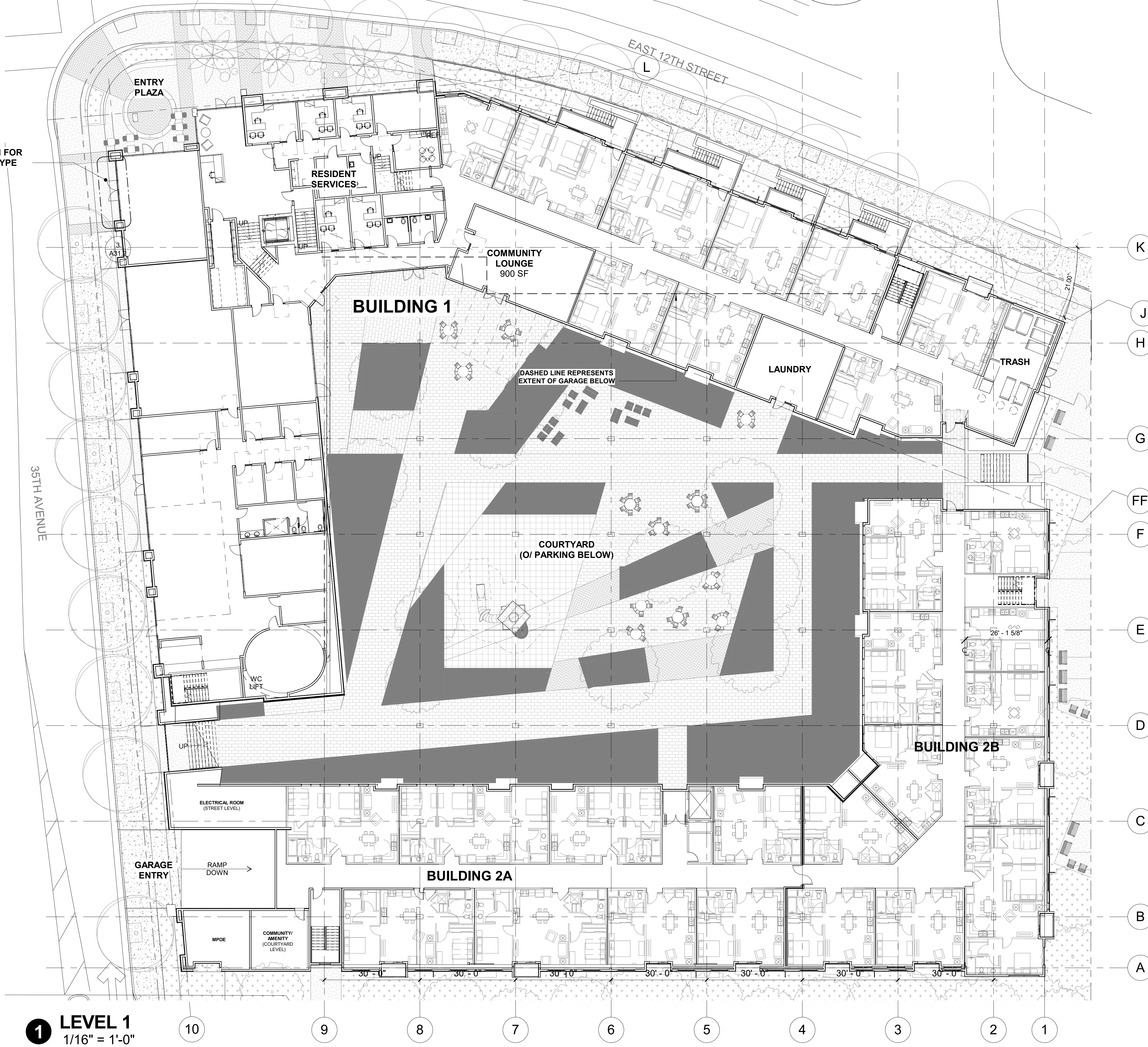


SIGN LOCATION FOR CAFE (FINAL TYPE T.B.D)



**1** LEVEL 1  
1/16" = 1'-0"

LEVEL 1 FLOOR PLAN

THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:

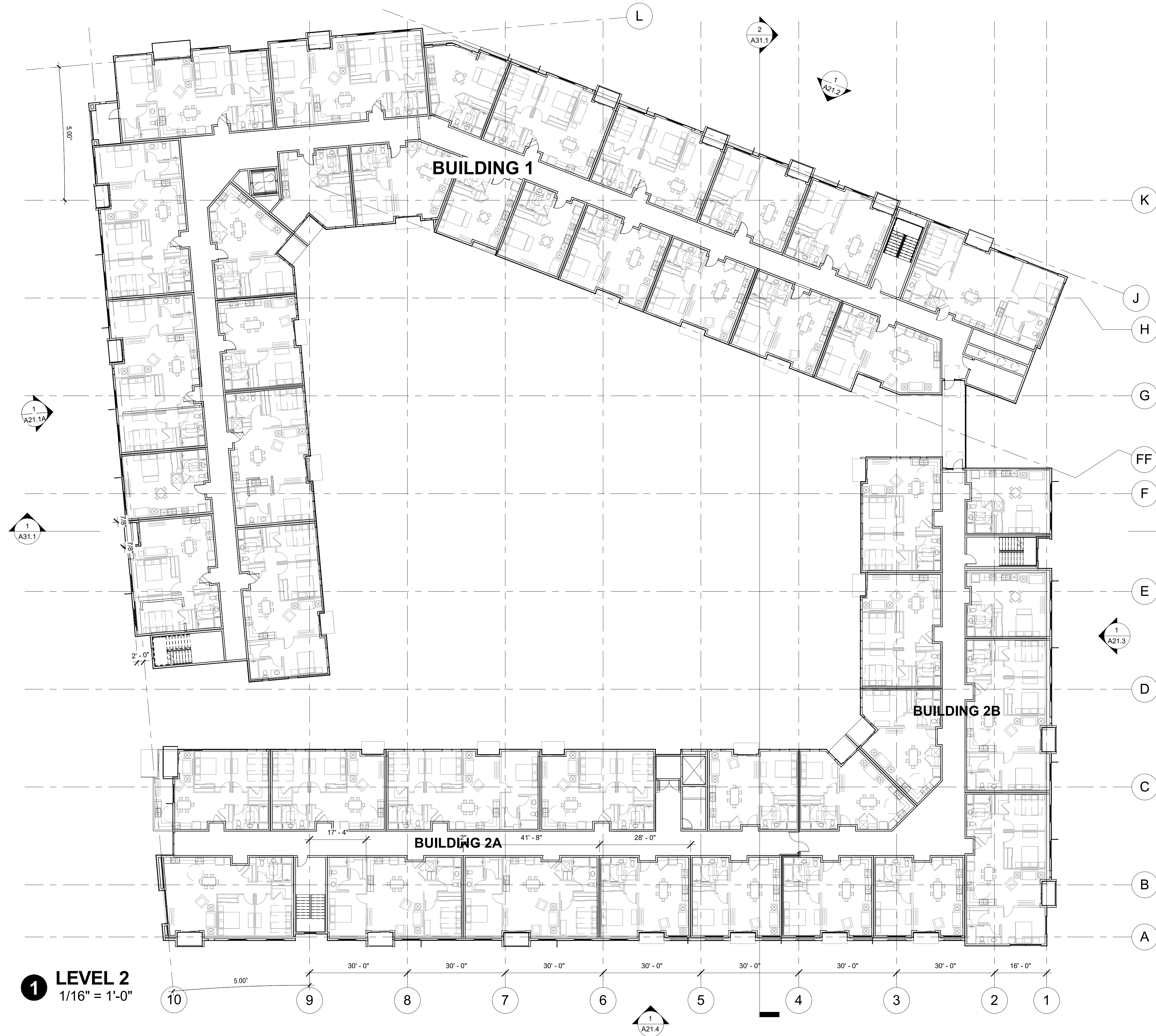


DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133

SHEET NUMBER: **A12**



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**1** LEVEL 2  
1/16" = 1'-0"

LEVEL 2 FLOOR PLAN

THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133



SHEET NUMBER: **A13**

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LEVEL 5 FLOOR PLAN

THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:

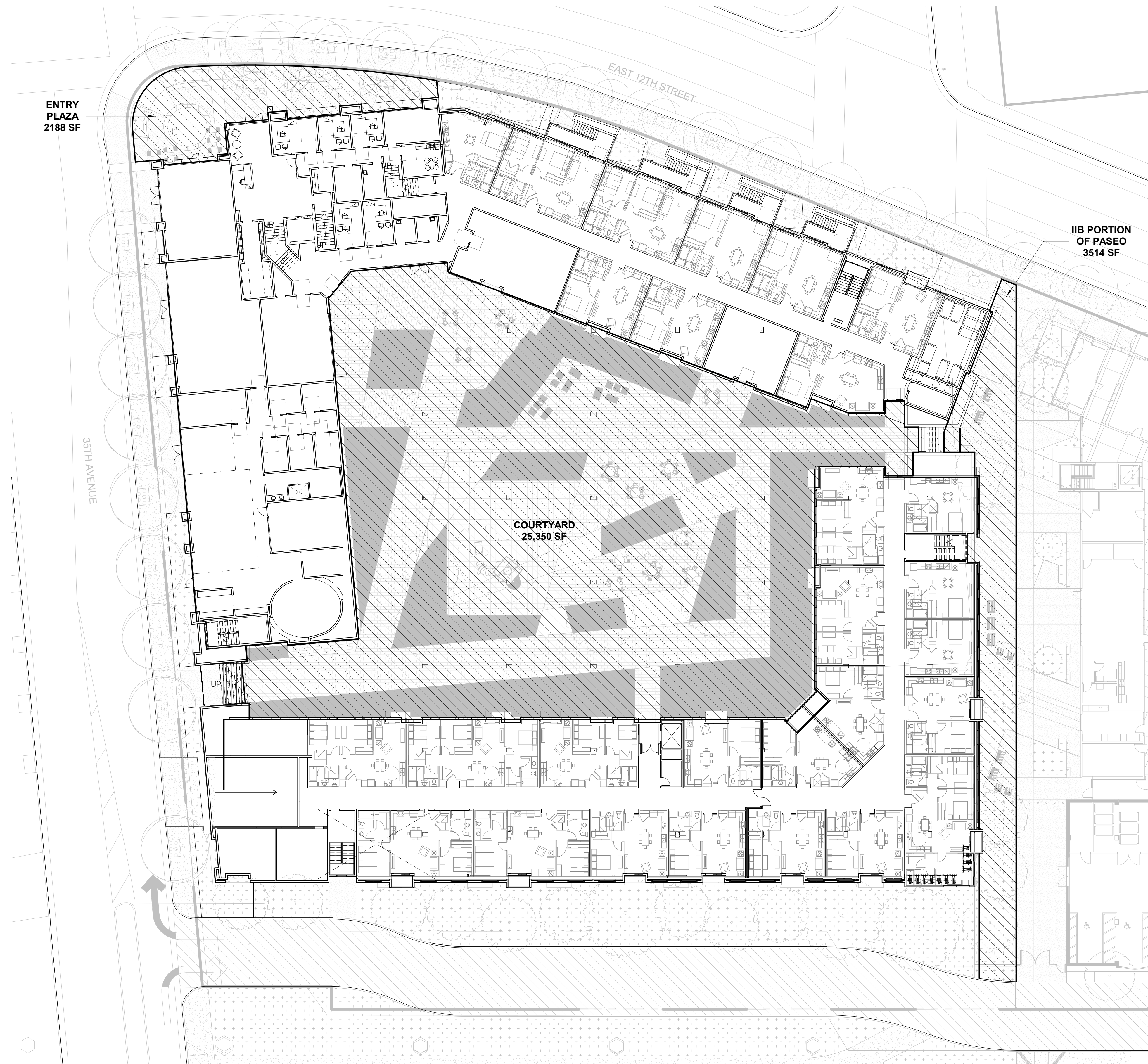


DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133



SHEET NUMBER: A14

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**REQUIRED OPEN SPACE PER 17.97.130**  
 150 SF / UNIT  
 181 UNITS X 150 SF/UNIT = 27, 150 SF

**TOTAL PROVIDED**  
 2188+3154+25,350 = 30,692 SF

THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
 PROJECT NO: 2017-40133

SHEET NUMBER: A15





● CYLINDER WALL SCONCE



● LOW PROFILE WALL WASH FIXTURE



● POST TOP FIXTURE



THINK CONTEXT

LIGHTING PLAN

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03

PROJECT NO: 2017-40133

SHEET NUMBER: A16



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# LEGEND

- A** CEMBRIT "PATINA" FIBER CEMENT PANELS
- B** BOARD FORM CONCRETE @ BASE
- C** STUCCO COLOR 1 (BASE)
- D** STUCCO COLOR 2 (UPPER)
- F** TREX BOARD GATES AT PODIUM ENTRANCE
- H** MURALS
- L** CANOPY @ STOREFRONT



THINK CONTEXT

WEST ELEVATION (35TH AVE)

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
 PROJECT NO: 2017-40133

SHEET NUMBER: **A21**





**1 WEST ELEVATION TRANSPARENCY**  
1" = 10'-0"

TOTAL STOREFRONT LENGTH ALONG COMMERCIAL PORTION - 122' - 3"  
 TOTAL WALL LENGTH ALONG COMMERCIAL PORTION OF BUILDING - 191' - 8"  
 % OF TRANSPARENCY (@ BOTH 2' AND 9') - 63.8%

THINK CONTEXT

WEST ELEVATION TRANSPARENCY ANALYSIS

**FRUITVALE TRANSIT VILLAGE PHASE IIB**  
 35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
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SHEET NUMBER: **A22**



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**REPRESENTATIVE MURAL SAMPLES**

(ACTUAL MURALS TO BE SELECTED THROUGH ARTIST SELECTION PROCESS DURING PROJECT DEVELOPMENT)



THINK CONTEXT

**FRUITVALE TRANSIT VILLAGE PHASE IIB**  
35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



**MURAL EXAMPLES**

DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133

SHEET NUMBER: **A23**

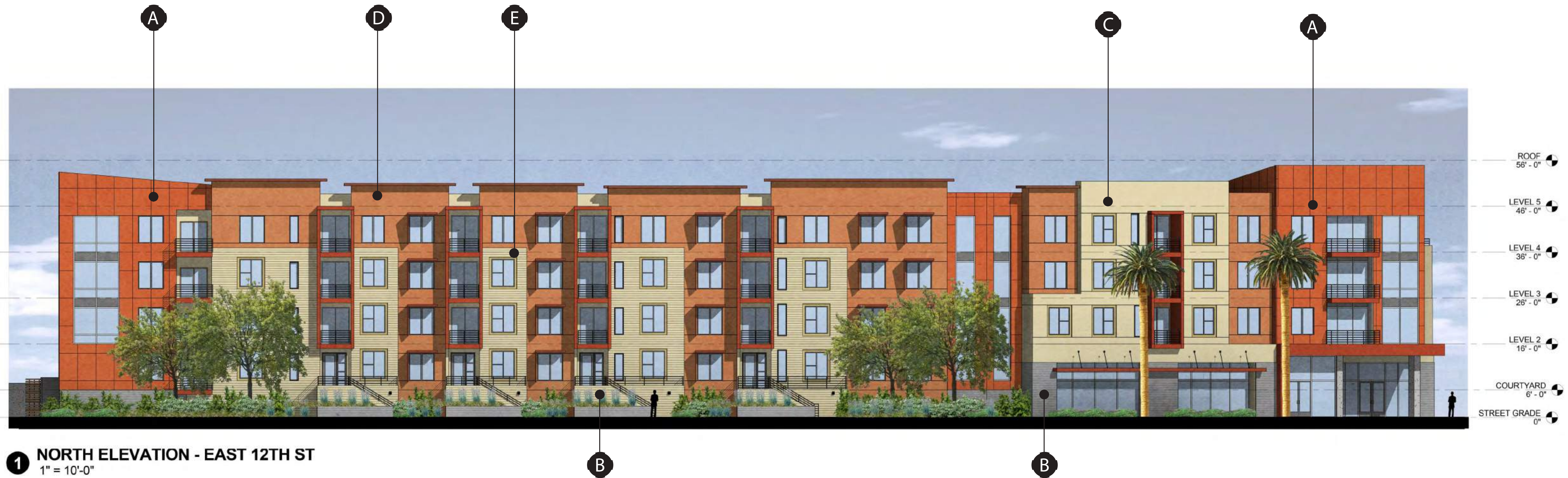


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**LEGEND**

- A** CEMBRIT "PATINA" FIBER CEMENT PANELS
- B** BOARD FORM CONCRETE @ BASE
- C** STUCCO COLOR 1 (BASE)
- D** STUCCO COLOR 2 (UPPER)
- E** FIBER CEMENT LAP SIDING



**1** NORTH ELEVATION - EAST 12TH ST  
1" = 10'-0"

THINK CONTEXT

NORTH ELEVATION (EAST 12TH ST)

**FRUITVALE TRANSIT VILLAGE PHASE IIB**  
35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133

SHEET NUMBER: **A24**



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THINK CONTEXT

RENDERING (EAST 12TH ST)

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03

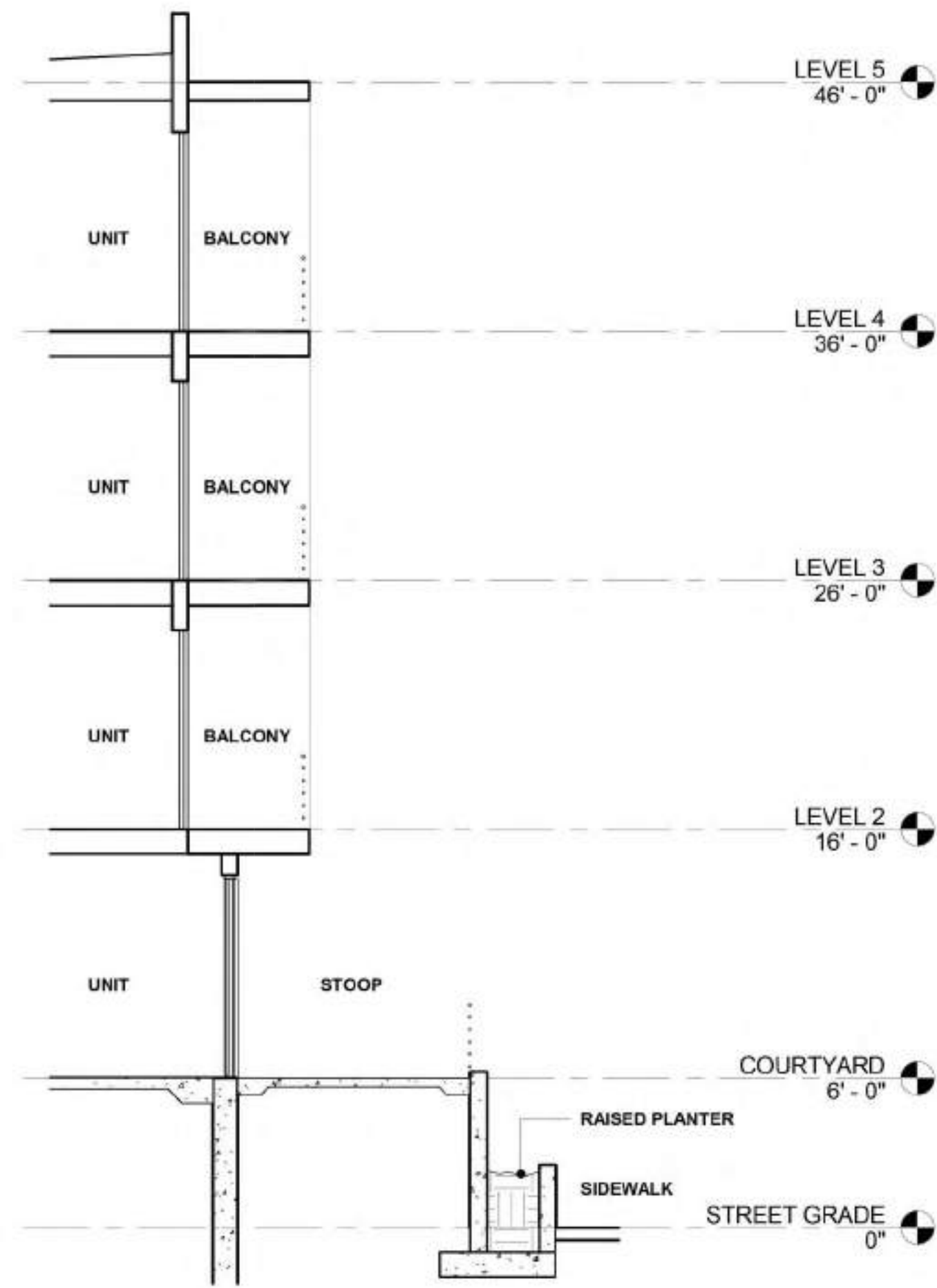
PROJECT NO: 2017-40133

SHEET NUMBER: A25



# LEGEND

- B** BOARD FORM CONCRETE @ BASE
- D** STUCCO COLOR 2 (UPPER)
- E** FIBER CEMENT LAP SIDING
- J** WALL MOUNT LIGHT FIXTURE @ STOOPS
- K** OPEN RAILING @ STOOPS



**2** STOOP SECTION  
3/16" = 1'-0"



**1** NORTH ELEVATION - TYPICAL STOOP  
3/16" = 1'-0"



EXAMPLE - OPEN LINEAR RAILING @ CONCRETE STOOP



EXAMPLE - CAST IN PLACE PLANTER BOX



EXAMPLE - BOARD FORM CONCRETE @ STOOP



EXAMPLES - PLANTERS @ STOOP

THINK CONTEXT

## FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133



SHEET NUMBER: **A26**

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# LEGEND

- A** CEMBRIT "PATINA" FIBER CEMENT PANELS
- B** BOARD FORM CONCRETE @ BASE
- C** STUCCO COLOR 1 (BASE)
- D** STUCCO COLOR 2 (UPPER)
- F** TREX BOARD GATES AT PODIUM ENTRANCE
- G** TREX RAILING @ BRIDGE BETWEEN BUILDINGS



THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133

SHEET NUMBER: **A27**



# LEGEND

- A** CEMBRIT "PATINA" FIBER CEMENT PANELS
- B** BOARD FORM CONCRETE @ BASE
- C** STUCCO COLOR 1 (BASE)
- D** STUCCO COLOR 2 (UPPER)
- E** FIBER CEMENT LAP SIDING
- M** JULIETTE BALCONY RAILING (SIMILAR @ FULL BALCONIES)



THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:

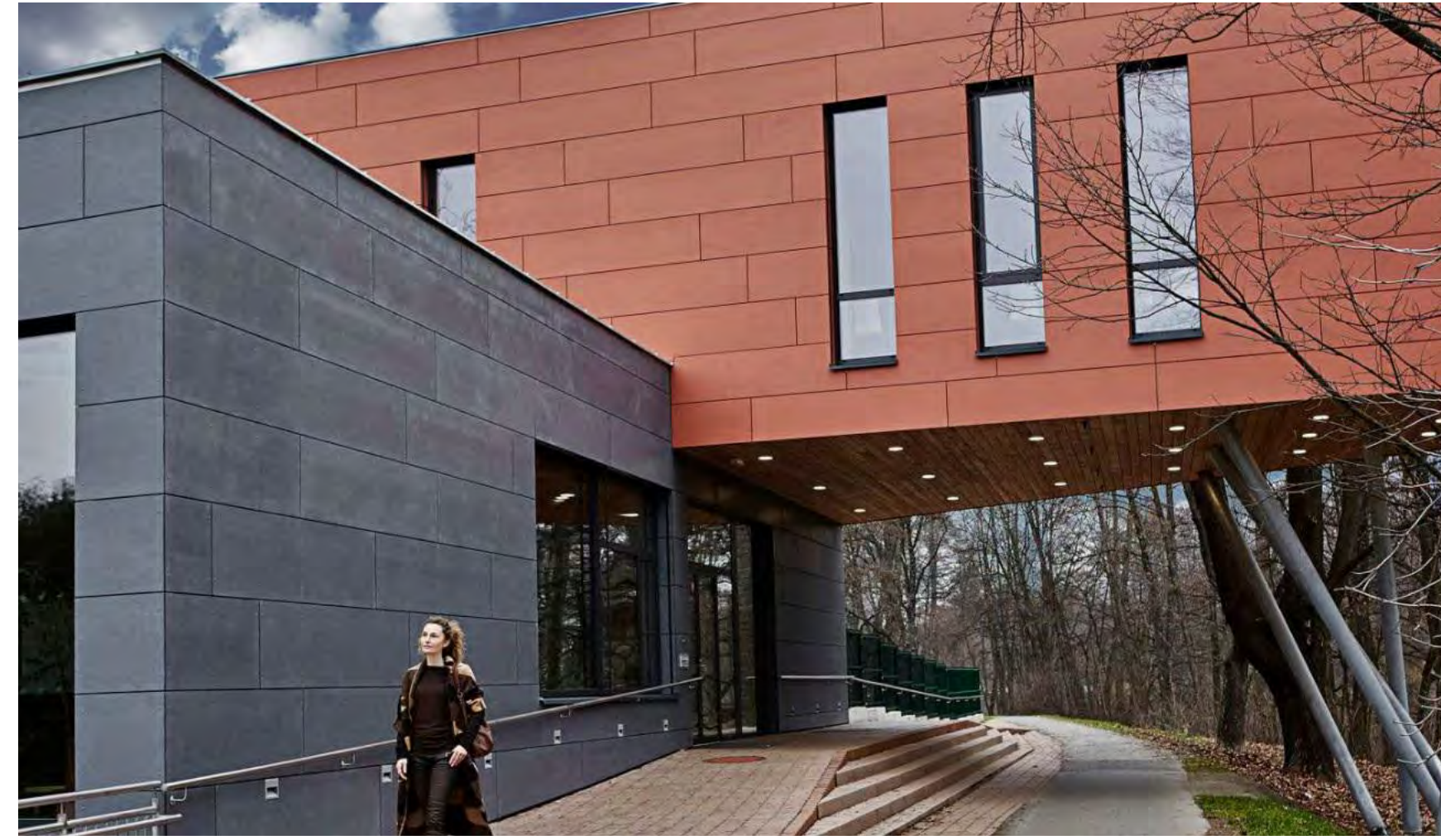


DATE ISSUED: 2018.10.03

PROJECT NO: 2017-40133

SHEET NUMBER: **A28**





**A** CEMBRIT "PATINA" FIBER CEMENT PANELS



**E** FIBER CEMENT LAP SIDING



**B** BOARD FORM CONCRETE @ BASE



**M** JULIETTE BALCONY RAIL

**L** STOREFRONT CANOPY

THINK CONTEXT

# FRUITVALE TRANSIT VILLAGE PHASE IIB

35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:

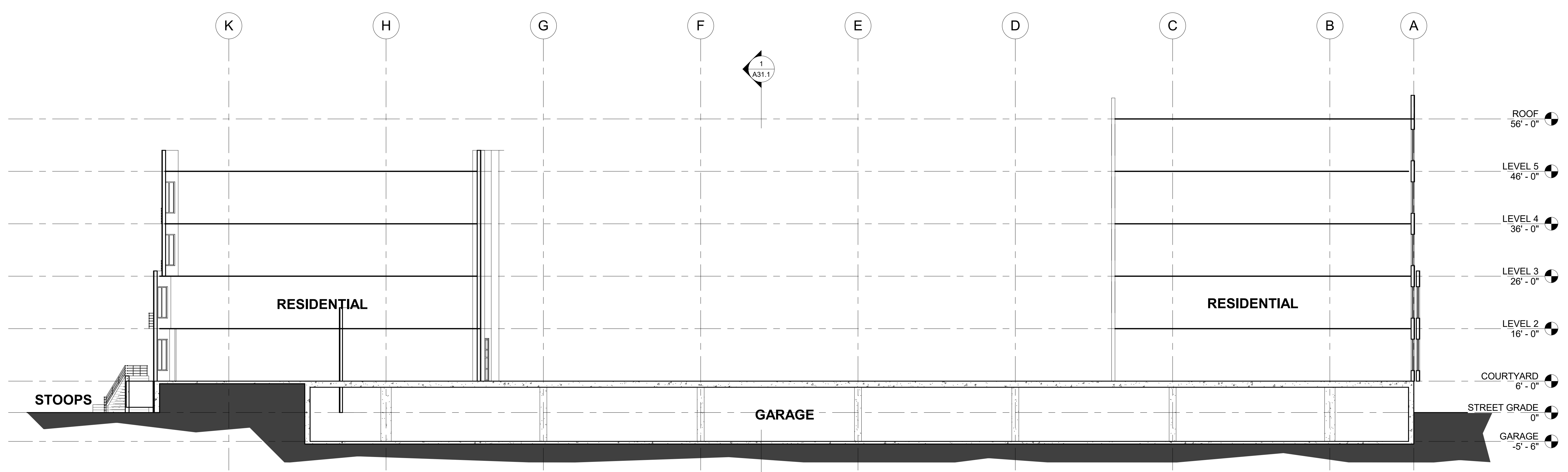


## PROPOSED EXTERIOR MATERIALS

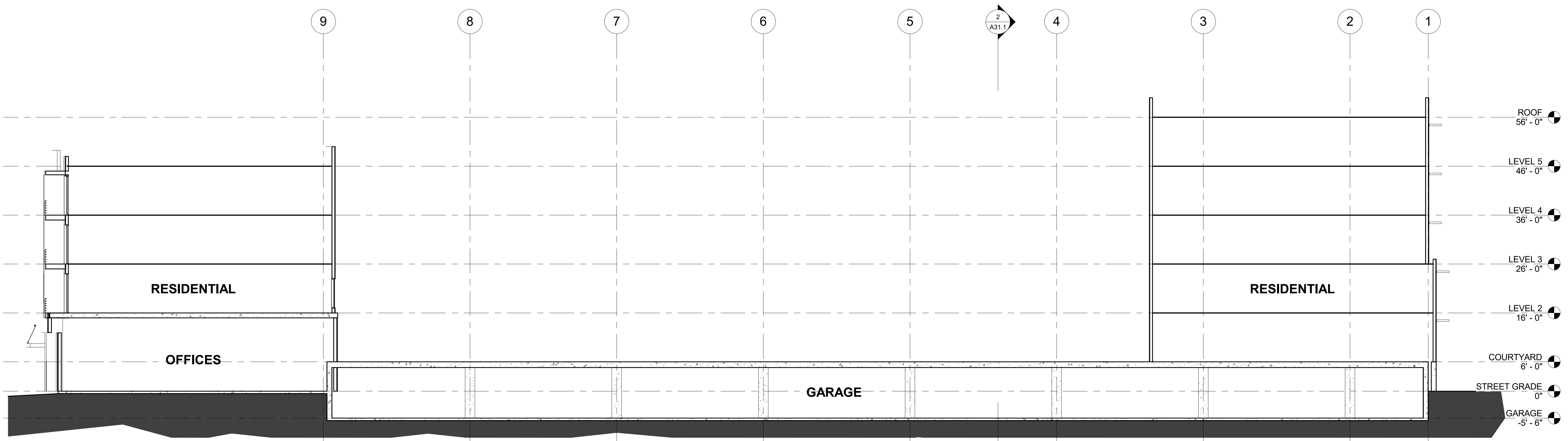
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SHEET NUMBER: **A29**





**2 BUILDING SECTION 2**  
1" = 10'-0"



**1 BUILDING SECTION 1**  
1" = 10'-0"

**SITE SECTIONS**

THINK CONTEXT

**FRUITVALE TRANSIT VILLAGE PHASE IIB**  
35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:

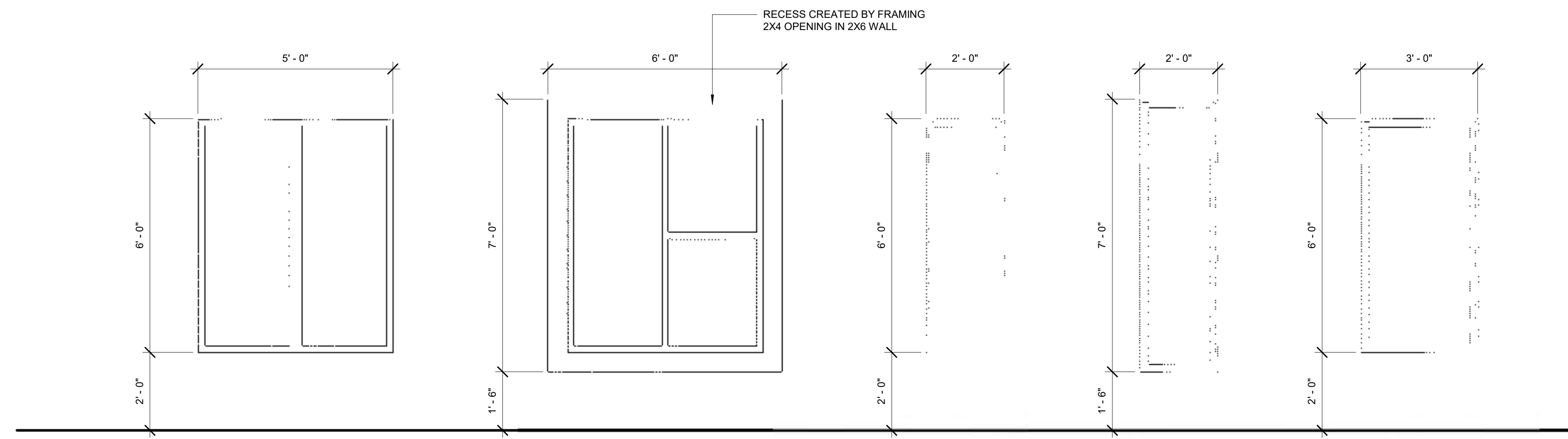


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PROJECT NO: 2017-40133

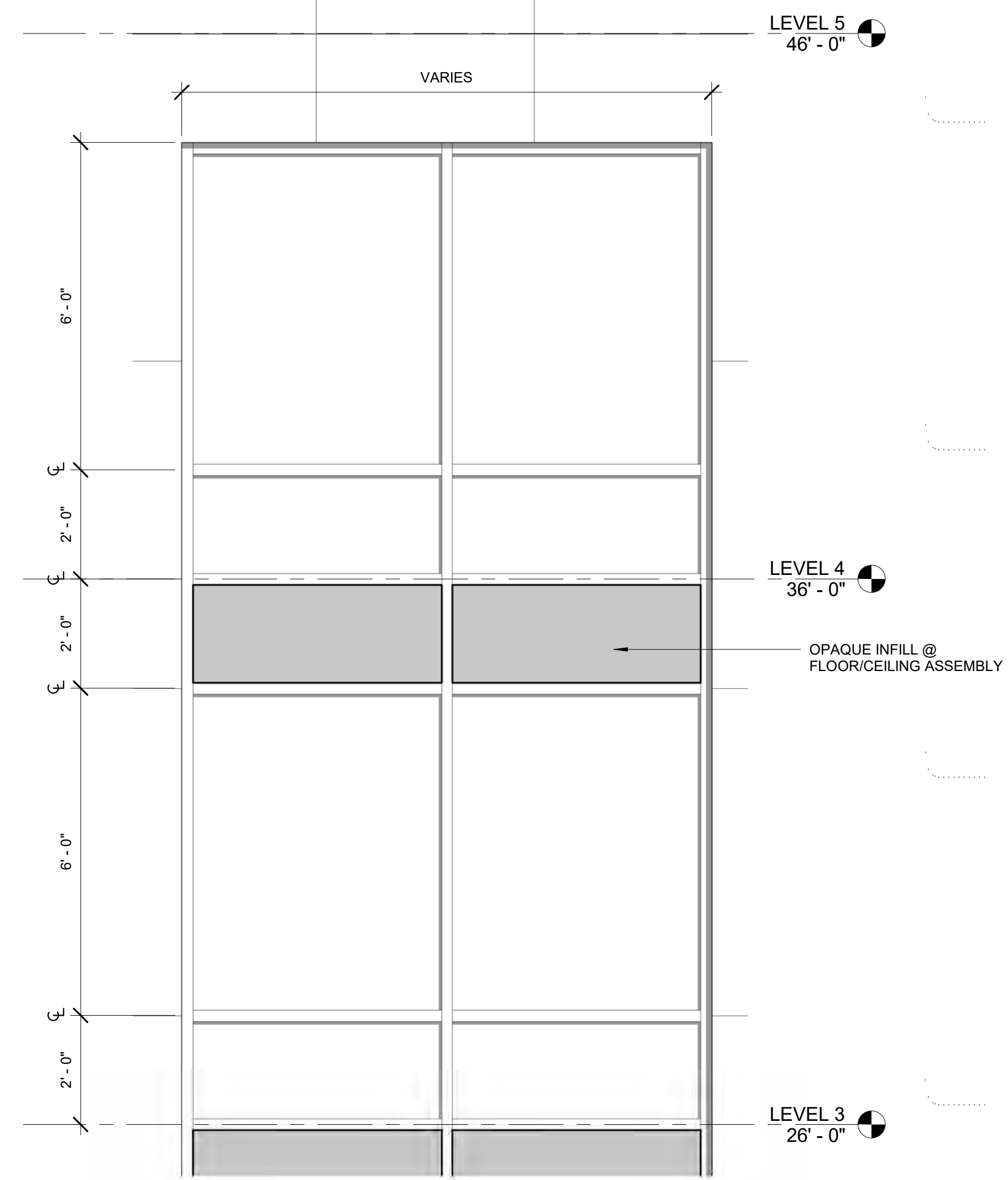
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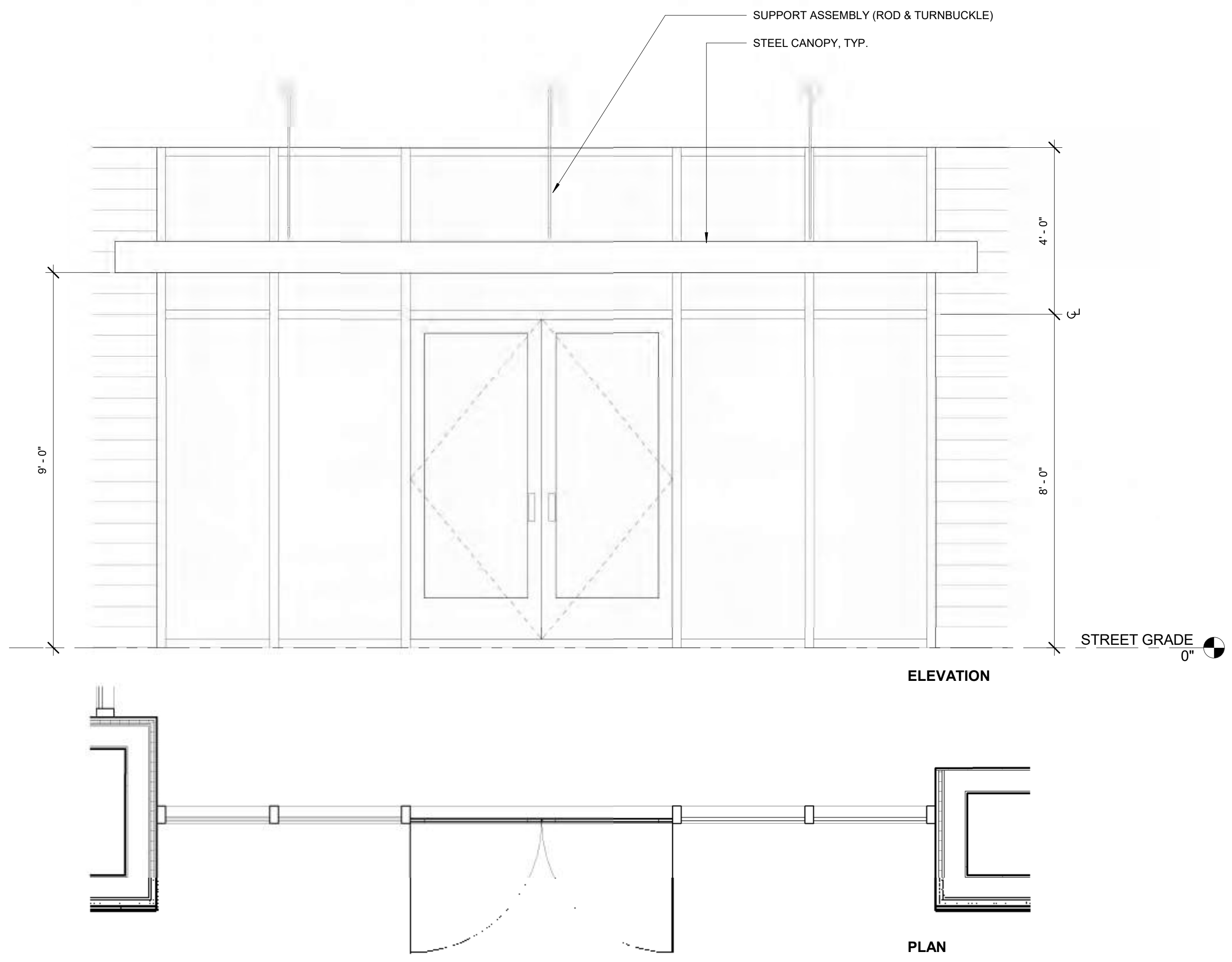
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**UNIT WINDOW TYPES**  
1/2" = 1'-0"



**1 TYPICAL STOREFRONT @ UNITS**  
1/2" = 1'-0"



**2 TYPICAL COMMERCIAL STOREFRONT**  
1/2" = 1'-0"

THINK CONTEXT

WINDOW AND STOREFRONT TYPES

**FRUITVALE TRANSIT VILLAGE PHASE IIB**  
35TH AVE & 12 ST, OAKLAND, CA 94601

JOINT DEVELOPERS:



DATE ISSUED: 2018.10.03  
PROJECT NO: 2017-40133



SHEET NUMBER: **A32**

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LANDSCAPE  
STREET LEVEL



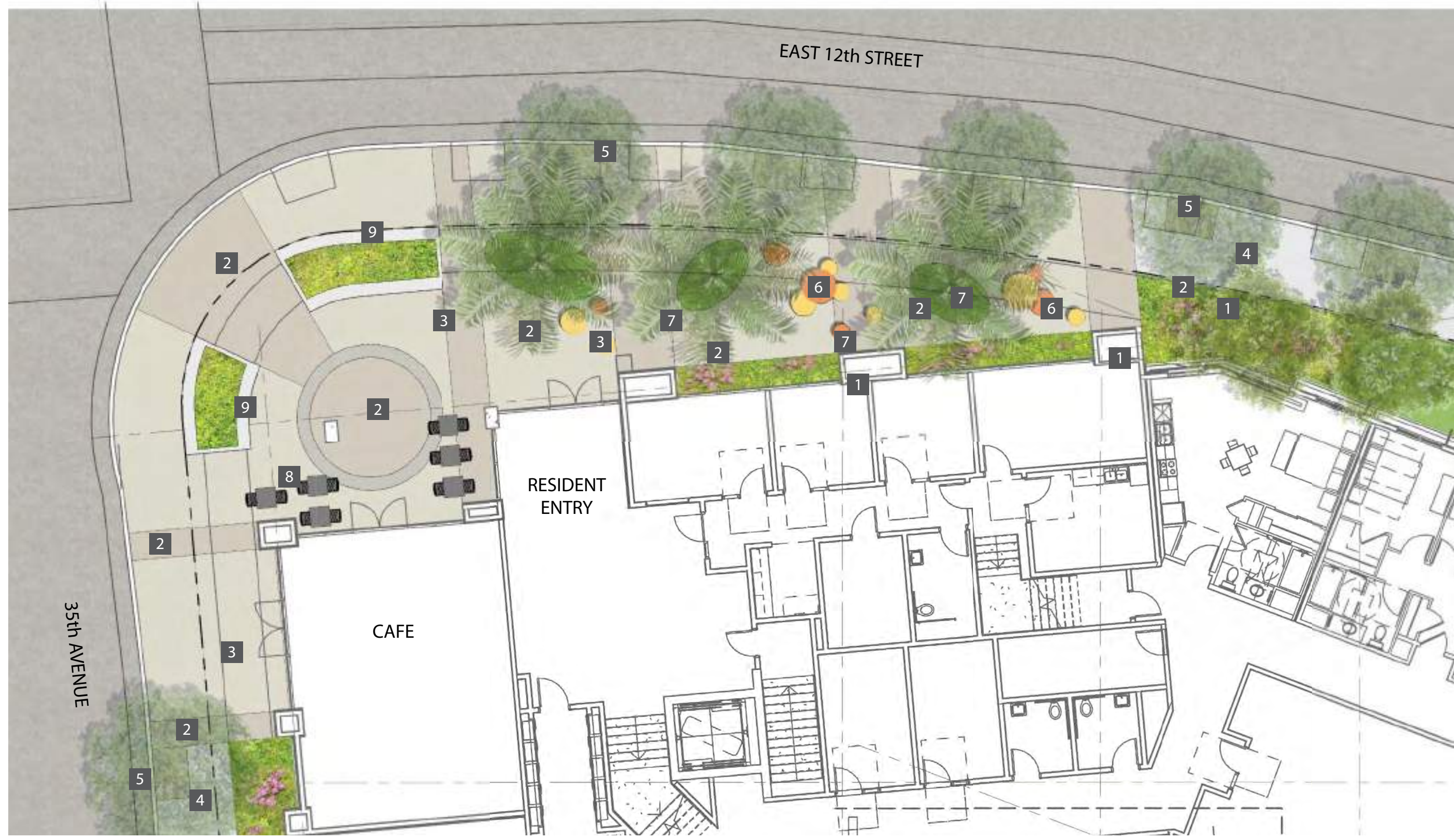
KEY NOTES

- 1 SHRUB & GROUNDCOVER PLANTING
- 2 POTENTIAL BIORETENTION PLANTER
- 3 INTEGRAL COLOR CONCRETE PAVING
- 4 STANDARD SIDEWALK PAVING
- 5 STREET TREE
- 6 TREE PLANTING

LANDSCAPE  
**CORNER PLAZA ENLARGED PLAN**

KEY NOTES

- 1 SHRUB & GROUNDCOVER PLANTING
- 2 CONCRETE PAVERS
- 3 INTEGRAL COLOR CONCRETE PAVING
- 4 STANDARD SIDEWALK PAVING
- 5 STREET TREE
- 6 PALM TREE PLANTING
- 7 CONCRETE CYLINDERS
- 8 CAFE SEATING
- 9 SEAT WALL



LANDSCAPE  
**ENTRY STOOPS ENLARGED PLAN**

- KEY NOTES
- 1 SHRUB & GROUNDCOVER PLANTING
  - 2 INTEGRAL COLOR CONCRETE PAVING
  - 3 STANDARD SIDEWALK PAVING
  - 4 STREET TREE
  - 5 RAISED CONCRETE PLANTER
  - 6 ENTRY STOOP



# LANDSCAPE PASEO ENLARGED PLAN

- KEY NOTES
- 1 SHRUB & GROUNDCOVER PLANTING
  - 2 INTEGRAL COLOR CONCRETE PAVING
  - 3 STANDARD SIDEWALK PAVING
  - 4 STREET TREE
  - 5 CONCRETE CYLINDERS
  - 6 FIXED SEATING
  - 7 FREESTANDING TRELLIS
  - 8 FENCE AND GATE



LANDSCAPE  
**PODIUM COURTYARD**



- KEY NOTES
- 1 RAISED CONCRETE PLANTER
  - 2 PLANTER W/SEATWALL
  - 3 CONCRETE PAVERS
  - 4 RUBBER SURFACING AT PLAY AREA
  - 5 PLAY STRUCTURE
  - 6 FIXED TABLES
  - 7 FIXED SEATING
  - 8 LIGHTED TRELLIS
  - 9 CONTAINER PLANTING
  - 10 OUTDOOR KITCHEN

# LANDSCAPE AREA DESCRIPTION

PLANT CANDIDATES						
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE	COMMENTS
VINE						
VITIS 'ROGER'S RED'	ROGER'S CALIFORNIA GRAPE	5 GAL	15'-0"	LOW	WUCOLS	
TREE						
ACER RUBRUM 'REDPOINTE'	OCTOBER GLORY RED MAPLE	24" BOX	25'-0"	MODERATE	WUCOLS	E 12th STREET TREE
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	15 GAL	8'-0"	LOW	WUCOLS	
CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	18'-0"	MODERATE	WUCOLS	
GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	36" BOX	30'-0"	LOW	WUCOLS	
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	25'-0"	MODERATE	WUCOLS	35th AVENUE TREE
PHOENIX CANARIENSIS	CANARY ISLAND PALM	36" BOX	25'-0"	LOW	WUCOLS	
ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	24" BOX	18'-0"	MODERATE	WUCOLS	
SHRUB						
ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL	5'-0"	LOW	WUCOLS	
AEONIUM CARNARIENSE 'GIANT VELVET ROSE'	AEONIUM	1 GAL	2'-0"	LOW	WUCOLS	
ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW	5 GAL	2'-0"	LOW	WUCOLS	
ANIGOZANTHOS 'HARMONY'	KANGAROO PAW	5 GAL	2'-6"	LOW	WUCOLS	
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18"	LOW	SAN MARCOS	
CEANOTHUS GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL	8'-0"	LOW	WUCOLS	
COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE TREE	15 GAL	10'-0"	LOW	WUCOLS	
DIETES HYBRIDA 'LEMON DROPS'	LEMON DROPS FORTNIGHT LILY	5 GAL	3'-0"	LOW	WUCOLS	
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	4'-0"	VERY LOW	WUCOLS	
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	15 GAL	6'-0"	VERY LOW	WUCOLS	
GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND BUSH SNAPDRAGON	1 GAL	4'-0"	LOW	WUCOLS	
LAVATERA MARITIMA	BUSH MALLOW	5 GAL	8'-0"	LOW	WUCOLS	
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	2'-6"	LOW	WUCOLS	
LOROPETALUM CHINENSIS	CHINESE FRINGE FLOWER	5 GAL	3'-0"	LOW	WUCOLS	
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW	WUCOLS	
PHORMIUM 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW	WUCOLS	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	24" BOX	6'-0"	LOW	WUCOLS	
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	3'-0"	LOW	WUCOLS	
GROUND COVER						
ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	5 GAL	15'-0"	VERY LOW	WUCOLS	
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	8'-0"	LOW	WUCOLS	
CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GAL	6' 0"	LOW	WUCOLS	
IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-6"	LOW	WUCOLS	
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW	WUCOLS	

## IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM IS A COMBINATION OF OVERHEAD SPRINKLER AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS.

CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.

THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

## MWELO CONFORMANCE

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND EFFICIENT IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

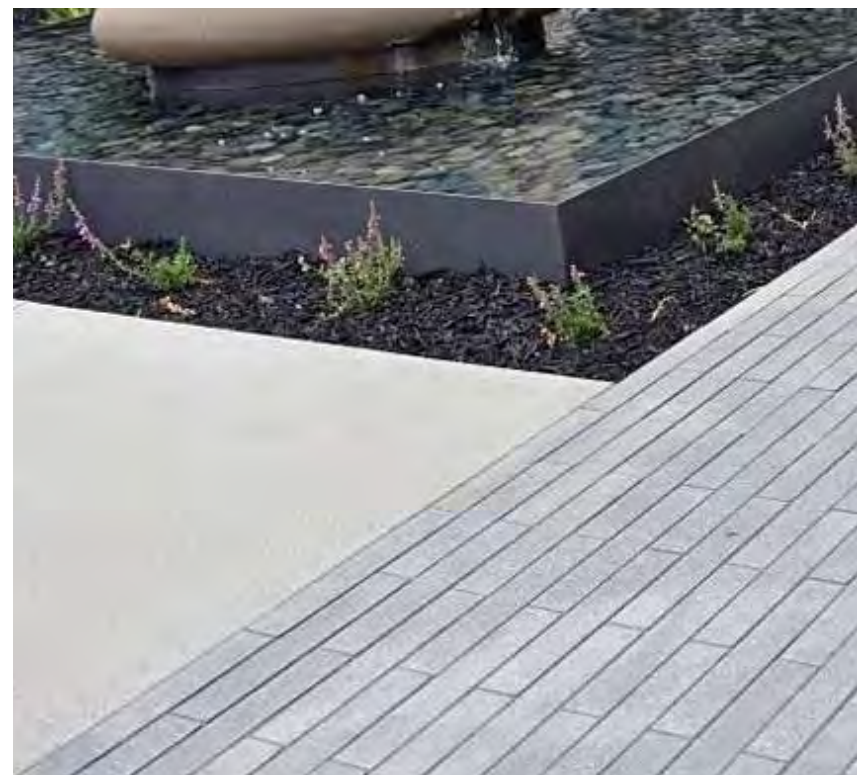
PLANTS SELECTED WILL BE LOW WATER USE AND IRRIGATION WILL CONSIST OF SUBSURFACE DRIP WITH A SMART IRRIGATION CONTROLLER.

## LANDSCAPE AREA

STREET LEVEL PLANTING - 9,847 SF

PODIUM PLANTING - 9,035 SF

LANDSCAPE  
PRECEDENT IMAGERY | CORNER PLAZA & PASEO



LANDSCAPE  
PRECEDENT IMAGERY | PLAY & COMMUNITY GARDEN





LANDSCAPE  
PRECEDENT IMAGERY | SEATING & PLANTERS

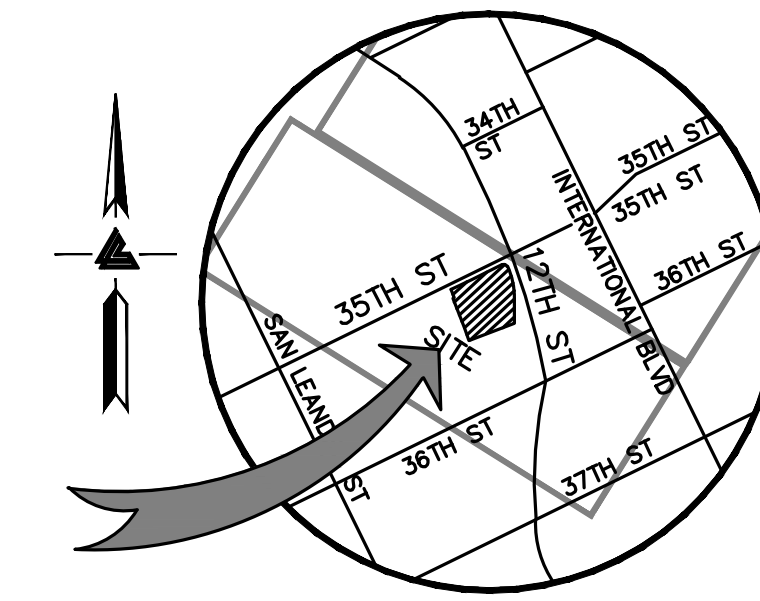


# FRUITVALE VILLAGE 35TH AVE & 12TH ST OAKLAND, CALIFORNIA



### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED



VICINITY MAP  
NTS

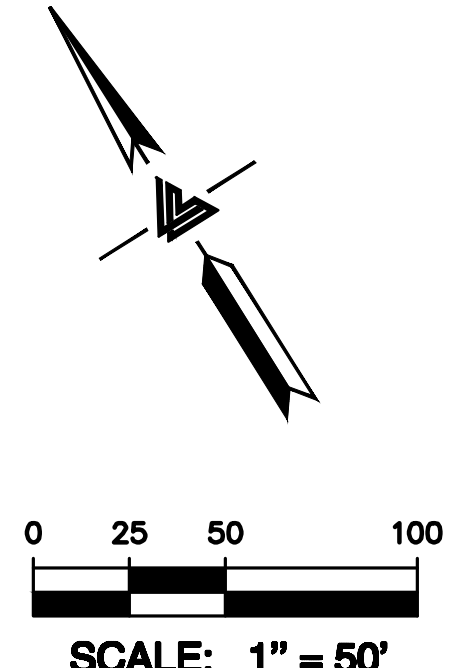
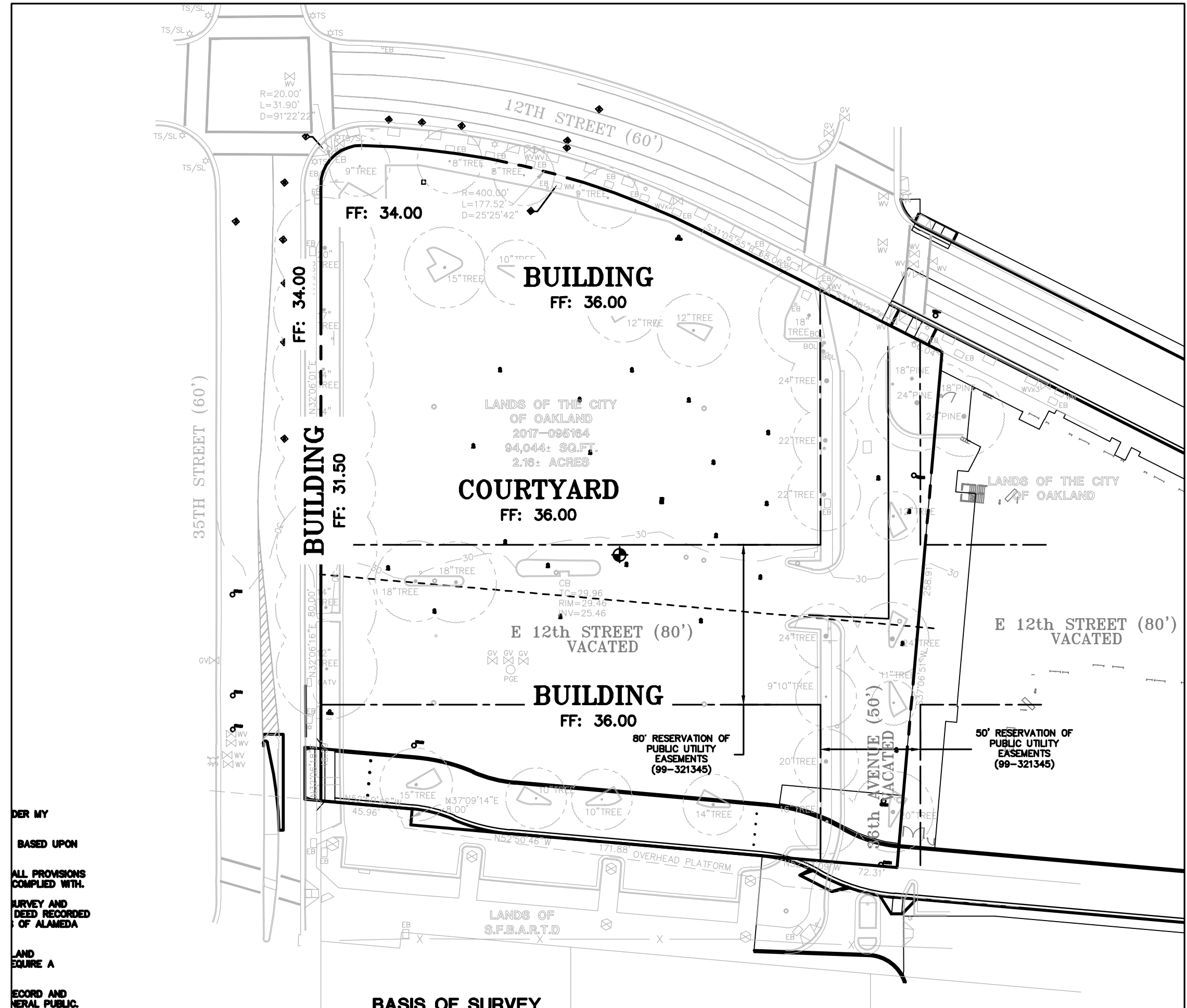
### OWNER'S INFORMATION

OWNER: BRIDGE HOUSING  
600 CALIFORNIA STREET, SUITE 900  
SAN FRANCISCO, CA 94108  
  
APN: 033-2197-019, 033-2177-021 (PORTION)

### REFERENCES

- THIS PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, ENTITLED: "TOPOGRAPHIC SURVEY" 35TH & 12TH AVENUE OAKLAND, CA DATED: JULY 11, 2017 JOB# 2170588
  - SITE PLAN BY SVA ARCHITECTS, INC. ENTITLED: "FRUITVALE TRANSIT VILLAGE - PHASE 2B" E.12TH STREET AND 37TH AVENUE OAKLAND, CA
  - SOIL REPORT BY ROCKRIDGE GEOTECHNICAL ENTITLED: "FRUITVALE TRANSIT VILLAGE - PHASE 2B" E. 12TH STREET AND 37TH AVENUE OAKLAND, CA JOB# 18-1536 DATE: JULY 26, 2018
  - LANDSCAPE PLAN BY PGA DESIGN, ENTITLED "FRUITVALE TRANSIT VILLAGE - PHASE 2B" E. 12TH STREET AND 37TH AVENUE OAKLAND, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

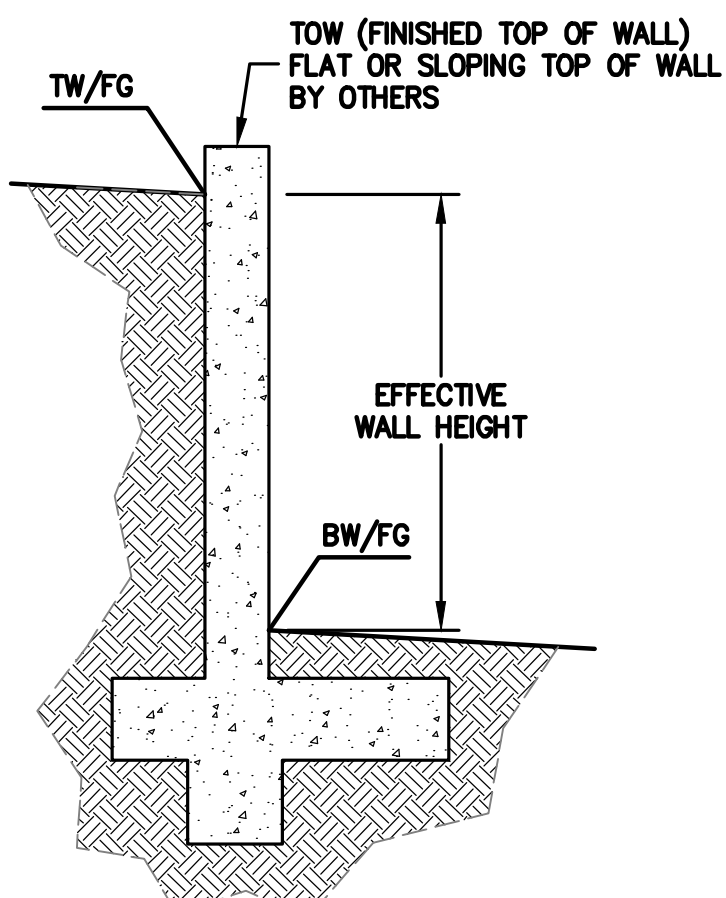


### ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCT or -TION	RCP	REINFORCED CONCRETE PIPE
CONC COR	CONCRETE CORNER	RIM	RIM ELEVATION
CY	CUBIC YARD	RW	RAINWATER
D	DIAMETER	R/W	RIGHT OF WAY
DI	DROP INLET	S	SLOPE
DIP	DUCTILE IRON PIPE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SAN	SANITARY
EC	END OF CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
EL	ELEVATIONS	SHT	SHEET
EP	EDGE OF PAVEMENT	S.L.D.	SEE LANDSCAPE DRAWINGS
EQ	EQUIPMENT	SPEC	SPECIFICATION
EW	EACH WAY	SS	SANITARY SEWER
(E)	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	ST.	STREET
FG	FINISHED GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	STRUC	STRUCTURAL
FS	FINISHED SURFACE	T	TELEPHONE
G	GAGE OR GAUGE	TC	TOP OF CURB
GA	GRADE BREAK	TOW	TOP OF WALL
GB	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
HDPE		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDR	LANDING		

### RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL, NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



### BASIS OF BEARINGS

THE BEARING N32°05'53"W ALONG THE WESTERLY RIGHT OF WAY OF 37TH AVENUE AS SHOWN ON PMW 99-11, FILED OCTOBER 20, 1999 AS SERIES NO. 99-231346, OFFICIAL RECORDS OF ALAMEDA COUNTY IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

### BASIS OF SURVEY

THIS SURVEY IS BASED ON LINES AND DIMENSIONS AND MONUMENTS SHOWN ON THE PARCEL MAP WAIVER MAP PLN16-279, FILED APRIL 28, 2017 AS SERIES NO. 2017095164, OFFICIAL RECORDS OF ALAMEDA COUNTY.

### PUBLIC ADVISORY

THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE, AND CURRENT, NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY, INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

### BENCHMARK

CITY OF OAKLAND BENCHMARK BENCH MARK WARD R.M. NO. 4 REFERENCE MARK NO. 4 STAMPED "WARD R.M. NO. 4, 1947" IS SET IN THE SIDEWALK AT THE NORTHEAST CORNER OF THE INTERSECTION OF FRUITVALE AVENUE AND EAST 14TH STREET. IT IS 10.6 FEET NORTH OF THE NORTH CURB OF EAST 14TH STREET AND 6.6 FEET EAST OF THE EAST CURB OF FRUITVALE AVENUE.  
ELEVATION = 38.640'  
CITY OF OAKLAND DATUM

### EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

### SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 29.97  
CITY OF OAKLAND DATUM

### ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT			
FILL			
EXPORT/IMPORT			
<b>TBD</b>			

NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

\* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE: FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103. gbraze@leabraze.com



### SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & WET UTILITY PLAN
C-2.1	GRADING & WET UTILITY PLAN
C-2.2	GRADING & WET UTILITY PLAN
C-2.3	GRADING & WET UTILITY PLAN
ER-1	EROSION CONTROL
SW-1	CONCEPTUAL STORMWATER TREATMENT AND MANAGEMENT PLAN

LEA & BRAZE ENGINEERING, INC.  
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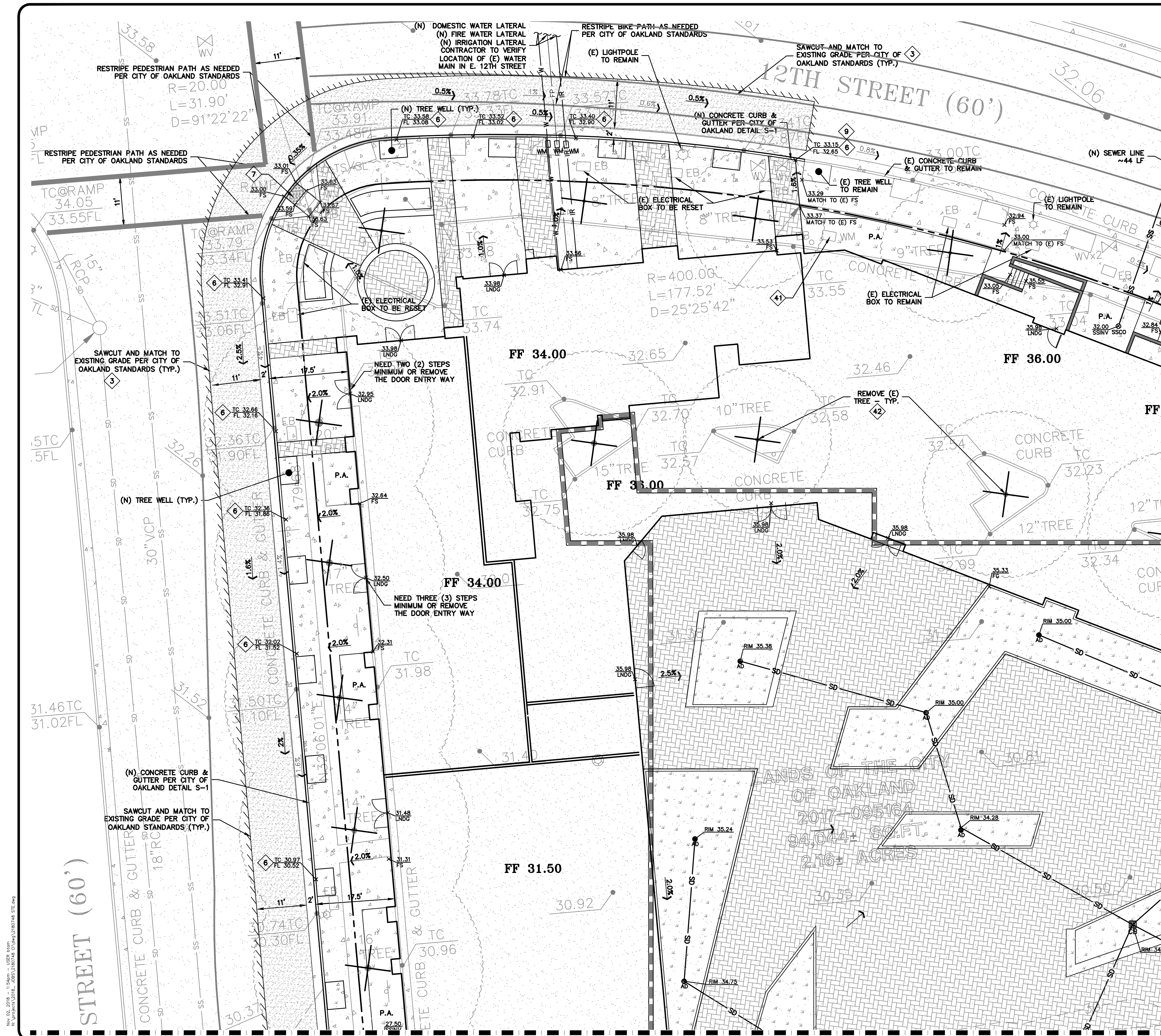
FRUITVALE VILLAGE  
35TH AVE. & 12TH STREET  
OAKLAND, CA 94601  
CITY OF OAKLAND  
APN: 033-2197-019-00

TITLE SHEET

REVISIONS	BY

JOB NO: 2180748  
DATE: 10-04-18  
SCALE: AS NOTED  
DESIGN BY: JO  
DRAWN BY: JO/RP/BT  
SHEET NO:  
**C-1.0**  
1 OF 09 SHEETS





- FLATWORK** KEYNOTES 1 TO 5
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
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  - 3 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
  - 4 (N) CONCRETE DRIVEWAY.
  - 5 (N) CONCRETE PATIOS/WALKWAYS.
  - 6 (N) CONCRETE CURB & GUTTER PER CITY OF OAKLAND DETAIL S-1
  - 7 (N) CASE A RAMP PER LATEST CALTRANS STANDARD PLAN RSP AB8A.
  - 8 (N) TREE WELL. SEE LANDSCAPE PLANS FOR DETAIL.
  - 9 CONNECT TO (E) CURB AND GUTTER. CONTRACTOR TO VERIFY GRADES.

- STORM DRAIN** KEYNOTES 10 TO 14
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 12" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN. SEE DETAIL X ON SHEET C-X.
  - 11 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN. SEE DETAIL X ON SHEET C-X.
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  - 33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

- DEMOLITION**
- 41 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS. KEYNOTES 41 TO 43
  - 42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
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**SCALE: 1" = 10'**

**REVISIONS**

NO.	REVISIONS	BY

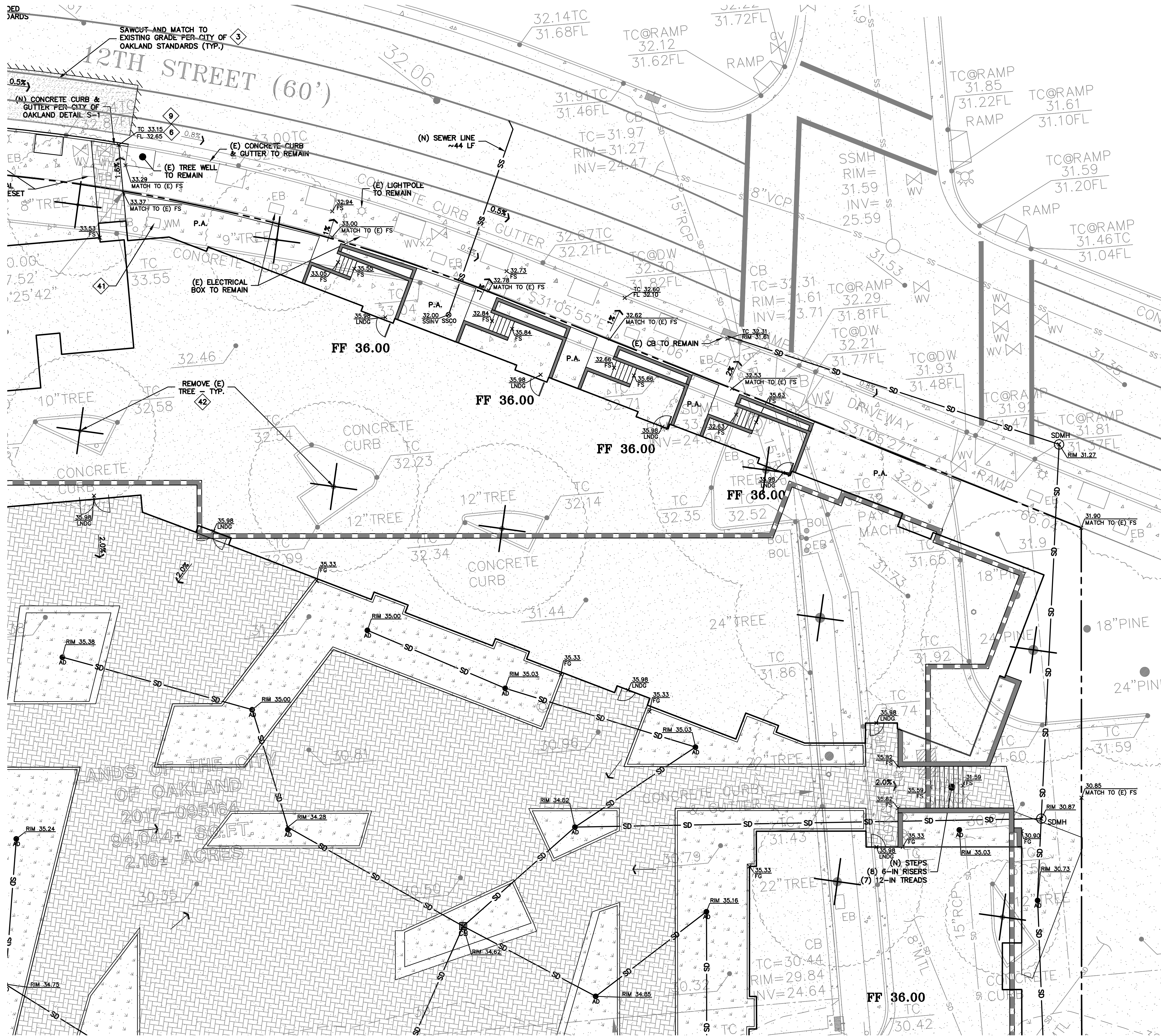
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OAKLAND, CA 94601  
APN: 033-2197-019-00  
CITY OF OAKLAND

**GRADING AND WET UTILITY PLAN**

**C-2.0**  
03 OF 09 SHEETS



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**DEMOLITION**

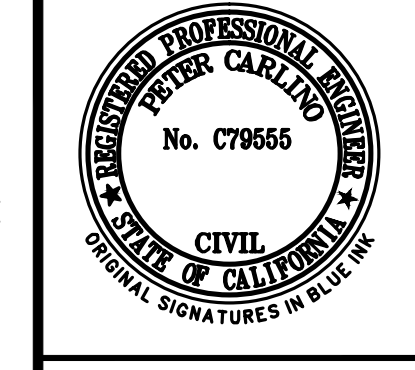
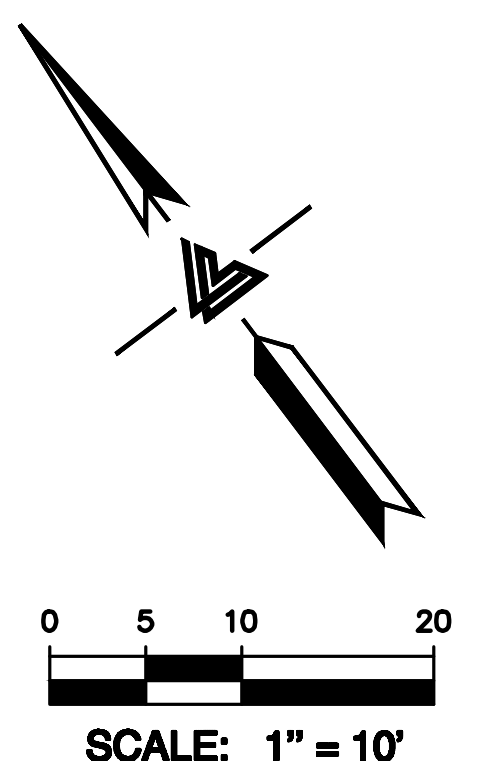
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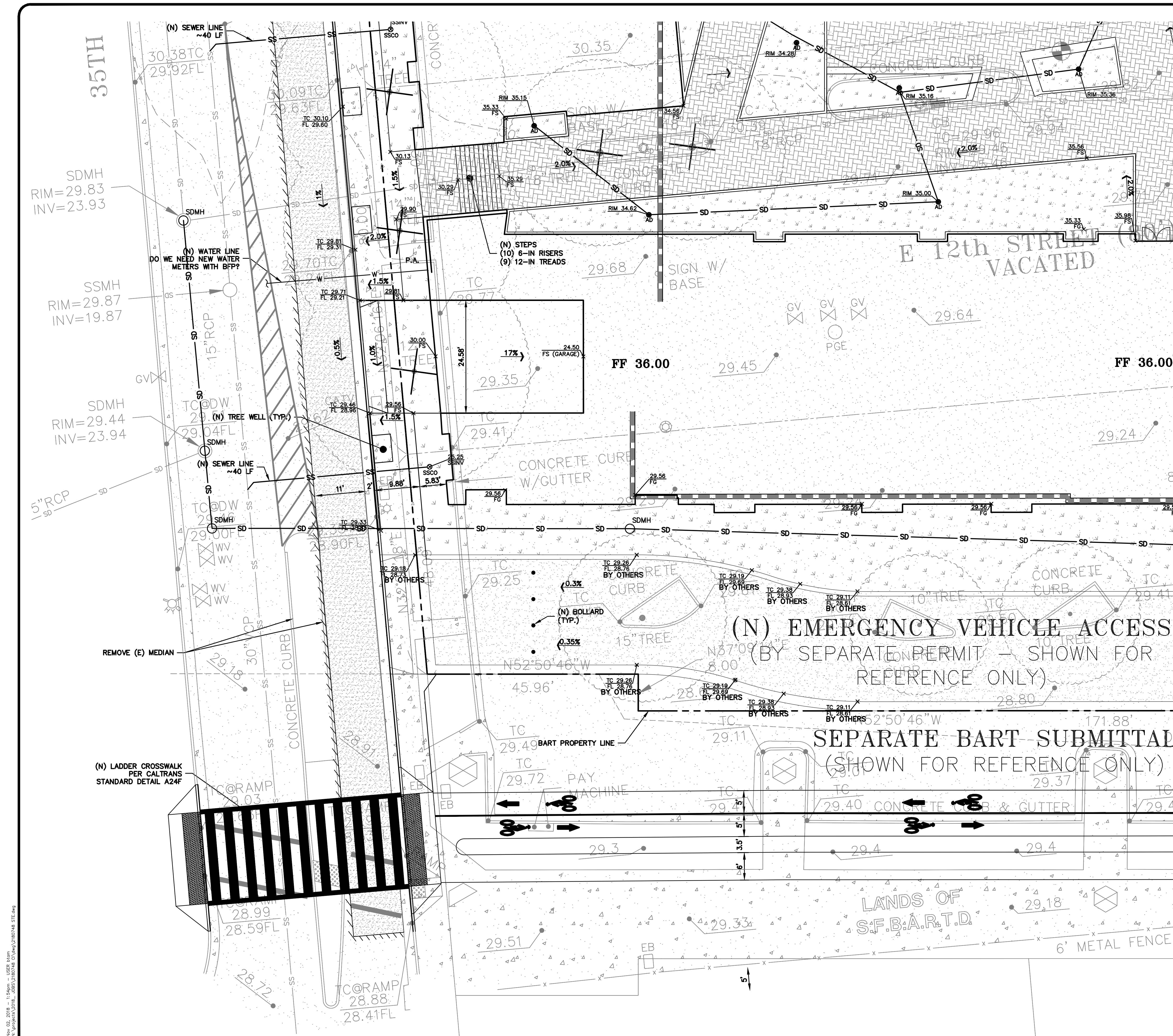
**FRUITVALE VILLAGE**  
**35TH AVE. & 12TH STREET**  
**OAKLAND, CA 94601**  
APN: 033-2197-019-00  
CITY OF OAKLAND

**GRADING AND WET UTILITY PLAN**

REVISIONS	BY

JOB NO: 2180748  
DATE: 10-04-18  
SCALE: AS NOTED  
DESIGN BY: JO  
DRAWN BY: JO/RP/BT  
SHEET NO:  
**C-2.1**  
04 OF 09 SHEETS

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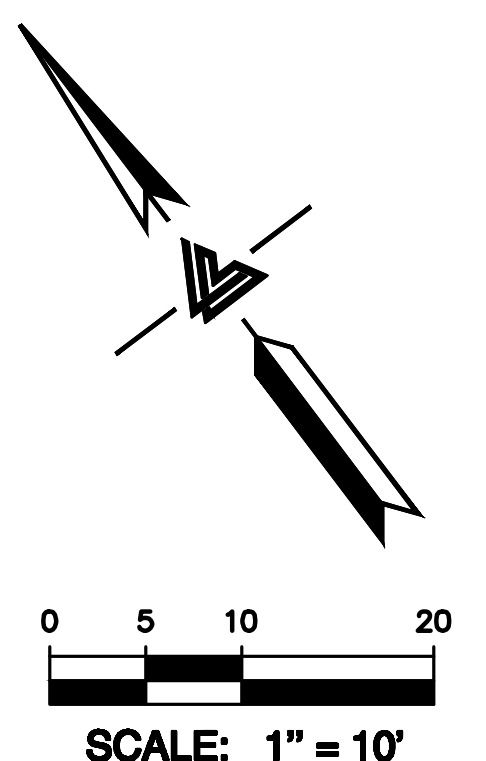
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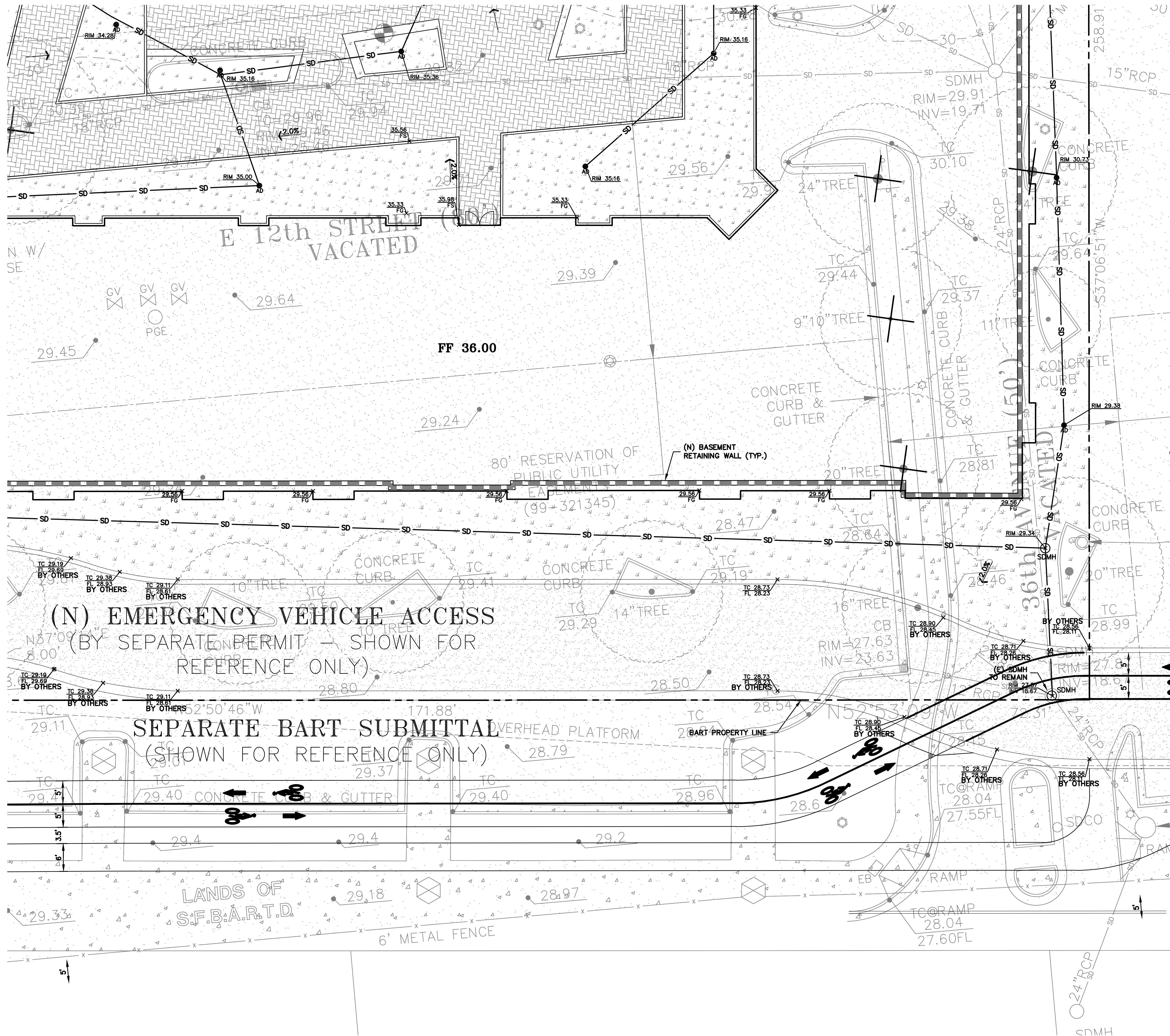
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**GRADING AND WET  
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JOB NO: 2180748  
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05 OF 09 SHEETS



**FLATWORK KEYNOTES 1 TO 5**

1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

2 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

3 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.

4 (N) CONCRETE DRIVEWAY.

5 (N) CONCRETE PATIOS/WALKWAYS.

6 (N) CONCRETE CURB & GUTTER PER CITY OF OAKLAND DETAIL S-1.

**STORM DRAIN KEYNOTES 10 TO 14**

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 12" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN. SEE DETAIL X ON SHEET C-X.

12 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB).

13 INSTALL (N) 4" DIAMETER BRASS ATRIUM GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78B OR 90B FOR 6" DIAMETER BRASS ATRIUM GRATE). DO NOT USE PLASTIC GRATES.

14 INSTALL (N) CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

**UTILITIES KEYNOTES 31 TO 33**

31 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

32 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

**DEMOLITION KEYNOTES 41 TO 43**

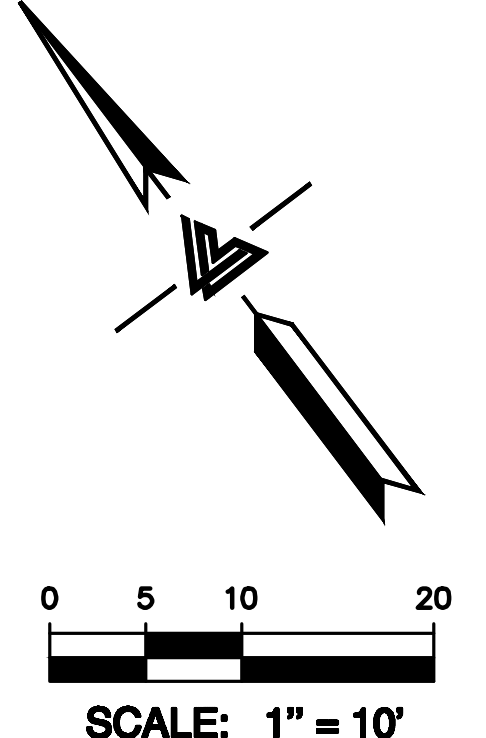
41 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS. KEYNOTES 41 TO 43.

42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

43 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

**NOTE:**  
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

**\* BUILDING PAD NOTE:**  
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAM. SPACE DEPTH TO ESTABLISH PAD LEVEL.



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**35TH AVE. & 12TH STREET**  
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APN: 033-2187-019-00  
 CITY OF OAKLAND

**GRADING AND WET UTILITY PLAN**

NO.	REVISIONS	BY

JOB NO: 2180748  
 DATE: 10-04-18  
 SCALE: AS NOTED  
 DESIGN BY: JO  
 DRAWN BY: JO/RP/BT  
 SHEET NO:

**C-2.3**  
 06 OF 09 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- 1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT ADREN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THOUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT('MRP') NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- 24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

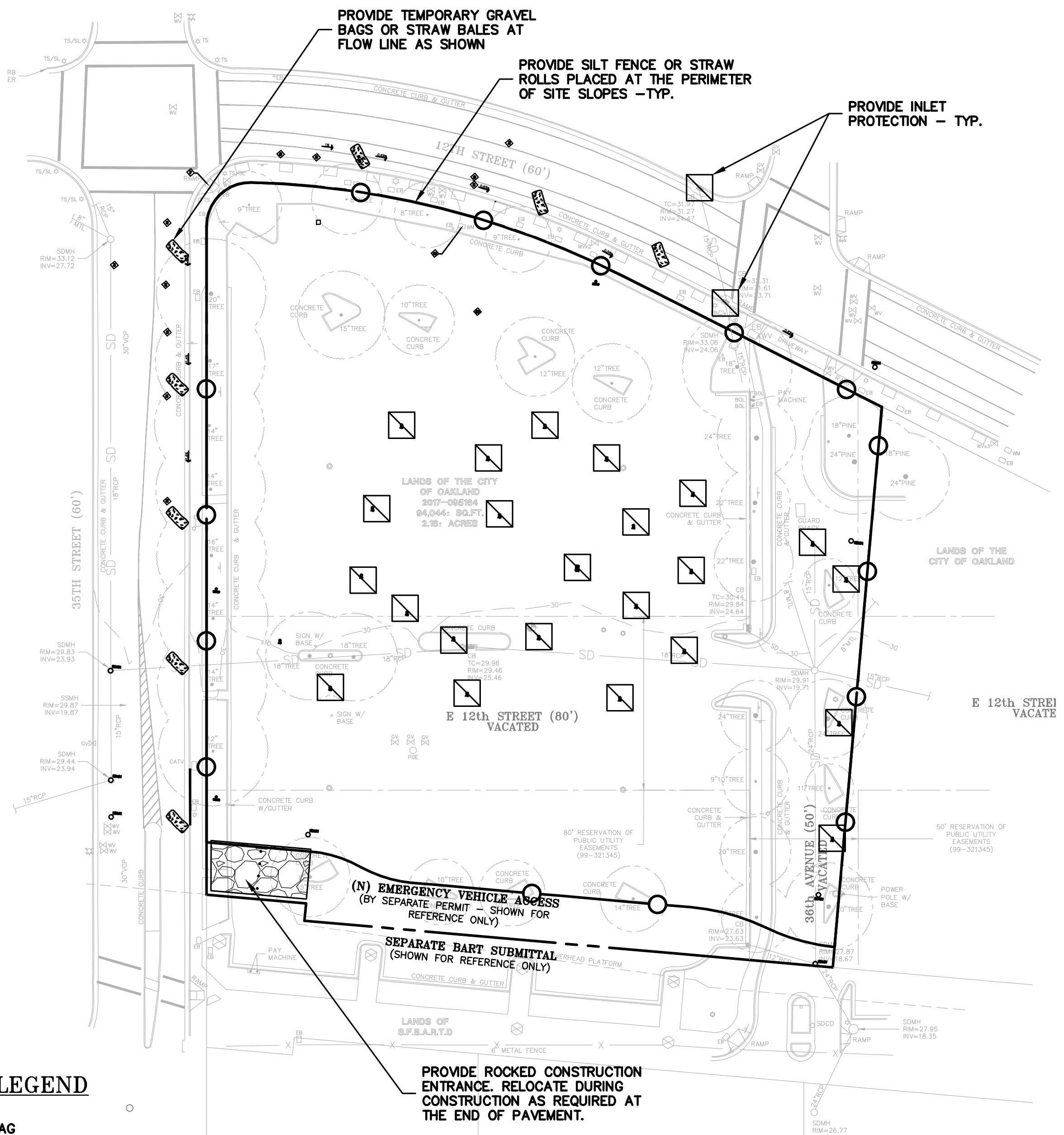
- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

- 1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

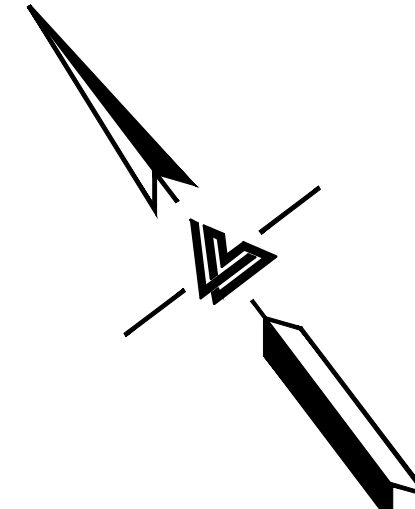
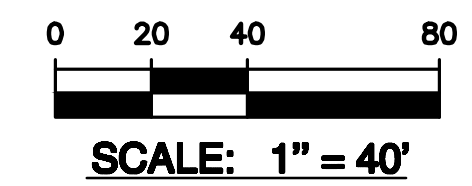
- 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG (Symbol: circle with cross-hatch)
SEDIMENTATION BASIN (Symbol: circle with concentric lines)
INLET PROTECTION (Symbol: rectangle with cross-hatch)
STRAW ROLL (Symbol: rectangle with horizontal lines)
SILT FENCE (Symbol: rectangle with vertical lines)
CONCRETE WASHOUT (Symbol: square with diagonal lines)
CONSTRUCTION ENTRANCE (Symbol: rectangle with diagonal lines)
TREE PROTECTION (Symbol: circle with cross-hatch)
EROSION CONTROL BLANKET / MATTING (Symbol: rectangle with diagonal lines)

NOTE: SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



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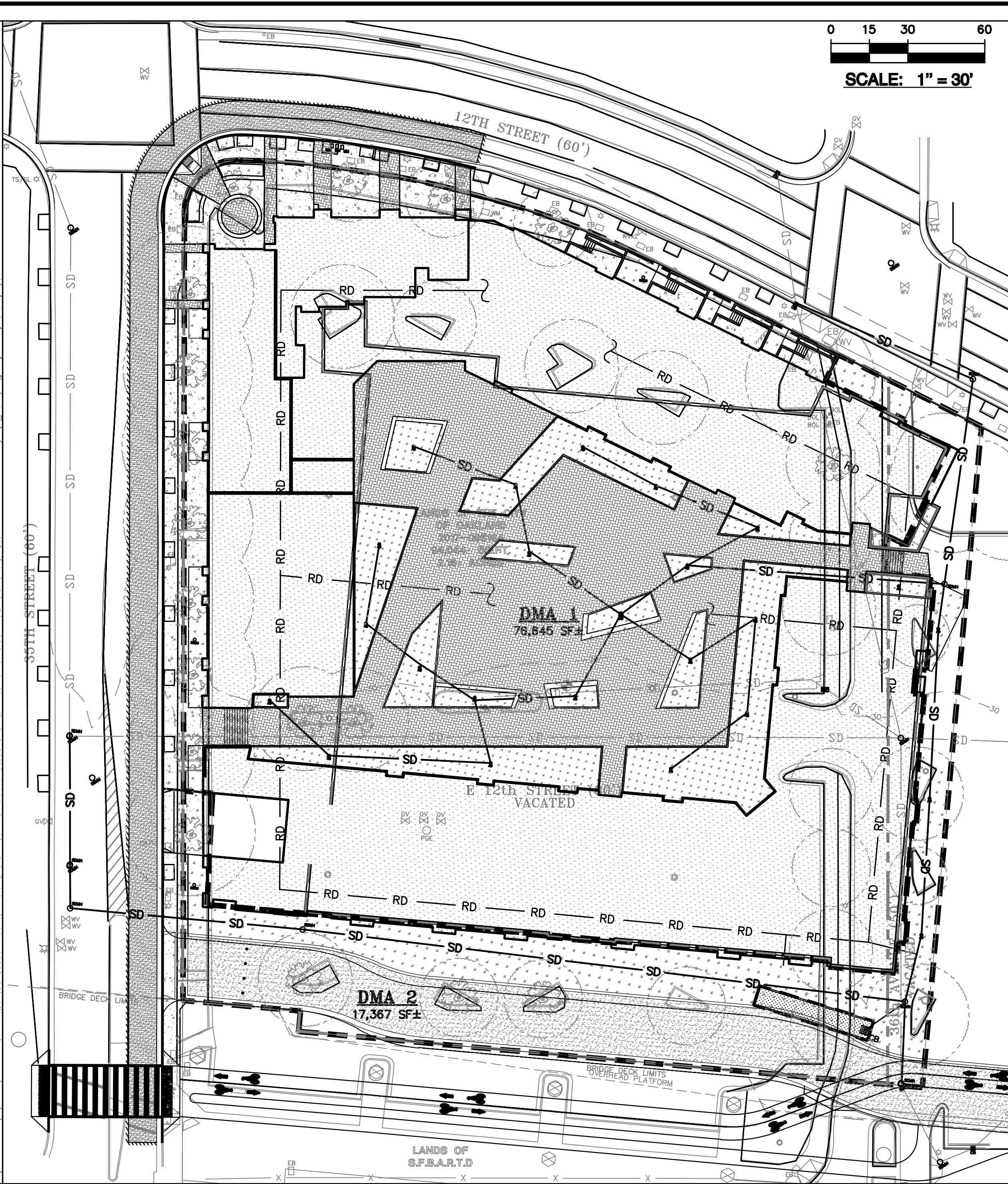
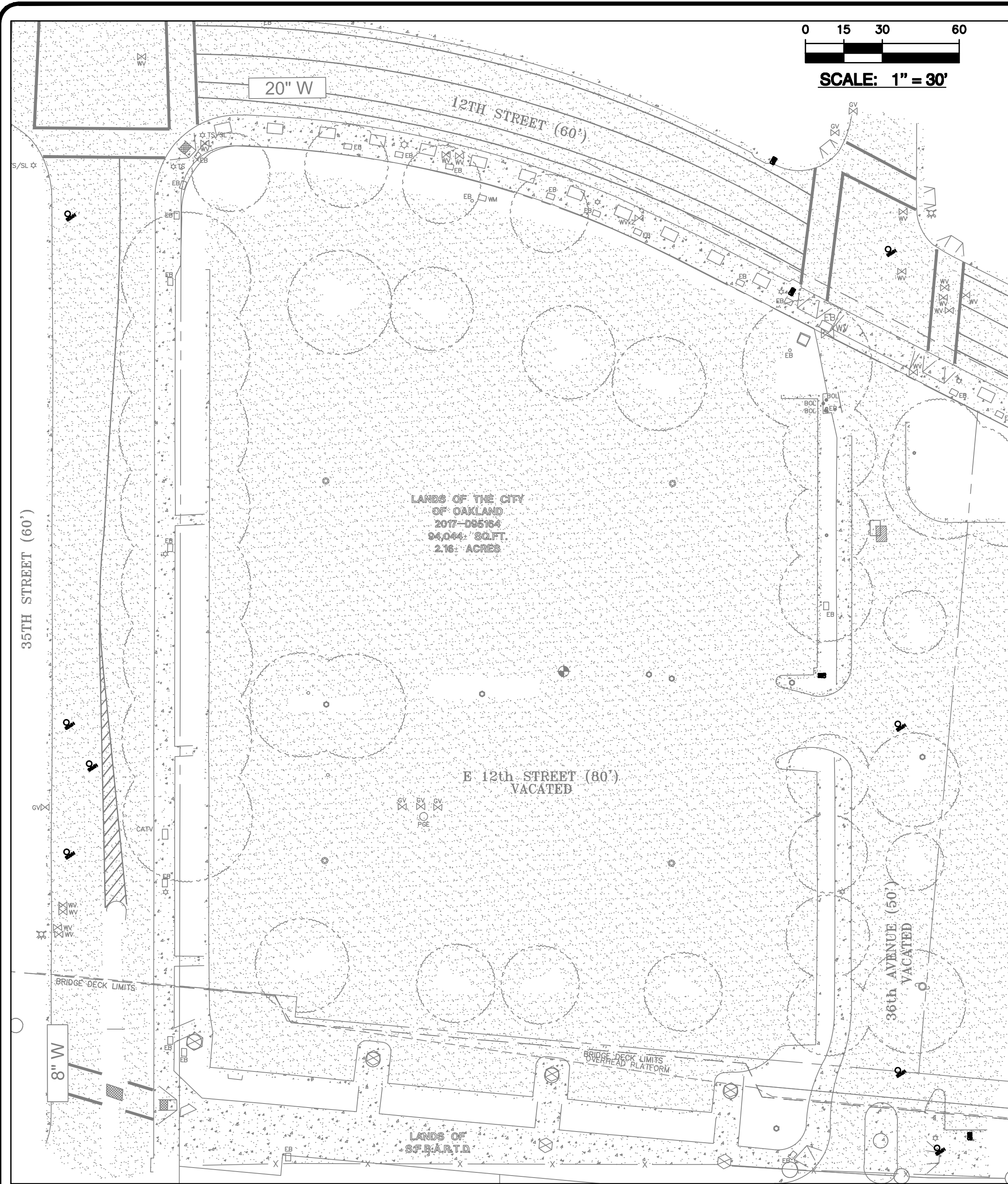
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CITY OF OAKLAND

EROSION CONTROL PLAN

Table with 2 columns: REVISIONS, BY. Includes fields for JOB NO: 2180748, DATE: 10-04-18, SCALE: AS NOTED, DESIGN BY: JO, DRAWN BY: JO/RP/BT, SHEET NO:







- LEGEND:**
- RD — PROPOSED ROOF DRAINAGE ROUTE
  - RD — ROOF DRAINS
  - SD — STORM DRAIN
  - MH — MECHANICAL TREATMENT UNIT
  - Bio Retention At Grade
  - CB — OVERFLOW RISER
  - Roof
  - Landscape

- PLAN NOTES:**
- (N) GRADE LEVEL STORM WATER MECHANICAL TREATMENT UNIT. NINETY PERCENT (90%) OF THE IMPERVIOUS SITE AREA IS TO BE TREATED BY WAY OF MECHANICAL TREATMENT. SEE SPECS AND DETAILS ON SHEET SW-2.
  - ALL IMPERVIOUS BUILDING ROOF/ RUN-OFF AND BUILDING PODIUM STORM LINES ARE TO BE DIRECTED TO THE MECHANICAL TREATMENT UNIT. DRAINS ARE SHOWN SCHEMATICALLY. FINAL ROOF PITCHES, GUTTERS AND DOWNSPOUTS TO BE FINALIZED BY ARCHITECT.
  - PROPOSED IMPERVIOUS STORM WATER RUN-OFF TO BE DIRECTED TO ROOF DRAINS AND TO THE MECHANICAL TREATMENT UNIT.
  - (N) STORM DRAIN LATERAL CONNECT TO (E) SD PER UTILITY PLAN.
  - (N) FLOW THROUGH PLANTER FOR STORM WATER TREATMENT. 10% OF THE ENTIRE IMPERVIOUS AREA IS TO BE TREATED BY WAY OF L.I.D. TREATMENT. SEE DETAIL ON SHEET SW-2.
  - SEPARATE DEVELOPMENT APPLICATION BY OTHERS.

- SITE DESIGN MEASURES:**
- MINIMIZE LAND DISTURBANCE AND IMPERVIOUS SURFACES (ESPECIALLY PARKING LOTS)
- SOURCE CONTROL MEASURES:**
- INSTALL STENCILING AT STORM DRAIN INLETS, SUCH AS "NO DUMPING - DRAINS TO BAY".
  - PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER.
  - PLUMB INTERIOR PARKING GARAGE FLOOR DRAINS TO SANITARY SEWER.
  - INCORPORATE SUSTAINABLE LANDSCAPING PRACTICES, USE EFFICIENT IRRIGATION SYSTEMS TO MINIMIZE RUNOFF, PROMOTE SURFACE INFILTRATION, MINIMIZE THE USE OF PESTICIDES AND FERTILIZERS, AND OTHER PRACTICES OF BAY AREA FRIENDLY LANDSCAPING.
  - DISCHARGE FIRE SPRINKLER TEST WATER TO ON-SITE VEGETATED AREAS OR TO THE SANITARY SEWER IF DISCHARGE ON-SITE VEGETATED AREAS IS NOT FEASIBLE.

EXISTING

PROPOSED

**DEVELOPMENT INFORMATION**

TYPE OF IMPERVIOUS SURFACE	PRE-PROJECT IMPERVIOUS SURFACE (SF)	EXISTING IMPERVIOUS SURFACE TO BE REPLACED (SF)	NEW IMPERVIOUS SURFACE TO BE CREATED (SF)	POST-PROJECT PERVIOUS SURFACE (SF)
ROOF AREA(S) – EXCLUDES ANY PORTION OF THE ROOF THAT IS VEGETATED ("GREEN ROOF")	0	0	45,932	N/A
IMPERVIOUS SIDEWALKS, PATIOS, PATHS, DRIVEWAYS	1,441	6,275	24,033	
IMPERVIOUS UNCOVERED PARKING	72,261	0	0	
STREETS (PUBLIC)	0	0	0	
STREETS (PRIVATE)	4,921	0	0	
<b>TOTALS</b>	<b>78,623</b>	<b>6,275</b>	<b>69,965</b>	<b>17,760</b>
AREA OF EXISTING IMPERVIOUS SURFACE TO REMAIN IN PLACE	6275		N/A	
<b>TOTAL NEW IMPERVIOUS SURFACE</b>				<b>76,240</b>

**NOTES:**  
 1. HARDSCAPE BELOW ROOF LINE INCLUDED IN ROOF AREA. (ROOF AREA OBTAINED FROM ARCHITECT)  
 2. BASED ON PROPOSED BUILDING DIMENSIONS, PROPOSED BUILDING WILL ENCRoACH ADJACENT PROPERTY BY APPROXIMATELY 3,700 SF.

**C.3 STORMWATER TABLE**

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT TYPE	IMPERVIOUS AREA	LID TREATMENT AREA REQUIRED (SF)	LID TREATMENT AREA PROPOSED (SF)	FORM OF TREATMENT	LID TREATMENT EXCESS AREA (SF)
DMA 1	NON-LID	67,429	N/A	N/A	TA 1 MECHANICAL TREATMENT	N/A
DMA 2	LID	8,823	7625	7625	TA 2 FLOW THROUGH PLANTER	7625
<b>TOTAL</b>	<b>90% NON-LID &amp; 10% LID*</b>	<b>76,252</b>	<b>7625</b>	<b>7625</b>		<b>7625</b>

\*ASSUMED FLOOR AREA RATIO (FAR) WAS GREATER THAN 4.0 BUT LESS THAN 6.0, IF FAR EXCEEDS 6.0 THEN THE ENTIRE SITE (100%) CAN BE TREATED BY NON-LID TREATMENT MEASURES.

**GENERAL NOTES:**

- THIS PROJECT IS CONSIDERED A C.3 REGULATED PROJECT, AND WILL CREATE APPROX 48,597 S.F. OF IMPERVIOUS AREA.
- THIS PROJECT QUALIFIES AS A CATEGORY "C" SPECIAL PROJECT.
- AS A CATEGORY "C" SPECIAL PROJECT THIS PROJECT RECEIVES AN L.I.D. REDUCTION CREDIT OF 90%
- THIS PROJECT PROPOSES TO TREAT 10% (8,736 SF) THROUGH L.I.D. TREATMENT AND 90% (78,628 SF) OF NON-L.I.D. MECHANICAL TREATMENT.
- THE MECHANICAL TREATMENT AND FLOW THROUGH PLANTER SIZING AND DESIGN WILL BE COMPLETED FOR CONSTRUCTION DOCUMENTS. THEY ARE SHOWN HERE FOR PLANNING PURPOSES ONLY.

**NOTE:**  
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

**\* BUILDING PAD NOTE:**  
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

**NOTE:** CONTRACTOR TO PROVIDE LEA & BRAZE ENGINEERING A FINAL COPY OF THE SHOP DRAWINGS BY CONTECH BEFORE INSTALLING THE UNIT.



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
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 1500 J ST. SUITE # 300  
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**FRUITVALE VILLAGE**  
**35TH AVE. & 12TH STREET**  
**OAKLAND, CA 94601**  
 APN: 033-2187-019-00  
 CITY OF OAKLAND

**CONCEPTUAL**  
**STORMWATER TREATMENT**  
**AND MANAGEMENT PLAN**

REVISIONS	BY
JOB NO: 2180748	
DATE: 10-04-18	
SCALE: AS NOTED	
DESIGN BY: JO	
DRAWN BY: JO/RP/BT	
SHEET NO:	

Nov 02, 2018 11:56am - USER: bluen  
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