



Accessory Structure  
Demolition and Removal Plan  
3033 Thompson Ave, Alameda, CA  
94501  
APN: 73-421-28

## 1.0 PROJECT SUMMARY AND SITE DESCRIPTION

The accessory structure, located at the rear corner of 3033 Thompson Ave Alameda, CA 94501, will be dismantled and removed. An Underground Service Alert ticket will be registered. There is no active water or electrical service found to be present in the building. J#ASB135136 has been filed with the BAAQMD.

The accessory structure is constructed using simple wood framing and siding. It is assumed that elements may contain lead based paint. There are no interior finishes.

City of Alameda planning staff were contacted to see if any permit information was available regarding the current structure. Staff indicated the structure was built before 1942 and that a COA is required.

----- Forwarded message -----

From: **Planning** <Planning@alamedaca.gov>

Date: Tue, Jan 23, 2024 at 9:33 AM

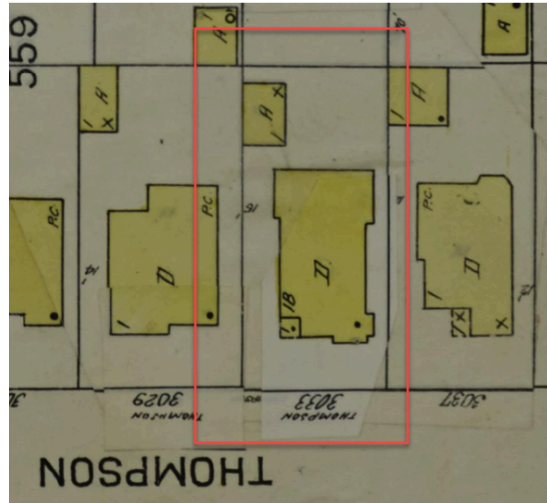
Subject: Re: [EXTERNAL] Alameda Tiny Homes: 3033 Thompson Ave - Demolition

To: Hank Hernandez <hank@alamedatinyhomes.com>

Hello Hank,

Yes, our records show that this garage was built in 1926 and its in the same place as indicated by the Sanborn Maps. This will need a Certificate of Approval to demo the structure.

THOMPSON AVE., 3033			Owner- Laura Thaphagen	
7-17-26	5-R-D	5,000.00	Bldr.- Samuel Lee	
DATE	JOB	COST	PERMIT NO.	REMARKS
7-17-26	garage	300.00	#41	
10-27-49	reroofing	230.00	#1022	Owner: C. A. Hubbard
10-27-49	reroof garage	64.00	#1023	
7-13-60	Alterations	1000.	932	Owner: F.M. Hicks
6-5-68	Roof	1,010.	671-72	Ron Nelson
	Garage Gutters	75.		



Side of accessory structure

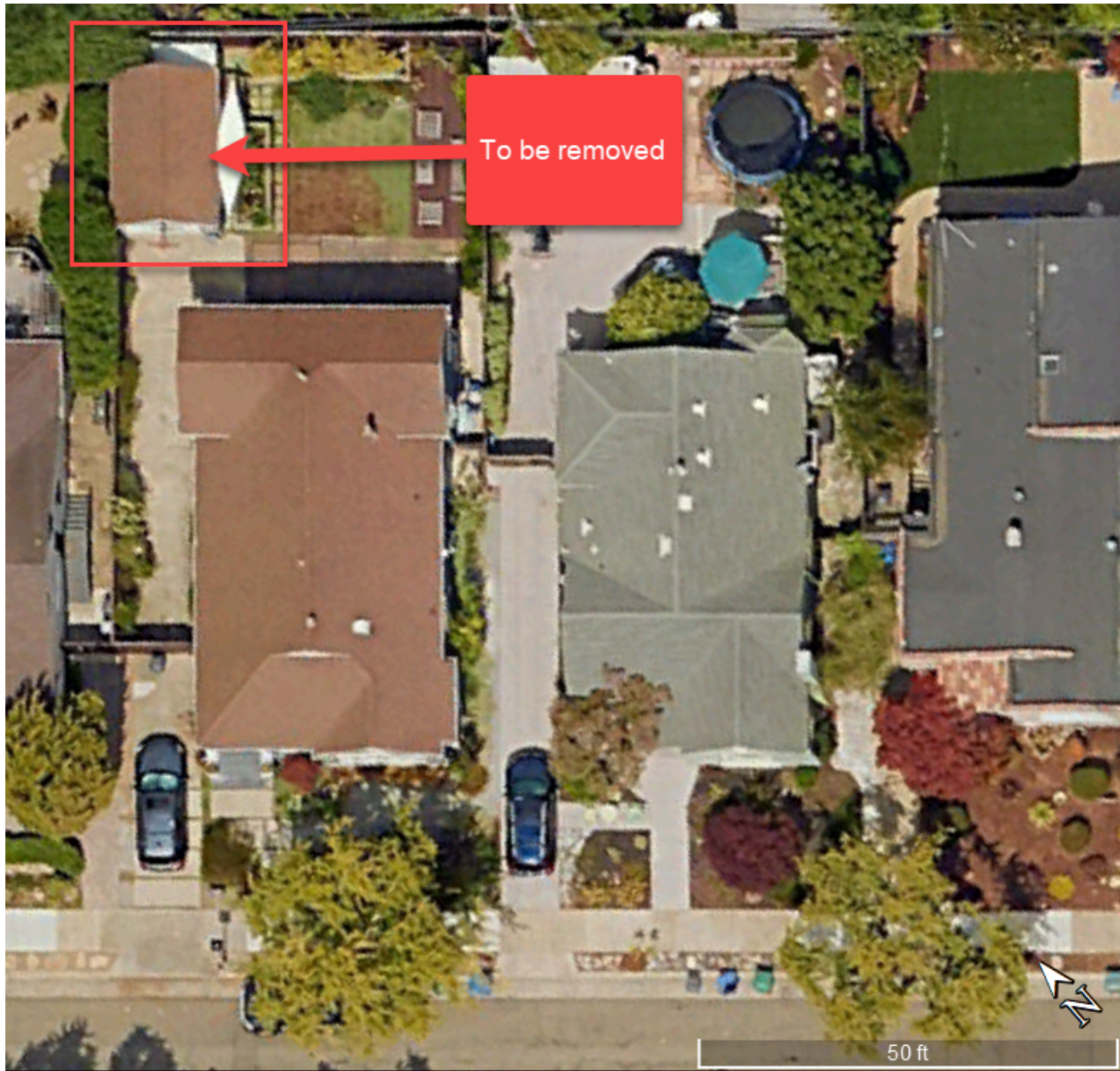




Front



Figure 2. Site Plan and Area of Demolition



## 2.0 GENERAL WORK ACTIVITY OVERVIEW

The work covered under this work plan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will be performed in accordance with Cal OSHA, BAAQMD, and the requirements of the City of Alameda. Depending upon site and other unknown conditions, Contractor's general sequence of demolition activities may require alteration at any given time.

A summary of the general sequence for the work activities is outlined as follows:

- Pre-demolition survey of the structure
- Pre-construction activities and site mobilization
- Verification of utility disconnects and isolations by others (if applicable)
- Removal of remaining personal items or chemicals and hazardous materials
- Lead-based paint (LBP) mitigation, as necessary
- Demolition of existing building and concrete
- Removal of demolition debris and material to appropriate offsite disposal/recycling facilities.

## 2.1 WORK HOURS AND SCHEDULE

Demolition activity shall be conducted between 8:00 a.m. and 4:00 p.m. on weekdays. Demolition work is expected to take approximately 2-3 days.

## 2.2 EQUIPMENT /MATERIAL STAGING AND PARKING

Vehicle and equipment parking will initially be located in the driveway area along Regent St; however, staging and parking may occur in other areas near the site during the course of demolition activities.

## 2.3 DEBRIS/STOCKPILE STAGING

Debris stockpiles will be staged in the rear and side yard area of the site during the course of demolition activities.

## 2.4 HAUL ROUTE / ESTIMATED VEHICULAR TRAFFIC

In accordance with the Traffic Control Plan, vehicular traffic will be confined to one exit and one entry point along Thompson. It is anticipated that vehicular traffic will be routed from High St. along Thompson Ave. towards Southwood Dr... The specific number of daily truck trips will vary based on phasing and project schedule; however, it is estimated that transport truck traffic will be 2-3 trucks per day.

## 3.0 HEALTH AND SAFETY

The Contractor shall consider safety and the prevention of accidents an integral part of its operation. Under Federal, State and local laws, Contractor is responsible to provide a safe working environment, and to protect life, health and safety of its employees and subcontractor's personnel.

Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. If the task or service being undertaken cannot be done safely, the Contractor shall discontinue work until proper controls can be established.

Contractor will hold daily tailgate meetings for its employees prior to work commencement. Additionally, Contractor will require that subcontractors be required to hold similar daily tailgate meetings covering their respective portion of the work. These meetings are designed to discuss the projected work schedule and prepare each worker for any potential hazards associated with the work activities. A copy of the daily or weekly safety meeting logs will be maintained onsite at all times.

All personnel attending the safety meeting will be required to sign the safety-meeting log upon completion of the tailgate safety meeting. During the tailgate meetings, personnel will be reminded of site conditions and are encouraged to participate with health and safety concerns.

## 4.0 DEMOLITION ACTIVITIES

### 4.1 PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL

#### ABATEMENT

Prior to commencement of building demolition, a thorough walkthrough and evaluation of the garage will be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities. Since no materials listed in 8.2 have been identified as present, a formal survey report is not required.



## **From BAAQMD Regulation 11, Rule 2 303.8 Surveys**

**8.2** For renovation or demolition of residential buildings having four or fewer dwelling units, a survey is not required. A sample and test of the material will be required only when any of the following will be removed or disturbed: heating, ventilation, air conditioning ducting and systems; acoustic ceiling material or acoustic plaster; textured or skim coated wall surfaces, cement siding or stucco, or resilient flooring. Where the material is found to contain greater than 1 percent asbestos and is friable, the material must be handled in accordance with Section 11-2-303.

## **4.2 GENERAL DEMOLITION ACTIVITIES**

In general, the demolition tasks will include a variety of procedures. The most important aspect in the development of these procedures will be the safe conduct of the work. Contractor's procedures will limit the use of labor to the most controlled and safe conditions and rely upon mechanized means of removal wherever possible. Structure will be removed to ground level and all debris cleaned before concrete removal shall begin. Excavators equipped with concrete breakers, concrete munchers, grapples, and other modern hydraulic demolition tools and attachments will be utilized. Subsequent sizing of scrap materials will take place at grade level, hauled off site and recycled accordingly.

General building/structure demolition will be conducted in a manner that does not interfere with or encroach upon the existing surrounding pedestrian and vehicular traffic during normal activities. Contractor will provide safety taping and lines and/or fencing around the project site and will work within the confines of the site fencing whenever possible. However, depending upon site and structure conditions, alternative methods of demolition and alternative types of equipment may be used to ensure the safest and most efficient means of operation. This may involve modification of the site fencing from time to time in order to complete the demolition activities. This will always be coordinated with the Property owner in advance.

Requests for Information (RFIs) will be issued as needed if questions or scope issues arise during the course of the demolition activities. Field activities related to any RFIs will not occur until an appropriate answer has been provided.

## **5.0 PRE-STRUCTURAL DEMOLITION ACTIVITIES**

Contractor will ensure that no live utilities are present in the building and that any and all personal possession or landscaping are safely removed from the surrounding area or are appropriately covered to avoid damage or dust contamination. Contractor may use Bobcat-type skid steer loaders and/or hand labor to remove all soft debris that is not easily separated and removed by hand. This includes removal of debris piles, roofing, siding and framing lumber and all other building components that will not be recycled. After much of the soft debris is removed,

Contractor or subcontractor will commence LBP abatement activities. Upon completion of any LBP hazardous building material abatement, the Contractor shall then resume with additional salvage and interior demolition until the area is cleaned out of all soft demolition debris.

## 6.0 MATERIAL RECYCLING AND DEMOLITION DEBRIS DISPOSAL

In accordance with the Waste Management Plan, all demolition debris that will not be recycled by Contractor will be loaded into dump trucks and hauled to a disposal facility for further recycling or landfill. Since a good portion of the materials may contain lead based paint it is anticipated that those materials will not be reused on site.

## 7.0 DUST CONTROL MEASURES

Dust control will be considered an important part of the overall project. Contractor will utilize a water hose attached to a local hose bib or portable water sprayers during demolition operations to control dust. Contractor will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimize the run-off of water, the water supply will be used only when necessary.

Concrete areas will be broom cleaned and HEPA filter vacuums will be used to finalize the cleanup to avoid potential LBP contamination.

## 8.0 STORMWATER POLLUTION PREVENTION (SWPPP) AND EROSION CONTROL PLANS (ECP)

Contractor will deploy hay wattle around the perimeter of the demolition area for stormwater management and erosion control.

## APPENDIX A: Survey Reports

From BAAQMD Regulation 11, Rule 2 303.8 Surveys

**8.2** For renovation or demolition of residential buildings having four or fewer dwelling units, a survey is not required. A sample and test of the material will be required only when any of the following will be removed or disturbed: heating, ventilation, air conditioning ducting and systems; acoustic ceiling material or acoustic plaster; textured or skim coated wall surfaces, cement siding or stucco, or resilient flooring. Where the material is found to contain greater than 1 percent asbestos and is friable, the material must be handled in accordance with Section 11-2-303.

Since no materials listed in 8.2 are present a survey report was not required.

# APPENDIX B: Waste Management Plan

## 1.0 INTRODUCTION

The site will be cleared of a detached accessory building.

The Property is located at 3033 Thompson Ave., Alameda, CA 94501

The Property currently consists of a duplex residence and one accessory building.

## 2.0 PURPOSE

The purpose of this Waste Management Plan is to document the types and estimated weights of materials that will be generated during demolition activities at the site, and to evaluate the amount of these materials that may be recycled or reused. In Alameda, the applicable regulation is: California Green Building Standards Code Appendix A4, Sec. A4.408.1 Tier 1.

In accordance with City of Alameda Condition of Approval, B.3. Demolition Waste, prior to issuance of a Demolition Permit, the applicants shall complete and submit a Waste Management Plan ("WMP"). The completed WMP shall indicate all of the following:

- (1) the estimated volume or weight of debris, by materials type, to be generated;
- (2) the estimated volume or weight of such materials that can feasibly be diverted via reuse;
- (3) the estimated volume or weight of such materials that can feasibly be diverted via recycling;
- (4) the vendor and/or facility that the Applicant proposes to use to collect or receive said materials; and
- (5) the estimated volume or weight of materials that will be landfilled.

## 3.0 BACKGROUND

### Asbestos and Lead-Based Paint

Personal communication with the owner did not reveal information regarding the age of the structure or the known use of lead-based paint. Given the apparent age (pre-1978) it is likely most of the exterior painted surfaces of the Property structures could contain lead-based paint. The wood structures, after lead-based paint abatement, are unlikely to yield useable timber. No material suspected to contain asbestos are present.



#### 4.0 DIVERSION GOAL

In accordance with the California Green Building Standards Code Appendix A4, Sec. A4.408.1 Tier 1, the diversion rate is 65%. Meaning that 65% of the total construction and demolition debris generated by a project must be reused or recycled.

Due to the distribution of the weight of materials (lead-based paint contaminated wood, and a large quantity of wood that is too weathered for reuse), it is unlikely that the 65% Diversion Requirement can be attained.

None (0%) of the diverted material is planned to be reused on the site.

Once hazardous materials are removed there will be a 100% diversion rate for the remaining materials.

All of the Green Waste/Concrete/Asphalt/Brick will be recycled at:

Commercial Waste and Recycling, LLC (Bee Green Recycling)  
725 Independent Rd,  
Oakland, CA 94621  
(510) 636-0852

The metals will be recycled at one or more of the following facilities:




DC Metals  
2399 Davis St,  
San Leandro, CA 94577  
(510) 569-2255

Alco Metal & Iron Company  
1091 Doolittle Drive  
San Leandro, CA 94577-1022  
(510) 562-1107

Sims Recycling  
23270 Eichler St  
Hayward, CA 94545  
(510) 259-0340

## APPENDIX C: BAAQMD Permit

ASB135136

BAY AREA AIR QUALITY MANAGEMENT DISTRICT		ASBESTOS JOB NOTIFICATION	
<b>ACKNOWLEDGEMENT OF NOTIFICATION &amp; PAYMENT OF FEES</b>		APPROVAL DATE February 7, 2024	
Alameda Tiny Homes 2315 LINCOLN AVE Alameda, CA 94501-2929	J# (JOB NUMBER)  <b>ASB135136</b>	 <b>Regulation 11 Rule 2</b>	
Invoice No.: T165691			
The Bay Area Air Quality Management District (BAAQMD) acknowledges receipt of your payment and your Asbestos Removal or Demolition Plan described as: <b>3033 Thompson Ave (Demolition)</b>			
<b>Location Information:</b> backyard shed 3033 THOMPSON AVENUE ALAMEDA, CA 94501			
Job Start Date: February 29, 2024 Job Completion Date: April 15, 2024			
 <b>ASBESTOS JOB NOTIFICATION REVISIONS</b>			
If there are any changes to any aspect of the submitted Job Notification, including the starting or completion dates, changes in Contractor or waste disposal site, you must inform the District per Section 401.5 of Regulation 11-2.			
 <b>REVISIONS TO ONLINE JOB NOTIFICATIONS</b>			
For online submitted Job Notifications, revisions to Job information must be made online using the following steps:			
<ol style="list-style-type: none"><li>1. Log into your BAAQMD account at <a href="http://myaironline.baaqmd.gov/account/login">myaironline.baaqmd.gov/account/login</a></li><li>2. Go to the My Job Notification list.</li><li>3. Click on the specific Job Notification to view the summary.</li><li>4. Click on the "Change Job Details" button</li></ol>			
If you have trouble accessing your account online, or have questions regarding changes on Job Details, contact <b>415-749-4762</b> .			
<b>NOTE:</b> This form is not intended as verification of either the completeness of your original notification or of its compliance with BAAQMD Regulation 11-2. If you have any questions regarding this matter please contact an Air Quality Technician (415-749-4762, <a href="mailto:asbestosjobs@baaqmd.gov">asbestosjobs@baaqmd.gov</a> ). Please include your Asbestos Application Number and Invoice Number for any correspondence with the District.			
February 7, 2024      375 Beale Street, Suite 600 - San Francisco, CA 94105 - (415) 771.6000 - <a href="http://WWW.BAAQMD.GOV">WWW.BAAQMD.GOV</a>			

Demolition and Removal Plan  
3033 Thompson Ave Alameda, CA

Demolition Certificate of Approval  
Supplemental Application (Misc. Resource/Accessory Structure)

City Architectural and Historic Resource Designation: none

Age of Resource/Date of Construction: 1926

Describe the physical features of the resource:

Wood framed structure with wood siding and composite shingles. No utilities, insulation  
or interior finishes.

Explain why, in detail, the resource is to be removed:

The existing garage is in poor condition and will be removed to make room for a future  
ADU. The ADU will be used for an immediate family member to age in place.

What are the proposed plans for the site after the removal of the resource:

The existing garage is in poor condition and will be removed to make room for a future ADU. The  
ADU will be used for an immediate family member to age in place.

Submittal Requirements:

1. Color photographs of the resource
2. Site Plan
3. Arborist Report, if appropriate
4. Inspector's Report, if appropriate