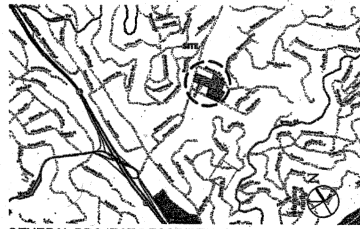


St John's Episcopal Church: Renovation Phase 1

5928 THORNHILL DRIVE, OAKLAND, CA

PGA design
LANDSCAPE ARCHITECTS
 444 17th Street
 Oakland, CA 94612
 T 510 465 1284
 F 510 465 1256

LOCATION MAP



GENERAL PROJECT DESCRIPTION

- PROJECT WILL CONSIST OF THREE PHASES OF WORK:
- PHASE 1:**
- DEMOLITION OF THE SINGLE FAMILY RESIDENCE AT 5928 THORNHILL DRIVE.
 - CONSTRUCTION OF A TWO LANE BRIDGE AND PEDESTRIAN WALKWAY OVER TEMESAL CREEK AT THE LOCATION OF THE ABOVE RESIDENCE. CONSTRUCTION OF A PARKING LOT ON THIS PROPERTY AND IMPROVEMENTS TO THE PARKING ON THE SOUTH END OF THE SITE, BRANING FOR A FUTURE SANCTUARY SITE AND EXPANSION OF THE PRESENT CHURCH PATIO.
 - ABANDON HAZARDOUS GOULDIN ROAD ENTRY (CURRENT ENTRY TO THE CHURCH);
 - CREEK RESTORATION AND REPAVEMENT.
- PHASE 2:**
- CONSTRUCTION OF A NEW 5,500 SQUARE FOOT SANCTUARY STRUCTURE AND CONNECTION TO THE EXISTING EDUCATIONAL WING.
- PHASE 3:**
- ADDITIONS TO THE SOUTH END OF THE EXISTING SANCTUARY/PARISH HALL WING FOR THE RELOCATION OF ADMINISTRATIVE OFFICES.

CODE SUMMARY

- ASSESSOR'S PARCEL NUMBERS: 048F739000409 AND 048F739000303
- APPLICABLE CODES:
- ALL WORK TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES, IF CONFLICTS OCCUR THE MORE STRINGENT REGULATORY GOVERNS. REQUIREMENTS AS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, AND THE RULES AND REGULATIONS OF THE UTILITY COMPANIES SERVING THIS PROJECT.
 - CALIFORNIA BUILDING CODE (CBC) 2001 EDITION (1897 UBC)
 - CALIFORNIA MECHANICAL CODE (CMC) 2001 EDITION (2000 UMC)
 - CALIFORNIA ELECTRICAL CODE (CEC) 2004 EDITION (2000 UFC)
 - CALIFORNIA FIRE CODE (CFC) 2001, EDITION (2000 UFC)

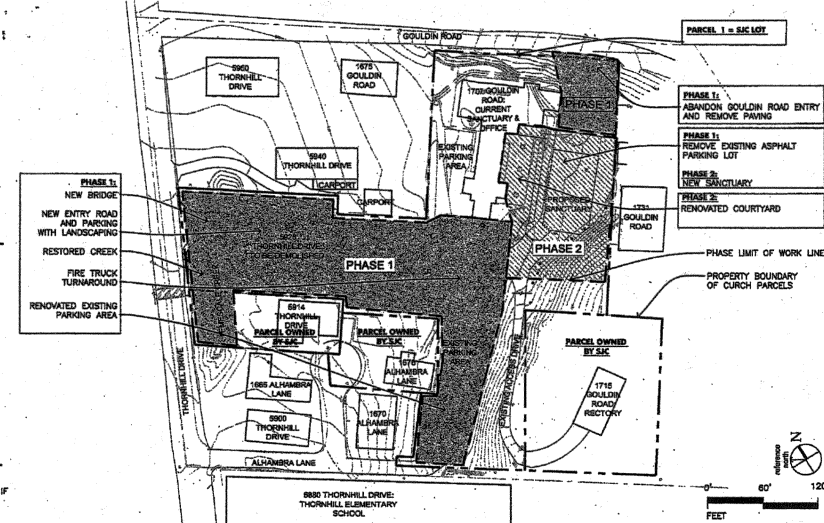
SITE AREA=102,603 SF

EXISTING STRUCTURES	ZONING	FOOTPRINT AREA	FLOOR AREA	BUILDING HEIGHT
1707 GOULDIN RD (EXISTING CHURCH)	R30	7,475 sf	10,032	2 STORY PARTIAL
5928 THORNHILL DR (SPFL FOR DEMO):	R30	2,300 SF	92,300	1 STORY
EXISTING NEIGHBORING STRUCTURES:	ZONING	BUILDING HEIGHT		
1731 GOULDIN RD (SFH):	R30	1 STORY		
1876 ALHAMBRA LANE (SFH):	R30	1 STORY		
5914 THORNHILL DR (SFH):	R30	1 STORY		
5940 THORNHILL DR (SFH):	R30	1 STORY		
5950 THORNHILL DR (SFH):	R30	1 STORY		
1715 GOULDIN RD CHURCH RECTORY:	R30	1 STORY		
PROPOSED STRUCTURES:		NA	NA	
PHASE 1: BRIDGE				
PHASE 2: SANCTUARY	R30	5,500 sf		
BUILDING HEIGHT PROPOSED STRUCTURE:				
PHASE 2 SANCTUARY: 35 FEET (1 STORY) WITH ADDITIONAL PROVISION FOR CUPOLA OR BELL TOWER				
PARKING SUMMARY:		40 LEGAL SPACES WITH 1 ADA STALL		
EXISTING SPACES:		46		
NEW SPACES:		1 MIN. 1 CAR		
TOTAL AFTER DEVELOPMENT:		47 SEE SHEETS 00-4 AND L1-1 FOR PARKING STALL LOCATIONS.		

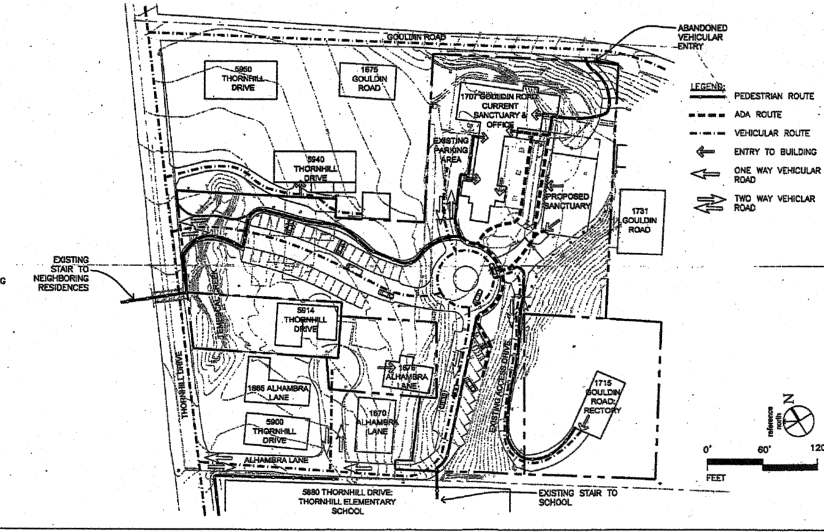
GENERAL SYMBOLS & ABBREVIATIONS

	EQ	EQUAL
	O.C.	ON CENTER
	N.L.C.	NOT IN CONTRACT
	N.C.	NUMBER
	TYP.	TYPICAL
	S.A.A.	SEE ARCHITECTURAL DRAWINGS
	S.A.D.	SEE CIVIL DRAWINGS
	S.E.D.	SEE ENVIRONMENTAL DRAWINGS
	S.S.D.	SEE STRUCTURAL DRAWINGS

PHASING PLAN



CIRCULATION PLAN - PROPOSED



GENERAL PROJECT NOTES

- EXISTING SITE INFORMATION PROVIDED ON TOPOGRAPHIC SURVEY SHEET 00-1, LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
- VERIFY PROPERTY BOUNDARIES AND LOT LINES PRIOR TO COMMENCEMENT OF WORK.
- "TYP." OR "TYPICAL" MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
- BECOME ACQUAINTED WITH UNDERGROUND UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY CITY OF OAKLAND. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
- COORDINATE WITH SUBCONTRACTORS AS REQUIRED.
- REPLACE EXISTING MATERIALS DAMAGED DURING CONSTRUCTION.
- QUANTITIES PROVIDED ARE FOR INFORMATION ONLY. VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.
- WORK TO CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING THE CURRENT CALIFORNIA BUILDING CODE.
- APPROPRIATE CONNECTIONS TO UTILITIES REQUIRED TO SUPPORT THE WORK ARE TO BE COMPLETED.
- KEEP THE STAMPED SET OF PLANS AND SPECIFICATIONS ON THE JOB SITE AND AVAILABLE TO AUTHORIZED REPRESENTATIVES OF THE CITY OF OAKLAND. THERE ARE TO BE NO DEVIATIONS FROM THE STAMPED PLANS AND SPECIFICATIONS WITHOUT APPROVAL IN WRITING BY THE CITY OF OAKLAND.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATION OF THE WORK.
- VERIFY DIMENSIONS AND EXISTING CONDITIONS ON THE DRAWINGS AND NOTIFY THE OWNER OF DISCREPANCIES PRIOR TO STARTING WORK.
- WHERE PUBLIC UTILITY LINES OR EQUIPMENT MUST BE REMOVED OR RELOCATED, OBTAIN THE NECESSARY APPROVALS FROM THE APPROPRIATE UTILITY DEPARTMENT PRIOR TO STARTING WORK.
- PROTECT THE ADJACENT PROPERTIES, INCLUDING BUT NOT LIMITED TO POLLUTION, TRASH, OR DAMAGES DUE TO DEMOLITION, EXCAVATION, CONSTRUCTION, EROSION, OR FLOODING ORIGINATING ON THIS SITE.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE APPEARS TO BE A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, NOTIFY THE CITY OF OAKLAND AS SOON AS POSSIBLE FOR THE PROCEDURE TO BE FOLLOWED. IF THE CONTRACTOR PROCEEDS WITHOUT INSTRUCTIONS FROM THE OWNER, THE CONTRACTOR TO MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS.
- CAREFULLY EXAMINE THE CONDITIONS AFFECTING THE WORK BEFORE PROCEEDING, AND REPORT TO THE OWNER CONDITIONS WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF THE WORK. NOT REPORTING SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR FIELD CHANGES—HAS WITH-OUT WRITTEN AUTHORIZATION FROM THE CITY OF OAKLAND.
- PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- AT NO TIME WILL CAMPERS, TRAILERS, MOTOR HOMES, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE. OBTAIN APPROVAL FROM CITY OF OAKLAND FOR LOCATION OF CONSTRUCTION TRAILER.
- PRIOR TO BIDDING, VISIT AND INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AFFECTING THE NEW WORK. THE CONTRACTORS WILL NOT DISPUTE, COMPLAIN, OR ASSERT THAT THERE IS MISMANAGEMENT IN REGARDS TO LOCATION, EXTENT, OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE.
- PROJECT IDENTIFICATION SIGN TO BE LOCATED IN LOCATION DETERMINED BY CHAIRMAN.

DRAWING INDEX

- GENERAL PLANS**
- 00-1 COVER SHEET
 - 1-1 TOPOGRAPHIC SURVEY
 - 00-3 TREE PRESERVATION PLAN
 - 00-3B TREE PRESERVATION LIST
 - 00-4 EXISTING CONDITION & DEMOLITION PLAN
- LANDSCAPE**
- L1-1 SITE PLAN
 - L1-2 PARKING ORCHARD GROVE
 - L2-1 PLANTING PLAN
 - L2-2 PLANTING LISTS
- CIVIL**
- C1.1 CIVIL NOTES, LEGEND AND ABBREVIATIONS
 - C2.1 HORIZONTAL CONTROL PLAN
 - C2.2 GRADING DRAINAGE AND PAVING PLAN
 - C3.1 EROSION CONTROL PLAN
 - C3.2 EROSION DETAILS AND NOTES
 - C4.1 CONSTRUCTION DETAILS
- ARCHITECTURE**
- AT-1 BRIDGE PLAN, SECTION, AND ELEVATIONS
- STRUCTURAL ENGINEER**
- ST-1 STRUCTURAL BRIDGE PLAN

PROJECT TEAM

- OWNER:**
 ST JOHN'S EPISCOPAL CHURCH
 PROJECT MANAGER: JERRY MORAN
 1707 GOULDIN ROAD
 OAKLAND, CA
 TEL: 510-531-0880
 FAX: 510-531-0880
- LANDSCAPE ARCHITECT TEAM LEADER:**
 PETERSON INC.
 PROJECT MANAGER: KAREN KROENKES
 444 17TH STREET
 OAKLAND, CA 94612
 TEL: 510-465-1284
 FAX: 510-465-1256
- ARCHITECT:**
 TURNBULL WATFEN & HASELOPP
 PROJECT MANAGER: ERIC HASELOPP
 817 BANCROFT WAY
 BERKELEY, CA 94710
 TEL: 510-841-9000
 FAX: 510-841-9010
- CIVIL ENGINEER:**
 SWANES
 PROJECT MANAGER: DAVID ANGERS
 1700 BROADWAY #300
 OAKLAND, CA 94612
 TEL: 510-873-8888
 FAX: 510-873-8888
- ENVIRONMENTAL CONSULTANT:**
 DOE PLANNING
 PROJECT MANAGER: SARAH SUTTON
 1825 SHATTUCK AVENUE, SUITE 300
 BERKELEY, CA 94708
 TEL: 510-584-8180 EXT 353
 FAX: 510-584-8180
- STRUCTURAL ENGINEERS:**
 FRATESSA FORRES WANG
 PROJECT MANAGER: GREGORY WONG
 487 8TH STREET
 OAKLAND, CA 94607
 TEL: 510-452-2283
 FAX: 510-452-0830
- GEOTECHNICAL/ LAND WORKING/ MECHANICALS:**
 PROJECT MANAGER: BILL RUDOLPH OE, CE
 3368 LAS VEGAS RD
 LAFAYETTE, CALIFORNIA 94549
 TEL: 925-283-0129
 FAX: 925-283-0278

Client

St John's Episcopal Church
 1707 Gouldin Road
 Oakland, CA

Project Partners

Project Partners

Stamp

Stamp

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St John's Episcopal Church
 5928 Thornhill Drive
 Oakland, CA

No.	Date	Description
1	11/1/08	CUP SUBMITAL
2	7/2/07	CUP SUBMITAL-NO.2
3	8/8/08	REPRINT
4	10/17/08	CUP SUBMITAL-NO.3

COVER

Date	NOVEMBER 1, 2006
Scale	
Drawn	KK
Checked	CG
Sheet	

00-1

> 2/2/2009

ATTACHMENT A

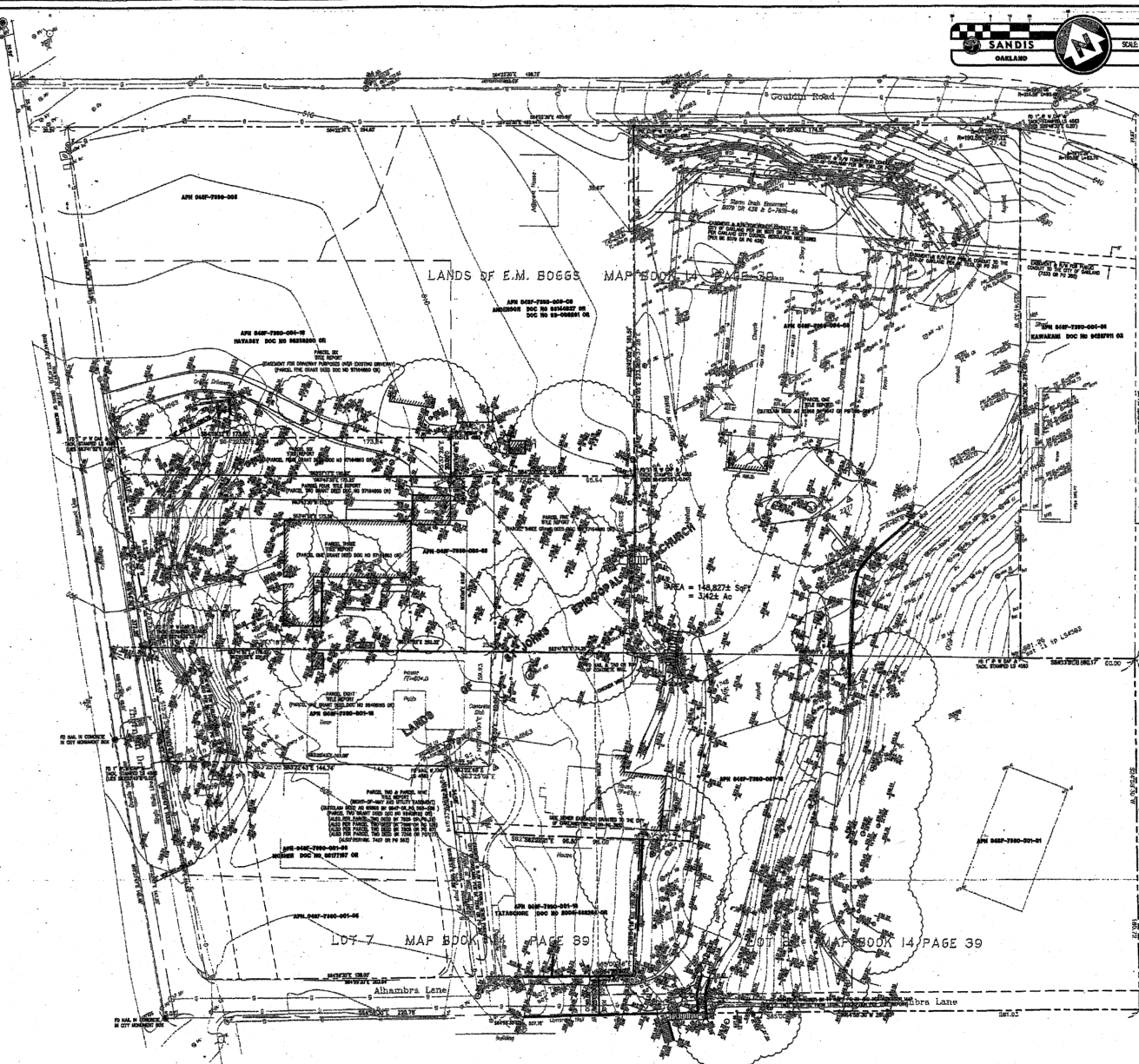


LEGEND

- STAIRWAY
- RETAINING WALL
- EDGE OF A.C. PAVEMENT
- CHAIN LINK FENCE
- CONTOUR ELEVATION LINE
- SPOT ELEVATION
- BIRN
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN AREA DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN CURB INLET
- STORM DRAIN CLEANOUT
- ELECTRODER
- JOINT POLE
- TREE WITH DIAMETER
TYPE AND DIAMETER AS INDICATED
- BUILDING WALLS
- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- EASEMENT LINE
- ASSESSOR PARCEL LINE
- TITLE REPORT PARCEL LINE
- DIVISION OF MONUMENT LINE
- STREET CENTERLINE
- FOUND CENTERLINE MONUMENT AS DESCRIBED
- FOUND PROPERTY CORNER AS DESCRIBED
- DOTTED RECORD DATE

BASIS OF BEARINGS:
 THE BEARING REFERENCE OF THE MONUMENT LINE OF THORN ROAD (PREVIOUSLY THORN HILL ROAD) AS SHOWN MONUMENTED, IS SHOWN HEREON, AND AS SHOWN RECORDED IN MAP BOOK 14 AT PAGE 39, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF THE BEARINGS SHOWN HEREON.

TITLE REPORT:
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO. 11860072-14, DATED AUGUST 31, 2006.



LOT 9 MAP BOOK 14 PAGE 39
 LOT 7 MAP BOOK 14 PAGE 39
 LOT 8 MAP BOOK 14 PAGE 39

SANDIS
 1700 Broadway, Suite 300 | Oakland, CA 94612 | P. 510.472.8866 | F. 510.472.9888 | www.sandis.com
 MOUNTAIN VIEW ROSSVILLE OAKLAND

NO.	REVISION	DATE	BY

ST. JOHN'S EPISCOPAL CHURCH
 5928 THORN HILL ROAD
 OAKLAND CALIFORNIA

BOUNDARY + TOPOGRAPHIC SURVEY

SHEET
T-1
 OF 1 SHEETS

File: A:\1\666718\SURVEY\1-L.dwg Date: Nov 23, 2006 - 4:30pm

TREE REMOVAL INVENTORY

TREE NO.	SPECIES	SIZE (DIAMETER IN INCHES)	PROTECTED TREE	CONDITION 1 = POOR 4 = EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
1	Increase oak	18,8.7,6	Yes	3	Moderate	Co-dominant at base with included bark between trunk; thin crown; small trunks with suppressed crown.
2	Coast live oak	21	Yes	2	Poor	Tree in decline; thin crown; trunk leans south; branch dieback.
3	Increase oak	21	Yes	3	Moderate	Narrow upright form; thin high crown.
4	Increase oak	18	Yes	2	Poor	High crown low over house; high potential to fall; remove tree.
5	Douglas-fir	20	Yes	4	Good	Good form and structure; full high crown.
6	Pyramidalis	7,2.3	Yes	2	Poor	Suppressed crown; branch dieback; large shrub form.
7	Bifacial maple	14,13	Yes	3	Moderate	Co-dominant at 2'; 14' stem bows west; twig dieback.
8	Unknown	No	No	0	Poor	High stump with ivy.
9	Coast redwood	12	Yes	3	Moderate	High thin crown; top of creek.
11	Plum	10	Yes	3	Poor	Branch dieback; branch failures; epicormic sprouts; top of creek.
12	Plum	10	Yes	2	Poor	Trunk engulfed in ivy; epicormic sprouts.
15	Cherry	9	Yes	0	Poor	Dead.
20	Increase oak	21,21	Yes	3	Moderate	Co-dominant at base with included bark between trunks; full crown; stems maybe separating.
21	Hollywood juniper	14	Yes	4	Moderate	Crown flat on north; trunk growing into porch.
24	Decid. cedar	13	Yes	1	Poor	Trunk and crown engulfed in ivy; small crown; top of creek.
25	Plum	10,8	Yes	2	Poor	Co-dominant at 8' with included bark between attachments.
26	English laurel	8,8.6	Yes	3	Poor	Partial root failure; trunk leans north; low crown.
27	American elm	18	Yes	3	Moderate	High crown; branch failures; trunks engulfed in ivy.
28	American elm	18	Yes	3	Moderate	High crown; branch failures; trunks engulfed in ivy.
28	American elm	14	Yes	3	Moderate	High crown; branch failures; trunks engulfed in ivy.
30	Plum	6,6	Yes	1	Poor	Poor form and structure; suppressed crown.
31	Plum	8,4.4	Yes	2	Poor	Extensive sprouting; included bark between attachments.
32	Apple	5,4	Yes	3	Moderate	Trunk divide at 5' with included bark; upright form; low crown; freights.
33	Apple	4,4,4	Yes	3	Poor	Trunk divide at 1' with included bark; upright form; low crown; freights.
34	Apple	6,3,3	Yes	3	Poor	Partial root failure; trunk leans west; low crown; freights.
35	Apple	3,3,3	Yes	3	Poor	Trunk divide at ground with included bark; upright form; freights.
36	Apple	6,3	Yes	3	Poor	Suppressed crown; crown bows southwest; freights.
37	Cherry	4,4,4	Yes	3	Moderate	Trunk divide at 1' with included bark; upright narrow form; twig dieback.
38	Plum	4,2	No	2	Poor	Trunk stem from base with included bark between attachments; twig dieback.
39	Logan	5,3	No	3	Moderate	Previously topped; full crown; trunk stem from base with included bark.
40	Plum	4,3,2,2,2	Yes	1	Poor	Thin crown; extensive branch dieback.
41	Plum	7,4	Yes	3	Moderate	Good form and structure; crown somewhat thin; branch dieback.
42	Apple	5,4,3	Yes	3	Moderate	Trunk divide at 2'; upright form; low crown; freights.
43	Plum	4,4,3,3	Yes	2	Moderate	Trunk stem from base with included bark between attachments; twig dieback.
44	Plum	6,3	Yes	2	Poor	Crown leans west; trunk stem from base with included bark between attachments; twig dieback.
45	Apple	5,4,3	Yes	3	Poor	Partial root failure; trunk leans west; suppressed crown.
46	Apple	6,6	Yes	3	Moderate	Upright form; twig dieback; freights.
47	Apple	8,8,8,8	Yes	2	Poor	Tree in decline; extensive branch dieback.
48	Apple	10,7,6,4	Yes	3	Moderate	Trunk divide at 2'; good form; low crown; 4' west facing stem was dead; freights.
49	Apple	5,3,2	Yes	3	Poor	Tree in decline; extensive branch dieback.
50	Montezy pine	20	No	3	Poor	Co-dominant at 18' with included bark; high potential to fall; crown somewhat thin; dieback needed.
51	Coast live oak	8	Yes	2	Poor	Trunk and crown leans north; suppressed crown in groove; branch dieback.
52	Coast live oak	7	Yes	2	Poor	Suppressed crown in groove; crotch in trunk at 4'.
53	Hawthorne	4,4	No	3	Poor	Poor form and structure; tree leans west.
54	Plum	9	Yes	2	Poor	Topped at 7'; extensive sprouting; included bark between attachments.
56	Montezy pine	15	No	2	Poor	Poor narrow form; crotch in trunk; ivy on trunk.

TREE REMOVAL INVENTORY

TREE NO.	SPECIES	SIZE (DIAMETER IN INCHES)	PROTECTED TREE	CONDITION 1 = POOR 4 = EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
56	Plum	9,8	Yes	2	Poor	Extensive branch dieback; included bark between attachments.
57	Glossy privet	3,3,2,2,2	Yes	2	Poor	Trunk stem from base; shrub form.
58	Glossy privet	3,3,2,2,2	Yes	2	Poor	Trunk stem from base; shrub form.
59	Glossy privet	3,3,2,2	Yes	1	Poor	Suppressed crown; declining health; shrub form.
60	Glossy privet	7,8	Yes	1	Poor	Suppressed crown; declining health; shrub form.
61	Chinese elm	7	No	2	Poor	Poor form and structure; large trunk wound.
62	Hawthorne	6	No	3	Poor	Narrow upright form; branch failure; trunk wound on east.
63	Glossy privet	4,3,2,2	Yes	1	Poor	Suppressed crown; declining health; shrub form.
64	Coast live oak	4,2	Yes	1	Poor	Suppressed crown in groove.
65	Coast live oak	6	Yes	2	Poor	Trunk and crown leans north; suppressed crown in groove; branch dieback.
66	Coast live oak	10,6	Yes	2	Poor	Trunk divide at 2' with included bark; decay in 8' trunk; trunk and crown leans north; suppressed form.
67	Coast live oak	5,6	Yes	2	Poor	Trunk and crown leans north; suppressed crown in groove; branch dieback.
68	Coast live oak	6	Yes	2	Poor	Trunk and crown leans north; suppressed crown in groove; branch dieback.
69	Coast live oak	5	Yes	2	Poor	Suppressed crown in groove; trunk leans north; branch dieback.
70	Coast live oak	7	Yes	2	Poor	Suppressed crown in groove; upright form; branch dieback.
71	Clytonia	18	Yes	2	Poor	Tree in decline; narrow form.
72	Montezy pine	28	No	3	Poor	Poor form; one-sided crown; branch dieback.
73	Douglas-fir	20	Yes	3	Poor	Poor form; crotch in trunk at 40'; one-sided crown.
74	Coast live oak	10	Yes	3	Poor	Suppressed crown to west; tree bows over parking lot.

TOTAL TREES FOR REMOVAL: 68

TREE PRESERVATION INVENTORY

TREE NO.	SPECIES	SIZE (DIAMETER IN INCHES)	PROTECTED TREE	CONDITION 1 = POOR 4 = EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
A	Coast redwood	42	Yes	4	Good	Good form and structure; full crown.
AA	Coast live oak	14	Yes	3	Moderate	Trunk and crown leans north; suppressed crown in groove; branch dieback.
AC	Coast live oak	15	Yes	4	Good	Good form and structure; crown somewhat thin.
AF	Coast live oak	15	Yes	3	Moderate	Tree leans west towards parking lot; good form and structure; crown somewhat thin.
AG	Coast live oak	11	Yes	3	Moderate	Good form; branch dieback; suppressed crown in groove; branch dieback.
AI	Coast live oak	10,5	Yes	3	Moderate	Trunk and crown leans north; suppressed crown in groove; branch dieback.
AJ	Coast live oak	8	Yes	3	Moderate	Suppressed crown in groove; branch dieback.
AK	Coast live oak	7	Yes	3	Moderate	Suppressed crown in groove; trunk leans north; branch dieback.
AL	Coast live oak	20	Yes	4	Good	Untagged and offset; good form and structure; crown extended 24' south from edge of property into project site.
AN	Coast live oak	10	Yes	3	Moderate	Trunk and crown leans north; branch dieback.
AO	Coast live oak	24,20,20	Yes	3	Moderate	Trunk divide at 1,5'; cavity in trunk at attachment; decay in pruning wound; two stems over house and rear yard with heavy weight epicormic sprouts.
AP	Coast live oak	10,3	Yes	3	Moderate	Trunk divides at 1'; crotch in-trunk.
AR	Coast live oak	9	Yes	3	Moderate	Suppressed crown; thin crown.
AS	Coast live oak	14	Yes	3	Moderate	Trunk and crown leans west over parking lot.
AT	Coast live oak	19	Yes	4	Moderate	Good form; trunk divides at 15'; decay in pruning wound.
AU	Coast live oak	28	Yes	3	Moderate	Trunk divides at 15' into two stems; decay in pruning wound; crown somewhat thin; branch on east propped with steel post.
AV	Red horse chestnut	17	Yes	4	Good	Good form and structure; crown somewhat thin; in 4' tree well; raised concrete.
AW	Red horse chestnut	20	Yes	4	Good	Good form and structure; crown somewhat thin; in 4' tree well.
AX	Red horse chestnut	9	Yes	4	Good	Good form and structure; crown somewhat thin; in 4' tree well.
AY	Coast live oak	16	Yes	4	Good	Good young tree; remove 5' stem with included bark; overtop by BE; thin crown; branch dieback.
AZ	Cherry	7,4	Yes	3	Moderate	Good form; full crown; trunk divides into multiple stems at 5' with included bark; trunks fused together.
BA	Coast redwood	67	Yes	4	Good	Trunk stem from base; good form; full crown.
BB	Sycamore magnolia	6,8,8,8,3	Yes	4	Good	Trunk stem from base; good form; full crown.
BD	Coast redwood	36	Yes	4	Good	Good form; full crown; co-dominant at 8' with trunk fused together.
BE	Cherry	9	Yes	3	Moderate	Trunk divide at 4'; twig dieback; crown somewhat thin.
BG	English laurel	8,6,6	Yes	4	Good	Trunk stem from base; upright form; full crown.
BH	English laurel	8	No	2	Poor	Partial root failure; suppressed crown.
BI	English laurel	8,8	Yes	3	Moderate	Trunk divides at 3' with wide attachment; low crown.
BJ	English laurel	8,7,7,8,8,4,4,3,3	Yes	3	Moderate	Partial root failure; trunk stem from base; some trunk on ground.
BK	Coast live oak	19	Yes	4	Good	Offset; co-dominant at 5'; good form; crown somewhat thin; canopy extends east over parking lot 25'.
BL	Purple leaf plum	16	Yes	3	Moderate	Offset; branch dieback; epicormic sprouts; canopy extends to edge of parking lot.
BR	Coast redwood	32	Yes	4	Moderate	Narrow crown; side pruned for utility line; top of creek.
BV	Douglas-fir	14	Yes	3	Moderate	High crown, first branch at 20'; 3' from church building.
BW	Plum	8,5	Yes	3	Moderate	Extensive sprouting; included bark between attachments.

TREE PRESERVATION INVENTORY

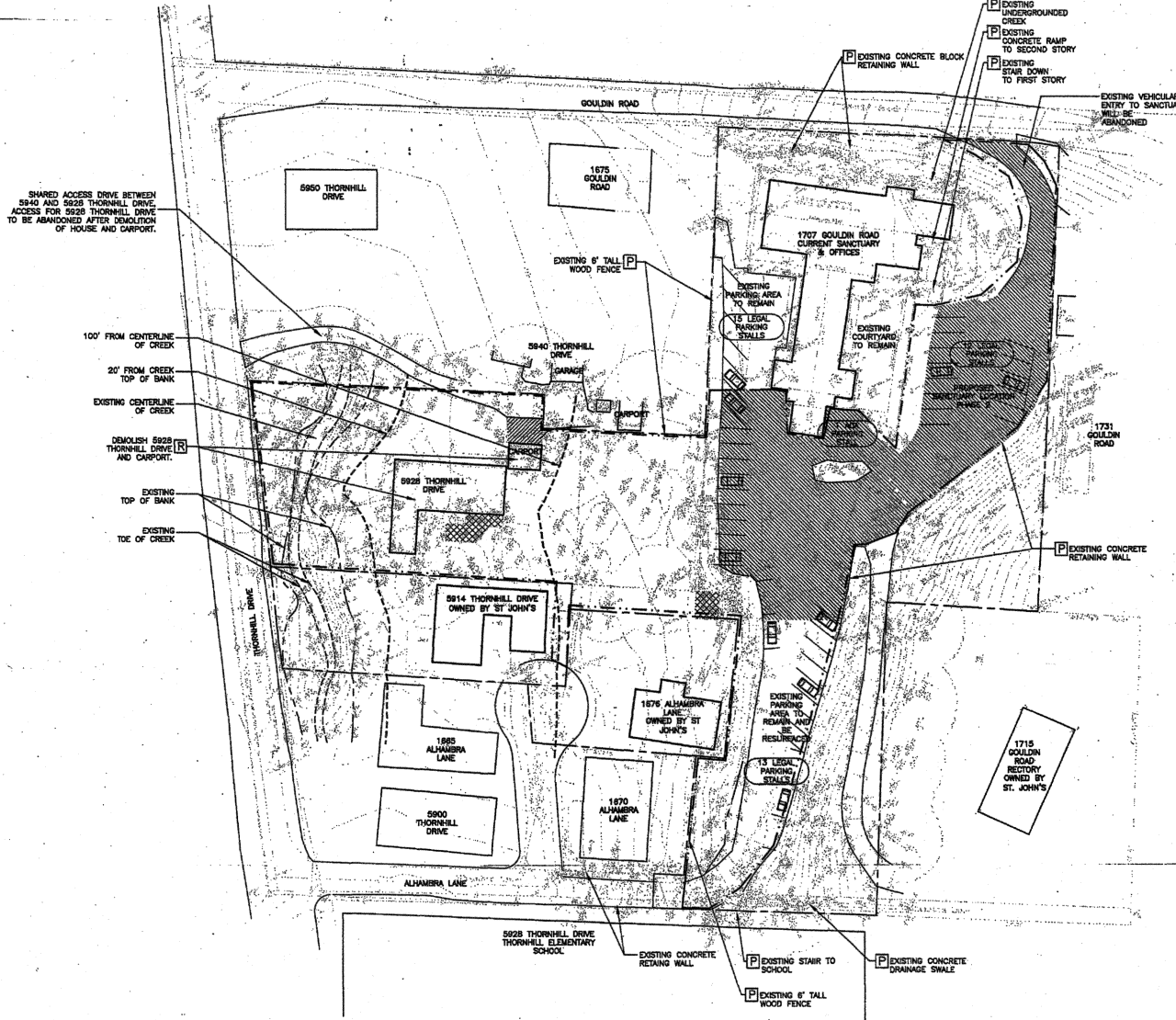
TREE NO.	SPECIES	SIZE (DIAMETER IN INCHES)	PROTECTED TREE	CONDITION 1 = POOR 4 = EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
BX	Plum	10,8,8	Yes	3	Moderate	Trunk stem from base; extensive sprouting; included bark between attachments.
BY	Japanese maple	10,8	Yes	4	Good	Trunk stem from base; full crown; branches touch at base.
C	Coast redwood	28	Yes	3	Moderate	Narrow upright form; suppressed crown on east from A.
CA	Plum	6,5	Yes	3	Moderate	Good upright form; twig dieback.
CB	Montezy pine	24	No	3	Moderate	Thin crown; branch dieback; ivy on trunk; top of creek.
CC	Montezy pine	27	No	3	Moderate	Thin crown; branch dieback; ivy on trunk; top of creek.
CD	Coast sequoia	19	Yes	3	Moderate	Good form and structure; crown somewhat thin; browsing needed; ivy on trunk.
CE	Coast sequoia	30	Yes	3	Moderate	Suppressed crown on creek side; crown somewhat thin; browsing needed; ivy on trunk.
CF	Coast sequoia	7	No	3	Moderate	One sided form; browsing needed; top of creek.
CG	Palmont cottonwood	15	Yes	3	Moderate	Co-dominant at 30' with wide attachment; branch dieback; ivy on trunk.
CH	Montezy pine	18	Yes	6	Good	Excellent form and structure; full low crown.
CI	Increase oak	18	Yes	4	Good	Untagged and offset; full crown; co-dominant at 10' with included bark between attachments.
CL	Coast live oak	6	Yes	3	Moderate	Good form; suppressed crown in groove; branch dieback.
CM	Oversia wattle	10	Yes	3	Moderate	Good form; thin crown; branch dieback; suppressed crown in groove.
CN	Coast live oak	20,18	Yes	3	Moderate	Trunk divides at 2' with included bark; trunk and crown leans north; suppressed form.
CO	Coast live oak	14,14,12	Yes	4	Moderate	Trunks divide at 2'; good form; tree under utility lines.
CP	Coast live oak	10	Yes	3	Moderate	Trunk and crown leans east; suppressed form.
CQ	Coast live oak	13	Yes	3	Moderate	Suppressed crown in groove; branch dieback.
CU	Coast live oak	8	Yes	3	Moderate	Suppressed crown in groove; trunk leans north; branch dieback.
CV	Coast live oak	10	Yes	3	Moderate	Suppressed crown in groove; branch dieback.
CW	Coast live oak	6	Yes	3	Moderate	Suppressed crown in groove; upright form; branch dieback.
CZ	Coast live oak	10	Yes	3	Moderate	Upright form; high crown; in groove; branch dieback.
D	Decid. cedar	38	Yes	4	Moderate	Offset; narrow form; co-dominant at 30'; two stems touch at 35'; branch failure.
DA	Coast redwood	40,18,14,13,11,10,7	Yes	3	Poor	Topped; wide crown; under utility lines.
DB	Coast live oak	8	Yes	4	Moderate	Good young tree; co-dominant at 18'; under utility lines.
DC	Coast live oak	12,8	Yes	4	Moderate	Good young tree; trunk stem from base; under utility lines.
DD	Coast live oak	9	Yes	4	Good	Good young tree; co-dominant at 15'.
DE	Coast live oak	22	Yes	4	Moderate	Good form; trunk divides at 5'; corner of Goulden Rd. under driveway; under utility lines.
DF	Coast live oak	8	Yes	4	Good	Good young tree; co-dominant at 6'; remove small stem.
DG	Coast live oak	8,3	Yes	4	Good	Good young tree; full crown; co-dominant at 6' with included bark.
DH	Plum	5,6,5	Yes	3	Moderate	Multiple attachments at 2'; branch dieback.
DI	Coast live oak	9	Yes	6	Good	Good young tree; excellent form and structure.
DJ	Coast live oak	16,13	Yes	4	Moderate	Good form; full crown; trunk divides at 1' with included bark; west below attachment.
DK	Coast live oak	6	Yes	2	Poor	Poor form; lost central leader; suppressed crown.
DL	Montezy pine	27	No	3	Moderate	High crown; trunk leans north; weight heavier on north.
DM	Montezy pine	27	No	3	Moderate	High crown; crown bows southeast; weight heavier on southeast; ivy on trunk.
DN	Montezy pine	11	No	3	Moderate	Young tree; crotch in trunk at 30'.
DO	Isiah yew	9	Yes	4	Moderate	Oval form; full crown.
DP	Coast live oak	21	Yes	4	Good	Good form; co-dominant at 6' with included bark; ivy on trunk.
E	Coast redwood	32	Yes	6	Good	Excellent form and structure; full low crown.
F	Coast live oak	26	Yes	4	Good	Good form; decay in pruning wound on south; cable north facing stem towards export.
H	Coast redwood	61	Yes	4	Good	Good form; co-dominant at 8-10' with several stems fused together; full crown.
I	Isiah yew	null	Yes	4	Good	Offset; eight stems 7" and under; trunk divide at 2'; full crown.
J	Coast live oak	36	Yes	4	Good	Good form and structure; northwest facing scaffold; horizontal and heave; large pruning wound on south was closed.
K	London plane	27	Yes	4	Good	Open spreading form; high crown; top of creek.
L	Canary island pine	33	Yes	4	Good	Good form and structure; full crown; ivy on trunk.
M	Palmont cottonwood	38	Yes	4	Moderate	High crown; branch failure; ivy on trunk.
N	Decid. cedar	18	Yes	3	Moderate	Thin crown; branch dieback; at top of creek.
O	Coast redwood	28,7	Yes	4	Moderate	Narrow crown; side pruned for utility line.
P	Coast redwood	27	Yes	3	Moderate	Narrow small crown; side pruned for utility line.
Q	Coast live oak	23	Yes	3	Moderate	Topped; trunk leans northwest touching wood shed; cavity in pruning wound on west; trunk maybe in fill soil.
T	Coast redwood	28	Yes	4	Good	Narrow crown; side of creek.
U	Coast redwood	16	Yes	3	Moderate	Narrow suppressed crown; side of creek.
V	Coast redwood	30	Yes	4	Good	Good form; full crown; side of creek.
X	Coast redwood	58	Yes	4	Good	Good young tree.
Y	Bismuth spruce	7	No	4	Good	Good young tree.

TOTAL TREES FOR PRESERVATION: 80

TREE NUMBERS NOT USED

THE FOLLOWING TREE NUMBERS WERE OMITTED FROM THE INVENTORY:
8, 13, 14, 16-18, 22, 23, G, R, S, W, Z, AB, AD, AE, AH, AM, AO, BC, BF, BM-BO, BS-BU, BV, CC, CD, CE, CF, CG, CH, CI, CL, CM, CN, CO, CP, CQ, CU, CV

P:\18 - Admin\360\360-360-360-Corner\360-360-360-Corner.dwg - 11/17/06 - 4:31 pm



SHARED ACCESS DRIVE BETWEEN 5840 AND 5928 THORNHILL DRIVE. ACCESS FOR 5928 THORNHILL DRIVE TO BE ABANDONED AFTER DEMOLITION OF HOUSE AND CARPORT.

- 100' FROM CENTERLINE OF CREEK
- 20' FROM CREEK TOP OF BANK
- EXISTING CENTERLINE OF CREEK
- DEMOLISH 5928 THORNHILL DRIVE AND CARPORT.
- EXISTING TOP OF BANK
- EXISTING TOE OF CREEK

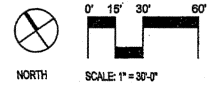
DEMOLITION LEGEND

- - - - - LIMIT OF WORK/PHASE 1
- PROPERTY LINE OF CHURCH OWNED PARCELS
- P PROTECT ITEM
- R REMOVE ITEM IN FULL, INCLUDING FOOTING, BASE.
- S REMOVE AND SALVAGE ITEM, REINSTALL AS SHOWN ON PLANS AND AS DIRECTED BY OWNER'S REPRESENTATIVE
- GRAVEL PAVING REMOVAL
- ASPHALT PAVING REMOVAL
- DECK OR PATIO REMOVAL

DEMOLITION NOTES

1. FOR TREE REMOVAL AND PROTECTION, SEE TREE PRESERVATION PLAN, SHEET 00-3.

CONTOURS ARE DIAGNOSTIC, REFER TO SPOT GRADES FOR EXACT SURVEYED ELEVATIONS.



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St John's Episcopal Church

5928 Thornhill Drive
Oakland, CA

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3	6/2/08	REPRINT
4	10/17/08	CLIP SUBMITAL-NO.3

EXISTING COND. & DEMOLITION PLAN

Date: NOVEMBER 1, 2008
 Scale: 1" = 30' 0"
 Drawn: KK
 Check: CG
 Sheet:

00-4



MATERIAL LEGEND

- AC PAVING, S.C.D.
- PERVIOUS PAVING AT PARKING STALLS: GRAVEL PAVING WITH GRAVEL PAVE CELLS FOR STABILIZATION
- OTHER PAVING, PHASE 2: DG PAVING
- PEDESTRIAN PATHWAY, STABILIZED DECOMPOSED GRANITE FINES
- PEDESTRIAN PATHWAY, INTEGRAL COLORED CONCRETE
- BOLLARD LIGHT
- DOWNLIGHT PLACED IN EXISTING TREE
- LIGHT INTEGRATED INTO BRIDGE RAILING, S.A.D.
- PLANTING AREA: SEE L2-1: PLANTING PLAN
- EXISTING SHARED GRAVEL ACCESS DRIVE TO REMAIN

KEY NOTE LEGEND

- A. EXISTING REDWOOD GROVE
- B. FIRE TRUCK TURNAROUND AND DROP-OFF
- C. UPPER PARKING AREA: EXISTING PARKING AREA TO BE RESURFACED AND RESTORED. OAK COVERED HILLSIDE ABOVE TO REMAIN.
- D. PARKING GROVE: SEE SHEET L1-2.
- E. VEHICULAR AND PEDESTRIAN BRIDGE: 20 FOOT DRIVE ASIDE WITH 5' PEDESTRIAN WALK, SEE SHEET A1.1
- F. REHABILITATED CREEK RETAINING MANY OF THE EXISTING REDWOODS, SEE CREEK PLANTINGS.
- G. ADA PARKING STALLS: 1 VAN, 1 CAR

NOTES

1. ALL DIMENSIONS SHOWN ARE TYPICAL AND NOMINAL.

CONTOURS ARE DIAGRAMATIC. REFER TO SPOT GRADES FOR EXACT SURVEYED ELEVATIONS.

PROJECT ISSUES

NO.	CURRENT CONDITION/PROBLEM	DESIGN SOLUTION
1	TRAFFIC: SEE SHEET 00-1 "CIRCULATION DIAGRAM" AND TRAFFIC REPORT FOR MORE INFO The current ingress to the church property: Drive south up Gouldin Road, take a steep blind hazardous curving right turn into the existing parking lot. a. Cars coming in for pick up speed down the entrance hill and approach the parking lot at too high a speed. b. Ingress is not compliant with current fire truck access codes - too steep, too narrow and turning radius is not wide enough.	New ingress to the church property will occur from Thornhill Drive. This will have the following positive impacts: a. Reduce traffic on Gouldin Road b. Clearer air as less fuel is needed to traverse the flat grades c. The entry drive will be edged with an attractive tree grove and drive states consisting of pervious gravel pavement d. Fire truck access will meet current standards in terms of roadway width, gradient and turning radius.
	Current egress from church property: drive down a narrow drive aisle of parking lot make a sharp steep blind left curving exit onto Alhambra Lane, pass elementary school & handicap bus drop-off zone, exit from Alhambra Lane onto Thornhill Drive. a. Curve at crest of hill used as walkway by students and parents returning from Thornhill elementary school to their vehicles parked in the parking lot near the sanctuary. b. Alhambra lane is narrow for both the school drop-off and church walkway traffic, when handicapped students are being dropped off, the exit is virtually blocked. c. The entrance to Thornhill Drive from Alhambra Lane has very limited line of sight for safe exit.	There will be the primary exit onto Thornhill and a secondary exit onto Alhambra Lane will be kept for those parking in the upper parking lot. a. Provides two exits where we currently have only one. b. Fewer cars will use Alhambra Lane to exit and will also mean less pedestrian and vehicular conflicts on the drop-off area. c. Traffic from the new driveway would have a clear line of sight onto Thornhill drive for a safer exit. d. Fire trucks and other emergency vehicles will be able to safely access and exit from the church properties and will have an easier time accessing neighboring properties.
2	PARKING The parking area currently used is not up to code. There is no efficient way to fit the parking area, except to tandem load. This requires frequent reading the owner of a blocking vehicle to move so as to let someone leave. With cars parked for services and at events like evening choir practice, the current parking and traffic flow creates hazards for children returning to their parents vehicles. Parking along the strip of land from the church to Alhambra Lane creates an even narrower pathway for exit which is sometimes blocked simply by larger vehicles incorrectly parked. The parking area currently has only one handicapped parking stall. The current parking area is not code compliant in terms of spacing and drive aisle width. Existing stalls: 40 + 1 ADA stall	The proposed parking grove will provide adequate organized parking and eliminate the current problem of blocked vehicles. By having cars parked in non-tandem stalls with traffic flow in a logic route, and with dedicated pedestrian routes, safety will increase. Because the Alhambra Lane will be a secondary exit only for vehicles parking in the upper lot, traffic congestion will not The proposed parking grove will have additional and compliant parking spaces. The proposed parking area is code compliant
3	FACILITY USE The present sanctuary, built 50 years ago was designed to be a future social hall. Currently it serves as both sanctuary and social hall.	The separate sanctuary and social stall will be in a cluster of buildings with a courtyard connecting the two buildings.
4	EMERGENCY ACCESS Driveway access from Alhambra Lane onto Thornhill Drive into the parking lot, turning radius is sharp and grade is >20%. Steepness of entry driveway from Gouldin into St. John's prohibits ladder truck access. Fire hydrant is located uphill on Gouldin Road.	This will become an aisle for the upper parking lot, primary exit and exit for fire trucks will be over the bridge on Thornhill Road. The new parking lot will have a turnaround radius that will meet Fire Dept needs, The new bridge will be appropriate width and provide required turning radius. Two fire hydrants will be installed. In addition vegetation management will eliminate most of the ladder fuels, grass, and brush. This will assure good fire protection in our wildland/urban interface area.
5	RESOURCE CONSERVATION/PRESERVATION Current creek bed and bank is eroded, full of concrete debris, and choked with non-native species. Riparian corridor is of limited habitat value.	Loose debris in creek channel and select non-native species will be removed. Replanting in creek corridor will include a variety of native riparian plantings, enhancing habitat value.
6	EROSION CONTROL/WATER QUALITIES Creek bank eroding adjacent to Thornhill Drive and negatively impacts water quality in creek. Erosion will eventually undermine road. Potential impact of bridge upon creek banks and water quality. Impact of bridge upon creek banks and water quality.	Creek banks will be stabilized to help reduce further erosion and impacts to water quality. Banks to be stabilized with bioengineering methods and planted with native species, including fast-growing willow stakes and pole cuttings. In weaker areas, a combined structural and bioengineering approach will be used. The bridge will be designed to minimize bank disturbance using drilled piers. Engineered bank armoring may be required under the bridge to stabilize banks and protect them from future erosion. The bridge will be designed to minimize bank disturbance, e.g. with drilled piers, engineered bank armoring under the bridge may be required to stabilize banks and protect them from excessive future erosion. Incorporate site design measures to reduce impervious surfaces, promote infiltration and reduce water quality impacts. The design has minimized the addition of pervious paving by minimizing parking stall size and roadway widths. Pervious paving will be installed in the following locations: gravel paved parking stalls along the new entry road and unbound decomposed granite fines will be used for all non-ADA pathways. In addition water storage underneath the parking stalls will handle peak run-off and slow water to percolate on-site and not into the creek, reducing pollutants. Erosion control plan calls for BMP to be utilized during construction.
	C3: Current site plan has run-off that drains into the creek.	

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Client
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Project Partners
CREEK DRAWINGS BY:
DCE PLANNING
PROJECT MANAGER: SARAH SUTTON
1625 SHATTUCK AVENUE, SUITE 300
BERKELEY, CA 94709

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3	6/8/08	REPRINT
4	9/17/08	CIP SUBMITAL-NO.3

SITE PLAN

Date NOVEMBER 1, 2008
Scale 1" = 30' 0"
Drawn KK
Check CG
Sheet

L1-1

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4	9/17/08	CUP SUBMITAL-NO.3

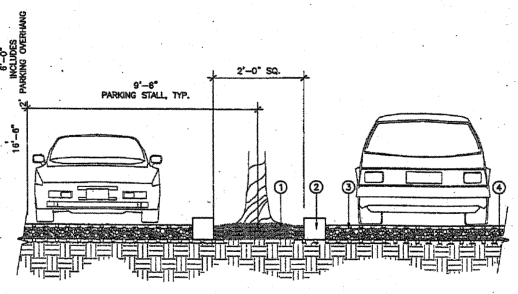
PARKING GROVE DETAILS

Date NOVEMBER 1, 2006
 Scale
 Drawn KK
 Check CC
 Sheet

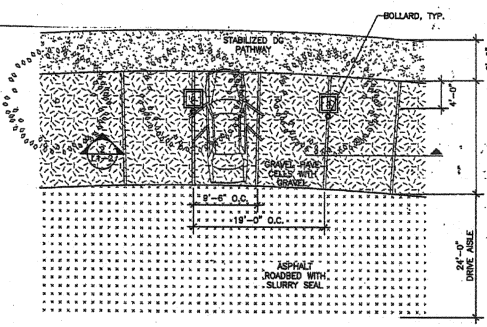
L1-2

NOT FOR CONSTRUCTION

- ① TREE PLANTING WITH MULCH
- ② RETAINING EDGE
- ③ GRAVEL PAVE PLASTIC CELLS FILLED WITH GRAVEL (POROUS)
- ④ POROUS STRUCTURAL FILL



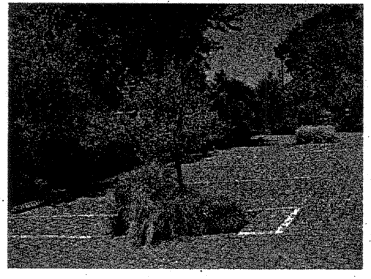
2 SECTION AT PARKING GROVE
 L1-2 SCALE 3/8"=1'-0"



1 PARKING GROVE
 L1-2 SCALE 1/8"=1'-0"



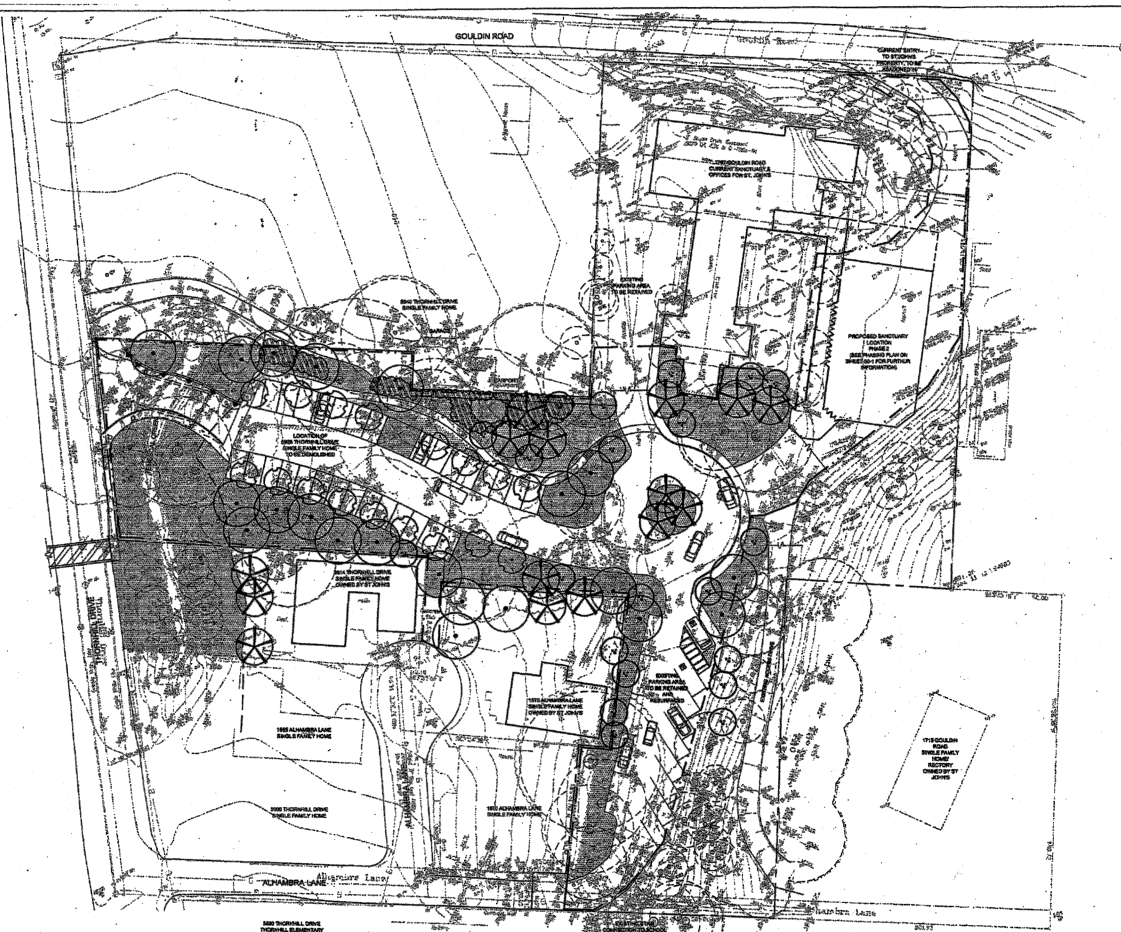
3 PARKING GROVE - EXAMPLE B
 L1-2 SCALE N.T.S



4 PARKING GROVE - EXAMPLE B
 L1-2 SCALE N.T.S

F:\SR_Users\BCT\CAD-Station\Comment and -St John's L1-2-Parking Groves.dwg, November 1, 2006 4:41 pm

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PLANTING NOTES





1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO PLUS OR MINUS 0.10 FT PRIOR TO PROJECT EXECUTION.
3. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED. CONTRACTOR GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
4. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
5. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
6. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION. SLOPE SOIL AWAY FROM BUILDING AT 2% MINIMUM.
7. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATORS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS NOTED OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
8. PROTECT EXISTING TREES TO REMAIN PER PRESERVATION AND REMOVAL PLAN.

IRRIGATION STATEMENT





AUTOMATIC IRRIGATION WILL BE PROVIDED TO ALL NEW PLANTS. CREEK RESTORATION IRRIGATION WILL BE TEMPORARY FOR PLANT ESTABLISHMENT PERIOD. APPROPRIATE WATER CONSERVING EQUIPMENT AND DETAILS WILL BE INCORPORATED INTO THE DESIGN SUCH AS PRESSURE COMPENSATING HEADS AND VALVES, USE OF CHECK VALVES, LOW-FLOW BUBBLERS AND CIRCUITING THAT CONSIDERS PLANT TYPES AND EXPOSURES. BACKFLOW PROTECTION WILL BE PROVIDED AT THE POINT OF CONNECTION. STREET TREES WILL BE IRRIGATED SEPARATELY AND CAPABLE OF DEEP, INFREQUENT WATER APPLICATIONS. THE SYSTEM WILL BE HIGH-QUALITY, HEAVY DUTY AND WHERE NECESSARY WILL INCORPORATE MANUAL RESISTANT MECHANISMS. THE SYSTEM WILL BE CONTROLLED BY A MULTIPLE PROGRAM CONTROLLER. THE CONTROLLER WILL ALSO MONITOR SYSTEM FLOWS, AND INCLUDE CAPABILITY FOR AUTOMATIC SHUTDOWN OF SYSTEM IN THE EVENT OF PIPING BREAKS.

PLANT LIST

FOR CREEK AND SHRUB PLANT LIST SEE SHEET L2-2.

-  EXISTING TREE
-  EXISTING SHRUB MASS TO BE RETAINED
-  NEW TALL SHRUB MASS, SEE PLANT LIST FOR SPECIES
-  SHRUB AND GROUNDCOVER PLANTING, TYP. SEE PLANT LIST FOR SPECIES

TREE LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	CONTAINER SIZE	COMMENTS
	LARGE CANOPIED TREE: ASCULUS CALIFORNICA (CALIFORNIA SUCKEY) NYSSA SYLVATICA (NYLICO) PLATANUS RACEMOSA (WESTERN SYCAMORE) QUERCUS AGRIFOLIA (COAST LIVE OAK) QUERCUS LOBATA (VALLEY OAK) UMBELLARIA CALIFORNICA (CALIFORNIA BAY)	24" BOX	STANDARD
	CONIFEROUS EVERGREEN TREE: SEQUOIA SEMPERVIRENS (COAST REDWOOD)	24" BOX	STANDARD
	BARKING ORCHARD TREE: GINGKO BILOBA (CHINWOK) PYRUS CALLERYANA 'ARISTOCRAT' (FLOWERING PEAR)	24" BOX	STANDARD
	ACCENT TREE: ARBUTUS MENZIESII (MADROSE) CERIS OCCIDENTALIS (WESTERN REDBUD) PRUNUS ILICIFOLIA (HOLLYLEAF CHERRY)	15 GAL	MULTI STEM

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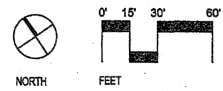
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PLANTING PLAN

Date	NOVEMBER 1, 2008
Scale	1" = 30' 0"
Drawn	KK
Check	CG
Sheet	



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L2-1

P:\31 St John's Church\31-000-0000\Drawn - St. John's - L2-2 - Planting Schedule.dwg Wednesday, 11 Oct 2006 9:53:33 pm

CREEK RESTORATION PLANT LIST

BOTANICAL NAME	COMMON NAME	WATER & EDGE	MIDDLE SLOPE	UPPER	FULL SUN TOLERANT	SHADE TOLERANT
TREES (ALL TREES 24" BOX, ALL WILLOWS PLANTED VIA WATTLE BUNDLES)						
AESULUS CALIFORNICA	CALIFORNIA BUOKEYE		X	X		X
ACER MACROPHYLLUM	BIG-LEAF MAPLE		X	X	X	X
ALNUS RUBRA	RED ALDER	X	X		X	X
CERCIS OCCIDENTALIS	WESTERN REDBUD			X	X	
QUERCUS AGRIFOLIA	COAST LIVE OAK			X	X	
SALIX LASIANDBRA	YELLOW WILLOW	X			X	
SALIX LASIOLEPIS	ARROYO WILLOW	X			X	
SHRUBS, WOODY GROUNDCOVERS						
ARTEMISA DOUGLASSIANA	MUGWORT	X	X		X	X
CEANOTHUS SPP.	CEANOTHUS			X	X	
CORNUS STOLONIFERA, SERICEA	DOGWOOD	X			X	X
DIPLOCLADUS AURANTIACUS	STICKEY MONKEYFLOWER			X	X	
HOLODISCUS DISCOLOR	CREAM BUSH		X	X	X	X
MIMULUS CARINALIS	SCARLET MONKEYFLOWER	X	X			
PHYSOCARPUS CARSTONI	NINEBARK		X			X
POLYSTICHUM MUNITUM	SWORD FERN		X	X	X	
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY			X	X	X
RIBES MENZIESII	GOOSEBERRY			X		X
RIBES SANGUINEUM	FLOWERING CURRENT			X	X	X
ROSA CALIFORNICA	CALIFORNIA WILD ROSE			X	X	X
RUBUS URSINUS	CALIFORNIA BLACKBERRY	X	X	X	X	X
RUBUS PARVIFLORUS	THIMBLEBERRY			X		X
SAMBUCUS MEXICANA	BLUE ELDERBERRY		X	X	X	X
SYMPHYCARPOS MOLLIS	CREeping HONEYSUCKLE		X	X	X	X
VINES						
ARISTOLOCHA CALIFORNICA	PIPEVINE		X	X	X	X
LONICERA HISPIDULA	WILD HONEYSUCKLE		X	X	X	X
VITIS CALIFORNICA	WILD GRAPE			X	X	
HERBACEOUS GROUNDCOVERS AND WILDFLOWERS						
ACHILLEA MILLEFOLIUM	YARROW		X	X	X	
ASARUM CAUDATUM	WILD GINGER	X	X			X
ASTER CHILENSIS, RADULINIS, SUBULATUS	WESTERN ASTER		X	X	X	
HEUCHERA MORANTHA	ALUMROOT		X	X		X
GRASSES/ SEDGES/ RUSHES						
BROMUS CARINATUS	CALIFORNIA BROOM	X	X	X	X	
CALAMAGROSTIS NUTKANENSIS	REED GRASS	X				X
FESTUCA RUBRA	CREeping RED FESCUE		X	X	X	
JUNCUS EFFUSUS	BLUE RUSH	X	X			X
JUNCUS PATENS	PACIFIC RUSH	X	X	X	X	X
LEYMUS TRITICOIDES	CREeping WILD RYE	X	X	X	X	

SHRUB LIST

BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	COMMENTS
ABELIA X GRANDIFLORA 'CONFETTI'	GLOSSY ABELIA	5 GAL.	5' O.C.	
ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTERRREY MANZENTITA	5 GAL OR TREPOT	4' O.C.	
ARCTOSTAPHYLOS UVA-URSI 'RADIANT'	ARCTOSTAPHYLOS	5 GAL OR TREPOT	4' O.C.	
BACCHARIS PILLULARIS 'PIGEON POINT'	COYOTE BRUSH	5 GALS GAL. OR TREPOT	4' O.C.	
BUDDELEIA DAVIDI 'PINK CHARMING'	BUTTERFLY BUSH	5 GAL OR TREPOT	4' O.C.	PINK CHARMING
CORNUS STOLONIFERA	RED TWIG DOGWOOD	5 GAL OR TREPOT	4' O.C.	
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL OR TREPOT	4' O.C.	
COLENDINA PULCHRUM 'SUNSET GOLD'	COLENDINA	5 GAL.	3' O.C.	
GARRYA ELIPTICA	SILKTASSLE	5 GAL OR TREPOT	6' O.C.	
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL OR TREPOT	6' O.C.	
LOROPETALUM CHINENSIS	LOROPETALUM CHINENSIS	5 GAL.	4' O.C.	GREEN LEAF, WHITE FLOWER
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEE BERRY	5 GAL OR TREPOT	6' O.C.	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEE BERRY	5 GAL OR TREPOT	6' O.C.	
RIBES SANGUINEUM	RED FLOWERING CURRENT	5 GAL OR TREPOT	4' O.C.	

HERBACEOUS GROUNDCOVERS AND WILDFLOWERS

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	REMARKS
ACHILLEA TERRA COTTA	YARROW	1 GAL OR DEEPTO	2' O.C.	
ANEMONE X HONOREE JOBERT	JAPANESE ANEMONE	1 GAL OR DEEPTO	3' O.C.	
ARTEMISA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL OR DEEPTO	2' O.C.	
CALAMAGROSTIS OBERDAM	CALAMAGROSTIS	1 GAL OR DEEPTO	2' O.C.	
ERIGERON GLAUCUS	SEASIDE DASY	1 GAL OR DEEPTO	2' O.C.	
PHORMIUM COOKIANUM 'APRICOT QUEEN'	PHORMIUM	1 GAL OR DEEPTO	3' O.C.	3' HT, APRICOT GREEN FOLIAGE
PHORMIUM COOKIANUM 'JACK SPAT'	PHORMIUM	1 GAL OR DEEPTO	2' O.C.	18" HT, BRONZE FOLIAGE
SALVA CLEVELANDII	CLEVELAND SAGE	1 GAL OR DEEPTO	2' O.C.	
SALVA MICROPHYLLA OSWAMI 'BEZERKELEY'	SALVA	1 GAL OR DEEPTO	2' O.C.	

PGA design

LANDSCAPE ARCHITECTS

444 17th Street
Oakland CA 94612
T 510 465 1284
F 510 465 1256

Client
St John's Episcopal Church
1707 Goulet Road
Oakland, CA

Project Partners

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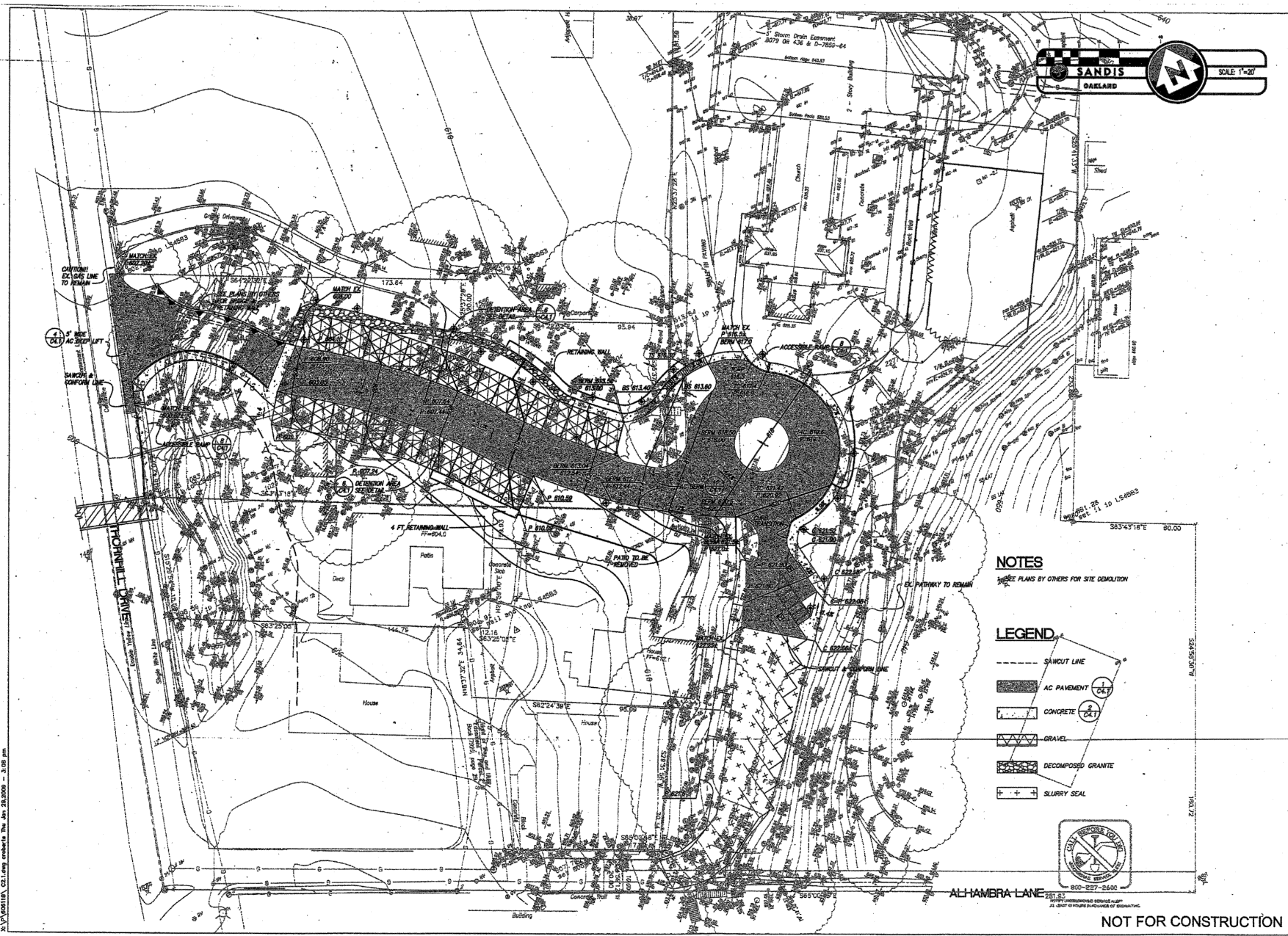
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2	7/2/07	CUP SUBMITAL-NO.2
3	8/26/08	REPRINT
4	10/7/08	CUP SUBMITAL-NO.3

PLANTING LISTS

Date NOVEMBER 1, 2006
Scale 1" = 20' 0"
Drawn KSK
Checked CG
Sheet

L2-2

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SANDIS
OAKLAND

SCALE: 1"=20'

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NOTES
SEE PLANS BY OTHERS FOR SITE DEMOLITION

- LEGEND**
- SAWCUT LINE
 - AC PAVEMENT
 - CONCRETE
 - GRAVEL
 - DECOMPOSED GRANITE
 - SLURRY SEAL



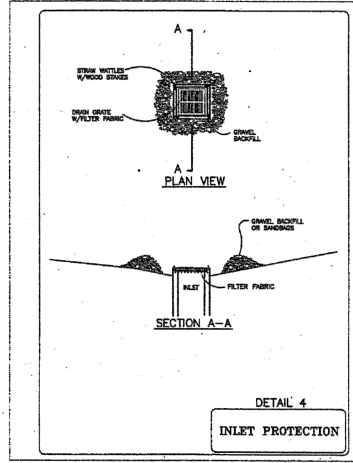
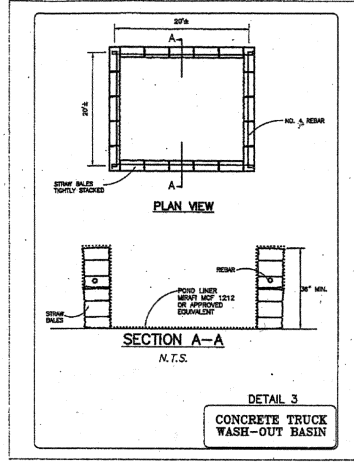
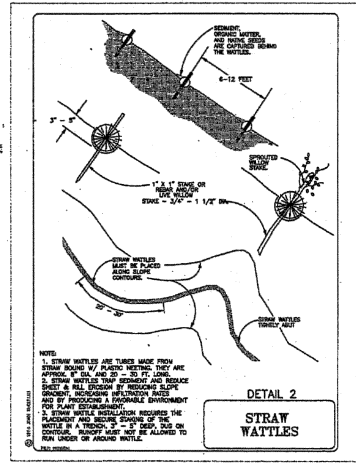
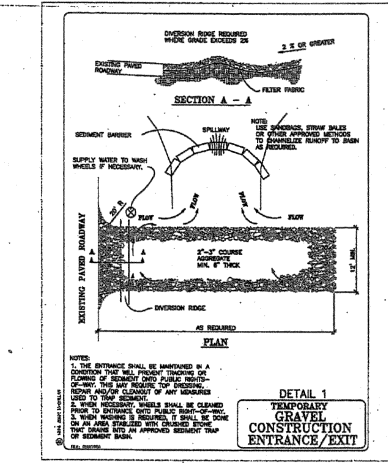
GRADING DRAINAGE AND PAVING PLAN

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Check: DSA
Sheet:

C2.1

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STORM WATER POLLUTION PREVENTION NOTES

STORM WATER POLLUTION PREVENTION NOTES
STORM WATER POLLUTION PREVENTION NOTES
STORM WATER POLLUTION PREVENTION NOTES

RECORD STILLS AND LEAKS

RECORD STILLS AND LEAKS
RECORD STILLS AND LEAKS
RECORD STILLS AND LEAKS

DEVELOPMENT WASTE

DEVELOPMENT WASTE
DEVELOPMENT WASTE
DEVELOPMENT WASTE

RECORD

RECORD
RECORD
RECORD

CONTAMINATION PREVENTION

CONTAMINATION PREVENTION
CONTAMINATION PREVENTION
CONTAMINATION PREVENTION

CONCRETE TRUCK WASH-OUT BASIN

CONCRETE TRUCK WASH-OUT BASIN
CONCRETE TRUCK WASH-OUT BASIN
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CONCRETE TRUCK WASH-OUT BASIN

PGA design
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Client
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1707 Gouldin Road
Oakland, CA

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Oakland, CA

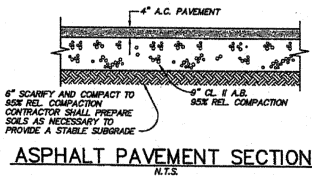
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2	10-28-08	SITE PLAN MODS

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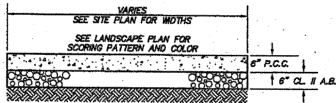
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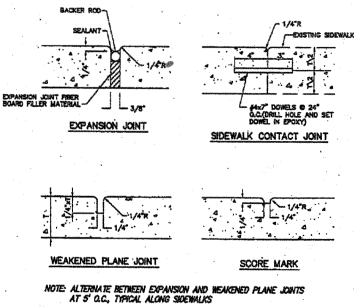
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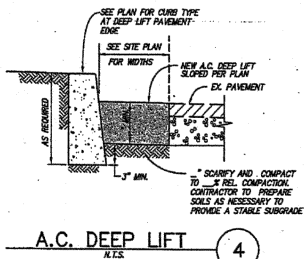
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N.T.S.



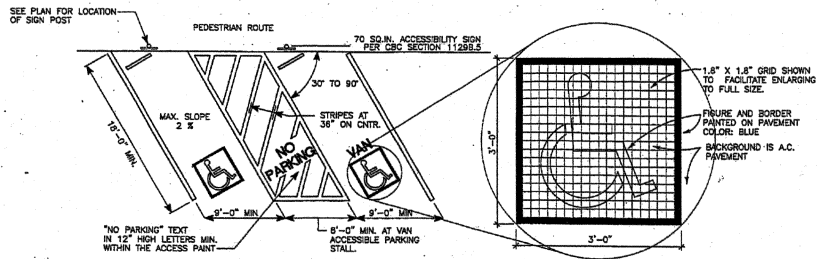
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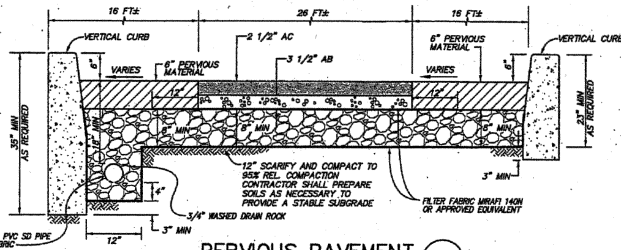
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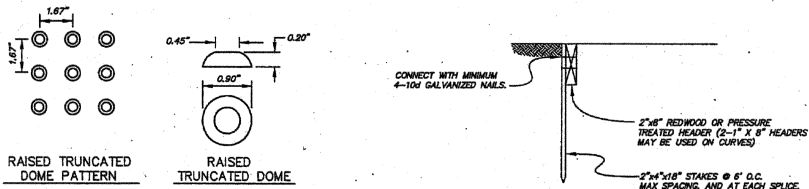
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N.T.S.



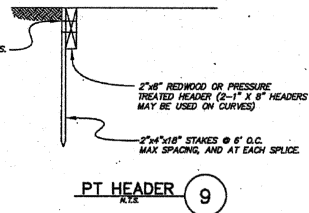
PARKING DETAIL 5
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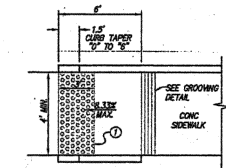
PERVIOUS PAVEMENT 6
N.T.S.



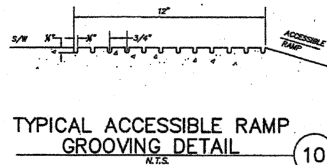
DETECTABLE WARNING SURFACE 7
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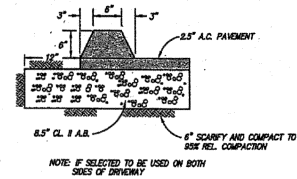
PT HEADER 9
N.T.S.



IN-LINE ACCESSIBLE RAMP 8
N.T.S.



TYPICAL ACCESSIBLE RAMP GROOVING DETAIL 10
N.T.S.



A.C. BERM 11
N.T.S.



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Oakland, CA

No.	Date	Description
1	7-2-07	CITY RESIDENTIAL
2	10-28-08	SITE PLAN MODS

CONSTRUCTION DETAILS

Date	NOVEMBER 1, 2006
Scale	1" = 20' 0"
Drawn	SEE
Check	DGA
Sheet	

C4.1

A:\V\060115\060115 CAL.dwg created: Thu Jun 29, 2006 - 3:08 pm

Client:
 St John's Episcopal Church
 1707 Oakdin Road
 Oakland, CA

Project Partners
 Turnbull Griffin & Haasloop
 Architects
 1660 Bush Street, Suite 200
 San Francisco, CA 94109

Freelance: Forbes Wong
 Structural Engineers
 487 8th St.
 Oakland, CA 94607

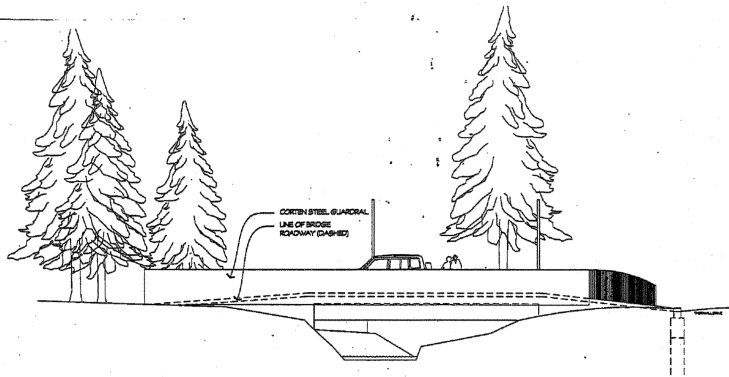
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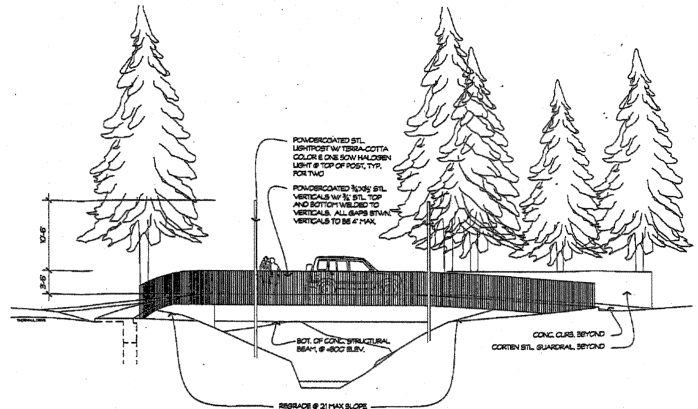
St John's Episcopal Church
 5928 Thornhill Drive
 Oakland, CA

No.	Date	Description
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2	7/02/07	CUP SUBMITTAL-NO.2
3	8/8/08	REPRINT
4	1/14/09	CUP-SUBMITTAL-NO.3

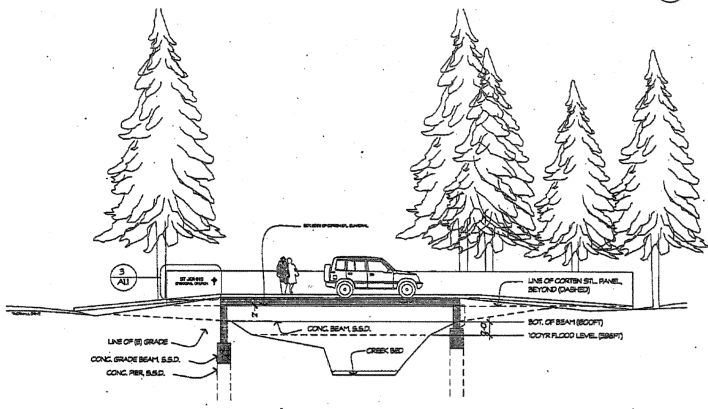
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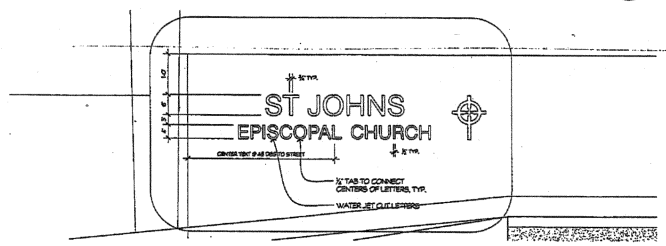
BRIDGE ELEVATION 1
 1/8" = 1'-0"
 5 AU



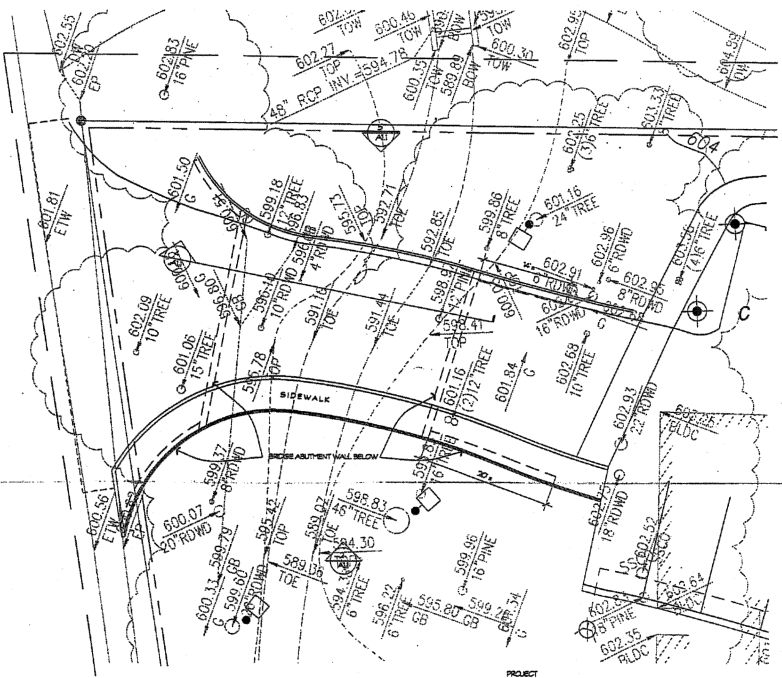
BRIDGE ELEVATION 2
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 2 AU



BRIDGE SECTION 4
 1/8" = 1'-0"
 4 AU

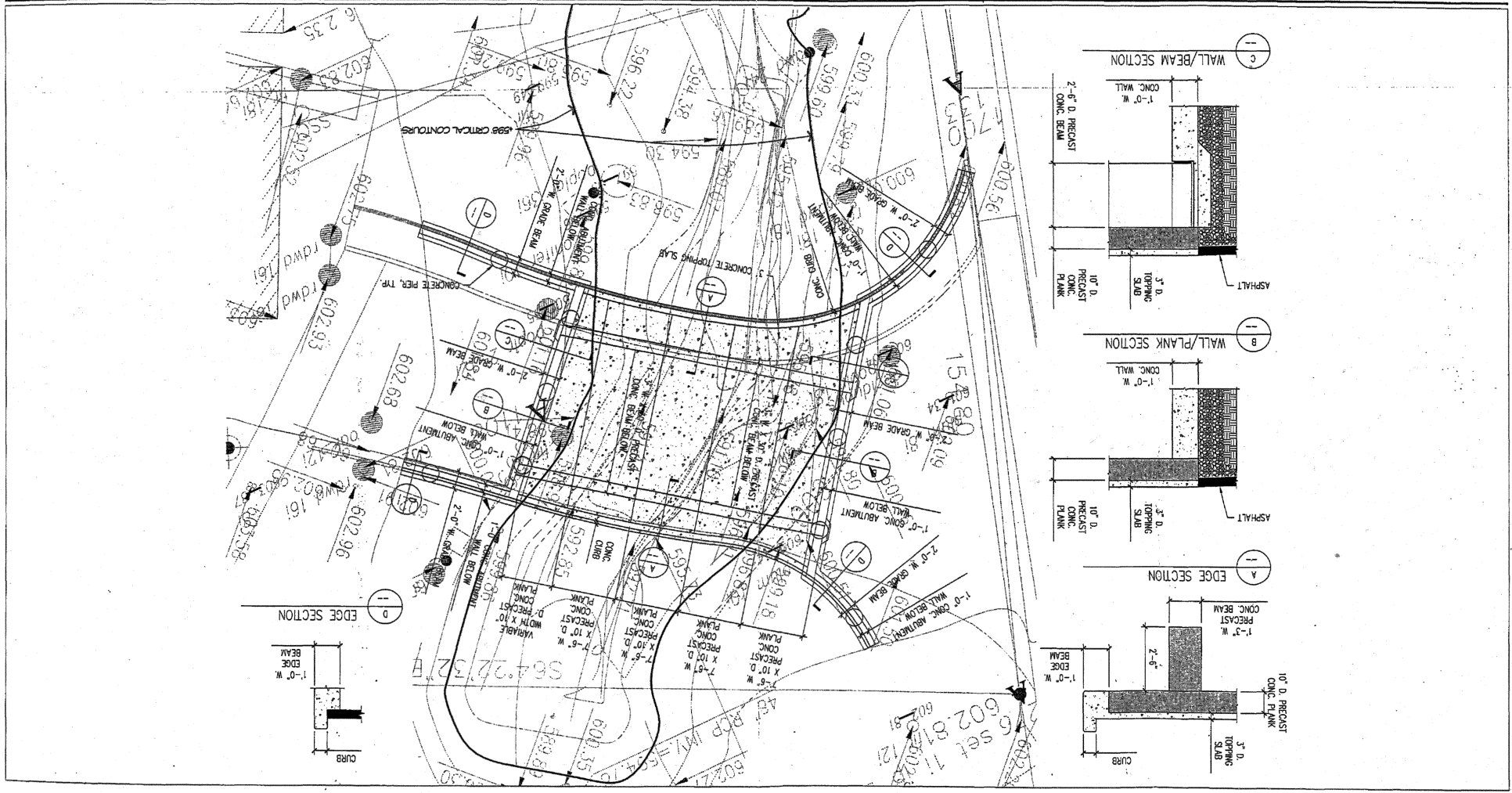


ENLARGED ELEVATION OF SIGNAGE 3
 3/4" = 1'-0"
 3 AU



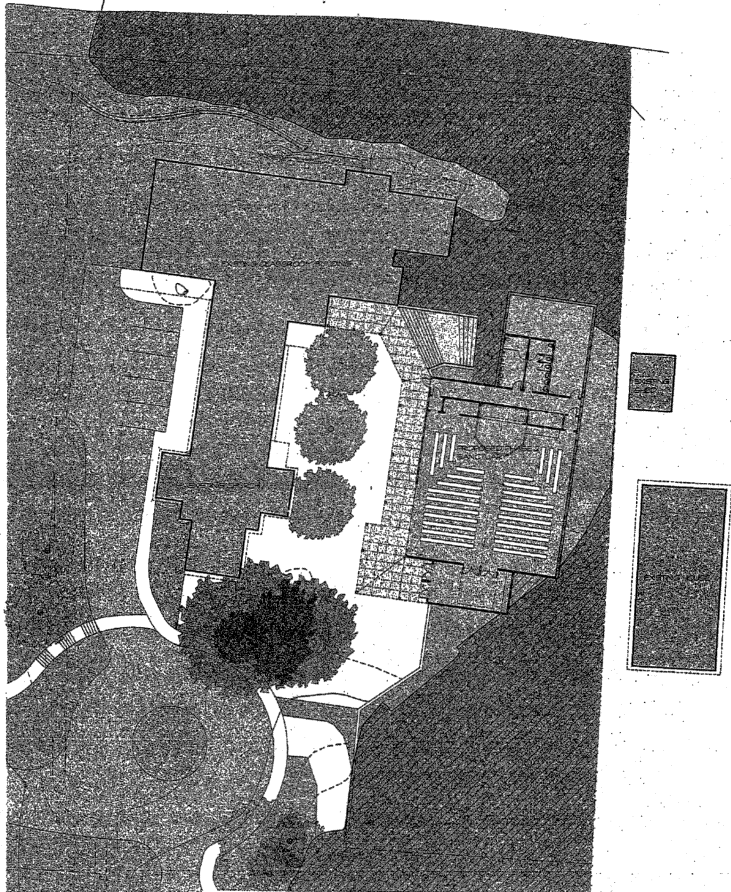
BRIDGE PLAN 1
 1/8" = 1'-0"
 1 AU

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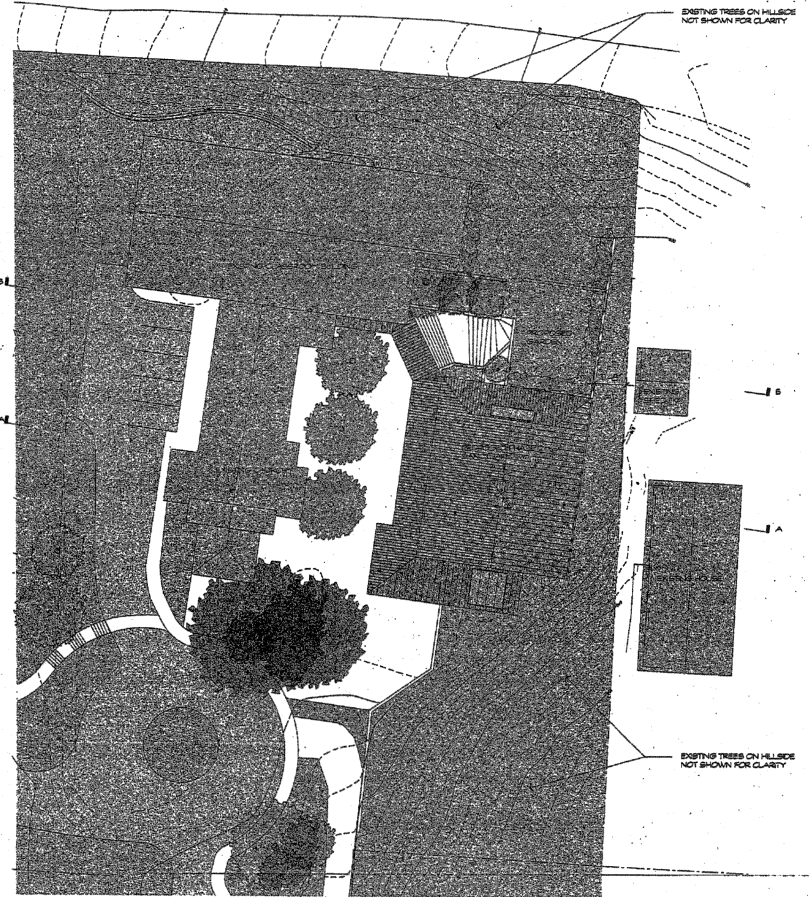


Source: PCDesign, Inc., Turnbull Griffin & Hasbloop, Frattessa Forbes Wong

FIGURE 3-9
BRIDGE CONCEPTUAL STRUCTURAL PLAN



PROPOSED PHASE 2 - FLOOR PLAN



PROPOSED PHASE 2 - ROOF PLAN

ARCHITECT
TURNBULL GRIFFIN HANCOCK
1650 Bush Street, Suite 200
San Francisco, CA 94109

MECHANICAL

FIRE PROTECTION

ST. JOHN'S EPISCOPAL CHURCH
PROPOSED NEW SANCTUARY

APPROVALS:

REVISIONS:
03.06.09 REPRINT

DRAWING TITLE
PROPOSED NEW SANCTUARY
SITE PLAN

SHEET NO.

STRUCTURAL ENGINEER

ELECTRICAL

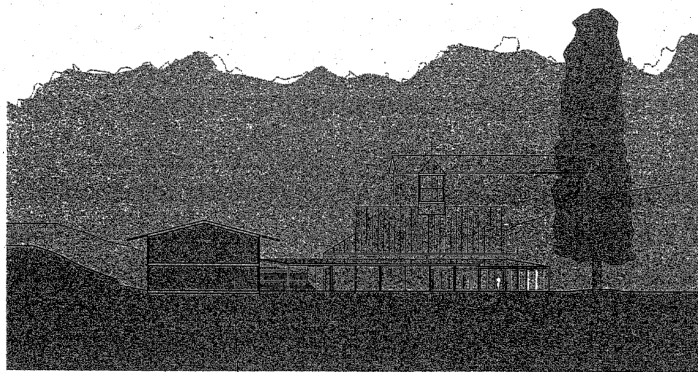
LANDSCAPE ARCHITECT
PGA DESIGN
337 7th Street, Suite 24
Oakland, CA 94612

OAKLAND, CALIFORNIA

SCALE 1" = 20'-0"

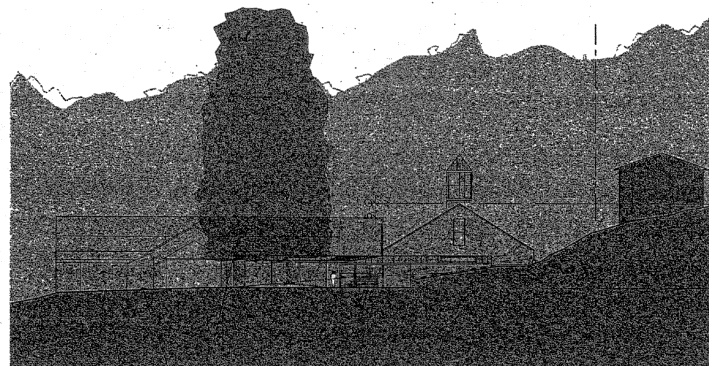
DATE 04/04/2007

A1.0



EXISTING CLASSROOM BUILDING

PROPOSED PHASE 2 SANCTUARY - WEST ELEVATION



EXISTING HOUSE RIDGE
EL. 666.30

PROPOSED SANCTUARY RIDGE
EL. 648.5

30'-6"

FINISH FLOOR
EL. 618.0

EXISTING HOUSE

PROPERTY LINE

EXISTING REDWOODS
EXISTING CHURCH
EXISTING CLASSROOM BUILDING

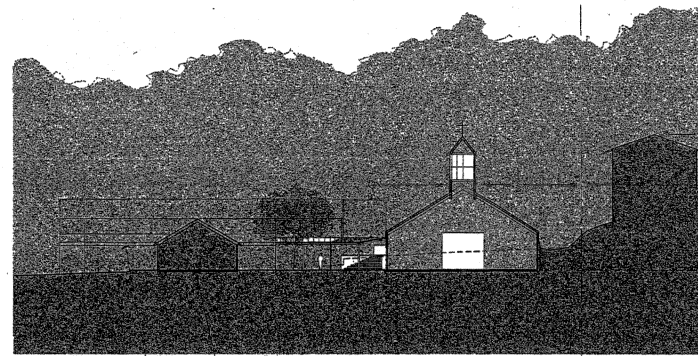
PROPOSED PHASE 2 SANCTUARY - SOUTH ELEVATION

ARCHITECT TURNBULL GRIFFIN HASLEGRAFF 1660 Bush Street, Suite 200 San Francisco, CA 94109	MECHANICAL	FIRE PROTECTION	ST. JOHN'S EPISCOPAL CHURCH PROPOSED NEW SANCTUARY OAKLAND, CALIFORNIA	APPROVALS:	REVISIONS: 03.06.09 REPRINT	DRAWING TITLE PROPOSED NEW SANCTUARY ELEVATIONS	SHEET NO.
STRUCTURAL ENGINEER	ELECTRICAL	LANDSCAPE ARCHITECT RGA DESIGN 337 17th Street, Suite 214 Oakland, CA 94612		SCALE 1" = 20'-0"	DATE 04.04.2007		A2.0



GARDEN ABOVE
 EXISTING CHURCH
 EXISTING CLASSROOM BUILDING
 PROPERTY LINE

PROPOSED PHASE 2 SANCTUARY - SECTION B - B



EXISTING CHURCH
 EXISTING CLASSROOM BUILDING
 PROPERTY LINE

EXISTING HOUSE RIDGE
 EL. 666.90
 PROPOSED SANCTUARY RIDGE
 EL. 646.5
 FINISH FLOOR
 EL. 68.0

PROPOSED PHASE 2 SANCTUARY - SECTION A - A

ARCHITECT
 TURNBULL GRIFFIN HANBLOP
 1660 Bush Street, Suite 200
 San Francisco, CA 94109

MECHANICAL

FIRE PROTECTION

ST. JOHN'S EPISCOPAL CHURCH
 PROPOSED NEW SANCTUARY

APPROVALS:

REVISIONS:
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 PROPOSED NEW SANCTUARY
 SECTIONS

SHEET NO.

A3.0

STRUCTURAL ENGINEER

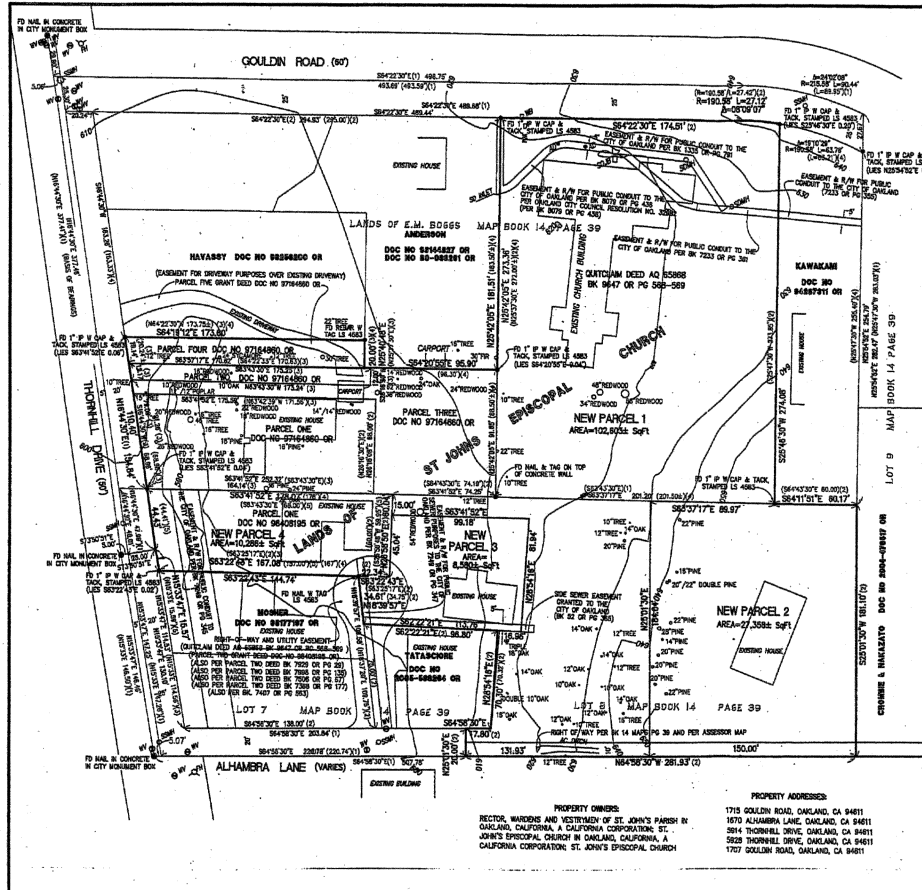
ELECTRICAL

LANDSCAPE ARCHITECT
 PBA DESIGN
 337 17th Street, Suite 24
 Oakland, CA 94612

OAKLAND, CALIFORNIA

SCALE 1" = 20'-0"

DATE 04.04.2007



- NOTES AND LEGEND**
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- PROJECT BOUNDARY
 - OTHER PROPERTY LINE
 - EXISTING LOT LINE TO BE ELIMINATED
 - EXISTING LOT LINE TO REMAIN
 - NEW LOT LINE
 - DIMENSION OR MONUMENT LINE
 - STREET CENTERLINE
 - EXISTING EASEMENT LINE
 - FOUND CENTERLINE MONUMENT AS DESCRIBED
 - FOUND PROPERTY CORNER AS DESCRIBED
 - DATE/STAKE RECORD DATA
 - (1) BK 14 MAPS PG 39
 - (2) QUILTERMAN DEED AQ 85888
 - (3) GRANT DEED DOC NO. 87164860 O.R.
 - (4) ALAMEDA COUNTY ASSESSOR MAP
 - (5) GRANT DEED DOC NO. 8260835 O.R.
- SB □ STORM DRAIN JUNCTION BOX
 - W □ WATER VALVE
 - AR □ AREA DRAIN
 - FL □ FIRE HYDRANT
 - SM □ SMOKE EXHAUST MANHOLE
 - W □ WATER BOX
 - SD □ STORM DRAIN MANHOLE
 - WM □ WATER METER
 - TR □ TRUNK WITH TYPE & DIAMETER

BASE OF BEARINGS:
THE BEARING N15°42'07" OF THE MONUMENT LINE OF THORN ROAD (PRESENTLY THORNHILL DRIVE) AS FOUND MONUMENTED, AS SHOWN HEREON, AND AS SHOWN RECORDED IN MAP BOOK 14 AT PAGE 39, ALAMEDA COUNTY RECORDS, WAS CHOSEN AS THE BASE OF THE BEARINGS SHOWN HEREON.

BENCHMARK:
CITY OF OAKLAND MONUMENT 602, BEING THE MONUMENT PIN OF STANDARD CITY MONUMENT AT THE INTERSECTION OF THORNHILL DRIVE & ALHAMBRA LANE (ELEV=595.718 PER CITY OF OAKLAND DATUM).

LAURA J. CABRAL
L.S. 7758
(LS EXPIRES 12/31/07)

TENTATIVE PARCEL MAP 9327

BEING A PORTION OF LOTS 7 AND 8, AND A PORTION OF THE PARCEL OF LAND DESIGNATED AS "E.M. BOGGS", ACCORDING TO THE MAP OF "THORNHILL PARK", FILED NOVEMBER 4, 1918 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY AND OF RECORD IN MAP BOOK 14, PAGE 39; BEING ALL OF THAT CERTAIN GRANT DEED TO ST. JOHN'S EPISCOPAL CHURCH PER DOCUMENT NO. 8260835 OF OFFICIAL RECORDS; AND BEING A RESUBDIVISION OF ALL OF PARCELS ONE, TWO, THREE AND FOUR PER THAT CERTAIN GRANT DEED TO ST. JOHN'S EPISCOPAL CHURCH IN OAKLAND CALIFORNIA PER DOCUMENT NO. 87164860 OF OFFICIAL RECORDS AND OF ALL OF LANDS RELEASED TO RECTOR, WARDENS AND VESTRYMEN OF ST. JOHN'S PARISH IN OAKLAND, CALIFORNIA PER THAT CERTAIN QUILTERMAN DEED AQ 85888 PER BOOK 9847, PAGE 268 OF OFFICIAL RECORDS, ALAMEDA COUNTY RECORDS, SAID LANDS LYING WITHIN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

OCTOBER, 2006
SANDIS CIVIL ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
685 Castro Street | Roseville, CA 95678 | P. 916.862.6800 | F. 916.862.6802 | www.sandis.com
MOUNTAIN VIEW ROSEVILLE OAKLAND
SHEET 1 OF 1

PROPERTY OWNERS:
RECTOR, WARDENS AND VESTRYMEN OF ST. JOHN'S PARISH IN OAKLAND, CALIFORNIA, A CALIFORNIA CORPORATION, ST. JOHN'S EPISCOPAL CHURCH IN OAKLAND, CALIFORNIA, A CALIFORNIA CORPORATION, ST. JOHN'S EPISCOPAL CHURCH

PROPERTY ADDRESSES:
1715 GOULDIN ROAD, OAKLAND, CA 94611
1670 ALHAMBRA LANE, OAKLAND, CA 94611
2614 THORNHILL DRIVE, OAKLAND, CA 94611
5828 THORNHILL DRIVE, OAKLAND, CA 94611
1707 GOULDIN ROAD, OAKLAND, CA 94611