIN LINK FENCE COVERED WITH MORNING GLORY ALL ALONG FAIR AVENUE.  
 4 FEET TALL WROUGHT IRON FENCE ALONG WILKIE STREET.  
 SHRUBS & HEDGES, MATTERED LIV LIVING SHRUBS AND HEDGES IN FRONT OF MOST BUILDINGS.  
 GRASS LAWN ALONG THE FRONT OF PROPERTY ALONG TOMPKINS AVENUE AND WILKIE STREET.

**TREE LEGEND TYPE**  
 28 ○ SMALL TREE 6" TO 9" DIAMETER  
 26 ○ LARGE TREE 10" AND GREATER  
 SEE TREE SCHEDULE  
 SHRUBS AND HEDGES

NO.	HT.	TRN.	NAME
1	36'	50'	ATLAS CEDAR
2	34'	48'	RED IRON BARK
3	40'	45'	RED IRON BARK
4	42'	45'	RED IRON BARK
5	28'	35'	CHINESE ELM
6	65'	15'	BOTTLE BRUSH
7	65'	15'	GINARD
8	77'	20'	MONTEREY PINE
9	64'	10'	BOTTLE BRUSH
10	64'	10'	SALICER MAGNOLIA
11	88'	25'	BLACK ACACIA
12	14'	25'	COAST LIVE OAK
13	18'	35'	MONTEREY PINE
14	42'	45'	BAY LAUREL
15	14'	35'	CHINESE ELM
16	65'	15'	COAST LIVE OAK
17	28'	30'	MONTEREY PINE
18	18'	30'	MONTEREY PINE
19	65'	10'	APRICOT
20	52'	25'	PEAR
21	12'	30'	SALICER MAGNOLIA
22	12'	30'	LAUREL CHERRY
23	12'	35'	BAY LAUREL
24	16'	35'	BRISBANE BOX
25	65'	8'	LINDAAT
26	12'	25'	BALLET'S ACACIA
27	65'	20'	PERSEIMON
28	65'	20'	PERSEIMON
29	65'	20'	COAST LIVE OAK
30	65'	15'	COAST LIVE OAK
31	65'	15'	ENGLISH HOLLY
32	16'	25'	RED FLOWERING GUM
33	16'	30'	MONTEREY PINE
34	8'	25'	SOUTHERN MAGNOLIA
35	6'	15'	SALICER MAGNOLIA
36	8'	25'	SWEET GUM
37	14'	25'	SWEET GUM
38	14'	25'	SWEET GUM
39	14'	25'	SWEET GUM
40	16'	25'	SWEET GUM
41	18'	25'	SWEET GUM
42	36'	50'	BLACK ACACIA

NO.	REVISIONS	DATE
1	REVISION	4/7/03
2	REVISION	7/27/03

TITLE: EXISTING SITE PL.  
 DRAWN BY: WILSON NG  
 CHECKED BY:  
 DATE: 5/23/03  
 SCALE: AS NOTED  
 SHEET NO.: C-2

**DRAWINGS FOR**  
 TOMPKINS GARDEN  
 [APARTMENTS]  
 4890 TOMPKINS STREET  
 OAKLAND, CALIFORNIA 94619  
 (510) 482.6230

**AMPEAK DESIGN CONSTRUCTION CO.**  
 8255 SKYLINE BOULEVARD, Oakland, California 94611  
 (510) 339-3233



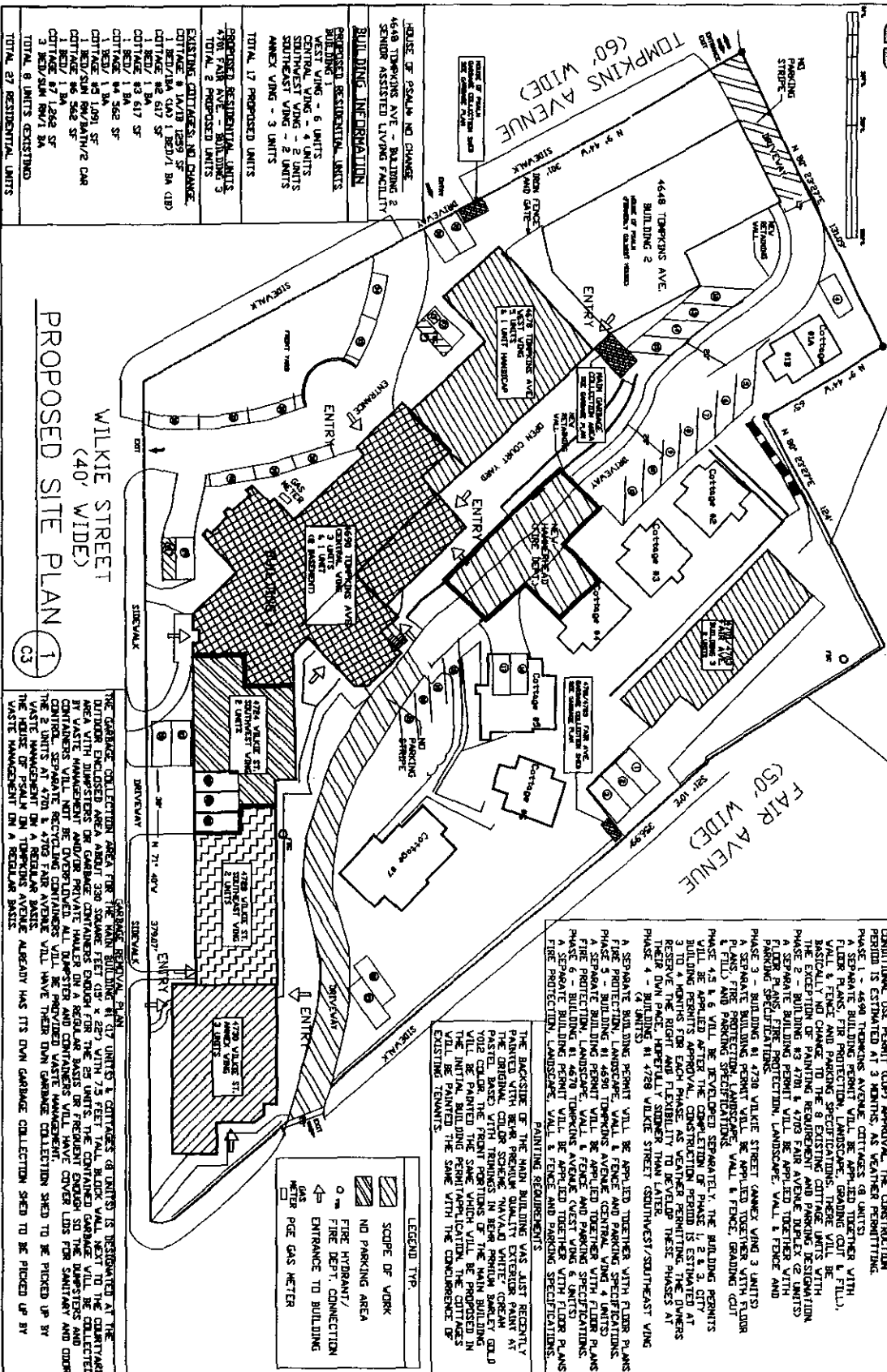


CONCRETE WALL BE FENCED WITH FAIR AVENUE NEIGHBOR THE ADJACENT BOUNDARY ALONG THE FAIR AVENUE NEIGHBOR WILL BE CONSTRUCTED WITH A WALL OR FENCE OF THE SAME DESIGN OR A DESIGN IN CONFORMANCE WITH THE NEIGHBOR LOT TO EXCEED 35 FEET IN HEIGHT.

MASONRY WALL ALONG FAIR AVENUE USE LANDSCAPE GRASS AND A MASONRY BLOCK WALL NOT MORE THAN 35 FEET IN HEIGHT IS PROPOSED ALONG FAIR AVENUE WITH THE EXCEPTION OF DRIVEWAYS THE SURFACE WILL BE PAVED WITH THE SAME TEXTURE AS THE MAIN BUILDING & THE SAME PAINTING COLOR SCHEME

**PROPOSED DEVELOPMENT SCHEDULE**

THE PROPOSED 27 UNITS WILL BE DEVELOPED IN SEVERAL PHASES WHILE THE PROTECTION, LANDSCAPING, GRADING CUT & FILL AND PARKING SHALL BE DEVELOPED CONCURRENTLY WITH THE PHASES. PHASE 1 - 4690 TOMPKINS AVENUE (WEST VING) THE BUILDING PERMIT WILL BE APPLIED WITHIN 3 MONTHS AFTER CONDITIONAL USE PERMIT (CUP) APPROVAL. THE CONSTRUCTION PERIOD IS ESTIMATED AT 3 MONTHS, AS WEATHER PERMITTING. PHASE 2 - 4690 TOMPKINS AVENUE (CENTRAL VING) THE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 1. THE PROTECTION, LANDSCAPING, GRADING CUT & FILL, WALL & FENCE AND PARKING SPECIFICATIONS THERE WILL BE BASED ON THE 8 EXISTING COTTAGE UNITS WITH THE EXCEPTION OF PAINTING REQUIREMENT AND PARKING DESIGNATION. PHASE 3 - BUILDING AT 4700 FAIR AVENUE (WEST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 2. PHASE 4 - BUILDING AT 4700 FAIR AVENUE (CENTRAL VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 3. PHASE 5 - BUILDING AT 4700 FAIR AVENUE (EAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 4. PHASE 6 - BUILDING AT 4670 TOMPKINS AVENUE (WEST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 5. PHASE 7 - BUILDING AT 4670 TOMPKINS AVENUE (EAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 6. PHASE 8 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 7. PHASE 9 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 8. PHASE 10 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 9. PHASE 11 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 10. PHASE 12 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 11. PHASE 13 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 12. PHASE 14 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 13. PHASE 15 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 14. PHASE 16 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 15. PHASE 17 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 16. PHASE 18 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 17. PHASE 19 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 18. PHASE 20 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 19. PHASE 21 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 20. PHASE 22 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 21. PHASE 23 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 22. PHASE 24 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 23. PHASE 25 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 24. PHASE 26 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 25. PHASE 27 - BUILDING AT 4670 TOMPKINS AVENUE (SOUTHWEST/SOUTHEAST VING) A SEPARATE BUILDING PERMIT WILL BE APPLIED TOGETHER WITH PHASE 26.



HOUSE OF 2500 SQ FT AND CHANGE  
4648 TOMPKINS AVE - BUILDING 2  
SENIOR ASSISTED LIVING FACILITY

**BUILDING INFORMATION**

**PROPOSED RESIDENTIAL UNITS**

WEST VING - 6 UNITS  
SOUTHWEST VING - 4 UNITS  
SOUTHWEST VING - 2 UNITS  
SOUTHWEST VING - 2 UNITS  
ANNEX VING - 3 UNITS

TOTAL 17 PROPOSED UNITS

**PROPOSED RESIDENTIAL UNITS**

4700 FAIR AVENUE BUILDING 3  
TOTAL 2 PROPOSED UNITS

**EXISTING COTTAGES AND CHANGE**

COTTAGE #1 1,200 SF  
COTTAGE #2 1,200 SF  
COTTAGE #3 1,200 SF  
COTTAGE #4 1,200 SF  
COTTAGE #5 1,200 SF  
COTTAGE #6 1,200 SF  
COTTAGE #7 1,200 SF  
COTTAGE #8 1,200 SF  
COTTAGE #9 1,200 SF  
COTTAGE #10 1,200 SF  
COTTAGE #11 1,200 SF  
COTTAGE #12 1,200 SF  
COTTAGE #13 1,200 SF  
COTTAGE #14 1,200 SF  
COTTAGE #15 1,200 SF  
COTTAGE #16 1,200 SF  
COTTAGE #17 1,200 SF  
COTTAGE #18 1,200 SF  
COTTAGE #19 1,200 SF  
COTTAGE #20 1,200 SF  
COTTAGE #21 1,200 SF  
COTTAGE #22 1,200 SF  
COTTAGE #23 1,200 SF  
COTTAGE #24 1,200 SF  
COTTAGE #25 1,200 SF  
COTTAGE #26 1,200 SF  
COTTAGE #27 1,200 SF

TOTAL 27 RESIDENTIAL UNITS

**PROPOSED SITE PLAN**

WILKIE STREET  
(40' WIDE)

FAIR AVENUE  
(50' WIDE)

TOMPKINS AVENUE  
(60' WIDE)

**LEGEND**

NO PARKING AREA

FIRE HYDRANT/ CONNECTION

ENTRANCE TO BUILDING

PRE GAS METER

**PAINTING REQUIREMENTS**

THE BACKSIDE OF THE MAIN BUILDING WAS JUST RECENTLY PAINTED WITH BEAR PREMIUM QUALITY EXTERIOR PAINT AT THE ENTRANCES, CORNERS, AND HAND WRITING. CORNER PAINTING SHALL BE DONE WITH THE SAME COLOR AND FINISH AS THE EXISTING PAINT. THE FRONT PORTIONS OF THE MAIN BUILDING WILL BE PAINTED THE SAME WHICH WILL BE PROPOSED IN THE INITIAL BUILDING PERMIT APPLICATION. THE COTTAGES WILL BE PAINTED THE SAME WITH THE CONFORMANCE OF EXISTING TENANTS.

**DRAWINGS FOR**

**TOMPKINS GARDEN**  
[APARTMENTS]

4890 TOMPKINS STREET  
OAKLAND, CALIFORNIA 94619  
(510) 482.8230

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED	6/2/03
2	REVISION	7/2/03

**TITLE** PROPOSED SITE PLAN

**DESIGNED BY** WILSON NG

**CONTRACT NO.** C-3

**SCALE** AS NOTED

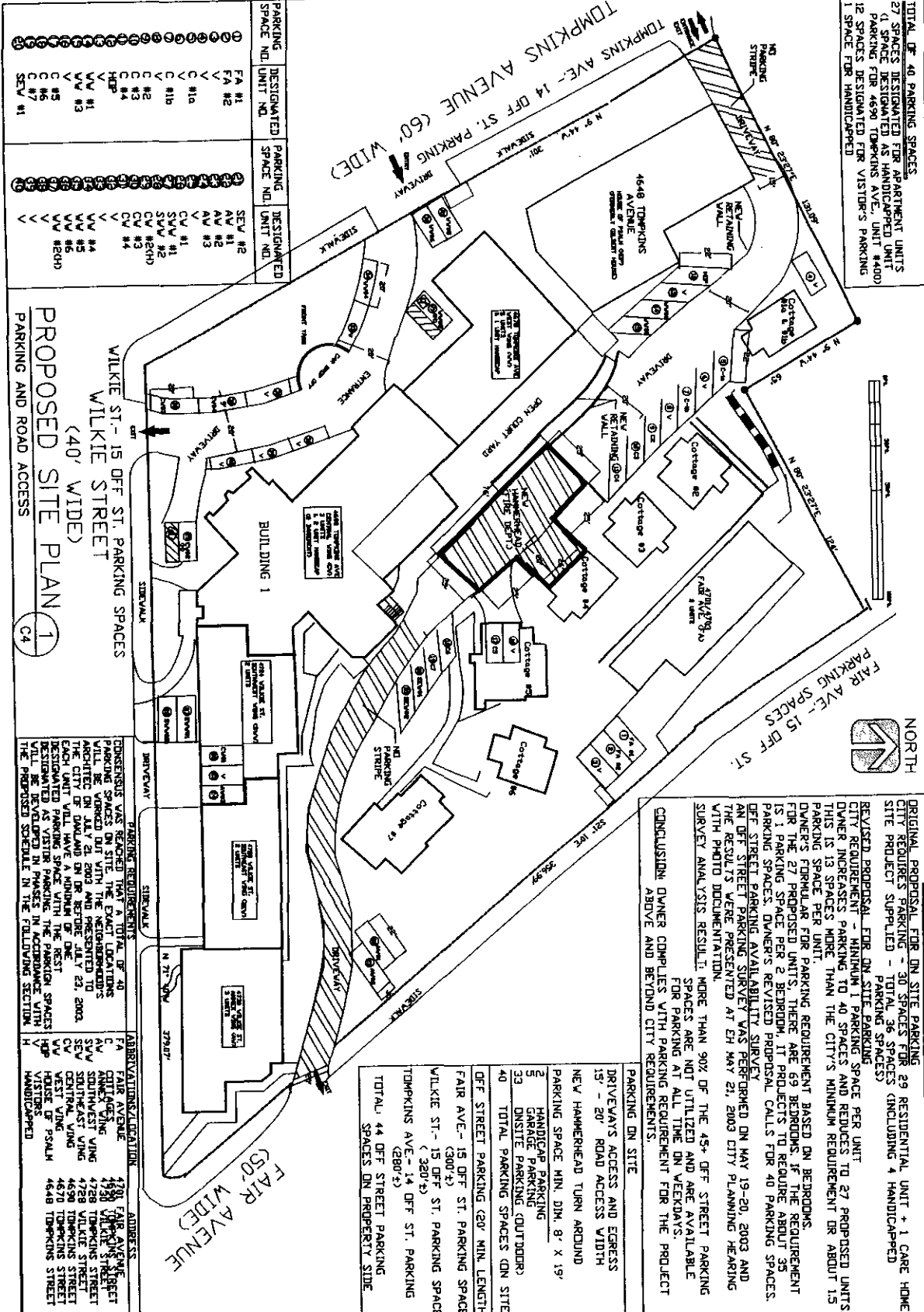
**DATE** 5/3/03

**BY** [Signature]

**AMPEAK DESIGN CONSTRUCTION CO.**

8255 SKYLINE BOULEVARD; Oakland, California 94611  
(510) 339-3233





**TOTAL OF 40 PARKING SPACES:**  
 27 SPACES DESIGNATED FOR APARTMENT UNITS  
 (1 SPACE DESIGNATED AS HANDICAPPED UNIT #400)  
 12 SPACES DESIGNATED FOR VISITOR'S PARKING  
 1 SPACE FOR HANDICAPPED

PARKING SPACE NO.	DESIGNATED UNIT NO.	DESIGNATED UNIT NO.
1	FA #1	SEV #2
2	FA #2	AV #1
3	V	AV #2
4	V	AV #3
5	V	CV #1
6	V	CV #2
7	V	CV #3
8	V	CV #4
9	V	CV #5
10	V	CV #6
11	V	CV #7
12	V	CV #8
13	V	CV #9
14	V	CV #10
15	V	CV #11
16	V	CV #12
17	V	CV #13
18	V	CV #14
19	V	CV #15
20	V	CV #16
21	V	CV #17
22	V	CV #18
23	V	CV #19
24	V	CV #20
25	V	CV #21
26	V	CV #22
27	V	CV #23
28	V	CV #24
29	V	CV #25
30	V	CV #26
31	V	CV #27
32	V	CV #28
33	V	CV #29
34	V	CV #30
35	V	CV #31
36	V	CV #32
37	V	CV #33
38	V	CV #34
39	V	CV #35
40	V	CV #36

**PROPOSED SITE PLAN 1**  
 PARKING AND ROAD ACCESS  
 WILKIE ST - 15' OFF ST. PARKING SPACES  
 WILKIE STREET  
 (40' WIDE)

**PARKING REQUIREMENTS ANALYSIS**

ORIGINAL PROPOSAL FOR ON SITE PARKING 29 RESIDENTIAL UNIT + 1 CARE HOME CITY REQUIRES PARKING - 30 SPACES FOR 30 SPACES (INCLUDING 4 HANDICAPPED SITE PRODUCE SUPPLIED - TOTAL 36 SPACES)

REVISED PROPOSAL FOR ON SITE PARKING 29 RESIDENTIAL UNIT + 1 CARE HOME CITY REQUIRES PARKING - 30 SPACES (INCLUDING 4 HANDICAPPED)

REVISOR'S ANALYSIS - MINIMUM PARKING SPACE PER UNIT  
 OWNER INCREASED PARKING TO 40 SPACES AND REDUCED TO 27 PROPOSED UNITS. THIS IS 13 SPACES MORE THAN THE CITY'S MINIMUM REQUIREMENT OR ABOUT 15 PARKING SPACES PER UNIT.

DRAWER 22 PROPOSED UNITS. THERE ARE 69 BEDROOMS. IF THE REQUIREMENT FOR PARKING SPACE PER 2 BEDROOM, IT RESULTS TO REQUIRE ABOUT 35 PARKING SPACES. OWNER'S REVISED PROPOSAL CALLS FOR 40 PARKING SPACES.

DEF. STREET PARKING AVAILABILITY SURVEY  
 AN DEF. STREET PARKING SURVEY WAS PERFORMED ON MAY 19-20, 2003 AND THE RESULTS WERE PRESENTED AT EN MAY 21, 2003 CITY PLANNING HEARING SURVEY ANALYSIS RESULTS MORE THAN 90% OF THE 45+ DEF. STREET PARKING SPACES ARE NOT UTILIZED AND ARE AVAILABLE FOR PARKING AT ALL TIME ON WEEKDAYS.

**CONCLUSION:** OWNER COMPLIES WITH PARKING REQUIREMENT FOR THE PROJECT ABOVE AND BEYOND CITY REQUIREMENTS.

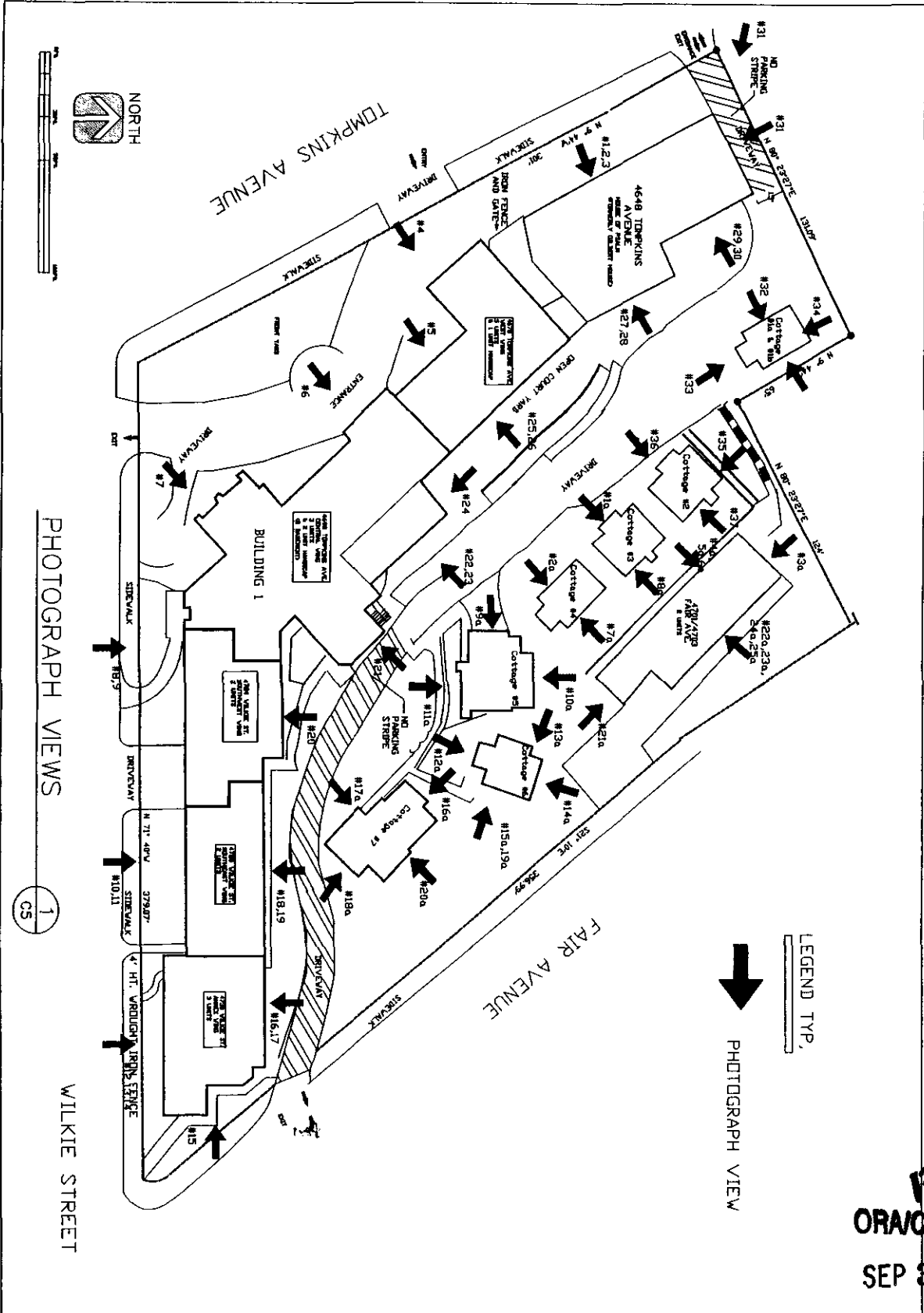
- PARKING ON SITE
- DRIVEWAYS ACCESS AND EGRESS
- 15' - 20' ROAD ACCESS WIDTH
- NEW HAMMERHEAD TURN AROUND
- PARKING SPACE MIN. DIM. 8' X 19'
- 5 HANDICAP PARKING
- 2 GARAGE PARKING (OUTDOOR)
- 33 DISITE PARKING SPACES (ON SITE)
- 40 OFF STREET PARKING (60' MIN. LENGTH)
- FAIR AVE - 15' OFF ST. PARKING SPACES (300' X 2)
- WILKIE ST - 15' OFF ST. PARKING SPACES (320' X 2)
- TOMPkins AVE - 14' OFF ST. PARKING SPACES (280' X 2)
- TOTAL: 44 OFF STREET PARKING SPACES ON PROPERTY SIDE

CONSIDERATIONS	REMARKS	REMARKS
PARKING SPACES	FAIR AVE - 15' OFF ST. PARKING SPACES (300' X 2)	WILKIE ST - 15' OFF ST. PARKING SPACES (320' X 2)
DRIVEWAYS	NEW HAMMERHEAD TURN AROUND	PARKING SPACE MIN. DIM. 8' X 19'
ACCESS	15' - 20' ROAD ACCESS WIDTH	NEW HAMMERHEAD TURN AROUND
EGRESS	DRIVEWAYS ACCESS AND EGRESS	15' - 20' ROAD ACCESS WIDTH
HANDICAP	5 HANDICAP PARKING	2 GARAGE PARKING (OUTDOOR)
DISITE	33 DISITE PARKING SPACES (ON SITE)	40 OFF STREET PARKING (60' MIN. LENGTH)
STREET	FAIR AVE - 15' OFF ST. PARKING SPACES (300' X 2)	WILKIE ST - 15' OFF ST. PARKING SPACES (320' X 2)
PROPERTY	TOMPkins AVE - 14' OFF ST. PARKING SPACES (280' X 2)	TOTAL: 44 OFF STREET PARKING SPACES ON PROPERTY SIDE

REVISIONS	DATE	BY	REASON
1	5/20/03	WILSON NG	ISSUED
2	7/20/03	WILSON NG	REVISION

**DRAWINGS FOR**  
 TOMPKINS GARDEN  
 [APARTMENTS]  
 4890 TOMPKINS STREET  
 OAKLAND, CALIFORNIA 94619  
 (510) 482.6230

**AMPEAK DESIGN CONSTRUCTION CO.**  
 6255 SKYLINE BOULEVARD, Oakland, California 94611  
 (510) 339-3233



PHOTOGRAPH VIEWS

1  
CS

LEGEND TYP,  
 PHOTOGRAPH VIEW

B.1  
 ORA/COUNCIL  
 SEP 30 2003

NO.	DESCRIPTION	DATE
1 <td>REVISION <td>9/8/03</td> </td>	REVISION <td>9/8/03</td>	9/8/03
2 <td>REVISION <td>7/21/03</td> </td>	REVISION <td>7/21/03</td>	7/21/03

THIS PHOTOGRAPH VIEWS  
 DRAWN BY WILSON NG  
 CHECKED BY WILSON NG

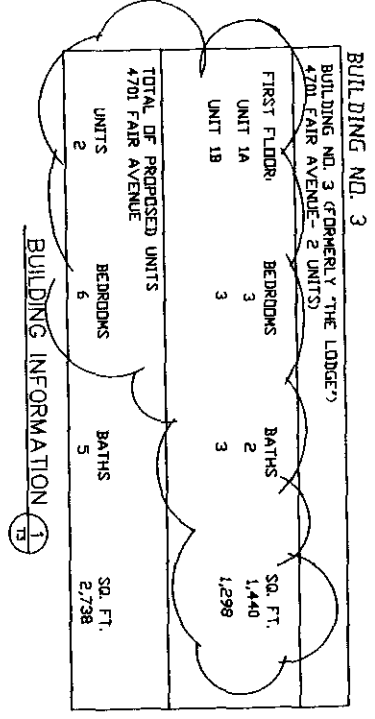
DATE: 9/8/03  
 SCALE: AS NOTED  
 SHEET NO. C-5

**DRAWINGS FOR**  
 TOMPKINS GARDEN  
 [APARTMENTS]  
 4890 TOMPKINS STREET  
 OAKLAND, CALIFORNIA 94619  
 (410) 482.6230

**AMPEAK DESIGN CONSTRUCTION CO.**  
 8255 SKYLINE BOULEVARD; Oakland, California 94611  
 (510) 339-3233

BUILDING NO. 1			
4678 TOMPKINS AVE - WEST WING (6 UNITS - 3 UNITS (SABO) 1ST FL. & 3 UNITS (ABO) 2ND FL.)			
FIRST FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 1A	3	1	1,100
UNIT 1B (HANDICAPPED)	1	1	630
UNIT 1C	3	2	1,460
SECOND FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 2A	3	1	1,000
UNIT 2B	1	1	630
UNIT 2C	3	2	1,300
4690 TOMPKINS AVE - CENTRAL WING (4 UNITS - A, B, C, AND DIVER'S UNIT)			
BASEMENT FLOOR	BEDROOMS	BATHS	SQ. FT.
UNIT B1 (HANDICAP)	1	1	750
UNIT B2 (HANDICAP)	1	1	820
FIRST FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 1A	2	1	1,100
SECOND FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 2A	3	2	1,441
DIVER'S UNIT/ UNIT (1ST/2ND FL.)	BEDROOMS	BATHS	SQ. FT.
	7	6	11,630
4724 VILKIE ST. - SOUTHWEST WING (3 UNITS)			
(1 UNIT BASEMENT & RECREATION RM, 1 UNIT FIRST FL. & 1 UNIT 2ND FL.)			
RECREATION ROOM	-	-	710
FIRST FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 1A	4	3	3,600
SECOND FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 2A	4	3	2,100
4728 VILKIE ST. - SOUTHEAST WING (2 UNITS: 1 UNIT FIRST FL. & 1 UNIT 2ND FL.)			
FIRST FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 1A	4	3	1,900
SECOND FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 2A	4	3	1,900
4730 VILKIE ST. - WING X (3 UNITS: 1 UNIT FIRST FL., 1 UNIT 2ND FL. & 1 UNIT 3RD FL.)			
FIRST FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 1A	1	1	650
SECOND FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 2A	4	5	2,600
THIRD FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 3A	4	5	2,600
TOTAL OF PROPOSED UNITS (TOMPKINS GARDEN APARTMENTS)			
			SQ. FT.

BUILDING NO. 2	
BUILDING NO. 2 - HOUSE OF PSALM 4648 TOMPKINS AVE.	
FIRST FLOOR:	EXISTING SENIOR ASSISTED LIVING FACILITY (NO CHANGE)



- GENERAL NOTES**
- ALL DESIGNS AND MATERIALS SHALL BE IN ACCORDANCE WITH 2001 CALIFORNIA BUILDING CODE, 2001 NATIONAL ELECTRICAL CODE, 2001 THE UNIFORM PLUMBING CODE, 2001 UNIFORM MECHANICAL CODE, 2001 UNIFORM FIRE CODE AND ALL OTHER CODES, CITY AND ORDINANCES WHICH APPLY.
  - PORTLAND CEMENT PLASTER-EXTERIOR STUCCO SHALL CONFORM TO SECTION 2004 AND TABLE 25-F AND 25-1, UBC. THE MINIMUM NAIL SIZE FOR FASTEN WORK ON WEDGED WIRE SHALL BE NO. 16 GAUGE STAPLES HAVING 7/8" LONG LEGS AND MAXIMUM NAIL SPACING 8 INCHES AT STUDS AND TOP AND BOTTOM SHALL CONFORM TO CHAPTER 23 AND TABLES 23A-6, 23A-4 AND 23A-1, CBC. THE MINIMUM NAIL SIZE SHALL BE #4 COOLER NAIL (OR WALLBOARD NAIL) AND MAXIMUM NAIL SPACING 7 INCHES AT PANEL EDGES AND INTERMEDIATE SUPPORTS (UNBLOCKED), UNLESS OTHERWISE NOTED.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH STRUCTURAL CALCULATIONS, INCLUDING ANY AND ALL ADDENDA PREPARED BY ENGINEER AND APPROVED BY OAKLAND BUILDING DEPARTMENT.
  - ALL EXCAVATIONS SHALL BE NEAT, CLEAN AND TRUE AND SHALL BE FREE OF ALL LOOSE MATERIAL.
  - PRIOR TO PLACING CONCRETE CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY BRACING, SHORING, RAFTING, ETC., NECESSARY TO ENSURE SAFETY OF PERSONS AND PROPERTY.
  - CONTRACTOR AND SUB-CONTRACTORS SHALL CLEAN UP DEBRIS AS THE WORK PROGRESSES.
  - CONTRACTOR AND SUB-CONTRACTORS SHALL PROVIDE FOR TRASH REMOVAL FROM SITE, FINAL CLEANING, CLEAN SUBSTANTIAL COMPLETION, BUT PRIOR TO FINAL INSPECTION, SHALL INCLUDE A THOROUGH CLEANING OF ALL SURFACES INSTALLED, INCLUDING COUNTERTOPS, GLASS, LIGHT FIXTURES, FLOOR BOARDS, ETC. ALL TEMPORARY FACILITIES, EXCESS MATERIALS, DEBRIS, TRASH, EQUIPMENT, ETC., SHALL BE REMOVED FROM THE SITE.
  - PERMITTED COMMERCIAL CONSTRUCTION, CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW ALL DRAWINGS SUBMITTED BY ARCHITECT OR DESIGNER AND ENGINEER, VERIFY ALL SITE AND EXISTING JOB DIMENSIONS AND DETAILS OR CODE COMPLIANCE, SUCH ERRORS SHALL BE RESOLVED BY DESIGNER, ENGINEER AND CONTRACTOR BEFORE CONTINUING WITH ANY WORK.
  - ALL WORK SHOULD BE PLUMB, LEVEL AND SQUARE. ALL MATERIALS, APPLIANCES, FIXTURES, EQUIPMENTS, ETC. SHALL BE NEW AND CONFORM WITH ALL APPLICABLE CODES. WORKMANSHIP SHALL MEET THE BEST PROFESSIONAL STANDARDS OF THE TRADE.
  - FLASHING AND PROTECTION FOR ALL PENETRATIONS AND OPENINGS AS REQUIRED PER CODE.
  - SLIPRY NEW DRAINAGE SYSTEM & PIPING @ 20' INTERVALS (MIN.) WITH 1/4" MESH SCREEN (CONTINUOUS) SUPPLY MIN. 5 YEARS WARRANTY ON ALL ROOF WORK. ROOF TO BE BUILT UP - BITUMEN TORCH DOWN W/ COATING ROOF PARAPET TO HAVE GALVANIZED FLASHING CAP ALL AROUND, PER CODE.
  - ELECTRICAL UTILITY SERVICE LATERALS AND SEWERAGE SHALL BE UNDERGROUND.
  - SEWERAGE TO BE HOOKED UP WITH EXISTING MAIN INFORM LOCAL UTILITY DEPT.
  - COLORS OF INTERIOR AND EXTERIOR FINISHES AND PAINTS ARE TO BE CHOSEN BY OWNER.
  - INSULATION SCHEDULE AS FOLLOWS: WALL - R-13; ROOF - R-30; FLOOR/CEILING - R-19 PER TITLE 24
  - PROMOTE FIRE EXTINGUISHER SYSTEM AND TYPE PER OAKLAND FIRE DEPARTMENT REQUIREMENTS AND LOCATION PER CODE.

**GENERAL NOTES**

(2)

**DRAWINGS FOR**  
APARTMENTS  
4690 TOMPKINS STREET  
OAKLAND, CALIFORNIA

**AMPEAK DESIGN CONSTRUCTION CO.**

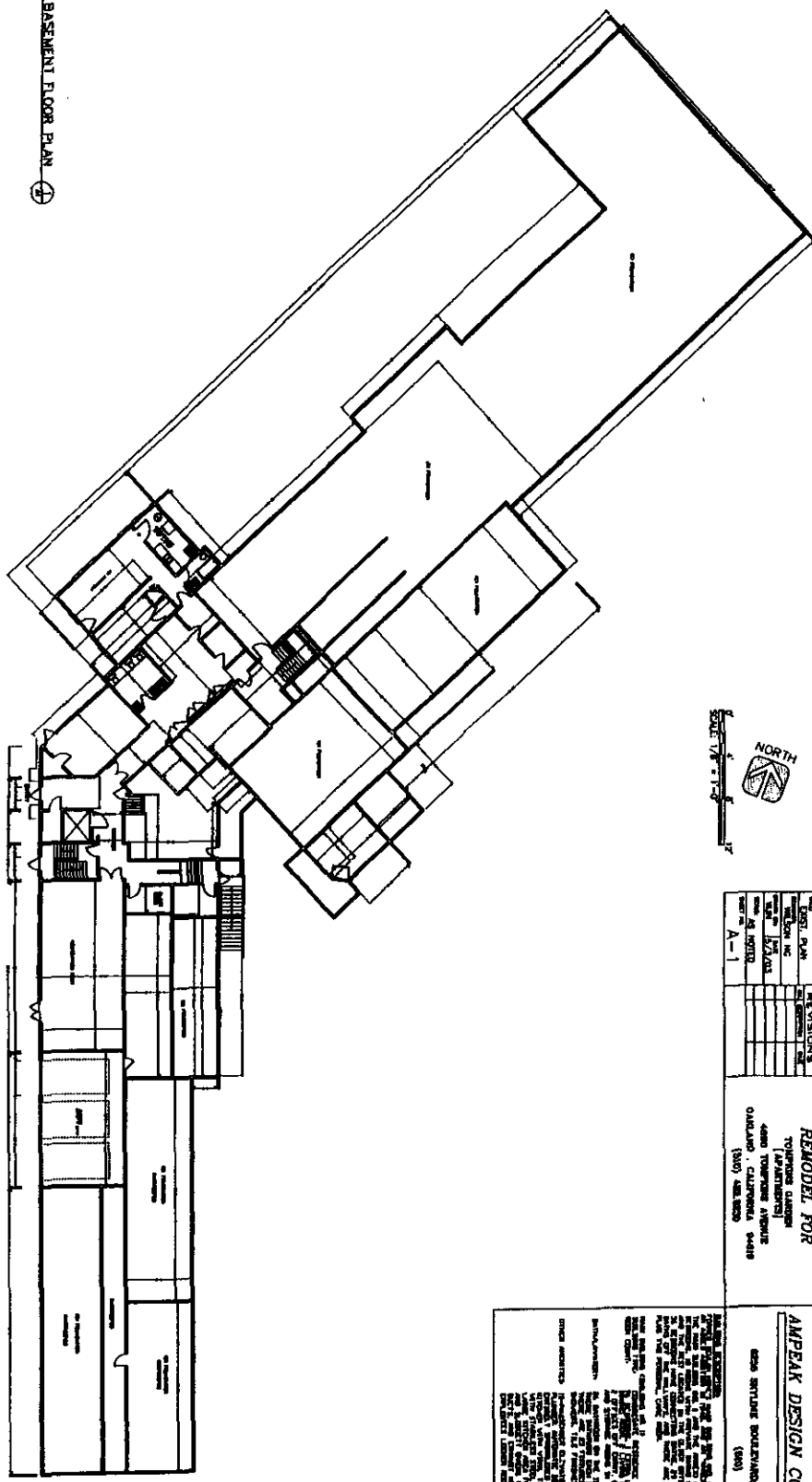
8255 SKYLINE BOULEVARD; Oakland, California 94611  
(510) 339-3233

REVISION	DATE	BY

TITLE: BUILDING INFO  
DESIGNED BY: WILSON NG  
CONTRACTOR:  

DRAWN BY: DATE: 5/23/0  
WUN: 20 P  
CHECKED BY:  

SCALE: AS NOTED  
SHEET NO. C-6



EXISTING BASEMENT FLOOR PLAN



NO.	DATE	REVISIONS
1	1/15/00	ISSUED FOR PERMIT
2	1/20/00	REVISED PER COMMENTS
3	2/10/00	REVISED PER COMMENTS
4	2/15/00	REVISED PER COMMENTS
5	2/20/00	REVISED PER COMMENTS
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199	7/15/05	REVISED PER COMMENTS
200	7/20/05	REVISED PER COMMENTS

**RENDEL, FOR**  
 CONSULTING ENGINEERS  
 4800 TOWER DRIVE  
 OAKLAND, CALIFORNIA 94618  
 (510) 484-8800

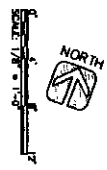
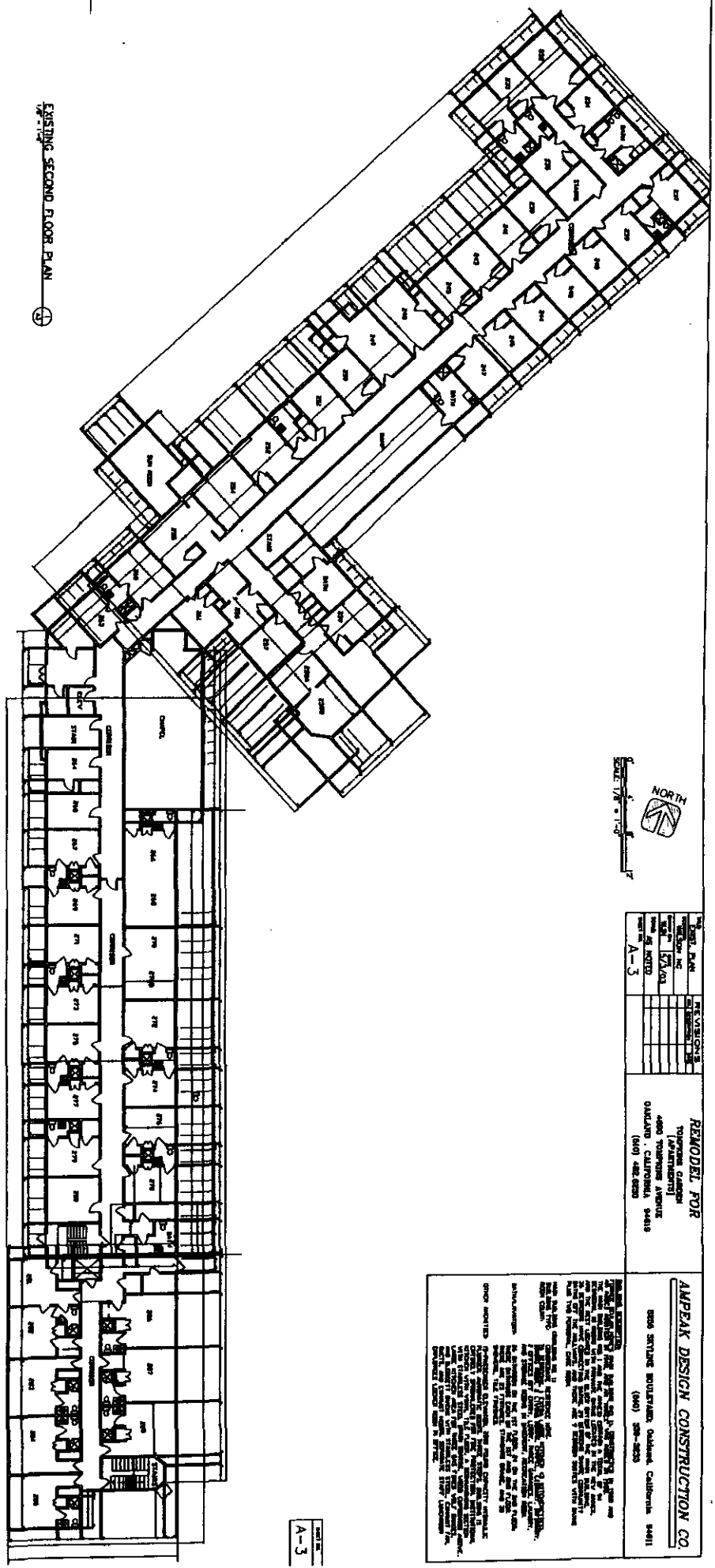
**AMPEAK DESIGN CONSTRUCTION CO.**  
 6500 RENTLINE BOULEVARD, OAKLAND, CALIFORNIA 94611  
 (510) 338-3333

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
 8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

SCALE: AS SHOWN  
 A-1



EXISTING SECOND FLOOR PLAN



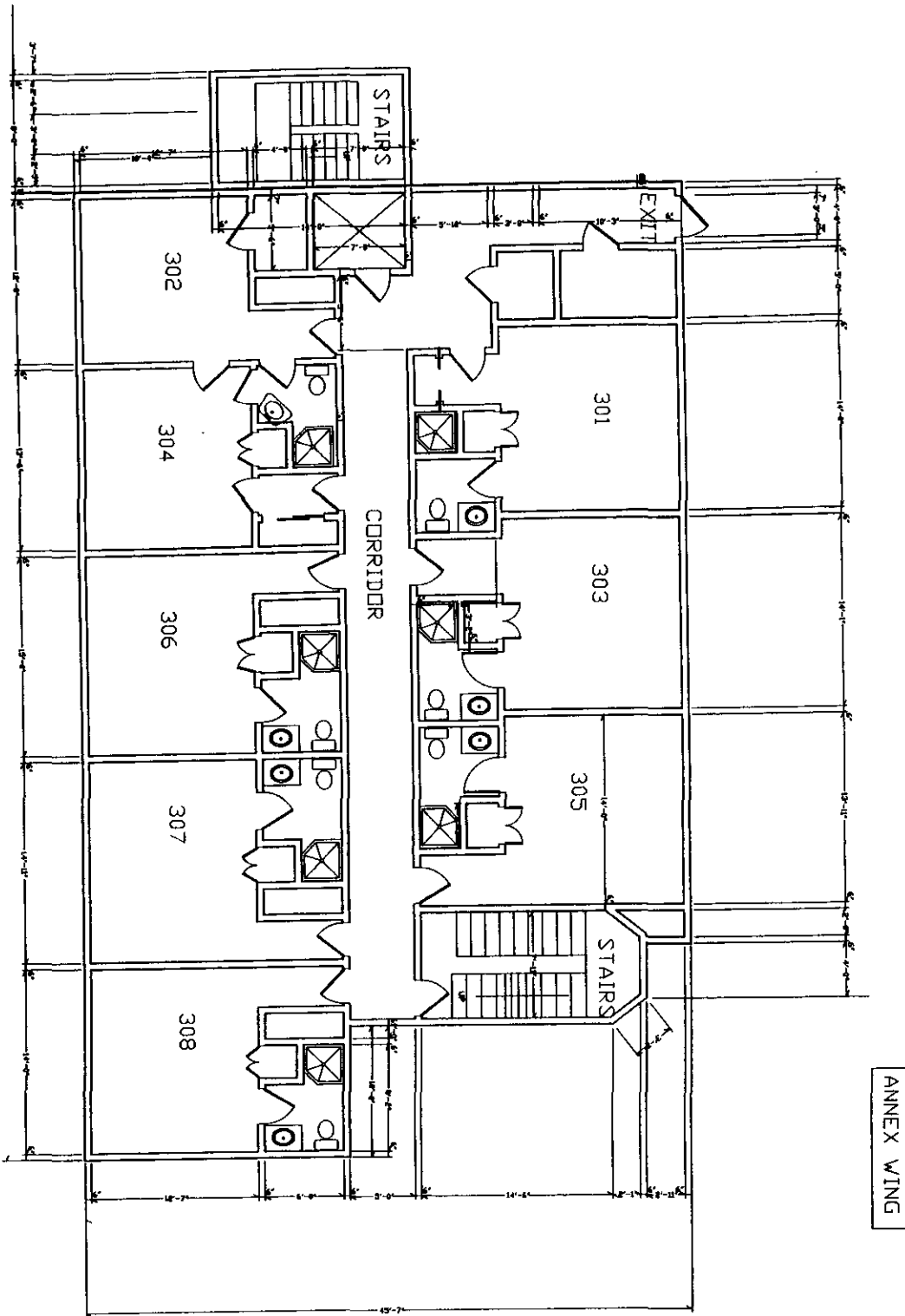
REVISIONS	DATE	BY	DESCRIPTION

**REMODEL FOR**  
**THURGOOD LAWRENCE**  
**(APARTMENTS)**  
**4800 THURGOOD AVENUE**  
**OAKLAND, CALIFORNIA 94618**  
**(415) 482-8200**

**ARPEAK DESIGN CONSTRUCTION CO.**  
**2828 STRUVE BOULEVARD, OAKLAND, CALIFORNIA 94611**  
**(415) 586-8233**

**GENERAL NOTES:**  
 1. THIS DRAWING IS FOR THE SECOND FLOOR OF THE REMODEL FOR THURGOOD LAWRENCE (APARTMENTS) AT 4800 THURGOOD AVENUE, OAKLAND, CALIFORNIA. THE EXISTING SECOND FLOOR PLAN IS SHOWN FOR REFERENCE.  
 2. THE REMODEL WILL INCLUDE THE REMOVAL OF EXISTING WALLS AND THE CONSTRUCTION OF NEW WALLS, DOORS, AND WINDOWS AS SHOWN ON THIS DRAWING.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2001 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.  
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EXTERIOR FINISHES AND LANDSCAPING.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.  
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RECORD DRAWINGS AND AS-BUILT DRAWINGS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.  
 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RECORD DRAWINGS AND AS-BUILT DRAWINGS.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.

SCALE: 1/8" = 1'-0"  
 A-3



ANNEX WING

BUILDING NO. 1 EXIST. ANNEX - 3RD FLOOR PL. 1  
 1/8" = 1'-0" ANNEX WING



NO.	DATE	DESCRIPTION
1	5/3/03	EXISTING PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		

**REMODEL FOR**  
 TOMPKINS GARDEN  
 [APARTMENTS]  
 4890 TOMPKINS AVENUE  
 OAKLAND, CALIFORNIA 94619  
 (510) 482 8230

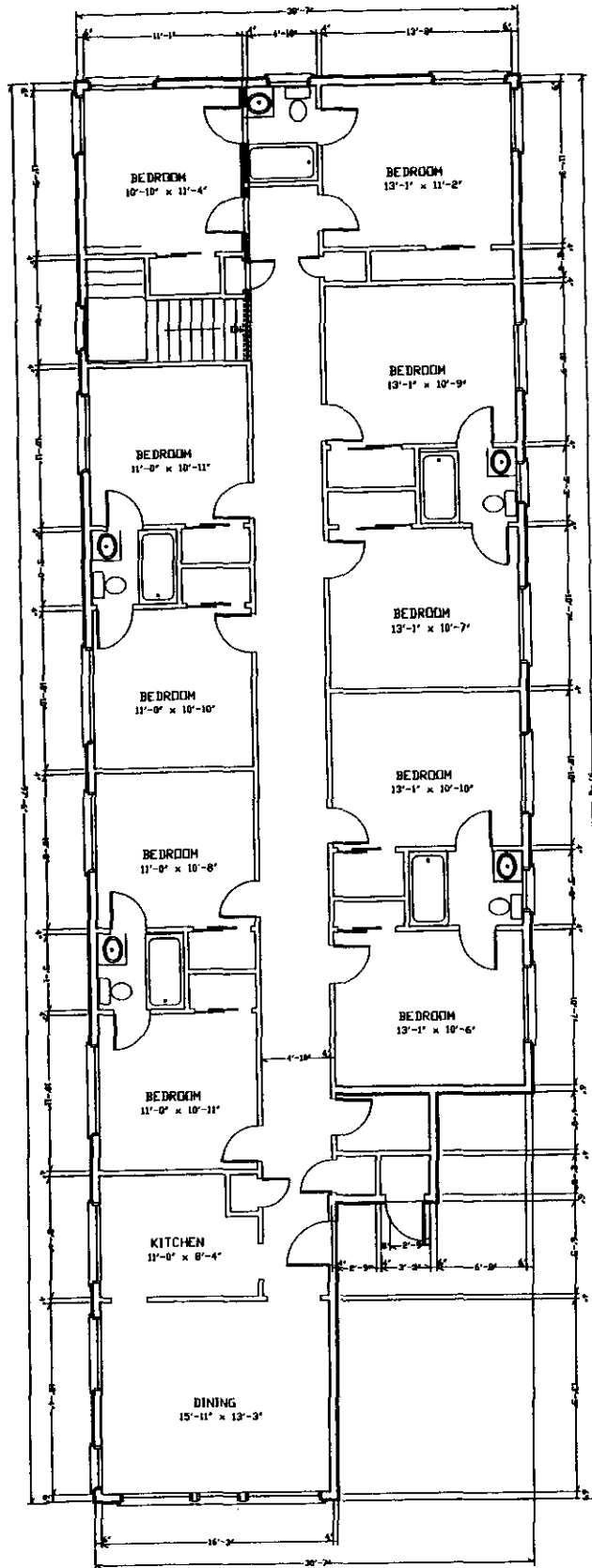
**AMPEAK DESIGN CONSTRUCTION CO.**

8255 SKYLINE BOULEVARD, Oakland, California 94611  
 (510) 339-3233

SCALE: AS NOTED







BUILDING NO. 3 - 4701 FAIR AVE.  
 EXISTING GROUND FLOOR PLAN



0' 4' 8' 12'  
 SCALE: 1/4" = 1'-0"

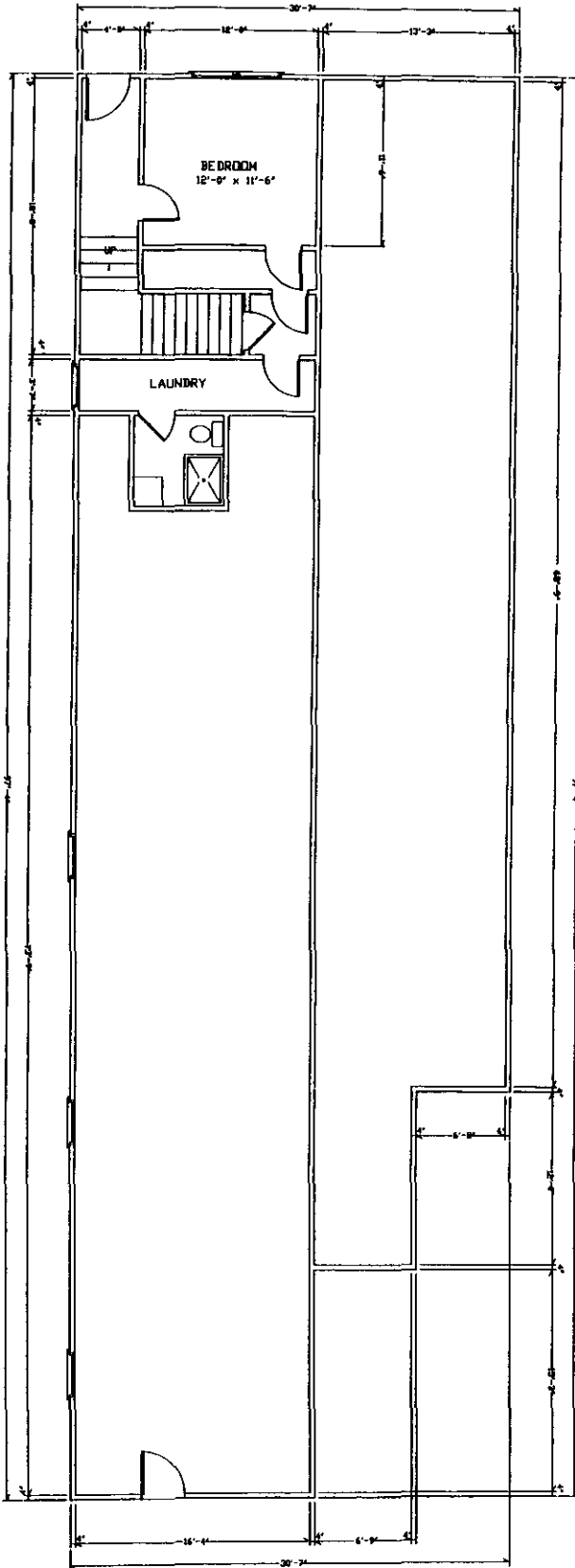


REVISIONS	
NO.	DESCRIPTION

**REMODEL FOR**  
 TOMPKINS GARDEN  
 [APARTMENTS]  
 4701 FAIR AVENUE  
 OAKLAND, CALIFORNIA 94619

**AMPEAK DESIGN CONSTRUCTION CO.**  
 8255 SKYLINE BOULEVARD, Oakland, California 94611  
 (510) 339-3233

TITLE: EXISTING PLAN  
 DESIGNER: WILSON NG  
 CONTRACTOR:  
 NATIONAL:  
 DRAWN BY: WIN  
 DATE: 5/3/0  
 CHECKED: JWB  
 SCALE: AS NOTED  
 SHEET NO. 1



BUILDING NO. 3 - 4701 FAIR AVE.  
 EXISTING BASEMENT FLOOR PLAN  
 1/4" = 1'-0"

1  
 1/4"



13.1  
 ORA/COUNCIL  
 SEP 30 2003

REVISIONS	
NO.	DESCRIPTION

TITLE:	EXISTING PLAN
DESIGNED BY:	WILSON NG
CONTRACTOR:	
DATE:	5/3/03
SCALE:	AS NOTED
SHEET NO.:	A-7

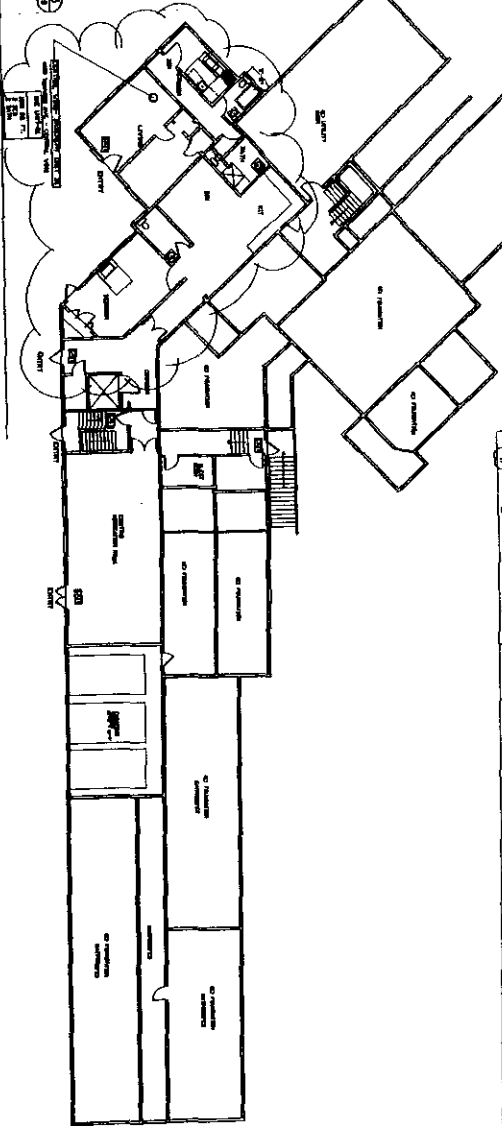
**REMODEL FOR**  
 TOMPKINS GARDEN  
 [APARTMENTS]  
 4701 FAIR AVENUE  
 OAKLAND, CALIFORNIA 94619  
 (510) 482 8230

**AMPEAK DESIGN CONSTRUCTION CO.**

8255 SKYLINE BOULEVARD; Oakland, California 94611  
 (510) 339-3233



PROPOSED BASEMENT FLOOR PLAN (2)



**GENERAL NOTES**

1. ALL WALLS TO BE CONCRETE.

2. ALL FLOORS TO BE CONCRETE ON GRAVEL FILL.

3. ALL CEILING TO BE CONCRETE.

4. ALL DOORS TO BE 1 1/2" MIN. THICK.

5. ALL WINDOWS TO BE 1 1/2" MIN. THICK.

6. ALL STAIRS TO BE 1 1/2" MIN. THICK.

7. ALL ELEVATORS TO BE 1 1/2" MIN. THICK.

8. ALL STRUCTURAL ELEMENTS TO BE 1 1/2" MIN. THICK.

9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

10. ALL FINISHES TO BE AS NOTED.

11. ALL MATERIALS TO BE AS NOTED.

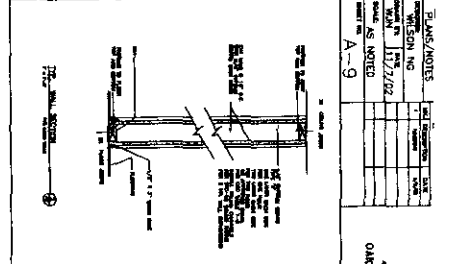
12. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

13. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND SPECIFICATIONS.

14. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS.

15. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS.

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	100.00	100.00
2	STEEL	50	TON	50.00	50.00
3	CEMENT	200	TON	200.00	200.00
4	BRICK	1000	1000	1000.00	1000.00
5	GLASS	50	SQ FT	50.00	50.00
6	PAINT	100	SQ FT	100.00	100.00
7	ROOFING	100	SQ FT	100.00	100.00
8	MECHANICAL	100	SQ FT	100.00	100.00
9	ELECTRICAL	100	SQ FT	100.00	100.00
10	PLUMBING	100	SQ FT	100.00	100.00
11	LANDSCAPE	100	SQ FT	100.00	100.00
12	CONCRETE	100	CU YD	100.00	100.00
13	STEEL	50	TON	50.00	50.00
14	CEMENT	200	TON	200.00	200.00
15	BRICK	1000	1000	1000.00	1000.00
16	GLASS	50	SQ FT	50.00	50.00
17	PAINT	100	SQ FT	100.00	100.00
18	ROOFING	100	SQ FT	100.00	100.00
19	MECHANICAL	100	SQ FT	100.00	100.00
20	ELECTRICAL	100	SQ FT	100.00	100.00
21	PLUMBING	100	SQ FT	100.00	100.00
22	LANDSCAPE	100	SQ FT	100.00	100.00
23	CONCRETE	100	CU YD	100.00	100.00
24	STEEL	50	TON	50.00	50.00
25	CEMENT	200	TON	200.00	200.00
26	BRICK	1000	1000	1000.00	1000.00
27	GLASS	50	SQ FT	50.00	50.00
28	PAINT	100	SQ FT	100.00	100.00
29	ROOFING	100	SQ FT	100.00	100.00
30	MECHANICAL	100	SQ FT	100.00	100.00
31	ELECTRICAL	100	SQ FT	100.00	100.00
32	PLUMBING	100	SQ FT	100.00	100.00
33	LANDSCAPE	100	SQ FT	100.00	100.00
34	CONCRETE	100	CU YD	100.00	100.00
35	STEEL	50	TON	50.00	50.00
36	CEMENT	200	TON	200.00	200.00
37	BRICK	1000	1000	1000.00	1000.00
38	GLASS	50	SQ FT	50.00	50.00
39	PAINT	100	SQ FT	100.00	100.00
40	ROOFING	100	SQ FT	100.00	100.00
41	MECHANICAL	100	SQ FT	100.00	100.00
42	ELECTRICAL	100	SQ FT	100.00	100.00
43	PLUMBING	100	SQ FT	100.00	100.00
44	LANDSCAPE	100	SQ FT	100.00	100.00
45	CONCRETE	100	CU YD	100.00	100.00
46	STEEL	50	TON	50.00	50.00
47	CEMENT	200	TON	200.00	200.00
48	BRICK	1000	1000	1000.00	1000.00
49	GLASS	50	SQ FT	50.00	50.00
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51	ROOFING	100	SQ FT	100.00	100.00
52	MECHANICAL	100	SQ FT	100.00	100.00
53	ELECTRICAL	100	SQ FT	100.00	100.00
54	PLUMBING	100	SQ FT	100.00	100.00
55	LANDSCAPE	100	SQ FT	100.00	100.00
56	CONCRETE	100	CU YD	100.00	100.00
57	STEEL	50	TON	50.00	50.00
58	CEMENT	200	TON	200.00	200.00
59	BRICK	1000	1000	1000.00	1000.00
60	GLASS	50	SQ FT	50.00	50.00
61	PAINT	100	SQ FT	100.00	100.00
62	ROOFING	100	SQ FT	100.00	100.00
63	MECHANICAL	100	SQ FT	100.00	100.00
64	ELECTRICAL	100	SQ FT	100.00	100.00
65	PLUMBING	100	SQ FT	100.00	100.00
66	LANDSCAPE	100	SQ FT	100.00	100.00
67	CONCRETE	100	CU YD	100.00	100.00
68	STEEL	50	TON	50.00	50.00
69	CEMENT	200	TON	200.00	200.00
70	BRICK	1000	1000	1000.00	1000.00
71	GLASS	50	SQ FT	50.00	50.00
72	PAINT	100	SQ FT	100.00	100.00
73	ROOFING	100	SQ FT	100.00	100.00
74	MECHANICAL	100	SQ FT	100.00	100.00
75	ELECTRICAL	100	SQ FT	100.00	100.00
76	PLUMBING	100	SQ FT	100.00	100.00
77	LANDSCAPE	100	SQ FT	100.00	100.00
78	CONCRETE	100	CU YD	100.00	100.00
79	STEEL	50	TON	50.00	50.00
80	CEMENT	200	TON	200.00	200.00
81	BRICK	1000	1000	1000.00	1000.00
82	GLASS	50	SQ FT	50.00	50.00
83	PAINT	100	SQ FT	100.00	100.00
84	ROOFING	100	SQ FT	100.00	100.00
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86	ELECTRICAL	100	SQ FT	100.00	100.00
87	PLUMBING	100	SQ FT	100.00	100.00
88	LANDSCAPE	100	SQ FT	100.00	100.00
89	CONCRETE	100	CU YD	100.00	100.00
90	STEEL	50	TON	50.00	50.00
91	CEMENT	200	TON	200.00	200.00
92	BRICK	1000	1000	1000.00	1000.00
93	GLASS	50	SQ FT	50.00	50.00
94	PAINT	100	SQ FT	100.00	100.00
95	ROOFING	100	SQ FT	100.00	100.00
96	MECHANICAL	100	SQ FT	100.00	100.00
97	ELECTRICAL	100	SQ FT	100.00	100.00
98	PLUMBING	100	SQ FT	100.00	100.00
99	LANDSCAPE	100	SQ FT	100.00	100.00
100	CONCRETE	100	CU YD	100.00	100.00



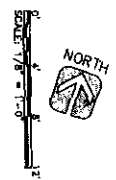
**AMPEAK DESIGN CONSULTANTS, INC.**  
 2225 SYLVESTER BOULEVARD, OAKLAND, CALIFORNIA 94611  
 (510) 399-3283

**PROJECT INFORMATION**  
 PROJECT NO. A-9  
 DATE: 11/17/02  
 SCALE: AS NOTED

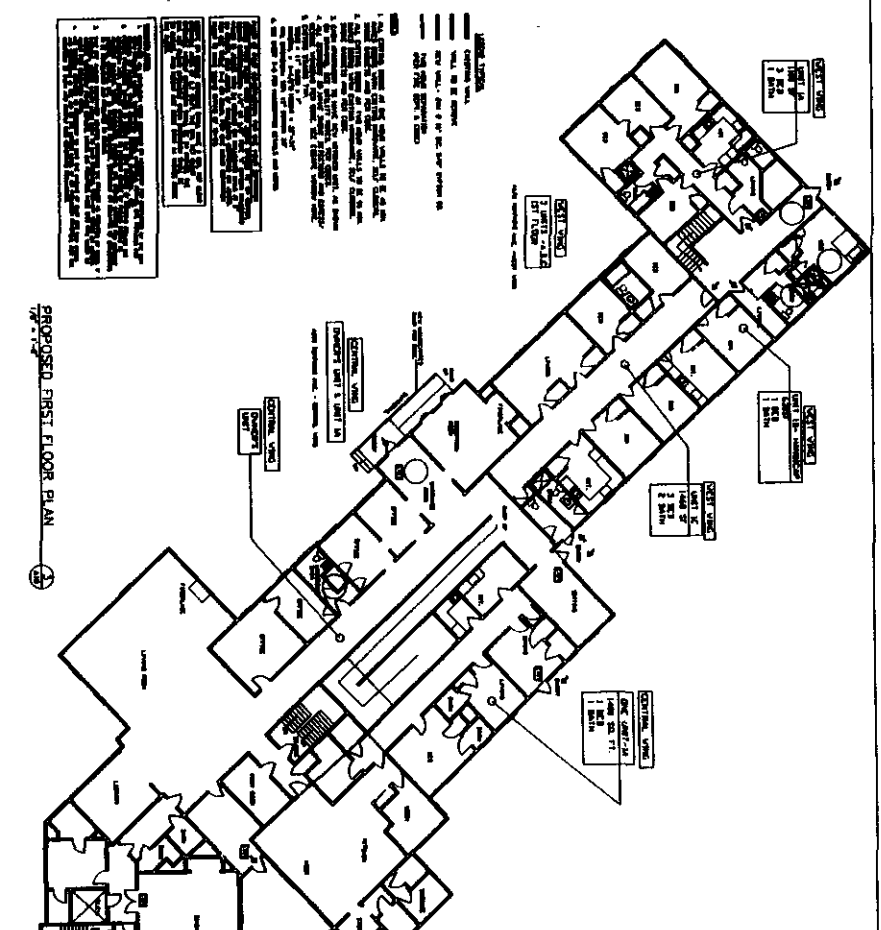
**CLIENT INFORMATION**  
 TOLSON GROUP  
 4893 CHANTRE AVENUE  
 OAKLAND, CALIFORNIA 94618  
 (510) 482-8228

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/17/02
2	AS NOTED	11/17/02

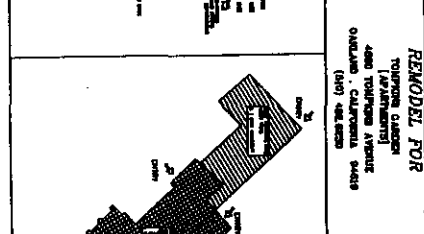
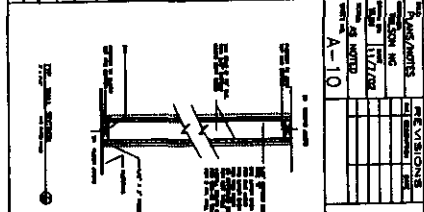


SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

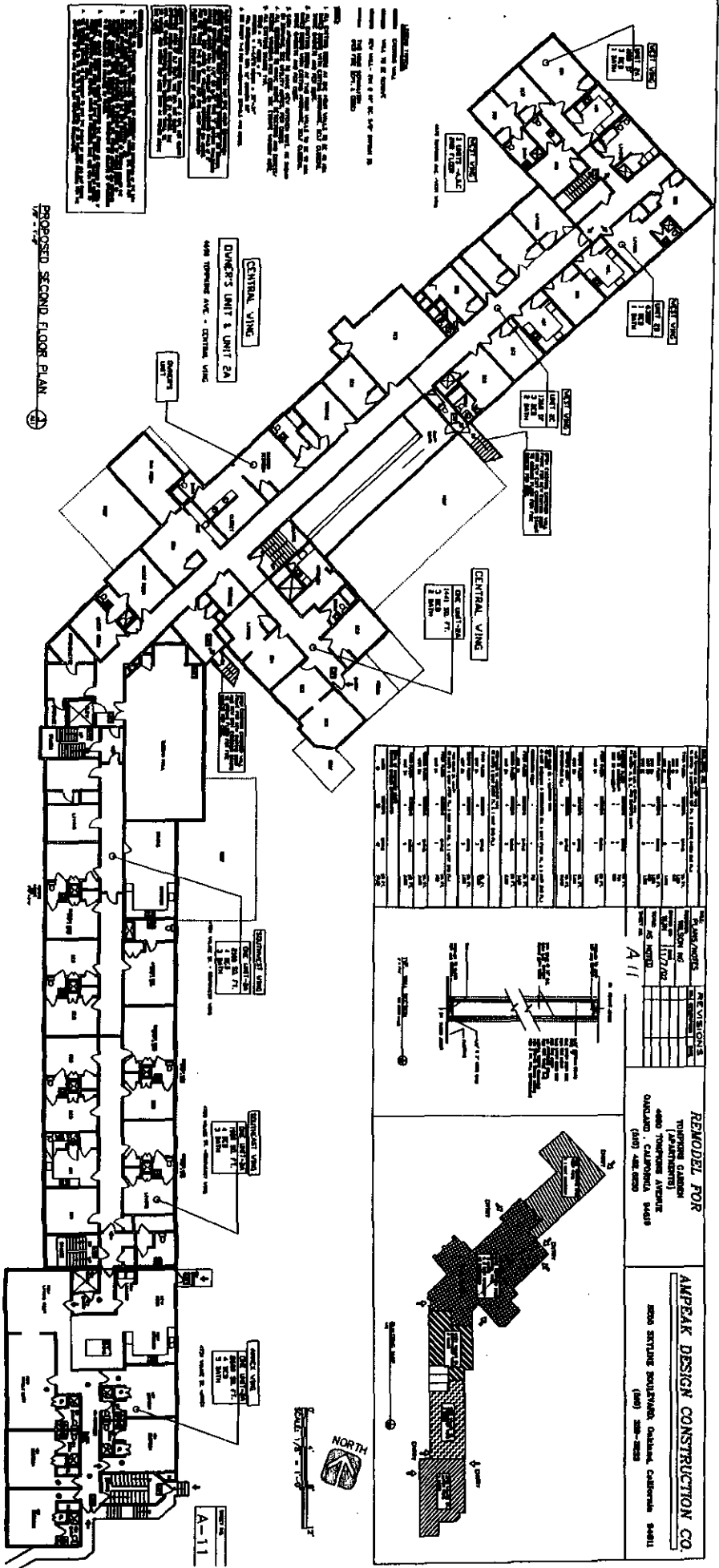
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE VENT	1	SQ. FT.	100.00	100.00
2	CORNER VENT	1	SQ. FT.	100.00	100.00
3	CENTRAL VENT	1	SQ. FT.	100.00	100.00
4	...	...	...	...	...



REMODEL FOR  
 TOWERING GARDEN  
 1400 WASHINGTON AVENUE  
 OAKLAND, CALIFORNIA 94612  
 (415) 434-8800

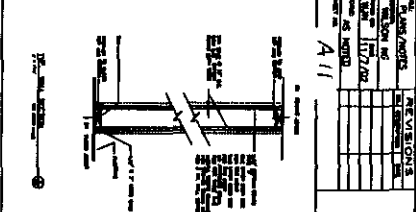
AMPEAK DESIGN CONSTRUCTION CO.  
 8800 SUTHER BULVARD, OAKLAND, CALIFORNIA 94611  
 (415) 586-3000

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE APPLICABLE AGENCIES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.  
 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.



PROPOSED SECOND FLOOR PLAN

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CONCRETE SLAB	1	SQ FT	10,000
2	CONCRETE WALL	1	SQ FT	5,000
3	CONCRETE COLUMN	1	SQ FT	2,000
4	CONCRETE BEAM	1	SQ FT	3,000
5	CONCRETE FLOOR	1	SQ FT	10,000
6	CONCRETE CEILING	1	SQ FT	10,000
7	CONCRETE PARTITION	1	SQ FT	5,000
8	CONCRETE STAIR	1	SQ FT	1,000
9	CONCRETE ELEVATOR	1	SQ FT	1,000
10	CONCRETE CORE	1	SQ FT	2,000
11	CONCRETE RAMP	1	SQ FT	1,000
12	CONCRETE BALCONY	1	SQ FT	1,000
13	CONCRETE TERRACE	1	SQ FT	1,000
14	CONCRETE DRIVEWAY	1	SQ FT	1,000
15	CONCRETE PAVEMENT	1	SQ FT	1,000
16	CONCRETE CURB	1	SQ FT	1,000
17	CONCRETE DRIVEWAY	1	SQ FT	1,000
18	CONCRETE DRIVEWAY	1	SQ FT	1,000
19	CONCRETE DRIVEWAY	1	SQ FT	1,000
20	CONCRETE DRIVEWAY	1	SQ FT	1,000



**REMODEL FOR**  
 TRISTAR CLUBS  
 4800 TORRANCE AVENUE  
 OAKLAND, CALIFORNIA 94619  
 (415) 484-0800

**AMPEAK DESIGN CONSTRUCTION CO.**  
 8000 RITLAND BOULEVARD, OAKLAND, CALIFORNIA 94611  
 (415) 288-2828

- NOTES:
1. ALL EXITING DOORS AT ONE HOUR WALLS TO BE 45 MIN. RATED DOORS WITH EXITING HARDWARE, SELF CLOSERS, SMOKE GASKETS AND PER CODE.
  2. ALL EXITING DOORS AT TWO HOUR WALLS TO BE 90 MIN. RATED DOORS WITH EXITING HARDWARE, SELF CLOSERS, SMOKE GASKETS AND PER CODE.
  3. EACH APARTMENT TO HAVE NEW KITCHEN UNIT, AS SHOWN ON DRAWING, SEE UTILITY NOTES, PER CODES.
  4. ALL BEDROOMS TO HAVE SMOKE DETECTORS AND EGRESS/ RESCUE WINDOWS PER CODE. SEE ESCAPE WINDOW NOTE.
  5. EXITING STAIRS TYP.
- TREAD = 11" RISE = 7"  
 HANDRAIL = 1-1/2" HEIGHT = 32"-34"  
 RAIL EXTENSION = TOP: 12" BOTTOM: 23"

FLOOR OR ROOF CONSTRUCTION: FOR ONE HOUR SEPARATION, DOUBLE WOOD FLOOR OVER WOOD JOISTS SPACED 16" ON CENTER, VENEER TO MATCH EXISTING. 2" GYPSUM WALLBOARD ON CENTER JOISTS. 5/8" COOKER OR WALLBOARD ON JOISTS. PER CBC TABLE 7-C OR EQUAL, FOR ONE HOUR SEPARATION FLOOR TO HAVE SOUND RATING OF IC-50.

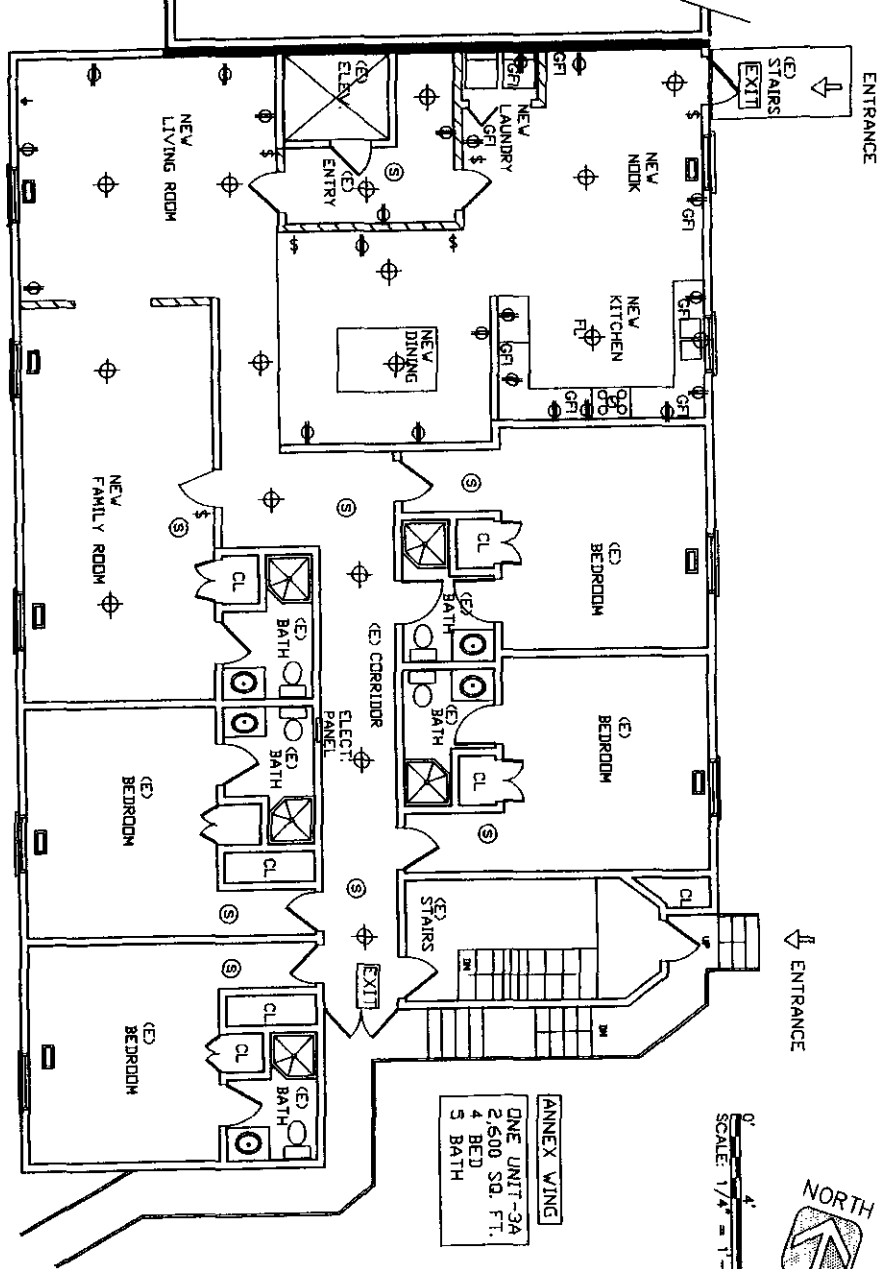
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. AND HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ANNEX (4730 WILKIE ST., 3 UNITS)			
1 UNIT FIRST FL., 1 UNIT 2ND FL. & 1 UNIT 3RD FL.)			
THIRD FLOOR:	BEDROOMS	BATHS	SQ. FT.
UNIT 3A	4	5	2,600

PLANS/NOTES	REVISIONS
WILSON NG	REV. DESCRIPTION DATE
DATE: 5/23/03	

REMODEL FOR  
 TOMPKINS GARDEN  
 APARTMENTS  
 4730 WILKIE STREET

AMPEAK DESIGN CONSTRUCTION CO.  
 8255 SKYLINE BOULEVARD, Oakland, California 94611



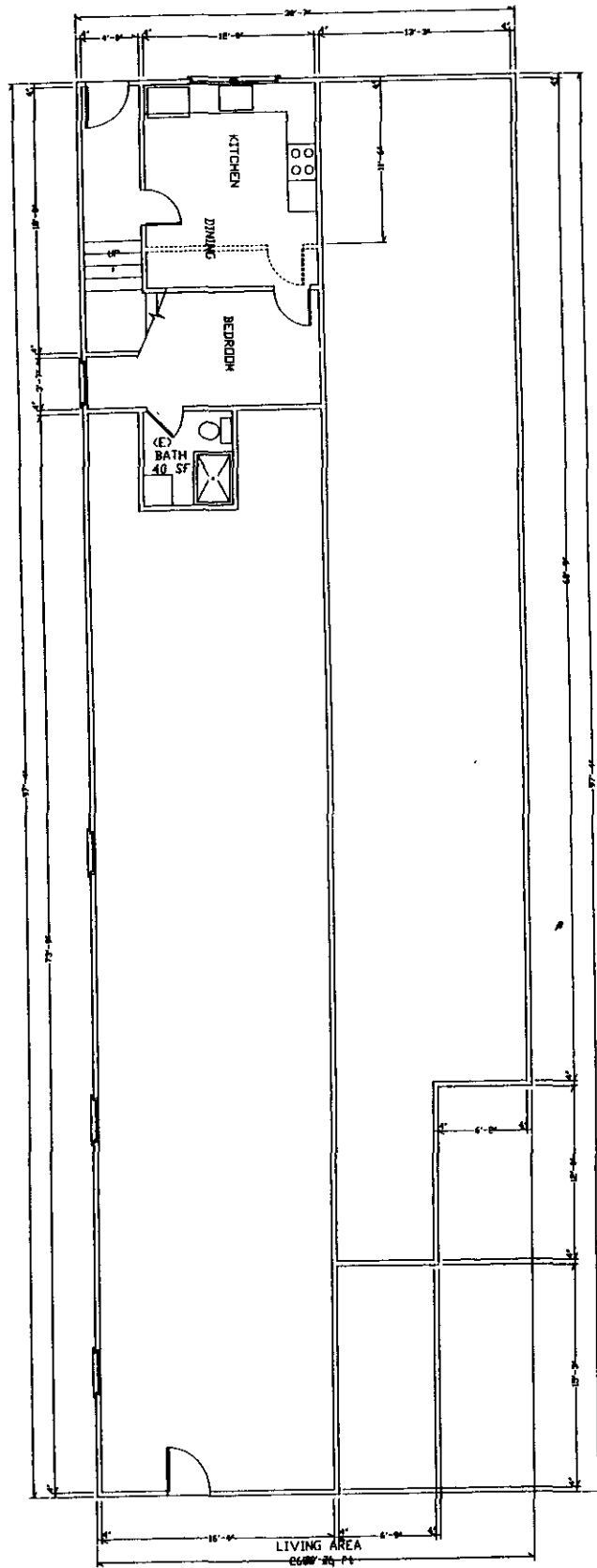
BUILDING #1 - 4730 WILKIE STREET  
 PROPOSED THIRD FLOOR PLAN - ANNEX WING  
 1/8" = 1'-0"

- LEGEND TYPICAL
- EXISTING WALL
  - WALL TO BE REMOVE
  - NEW WALL - 2X4 @ 16" O.C. 5/8" GYPSUM BD.
  - TWO HOUR SEPARATION (PER FIRE DEPT. & CODES)

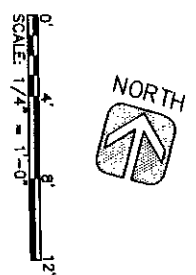
SHEET NO.  
 A-12







BUILDING NO. 3 - 4701 FAIR AVE.  
 PROPOSED BASEMENT FLOOR PLAN  
 1/4" = 1'-0"



13.1  
 ORA/COUNCIL  
 SEP 30 2003

REVISIONS	
NO.	DESCRIPTION DATE

TITLE: PROPOSED PLAN  
 DESIGNER: WILSON NG  
 CONTRACTOR:   
 MATERIAL:   
 DRAWN BY:   
 DATE: 5/3/03  
 CHECKED BY:   
 DATE:   
 SCALE: AS NOTED

REMODEL FOR  
 TOMPKINS GARDEN  
 [APARTMENTS]  
 4701 FAIR AVENUE  
 OAKLAND, CALIFORNIA 94619  
 (510) 482.8230

AMPEAK DESIGN CONSTRUCTION CO.

8255 SKYLINE BOULEVARD; Oakland, California 94611  
 (510) 339-3233