City of Richmond

HISTORIC PRESERVATION COMMISSION AGENDA REPORT

COMMUNITY DEVELOPMENT

DATE:	September 8, 2025
SUBJECT:	**MIRAFLORES HISTORIC STRUCTURES (PLN25-0313):** Request for a Certificate of Appropriateness related to the rehabilitation of the Oishi residence, potential restoration or rehabilitation of the Sakai residence, and rehabilitation of the pump house and water tank (National Register eligible properties) at the Miraflores Sustainable Greenbelt.
PREPARED BY:	Lina Velasco, Director of Community Development Marcia Vallier, CSW/ST2 (City Consultant) Kimberly Butt, Treanor (City Consultant)
LOCATION:	S. 47th Street, near Florida Avenue (APN: 513-321-012 and 513-330-018)
APPLICANT:	Successor Agency to the Richmond Community Redevelopment Agency
OWNER(S):	Acrire Holdings LLC/Richmond Redevelopment Agency
ZONING:	PA, Planned Area District
GENERAL PLAN:	Medium Density Residential
CEQA REVIEW:	Categorically Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15331: Historic Resource Restoration/Rehabilitation projects completed in a manner consistent with the Secretary of Interior Standards for the Treatment of Historic Properties.

STATEMENT OF THE ISSUE/PROPOSAL:

Staff and the City's consultant team, CSW/ST2 and Treanor, have been working on the historic rehabilitation plans for the Oishi residence, Sakai residence, pump house and water tank (National Register eligible properties) at the Miraflores Subdivision and an interpretative signage program for the greenbelt (park). In recent years, the subdivision developer filed for bankruptcy, and the lender has taken ownership of the property due to foreclosure. Acrire Holdings LLC is

now the property owner and is working to re-entitle the residential development project since the previous project approvals have expired. The Sakai house was also recently damaged in two fires, and the City's architect needs to assess the damage to determine if the structure can be rehabilitated or if it needs to be reconstructed. If reconstruction is the determined approach, then the plans will be developed based on all existing documentation written, photographic and physical.

Staff is seeking a Certificate of Appropriateness related to the rehabilitation of the Oishi residence, potential restoration or rehabilitation of the Sakai residence, and rehabilitation of the pump house and water tank at the Miraflores Sustainable Greenbelt.

BACKGROUND:

In June 2006, the former Richmond Community Redevelopment Agency purchased the 14-acre Miraflores project site. The Miraflores site was the location of the former Sakai, Oishi and Endo family nurseries. These nurseries were a portion of a thriving community of Japanese American growers first established in the area around 1905. By World War II, approximately twenty nurseries had been established in the area. The historic Miraflores nursery site was planned to be developed by the City of Richmond with non-profit and for-profit housing developers into affordable senior housing, market rate homes and a new 4-acre park.

The previously approved project included three major project components: 1) Senior Project: 80-unit affordable senior housing development; 2) For Sale Housing Project: 190-unit condominium development; and 3) Greenbelt Park: a new greenbelt park, adjacent to Interstate 80 freeway, including the daylighting and realignment of Baxter Creek and the relocation and rehabilitation of certain historic structures.

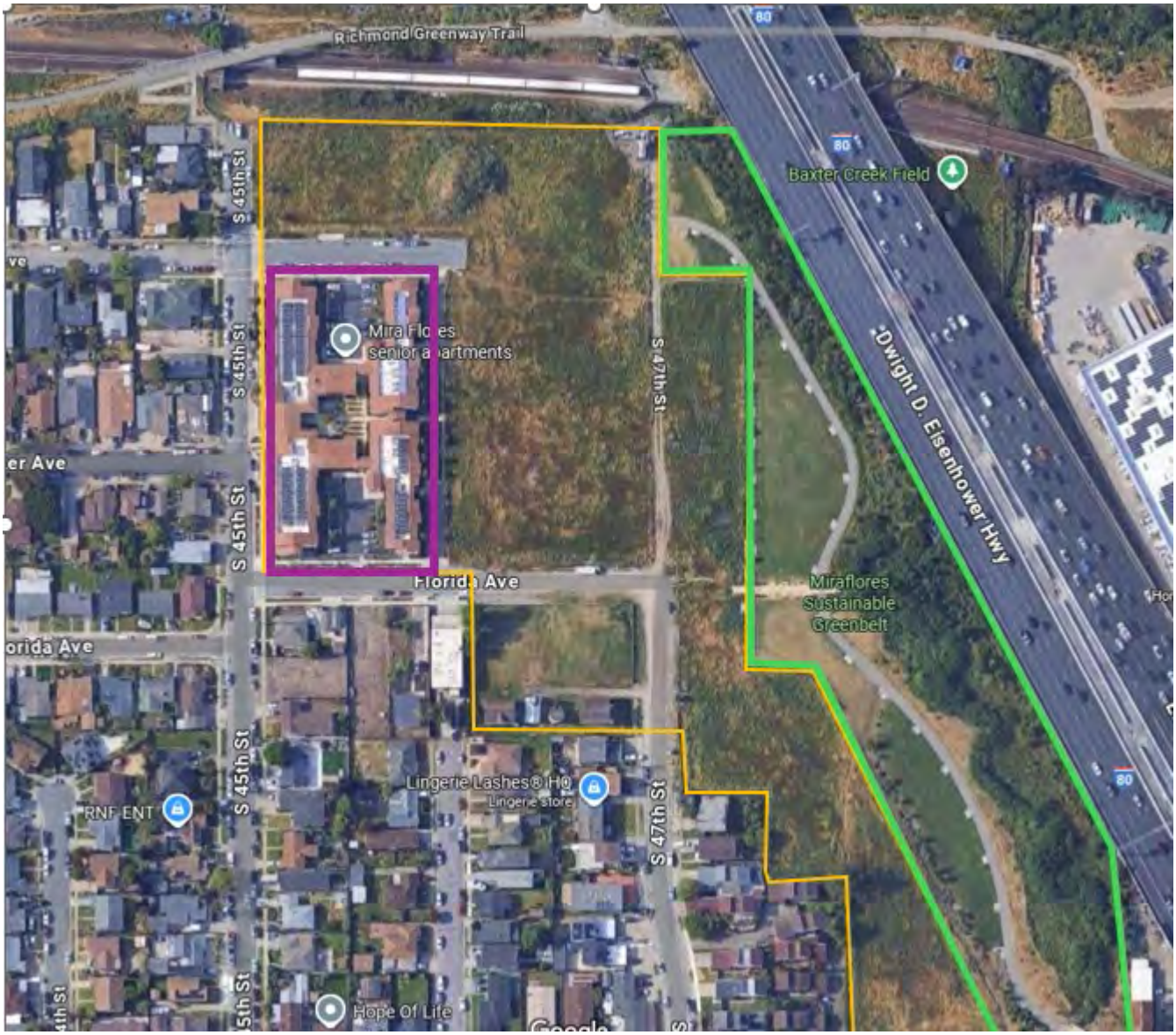
The Senior Housing Project was approved on a 1.5 acre portion of the site located at the northeast corner of Florida Avenue and South 45th Street. The Senior Housing Project was approved on June 16, 2015 and the 80-unit low and very low-income apartment building was completed in September 2018. The Senior Housing Project was completed by Eden Housing and Community Housing Development Corporation (CHDC).

The 8.2 acre for sale housing project was approved by the DRB on February 14, 2018 and the property was transferred to the developer on October 31, 2018. Grading was scheduled to commence in Spring 2020. Construction was never initiated and eventually the prior developer, Miraflores Community Devco, LLC filed for bankruptcy and the property was acquired by the lender under foreclosure proceedings, as there were no other buyers.

As part of the overall development of the Miraflores Project, the Successor Agency completed the restoration and daylighting of Baxter Creek and the Baxter Park greenbelt (approximately 4.2 acres) located at the eastern portion of the site.

The historic interpretation and the rehabilitation of the historic structures will provide an important node where Rosie the Riveter/WWII Home Front National Historical Park (RORI) can communicate the impact of WWII on Japanese Americans in a place directly affected by wartime policies and programs.

The purple box in the image below is the Miraflores Senior Development, the orange area is planned for the for-sale housing and the green shape is the park area. The Oishi house was proposed to be located within the greenbelt area and the Sakai house, pump house and water tank were to be relocated to a tot lot park area within the subdivision as approved in the Planned Area Plan approved by the City Council. However, given that the development of the subdivision is being delayed, the property owner and City are proposing to relocate all of the structures to the park and include a dedication of land to the city to accommodate their relocation.



DISCUSSION:

Recognition of the site's significance to local, state and national history has led to a plan that includes preservation of several representative buildings and structures from the Sakai and Oishi nurseries — a water tower, an oil tank, several greenhouses and two family homes that will be renewed as a community center or office space and headquarters for a youth job development training program. The locally-funded preservation of the historic structures will be

complimented by a robust program to interpret the site for future generations. A series of eight sculptural interpretive elements will be placed throughout the park, associated with the preserved historic structures, and will convey the full arc of the Japanese American story in Richmond from 1905 to the turn of the twenty-first century. The interpretive nodes employ themes such as “Arrival” or “Creating Home,” that allow the Nikkei experience to be communicated alongside those of other Richmond communities, reinforcing links among various people. At the heart of the project are a series of three markers that will convey the impact of the WWII years on the nurseries and the Japanese American families that established them and the WWII and the Japanese American confinement site experience, reinforcing the profound significance of that event in history.

The four historic properties are currently stored on a vacant lot within the larger project site. The proposed work will relocate the buildings onto new foundations and rehabilitate the historic structures for reuse. The Sakai house will function as a community center with meeting rooms, a kitchenette and accessible restroom and will include office space and a restroom on the second floor. The Oishi house will serve as the offices for a youth job development program or a similar function and will also include an accessible restroom and kitchenette. The pump house is to be used for storage and the water tank will function as an interpretive structure. The rehabilitation work primarily includes structural stabilization, material restoration, and functional renovation.

To approve a Certificate of Appropriateness for a major alteration, the HPC must determine and find that the proposed work conforms to the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and more specifically:

1. Whether the proposed construction, reconstruction, or relocation is appropriate and consistent with this section and, if applicable, the Historic Conservation Plan for the historic district.

2. Whether the applicant has demonstrated that every reasonable effort will be made to minimize alteration of any contributory structure or designated landmark and preserve its integrity.

3. With regard to any property located within an historic district but which is not a contributing structure, the proposed work does not adversely affect the character and integrity of the district.

4. Whether the distinguishing original qualities or character of a contributory building, structure, or object, or site and its environment will not be destroyed, and the removal or alteration of any historic material or distinctive architectural feature will be avoided, to the greatest extent reasonably practical.

5. Whether changes which may have taken place in the course of time are evidence of the history and development of a contributory structure or site and its environment and that such changes which may have acquired significance in their own right, will be recognized and respected.

6. Whether distinctive stylistic features or examples of skilled craftsmanship which

characterize a structure or site will be retained, to the extent reasonably possible.

7. Whether any proposed project will not destroy significant historical, architectural, or cultural material, and will be compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

8. Whether additions or alterations to contributory buildings, structures, objects or sites or designated landmarks will be done in a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Staff Statement: Criterion Satisfied. The project complies with the applicable above criteria. The project involves the relocation of the existing structures from their original location to the Sustainable greenbelt that will include interpretative signage and setting to convey the impact of the WWII years on the nurseries and the Japanese American families that established them and the WWII and the Japanese American confinement site experience, reinforcing the profound significance of that event in history.

The rehabilitation of the structures will follow the recommendation of the initial ARG report. Treanor, the City's architect, is still working on assessing whether the fire damaged Sakai residence can be rehabilitated or whether it will require a reconstruction treatment approach instead.

RECOMMENDED ACTION: Staff recommends that the Historic Preservation Commission make the following finding and approve the Certificate of Appropriateness as follows:

CERTIFICATE OF APPROPRIATENESS FINDING: The Historic Preservation Commission establishes by mutual agreement or by vote, the following finding for the proposed application:

A. The alterations conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Supporting Statement of Fact: ***Criterion Satisfied***. *The project complies with the applicable above criteria. The project involves the relocation of the existing structures from their original location to the Sustainable greenbelt that will include interpretative signage and setting to convey the impact of the WWII years on the nurseries and the Japanese American families that established them and the WWII and the Japanese American confinement site experience, reinforcing the profound significance of that event in history.*

The rehabilitation of the structures will follow the recommendation of the initial ARG report. Treanor, the City's architect, is still working on assessing whether the fire damaged Sakai residence can be rehabilitated or whether it will require a reconstruction treatment instead.

Article 15.04.303.120 of the Richmond Zoning Ordinance gives the HPC authority to approve, approve with conditions, or reject a Certificate of Appropriateness for a major alteration permit if it finds that the proposed work conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

GENERAL PLAN CONSISTENCY:

The proposed project aligns with the following General Plan policy:

Historic Resource Preservation Policy HR1.1: Preservation of Diverse Resources Protect, preserve and enhance the diverse range of historic, cultural and archaeological sites and resources in the City for the benefit of current and future residents and visitors.

PUBLIC COMMENTS:

Neighborhood Council: The project site is located within the Park Plaza Neighborhood Council area. The neighborhood council was notified of this item through mail; however, no comments have been received from the neighborhood council to date.

Other: A community member contacted staff and expressed that they believed the costs of preserving the non-residential structures was unnecessary and not appropriate. Any additional comments received prior to the HPC meeting will be forwarded to Commissioners and summarized during the public hearing for this item.

CONCLUSION:

This preservation and rehabilitation of a representative example of structures will help convey the full arc of the Japanese American story in Richmond from 1905 to the turn of the twenty-first century. The interpretive nodes employ themes such as “Arrival” or “Creating Home,” that allow the Nikkei experience to be communicated alongside those of other Richmond communities, reinforcing links among various people. These structures will also help convey the stories of the Japanese American families that established at the site and the WWII and the Japanese American confinement site experience, reinforcing the profound significance of that event in Richmond’s and United States history.

ATTACHMENTS:

Exhibit A: Project Plans
Exhibit B: Feasibility Study
Exhibit C: Interpretative Signage

Appealing the Decision of the Historic Preservation Commission:

The Historic Preservation Commission’s decision may be appealed by notifying the City Clerk in writing stating wherein the Historic Preservation Commission’s decision is in error and paying the appeal fee by ***5:00 PM*** *on* ***September 18, 2025.***

CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

LIMITED PERMIT SET FOR HPAC

9/5/2025

OWNER / PROJECT CONTACT	ARCHITECT	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
City of Richmond / ALAN WOLKEN 450 Civic Center Plaza RICHMOND, CA 94804 (P) 510.307.8137	Treanor 351 California Street Suite 800 SAN FRANCISCO, CA 94104 (P) 415.773.0773	CSW / Stuber-Stroeh Engineering 504 Redwood Blvd, Suite 310 NOVATO, CA 94947 (P) 510.237.7745	Pivot Structural Engineering 2905 Shattuck Ave BERKELEY, CA 94705 (P) 415.231.5770	EDesignC Incorporated 582 Market St. SAN FRANCISCO, CA 94104 (P) 415.983.4303

TABLE OF CONTENTS

PROJECT LOCATION

APN: 513-321-012

PROJECT ADDRESS: RICHMOND, CA
CORNER OF FLORIDA AVE. AND
S. 47TH ST.

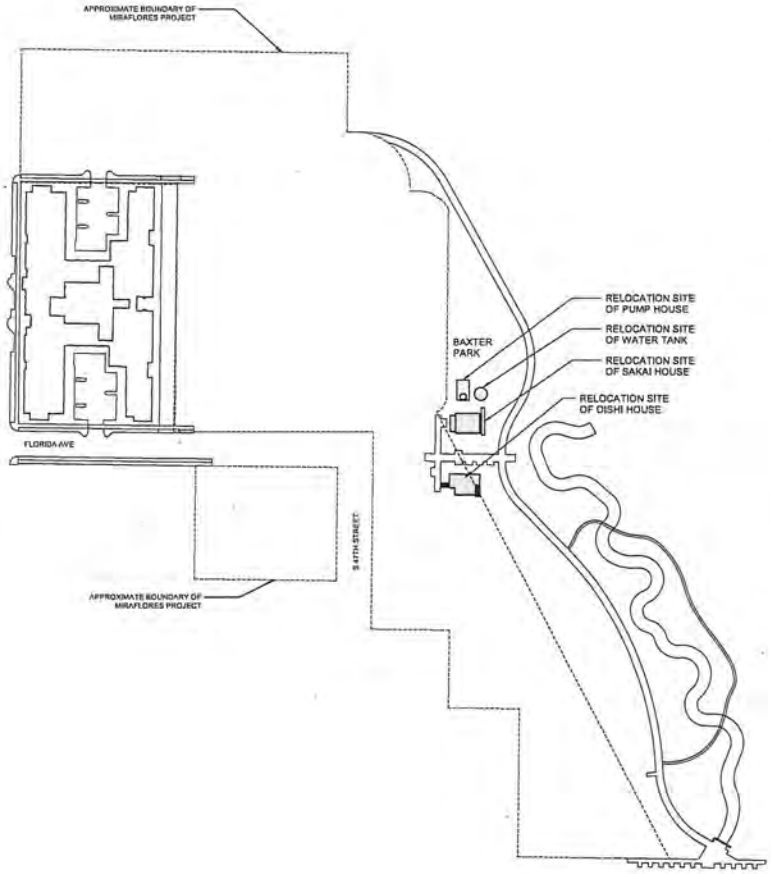
PROJECT DESCRIPTION

THE PROJECT INCLUDES THE RELOCATION, STABILIZATION AND REHABILITATION OF FOUR HISTORIC WOOD-FRAME STRUCTURES: THE SAKAI HOUSE, THE OISHI HOUSE, THE PUMP HOUSE AND THE WATER TANK. EXTENT OF REPAIRS AND ALTERATIONS VARY FROM BUILDING TO BUILDING. THE SAKAI HOUSE AND OISHI HOUSE WILL BE REHABILITATED FOR USE AS COMMUNITY MEETING SPACES AND OFFICES; WHILE THE PUMP HOUSE WILL BE STABILIZED FOR USE AS STORAGE AND THE WATER TANK WILL BE STABILIZED FOR USE AS AN INTERPRETIVE PIECE ON THE SITE BUT WILL REMAIN UNINHABITED. THE TWO HOUSES WILL ALSO UNDERGO VARYING ACCESSIBILITY AND LIFE SAFETY UPGRADES.

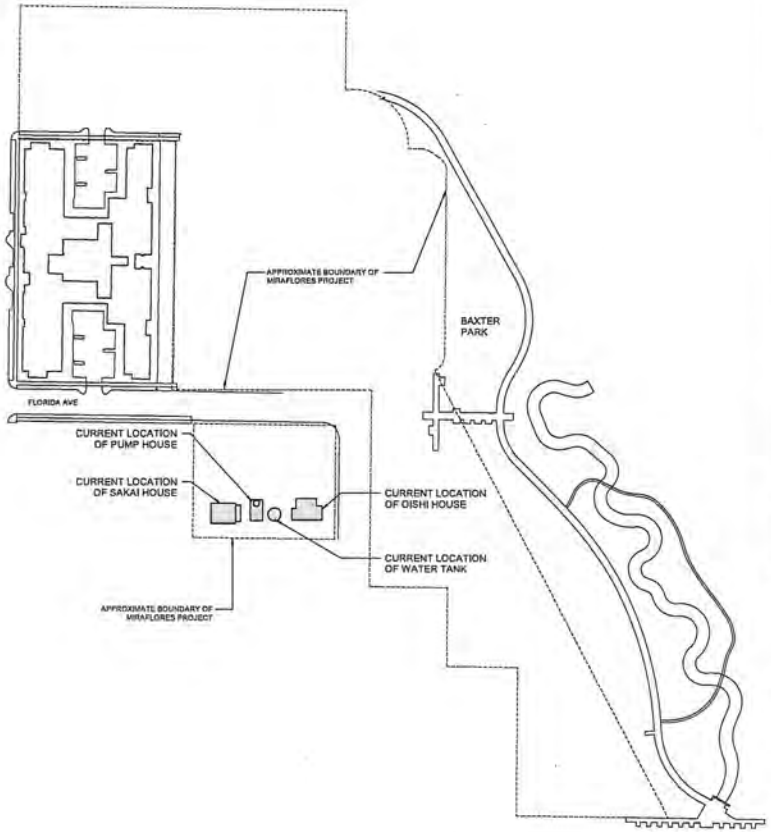
VICINITY MAP

NOTE:

A. FOR INFORMATION PURPOSES ONLY, SEE LANDSCAPE DRAWINGS FOR BALANCE OF INFORMATION.



SITE PLAN 2



EXISTING SITE PLAN 1

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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REVISIONS

NO	DESCRIPTION	DATE
1	Revision 1	Date 1

AS001

ARCHITECTURAL SITE PLAN

Treanor NO. HPD18.1801.00

GENERAL NOTES

A. FOR REFERENCE ONLY. PHOTOGRAPHS SHOW GENERAL CONDITIONS.
B. HISTORIC PHOTOGRAPH FOR REFERENCE ONLY.

RM 100 LOOKING TO FRONT DOOR D4

2ND FL STAIR HALL D3

LOOKING INTO RM 101 D2

RM 103 LOOKING TOWARD RM 101 D1

OPPOSITE SIDE FACADE B3

SIDE WITH DORMER FACADE B2

FRONT FACADE B1

REAR FACADE A3

FRONT CORNER, HISTORIC VIEW A2

FRONT FACADE, HISTORIC VIEW A1

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NO	DESCRIPTION	DATE

SAKAI HOUSE

A000

PHOTOGRAPHS

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GENERAL NOTES

A. FOR REFERENCE ONLY. PHOTOGRAPHS SHOW GENERAL CONDITIONS.
B. HISTORIC PHOTOGRAPH FOR REFERENCE ONLY.

FRONT STAIR & PORCH, HISTORIC VIEW D3

STRUCTURE AT CRAWL SPACE D2

STRUCTURE AT CRAWL SPACE WITH HISTORIC WINDOW D1

ROOM 101 B5

ROOM 103 B4

ROOM 100 B3

ROOM 102 B2

ROOM 104 B1

SIDE FACADE A4

OPPOSITE SIDE FACADE A3

REAR FACADE A2

FRONT FACADE A1

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OISHI HOUSE

A010

PHOTOGRAPHS

Treanor NO. HP0818.1901.00

11/13/2024 11:12:59 AM Autodesk Docs://HP0818.1901.00 Miraflores Oishi House_R23.rvt

GENERAL NOTES

A. FOR REFERENCE ONLY. PHOTOGRAPHS SHOW GENERAL CONDITIONS.

TYP. INTERIOR. D2

TYP. INTERIOR D1

GABLE END WALL, TOWER. SIDE, DOOR, INTERIOR B4

GABLE END WALL, TOWER. SIDE, DOOR, EXTERIOR B3

TOWER STRUCTURE B2

GABLE SIDE WALL & TOWER B1

GABLE END WALL, OPPOSITE SIDE A3

GABLE SIDE WALL, OPPOSITE SIDE A2

GABLE SIDE WALL A1

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City of Richmond

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REVISIONS

NO	DESCRIPTION	DATE

PUMP HOUSE

A020

EXISTING CONDITION PHOTOGRAPHS

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Autodesk Docs://HP0818.1901.00 Structures/Pump House_R23.rvt

GENERAL NOTES

A. FOR REFERENCE ONLY. PHOTOGRAPHS SHOW GENERAL CONDITIONS.

DETAIL, STEEL BANDING C3

DETAIL, WOOD CLADDING C2

DETAILS OF BASE STRUCTURE C1

EXTERIOR DETAIL A4

EXTERIOR 3 A3

EXTERIOR 2 A2

EXTERIOR 1 A1

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WATER TANK

A030

EXISTING CONDITION PHOTOGRAPHS

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11/13/2024 11:37:32 AM Autodesk Docs://HP0818.1901.00 Miraflores HP0818.1901.00 Miraflores Water Tank_R23.rvt

OCCUPANCY LOAD AND EXITING REQUIREMENTS (PER CBC TABLES 1004.1.2 AND 1006.2.1)

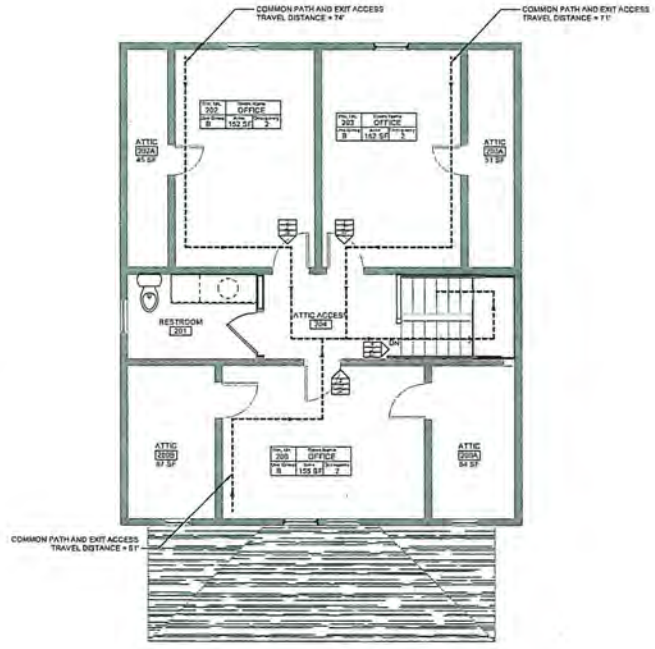
Level	Room Number	Room Name	Area	Occupancy	Load Factor	No. of Occupants	Number of Exits
FIRST FLOOR	103	MEETING RM	250 SF	A	15 SF	17	
FIRST FLOOR	101	MEETING RM	208 SF	A	15 SF	14	
FIRST FLOOR	102	OFFICE	142 SF	B	100 SF	1	
FIRST FLOOR	102A	FIRE SPRINKLER RISER CLOSET	13 SF				
FIRST FLOOR	103	KITCHENETTE	130 SF	B	100 SF	1	
FIRST FLOOR	104	ACCESSIBLE RESTROOM	84 SF				
FIRST FLOOR	105	STAIR #1	89 SF				
SECOND FLOOR	200	OFFICE	155 SF	B	100 SF	2	
SECOND FLOOR	200A	ATTIC	84 SF				
SECOND FLOOR	201	RESTROOM	50 SF				
SECOND FLOOR	202	OFFICE	152 SF	B	100 SF	2	
SECOND FLOOR	202A	ATTIC	45 SF				
SECOND FLOOR	203	OFFICE	152 SF	B	100 SF	2	
SECOND FLOOR	203A	ATTIC	81 SF				
SECOND FLOOR	204	ATTIC ACCESS	197 SF				
TOTAL NO. OF OCCUPANTS						39	

Sakai House

Plumbing Fixture Requirements (per 2022 C.P.C. Tbl.422.1)

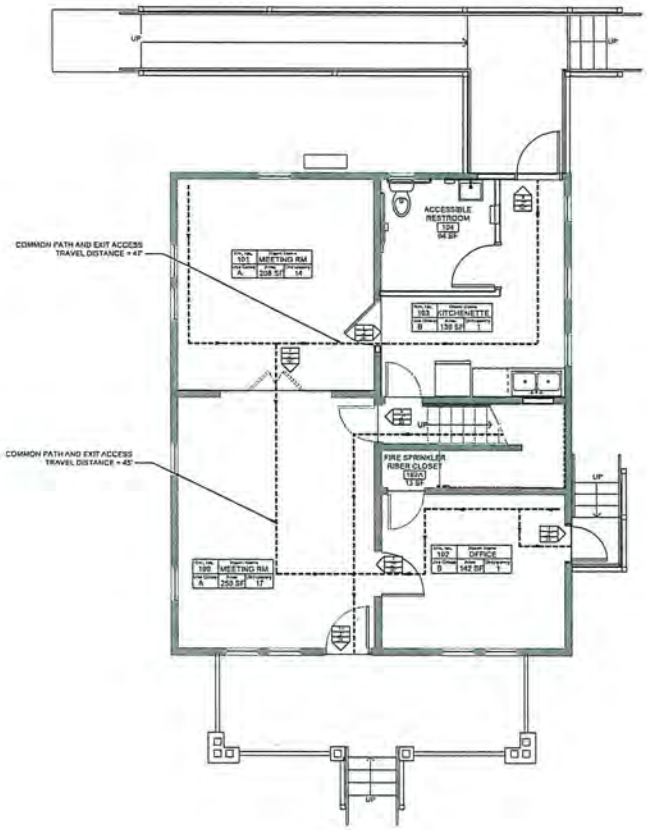
Occupant Load Factor	Group A	1/30 SF	Total Group A Usable SF:	458 SF / 30 SF = 16		
	Group B	1/150 SF	Total Group B Usable SF	730 SF / 150 SF = 5		
		FIXTURE REQUIREMENTS:				
OCCUPANCY TYPE	OCCUPANCY	WC (TOILETS)			LAVS		
B (BUSINESS) (OCCUPANT LOAD	OFFICES	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL
NUMBER OF OCCUPANTS		11	11	22	11	11	22
FIXTURES REQUIRED		1	1	2	1	1	2
TOTAL FIXTURES REQUIRED				2			2
TOTAL FIXTURES PROVIDED				2			2

* 2022 C.P.C. 422.2 (3) One toilet facility shall be permitted for use by both sexes.



SECOND FLOOR - LIFE SAFETY A2

1/4" = 1'-0"



FIRST FLOOR - LIFE SAFETY A1

1/4" = 1'-0"

CODE REVIEW

GOVERNING CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE

OCCUPANCY

B

CONSTRUCTION TYPE

VB

GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT: 3 STORIES

ALLOWABLE AREA: 27,000 SF

Actual Height: 2 STORIES

Actual Area: 1,820 SF

FIRE PROTECTION SYSTEM

SPRINKLERS

MEANS OF EGRESS

Egress Width Factor with Sprinkler System: 0.2
Egress Width Factor with Sprinkler System for Stairs: 0.2

Exit Requirements per Floor: 1

COMMON PATH OF EGRESS TRAVEL: 100' (CBC 1006.2.1)

EXIT ACCESS TRAVEL DISTANCE: 300' (CBC 1017.2)

OCCUPANCY COUNT

CBC 39

FIXTURE COUNT

2 TOILETS, 3 LAVATORIES

PARKING

STREET PARKING ONLY

LIFE SAFETY LEGEND

ROOM USE OCCUPANCY LOAD

- ROOM AND AREA NUMBER
- ROOM AND AREA NAME
- ROOM AND AREA OCCUPANCY
- NET ROOM AND NET AREA AS REQ'D PER CODE
- ROOM AND AREA USE GROUP

EGRESS COMPONENT CAPACITY

- ACTUAL OCCUPANT LOAD AT EXIT
- EXIT WIDTH FACTOR
- REQUIRED EXIT WIDTH
- DIRECTION OF EXIT

MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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Issued For: PERMIT SET

Date: 11/11/2024

REVISIONS

NO	DESCRIPTION	DATE

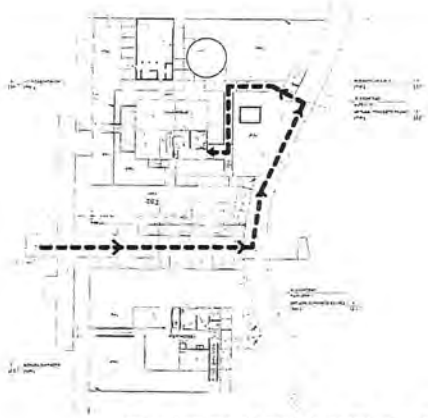
SAKAI HOUSE

G001

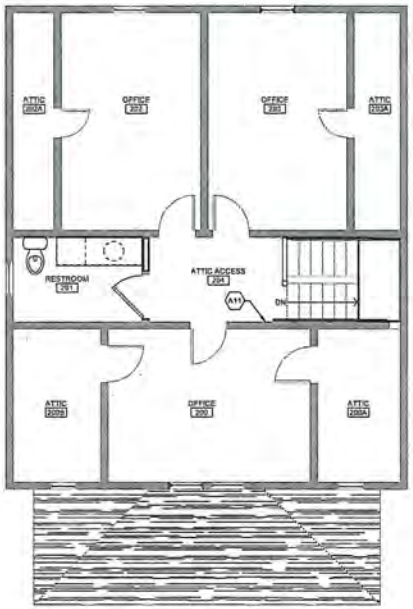
CODE, FIRE AND LIFE SAFETY ANALYSIS

Treanor NO. HP0818.1901.00

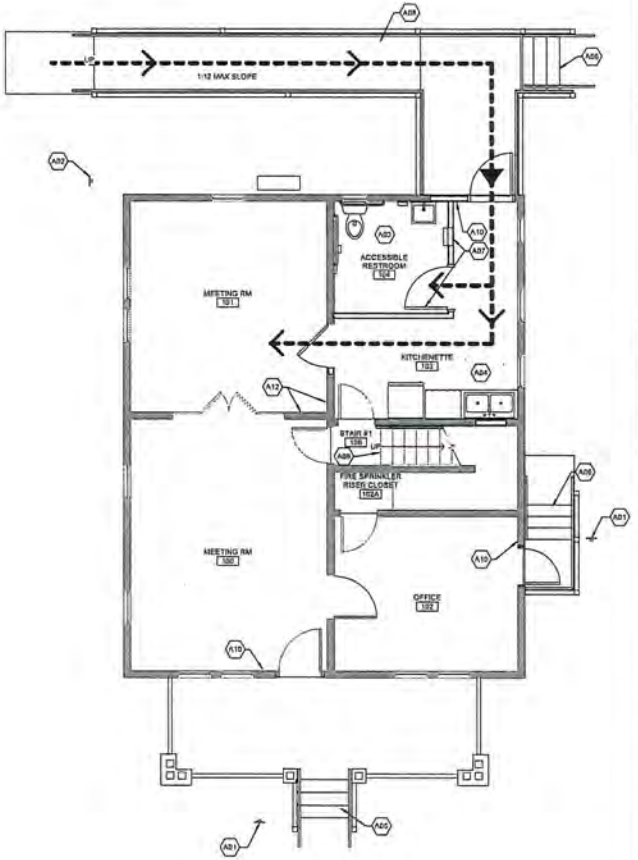
10/13/2024 11:50:41 AM



SITE PATH OF TRAVEL D1



SECOND FLOOR - ACCESSIBILITY PLANS 3/64" = 1'-0" A2



FIRST FLOOR - ACCESSIBILITY PLANS 3/64" = 1'-0" A1

ACCESSIBILITY NOTES - GENERAL

A. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:12 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX, AND IS MIN. 36" WIDE AT INTERIOR WALKING SURFACES, EXCEPT WHERE OTHERWISE REQUIRED.

B. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED.

C. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

D. CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE P.O.T. HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT.

E. ALL EXTERIOR ENTRANCES AND EXITS IDENTIFIED IN THE P.O.T. IDENTIFIED WITH A TRIANGULAR SYMBOL ON THIS PLAN ARE ACCESSIBLE AND COMPLY WITH CBC 11-B-404, INCLUDING:
1. 32" CLEAR OPENING,
2. REQUIRED STRIKE EDGE CLEARANCE AT PULL SIDE OF DOOR (24" FOR FRONT AND LATCH, 36" FOR HINGE APPROACH)
3. LEVEL LANDING;
4. ACCESSIBLE THRESHOLD, HARDWARE, CLOSER, & KICKPLATE.

ACCESSIBILITY NOTES

A01 INSTALL DIRECTIONAL SIGN INDICATING THE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE PER 2022 CBC 11B-216.6.

A02 INSTALL SIGN WITH THE INTERNATIONAL ACCESSIBILITY SYMBOL AT PRIMARY ACCESSIBLE ENTRANCE PER 2022 CBC 11B-216.6.

A03 ACCESSIBLE RESTROOM, SEE FLOOR PLANS.

A04 ACCESSIBLE KITCHENETTE, SEE FLOOR PLANS.

A05 CONTRASTING COLOR STRIPE AT ALL STAIR TREADS.

A07 RESTROOM SIGNAGE.

A08 SLIP RESISTANT COND. RAMP.

A09 CONTRASTING COLOR STRIPE AT TOP AND BOTTOM STAIR TREADS.

A10 EXIT SIGN PER CBC 1013.4

A11 EXIT STAIR DOWN SIGN PER CBC 1013.4

A12 EXIT ROUTE SIGN PER CBC 1013.4

LEGEND

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE ENTRY/EXIT

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MIRAFLORES RELOCATION AND REHABILITATION

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SAKAI HOUSE

G002

ACCESSIBILITY AND SIGNAGE PLANS

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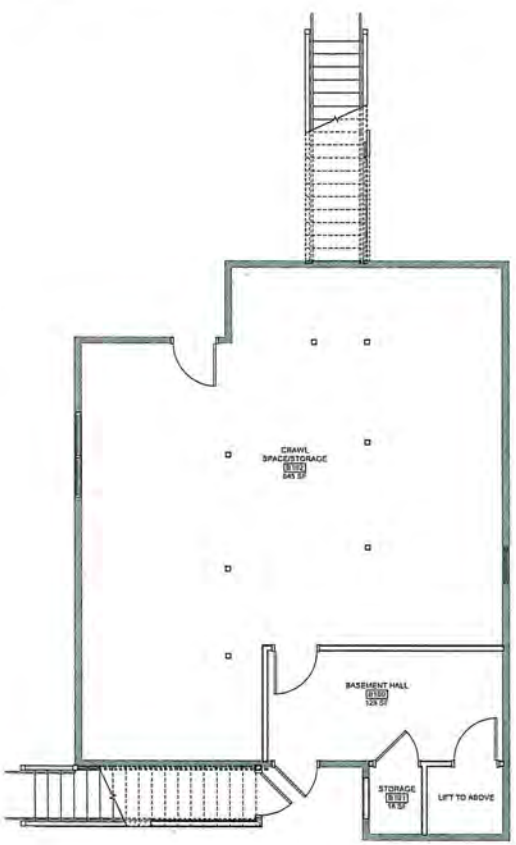

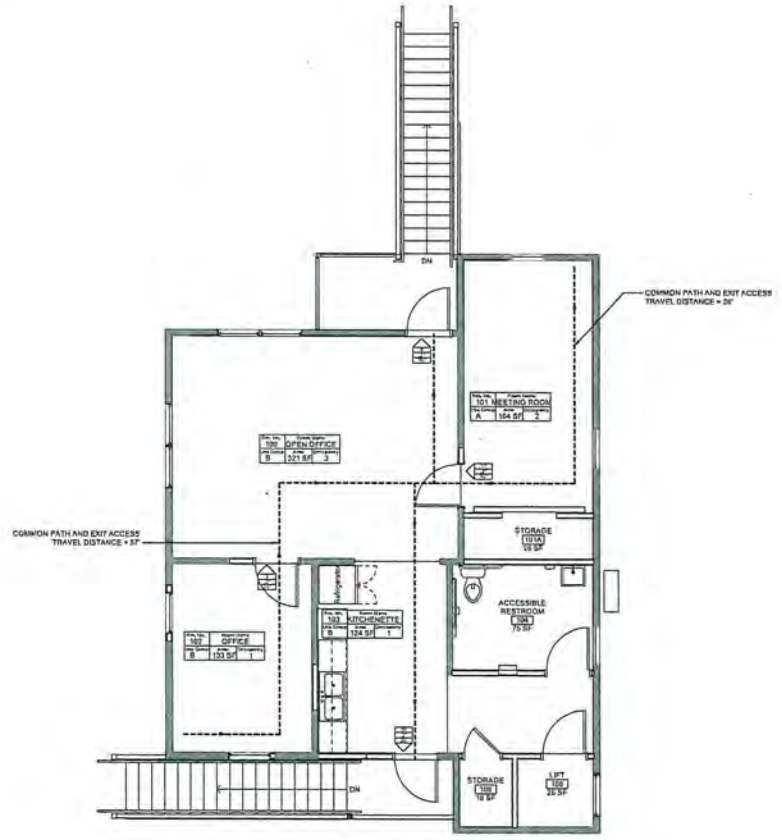

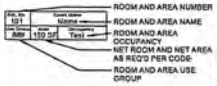

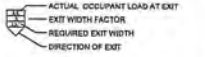

OCCUPANCY LOAD AND EXITING REQUIREMENTS (PER CBC TABLE 1004.1.2 AND 1006.2.1)							
Level	ROOM NUMBER	Name	Area	Occupancy	LOAD FACTOR	NO. OF OCCUPANTS	NUMBER OF EXITS
FIRST FLOOR	100	OPEN OFFICE	321 SF	B	150 SF	3	1
FIRST FLOOR	101	MEETING ROOM	164 SF	A	150 SF	11	1
FIRST FLOOR	101A	STORAGE	28 SF				
FIRST FLOOR	102	OFFICE	133 SF	B	150 SF	1	1
FIRST FLOOR	103	KITCHENETTE	124 SF	B	150 SF	1	1
FIRST FLOOR	104	ACCESSIBLE RESTROOM	75 SF				
FIRST FLOOR	105	HALL	57 SF				
FIRST FLOOR	106	STORAGE	18 SF				
FIRST FLOOR	108	LIFT	26 SF				
BASEMENT	160	ACCESSIBLE LIFT	26 SF				
BASEMENT	B100	BASEMENT HALL	129 SF				
BASEMENT	B101	STORAGE	18 SF				
BASEMENT	B102	CRAWL SPACE/STORAGE	845 SF				
TOTAL NO. OF OCCUPANTS						16	

Oishi House

Plumbing Fixture Requirements (per 2022 C.P.C. Tbl.422.1)							
Occupant Load Factor	Group A 1/30 SF		Total Group A Usable SF:		164 SF / 30 SF = 6		
	Group B 1/150 SF		Total Group B Usable SF:		578 SF / 150 SF = 4		
OCCUPANCY TYPE	OCCUPANCY	FIXTURE REQUIREMENTS:					
		WC (TOILETS)			LAVS.		
B (BUSINESS) OCCUPANT LOAD	OFFICES	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL
NUMBER OF OCCUPANTS		5	5	10	5	5	10
FIXTURES REQUIRED		1	1	2	1	1	2
TOTAL FIXTURES REQUIRED				1			1
TOTAL FIXTURES PROVIDED				1			1

* 2022 C.P.C. 422.2 (3) One toilet facility shall be permitted for use by both sexes.

BASEMENT - LIFE SAFETY A2
1/4" = 1'-0"

FIRST FLOOR - LIFE SAFETY A1
1/4" = 1'-0"

CODE REVIEW

GOVERNING CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE

OCCUPANCY

B

CONSTRUCTION TYPE

VB

GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT: 3 STORIES

ALLOWABLE AREA: 27,000 SF

Actual Height: 2 STORIES

Actual Area: 1,887 SF

FIRE PROTECTION SYSTEM

SPRINKLERS

MEANS OF EGRESS

Egress Width Factor with Sprinkler System 0.2
Egress Width Factor with Sprinkler System for Stairs 0.2

Exit Requirements per Floor: 1

COMMON PATH OF EGRESS TRAVEL: 100' (CBC 1006.2.1)

EXIT ACCESS TRAVEL DISTANCE: 300' (CBC 1017.2)

OCCUPANCY COUNT

CBC 16

FIXTURE COUNT
1 TOILET, 2 LAVATORIES, 0 DRINKING FOUNTAINS

PARKING
STREET PARKING ONLY

LIFE SAFETY LEGEND

ROOM USE OCCUPANCY LOAD

- ROOM AND AREA NUMBER
- ROOM AND AREA NAME
- ROOM AND AREA OCCUPANCY
- NET ROOM AND NET AREA AS REQ'D PER CODE
- ROOM AND AREA USE GROUP

EGRESS COMPONENT CAPACITY

- ACTUAL OCCUPANT LOAD AT EXIT
- EXIT WIDTH FACTOR
- REQUIRED EXIT WIDTH
- DIRECTION OF EXIT

MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT

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G010

CODE, FIRE AND LIFE SAFETY ANALYSIS

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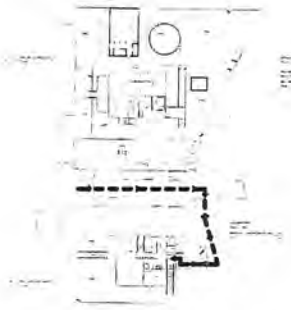
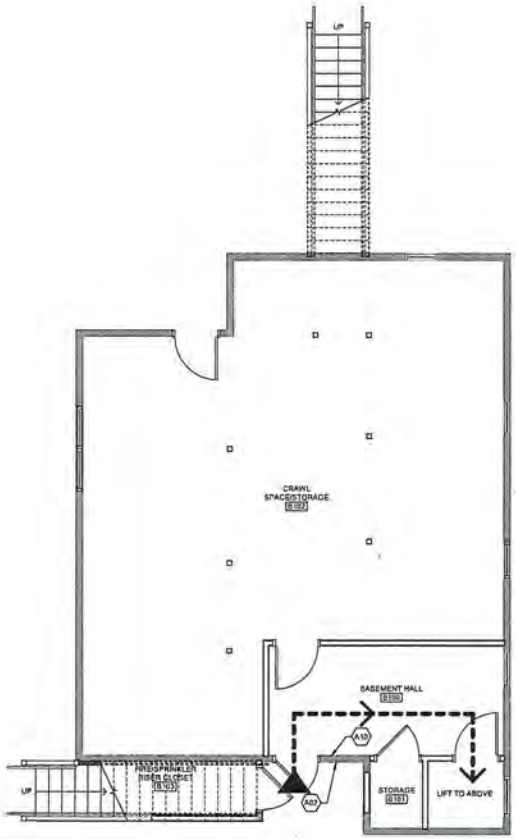
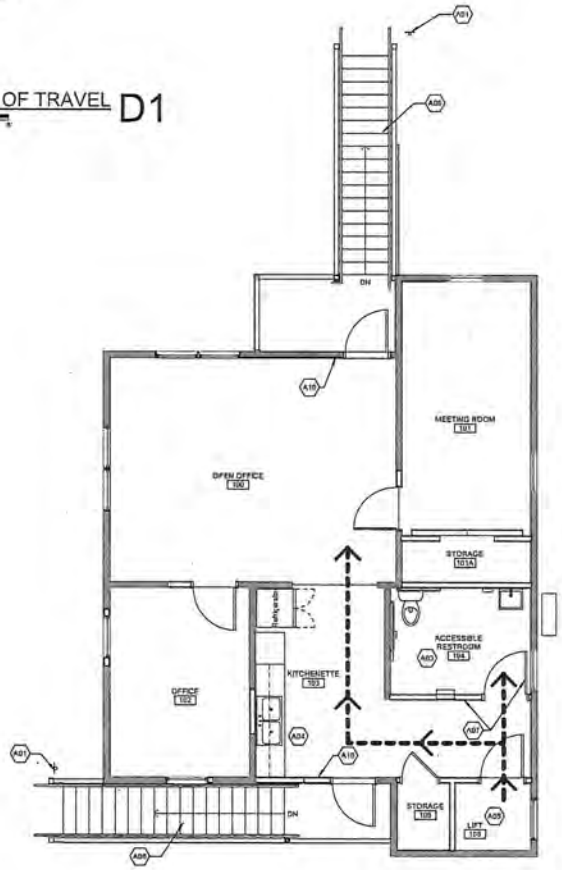


SITE PATH OF TRAVEL D1



BASEMENT ACCESSIBILITY PLAN A2



FIRST FLOOR ACCESSIBLITY PLAN A1

GENERAL NOTES

A. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:12 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. AND IS MIN. 36" WIDE AT INTERIOR WALKING SURFACES, EXCEPT WHERE OTHERWISE REQUIRED.

B. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED.

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1. 32" CLEAR OPENING;
2. REQUIRED STRIKE EDGE CLEARANCE AT PULL SIDE OF DOOR (24" FOR FRONT AND LATCH, 36" FOR HINGE APPROACH)
3. LEVEL LANDING;
4. ACCESSIBLE THRESHOLD, HARDWARE, CLOSER, & KICKPLATE.

ACCESSIBILITY NOTES

A01 INSTALL DIRECTIONAL SIGN INDICATING THE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE PER 2022 CBC 11B-216.8.

A02 INSTALL SIGN WITH THE INTERNATIONAL ACCESSIBILITY SYMBOL AT PRIMARY ACCESSIBLE ENTRANCE PER 2022 CBC 11B-216.8.

A03 ACCESSIBLE RESTROOM, SEE FLOOR PLANS.

A04 ACCESSIBLE KITCHENETTE, SEE FLOOR PLANS.

A05 ACCESSIBLE PLATFORM LIFT.

A06 CONTRASTING COLOR STRIPE AT ALL STAIR TREADS.

A07 RESTROOM SIGNAGE.

A10 EXIT SIGN PER CBC 1013.4

LEGEND

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE ENTRY/EXIT

LICENSED ARCHITECT
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C-30301
RE: 08/31/25
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City of Richmond

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OISHI HOUSE

G011

ACCESSIBILITY AND SIGNAGE PLANS

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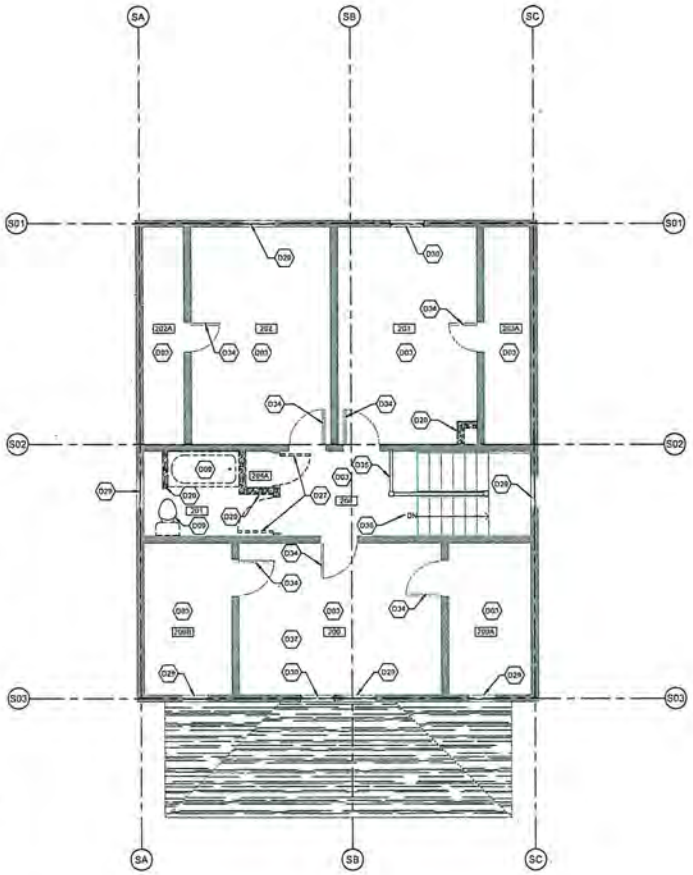
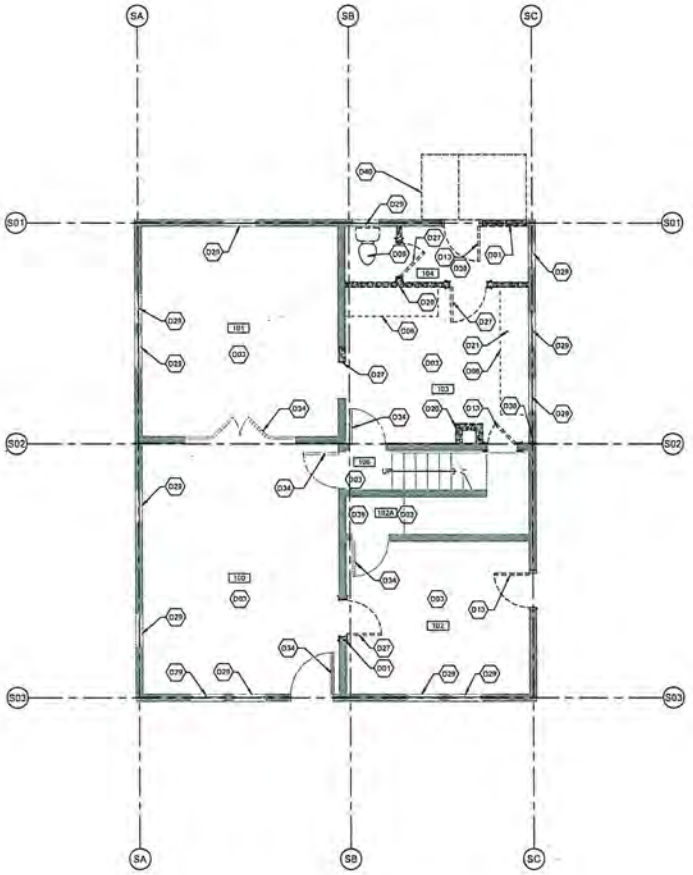


SECOND FLOOR DEMOLITION A2

1/4" = 1'-0"



FIRST FLOOR DEMOLITION A1

1/4" = 1'-0"

DEMOLITION NOTES - GENERAL

A. DEMOLITION OF ALL ELEMENTS IS TO BE DONE WITH THE UTMOST CARE. ALL ELEMENTS TO REMAIN ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION. ANY HISTORIC ELEMENTS DAMAGE DURING DEMOLITION ARE TO BE REPAIRED IN-KIND.

B. REMOVE ALL HISTORIC ELEMENTS THAT ARE CURRENTLY STORED IN THE HOUSE. CATALOGUE AND STORE IN A PROTECTED LOCATION FOR EVALUATION AND POTENTIAL RE-USE.

C. REMOVE ALL ELECTRICAL WIRING, LIGHT FIXTURES, SWITCHES, RECEPTACLES & PHONE JACKS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

D. SALVAGE ALL WOOD WINDOW, WOOD DOOR SURROUNDS.

E. SALVAGE, CATALOG AND STORE ALL EXISTING WOOD TRIM ELEMENTS.

F. DEMOLISH ALL WALL & CEILING FINISHES, WOOD STUDS & STRUCTURAL ELEMENTS TO REMAIN UON, SSD.

G. PREVIOUSLY SALVAGED ELEMENTS WILL BE PROVIDED TO THE CONTRACTOR FOR RE-CATALOGING (IF REQUIRED), UNWRAPPING, ORGANIZATION, EVALUATION, REPAIRS AND RE-USE.

H. SEE XXX FOR ADDITIONAL INFORMATION ON THE BUILDINGS AND SALVAGED ITEMS.

DEMOLITION NOTES

D01 DEMOLISH PORTION OF EXISTING WALL.
D03 DEMOLISH ALL WALL & CEILING FINISHES, WOOD STUDS & STRUCTURAL ELEMENTS TO REMAIN UON SSD. SALVAGE, CATALOG AND STORE ALL EXISTING WOOD TRIM ELEMENTS.
D06 DEMOLISH EXISTING CASEWORK.
D09 DEMOLISH BATHROOM FIXTURES.
D13 DEMOLISH DOOR, FRAME, AND HARDWARE.
D20 DEMOLISH EXISTING WALL.
D21 DEMOLISH EXISTING COUNTERTOP AND SINK.
D27 SALVAGE, CATALOG AND STORE EXISTING DOOR SURROUND FOR REUSE. SALVAGE (IF PRESENT) EXISTING DOOR FOR OWNER.
D29 SALVAGE, CATALOG & STORE WINDOW FOR REPAIR AND REINSTALLATION.
D30 DEMOLISH REMNANTS OF WOOD WINDOW.
D34 SALVAGE, CATALOG AND STORE EXISTING DOOR SURROUND FOR REUSE. SALVAGE (IF PRESENT). CATALOG AND REPAIR DOOR FOR REINSTALLATION, UON.
D35 PROTECT EXISTING WOOD POST AND RAIL IN PLACE.
D36 PROTECT EXISTING WOOD STAIR.
D37 DOCUMENT COVE CEILING PRIOR TO ANY DEMOTION WORK IN THIS ROOM.
D38 DEMOLISH EXISTING BEADBOARD WAINSCOT.
D39 DEMOLISH SHELF, ROD AND COAT HOOKS IN CLOSET.
D40 DEMOLISH EXISTING PORCH ROOF OVERHANG.

LEGEND

INDICATES DEMOLITION UON

WALL TO BE DEMOLISHED

EXISTING WALL

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DEMOLITION PLANS

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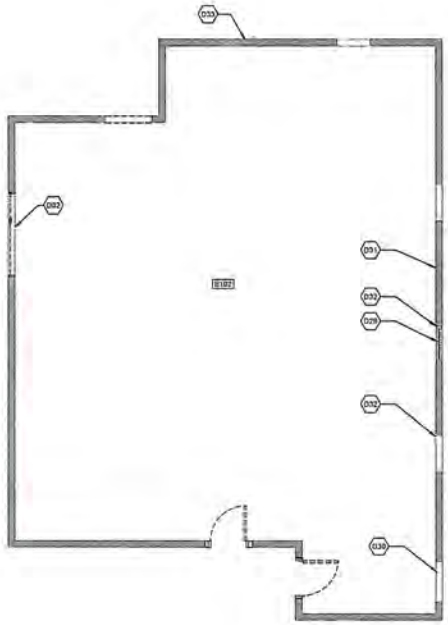
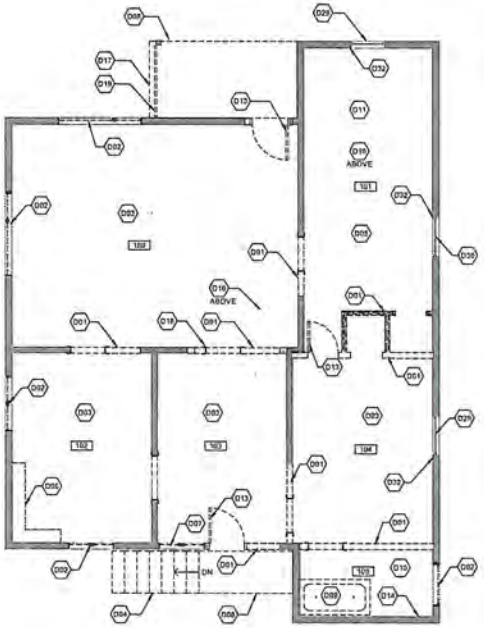


BASEMENT DEMOLITION A2



FIRST FLOOR DEMOLITION A1

GENERAL DEMOLITION NOTES

A. DEMOLITION OF ALL ELEMENTS IS TO BE DONE WITH THE UTMOST CARE. ALL ELEMENTS TO REMAIN ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION. ANY HISTORIC ELEMENTS DAMAGE DURING DEMOLITION ARE TO BE REPAIRED IN-KIND.

B. REMOVE ALL HISTORIC ELEMENTS THAT ARE CURRENTLY STORED IN THE HOUSE, CATALOGUE AND STORE IN A PROTECTED LOCATION FOR EVALUATION AND POTENTIAL RE-USE.

C. REMOVE ALL ELECTRICAL WIRING, LIGHT FIXTURES, SWITCHES, RECEPTACLES & PHONE JACKS, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

D. SALVAGE ALL WOOD WINDOW, WOOD DOOR SURROUNDS.

E. SALVAGE, CATALOG AND STORE ALL EXISTING WOOD TRIM ELEMENTS.

F. DEMOLISH ALL WALL & CEILING FINISHES, WOOD STUDS & STRUCTURAL ELEMENTS TO REMAIN UON, SSD.

G. PREVIOUSLY SALVAGED ELEMENTS WILL BE PROVIDED TO THE CONTRACTOR FOR RE-CATALOGING (IF REQUIRED), UNWRAPPING, ORGANIZATION, EVALUATION, REPAIRS AND RE-USE.

H. SEE XXX FOR ADDITIONAL INFORMATION ON THE BUILDINGS AND SALVAGED ITEMS.

DEMOLITION NOTES

D01 DEMOLISH PORTION OF EXISTING WALL.
D02 DEMOLISH NON-HISTORIC METAL WINDOW ONLY. RETAIN WINDOW JAMB, SILL & HEAD IN PLACE
D03 DEMOLISH ALL WALL & CEILING FINISHES, WOOD STUDS & STRUCTURAL ELEMENTS TO REMAIN UON SSD. SALVAGE, CATALOG AND STORE ALL EXISTING WOOD TRIM ELEMENTS.
D04 DEMOLISH EXTERIOR STAIR.
D05 DEMOLISH EXISTING FINISHED FLOOR AND PREPARE SUBSTRATE FOR NEW FINISH.
D06 DEMOLISH EXISTING CASEWORK.
D07 DEMOLISH NON-HISTORIC METAL WINDOW, JAMB, SILL, HEAD & SURROUNDING WALL.
D09 DEMOLISH EXISTING PORCH.
D09 DEMOLISH BATHROOM FIXTURES.
D10 DEMOLISH TILE AT WALLS.
D11 DEMOLISH ALL WALL FINISHES, WOOD STUDS & STRUCTURAL ELEMENTS TO REMAIN UON SSD .
D13 DEMOLISH DOOR, FRAME, AND HARDWARE.
D14 DEMOLISH MEDICINE CABINET.
D16 SALVAGE, CATALOG & STORE BEADBOARD CEILING FOR RE-USE.
D17 SALVAGE, CATALOG & STORE EXTERIOR PORCH SIDEWALL FOR REUSE.
D18 DEMOLISH DOOR FRAME.
D19 DEMOLISH METAL GUARDRAIL.
D29 SALVAGE, CATALOG & STORE WINDOW FOR REPAIR AND REINSTALLATION.
D30 DEMOLISH REMNANTS OF WOOD WINDOW.
D31 REMOVE WOOD SIDING AT INTERIOR SIDE OF WALL, IF IN GOOD CONDITION, SALVAGE FOR REUSE AT EXTERIOR.
D32 DEMOLISH INTERIOR WINDOW SURROUNDS.
D33 REMOVE SIGNIFICANTLY DAMAGE EXTERIOR WOOD SIDING.

LEGEND

INDICATES DEMOLITION UON
WALL TO BE DEMOLISHED
EXISTING WALL

LICENSED ARCHITECT
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DEMOLITION PLANS

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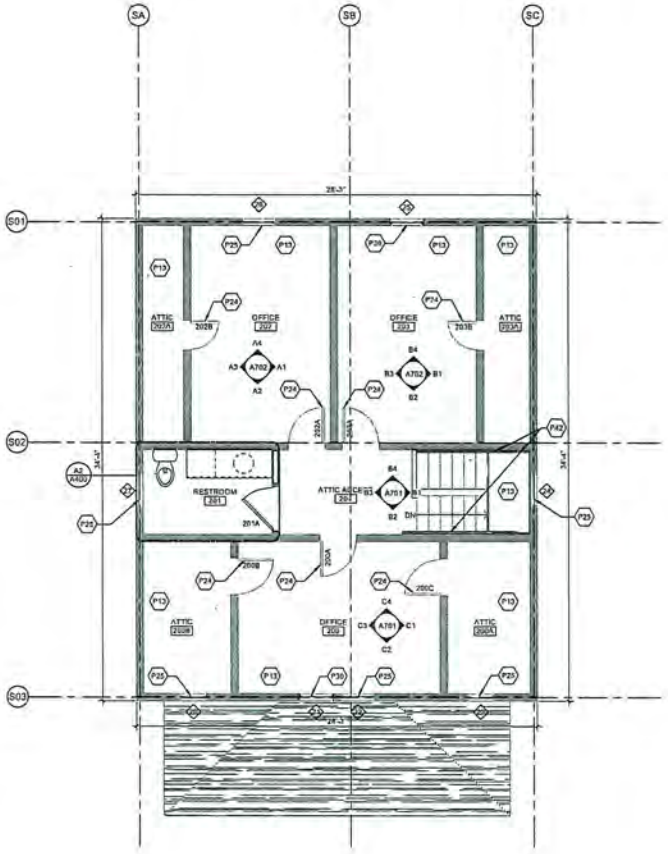
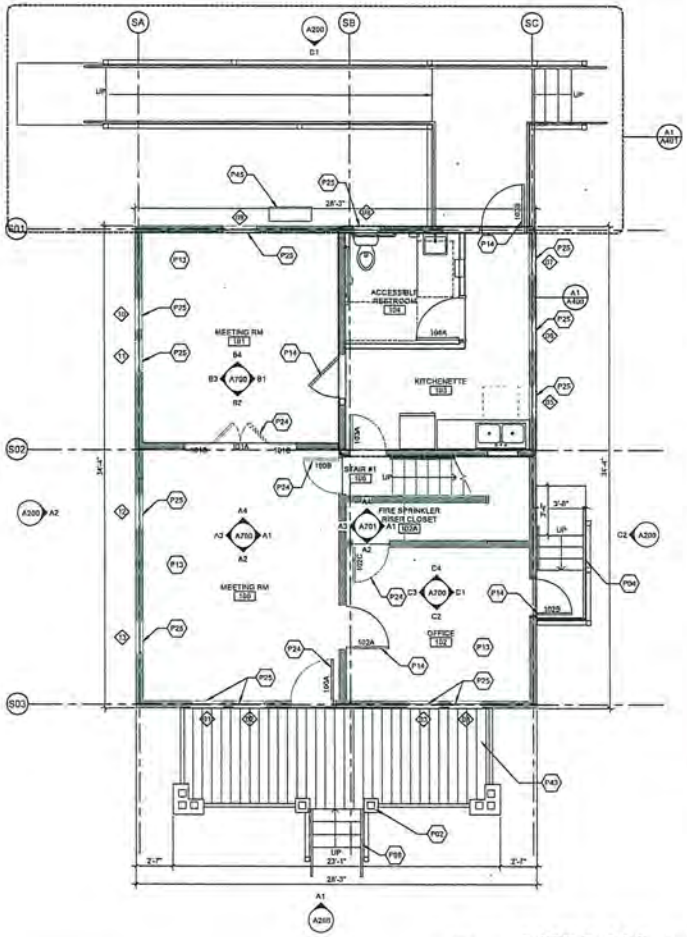


SECOND FLOOR A2



FIRST FLOOR A1

FLOOR PLAN NOTES- GENERAL

A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. WORK SHOWN IS NEW, UNLESS NOTED AS EXISTING.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
F. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
G. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. PATCH, SAND, AND TEXTURE EXISTING SURFACES TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
H. ALL STUDS ARE 16" OC UNLESS OTHERWISE NOTED.
I. SEE FINISH SCHEDULE, A703 FOR FINISH INFORMATION.
J. SEE DETAILS 1, 3 AND 4/A750 FOR RAILING INFORMATION.

FLOOR PLAN NOTES

P02 REINSTALL SALVAGED PORCH COLUMN BASES. REPLICATE ANY MISSING OR DETERIORATED ELEMENTS IN-KIND. ASSUME 50% MISSING OR DETERIORATED ELEMENTS.
P04 CONCRETE LANDING, STEPS AND PAD AT SIDE ENTRY, WOOD GUARDRAIL AND METAL HANDRAILS, TYP.
P05 WOOD STEPS AND GUARDRAIL, METAL HANDRAIL.
P13 INSTALL BATT INSULATION AT PERIMETER WALL; PT GYP FINISH, TYP.
P14 INSTALL WOOD DOOR & FLAT WOOD TRIM INT SURROUNDS TYP.
P24 REPAIR & REINSTALL SALVAGED WOOD DOOR AND WOOD TRIM SURROUNDS TYP.
P25 REPAIR & REINSTALL SALVAGED WOOD WINDOW AND WOOD TRIM SURROUNDS TYP.
P30 INSTALL WOOD WINDOW TO MATCH EXISTING WINDOWS.
P42 WOOD HANDRAIL ATTACHED TO WALL, INSTALL WOOD BACKING AT HANDRAIL BRACKETS LOCATIONS.
P43 RECONSTRUCT WOOD PORCH AND STAIR, DOUG FIR T&G PORCH SURFACE, SLOPE TO FRONT.
P45 HEAT PUMP, SEE MECHANICAL DRAWINGS

LEGEND

EXISTING WALL
GYP. BD.
TILE
NEW WALL

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C-30301
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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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SAKAI HOUSE

A100

PLANS

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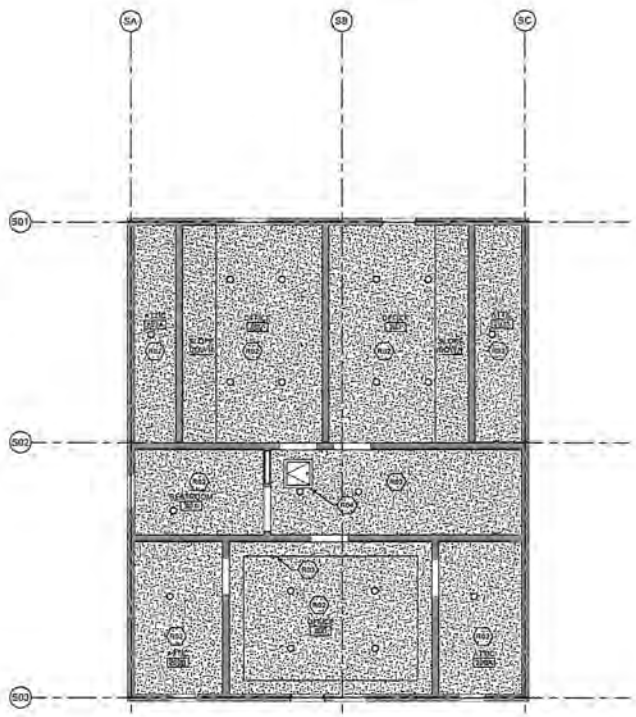
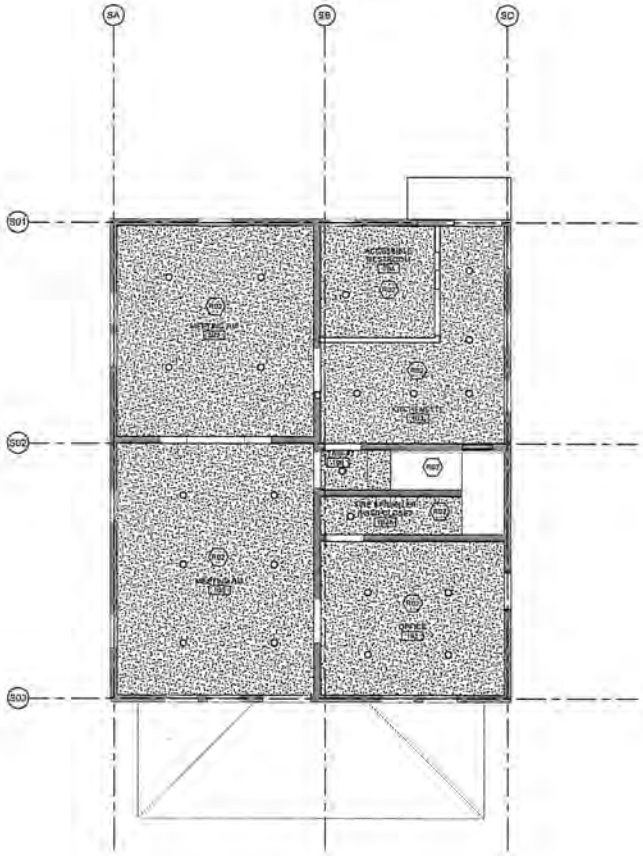


SECOND FLOOR RCP A2



FIRST FLOOR RCP A1

RCP NOTES-GENERAL

A. REFER TO FIRE PROTECTION DRAWINGS FOR LOCATIONS OF FIRE SPRINKLER HEADS. CENTER FIRE SPRINKLER HEADS BOTH DIRECTIONS IN THE ROOM.
B. SUBMIT LAYOUT OF ALL GYPSUM BOARD CEILING CONTROL JOINTS FOR REVIEW.
C. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION.
D. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND EXHAUST FANS LOCATIONS.

RCP NOTES

RN2 SEE ELECTRICAL DWGS FOR LIGHTING LAYOUT, TYP.
RN3 SOFFIT AT CEILING, DOCUMENT SOFFIT PRIOR TO DEMOLITION.
RN4 CEILING PATCH

RCP LEGEND

GYP CEILING

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SAKAI HOUSE

A101

REFLECTED CEILING PLANS

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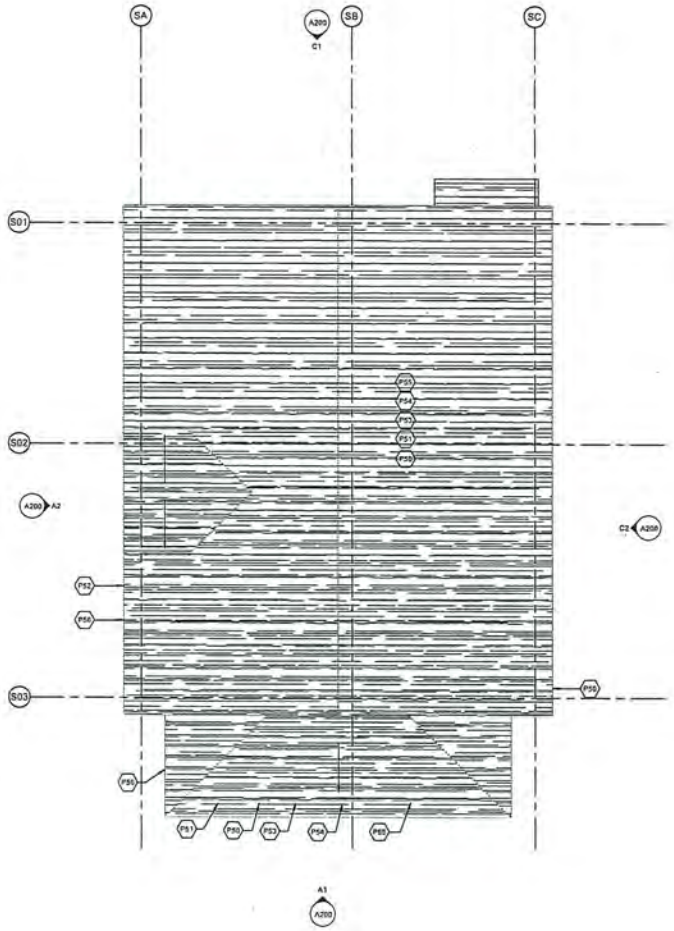
ROOF PLAN NOTES-GENERAL

A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE DETAILS 1, 3, 4, 5, 6, AND FIA/S1 FOR ROOF INFORMATION.



ROOF PLAN NOTES

P50 DEMOLISH (E) ASPHALT ROOFING AND MOISTURE BARRIER ENTIRELY, TYP.
P51 REMOVE (E) DAMAGED OR DETERIORATED PLYWOOD ROOF SHEATHING DOWN TO ORIGINAL SKIP SHEATHING, WHERE OCCURS, SKIP SHEATHING TO REMAIN, TYP.
P52 REMOVE DAMAGED OR DRY-ROTTED EAVE BOARDS/SKIP SHEATHING & REPLACE IN-KIND, TYPICALLY ASSUME 35% REPLACEMENT.
P53 INSTALL 1/2" EXTERIOR EXTERIOR GRADE PLYWOOD ROOF SHEATHING, AS REQUIRED.
P54 INSTALL ROOF UNDERLAYMENT, AS SPECIFIED.
P55 INSTALL ASPHALT ROOF SHINGLES, AS SPECIFIED.
P56 INSTALL METAL GUTTERS AND DOWNSPOUTS, AS SPECIFIED.

ROOF PLAN A1
1/4" = 1'-0"
0 2' 4' 8'

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SAKAI HOUSE

A102

ROOF PLAN

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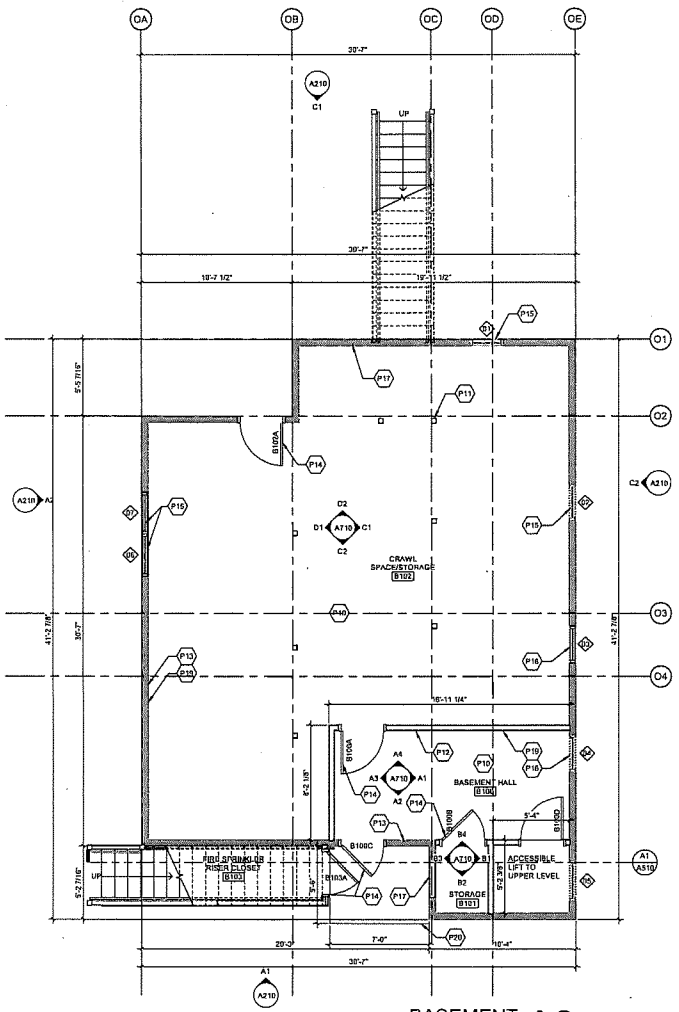
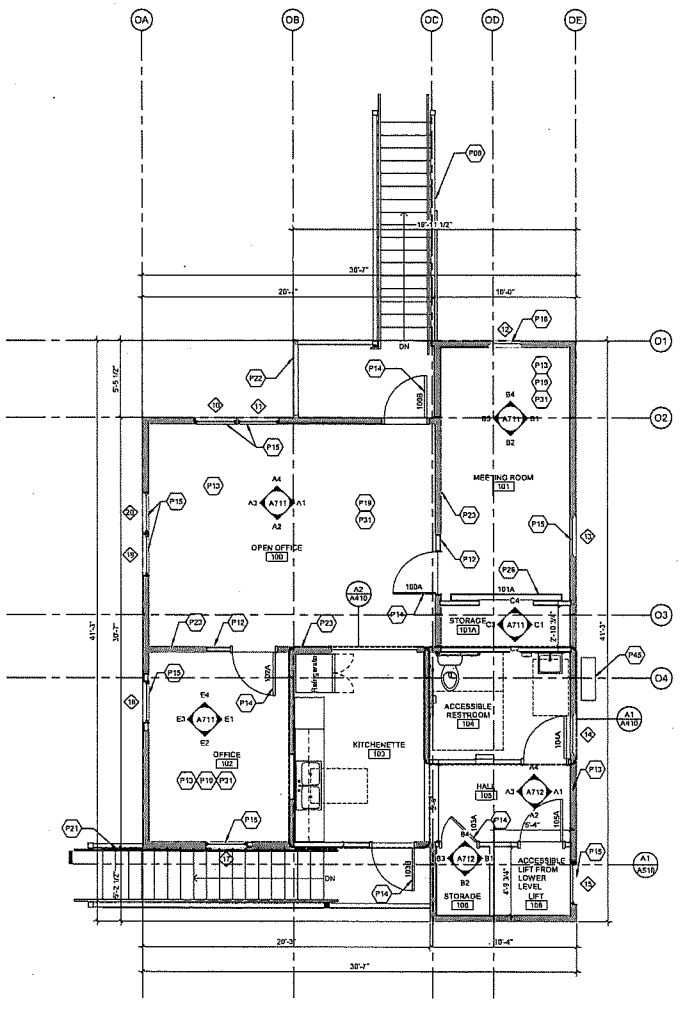


BASEMENT A2

1/4" = 1'-0"



FIRST FLOOR A1

1/4" = 1'-0"

FLOOR PLAN NOTES-GENERAL

A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
F. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
G. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. PATCH, SAND, AND TEXTURE EXISTING SURFACES TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
H. ALL STUDS ARE 16" OC UNLESS OTHERWISE NOTED.
I. SEE FINISH SCHEDULE, A713 FOR FINISH INFORMATION.
J. SEE DETAIL 1/A750 FOR RAILING INFORMATION.

FLOOR PLAN NOTES

P08 WOOD STEPS AND GUARDRAIL. METAL HANDRAIL.
P10 EXPOSED CONC SLAB; SEAL.
P11 4X4 STRUCTURAL POSTS SSG, TYP.
P12 2X4 WOOD STUD WALL GYP. FINISH BOTH SIDES. ADD INSULATION AT RESTROOM WALLS.
P13 INSTALL BATT INSULATION AT PERIMETER WALL; PT GYP FINISH, TYP.
P14 INSTALL WOOD DOOR & FLAT WOOD TRIM INT SURROUNDS TYP.
P15 INSTALL WOOD CLAD WINDOW & FLAT WOOD TRIM INT SURROUNDS TYP.
P16 REPAIR & REINSTALL (E) WOOD WINDOW; FLAT WOOD TRIM SURROUNDS TYP.
P17 RECONSTRUCT PERIMETER WALL WHERE MISSING OR SEVERELY DAMAGED; INSTALL BATT INSULATION; WOOD SIDING TO MATCH @ EXT.; PT GYP FINISH INT.
P18 INSTALL PT WOOD BASEBOARD TYP.
P21 CONC PAD AT REAR ENTRANCE
P21 INSTALL WOOD PORCH AND STAIR AND CONCRETE PAD AT SIDE ENTRY. GUARDRAIL TO BE WOOD AND HANDRAILS TO BE METAL
P22 WOOD PORCH & GUARDRAIL
P23 INSTALL PT GYP FINISH BOTH SIDES. ADD INSULATION AT RESTROOM WALLS.
P25 INSTALL SLIDING WOOD DOORS
P31 T&G WOOD FLOORING
P45 HEAT PUMP. SEE MECHANICAL DRAWINGS.

WALL LEGEND

EXISTING WALL

NEW WALL

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OISHI HOUSE

A110

PLANS

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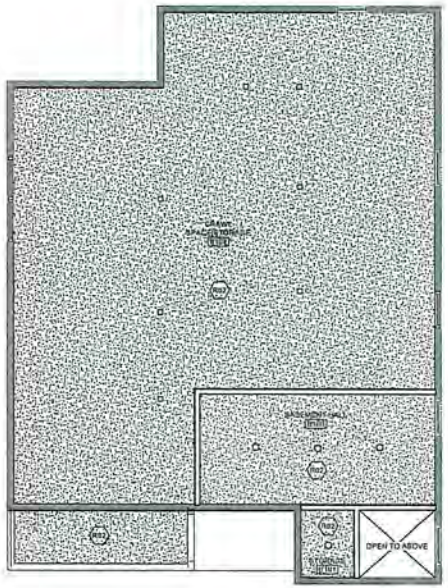
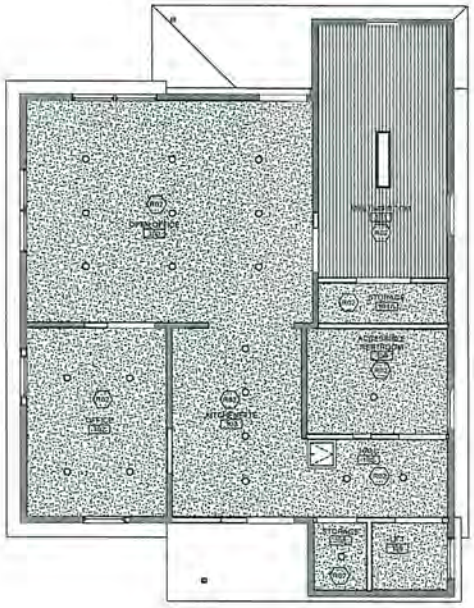


BASEMENT - RCP A2



FIRST FLOOR - RCP A1

RCP NOTES-GENERAL

A. REFER TO FIRE PROTECTION DRAWINGS FOR LOCATIONS OF FIRE SPRINKLER HEADS, CENTER FIRE SPRINKLER HEADS BOTH DIRECTIONS IN CEILING TILES.
B. SUBMIT LAYOUT OF ALL GYPSUM BOARD CEILING CONTROL JOINTS FOR REVIEW.
C. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION.
D. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND EXHAUST FANS LOCATIONS.

RCP NOTES

R02 SEE ELECTRICAL DWGS FOR LIGHTING LAYOUT, TYP.

RCP LEGEND

READBOARD

GYP CEILING

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OISHI HOUSE

A111

REFLECTED CEILING PLANS

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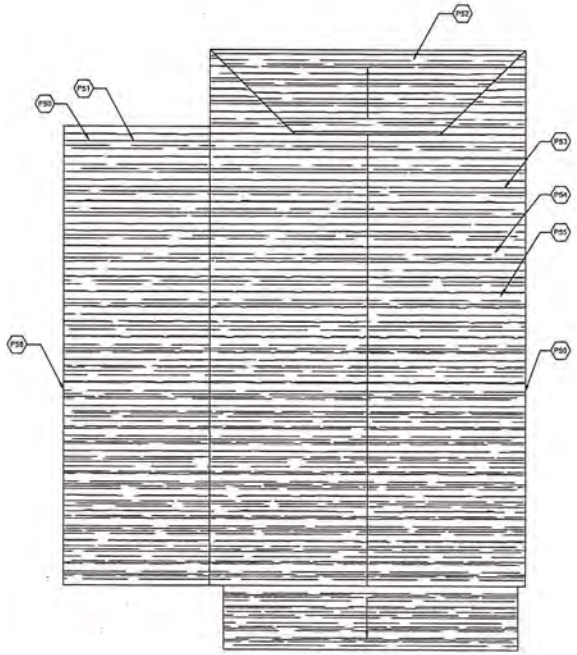
ROOF PLAN NOTES-GENERAL

A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE DETAILS 1, 3, 4, 5, 6, AND 7/A751 FOR ROOF INFORMATION.



ROOF PLAN A1
1/4" = 1'-0"
0 2' 4' 8'

ROOF PLAN NOTES

P50 DEMOLISH (E) ASPHALT ROOFING AND MOISTURE BARRIER ENTIRELY, TYP.
P51 REMOVE (E) DAMAGED OR DETERIORATED PLYWOOD ROOF SHEATHING DOWN TO ORIGINAL SKIP SHEATHING. WHERE OCCURS, SKIP SHEATHING TO REMAIN, TYP.
P52 REMOVE DAMAGED OR DRY-ROTTED EAVE BOARDS/SKIP SHEATHING & REPLACE IN-KIND, TYPICALLY ASSUME 30% REPLACEMENT.
P53 INSTALL 1/2" EXTERIOR EXTERIOR GRADE PLYWOOD ROOF SHEATHING, AS REQUIRED.
P54 INSTALL ROOF UNDERLAYMENT, AS SPECIFIED.
P55 INSTALL ASPHALT ROOF SHINGLES, AS SPECIFIED.
P56 INSTALL METAL GUTTERS AND DOWNSPOUTS, AS SPECIFIED.

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OISHI HOUSE

A112

ROOF PLAN

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FLOOR PLAN NOTES-GENERAL

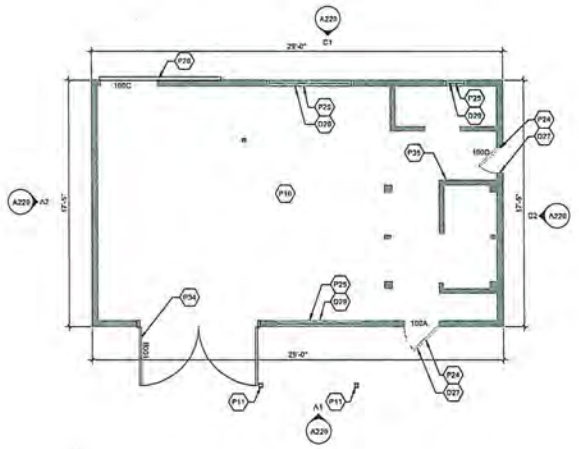
A. ALL DIMENSIONS ARE TO GRID LINE, FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
C. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
D. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
E. DO NOT SCALE DRAWINGS.
F. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. PATCH, SAND, AND TEXTURE EXISTING SURFACES TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.

ELEVATION NOTES-GENERAL

A. SEE DETAIL 3/A751 FOR SIDING AT FOUNDATION.
B. WOOD SIDING:
   a. REMOVE DIRT, DEBRIS AND MISCELLANEOUS NONFUNCTIONAL ATTACHMENTS.
   b. REPLACE ANY BROKEN OR DETERIORATED BOARDS IN KIND, PRE-TREAT WITH WOOD PRESERVATION & BACK-PRIME ALL SURFACES PRIOR TO INSTALLATION. ASSUME 40-50% REPLACEMENT.
   c. PATCH & REPAIR WOOD DAMAGE WITH WOOD DUTCHMAN OR EPOXY CONSOLIDANT.
   d. REATTACH ANY LOOSE ELEMENTS WITH STAINLESS STEEL FASTENERS.
   e. REPAINT.

FLOOR PLAN NOTES

D27 SALVAGE, CATALOG AND STORE EXISTING DOOR SURROUND FOR REUSE. SALVAGE (IF PRESENT) EXISTING DOOR FOR OWNER.
D25 SALVAGE, CATALOG & STORE WINDOW FOR REPAIR AND REINSTALLATION.
P10 EXPOSED CONC SLAB; SEAL.
P11 4X4 STRUCTURAL POSTS SSD, TYP.
P24 REPAIR & REINSTALL SALVAGED WOOD DOOR AND WOOD TRIM SURROUNDS TYP.
P25 REPAIR & REINSTALL SALVAGED WOOD WINDOW AND WOOD TRIM SURROUNDS TYP.
P26 INSTALL SLIDING WOOD DOORS
P34 INSTALL HINGED WOOD GARAGE DOOR IN (E) OPENING. PAINT.
P35 INTERIOR WALL STRUCTURE TO REMAIN; NO (N) FINISHES TO BE INSTALLED, TYP.



GROUND FLOOR A1
1/4" = 1'-0"

LEGEND

EXISTING WALL
NEW WALL
OVERHEAD

LICENSED ARCHITECT
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PUMP HOUSE

A120

PLAN

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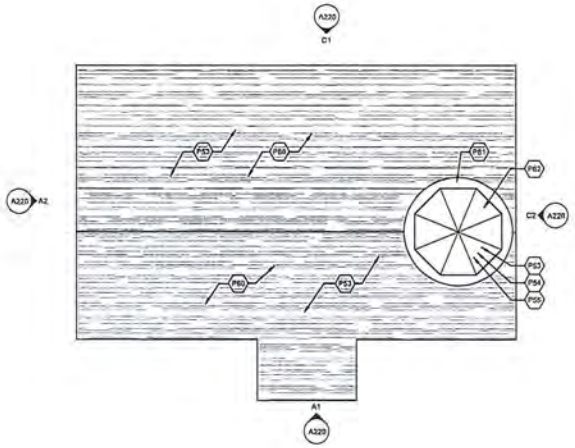
ROOF PLAN NOTES-GENERAL

A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

ROOF PLAN NOTES

P53	INSTALL 1/2" EXTERIOR EXTERIOR GRADE PLYWOOD ROOF SHEATHING, AS REQUIRED.
P54	INSTALL ROOF UNDERLAYMENT, AS SPECIFIED.
P55	INSTALL ASPHALT ROOF SHINGLES, AS SPECIFIED.
P60	DEMO (E) ROOF. INSTALL CORRUGATED METAL ROOF ON PLYWOOD SHEATHING.
P61	EXISTING WOOD PLATFORM AT TANK, SEE STRUCTURAL
P62	DEMOLISH (E) ROOF FINISH.



ROOF PLAN A1
1/4" = 1'-0"

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PUMP HOUSE

A121

ROOF PLAN

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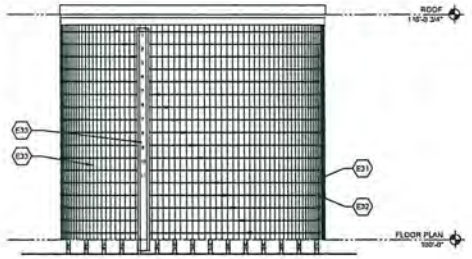
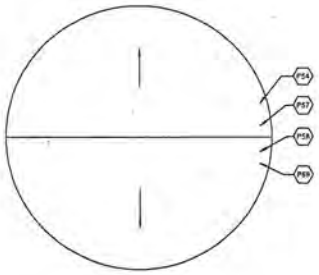
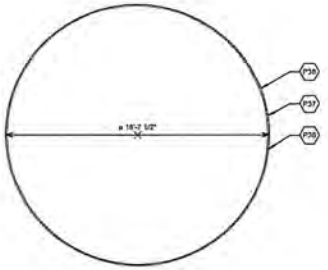


WEST ELEVATION C1
1/4" = 1'-0"



A130 C1



ROOF PLAN A2
1/4" = 1'-0"

FLOOR PLAN A1
1/4" = 1'-0"

NOTES-GENERAL

A. ALL DIMENSIONS ARE TO GRID LINE, FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. DO NOT PAINT OVER WATER GAUGE NUMBERS.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE DETAIL 2/A751 FOR SIDING AT FOUNDATION.
F. WOOD SIDING:
   a. REMOVE DIRT, DEBRIS AND MISCELLANEOUS NONFUNCTIONAL ATTACHMENTS.
   b. REPLACE ANY BROKEN OR DETERIORATED BOARDS IN KIND. PRE-TREAT WITH WOOD PRESERVATION & BACK-PRIME ALL SURFACES PRIOR TO INSTALLATION. ASSUME 20% REPLACEMENT.
   c. PATCH & REPAIR WOOD DAMAGE WITH WOOD DUTCHMAN OR EPOXY CONSOLIDANT.
   d. REATTACH ANY LOOSE ELEMENTS WITH STAINLESS STEEL FASTENERS.
   e. REPAINT.

FLOOR PLAN, ROOF PLAN AND ELEVATION NOTES

E31	REPAIR DETERIORATED WOOD MEMBERS. ASSUME 20% OF WOOD REQUIRES REPAIR.
E32	REPOSITION AND SECURE METAL RINGS AROUND WOOD TANK, TYP.
E33	PAINT EXTERIOR OF WATER TANK, DO NOT PAINT (E) WATER GAUGE.
P36	REPAIR DETERIORATED WOOD MEMBERS. ASSUME 70% OF WOOD REQUIRES REPAIR.
P37	REPOSITION AND SECURE METAL RINGS AROUND WOOD TANK.
P38	PAINT EXTERIOR OF WATER TANK. DO NOT PAINT (E) WATER GAUGE.
P54	INSTALL ROOF UNDERLAYMENT, AS SPECIFIED.
P57	INSTALL MEMBRANE ROOF.
P58	INSTALL TAPERED FOAM UNDER ROOF MEMBRANE.
P59	REMOVE (E) DAMAGED OR DETERIORATED ROOF DECKING, WHERE OCCURS.

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City of Richmond

MIRAFLORES RELOCATION AND REHABILITATION

Richmond, CA

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REVISIONS

NO	DESCRIPTION	DATE

WATER TANK

A130

PLAN, ROOF PLAN & ELEVATION

Treanor #/D. HP0918.1501.00

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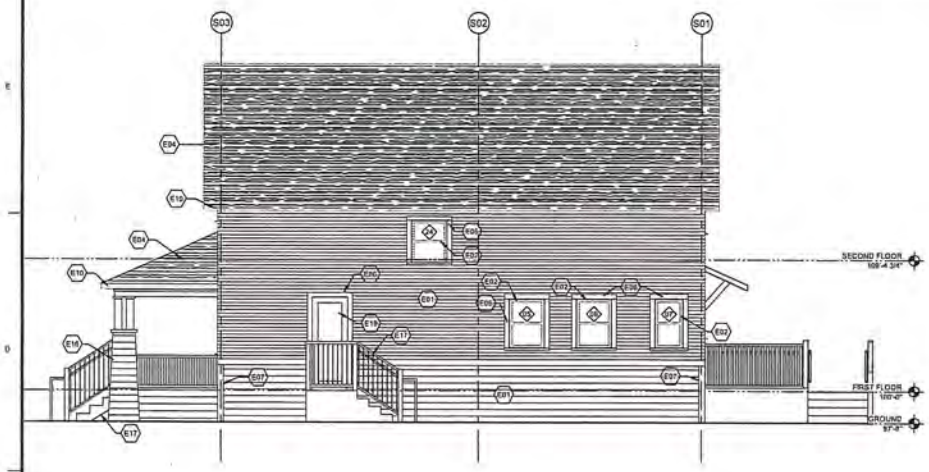
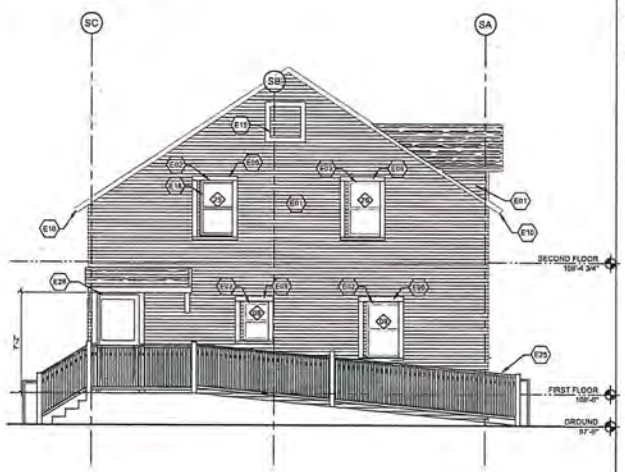
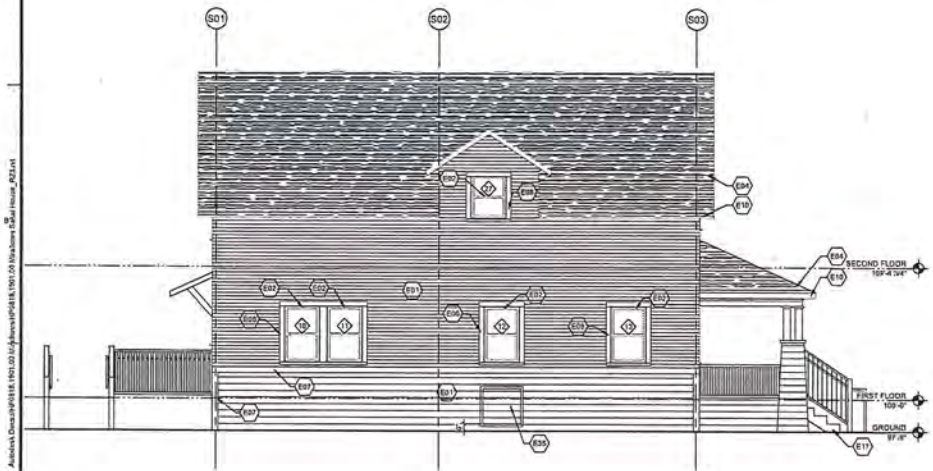


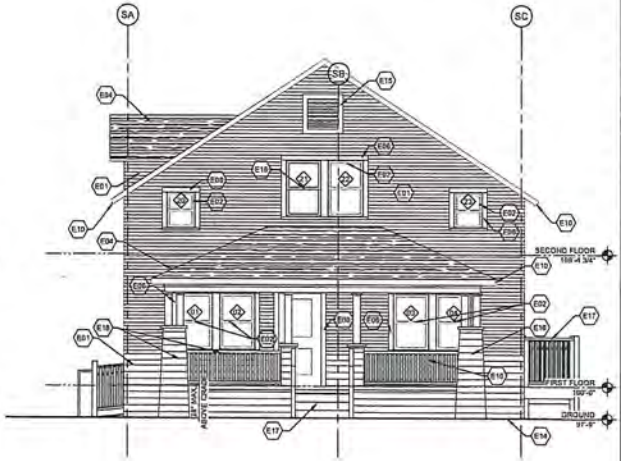
SOUTH ELEVATION C2
1/4" = 1'-0"



EAST ELEVATION C1
1/4" = 1'-0"



NORTH ELEVATION A2
1/4" = 1'-0"
0 2' 4' 8'



WEST ELEVATION A1
1/4" = 1'-0"
0 2' 4' 8'

ELEVATION NOTES-GENERAL

A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE DETAIL 2/A7.1 FOR SIDING AT FOUNDATION.
G. WOOD SIDING:
   a. REMOVE DIRT, DEBRIS AND MISCELLANEOUS NONFUNCTIONAL ATTACHMENTS.
   b. REPLACE ANY BROKEN OR DETERIORATED BOARDS IN KIND, PRE-TREAT WITH WOOD PRESERVATION & BACK-PRIME ALL SURFACES PRIOR TO INSTALLATION. ASSUME 40-50% REPLACEMENT.
   c. PATCH & REPAIR WOOD DAMAGE WITH WOOD DUTCHMAN OR EPOXY CONSOLIDANT.
   d. REATTACH ANY LOOSE ELEMENTS WITH STAINLESS STEEL FASTENERS.
   e. REPAINT.

ELEVATION NOTES

E01	REPAIR OR REPLACE (E) WOOD SIDING IN KIND, AS SPECIFIED, PAINT, TYP.
E02	REPAIR & REINSTALL (E) WOOD WINDOW
E04	INSTALL ASPHALT ROOF SHINGLES OVER PLYWOOD SHEATHING, AS SPECIFIED.
E06	REPAIR OR INSTALL FLAT WOOD TRIM @ WINDOW OR DOOR SURROUNDS, PAINT.
E07	REPAIR OR REPLACE FLAT WOOD TRIM @ (E) LOCATIONS, TYP., PAINT.
E10	INSTALL METAL GUTTERS AND DOWNSPOUTS, AS SPECIFIED.
E14	STOP WOOD SIDING MIN. 8" ABOVE GRADE, CONC. STEM WALL TO BE EXPOSED BELOW SIDING.
E15	REPAIR WOOD ELEMENTS AT (E) ATTIC VENT, PAINT.
E16	REPAIR AND REINSTALL SALVAGED WOOD PORCH ELEMENTS - POST, COLUMNS AND RAILINGS, TYP.
E17	INSTALL WOODS STEPS AND GUARDRAIL, INSTALL METAL HANDRAIL.
E18	REPLACE DAMAGED WOOD WINDOW IN-KIND.
E19	INSTALL WOOD DOOR IN (E) OPENING
E25	INSTALL CONCRETE RAMP AND STAIRS, WOOD GUARDRAIL AND METAL HANDRAIL.
E28	INSTALL WOOD DOOR AND FLAT WOOD TRIM.
E35	ACCESS HATCH

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MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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REVISIONS

NO	DESCRIPTION	DATE

SAKAI HOUSE

A200

ELEVATIONS

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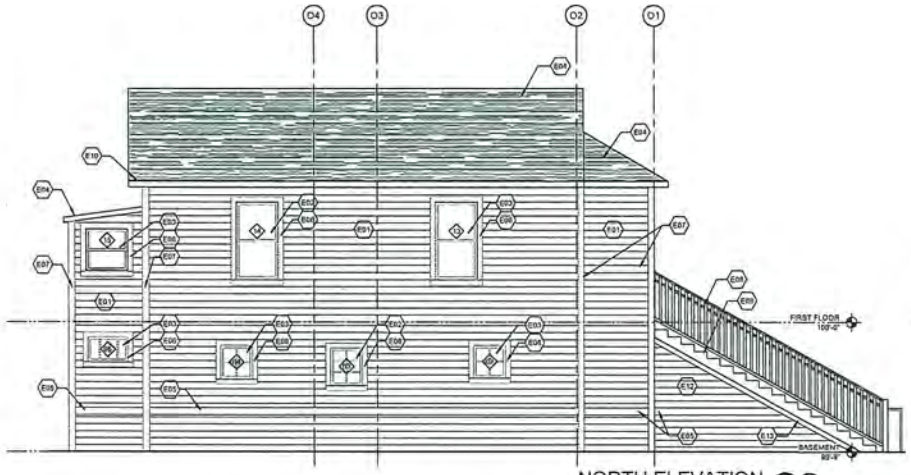
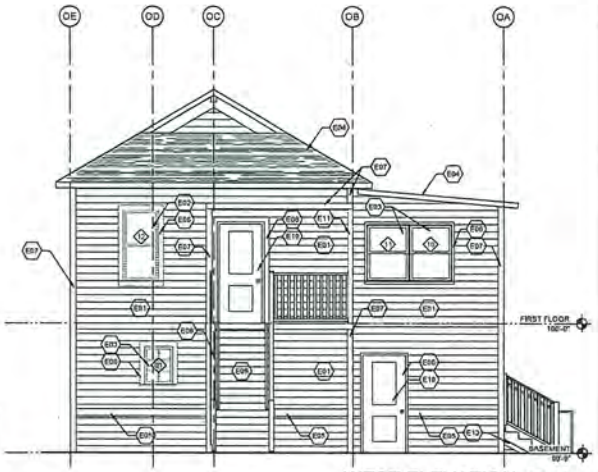
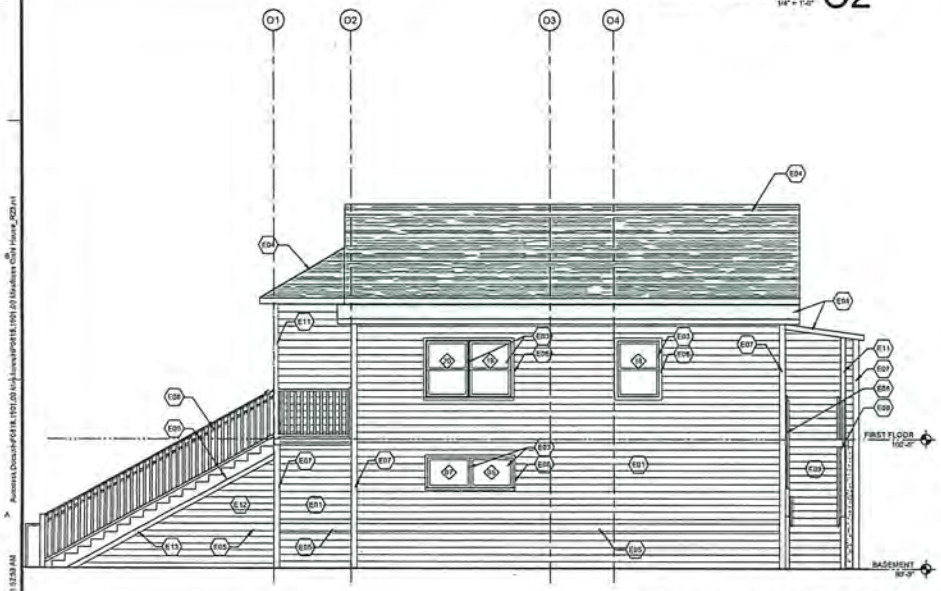


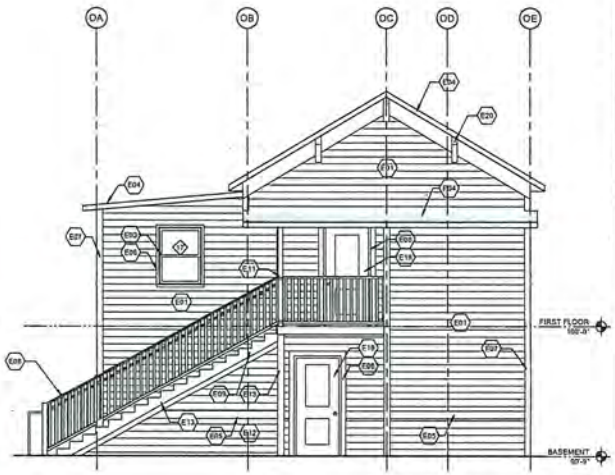
NORTH ELEVATION C2
1/4" = 1'-0"



WEST ELEVATION C1
1/4" = 1'-0"



SOUTH ELEVATION A2
1/4" = 1'-0"



EAST ELEVATION A1
1/4" = 1'-0"

ELEVATION NOTES-GENERAL

A. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE DETAIL 2/A751 FOR SIDING AT FOUNDATION.
G. WOOD SIDING:
   a. REMOVE DIRT, DEBRIS AND MISCELLANEOUS NONFUNCTIONAL ATTACHMENTS.
   b. REPLACE ANY BROKEN OR DETERIORATED BOARDS IN KIND, PRE-TREAT WITH WOOD PRESERVATION & BACK-PRIME ALL SURFACES PRIOR TO INSTALLATION. ASSUME 40-50% REPLACEMENT.
   c. PATCH & REPAIR WOOD DAMAGE WITH WOOD DUTCHMAN OR EPOXY CONSOLIDANT.
   d. REATTACH ANY LOOSE ELEMENTS WITH STAINLESS STEEL FASTENERS.
   e. REPAINT.

ELEVATION NOTES

E01	REPAIR OR REPLACE (E) WOOD SIDING IN KIND, AS SPECIFIED, PAINT, TYP.
E02	REPAIR & REINSTALL (E) WOOD WINDOW
E03	INSTALL WOOD CLAD WINDOW IN (E) OPENING
E04	INSTALL ASPHALT ROOF SHINGLES OVER PLYWOOD SHEATHING, AS SPECIFIED.
E05	INSTALL 6X WOOD TRIM, PAINT.
E06	REPAIR OR INSTALL FLAT WOOD TRIM @ WINDOW OR DOOR SURROUNDS, PAINT.
E07	REPAIR OR REPLACE FLAT WOOD TRIM @ (E) LOCATIONS, TYP., PAINT.
E08	INSTALL WOOD RAILING AND/OR METAL HANDRAILS, PAINT
E09	CONSTRUCT WOOD EXTERIOR STAIR, STAIN TREADS.
E10	INSTALL METAL GUTTERS AND DOWNSPOUTS, AS SPECIFIED.
E11	INSTALL WOOD POST, PAINT, BSO
E12	INSTALL WOOD SIDING TO MATCH EXISTING. PAINT, TYP.
E13	INSTALL 4X WOOD TRIM, PAINT.
E18	INSTALL WOOD DOOR IN (E) OPENING
E20	REPAIR AND REINSTALL OR REPLACE IN-KIND WOOD BRACKETS @ EAVES, TYP, PAINT.

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City of Richmond

MIRAFLORES RELOCATION AND REHABILITATION

Richmond, CA

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REVISIONS

NO	DESCRIPTION	DATE
1	Revision 1	Date 1

OISHI HOUSE

A210

ELEVATIONS

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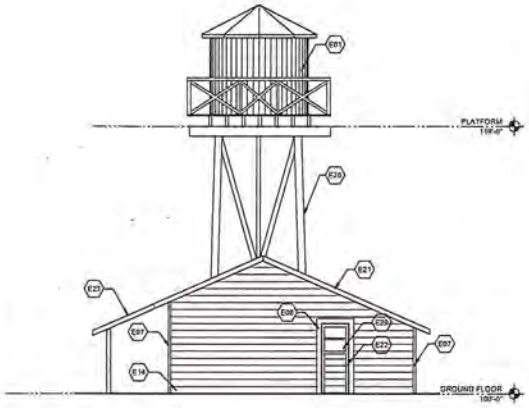
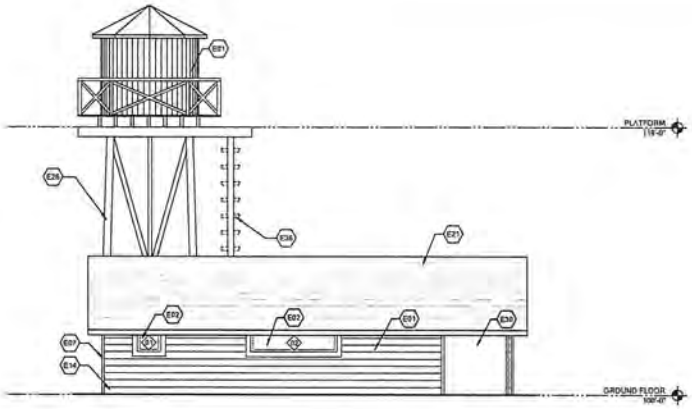
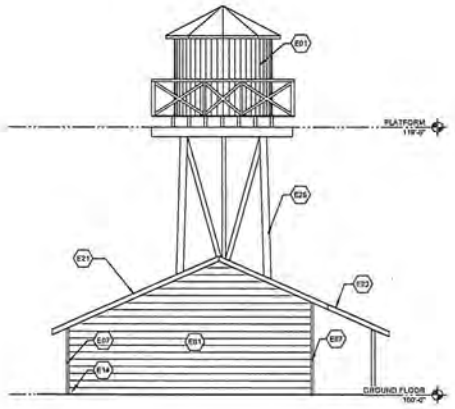


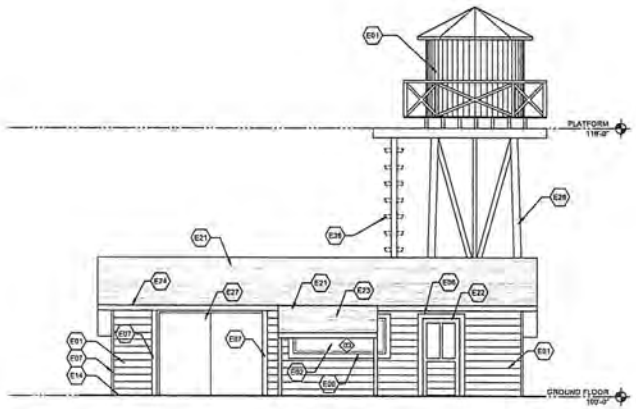
SOUTH ELEVATION C2
1/4" = 1'-0"



EAST ELEVATION C1
1/4" = 1'-0"



NORTH ELEVATION A2
1/4" = 1'-0"



WEST ELEVATION A1
1/4" = 1'-0"

ELEVATION NOTES-GENERAL

A. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR FACE OF STRUCTURE, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
E. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
F. WOOD SIDING:
   a. REMOVE DIRT, DEBRIS AND MISCELLANEOUS NONFUNCTIONAL ATTACHMENTS.
   b. REPLACE ANY BROKEN OR DETERIORATED BOARDS IN KIND, PRE-TREAT WITH WOOD PRESERVATION & BACK-PRIME ALL SURFACES PRIOR TO INSTALLATION. ASSUME 40-50% REPLACEMENT.
   c. PATCH & REPAIR WOOD DAMAGE WITH WOOD DUTCHMAN OR EPOXY CONSOLIDANT.
   d. REATTACH ANY LOOSE ELEMENTS WITH STAINLESS STEEL FASTENERS.
   e. REPAINT.

ELEVATION NOTES

E01	REPAIR OR REPLACE (E) WOOD SIDING IN KIND, AS SPECIFIED. PAINT, TYP.
E02	REPAIR & REINSTALL (E) WOOD WINDOW
E06	REPAIR OR INSTALL FLAT WOOD TRIM @ WINDOW OR DOOR SURROUNDS. PAINT.
E07	REPAIR OR REPLACE FLAT WOOD TRIM @ (E) LOCATIONS, TYP. PAINT.
E14	STOP WOOD SIDING MIN. 8" ABOVE GRADE, CONC. STEM WALL TO BE EXPOSED BELOW SIDING.
E21	DEMO (E) ROOF, INSTALL CORRUGATED METAL ROOF ON PLYWOOD SHEATHING.
E22	REPAIR & REINSTALL (E) WOOD DOOR W/ LITE
E23	RECONSTRUCT EXTERIOR SHED ROOF PORCH W/ WOOD POSTS.
E24	REPAIR AND REINSTALL OR REPLACE IN-KIND WOOD RAFTER TAILS @ EAVES, TYP. PAINT.
E26	(E) WOOD FRAME STRUCTURE TO REMAIN. PAINT. SSD.
E27	INSTALL HINGED WOOD GARAGE DOOR IN (E) OPENING. PAINT.
E29	INSTALL GLASS PANES @ (E) DOOR
E30	INSTALL SLIDING WOOD DOOR @ (E) OPENING
E36	SALVAGE (E) WOOD RINGS AND PROVIDE TO OWNER

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REVISIONS

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PUMP HOUSE

A220

ELEVATIONS

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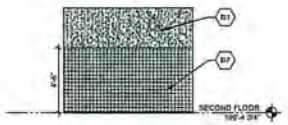
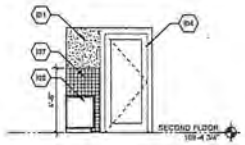
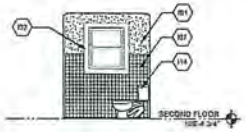


RESTROOM 201 - WEST E4

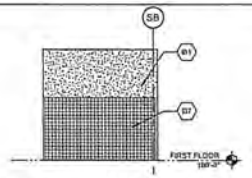


RESTROOM 201 - SOUTH E3

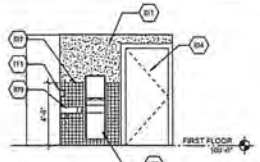
RESTROOM 201 - EAST E2



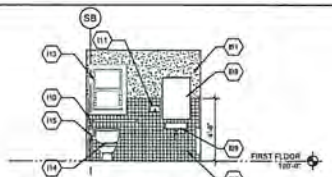
RESTROOM 201 - NORTH E1



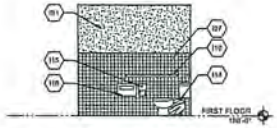
RESTROOM 104 - WEST D4



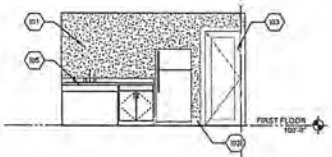
RESTROOM 104 - SOUTH D3



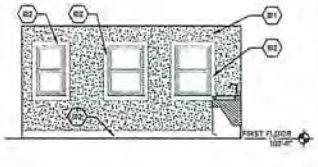
RESTROOM 104 - EAST D2



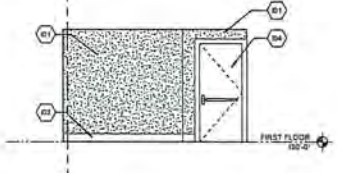
RESTROOM 104 - NORTH D1



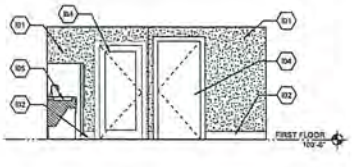
KITCHENETTE 103 - WEST C4



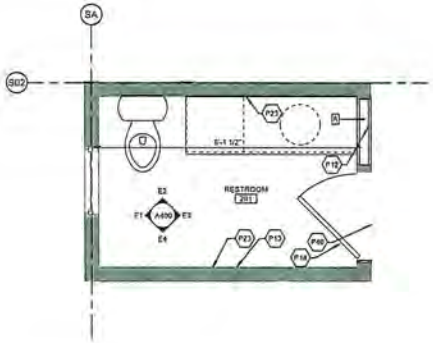
KITCHENETTE 103 - SOUTH C3



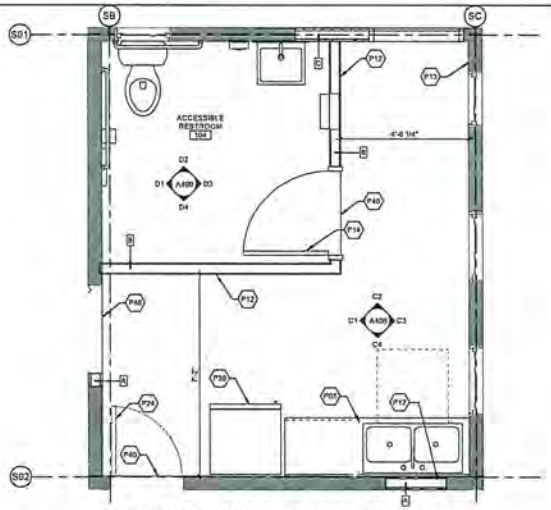
KITCHENETTE 103 - EAST C2



KITCHENETTE 103 - NORTH C1



RESTROOM 201 - ENLARGED PLAN A2



RESTROOM/KITCHENETTE 103 & 104 - ENLARGED PLAN A1

ELEVATION & FLOOR PLAN NOTES

B1	GYP. BD. WALL FINISH, PAINT
B7	INSTALL SALVAGED DR (N) TO MATCH (E) WOOD TRIM, PAINT
B8	REPAIR & REINSTALL SALVAGED WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS REQD., PAINT
B9	INSTALL WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS REQD., PAINT
B5	WOOD BASE CABINETS, PAINTED, LAMINATE COUNTER WITH STAINLESS STEEL SINK.
B7	TILE WALL FINISH WITH COVE BASE
I39	MIRROR
I09	WALL-MOUNTED SINK
I02	GRAB BARS
I11	WALL-MOUNTED SOAP DISPENSER
I12	COMBINATION PAPER TOWEL AND TRASH UNIT
I13	ADD OPAQUE FILM TO WINDOW GLASS
I14	TOILET
I15	TOILET PAPER DISPENSER
I16	TOILET SEAT COVER DISPENSER
I28	IN COUNTER SINK
P05	WOOD BASE CABINETS, PAINTED, LAMINATE COUNTER WITH STAINLESS STEEL SINK.
P12	2X4 WOOD STUD WALL GYP. FINISH BOTH SIDES. ADD INSULTATION AT RESTROOM WALLS.
P13	INSTALL BATT INSULATION AT PERIMETER WALL; PT GYP FINISH, TYP.
P14	INSTALL WOOD DOOR & FLAT WOOD TRIM INT SURROUNDS TYP.
P23	INSTALL PT GYP FINISH BOTH SIDES. ADD INSULATION AT RESTROOM WALLS.
P24	REPAIR & REINSTALL SALVAGED WOOD DOOR AND WOOD TRIM SURROUNDS TYP.
P39	REFRIGERATOR
P40	THRESHOLD

LEGEND

- EXISTING WALL
- GYP. BD.
- TILE
- NEW WALL

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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REVISIONS

NO	DESCRIPTION	DATE

SAKAI HOUSE

A400

ENLARGED PLANS

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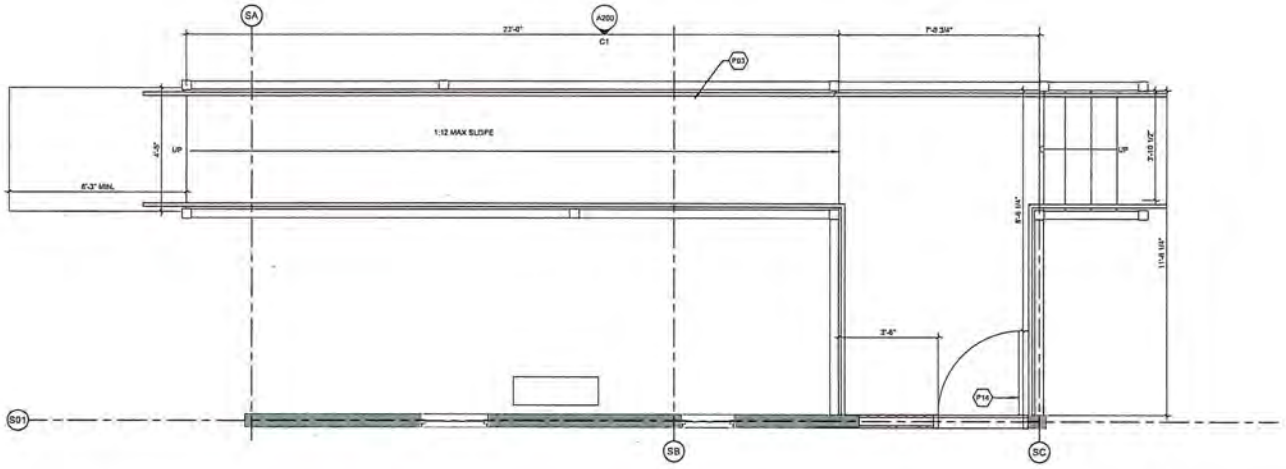

EXTERIOR RAMP - ENLARGED PLAN A1

1/2" = 1'-0"

FLOOR PLAN NOTES

P03 CONCRETE LANDING, STAIRS AND RAMP, WOOD GUARDRAILS AND METAL HANDRAILS, TYP.

P14 INSTALL WOOD DOOR & FLAT WOOD TRIM INT SURROUNDS TYP.

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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REVISIONS

NO	DESCRIPTION	DATE

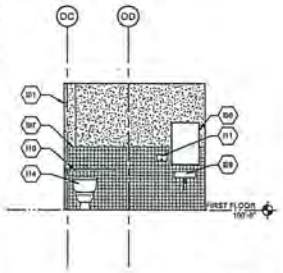
SAKAI HOUSE

A401

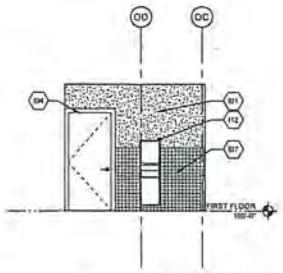
ENLARGED PLANS

Treanor NO. HP0818.1001.00

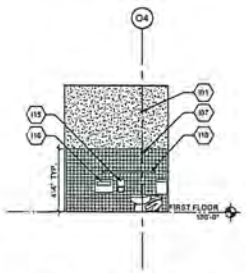
11/12/2024 11:59:59 AM J:\Active\Clients\HP0818.1001.00 Miraflores Sakai House_R23.rvt



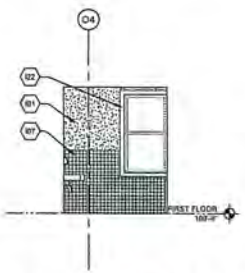
RESTROOM 104 - WEST D4



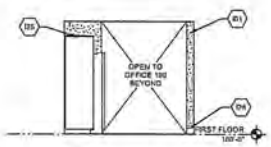
RESTROOM 104 - SOUTH D3



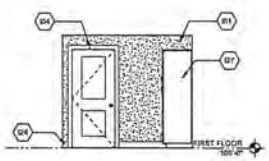
RESTROOM 104 - EAST D2



RESTROOM 104 - NORTH D1



KITCHENETTE 103 - WEST C4



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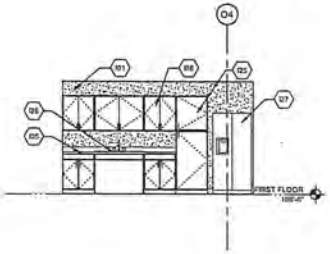

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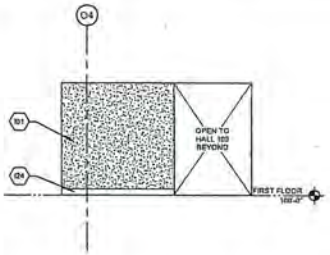
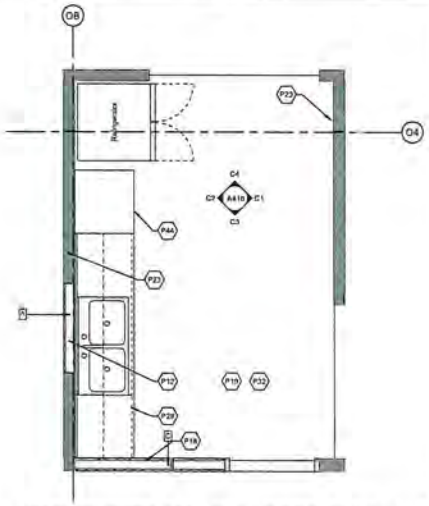
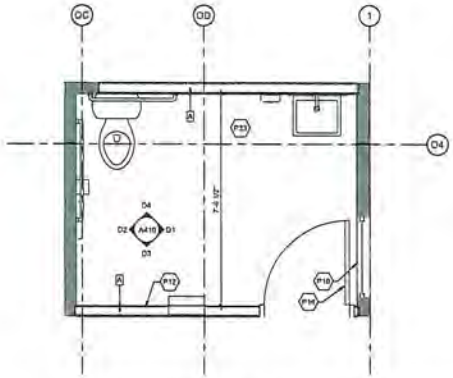


KITCHENETTE 103 - NORTH C1



KITCHENETTE 103 - ENLARGED PLAN A2



RESTROOM 104 - ENLARGED PLAN A1

ELEVATION & FLOOR PLAN NOTES

101	GYP. BD. WALL FINISH, PAINT
104	INSTALL WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS REQD., PAINT
105	WOOD BASE CABINETS, PAINTED. LAMINATE COUNTER WITH STAINLESS STEEL SINK.
106	WOOD UPPER CABINETS, PAINTED
107	TILE WALL FINISH WITH COVE BASE
108	MIRROR
109	WALL-MOUNTED SINK
110	GRAB BARS
111	WALL-MOUNTED SOAP DISPENSER
112	COMBINATION PAPER TOWEL AND TRASH UNIT
114	TOILET
115	TOILET PAPER DISPENSER
116	TOILET SEAT COVER DISPENSER
122	INSTALL WOOD TRIM SURROUNDS AT WINDOWS, PAINT.
124	INSTALL WOOD 1X WOOD TRIM AT BASE, TYP.; PAINT.
125	WOOD FULL HEIGHT CABINET, PAINTED
126	STAINLESS SINK
127	REFRIGERATOR
P17	2X4 WOOD STUD WALL GYP., FINISH BOTH SIDES, ADD INSULTATION AT RESTROOM WALLS.
P14	INSTALL WOOD DOOR & FLAT WOOD TRIM INT SURROUNDS TYP.
P16	REPAIR & REINSTALL (E) WOOD WINDOW; FLAT WOOD TRIM SURROUNDS TYP.
P18	INFILL WALL OPENING, INSTALL BATT INSULATION, WOOD SIDING TO MATCH @ EXT; PT GYP FINISH INT.
P19	INSTALL PT WOOD BASEBOARD TYP.
P23	INSTALL PT GYP FINISH BOTH SIDES, ADD INSULATION AT RESTROOM WALLS.
P29	LAMINATE COUNTERTOP WITH PT CABINETS BELOW
P32	RESILIENT FLOORING
P33	TILE WALL FINISH & FLOORING
P44	FULL HEIGHT CABINET

LEGEND

EXISTING WALL

GYP. BD.

TILE

NEW WALL

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City of Richmond

MIRAFLORES RELOCATION AND REHABILITATION

Richmond, CA

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REVISIONS

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OISHI HOUSE

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ENLARGED PLANS

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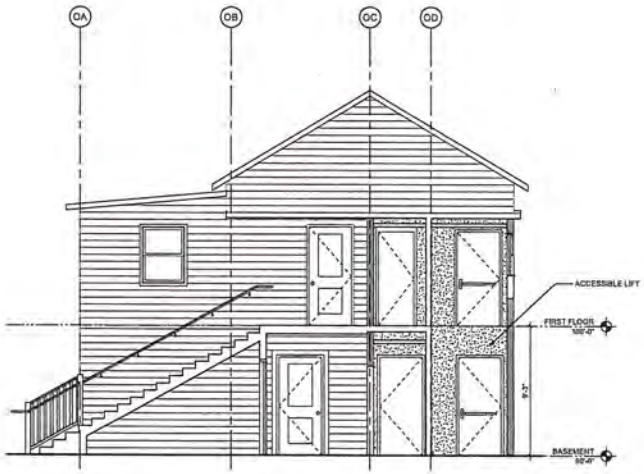

SECTION AT LIFT A1
1/4" = 1'-0"

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SECTION DETAILS

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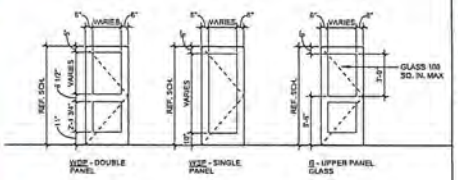
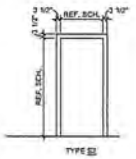
G1 - UPPER PANEL GLASS WITH TWO LOWER PANELS



DOOR TYPES

1/4" = 1'-0"



FRAME TYPES

1/4" = 1'-0"

GENERAL NOTES

A. DOORS NOTED AS "SALVAGE" ARE ASSUMED TO BE ONSITE. CONTRACTOR TO SURVEY IN-SITU DOORS AND PREVIOUSLY SALVAGED ITEMS TO VERIFY.
B. VERIFY ALL EXISTING FINISH OPENINGS AND DOOR CONDITIONS IN FIELD. CONFIRM ALL "SALVAGE" DOORS ARE SUITABLE FOR REPAIR AND REINSTALLATION.
C. ALL LISTED DOOR DIMENSIONS NEED TO BE CONFIRMED IN THE FIELD. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
D. ALL EXISTING AND NEW DOORS, FRAMES AND TRIM TO BE PAINTED.
E. ALL EXISTING AND NEW OPENINGS ARE NON-RATED.
F. ALL HARDWARE TO BE NEW UNLESS NOTED OTHERWISE.

DOOR AND FRAME SCHEDULE

LEVEL	ROOM NUMBER	DOOR NO.	SALVAGE / NEW	DIMENSIONS		DOOR TYPE	DOOR		FRAME TYPE	FRAME		DETAIL			HDWR NOTES	REMARKS
				WIDTH	HEIGHT		MAT	FINISH		MAT	FINISH	JAMB	HEAD	SILL		
FIRST FLOOR	100	100A	SALVAGE	3'-0"	6'-7"	G1	WD	PT	S2	WD	PT					
FIRST FLOOR	100	102A	NEW	3'-0"	6'-0"	WSP	WD	PT	S2	WD	PT					TEMPERED GLASS IN UPPER PANEL, REPAIR WOOD DOOR AS REQUIRED
FIRST FLOOR	101	101A	SALVAGE	4'-0"	6'-6 1/4"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	101	101B	SALVAGE	1'-10 1/2"	6'-6 1/4"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	101	101C	SALVAGE	1'-10 1/2"	6'-6 1/4"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	101	102D	SALVAGE	3'-0"	6'-6"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	102	102B	NEW	2'-6"	6'-6"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	102	102C	SALVAGE	2'-6"	6'-6"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	102	102E	NEW	2'-6"	6'-6"	WGP	WD	PT	S2	WD	PT					
FIRST FLOOR	103	103A	SALVAGE	2'-5 3/4"	6'-6"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	103	103B	NEW	3'-0"	7'-0"	G	WD	PT	S2	WD	PT				PANIC HARDWARE	TEMPERED GLASS IN UPPER PANEL
FIRST FLOOR	104	104A	NEW	3'-0"	7'-0"	WSP	WD	PT	S2	WD	PT					
FIRST FLOOR	108	106G	SALVAGE	2'-8"	6'-8 3/4"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	200	200D	SALVAGE	2'-6"	6'-6"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	209	209A	SALVAGE	2'-6"	6'-7"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	209A	209C	SALVAGE	2'-6"	6'-6"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	202	202A	SALVAGE	2'-6"	6'-7"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	202	202B	SALVAGE	2'-6"	6'-6"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	203	203A	SALVAGE	2'-6"	6'-7"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	203	203B	SALVAGE	2'-6"	6'-6"	WSP	WD	PT	S2	WD	PT					
SECOND FLOOR	204	201A	NEW	3'-6"	7'-0"	WSP	WD	PT	S2	WD	PT					

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DOOR SCHEDULE, DOOR TYPES AND FRAMES

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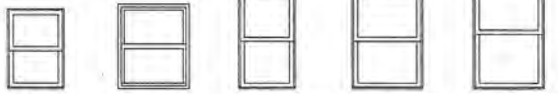
Window Schedule

Mark	Level	SALVAGE / NEW	WINDOW TYPE	Width	Height	Operation	Comments
01	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
02	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
03	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
04	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
05	FIRST FLOOR	SALVAGE	5B	2'-6"	3'-6"	DOUBLE HUNG	
06	FIRST FLOOR	SALVAGE	5B	2'-6"	3'-6"	DOUBLE HUNG	
07	FIRST FLOOR	SALVAGE	5C	2'-6"	3'-6"	DOUBLE HUNG	
08	FIRST FLOOR	SALVAGE	5E	2'-0"	2'-10"	DOUBLE HUNG	
09	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
10	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
11	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
12	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
13	FIRST FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
20	SECOND FLOOR	SALVAGE	5E	2'-0"	2'-8"	DOUBLE HUNG	
21	SECOND FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
21	SECOND FLOOR	NEW	5A	2'-6"	4'-0"	DOUBLE HUNG	WINDOW TO BE REPLACED IN-KIND
22	SECOND FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
23	SECOND FLOOR	SALVAGE	5E	2'-0"	2'-8"	DOUBLE HUNG	
24	FIRST FLOOR	SALVAGE	5D	2'-6"	3'-0"	DOUBLE HUNG	STAIR LANDING WINDOW
25	SECOND FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
25	SECOND FLOOR	NEW	5A	2'-6"	4'-0"	DOUBLE HUNG	WINDOW TO BE REPLACED IN-KIND
26	SECOND FLOOR	SALVAGE	5A	2'-6"	4'-0"	DOUBLE HUNG	
27	SECOND FLOOR	SALVAGE	5D	2'-6"	3'-0"	DOUBLE HUNG	



TYPE 5E, 24X30/34 DOUBLE-HUNG WOOD WINDOW

TYPE 5D, 30X36 DOUBLE-HUNG WOOD WINDOW

TYPE 5C, 24X48 DOUBLE-HUNG WOOD WINDOW

TYPE 5B, 30X48 DOUBLE-HUNG WOOD WINDOW

TYPE 5A, 36X48 DOUBLE-HUNG WOOD WINDOW

WINDOW TYPES

1/2" = 1'-0"

GENERAL NOTES

A. WINDOWS NOTED AS "SALVAGE" ARE ASSUMED TO BE ONSITE, CONTRACTOR TO SURVEY IN-SITU WINDOWS AND PREVIOUSLY SALVAGED ITEMS TO VERIFY.
B. VERIFY ALL EXISTING FINISH OPENINGS AND WINDOW CONDITIONS IN FIELD. CONFIRM ALL "SALVAGE" WINDOWS ARE SUITABLE FOR REPAIR AND REINSTALLATION.
C. ALL LISTED WINDOWS DIMENSIONS NEED TO BE CONFIRMED IN THE FIELD. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
D. SURVEY ALL EXISTING WINDOWS AND PROVIDE DOCUMENTATION OF REQUIRED REPAIRS TO ARCHITECT.
E. REPLACE ANY WOOD MEMBERS THAT ARE DETERIORATED BEYOND REPAIR IN-KIND.
F. REPLACE ALL BROKEN OR MISSING GLAZING.
G. PREPARE ALL EXISTING WOOD WINDOW SURFACES FOR PAINT.
H. ALL EXISTING AND NEW WINDOWS AND TRIM TO BE PAINTED.
I. ALL WINDOWS TO BE MADE OPERABLE UNLESS NOTED OTHERWISE.

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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WINDOW SCHEDULE AND WINDOW TYPES

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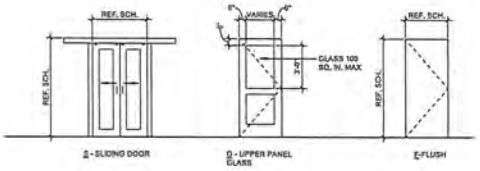
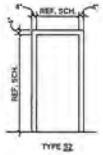


DOOR TYPES

1/4" = 1'-0"



FRAME TYPES

1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

LEVEL	ROOM NUMBER	DOOR NO.	SALVAGE / NEW	DIMENSIONS		DOOR			DOOR TYPE	FRAME			DETAIL			HDWR GROUP	REMARKS
				WIDTH	HEIGHT	MAT	FINISH			MAT	FINISH	FRAME TYPE	JAMB	HEAD	SILL		
BASEMENT	B 100	B100A	NEW	3'-0"	7'-0"	WD	PT	F		WD	PT	S2					
BASEMENT	B 100	B100B	NEW	3'-0"	7'-0"	WD	PT	F		WD	PT	S2					
BASEMENT	B 100	B100C	NEW	3'-0"	7'-0"	WD	PT	F		WD	PT	S2				PANIC HARDWARE	
BASEMENT	B 100	B100D	NEW	3'-0"	7'-0"	H/M	PT	F		WD	PT	S2				AUTOMATIC DOOR OPERATOR AND HARDWARE	LIFT DOOR
BASEMENT	B 102	B102A	NEW	3'-0"	7'-0"	WD	PT	F		WD	PT	S2					
BASEMENT		B103A	NEW	3'-0"	8'-0"	WD	PT	F		WD	PT	S2					
FIRST FLOOR	101	100A	NEW	3'-0"	7'-0"	WD	PT	F		WD	PT	S2					
FIRST FLOOR	100	100B	NEW	3'-0"	7'-0"	WD	PT	G		WD	PT	S2					
FIRST FLOOR	101	101A	NEW	3'-10"	8'-0"	WD	PT	S		WD	PT	S2					
FIRST FLOOR	103	102A	NEW	3'-0"	7'-0"	WD	PT	F		WD	PT	S2					
FIRST FLOOR	105	103A	NEW	2'-6"	8'-0"	WD	PT	F		WD	PT	S2					
FIRST FLOOR	103	103B	NEW	3'-0"	7'-0"	WD	PT	G		WD	PT	S2					UPPER PANEL GLAZED
FIRST FLOOR	104	104A	NEW	3'-0"	7'-0"	WD	PT	F		WD	PT	S2					
FIRST FLOOR	105	105A	NEW	3'-6"	8'-0"	WD	PT	F		WD	PT	S2				AUTOMATIC DOOR OPERATOR AND HARDWARE	LIFT DOOR

GENERAL NOTES

A. DOORS NOTED AS "SALVAGE" ARE ASSUMED TO BE ONSITE. CONTRACTOR TO SURVEY IN-SITU DOORS AND PREVIOUSLY SALVAGED ITEMS TO VERIFY.
B. VERIFY ALL EXISTING FINISH OPENINGS AND DOOR CONDITIONS IN FIELD. CONFIRM ALL "SALVAGE" DOORS ARE SUITABLE FOR REPAIR AND REINSTALLATION.
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LICENSED ARCHITECT
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City of Richmond

MIRAFLORES RELOCATION AND REHABILITATION

Richmond, CA

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REVISIONS

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OISHI HOUSE

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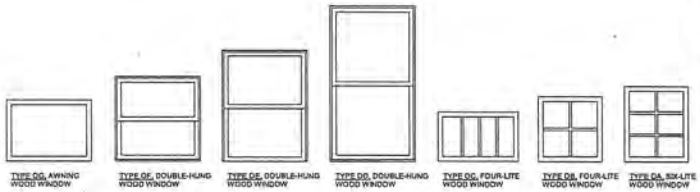
DOOR SCHEDULE, DOOR TYPES AND FRAMES

Treanor NO. HP0818.1901.00

11/12/2024 11:33:09 AM Autodesk Docs://HP0818.1901.00 Oishi House_R23.rvt



TYPE OG, AWNING WOOD WINDOW | TYPE OF, DOUBLE-HUNG WOOD WINDOW | TYPE OE, DOUBLE-HUNG WOOD WINDOW | TYPE OD, DOUBLE-HUNG WOOD WINDOW | TYPE OC, FOUR-LITE WOOD WINDOW | TYPE OB, FOUR-LITE WOOD WINDOW | TYPE OA, SIX-LITE WOOD WINDOW

WINDOW TYPES

1/2" = 1'-0"

Window Schedule

Mark	Level	SALVAGE / NEW	WINDOW TYPE	Width	Height	Operation	Comments
01	BASEMENT	SALVAGE	OA	2'-4"	3'-8"	FIXED	PREVIOUSLY SALVAGED, STORED IN HOUSE, REPAIRS REQUIRED
02	BASEMENT	SALVAGE	OB	2'-7"	2'-7 1/2"	FIXED	PREVIOUSLY SALVAGED, STORED IN HOUSE, REPAIRS REQUIRED
03	BASEMENT	SALVAGE	OA	2'-7"	3'-8"	FIXED	PREVIOUSLY SALVAGED, STORED IN HOUSE, REPAIRS REQUIRED
04	BASEMENT	SALVAGE	OB	2'-7"	2'-8 1/2"	FIXED	PREVIOUSLY SALVAGED, STORED IN HOUSE, REPAIRS REQUIRED
05	BASEMENT	SALVAGE	OC	2'-10"	1'-9"	FIXED	PREVIOUSLY SALVAGED, STORED IN HOUSE, REPAIRS REQUIRED
06	BASEMENT	NEW	OG	3'-0"	2'-2"	AWNING	
07	BASEMENT	NEW	OG	3'-0"	2'-2"	AWNING	
10	FIRST FLOOR	NEW	OE	3'-0"	4'-8"	DOUBLE HUNG	
11	FIRST FLOOR	NEW	OE	3'-0"	4'-8"	DOUBLE HUNG	
12	FIRST FLOOR	SALVAGE	OD	2'-6"	5'-8"	DOUBLE HUNG	SALVAGE WINDOW, REPAIR AND REINSTALL
13	FIRST FLOOR	NEW	OD	3'-0"	5'-8"	DOUBLE HUNG	
14	FIRST FLOOR	SALVAGE	OD	3'-0"	5'-8"	DOUBLE HUNG	SALVAGE WINDOW, REPAIR AND REINSTALL
15	FIRST FLOOR	NEW	OF	3'-0"	3'-0"	DOUBLE HUNG	
17	FIRST FLOOR	NEW	OE	3'-0"	4'-0"	DOUBLE HUNG	
18	FIRST FLOOR	NEW	OE	3'-0"	4'-0"	DOUBLE HUNG	
19	FIRST FLOOR	NEW	OE	3'-0"	4'-0"	DOUBLE HUNG	
20	FIRST FLOOR	NEW	OE	3'-0"	4'-0"	DOUBLE HUNG	

GENERAL NOTES

A. WINDOWS NOTED AS "SALVAGE" ARE ASSUMED TO BE ONSITE. CONTRACTOR TO SURVEY IN-SITU WINDOWS AND PREVIOUSLY SALVAGED ITEMS TO VERIFY.
B. VERIFY ALL EXISTING FINISH OPENINGS AND WINDOW CONDITIONS IN FIELD. CONFIRM ALL "SALVAGE" WINDOWS ARE SUITABLE FOR REPAIR AND REINSTALLATION.
C. ALL LISTED WINDOWS DIMENSIONS NEED TO BE CONFIRMED IN THE FIELD. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
D. SURVEY ALL EXISTING WINDOWS AND PROVIDE DOCUMENTATION OF REQUIRED REPAIRS TO ARCHITECT.
E. REPLACE ANY WOOD MEMBERS THAT ARE DETERIORATED BEYOND REPAIR IN-KIND.
F. REPLACE ALL BROKEN OR MISSING GLAZING.
G. PREPARE ALL EXISTING WOOD WINDOW SURFACES FOR PAINT.
H. ALL EXISTING AND NEW WINDOWS AND TRIM TO BE PAINTED.
I. ALL WINDOWS TO BE MADE OPERABLE UNLESS NOTED OTHERWISE.

LICENSED ARCHITECT
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City of Richmond

MIRAFLORES RELOCATION AND REHABILITATION

Richmond, CA

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Date:	10/11/2024

REVISIONS

NO	DESCRIPTION	DATE

OISHI HOUSE

A611

WINDOW SCHEDULE AND WINDOW TYPES

Treanor NO. HP0818.1901.00

10/15/2024 11:53:00 AM
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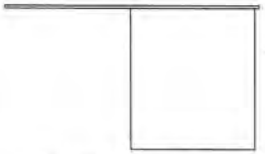
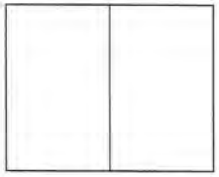
TYPE B, (E) DOOR TO BE FIXED SHUT

TYPE C, (E) DOOR TO BE FIXED SHUT



TYPE B, SLIDING WOOD DOOR ON METAL TRACK



TYPE A, DOUBLE DOOR WITH WOOD FRAME

DOOR TYPES

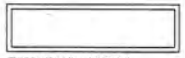
DOOR AND FRAME SCHEDULE

LEVEL	DOOR NO.	SALVAGE / NEW	DOOR TYPE	DIMENSIONS		DOOR		FRAME		DETAIL			HDWR INFORMATION	COMMENTS
				WIDTH	HEIGHT	MAT	FINISH	MAT	FINISH	JAMB	HEAD	SILL		
GROUND FLOOR	100A	SALVAGE	D	2'-8"	5'-4"	WD	PT	WD	PT					DOOR TO BE FIXED SHUT
GROUND FLOOR	100B	NEW	A	6'-4"	8'-0"	WD	PT	WD	PT					
GROUND FLOOR	100D	SALVAGE	C	1'-10"	6'-0"	WD	PT	WD	PT					DOOR TO BE FIXED SHUT
GROUND FLOOR	100C	NEW	B	4'-6"	5'-2"	WD	PT	WD	PT				METAL TRACK	

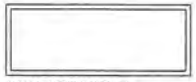
DOORS - GENERAL NOTES

A. DOORS NOTED AS "SALVAGE" ARE ASSUMED TO BE ONSITE. CONTRACTOR TO SURVEY IN-SITU DOORS AND PREVIOUSLY SALVAGED ITEMS TO VERIFY.
B. VERIFY ALL EXISTING FINISH OPENINGS AND DOOR CONDITIONS IN FIELD. CONFIRM ALL "SALVAGE" DOORS ARE SUITABLE FOR REPAIR AND REINSTALLATION.
C. ALL LISTED DOOR DIMENSIONS NEED TO BE CONFIRMED IN THE FIELD. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
D. ALL EXISTING AND NEW DOORS, FRAMES AND TRIM TO BE PAINTED.
E. ALL EXISTING AND NEW OPENINGS ARE NON-RATED.
F. ALL HARDWARE TO BE NEW UNLESS NOTED OTHERWISE.

TYPE PC, FIXED WOOD WINDOW



TYPE PB, FIXED WOOD WINDOW



TYPE PA, FIXED WOOD WINDOW

WINDOW TYPES

Window Schedule						
Mark	SALVAGE / NEW	WINDOW TYPE	Width	Height	OPERATION	Comments
01	NEW	PB	5'-1"	1'-6"	FIXED	ALL DIM. ARE APPROXIMATE, CONTRACTOR TO VERIFY EXISTING OPENING SIZE
02	NEW	PC	1'-8"	1'-4"	FIXED	ALL DIM. ARE APPROXIMATE, CONTRACTOR TO VERIFY EXISTING OPENING SIZE
03	NEW	PA	6'-6"	2'-4"	FIXED	ALL DIM. ARE APPROXIMATE, CONTRACTOR TO VERIFY EXISTING OPENING SIZE

WINDOWS - GENERAL NOTES

A. ALL WINDOWS TO BE NEW AND INOPERABLE.
B. WINDOWS, FRAMES AND TRIM TO BE PAINTED.

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City of Richmond

MIRAFLORES RELOCATION AND REHABILITATION

City of Richmond, CA

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Date:	11/11/2024

REVISIONS

NO	DESCRIPTION	DATE

PUMP HOUSE

A620

DOOR AND WINDOW SCHEDULES AND TYPES

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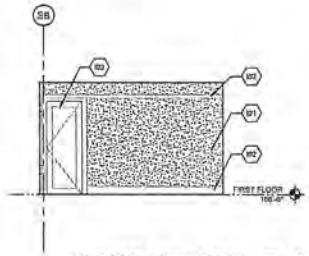
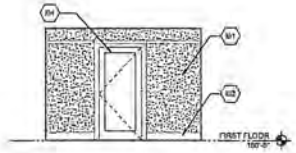
11/12/2024 11:59:09 AM Autodesk Docs://HP0818.1001.00 Miraflores Pump House_R23.rvt

INTERIOR ELEVATION NOTES- GENERAL

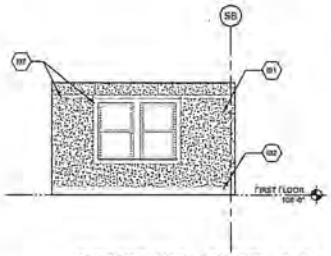
A. ALL DIMENSIONS ARE TO FACE FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS, FOR ADDITIONAL INFORMATION.
D. SEE DOOR, WINDOW, & FINISH SCHEDULES, FOR ADDITIONAL INFORMATION.
E. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.



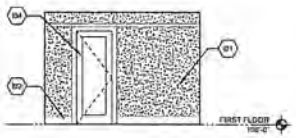
OFFICE 102 - EAST C4



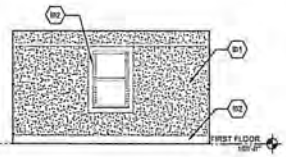
OFFICE 102 - NORTH C3



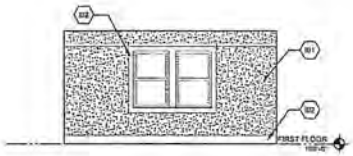
OFFICE 102 - WEST C2



OFFICE 102 - SOUTH C1



MEETING ROOM 101 - EAST B4



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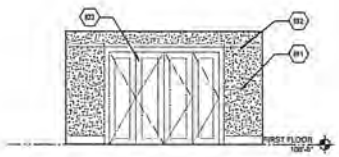

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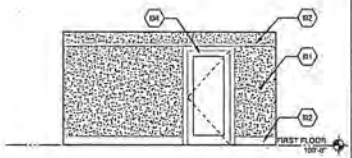
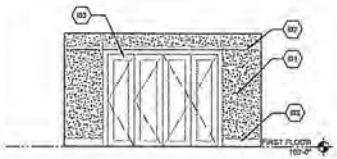
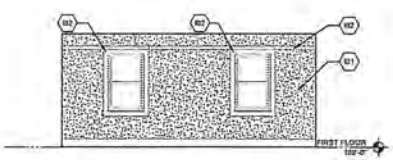


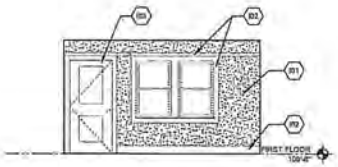
MEETING ROOM 101 - SOUTH B1



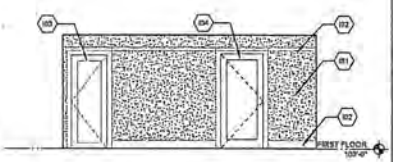
MEETING ROOM 100 - EAST A4



MEETING ROOM 100 - NORTH A3



MEETING ROOM 100 - WEST A2



MEETING ROOM 100 - SOUTH A1

INTERIOR ELEV. NOTES

01 GYP. BD. WALL FINISH, PAINT
02 INSTALL SALVAGED OR (N) TO MATCH (E) WOOD TRIM, PAINT
03 REPAIR & REINSTALL SALVAGED WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS REQD., PAINT
04 INSTALL WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS REQD., PAINT

LEGEND

GYP. BD.
TILE

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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REVISIONS

NO	DESCRIPTION	DATE

SAKAI HOUSE

A700

INTERIOR ELEVATIONS

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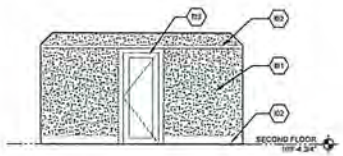
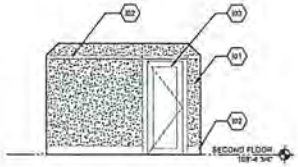
11/12/2024 11:09:32 AM

INTERIOR ELEVATION NOTES- GENERAL

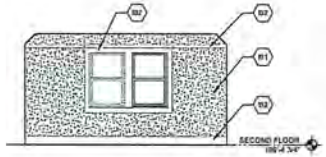
A. ALL DIMENSIONS ARE TO FACE FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.
D. SEE DOOR, WINDOW, & FINISH SCHEDULES FOR ADDITIONAL INFORMATION.
E. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.



OFFICE 200 - EAST C4



OFFICE 200 - NORTH C3



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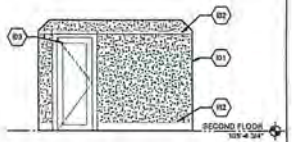
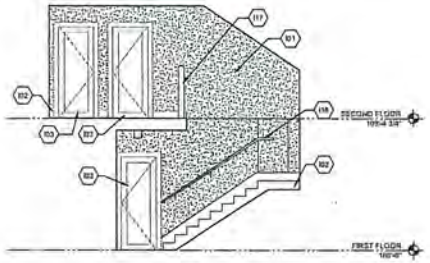
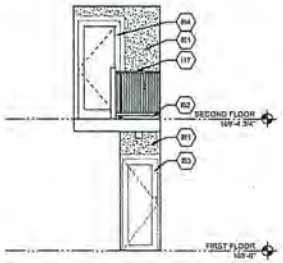


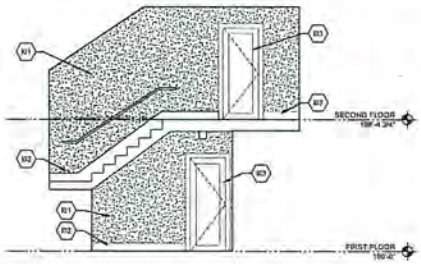
OFFICE 200 - SOUTH C1



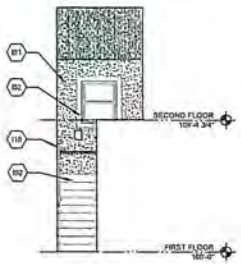
STAIR #1 - EAST B4



STAIR #1 - NORTH B3



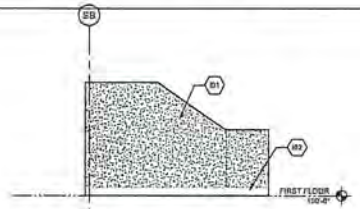
STAIR #1 - WEST B2



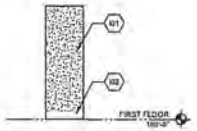
STAIR #1 - SOUTH B1

INTERIOR ELEV. NOTES

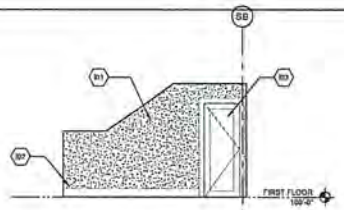
101 GYP. BD. WALL FINISH, PAINT
102 INSTALL SALVAGED OR (N) TO MATCH (E) WOOD TRIM, PAINT
103 REPAIR & REINSTALL SALVAGED WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS RECD., PAINT
104 INSTALL WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS RECD., PAINT
117 (E) WOOD RAILING. REFINISH AND PAINT
118 WALL MOUNTED HANDRAIL WITH UPPER EXTENSION, SEE S/A750



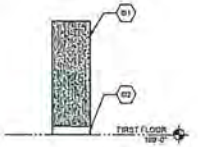
STORAGE 102 - EAST A4



STORAGE 102 - NORTH A3



STORAGE 102 - ST A2



STORAGE 102 - SOUTH A1

LEGEND

GYP. BD.
TILE

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STATE OF CALIFORNIA

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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Issued For:	PERMIT SET
Date:	11/11/2024

REVISIONS

NO	DESCRIPTION	DATE

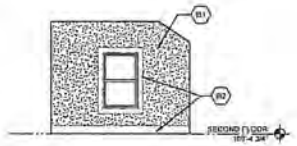
SAKAI HOUSE

A701

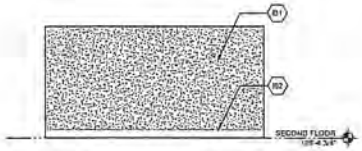
INTERIOR ELEVATIONS

Treanor NO. HP0918.00 L20

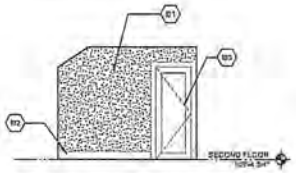
11/13/2024 11:04:54 AM



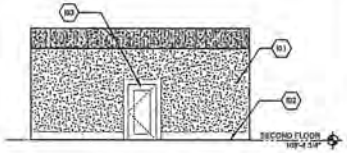
OFFICE 203 - EAST B4



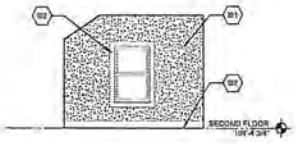
OFFICE 203 - NORTH B3



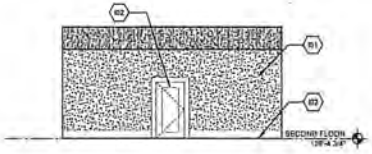
OFFICE 203 - WEST B2



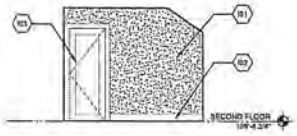
OFFICE 203 - SOUTH B1



OFFICE 202 - EAST A4



OFFICE 202 - NORTH A3



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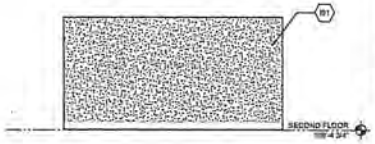

OFFICE 202 - SOUTH A1

INTERIOR ELEVATION NOTES- GENERAL

A. ALL DIMENSIONS ARE TO FACE FINISH, UNLESS OTHERWISE NOTED.
B. DO NOT SCALE DRAWINGS.
C. SEE FLOOR PLANS, FOR ADDITIONAL INFORMATION.
D. SEE DOOR, WINDOW, & FINISH SCHEDULES, FOR ADDITIONAL INFORMATION.
E. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

INTERIOR ELEV. NOTES

B1 GYP. BD. WALL FINISH, PAINT
B2 INSTALL SALVAGED OR (N) TO MATCH (E) WOOD TRIM, PAINT
B3 REPAIR & REINSTALL SALVAGED WOOD DOOR & WOOD TRIM SURROUNDS TYP. MATCH (E) WOOD TRIM AS REQD., PAINT

LEGEND

GYP. BD.
TILE

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

RICHMOND, CA

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NO	DESCRIPTION	DATE
1	Revision 1	Date 1

SAKAI HOUSE

A702

INTERIOR ELEVATIONS

Treanor NO. HY0818.1831.00

INTERIOR FINISH SCHEDULE

LEVEL	NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	MILLWORK	COMMENTS
FIRST FLOOR	102	OFFICE	(E) REFINISHED STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	101	MEETING RM	(E) REFINISHED STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	100	MEETING RM	(E) REFINISHED STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	103	KITCHENETTE	RESILIENT	RUBBER	PAINTED GYP	PAINTED GYP	PAINTED WOOD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	104	ACCESSIBLE RESTROOM	TILE	TILE	TILE/GYP	PAINTED GYP	PAINTED WOOD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	105	STAIR #1	(E) REFINISHED STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	102A	FIRE SPRINKLER RISER CLOSET	(E) REFINISHED STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	204	ATTIC ACCESS	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	200	OFFICE	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	200A	ATTIC	UNFINISHED PLYWOOD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WOOD WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	200B	ATTIC	UNFINISHED PLYWOOD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WOOD WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	201	RESTROOM	TILE	TILE	TILE/GYP	PAINTED GYP	PAINTED WOOD WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	202	OFFICE	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	203	OFFICE	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD PICTURE RAIL, WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	203A	ATTIC	UNFINISHED PLYWOOD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WOOD WINDOW AND DOOR SURROUNDS	
SECOND FLOOR	203A	ATTIC	UNFINISHED PLYWOOD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WOOD WINDOW AND DOOR SURROUNDS	

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CITY OF RICHMOND

MIRAFLORES RELOCATION AND REHABILITATION

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REVISIONS

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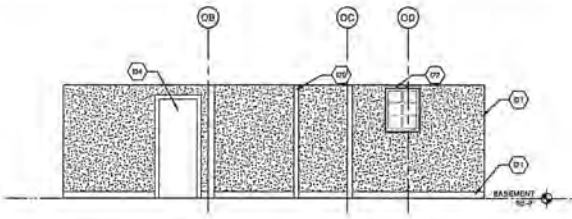
SAKAI HOUSE

A703

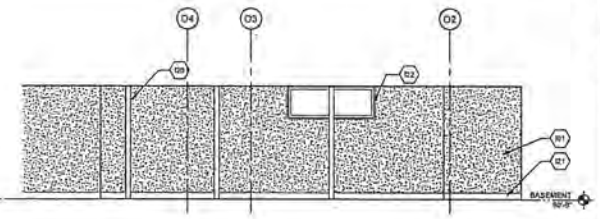
INTERIOR FINISH SCHEDULE

Treanor NO. HP0818.1901.00

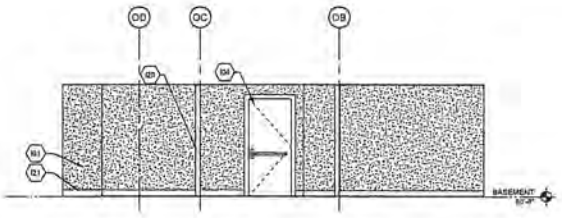
11/13/2024 11:05:54 AM A:\Admin\ Docs\HP0818.1901.00 Sakai\HP0818.1901.00 Sakai Revit_R24.rvt



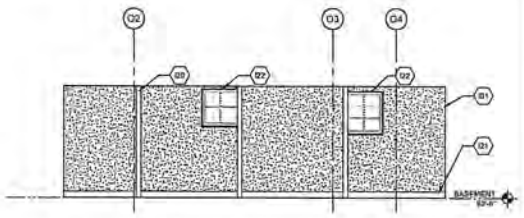
CRAWL SPACE/STORAGE B102 - WEST D2



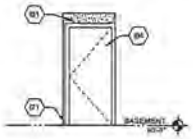
CRAWL SPACE/STORAGE B102 - SOUTH D1



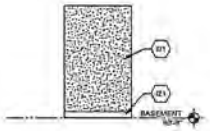
CRAWL SPACE/STORAGE B102 - EAST C2



CRAWL SPACE/STORAGE B102 - NORTH C1

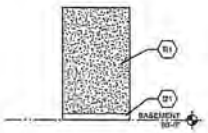


STORAGE B101 - WEST B4

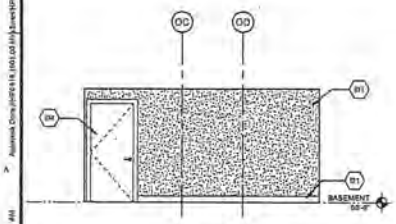


STORAGE B101 - SOUTH B3

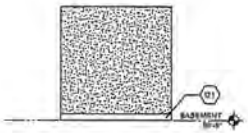
STORAGE B101 - EAST B2



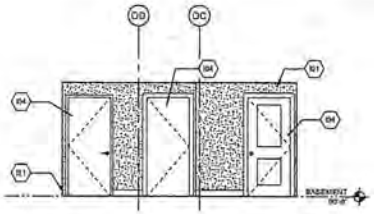
STORAGE B101 - NORTH B1



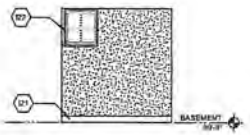
HALL B100 - WEST A4



HALL B100 - SOUTH A3



HALL B100 - EAST A2



HALL B100 - NORTH A1

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D. SEE DOOR, WINDOW, & FINISH SCHEDULES, FOR ADDITIONAL INFORMATION.
E. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

INTERIOR ELEV. NOTES

B1 GYP. BD. WALL FINISH, PAINT
B4 INSTALL WOOD DOOR & WOOD TRIM SURROUNDS TYP., MATCH (E) WOOD TRIM AS REQD., PAINT
D2 STRUCTURAL POST, TYP., SEE STRUCTURAL DRAWINGS
D1 RUBBER BASE, TYP.
B2 INSTALL WOOD TRIM SURROUNDS AT WINDOWS. PAINT.

LEGEND

GYP. BD.
TILE

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City of Richmond

MIRAFLORES RELOCATION AND REHABILITATION

Richmond, CA

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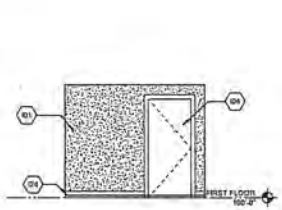
1	Revision 1	Date 1

OISHI HOUSE

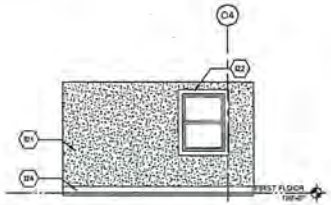
A710

INTERIOR ELEVATIONS

Treanor JN: HP0818.1911.00



OFFICE 102 - WEST E4



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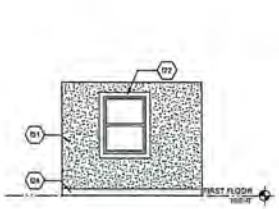
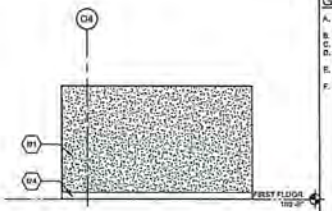
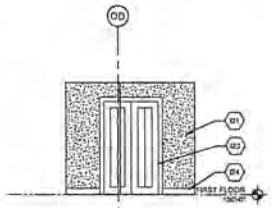


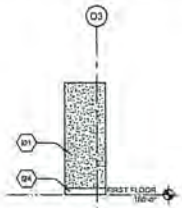
OFFICE 102 - EAST E2



OFFICE 102 - NORTH E1



STORAGE 101A - WEST C4



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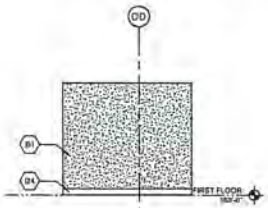

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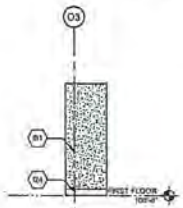
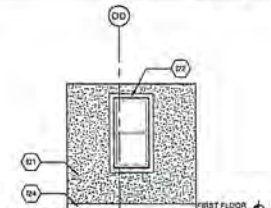
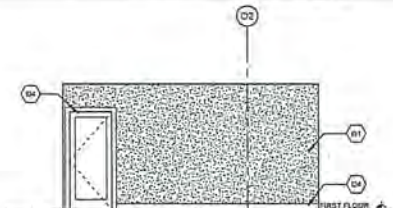


STORAGE 101A - NORTH C1



MEETING ROOM 101 - WEST B4



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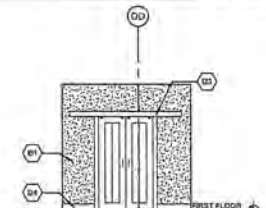
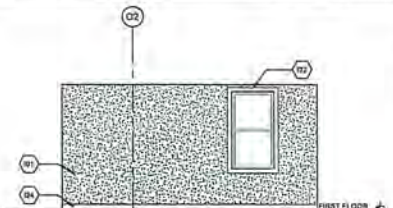
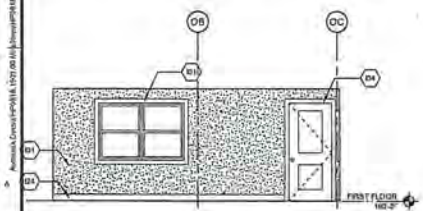


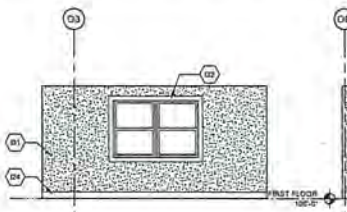
MEETING ROOM 101 - EAST B2



MEETING ROOM 101 - NORTH B1



OPEN OFFICE 100 - WEST A4



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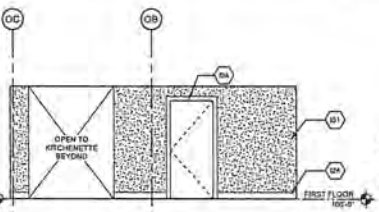

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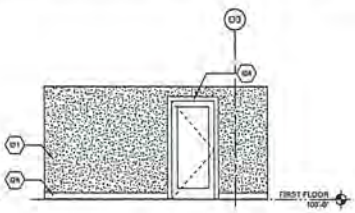

OPEN OFFICE 100 - NORTH A1

INTERIOR ELEVATION NOTES-GENERAL

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D. SEE DOOR, WINDOW, & FINISH SCHEDULES, FOR ADDITIONAL INFORMATION.
E. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

INTERIOR ELEV. NOTES

D1 GYP. BD. WALL FINISH, PAINT.
D4 INSTALL WOOD DOOR & WOOD TRIM SURROUNDS TYP., MATCH (E) WOOD TRIM AS REQD., PAINT.
D2 INSTALL WOOD TRIM SURROUNDS AT WINDOWS. PAINT.
D3 SLIDING WOOD DOORS ON METAL TRACK.
D7 INSTALL WOOD 1X WOOD TRIM AT BASE, TYP. PAINT.

LEGEND

GYP. BD.
TILE

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REVISIONS

NO	DESCRIPTION	DATE
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OISHI HOUSE

A711

INTERIOR ELEVATIONS

Treanor NO. 1909818.1801.08

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D. SEE DOOR, WINDOW, & FINISH SCHEDULES, FOR ADDITIONAL INFORMATION.
E. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
F. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

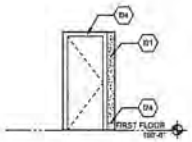
INTERIOR ELEV. NOTES

B1	GYP. BD. WALL FINISH, PAINT
IM	INSTALL WOOD DOOR & WOOD TRIM SURROUNDS TYP., MATCH (E) WOOD TRIM AS REQD., PAINT
D2	INSTALL WOOD TRIM SURROUNDS AT WINDOWS. PAINT.
D4	INSTALL WOOD 1X WOOD TRIM AT BASE, TYP. PAINT.

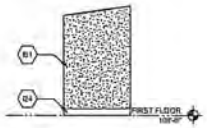
LEGEND

GYP. BD.

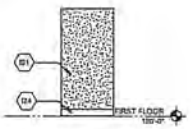
TILE



STORAGE 106 - WEST 1/4" = 1'-0" B4



STORAGE 106 - SOUTH 1/4" = 1'-0" B3



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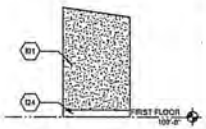

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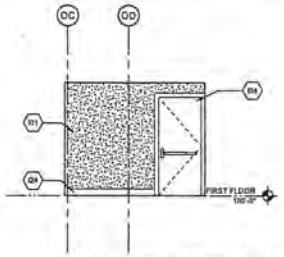

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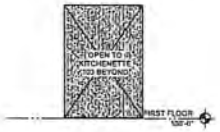

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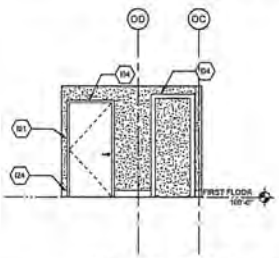

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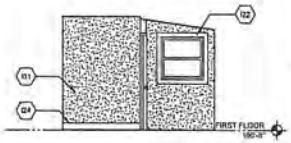

HALL 105 - NORTH 1/4" = 1'-0" A1

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MIRAFLORES RELOCATION AND REHABILITATION

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OISHI HOUSE

A712

INTERIOR ELEVATIONS

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INTERIOR FINISH SCHEDULE

Level	Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	MILLWORK	Comments
BASEMENT	160	ACCESSIBLE LIFT						
BASEMENT	B100	BASEMENT HALL	FINISHED CONCRETE	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
BASEMENT	B101	STORAGE	FINISHED CONCRETE	RUBBER	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
BASEMENT	B102	CRAWL SPACE/STORAGE	FINISHED CONCRETE	RUBBER	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	100	OPEN OFFICE	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	101	MEETING ROOM	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	101A	STORAGE	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	102	OFFICE	STAINED WD	PAINTED WD	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	103	KITCHENETTE	RESILIENT	RUBBER	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	104	ACCESSIBLE RESTROOM	TILE	TILE	TILE/GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	105	HALL						
FIRST FLOOR	106	STORAGE	RESILIENT	RUBBER	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	
FIRST FLOOR	108	LIFT	RESILIENT	RUBBER	PAINTED GYP	PAINTED GYP	PAINTED WD WINDOW AND DOOR SURROUNDS	

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OISHI HOUSE

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INTERIOR FINISH SCHEDULE

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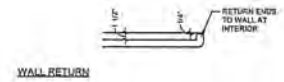

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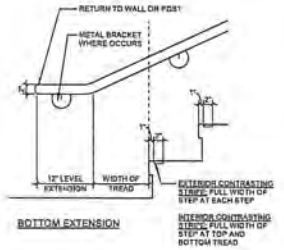
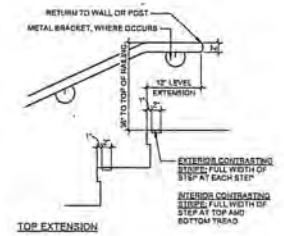


BOTTOM EXTENSION



TOP EXTENSION

HANDRAIL EXTENSIONS B2

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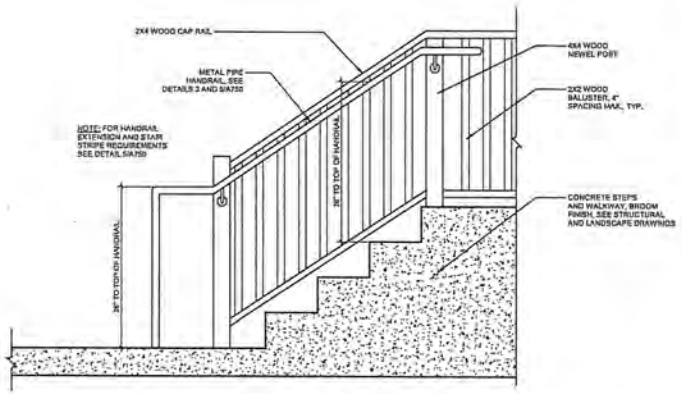

CONCRETE STAIR SECTION B1

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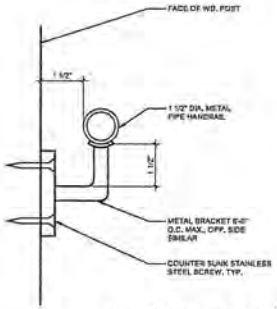

HANDRAIL A3

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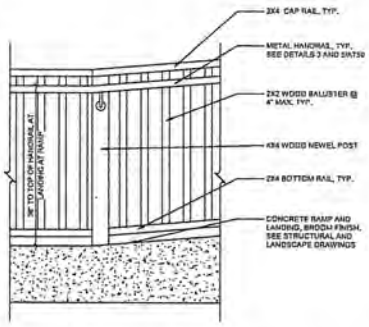

SECTION AT CONCRETE RAMP A2

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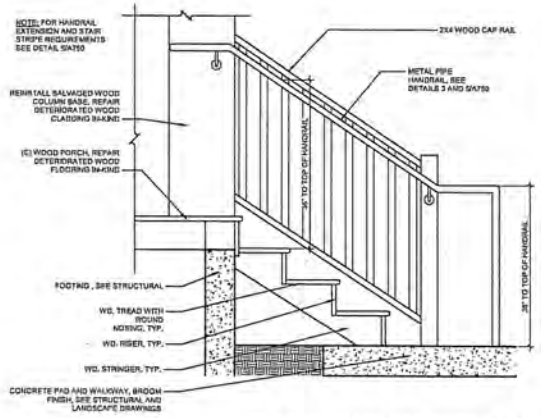

PORCH STAIR SECTION A1

1" = 1'-0"

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ARCHITECTURAL DETAILS

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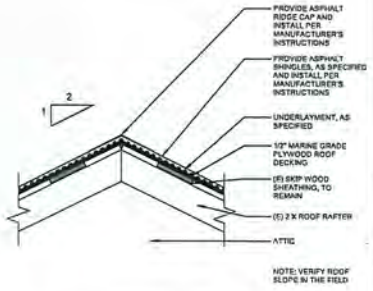

SECTION AT ROOF RIDGE B3
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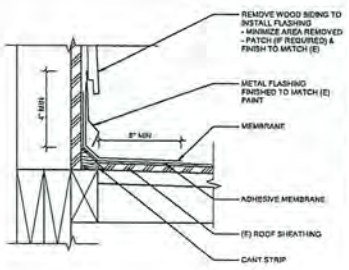

FLASHING AT WALL B2
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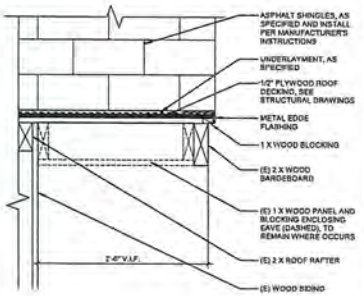

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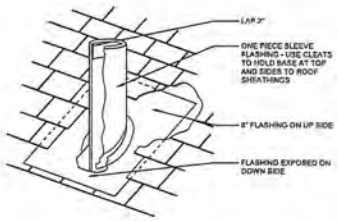

PIPE PENETRATION TYP. A4
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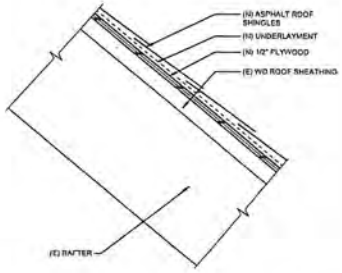

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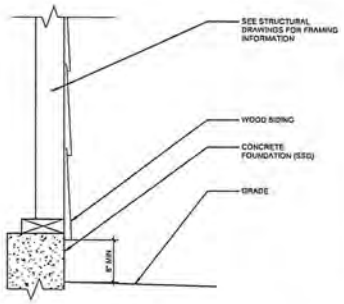

GRADE AT EXTERIOR WALLS A2
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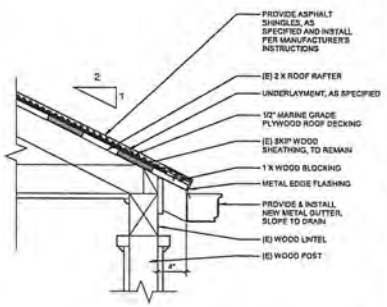

SECTION AT ROOF EAVE A1
1 1/2" = 1'-0"
0 3" 8" 1'

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ARCHITECTURAL DETAILS

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Attachment 2

Miraflores Residential Development
Draft Historic Preservation Feasibility Assessment
At Former Oishi and Sakai Nurseries
Richmond, California

prepared for:
Conley Consulting Group and
Design Community and Environment Planning

for use by
City of Richmond, California

prepared by:
Architectural Resources Group
Architects, Planners & Conservators
San Francisco, California

27 March 2008

Table to Contents

Introduction

About this report

This report was produced as supplement to the Environmental Impact Report (EIR) for the Miraflores Residential Development in Richmond, California. Architectural Resources Group (ARG) was hired as a sub-consultant to Conley Consulting Group (CCG), who in turn is a sub-consultant of Design, Community, and Environment Planning (DC&E). ARG's scope of work was to assist in the development of potential uses for the historic buildings and to determine the conceptual scope of work and cost involved in each of the preservation alternatives. The assessment was limited to a brief walkthrough of the site and did not include detailed condition assessments, measuring or producing drawings of the buildings, or any other documentation of existing conditions. ARG was not asked to assess the historical significance of the site or buildings, or to assess the impact of the proposed alternatives to the historical significance of the site or buildings. The historical significance of the site was assessed in October 2004 by Donna Graves, Ward Hill and Woodruff Minor in their report, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries, Richmond, CA.* The impact of the proposed development was assessed by Ward Hill in his report: *Finding of Adverse Effect for the Miraflores Residential Project, Richmond, CA* (October 21, 2004). The potential impact to the historical resources caused by each of the alternatives in this report, have not been determined.

About the project

The proposed development is to be located on the former Oishi and Sakai Japanese-American Nurseries. The majority of the buildings on the site were found to have historical significance. At the Sakai Nursery these included: "three houses, Greenhouses 1-20 (except 14), the Flower Warehouse, the Boiler Room, tank/supply well/water tanks and the worker housing/related buildings."[1] At the Oishi Nursery, the "original 1925 house, Greenhouses 4-9 and 17-18, the

[1] Donna Graves, Ward Hill and Woodruff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries, Richmond, CA,* (October 20, 2004), 58.

Flower Warehouse, the original Boiler Room, [and] the machine shop part of the original Tank House and water tanks)"[2] were found to have historical significance.

The Miraflores residential housing project, as currently proposed, would remove all of the historic buildings from the site. The Sakai Main House, Water Tower and Greenhouse 20 would be moved to an unidentified site in the City. The scope of this report is limited to the analysis of alternatives identified by the City and does not include assessment of the base project. The alternatives are defined as:

1. No-Project Alternative, which would leave the site as is, with no redevelopment or change on the site.

2. In-Place Alternative, which would include the retention of the Sakai Main House, Water Tower and Greenhouse 20 in their current locations on the Miraflores site.

3. On-Site Park Alternative, which would include moving the Sakai Main House, Water Tower and Greenhouse 20 within the Miraflores site, to the proposed park area near Baxter Creek.

4. Increased Preservation Alternative, which would preserve Greenhouses 7, 8, 9, 17 and 18 of the Oishi Nursery, and Greenhouse 20, the Sakai Main House and Tank House of the Sakai Nursery, in their historic locations. This alternative would reduce the amount of development feasible on the Miraflores site.

[2] Donna Graves, Ward Hill and Woodrufff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries, Richmond, CA,* (October 20, 2004), 58.

Descriptions of Historic Resources to Be Rehabilitated

The following descriptions are taken from the report *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries* which was written by Ward Hill, Donna Graves, and Woodruff Minor in October 2004. Each description is followed by ARG's update on the general condition as of the January 2008 site walkthrough. Building areas were provided by Design, Community and Environment Planning and the City of Richmond.

Sakai Main House

Building Area: approximately 2,000 sf

Description:

Built in 1921, this two-story, wood-frame house – in the style of a Craftsman bungalow – has a rectangular plan and a gable roof with moderate pitch and overhanging eaves. The house has a perimeter concrete foundation. Walls are clad in two types of horizontal wood siding; wide siding at the base, with corner boards, and narrow three-lap siding above. Wood-sash, double-hung windows, with plain sills and surrounds, are set into the walls at both levels.

Figure 1 - Sakai Main House, Jan 2008

The house presents a generally symmetrical appearance on the front, south side and the rear. The focus of the east-facing front façade is a symmetrical, hip-roofed porch with central stairs. The base of the porch, clad in a wide horizontal wood siding, has [battered pedestals] at the corners and shorter pedestals flanking the stairs; these [pedestals support] slender boxed columns supporting the roof. The front entry, flanked by pairs of windows, retains a paneled screen door and a wood door with one large light. The upper level of the façade has paired window at the center, flanked by smaller windows and surmounted by the attic vent. The small windows and vent are the same size and are close to the eaves. The south side of the house features a large gabled wall dormer near the center of the façade, flanked by a tall chimney pipe. The rear, with stoop, has

> windows on both levels, including two windows surmounted by an attic vent on the upper level. The north side of the house, also with a stoop, has windows on both levels, but in no particular pattern.
>
> Though in need of paint, the house appears to be in good condition. It is unaltered except for the reconstruction of the front porch floor and the stains with concrete.[3]

This house currently has all of the windows boarded up, with no ventilation to the building. The interior of the house is full of debris, and the interior finishes are in poor condition. The lack of ventilation and the debris have encouraged mold growth within the house. The exterior of the house has a high degree of historical integrity, with most of the historic finishes in place. The condition of the windows could not be observed because of the plywood covering them. The paint, which contains lead, is pealing from the exterior walls. The front porch, which is a character-defining feature of the house, is in poor condition. The back porch is gone.

Sakai Water Tower and Tank House

Building Area: approximately 450 sf

Description:

> The Tank House is a wood-frame structure [which] consists of a shed surmounted by timber supports for an elevated water tank. The shed, with concrete footings and a dirt floor, has a rectangular plan and an asymmetrical gable roof with a longer slope to the east. Walls are clad in horizontal wood siding, with doors at the south end and west side. There is a large open bay on the west side toward the rear. A post and beam cage with diagonal braces projects above the roof at its south end,

Figure 2 - Sakai Water Tower and Tank House - Jan 2008

[3] Donna Graves, Ward Hill and Woodrufff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries, Richmond, CA,* (October 20, 2004), 18.

supporting a cylindrical water tank on an open beam platform. The tank is built of vertical boards reinforced with iron straps, with an octagonal peaked roof. A cantilevered support for a windmill projects from the south side of the tank platform.

The structure appears to be largely intact, including the rare survival of the elevated water tank. The windmill has been removed. [4]

The Water Tower appears to be stable. However the Tank House is in poor condition and is highly contaminated with pesticides and fertilizers. The high concentrations of hazardous materials in, under, and around the building, make it extremely difficult to rehabilitate this building. Therefore, it is assumed that the Tank House will need to be demolished and reconstructed for any of the preservation options. The Tank House has a good level of historical integrity with some non-historic modifications. The Water Tower has a high degree of historical integrity with most of the character-defining features intact.

Sakai Greenhouse 20

Building Area: 1,500 sf

Description:

This is the oldest and smallest greenhouse in the nursery, with a rectangular footprint 25 feet wide and 60 feet long. The wood-frame, gable-roofed structure has a perimeter concrete foundation, with low concrete walls (crudely formed) along the sides, and the base of horizontal wood siding at the ends. The wood structural system consists of a row of posts extending down the center of the structure, supporting the ridge-beam. Two angled braces spread out from each post, reinforcing rafters that are in turn supported by posts along the

Figure 3 - Sakai Greenhouse 20 – Jan 2008

[4] Donna Graves, Ward Hill and Woodruff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries* (October 20, 2004), 20.

sides. The remaining framework consists of slender studs and rafters and then [mullion] framing the square panes of clear glass. Doors with glazed panels are sent into both ends of the structure.

The greenhouse incorporated mechanical systems for irrigation and ventilation. Water is provided by hoses and pipes connected to an elevated pipe extending across the east end of the building and to a pipe from the adjacent water tank to the west. Ventilation is provided by louver panels (one pane wide) built into the structure. Two such panels extend along the ridge. The louvers are operated by chains and sprockets.

The building is in poor condition – the wood siding is weathered and many of the glass panes are missing.[5]

This greenhouse is still in poor condition, with severe deterioration of the wood members because of lack of paint and many broken panes of glass. The greenhouse has a high degree of historical integrity with most of the character-defining features intact.

Oishi Greenhouse 7

Building Area: 11,856 sf

Description:

This wood-framed structure appears to originally have been two identical gabled greenhouses, which were later jointed by a small gabled bay at the center. The two larger bays have glass-enclosed walls and roof; the central bay is clad in corrugated fiberglass. The overall rectangular plan is 78 feet wide and 152 feet long. Each large bay is approximately 25 feet wide.

The structural system is identical in the two larger bays. A central row of posts extends the length of each bay, supporting the ridge-beam.

Figure 4 - Oishi Greenhouses 7, 8 & 9

[5] Donna Graves, Ward Hill and Woodruff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries* (October 20, 2004), 26.

> Two angled braces spread out from each post, reinforcing the rafters that are in turn supported by posts along the sides. The remaining framework consists of slender studs and rafters and thin [mullion] framing the square panes of clear glass. Each of theses larger bays is notable for having lower sidewalls and longer roof slopes, creating a markedly different feeling, in terms of space and massing, from other greenhouses in the nursery. The sides have bases of horizontal wood siding; each of the west-facing fronts has six movable glazed panels with bases of horizontal wood siding, including a hinged double door; and the east ends have movable panels interspersed with boxed fans. The central bay is obscured at the front by fiberglass panels; the east end contains a door.
>
> The greenhouse incorporated mechanical systems for irrigation and ventilation. Water is provided by hoses connected to elevated pipes extending across the front and rear of the building, forming shallow canopies. Ventilation is provided in three ways: by fans at the rear; by rudimentary swamp coolers along the sides, consisting of panels of plant material that can be moistened; and by louver panels into the structure. The north gable incorporated two panels (each one-pane wide) extending along both sides of the ridge; the middle and south gables each have one ridge louver panel. The sides of the greenhouse, along the top of the wall, include similar panels, also one pane wide. The louvers are operated by a mechanism utilizing chains and sprockets.
>
> The greenhouse is in good condition. The principal alteration is the addition of the fiberglass bay at the center and the concomitant removal of the inner sidewalls of the two outer bays. Some of the glass panes on the south roof slope and the east end of the bay have been replaced with translucent fiberglass panels."[6]

This greenhouse is in fair condition with broken glass, pealing paint and deteriorating wood. The greenhouse has a high degree of historical integrity.

Oishi Greenhouses 8 and 9

Building Area: 3,294 sf each

Description:

> Greenhouses 8 and 9 are virtually identical visually and structurally. Each has a long rectangular plan, a gable roof, and glass-enclosed walls and roof. Each is 27 feet wide and 122 feet long. The wood structural system is the same in both. A row of posts extends down the center of the structure, supporting the ridge beam. Two angled braces spread out from each post, reinforcing rafters that are in turn supported by posts along the sides. The remaining framework consists of slender studs and rafters and thin [mullion]

[6] Donna Graves, Ward Hill and Woodruff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries* (October 20, 2004), 11-12

> framing the square panes of clear glass. The sides have bases of horizontal wood siding; and the east end has movable panels interspersed with boxed fans.
>
> Both greenhouses incorporate mechanical systems for irrigation and ventilation. Water is provided by hoses connected to elevated pipes extending across the front and rear of the building, forming shallow canopies. Ventilation is provided in three ways: by fans across the front and rear of the building; by rudimentary swamp coolers along the sides, consisting of panels of plant material that can be moistened; and by louver panels built into the structure. Each greenhouse incorporates a single such panel (one-pane wide) extending along the ridge. The louvers are operated by chains and sprockets. Both greenhouses are in good condition, and appear unaltered.[7]

These greenhouses are in fair condition with broken glass, pealing paint and deteriorating wood.

The greenhouses have a high degree of historical integrity.

Oishi Greenhouses 17 and 18

Building Area: Greenhouse 17 – 2,700 sf, Greenhouse 18 – 2,754 sf

Description:

> Built at the same time, Greenhouses 16, 17, and 18 are very similar in appearance and structure. … Greenhouses 17 and 18 are virtually identical. Each gabled greenhouse has a rectangular footprint that is 27 feet wide. … Greenhouse 17 is 100 feet long; greenhouse 18 is 102 feet long. The wood structural system is the same in each building. A row of posts extends down the center of the structure, supporting a ridge-beam. Two angled braces spread out from each post reinforcing rafters that are in turn supported by posts along the sides. The remaining framework consists of slender studs and rafters and then [mullion] framing the square panes of clear glass. The sides have bases of horizontal wood siding; the east-facing front incorporates three movable glazed panels and a door with bases of horizontal wood siding.
>
> Each greenhouse incorporates mechanical systems for irrigation and ventilation. Water is provided by hoses connected to elevated pipes extending across the front and rear of the building, forming shallow canopies. Ventilation is provided in three ways: by fans across the front and rear of the building; by rudimentary swamp coolers along the sides, consisting of panels of plant material that can be moistened; and by louver panels built into the structure. Each greenhouse incorporates a single such panel (one-pane wide) extending along the ridge. The louvers are operated by chains and sprockets.

[7] Donna Graves, Ward Hill and Woodruff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries* (October 20, 2004), 12

> … Greenhouse 17 is in fair condition, with weathered wood and some missing glass. Greenhouse 18 is in poor condition, with weathered wood and many missing panes of glass.[8]

This portion of the site was not part of the project team walkthrough, and therefore these greenhouses were not photographed or assessed. They are assumed to be in the same general condition of the other greenhouses.

[8] Donna Graves, Ward Hill and Woodruff Minor, *Historic Architecture Evaluation: The Oishi, Sakai and Maida-Endo Nurseries* (October 20, 2004), 13

Description of Work by Alternative

General Notes

The following are the basic scopes of work for the four project alternatives identified by the City. Additional work will be required to rehabilitate each of the buildings for proposed uses, which will be discussed in the following section. The work that was not included in the conceptual cost estimates are indicated with an asterisk (*).

All work should meet the Secretary of the Interior's Standards for Rehabilitation, or the Secretary of the Interior's Standards for Reconstruction (see Appendix A).

Documentation of Existing Conditions

The site has been photographed for the Historic American Buildings Survey (HABS) and the Historic American Landscapes Survey (HALS). This should provide good baseline documentation for the rehabilitation of the buildings. However, additional documentation will be needed to rehabilitate the historic buildings. This may include: measuring and drawing plans of the buildings, inventorying sections or pieces of the buildings to be moved, and recording details to be reproduced, like trim or other character-defining features. The level of documentation needed will be greater if the buildings are moved verses restored in place. Because the HABS and HALS documentation was not available for review, and because the level of such documentation varies, the amount of additional documentation needed is unknown. Therefore, measured drawing and documentation costs are not included in the conceptual costs.

Hazardous Materials

Although the abatement of hazardous materials is listed in the work required, the cost of the abatement is not included in the conceptual costs. A preliminary hazardous materials report was

completed by PES Environmental in September 2004,[9] however, the scope of that survey and report did not provide sufficient information to determine the amount of hazardous materials in each building.

ARG noted the presence of mold in some of the buildings in our brief walkthrough of the site. However, the extent and type of the mold was not determined, and therefore the level of required abatement is not known. The cost of mold abatement is also not included in the conceptual costs.

Hazardous materials abatement will need to be performed on the site and in the buildings whether they are rehabilitated, moved, or demolished. The amount of abatement required for rehabilitation will be minor compared to the overall hazardous materials abatement and remediation required on the entire site.

California State Historic Building Code

Because these buildings have been determined to be eligible for the National Register and the California Register, they will fall under the jurisdiction of the California State Historical Building Code.

1. **No-Project Alternative,** which would leave the site as is, with no redevelopment or change on the site.
   - No work

[9] PES Environmental Services, Inc. Building Materials Survey for Asbestos, Lead-based Paint and Polychlorinated Biphenyls Miraflores Housing Development Richmond, California, September 20, 2004.

2. In-Place Alternative, which would include the retention of the Sakai Main House, Water Tower and Greenhouse 20 in their current locations on the Miraflores site.

Sakai Main House

- Document existing conditions*
- Clean debris and garbage out of building and from around site; remove any rodents or pests from building
- Remove or abate hazardous materials including, but not limited to, asbestos containing materials, lead paint, and mold*
- Remove interior finishes and plaster as needed to abate mold in walls
- Remove electrical wiring, plumbing and heating systems
- Insulate exterior walls and attic
- Install new electrical wiring, plumbing, and heating systems
- Install gypsum board at interior, in areas where plaster was removed
- Install new interior finishes, preserve existing finishes wherever possible, new finishes to be compatible with historic finishes
- Restore windows and doors
- Repaint exterior, replace roofing and repair front porch and rebuild back porches to match historic porches
- Restore landscaping around house
- Additional work as required for specific use

Sakai Water Tower and Tank House

- Document existing conditions*
- Clean debris and garbage out of building and from around site; remove any rodents or pests from building
- Remove or abate hazardous materials including, but not limited to, asbestos containing materials, lead paint, and mold from building and Water Tower*
- Remove Water Tower from building

- Demolish Tank House
- Remediate ground contamination in area of Tank House*
- Reconstruct Tank House to match original materials, craftsmanship, and details
- Repair rotten wood members in Water Tower and repaint
- Replace roof over Water Tower tank
- Place Water Tower back on building
- Additional work as required for specific use

Sakai Greenhouse 20

- Document existing conditions*
- Clean debris, garbage, and vegetation out of greenhouse and from around site; remove any rodents or pests
- If possible, take cuttings of roses to propagate new plants to be used on site
- Remove or abate hazardous materials including, but not limited to, asbestos containing materials, lead paint, hazardous chemicals, and mold*
- Remove glass from frames
- Repair rotten wood members if possible. If beyond repair, replace in kind.
- Repaint wood frame
- Restore mechanized ventilation systems
- Reinstall glass if possible, if necessary replace glass[10]
- Additional work as required for specific use

[10] Replacement of glass should match historic glass as closely as possible. Using Plexiglas instead of glass would greatly alter the appearance of the building and therefore should be avoided.

3. On-Site Park Alternative, which would include moving the Sakai Main House, Water Tower and Greenhouse 20 within the Miraflores site, to the proposed park area near Baxter Creek.

Note: The physical relationships between these buildings should be recreated at the new location so that the historical functional and spatial relationships can be easily understood. Also, the original orientation of the buildings should be maintained.

Sakai Main House

- Document existing conditions*
- Clean debris and garbage out of building and from around site; remove any rodents or pests from building
- Remove or abate hazardous materials including, but not limited to, asbestos containing materials, lead paint, and mold*
- Remove interior finishes and plaster as needed to abate mold in walls.
- Remove electrical wiring, plumbing, and heating systems
- Prepare new site for building
- Build new foundation in new location
- Lift house from old foundation and move to new location and attach to new foundation.
- Insulate exterior walls and attic
- Install gypsum board at interior where plaster was removed
- Provide new utility connections to house
- Install new electrical wiring, plumbing, and heating systems
- Install new interior finishes, preserve existing finishes wherever possible, new finishes to be compatible with historic finishes
- Repaint exterior, replace roofing, and rebuild porches to match historic porches
- Restore windows and doors
- Reconstruct landscaping around house
- Additional work as required for specific use

Sakai Water Tower and Tank House

- Document existing conditions*
- Clean debris and garbage out of building and from around site; remove any rodents or pests from building
- Remove or abate hazardous materials, including, but not limited to, asbestos containing materials, lead paint, and mold from building and Water Tower*
- Remove Water Tower from building
- Demolish Tank House
- Prepare new site for building
- Reconstruct building at new location to match original materials, craftsmanship, and details
- Repair rotten wood members in Water Tower and repaint
- Replace roof over Water Tower tank
- Place Water Tower back on building
- Additional work as required for specific use

Sakai Greenhouse 20

- Document existing conditions*
- Clean debris, garbage and vegetation out of greenhouse and from around site; remove any rodents or pests; take cuttings of roses to propagate new plants
- Remove or abate hazardous materials including, but not limited to, asbestos containing materials, lead paint, hazardous chemicals, and mold*
- Remove glass from frames
- Disassemble building for move, carefully labeling each piece
- Prepare new site for building
- Pour new foundation for building
- Reassemble building

- Repair rotten wood members if possible. If beyond repair, replace in kind.
- Repaint wood frame
- Reinstall glass if possible, if necessary, replace glass[11]
- Restore mechanized ventilation systems
- Additional work as required for specific use

4. Increased Preservation Alternative, which would preserve Greenhouses 7, 8, 9, 17 and 18 of the Oishi Nursery, and Greenhouse 20, the Sakai Main House and Tank House of the Sakai Nursery, in their historic locations. This alternative would reduce the amount of development feasible on the Miraflores site.

Sakai Main House

- Same as in Alternative 2 above

Sakai Water Tower and Tank House

- Same as in Alternative 2 above

Sakai Greenhouse 20

- Same as in Alternative 2 above

Oishi Greenhouses 7, 8 and 9

- Same as Sakai Greenhouse 20 in alternative 2 above

Oishi Greenhouses 17 and 18

- Same as Sakai Greenhouse 20 in alternative 2 above

[11] Replacement of glass should match historic glass as closely as possible. Using Plexiglas instead of glass would greatly alter the appearance of the building and therefore should be avoided.

Description of Work by Reuse Option

Sakai Main House

a) Single-family residence (rental occupied)
   - Install new kitchen and bathroom fixtures, appliances, counters and cabinets

b) Public space – interpretive space, community use, gallery
   - Install accessible entrance ramp to building
   - Build new ADA accessible toilet room
   - Increase width of doorways
   - Reconfigure interior walls as needed for program (assume 25%)

c) Office space
   - Install accessible entrance ramp to building
   - Build new ADA accessible toilet room
   - Increase width of doorways
   - Reconfigure interior walls as needed for program (assume 10%)

Sakai Water Tower and Tank House

a) Grounds keeping equipment storage
   - Provide shelving lighting and power as required for equipment

b) Historical exhibit
   - Provide interpretive panels around building, mounted either in the ground or on the building in such a way as to minimize impact on historic character of building

Sakai Greenhouse 20

a) Community garden with education component.
   - Provide ADA accessible path and entrance to building
   - Provide ADA accessible toilet room(s) near or in building

b) Commercial/ retail greenhouse or nursery
   - Provide ADA accessible path and entrance to building

- Provide ADA accessible toilet room(s) near or in building

c) Artist studios

- Provide task lighting
- Provide ADA accessible toilet room(s) near or in building
- Provide shades for sunlight control
- Provide cooling and/or heating if needed

Conceptual Cost Estimates

The following table is the summary of the conceptual cost estimates. For more detail, see Appendix C.

Estimate Costs	Base	By Use			Total (Base+ Use)		
		a)	b)	c)	a)	b)	c)
Alternative 2							
Sakai Main House	$330,413	$85,698	$116,930	$116,930	$416,111	$447,343	$447,343
Sakai Water Tower and Tank House	$148,781	$47,705	$19,044		$196,486	$167,825	
Sakai Green House 20	$168,063	$59,036	$59,036	$169,872	$227,099	$227,099	$337,935
Alternative 3							
Sakai Main House	$438,964	$85,698	$116,930	$116,930	$524,662	$555,894	$555,894
Sakai Water Tower and Tank House	$153,066	$47,705	$19,044		$200,771	$172,110	
Sakai Green House 20	$290,897	$59,036	$59,036	$169,872	$349,933	$349,933	$460,769
Alternative 4							
Sakai Main House	$330,413	$85,698	$116,930	$116,930	$416,111	$447,343	$447,343
Sakai Water Tower and Tank House	$148,781	$47,705	$19,044		$196,486	$167,825	
Sakai Green House 20	$168,063	$59,036	$59,036	$169,872	$227,099	$227,099	$337,935
Oishi Greenhouses 7, 8 & 9	$2,072,663	$177,109	$177,109	$1,527,329	$2,249,772	$2,249,772	$3,599,992
Oishi Greenhouses 17 & 18	$610,595	$118,073	$118,073	$525,043	$728,668	$728,668	$1,135,638

The following table shows the estimated eligible expenses for the Federal Historic Preservation Tax Credit. For more information on the historic preservation tax credits, see Appendix B.

Eligible Expenses for HPTC		**By Use**			**Total (Base+ Use)**		
	Base	**a)**	**b)**	**c)**	**a)**	**b)**	**c)**
Alternative 2							
Sakai Main House	$212,856	$61,849	$79,165	$79,165	$274,705	$292,021	$292,021
Sakai Water Tower and Tank House	$106,578	$16,300	$0		$122,878	$106,578	
Sakai Green House 20	$118,406	$39,018	$39,018	$121,616	$157,424	$157,424	$240,022
Alternative 3							
Sakai Main House	$0	$0	$0	$0	$0	$0	$0
Sakai Water Tower and Tank House	$0	$0	$0		$0	$0	
Sakai Green House 20	$0	$0	$0	$0	$0	$0	$0
Alternative 4							
Sakai Main House	$212,856	$61,849	$79,165	$79,165	$274,705	$292,021	$292,021
Sakai Water Tower and Tank House	$106,578	$16,300	$0		$122,878	$106,578	
Sakai Green House 20	$118,406	$39,018	$39,018	$121,616	$157,424	$157,424	$240,022
Oishi Greenhouses 7, 8 & 9	$1,505,009	$117,054	$117,054	$934,864	$1,622,063	$1,622,063	$2,439,873
Oishi Greenhouses 17 & 18	$442,309	$78,036	$78,036	$316,371	$520,345	$520,345	$758,680

Note: this alternative is assumed to not meet the Secretary of the Interior's Standards. Final determination of the project compliance with the Standards is determined by the NPS. For more information on the Standards, see Appendix A.

Summary

The Miraflores Residential Development will have an adverse effect on the historic Oishi and Sakai Nurseries. The buildings of the Oishi and Sakai Nurseries are generally in poor condition and have been abandoned for many years. It will take a substantial amount of work to bring them back to a serviceable use.

The information in this report will be incorporated into the Conley Consulting Group's overall financial assessment of these preservation alternatives.

Appendix A – Secretary Of the Interior's Standards

The Secretary of the Interior's Standards for Rehabilitation

Rehabilitation - is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary of the Interior's Standards for Rehabilitation

(1) A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

(3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

(4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic properties will not be used.

(8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(9) New additions, exterior alterations, or related new construction will not destroy historic materials and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Secretary of the Interior's Standards for Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The Secretary of the Interior's Standards for Reconstruction

(1) Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

(2) Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

(3) Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

(4) Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

(5) A reconstruction will be clearly identified as a contemporary re-creation.

(6) Designs that were never executed historically will not be constructed.

Revised 1995

Appendix B – Historic Preservation Tax Incentives

Brief Overview of the Federal Rehabilitation Tax Credits

The following section (in italics) is an excerpt from the State of California, State Historic Preservation Office website.[12] For more information on the Federal Rehabilitation Tax Credits, please refer directly to this website or contact the California State Parks, Office of Historic Preservation.

The Federal Historic Preservation Tax Incentives reward private investment in the rehabilitation of historic properties such as offices, rental housing, and retail stores and are available for buildings that are individually listed in the National Register or contribute to a National Register Historic District and certain registered local historic districts. Properties must be income producing and must be rehabilitated according to standards set by the Secretary of the Interior.

One part of the Tax Reform Act of 1986 is the 20% investment tax credit for the certified rehabilitation of a certified historic building. The federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U. S. Department of the Interior and the Department of the Treasury.

The National Park Services (NPS) acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Office (SHPO) in each State. The Internal Revenue Service (IRS) acts on behalf of the Secretary of the Treasury.

Because the Federal Rehabilitation Tax Credits are income tax credits, the property must be income producing to qualify for the Tax Credits. These credits are typically most beneficial to large companies with large tax liability. Therefore, the most common way to use the tax credits is to partner with a company that can utilize the Tax Credit. Because of the complexity of

[12] California State Parks, Office of Historic Preservation, website, [http://ohp.parks.ca.gov/?page_id=21746], accessed February 14, 2008.

forming the partnerships, these credits are most often used on large preservation projects. Some of the proposed uses for the buildings at the Miraflores site would preclude using the tax credit. For example, if the Sakai Main House were reused as an owner-occupied residence, it would not qualify. If it was a rental residence, it might qualify.

The Tax Credit Evaluation and Approval Process

The following section (in italics) is an excerpt from the National Park Service website.[13]

The Historic Preservation Certification application is a 2- or 3-part process, depending on whether the building is individually listed in the National Register of Historic Places. Each part requires approval or "certification" by the National Park Service.

Part 1 is the Evaluation of Significance of the property

Owners of buildings located in a historic district or buildings eligible for listing in the National Register of Historic Places must complete Part 1 of the application to determine if the building contributes to the significance of the historic district. If the National Park Service determines that the building does contribute to the significance of the historic district, the National Park Service issues a decision that the building is a certified historic structure. The National Park Service bases its decision on the Secretary of the Interior's Standards for Evaluating Significance within Registered Historic Districts. The Part 1 application form must have been submitted and approved by the National Park Service before the Part 3 application form, "Request for Certification of Completed Work," is submitted.

Note: Properties that consist of a single building and are individually listed in the National Register are automatically certified historic structures and do not need a Part 1 form.

[13] United States Department of the Interior, National Park Service, website. [http://www.nps.gov/history/hps/tps/tax/incentives/application_2.htm} accessed February 15, 20008

Part 2 is the Description of Rehabilitation Work

All owners of a certified historic structure who are seeking the 20% tax credit for the rehabilitation work must complete a Part 2 application form, which is a description of the proposed rehabilitation work. The National Park Service reviews the description of the proposed rehabilitation for conformance with the Secretary of the Interior's Standards for Rehabilitation. If the proposed work meets the Standards, the National Park Service issues a preliminary decision approving the work. Or, the proposed work may be given a conditional approval that outlines specific modifications required to bring the project into conformance with the Standards.

Part 3 is the Request for Certification of Completed Work

After the rehabilitation work is completed, the owner must submit a Part 3 application form requesting final approval of the completed work. The National Park Service evaluates the completed project and compares it with the work proposed in the Part 2 application form. If it meets the Standards, the National Park Service approves the project as a certified rehabilitation eligible for the 20% rehabilitation tax credit.

Determining what portion of the work qualifies for the Tax Credit

Not all work in the proposed project will qualify for the tax credit. Typical items that are included are: walls, partitions, floors, ceilings, permanent coverings (such as paneling or tiles), windows and doors, components of central air conditioning or heating systems plumbing and plumbing fixtures, electrical wiring and lighting fixtures, chimneys, stairs escalators, elevators, sprinkler systems, fire escapes, and other components related to the operation or maintenance of the building. Typical items that are ineligible include: appliances, cabinets, carpeting (if tacked in place and not glued), decks (not part of original building), demolition costs (removal of a building on property site), new construction costs or enlargement costs (increase in total volume), fencing, feasibility studies, financing fees, furniture, landscaping, leasing expenses, outdoor lighting remote from building, parking lot, paving, planters, porches

and porticos (not part of original building), retaining walls, sidewalks, signage, storm sewer construction costs, and window treatments.[14]

California Mills Act

The following section is an excerpt from the California State Parks, Office of Historic Preservation Website.[15] For more information on the Mills Act, please refer directly to this website or contact the California State Parks, Office of Historic Preservation.

In California, the Mills Act can be linked with federal tax incentives provided by the Tax Reform Act of 1986. Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. California State Codes Relating to the Mills Act include the following: California Government Code, Article 12, Sections 50280 – 50290 and California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4. The Mills Act Program is administered and implemented by local governments. Mills Act contracts are between the property owner and the local government granting the tax abatement. Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction.

Mills Act participants may realize substantial property tax savings of between 40% and 60% each year for newly improved or purchased older properties because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value. The income approach, divided by a capitalization rate, determines the assessed value of the property. In general, the income of an owner-occupied property is based on comparable rents for similar properties in the area, while the income amount on a commercial property is based on

[14] United States Department of the Interior, National Park Service, website: [http://www.nps.gov/history/hps/tps/tax/incentives/essentials_8.htm], accessed February 15, 2008.
[15] California State Parks, Office of Historic Preservation website. [http://ohp.parks.ca.gov/?page_id=21412], accessed February 19, 2008

actual rent received. Because rental values vary from area to area, actual property savings vary from county to county. In addition, as County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

The City of Richmond does not currently have a Mills Act program in place, put the city council approved entering into Mills Act agreements at its May 17, 2005 meeting. As of last September, one of the goals of the City of Richmond's Historic Preservation Advisory Committee is to "develop Mills Act application and process."[16] Depending on the timing of when this application and process are approved and when the project proceeds, this property tax incentive might be used for the Miraflores Project.

[16] Special Meeting of the Richmond, California City Council, September 25, 2007. Available online at [http://www.ci.richmond.ca.us/archives/31/cc07Sept25.pdf], accessed February 19, 2008.

Appendix C – Conceptual Cost Estimate Detail

Estimate Organization

This estimate is organized to present the cost of many different options for historical preservation work at the site of the former Sakai and Oishi Nurseries in Richmond, California. It is presented in two main parts:

Base Items present alternatives for the extent of preservation work.

2. In-place Alternative -- preserves in place the Sakai Main House, the Water Tower and Tank House, and Sakai Greenhouse #20

3. On-site Park -- preserves in a new location on the site the Sakai Main House, the Water Tower and Tank House, and Sakai Greenhouse #20

4. Increased Preservation-- preserves in place the Sakai Main House, the Water Tower and Tank House, Sakai Greenhouse #20, an Oishi Greenhouses #7, 8, 9, 17, and 18

Specific Use Items present the type of preservation work and vary by the structure to be preserved.

To arrive at the complete cost, the cost of the Base Item selected and the cost of the Specific Use for each structure must be added together. The total cost of each item, including fees and contingencies, is shown on the summary sheets only.

Construction and Design Fees

The contracting and and design fees and contingencies shown below are included in the summary sheets only. No other soft costs or fees are included here.

Contractor General Conditions	20%
Contractor Fee	15%
Design Fee	15%
Design and Construction Contingency	20%

Other Items

Work to preserve historically valuable portions of the Sakai and Oishi nurseries will be undertaken as part of a much larger project to develop the site. Several substantial cost items have been assumed to be beyond the scope of this estimate, though they will be required to complete the work estimated here. Hazardous material removal from the site and structures is assumed to be part of the larger project and not included here. Site utility work is likewise assumed to be part of this larger project and not included here. No escalation factor has been used here, as no schedule has been made available.

Estimate #1 Feasibility Study

March 27, 2008

Base Item Summary

Item	Quantity	Unit	Construction Cost per sf		Construction Cost	TOTAL COST w/add-ons
2. In-place Alternative						
1. Sakai Main House	2,000	sf	$86.75	/sf	$173,500	$330,413
2. Sakai Water Tower and Tank House	450	sf	$173.61	/sf	$78,125	$148,781
3. Sakai Greenhouse #20	1,500	sf	$58.83	/sf	$88,250	$168,063
			3,950 sf		**$163.86 /sf**	**$647,258**
3. On-Site Park Alternative						
1a. Relocate Main House	2,000	sf	$115.25	/sf	$230,500	$438,964
2a. Relocate Water Tower and Tank House	450	sf	$178.61	/sf	$80,375	$153,066
3a . Relocate Sakai Greenhouse #20	1,500	sf	$101.83	/sf	$152,750	$290,897
			3,950 sf		**$223.53 /sf**	**$882,927**
4. Increased Preservation						
1. Sakai Main House	2,000	sf	$86.75	/sf	$173,500	$330,413
2. Sakai Water Tower and Tank House	450	sf	$173.61	/sf	$78,125	$148,781
3. Sakai Greenhouse #20	1,500	sf	$58.83	/sf	$88,250	$168,063
4. Oishi Greenhouses #7, 8, and 9	18,500	sf	$58.83	/sf	$1,088,355	$2,072,663
5. Oishi Greenhouses #17 and 18	5,450	sf	$58.83	/sf	$320,624	$610,595
			28,400 sf		**$117.27 /sf**	**$3,330,517**

Estimate #1
Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
2. In-place Alternative				
1. Sakai Main House				
Document existing conditions		nic		
Basement Construction				
Minor foundation repairs	1,300	sf	$5.00	$6,500
Superstructure				
Minor structural repairs as discovered	2,800	sf	$7.50	$21,000
Exterior Enclosure				
Minor repairs to siding, patch, prep and paint	2,000	sfwl	$8.00	$16,000
Roofing				
Demo and replace roofing with comp shingles,	1,600	sfrf	$5.00	$8,000
Stairs				
Reconstruct porch stairs & rail	1	flt	$2,000.00	$2,000
Interior Finishes				
Replace interior finishes removed for abatement	2,000	sf	$5.00	$10,000
Plumbing				
Demo existing rough plumbing and fixtures and replace	1	bgt	$25,000.00	$25,000
HVAC				
Demo existing HVAC and replace	1	bgt	$17,500.00	$17,500
Fire Protection				
No sprinkler system		nic		
Electrical				
Demo existing rough electrical and fixtures and replace or code upgrade	1	bgt	$35,000.00	$35,000
Selective Building Demolition				
Interior and exterior debris and garbage removal	5,000	sf	$1.50	$7,500
Rodent and pest control	2,000	sf	$2.50	$5,000
Rodent and pest control	2,000	sf	$2.50	$5,000
Site Improvements				
Restore landscaping around house	3,000	sf	$5.00	$15,000
Site Mechanical Utilities				
Site Mechanical Utilities		nic		
Site Electrical Utilities				
Site Electrical Utilities		nic		
Hazardous Material Abatement				
Building hazardous material removal		nic		
Site hazardous material removal		nic		
1. Sakai Main House	**2000**	**sf**	**$86.75 /sf**	**$173,500**

Estimate #1
Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost		TOTAL
2. In-place Alternative					
2. Sakai Water Tower and Tank House					
Document existing conditions		nic			
Superstructure					
Reconstruct building with unfinished interior	450	sf	$135.00		$60,750
Repair structure of water tower and paint	1	bgt	$5,000.00		$5,000
Replace roof and roofing on water tower	100	sf	$20.00		$2,000
Replace water tower onto building	1	bgt	$3,500.00		$3,500
Selective Building Demolition					
Demolish building	450	bgt	$5.00		$2,250
Remove water tower from building	1	bgt	$3,500.00		$3,500
Rodent and pest control	450	sf	$2.50		$1,125
Hazardous Material Abatement					
Building hazardous material removal		nic			
Remediate ground contamination		nic			
Site hazardous material removal		nic			
2. Sakai Water Tower and Tank House	**450**	**sf**	**$173.61**	**/sf**	**$78,125**

Estimate #1

Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
2. In-place Alternative				
3. Sakai Greenhouse #20				
Document existing conditions		nic		
Exterior Enclosure				
Prep and paint wood	3,200	sf	$4.00	$12,800
Remove and replace glass in frames	3,200	sf	$6.00	$19,200
Repair or replace wood framing	1,500	sf	$25.00	$37,500
HVAC				
Restore mechanized ventilation system	1,500	sf	$6.00	$9,000
Selective Building Demolition				
Interior and exterior debris and garbage removal	3,000	sf	$1.50	$4,500
Rodent and pest control	1,500	sf	$2.50	$3,750
Site Preparation				
Take cuttings of roses for propagation and replanting	1	bgt	$1,500.00	$1,500
Hazardous Material Abatement				
Building hazardous material removal		nic		
Site hazardous material removal		nic		
3. Sakai Greenhouse #20	**1500**	**sf**	**$58.83 /sf**	**$88,250**

Estimate #1

Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
3. On-Site Park Alternative				
1a. Relocate Main House				
All work as in Alternative 2	1	bgt	$173,500.00	$173,500
Basement Construction				
New foundation at new location	1,300	sf	$15.00	$19,500
Selective Building Demolition				
Move house to new location	1	bgt	$30,000.00	$30,000
Site Preparation				
Site prep at new location	5,000	sf	$1.50	$7,500
Site Mechanical Utilities				
Provide new site utilities at new location	0	nic		
Hazardous Material Abatement				
Site hazardous material removal		nic		
1a. Relocate Main House	**2000**	**sf**	**$115.25 /sf**	**$230,500**

Estimate #1
Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
3. On-Site Park Alternative				
2a. Relocate Water Tower and Tank House				
All work as in Alternative 2	1	bgt	$78,125.00	$78,125
Site Preparation				
Site prep at new location	1,500	sf	$1.50	$2,250
Hazardous Material Abatement				
Site hazardous material removal		nic		
2a. Relocate Water Tower and Tank House	**450**	**sf**	**$178.61 /sf**	**$80,375**

Estimate #1

Feasibility Study March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
3. On-Site Park Alternative				
3a . Relocate Sakai Greenhouse #20				
All work as in Alternative 2	1	bgt	$88,250.00	$88,250
Basement Construction				
New foundation at new location	1,500	sf	$15.00	$22,500
Exterior Enclosure				
Document, dissassemble, relocate and reassemble framing	1,500	sf	$25.00	$37,500
Site Preparation				
Site prep at new location	3,000	sf	$1.50	$4,500
3a . Relocate Sakai Greenhouse #20	**1500**	**sf**	**$101.83 /sf**	**$152,750**

Estimate #1

Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
4. Increased Preservation				
1. Sakai Main House				
All work as in Alternative 2	1	bgt	$173,500.00	$173,500
1. Sakai Main House	**2000**	**sf**	**$86.75 /sf**	**$173,500**

Estimate #1
Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
4. Increased Preservation				
2. Sakai Water Tower and Tank House				
All work as in Alternative 2	1	bgt	$78,125.00	$78,125
2. Sakai Water Tower and Tank House	**450**	**sf**	**$173.61 /sf**	**$78,125**

Estimate #1

Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
4. Increased Preservation				
3. Sakai Greenhouse #20				
All work as in Alternative 2	1	bgt	$88,250.00	$88,250
3. Sakai Greenhouse #20	**1500**	**sf**	**$58.83 /sf**	**$88,250**

Estimate #1

Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
4. Increased Preservation				
4. Oishi Greenhouses #7, 8, and 9				
All work as in Alternative 2	18,500	sf	$58.83	$1,088,355
4. Oishi Greenhouses #7, 8, and 9	**18500**	**sf**	**$58.83 /sf**	**$1,088,355**

Estimate #1

Feasibility Study

March 27, 2008

Item	Quantity	Unit	Unit Cost	TOTAL
4. Increased Preservation				
5. Oishi Greenhouses #17 and 18				
All work as in Alternative 2	5,450	sf	$58.83	$320,624
5. Oishi Greenhouses #17 and 18	**5450**	**sf**	**$58.83 /sf**	**$320,624**

Estimate #1 Feasibility Study

March 25, 2008

Reuse Option Summary

Item	Quantity	Unit	Construction Cost per sf		Construction Cost	TOTAL COST w/add-ons
Reuse Options						
1. Sakai Main House						
A) Single Residential Use	2,000	sf	$22.50	/sf	$45,000	$85,698
B) Public Space	2,000	sf	$30.70	/sf	$61,400	$116,930
C) Office Space	2,000	sf	$30.70	/sf	$61,400	$116,930
2. Sakai Water Tower and Tank House						
A) Groundskeeping storage	450	sf	$55.67	/sf	$25,050	$47,705
B) Historical Exhibit	450	sf	$22.22	/sf	$10,000	$19,044
3. Sakai Greenhouse #20						
A) Community Garden	1,500	sf	$20.67	/sf	$31,000	$59,036
B) Commercial/Retail	1,500	sf	$20.67	/sf	$31,000	$59,036
C) Artist Studios	1,500	sf	$59.47	/sf	$89,200	$169,872
4. Oishi Greenhouses #7, 8, and 9						
A) Community Garden	18,500	sf	$5.03	/sf	$93,000	$177,109
B) Commercial/Retail	18,500	sf	$5.03	/sf	$93,000	$177,109
C) Artist Studios	18,500	sf	$43.35	/sf	$802,000	$1,527,329
5. Oishi Greenhouses #17 and 18						
A) Community Garden	5,450	sf	$11.38	/sf	$62,000	$118,073
B) Commercial/Retail	5,450	sf	$11.38	/sf	$62,000	$118,073
C) Artist Studios	5,450	sf	$50.59	/sf	$275,700	$525,043

Miraflores
Former Site of Sakai and Oishi Nurseries, Richmond, California

Estimate #1
Feasibility Study March 25, 2008

Item	Quantity	Unit	Unit Cost		TOTAL
Reuse Options					
1. Sakai Main House					
A) Single Residential Use					
Interior Finishes					
New kitchen and bathroom, complete	1	bgt	$45,000.00		$45,000
	2,000	**sf**	**$22.50**	**/sf**	**$45,000**
B) Public Space					
Interior Construction					
Minor interior partition reconfigure for specific use	1,300	sf	$5.50		$7,150
Widen doorways for access	7	ea	$2,750.00		$19,250
Interior Finishes					
Enlarge/ upgrade bath for ADA req'ts	1	bgt	$25,000.00		$25,000
Site Preparation					
ADA ramp to entrance	1	bgt	$10,000.00		$10,000
	2,000	**sf**	**$30.70**	**/sf**	**$61,400**
C) Office Space					
Interior Construction					
Minor interior partition reconfigure for specific use	1,300	sf	$5.50		$7,150
Widen doorways for access	7	ea	$2,750.00		$19,250
Interior Finishes					
Enlarge/ upgrade bath for ADA req'ts	1	bgt	$25,000.00		$25,000
Site Preparation					
ADA ramp to entrance	1	bgt	$10,000.00		$10,000
	2,000	**sf**	**$30.70**	**/sf**	**$61,400**

Miraflores
Former Site of Sakai and Oishi Nurseries, Richmond, California

Estimate #1
Feasibility Study March 25, 2008

Item	Quantity	Unit	Unit Cost		TOTAL
2. Sakai Water Tower and Tank House					
A) Groundskeeping storage					
Interior Finishes					
Provide utility shelving for storage	35	lf	$250.00		$8,750
Electrical					
Provide power and lighting in building	450	sf	$14.00		$6,300
Provide power to building, including panel	1	bgt	$10,000.00		$10,000
	450	**sf**	**$55.67**	**/sf**	**$25,050**
B) Historical Exhibit					
Electrical					
Provide interpretive signage	1	bgt	$10,000.00		$10,000
	450	**sf**	**$22.22**	**/sf**	**$10,000**

Miraflores
Former Site of Sakai and Oishi Nurseries, Richmond, California

Estimate #1
Feasibility Study March 25, 2008

Item	Quantity	Unit	Unit Cost		TOTAL
3. Sakai Greenhouse #20					
A) Community Garden					
Site Preparation					
Provide ADA accessible path and entrance to building	400	sf	$15.00		$6,000
Provide ADA accessible toilet room in or near building	1	bgt	$25,000.00		$25,000
	1,500	**sf**	**$20.67**	**/sf**	**$31,000**
B) Commercial/Retail					
Site Preparation					
Provide ADA accessible path and entrance to building	400	sf	$15.00		$6,000
Provide ADA accessible toilet room in or near building	1	bgt	$25,000.00		$25,000
	1,500	**sf**	**$20.67**	**/sf**	**$31,000**
C) Artist Studios					
Interior Finishes					
Provide manual shades	3,200	sf	$6.00		$19,200
Plumbing					
Provide HVAC	1,500	sf	$12.00		$18,000
Electrical					
Provide power distribution and lighting	1,500	sf	$14.00		$21,000
Site Preparation					
Provide ADA accessible path and entrance to building	400	sf	$15.00		$6,000
Provide ADA accessible toilet room in or near building	1	bgt	$25,000.00		$25,000
	1,500	**sf**	**$59.47**	**/sf**	**$89,200**

Miraflores
Former Site of Sakai and Oishi Nurseries, Richmond, California

Estimate #1
Feasibility Study March 25, 2008

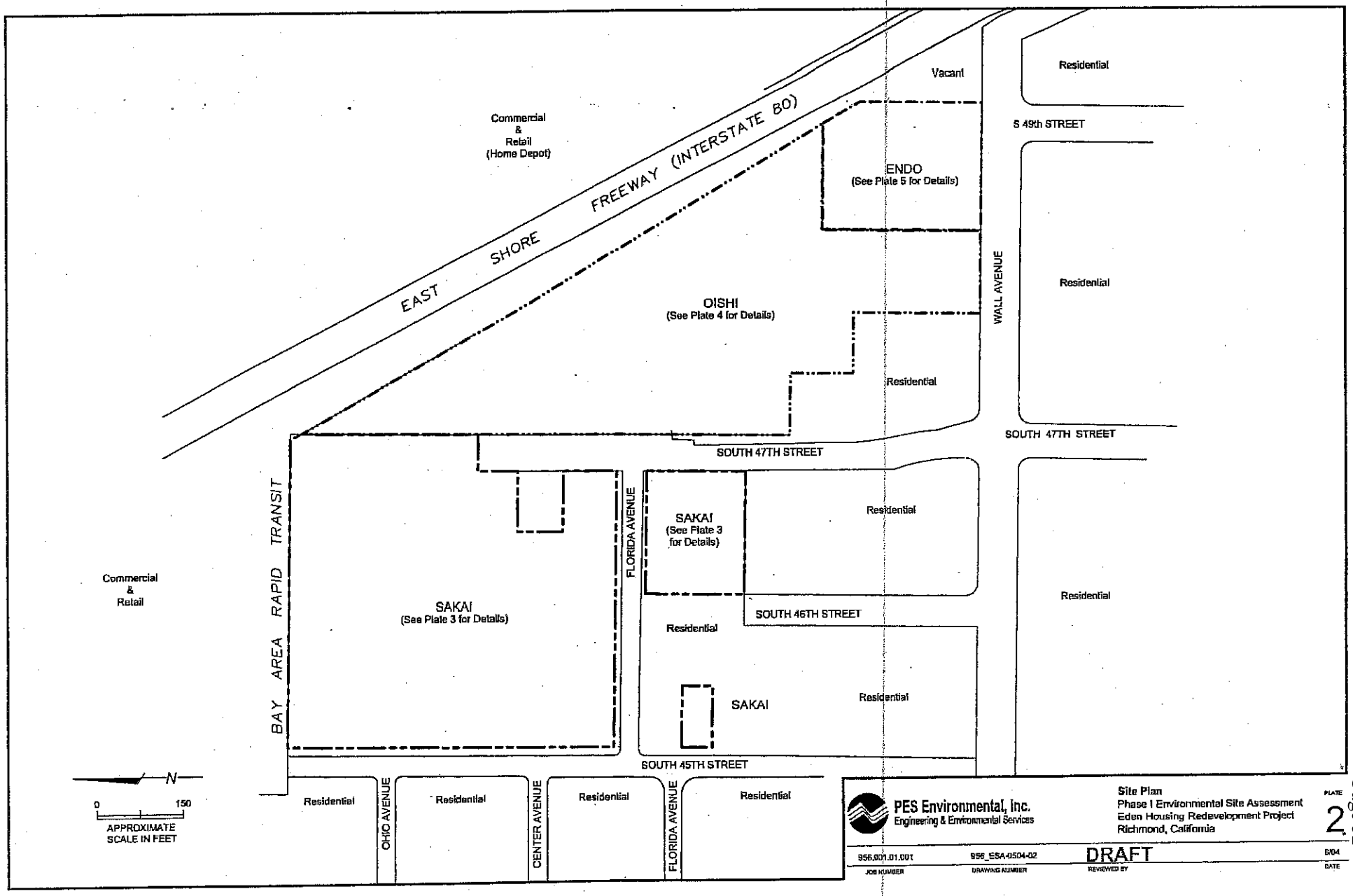
Item	Quantity	Unit	Unit Cost		TOTAL
4. Oishi Greenhouses #7, 8, and 9					
A) Community Garden					
Site Preparation					
Provide ADA accessible path and entrance to building	1,200	sf	$15.00		$18,000
Provide ADA accessible toilet room in or near building	3	bgt	$25,000.00		$75,000
	18,500	**sf**	**$5.03**	**/sf**	**$93,000**
B) Commercial/Retail					
Site Preparation					
Provide ADA accessible path and entrance to building	1,200	sf	$15.00		$18,000
Provide ADA accessible toilet room in or near building	3	bgt	$25,000.00		$75,000
	18,500	**sf**	**$5.03**	**/sf**	**$93,000**
C) Artist Studios					
Interior Finishes					
Provide manual shades	38,000	sf	$6.00		$228,000
Plumbing					
Provide HVAC	18,500	sf	$12.00		$222,000
Electrical					
Provide power distribution and lighting	18,500	sf	$14.00		$259,000
Site Preparation					
Provide ADA accessible path and entrance to building	1,200	sf	$15.00		$18,000
Provide ADA accessible toilet room in or near building	3	bgt	$25,000.00		$75,000
	18,500	**sf**	**$43.35**	**/sf**	**$802,000**

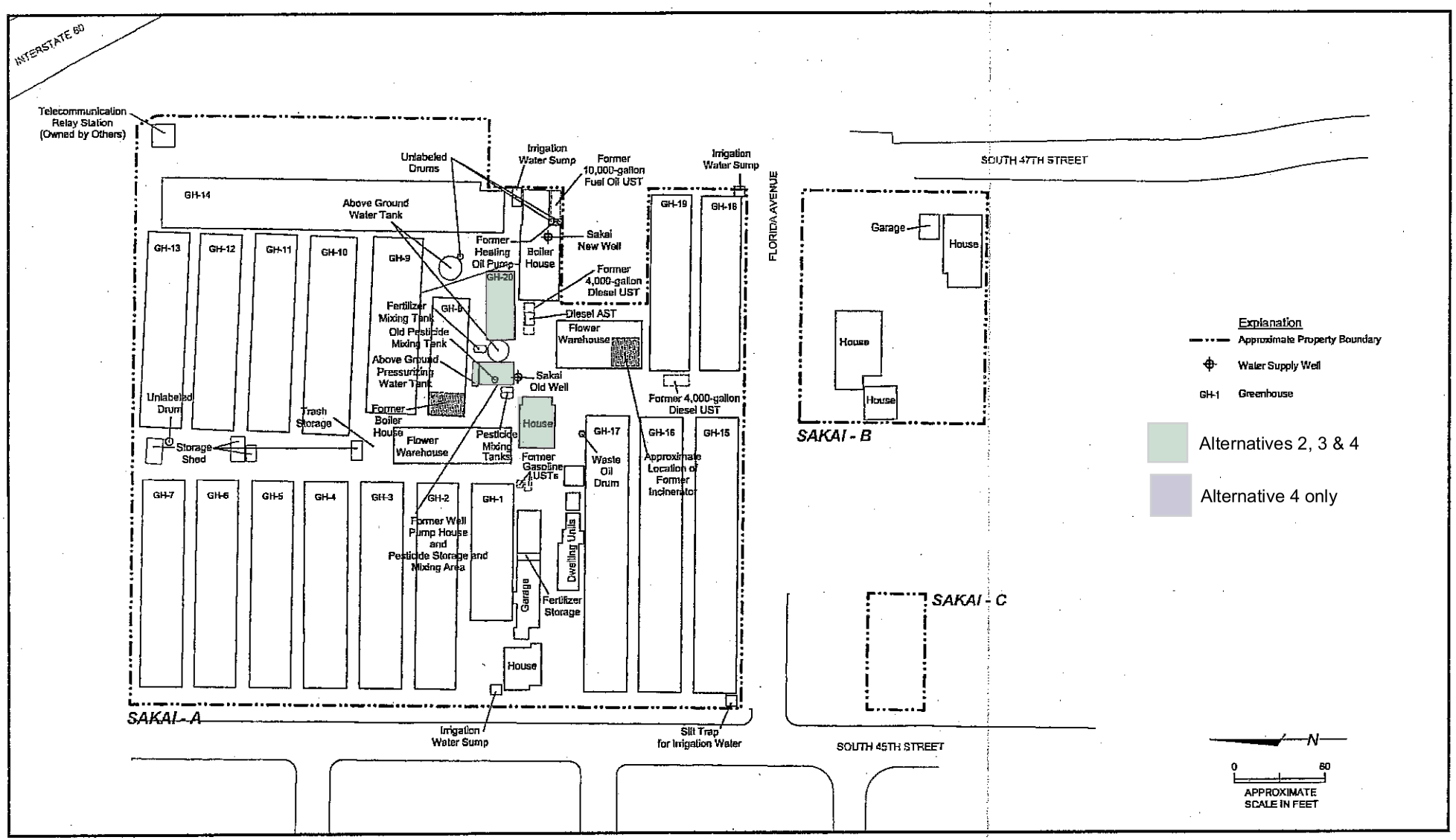
Miraflores
Former Site of Sakai and Oishi Nurseries, Richmond, California

Estimate #1
Feasibility Study March 25, 2008

Item	Quantity	Unit	Unit Cost		TOTAL
5. Oishi Greenhouses #17 and 18					
A) Community Garden					
Site Preparation					
Provide ADA accessible path and entrance to building	800	sf	$15.00		$12,000
Provide ADA accessible toilet room in or near building	2	bgt	$25,000.00		$50,000
	5,450	**sf**	**$11.38**	**/sf**	**$62,000**
B) Commercial/Retail					
Site Preparation					
Provide ADA accessible path and entrance to building	800	sf	$15.00		$12,000
Provide ADA accessible toilet room in or near building	2	bgt	$25,000.00		$50,000
	5,450	**sf**	**$11.38**	**/sf**	**$62,000**
C) Artist Studios					
Interior Finishes					
Provide manual shades	12,000	sf	$6.00		$72,000
Plumbing					
Provide HVAC	5,450	sf	$12.00		$65,400
Electrical					
Provide power distribution and lighting	5,450	sf	$14.00		$76,300
Site Preparation					
Provide ADA accessible path and entrance to building	800	sf	$15.00		$12,000
Provide ADA accessible toilet room in or near building	2	bgt	$25,000.00		$50,000
	5,450	**sf**	**$50.59**	**/sf**	**$275,700**

Appendix D – Site Plans


EAST SHORE FREEWAY (INTERSTATE 80)
Commercial & Retail (Home Depot)
Vacant
Residential
S 49th STREET
ENDO
(See Plate 5 for Details)
WALL AVENUE
Residential
OISHI
(See Plate 4 for Details)
Residential
SOUTH 47TH STREET
SOUTH 47TH STREET
BAY AREA RAPID TRANSIT
FLORIDA AVENUE
SAKAI
(See Plate 3 for Details)
Residential
Commercial & Retail
SAKAI
(See Plate 3 for Details)
SOUTH 46TH STREET
Residential
Residential
SAKAI
Residential
SOUTH 45TH STREET
N
0
150
APPROXIMATE SCALE IN FEET
Residential
OHIO AVENUE
Residential
CENTER AVENUE
Residential
FLORIDA AVENUE
Residential
PES Environmental, Inc.
Engineering & Environmental Services
Site Plan
Phase I Environmental Site Assessment
Eden Housing Redevelopment Project
Richmond, California
PLATE 2
956.001.01.001
JOB NUMBER
956_ESA-0504-02
DRAWING NUMBER
DRAFT
REVIEWED BY
5/04
DATE

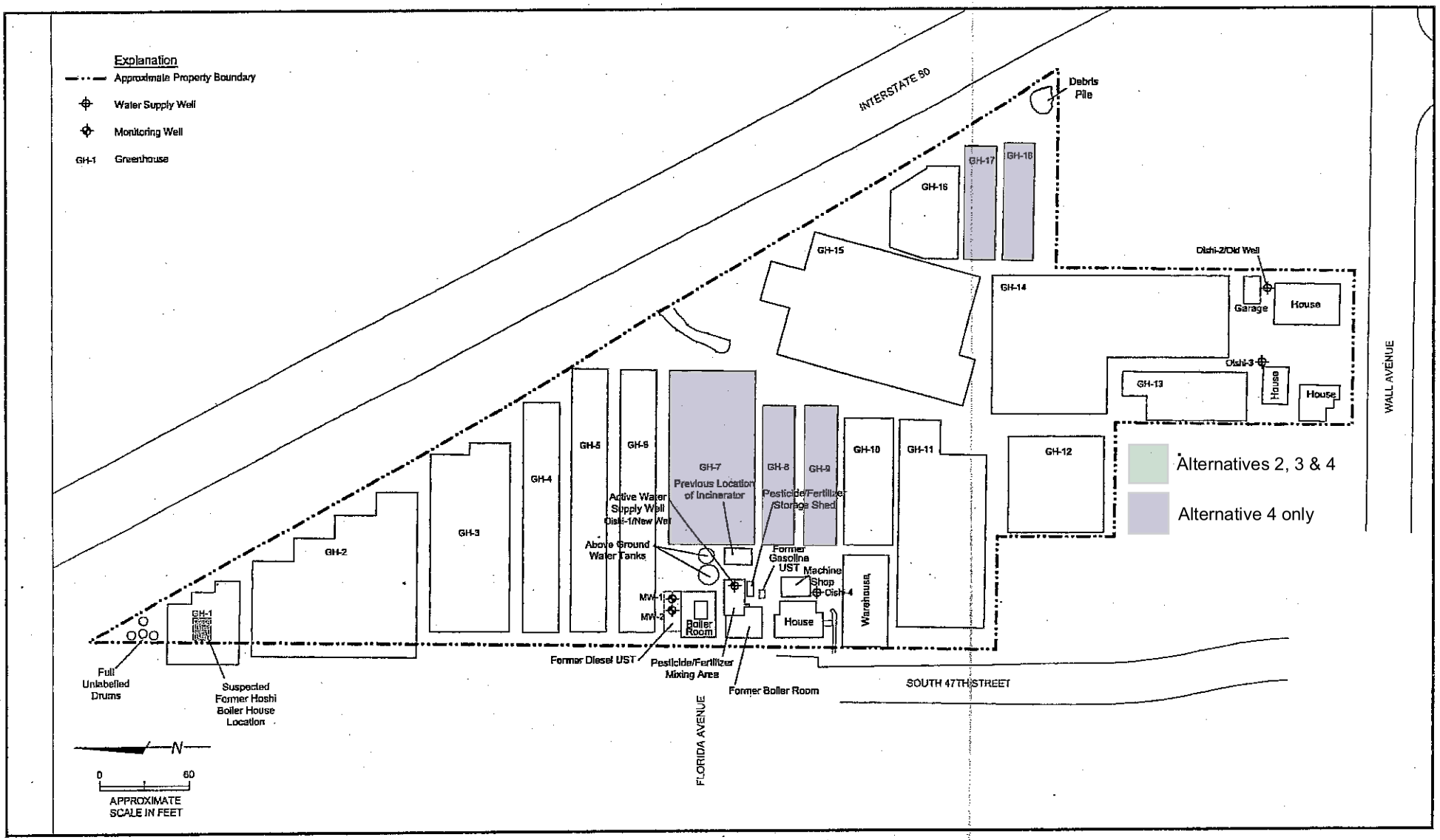


PES Environmental, Inc.
Engineering & Environmental Services

Site Plan Detail - Sakai Nursery Property
Supplemental Investigation
Miraflores Housing Development
Richmond, California

PLATE 3

956.001.01.007	956_SI-0704-F3	DRAFT	7/04
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



PES Environmental, Inc.
Engineering & Environmental Services

Site Plan Detail - Dishi Nursery Property
Supplemental Investigation
Miraflores Housing Development
Richmond, California

PLATE 4

956.001.01.011	956_SI-0704-F3	DRAFT	8/04
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

Attachment 1

Roses & Thorns

Sustaining Stories of Japanese American Lives in Richmond's Miraflores Development

U.S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE
JAPANESE AMERICAN CONFINEMENT SITES GRANT PROGRAM

Funding Opportunity #P19AS00210 | CFDA # 15.933

ATTN: Kara Miyagishima
P.O. Box 25287
Denver, CO 80225-0287

Submitted by: City of Richmond
November 15, 2019

3. PROJECT SUMMARY

Briefly summarize the proposed project, listing all key activities and project deliverables to be supported by this grant and the non-Federal match. Limit your response to the space below (please use an 11pt. or larger font).

The proposed interpretive project includes research, design, fabrication and installation of permanent interpretive elements about the impact of WWII confinement at the former site of Oishi, Sakai and Maeda cut flower nurseries. These nurseries were a portion of a thriving community of Japanese American growers first established in the area ca.1905. By 1910, two clusters of Japanese-owned flower nurseries formed the heart of this close-knit community, and by World War II, approximately twenty nurseries had been established. The historic nursery site is now being developed by the City of Richmond with non-profit and for-profit housing developers into affordable senior housing, market rate homes and a new 4-acre park. Recognition of the site's significance to local, state and national history has led to a plan that includes preservation of several representative buildings and structures from the Sakai and Oishi nurseries — a water tower, an oil tank, several greenhouses and two family homes that will be renewed as a community center and headquarters for a youth job development training program. The locally-funded preservation of the historic structures will be complimented by a robust program to interpret the site for future generations, which is the subject of this grant request.

The project will provide an important node where Rosie the Riveter/WWII Home Front National Historical Park (RORI) can communicate the impact of WWII on Japanese Americans in a place directly affected by wartime policies and programs. All of Richmond's Japanese American residents were forcibly removed and incarcerated during WWII; Tom Oishi, the son of a nursery family who worked as a welder in the Richmond shipyards literally left for Tanforan Assembly Center from his defense job. While most Richmond Nikkei were held at Tanforan and Topaz War Relocation Center, others who had moved inland to avoid wartime restrictions found themselves separated from their community in different facilities such as Rohwer War Relocation Center. At least one Richmond man was sent to the Crystal City DOJ facility right after the bombing of Pearl Harbor, while his wife and children were ultimately sent to Amache War Relocation Center.

Because Richmond had an unusually high percentage of nursery families who owned their property, only a few lost their businesses and were unable to return after the war. Several returning families were aided by supportive neighbors who had managed their property in their absence. Others found that people they had leased their businesses to soon realized that they could make more money subletting the nursery properties to shipyard workers as shelter in a tight housing market. Rebuilding neglected nursery structures and reviving flower production after WWII was hard, grinding labor and some families were interrupted yet again by development of a new highway. Yet Richmond's Nikkei nursery community was largely rebuilt and was thriving again by the late 1950s and 1960s.

In a series of eight sculptural interpretive elements placed throughout the park and associated with the preserved historic structures, the project will convey the full arc of the Japanese American story in Richmond from 1905 to the turn of the twenty-first century. JACS grant funds are requested to support design, fabrication and installation of these interpretive elements. The interpretive nodes employ themes such as "Arrival" or "Creating Home," that allow the Nikkei experience to be communicated alongside those of other Richmond communities., reinforcing links among various people. At the heart of the project are a series of three markers that will convey the impact of the WWII years on the nurseries and the Japanese American families that established them and the WWII and the Japanese American confinement site experience, reinforcing the profound significance of that event in history.

4. EVALUATION CRITERIA

Answer all of the following questions. Limit your response to the spaces provided on each page (please use an 11pt. or larger font). Use space as effectively as possible.

A) PROJECT NEED: Problem Statement and Desired Outcome

i. What is the critical problem that needs to be addressed?

ii. What is the desired outcome of the project, and how will it address the critical problem (identified above) with an appropriate solution? (*For example, explain how the project will preserve a threatened resource or improve the interpretation of the confinement site experience.*)

Places such as Richmond's historic Nikkei nurseries are an important part of the larger confinement site experience and this story is part of the confinement site story. There are currently very few publicly accessible sites where visitors can be educated about the establishment and development of a Japanese American immigrant community, the WWII confinement experience, and post-war rebuilding. By interpreting a place where Japanese Americans were forced to leave their homes and communities for confinement sites, and then rebuilt them after the war, this project conveys the broad continuum of the confinement site experience and addresses an important need in public education about Japanese American history and the confinement site experience.

The three remaining Japantowns in California (in San Francisco, San Jose, and Los Angeles) strive to represent a fuller arc of Japanese American history, but they do so in a relatively piece meal fashion and illustrate the urban Nikkei experience. As with other 19th and early 20th century immigrants to the western U.S., a large percentage of Japanese Americans made a living in agricultural pursuits before WWII. Cut flower-growing was an important niche within this field in both Southern and Northern California, and Japanese Americans came to lead in floriculture throughout the state prior to the war. The Sakai and Oishi nurseries were among the very last established before the war still operating when they were sold ca. 2004.

This project presents a unique opportunity to convey the impact of WWII confinement site policies on a community of Japanese Americans. Communicating what was lost to these policies in a place where Japanese immigrants and their children built families, businesses and communities is a powerful way to educate people fully about the lessons of this important part of U.S. history. Our project historian, Donna Graves, has been documenting the history of California Japantowns, and Richmond's Japanese American community for over 15 years. With community input and consultation she will craft an interpretive program that fully interprets the impact of WWII confinement on this historic site of Nikkei cut flower nurseries.

The project will be located in Richmond, the city selected by the US National Park Service to preserve and interpret the WWII home front experience for visitors from across the country and around the world. The national park provides an important context and audience for our project, which will allow RORI to share an important historic site associated with the Japanese American story of WWII confinement. On its own and as partner to NPS the City of Richmond undertakes to tell its full story, including the important contributions of Japanese Americans who have helped build our community. Miraflores is an ambitious community development project for a city with many challenges; this is the culmination of ten years of city-wide engagement that helps us to tell the whole story. We need additional funding to complete this vision for an interpretive experience that will add to our cityscape and the NPS's ability to share this important history with park visitors.

B) PROJECT IMPACT:

i. What impact(s) will the project have on the interpretation and/or preservation of the confinement site experience and what audience(s) will the project reach? How widespread will the impact be and how will the project be publicized and shared with others?

ii. Public Law 109-441 (120 STAT 3288) - the grant program's authorizing legislation - states that the program was created for the purpose of identifying, researching, evaluating, interpreting, protecting, restoring, repairing, and acquiring historic confinement sites in order that present and future generations may learn and gain inspiration from these sites and that these sites will demonstrate the Nation's commitment to equal justice under the law. How will this project meet that purpose, particularly the sections underlined above? Explain how these messages will be conveyed to and shared with the public.

The project outcome will be interpretation in publicly accessible spaces used by the City, by RORI. And by community organizations. Unlike most confinement sites, which are geographically isolated, this project's location in an urban center means it has the potential to reach more people and to educate diverse audiences about the experiences of Japanese Americans during WWII. We believe our location and association with RORI will also allow our project to capture the attention of national media and visitors from around the U.S. and the world.

Planning for the national park has repeatedly shown widespread interest in better understanding of the Japanese American confinement site experience. The Visitor Center at RORI includes some brief information about Japanese American history in the permanent exhibits and regularly screens a short film created by the Contra Costa JACL with our project historian Donna Graves and filmmaker Ken Kokka.

The new project at Miraflores Development will allow residents and visitors to tap into the power of place as they experience interpretation in a historic site where Japanese Americans built, lost, and reclaimed their community. RORI staff are excited about the prospect of using this place as one of the interpretive nodes throughout Richmond that enable them to tell a fuller story of the dramatic social changes of the WWII home front.

The project will be especially meaningful to the confinement sites where people from Richmond were incarcerated: Tanforan and Stockton Assembly Centers, Topaz, Rohwer, and Amache War Relocation Center, and Crystal City Internment Center.

C) PROJECT FEASIBILITY: The ability to successfully complete the project.

i. How is the project budget reasonable? *(Explain how the Federal funds and non-Federal match will be used, and demonstrate how this use of funds is allowable, reasonable, and directly relevant to the project. Explain your plan for providing the non-Federal match.)*

ii. Do the selected personnel have the qualifications and ability to complete the project in a timely and professional manner? (*List key personnel and briefly describe their qualifications. If personnel have not been selected, describe the qualifications you will require. Film projects* ***must*** *include a sample of previous work by the filmmaker.* This sample must be submitted with the application package (as a playable DVD by mail or an active, online web link by email). *Sample footage should be no more than 5-10 consecutive minutes in length.)*

iii. How will the project be effectively managed and completed? (*For example, explain any pre-project planning or research that has been completed, such as a Historic Structures Report. Describe methodologies, procedures and proposed actions. Provide a timeline for project completion, including each major activity and the final deadline date. Projects must be completed within an established grant period, generally within two years of funding.)*

i. The City already has local funding to rehabilitate the key historic structures that will tell part of this important story and serve as the base for future programs, and is now seeking additional funding to leverage this investment. Requested funding will support design, production, and construction of interpretive features at the historic site dedicated to the WWII confinement experience. “Roses and Thorns” interpretive elements will expand and support visitor’s experience and allow us to convey this meaningful story in greater depth.

ii. The highly-qualified group of interdisciplinary consultants selected for the Project Design Team initiated the interpretive design process in 2013. Team members are local on-call consultants to the City of Richmond who provide planning and design leadership in the rehabilitation of the historic structures as well as proposed interpretive elements.

Alan Wolken has 30 years of municipal planning, redevelopment and engineering experience in local governments in both Northern and Southern California. During his career, Alan has worked on a variety of projects ranging from small commercial efforts to 500,000 square-foot adaptive re-use projects. He recently served as Director of the Richmond Community Redevelopment Agency. Alan has successfully secured over $70 million in State and Federal grants for transportation, housing and commercial rehabilitation, environmental remediation and streetscape improvements.

Donna Graves has over twenty years of experience developing public history projects throughout California that document and interpret Asian American/Pacific Islander history. She served as lead historian for the City of San Francisco’s Japantown Better Neighborhood Plan and is Project Director for Preserving California’s Japantowns, a statewide effort to identify and document what remains of the many pre-WWII communities that were destroyed by internment. Graves also served as Project Director for the City of Richmond’s Rosie the Riveter Memorial, and worked with the City and National Park Service to initiate, plan and implement the Rosie the Riveter/World War II Home Front National Historical Park, which includes an interpretive exhibit and film about the experience of local Japanese Americans. Graves has written and lectured widely on Japanese American history and is the co-author of the award-winning Sento at Sixth and Main: Preserving Landmarks of Japanese American Heritage (Smithsonian Press), with Gail Dubrow. She served on the National Park Service Advisory Panel for the National Historic Landmark Asian American/Pacific Islander Theme Study.

Christina Jirachachavalwong is an independent graphic designer whose practice currently focuses on environmental graphics and signage for exhibits, spaces, and events. She has worked with Vallier Design Associates, Inc. on park, planning, and transportation projects throughout the City of Richmond for over 13 years. She is highly familiar with the unique considerations necessary for a project to be successful in the City of Richmond, and will use that knowledge to inform the Miraflores Interpretive Signage Project. Beyond the City of Richmond, her breathe of work includes projects for cultural, educational, and technology institutions such as the California Academy of Sciences, Stanford University, and Atlassian.

Marcia D. Vallier has 34 years of professional experience in the fields of landscape architecture and planning. Marcia's strength lies in her ability to understand the design of whole systems and to coordinate design decisions in all areas so that the final product is cohesive, beautiful and functional. In addition to the interpretive features and Lucretia Edwards Shoreline Park where the Rosie the Riveter WWII Visitor Center is located, Marcia has worked on over 100 schools and educational facilities and has experience with specialized play environments, signage and environmental graphics, outdoor classrooms, and trail facilities.

iii. Extensive pre-project planning has already been completed. Graves wrote the first extensive study of these sites in a Historic Context Report (2004). Her work informed a Draft Historic Preservation Feasibility Assessment (2008), and Historic American Landscapes Survey Report (HALS No. CA-6-D) which followed. The Richmond Art Center published a catalogue for the exhibition Blossoms & Thorns: The Legacy of Richmond's Japanese American Nurseries (2010).

Please refer to the concept plan showing locations and themes for the proposed interpretive elements in the supplemental materials submitted with this application. Final designs for the interpretive panels and structures are currently underway.

Work Plan:

1. Preliminary Design: Determine locations and themes for interpretive elements. Oct-Nov 2019
2. Final Design: Design the frames and structures for the interpretive panels. Develop content for the graphic panels. Spring 2020
3. Production: Prepare print-ready files for the graphic panels. Summer 2020
4. Construction: Site prep and construction of interpretive elements. Fall 2020-Winter 2021
5. Opening Day Celebration: Coordinate a ribbon cutting and launch interpretive programs with City and community partners. Spring 2021
6. Maintenance period and interpretive programs. Spring 2021 - Spring 2022

D) PROJECT SUSTAINABILITY: The ability for long-term maintenance, operation, distribution, and/or follow-up of the project.

How will the project be sustained over time? (*Demonstrate that you have the ability for the long-term maintenance, operation, distribution and/or follow-up of the project. For example, for construction projects, describe the plan for long-term management, maintenance, and operations of the building. For preservation projects, explain how your organization will ensure continued maintenance of the historic property or collection. For non-construction projects, describe how your organization will meet the long-term objectives of the project, disseminate project results and/or follow up on planned subsequent phases of the project.)*

We are working with the City of Richmond Community Services Department, Recreation Department, Parks and Landscaping Division on programming and maintenance protocols. The developer of the adjacent market rate housing, Miraflores Devco is financially and physically responsible for the maintenance of the park including the interpretive displays. Miraflores Devco will be working with two non-profit groups Groundwork Richmond and New Life Movement to maintain the park. A Disposition and Development Agreement governs the developer's financial and physical responsibilities for the park facilities.

Groundwork Richmond is an environmental organization that is Changing Places & Changing Lives by restoring the environment with the next generation of environmental stewards. They work with area youth to help them develop their leadership potential and provide service learning opportunities in Science, Technology, Engineering, Arts & Math (STEAM). They work with local partners to provide community-based learning and academic support opportunities, as well as awareness around environmental & community-based career tracks. Groundwork Richmond will occupy the Oishi house for programming and staging for maintenance activities. Groundwork Richmond will work in partnership with other community-based organizations to maintain the park and keeping it safe from crime and vandalism.

The Miraflores interpretive panels will be printed on High Pressure Laminate (HPL) made of phenolic resin. It is a highly durable material that is appropriate for outdoor use and warranted by the manufacturer. It is also a cost efficient method of production that can be produced at a far less expense than other outdoor signage materials such as porcelain enamel. Vallier Design Associates, Inc. has installed signage using HPL on other projects throughout the City of Richmond with similar environmental conditions to great success in terms of maintenance and durability.

E) PROJECT SUPPORT

How much support and participation does the project have from former incarcerees, stakeholders, and/or the public? (*Letters of support are shared with the Japanese American Confinement Sites Grant Program Review Panel. Letters should demonstrate a strong level of support and/or a commitment of resources to the project, either through cash funding, in-kind support, public participation or continued involvement during and after completion of the project.*)

Please refer to the letters of support submitted with this application.

The Miraflores development project including housing, a new park, historic preservation of historic nursery structures and permanent interpretation about the history of Japanese American cut flower nurseries at the site has received wide support from many sectors.

The ongoing educational value of the project interpretive elements will be reinforced by programming, tours and events sponsored by local partners, most especially by Rosie the Riveter/WWII Home Front National Historical Park, the Contra Costa JACL, and other organizations dedicated to Japanese American history.

5. SOURCES OF THE NON-FEDERAL COST MATCH

A 2:1 Federal to non-Federal match is required. Please list the **secured** sources and amounts of the required non-Federal cost match, which can be cash, supplies/materials/equipment, land, or in-kind services. Federal funds may not be used for the match. If the match is **not yet secured**, please list the planned sources and amounts.

The non-Federal funding, approximately $2.6M is being used for the design, restoration and relocation of the Oishi and Sakai houses, water tank and pump house. The Sakai house is a two-story, wood-frame structure built in 1921. The building is approximately 1,937 square feet in size. The Oishi house, is a single story structure, approximately 1,240 square feet in size and was built in 1936. The pump house is approximately 510 square feet and water tank is approximately 269 square feet in size. All of these structures are to be renovated and relocated on the former nursery site in their original locations. The restorations with be to the State Historic Preservations Standards.

F) DEPARTMENT OF THE INTERIOR PRIORITIES

How does the project advance the following Department of the Interior priority?

- The project restores trust with local communities by expanding the lines of communication with Govenors, state natural resource offices, Fish and Wildlife offices, water authorities, county commissioners, Tribes, and/or local communities.

Demonstrate how your project meets the Department of the Interior's Priority listed above:

This project expands upon trust that has been built between the local community (including Nikkei) and the Department of the Interior in establishing and developing RORI. As a community, Richmond experienced major impacts from federal policies during WWII that quadrupled the local population within two short years and severely strained government and community resources. These wartime impacts continued to shape the city for decades afterwards and were a source of underlying tension. The Rosie the Riveter Memorial project and Rosie the Riveter/WWII National Historical Park has revived and reclaimed Richmond's WWII history, including profoundly painful aspects such as targeting of Italian American residents, and forced relocation and incarceration of Japanese Americans. This has helped to build greater social cohesion among Richmond residents and increased trust for governmental programs in Richmond, and will be amplified by the permanent interpretive project.

November 15, 2019

National Park Service
ATTN: Kara Miyagishima
P.O. Box 25287
Denver, CO 80225-0287

Ms. Miyagishima:

The City of Richmond is pleased to submit this grant application to the National Park Service for the Japanese American Confinement Sites Grant Program. As the property owner working with community partners, neighborhood residents, state agencies, and local developers for over a decade, we are excited to tell this unique story of national significance.

"Roses & Thorns: Sustaining Stories of Japanese American Lives in Richmond's Miraflores Development" is a series of interpretive elements in a historic cultural landscape. The city is investing over $3 million in rehabilitation of historic structures and site improvements, and we are requesting $97,500 in federal funding to leverage this local investment for additional interpretive features to complete the narrative for an immersive visitor experience. Funding is for final design, production, and installation of the interpretive features, which is the final phase of site development.

We hope to build on the relationship exemplified by our partnership with the National Park Service at the Rosie the Riveter WWII Home Front Visitor Center, and to expand that spirit of pride and resilience with the creation of this interesting counterpoint to the World War II story.

Sincerely,

Alan Wolken, Planning and Building Services Division
City of Richmond

Enclosure:
Proof of Property Ownership

JACL
Japanese American Citizens League
Contra Costa Chapter
PO Box 5482, Richmond, CA 94805

November 17, 2019

Alan Wolken
Planning and Building Services Division
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

Dear Mr. Wolken:

The Contra Costa Chapter of the Japanese American Citizens League wholeheartedly recommends and supports the efforts of Donna Graves to create a new public park and interpretive center memorializing experiences of the dozen-plus Japanese American Nursery families and businesses.

The Contra Costa Chapter is actively involved in the Rosie the Riveter National Park presentations and exhibits. We are bringing in a number of speakers and films for the 2020 Day of Remembrance in mid-February 2020. We are always interested in additional exhibits for those who visit the western end of Contra Costa county. The new interpretive center along San Pablo Avenue where the Oishi, Sakai, and Maeda nurseries were located will be treasured and used by all who wish to learn about the rich heritage and contributions made by Japanese Americans to the local economy and history. This exhibit will tie in beautifully with the Rosie the Riveter exhibits and will be visited by school children in our district. We will also use this exhibit to provide color and a real site experience for our educational mission, much like the Japanese American Confinement Sites that have already been built, such as the one in Manzanar.

We especially are excited about the structure of the site – the water tower, the nursery buildings, the homes turned into community center and headquarters for the youth job development program. Our own chapter desperately needs a venue in our county. We have lost the use of the East Bay Free Methodist church that we used for years. We need a site that we can use for our programs. Examples of our programs are: book signings and showings of films having to do with the Japanese American Internment experience. It would be a great help to us if we could also use the community center to provide programs for our seniors and general community. Our current focus is in increasing youth participation, so the mission of the new developments coincides with our own mission.

We would like very much to be involved in the promotion of the center once it is finished and would like to help by attending fundraisers and publicizing events at the center.

We have a long relationship with Donna Graves and are especially grateful that she is involved in the project. We hope to continue to grow our relationship with the Rosie the Riveter and this new site. We look forward to hearing more about it and hope to involve more of the City of Richmond's dignitaries in our own events. Please do not hesitate to contact me at yolsgaard@yahoo.com.

Best Regards,

Yoko Olsgaard

Yoko Olsgaard
President, Contra Costa JACL Board of Directors

CONTRA COSTA
JAPANESE AMERICAN
CITIZENS LEAGUE
P.O. Box 5482, Richmond, CA 94805

13 November 2019

Alan Wolken
Planning and Building Services Division
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

Dear Mr. Wolken,

I am happy to write this letter in support of the City of Richmond's grant application for the project *Roses & Thorns: Sustaining Stories of Japanese American Lives in Richmond's Miraflores Development*. Members of the Contra Costa Japanese American Citizens League are thrilled that this permanent interpretive project will offer robust storytelling about Japanese American history to the public in the former site of the historic Sakai and Oishi nurseries.

The Contra Costa JACL has already been deeply involved in ensuring that the experiences of Richmond's Japanese American flower growers are documented and preserved, especially their forced relocation and incarceration during WWII. Our chapter sponsored a film titled "Blossoms & Thorns: A Community Uprooted" that has been widely distributed and is shown regularly at Rosie the Riveter/WWII Home Front National Historical Park. Several of our members (including myself) volunteer to provide an introduction to the film and answer questions after it is shown to park visitors. This has been a powerful way for Rosie the Riveter to share this important part of WWII history, and for us to reach a broad audience with our story.

The interpretive project at the former nurseries will bring that history to life in a place with important historical associations for Japanese Americans in the Bay Area. Growing cut flowers

was an important way for Issei, like my own parents, and their children to make a living here and they put decades of hard work into building nurseries. Being forced to leave those businesses and their communities during WWII was an extreme hardship that took many years to rebuild from. We take the responsibility to acknowledge and honor this history seriously.

We know how important it is to share this aspect of U.S. history widely and believe that the *Roses and Thorns* project offers a unique and exciting opportunity to educate local residents and national park visitors about Japanese American history and the lessons from the WWII "confinement" experience. We look forward to partnering with the City of Richmond and Rosie the Riveter to offer programs at the site that will expand on its educational promise.

We hope you will consider this grant application carefully and that you find it worthy of funding.

Sincerely,

Flora Ninomiya

Flora Ninomiya,
Corresponding Secretary

United States Department of the Interior

NATIONAL PARK SERVICE
Rosie the Riveter/WWII Home Front National Historical Park
440 Civic Center Plaza, Suite 300
Richmond, California 94804

IN REPLY REFER TO:
8.D.RORI

November 8, 2019

Attn: Alan Wolken
The City of Richmond,
Planning and Building Services Division
450 Civic Center Plaza
Richmond, CA 94804

Dear Mr. Wolken

On behalf of Rosie the Riveter/WWII Home Front National Historical Park, I am writing to express support for the ongoing interpretation of the Japanese American experience as part of the larger home front story in Richmond and throughout our country. The park was established to help people learn about the diverse stories of the home front through the many sites around the City of Richmond that physically represent different aspects of that history.

The City's Japanese American confinement Sites grant proposal "Roses & Thorns: Sustaining Stories of Japanese American Lives in Richmond's Miraflores Development," will be used by the park to help people understand this often overlooked chapter in the home front narrative. This grant will help establish interpretive panels and information for visitors to learn about this history and the impact of WWII incarceration in the bay area. As a site that the park uses to help explain the diverse history of WWII home front activities, this project will be highlighted in our visitor center, in tours and also in park programming that is coordinated with the community. The National Park Service is not providing any monetary support for this project, but will support the project through review of interpretive text and ongoing use once the project is complete.

Thank you for your efforts to develop this project and highlight this important part of our nation's history. I am pleased to provide my support, and hope your grant is given consideration for its efforts to preserve and interpret this important part of the confinement site history.

Sincerely,

Tom Leatherman, Superintendent

CHARTERED 1920

Rotary Club of Richmond California, USA

100 YEARS SERVICE ABOVE SELF

ROTARY CONNECTS THE WORLD

8 November 2019

Alan Wolken
Planning and Building Services Division
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

Dear Mr. Wolken,

The Rotary Club of Richmond California enthusiastically supports the grant request of the City of Richmond for its interpretive educational project *Roses & Thorns: Sustaining Stories of Japanese American Lives in Richmond's Miraflores Development*. We believe this project has great local, national, and even international significance in preserving our history and broadening the perspectives of all who visit the site.

Richmond Rotary will be celebrating 100 years of service to our community in 2020. After reviewing several strong projects for our Centennial year to honor with a grant award of $50,000, our Board and membership chose the Miraflores interpretive project for its excellence in design, high visibility, ease of access to public transportation, and strong roots in our community. We also look forward to a volunteer opportunity bringing Rotary members, neighbors, and youth together to assist with the planting of cuttings taken from the historic greenhouses. Other unique aspects of this project that influenced our support are:

- The project will bring an important local history to light. Japanese Americans have contributed a great deal to this city and their local history has not been adequately recognized. This includes the chapter during WWII when all people of Japanese ancestry were forced away from this community.
- Richmond Rotary has personal connections to the history being conveyed through this project. David Ninomiya (1938-2008), longtime Rotarian and President of Richmond Rotary in 1978-79, was four years old when his family was forcibly relocated and imprisoned in separate facilities (David's father was sent to the Crystal City prison right after Pearl Harbor). David became a respected leader in the horticulture industry and in Richmond's business community.

- Among our founding associations is Mechanics Bank, which has an important connection to this history that we look forward to seeing in the interpretation. Mechanics Bank held the property loans for several nurseries during the war and saved several families, including the Ninomiyas, from foreclosure.
- This project will greatly enhance understanding of our history by local residents and by visitors drawn by Rosie the Riveter/WWII Home Front National Historical Park.
- This project offers future partnership opportunities for Richmond Rotary to maintain its investment because of its strategic placement within a mixed use area that is connected to public and youth-oriented community services.

Finally, as President of the Rotary Club of Richmond for 2019-2020, I look forward to celebrating our Centennial year in conjunction with our United Nations Association East Bay Chapter (UNA-East Bay) affiliates in honoring the United Nations 75th anniversary of the signing of the UN Charter. Richmond Rotary's connection to the United Nations through our Centennial celebration and our Centennial project reflects a shared interest in the untold stories of the Japanese American internment. Together we look to the future by understanding the lessons of our past with a fresh perspective.

We support this grant request and anticipate a timely and successful completion of the *Roses & Thorns: Sustaining Stories of Japanese American Lives in Richmond's Miraflores Development*.

Sincerely,

Jan Brown
President, Rotary Club of Richmond California 2019-2020
tel 1.510.234.2141 | cell 1.510.541.2141 | jan@spokewise.com

Roses & Thorns

Sustaining Stories of Japanese American Lives in Richmond's Miraflores Development

DEVELOPED IN PARTNERSHIP WITH THE CITY OF RICHMOND AND THE NATIONAL PARK SERVICE

" I remember hearing that Grandfather worked in the grape fields in the Fresno area, then came to Richmond where the Nabetas and Hondas were in the nursery business. With the help of relatives, Grandfather and Uncle where able to start a nursery at Wall Avenue. During those early days everyone was busy trying to get established in their nurseries but they were willing to help each other build greenhouses and such."

MERIKO MAYEDA

PUTTING DOWN ROOTS

For nearly one hundred years this area held cut flower nurseries. Immigrants from Japan founded them in the early 20th century. They grew carnations and roses in greenhouses built by hand

At that time, large numbers of people born outside the United States lived in Richmond. Like the nation, California was both welcoming and hostile to immigrants. Laws prevented Asian newcomers from becoming U.S. citizens and owning property.

Because most businesses and industries would not hire them, Japanese immigrants had to create their own opportunities. Nurseries were an attractive choice because flowers could be grown quickly and on rented land. The Sakai, Oishi, and Maida families grew flowers and lived right here. They were part of a close-knit community of about a dozen Japanese families who cultivated flowers in Richmond and El Cerrito.

Richmond's Japanese American community flourished up to World War II. In 1942, all of the nursery families were forced to join 120,000 other Americans of Japanese ancestry in "War Relocation Centers," a euphemism for prison camps. The U.S. government later apologized for this civil rights violation inspired by racism and war hysteria.

A significant number of Richmond's nurseries were revived after the war. They were aided in great part by the cooperative traditions established in the community's early years.

BACKGROUND Hisajiro Honda (second from left) and workers in a carnation greenhouse. *Courtesy El Cerrito Historical Society*

TOP Early views of the nurseries; *Courtesy Sakai Family*

MIDDLE After Kane Maida's husband died in an accident in 1925, the newly single mother relied on a close-knit community to support her in the grueling business of running a nursery and raising five children in the Great Depression. *Courtesy El Cerrito Historical Society*

BOTTOM Kane Maida's friend, Mrs. Soldati, ran a neighborhood store and allowed the family to buy on credit when money was tight. *Courtesy El Cerrito Historical Society*

NEWCOMERS RESHAPE RICHMOND

For over a century, people from across the nation and of immigrants from outside the U.S. have arrived in Richmond seeking a new life. These waves of newcomers and their children have built a vital, dynamic city.

ABOVE During WWII tens of thousands of newcomers arrived to join the home front workforce and gain better-paying jobs than they had back home. Many arrived at the Santa Fe train station after four-day journeys. *Courtesy Richmond Museum of History*

LEFT Sakai nursery worker's toolbox — "puro Michoacan" on Navarro's glove announces pride in his Mexican roots, ca. 1983. *Courtesy Lewis Watts*

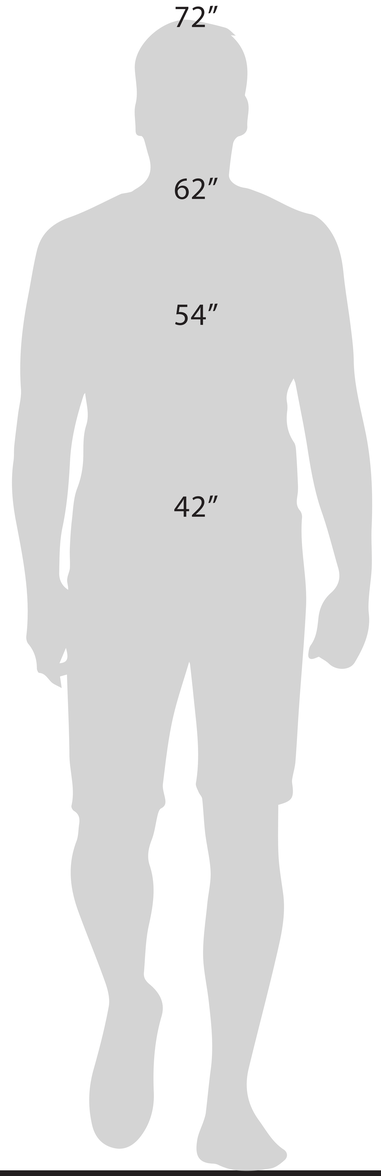
RIGHT Workers from Japan, Southeast Asia, and Latin America found jobs and helped the nurseries flourish after WWII. *Courtesy Donna Graves*

"Our people have never left home."

VINCENT MEDINA

For thousands of years Ohlone Indians inhabited this land. In a community near here named Huchiun (xučyun), people traditionally lived in structures handmade of wood from willow and other trees that were thatched with tule reeds. Nourishing plants, fish, and animal life from nearby creeks and the Bay provided plentiful food and raw materials for baskets, tools, and other arts. Starting in 1775, Spanish explorers ushered in a long period when Native peoples of the Bay Area were subject to cultural and physical assaults that included armed attacks, disease, and enslavement. Yet today Ohlone people still live in the Bay Area and are reviving their language and culture.

LEFT Gathering tule in the East Bay. Vincent Medina (Muwekma Ohlone) works to recover and maintain Ohlone culture and living connections to traditional homelands. *Courtesy Vincent Medina*


72″
62″
54″
42″


50”
4”
4”
4”
ROSIE THE RIVETER/ WORLD WAR II HOME FRONT NATIONAL HISTORICAL PARK
PACIFIC
NEWCOMERS RESHAPE RICHMOND
For over a century, people from across the nation and of immigrants from outside the U.S. have arrived in Richmond seeking a new life. These waves of newcomers and their children have built a vital, dynamic city.
ABOVE During WWII tens of thousands of newcomers arrived in the Bay Area to support the war effort. Many young men from this area had lost homes. Many arrived or few basis to train station after four-day journeys. Courtesy Richmond Museum of History
LEFT Sake cannery worker's toolbox — "Juan Michenaro" is written on the inside cover under is San Marcos notts, ca. 1905. Courtesy Jenny Ward
RIGHT Workers from Japan, Southeast Asia, and Latin America found jobs and helped the economy flourish after WWII. Courtesy Donna Graves
“Our people have never left home.”
VINCENT MEDINA
For thousands of years Ohlone Indians inhabited this land. In a community near here named Huchiun (hoh'yun), people traditionally lived in structures handmade of wood from willow and other trees that were thatched with tule reeds. Nourishing plants, fish, and animals lit from nearby creeks and the bay's rich plentiful food and raw materials for baskets, medicines, and more. Their lives changed forever when Europeans arrived when Native peoples of the Bay Area were subject to cultural and physical assaults that included armed attacks, disease, and enslavement. Yet today Ohlone people still live in the Bay Area and are reviving their language and culture.
LEFT Gathering tule in the East Bay. Vincent Medina (Rumsien Ohlone) works to recover and maintain Ohlone culture and living connections to traditional homelands. Courtesy Vincent Medina


38”
6”
1”
24”
6”
1”
1”
5”
36”
84”
ROSIE THE RIVETER/ WORLD WAR II HOME FRONT NATIONAL HISTORICAL PARK
“I remember hearing that Grandfather worked in the grape fields in the Fresno area, then came to Richmond where the Nabetas and Hondas were in the nursery business. With the help of relatives, Grandfather and Uncle where able to start a nursery at Wall Avenue. During those early days everyone was busy trying to get established in their nurseries but they were willing to help each other build greenhouses and such.”
MERIKO MAYEDA
PUTTING DOWN ROOTS
For nearly one hundred years this area held cut flower nurseries. Immigrants from Japan founded them in the early 20th century. They grew carnations and roses in greenhouses built by hand
At that time, large numbers of people here outside the Native community had arrived from other nations. California was both welcoming and hostile to immigrants. Laws prevented Asian newcomers from becoming U.S. citizens and owning property
Because most businesses and industries would not rent them, Japanese immigrants had to create their own opportunities. Growing flowers was a logical choice because flowers could be grown quickly and on rented land. The Sakai, Oishi, and Maida families grew flowers and lived right here. They were among the 120,000 people of Japanese descent Japanese families who cultivated flowers in Richmond and El Cerrito.
Richmond's Japanese American community flourished up to World War II. In 1941, all of the nursery families were forced to join 120,000 other Japanese Americans in what the U.S. government called "evacuation for protective custody." The U.S. government later apologized for this civil rights violation inspired by racism and war hysteria.
A significant number of Richmond's nurseries were revived after the war. They were aided in great part by the cooperative traditions established in the pre-incarceration years.
BACKGROUND Shigeyo Honda (second from left) and workers in a carnation greenhouse. Courtesy El Cerrito Historical Society
TOP Early views of the nurseries. Courtesy Sakai Family
MIDDLE Alice Kono Maida's husband died in an accident in 1930, the early years of the Depression. She used her community to support her in the growing business of running a nursery and raising five children in the Great Depression. Courtesy of Cecelia Maida Lee Sprengl
BOTTOM Rose Morita's friend, Mrs. Nishiki, ran a neighborhood store and allowed the family to buy food on credit during the war. Courtesy El Cerrito Historical Society
DEVELOPED IN PARTNERSHIP WITH THE CITY OF RICHMOND AND THE NATIONAL PARK SERVICE
1”
CL
79”
1”
3”
CL
27”
36”
1”
5”

CREATING HOME

The Sakai and Oishi families first lived here in clusters of shacks that separately housed sleeping, cooking, and bathing. During the 1920s their nurseries flourished, and they were able to replace the shacks with two-story houses. Later, small buildings were erected to provide housing for nursery workers.

The nurseries relied on inter-generational labor, and as the sons reached adulthood and married, they built modest homes for their new families on or near the nursery.

BACKGROUND The Oishis in front of their home, relocated from property just north of their nursery and raised to reach two stories, 1935. *Courtesy Oishi Family*

TOP LEFT In 1922, the Sakai family built this bungalow. *Courtesy Sakai Family*

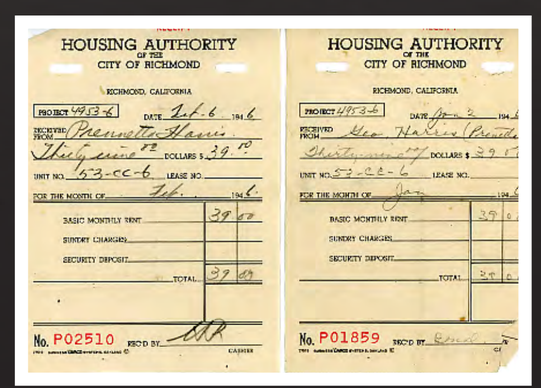
TOP CENTER Sam and Nellie Sakai's home, 1940. *Courtesy Sakai Family*

TOP RIGHT Ipsum lorem, 19XX. *Courtesy ipsum lorem*

RIGHT Sakai Family portrait, 19XX. *Courtesy Ipsum Lorem*

" When they started to build the shipyards, people were coming from all over. They had no place to stay. They were sleeping in a car, right on Macdonald Avenue. Boomtown."

SAL CHAVEZ



DEFENSE HOUSING

WWII migrants to Richmond found such a severe housing shortage that workers and their families could be found sleeping along creeks or in abandoned buildings. Some shared "hot beds" - rented around the clock in shifts timed to those at the shipyards.

Richmond and other wartime boomtowns faced a crisis as their populations grew and housing production fell. Lingering suspicions about the "socialist" character of public housing programs remained, but Richmond and other communities were forced to turn to the federal government to help provide vital defense housing.

Within a few short years the new Richmond Housing Authority was overseeing more than 23,000 units — the largest public housing program in the nation. Almost overnight, South Richmond's open fields and marshes were filled with apartment buildings, single-sex dormitories, and even a trailer court with over 300 units.

BACKGROUND Children from a shipyard family living in a school bus. *Courtesy Bancroft Library, UC Berkeley*

LEFT The nurseries were quickly surrounded by blocks of barrack-like apartment buildings for shipyard workers. *Courtesy El Cerrito Historic Society*

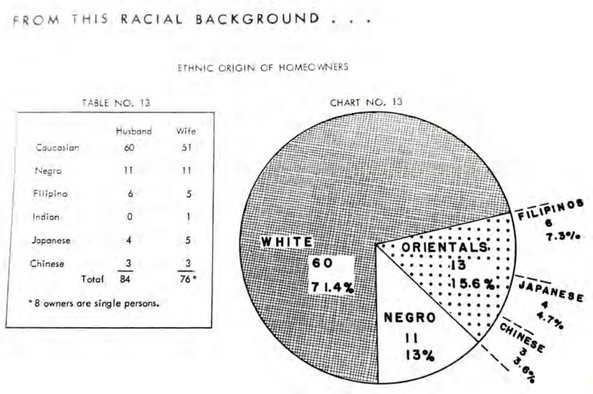
CENTER Name Medrano, who had left migrant farm labor in the Central Valley to seek defense work in Richmond, told her son: *"We'd never lived near black and white people before. And that was my first home with hot, running water." Courtesy Medrano Family*

RIGHT The Harris family (including eight children) rented a 3-bedroom unit in Seaport Homes after they migrated from Louisiana to work in the shipyards. *Courtesy Harris Family*

POST-WAR NEIGHBORHOOD

Local officials wanted wartime migrants to return home, so defense housing across the U.S. was built to be temporary. But the housing shortage did not vanish after war's end. Richmond's wartime projects became a battlefield as new residents fought to keep their homes. Discrimination kept African Americans from being able to rent or buy other homes. Replacement units were promised, but by 1956 all of Richmond's defense housing was demolished and only a few hundred public housing units were developed.

Instead, private developers were encouraged to join in "urban renewal" by building new ownership housing with federal subsidies. Richmond's first project, The Plaza, was created just south of the nurseries, and offered 91 homes for sale. The City required that the project be racially integrated to "demonstrate the community's ability to re-house its present temporary housing tenants." The Plaza did draw an economic mix of buyers who ranged from waitresses and truck drivers to doctors and chemists; yet the new residents were mainly white.



TOP RIGHT Within a decade, the surrounding blocks were filled with similar homes. Note the greenhouses in the upper left. *Courtesy Environmental Design Archive, UC Berkeley*

BOTTOM LEFT What Price Federal War Housing? The Richmond Housing Authority argued that retaining defense housing posed a dire threat. *Courtesy Richmond Museum of History*

BOTTOM RIGHT A diagram showing the racial pattern created by developers of The Plaza neighborhood, 1957. *Courtesy Richmond Public Library*

50”

4”

4”

4”

ROSIE THE RIVETER/ WORLD WAR II HOME FRONT NATIONAL HISTORICAL PARK

“ When they started to build the shipyards, people were coming from all over. They had no place to stay. They were sleeping in a car, right on Macdonald Avenue. Boomtown.”

SAL CHAVEZ

DEFENSE HOUSING

WWII migrants to Richmond found such a severe housing shortage that workers and their families could be found sleeping along streets or in abandoned buildings. Some shared “hot beds”—rented around the clock in shifts timed to those at the shipyards.

Richmond and other wartime boomtowns faced a crisis that threatened to undermine the nation’s production bid. Lingering suspicions about the “socialist” character of public housing programs remained, but Richmond and other communities were forced to overcome their political mistrust to help provide vital defense housing.

Within a few short years the new Richmond Housing Authority was overseeing more than 23,000 units — the largest public housing program in the nation. Almost overnight, South Richmond’s open fields and marshes were filled with apartment buildings, single-unit dormitories, and even a trailer court with over 300 units.

BACKGROUND Children from a shipyard family living in a wheel bus. *Courtesy Kaiser Permanente Archives, UC Berkeley*

LEFT The transition was quickly surrounded by blocks of housing. *Courtesy Richmond Redevelopment and Housing Authority*

CENTER Hanna McGraw, who had left migrant farm labor in her Jimmy Hicks to meet laborers in a Richmond, took this photo of her family in front of their new housing. *And that was my first home with hot, running water.” Courtesy McGraw Family*

RIGHT The Harris family (including eight children) owned a 1941 Chevrolet Fleetmaster Sedan that they used to travel from Louisiana to work in the shipyards. *Courtesy Harris Family*

POST-WAR NEIGHBORHOOD

WHAT PRICE FEDERAL WAR HOUSING?

Local officials wanted wartime migrants to return home, so defense housing across the U.S. was built to be temporary. But the housing shortage did not vanish after war’s end. Richmond’s wartime property owners used restrictive covenants and violence to keep their homes. Discrimination kept African Americans from being able to rent or buy other homes. Replacement units were promised, but by 1956 all of Richmond’s defense housing was demolished and only a few hundred public housing units were developed.

Instead, private developers were encouraged to build for the suburbs. The Fan District, a streetcar suburb with federal subsidies, Richmond’s first project. The Plaza, was created just south of the cemeteries, and offered 81 homes for sale. The City Planning Commission argued that these homes would “demonstrate the community’s ability to re-house its present temporary housing tenants.” The Plaza did draw an economic mix of buyers who ranged from professionals and blue collar workers, but not Chemistic we the new residents racially white.

TOP RIGHT Within a decade, the surrounding blocks were filled with similar homes. Note the greenhouses in the upper left. *Courtesy Environmental Design Archive, UC Berkeley*

BOTTOM LEFT What Price Federal War Housing? The Richmond Redevelopment and Housing Authority argued that defense housing posed a danger to Church Hill’s existing neighborhoods.

BOTTOM RIGHT A diagram showing the racial pattern created by developers of The Plaza neighborhood, 1952. *Courtesy Richmond Public Library*

38”

6”

1”

24”

6”

1”

1”

5”

36”

84”

ROSIE THE RIVETER/ WORLD WAR II HOME FRONT NATIONAL HISTORICAL PARK

CREATING HOME

The Sakai and Oishi families first lived here in clusters of shacks that separately housed sleeping, cooking, and bathing. During the 1920s their numerous flourished, and they were able to replace the shacks with two-story houses. Later, small buildings were erected to provide housing for nursery workers.

Farming was reliant on inter-generational labor, and as the sons reached adulthood and married, they built modest homes for their new families on or near the nursery.

BACKGROUND The Oishis in front of their home, relocated from property just north of their nursery and reused to mark the corner, 1928. *Courtesy Oishi Family*

TOP LEFT In 1922, the Sakai family built this bungalow. *Courtesy Sakai Family*

TOP CENTER Sam and Nellie Sakai’s home, 1940. *Courtesy Sakai Family*

TOP RIGHT Ipsum lorem, 1928. *Courtesy ipsum lorem*

RIGHT Sakai Family portrait, 1923. *Courtesy ipsum Lorem*

DEVELOPED IN PARTNERSHIP WITH THE CITY OF RICHMOND AND THE NATIONAL PARK SERVICE

1”

CL

79”

1”

3”

CL

27”

36”

1”

5”