



Head-Royce School
COMBINED PHASES I & II FINAL DEVELOPMENT PLAN

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-A0.00

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PROJECT DESCRIPTION

The Project proposes to integrate the existing Head-Royce School, or "North Campus," with a new "South Campus" and to create a unified 22-acre K-12 school. The Project Phases I + II propose maintenance of an at-grade crossing; an internal pick-up and drop-off road; the rehabilitation or reuse of four existing buildings, three of which retain historical character-defining features; demolition of eight non-historic structures and the addition of 9 spaces to total 138 on-site parking spaces on the Head-Royce South Campus.

The South Campus would be shared by all of the School's student divisions (Lower, Middle, and Upper) and would not be exclusively devoted to any one division.

The South Campus of Head-Royce is proposed as a learning resource for the students and a park-like setting. Having a site like this enables landscape restoration and promotes a healthy Californian ecosystem. The site has been reshaped to accommodate, but also promote, the value of this native environment by making students aware of and evolve with spaces designed around oak groves, natural hydrology, and native vegetation.



PROJECT SUMMARY

ADDRESS	4315 LINCOLN AVE. OAKLAND, CA
ZONING	RD-1
BUILDING CODE	2019 CALIFORNIA BUILDING CODE
OCCUPANCY GROUPS	
BUILDING 0	E, A, S
BUILDING 1	E, B, S
BUILDING 2	E, S
CONSTRUCTION TYPES	
BUILDING 0	TYPE V-B
BUILDING 1	TYPE V-B
BUILDING 2	TYPE V-B
PARKING	
STANDARD STALLS	84
COMPACT STALLS	31
ACCESSIBLE STALLS	5
ACCESSIBLE EV STALL	2
EV STALLS	5
CLEAN AIR/VAN POOL/EV STALL	11
TOTAL STALLS	138
BICYCLE PARKING	25 REQUIRED. 40 PROVIDED.
FLOOR AREA CALCULATIONS	
BUILDING 0	6,150
BUILDING 1	7,150
BUILDING 2	7,200
TOTAL	20,500

PROJECT DIRECTORY

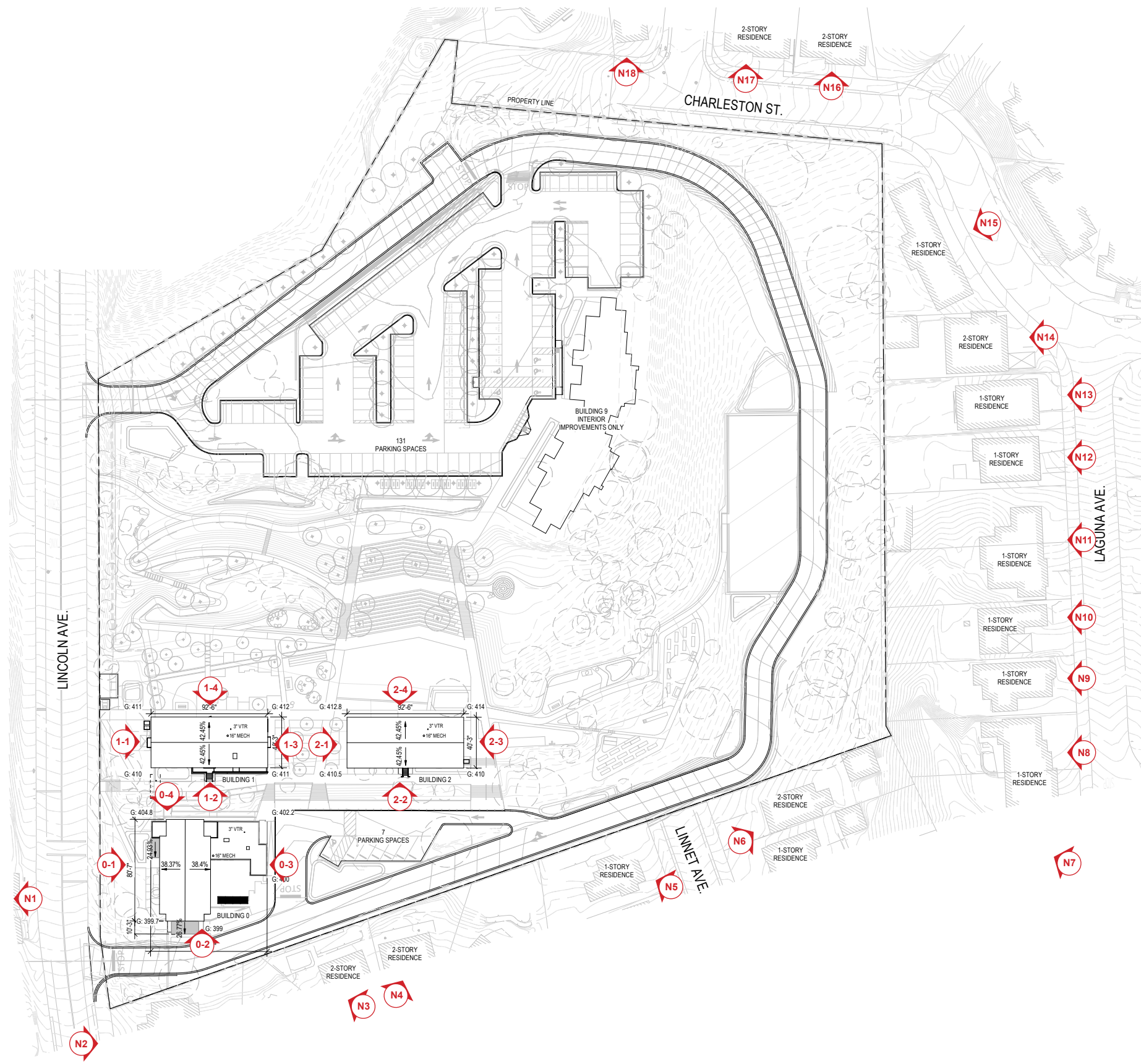
OWNER	HEAD-ROYCE SCHOOL 4315 LINCOLN AVE. OAKLAND, CA 94602
ARCHITECT	SOM ONE MARITIME PLAZA SAN FRANCISCO, CA 94111
CIVIL ENGINEER	SHERWOOD DESIGN ENGINEERS 58 MAIDEN LANE, THIRD FLOOR SAN FRANCISCO, CA
LANDSCAPE	TLS LANDSCAPE ARCHITECTURE 1015 CAMELIA STREET BERKELEY, CA
MEP ENGINEER	ENVIRONMENTAL SYSTEMS DESIGN, INC. 90 NEW MONTGOMERY STREET, SUITE 1420 SAN FRANCISCO, CA
LIGHTING	PRITCHARD PECK LIGHTING 389 CLEMENTINA STREET SAN FRANCISCO, CA
ACOUSTICS	SALTER 60 SOUTH MARKET STREET, SUITE 480 SAN JOSE, CA
HISTORIC PRESERVATION	PAGE & TURNBULL 170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CA



Head-Royce School

PROJECT SUMMARY / SHEET LIST

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-A0.01



SOM

Head-Royce School
 SITE PHOTOGRAPHS - KEY PLAN

Job Number:	214043	Scale:	NTS
Date:	01/28/2022	Drawing Number:	FDP-A0.02



0-1 / BUILDING 0 - NORTH



0-2 / BUILDING 0 - WEST



0-3 / BUILDING 0 - SOUTH



0-4 / BUILDING 0 - EAST



1-1 / BUILDING 1 - NORTH



1-2 / BUILDING 1 - WEST



1-3 / BUILDING 1 - SOUTH



1-4 / BUILDING 1 - EAST



2-1 / BUILDING 2 - NORTH



2-2 / BUILDING 2 - WEST



2-3 / BUILDING 2 - SOUTH



2-4 / BUILDING 2 - EAST

SOM

Head-Royce School
SITE PHOTOGRAPHS - EXISTING BUILDINGS

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-A0.03



N1 / HEAD-ROYCE SCHOOL



N2 / 4232 LINCOLN AVE.



N3 / 21, 27 ALIDA CT.



N4 / 26, 20 ALIDA CT.



N5 / 4229 LINNET AVE.



N6 / 4230 LINNET AVE.



N7 / 4207 LAGUNA AVE.



N8 / 4221 LAGUNA AVE.



N9 / 4229 LAGUNA AVE.



N10 / 4235 LAGUNA AVE.



N11 / 4243 LAGUNA AVE.



N12 / 4253 LAGUNA AVE.



N13 / 4259 LAGUNA AVE.



N14 / 2587 CHARLESTON ST.



N15 / 2575 CHARLESTON ST.



N16 / 2550 CHARLESTON ST.



N17 / 2 CAMELLIA PL.



N18 / 1 CAMELLIA PL.







Head-Royce School

SITE PHOTOGRAPHS - NEIGHBORING BUILDINGS

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-A0.04

LANDSCAPE DESIGN ILLUSTRATIVE PLAN

LEGEND

- 1. The Commons
- 2. Seat Steps
- 3. Oak Garden Classroom
- 4. Meadow Classroom
- 5. ADA Trail
- 6. Forest Clearing Classroom
- 7. Teaching Garden
- 8. Playfield
- 9. Loop Road
- 10. Lower Drop Off
- 11. Upper Drop Off
- 12. Parking
- 13. Vehicular Access
- 14. Pedestrian Access
- 15. Boardwalk Ramp
- 16. Labyrinth
- 17. Existing Tree Grove
- 18. Bicycle Parking
-  Existing tree
-  Proposed tree
-  Bioretention Areas
-  Accoustic Fence



SOM

Head-Royce School
LANDSCAPE DESIGN - ILLUSTRATIVE PLAN

Job Number:	214043	Scale:	NTS
Date:	01/28/2022	Drawing Number:	FDP-L0.01

LANDSCAPE DESIGN FENCE TYPOLOGIES



KEY PLAN



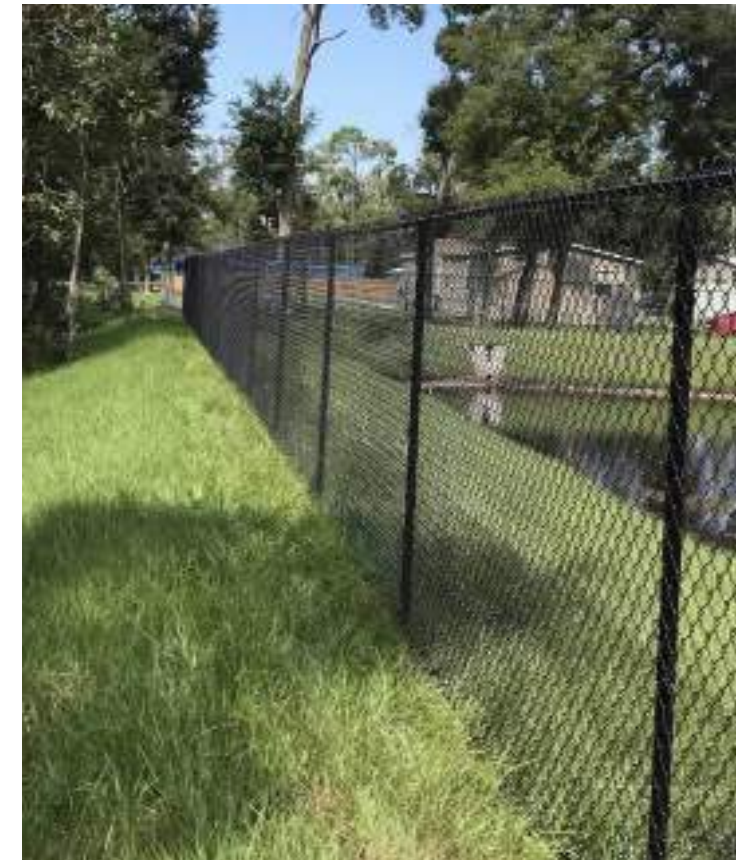
1. ACOUSTIC BOARD ON BOARD WOODEN FENCE FOR SITE PERIMETER



2. METAL SLAT FENCE FOR ACCESS ALONG LINCOLN AVENUE



3. POST AND ROPE FENCE ALONG PLANTED TRAILS



4. CHAIN LINK FENCE AROUND PLAYFIELD



Head-Royce School LANDSCAPE DESIGN - FENCING

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L0.02

LANDSCAPE DESIGN PLANTING PALETTE

EXISTING PROTECTED TREES

The site is filled with mature Coast live Oaks, Cedars, and Redwoods. All the protected trees are preserved in place or transplanted where site work could impact the health.



CA COASTAL NATIVE MIX (COA) 15,925 sqft TOTAL



Lupinus arboreus *Eriogonum fasciculatum* *Mimulus aurantiacus* *Salvia 'Bee's Bliss'* *Achillea millefolium*

C3 BIO-FILTER MIX (C3 BIO) 14,320 sqft TOTAL



Juncus patens *Chondropetalum tectorum* *Muhlenbergia lindheimeri*

SEED MIX FOR (MEA)MEADOW (IRRIGATED-36,980) AND (MUL)MULCHED AREAS (NON IRRIGATED-106,950) 143,930 sqft TOTAL



Danthonia californica *Deschampsia elongata* *Elymus glaucus* *Festuca californica* *Stipa pulchra*

A NATIVE PALETTE

One of the most important goals of this project is to preserve and promote native Californian ecology through planting design. Species in all plant groups have been selected for low water use, and because they are native to Oakland and add to the existing palette of oaks and redwoods on the site.

TREES



Quercus agrifolia *Acer macrophyllum* *Cercis Occidentalis* *Platanus racemosa*

TALL SHRUBS/ SMALL TREES



Aesculus californica *Heteromeles arbutifolia* *Frangula californica* *Arctostaphylos manzanita*

LAWN



Cynodon dactylon

NOTE: REFER TO SHEET L1.6.01-02 FOR QUANTITIES AND PLANTING PLANS

SOM

Head-Royce School
LANDSCAPE DESIGN - PLANTING

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L0.03

LANDSCAPE DESIGN HARDSCAPE PALETTE



CIP CONCRETE, SAWCUT, SANDBLAST



PEA GRAVEL



BOULDERS



MILLED SEATING LOGS



ASPHALT



WESTERN RED CEDAR-DECKING



STABILIZED DG



SALVAGED STUMPS/SEATING LOGS



STONE FOR LABYRINTH



HYDROSEED AND MULCH FOR RESTORED SLOPES

All the materials chosen for this project are locally sourced, reduce urban heat island, and maximize impervious surface in the site design for recharging groundwater and to reduce pressure on stormwater runoff. All the stormwater is treated naturally on site in stormwater retention basins.

NOTE: REFER TO SHEET L1.2.01-02 FOR QUANTITIES AND MATERIAL PLANS



Head-Royce School LANDSCAPE DESIGN - HARDSCAPE

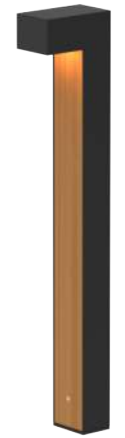
Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L0.04



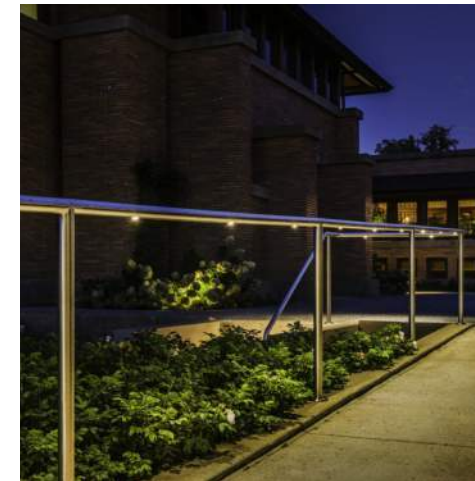
E1
ROADWAY POLE



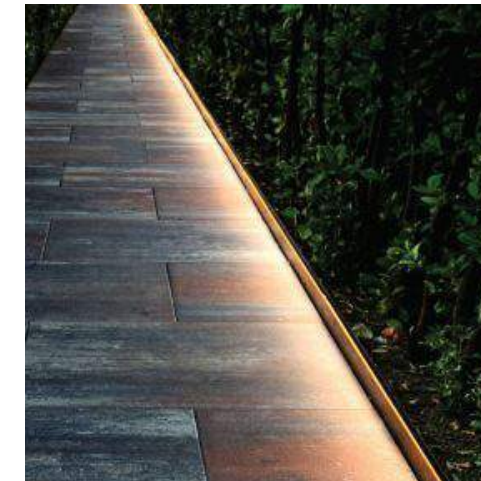
E2
PEDESTRIAN POLE



E3 / E6
BOLLARDS



E4
HANDRAIL LIGHT



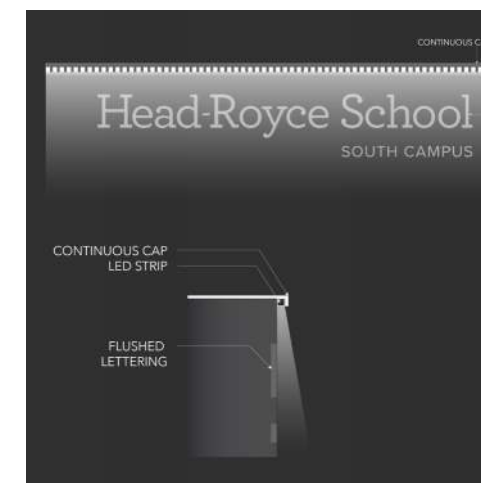
E5
BOARDWALK LIGHT



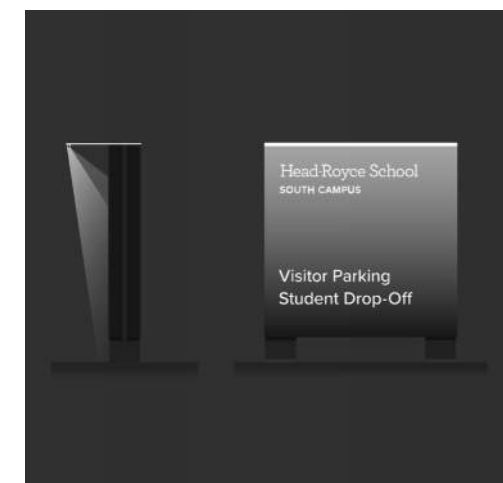
E7
FEATURE TREE LIGHTING



E9
ENTRY GATE / TRELLIS LIGHTING



E10
MAIN SIGNAGE LIGHTING



E11
PARKING SIGNAGE LIGHTING

SOM

Head-Royce School
SITE LIGHTING

Job Number:	214043	Scale:	NTS
Date:	01/28/2022	Drawing Number:	FDP-A1.13

LANDSCAPE DESIGN OUTDOOR SPACES



WEATHER MONITORING ECOLOGICAL INTERACTIVE SIGNAGE



HYDROLOGY LEARNING STORMWATER PLANTING



KEY PLAN



MEADOW PLANTING +
SALVAGED TIMBER LOGS



FOLDING CHALKBOARD



GRAVEL SURFACE +
MILLED TIMBER SEATING



24" BOX TREES



2. TEACHING GARDEN

A small space is segregated for students to learn and harvest edible plants in a sustainable environment.



GRANITECRETE SURFACE +
BOULDER SEATING



GALVANIZED PIPE
SCAFFOLDING +
TIMBER BENCH

1. SOFT PATIO

The Soft patio provides outdoor study space set between Oak Trees with a gravel pad, and boulders/logs for seating.

SOM

Head-Royce School
LANDSCAPE DESIGN - OUTDOOR SPACES I

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L6.01

LANDSCAPE DESIGN OUTDOOR SPACES



KEY PLAN



1. THE COMMONS

A multipurpose space with seating steps anchors the whole project with a flat open space and an existing oak tree.



2. LOG GARDEN

An outdoor classroom designed with native grasses and seating logs allows for a larger gathering of 20-25 students.



Head-Royce School

LANDSCAPE DESIGN - OUTDOOR SPACES II

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L6.02

LANDSCAPE DESIGN OUTDOOR SPACES



KEY PLAN



1. SOFT PATIO

The Soft patio provides outdoor study space set between Oak Trees with a gravel pad, and boulders/logs for seating.



2. TEACHING GARDEN

A small space is segregated for students to learn and harvest edible plants in a sustainable environment.



Head-Royce School LANDSCAPE DESIGN - OUTDOOR SPACES III

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L6.03

LANDSCAPE DESIGN OUTDOOR SPACES



KEY PLAN



1. SOFT PATIO

The Soft patio provides outdoor study space set between Oak Trees with a gravel pad, and boulders/logs for seating. This view is seen from Building 1 east entry.



2. BOULDER GARDEN

An outdoor space designed with boulders and native Buckeye trees to provide seating for outdoor learning.



Head-Royce School

LANDSCAPE DESIGN - OUTDOOR SPACES IV

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L6.04

LANDSCAPE DESIGN OUTDOOR SPACES



KEY PLAN



1. LABYRINTH

An outdoor labyrinth provides views across the campus and acts as a meditation space for students.



2. WATER GARDEN

A shaded grove under the existing oak trees is perennially activated by stormwater where students can learn about site topography and water flows.



Head-Royce School LANDSCAPE DESIGN - OUTDOOR SPACES V

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-L6.05

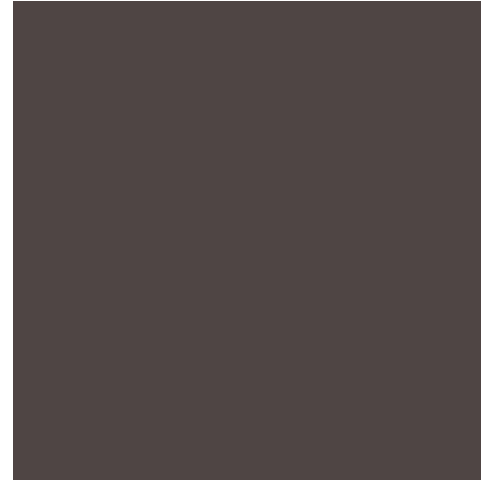
MATERIAL PALETTE



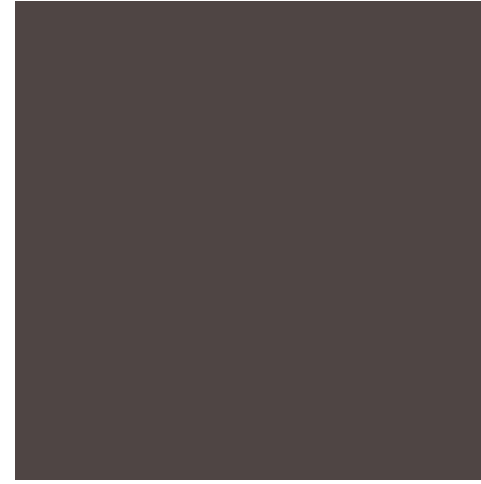
CLAY ROOF TILE



STUCCO EXTERIOR WALL
OFF-WHITE



TYPICAL STEEL WINDOW
DARK BROWN



PAINTED METAL RAILINGS + WOOD TRIM
DARK BROWN

EXTERIOR BUILDING-MOUNTED LIGHTING



DE1
LARGE HANGING LANTERN



DE2/3
WALL-MOUNTED LANTERN



E8
WALL LUMINAIRE



E9A
BEAM MOUNTED DOWLIGHT

SOM

Head-Royce School
MATERIAL PALETTE - ARCHITECTURE

Job Number:
214043

Scale:
N/A

Date:
01/28/2022

Drawing Number:
FDP-A0.10

GENERAL NOTES

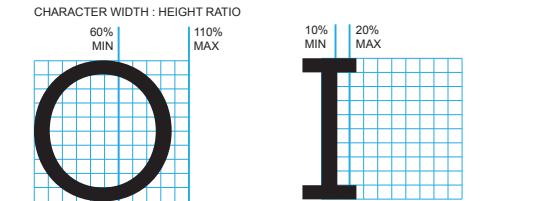
1. Sign Message Schedule
Typical layouts shown in drawing package, all messages in layouts are for scale information only. Refer to message schedule for all sign content.
2. Provide all work and materials in accordance with the latest rules and regulations of all applicable federal, state, and local codes, laws and statutes.
3. All Design Documents are complementary, and what is called for by any will be as binding as if called for by all. Any work shown or referred to on any Design Documents shall be provided as though on all related documents.
4. The fabricator shall be responsible for correction of work at his/her own expense for work installed in conflict with the Design Documents.
5. The General Contractor shall be responsible for the development, coordination and execution of construction methods and procedures including coordination with other disciplines such as electrical and structural where required.
6. Fabricator / contractor shall not scale drawings. All dimensions are to be field verified prior to laying out new work.
7. Paint: Where paint finish is indicated, all visible surfaces on sign panels, sign components, and mounts to be painted, including all reveals and back surfaces of panels.
8. Signage Fabricator is responsible for technical design of all signs including structural engineering and interface with other construction.
9. Signage Fabricator is responsible for all layout documents UON. Artwork and templates to be provided only where noted.
10. For each sign, all copy, symbols, and sign plates are to be the same sheen. Sheen to be satin, unless otherwise noted.

TYPEFACES

ARCHER — MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

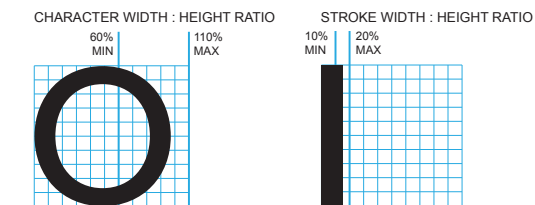
VISUAL CHARACTER REQUIREMENTS



PROXIMA NOVA — MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

VISUAL CHARACTER REQUIREMENTS



COLOR SCHEDULE

COLOR	SWATCH	DESCRIPTION	PMS TO MATCH
C01		White	TBD
C02		Dark Green	PMS 3308 CP
C03		Light Green	PMS 5477 CP

MATERIAL SCHEDULE

MAT. NO.	SWATCH	DESCRIPTION	SPECIFICATION
MTL01		Aluminum	TBD
WD01		Wood	TBD

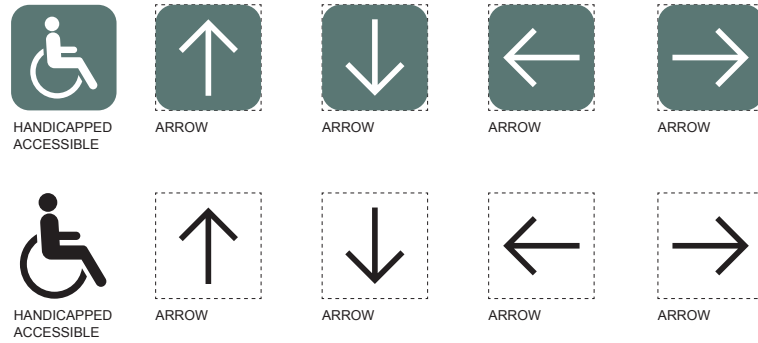
SIGN TYPE LEGEND

TYPE	DESCRIPTION	ELEVATION	DETAIL	COMMENT
EXTERIOR				
E01	South Campus Gateway Sign			
E02	Vehicular Entrance Sign at Loop Road Entrance			
E03	Vehicular Directionals			
E04	Orientation Map			
E05	Pedestrian and Accessible Path Directionals			
E06	Building Identification / Freestanding			
E07	Building Identification / Wall-mounted			
E08	Building Identification / Dimensional Letters			

SHEET INDEX

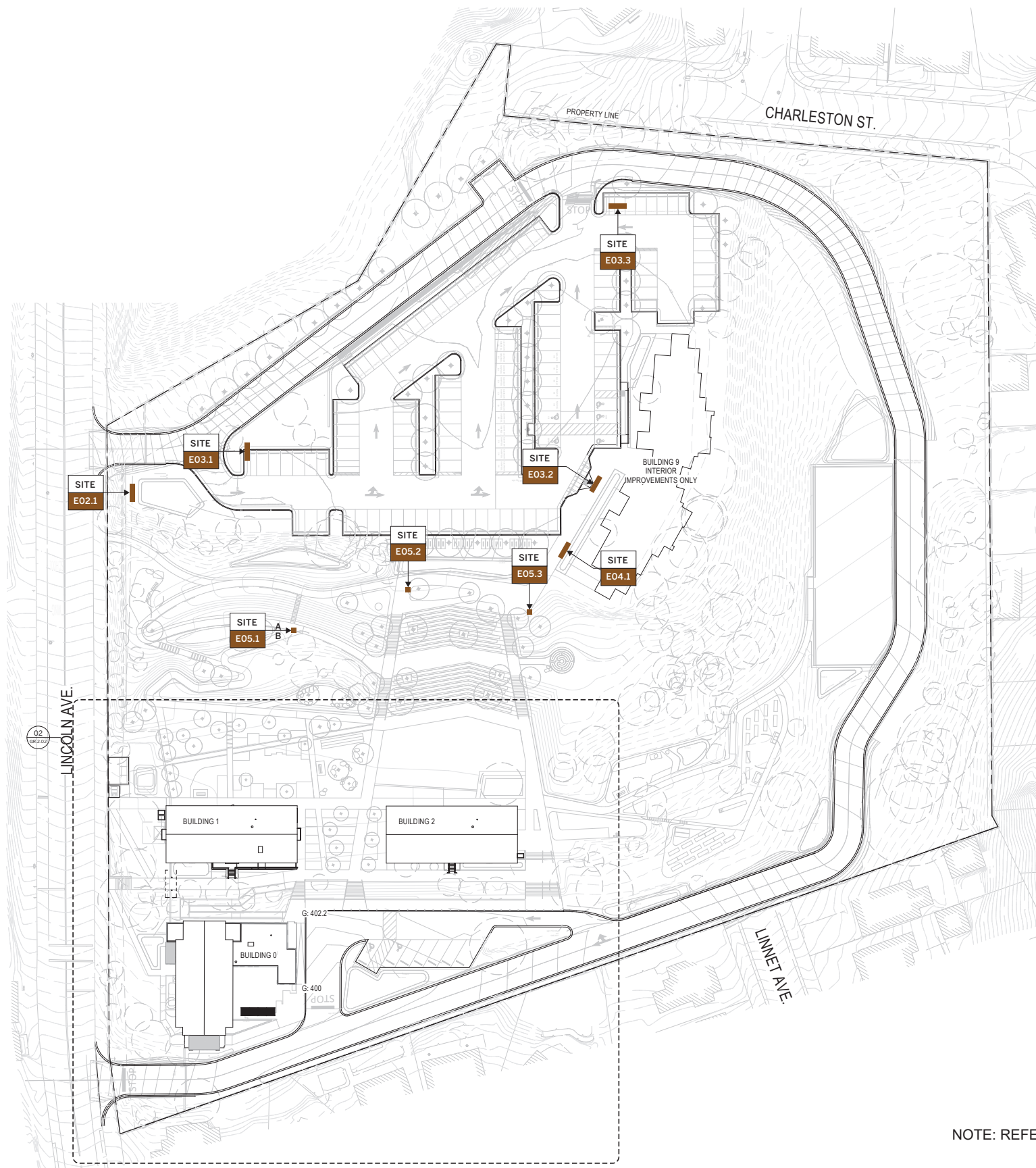
DRAWING NO.	DRAWING NAME
GR.0.01	General Notes
GR.2.01	Overall Site Plan
GR.2.02	Enlarged Site Plan
GR.5.01	Exterior Elevations
GR.5.02	Exterior Elevations
GR.8.01	Exterior Sign Details
GR.8.02	Exterior Sign Details
GR.8.03	Exterior Sign Details

PICTOGRAMS



Head-Royce School
WAYFINDING SIGNAGE - GENERAL NOTES

Job Number:	214043	Scale:	N/A
Date:	01/28/2022	Drawing Number:	FDP-GR.0.01



SIGN TYPE LEGEND

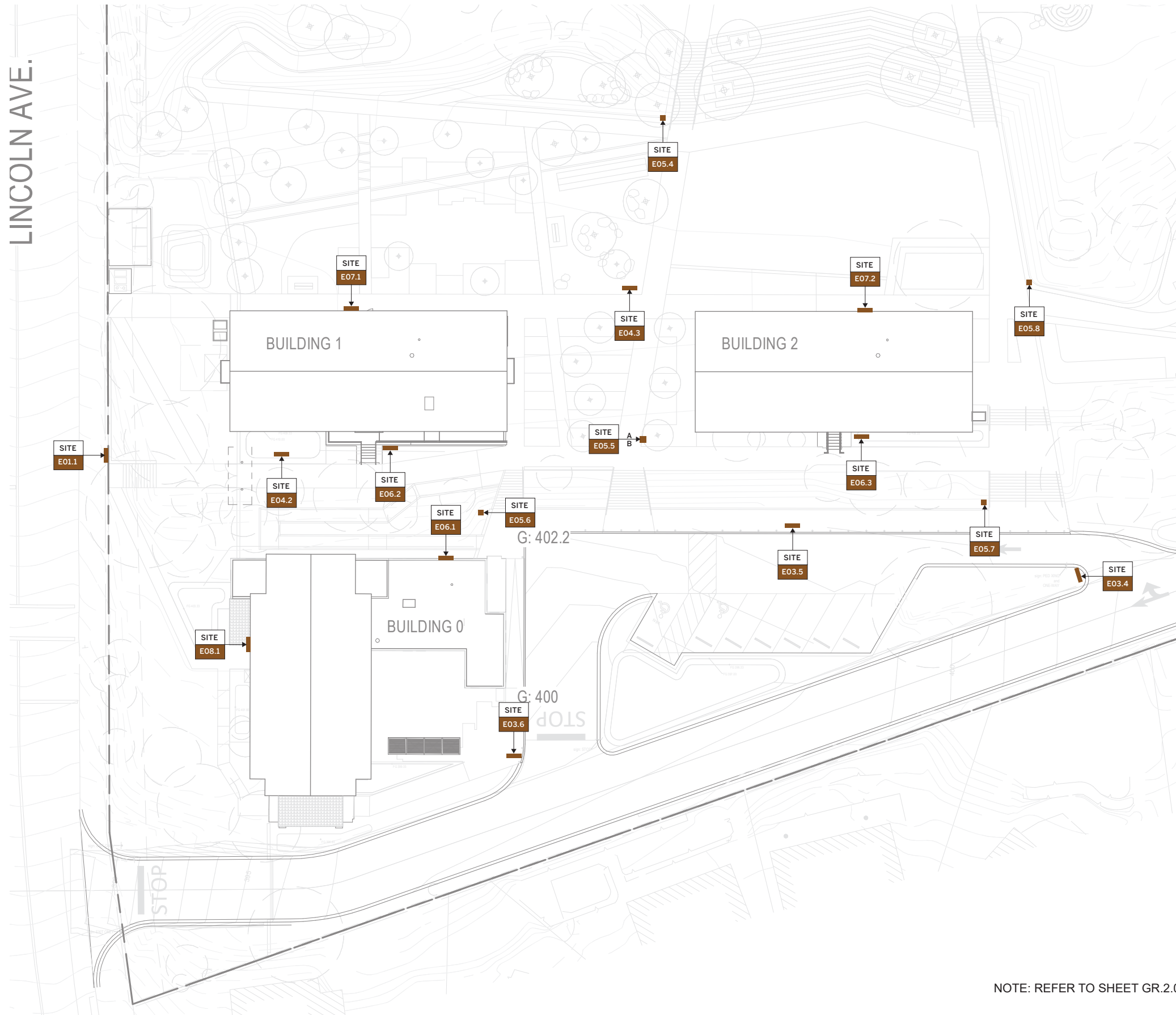
TYPE	DESCRIPTION
EXTERIOR	
E01	South Campus Gateway Sign
E02	Vehicular Entrance Sign at Loop Road Entrance
E03	Vehicular Directionals
E04	Orientation Map
E05	Pedestrian and Accessible Path Directionals
E06	Building Identification / Freestanding
E07	Building Identification / Wall-mounted
E08	Building Identification / Dimensional Letters

NOTE: REFER TO SHEET GR.2.01 FOR LARGE FORMAT



Head-Royce School
WAYFINDING SIGNAGE - SITE PLAN

Job Number:	214043	Scale:	NTS
Date:	01/28/2022	Drawing Number:	FDP-GR2.01



SIGN TYPE LEGEND

TYPE	DESCRIPTION
EXTERIOR	
E01	South Campus Gateway Sign
E02	Vehicular Entrance Sign at Loop Road Entrance
E03	Vehicular Directionals
E04	Orientation Map
E05	Pedestrian and Accessible Path Directionals
E06	Building Identification / Freestanding
E07	Building Identification / Wall-mounted
E08	Building Identification / Dimensional Letters

NOTE: REFER TO SHEET GR.2.02 FOR LARGE FORMAT

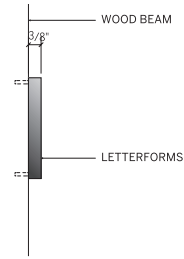


Head-Royce School
WAYFINDING SIGNAGE - ENLARGED SITE PLAN

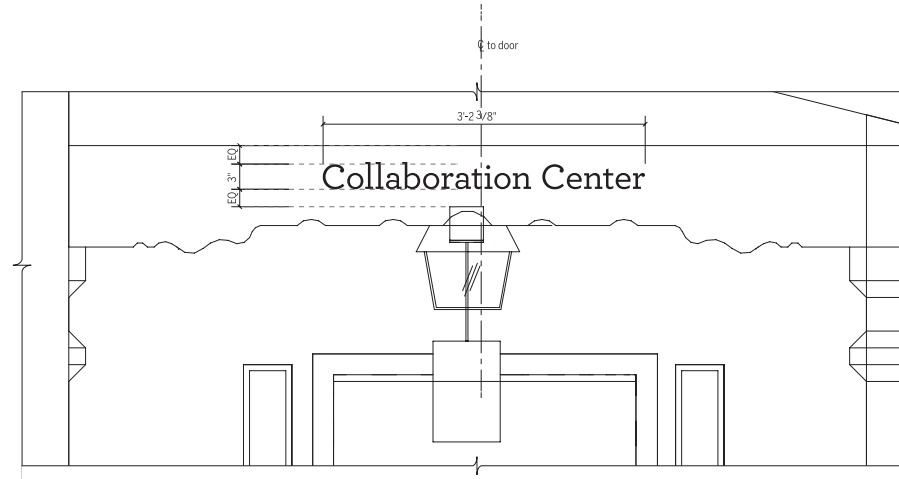
Job Number:	214043	Scale:	NTS
Date:	01/28/2022	Drawing Number:	FDP-GR2.02



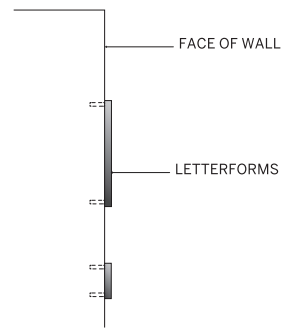
06 SIGN E08 MOCKUP



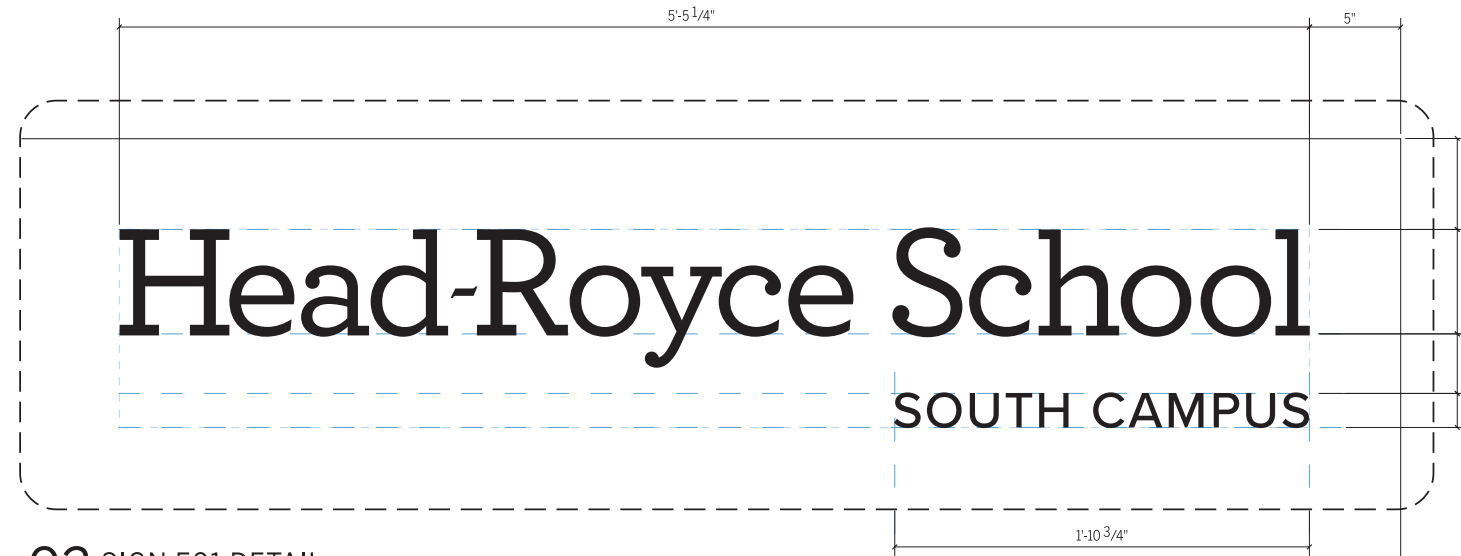
05 SIGN E08 DETAIL



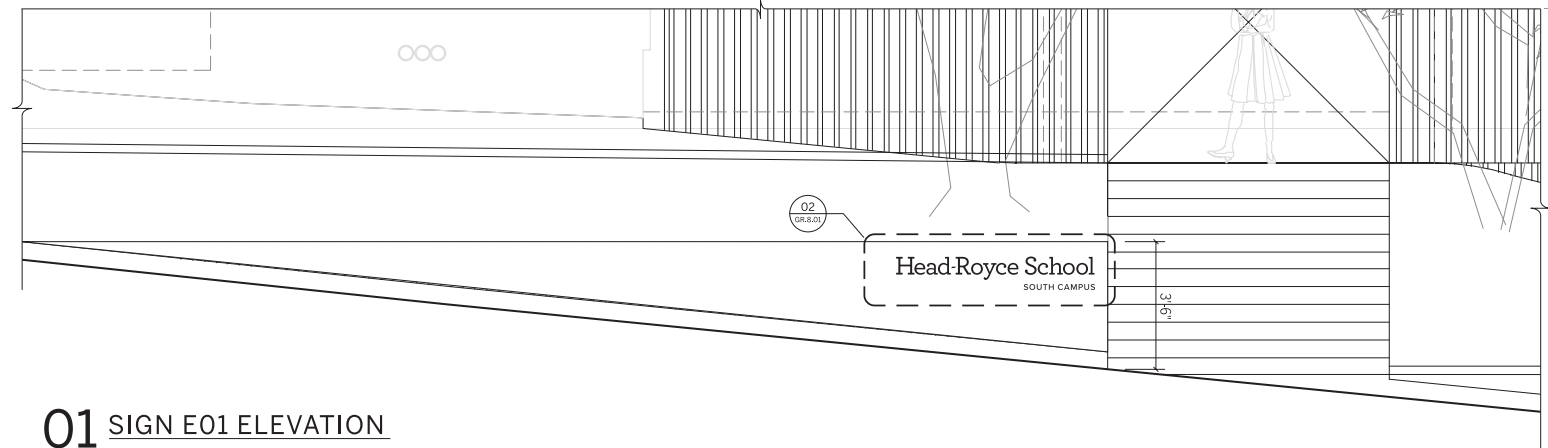
04 SIGN E08 — ELEVATION



03 SIGN E01 DETAIL



02 SIGN E01 DETAIL



01 SIGN E01 ELEVATION

E08

Painted metal letterforms.
Blind pin-mounted to face
of surface.

E01

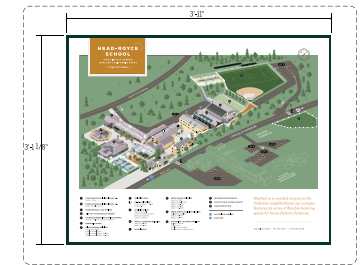
Painted metal letterforms.
Blind pin-mounted to face
of wall.



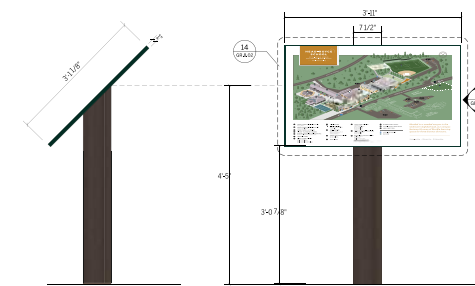
E07

Painted aluminum sign mounted to wall. Text and graphics are screen-printed onto the metal sign plate.

24 SIGN E07 — ELEVATION 23 SIGN E07 — ELEVATION



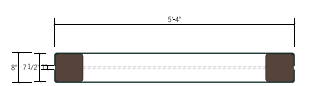
14 SIGN E04 — DETAIL
SCALE: 1 1/2" = 1'-0"



E04

Removable plate with map graphic mechanically fastened to frame.

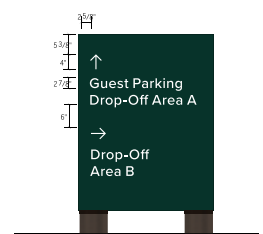
13 SIGN E04 — ELEVATION 12 SIGN E04 — ELEVATION
SCALE: 1" = 1'-0"



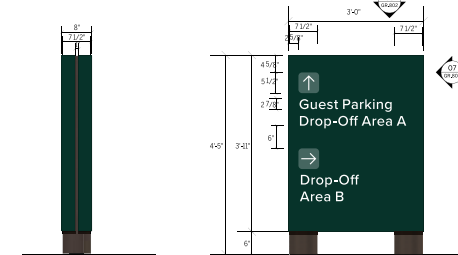
E06

Two painted aluminum sign plates wrapped around two wooden posts. Text and graphics are screen-printed onto the metal sign plates.

22 SIGN E06 — ELEVATION 21 SIGN E06 — ELEVATION 20 SIGN E06 — ELEVATION



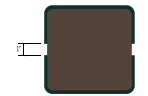
09 SIGN E03 — LAYOUT ALTERNATIVE 08 SIGN E03 — ELEVATION



E03

Two painted aluminum sign plates wrapped around two wooden posts. Text and graphics are screen-printed on the metal sign plates.

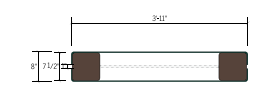
07 SIGN E03 — SECTION 06 SIGN E03 — ELEVATION



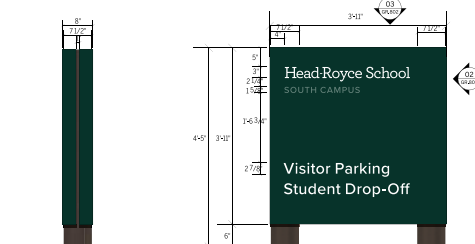
E05

Painted aluminum sign plate(s) wrapped around a wooden post. Text and graphics are screen-printed onto the metal sign plates.

19 SIGN E05 — DETAIL 18 SIGN E05 — ELEVATION 17 SIGN E05 — ELEVATION 16 SIGN E05 — ELEVATION 15 SIGN E05 — ELEVATION



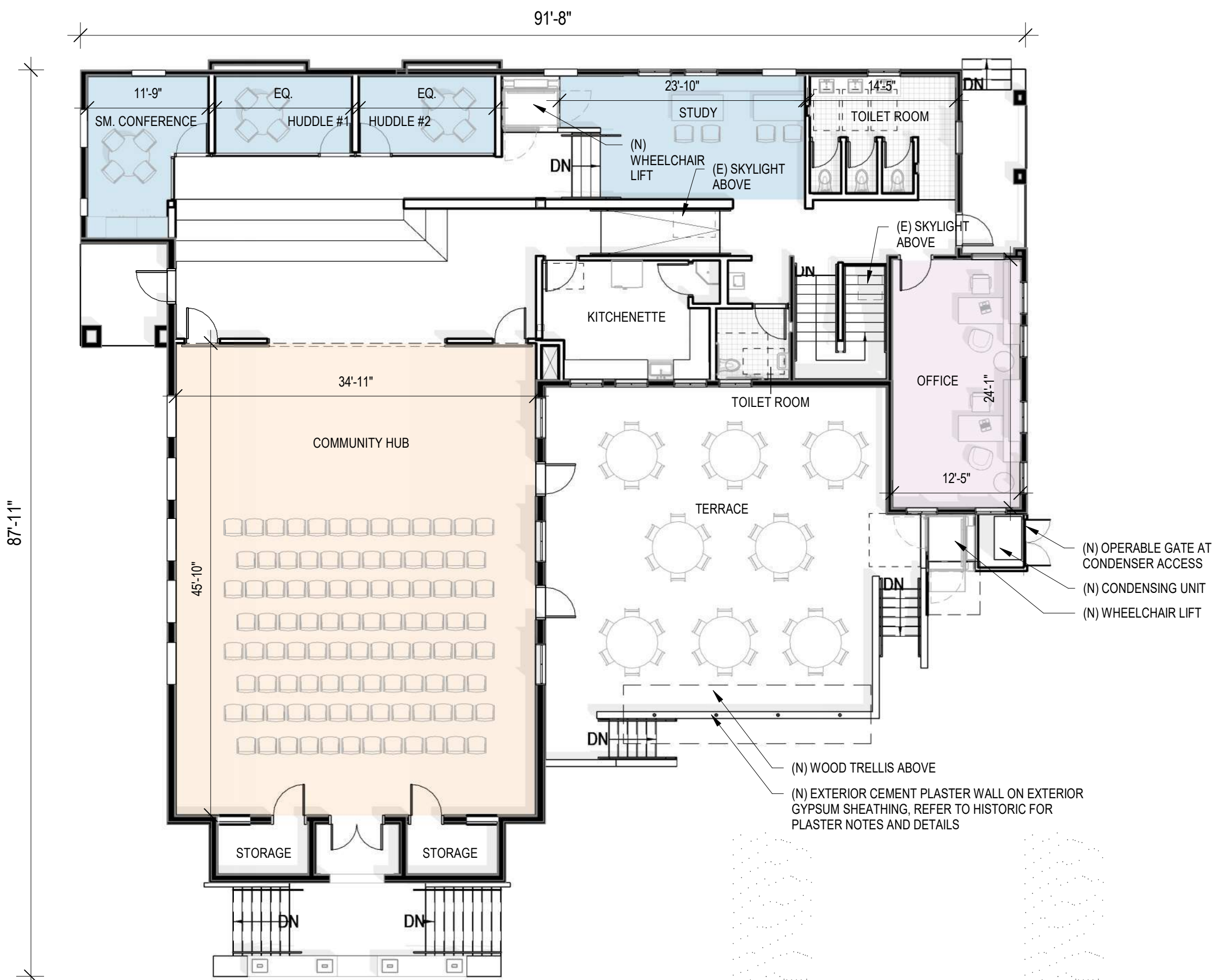
03 SIGN E02 — ELEVATION

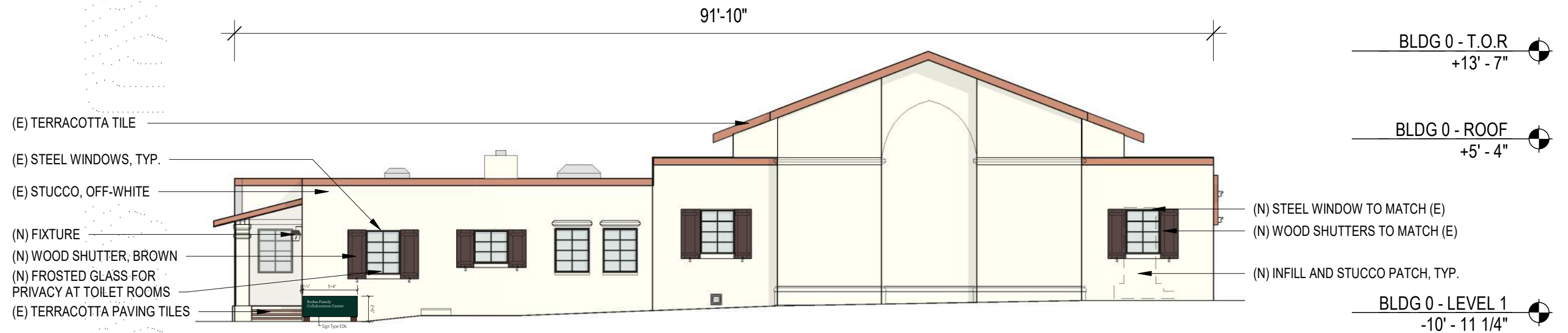


E02

Two painted aluminum plates wrapped around two wooden posts. Text and graphics are screen-printed on the metal sign plates.

02 SIGN E02 — ELEVATION 01 SIGN E02 — ELEVATION





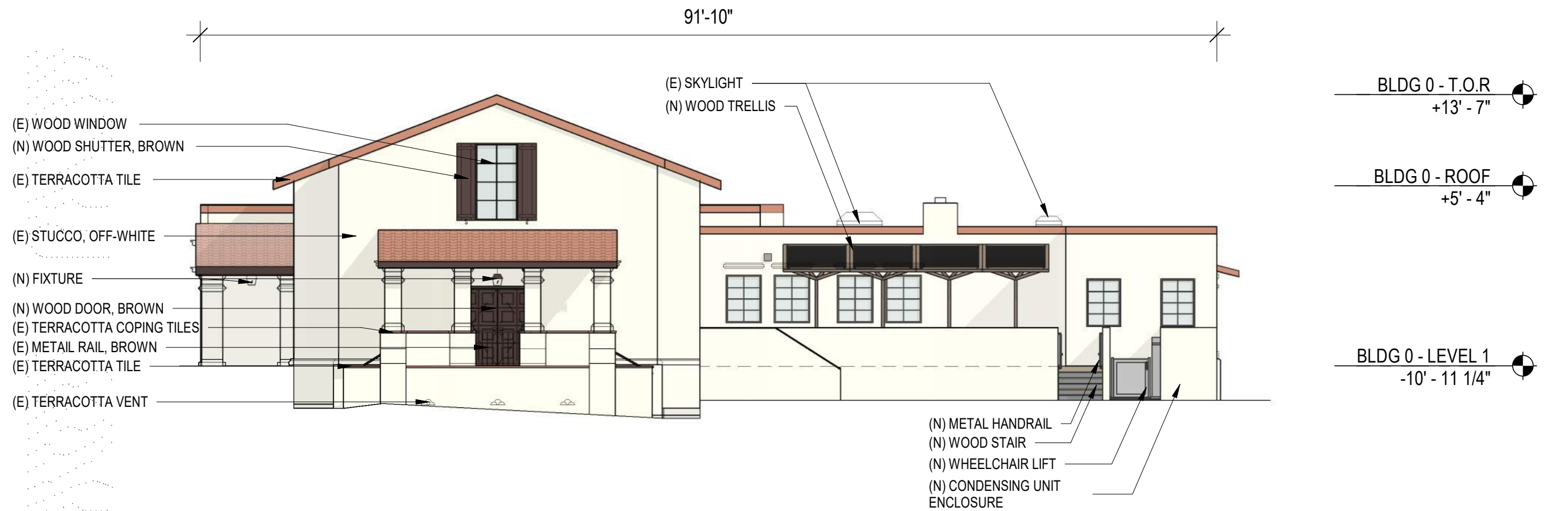
- (E) TERRACOTTA TILE
- (E) STEEL WINDOWS, TYP.
- (E) STUCCO, OFF-WHITE
- (N) FIXTURE
- (N) WOOD SHUTTER, BROWN
- (N) FROSTED GLASS FOR PRIVACY AT TOILET ROOMS
- (E) TERRACOTTA PAVING TILES

- (N) STEEL WINDOW TO MATCH (E)
- (N) WOOD SHUTTERS TO MATCH (E)
- (N) INFILL AND STUCCO PATCH, TYP.

BLDG 0 - T.O.R
+13' - 7"

BLDG 0 - ROOF
+5' - 4"

BLDG 0 - LEVEL 1
-10' - 11 1/4"



- (E) WOOD WINDOW
- (N) WOOD SHUTTER, BROWN
- (E) TERRACOTTA TILE
- (E) STUCCO, OFF-WHITE
- (N) FIXTURE
- (N) WOOD DOOR, BROWN
- (E) TERRACOTTA COPING TILES
- (E) METAIL RAIL, BROWN
- (E) TERRACOTTA TILE
- (E) TERRACOTTA VENT

- (E) SKYLIGHT
- (N) WOOD TRELLIS

- (N) METAL HANDRAIL
- (N) WOOD STAIR
- (N) WHEELCHAIR LIFT
- (N) CONDENSING UNIT ENCLOSURE

BLDG 0 - T.O.R
+13' - 7"

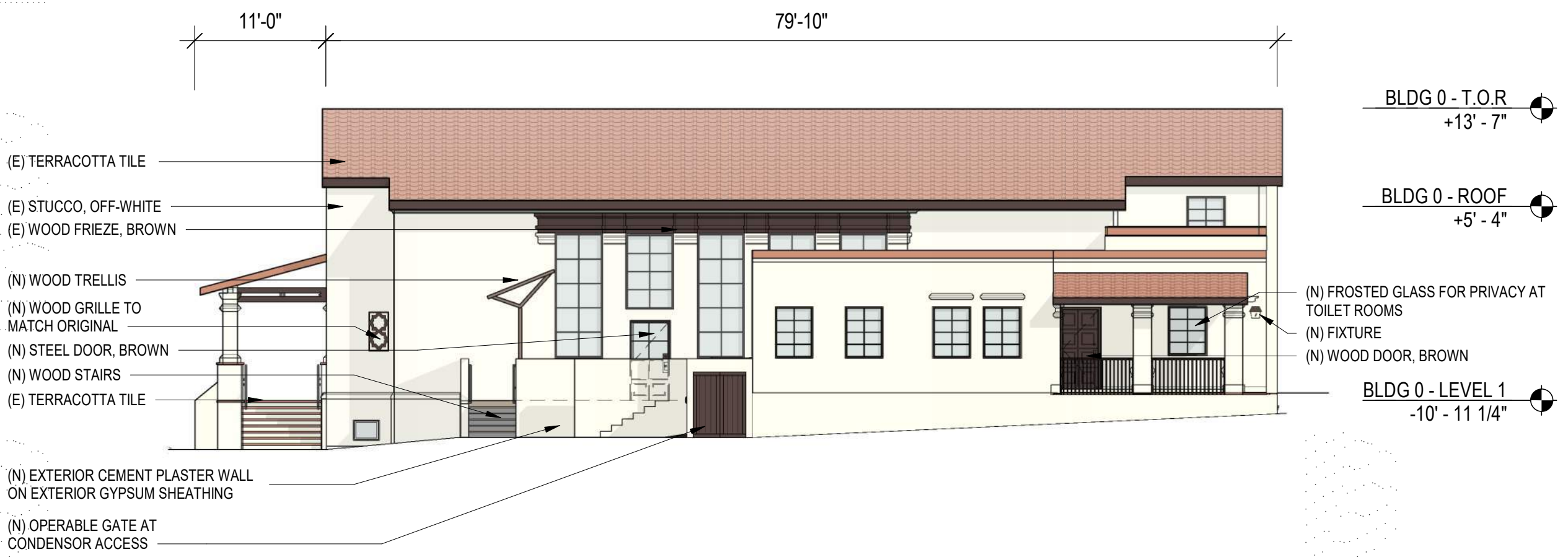
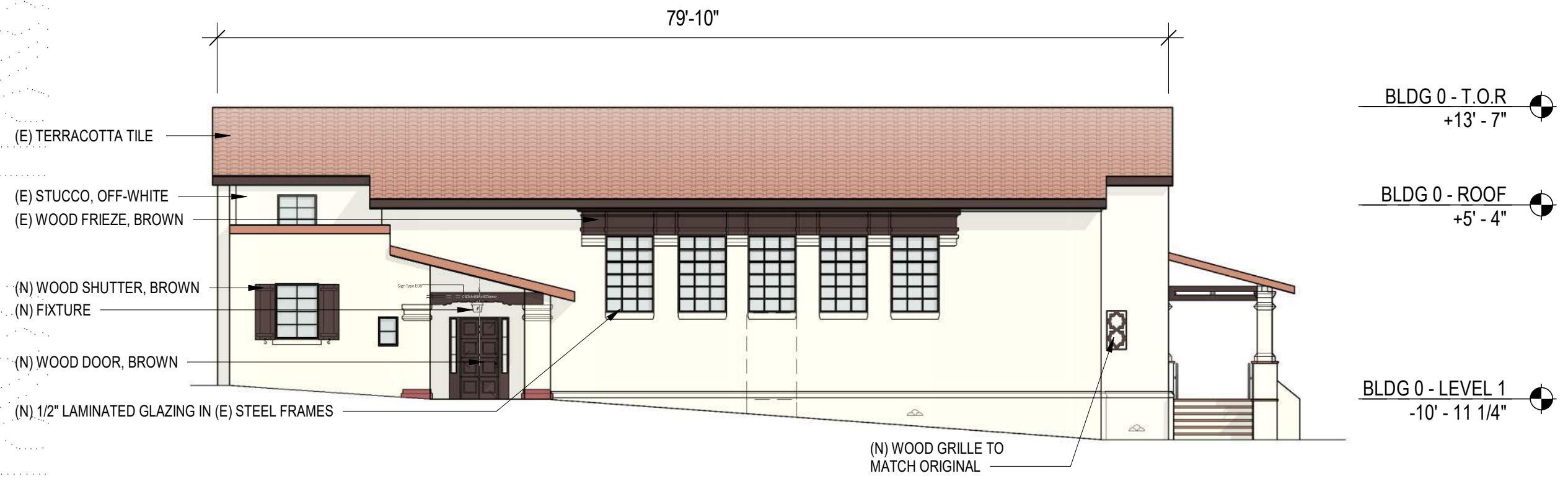
BLDG 0 - ROOF
+5' - 4"

BLDG 0 - LEVEL 1
-10' - 11 1/4"

SOM

Head-Royce School
BUILDING 0 - EAST + WEST ELEVATION

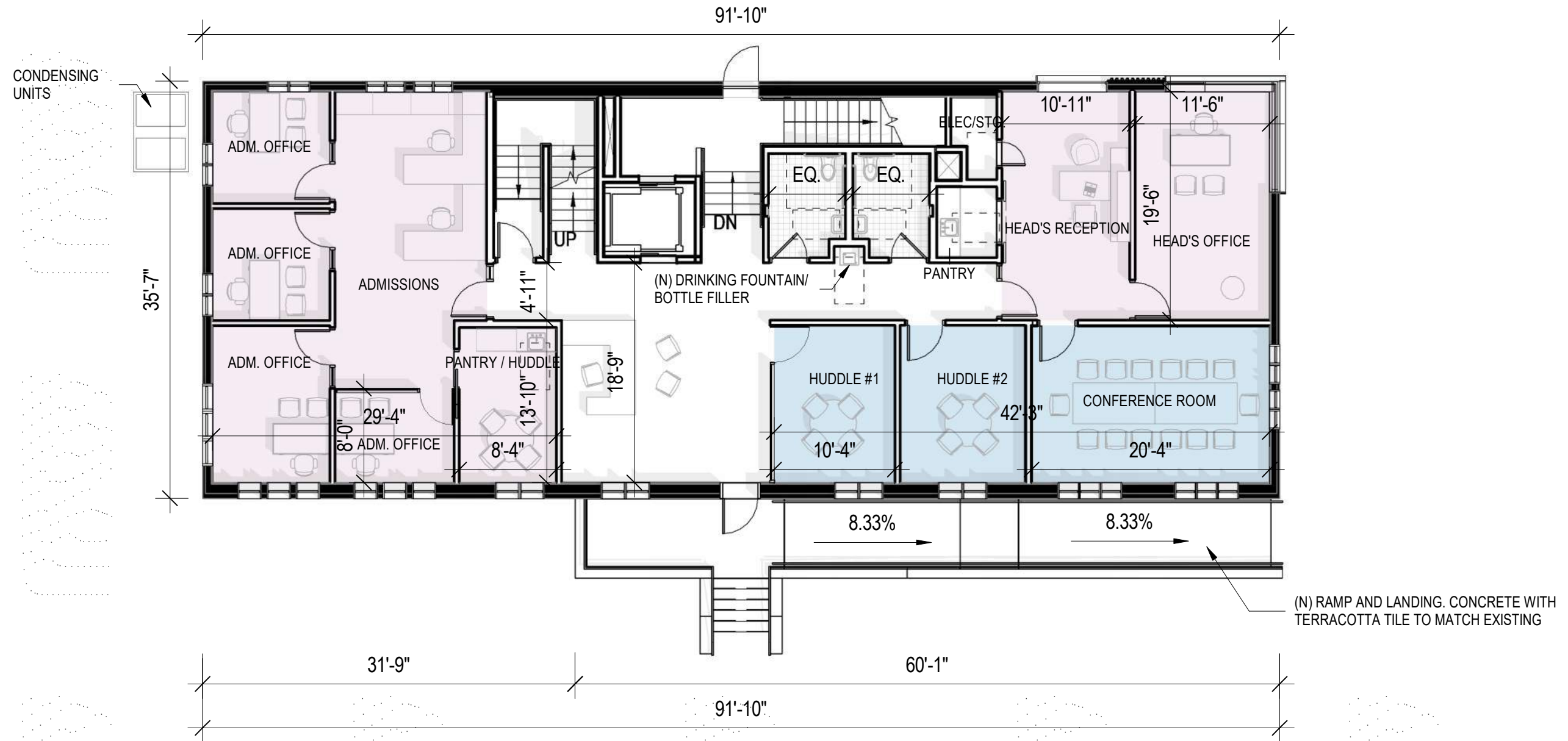
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Date:	01/28/2022	Drawing Number:	FDP-00-A5.01

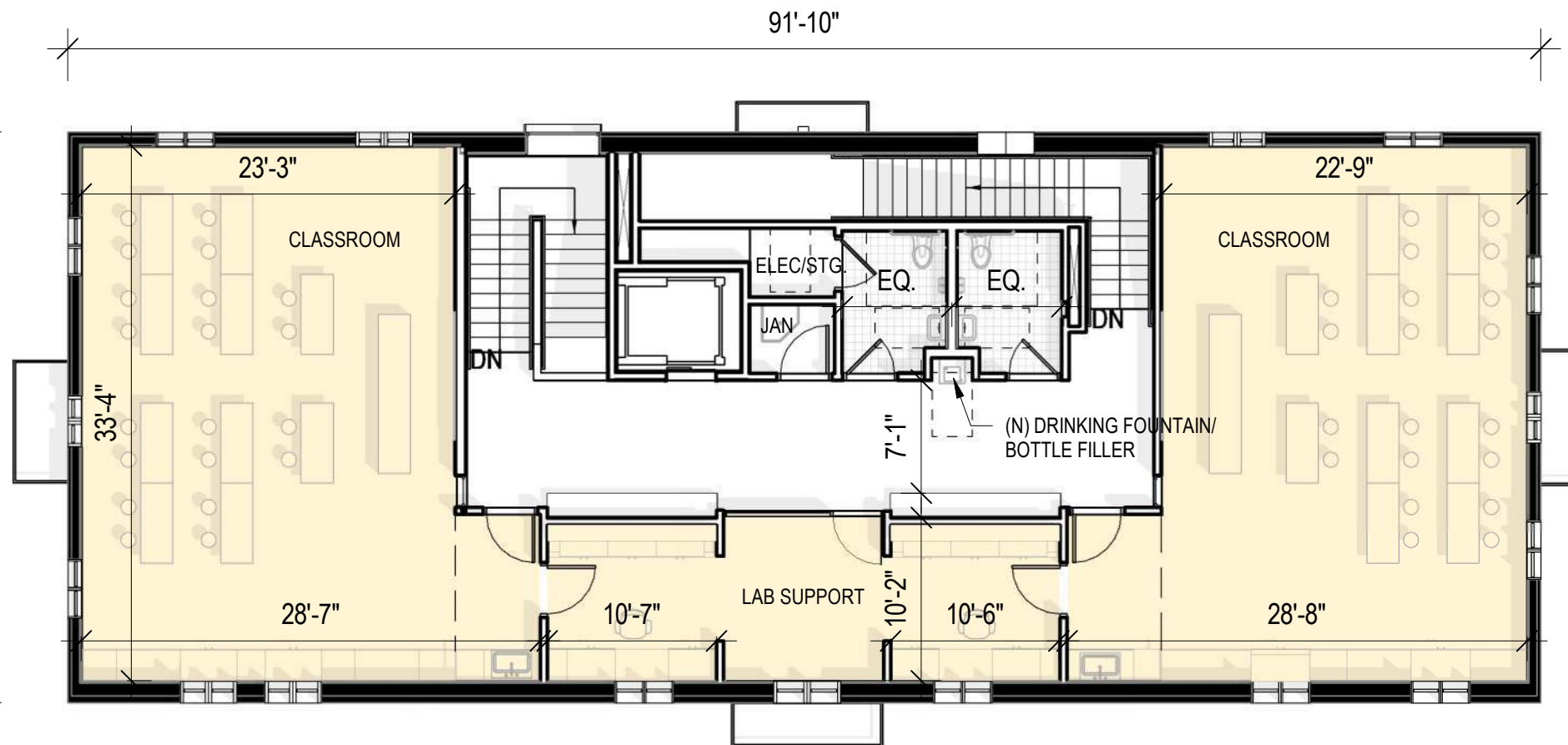


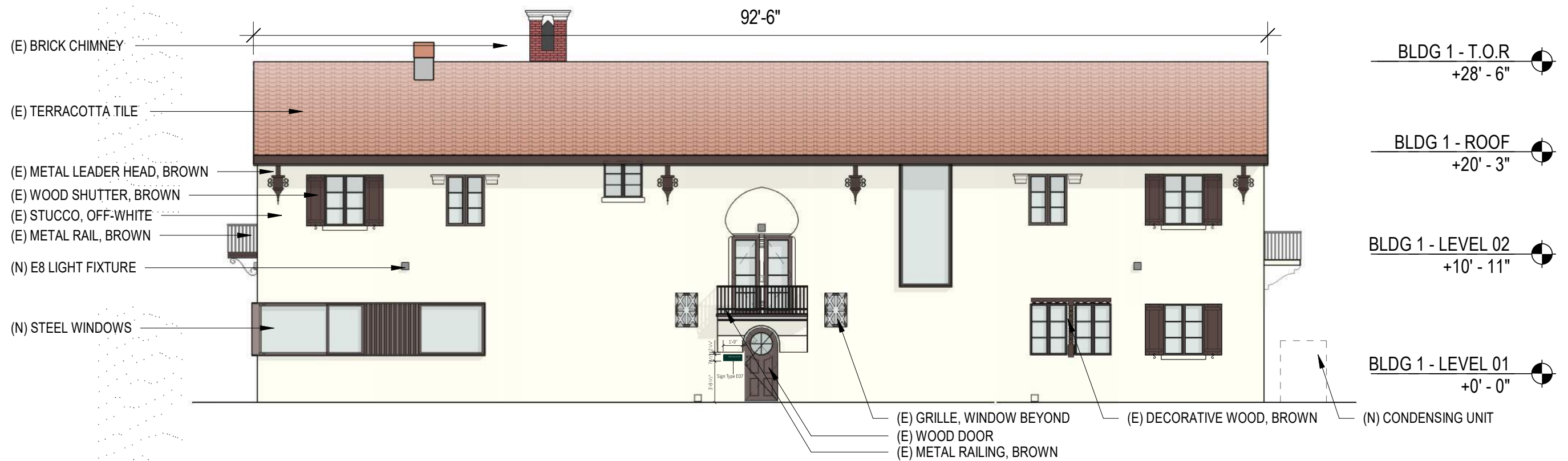
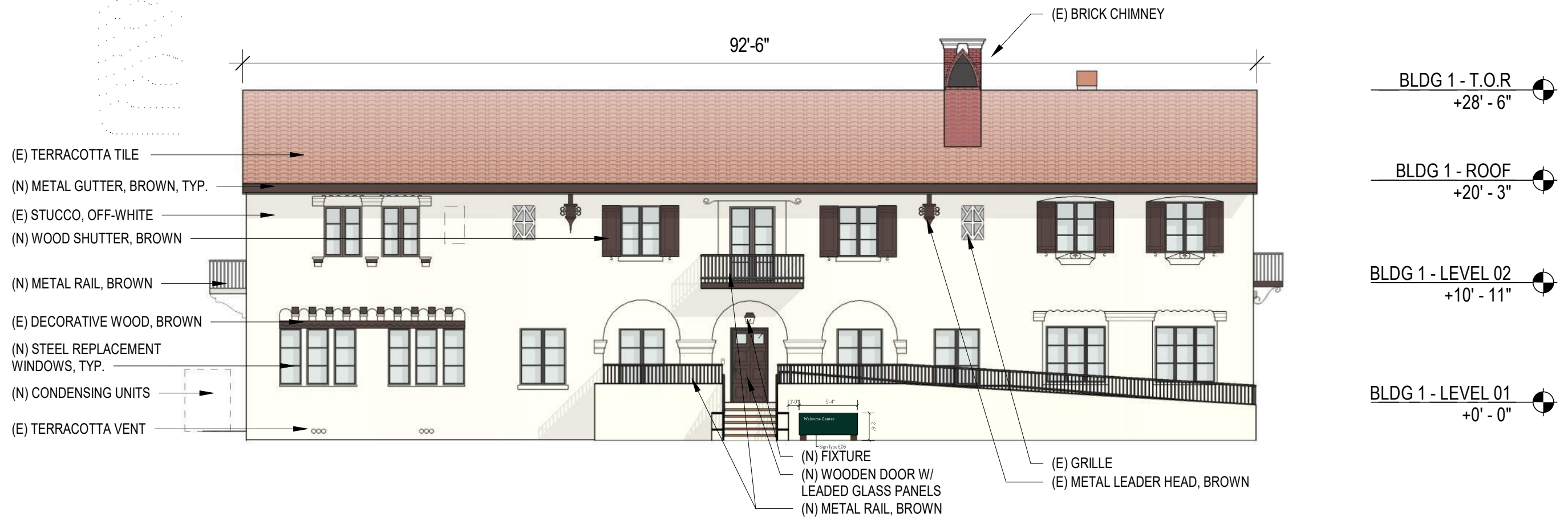
SOM

Head-Royce School
BUILDING 0 - NORTH + SOUTH ELEVATION

Job Number:	214043	Scale:	1" = 10'
Date:	01/28/2022	Drawing Number:	FDP-00-A5.02





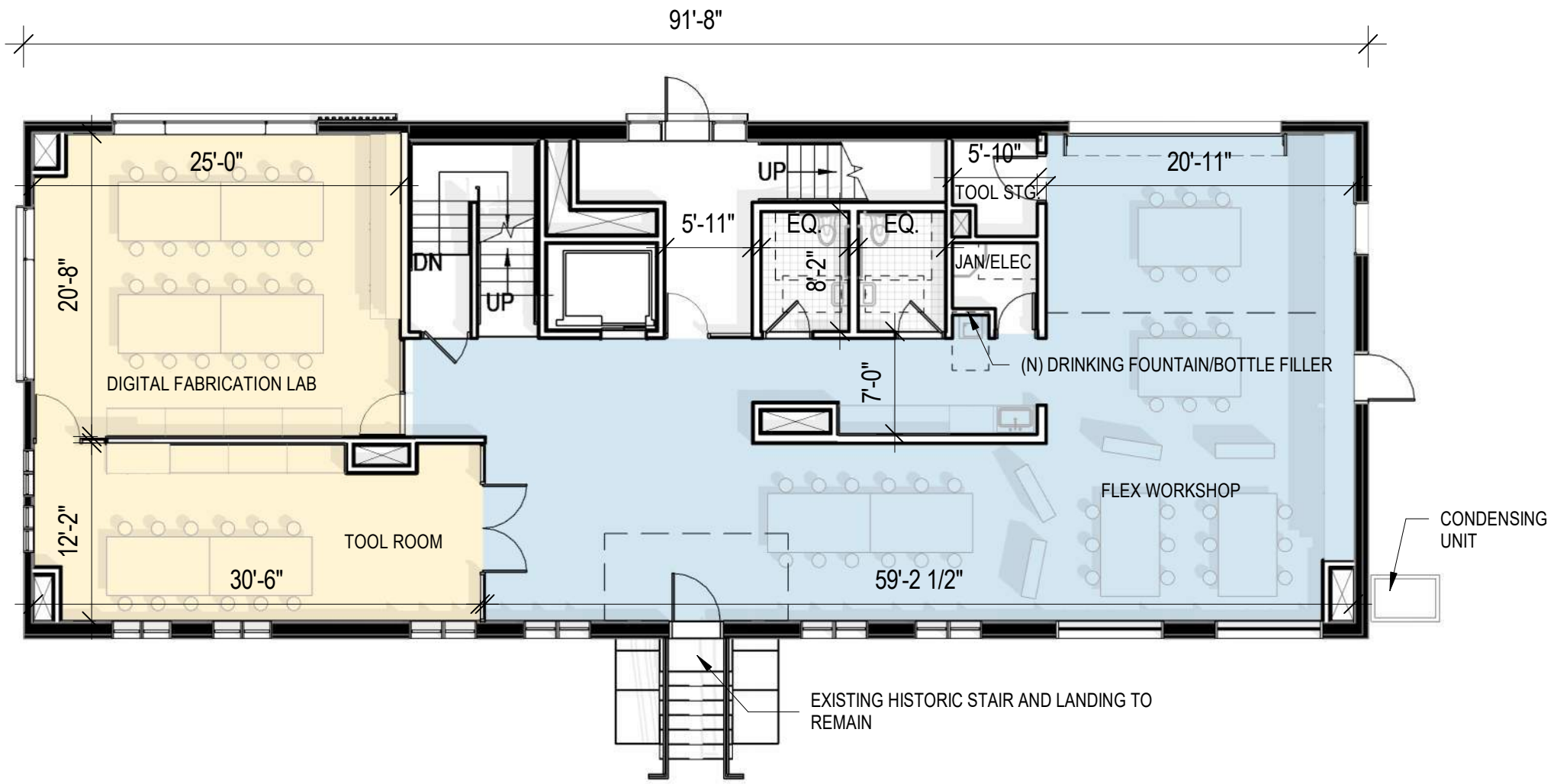


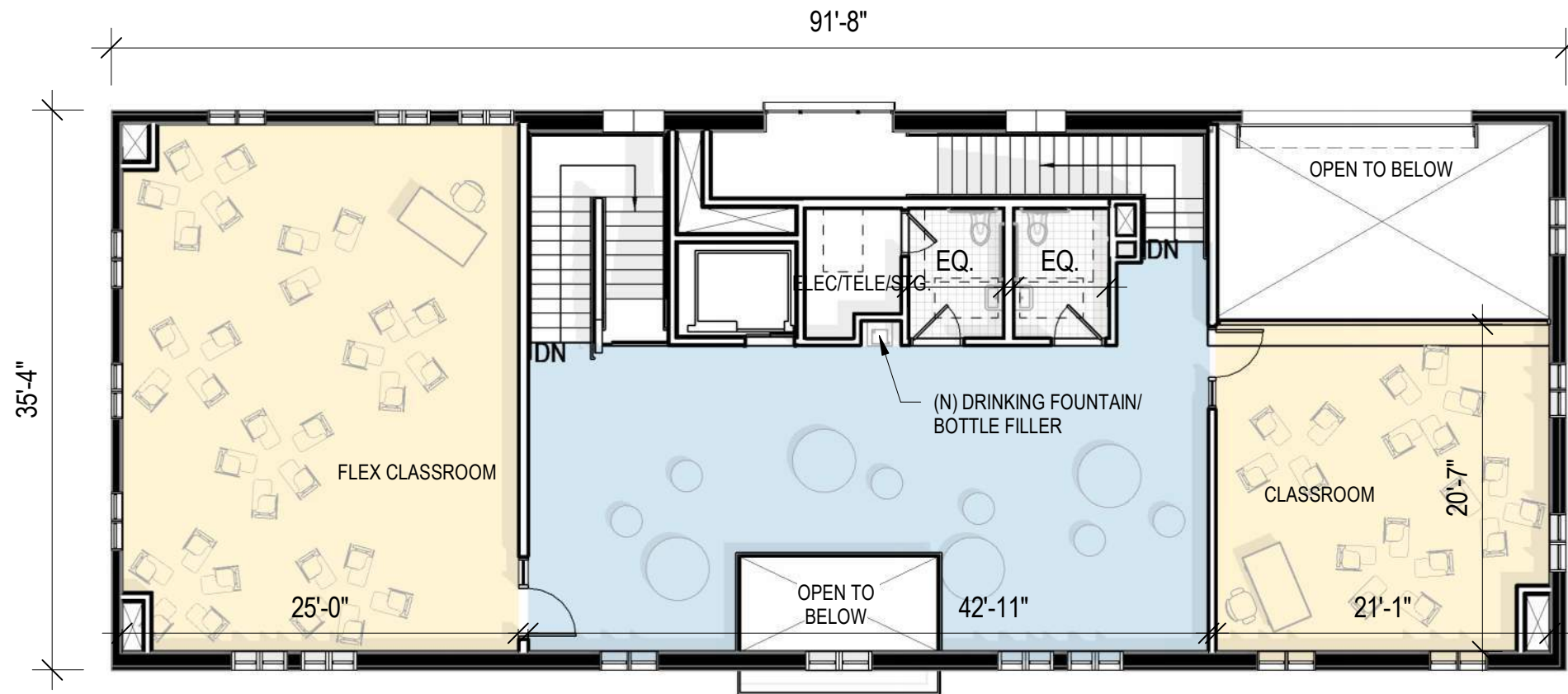
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Head-Royce School
BUILDING 1 - EAST + WEST ELEVATION

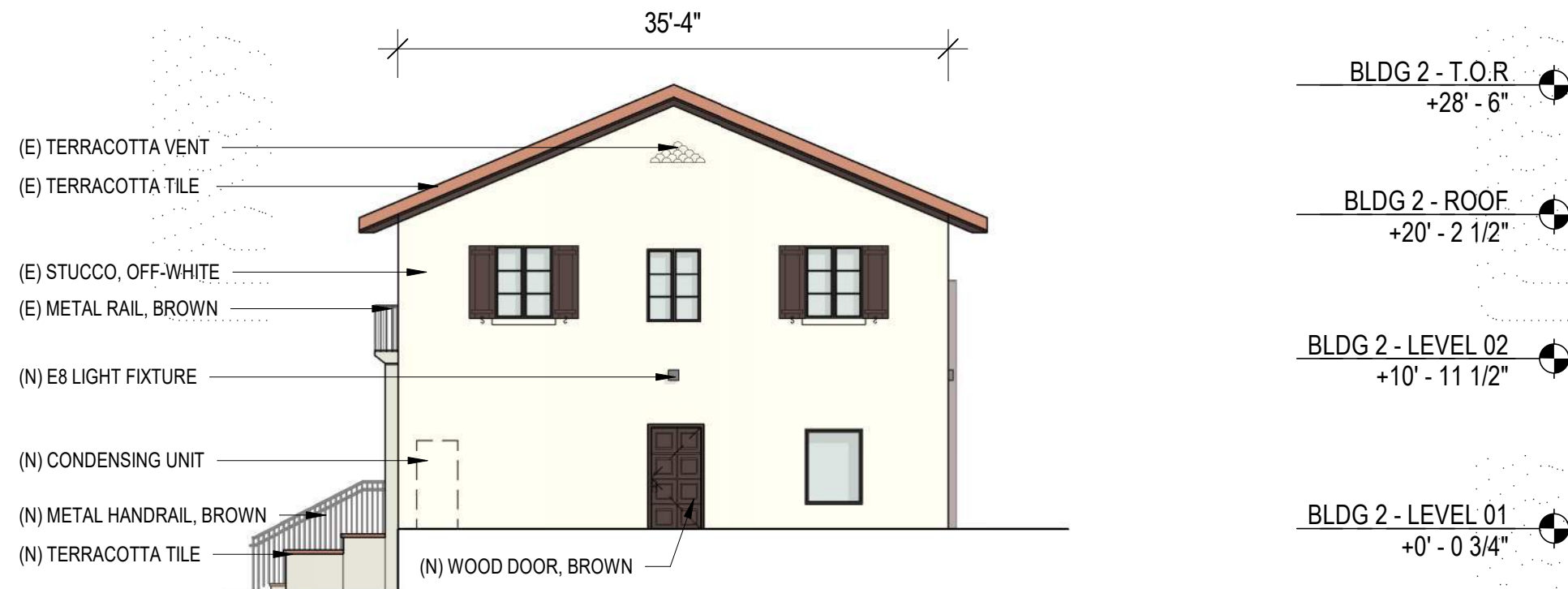
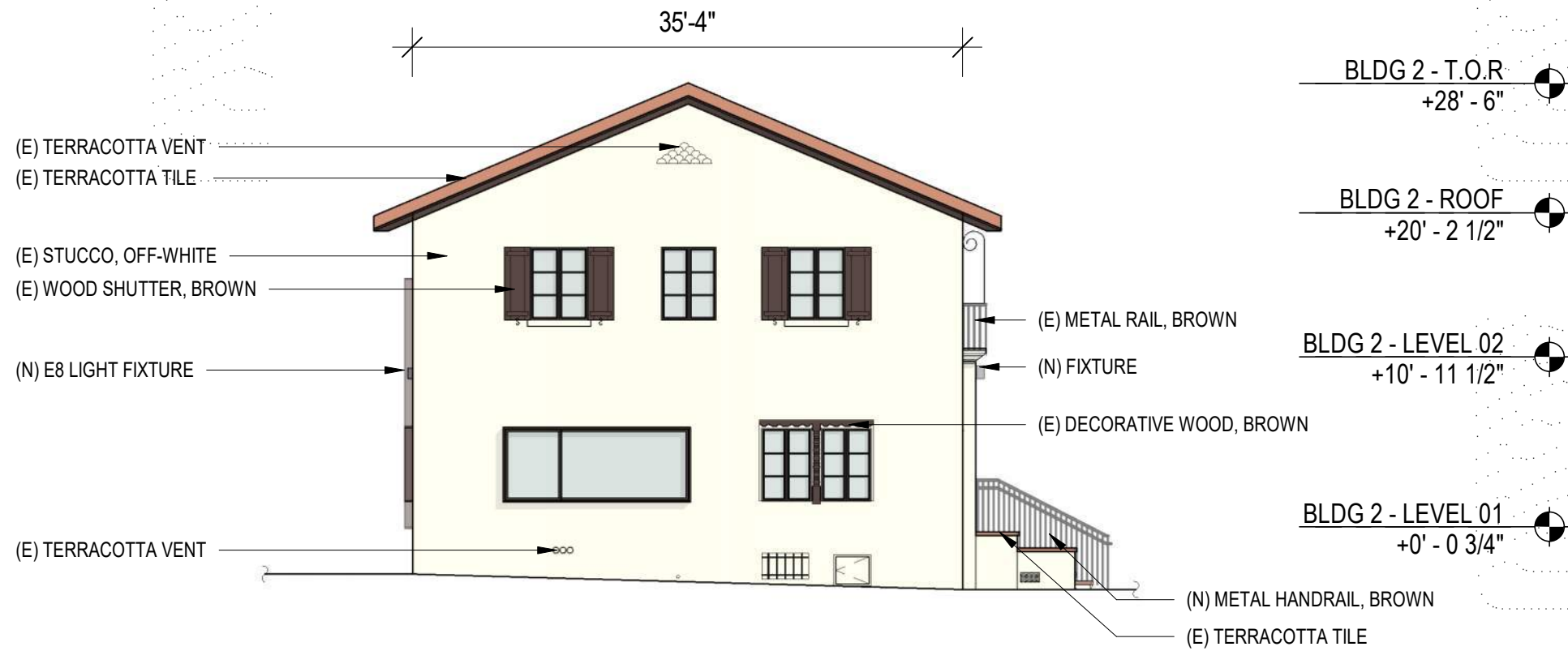
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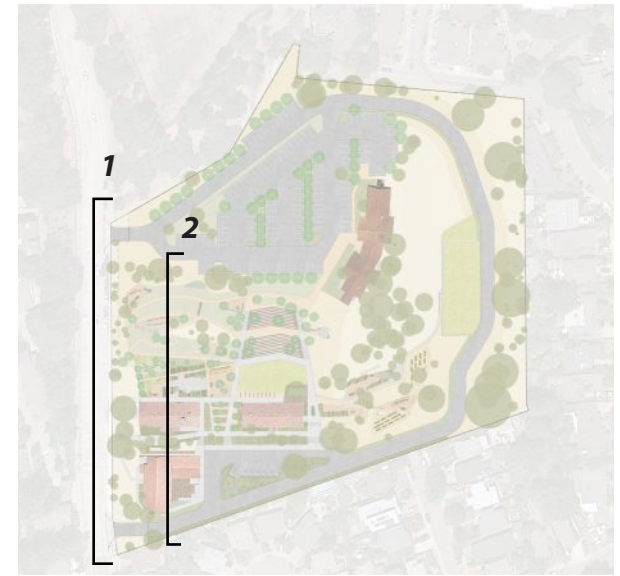
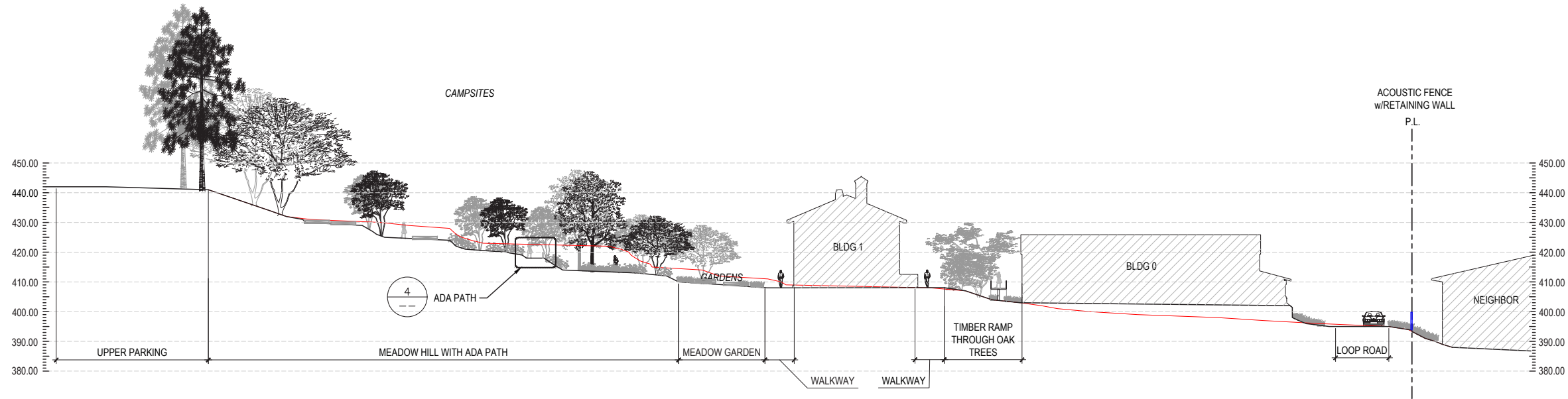




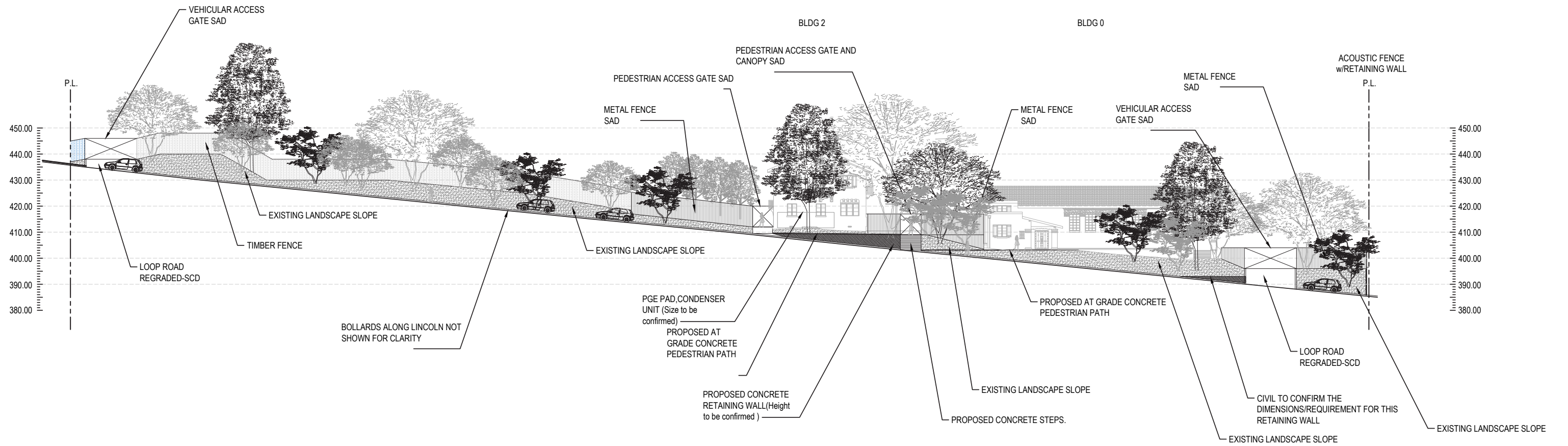




LANDSCAPE DESIGN SITE SECTIONS



KEY PLAN

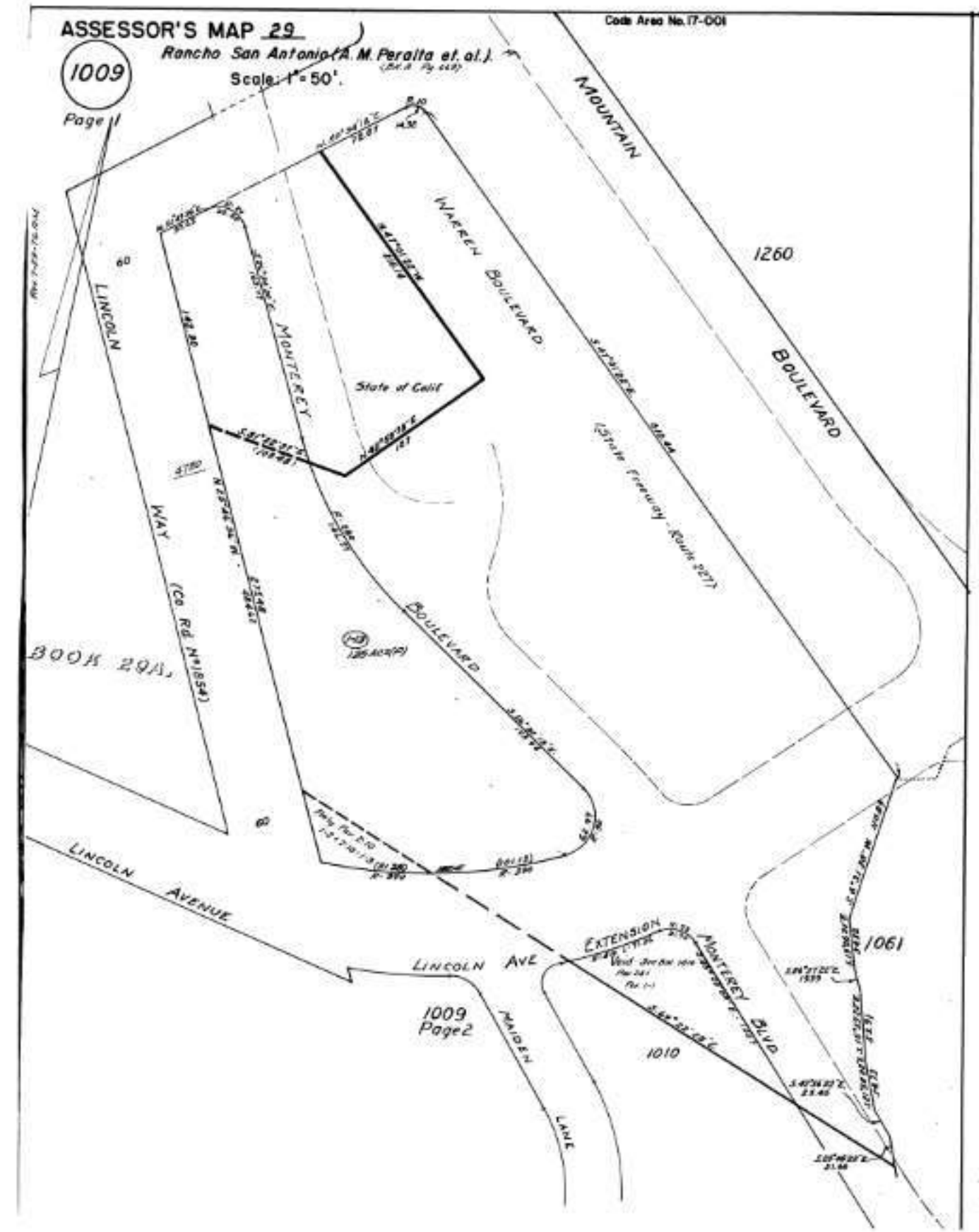


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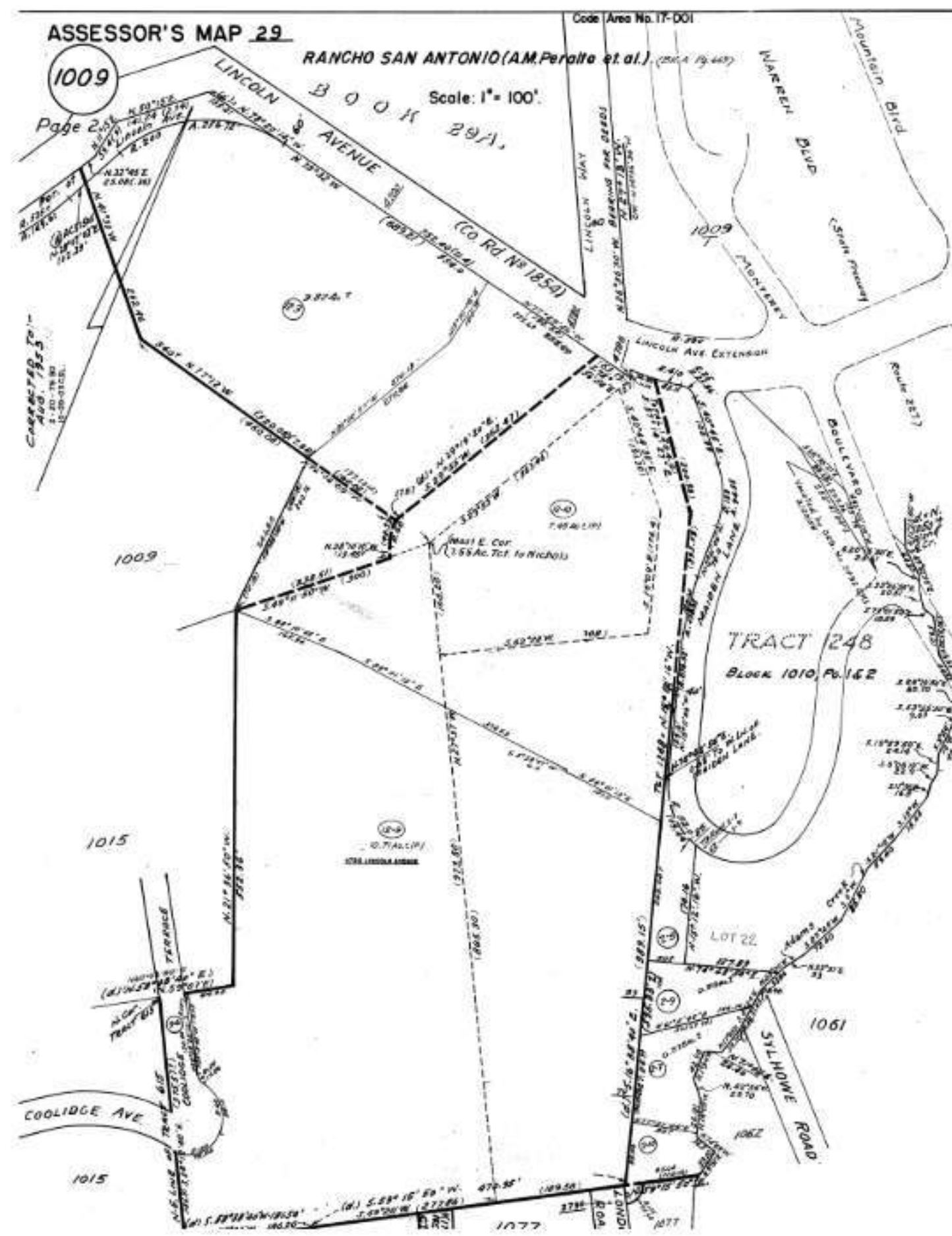
Head-Royce School SITE SECTIONS

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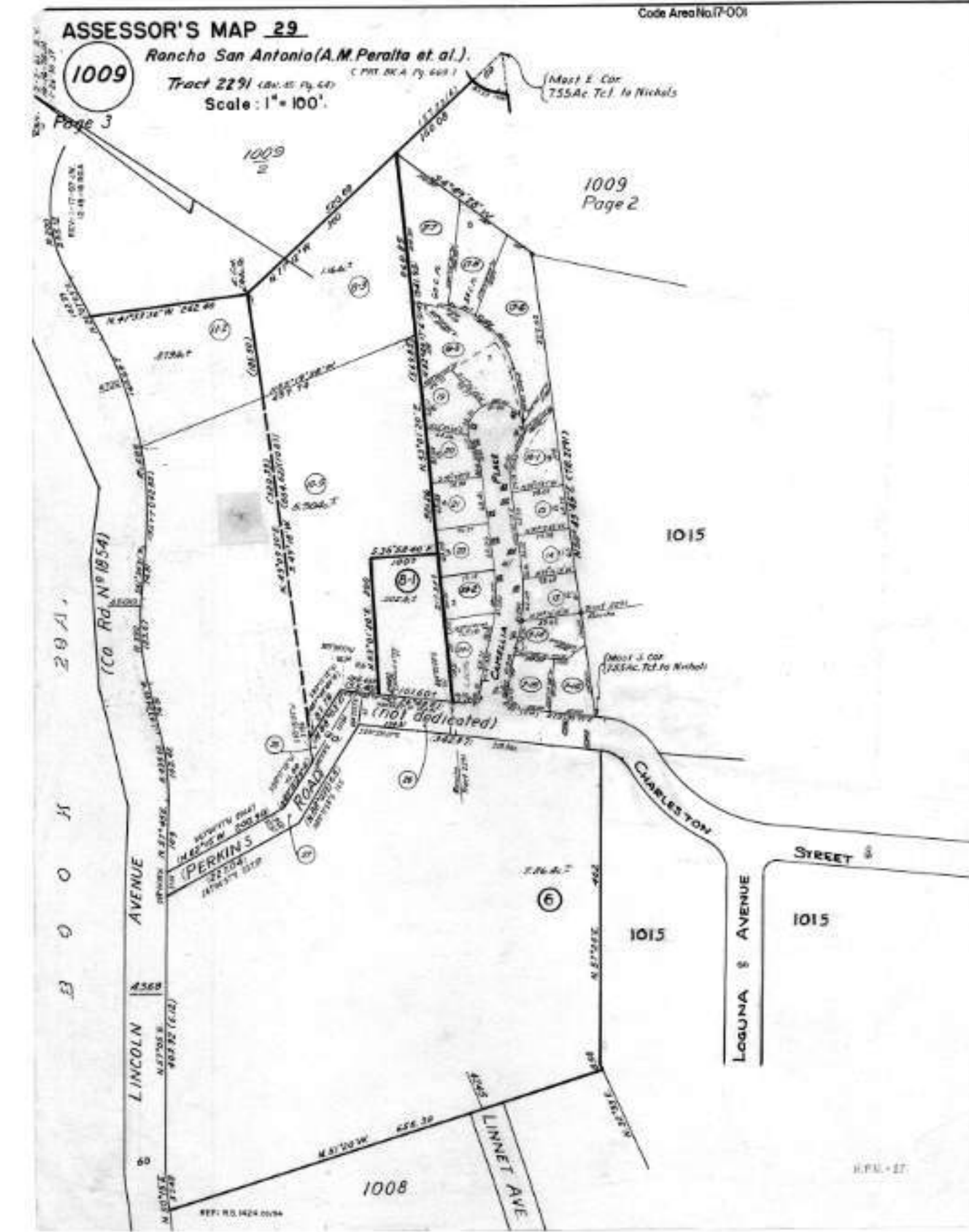
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For Assessment Use Only



For Assessment Use Only



HEAD-ROYCE SCHOOL



4315 Lincoln Ave
Oakland, CA 94602

Architect:

SOM
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA
SAN FRANCISCO, CA 94111

Civil Engineer:

Sherwood Design Engineers
58 Maiden Lane, Third Floor
San Francisco, CA

Landscape:

TLS Landscape Architecture
1015 Camella Street
Berkeley, CA

MEP Engineer:

Environmental Systems Design, Inc.
90 New Montgomery Street, Suite 1420
San Francisco, CA

Lighting:

Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

Acoustics:

Salter
60 South Market Street, Suite 480
San Jose, CA

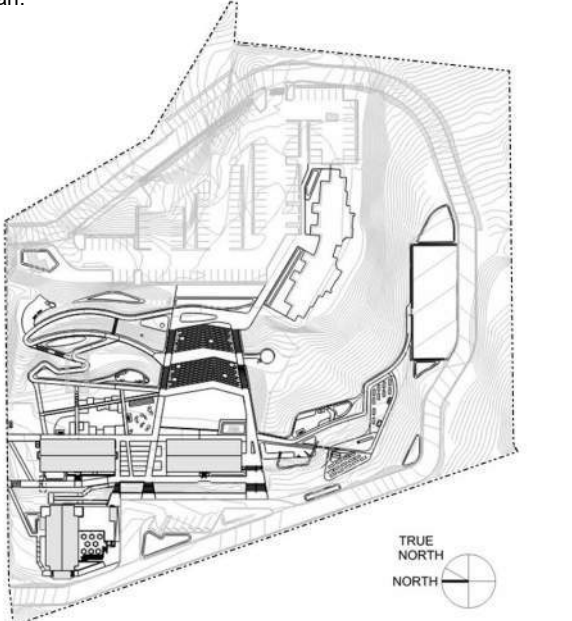
Historic:

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170 Maiden Lane, 5th Floor
San Francisco, CA

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No.	Description	Date
1	COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28

Key Plan:



Seal & Signature:

Sheet Name:

**ASSESSOR'S
PARCEL MAPS**

Project No.:

214043

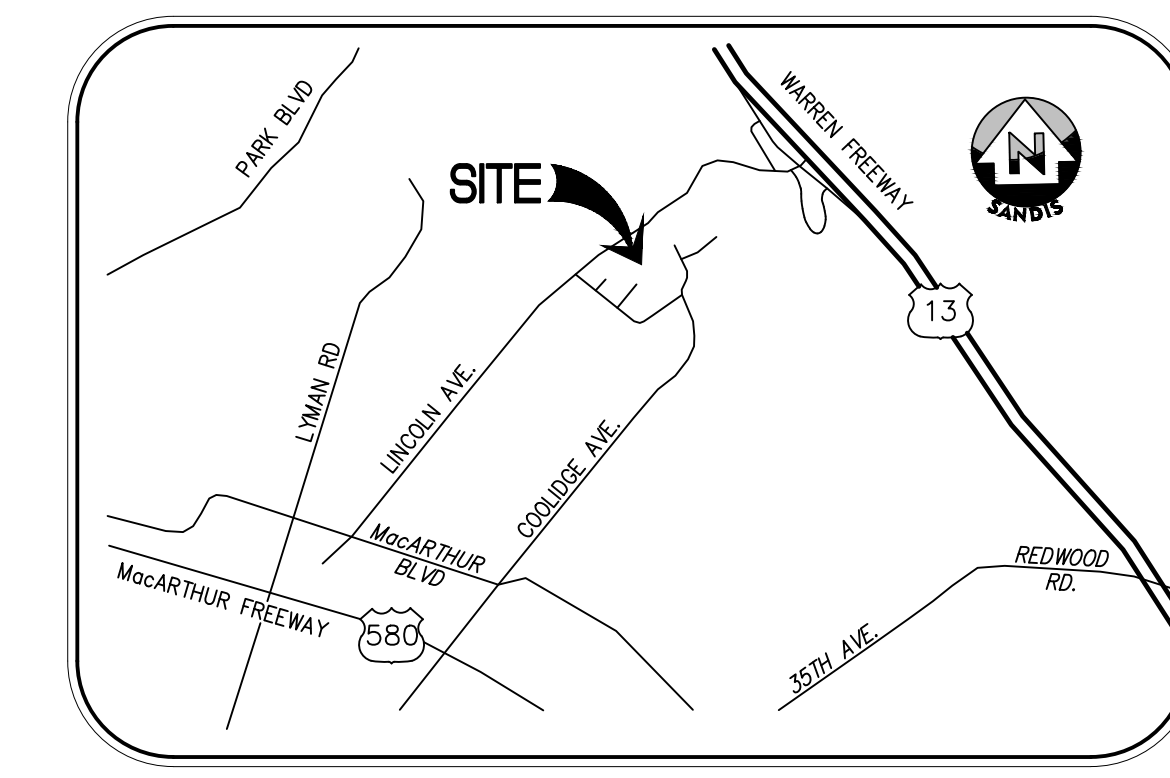
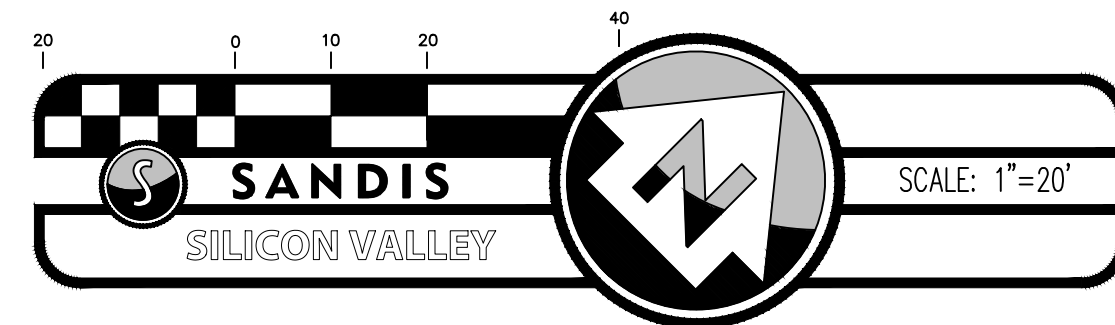
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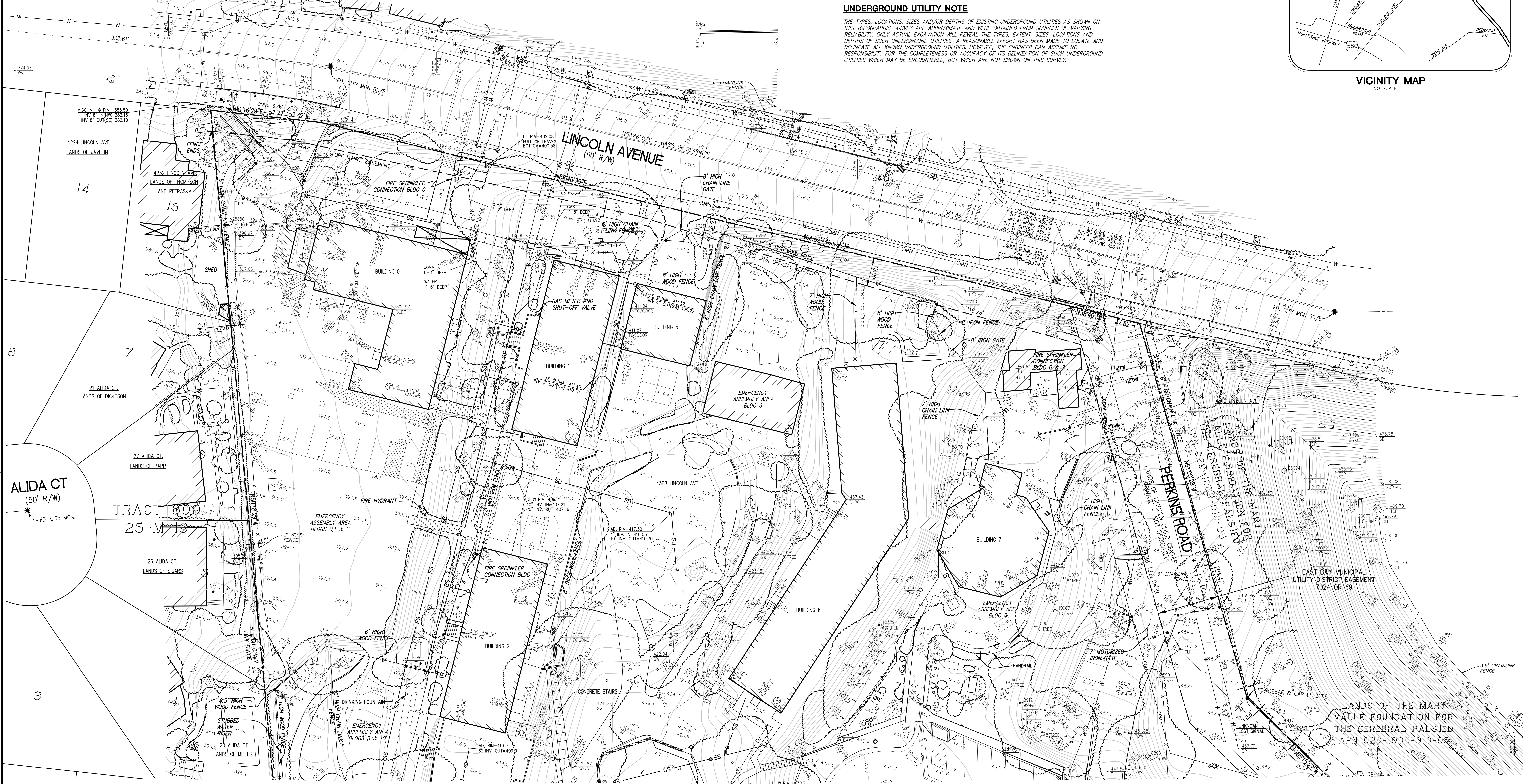
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UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.



MATCH LINE - SEE SHEET 2

NOTES AND LEGEND

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- BUILDING
- FENCE LINE
- CURB LINE
- ALTA SURVEY BOUNDARY LINE
- OTHER PROPERTY LINE
- CENTER LINE
- ROOF OVERHANG
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE (PER CITY AS-BUILTS)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- GAS LINE

- AD - AREA DRAIN
- BFP - BACKFLOW PREVENTOR
- BOLL - BOLLARD
- CB - CATCH BASIN
- CLF - CHAIN LINK FENCE
- COM-MH - COMMUNICATION MANHOLE
- COM-PB - COMMUNICATION PULLBOX
- COM - COMMUNICATION
- DI - DRAIN INLET
- EPB - ELECTRICAL PULLBOX
- FD MON - FOUND MONUMENT
- CONC - CONCRETE
- FC - FENCE CONNECTION
- FH - FIRE HYDRANT
- FM - FIRE METER
- GV - GAS VALVE
- HCSYM - ACCESSIBLE PARKING SYMBOL

- L/S - LANDSCAPING
- MISC-CD - MISCELLANEOUS CLEANOUT
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- MISC-SS - MISCELLANEOUS SANITARY SEWER CLEANOUT
- MISC-V - MISCELLANEOUS VALVE
- MON-MHT - MONITORING WELL
- PIV - POST INDICATOR VALVE
- SDMH - STORM DRAIN MANHOLE
- SDR - SIGN
- SPV - SPRINKLER VALVE
- SSCO - SANITARY SEWER CLEANOUT
- SSMH - SANITARY SEWER MANHOLE
- STL - STREET LIGHT
- STPB - STREET LIGHT PULLBOX
- TH - THRESHOLD
- TYP - TYPICAL
- WM - WATER METER
- WV - WATER VALVE

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF OAKLAND MONUMENT 60/F IN THE CENTERLINE OF LINCOLN AVENUE APPROXIMATELY 1/2 MILE BETWEEN THE CROSS STREETS OF ALIDA STREET AND PERKINS ROAD.

ELEV. = 390.082 FEET.

DATE: 06-10-19
SCALE: 1"=20'
DRAWN BY: EV
APPROVED BY: RH
DRAWING NO.: 612018

No.	REVISION	DATE	BY
1	ADDED TREES	6/7/2019	EV

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS RELATED TO A BEARING OF NORTH 58°46'39" EAST ON THE LINE BETWEEN CITY OF OAKLAND CONTROL MONUMENTS 60/E AND 60/F. THE CALCULATION WAS BASED ON THE PUBLISHED COORDINATES AS LISTED ON CITY MONUMENT RECORDS, WHICH IS BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, NAD 27. THE DISTANCES SHOWN ON THE SURVEY REPRESENT GROUND BASED MEASUREMENTS.

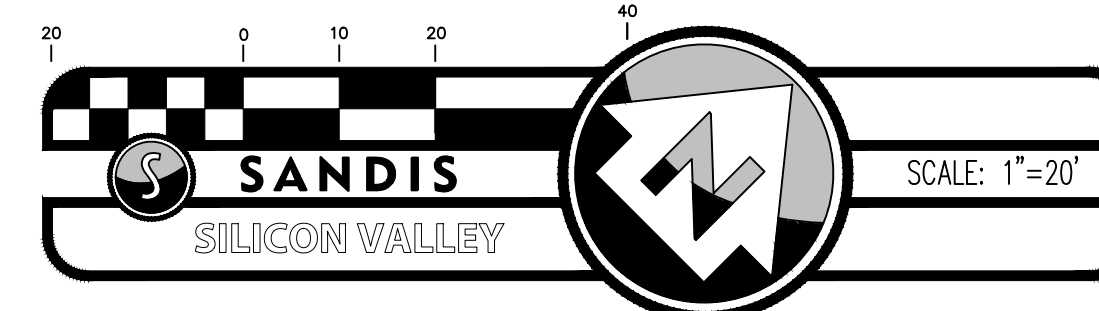
SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
605 Castro Street | Mountain View, CA 94041 | P. 650.969.6900 | F. 650.969.6472 | www.sandis.net
MOUNTAIN VIEW ROSEVILLE OAKLAND

TOPOGRAPHIC SURVEY
HEAD ROYCE SCHOOL
4315 LINCOLN AVE.
OAKLAND CALIFORNIA

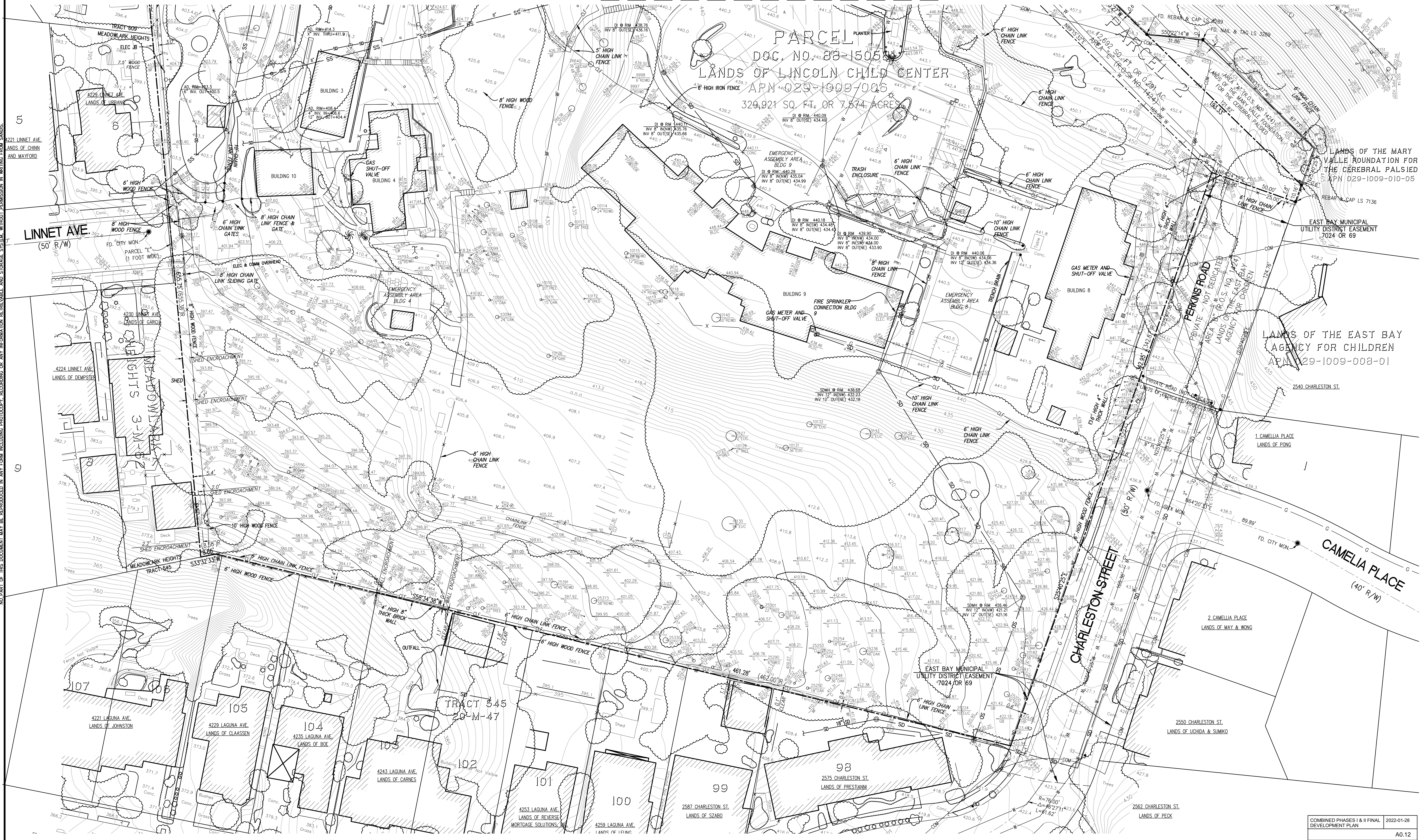
SHEET 1 OF 2 SHEETS

COMBINED PHASES I & II FINAL DEVELOPMENT PLAN 2022-01-28
AD.11

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MATCH LINE - SEE SHEET 1



COMBINED PHASES I & II FINAL DEVELOPMENT PLAN
2022-01-28
A0.12

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DATE PLOTTED: 1/27/2024 10:20:18 AM
PROJECT: 2017-001
DRAWN BY: EV
CHECKED BY: RH
DATE: 06-10-19
SCALE: 1"=20'
DRAWN BY: EV
APPROVED BY: RH
DRAWING NO.: 612018

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
605 Castro Street | Mountain View, CA 94041 | P. 650.969.6900 | F. 650.969.6472 | www.sandis.net
MOUNTAIN VIEW ROSEVILLE OAKLAND

DATE: 06-10-19
SCALE: 1"=20'
DRAWN BY: EV
APPROVED BY: RH
DRAWING NO.: 612018

No.	REVISION	DATE	BY
1	ADDED TREES	6/7/2019	EV

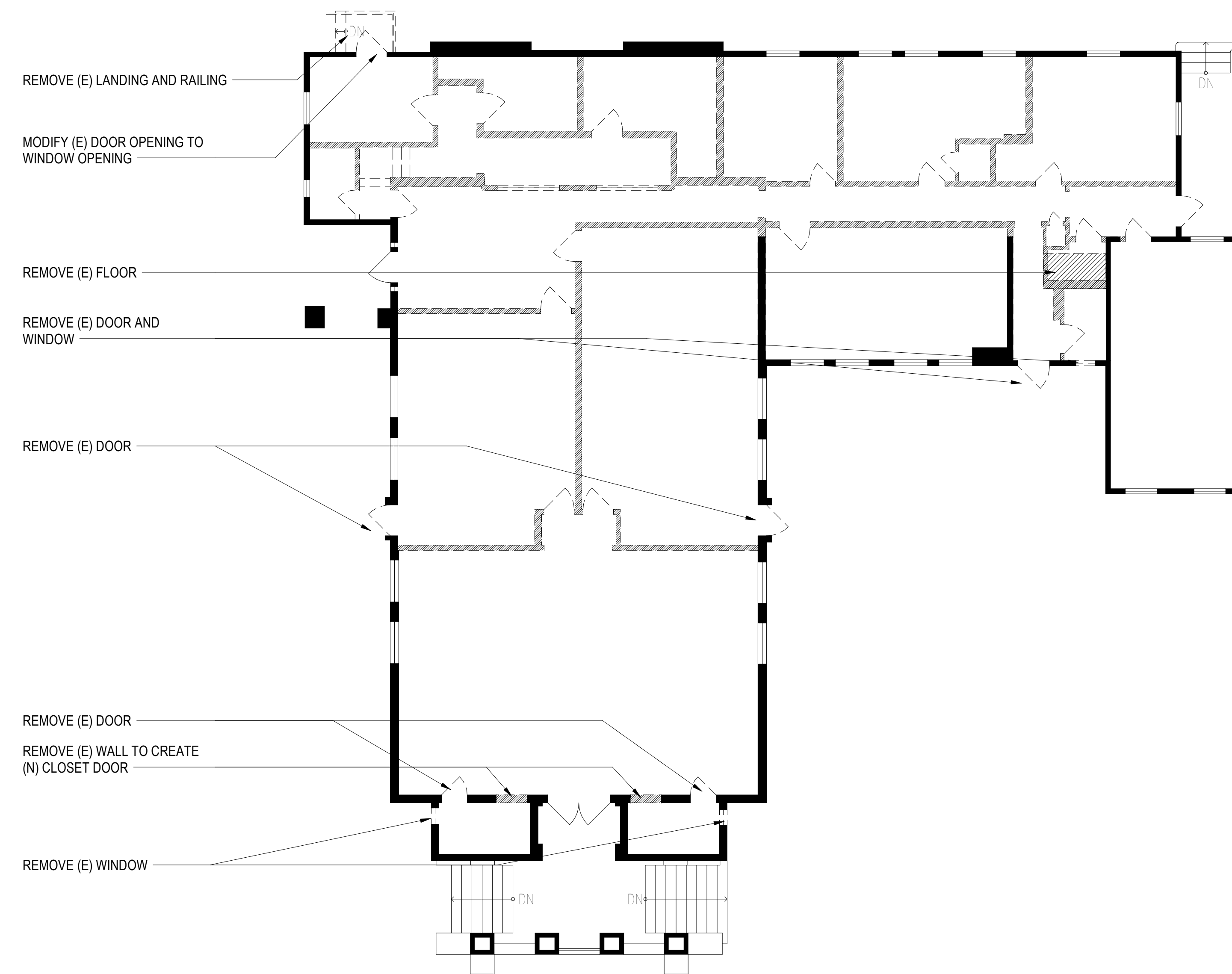
BASIS OF BEARINGS
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OAKLAND
TOPOGRAPHIC SURVEY
HEAD ROYCE SCHOOL
4315 LINCOLN AVE.
CALIFORNIA OF 2 SHEETS
SHEET 2

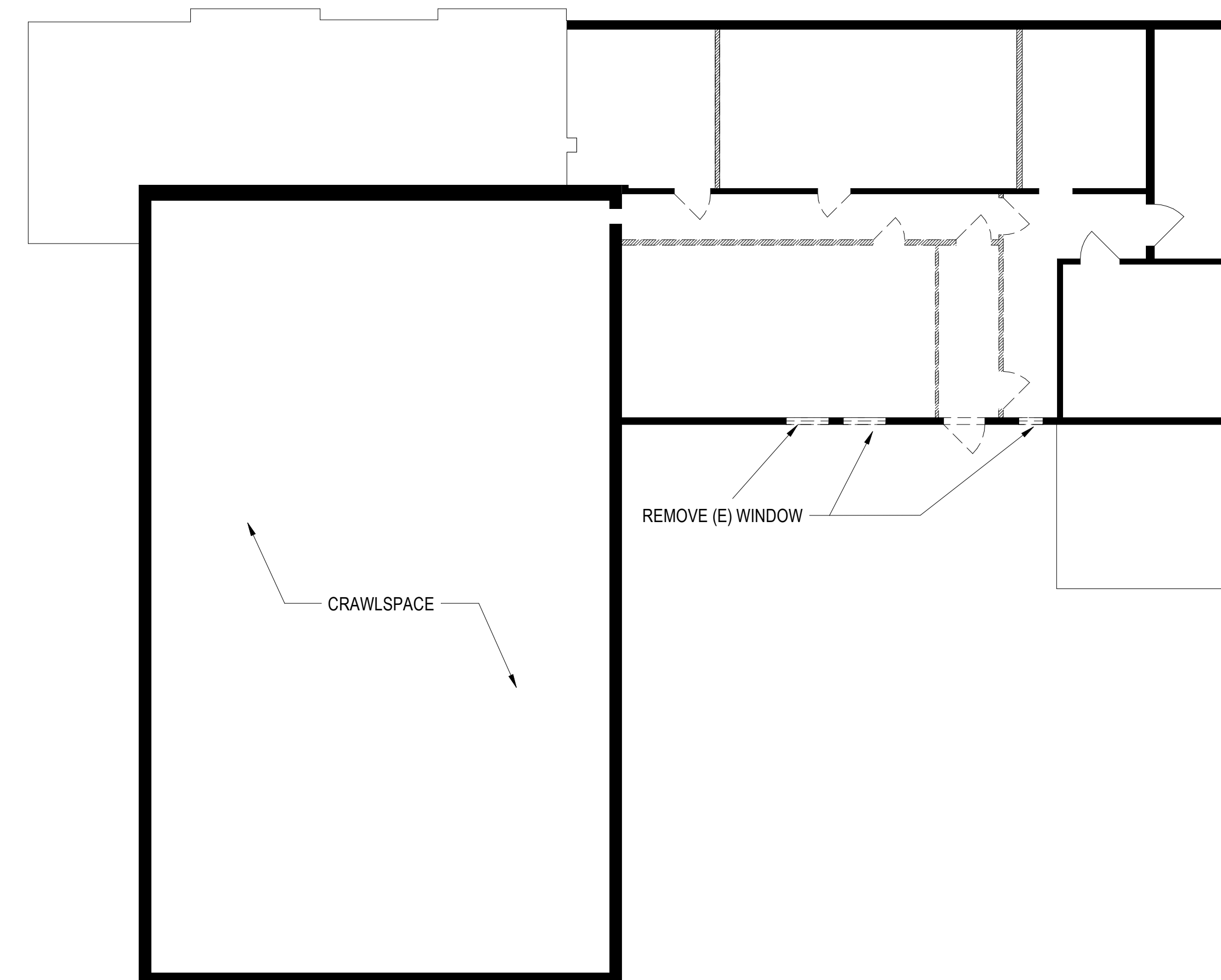
- LEGEND:**
- (E) TO REMAIN
 - REMOVE (E) WALL
 - REMOVE (E) FLOOR
 - REMOVE (E)

GENERAL DEMOLITION NOTES:

1. EXISTING CONSTRUCTION: REMOVE (COMPLETE WITH) RELATED UTILITIES AND SITE IMPROVEMENTS, PORTIONS OF EXISTING BUILDING AS DESIGNATED ON SELECTIVE DEMO PLANS
2. MAINTENANCE OF STRUCTURAL STABILITY: DURING DEMOLITION AND ALL TEMPORARY CONDITIONS DURING CONSTRUCTION THROUGH COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER
3. REFER TO STRUCTURAL DRAWINGS FOR SELECTIVE REMOVAL OF ALL STRUCTURAL COMPONENTS
4. REMOVE ALL INTERIOR DOORS, NON-STRUCTURAL PARTITIONS, STAIRS, WINDOWS, FIXED SEATING AND MILLWORK, AND FINISH THROUGHOUT THE BUILDING. REFER TO STRUCTURAL DEMO PLANS FOR ALL STRUCTURAL COMPONENTS
5. REMOVE CEILINGS THROUGHOUT
6. REFER TO HISTORIC PRESERVATION NARRATIVE FOR ADDITIONAL DEMOLITION NOTES



BUILDING 0 - LEVEL 1 - EXISTING 03
SCALE: 1/8" = 1'-0"



BUILDING 0 - BASEMENT - EXISTING 01
SCALE: 1/8" = 1'-0"

HEAD-ROYCE SCHOOL



4315 Lincoln Ave
Oakland, CA 94602

Architect:



Civil Engineer:

Sherwood Design Engineers
58 Maiden Lane, Third Floor
San Francisco, CA

Landscape:

TLS Landscape Architecture
1015 Camella Street
Berkeley, CA

MEP Engineer:

Environmental Systems Design, Inc.
90 New Montgomery Street, Suite 1420
San Francisco, CA

Lighting:

Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

Acoustics:

Salter
60 South Market Street, Suite 480
San Jose, CA

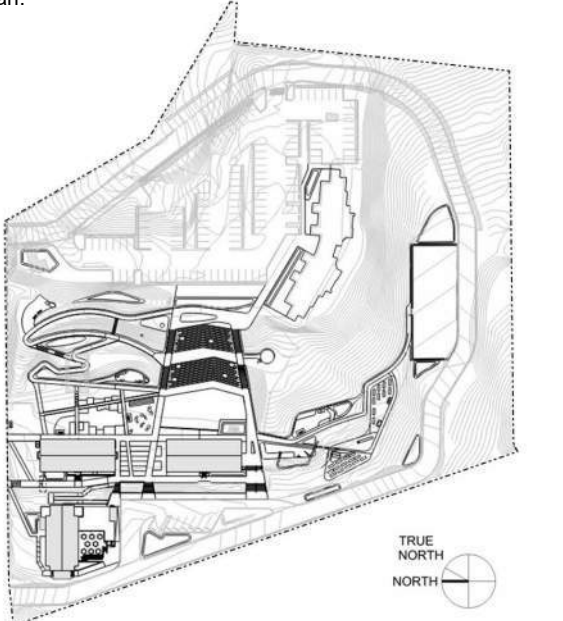
Historic:

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170 Maiden Lane, 5th Floor
San Francisco, CA

Issued For:

No.	Description	Date
1	COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28

Key Plan:



Seal & Signature:

Sheet Name:

**BUILDING 0 -
SELECTIVE
DEMO PLANS**

Project No.:

214043

Drawn By: Author

Checked By: Checker

Scale:

1/8" = 1'-0"

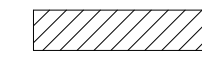
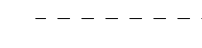
Sheet No.:

A0.D.00

GENERAL DEMOLITION NOTES:

1. EXISTING CONSTRUCTION: REMOVE (COMPLETE WITH) RELATED UTILITIES AND SITE IMPROVEMENTS, PORTIONS OF EXISTING BUILDING AS DESIGNATED ON SELECTIVE DEMO PLANS
2. MAINTENANCE OF STRUCTURAL STABILITY: DURING DEMOLITION AND ALL TEMPORARY CONDITIONS DURING CONSTRUCTION THROUGH COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER
3. REFER TO STRUCTURAL DRAWINGS FOR SELECTIVE REMOVAL OF ALL STRUCTURAL COMPONENTS
4. REMOVE ALL INTERIOR DOORS, NON-STRUCTURAL PARTITIONS, STAIRS, WINDOWS, FIXED SEATING AND MILLWORK, AND FINISH THROUGHOUT THE BUILDING. REFER TO STRUCTURAL DEMO PLANS FOR ALL STRUCTURAL COMPONENTS
5. REMOVE CEILINGS THROUGHOUT
6. REFER TO HISTORIC PRESERVATION NARRATIVE FOR ADDITIONAL DEMOLITION NOTES

LEGEND:

-  REMOVE (E)
-  REMOVE (E)

HEAD-ROYCE SCHOOL



4315 Lincoln Ave
Oakland, CA 94602

Architect:



Civil Engineer:

Sherwood Design Engineers
58 Maiden Lane, Third Floor
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Landscape:

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Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

Acoustics:

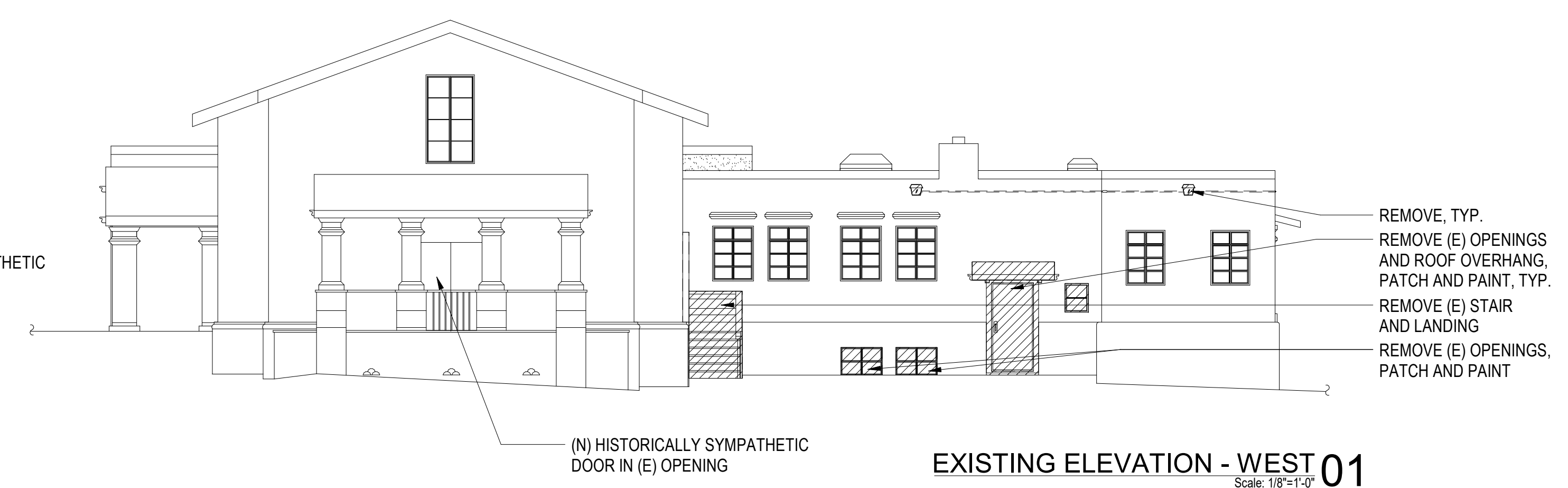
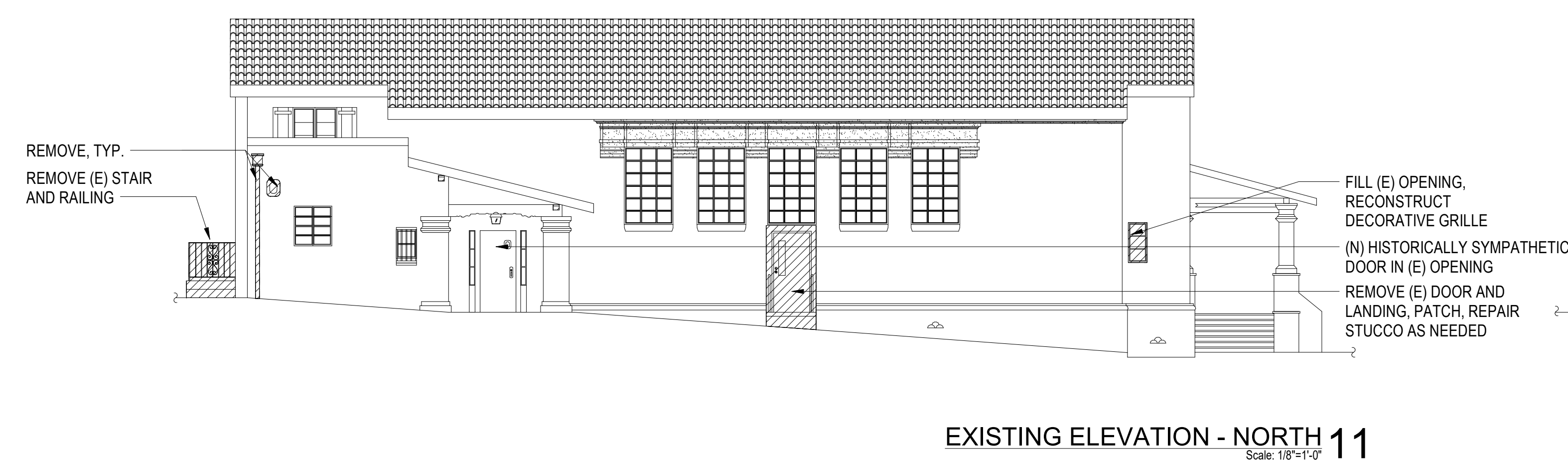
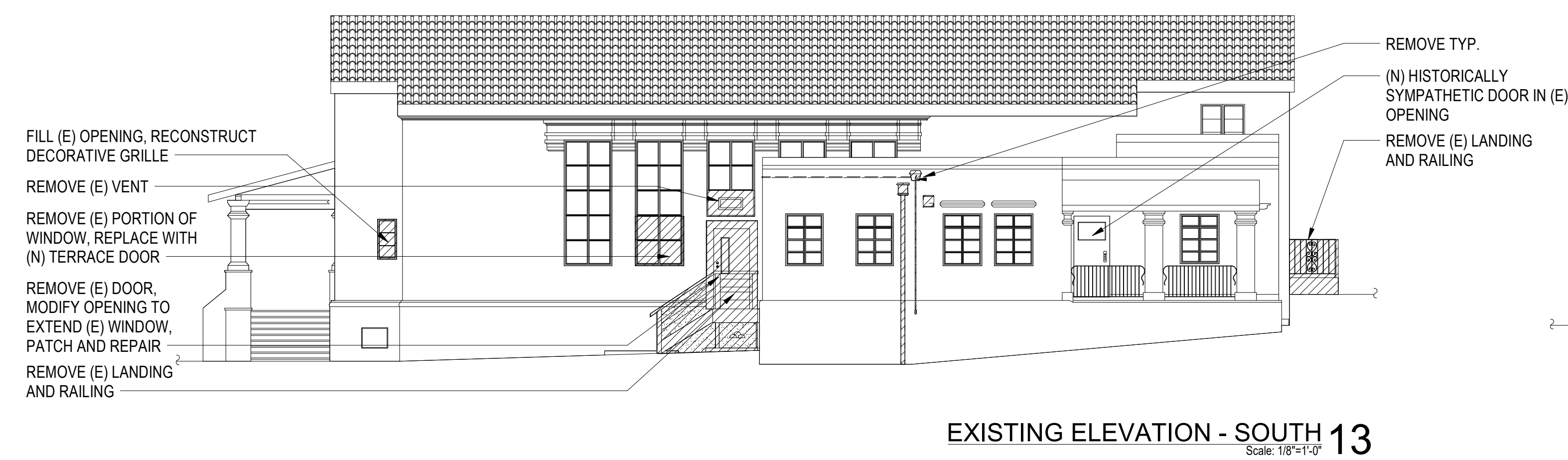
Salter
60 South Market Street, Suite 480
San Jose, CA

Historic:

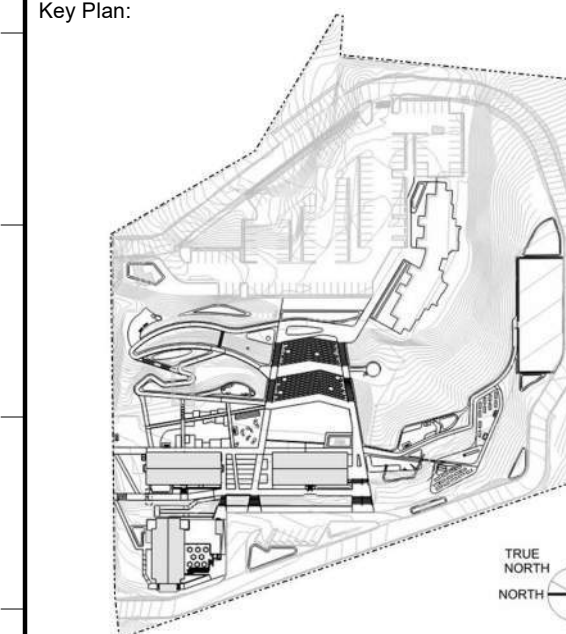
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**BUILDING 0 -
SELECTIVE
DEMO
ELEVATIONS**

Project No.:

214043

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Scale:

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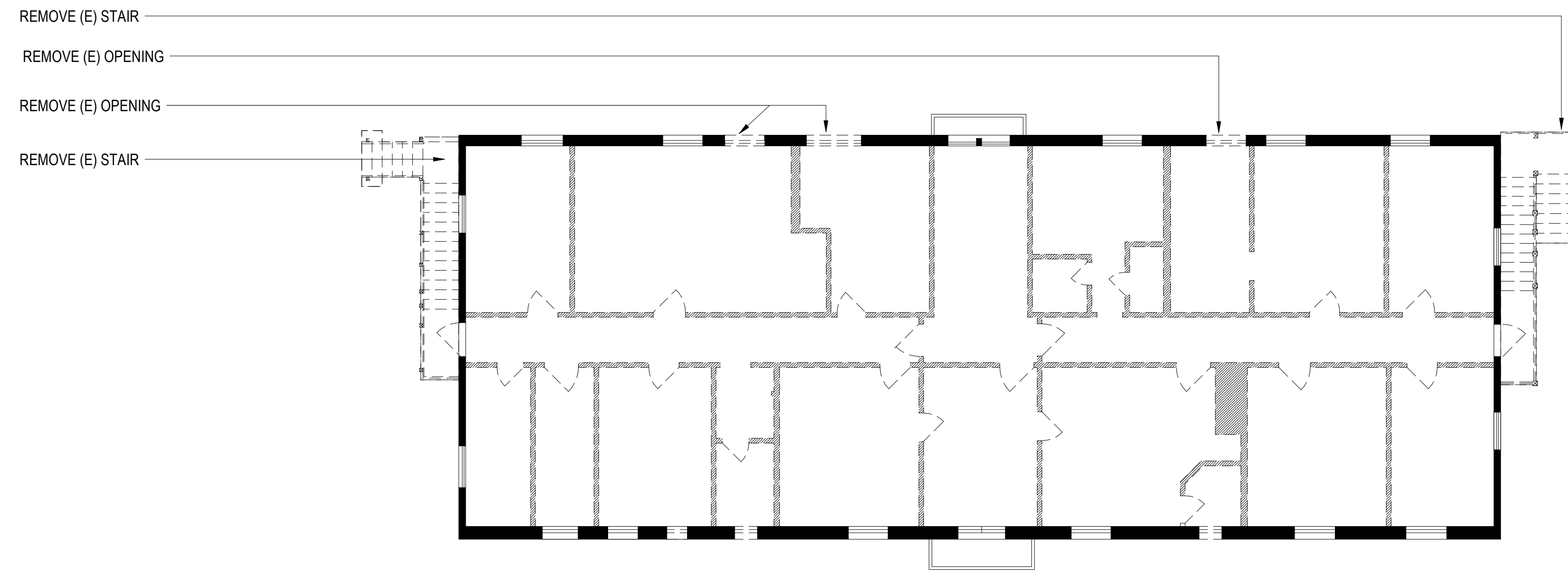
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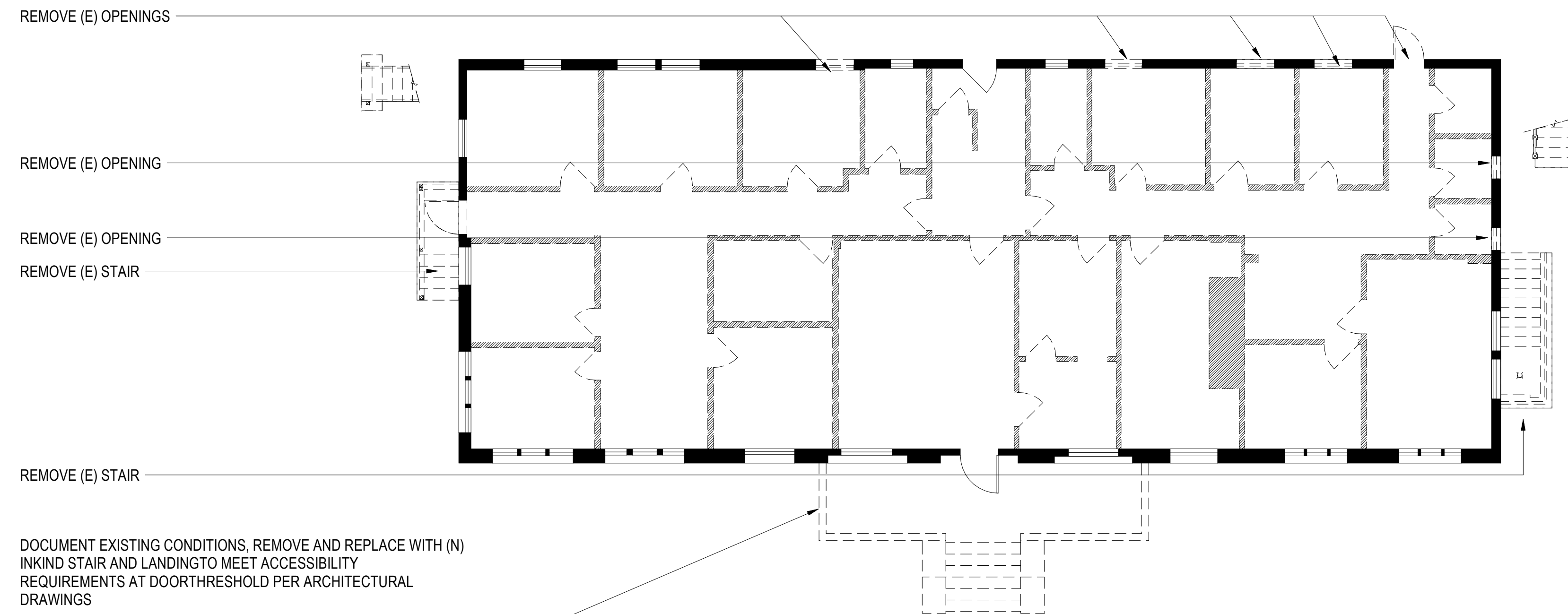
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- (E) TO REMAIN
 - REMOVE (E) WALL
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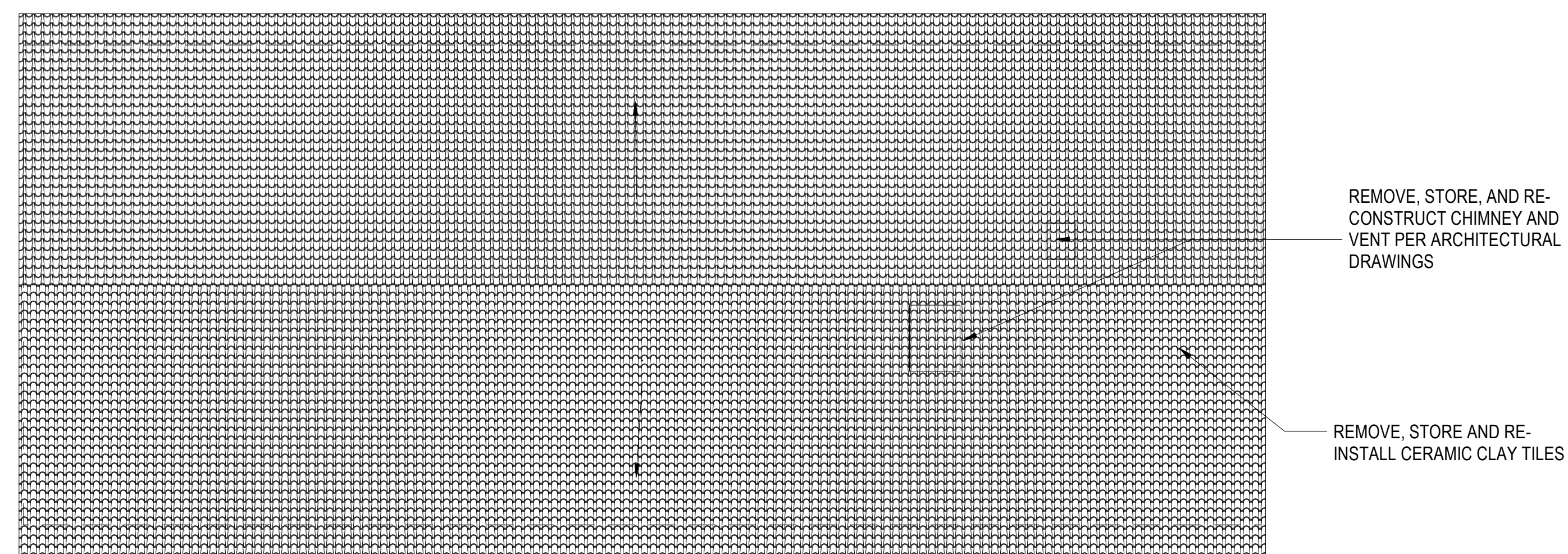
1. EXISTING CONSTRUCTION: REMOVE (COMPLETE WITH) RELATED UTILITIES AND SITE IMPROVEMENTS, PORTIONS OF EXISTING BUILDING AS DESIGNATED ON SELECTIVE DEMO PLANS
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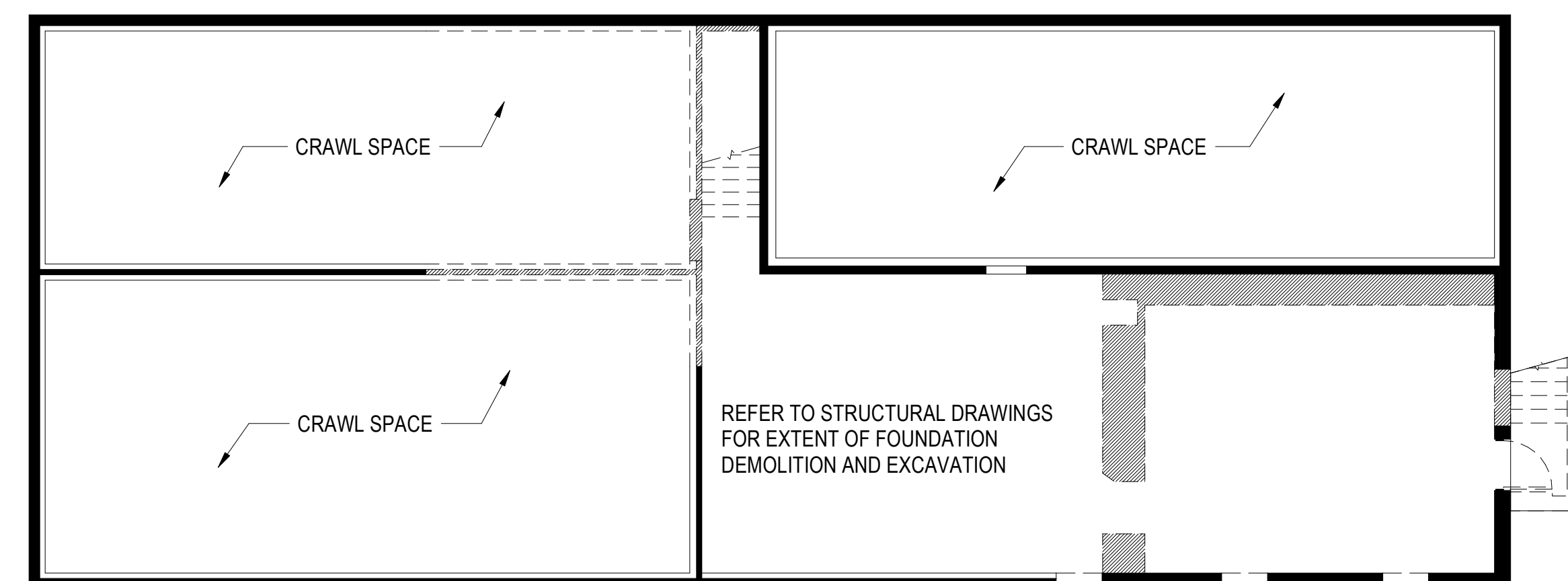
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SCALE: 1/8" = 1'-0"



BUILDING 1 - LEVEL 01 - EXISTING 02
SCALE: 1/8" = 1'-0"



BUILDING 1 - ROOF - EXISTING 16
SCALE: 1/8" = 1'-0"



BUILDING 1 - BASEMENT - EXISTING 01
SCALE: 1/8" = 1'-0"

HEAD-ROYCE SCHOOL



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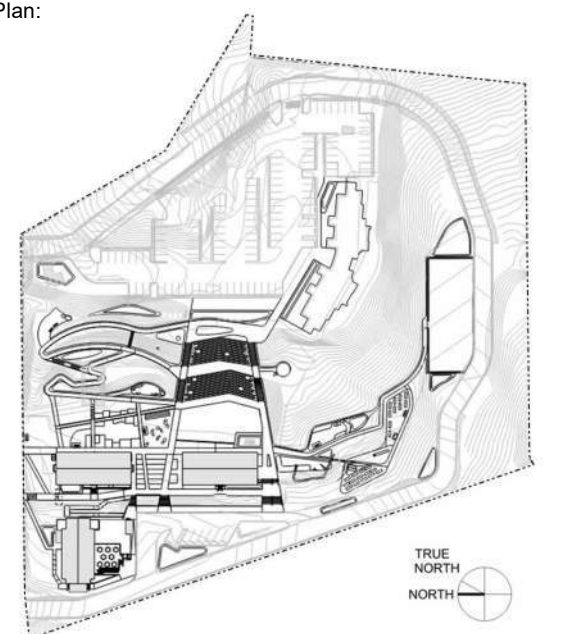
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**BUILDING 1 -
SELECTIVE
DEMO PLANS**

Project No.:

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Author

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Scale:

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LEGEND:

- REMOVE (E)
- REMOVE (E)

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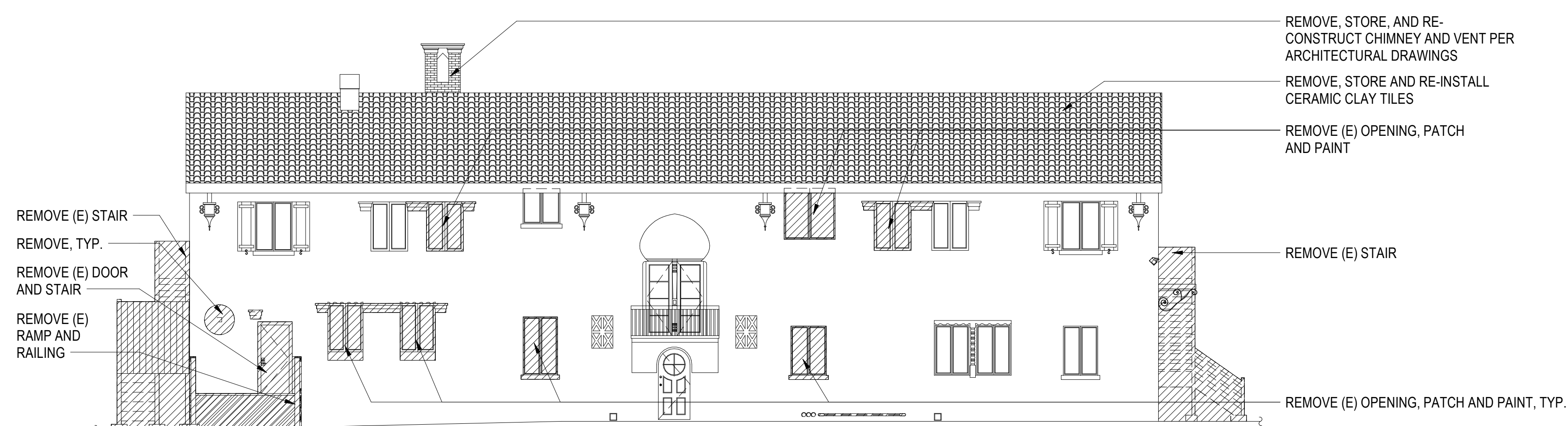
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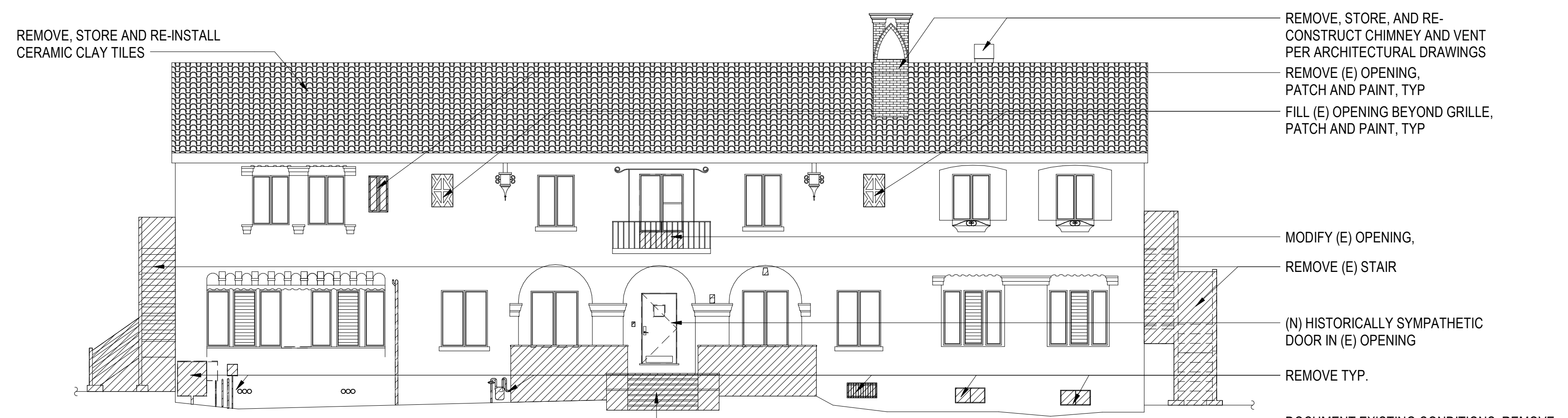
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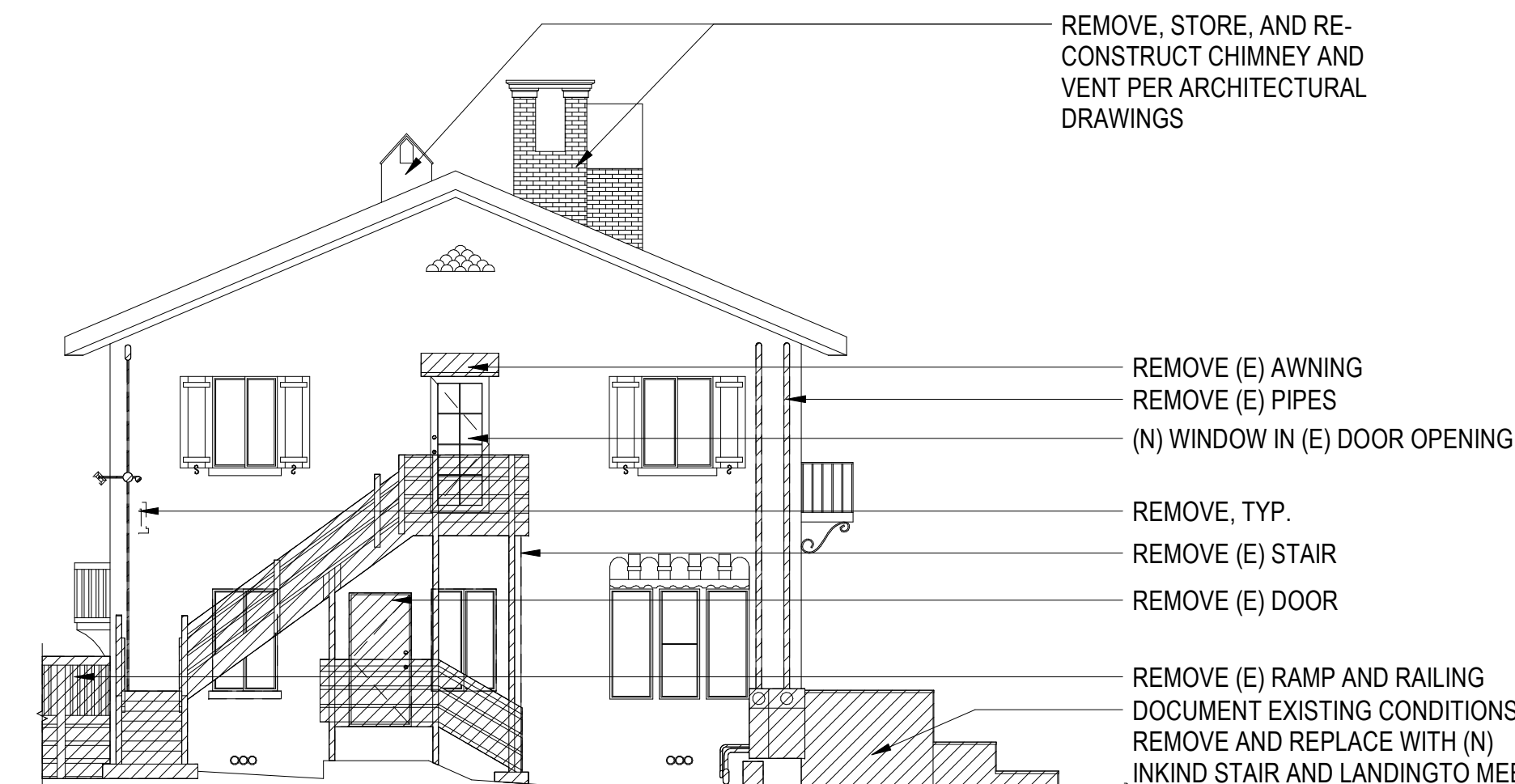
No.	Description	Date
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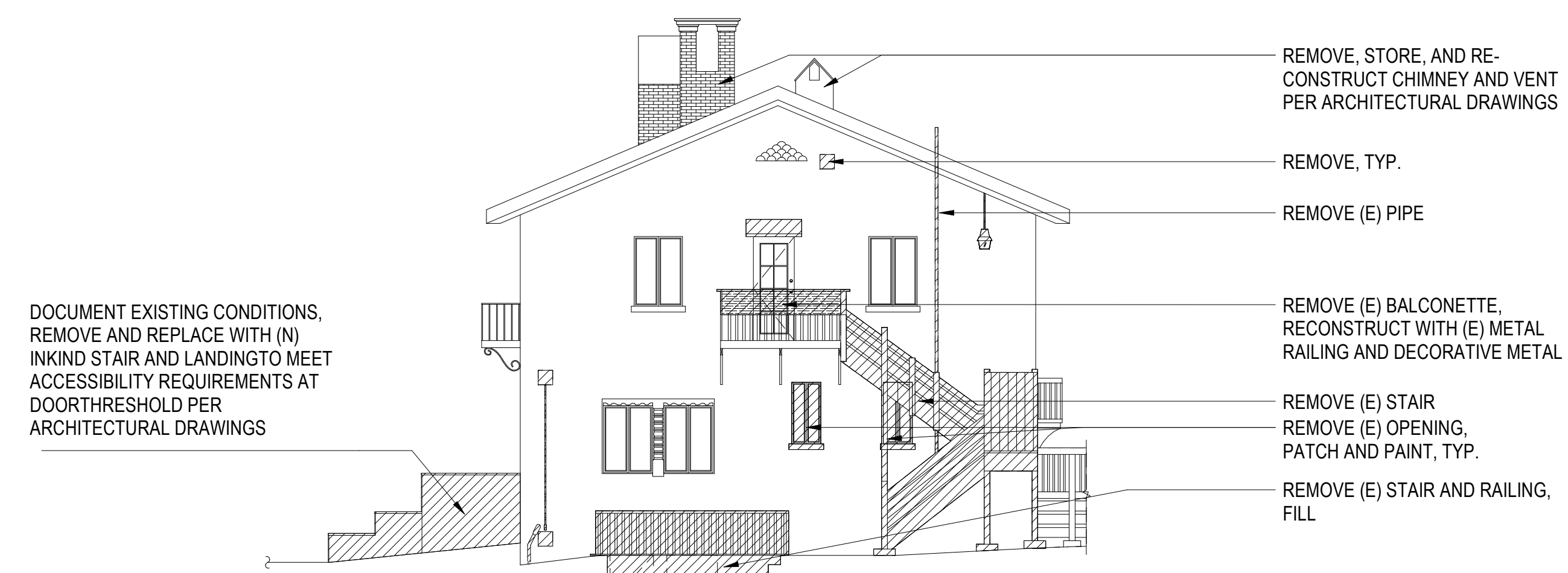
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Scale: 1/8"=1'-0"



EXISTING ELEVATION - WEST 11
Scale: 1/8"=1'-0"

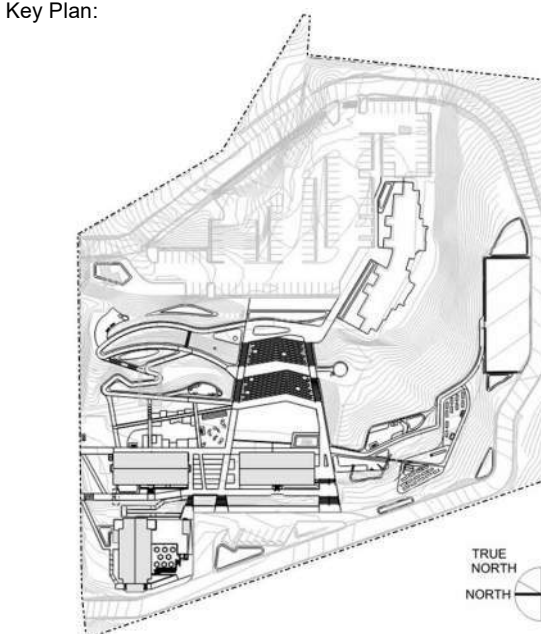


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EXISTING ELEVATION - SOUTH 01
Scale: 1/8"=1'-0"

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**BUILDING 1 -
SELECTIVE
DEMO
ELEVATIONS**

Project No.:

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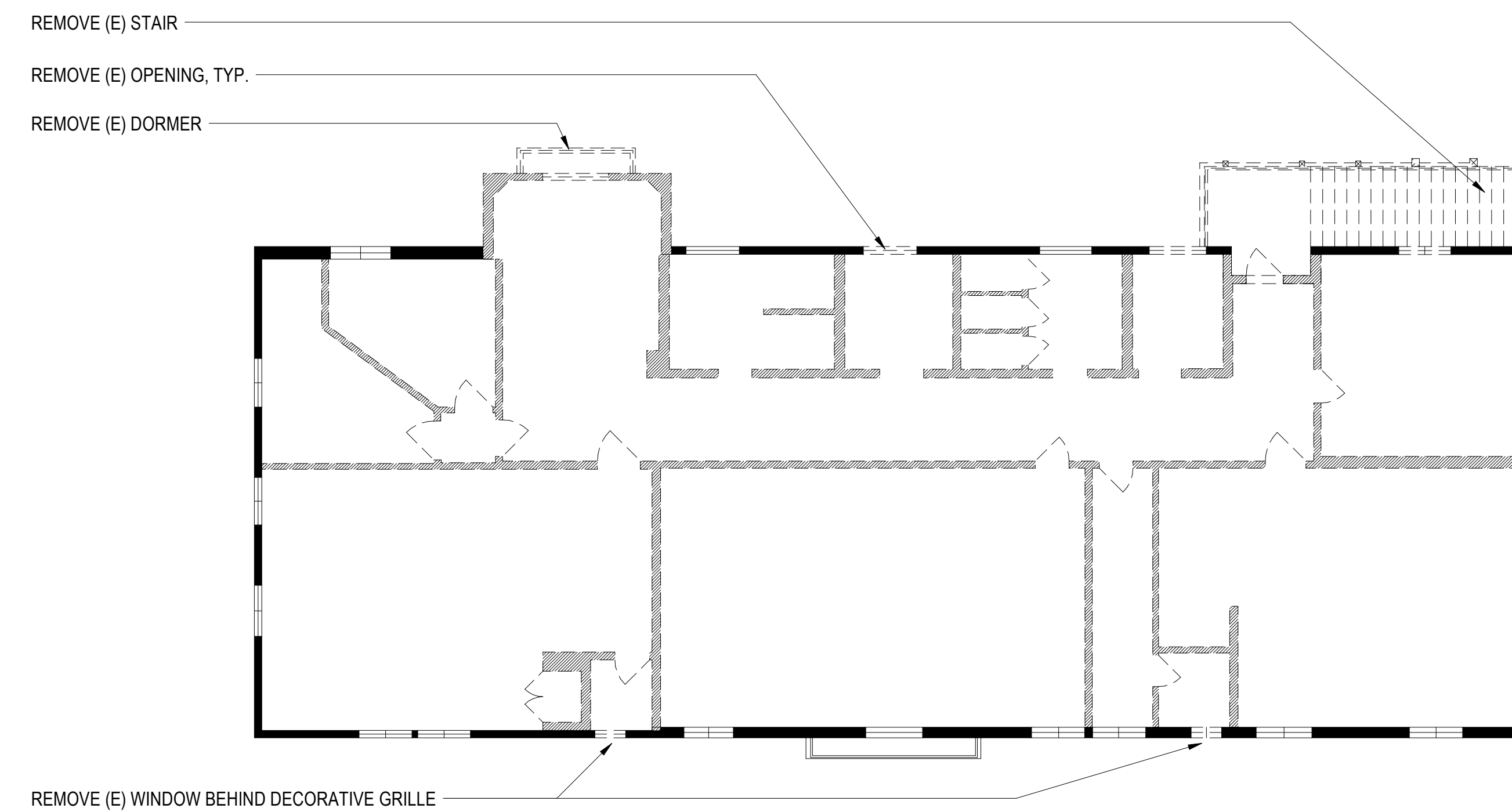
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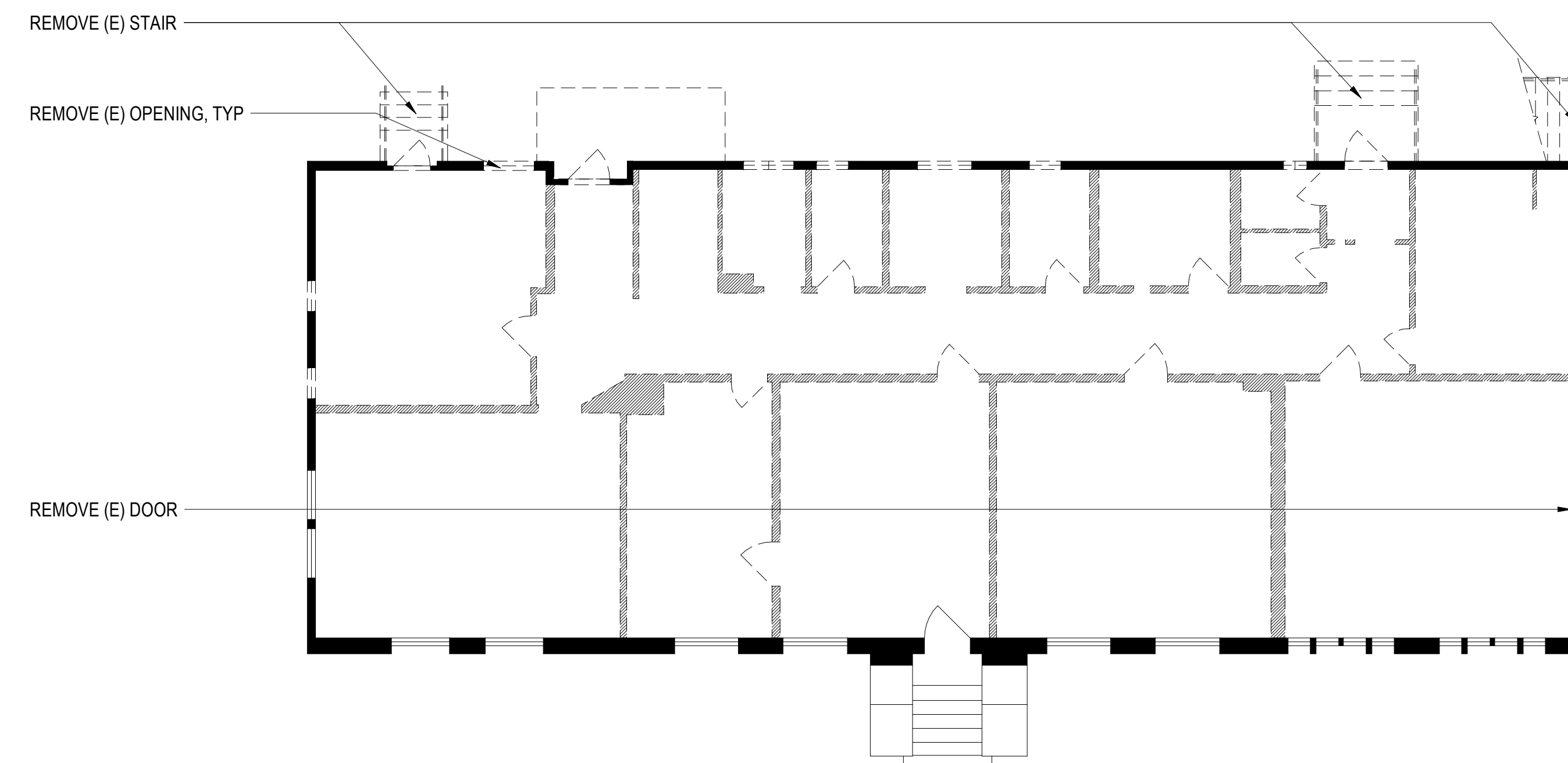
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 - REMOVE (E)

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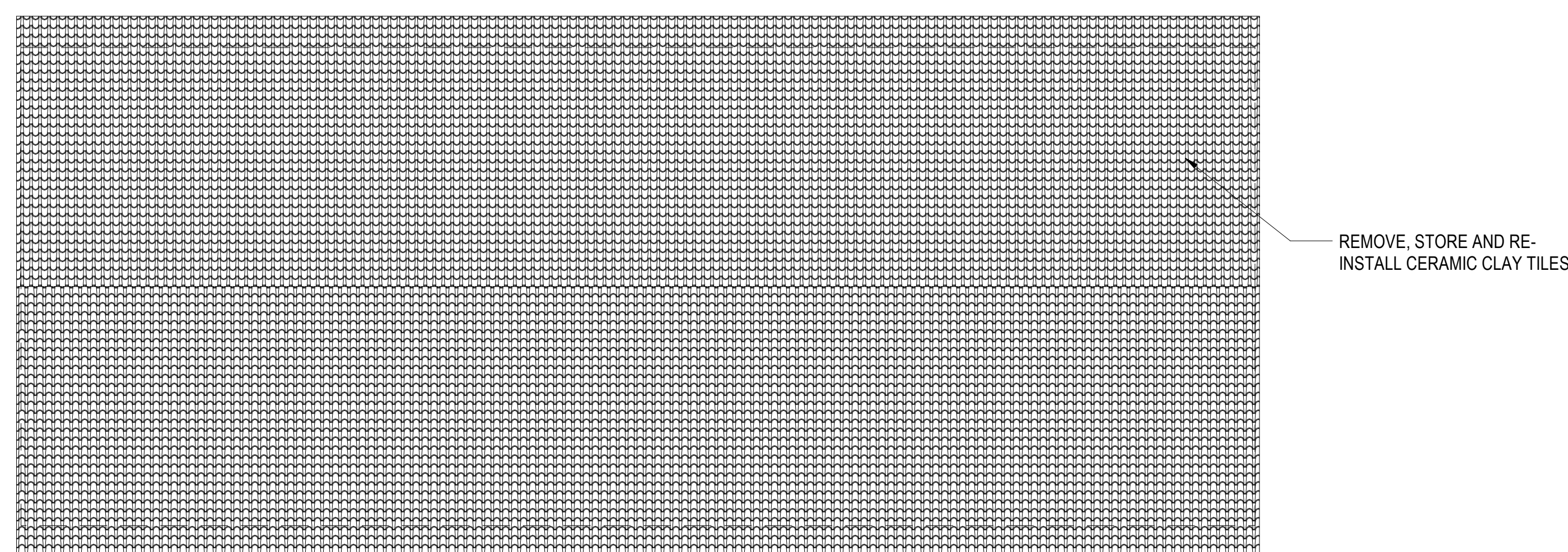
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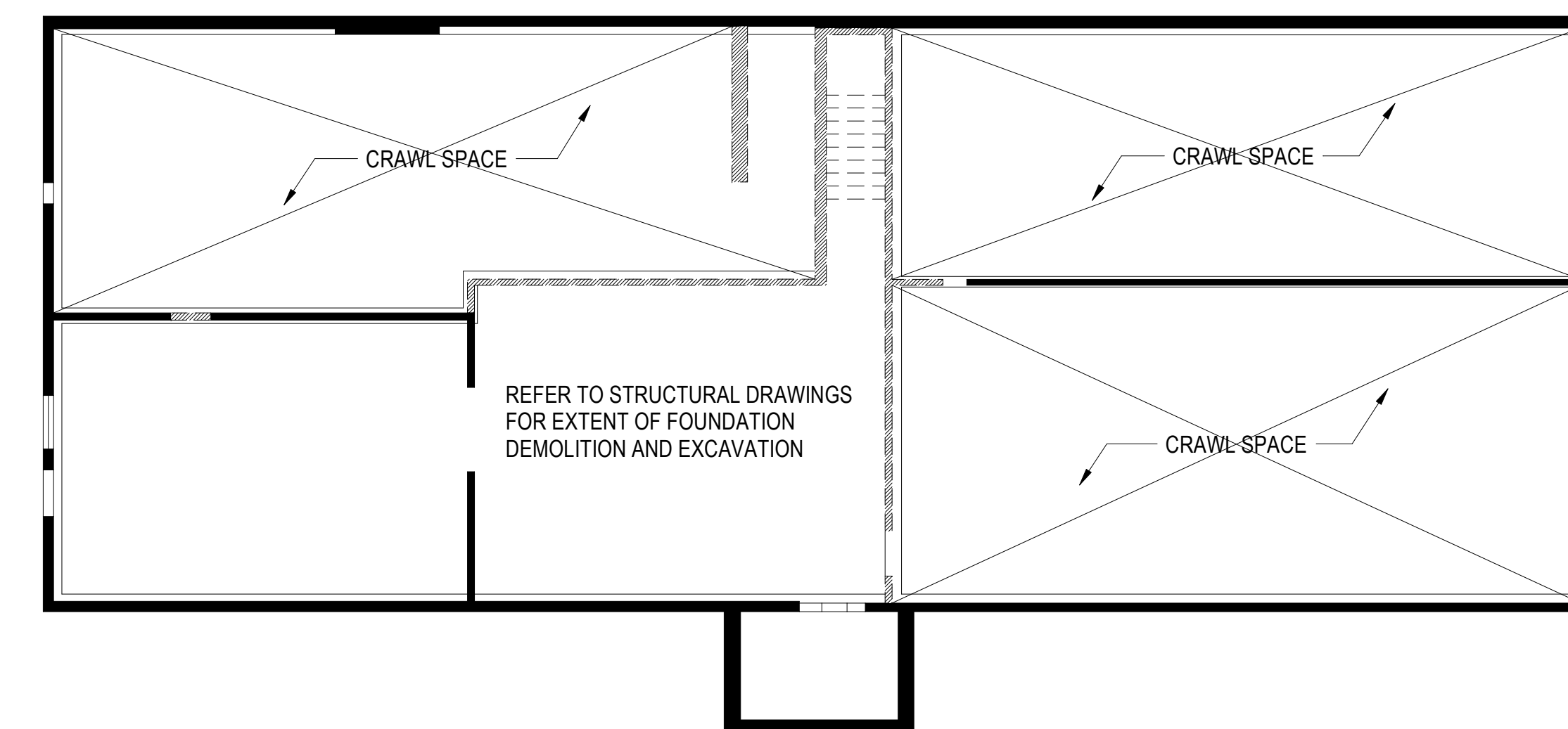
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SCALE: 1/8" = 1'-0"



BUILDING 2 - LEVEL 1 - EXISTING 02
SCALE: 1/8" = 1'-0"



BUILDING 2 - ROOF - EXISTING 16
SCALE: 1/8" = 1'-0"



BUILDING 2 - BASEMENT - EXISTING 01
SCALE: 1/8" = 1'-0"



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Acoustics:

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San Jose, CA

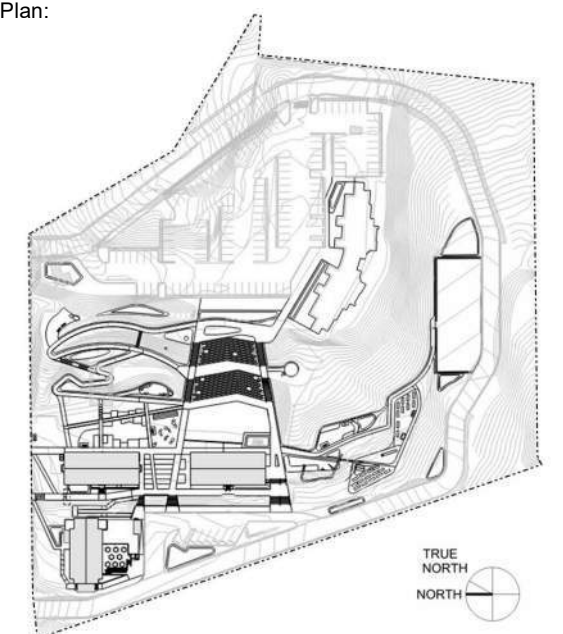
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**BUILDING 2 -
SELECTIVE
DEMO PLANS**

Project No.:

214043

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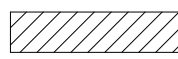
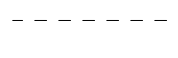
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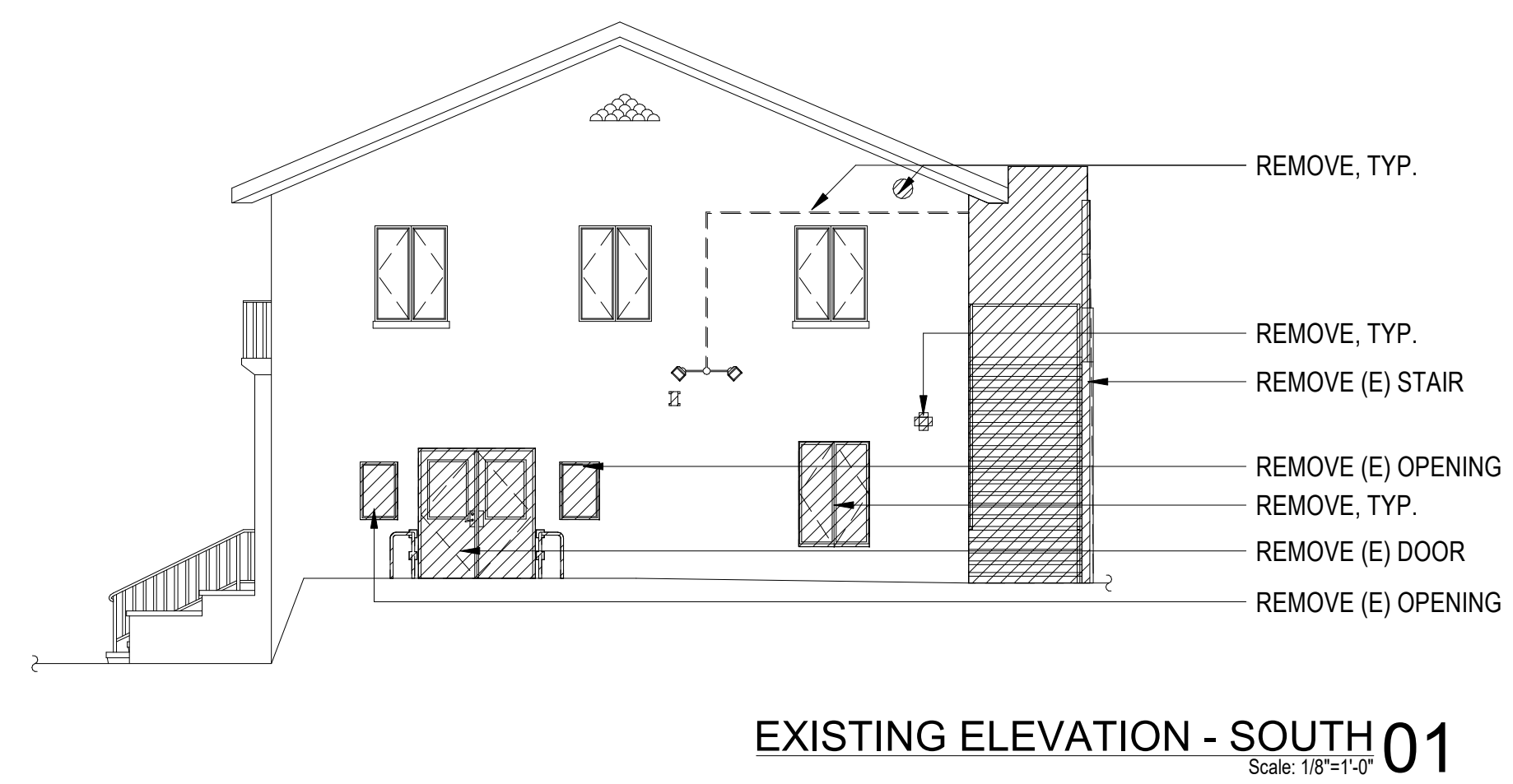
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LEGEND:

-  REMOVE (E)
-  REMOVE (E)



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Architect:

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Landscape:
TLS Landscape Architecture
1015 Camelia Street
Berkeley, CA

MEP Engineer:
Environmental Systems Design, Inc.
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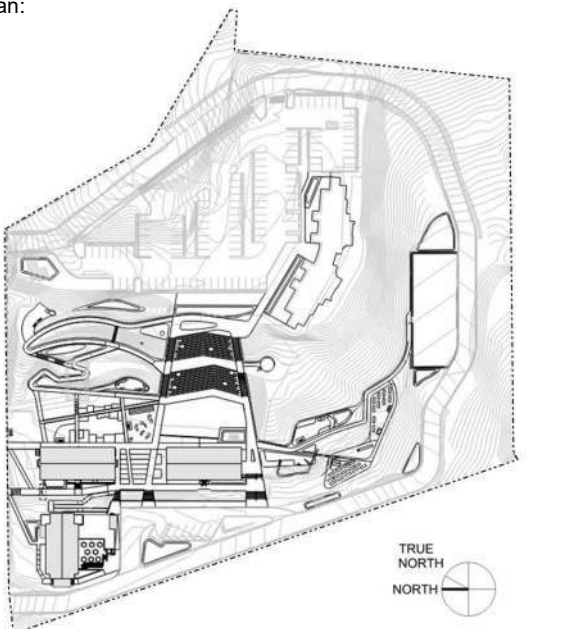
Lighting:
Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

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**BUILDING 2 -
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DEMO
ELEVATIONS**

Project No.:

214043

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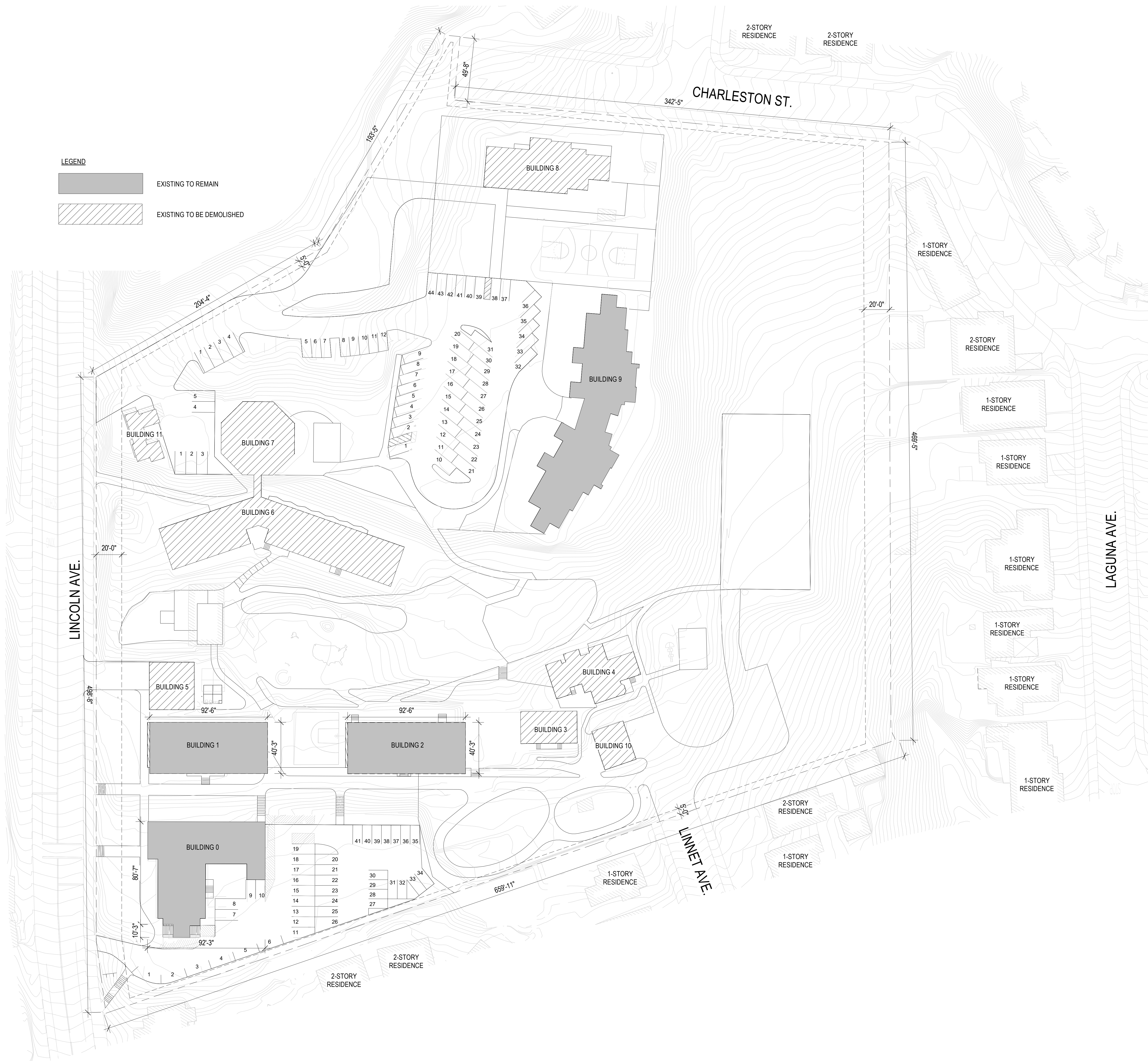
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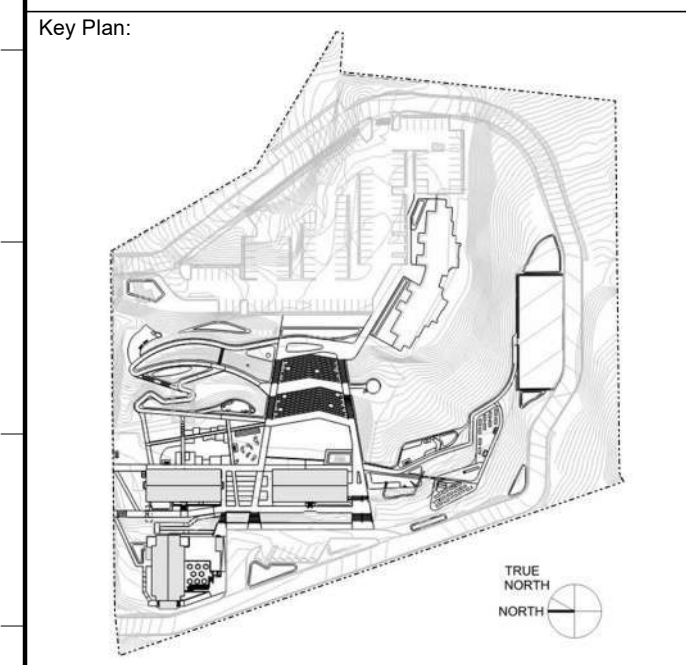
MEP Engineer:
Environmental Systems Design, Inc.
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San Francisco, CA

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EXISTING SITE PLAN

Project No.: 214043
Drawn By: Author
Checked By: Checker
Scale: 1/32" = 1'-0"

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Architect:



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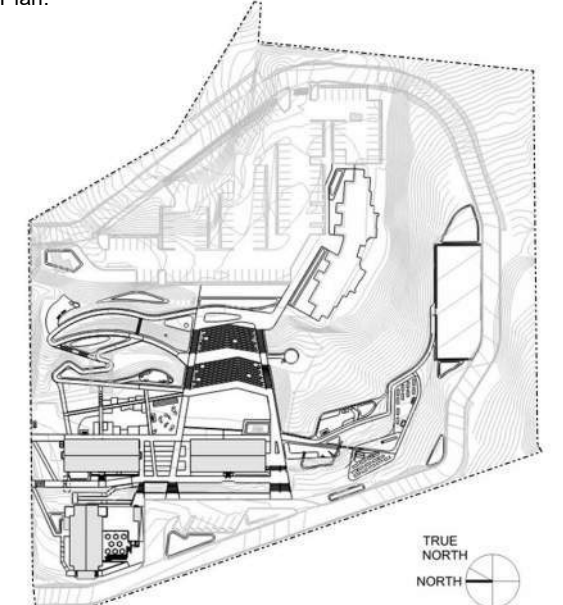
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SITE PLAN - PHASE I + II

Project No.:

214043

Drawn By:

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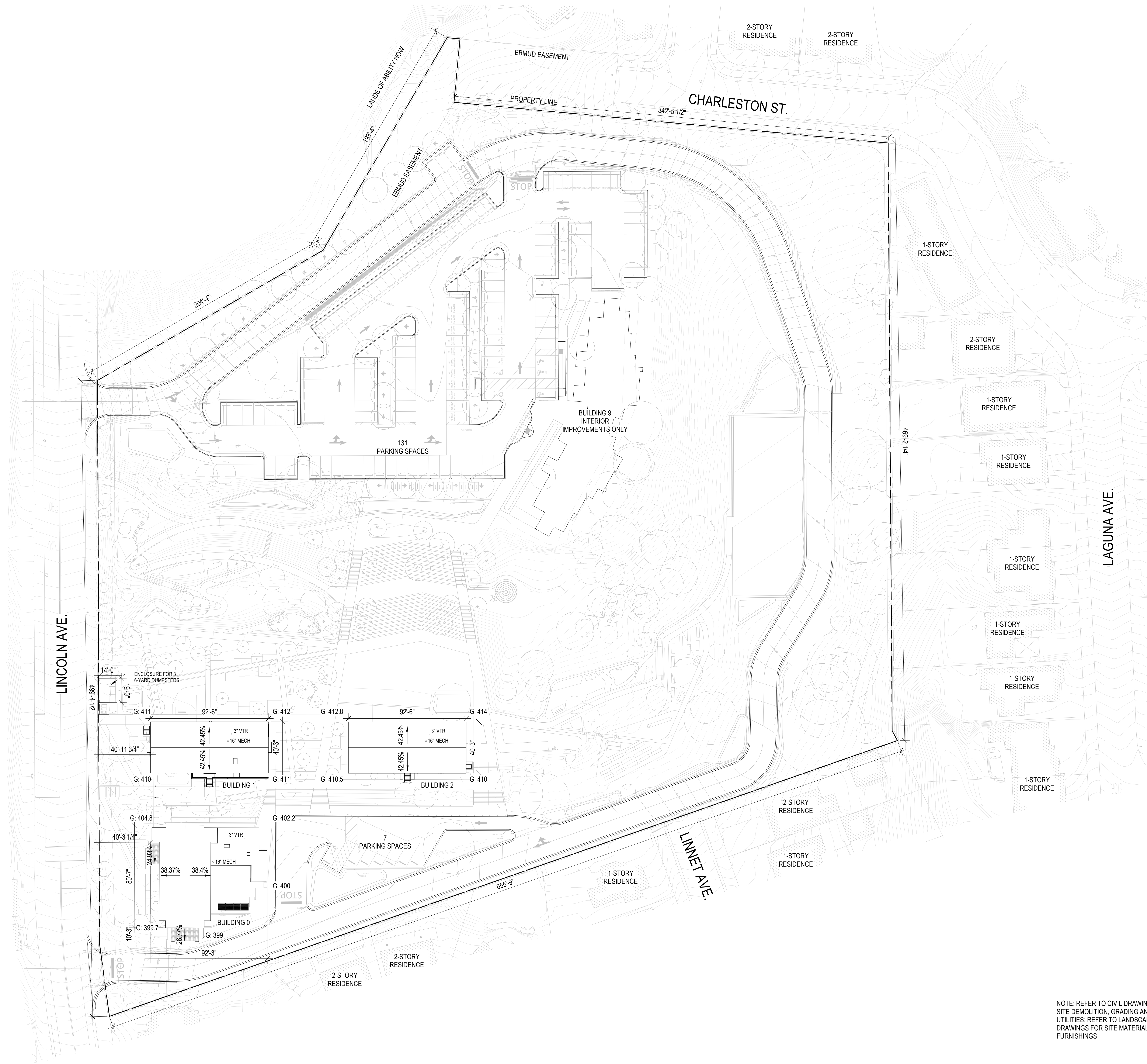
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Checker

Scale:

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A1.10



NOTE: REFER TO CIVIL DRAWINGS FOR
SITE DEMOLITION, GRADING AND
UTILITIES; REFER TO LANDSCAPE
DRAWINGS FOR SITE MATERIALS AND
FURNISHINGS

SITE PLAN FDP 01

SCALE: 1/32" = 1'-0"



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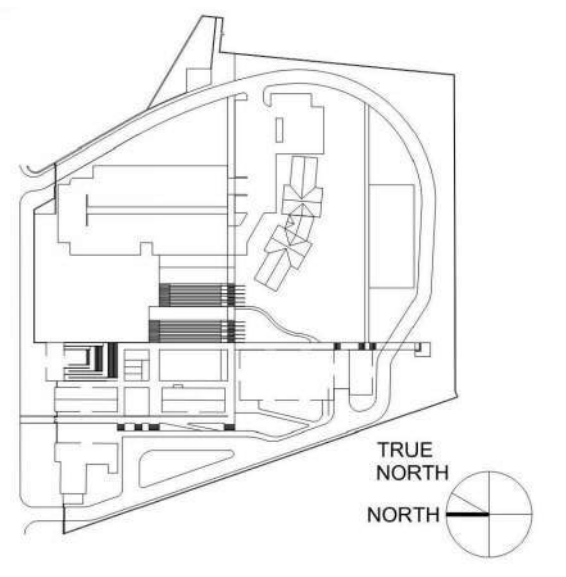
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SITE LIGHTING PLAN

Project No.:

214043

Drawn By:

PPL

Checked By:

Scale:

1/8" = 1'-0"

Sheet No.:

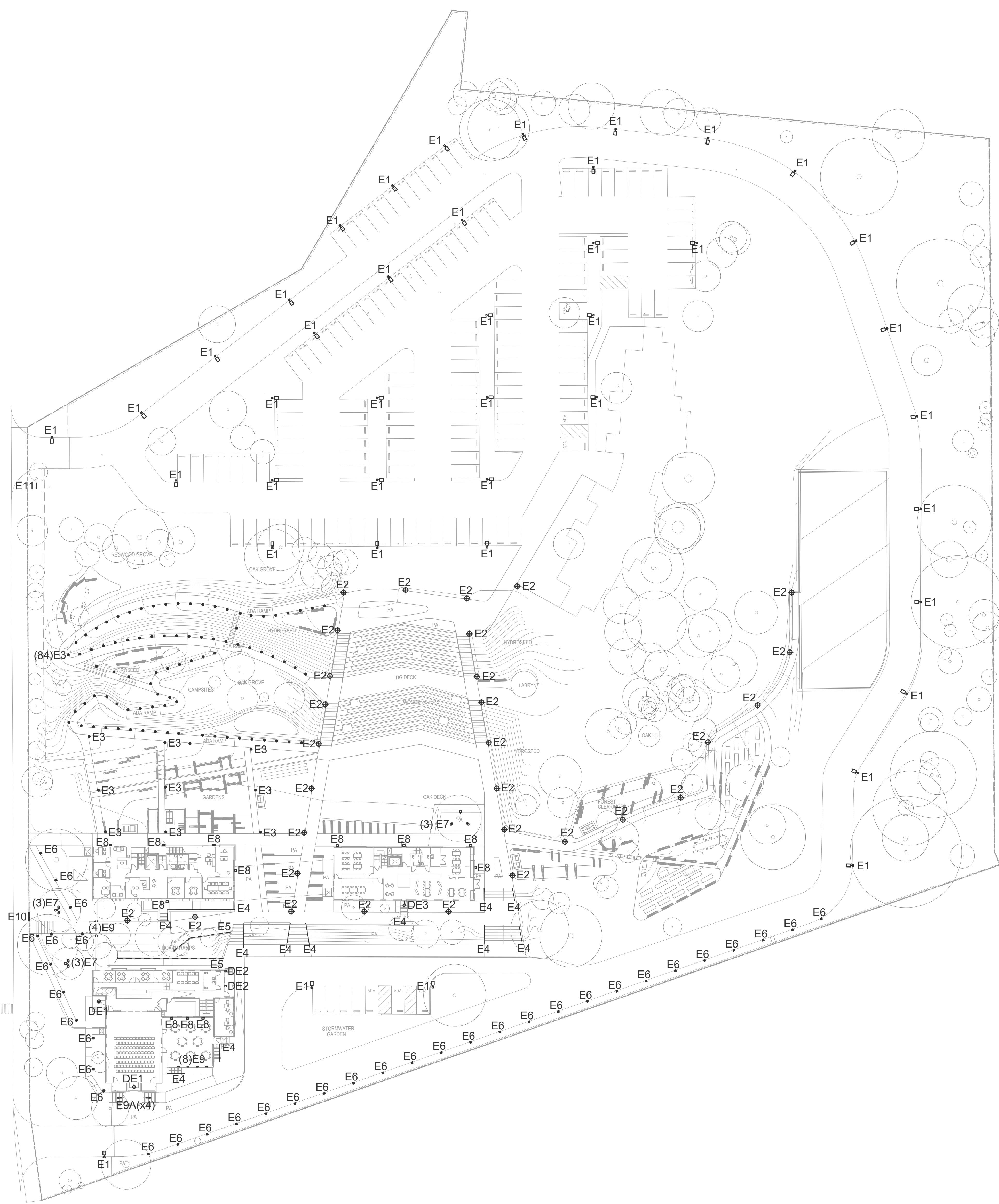
A1.13

TITLE 24 COMPLIANCE NOTES

- COMPLY WITH POWER ALLOWANCES PER LIGHTING ZONES OUTLINED ON CEC WEBSITE.
- OUTDOOR LUMINAIRES USING LAMPS OR LIGHT SOURCES RATED 6,200 LUMENS OR GREATER MUST COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE LIMITATIONS IF INSTALLED IN THE FOLLOWING AREAS:
 - PARKING LOTS AND SERVICE STATIONS
 - BUILDING ENTRANCES
 - ALL CANOPIES
 - OUTDOOR DINING AREAS
 - ALL OUTDOOR SALES AREAS
- FOLLOWING FIXTURES ARE NOT REQUIRED TO COMPLY WITH BUG RATINGS:
 - SIGNS
 - BUILDING FACADE, PUBLIC MONUMENTS, STATUES AND VERTICAL SURFACES OF BRIDGES
 - LIGHTING REQUIRED FOR HEALTH OR SAFETY
 - TEMPORARY LIGHTING
 - REPAIRMENT POLY-UMOUNTED LUMINAIRES IN AREAS WHERE CONNECTED LIGHTING POWER IS NOT INCREASED, NO NEW WIRING IS BEING INSTALLED, NO ADDITIONAL POLES ARE BEING ADDED, SPACING BETWEEN POLES IS GREATER THAN SIX TIMES THE MOUNTING HEIGHT OF THE EXISTING LUMINAIRES, EXISTING LUMINAIRES DO NOT MEET THE LUMINAIRE UPLIGHT AND GLARE ZONAL LUMEN LIMITS, LUMINAIRES ON PUBLICLY MAINTAINED ROADWAYS, SIDEWALKS, AND BIKEWAYS.
- OUTDOOR LIGHTING ATTACHED TO A HIGHRISE RESIDENTIAL OR HOTEL BUILDING AND SEPARATELY CONTROLLED FROM THE INSIDE OF A DWELLING UNIT OR GUEST ROOM.
- ALL OUTDOOR LIGHTING MUST BE EQUIPPED WITH PHOTOCONTROL OR AN ASTRONOMICAL TIME SWITCH DEVICE THAT TURNS OFF ALL LIGHTING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE.
- ALL OUTDOOR LIGHTING MUST BE CONTROLLED INDEPENDENTLY FROM OTHER ELECTRICAL LOADS AND USE AN AUTOMATIC SCHEDULING CONTROL CAPABLE OF REDUCING THE OUTDOOR LIGHTING POWER BY 65% PERCENT.
 - MOTION SENSOR IS REQUIRED FOR ANY OUTDOOR LUMINAIRE FOR FIXTURES MOUNTED 24 FEET TO BOTTOM OF FIXTURE OR LOWER FROM THE GROUND. FIXTURES MUST DIM 50.8% PERCENT AUTOMATICALLY WHEN THE AREA IS UNOCCUPIED. NO MORE THAN 1,500 WATTS OF LIGHTING POWER MAY BE CONTROLLED TOGETHER.
 - THE FOLLOWING TYPES OF FIXTURES ARE EXCEPTIONS TO #6:
 - LUMINAIRES WITH A MAXIMUM RATED WATTAGE OF 40W.
 - MONUMENTS AND TEMPORARY OUTDOOR LIGHTING.
 - LIGHTING FOR SPORTS FIELDS AND CHILDREN'S PLAYGROUNDS.
 - SIGNS.
 - LIGHTING OF STAIRS AND RAMPS THAT ARE OTHER THAN PARKING GARAGE RAMPS.
 - LANDSCAPE LIGHTING.
 - SALES FRONTAGES THAT USE A PART-NIGHT CONTROL DEVICE INSTEAD OF A MOTION SENSOR.
 - LIGHTING FOR BUILDING FACADES (EXCEPT FOR HALL PACKS), ORNAMENTAL LANDSCAPE AND OUTDOOR DINING AREAS THAT USE A PART-NIGHT CONTROL OR CENTRALIZED TIME-BASED LIGHTING CONTROL INSTEAD OF MOTION SENSOR.
 - PART-NIGHT CONTROLS MUST BE TIME-BASED OR OCCUPANCY-BASED PROGRAMMED TO REDUCE OR TURN OFF POWER TO OUTDOOR LUMINAIRES FOR A PORTION OF THE NIGHT. DEVICES MUST BE ABLE TO PREDICT SUNRISE AND SUNSET WITHIN 15 MIN. KEEP ACCURATE TIME WITHIN 5 MINUTES, BE ABLE TO SET BACK OR TURN OFF LIGHTING AT NIGHT VIA A TIME CLOCK OR MOTION-SENSING DEVICE AND FULLY PROGRAMMABLE BY USERS SO LIGHTING CAN BE SET BACK OR TURNED OFF FROM ANY TIME AT NIGHT UNTIL ANY TIME IN THE MORNING.

LIGHTING PLAN GENERAL NOTES

- REFER TO LIGHTING SPECIFICATION HANDBOOK FOR FIXTURE SCHEDULE, CUTSHEETS, AND ADDITIONAL INFORMATION INCLUDING MOUNTING INTENT.
- ELECTRICAL CONTRACTOR TO PROVIDE BROKEN OUT PRICING FOR EACH LIGHT FIXTURE. NO LAMP SLAHS.
- THESE DRAWINGS TO BE USED IN CONJUNCTION WITH ARCHITECTURAL RFP'S AND ELECTRICAL DRAWINGS. IF CONFLICTS ARISE, ALL TEAMS TO BE NOTIFIED VIA RFI TO RESOLVE THE CONFLICT.
- COORDINATE LOCATION OF REMOTE EQUIPMENT WITH ARCHITECT, LANDSCAPE ARCHITECT, AND LIGHTING DESIGNER.





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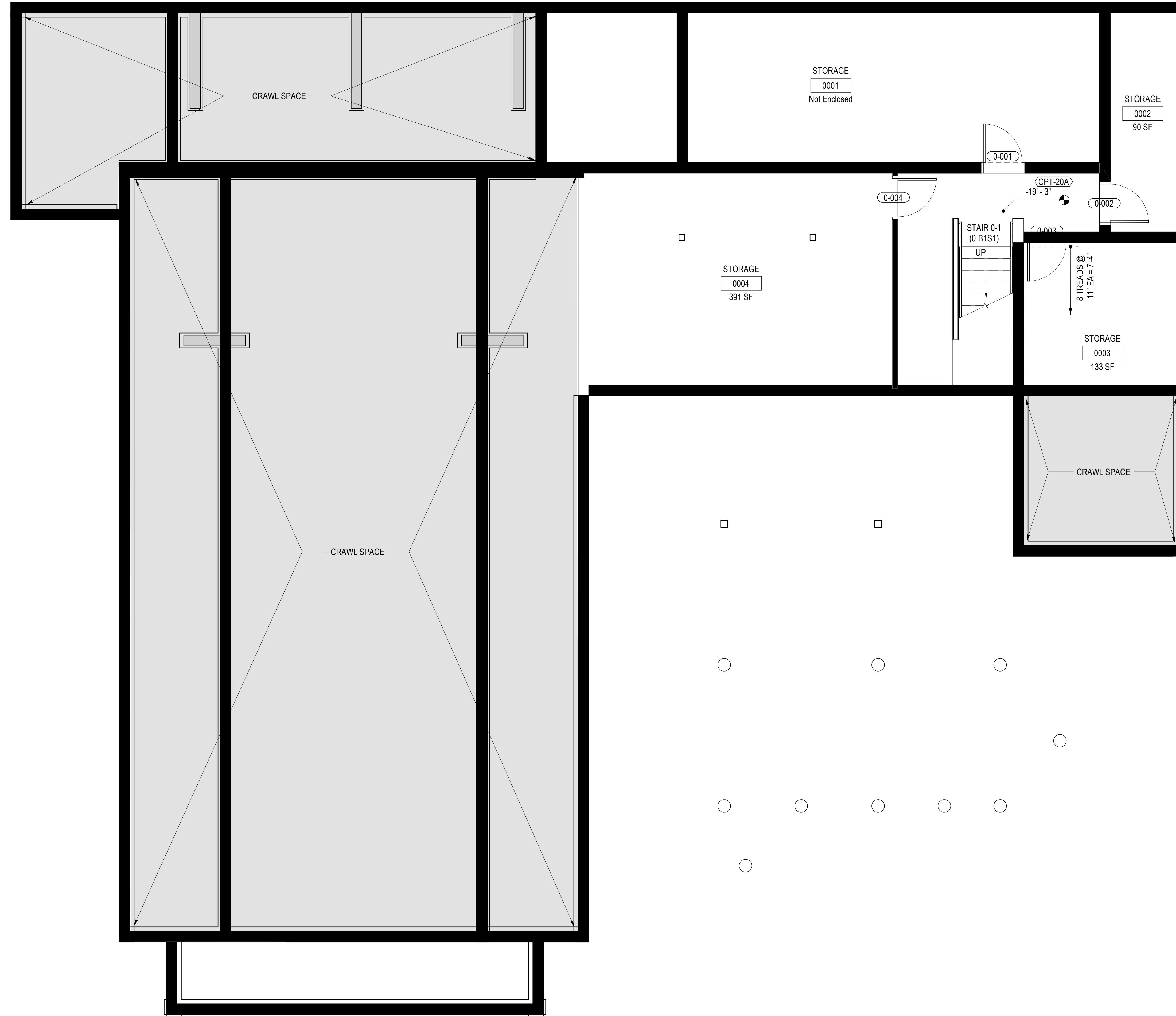
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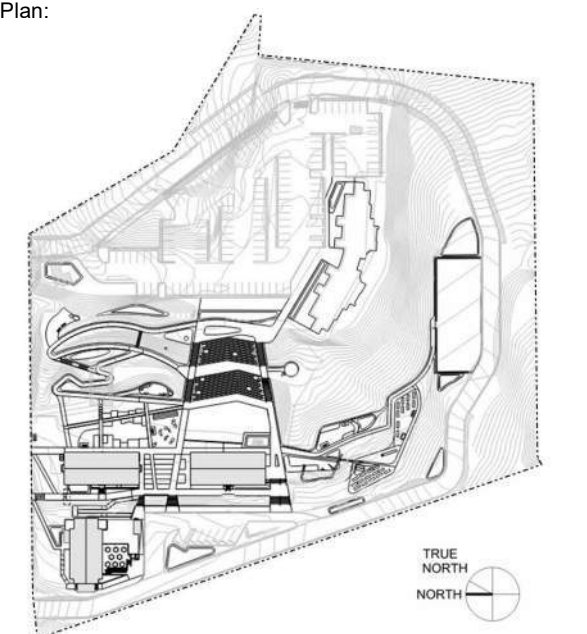
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1	COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28



BUILDING 0 - BASEMENT 01
SCALE: 1/4" = 1'-0"

Key Plan:



Seal & Signature:

Sheet Name:

**BUILDING 0 -
FLOOR PLAN -
BASEMENT**

Project No.:

214043
Drawn By: Author
Checked By: Checker
Scale: 1/4" = 1'-0"

Sheet No.:

00-A2.00



Architect:



Civil Engineer:

Sherwood Design Engineers
58 Maiden Lane, Third Floor
San Francisco, CA

Landscape:

TLS Landscape Architecture
1015 Camelia Street
Berkeley, CA

MEP Engineer:

Environmental Systems Design, Inc.
90 New Montgomery Street, Suite 1420
San Francisco, CA

Lighting:

Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

Acoustics:

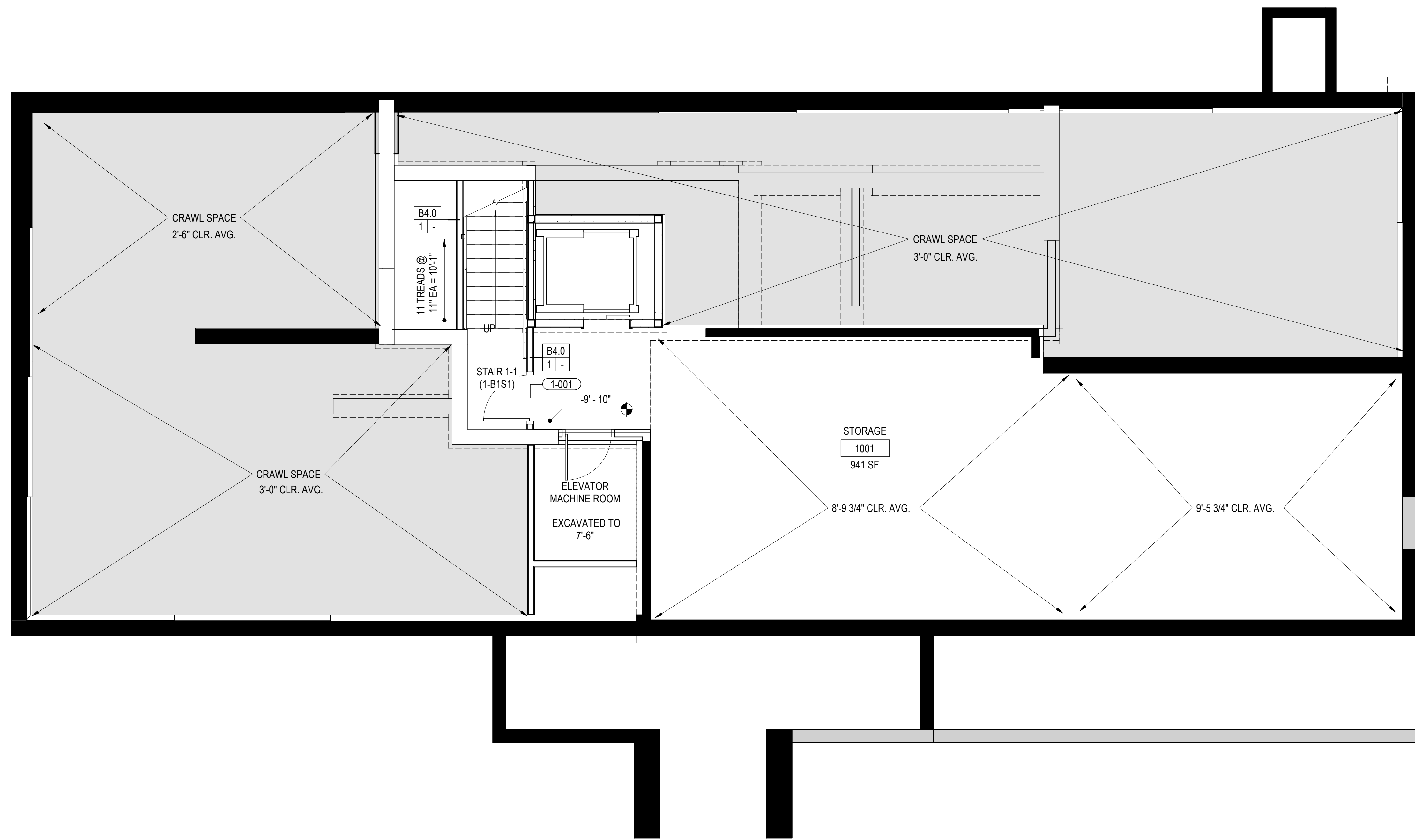
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San Francisco, CA

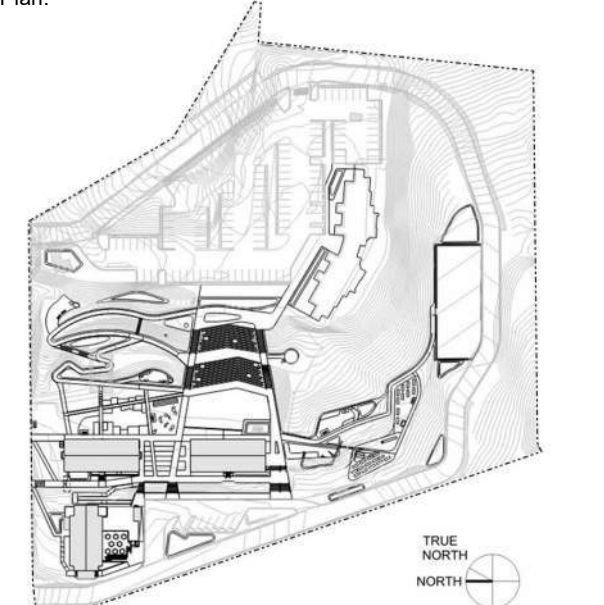
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BUILDING 1 - BASEMENT 01
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**BUILDING 1 -
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BASEMENT**

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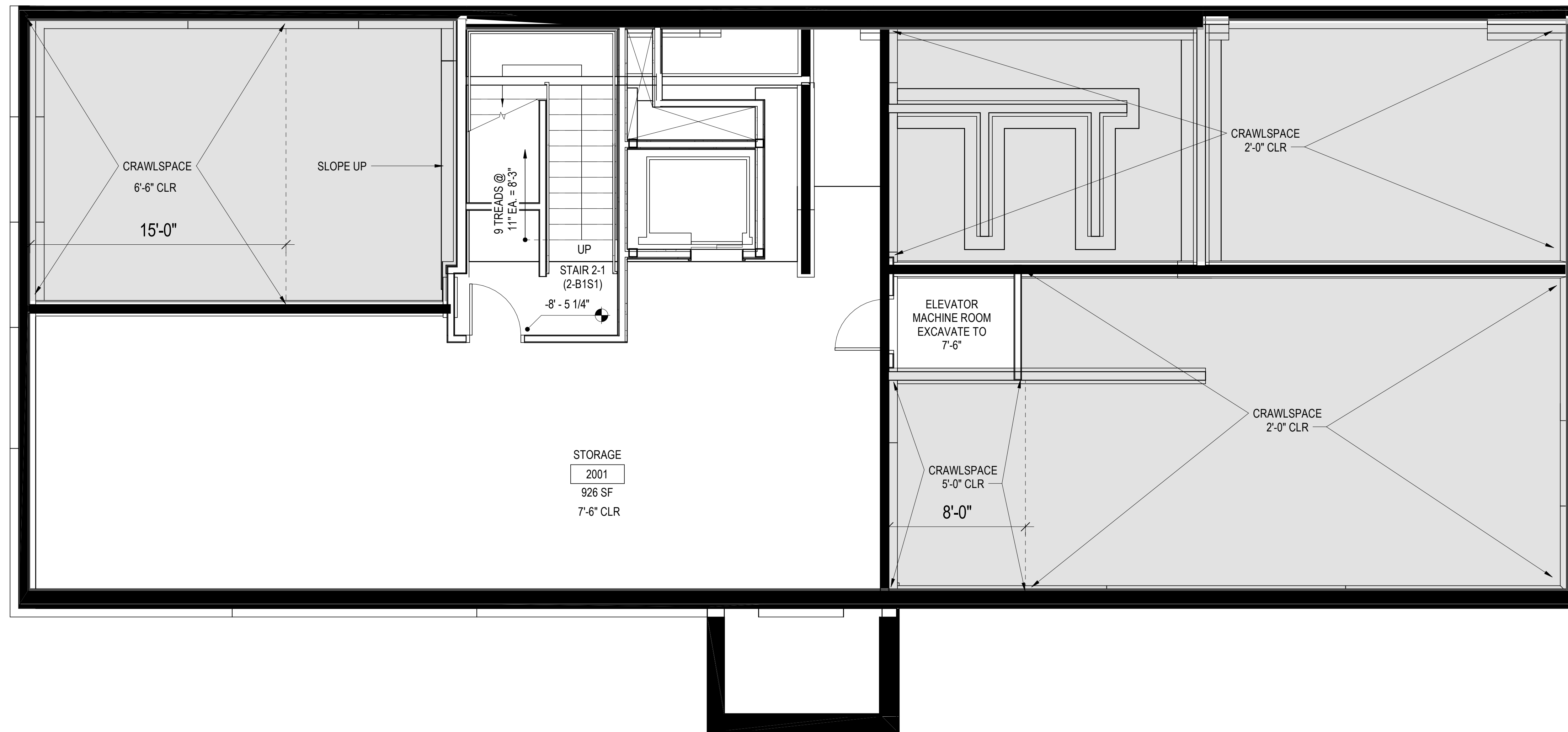
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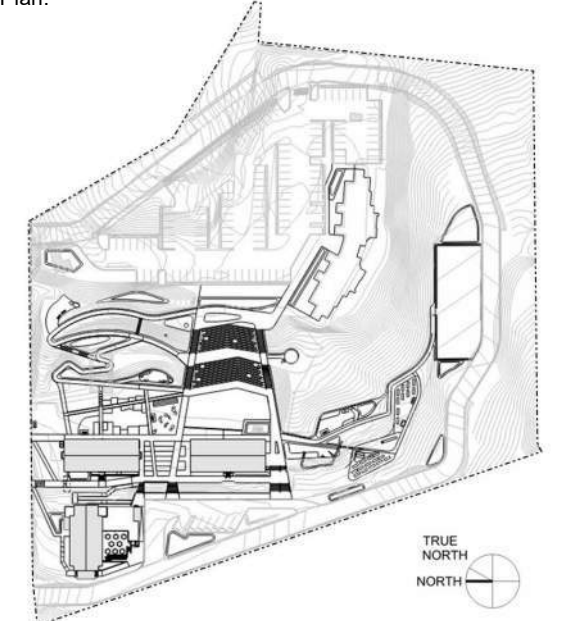
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No.	Description	Date
1	COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28



BUILDING 2 - BASEMENT 01
SCALE: 1/4" = 1'-0"

Key Plan:



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Sheet Name:

BUILDING 2 - FLOOR PLAN - BASEMENT

Project No.:

214043
Drawn By: Author
Checked By: Checker
Scale: 1/4" = 1'-0"

Sheet No.:

02-A2.00

WINDOW SCHEDULE					
MARK	DESCRIPTION	WIDTH	HEIGHT	TYPE	OPERABILITY
0-101	B0 1x2 Divided Lite	1'-8 1/4"	2'-5"	TYPE 1	FIXED
B0 1x2 Divided Lite: 1					
0-109	B0 2x3 Divided Lite	3'-3"	3'-1 5/8"	TYPE 1	OPERABLE
0-103	B0 2x3 Divided Lite	3'-3"	3'-1 5/8"	TYPE 1	FIXED
0-112	B0 2x3 Divided Lite	3'-3"	3'-1 5/8"	TYPE 1	FIXED
B0 2x3 Divided Lite: 3					
0-127	B0 2x4 Divided Lite	4'-0"	6'-4"	TYPE 2	OPERABLE
0-125	B0 2x4 Divided Lite	4'-0"	6'-4"	TYPE 2	OPERABLE
0-121	B0 2x4 Divided Lite	3'-3"	4'-4"	TYPE 1	OPERABLE
0-118	B0 2x4 Divided Lite	3'-1"	4'-4"	TYPE 1	FIXED
0-111	B0 2x4 Divided Lite	3'-3"	4'-1 5/8"	TYPE 1	OPERABLE
0-110	B0 2x4 Divided Lite	3'-3"	4'-2 1/4"	TYPE 1	OPERABLE
0-104	B0 2x4 Divided Lite	3'-3"	4'-2 1/4"	TYPE 2	OPERABLE
0-122	B0 2x4 Divided Lite	3'-3"	4'-4"	TYPE 1	OPERABLE
0-119	B0 2x4 Divided Lite	3'-1"	4'-4"	TYPE 1	FIXED
0-108	B0 2x4 Divided Lite	3'-3"	4'-2 1/4"	TYPE 1	OPERABLE
0-107	B0 2x4 Divided Lite	3'-3"	4'-2 1/4"	TYPE 1	OPERABLE
0-105	B0 2x4 Divided Lite	3'-3"	4'-2 1/4"	TYPE 1	OPERABLE
0-130	B0 2x4 Divided Lite	3'-10"	7'-0"	TYPE 2	FIXED
0-113	B0 2x4 Divided Lite	3'-3"	4'-1 1/4"	TYPE 1	OPERABLE
0-102	B0 2x4 Divided Lite	3'-8"	4'-8"	TYPE 1	OPERABLE
0-120	B0 2x4 Divided Lite	3'-3"	4'-4"	TYPE 1	OPERABLE
0-123	B0 2x4 Divided Lite	3'-3"	4'-4"	TYPE 1	OPERABLE
0-117	B0 2x4 Divided Lite	3'-2"	4'-4"	TYPE 1	OPERABLE
0-116	B0 2x4 Divided Lite	3'-2"	4'-4"	TYPE 1	OPERABLE
0-115	B0 2x4 Divided Lite	3'-2"	4'-4"	TYPE 1	OPERABLE
0-114	B0 2x4 Divided Lite	3'-2"	4'-4"	TYPE 1	OPERABLE
B0 2x4 Divided Lite: 21					
0-126	B0 2x5 Divided Lite	4'-0"	10'-6"	TYPE 1	OPERABLE
0-124	B0 2x5 Divided Lite	4'-0"	10'-6"	TYPE 1	OPERABLE
0-128	B0 2x5 Divided Lite	4'-0"	10'-6"	TYPE 1	OPERABLE
B0 2x5 Divided Lite: 3					
0-131	B0 3x6 Divided Lite	4'-1"	6'-5 3/4"	TYPE 1	OPERABLE
0-133	B0 3x6 Divided Lite	4'-1"	6'-5 3/4"	TYPE 1	OPERABLE
0-134	B0 3x6 Divided Lite	4'-1"	6'-5 3/4"	TYPE 1	OPERABLE
0-132	B0 3x6 Divided Lite	4'-1"	6'-5 3/4"	TYPE 1	OPERABLE
0-135	B0 3x6 Divided Lite	4'-1"	6'-5 3/4"	TYPE 1	OPERABLE
B0 3x6 Divided Lite: 5					
1-210A	B1 1x4 Divided Lite	2'-6"	7'-0 1/2"	TYPE 1	FIXED
1-210B	B1 1x4 Divided Lite	2'-6"	7'-0 1/2"	TYPE 1	FIXED
B1 1x4 Divided Lite: 2					
1-113	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-105	B1-2 2x3 Divided Lite	3'-4"	4'-8"	TYPE 2	OPERABLE
1-119	B1-2 2x3 Divided Lite	4'-2"	5'-2"	TYPE 2	OPERABLE
1-102	B1-2 2x3 Divided Lite	4'-2"	5'-2"	TYPE 2	OPERABLE
1-106	B1-2 2x3 Divided Lite	3'-4"	4'-8"	TYPE 2	OPERABLE
1-207	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-208	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
1-213	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-212	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
1-203	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-202	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-120	B1-2 2x3 Divided Lite	4'-2"	5'-2"	TYPE 2	OPERABLE
1-201	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-219	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-204	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-206	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-217	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
1-114	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-115	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-216	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-214	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
1-101	B1-2 2x3 Divided Lite	4'-2"	5'-2"	TYPE 2	OPERABLE
1-218	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
2-113	B1-2 2x3 Divided Lite	3'-2 1/4"	4'-8"	TYPE 2	OPERABLE
2-215	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE

WINDOW SCHEDULE					
MARK	DESCRIPTION	WIDTH	HEIGHT	TYPE	OPERABILITY
2-213	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
2-214	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
2-216	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
2-217	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
2-204	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
2-203	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
2-114	B1-2 2x3 Divided Lite	4'-0 1/2"	5'-3 3/8"	TYPE 2	OPERABLE
2-115	B1-2 2x3 Divided Lite	4'-0 1/2"	5'-3 3/8"	TYPE 2	OPERABLE
2-102	B1-2 2x3 Divided Lite	4'-6 3/4"	4'-10 1/4"	TYPE 2	OPERABLE
2-117	B1-2 2x3 Divided Lite	4'-6 3/4"	4'-10 1/4"	TYPE 2	OPERABLE
2-101	B1-2 2x3 Divided Lite	4'-6 3/4"	4'-10 1/4"	TYPE 2	OPERABLE
2-202	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
2-218	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
2-201	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
1-112	B1-2 2x3 Divided Lite	3'-4"	4'-8"	TYPE 2	OPERABLE
1-111	B1-2 2x3 Divided Lite	3'-4"	4'-8"	TYPE 2	OPERABLE
2-112	B1-2 2x3 Divided Lite	3'-2 1/4"	4'-8"	TYPE 2	OPERABLE
2-212	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
2-211	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
2-210	B1-2 2x3 Divided Lite	3'-6"	4'-8"	TYPE 2	OPERABLE
2-208	B1-2 2x3 Divided Lite	3'-9"	3'-8 1/8"	TYPE 2	OPERABLE
2-207	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
2-205	B1-2 2x3 Divided Lite	3'-8"	4'-8"	TYPE 2	OPERABLE
2-206	B1-2 2x3 Divided Lite	3'-5"	4'-8"	TYPE 2	OPERABLE
1-209	B1-2 2x3 Divided Lite	3'-6"	3'-4"	TYPE 2	OPERABLE
2-209	B1-2 2x3 Divided Lite	3'-10"	3'-9"	TYPE 2	OPERABLE
2-116	B1-2 2x3 Divided Lite	4'-6 3/4"	4'-10 1/4"	TYPE 2	OPERABLE
B1-2 2x3 Divided Lite: 52					
1-220	B1-2 2x4 Divided Lite	4'-2"	7'-0"	TYPE 2	FIXED
2-119	B1-2 2x4 Divided Lite	4'-2"	7'-0"	TYPE 2	FIXED
1-205	B1-2 2x4 Divided Lite	3'-2"	7'-0"	TYPE 2	FIXED
1-215	B1-2 2x4 Divided Lite	3'-2"	7'-0"	TYPE 2	FIXED
B1-2 2x4 Divided Lite: 4					
1-108	B1-2 Full Lite	6'-0"	4'-8"	TYPE 3	OPERABLE
2-111	B1-2 Full Lite	11'-10"	4'-8"	TYPE 3	FIXED
2-107	B1-2 Full Lite	2'-4 1/2"	8'-2 1/2"	TYPE 3	FIXED
2-110	B1-2 Full Lite	14'-0"	4'-8"	TYPE 3	FIXED
2-109	B1-2 Full Lite	2'-4 1/2"	8'-2 1/2"	TYPE 3	FIXED
2-108	B1-2 Full Lite	8'-2"	7'-8"	TYPE 3	FIXED
2-106	B1-2 Full Lite	3'-8"	4'-10"	TYPE 3	FIXED
0-129	B1-2 Full Lite	2'-2 1/4"	1'-8 1/2"	TYPE 2	FIXED
0-106	B1-2 Full Lite	1'-0"	1'-0"	TYPE 2	FIXED
1-211	B1-2 Full Lite	4'-8"	11'-5"	TYPE 3	FIXED
1-142	B1-2 Full Lite	3'-8"	4'-8"	TYPE 3	OPERABLE
1-143	B1-2 Full Lite	3'-8"	4'-8"	TYPE 3	OPERABLE
1-124	B1-2 Full Lite	3'-6"	4'-8"	TYPE 3	OPERABLE
1-153	B1-2 Full Lite	3'-8"	4'-8"	TYPE 3	FIXED
1-109	B1-2 Full Lite	2'-0"	3'-1"	TYPE 2	FIXED
1-110	B1-2 Full Lite	2'-0"	3'-1"	TYPE 2	FIXED
2-118	B1-2 Full Lite	2'-3"	3'-0"	TYPE 2	FIXED
B1-2 Full Lite: 17					
2-104	B2 4x4 Arch Divided Lite	4'-0"	7'-3 1/2"	TYPE 2	OPERABLE
2-103	B2 4x4 Arch Divided Lite	4'-0"	7'-3 1/2"	TYPE 2	OPERABLE
B2 4x4 Arch Divided Lite: 2					
1-150	Building 2_Entry Window Mullion				FIXED
Building 2_Entry Window Mullion: 1					
1-107	HRS_B1_Corner Window	9'-6"	4'-10"	TYPE 3	OPERABLE
HRS_B1_Corner Window: 1					
1-118	HRS_B1_Divided Lite_1x3(x3A)	7'-0"	5'-2"	TYPE 2	OPERABLE
1-117	HRS_B1_Divided Lite_1x3(x3A)	7'-0"	5'-2"	TYPE 2	OPERABLE
HRS_B1_Divided Lite_1x3(x3A): 2					
1-103	HRS_B1_Divided Lite_1x3(x3B)	5'-5 1/2"	5'-2"	TYPE 2	OPERABLE
1-104	HRS_B1_Divided Lite_1x3(x3B)	5'-5 1/2"	5'-2"	TYPE 2	OPERABLE
HRS_B1_Divided Lite_1x3(x3B): 2					
1-116	HRS_B1_Divided Lite_1x3(x3C)	7'-0"	4'-8"	TYPE 2	OPERABLE
HRS_B1_Divided Lite_1x3(x3C): 1					
Grand total: 117					

DOOR SCHEDULE_EXTERIOR				
NUMBER	DOOR	WIDTH	HEIGHT	COMMENTS
1-204EE	4'-6"	5'-6"		
E0-101	3'-0"	6'-8"		REPLACE (E) WITH (N) HISTORICALLY SYMPATHETIC DOOR AND FRAME. PROVIDE EGRESS HARDWARE.
E0-102	3'-0"	6'-8"		REPLACE (E) WITH (N) HISTORICALLY SYMPATHETIC DOOR AND FRAME
E0-103	2'-11"	6'-6 1/4"		(N) HISTORICALLY SYMPATHETIC DOOR AND FRAME.
E0-104	2'-11"	6'-6 1/4"		(N) HISTORICALLY SYMPATHETIC DOOR AND FRAME. PROVIDE EGRESS HARDWARE.
E0-105	5'-0"	7'-0"		REPLACE (E) WITH (N) HISTORICALLY SYMPATHETIC DOOR AND FRAME
E1-101	3'-0"	6'-7 1/4"		(N) HISTORICALLY SYMPATHETIC DOOR AND FRAME. PROVIDE EGRESS HARDWARE.
E1-102	3'-0"	6'-8 1/2"		RESTORE (E) DOOR AND FRAME. PROVIDE EGRESS HARDWARE.
E2-101	3'-3 1/2"	6'-8"		REPLACE (E) WITH (N) HISTORICALLY SYMPATHETIC DOOR AND FRAME
E2-102	3'-0"	8'-0"		(N) HISTORICALLY SYMPATHETIC DOOR AND FRAME. PROVIDE EGRESS HARDWARE.
E2-103	0"	0"		(N) DOOR AND FRAME. GARAGE
E2-104	3'-2"	6'-6 1/4"		(N) HISTORICALLY SYMPATHETIC DOOR AND FRAME. PROVIDE EGRESS HARDWARE.

NOTE: REFER TO HISTORIC DRAWINGS FOR TYPICAL WINDOW NOTES AND DETAILS

HEAD-ROYCE SCHOOL



4315 Lincoln Ave
Oakland, CA 94602

Architect:



Civil Engineer:

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58 Maiden Lane, Third Floor
San Francisco, CA

Landscape:

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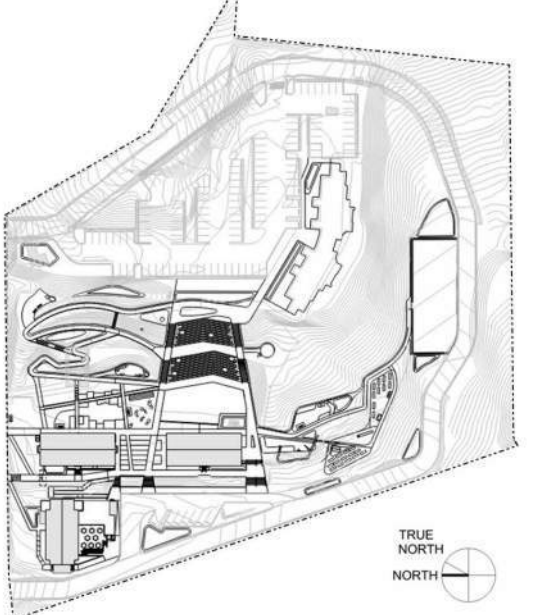
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EXTERIOR WINDOW AND DOOR SCHEDULES

Project No.:

214043
Drawn By: Author
Checked By: Checker
Scale:

Sheet No.:

A8.00

HEAD-ROYCE SCHOOL

OAKLAND, CA

HEAD-ROYCE SCHOOL



4315 Lincoln Ave
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Architect:

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ONE MARITIME PLAZA
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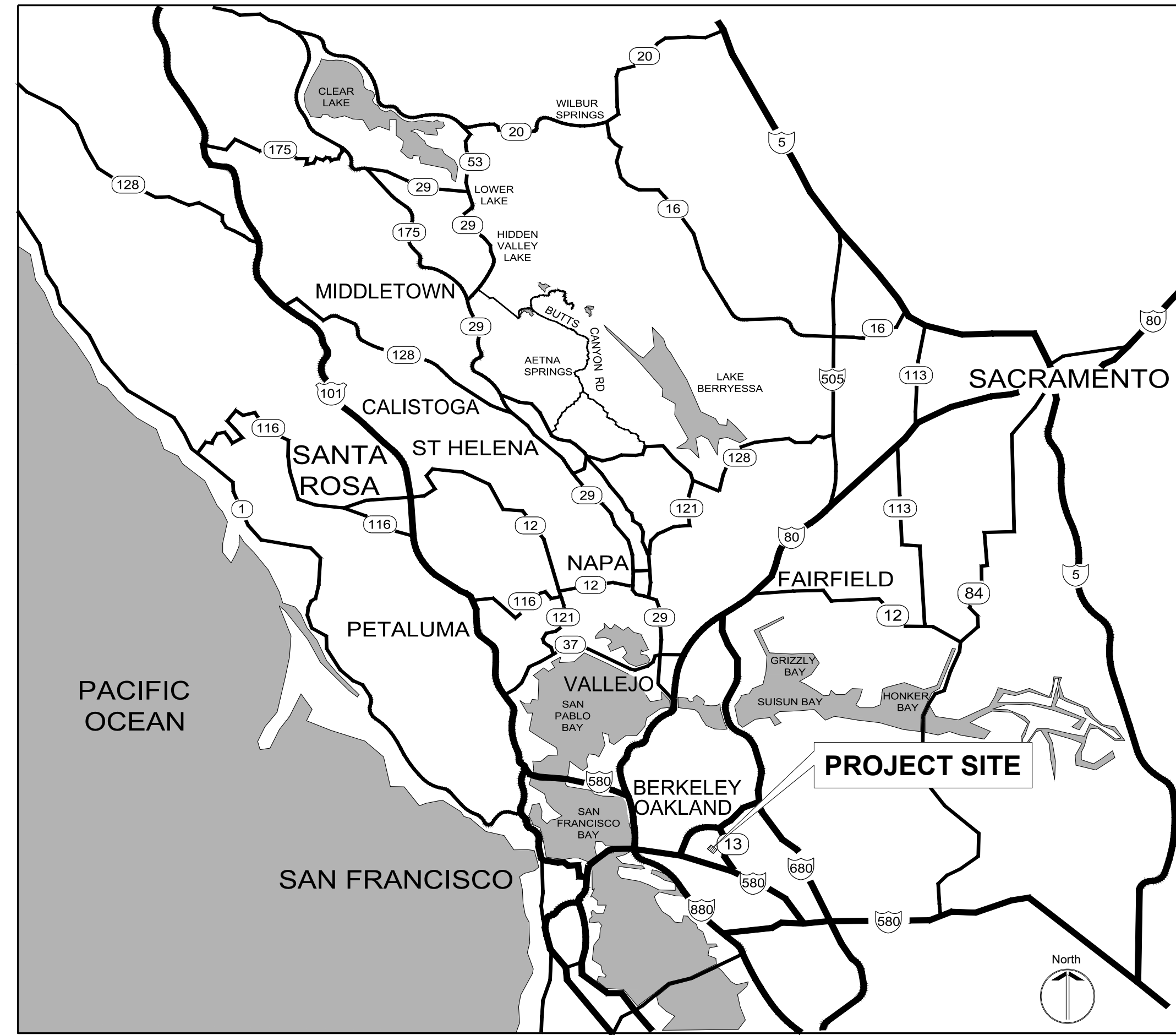
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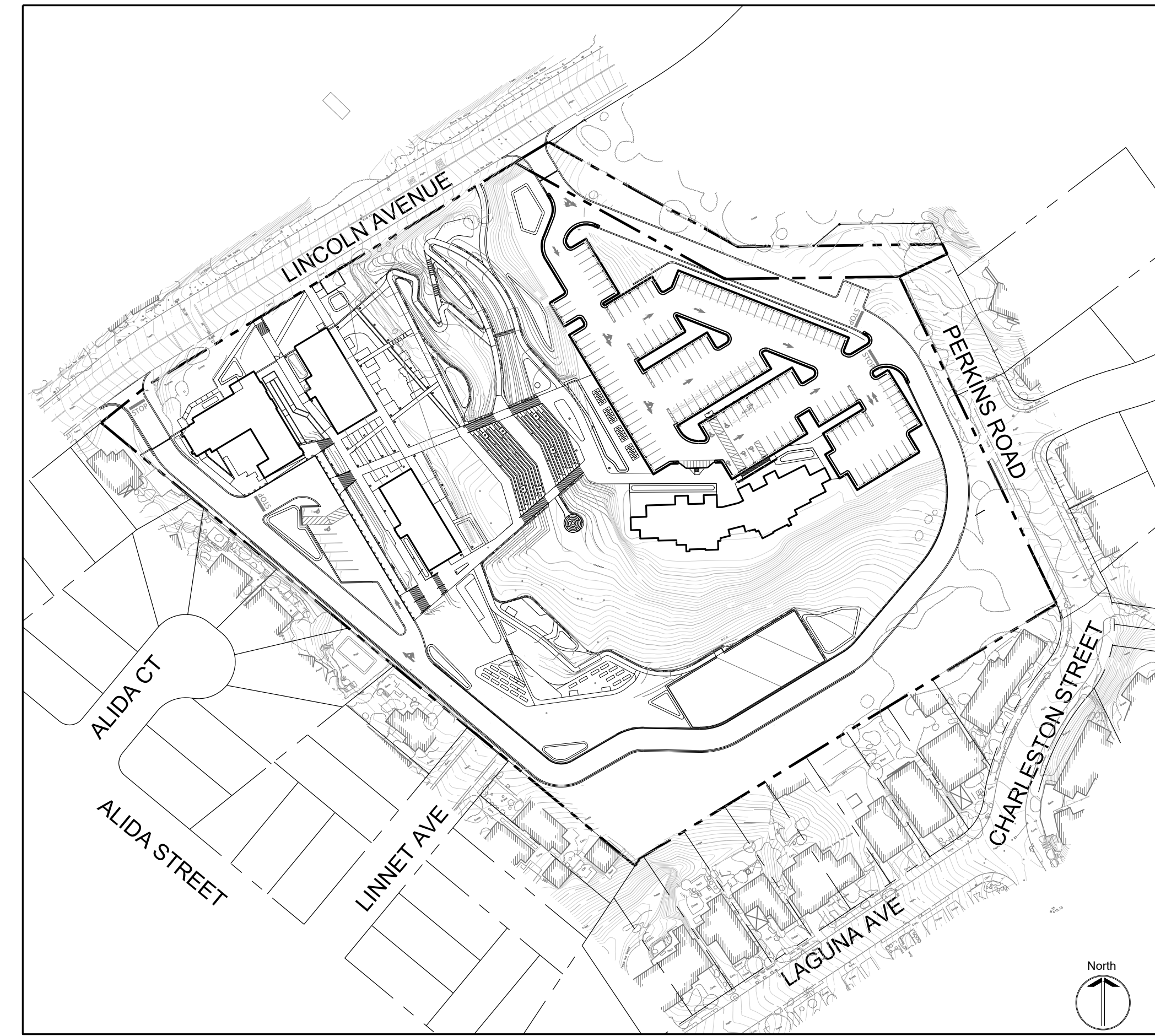
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VICINITY MAP
SCALE: NTS



LOCATION MAP
SCALE: 1"=100'

ABBREVIATIONS

AB	AGGREGATE BASE	GV	GATE VALVE	RW	RAINWATER
ABD	ABANDONED	GW	GRAY WATER	RWL	RAINWATER LEADER
AC	ASPHALT CONCRETE	HB	HOSE BIB	S	SLOPE
AD	AREA DRAIN	HDPE	HIGH-DENSITY POLYETHYLENE	SAP	SEE ARCHITECTURAL PLANS
ADA	AMERICANS WITH DISABILITIES ACT	HP	HIGH POINT/HINGE POINT	SD	STORM DRAIN
BO	BOTTOM	HT	HEIGHT	SDCO	STORM DRAIN CLEAN OUT
BIO	BIORETENTION	HV	HIGH VOLTAGE	SDE	SHERWOOD DESIGN ENGINEERS
BS	BOTTOM OF STEP	INV	INVERT OF PIPE OR CHANNEL	SDMH	STORM DRAIN MANHOLE
BW	BOTTOM OF WALL / BACK OF WALK	IRR	IRRIGATION	SEP	SEE ELECTRICAL PLANS
C&G	CURB AND GUTTER	JB	JUNCTION BOX	SF	SQUARE FEET
CB	CATCH BASIN	LA	LANDSCAPE ARCHITECT	SLP	SEE LANDSCAPE PLANS
CF	CUBIC FEET	LF	LINEAR FEET	SMP	SEE MECHANICAL PLANS
CL	CENTERLINE	LP	LIGHT POLE / LOW POINT	SPD	SEE PLUMBING DRAWINGS
CO	CLEAN OUT	LT	LEFT	SPRK	FW SPRINKLER LINE
CO	CLEAN OUT	LT	LEFT	SQ	SQUARE
COMM	COMMUNICATIONS	MAX	MAXIMUM	SS	SANITARY SEWER
CONC	CONCRETE	MH	MANHOLE	SSCO	SANITARY SEWER CLEAN OUT
DEMO	DEMOLISH	MIN	MINIMUM	SSMH	SANITARY SEWER MANHOLE
DI	DRAINAGE INLET	N	NORTH	SSP	SEE STRUCTURAL PLANS
DS	DOWN SPOUT	NFC	NOT FOR CONSTRUCTION	STD	STANDARD
DW	DOMESTIC WATER	NTS	NOT TO SCALE	STM	STEAM
E	EAST	OC	ON CENTER	SW	SIDEWALK
(E)	EXISTING	OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT	TB	TOP OF BANK
EB	ELECTRICAL BOX	(P)	PROPOSED	TBD	TO BE DETERMINED
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	PA	PLANTED AREA	TBM	TEMPORARY BENCHMARK
EC	END CURVE	PD	PERIMETER DRAIN	TBR	TO BE REMOVED
EL ELEV	ELEVATION	PE	PEDESTRIAN	TC	TOP OF CURB
ELEC	ELECTRIC	PG&E	PACIFIC GAS AND ELECTRIC	TD	TRENCH DRAIN
EP	EDGE OF PAVEMENT	PIV	POST INDICATOR VALVE	TEL	TELEPHONE
EVA	EMERGENCY VEHICLE ACCESS	PL	PROPERTY LINE	TEMP	TEMPORARY
FC	FACE OF CURB	POC	POINT OF CONNECTION	TG	TOP OF GRATE
FD	FOUNDATION DRAIN / FRENCH DRAIN	PRW	PRESSURIZED RAINWATER	TS	TOP OF STEP
FFE	FINISHED FLOOR ELEVATION	PSI	POUNDS PER SQUARE INCH	TW	TOP OF WALL
FG	FINISH GRADE (SOFTSCAPE)	PUE	PUBLIC UTILITY EASEMENT	TYP	TYPICAL
FH	FIRE HYDRANT	PVMT	PAVEMENT	UD	UNDERDRAIN
FL	FLOWLINE	R, RAD	RADIUS	UG	UNDERGROUND
FS	FINISH SURFACE (HARDSCAPE)	RC	RELATIVE COMPACTION	UON	UNLESS OTHERWISE NOTED
FT	FEET	RCP	REINFORCED CONCRETE PIPE	VERT	VERTICAL
FTP	FLOW THROUGH PLANTER	REQ'D	REQUIRED	VIF	VERIFY IN FIELD
FW	FIRE WATER	RET	RETAINING	W	WATER
G	GAS	RIM	TOP OF STRUCTURE GRADE/ COVER	WALK	WALKWAY/SIDEWALK
GB	GRADE BREAK			WM	WATER METER
GM	GAS METER			WS	WATER SURFACE

CIVIL SCOPE OF WORK

THE CIVIL SCOPE FOR THE HEAD-ROYCE SCHOOL PHASE I DEVELOPMENTAL PROJECT INCLUDES:

- DEMOLITION OF THE EXISTING SITE.
- PROPOSED GRADING OF THE PARKING LOTS AND LOOP ROAD.
- STRIPING AT THE PARKING LOTS.
- NEW UTILITY SERVICES FOR WATER, SANITARY SEWER, AND STORM.
- STORMWATER MANAGEMENT, AND
- AN ALTERNATIVE WATER SYSTEMS PLAN.

APPLICABLE CODES AND STANDARDS

THE DESIGN SHOWN IN THESE DRAWINGS WAS BASED UPON THE FOLLOWING STANDARDS. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE WORK SHALL FOLLOW THE MORE STRINGENT STANDARD OR THE ORDER LISTED BELOW.

- CITY OF OAKLAND STANDARD SPECIFICATIONS AND DETAILS
- EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) CODES AND REGULATIONS
- ALAMEDA COUNTY'S STORMWATER TECHNICAL GUIDANCE MANUAL
- OSHPD STANDARDS

GEOTECHNICAL REPORT

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OR HERSELF WITH THE GEOTECHNICAL REPORT, ENTITLED XXXXX, DATED XX.XX.XX BY XXXXX, AND KEEP A COPY OF THIS REPORT ON SITE. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.

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- SHERWOOD DESIGN ENGINEERS, LTD. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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- THE CIVIL DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. ANY MODIFICATIONS TO THIS DOCUMENT, WITHOUT THE WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, LTD., SHALL RENDER THE PLANS INVALID AND UNUSABLE.
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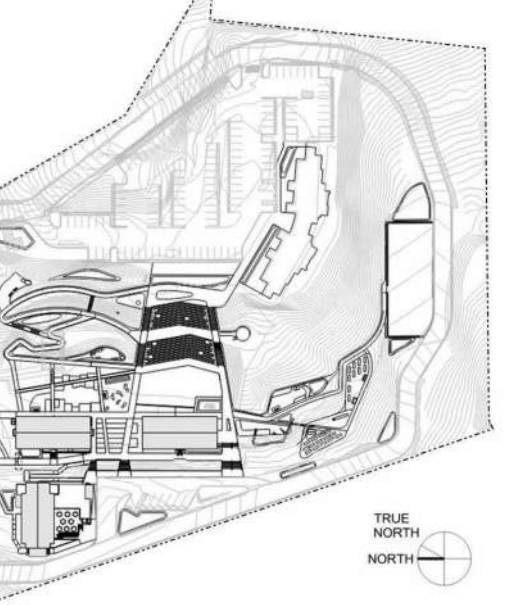
SURVEY

- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON SURVEY BY SANDIS. ADDRESS: 605 CASTRO STREET, MOUNTAIN VIEW, CA 94041. PHONE NUMBER: 650.968.6900. DATE OF SURVEY: 06/10/2019.
- BENCHMARK:
 - CITY OF OAKLAND MONUMENT 60' IN THE CENTERLINE OF LINCOLN AVENUE APPROXIMATELY HALF-WAY BETWEEN THE CROSS STREETS OF ALIDA STREET AND PERKINS ROAD.
- GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- CONSTRUCTION STAKING SHALL BE PERFORMED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.

SHEET INDEX

C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.11	EROSION CONTROL PLAN
C0.12	EROSION CONTROL PLAN
C0.21	STORMWATER MANAGEMENT PLAN
C0.22	STORMWATER MANAGEMENT PLAN
C0.23	STORMWATER MANAGEMENT PLAN
C2.01	SITE IMPROVEMENT PLAN
C2.02	SITE IMPROVEMENT PLAN
C4.00	GRADING PLAN OVERALL SHEET
C7.00	DETAILS
C7.01	DETAILS
C7.02	DETAILS
C7.03	DETAILS
C7.04	DETAILS

Key Plan:



Seal & Signature:

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Sheet Name:

COVER SHEET

Project No.:

214943

Drawn By: FWA | JCP

Checked By: SG

Scale:

AS NOTED

Sheet No.:

C0.00

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Architect:

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SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA
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Sherwood Design Engineers
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Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

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60 South Market Street, Suite 480
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Historic:

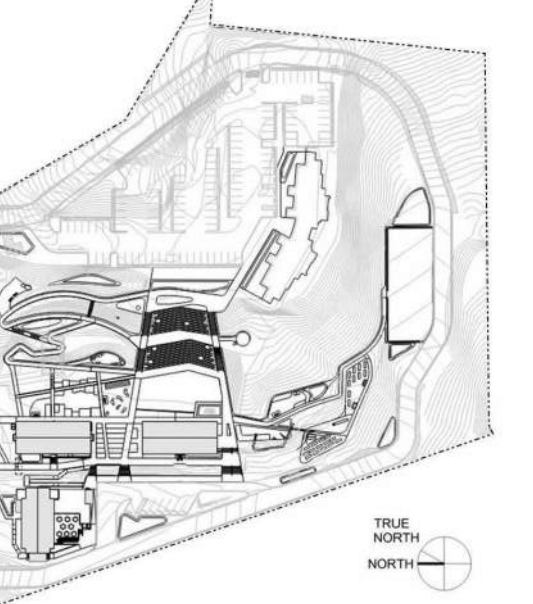
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COMBINED PHASES I & II FINAL	DEVELOPMENT PLAN	2022-01-28

HEAD ROYCE SCHOOL
SITE IMPROVEMENT PROJECT
4315 LINCOLN AVE.
OAKLAND, CA 94602

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EROSION CONTROL PLAN

Project No.:

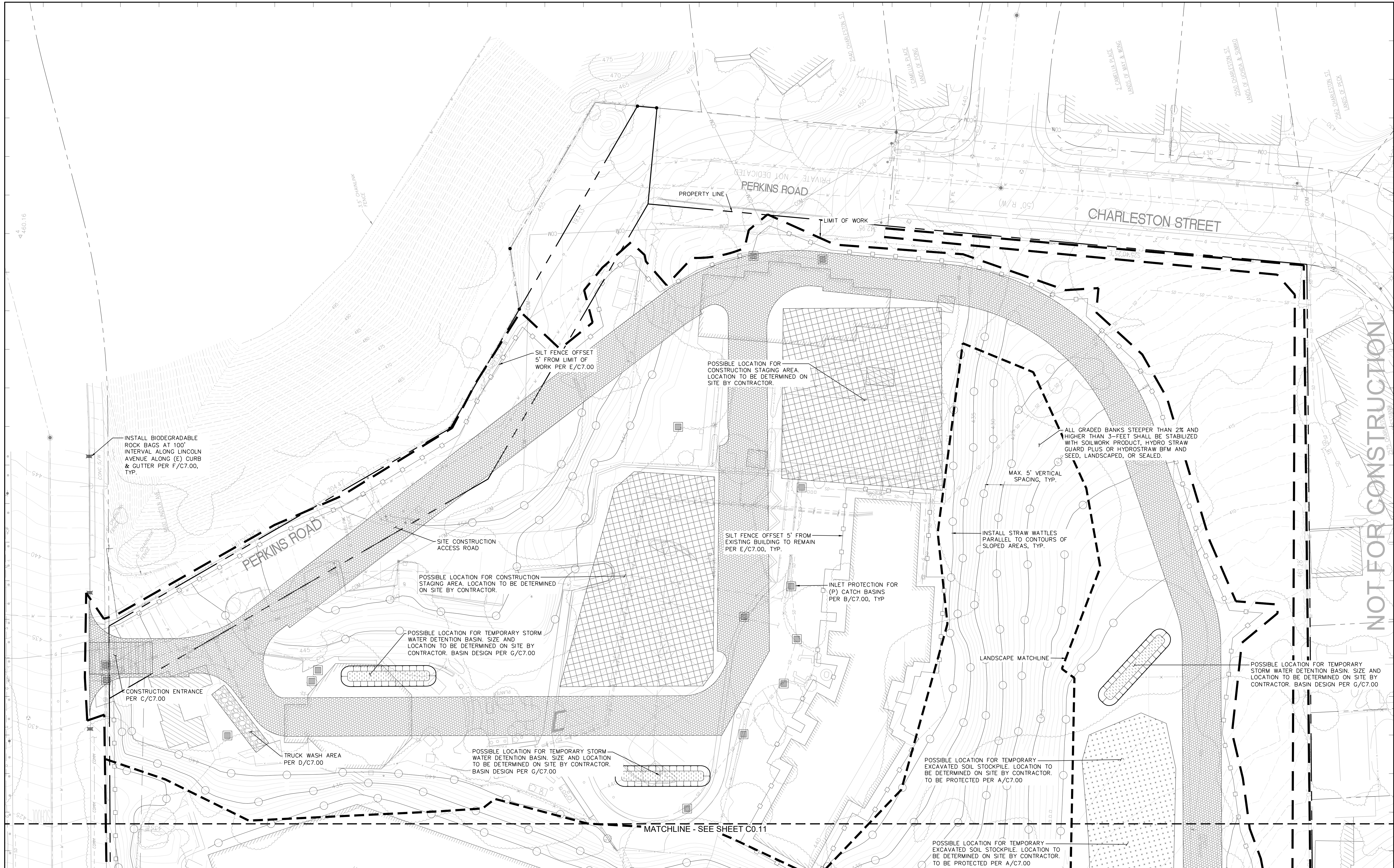
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Checked By: SG

Scale: 1" = 20'

C0.12



LEGEND

	(E) MAJOR CONTOUR		TEMPORARY SEDIMENT BASIN, PER G/C7.00
	(E) MINOR CONTOUR		CONSTRUCTION ENTRANCE, PER C/C7.00
	LIMIT OF WORK		TRUCK WASH AREA, PER D/C7.00
	LANDSCAPE MATCHLINE		POTENTIAL LOCATION FOR EXCAVATED SOIL STOCKPILES TO BE PROTECTED, PER A/C7.00
	INLET PROTECTION, PER B/C7.00		CONSTRUCTION STAGING AREA
	SILT FENCE, PER E/C7.00		SITE CONSTRUCTION ACCESS ROAD
	STRAW WATTLES, PER H/C7.00		
	BIODEGRADABLE ROCK BAG, PER F/C7.00		



P:\2021\31241_Head_Royce_School_Site_Improvement\CADD\EROSION CONTROL PLAN\EROSION CONTROL PLAN.dwg 11/02/2022 9:50:07 PM User: fwa



Architect:



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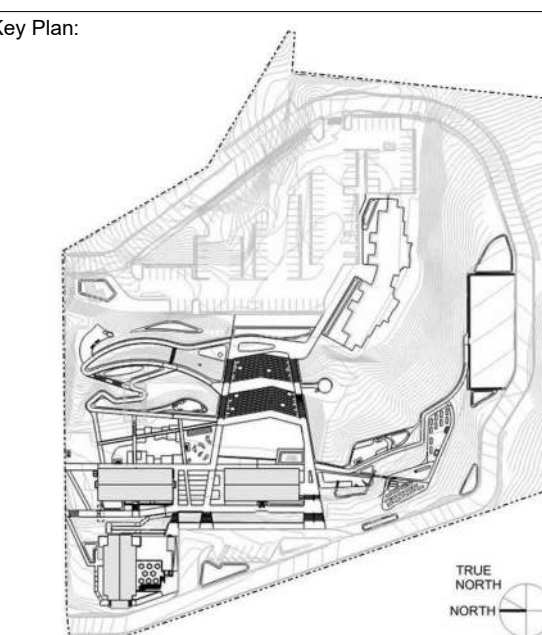
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STORMWATER MANAGEMENT PLAN

Project No.: 214943

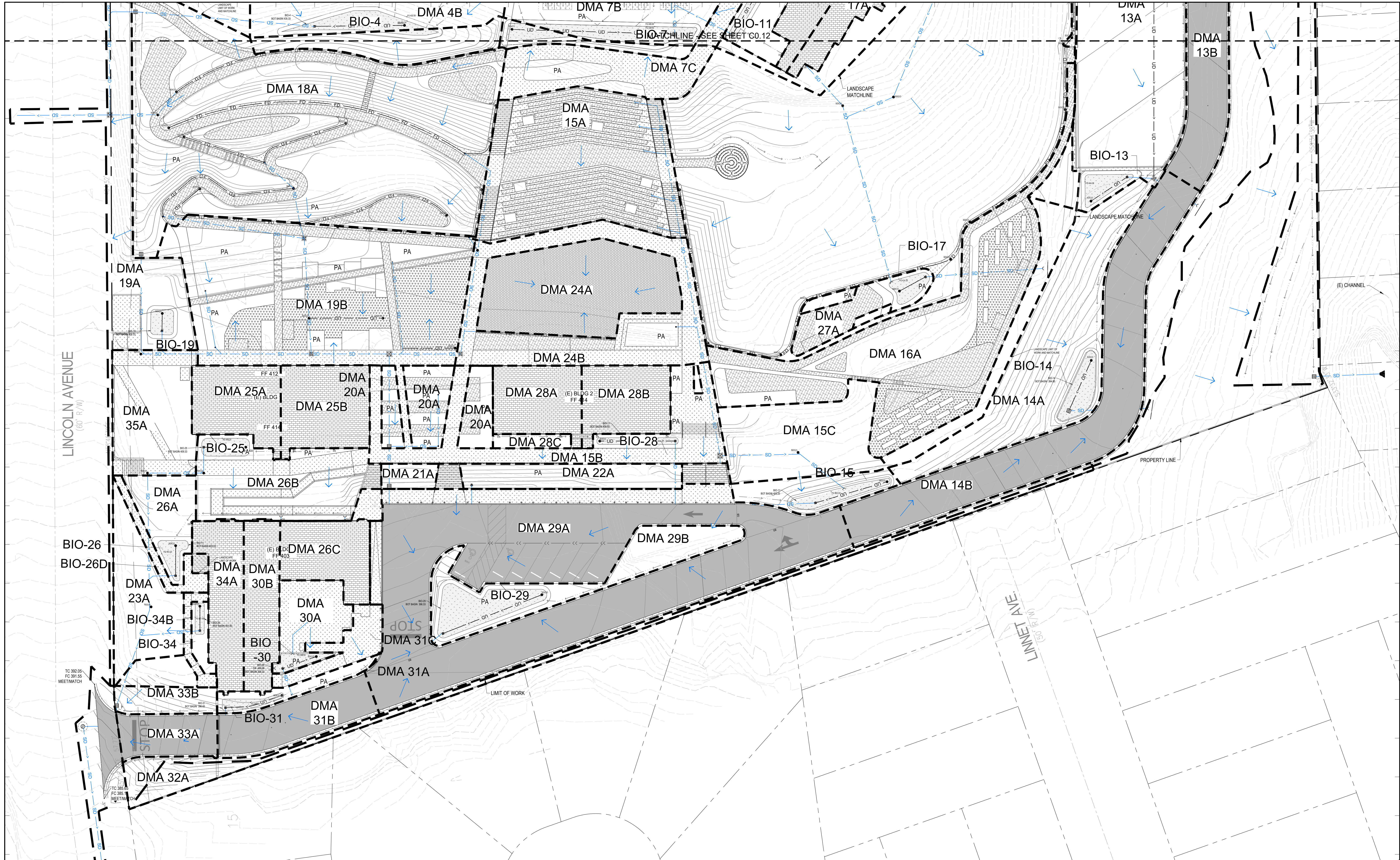
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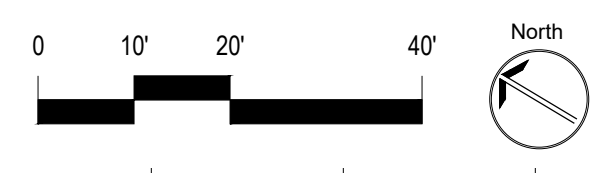
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LEGEND

	MAJOR CONTOUR		IMPERVIOUS HARDSCAPE
	MINOR CONTOUR		SELF-RETAINING HARDSCAPE
	(E) MAJOR CONTOUR		SELF-RETAINING LANDSCAPE
	(E) MINOR CONTOUR		PERVIOUS HARDSCAPE
	LIMIT OF WORK		(P) TREATMENT AREA
	LANDSCAPE MATCHLINE		(P) BMP LABEL
	DRAINAGE MANAGEMENT AREA		(P) DMA LABEL
	IMPERVIOUS ROOF		
	IMPERVIOUS ASPHALT		



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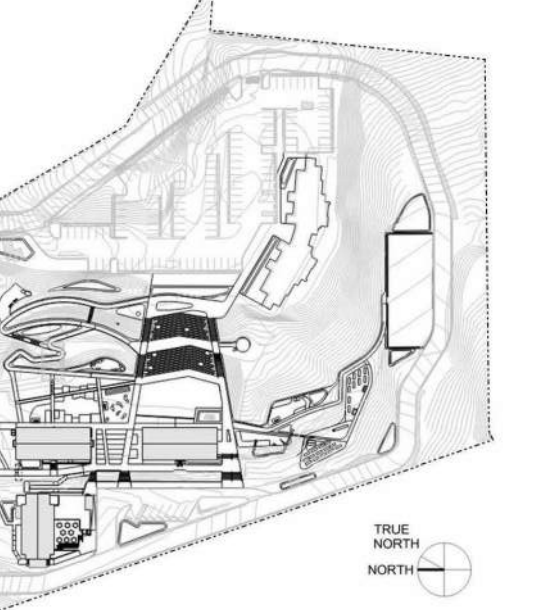
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STORMWATER MANAGEMENT PLAN

Project No.:

214943

Drawn By:

FWA, JCP

Checked By:

SG

Scale:

1" = 20'

Sheet No.:

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LEGEND

	MAJOR CONTOUR		IMPERVIOUS HARDSCAPE
	MINOR CONTOUR		SELF-RETAINING HARDSCAPE
	(E) MAJOR CONTOUR		SELF-RETAINING LANDSCAPE
	(E) MINOR CONTOUR		PERVIOUS HARDSCAPE
	LIMIT OF WORK		(P) TREATMENT AREA
	LANDSCAPE MATCHLINE		(BMP) BMP LABEL
	DRAINAGE MANAGEMENT AREA		(DMA) DMA LABEL
	IMPERVIOUS ROOF		
	IMPERVIOUS ASPHALT		



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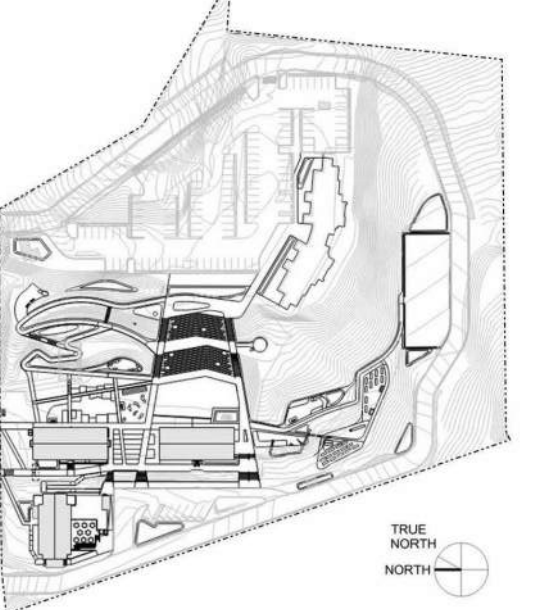
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Key Plan:



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STORMWATER MANAGEMENT PLAN

Project No.:

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	Area Takeoffs								Bioretention Sizing				
	DA w/out Bioretention (SF)	Total DA Area (SF)	Driveways and Pathways (SF)	Roof (SF)	Landscape (SF)	Self-Treating Area (SF)	Permeable Paving (SF)	Bioretention Number	Proposed Bioretention (SF)	DMA Draining to Proposed Bioretention	Total Area Draining to Proposed Bioretention	Effective Impervious Area (SF)	Required Bioretention (SF)
1	9,046	9,046	0	0	9,046		0	-	0	-	-	905	36
2	598	598	598	0	0		0	-	0	-	-	598	24
3	6,298	6,986	3,601	0	2,697		0	A	687	3	3,871	3,871	155
4	7,414	7,414	3,964	0	3,450		0	-	0	-	-	4,309	172
5	5,841	5,841	4,969	0	872		0	-	0	-	-	5,056	202
6	33,869	35,698	33,689	0	180		0	B,C	1,829	-	0	33,707	1,348
7	2,328	2,328	1,882	0	446		0	-	0	-	-	1,926	77
8	6,838	6,838	0	6,838	0		0	-	0	-	-	6,838	274
9A	7,018	7,287	6,208	0	619		190	D	269	9A	6,289	6,289	252
9B	1,587	1,709	0	0	1,156		431	E	122	8A,9B	159	159	6
10	3,142	3,353	0	0	1,379		1,763	F	211	8C,8E,10	314	314	13
11	49,709	49,709	3,830	0	45,746		133	-	0	-	-	8,418	337
12	7,122	7,896	7,122	0	0		0	S	774	12	7,122	7,122	285
13	39,519	39,519	0	0	39,519		0	-	0	-	-	3,952	158
14	12,406	12,605	3,379	0	8,829		0	G	198	14	4,262	4,262	170
15	1,208	1,420	0	0	396		812	H	212	15	121	121	5
16	10,296	10,296	1,351	0	5,654		3,291	-	0	-	-	2,246	90
17	16,095	17,045	6,556	0	9,539		0	R	951	17	7,510	7,510	300
18	8,425	9,447	0	0	8,425		440	I,J	1,022	10	886	886	35
19	1,298	1,298	0	0	466		831	-	0	-	-	130	5
20	10,353	10,353	0	0	7,156		3,197	-	0	-	-	1,035	41
21	2,552	2,552	0	0	2,213		339	-	0	-	-	255	10
22	464	464	0	0	0		465	-	0	-	-	46	2
23	2,228	2,228	0	0	538		1,690	-	0	-	-	223	9
24	10,906	10,906	9,053	0	322		1,531	-	0	-	-	9,238	370
25	4,183	4,183	0	0	4,183		0	-	0	-	-	418	17
26	2,761	2,761	569	0	236		1,956	-	0	-	-	788	32
27	4,103	4,219	1,996	0	1,753		353	L	117	-	-	2,207	88
28	3,580	3,674	1,640	0	1,940		0	K	94	-	-	1,834	73
29	4,211	4,211	0	0	4,211		0	-	0	-	-	421	17
30	3,748	3,748	0	3,748	0		0	-	0	-	-	3,748	150
31	7,014	7,677	3,320	0	3,694		0	O,P,Q	662	24,25,32	13,346	3,689	148
32	3,320	3,320	0	3,320	0		0	-	0	-	-	3,320	133
33	16,732	17,568	12,944	0	3,788		0	T	836	-	-	13,323	533
34	4,290	4,290	0	4,290	0		0	-	0	-	-	4,290	172
35	2,837	3,678	1,547	0	1,290		0	M,N	841	30,35	5,425	1,676	67
36	1,252	1,413	1,215	0	0		0	V	160	36	1,215	1,215	49
37	847	847	847	0	0		0	-	0	-	-	847	34
38	4,801	4,801	3,076	0	1,726		0	-	0	-	-	3,248	130
39	1,639	1,639	0	0	1,639		0	-	0	-	-	164	7
40	6,296	6,423	1,679	0	4,617		0	U	126	34A	4,290	2,141	86
41	9,583	9,583	3,644	0	5,939		0	-	0	-	-	4,238	170
Total	337,757	346,870	118,679	18,196	183,665		17,423		9,113			156,983	6,279

This table follows technical guidance requirements from the Alameda Countywide Clean Water Program C.3 Stormwater Technical Guidance. See Section 5-2 Table 5.1 (page 68) for the type of hydraulic sizing criteria to use based on the type of treatment measure. This tab uses the recommended flow based sizing criteria, the 0.2 inch-per-hour intensity method, for bioretention and flow through planters (Section 5-5, page 71)



Architect:



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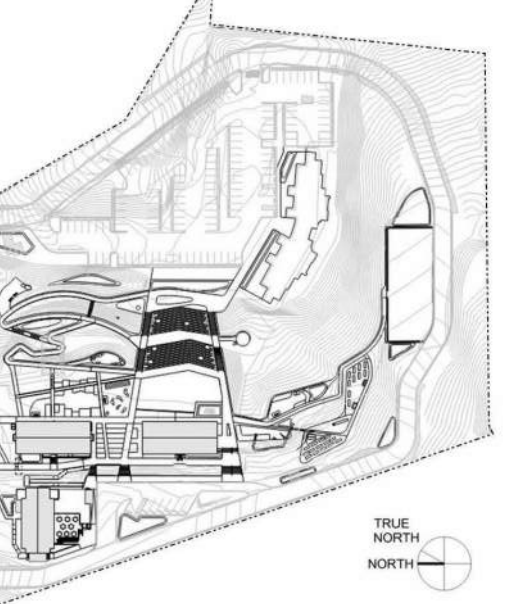
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SITE IMPROVEMENT PROJECT
4315 LINCOLN AVE.
OAKLAND, CA 94602

Key Plan:



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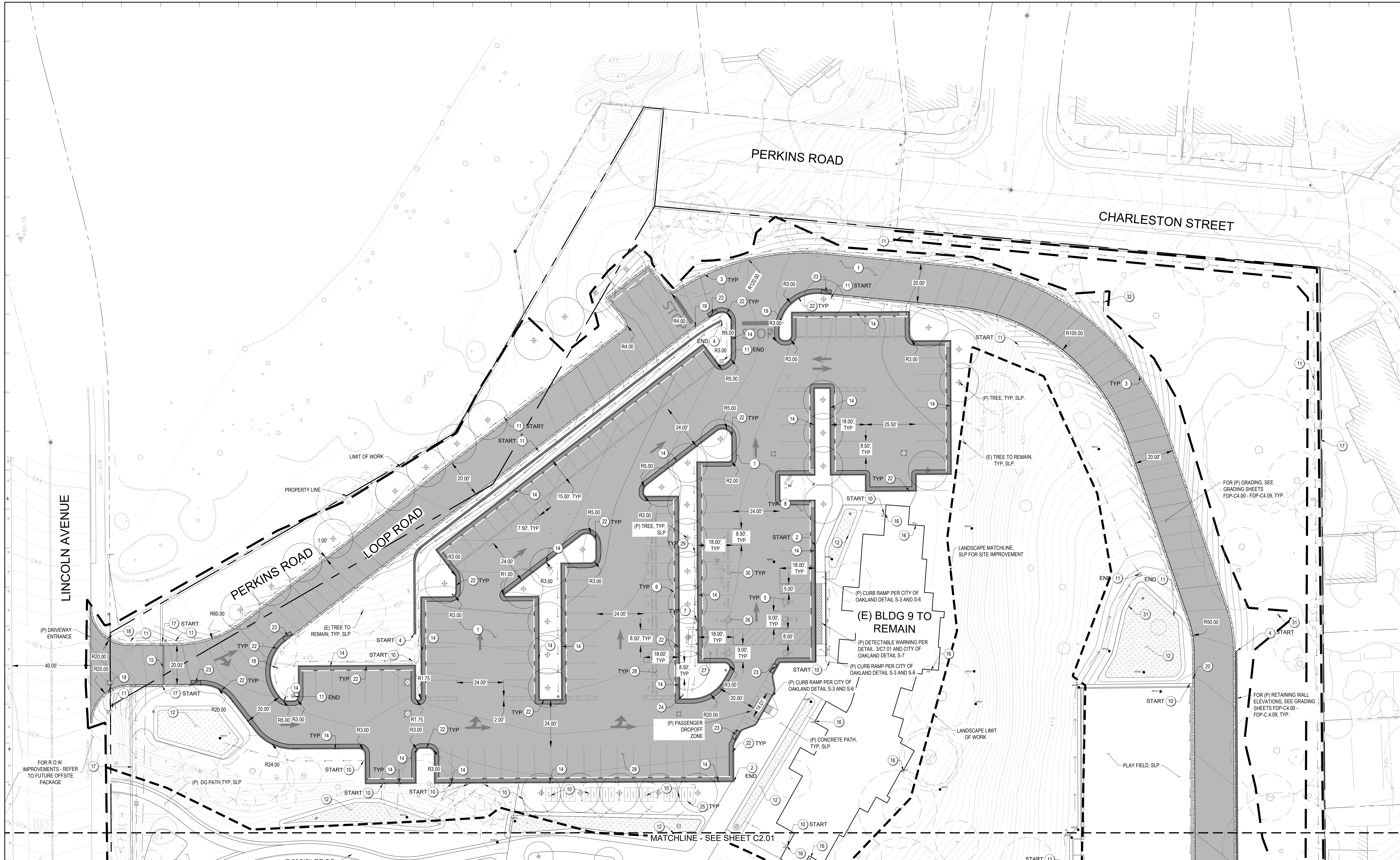
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Checked By: SG
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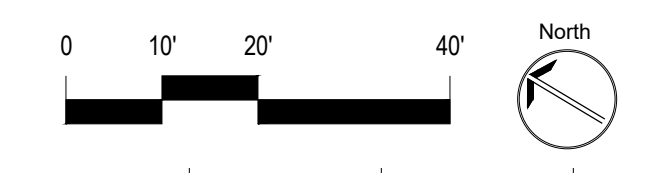
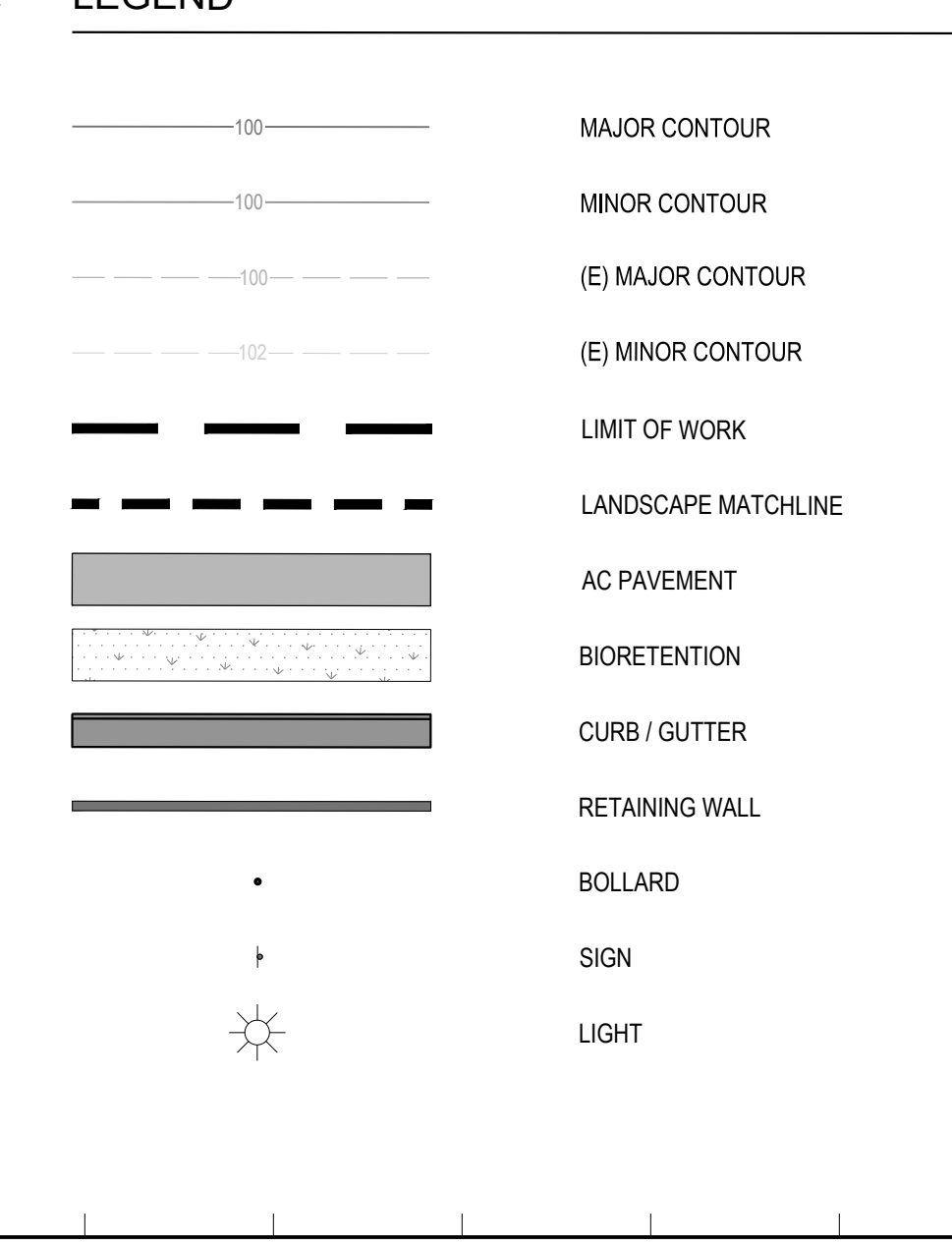
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KEYNOTES

- 1 ASPHALT PAVEMENT PER 1/C7.01
- 2 FLUSH CONCRETE CURB PER 2/C7.01
- 3 1" GRAVEL SHOULDER
- 4 CONCRETE RETAINING WALL, SSP
- 5 ACCESSIBLE PARKING STALL PER 4/C7.01
- 6 CONCRETE WHEELSTOP PER 4/C7.01
- 7 STEEL BOLLARD PER 5/C7.01
- 8 PARKING STALL STRIPING
- 9 CONCRETE 14'X19' DUMPSTER PAD
- 10 LANDSCAPE SWALE PER 9/C7.01
- 11 ROCK LINED SWALE PER 10/C7.01
- 12 BIORETENTION BASIN PER 11/C7.04
- 13 FLOW THROUGH PLANTER PER 2/C7.04
- 14 CURB CUT PER 3/C7.04
- 15 VEHICULAR GATE, SLP
- 16 DOWNSPOUT, SAP
- 17 ACOUSTIC FENCE, SLP
- 18 SIGN: "ENTRANCE ONLY, ONE WAY"
- 19 SIGN: "STOP"
- 20 SIGN: "SLOW, CHILDREN AT PLAY, NO STOPPING AT ANYTIME"
- 21 SIGN: "DO NOT ENTER"
- 22 CONCRETE CURB AND GUTTER PER 6/C7.01
- 23 CONCRETE CURB AND GUTTER TRANSITION PER 11/C7.01
- 24 SIGN: PEDESTRIAN XING
- 25 BICYCLE PARKING, SLP
- 26 ACCESSIBLE EV PARKING STALL PER 7/C7.01
- 27 ACCESSIBLE EV VAN PARKING STALL PER 7/C7.01
- 28 CLEAN AIR/VANPOOL/EV PARKING STALLS
- 29 EV CHARGING STATION, SMP
- 30 EV CHARGING STATION PARKING STALLS
- 31 PIPE OUTFALL, PER 6/C7.04
- 32 LEVEL SPREADER, PER 5/C7.04

LEGEND

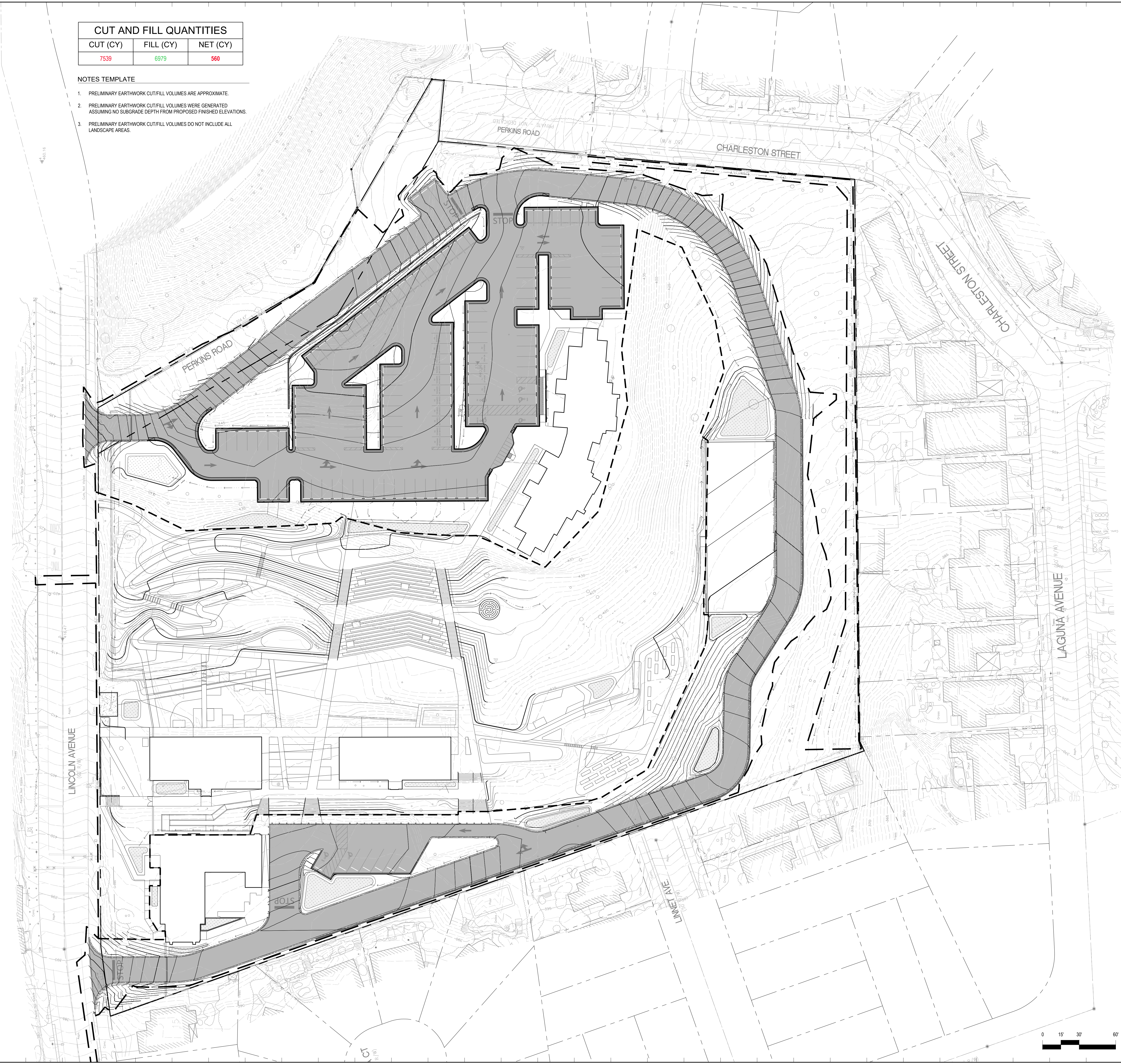


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CUT AND FILL QUANTITIES		
CUT (CY)	FILL (CY)	NET (CY)
7539	6979	560

NOTES TEMPLATE

1. PRELIMINARY EARTHWORK CUT/FILL VOLUMES ARE APPROXIMATE.
2. PRELIMINARY EARTHWORK CUT/FILL VOLUMES WERE GENERATED ASSUMING NO SUBGRADE DEPTH FROM PROPOSED FINISHED ELEVATIONS.
3. PRELIMINARY EARTHWORK CUT/FILL VOLUMES DO NOT INCLUDE ALL LANDSCAPE AREAS.



HEAD-ROYCE SCHOOL



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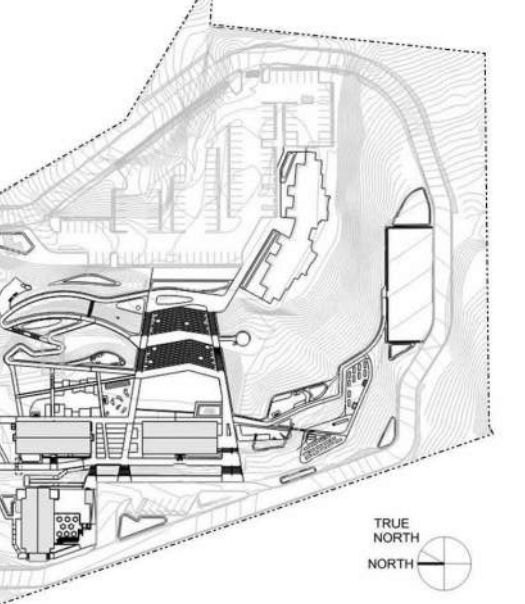
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Key Plan:



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**GRADING PLAN
OVERALL SHEET**

Project No.:

214943

Drawn By: FWA, JCP

Checked By: SG

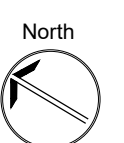
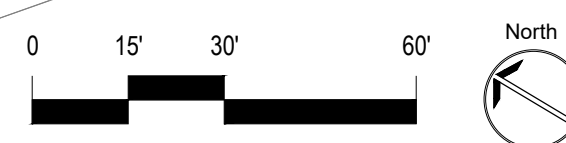
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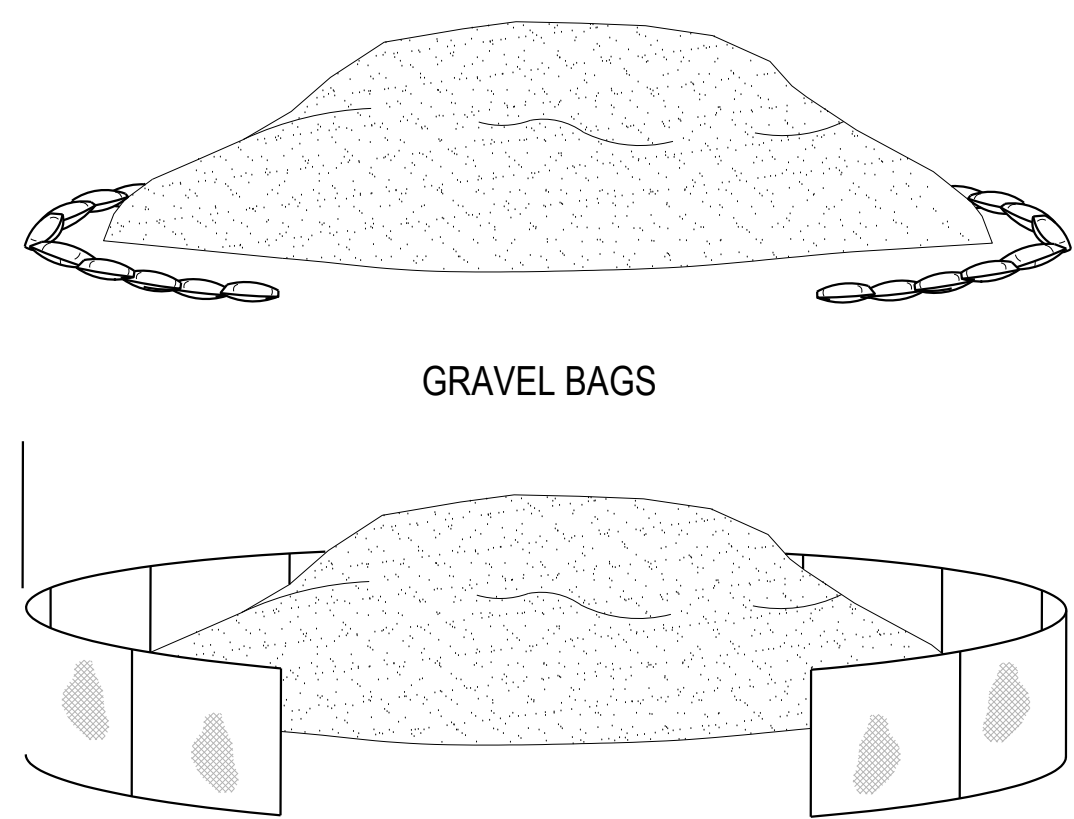
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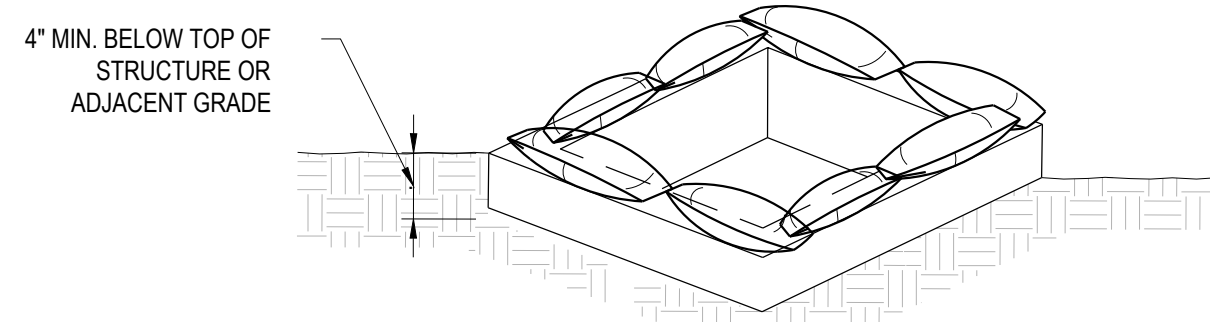




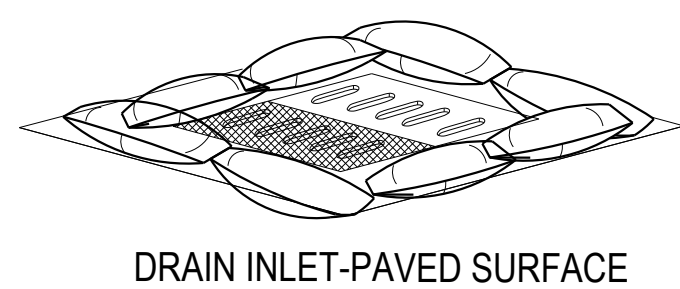
NOTE

1. INSTALL SILT FENCE (ERTEC S-FENCE OR EQUAL) OR HALF FULL GRAVEL BAGS AT APPROXIMATE 3' FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTIONS REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. PLACE AND TIE DOWN TARPS OR PLASTIC SHEETING OVER STOCKPILE IF REQUIRED TO PREVENT WIND EROSION.

A STOCKPILE PROTECTION
SCALE: NTS



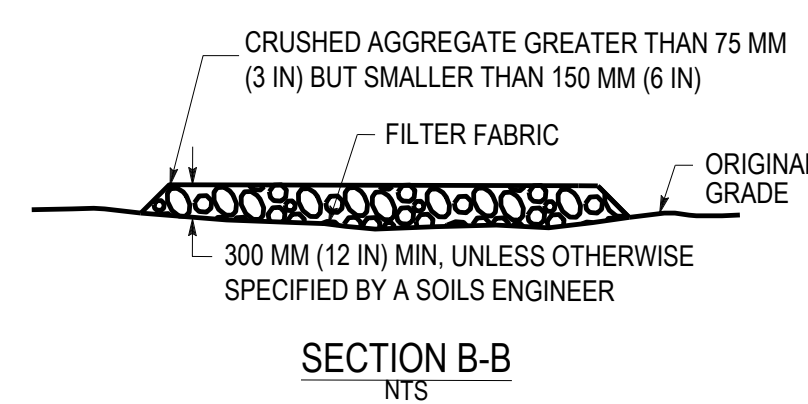
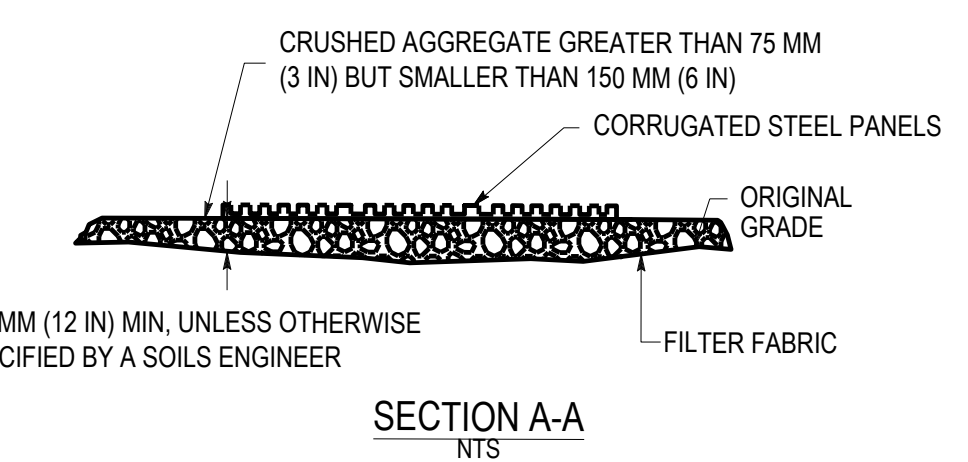
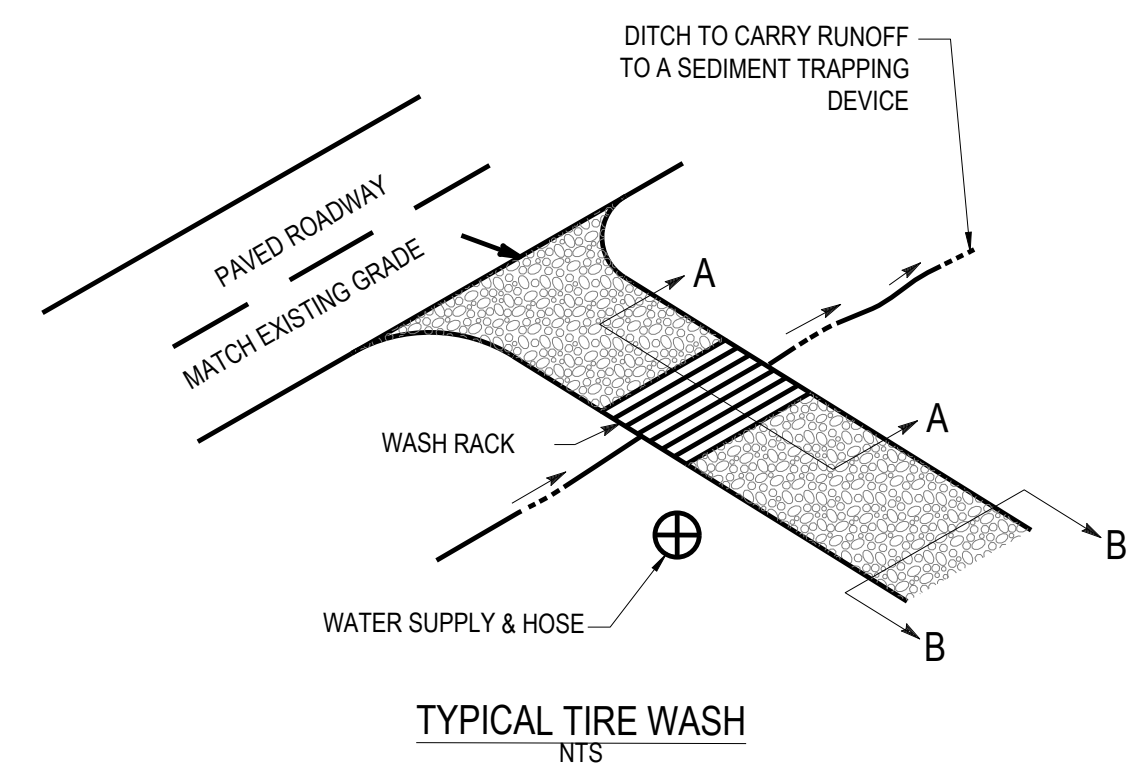
DRAIN INLET-LANDSCAPE AREAS



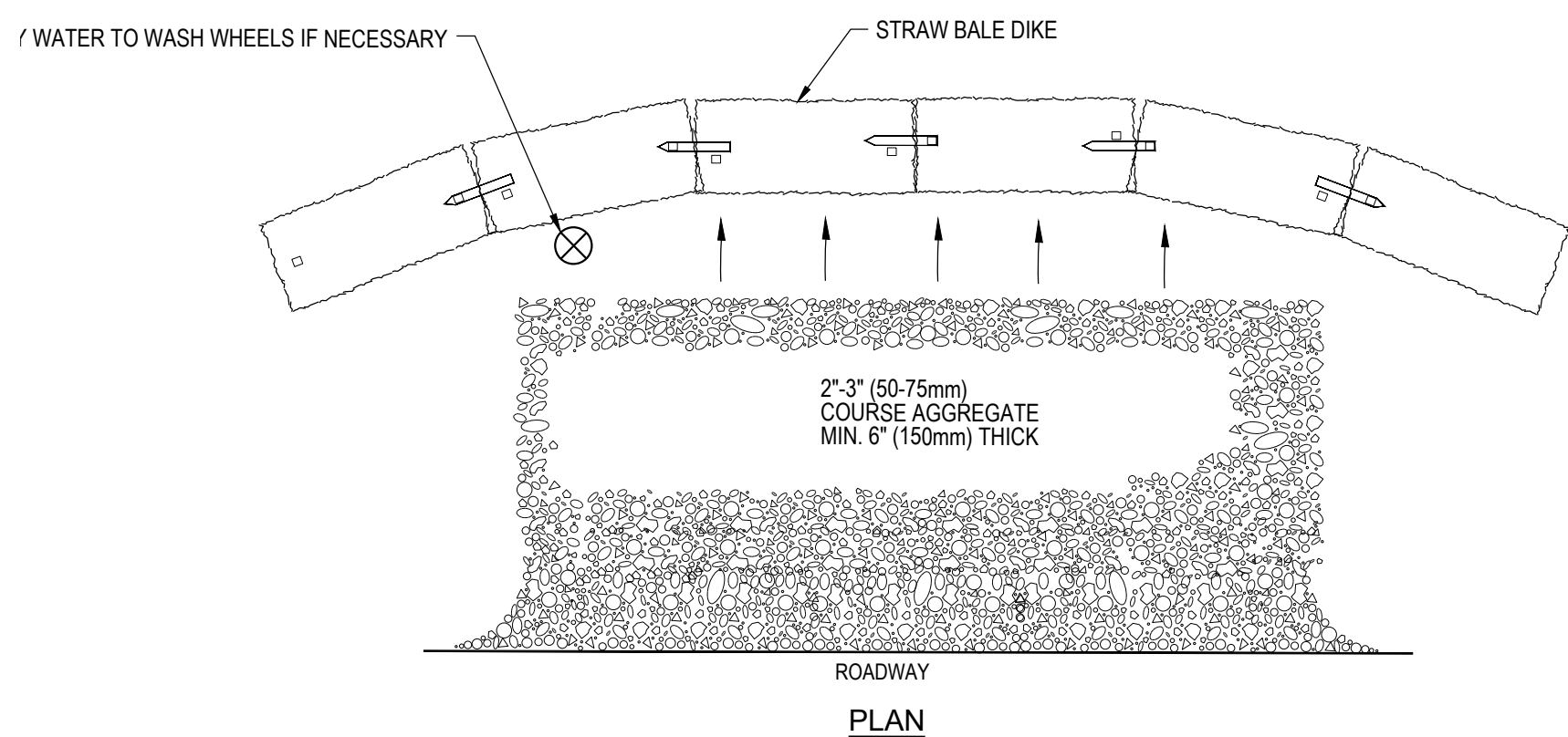
NOTES

1. ENSURE TEMPORARY GRAVEL BAGS AROUND PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC TOP GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BY PASS INLETS (NOT AT A LOW POINT; NO INFLOW REQUIRED) PLACE FILTER FABRIC (MAX 140 N OR EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE W/ SAND BAGS.

B INLET PROTECTION
SCALE: NTS



C STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS

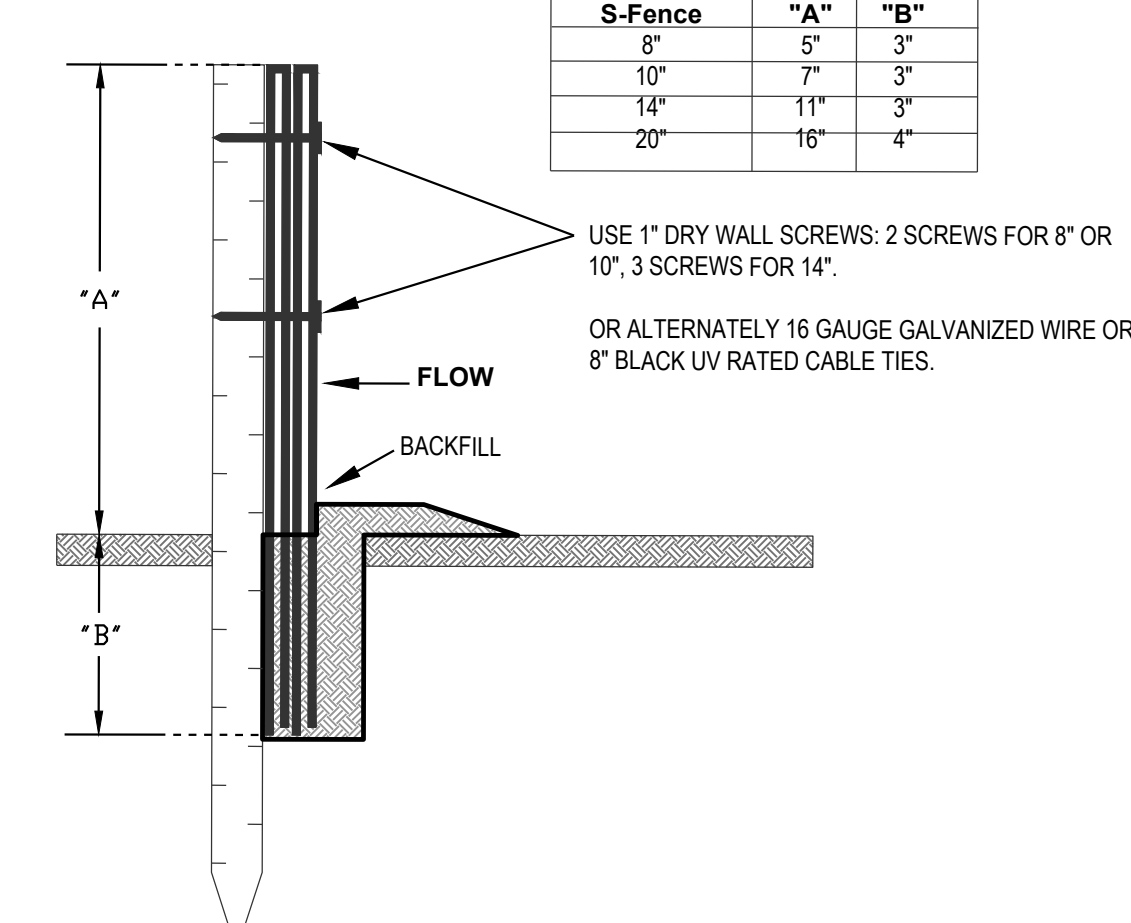


NOTES

1. TRUCK WASHING STATION SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. RECOMMENDED TO BE PLACED NEAR A RELIABLE WATER SOURCE.
5. SPRAY TIRES ON TRUCKS AND BROOM OFF TOPS OF TRUCKS BEFORE LEAVING SITE.
6. STRAW BALES TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING.

D TRUCK WASH
ER-019 SCALE: NTS

ERTEC® S-Fence™ Installation Details



S-Fence	"A"	"B"
8"	6"	3"
10"	7"	3"
14"	11"	3"
20"	16"	4"

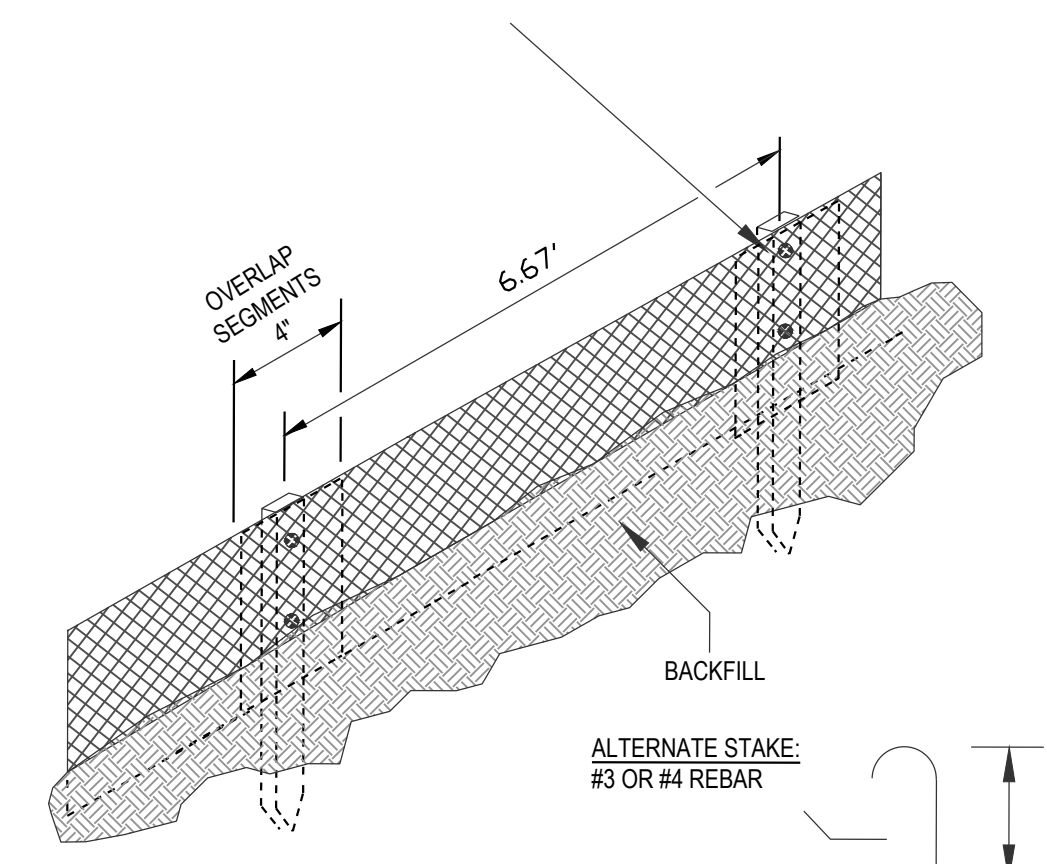
USE 1" DRY WALL SCREWS: 2 SCREWS FOR 8" OR 10", 3 SCREWS FOR 14"
OR ALTERNATELY 16 GAUGE GALVANIZED WIRE OR 8" BLACK UV RATED CABLE TIES.

- NOTES:**
1. CUT TRENCH 2" TO 4" WIDE, 3" TO 4" DEEP.
 2. INSTALL IN SLOT AGAINST DOWNSTREAM SIDE OF TRENCH WALL, BACKFILL THE TRENCH TO GRADE LEVEL.
 3. OVERLAP SEGMENTS BY AT LEAST 3". INSTALL STAKES ON DOWNSTREAM SIDE OF SEGMENT OVERLAPS.
 4. USE 1" DRY WALL SCREWS, 2 OR 3 PLACES, OR ALTERNATELY 16 GAUGE TIE-WIRE OR 8" BLACK UV RATED STAPLE CABLE TIES (ZIP-TIES) TO TIE THE SEGMENTS TOGETHER.

E SILT FENCE
EC-011 SCALE: NTS

8", 10" or 14", SF08, SF10 or SF14

- NOTES:**
1. DOG-LEG AT END-OF-RUNS TO CONTAIN SEDIMENT.
 2. INSTALL ON SAME CONTOUR TO LIMIT SCOUR AND FLOW CONCENTRATION. DOG-LEG PERIODICALLY IF ON DOWN-HILL RUN TO MINIMIZE VELOCITY SCOUR.



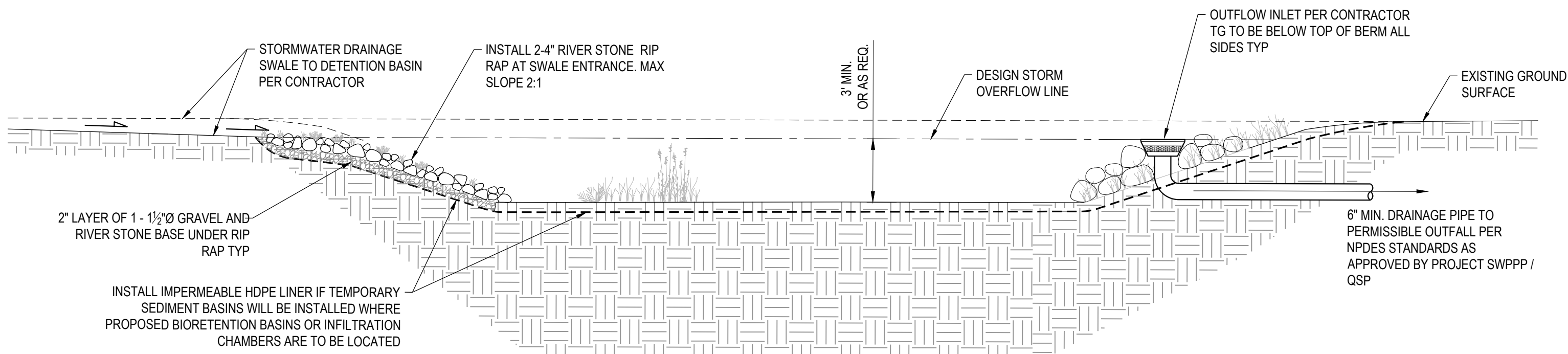
Description
BioD-Rockbag, coir rock bags are made from BioD-Mat 90 woven coir mat which has a minimum weight of 980 g/ sq m and 38% open area. These bags are strong, durable and completely wildlife safe. These coir rock bags filter sediment effectively and can stand heavy equipment better than synthetic rock bags. Each bag comes with coir twine string so that these bags can be joined together to perform as one unit. Coir rock bags are manufactured to conform to the following properties:

Specifications

Property	BioD-Rockbag™
Unit weight	29 only (980 g/m)
Thickness	0.35 in (9 mm)
Rock bag sizes	24 in x 10 in (60 cm x 25 cm) 24 in x 36 in (60 cm x 90 cm)
Fabric	BioD-Mat 90 woven bristle coir blanket
Strength of fabric	
Machine direction	3024 lbs. ft. (29.6 kN/m)
Cross direction	1160 lbs/ft (17 kN/m)



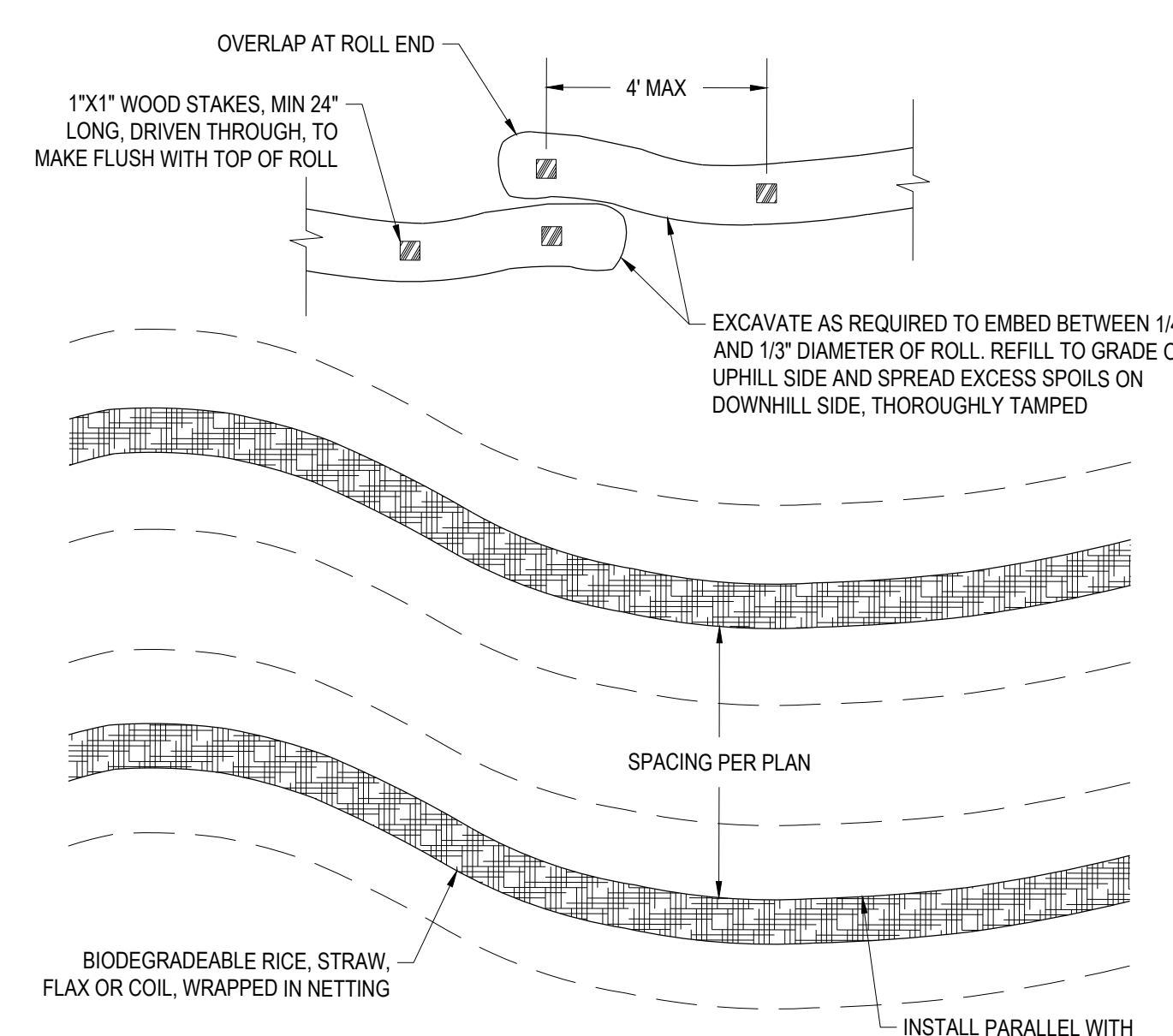
F BIODEGRADABLE ROCK BAG
SCALE: NTS



NOTES

1. EXCAVATION FOR TEMPORARY SEDIMENT BASIN TO PROVIDE MINIMUM OF 3' STORAGE DEPTH BELOW OUTFALL STRUCTURE.
2. BASIN EXCAVATION STOCKPILES SHALL BE PROTECTED PER PROJECT SWPPP AND NPDES STANDARDS.
3. CAPACITY AND LOCATION OF SEDIMENT DETENTION BASINS TO BE DETERMINED BY CONTRACTOR BASED ON THE PHASED CONSTRUCTION SITE CONDITIONS AND CONFORMED BY SWPPP / QSP.
4. TEMPORARY STORMWATER CONVEYANCE ROUTING AND SIZING TO BE DETERMINED BY CONTRACTOR TO CONFORM TO THE PHASED CONSTRUCTION SITE CONDITIONS.

G TEMPORARY SEDIMENT BASIN
SCALE: NTS

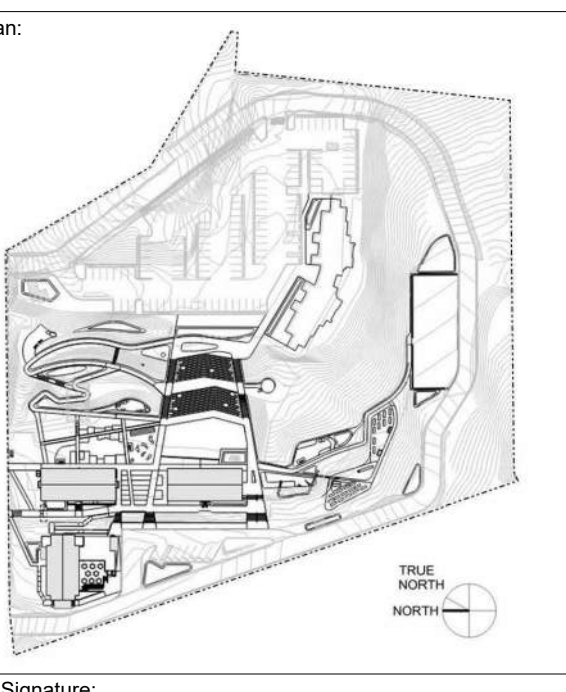


- NOTES**
1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
 2. CONTRACTOR TO USE ERTEC STRAW WATTLES OR APPROVED EQUAL.

H STRAW WATTLES
ER-00-007 SCALE: NTS

Issued For:	Description:	Date:
	COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28

HEAD ROYCE SCHOOL
SITE IMPROVEMENT PROJECT
4315 LINCOLN AVE.
OAKLAND, CA 94602



NOT FOR CONSTRUCTION

DETAILS



Architect:



Sherwood Design Engineers
58 Maiden Lane, Third Floor
San Francisco, CA

Landscaper:
TLS Landscape Architecture
1015 Camella Street
Berkeley, CA

MEP Engineer:
Environmental Systems Design, Inc.
90 New Montgomery Street, Suite 1420
San Francisco, CA

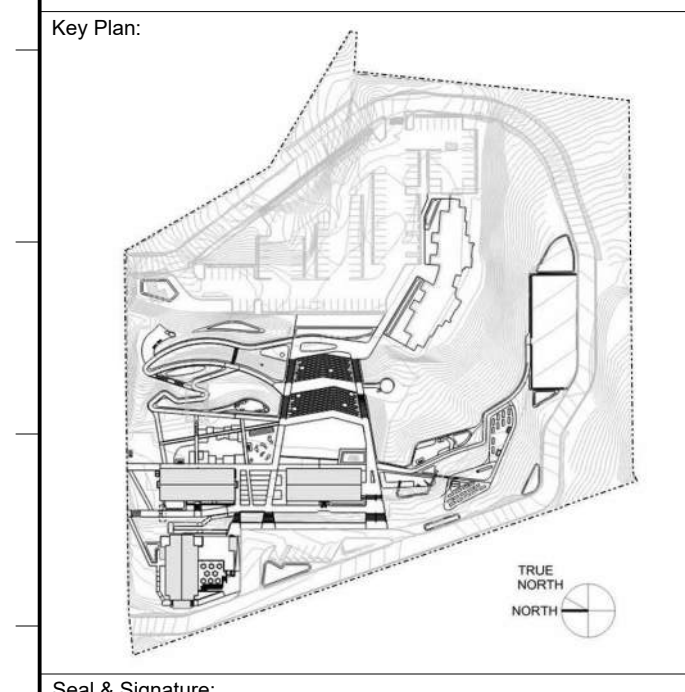
Lighting:
Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

Acoustics:
Salter
60 South Market Street, Suite 480
San Jose, CA

Historic:
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA

Issued For:	Date:
No. Description:	
COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28

HEAD ROYCE SCHOOL
SITE IMPROVEMENT PROJECT
4315 LINCOLN AVE.
OAKLAND, CA 94602

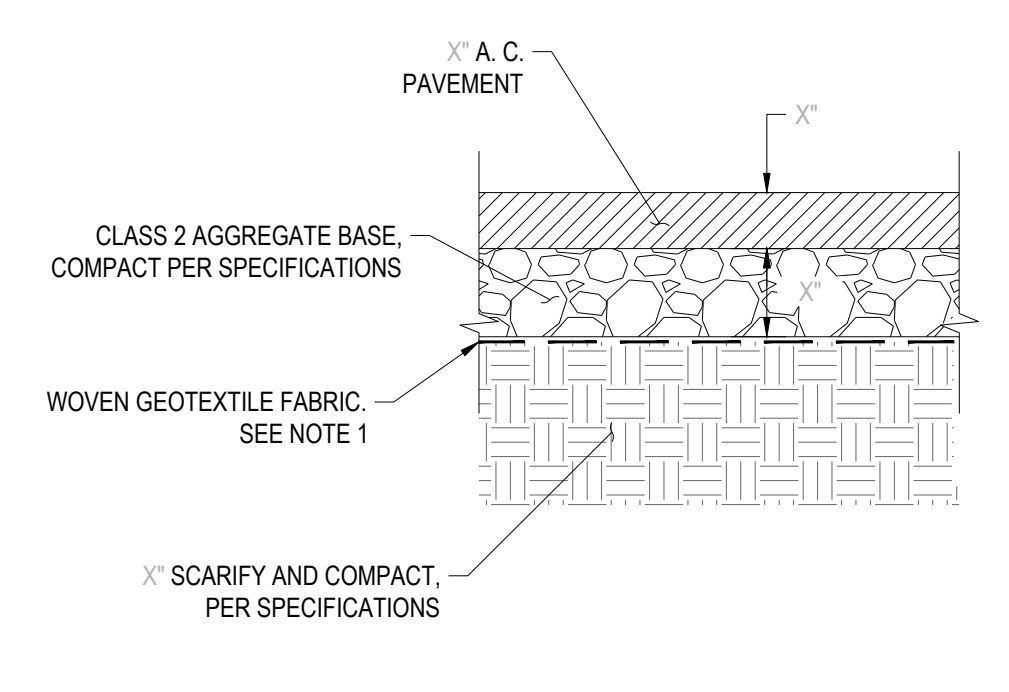


Scale & Signature:

NOT FOR CONSTRUCTION

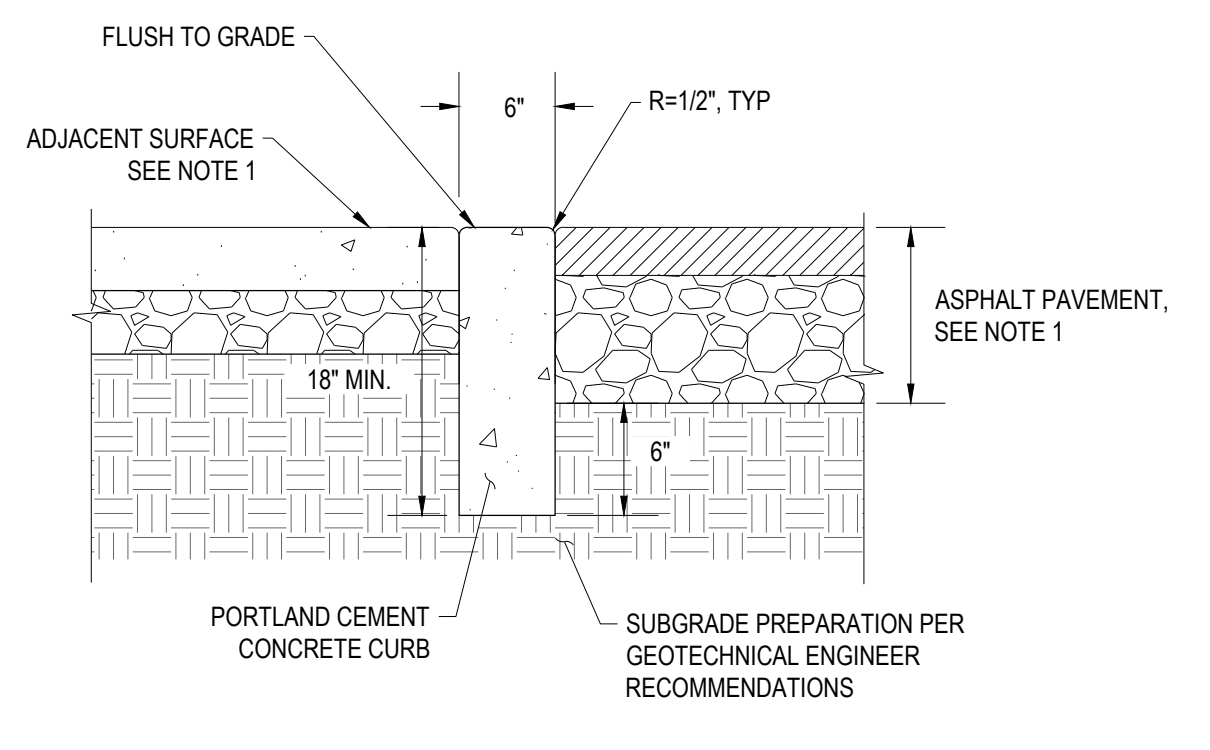
Sheet Name:
DETAILS

Project No.:	214943	Sheet No.:	C7.01
Drawn By:	FWA, JCP	Checked By:	SG
Scale:	N.T.S.		12 15



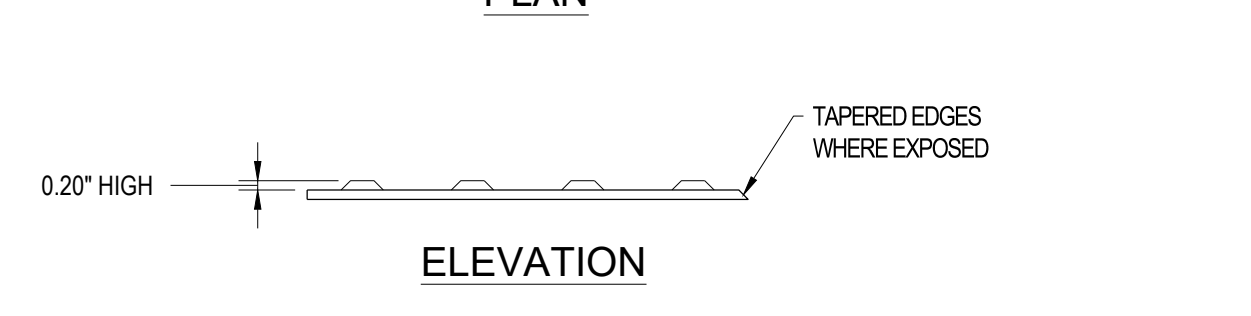
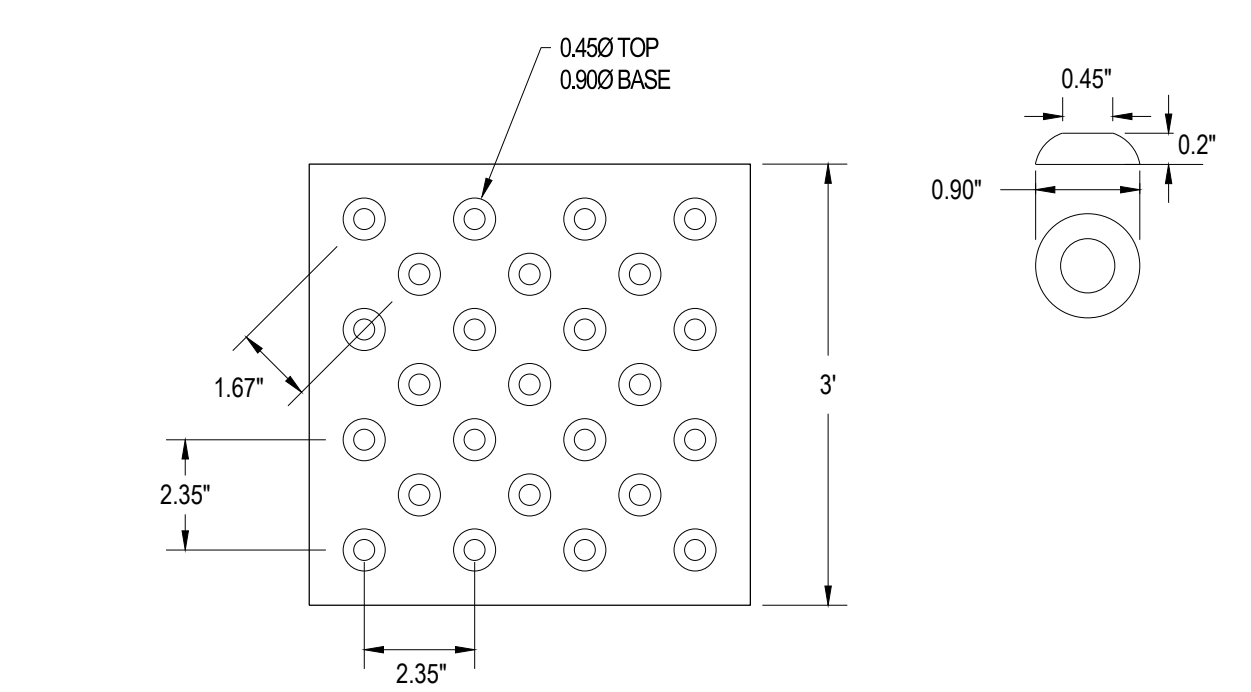
- NOTE
- WHERE TYPICAL ASPHALT SECTION INSTALL IS OVER ENCOUNTERED UNSUITABLE SOILS, GEGRID MAY BE INSTALLED BETWEEN THE SUBGRADE AND SUBBASE AS PER SPECIFICATIONS.
 - SECTION DEPTHS PER FORTHCOMING GEOTECHNICAL REPORT RECOMMENDATIONS.

1 ASPHALT CONCRETE PAVEMENT SECTION SCALE: NTS

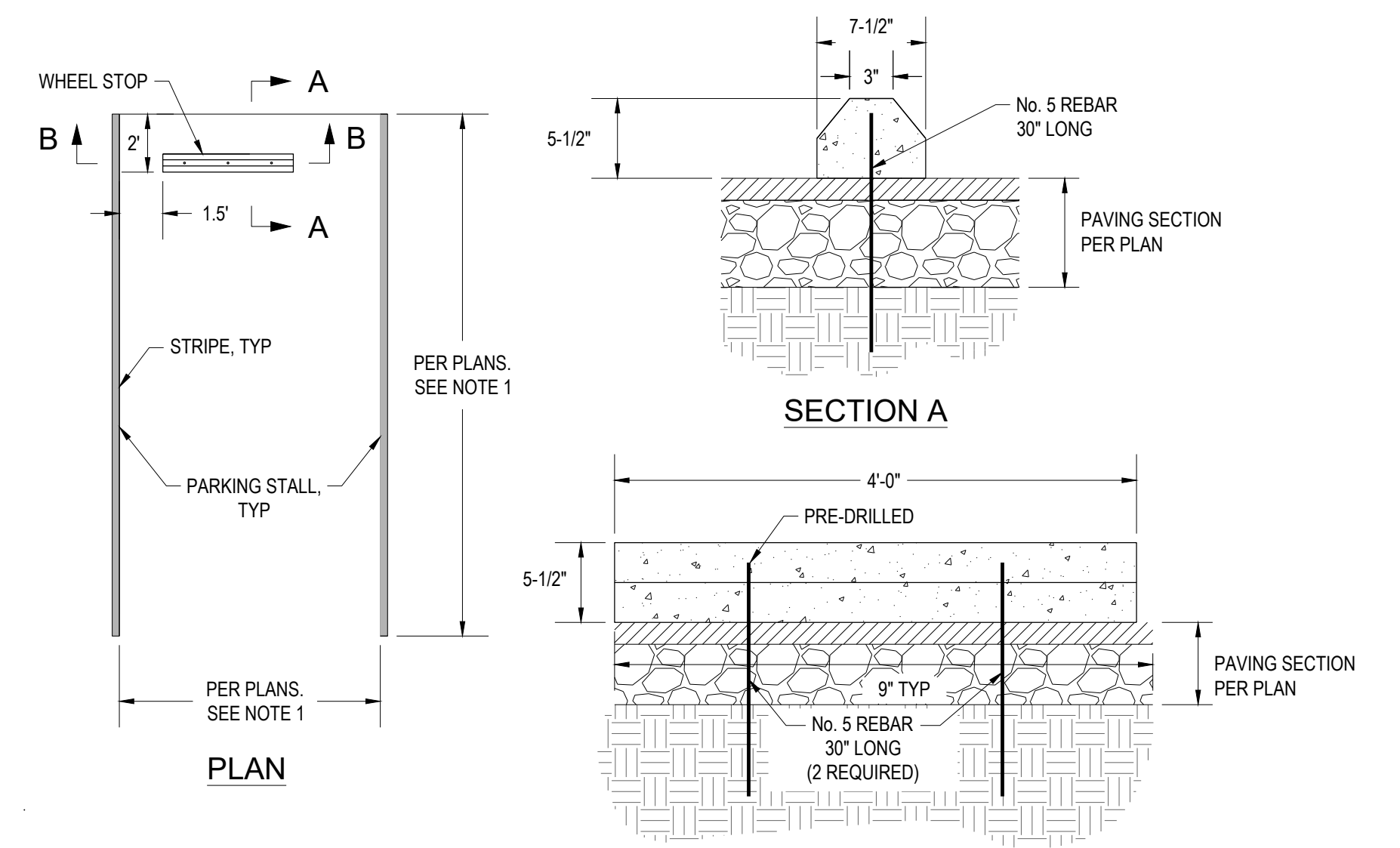


- NOTES
- SEE ASPHALT CONCRETE PAVEMENT, CONCRETE PAVEMENT, AND CONCRETE SIDEWALK DETAILS FOR ADJACENT PAVEMENT SECTIONS. SEE LANDSCAPE ARCHITECT PLANS FOR ADJACENT LANDSCAPING.
 - ALTERNATE REINFORCEMENT: USE FIBER MATRIX ADD MIXTURE PER SPECIFICATIONS.

2 FLUSH CURB SCALE: NTS

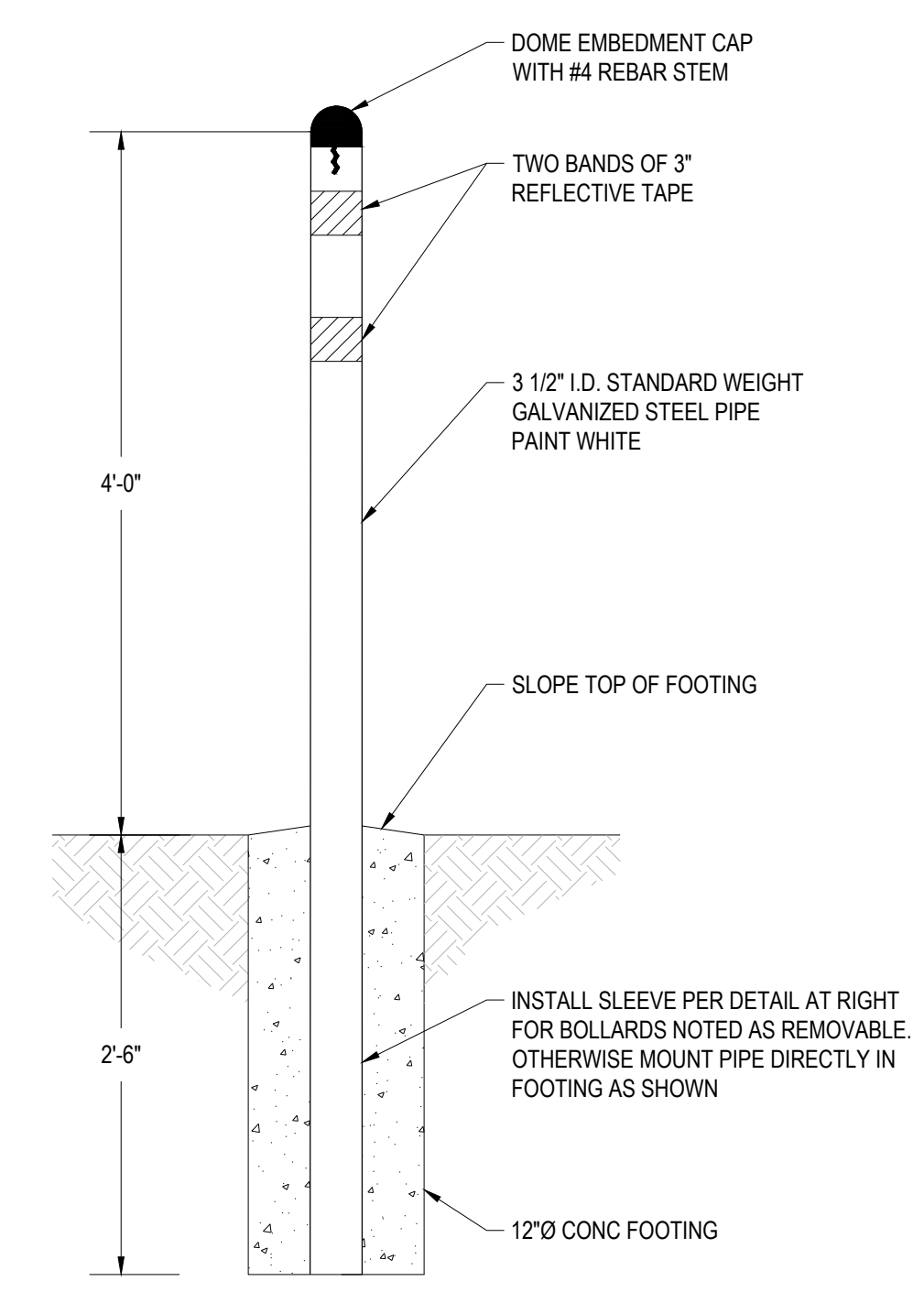


3 DETECTABLE WARNING SURFACE SCALE: NTS

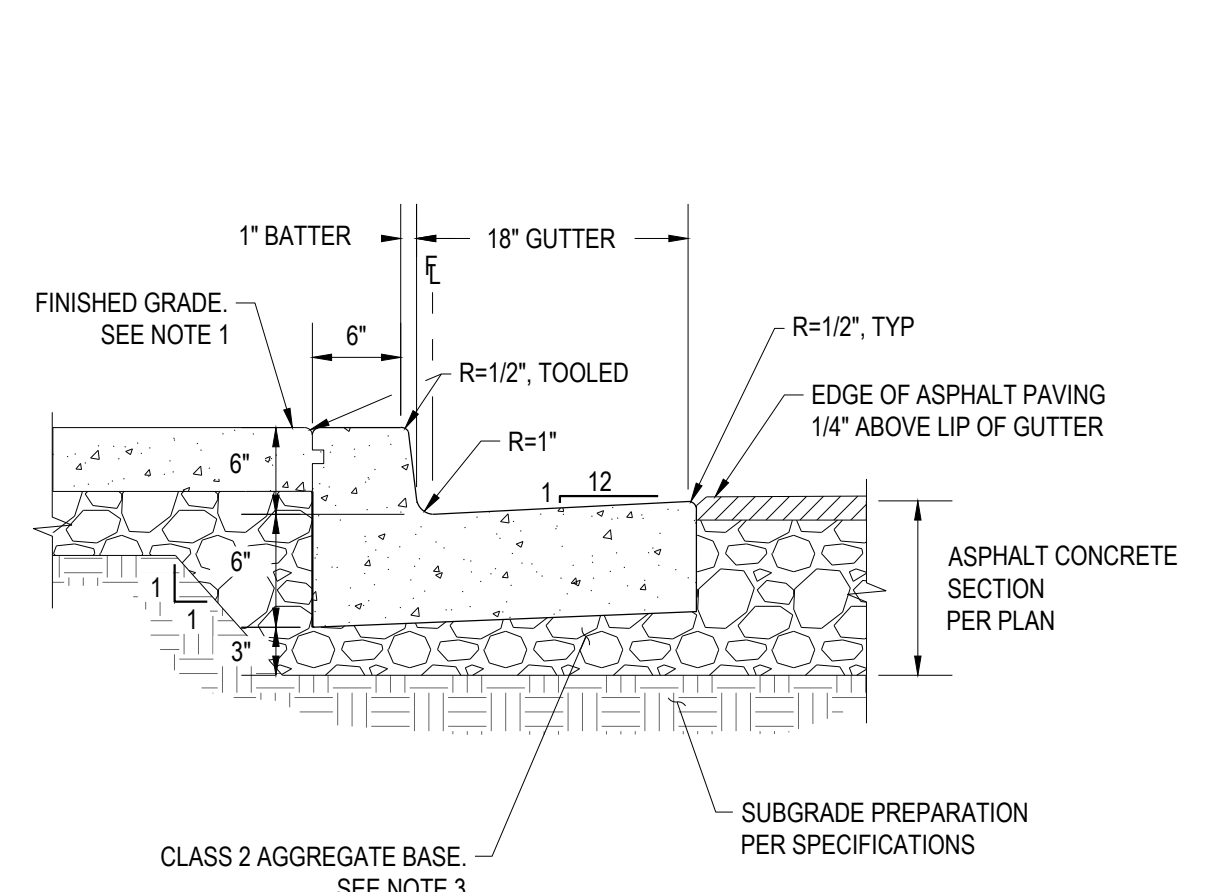


- NOTES
- SEE PARKING STALL STRIPING DETAILS FOR PARKING STALL DIMENSIONS AND LAYOUT.
 - REBAR EMBEDMENT TO BE MIN 6\"/>

4 CONCRETE WHEEL STOP SCALE: NTS

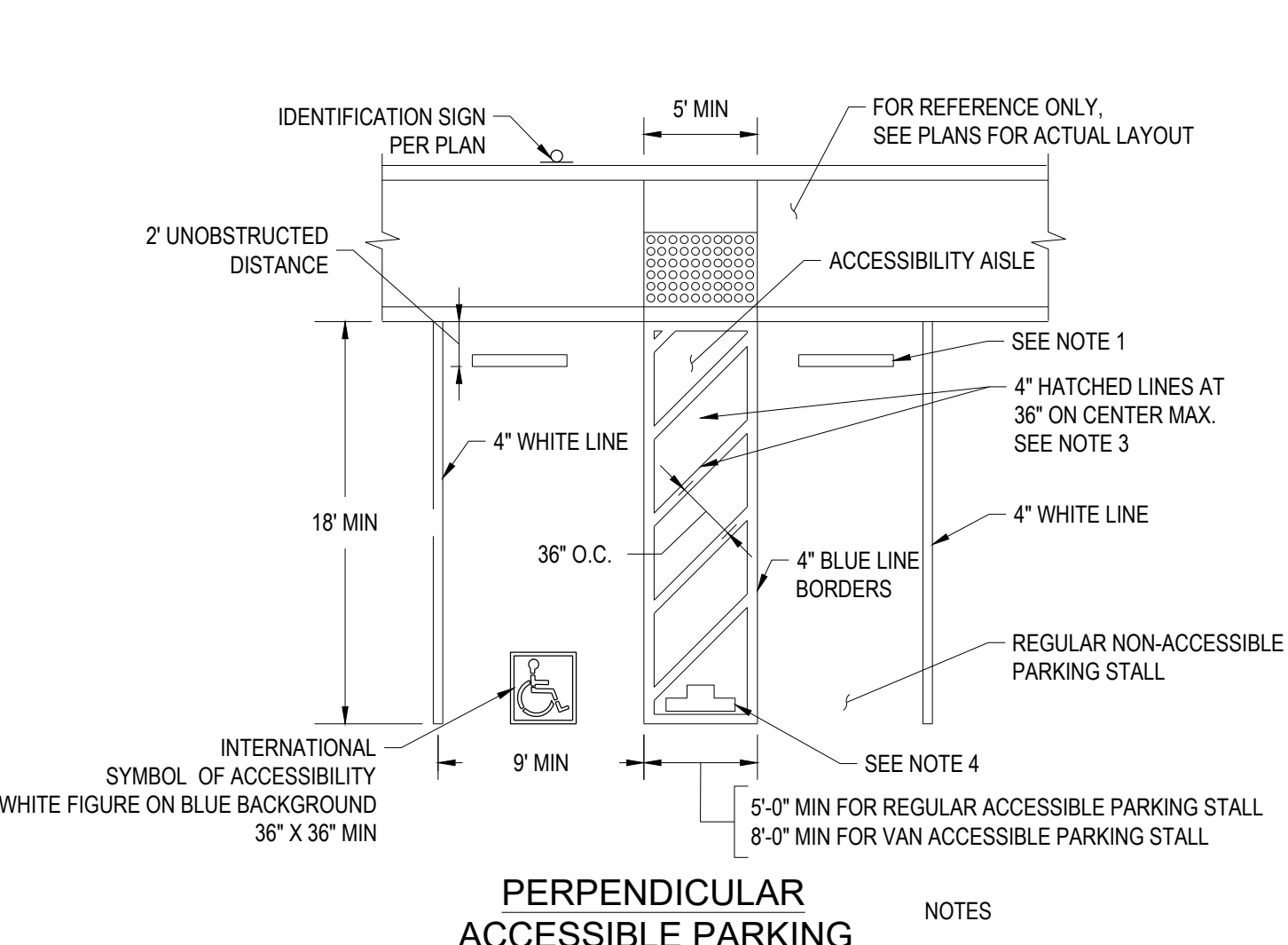


5 STEEL BOLLARD SCALE: NTS

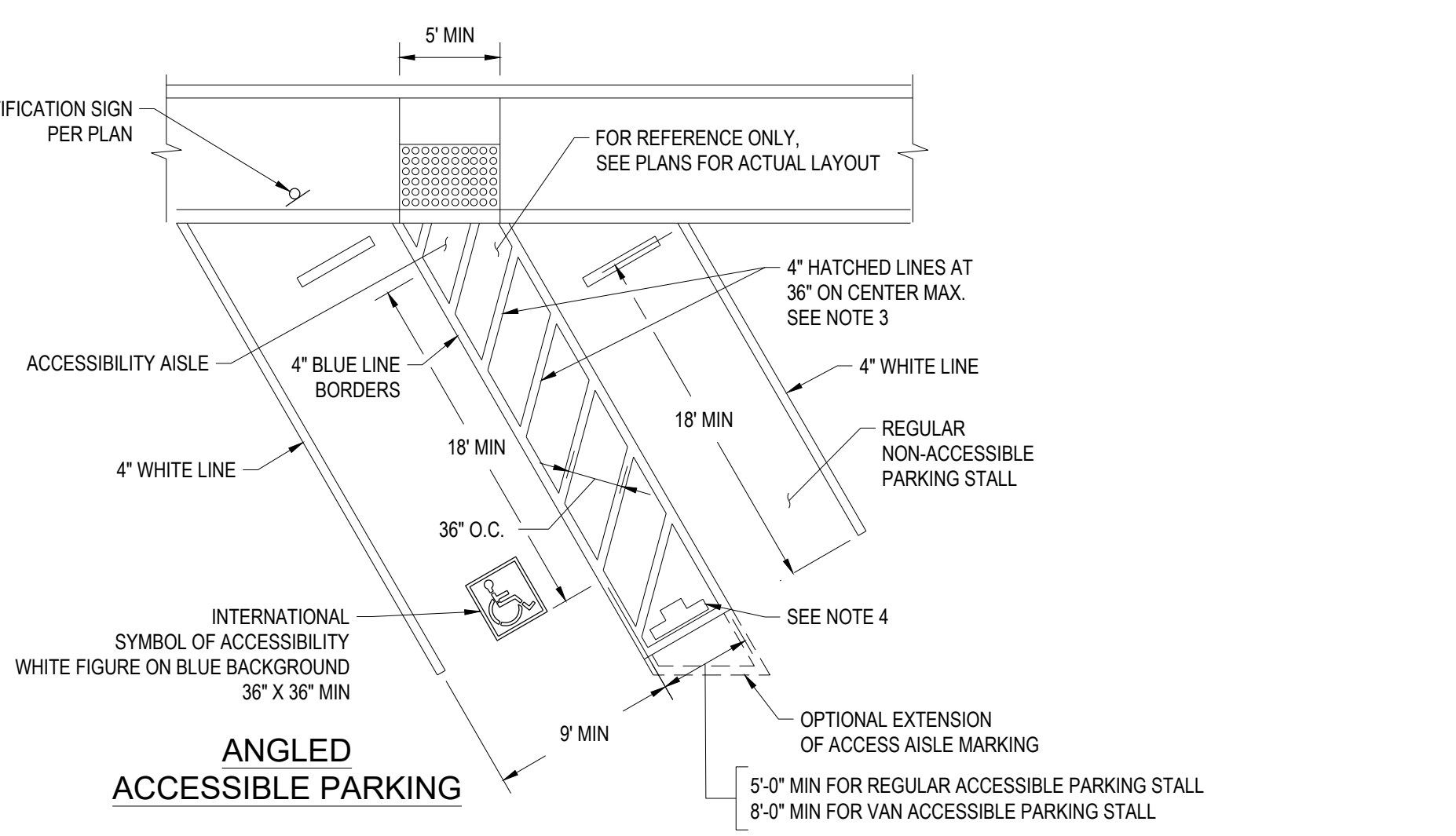


- NOTES
- WHERE CURB ABUTS PROPOSED SIDEWALK, FORM 1\"/>

6 6\"/>

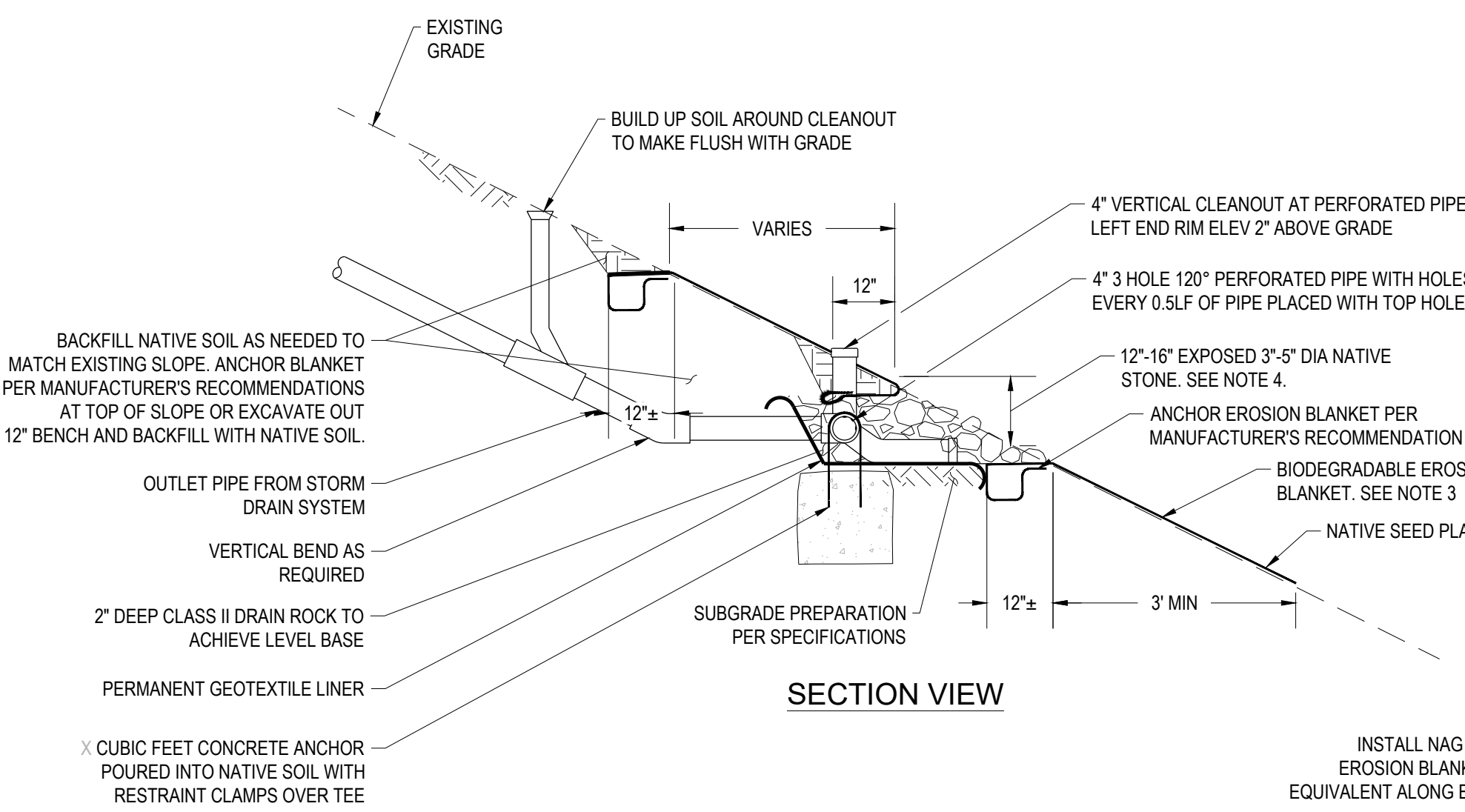


7 ADA PARKING STALL SCALE: NTS



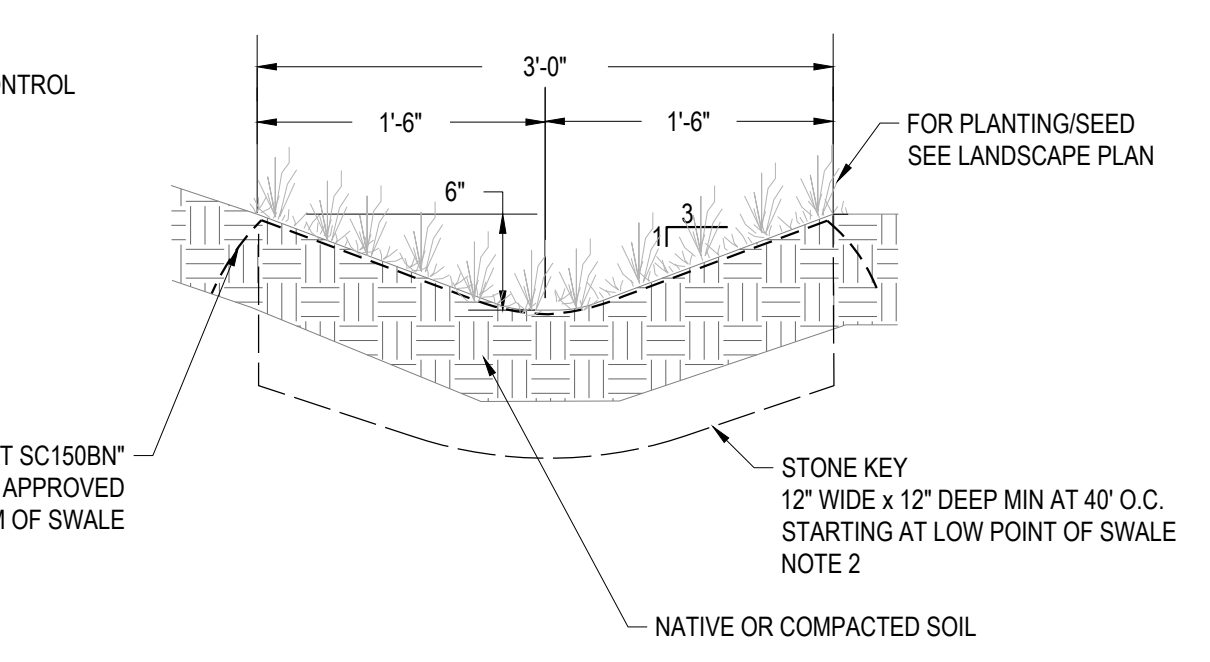
- NOTES
- IN EACH PARKING STALL, A CURB OR WHEEL STOP SHALL BE PROVIDED AND LOCATED TO PREVENT ENCRoACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS.
 - WHERE SIGN R99C (CA) OR SIGN R7-8b ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7\"/>

8 ADA PARKING STALL SCALE: NTS



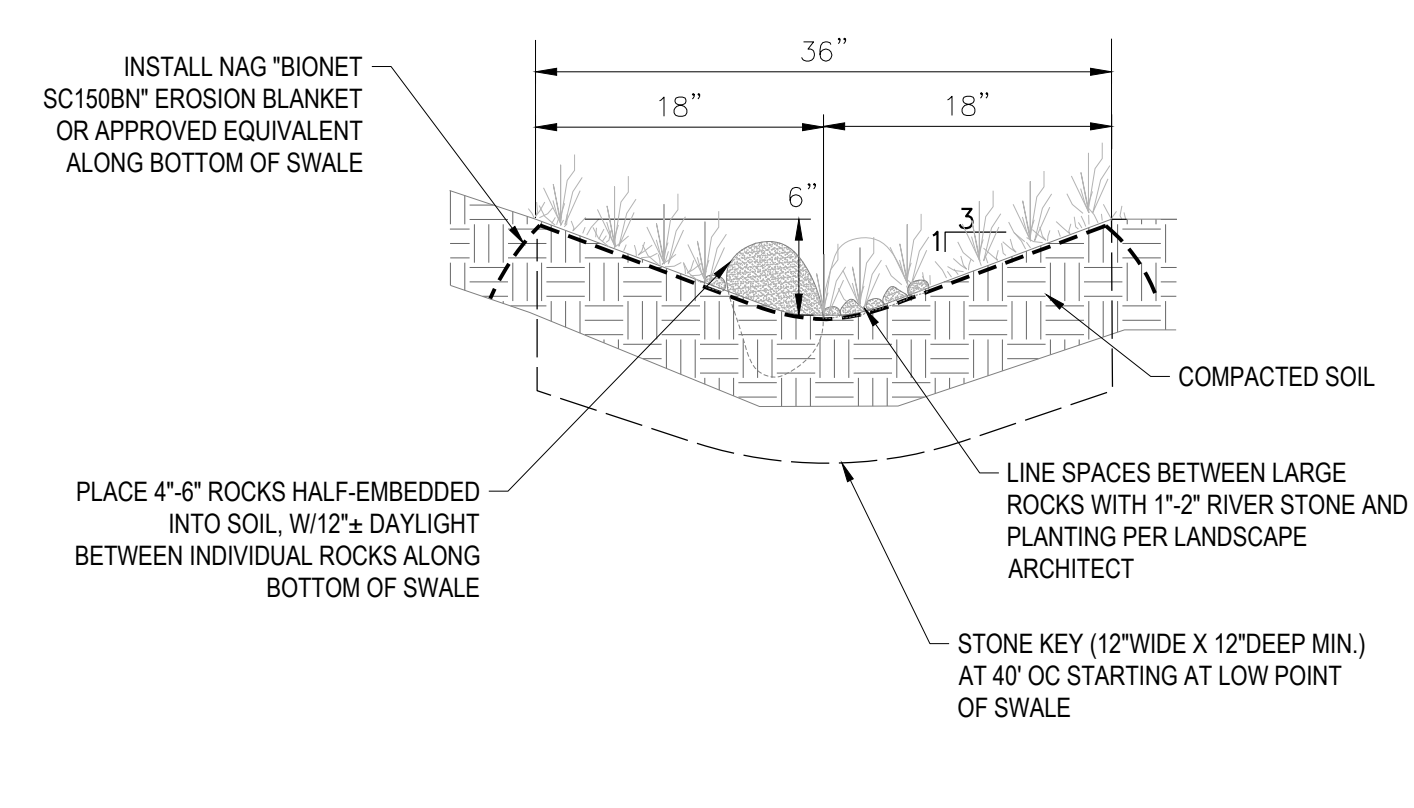
- NOTES
- SPECIFICATIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH PIPE MATERIAL MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR SHALL ENSURE ZERO SLOPE ALONG ENTIRE LENGTH OF THE PERFORATED PIPE.
 - INSTALL BIODEGRADABLE EROSION CONTROL BLANKET PER MANUFACTURER'S RECOMMENDATIONS (NORTH AMERICAN GREEN S7559N OR EQUIVALENT) AND HYDROSEED.
 - NATIVE STONE SHOULD BE SONOMA FIELDSTONE OR SIMILAR STONE IN WARM TAN COLOR.
 - THE GEOTEXTILE LINER SHOULD NOT EXTEND PAST THE STONE OR BE VISIBLE.

8 LEVEL SPREADER SCALE: NTS



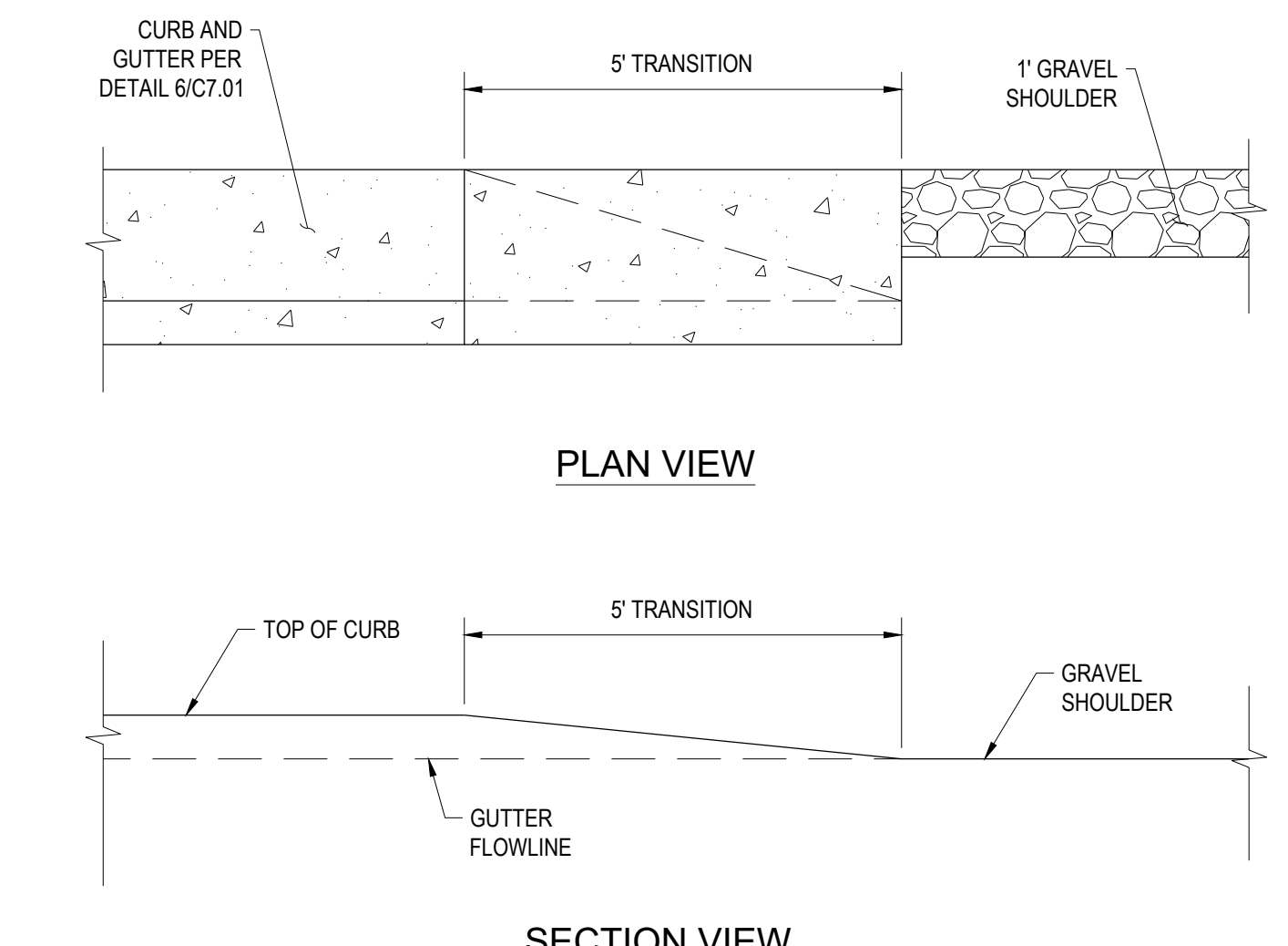
- NOTES
- "LANDSCAPED" SWALE TO BE CONSTRUCTED GENERALLY FOR SWALES WITH LONGITUDINAL SLOPES BETWEEN 0% AND 2%, UNLESS OTHERWISE SHOWN ON PLANS.
 - "STONE KEY" SHALL BE EXCAVATED INTO DISTURBED NATIVE SOIL OR INTO SUITABLE FILL COMPACTED TO 90% RELATIVE DENSITY, FILLED WITH COMPACTED 1 1/2\"/>

9 LANDSCAPE SWALE SCALE: NTS



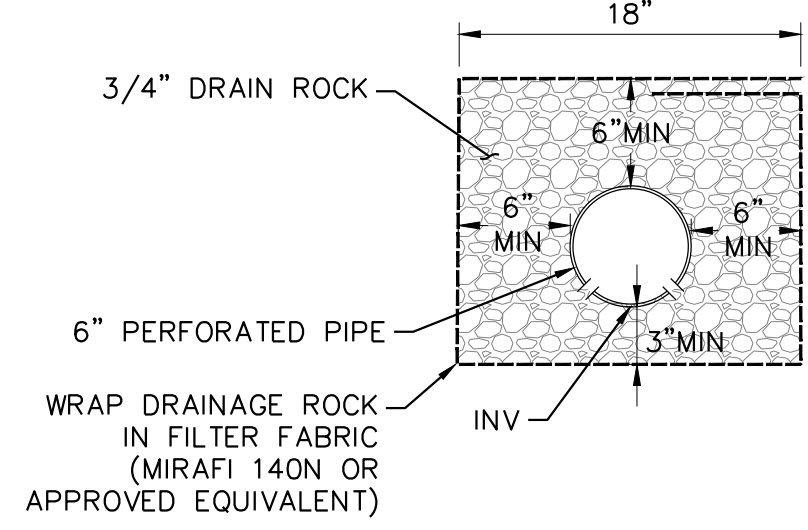
- NOTES
- "ROCK LINED" SWALE TO BE CONSTRUCTED GENERALLY FOR SWALES WITH LONGITUDINAL SLOPES BETWEEN 2% AND 5%, UNLESS OTHERWISE SHOWN ON PLANS.

10 ROCK LINED SWALE SCALE: NTS



11 CURB AND GUTTER TRANSITION SCALE: NTS

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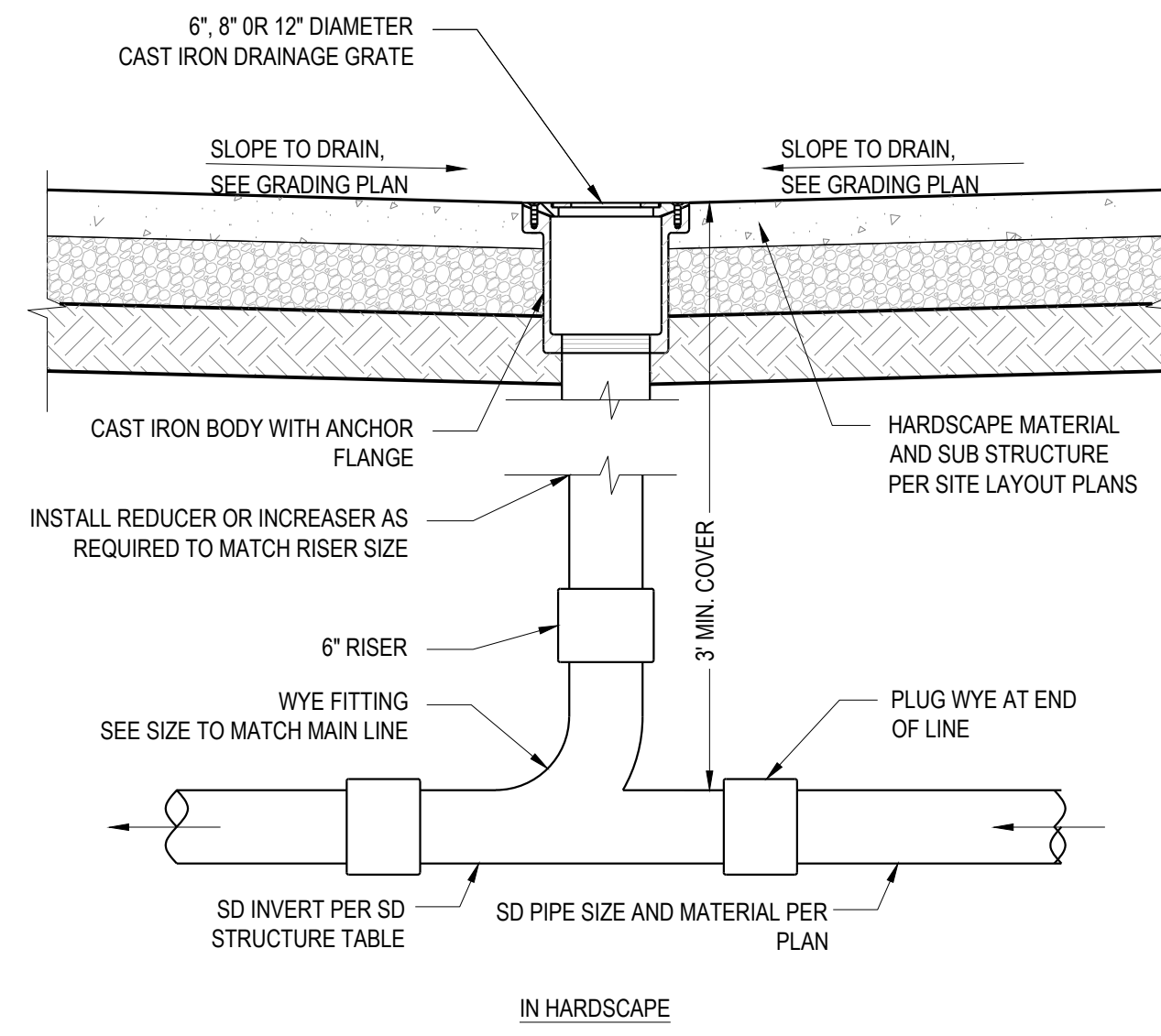


NOTES

1. INSTALL PERFORATED PIPE WITH PERFORATIONS FACING DOWN.
2. WRAP DRAIN ROCK IN FILTER FABRIC (MIRAFI 140N OR APPROVED EQUIVALENT) AS INDICATED.
3. SEE PLAN FOR LOCATION AND INVERT ELEVATIONS OF SUBDRAIN.
4. CONTRACTOR CAN SUBSTITUTE NDS EZFLOW OR EQUIVALENT GRAVEL FREE FRENCH DRAIN IN LIEU FOR THE PROPOSED SUBDRAIN.

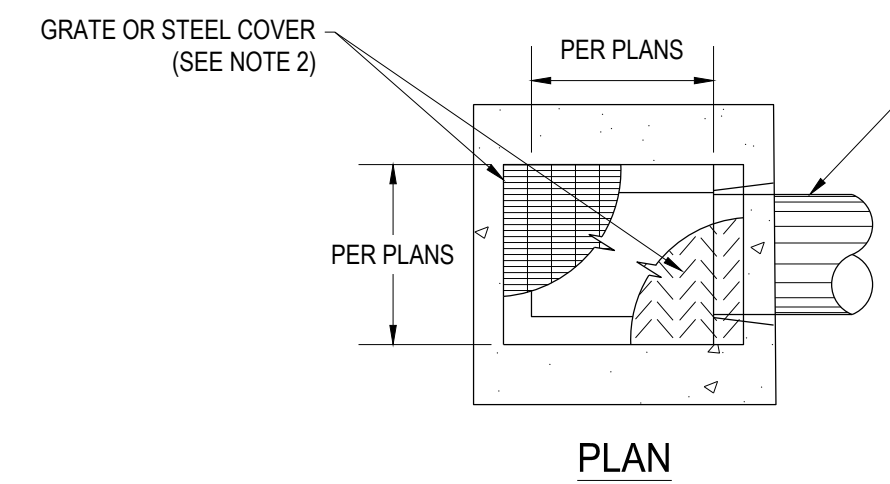
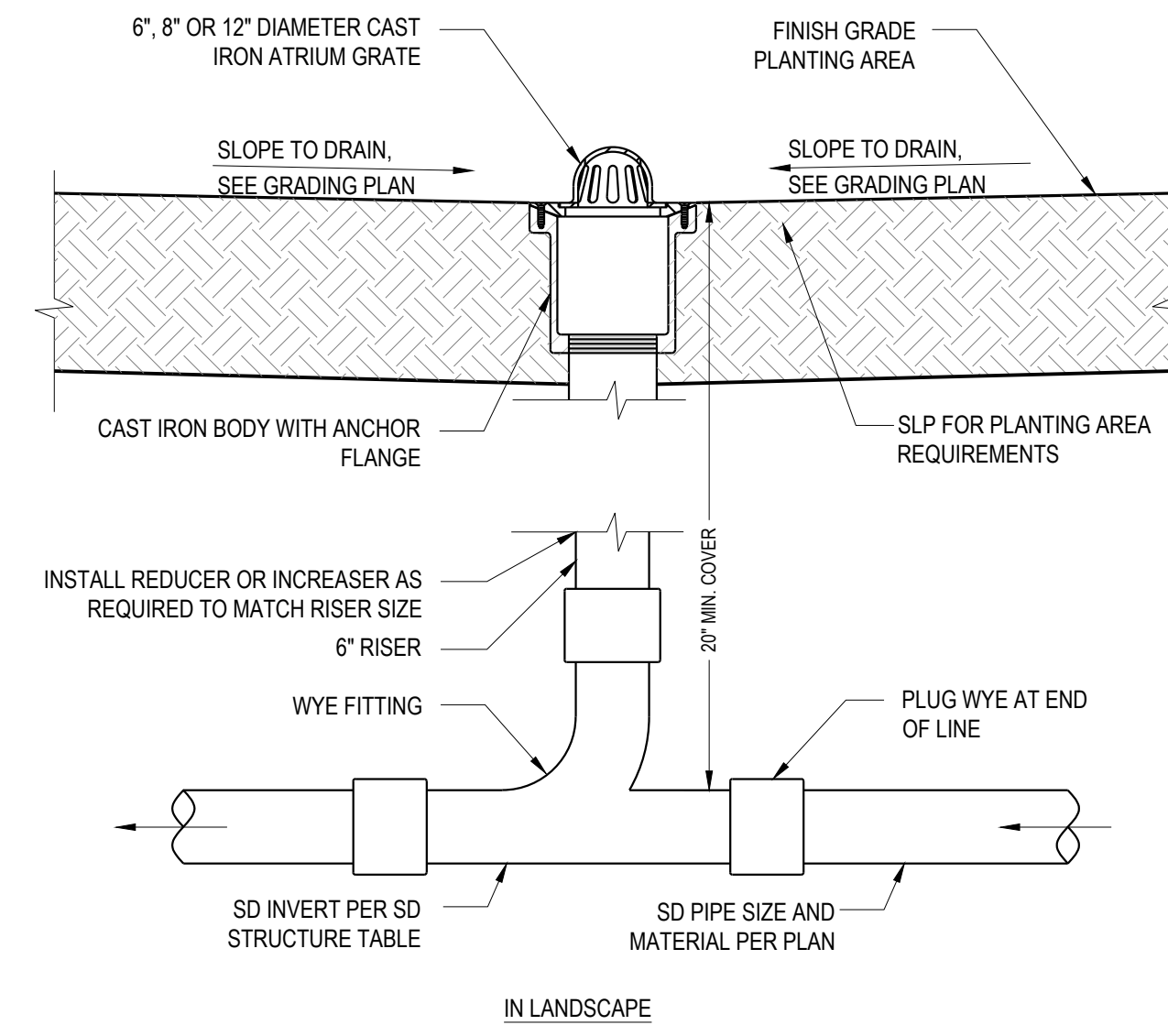
1 SUBDRAIN

SCALE: NTS

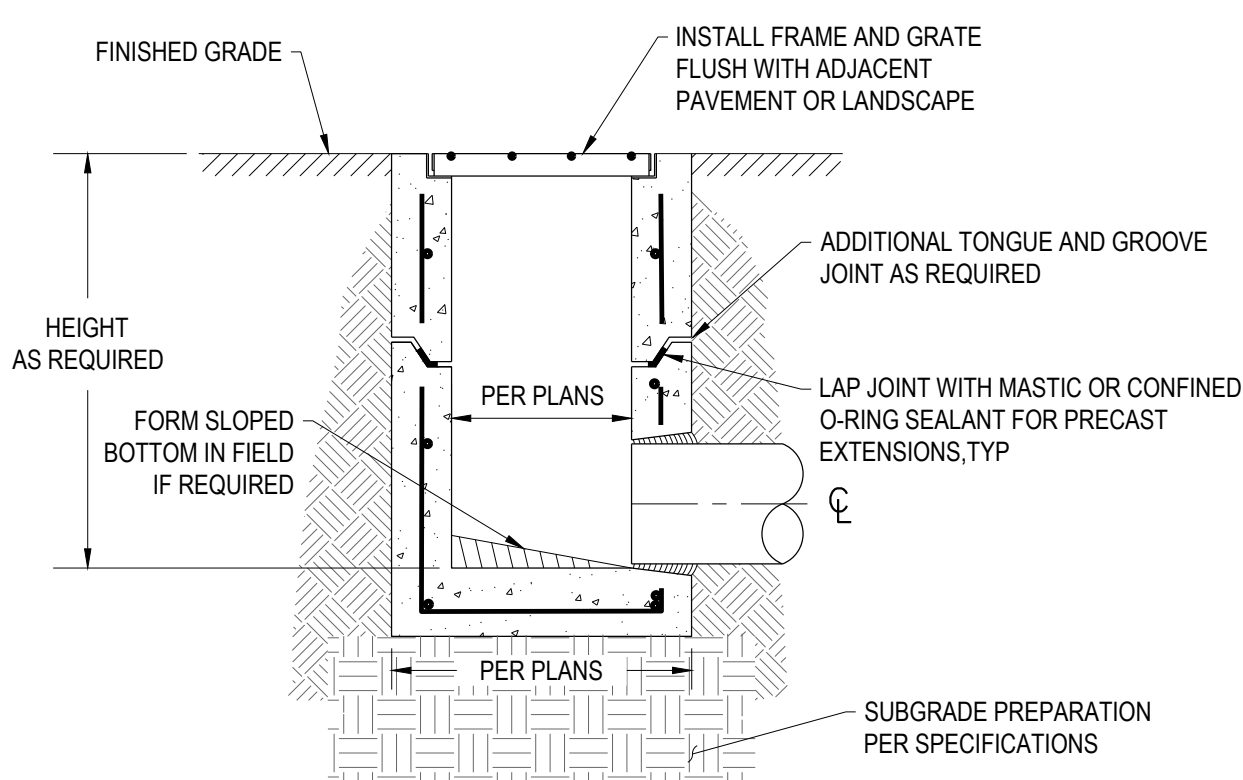


2 AREA DRAIN

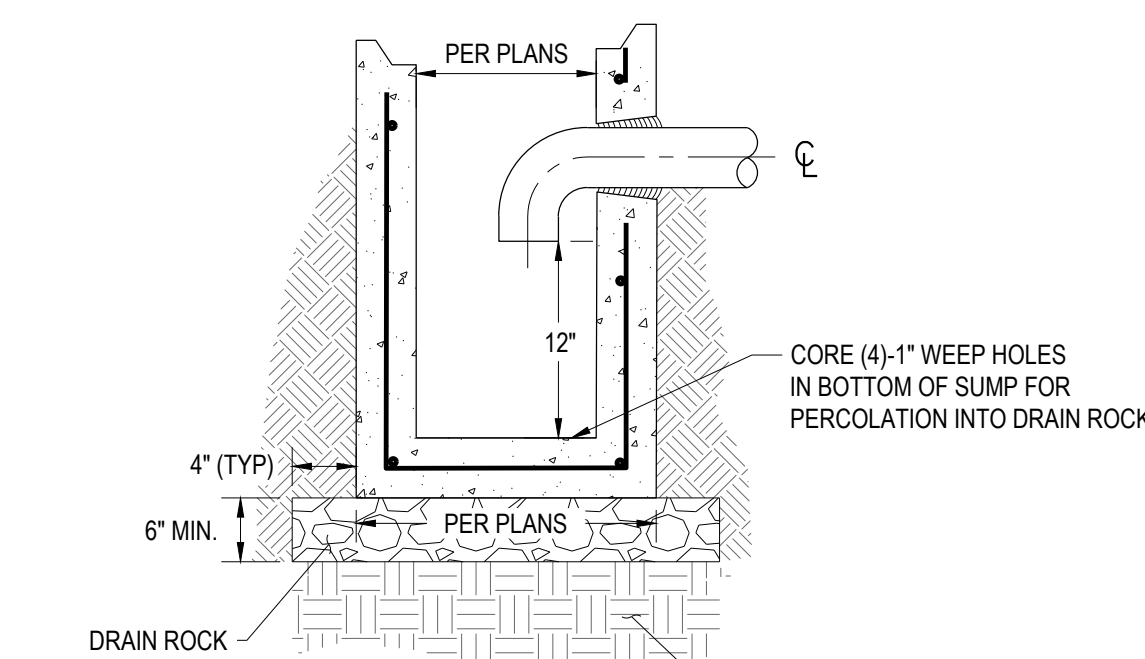
SCALE: NTS



PLAN



SECTION



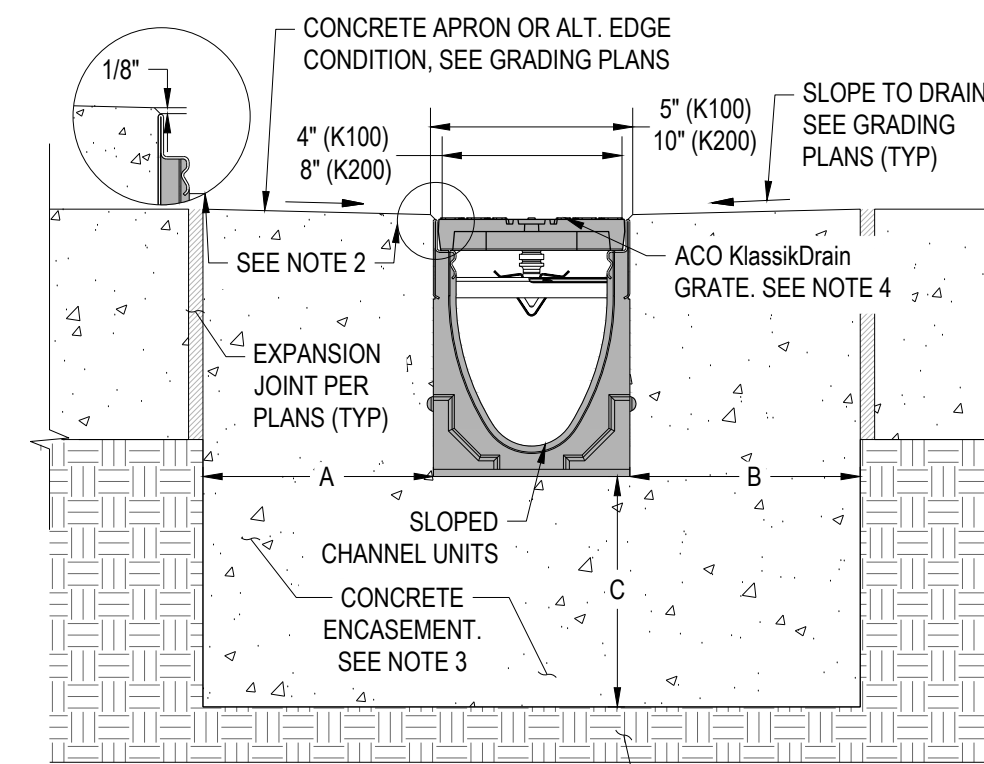
INLET SUMP OPTION

NOTES

1. JUNCTION BOXES SHALL BE FURNISHED WITH GALVANIZED STEEL BOLT DOWN CHECKERED PLATE LIDS. FRAMES FOR GRATES AND LIDS SHALL BE GALVANIZED STEEL.
2. PROVIDE 12" DEEP SUMP BELOW OUTLET INVERT WHERE NOTED ON PLANS OR IN SCHEDULE.

4 CATCH BASIN/JUNCTION BOX

SCALE: NTS



ACO TRENCH DRAIN SECTION

NOTES

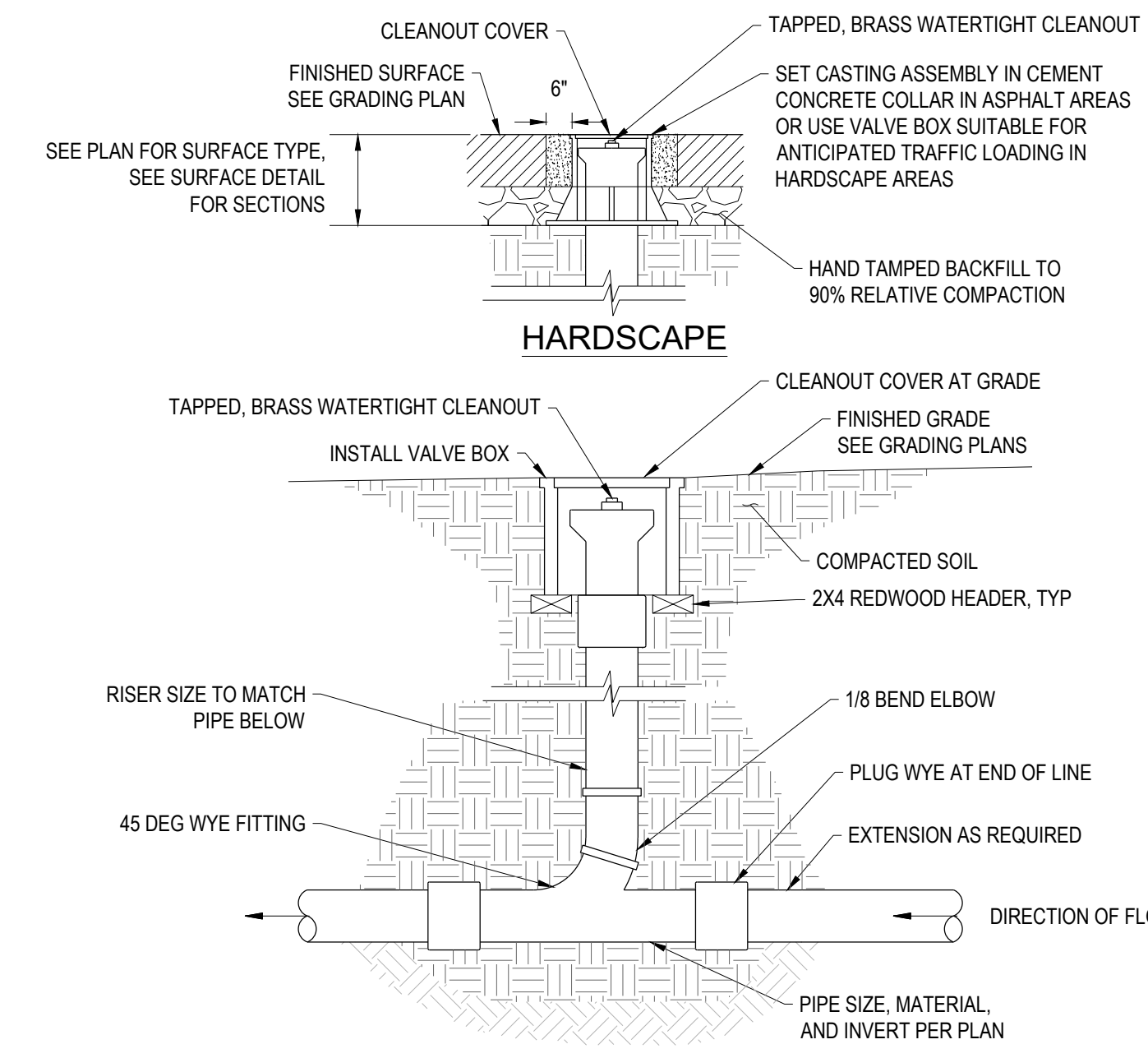
1. CONTRACTOR TO USE ACO KlassikDrain (K100 or K200) OR APPROVED EQUIVALENT. TRENCH DRAINS SHALL BE PRE-SLOPED, UNLESS OTHERWISE NOTED AND FURNISHED IN ONE (1) METER LONG SEGMENTS. THE LENGTH OF PRE-MANUFACTURED SEGMENTS AND/OR GRATES SHALL NOT BE MODIFIED WITH OUT ENGINEER APPROVAL. SUBSTITUTION OF ALTERNATIVE PRODUCT(S) OR DESIGN SUBJECT TO ENGINEER'S REVIEW AND APPROVAL.
2. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE. SEE GRADING PLANS FOR EDGE CONDITIONS.
3. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
4. K100 IS A 4" TRENCH DRAIN OR K200 IS AN 8" TRENCH DRAIN. REFER TO LANDSCAPE ARCHITECT FOR GRATE FINISH MATERIAL. GRATES ARE TO BE LOAD CLASS (INSERT LOAD CLASS), ADA COMPLIANT, HEEL SAFE, BICYCLE SAFE, AND ANTI-SLIP RATING OF BPN OVER 24.
5. DESIGN FLOW RATES ARE IN CFS. THE MIN. AND MAX. DESIGN FLOW RATES WERE SET USING A FLOW-TO-DEPTH RATIO OF 0.8.
6. CATCH BASIN WIDTH, LENGTH, AND DEPTH VARIES PER PRODUCT TYPE. CATCH BASIN INVERT IS SET BY PRODUCT CONSTRAINTS. CONTRACTOR TO ENSURE TRASH BASKET IS COMPATIBLE WITH SPECIFIED CATCH BASIN PRODUCT(S).
7. REFER TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

CLASS	K100			K200		
	A	B	C	A	B	C
A & B	4	4	4	6	6	6
C & D	6	6	6	8	8	8
E	8	8	8	10	10	10

DESIGN FLOW RATES ¹	MIN		MAX		
	K100	0.11	0.54	K200	0.75

5 TRENCH DRAIN (ACO KLASIKDRAIN)

SCALE: NTS



CLEANOUT

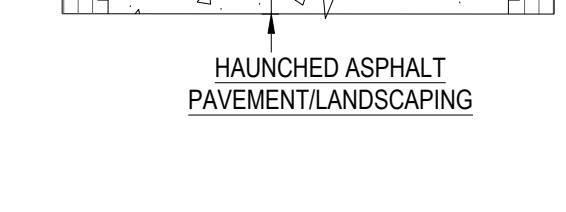
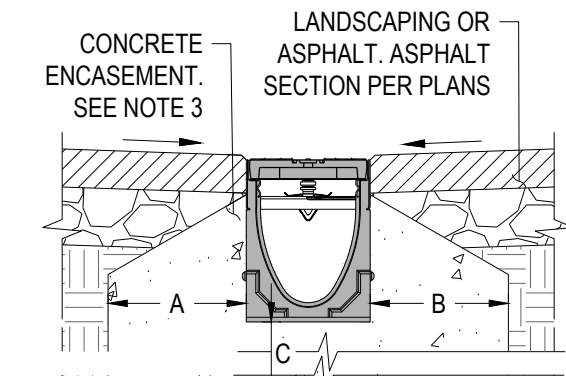
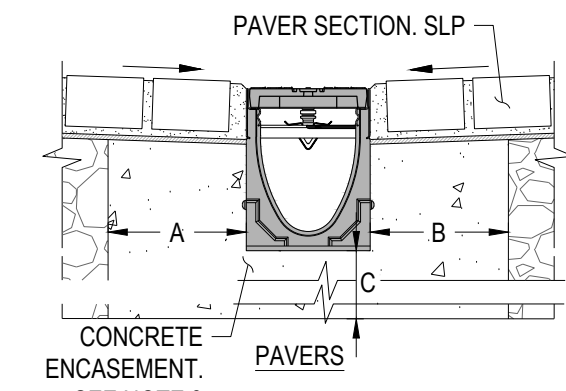
NOTES

1. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

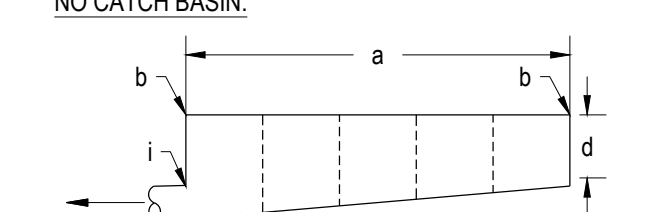
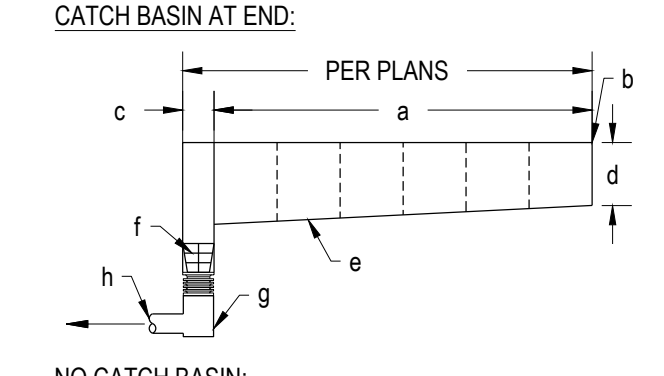
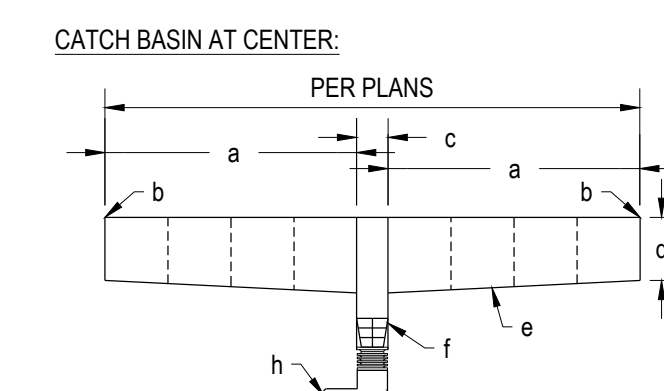
3 CLEANOUT

SCALE: NTS

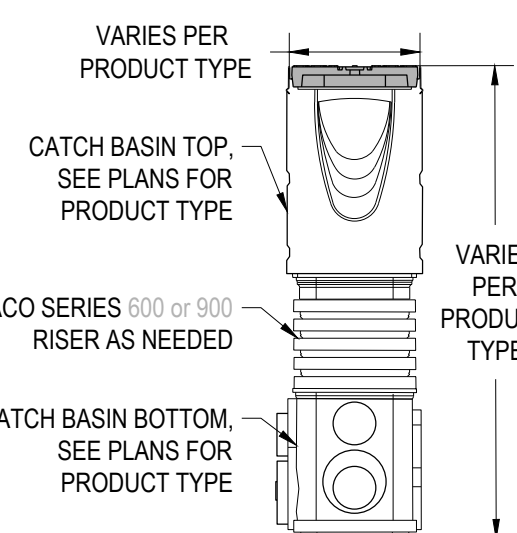
ALTERNATE EDGE CONDITIONS:



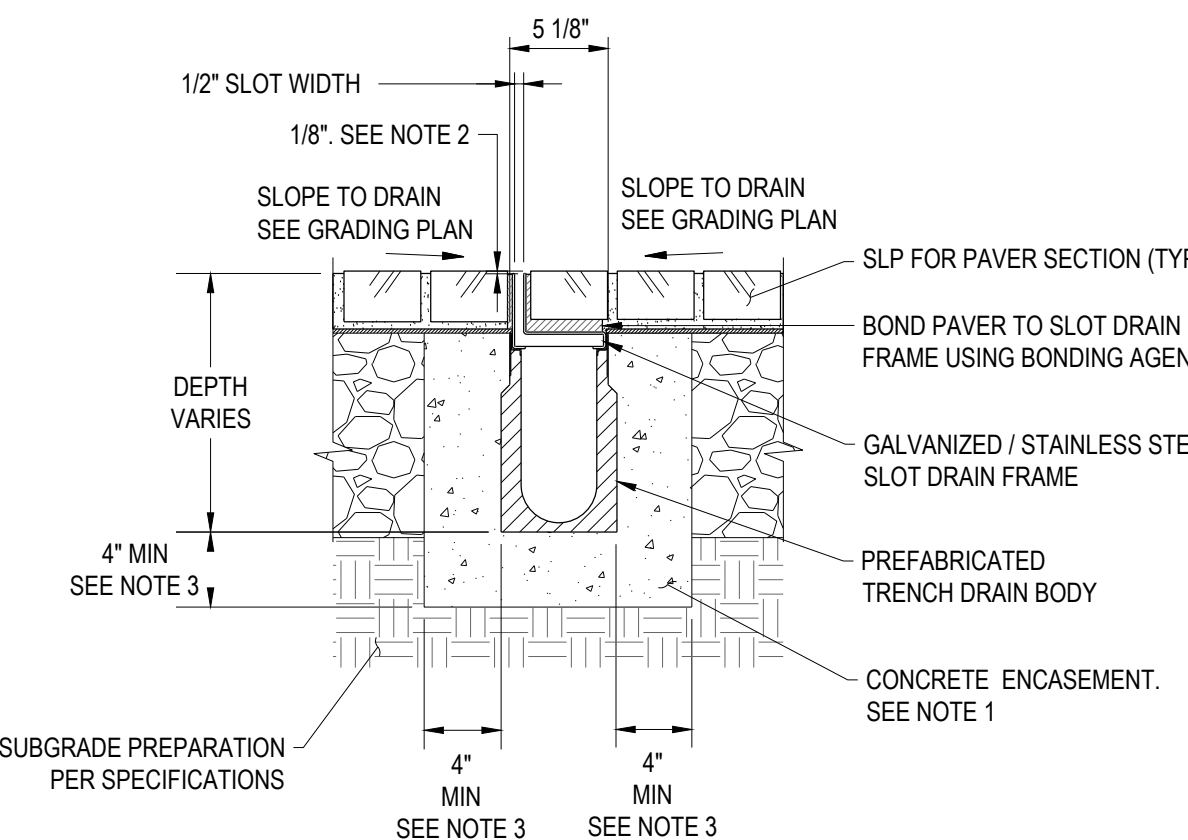
TRENCH DRAIN CONFIGURATIONS WITH/WITHOUT CATCH BASINS:



- LEGEND:**
- TRENCH DRAIN LENGTH PER PLANS. SEE NOTE 1.
 - TRENCH DRAIN RIMS PER PLAN.
 - CATCH BASIN DIMENSIONS ARE SET BY MANUFACTURER. SEE NOTE 6.
 - MINIMUM DEPTH PER MANUFACTURER.
 - ACO TRENCH DRAIN SEGMENTS (TYP). SEE NOTE 1.
 - ACO TRASH BUCKET. SEE NOTE 6.
 - ACO CATCH BASIN INVERT PER PLANS. SEE NOTE 6.
 - STORM DRAIN PIPE SIZE, MATERIAL, AND INVERT PER PLANS.
 - ACO END CAP OUTLET SIZE SET BY MANUFACTURER. SEE PLANS FOR OUTLET SIZE AND INVERT.



ACO CATCH BASIN SECTION
CATCH BASIN TOP AND BOTTOM ARE SHOWN FOR REFERENCE ONLY. DESIGN VARIES FOR EACH PRODUCT TYPE. REFER TO PLANS FOR PRODUCT TYPE TO BE USED.

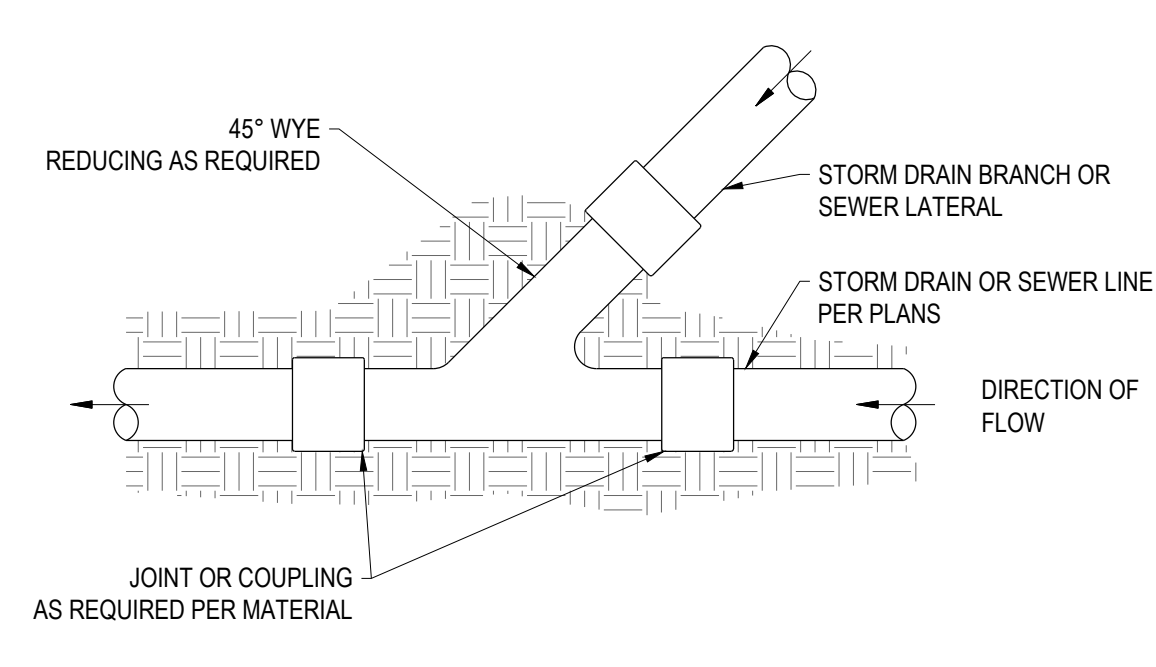


NOTES

1. A MINIMUM CONCRETE STRENGTH OF 3000 PSI. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
2. PAVERS TO BE 1/8" ABOVE CHANNEL EDGE. SEALANT BETWEEN THE RAIL & CONCRETE.
3. SLOT DRAIN SYSTEM SHALL BE RATED FOR H-20 LOADING WHEN LOCATED IN VEHICULAR TRAFFIC AREAS. SLOT DRAIN SHALL BE ADA COMPLIANT, HEEL PROOF, BICYCLE PROOF, AND ANTI-SLIP RATINGS OF BPN OVER 24.

6 SLOT DRAIN

SCALE: NTS

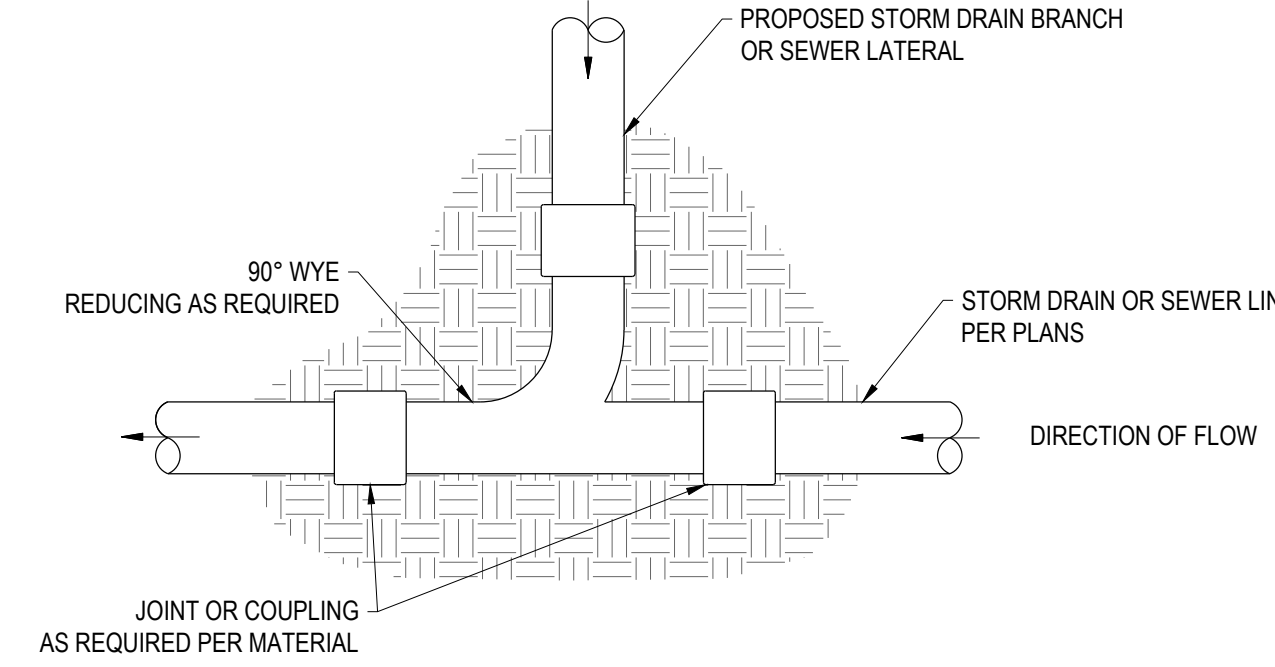


NOTES

1. WHEN INSTALLED ON EXISTING STORM DRAIN OR SANITARY SEWER REMOVE PIPE AS REQUIRED TO INSERT WYE. IF CONTRACTOR INTENDS TO REMOVE SECTION BEYOND WHAT IS INDICATED ON PLANS, CONTRACTOR TO NOTIFY ENGINEER IN WRITING.
2. CONNECT WYE WITH CALDER COUPLINGS OR APPROVED EQUIVALENT.

7 WYE CONNECTION 45 DEGREES

SCALE: NTS

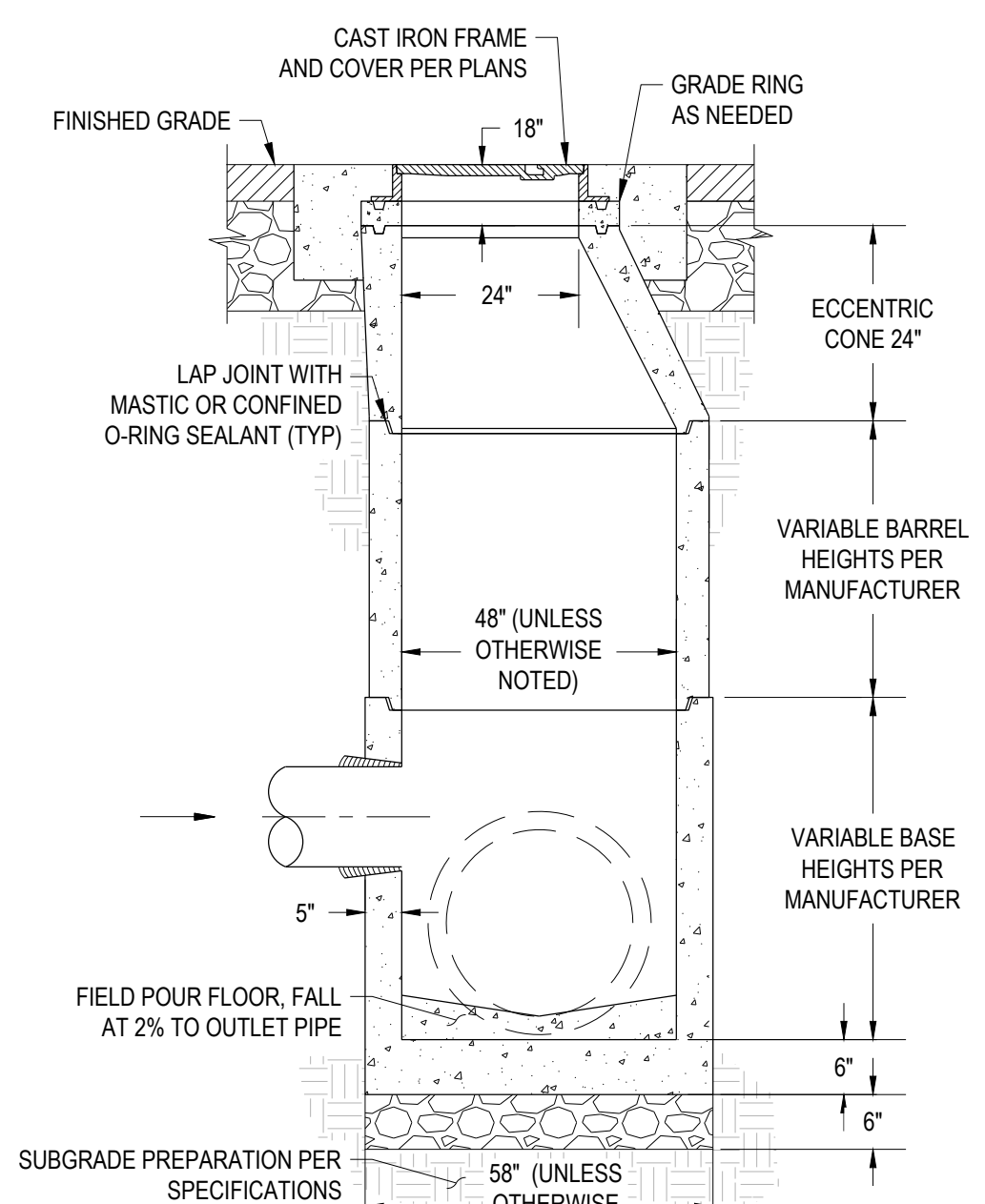


NOTES

1. WHEN INSTALLED ON EXISTING STORM DRAIN OR SANITARY SEWER, REMOVE SECTION AS REQUIRED TO INSERT WYE. IF CONTRACTOR INTENDS TO REMOVE SECTION BEYOND WHAT IS INDICATED ON PLANS, CONTRACTOR TO NOTIFY ENGINEER IN WRITING.
2. CONNECT WYE WITH CALDER COUPLINGS OR APPROVED EQUIVALENT.

8 WYE CONNECTION 90 DEGREES

SCALE: NTS



ECCENTRIC MANHOLE

NOTES

1. IF MANHOLE IS LOCATED IN CONCRETE PAVING, CONTRACTOR TO PROVIDE ISOLATION JOINT BETWEEN MANHOLE CONCRETE COLLAR AND ADJACENT CONCRETE PAVING.

9 PRECAST MANHOLE

SCALE: NTS



Architect:



Civil Engineer:

Sherwood Design Engineers
58 Maiden Lane, Third Floor
San Francisco, CA

Landscape:

TLS Landscape Architecture
1015 Camella Street
Berkeley, CA

MEP Engineer:

Environmental Systems Design, Inc.
90 New Montgomery Street, Suite 1420
San Francisco, CA

Lighting:

Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

Acoustics:

Salter
60 South Market Street, Suite 480
San Jose, CA

Historic:

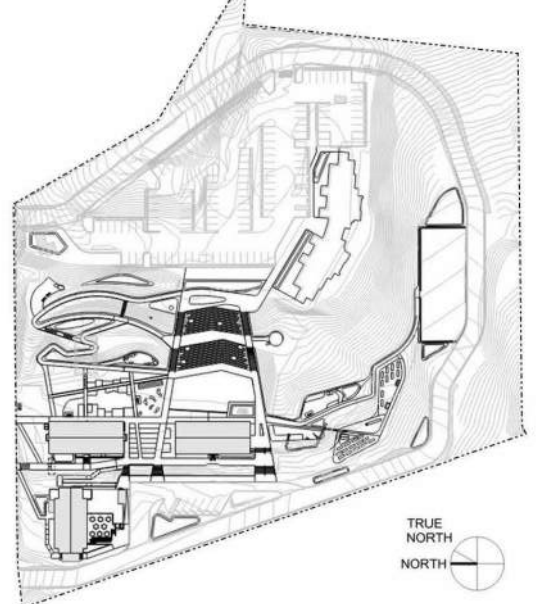
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	COMBINED PHASE I & II FINAL DEVELOPMENT PLAN	2022-01-28

HEAD ROYCE SCHOOL
SITE IMPROVEMENT PROJECT
4315 LINCOLN AVE.
OAKLAND, CA 94602

Key Plan:



Seal & Signature:

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Sheet Name:

DETAILS

Project No.:

214943

Drawn By: FWA | JCP

Checked By: SG

Scale:

N.T.S.

Sheet No.:

214943

Scale:

5G

N.T.S.

13 15

C7.02



Architect:

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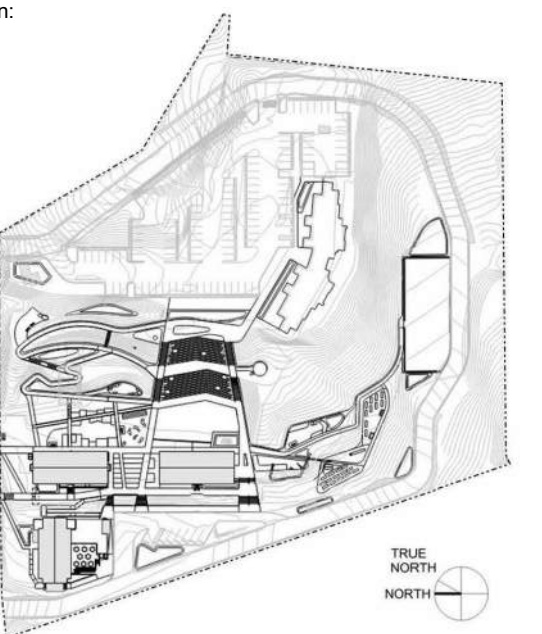
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COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	
2022-01-28	

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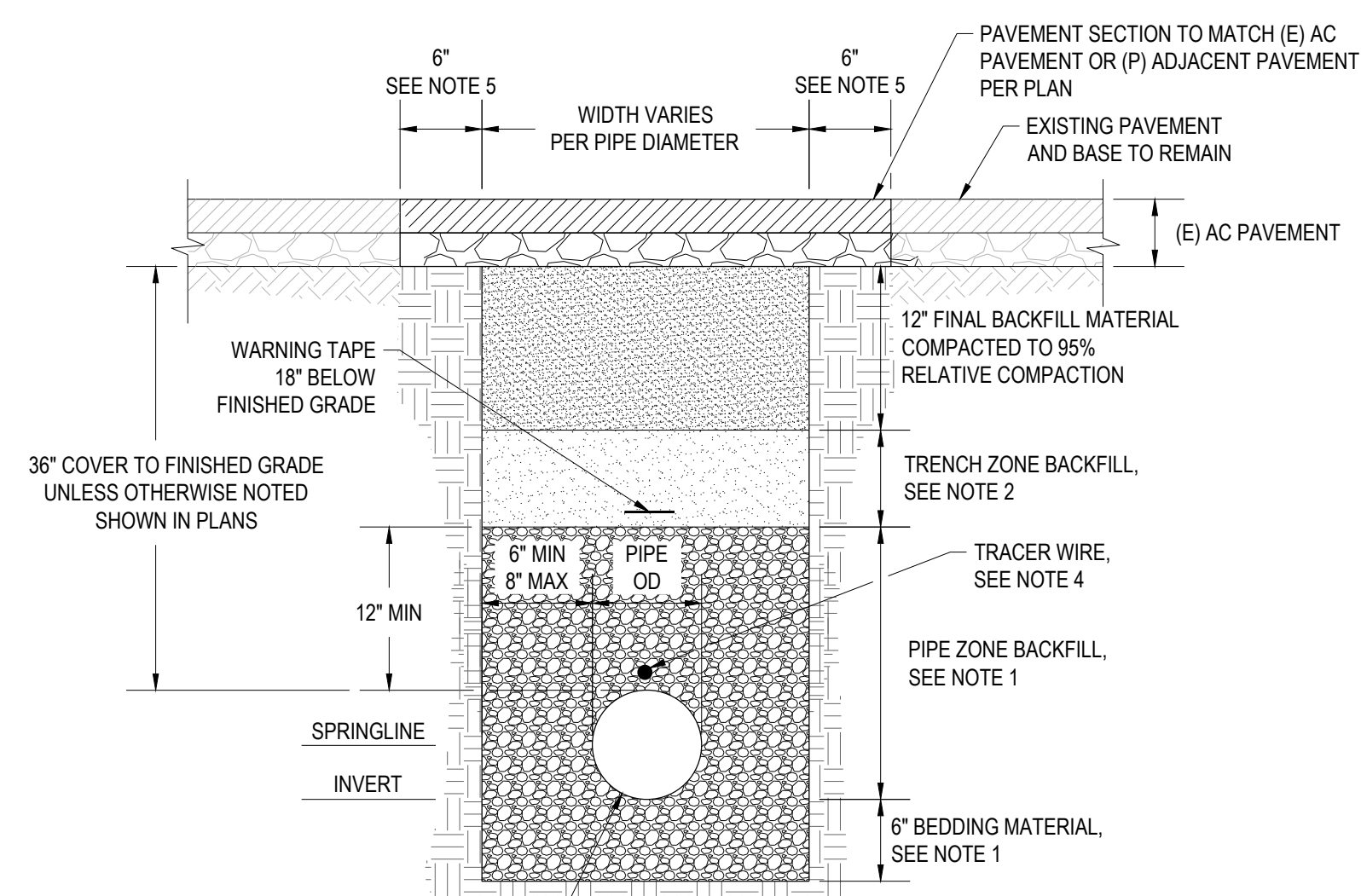
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Seal & Signature:

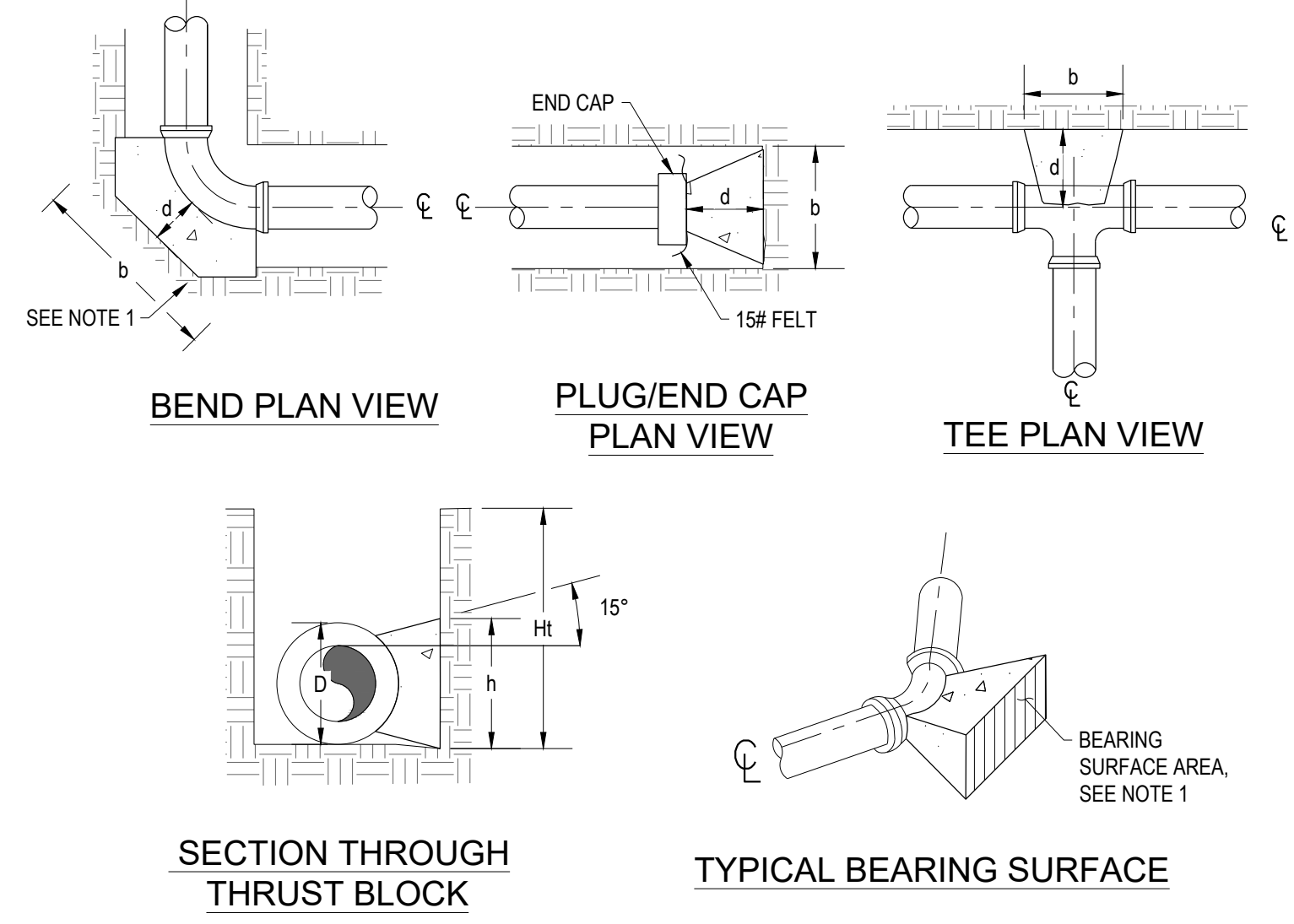
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Sheet Name:
DETAILS



- EXCAVATE BELL HOLES AT EACH JOINT TO PERMIT ASSEMBLY NOTES
- BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPACTED TO [90%] RELATIVE COMPACTION.
 - TRENCH ZONE MATERIAL SHALL BE COMPACTED TO [90%] RELATIVE COMPACTION.
 - BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6".
 - IF DIP IS NOT USED, FOR WATER AND FIRE WATER MAINS INSTALL SINGLE STRAND 12 AWG COPPER WIRE.
 - WHERE APPLICABLE, REMOVE A MINIMUM 6" OF PAVEMENT SURFACE BEYOND EDGE OF TRENCH WHEN INSTALLING UTILITY UNDER EXISTING PAVEMENT SURFACE REPLACE EXISTING PAVEMENT OVER TRENCH IN-KIND. IN LANDSCAPE AREAS, OMIT 6" OF OVERCUT ON EITHER
 - FINAL 12" OF BACKFILL MATERIAL TO BE COMPACTED TO 95% RELATIVE COMPACTION IN HARDSCAPE AREAS. IN LANDSCAPED AREAS, FINAL 12" OF BACKFILL MATERIAL TO BE COMPACTED TO 90% RELATIVE COMPACTION AND COVERED WITH TOP SOIL TO MEET GRADE SHOWN ON GRADING PLANS.

1 TYPICAL TRENCH DETAIL SCALE: NTS

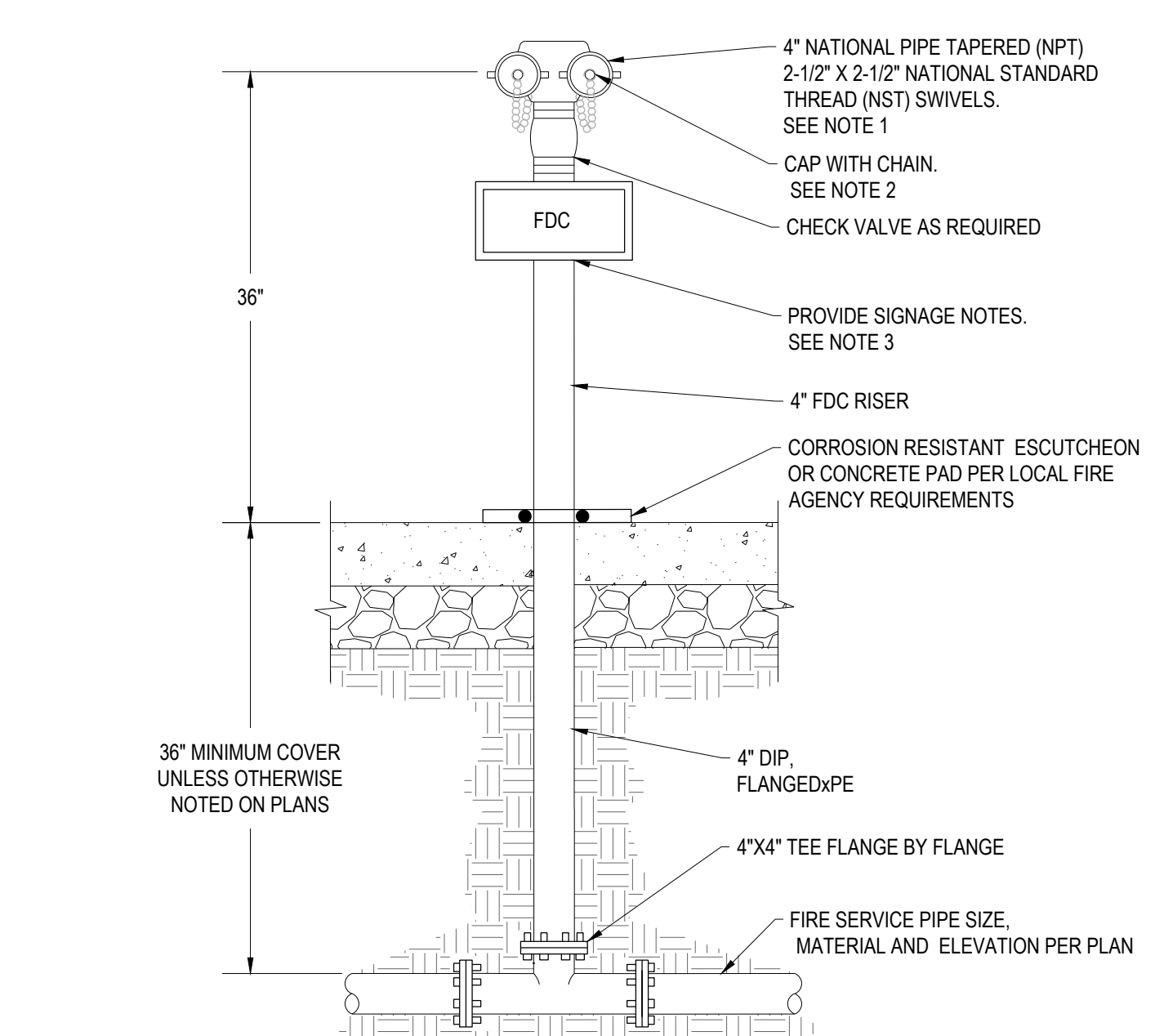


PIPE SIZE	MINIMUM BEARING SURFACE THRUST BLOCK AREA (SQ. FT.)				
	11 1/4" BEND	22 1/2" BEND	45" BEND	90" BEND	TEE-END CAP
4"	XX	XX	XX	XX	XX
6"	XX	XX	XX	XX	XX
8"	XX	XX	XX	XX	XX
12"	XX	XX	XX	XX	XX

- NOTES
- BEARING SURFACE SHALL BE PLACED ON UNDISTURBED SOIL WHERE POSSIBLE; OTHERWISE, FILL BETWEEN THE BEARING SURFACE AND THE UNDISTURBED SOIL MUST BE COMPACTED TO 90% RELATIVE COMPACTION.
 - BLOCK HEIGHT (H) IS 12" MIN TO 12" MAX AND SHOULD BE 1-2 TIMES D
 - GRAVITY BLOCKS SHALL BE USED TO RESIST THRUST IN THE VERTICAL DIRECTION. ONLY THE WEIGHT OF THE BLOCK WILL BE USED TO RESIST THE VERTICAL THRUST

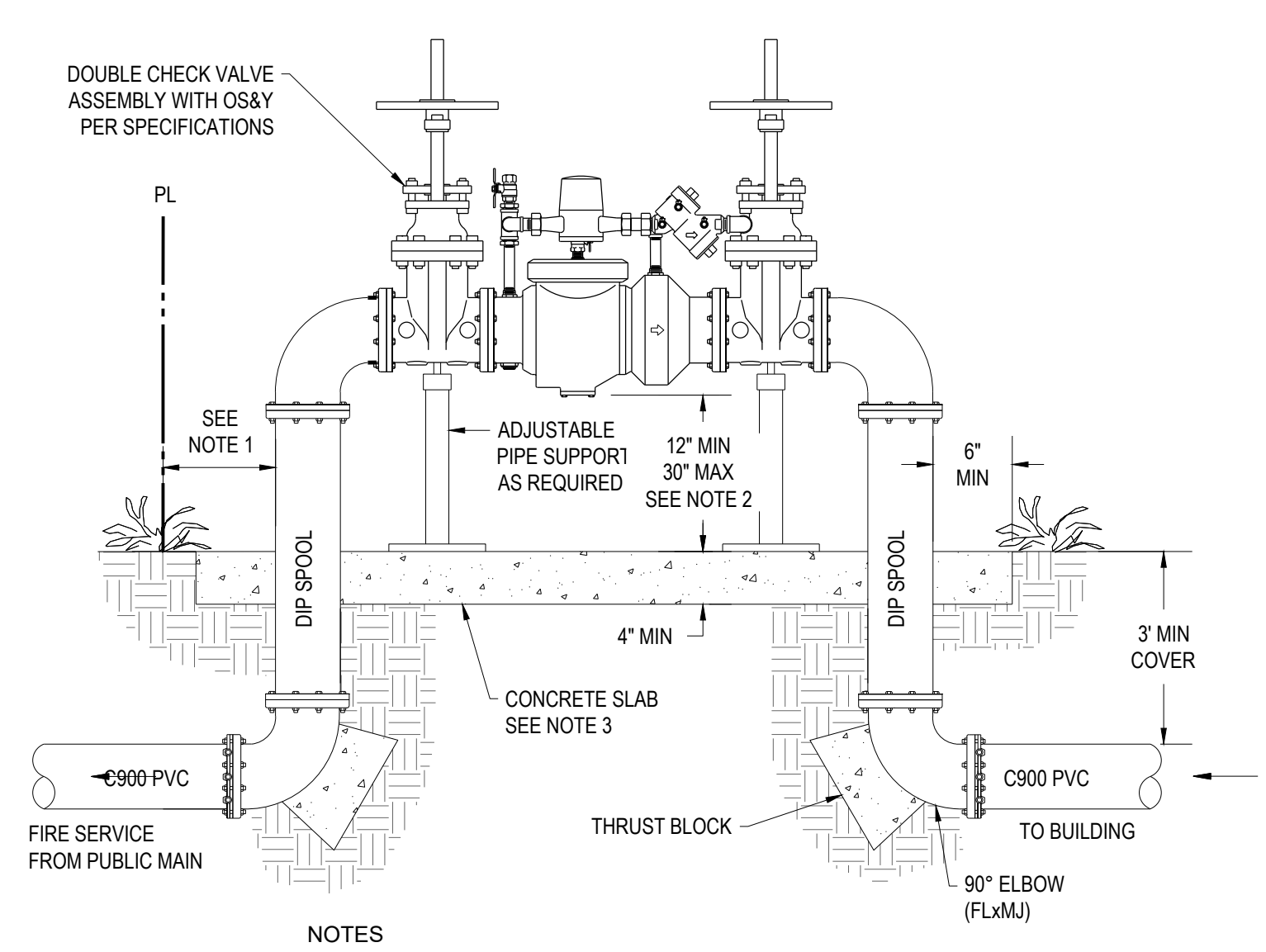
2 THRUST BLOCK SCALE: NTS

3 JOINT TRENCH SCALE: NTS



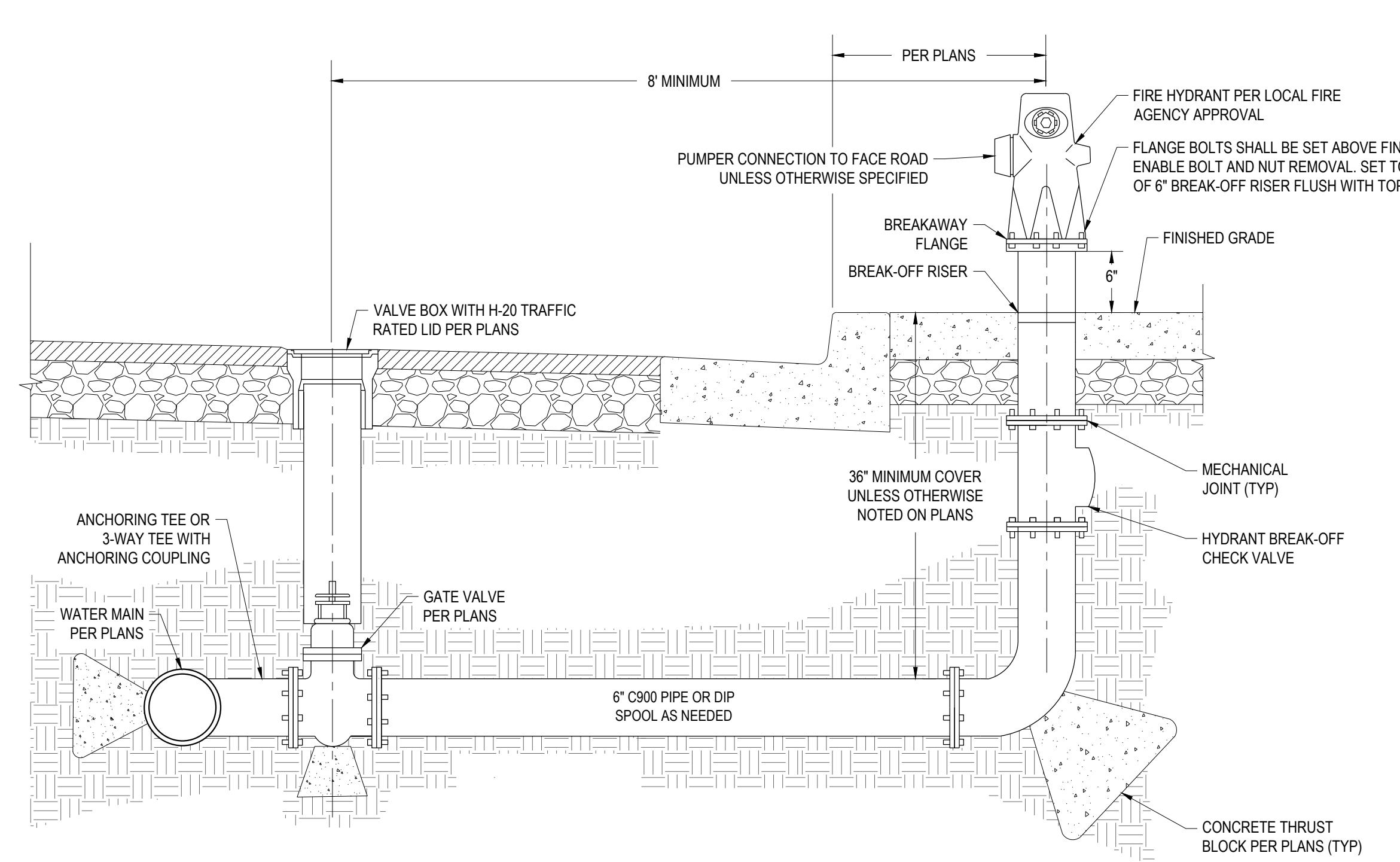
- NOTES
- THE FIRE DEPARTMENT CONNECTION SHALL USE A NATIONAL HOSE INTERNAL THREADED SWIVEL FITTING(S) WITH A NATIONAL HOSE STANDARD THREAD(S).
 - CAPS SHALL BE SUITABLE FOR THE PRESSURE OF THE FIRE SYSTEM, LOCKABLE AND ARRANGED FOR EASY REMOVAL BY FIRE DEPARTMENT.
 - EACH FIRE DEPARTMENT CONNECTION SHALL BE DESIGNATED WITH A SIGN AS FOLLOWS:
 - SIGN SHALL LEAVE RAISED OR ENGRAVED LETTERS AT LEAST 1 INCH IN HEIGHT ON A PLATE OR FELTING.
 - SIGN SHALL INDICATE THE TYPE OF SYSTEM FOR WHICH THE CONNECTION IS INTENDED WITH EITHER THE BUILDING ADDRESS IT SERVES, THE ENTIRE BUILDING OR WITH WHICH PORTION OF BUILDING ITS SERVING IT OR ONLY A PORTION OF BUILDING
 - WHEN THE SYSTEM DEMANDS EXCEEDS 150 PSI THE SIGN SHALL INDICATE THE REQUIRED DESIGN PRESSURE.
 - FDC SHALL BE INSTALLED A MINIMUM 36" FROM FACE OF CURB OR PROTECTED BY BOLLARDS.
 - A CLEAR WORKING SPACE OF 36" SHALL BE PROVIDED ON ALL SIDES OF FDC.

4 FIRE DEPARTMENT CONNECTION (FDC) SCALE: NTS

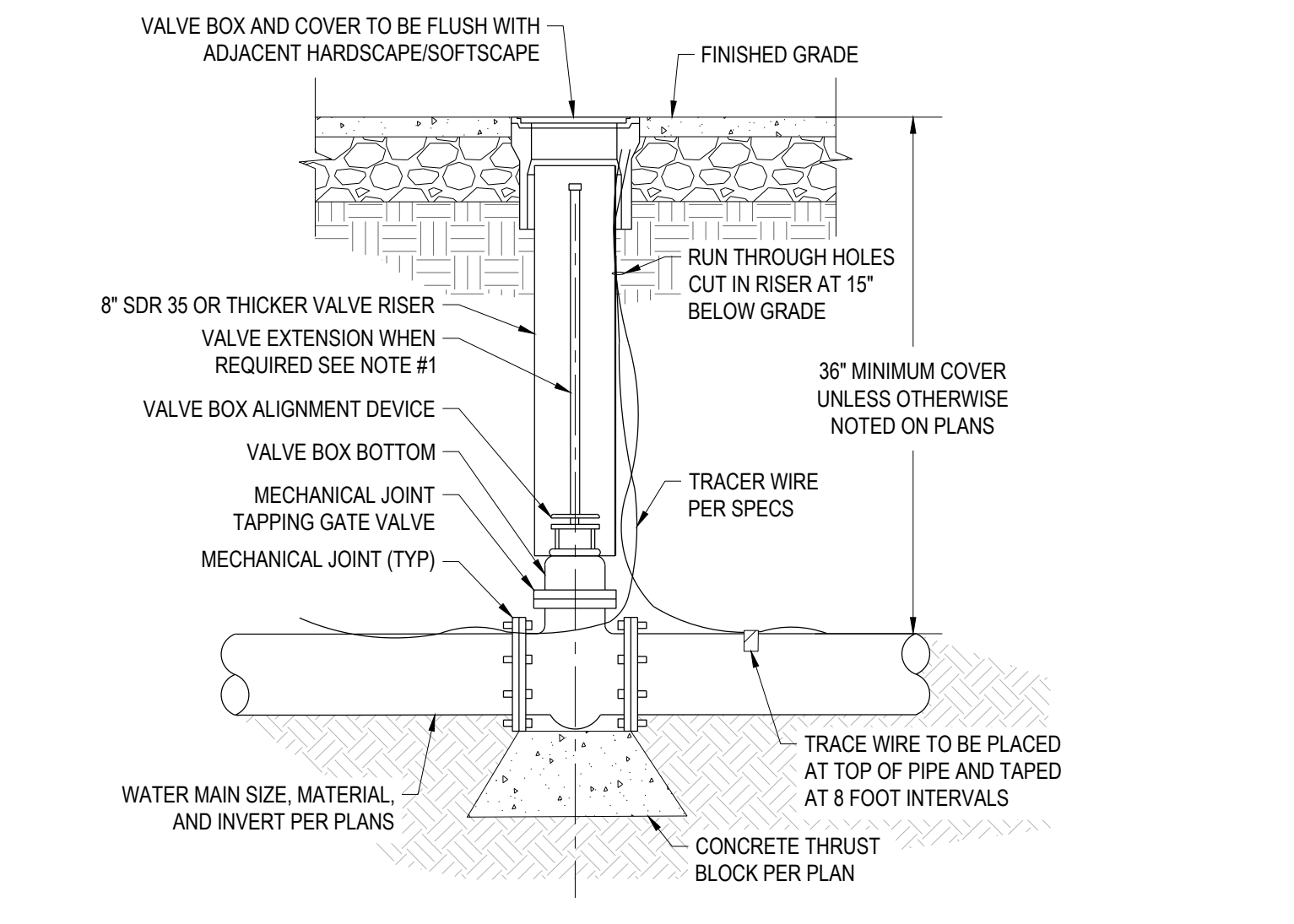


- NOTES
- INSTALL DCV ASSEMBLY X FROM PROPERTY LINE TO MEET LOCAL WATER DISTRICT REQUIREMENTS.
 - INSTALL DCV ASSEMBLY MINIMUM X ABOVE CONCRETE SLAB.
 - 3000 PSI CONCRETE SLAB. PROVIDE RECTANGULAR SLAB WITH A WIDTH AND LENGTH THAT IS 6" CLEAR OF ASSEMBLY.
 - COORDINATE INSTALLATION WITH FINAL FIRE WATER SERVICE LOCATION.

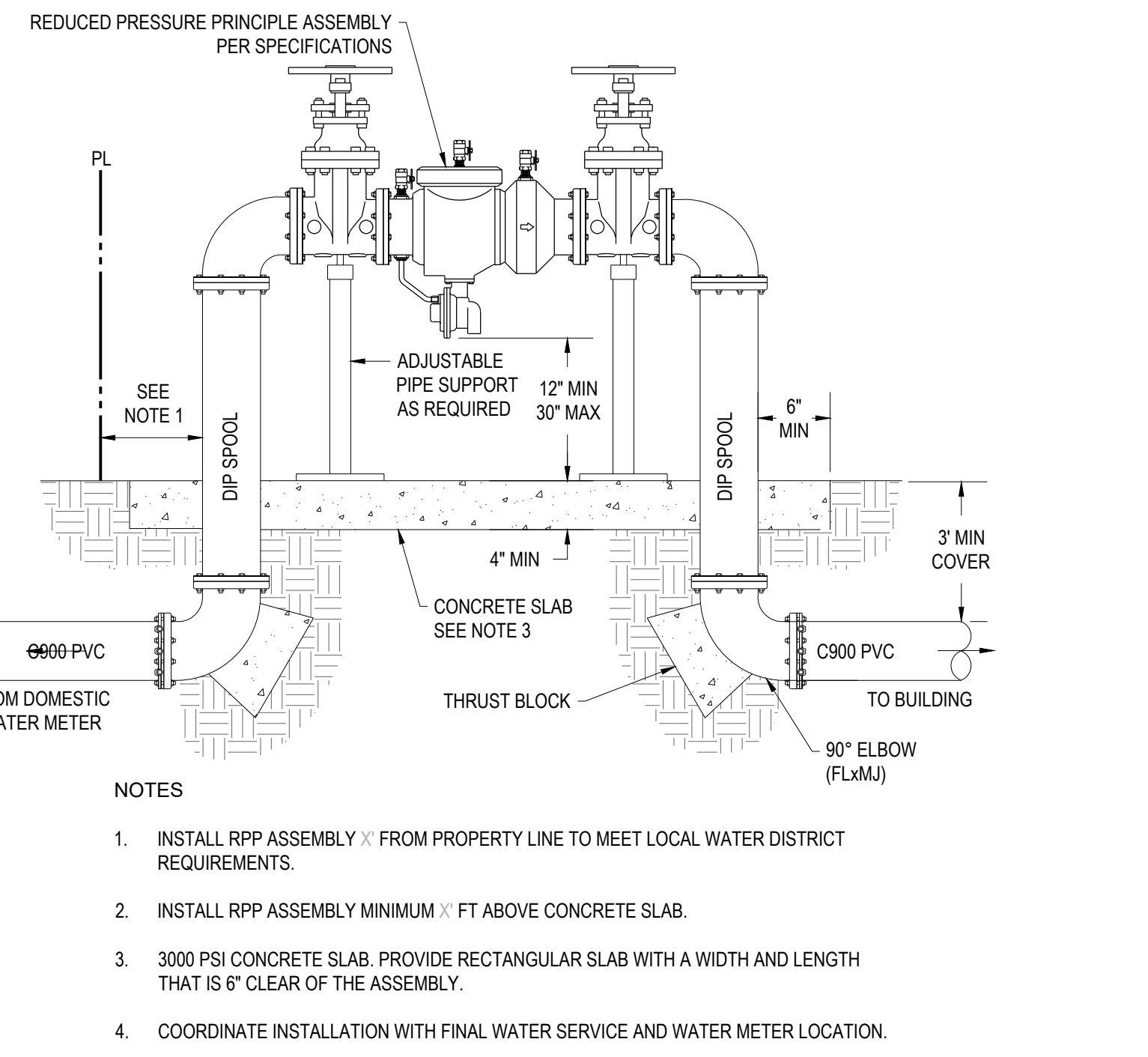
5 FIRE DCV WITH OS&Y ASSEMBLY SERVICES 4" AND LARGER SCALE: NTS



6 FIRE HYDRANT INSTALLATION SCALE: NTS



7 6\"/>



8 DOMESTIC RPP ASSEMBLY SERVICES 4\"/>

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Architect:



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San Francisco, CA

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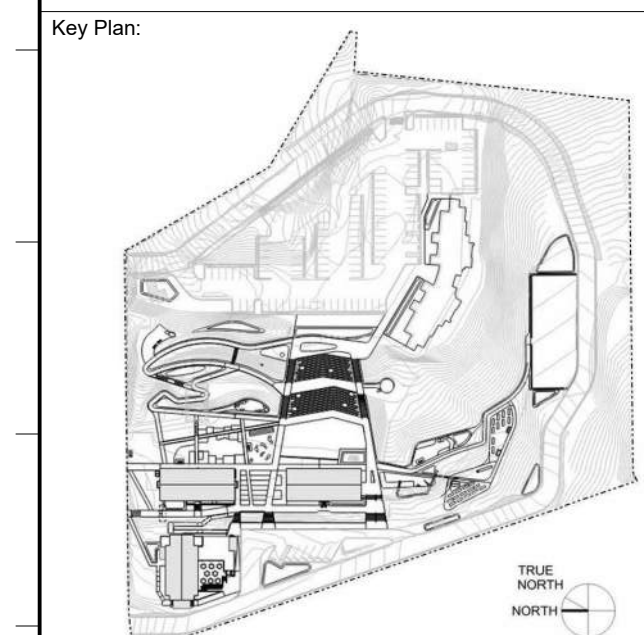
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OAKLAND, CA 94602

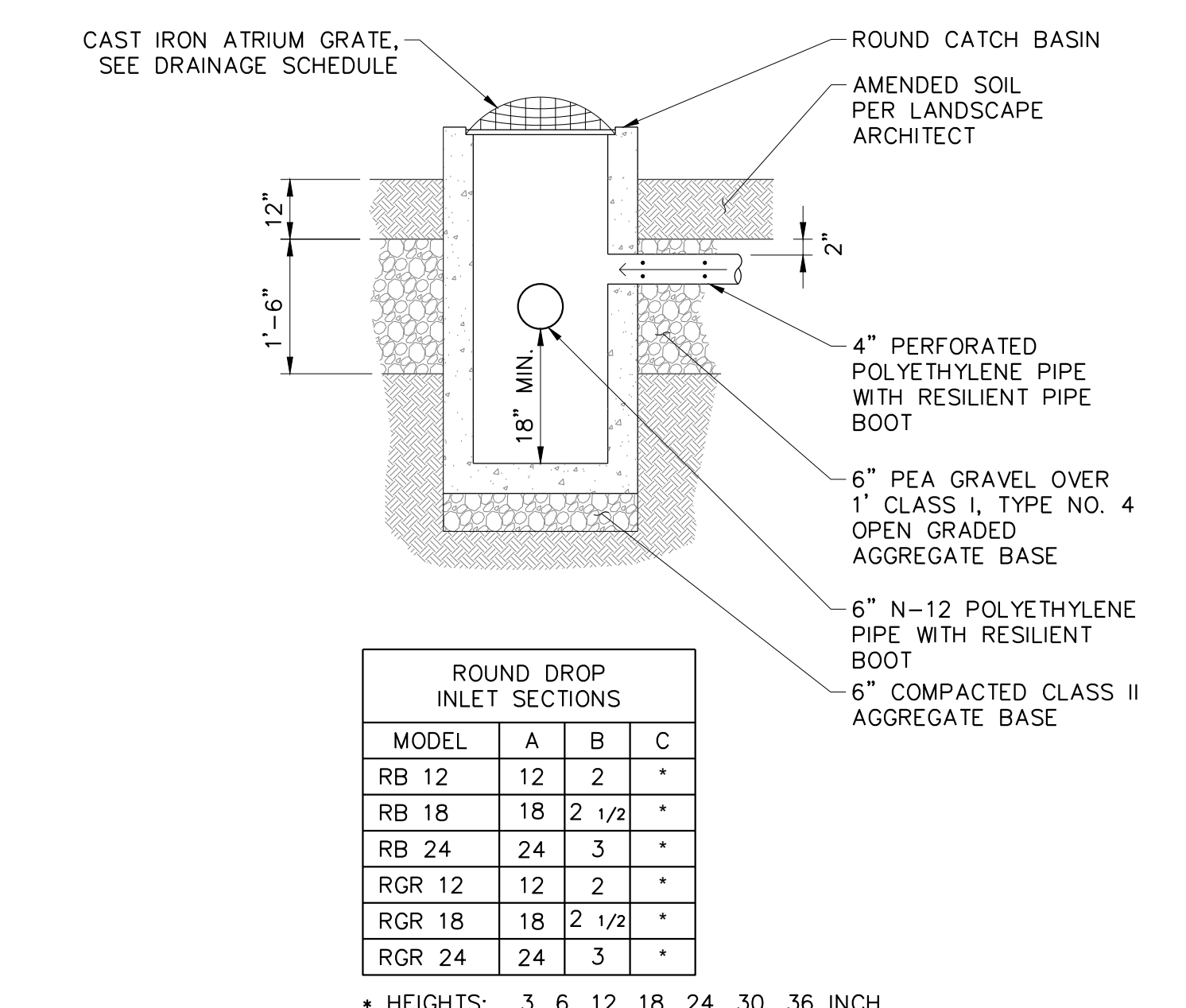
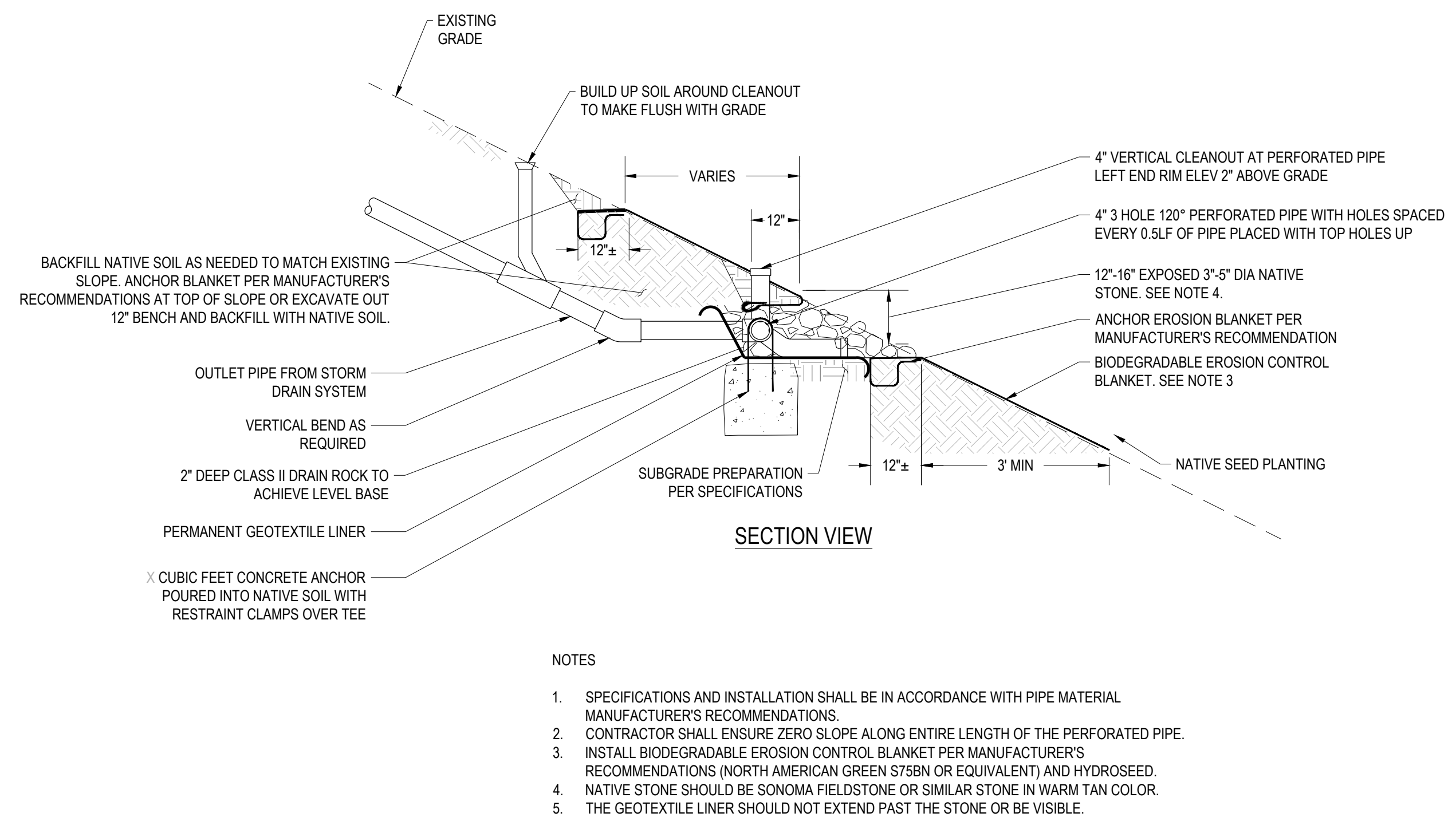
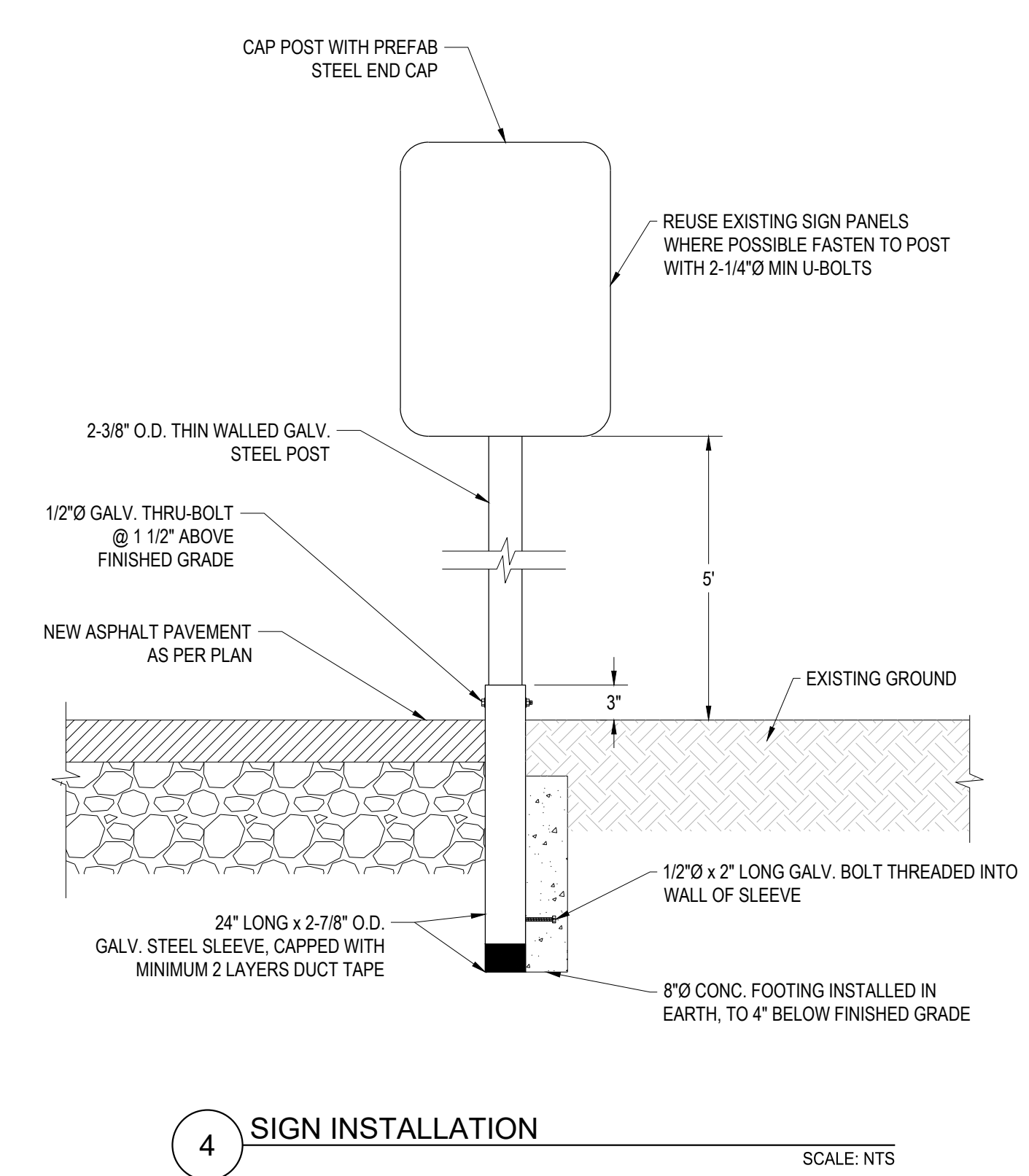
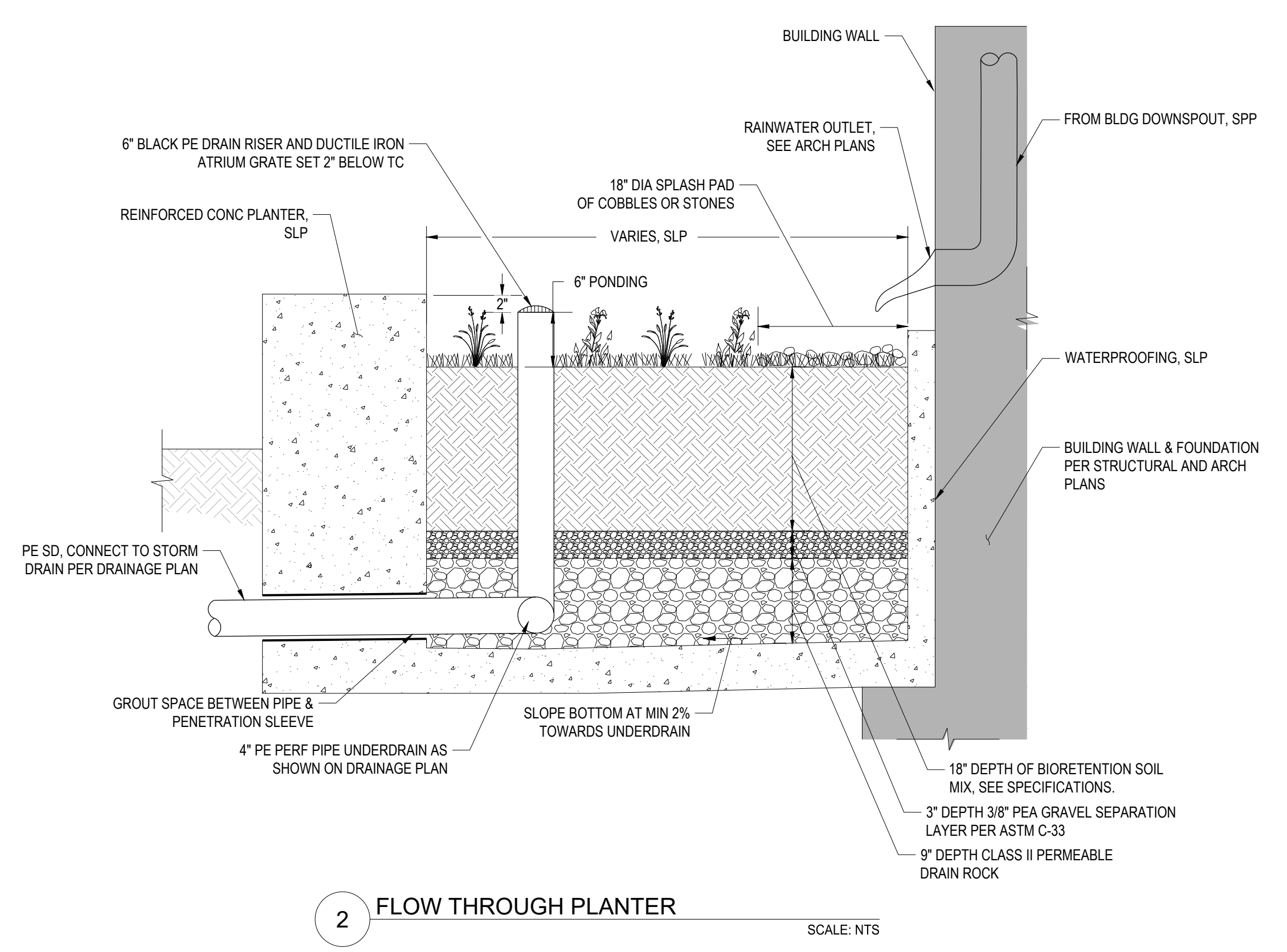
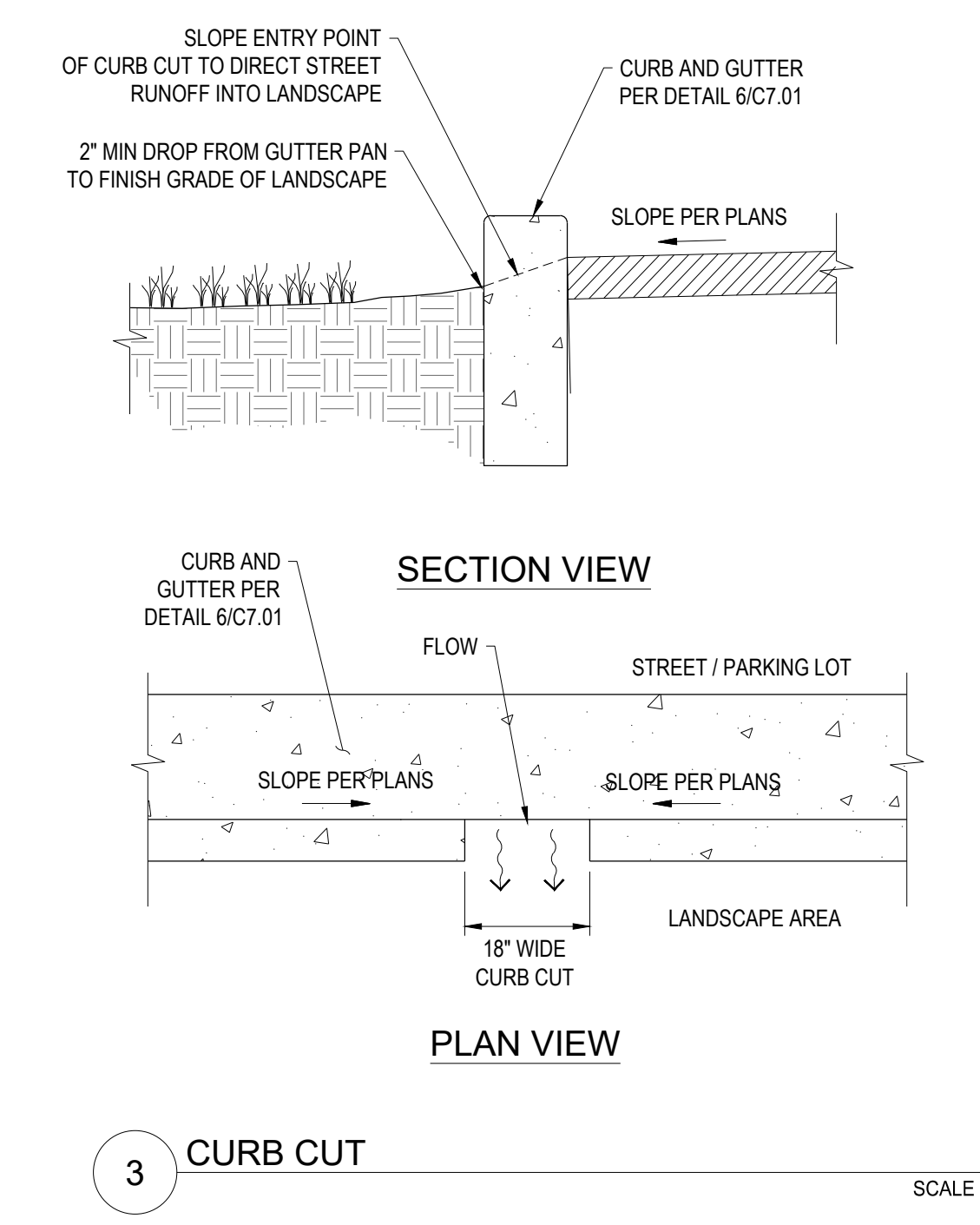
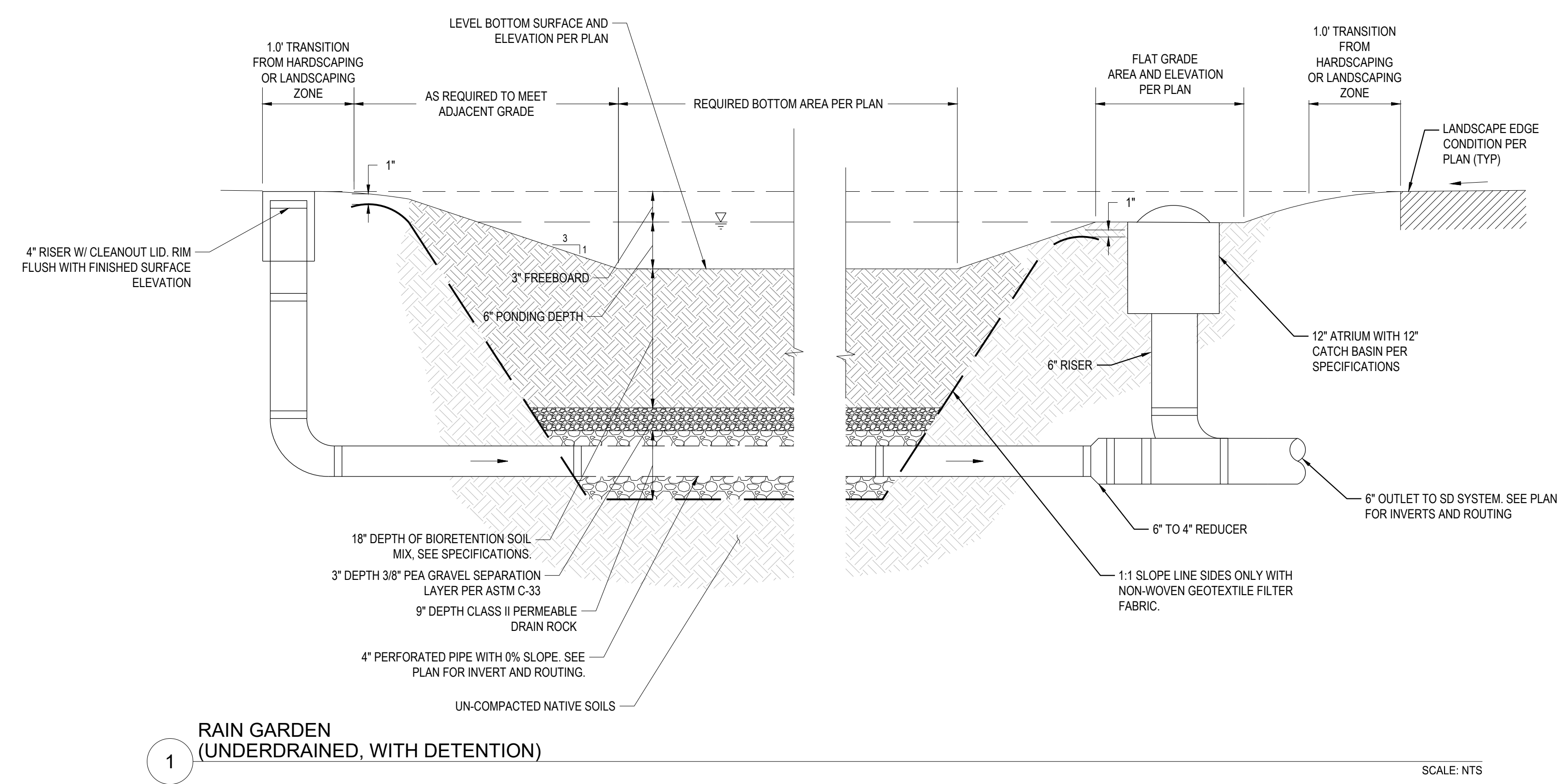


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DETAILS

Project No.:	214943	Sheet No.:	C7.04
Drawn By:	FWA JCP	Checked By:	SG
Scale:	N.T.S.		15 15



- NOTES
- SPECIFICATIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH PIPE MATERIAL MANUFACTURERS RECOMMENDATIONS.
 - CONTRACTOR SHALL ENSURE ZERO SLOPE ALONG ENTIRE LENGTH OF THE PERFORATED PIPE.
 - INSTALL BIODEGRADABLE EROSION CONTROL BLANKET PER MANUFACTURERS RECOMMENDATIONS (NORTH AMERICAN GREEN S75BN OR EQUIVALENT) AND HYDROSEED.
 - NATIVE STONE SHOULD BE SONOMA FIELDSTONE OR SIMILAR STONE IN WARM TAN COLOR.
 - THE GEOTEXTILE LINER SHOULD NOT EXTEND PAST THE STONE OR BE VISIBLE.

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LANDSCAPE DRAWINGS, NOTES, LEGENDS, SYMBOLS AND ABBREVIATIONS

HEAD-ROYCE SCHOOL



4315 Lincoln Ave
Oakland, CA 94602

Architect:



SKIDMORE, OWINGS & MERRILL
ONE MARIETTA PLAZA
SAN FRANCISCO, CA 94111

Civil Engineer:

Sherwood Design Engineers
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San Francisco, CA

Landscape:

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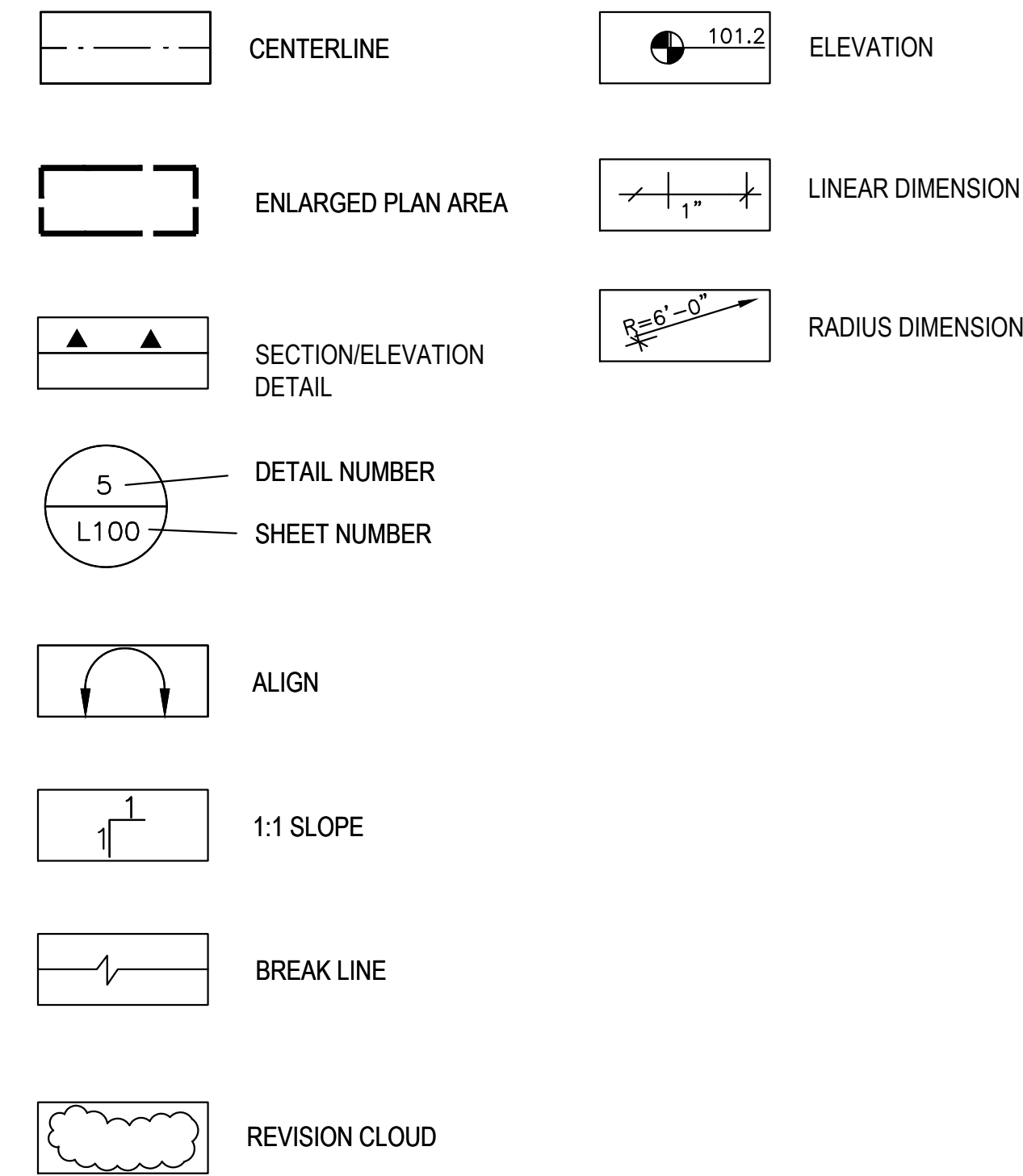
Issued For:

No.	Description	Date
1	COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28

GENERAL NOTES

- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA AND OTHER REGULATORY AGENCIES.
- UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS, OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OF DESIGN ELEMENTS, SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT ON THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE ORDER OF FIELD ORDER, AS APPLICABLE.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS ARE TO CONSTRUCT THE WORK INDICATED ON THE LANDSCAPE DRAWINGS IN ACCORDANCE WITH CALIFORNIA ACCESSIBILITY STANDARDS, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- REPORT DISCREPANCIES IN DRAWINGS OR SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATIONS AND ADJUSTMENTS BEFORE COMMENCING WORK. ANY DEVIATIONS OR CHANGES IN THESE DRAWINGS WITHOUT WRITTEN ACCEPTANCE OF THE OWNER'S REPRESENTATIVE SHALL ABSOLVE THE OWNER'S REPRESENTATIVE AND THE DESIGN LANDSCAPE ARCHITECT OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION AND CHANGE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE EXACT LOCATION AND ELEVATION OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IF SHOWN, EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS, BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.
- OBTAIN ACCEPTANCE OF HORIZONTAL ALIGNMENT OF ELEMENTS IN THE FIELD FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLMENT.
- PROTECT FROM DAMAGE EXISTING UTILITIES ON THE SITE AND ON THE ADJACENT PROPERTY, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, DRAINAGE, TELEPHONE AND SERVICES THAT ARE TO REMAIN IN PLACE.
- PROTECT FROM DAMAGE EXISTING STREETS, SIDEWALKS AND ADJACENT PROPERTY THROUGHOUT THE WORK.
- IF LIVE UTILITIES ARE ENCOUNTERED, NOT INDICATED PREVIOUSLY, PROTECT THE SAME FROM DAMAGE AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND AFFECTED UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED.
- REFER TO GEOTECHNICAL AND CIVIL DOCUMENTS FOR PROPERTY EDGE CONDITIONS, CLAY CAP LAYER AND SOIL FILL.
- CONFLICTS BETWEEN GEOTECHNICAL REPORT AND LANDSCAPE DOCUMENTS SHALL BE BROUGHT TO OWNER'S REPRESENTATIVE'S ATTENTION.
- 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 THEIR OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
- PERFORM WORK IN ACCORDANCE WITH PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). REFER TO CIVIL DRAWINGS RELATED TO AND PART OF THE WORK SHOWN IN THESE DRAWINGS.
- ALL WORK WITHIN THE CITY OF OAKLAND RIGHT OF WAY SHALL CONFORM TO CURRENT CITY AND COUNTY STANDARDS UNLESS OTHERWISE ACCEPTED IN WRITING BY THE CITY.
- REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE FOR ALL VEHICULAR/PARKING AREAS.
- NO OFFSITE IMPROVEMENTS ARE INCLUDED IN THIS DRAWING SET.

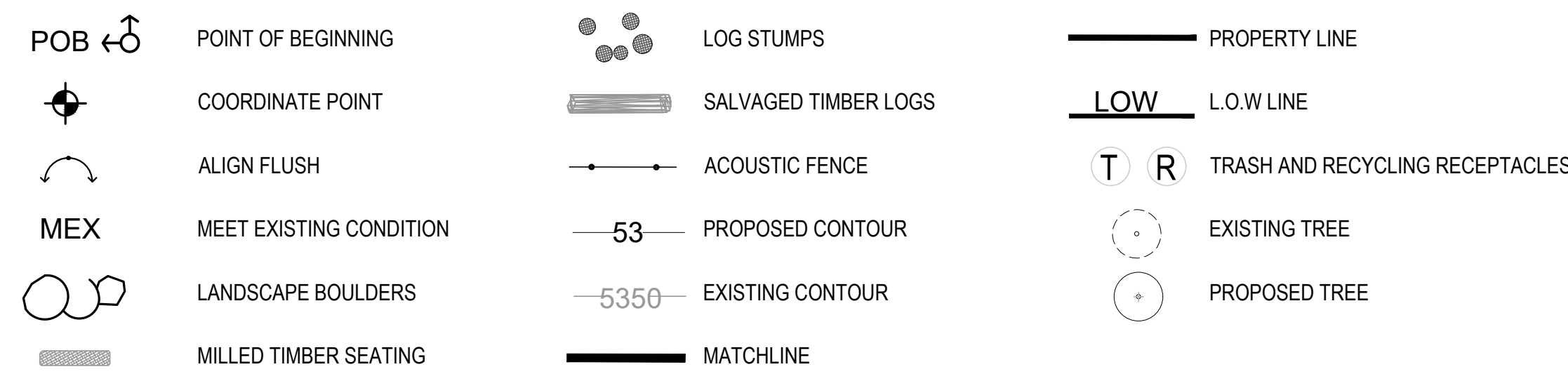
GENERAL - ALL SHEETS



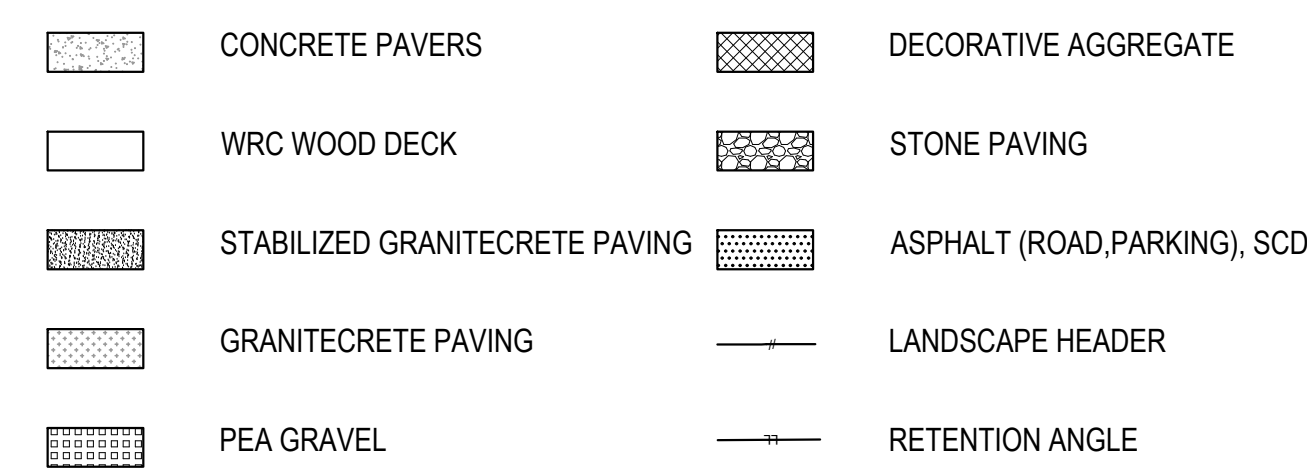
SHEET LIST

Sheet No.	Sheet Title	Scale
L0.00	LANDSCAPE SHEET INDEX, NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS	N.A.
L0.10	ILLUSTRATIVE SITE PLAN	1"=32'
L0.20	SHEET KEY PLAN	1"=32'
L0.601	ARBORIST TREE ASSESSMENT REPORT-1	N.A.
L0.602	ARBORIST TREE ASSESSMENT REPORT-2	N.A.
L0.603	ARBORIST TREE ASSESSMENT REPORT-3	N.A.
L0.604	TREE PROTECTION AND REMOVAL SCHEDULE-AREA 1	N.A.
L0.605	TREE PROTECTION AND REMOVAL SCHEDULE-AREA 2	N.A.
L0.61	TREE PROTECTION AND REMOVAL PLAN-AREA 1	1"=20'
L0.62	TREE PROTECTION AND REMOVAL PLAN-AREA 2	1"=20'
L1.1.01	LAYOUT PLAN AREA 1	1"=20'
L1.1.02	LAYOUT PLAN AREA 2	1"=20'
L1.2.00	MATERIAL LEGEND	N.A.
L1.2.01	MATERIAL PLAN AREA 1	1"=20'
L1.2.02	MATERIAL PLAN AREA 2	1"=20'
L1.6.00	PLANTING LEGEND	N.A.
L1.6.01	PLANTING PLAN AREA 1	1"=20'
L1.6.02	PLANTING PLAN AREA 2	1"=20'
L1.7.00	IRRIGATION LEGEND AND WATER CALCULATIONS	N.A.
L1.7.01	IRRIGATION PLAN AREA 1	1"=20'
L1.7.02	IRRIGATION PLAN AREA 2	1"=20'

LAYOUT LEGEND



MATERIAL LEGEND

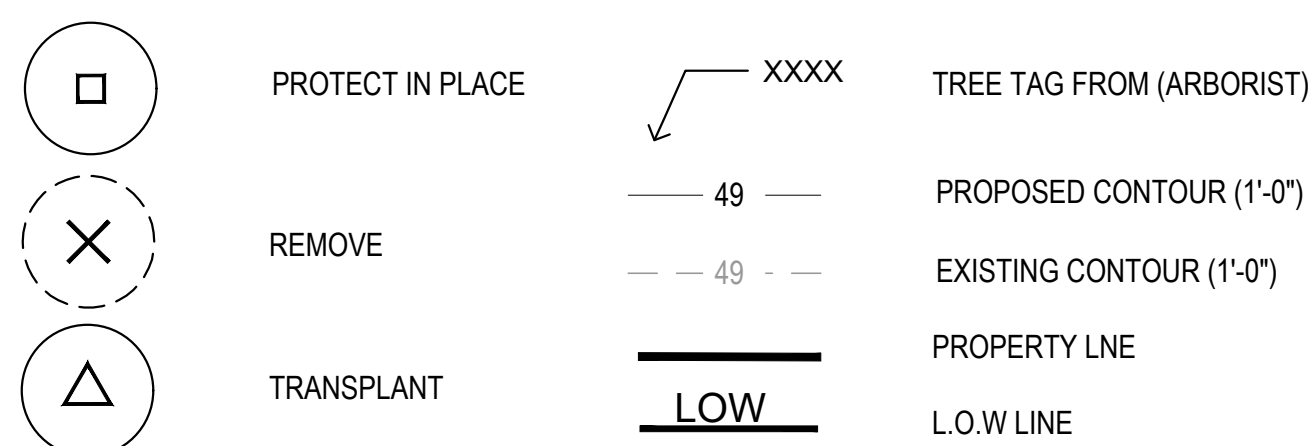


CONTEXT PLAN



SOUTH CAMPUS - HEAD ROYCE.

TREE PROTECTION AND REMOVAL LEGEND



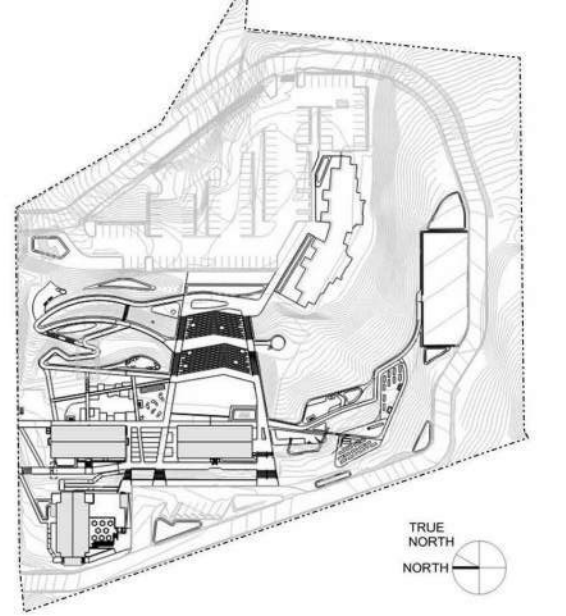
PLANTING LEGEND

REFER SHEET L1.6.00

ABBREVIATIONS

@	AT	EQ	EQUAL	OPP	OPPOSITE	TOF	TOP OF FENCE
AC	ASPHALTIC CONCRETE	EW	EACH WAY	PA	PLANTING AREA	TOFG	TOP OF FOOTING
AD	AREA DRAIN	EX	EXISTING	PD	PLANTING DRAIN	TOP	TOP OF POST
ADRE	AREA DRAIN RIM ELEVATION	FFE	FINISH FLOOR ELEVATION	PED	PEDESTRIAN	TS	TOP OF STEP
ARCH	ARCHITECT	FG	FINISHED GRADE	PERF	PERFORATED	TSH	TOP OF STEEL HEADER
B&B	BALL AND BURLAP	FH	FIRE HYDRANT	POC	POINT OF CONNECTION	TW	TOP OF WALL
BC	BOTTOM OF CURB	FL	FLOW LINE	PT	POINT OF TANGENCY	TYP	TYPICAL
BF	BOTTOM OF FENCE	FOC	FACE OF CURB	R	RADIUS	UFC	UNIFORM FIRE CODE
BLDG	BUILDING	FOW	FACE OF WALL	RB	ROOT BARRIER	V	VOID STACK
BS	BOTTOM OF STEP	FS	FINISH SURFACE	RGB	ROUNDED GRADE BREAK	VEH	VEHICULAR
BSW	BACK OF SIDEWALK	GB	GRADE BREAK	RIM	RIM ELEVATION	VIF	VERIFY IN FIELD
BW	BOTTOM OF WALL	GJ	GROUT JOINT	ROW	RIGHT OF WAY	WWF	WELDED WIRE FABRIC
CAL	CALIPER	H	HANDICAP PARKING STALL	SAD	SEE ARCHITECTURAL DRAWINGS	WPM	WATER-PROOF MEMBRANE
CB	CATCH BASIN	HC	HANDICAP	SCD	SEE CIVIL DRAWINGS		
CH	CONCRETE HEADER	HDR	HEADER	SD	STORM DRAIN		
CJ	CONTROL JOINT	HH	HANDHOLE	SED	SEE ELECTRICAL DRAWINGS		
CL	CENTER LINE	HP	HIGH POINT	SG	SUBGRADE		
CLR	CLEARANCE	HV	HANDICAP VAN PARKING STALL	SH	STEEL HEADER		
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	SHP	SWALE FLOWLINE HIGH POINT		
CO	CLEAN OUT	IE	INVERT ELEVATION	SIM	SIMILAR		
COJ	CONSTRUCTION JOINT	INV	INVERT ELEVATION	SJ	SCORE JOINT		
CONC	CONCRETE	LOW	LIMIT OF WORK	SPD	SEE PLUMBING DRAWING		
CONT	CONTINUOUS	LP	LOW POINT	SS	STAINLESS STEEL		
CP	CENTER POINT	MAX	MAXIMUM	SSD	SEE STRUCTURAL DRAWINGS		
DI	DROP INLET	MFR	MANUFACTURER	STL	STEEL		
DIA	DIAMETER	MH	MANHOLE	TA	TOP OF RETENTION ANGLE		
DN	DOWN	MIN	MINIMUM	TB	TOP OF BENCH		
(E)	EXISTING	MM	MILLIMETERS	TC	TOP OF CURB		
EA	EACH	(N)	NEW	TG	TOP OF GUTTER		
EF	EACH FACE	NIC	NOT IN CONTRACT	TF	TOP OF FOOTING		
EG	EXISTING GRADE	NTS	NOT TO SCALE	TH	TOP OF HEADER		
EJ	EXPANSION JOINT	OC	ON CENTER	TPTL	TREE PLANTING TRENCH LIMIT		
EL	ELEVATION	OCEW	ON CENTER EACH WAY	TOB	TOP OF BERM		
ENGR	ENGINEER	OD	OUTSIDE DIAMETER	TOE	TOE OF BERM		
EP	EDGE OF PAVEMENT						

Key Plan:



Seal & Signature:



Sheet Name:

LANDSCAPE SHEET INDEX, NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS

Project No.:

214943

Drawn By:

KL

Checked By:

TL

Scale:

NTS

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HEAD-ROYCE SCHOOL



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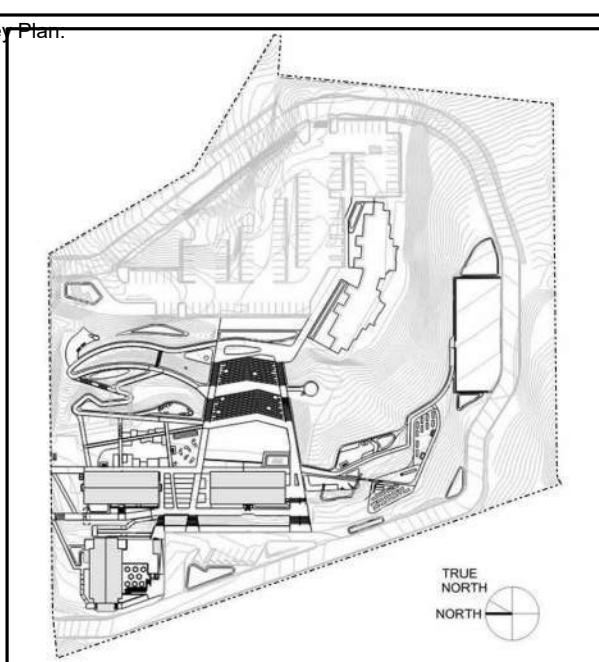
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ILLUSTRATIVE PLAN

Project No.:

214943

Drawn By: KL

Checked By: TL

Scale:

1"=32'

Sheet No.:

L0.10



Architect:



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Landscape:

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MEP Engineer:

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90 New Montgomery Street, Suite 1420
San Francisco, CA

Lighting:

Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

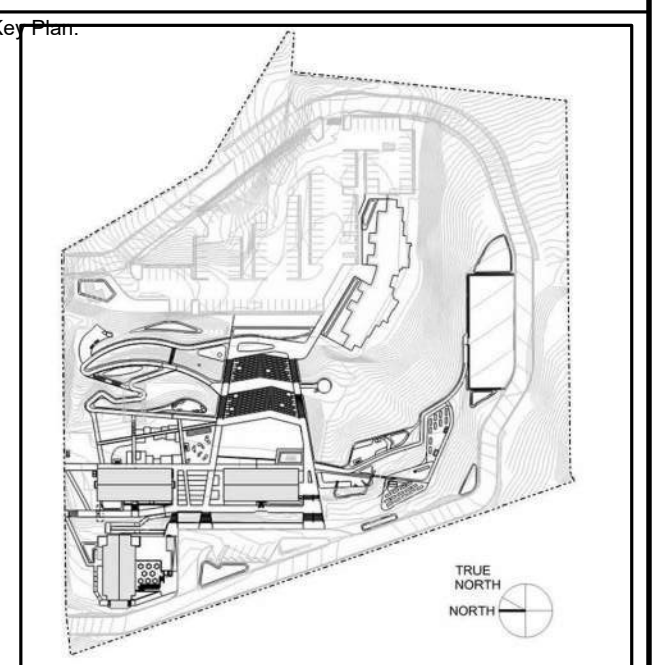
Acoustics:

Salter
60 South Market Street, Suite 480
San Jose, CA

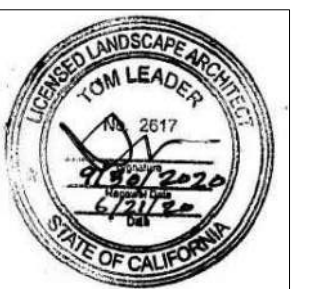
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COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28



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SHEET KEY PLAN

Project No.:

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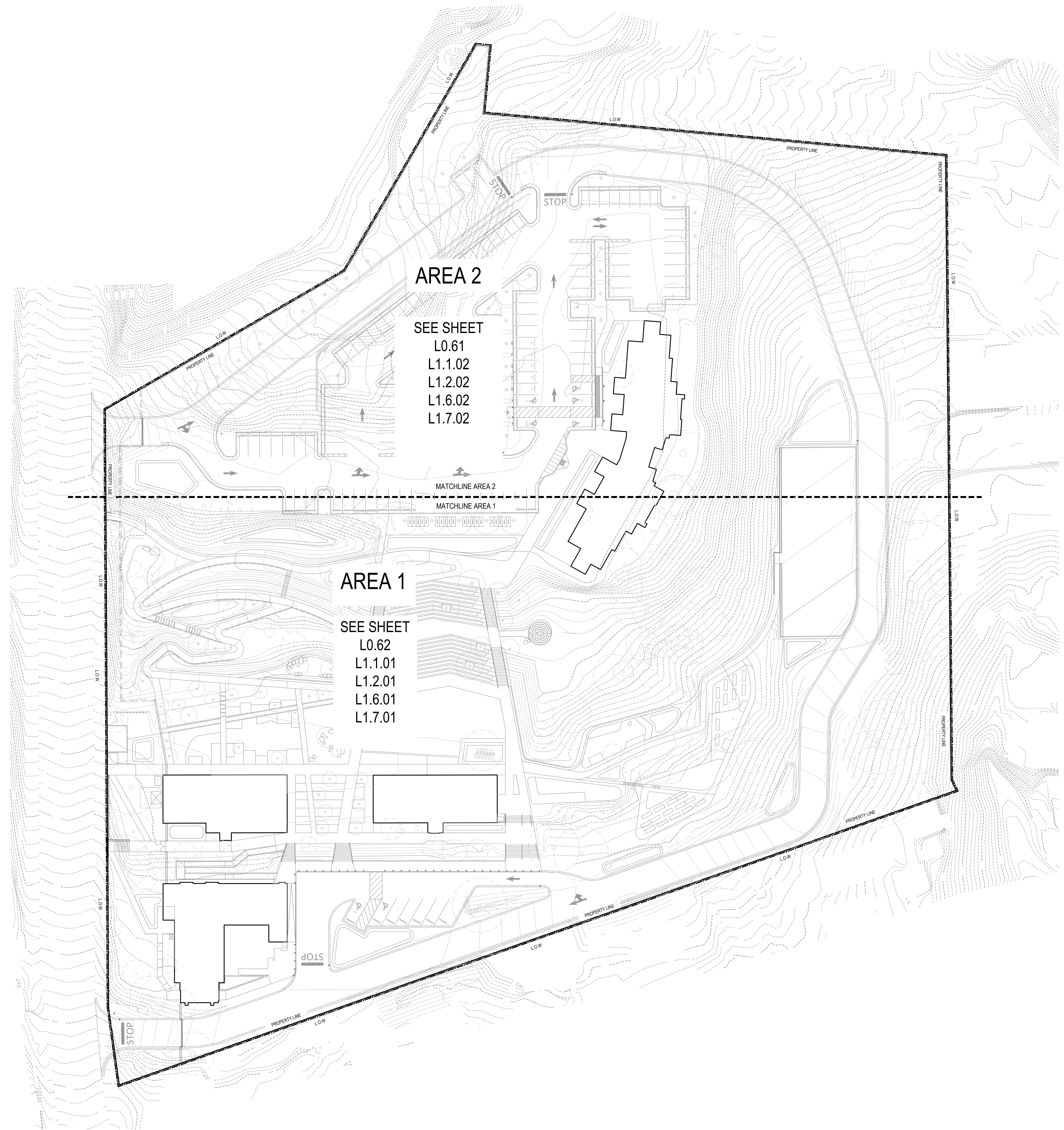
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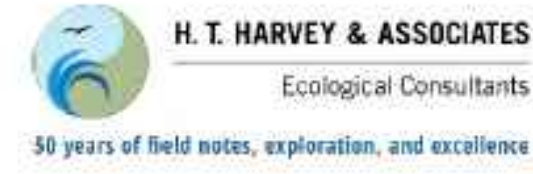
Scale:

1" = 32'-0"



ARBORIST TREE ASSESSMENT REPORT

Sheet FDP-L0.601 to FDP-L0.603 presents synthesized information on tree assessment for Head Royce South Campus prepared by HT Harvey and Associates. All tree counts, impacts, locations and design decisions were based on assessment provided by this report. Some of the outside the property line were not surveyed due to access, site constraints and have not been shown on site plan.



Head Royce School
Detailed Peer Review
Arborist Report

Project #4378-01

Prepared for:
Nathaniel Taylor
Lamphier-Gregory
1944 Embarcadero
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Prepared by:
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July 10, 2020

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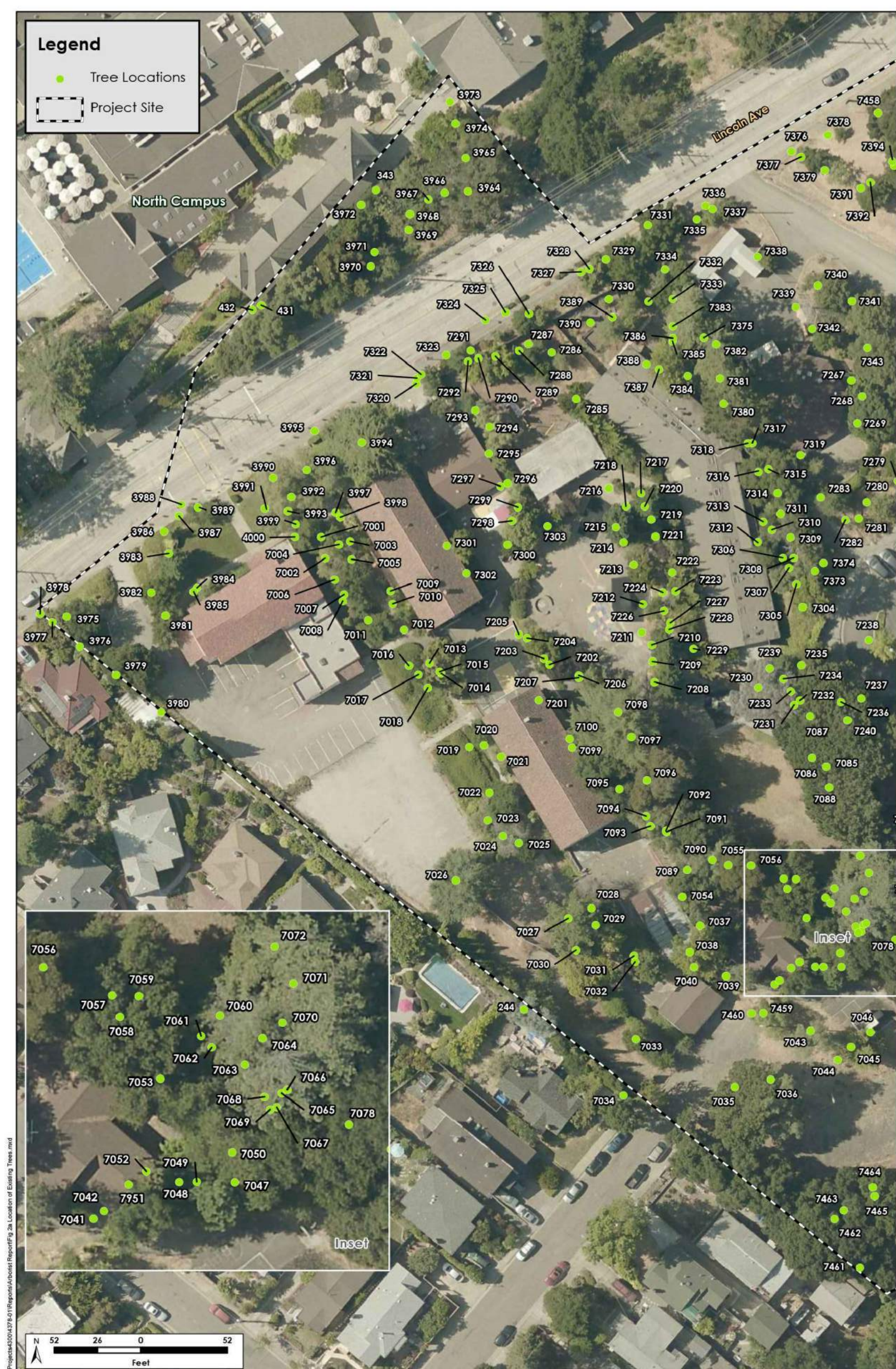


Figure 2a. Locations of Existing Trees
Head-Royce School Detailed Peer Review Arborist Report (4378-01)
July 2020



Figure 2b. Locations of Existing Trees
Head-Royce School Detailed Peer Review Arborist Report (4378-01)
July 2020

Tree Tag	Surveyor Tree Tag (for reference)	DRG	Scientific Name	Common Name	Native Status	DBH	Number of Stems	Protected Status	SCRZ (radius in ft)	CRZ (radius in ft)	Health Score	Structure Score	Condition Rating	Preservation Priority (1-4)	HTH Recommended Disposition	DRG Recommended Disposition	Notes
3964	408	408	<i>Pinus taeda</i>	Turkish pine	Nonnative	45	1	Protected	11	68	3	3	Fair	2	Remove	Remove	some browsing foliage, 2 dominant stems
3965	419	419	<i>Quercus agrifolia</i>	Coast live oak	Native	20	3	Protected	9	30	4	3	Fair	2	Preserve	Preserve	10% canopy dieback, codominant stems
3966	409	409	<i>Quercus agrifolia</i>	Coast live oak	Native	6, 5, 5	1	Protected	8	24	4	3	Fair	2	Transplant Candidate	Transplant Candidate	codominant stems
3967	410	410	<i>Quercus agrifolia</i>	Coast live oak	Native	7	1	Protected	6	13	3	4	Fair	2	Remove	Remove	sparse foliage
3968	406	406	<i>Quercus agrifolia</i>	Coast live oak	Native	7	1	Protected	4	11	4	5	Good	1	Transplant Candidate	Transplant Candidate	full canopy straight trunk
3969	403	403	<i>Quercus agrifolia</i>	Coast live oak	Native	6	1	Protected	4	9	5	3	Good	2	Transplant Candidate	Transplant Candidate	full canopy, codominant stems
3970	341	341	<i>Prunus dulcis</i>	Sweet almond	Nonnative	10	1	Protected	6	13	2	2	Poor	4	Remove	Remove	75% canopy dieback, leaning, growing into grade
3971	NA	NA	<i>Asasia melanocarpa</i>	Blackwood acacia	Nonnative	5	4	Not Protected	3	8	4	4	Good	1	Not Protected	NA	full canopy, straight trunk
3972	242	242	<i>Quercus agrifolia</i>	Coast live oak	Native	12	1	Protected	7	19	4	4	Good	1	Remove	Remove	full canopy
3973	429	429	<i>Pyrus calleryana</i>	Callery pear	Nonnative	7	1	Not Protected	4	11	3	4	Fair	2	Not Protected	Preserve	20% canopy dieback, codominant stems
3974	NA	NA	<i>Quercus agrifolia</i>	Coast live oak	Native	4, 4, 4, 3	1	Protected	8	23	4	3	Fair	2	Preserve	NA	Multiple codominant stems from base
3975	270	270	<i>Quercus agrifolia</i>	Coast live oak	Native	12, 11	1	Protected	9	35	4	3	Fair	2	Preserve	Preserve	full canopy, codominant trunks
3976	268	268	<i>Ceanothus leucanthus</i>	Alaskan yellow cedar	Nonnative	3	3	Not Protected	2	5	3	3	Good	2	Not Protected	NA	10% canopy dieback, straight trunk
3977	269	269	<i>Colseveder franchetii</i>	Franchet's coccinifer	Nonnative	4, 3, 3	2	Protected	6	15	4	4	Good	1	Preserve	NA	shrub, in flower
3978	274	274	<i>Cupressus arizonae</i>	Arizona cypress	Nonnative	5, 3	1	Not Protected	5	12	4	2	Fair	3	Not Protected	NA	trunk structure poor - grows down then up, multi-stemmed
3979	266	266	<i>Quercus agrifolia</i>	Coast live oak	Native	16, 13, 9, 6	5	Protected	11	66	4	2	Fair	3	Remove	Remove	full canopy, codominant trunks, crossing trunks
3980	383	383	<i>Ficus sp.</i>	Fig	Nonnative	1	1	Not Protected	1	2	4	4	Good	1	Not Protected	NA	young tree
3981	267	267	<i>Quercus agrifolia</i>	Coast live oak	Native	14	1	Protected	7	21	4	3	Fair	2	Remove	Remove	full canopy, codominant stems
3982	263	263	<i>Quercus agrifolia</i>	Coast live oak	Native	15	1	Protected	8	23	4	4	Good	1	Preserve	Preserve	full canopy, many ants, in flower, large primary branches
3983	254	254	<i>Depouza sempervirens</i>	Coast redwood	Native	16	1	Protected	8	24	3	4	Fair	2	Preserve	Preserve	foliage browning
3984	263	263	<i>Quercus agrifolia</i>	Coast live oak	Native	7	1	Protected	4	11	2	3	Fair	3	Preserve	Preserve	50% canopy dieback, oozing wound
3985	262	262	<i>Quercus ilex</i>	Holly oak	Nonnative	4	1	Not Protected	3	6	4	3	Fair	2	Not Protected	NA	codominant stems, close to building
3986	NA	NA	<i>Quercus ilex</i>	Holly oak	Nonnative	5	1	Not Protected	3	8	5	3	Good	2	Not Protected	NA	codominant stems, in flower
3987	NA	NA	<i>Quercus agrifolia</i>	Coast live oak	Native	5	4	Protected	3	8	3	3	Fair	2	Preserve	NA	50% canopy dieback, shrub form
3988	NA	NA	<i>Quercus agrifolia</i>	Coast live oak	Native	6	1	Protected	4	9	4	4	Good	1	Preserve	NA	full canopy, shrub
3989	NA	NA	<i>Quercus agrifolia</i>	Coast live oak	Native	11	1	Protected	6	17	4	3	Fair	2	Preserve	NA	full canopy, codominant stems, browning
3990	NA	NA	<i>Olea europaea</i>	Olive	Nonnative	22	1	Protected	9	33	3	3	Fair	2	Preserve	NA	25% canopy dieback, yellowing foliage, codominant stems, growing into power lines
3991	NA	NA	<i>Olea europaea</i>	Olive	Nonnative	11	1	Protected	6	17	3	3	Fair	2	Preserve	NA	25% canopy dieback, leaning, multiple codominant stems
3992	NA	NA	<i>Quercus agrifolia</i>	Coast live oak	Native	6	1	Protected	4	9	4	4	Good	1	Preserve	NA	full canopy
3993	126	126	<i>Quercus agrifolia</i>	Coast live oak	Native	5	1	Protected	3	8	4	3	Fair	2	Preserve	Preserve	full canopy, codominant stems
3994	123	123	<i>Cistus ficoides</i>	Decid. cedar	Nonnative	34	1	Protected	10	51	4	4	Good	1	Preserve	Preserve	searching structure
3995	NA	NA	<i>Quercus agrifolia</i>	Coast live oak	Native	6	5	Protected	4	9	4	4	Good	1	Preserve	NA	full canopy, previously ground/limbed up, tree form
3996	127	127	<i>Olea europaea</i>	Olive	Nonnative	24	1	Protected	10	36	3	3	Fair	2	Preserve	Preserve	few dead/browning yellowing leaves, codominant stems
3997	NA	NA	<i>Quercus ilex</i>	Holly oak	Nonnative	4	1	Not Protected	3	6	2	3	Fair	3	Not Protected	NA	epicormic branching, shaded out by building and site plant
3998	261	261	<i>Brahea sp.</i>	Brahea palm	Nonnative	12	1	Protected	7	18	4	4	Good	1	Remove	Remove	flowering, some hanging dead leaves
3999	133	133	<i>Quercus agrifolia</i>	Coast live oak	Native	7	1	Protected	4	11	3	3	Good	2	Preserve	Preserve	20% canopy dieback, thinning canopy
4000	136	136	<i>Quercus agrifolia</i>	Coast live oak	Native	8	1	Protected	5	12	2	4	Fair	3	Preserve	Preserve	30% canopy dieback
5601	197	197	<i>Quercus agrifolia</i>	Coast live oak	Native	8	3	Protected	5	12	3	3	Fair	2	Preserve	Preserve	30% canopy dieback, codominant stems
5602	198	198	<i>Quercus ilex</i>	Holly oak	Nonnative	9, 8, 8, 8	3	Protected	10	30	4	3	Fair	2	Preserve	Preserve	10% canopy dieback, 4 codominant trunks, leaning
5603	201	201	<i>Quercus agrifolia</i>	Coast live oak	Native	17, 17	1	Protected	10	51	4	3	Fair	2	Preserve	Preserve	full canopy, 2 codominant trunks, included bark, some browning leaves
5604	203	203	<i>Juglans nigra</i>	Black walnut	Nonnative	20	2	Protected	9	30	3	4	Fair	2	Remove	Remove	25% canopy dieback, epicormic branching, lighted branch
5605	196	196	<i>Morus sp.</i>	Crabapple	Nonnative	13	1	Protected	7	20	2	1	Poor	4	Remove	Remove	majority of tree dead, small part alive and in fruit
5606	194	194	<i>Quercus agrifolia</i>	Coast live oak	Native	44	1	Protected	11	66	4	3	Fair	2	Preserve	Preserve	15% canopy dieback, codominant trunks, included bark
5607	193	193	<i>Quercus agrifolia</i>	Coast live oak	Native	9	1	Protected	5	14	4	4	Good	1	Preserve	Preserve	15% canopy dieback
5608	192	192	<i>Arbutus unedo</i>	Strawberry tree	Nonnative	14, 2	1	Protected	8	24	4	3	Fair	2	Preserve	NA	10% canopy dieback, in fruit, in flower
5609	191	191	<i>Arbutus unedo</i>	Strawberry tree	Nonnative	6, 4	1	Protected	6	15	4	3	Fair	2	Preserve	NA	5% canopy dieback, in flower, codominant stems
5610	190	190	<i>Pinus radiata</i>	Monterey pine	Nonnative	29	3	Not Protected	10	44	3	4	Fair	2	Not Protected	NA	10% canopy dieback, in cone, some browning
5611	189	189	<i>Pinus radiata</i>	Monterey pine	Nonnative	18	1	Not Protected	8	27	2	3	Fair	3	Not Protected	NA	15% canopy dieback, leaning slightly, dead lower branches, in cone
5612	188	188	<i>Pinus radiata</i>	Monterey pine	Nonnative	34	1	Not Protected	10	51	3	4	Fair	2	Not Protected	NA	30% canopy dieback, in cone, some browning leaves, while not protected
5613	187	187	<i>Quercus agrifolia</i>	Coast live oak	Native	19, 18, 12	2	Protected	12	74	4	4	Good	1	Preserve	Preserve	outer canopy full, inner canopy is outshaded, 3 dominant trunks, included bark
5614	185	185	<i>Quercus agrifolia</i>	Coast live oak	Native	36	2	Protected	10	54	3	4	Fair	2	Preserve	Preserve	15% canopy dieback, some epicormic branching, inner canopy dieback
5615	184	184	<i>Pinus radiata</i>	Monterey pine	Nonnative	31	2	Not Protected	10	47	4	4	Good	1	Not Protected	NA	5% canopy dieback, leaning slightly, in cone, while not protected
5616	182	182	<i>Arbutus unedo</i>	Strawberry tree	Nonnative	4	1	Not Protected	3	6	4	3	Fair	2	Not Protected	NA	full canopy, leaning, in flower in fruit
5617	243	243	<i>Schinus molle</i>	Peruvian pepper tree	Nonnative	15, 13, 14	3	Protected	11	66	4	3	Fair	2	Remove	Remove	3% canopy dieback, 3 dominant trunks
5618	183	183	<i>Morus sp.</i>	Crabapple	Nonnative	6, 6	1	Protected	7	18	3	2	Fair	3	Remove	NA	15% canopy dieback, codominant stems, sparse pruning
5619	361	361	<i>Morus sp.</i>	Crabapple	Nonnative	8	1	Not Protected	5	12	1	1	Poor	4	Not Protected	NA	out shaded on 1 side, main trunk broken off, 2 branches remaining, in fruit
5620	NA	NA	<i>Asasia melanocarpa</i>	Blackwood acacia	Nonnative	5	1	Not Protected	3	8	4	4	Good	1	Not Protected	NA	straight trunk
5621	344	344	<i>Quercus agrifolia</i>	Coast live oak	Native	16, 12	1	Protected	10	42	2	3	Fair	3	Preserve	Preserve	40% canopy dieback, codominant stems included bark
5622	365	365	<i>Quercus agrifolia</i>	Coast live oak	Native	19	1	Protected	9	29	2	3	Fair	3	Preserve	Preserve	50% canopy dieback, codominant trunks
5623	NA	NA	<i>Depouza sempervirens</i>	Coast redwood	Native	13	1	Protected	7	20	4	5	Good	1	Remove	NA	New growth, full canopy, SCRZ and CRZ would be impacted
5624	NA	NA	<i>Prunus cerasifera</i>	Cherry plum	Nonnative	3, 5, 4, 4	2	Protected	10	39	4	4	Good	1	Remove	NA	full canopy, shrubby
5625	NA	NA	<i>Pittosporum sp.</i>	Pittosporum	Nonnative	5, 4, 4	1	Protected	7	20	4	3	Fair	2	Preserve	NA	in fruit, 3 codominant trunks, crossing trunks
5626	NA	NA	<i>Quercus agrifolia</i>	Coast live oak	Native	7	1	Protected	4	11	3	4	Fair	2	Transplant Candidate	NA	full canopy, many browning leaves, growing under Peruvian pepper tree, CRZ will be impacted by construction
5627	171	171	<i>Phoenicea socialis</i>	Cherry plum	Nonnative	10	1	Protected	6	15	4	2	Fair	3	Preserve	NA	20% canopy dieback, crossing branches
5628	170	170	<i>Cupressus sempervirens</i>	Italian cypress	Nonnative	8	1	Not Protected	5	12	4	5	Good	1	Not Protected	NA	full canopy, some browning leaves
5629	169	169	<i>Cupressus sempervirens</i>	Italian cypress	Nonnative	6	1	Not Protected	4	9	4	4	Good	1	Not Protected	NA	missing some lower branches, shaded by coast redwood
5630	172	172	<i>Depouza sempervirens</i>	Coast redwood	Native	13	1	Protected	7	20	4	5	Good	1	Preserve	Preserve	40% canopy dieback, some yellowing foliage
5631	168	168	<i>Cupressus sempervirens</i>	Italian cypress	Nonnative	7											



Architect:



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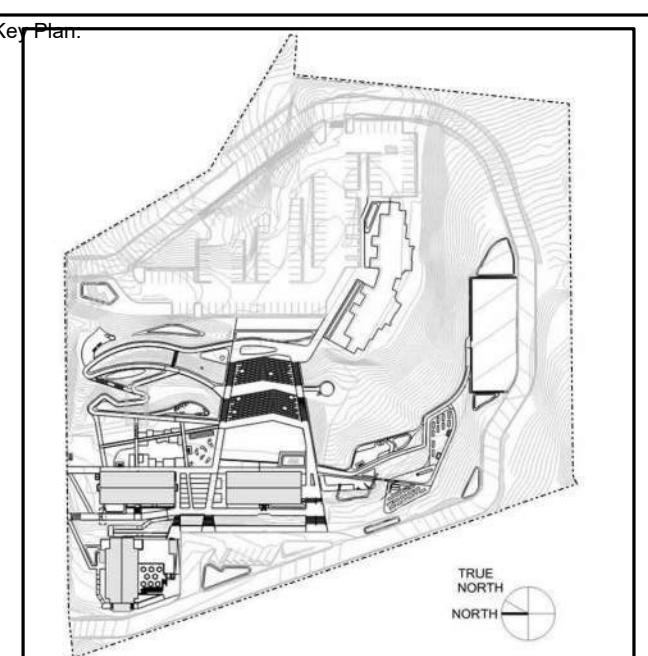
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Sheet Name:

ARBORIST TREE ASSESSMENT

Table with 20 columns: Tree Tag, Survey Tree Tag, DRG, Scientific Name, Common Name, Native Status, DBH, Number of Stems, Protected Status, SCRZ (radius in ft), CRZ (radius in ft), Health Score, Structure Score, Condition Rating, Preservation Priority (1-4), HTH Recommended Disposition, DRG Recommended Disposition, Notes. Contains 70 rows of tree assessment data.

Table with 20 columns: Tree Tag, Survey Tree Tag, DRG, Scientific Name, Common Name, Native Status, DBH, Number of Stems, Protected Status, SCRZ (radius in ft), CRZ (radius in ft), Health Score, Structure Score, Condition Rating, Preservation Priority (1-4), HTH Recommended Disposition, DRG Recommended Disposition, Notes. Contains 70 rows of tree assessment data.



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		COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28

Tree Tag	Surveyor Tree Tag (for reference)	DRG	Scientific Name	Common Name	Native Status	DBH	Number of Stems	Protected Status	SCRZ (radius in ft)	CRZ (radius in ft)	Health Score	Structure Score	Condition Rating	Preservation Priority (1-4)	HTH Recommended Disposition	DRG Recommended Disposition	Notes
7342	389		Juglans nigra	Black walnut	Native	5, 4, 4		Protected	7	20	3	3	Fair	2	Remove	NA	20% canopy dieback, main trunk removal planned
7343	42		Quercus ilex	Holly oak	Native	17		Protected	8	26	5	3	Good	2	Preserve	Preserve	Full canopy, multiple codominant stems, large main branches
7344	46		Quercus agrifolia	Coast live oak	Native	14, 13		Protected	10	41	2	3	Fair	3	Preserve	Preserve	65% canopy dieback, codominant stems, included bark
7345	NA		Quercus ilex	Holly oak	Native	5, 5		Protected	6	15	4	4	Good	1	Remove	NA	Full canopy, codominant stems from ground, in flower
7346	NA		Quercus ilex	Holly oak	Native	6		Not Protected	4	9	4	4	Good	1	Not Protected	NA	3% canopy dieback, codominant stems in flower
7347	NA		Quercus ilex	Holly oak	Native	6, 4, 3		Protected	7	20	4	4	Good	1	Remove	NA	Full canopy, codominant stems, in flower
7348	NA		Quercus ilex	Holly oak	Native	5		Not Protected	3	8	4	2	Fair	2	Not Protected	NA	20% canopy dieback, leaning heavily, in flower
7349	NA		Sequoia sempervirens	Coast redwood	Native	14		Not Protected	7	21	0	0	Dead	4	Not Protected	NA	dead
7350	376		Quercus ilex	Holly oak	Native	6		Protected	4	9	4	5	Good	1	Not Protected	NA	5% canopy dieback, in flower
7351	364		Quercus ilex	Holly oak	Native	5		Not Protected	3	8	4	4	Good	1	Not Protected	NA	10% canopy dieback, in flower
7352	NA		Quercus ilex	Holly oak	Native	5		Not Protected	3	8	5	5	Good	1	Not Protected	NA	full canopy, in fruit
7353	NA		Quercus ilex	Holly oak	Native	11		Protected	6	17	2	3	Fair	3	Remove	NA	80% canopy dieback, overgrown with ivy, low canopy
7354	162		Quercus ilex	Holly oak	Native	12		Protected	7	18	4	4	Good	1	Preserve	Preserve	full canopy, codominant stems, in flower
7355	181		Quercus ilex	Holly oak	Native	4		Not Protected	3	6	4	4	Good	1	Not Protected	NA	5% canopy dieback, growing against fence
7356	NA		Quercus agrifolia	Coast live oak	Native	5		Protected	3	8	3	3	Fair	2	Preserve	NA	30% canopy dieback, growing through fence
7357	164		Quercus agrifolia	Coast live oak	Native	20		Protected	9	30	3	2	Fair	2	Preserve	Preserve	10% canopy dieback, in flower, black rot, potential for
7358	163		Quercus agrifolia	Coast live oak	Native	13, 13, 12		Protected	12	77	4	3	Fair	2	Preserve	Preserve	15% canopy dieback, multiple codominant stems
7359	NA		Quercus agrifolia	Coast live oak	Native	6		Protected	4	9	2	4	Fair	3	Transplant Candidate	NA	25% canopy dieback, crossing branches
7360	NA		Pyrus calleryana	Callery pear	Native	0		Not Protected	0	0	2	2	Poor	4	Not Protected	NA	60% canopy dieback, overgrown with ivy, codominant stems included bark
7361	346		Maytenus boaria	Mayten tree	Native	11		Protected	6	17	3	3	Fair	2	Remove	Remove	20% canopy dieback, leaning heavily, yellowing foliage
7362	348		Magnolia x soulangeana	Saucer magnolia	Native	2, 2, 2, 2		Not Protected	5	12	4	4	Good	1	Not Protected	NA	full canopy, shrub
7363	347		Magnolia x soulangeana	Saucer magnolia	Native	3		Not Protected	2	5	4	4	Good	1	Not Protected	NA	full canopy, shrub
7364	NA		Cephaelis sempervirens	Italian cypress	Native	7		Not Protected	4	11	4	5	Good	1	Not Protected	NA	some browning leaves, growing in group
7365	NA		Cephaelis sempervirens	Italian cypress	Native	8		Not Protected	5	12	4	5	Good	1	Not Protected	NA	some browning leaves, in fruit
7366	NA		Cephaelis sempervirens	Italian cypress	Native	7		Not Protected	4	11	4	5	Good	1	Not Protected	NA	growing in group, in cone, some browning leaves
7367	NA		Cephaelis sempervirens	Italian cypress	Native	7		Not Protected	4	11	3	5	Good	2	Not Protected	NA	20% browning leaves, in cone
7368	NA		Cephaelis sempervirens	Italian cypress	Native	8		Not Protected	5	12	4	5	Good	1	Not Protected	NA	growing in group, some dead leaves, in cone
7369	NA		Cephaelis sempervirens	Italian cypress	Native	6		Not Protected	4	9	4	5	Good	1	Not Protected	NA	growing in group, some browning leaves, in cone
7370	NA		Cephaelis sempervirens	Italian cypress	Native	7		Not Protected	4	11	4	5	Good	1	Not Protected	NA	growing in group, in cone
7371	NA		Cephaelis sempervirens	Italian cypress	Native	7		Not Protected	4	11	4	5	Good	1	Not Protected	NA	growing in group, in cone
7372	NA		Cephaelis sempervirens	Italian cypress	Native	6		Not Protected	4	9	4	5	Good	1	Not Protected	NA	growing in group, some browning leaves, in cone
7373	386		Olea europaea	Olive	Native	2, 2, 1, 1		Not Protected	4	9	4	4	Good	1	Not Protected	NA	10% canopy dieback, pruned to shrub, in fruit
7374	305		Dodonaea viscosa	Florida hopbush	Native	2, 1		Not Protected	2	5	4	4	Good	1	Not Protected	NA	pruned to shrub, in fruit
7375	306		Sequoia sempervirens	Coast redwood	Native	32		Protected	10	48	2	4	Fair	3	Preserve	Preserve	60% canopy dieback, dead branches
7376	306		Quercus ilex	Holly oak	Native	5		Not Protected	3	8	4	4	Good	1	Not Protected	NA	full canopy, in flower, multiple codominant stems
7377	305		Quercus agrifolia	Coast live oak	Native	9		Protected	5	14	4	4	Good	1	Preserve	Preserve	full canopy, some browning leaves
7378	340		Quercus agrifolia	Coast live oak	Native	5		Protected	3	8	4	4	Good	1	Preserve	Preserve	full canopy, leaning slightly
7379	304		Prunus dulcis	Sweet almond	Native	5, 6, 6		Protected	9	35	2	3	Fair	3	Preserve	Preserve	70% canopy dieback, crossing branches, formerly identified as Prunus amygdalis
7380	107		Pinus radiata	Monterey pine	Native	36		Not Protected	10	54	4	4	Good	1	Not Protected	NA	full canopy
7381	108		Sequoia sempervirens	Coast redwood	Native	32		Protected	10	48	4	3	Good	1	Preserve	Preserve	full canopy
7382	109		Sequoia sempervirens	Coast redwood	Native	22		Protected	9	33	4	5	Good	1	Preserve	Preserve	full canopy
7383	110		Sequoia sempervirens	Coast redwood	Native	27		Protected	10	41	4	5	Good	1	Preserve	Preserve	full canopy
7384	NA		Quercus agrifolia	Coast live oak	Native	4		Protected	4	9	4	4	Good	1	Preserve	NA	5% canopy dieback
7385	NA		Quercus ilex	Holly oak	Native	4		Not Protected	3	6	4	4	Good	1	Not Protected	NA	in flower, full canopy
7386	NA		Pinus radiata	Monterey pine	Native	8		Not Protected	5	12	4	4	Good	1	Not Protected	NA	full canopy, cones present, while not protected
7387	NA		Liquidambar styraciflua	Sweetgum	Native	11		Protected	6	17	3	3	Fair	2	Remove	NA	dead branches, 20% canopy dieback
7388	NA		Liquidambar styraciflua	Sweetgum	Native	11		Protected	6	17	4	4	Good	1	Remove	NA	full canopy
7389	NA		Quercus ilex	Holly oak	Native	6		Not Protected	4	9	4	5	Good	1	Not Protected	NA	full canopy, some browning leaves
7390	NA		Sequoia sempervirens	Coast redwood	Native	12		Protected	7	18	2	4	Fair	3	Transplant Candidate	NA	50% canopy dieback
7391	303		Quercus agrifolia	Coast live oak	Native	5, 6		Protected	8	25	3	3	Fair	2	Preserve	Preserve	20% canopy dieback, codominant stems, leaning slightly, included bark
7392	NA		Quercus ilex	Holly oak	Native	4		Not Protected	3	6	4	4	Good	1	Not Protected	NA	full canopy, in flower, growing near coast live oak
7393	301		Quercus agrifolia	Coast live oak	Native	11		Protected	6	17	4	4	Good	1	Preserve	NA	15% canopy dieback
7394	300		Quercus agrifolia	Coast live oak	Native	11		Protected	6	17	3	4	Fair	2	Preserve	NA	25% canopy dieback
7395	299		Quercus agrifolia	Coast live oak	Native	15, 11, 10		Protected	10	54	3	3	Fair	2	Preserve	NA	15% canopy dieback, codominant stems
7396	298		Quercus ilex	Holly oak	Native	9		Protected	5	14	4	3	Fair	2	Preserve	NA	codominant stems, in flower
7397	297		Quercus ilex	Holly oak	Native	6		Not Protected	4	9	4	3	Good	1	Not Protected	NA	full canopy, in flower
7398	NA		Quercus ilex	Holly oak	Native	3		Not Protected	3	8	4	4	Good	1	Not Protected	NA	5% canopy dieback, in flower
7399	295		Quercus ilex	Holly oak	Native	3		Not Protected	3	8	4	4	Good	1	Not Protected	NA	full canopy, in group
7400	296		Quercus agrifolia	Coast live oak	Native	5		Protected	3	8	1	3	Poor	4	Preserve	NA	80% canopy dieback
7401	NA		Pyrus calleryana	Callery pear	Native	3		Not Protected	3	8	2	3	Fair	3	Not Protected	NA	75% canopy dieback, in fruit, main leader dead
7402	294		Quercus ilex	Holly oak	Native	7		Not Protected	4	11	3	4	Fair	2	Not Protected	NA	50% canopy dieback
7403	291		Quercus agrifolia	Coast live oak	Native	12		Protected	7	18	3	3	Fair	2	Preserve	NA	30% canopy dieback, leaning heavily
7404	289		Quercus ilex	Holly oak	Native	4		Not Protected	3	6	2	3	Fair	3	Not Protected	NA	60% canopy dieback, shaded out
7405	288		Quercus ilex	Holly oak	Native	7		Not Protected	4	11	4	5	Good	1	Not Protected	NA	15% canopy dieback
7406	287		Quercus agrifolia	Coast live oak	Native	11		Protected	6	17	3	5	Good	2	Preserve	NA	50% canopy dieback
7407	288		Quercus ilex	Holly oak	Native	7		Not Protected	4	11	4	4	Good	1	Not Protected	NA	full canopy growing near coast live oak
7408	286		Quercus agrifolia	Coast live oak	Native	16, 12		Protected	10	42	4	3	Fair	2	Preserve	NA	10% canopy dieback, codominant stems
7409	285		Schinus molle	Peruvian pepper tree	Native	5, 5		Protected	6	15	2	2	Poor	4	Preserve	NA	40% canopy dieback, epicormic branching, leaning heavily
7410	307		Quercus agrifolia	Coast live oak	Native	8		Protected	8	28	4	3	Fair	2	Preserve	Preserve	15% canopy dieback
7411	308		Quercus agrifolia	Coast live oak	Native	14, 13, 11, 10, 9		Protected	13	86	3	3	Fair	2	Preserve	Preserve	35% canopy dieback, codominant stems, included bark
7412	309		Quercus agrifolia	Coast live oak	Native	16, 15, 5		Protected	10	54	3	3	Fair	2	Preserve	Preserve	20% canopy dieback, codominant stems
7413	310		Quercus agrifolia	Coast live oak	Native	6, 7		Protected	8	23	4	4	Good	1	Preserve	Preserve	15% canopy dieback, codominant stems
7414	272		Quercus ilex	Holly oak	Native	8		Not Protected	5	12	4	4	Good	1	Not Protected	NA	10% canopy dieback, codominant stems
7415	273		Quercus agrifolia	Coast live oak	Native	20		Protected	9	30	3	4	Good	1	Preserve	NA	full canopy, in fruit leaning slightly
7416	323		Quercus ilex	Holly oak	Native	5, 4, 3		Protected	7	18	5	3	Good	2	Pres		

TREE PROTECTION NOTES:

- THE TREE PROTECTION FENCE ZONE SHALL BE DEFINED AS THE AREA FROM THE TRUNK OUT TO DRILIPE OR A MINIMUM 15' BEYOND THE TRUNK. A TREE'S CRITICAL ROOT ZONE IS DEFINED AS THE AREA 10' BEYOND THE DRILIPE. A CERTIFIED ARBORIST SHALL BE PRESENT FOR WORK WITHIN THE CRITICAL ROOT ZONE.
- A CERTIFIED ARBORIST SHALL BE PRESENT TO EVALUATE ALL WORK WITHIN ANY TREE PROTECTION ZONE.
- PROTECTIVE FENCING SHALL BE CHAIN LINK ON SECURE FOOTINGS, OR IMBEDDED AS REQUIRED BY CERTIFIED ARBORIST, THAT WILL NOT FALL OVER ONTO TREES.
- PROTECTIVE FENCING SHALL BE PLACED AT THE OUTER EDGE OF THE TREE PROTECTION ZONE, MINIMUM 15' BEYOND THE TREE TRUNK OR AS SHOWN ON TREE PROTECTION DRAWING, WHICHEVER IS GREATER.
- PROTECTIVE FENCING: FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRILIPE IS WITHIN THE PROJECT SITE AND ANY CONSTRUCTION ACTIVITIES. LIMITS OF THE FENCING ON THE PLANS ARE DIAGRAMMATIC, AND THE ACTUAL LIMITS WILL BE DEFINED IN THE FIELD.
- TREE PROTECTION FENCING MUST BE INSTALLED AND REMAIN IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES AND UNTIL THE FINAL COMPLETION WALK.
- WHERE WORK FALLS WITHIN TREE PROTECTION ZONES, TREES MUST BE WRAPPED WITH 2"x4"s SET VERTICALLY AROUND THE TRUNK AND ORANGE CONSTRUCTION FENCE FOR THE DURATION OF THE PROJECT. USE THE NUMBER 2"x4"s NECESSARY TO KEEP FENCE OFF BARK OF TREE. THIS TECHNIQUE MUST BE USED WHERE STANDARD TREE PROTECTION MEASURES ARE NOT APPROPRIATE.
- TURF, LANDSCAPE, AND HARDCAPE REMOVALS WITHIN TREE PROTECTION FENCE SHALL BE BY HAND.
- THE OWNER'S REPRESENTATIVE AND CITY ARBORIST SHALL BE CONSULTED IF SIGNIFICANT ROOTS GREATER THAN 4" DIAMETER ARE FOUND TO IMPEDE CONSTRUCTION.
- CARE MUST BE TAKEN TO LIMIT COMPACTION OF SOIL OVER EXISTING TREE ROOTS.
- LAYDOWN, STAGING AND PARKING AREAS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AND SHALL BE SHOWN ON THE STAGING PLANS IF WITHIN THE PROJECT LIMIT AREA, OR ON THE CONSTRUCTION LOGISTICS PLAN IF OUTSIDE THE PROJECT LIMIT AREA.
- CONSTRUCTION MATERIALS/EQUIPMENT/PERSONAL VEHICLES SHALL NOT BE STORED, PARKED OR TEMPORARILY PLACED IN THE TREE PROTECTION ZONE OF ANY TREES. NO MATERIALS SHALL BE STORED OR PLACED TEMPORARILY WITHIN PROTECTIVE FENCING, TO AVOID SOIL COMPACTION AND SOIL CONTAMINATION UNDER TREES. TREE PROTECTION ZONES OF TREES SHALL NOT BE DRIVEN OVER. PROVIDE ALTERNATIVE ROUTES FOR CONSTRUCTION TRAFFIC OF ANY KIND INCLUDING CARS, PEOPLE, TRACTORS, EQUIPMENT, CRANES, OR ANY OTHER TRAFFIC AND ALL STAGING OR STORAGE AREAS.
- NO RINSING, CLEANING EQUIPMENT OR DUMPING CONSTRUCTION LIQUID MATERIALS SHALL BE ALLOWED IN THE TREE PROTECTION ZONES. CARE SHALL BE TAKEN IN CLEANING UP EQUIPMENT. THERE SHALL BE NO STORAGE OF DUMPSTERS OR ACCUMULATED DEBRIS FROM DEMOLITION ON OR AROUND THE TREE PROTECTION ZONES OF EXISTING TREES AND SHRUBS.
- PROTECT OVERHANGING TREE CANOPIES FROM CONSTRUCTION DAMAGE. IF DRIVE AISLES ARE ANTICIPATED UNDER LOW CANOPIES CALL FOR AN EVALUATION BY A CERTIFIED ARBORIST TO DETERMINE APPROPRIATE MEASURES. ALL PRUNING SHALL BE DONE BY A CERTIFIED ARBORIST FOLLOWING NATIONAL ARBORIST ASSOCIATION SPECIFICATIONS.
- THERE SHALL BE NO GRADE CHANGE WITHIN A MINIMUM OF FIFTEEN FEET OF THE TRUNK OF EXISTING TREES TO BE PROTECTED, AND PREFERABLY NONE WITHIN THE ENTIRE TREE PROTECTION ZONE.
- HEAVY EQUIPMENT WILL NOT BE ALLOWED FOR EXCAVATION WITHIN TREE PROTECTION ZONES.
- TREES TO BE PROTECTED SHALL BE MONITORED WEEKLY AND IRRIGATED AS NEEDED OR DIRECTED BY ARBORIST DURING THE COURSE OF CONSTRUCTION.
- NO LIME OR OTHER SOIL TREATMENT SHALL BE APPLIED WITHOUT THE CONSENT OF A CERTIFIED ARBORIST.
- ALL TRENCHING SHALL CONFORM TO THE FOLLOWING GUIDELINES.
 - A CERTIFIED ARBORIST IS REQUIRED TO BE PRESENT TO SUPERVISE ANY TRENCHING, DIGGING OR EXCAVATION OF ANY KIND WITHIN A TREE PROTECTION ZONE.
 - ROOTS LARGER THAN 2 INCHES IN DIAMETER SHALL NOT BE SEVERED WITHOUT CALLING THE CERTIFIED ARBORIST FOR CUTTING OR REVIEW.
 - TUNNELING OR BORING UNDER ROOTS RATHER THAN PRUNING IS PREFERRED.
 - DIGGING WITHIN A TREE PROTECTION ZONE SHALL BE AVOIDED. IF IT IS NECESSARY, HAND DIGGING SHALL BE USED FOR ANY TRENCHING WITHIN THE TREE PROTECTION ZONE UNLESS OTHERWISE APPROVED BY THE ARBORIST.
 - ALL ROOTS THAT NEED TO BE CUT SHALL BE PRUNED CLEANLY, NOT TORN.
- CITY OF OAKLAND WILL PROVIDE A SCHEDULE OF VALUES FOR TREES THAT WILL BE PRESERVED AND BE PROTECTED. DAMAGE TO TREES WILL BE ASSESSED BASED ON THE FULL APPRAISED VALUE OF THE TREE. FOR EXAMPLE, 30% TRUNK DAMAGE WILL BE ASSESSED AT 30% FULL VALUE OF THE TREE. DETERMINATION OF DAMAGE WILL BE MADE BY THE CITY ARBORIST AND BE FINAL.

TREE REMOVAL NOTES:

- ALL TREE REMOVAL WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE LOCAL CODES AND ORDINANCES.
- TREE REMOVAL INCLUDES REMOVAL OF THE TREE TRUNK AND BRANCHES ABOVE GRADE, STUMP GRINDING THE REMAINING TRUNK AND REMOVING ROOTS TO 12" BELOW GRADE.
- LEGALLY DISPOSE OF ALL TREE REMOVAL DEBRIS OFF-SITE FOLLOWING CITY OF OAKLAND REQUIREMENTS.

Arborist Tree Tag	Surveyor Tree Tag (if different size)	Status	Scientific Name	Common Name	Native Status	DBH	Protected Status
3975	25950	Protect	Quercus agrifolia	Coast live oak	Native	12, 11	Protected
3976	25948	Remove	Cupressus nootkatensis	Alaskan yellow cedar	Nonnative	3	Not Protected
3977	25949	Protect	Cotoneaster franchetii	Franchet's cotoneaster	Nonnative	4, 3, 3	Protected
3979	25886	Protect	Quercus agrifolia	Coast live oak	Native	16, 13, 9, 6	Protected
3980	30283	Remove	Ficus sp.	Fig	Nonnative	1	Not Protected
3981	25929	Protect	Quercus agrifolia	Coast live oak	Native	14	Protected
3982	25859	Protect	Quercus agrifolia	Coast live oak	Native	15	Protected
3983	25858	Protect	Sequoia sempervirens	Coast redwood	Native	16	Protected
3984	25854	Protect	Quercus agrifolia	Coast live oak	Native	7	Protected
3985	25855	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
3986	30546	Protect	Quercus ilex	Holly oak	Nonnative	5	Not Protected
3987	30218	Protect	Quercus agrifolia	Coast live oak	Native	5	Protected
3988	30219	Protect	Quercus agrifolia	Coast live oak	Native	6	Protected
3989	30217	Protect	Quercus agrifolia	Coast live oak	Native	11	Protected
3990	30214	Protect	Olea europaea	Olive	Nonnative	22	Protected
3991	30216	Protect	Olea europaea	Olive	Nonnative	11	Protected
3992	30215	Protect	Quercus agrifolia	Coast live oak	Native	6	Protected
3993	10299	Protect	Quercus agrifolia	Coast live oak	Native	5	Protected
3994	10298	Protect	Cedrus deodara	Deodar cedar	Nonnative	34	Protected
3995	30213	Protect	Quercus agrifolia	Coast live oak	Native	6	Protected
3996	10300	Protect	Olea europaea	Olive	Nonnative	24	Protected
3997	30275	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
3998	30274	Remove	Brahea sp.	Brahea palm	Nonnative	12	Protected
3999	10311	Protect	Quercus agrifolia	Coast live oak	Native	7	Protected
4000	10312	Protect	Quercus agrifolia	Coast live oak	Native	8	Protected
5601	25252	Protect	Quercus agrifolia	Coast live oak	Native	8	Protected
5602	25253	Protect	Quercus ilex	Holly oak	Nonnative	9, 8, 8, 8	Protected
5603	25279	Protect	Quercus agrifolia	Coast live oak	Native	17, 17	Protected
5604	25301	Remove	Juglans nigra	Black walnut	Nonnative	20	Protected
5605	25151	Remove	Malus sp.	Crabapple	Nonnative	13	Protected
5606	25236	Protect	Quercus agrifolia	Coast live oak	Native	44	Protected
5607	25230	Protect	Quercus agrifolia	Coast live oak	Native	9	Protected
5608	25228	Protect	Arbutus unedo	Strawberry tree	Nonnative	14, 2	Protected
5609	25224	Protect	Arbutus unedo	Strawberry tree	Nonnative	6, 4	Protected
5610	25200	Remove	Pinus radiata	Monterey pine	Nonnative	29	Not Protected
5611	25183	Remove	Pinus radiata	Monterey pine	Nonnative	18	Not Protected
5612	25182	Remove	Pinus radiata	Monterey pine	Nonnative	34	Not Protected
5613	25163	Protect	Quercus agrifolia	Coast live oak	Native	19, 18, 12	Protected
5614	25144	Protect	Quercus agrifolia	Coast live oak	Native	36	Protected
5615	25143	Remove	Pinus radiata	Monterey pine	Nonnative	31	Not Protected
5616	25098	Remove	Arbutus unedo	Strawberry tree	Nonnative	4	Not Protected
5617	30507	Remove	Schinus molle	Peruvian pepper tree	Nonnative	15, 15, 14	Protected
5618	25117	Remove	Malus sp.	Crabapple	Nonnative	6, 6	Protected
5619	30429	Remove	Malus sp.	Crabapple	Nonnative	8	Not Protected
5620	30430	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	5	Not Protected
5621	30431	Protect	Quercus agrifolia	Coast live oak	Native	16, 12	Protected
5622	30432	Protect	Quercus agrifolia	Coast live oak	Native	19	Protected
5623	30433	Protect	Sequoia sempervirens	Coast redwood	Native	13	Protected
5624	30434	Protect	Prunus cerasifera	Cherry plum	Nonnative	9, 5, 4, 4, 4	Protected
5625	30506	Protect	Pittosporum sp.	Pittosporum	Nonnative	5, 4, 4	Protected
5626	30510	Transplant	Quercus agrifolia	Coast live oak	Native	7	Protected
5627	15119	Remove	Prunus cerasifera	Cherry plum	Nonnative	10	Protected
5628	15118	Remove	Cupressus sempervirens	Italian cypress	Nonnative	8	Not Protected
5629	15117	Remove	Cupressus sempervirens	Italian cypress	Nonnative	6	Not Protected
5630	15125	Protect	Sequoia sempervirens	Coast redwood	Native	13	Protected
5631	15116	Remove	Cupressus sempervirens	Italian cypress	Nonnative	7	Not Protected
5632	15115	Remove	Cupressus sempervirens	Italian cypress	Nonnative	5	Not Protected
5633	15114	Remove	Cupressus sempervirens	Italian cypress	Nonnative	6	Not Protected
5634	15113	Remove	Cupressus sempervirens	Italian cypress	Nonnative	7	Not Protected
5635	15126	Protect	Sequoia sempervirens	Coast redwood	Native	16	Protected
5636	15134	Protect	Quercus agrifolia	Coast live oak	Native	15	Protected
5637	15136	Protect	Quercus ilex	Holly oak	Nonnative	9	Protected
5638	30019	Protect	Quercus ilex	Holly oak	Nonnative	6	Not Protected
5639	15148	Protect	Quercus agrifolia	Coast live oak	Native	8	Protected
5640	15149	Protect	Quercus ilex	Holly oak	Nonnative	5	Not Protected
5641	15150	Protect	Quercus ilex	Holly oak	Nonnative	8	Not Protected
5642	30273	Protect	Quercus agrifolia	Coast live oak	Native	9	Protected
7002	30272	Remove	Pittosporum undulatum	Victorian box	Nonnative	13, 7	Protected
7003	30271	Protect	Quercus ilex	Holly oak	Nonnative	2, 2	Not Protected
7004	30270	Remove	Lagerstroemia indica	Crape myrtle	Nonnative	4	Not Protected
7005	30269	Protect	Quercus ilex	Holly oak	Nonnative	3	Not Protected
7006	30268	Protect	Quercus agrifolia	Coast live oak	Native	13	Protected
7007	30267	Protect	Quercus agrifolia	Coast live oak	Native	10	Protected
7008	30266	Protect	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7009	10304	Remove	Lagerstroemia indica	Crape myrtle	Nonnative	6	Not Protected
7010	30264	Remove	Quercus agrifolia	Coast live oak	Native	5	Protected
7011	10306	Protect	Quercus agrifolia	Coast live oak	Native	8, 6	Protected
7012	30263	Transplant	Quercus ilex	Holly oak	Nonnative	0	Not Protected
7013	25789	Remove	Podocarpus gracilior	Fern pine	Nonnative	23	Protected
7014	25774	Transplant	Quercus agrifolia	Coast live oak	Native	5	Protected
7015	25773	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	10	Protected
7016	25770	Protect	Quercus agrifolia	Coast live oak	Native	13	Protected
7017	25771	Transplant	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7018	25772	Transplant	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7019	25775	Protect	Quercus agrifolia	Coast live oak	Native	13	Protected
7020	25776	Protect	Pittosporum undulatum	Victorian box	Nonnative	4, 3, 3, 3	Protected
7021	25777	Protect	Cupressus sempervirens	Italian cypress	Nonnative	8	Not Protected
7022	25778	Protect	Quercus agrifolia	Coast live oak	Native	11	Protected
7023	30289	Protect	Quercus agrifolia	Coast live oak	Native	11	Protected
7024	25780	Remove	Juglans nigra	Black walnut	Nonnative	14, 12	Not Protected
7025	25781	Protect	Quercus agrifolia	Coast live oak	Native	11	Protected
7026	26652	Protect	Cedrus deodara	Deodar cedar	Nonnative	28	Protected
7027	26645	Protect	Sequoia sempervirens	Coast redwood	Native	33	Protected
7028	26646	Protect	Quercus agrifolia	Coast live oak	Native	9	Protected
7029	26647	Protect	Liquidambar styraciflua	Sweetgum	Nonnative	13	Protected
7030	26648	Protect	Cinnamomum camphora	Camphor	Nonnative	13, 11, 9, 8, 8	Protected
7031	26650	Protect	Quercus ilex	Holly oak	Nonnative	9	Protected

Arborist Tree Tag	Surveyor Tree Tag (if different size)	Status	Scientific Name	Common Name	Native Status	DBH	Protected Status
7032	26649	Protect	Quercus agrifolia	Coast live oak	Native	11	Protected
7033	30384	Transplant	Quercus agrifolia	Coast live oak	Native	7	Protected
7034	25752	Remove	Liquidambar styraciflua	Sweetgum	Nonnative	9	Protected
7035	25684	Remove	Pinus pinea	Italian stone pine	Nonnative	31	Protected
7036	30403	Protect	Olea europaea	Olive	Nonnative	14, 12, 10	Protected
7037	30389	Protect	Quercus agrifolia	Coast live oak	Native	14	Protected
7038	30388	Protect	Liquidambar styraciflua	Sweetgum	Nonnative	16	Protected
7039	30407	Protect	Pittosporum sp.	Pittosporum	Nonnative	13, 11, 10	Protected
7040	30387	Protect	Liquidambar styraciflua	Sweetgum	Nonnative	6	Not Protected
7041	30417	Remove	Brahea sp.	Brahea palm	Nonnative	5	Not Protected
7042	30416	Protect	Quercus agrifolia	Coast live oak	Native	10	Protected
7043	30405	Protect	Olea europaea	Olive	Nonnative	19	Protected
7044	30402	Remove	Stump	Stump		0	Not Protected
7045	30404	Protect	Acer negundo	Box elder	Native	10	Protected
7047	25721	Protect	Sequoia sempervirens	Coast redwood	Native	14	Protected
7048	25723	Protect	Sequoia sempervirens	Coast redwood	Native	16	Protected
7049	30412	Protect	Ligustrum lucidum	Glossy privet	Nonnative	7, 4, 3	Protected
7050	30413	Remove	Stump	Stump		0	Not Protected
7051	30414	Protect	Quercus agrifolia	Coast live oak	Native	12	Protected
7052	30415	Remove	Cupressus sempervirens	Italian cypress	Nonnative	11	Protected
7053	30418	Protect	Quercus agrifolia	Coast live oak	Native	11, 5	Protected
7054	30374	Remove	Pseudotsuga menziesii	Douglas fir	Nonnative	13	Not Protected
7055	30373	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	14, 12	Protected
7056	30372	Remove	Prunus cerasifera	Cherry plum	Nonnative	9, 8	Protected
7057	30371	Protect	Quercus agrifolia	Coast live oak	Native	20	Protected
7058	30370	Protect	Quercus agrifolia	Coast live oak	Native	16, 16, 16	Protected
7059	30369	Protect	Quercus agrifolia	Coast live oak	Native	8	Protected
7060	30366	Protect	Sequoia sempervirens	Coast redwood	Native	31	Not Protected
7061	30367	Protect	Quercus agrifolia	Coast live oak	Native	8	Protected
7062	30368	Protect	Quercus agrifolia	Coast live oak	Native	8, 5	Protected
7063	30419	Protect	Quercus agrifolia	Coast live oak	Native	12	Protected
7064	10101	Protect	Sequoia sempervirens	Coast redwood	Native	33	Not Protected
7065	30420	Protect	Quercus agrifolia	Coast live oak	Native	6	Protected
7066	30421	Protect	Quercus agrifolia	Coast live oak	Native	6	Protected
7067	30422	Protect	Quercus agrifolia	Coast live oak	Native	10	Protected
7068	30423	Protect	Quercus agrifolia	Coast live oak	Native	16	Protected
7069	30424	Protect	Quercus agrifolia	Coast live oak	Native	13	Protected
7070	30365	Protect	Sequoia sempervirens	Coast redwood	Native	31	Protected
7071	30364	Protect	Sequoia sempervirens	Coast redwood	Native	24, 15, 11	Protected
7072	10109	Protect	Sequoia sempervirens	Coast redwood	Native	21	Protected
7073	10110	Protect	Quercus agrifolia	Coast live oak	Native	19, 15	Protected
7074	10111	Protect	Quercus agrifolia	Coast live oak	Native	17	Protected
7075	10112	Protect	Quercus agrifolia	Coast live oak	Native	12	Protected
7076	10126	Protect	Quercus agrifolia	Coast live oak	Native	30	Protected
7077	10094	Protect	Quercus agrifolia	Coast live oak	Native	29	Protected
7078	10095	Protect	Quercus agrifolia	Coast live oak	Native	16, 15	Protected
7079	10114	Protect	Sequoia sempervirens	Coast redwood	Native	30	Protected
7080	10115	Protect	Sequoia sempervirens	Coast redwood	Native	32	Protected
7081	10116	Protect	Sequoia sempervirens	Coast redwood	Native	14	Protected
7082	30437	Protect	Sequoia sempervirens	Coast redwood	Native	28, 23, 23	Protected
7083	10140	Protect	Sequoia sempervirens	Coast redwood	Native	49	Protected
7084	30436	Protect	Quercus ilex	Holly oak	Nonnative	6, 5	Protected
7085	26638	Remove	Pinus pinea	Italian stone pine	Nonnative	39	Protected</

Arborist Tree Tag	Surveyor Tree Tag (if different tag)	Status	Scientific Name	Common Name	Native Status	DBH	Protected Status
7241	30447	Protect	Lophostemon confertus	Brisbane box	Nonnative	10	Protected
7242	30448	Remove	Malus sylvestris	Common crabapple	Nonnative	5	Not Protected
7243	30449	Remove	Malus sylvestris	Common crabapple	Nonnative	4	Not Protected
7244	30450	Remove	Malus sylvestris	Common crabapple	Nonnative	4	Not Protected
7245	30451	Remove	Malus sylvestris	Common crabapple	Nonnative	7	Not Protected
7246	30452	Remove	Malus sylvestris	Common crabapple	Nonnative	6	Not Protected
7247	30453	Remove	Malus sylvestris	Common crabapple	Nonnative	6	Not Protected
7248	30454	Protect	Lophostemon confertus	Brisbane box	Nonnative	10	Protected
7249	30455	Remove	Cotinus coggygia	Smoke tree	Nonnative	4, 4, 4	Protected
7250	30435	Protect	Quercus agrifolia	Coast live oak	Native	4, 4	Protected
7251	8825	Remove	Pyrus kawakami	Evergreen pear	Nonnative	5	Not Protected
7252	8827	Remove	Pyrus kawakami	Evergreen pear	Nonnative	12	Protected
7253	8828	Remove	Pyrus kawakami	Evergreen pear	Nonnative	11	Protected
7254	8829	Protect	Sequoia sempervirens	Coast redwood	Native	17	Protected
7255	30477	Remove	Prunus serrulata	Japanese flowering cherry	Nonnative	11	Protected
7256	30042	Remove	Prunus cerasifera	Cherry plum	Nonnative	3	Not Protected
7257	30044	Transplant	Quercus agrifolia	Coast live oak	Native	6	Protected
7258	30045	Remove	Leptospermum scoparium	New Zealand teatree	Nonnative	7, 5, 4, 3	Protected
7259	30046	Remove	Arbutus unedo	Strawberry tree	Nonnative	4	Not Protected
7260	30047	Remove	Sequoia sempervirens	Coast redwood	Native	4	Not Protected
7261	30043	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	6	Not Protected
7262	8922	Remove	Fraxinus angustifolia	Narrow-leaved ash	Nonnative	5	Not Protected
7263	30032	Remove	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7264	8898	Remove	Pinus brutia	Turkish pine	Nonnative	28	Protected
7265	8899	Remove	Quercus ilex	Holly oak	Nonnative	6, 6	Protected
7266	8967	Protect	Quercus ilex	Holly oak	Nonnative	14, 7	Protected
7267	10070	Remove	Pyrus kawakami	Evergreen pear	Nonnative	8, 4	Protected
7268	10067	Protect	Quercus agrifolia	Coast live oak	Native	16, 14	Protected
7269	10069	Remove	Crataegus monogyna	Common hawthorn	Nonnative	5, 5	Protected
7270	30470	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	11, 6, 4	Protected
7271	30469	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	10	Protected
7272	30468	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	8, 5, 3	Protected
7273	30471	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	9, 8, 6	Protected
7274	8906	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	12	Protected
7275	8907	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	10	Protected
7276	8910	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	18, 10, 10	Protected
7277	8908	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	5, 4	Protected
7278	30467	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	0	Not Protected
7279	30466	Remove	Quercus ilex	Holly oak	Nonnative	9	Protected
7280	8914	Remove	Prunus sp.	Plum tree variety	Nonnative	5, 4, 4	Protected
7281	8915	Remove	Prunus sp.	Plum tree variety	Nonnative	5	Not Protected
7282	8913	Remove	Prunus sp.	Plum tree variety	Nonnative	2, 2	Not Protected
7283	8916	Remove	Crataegus monogyna	Common hawthorn	Nonnative	11	Protected
7285	30320	Remove	Cupressus arizonica	Arizona cypress	Nonnative	11	Protected
7286	30319	Transplant	Quercus agrifolia	Coast live oak	Native	7	Protected
7287	30316	Protect	Sequoia sempervirens	Coast redwood	Native	6	Not Protected
7288	30317	Protect	Quercus agrifolia	Coast live oak	Native	6	Protected
7289	30315	Remove	Liquidambar styraciflua	Sweetgum	Nonnative	7	Not Protected
7290	30314	Remove	Pinus pinea	Italian stone pine	Nonnative	11	Protected
7291	30313	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7292	30312	Remove	Liquidambar styraciflua	Sweetgum	Nonnative	5	Not Protected
7293	30311	Remove	Olea europaea	Olive	Nonnative	4, 4, 3, 3	Protected
7294	30310	Remove	Olea europaea	Olive	Nonnative	5, 3, 3	Protected
7295	30308	Remove	Quercus ilex	Holly oak	Nonnative	5, 4	Protected
7296	30303	Remove	Cedrus deodara	Deodar cedar	Nonnative	6	Not Protected
7297	30302	Remove	Cedrus deodara	Deodar cedar	Nonnative	5	Not Protected
7298	30298	Remove	Platanus hispanica	London planetree	Nonnative	9	Protected
7299	30297	Remove	Pittosporum sp.	Pittosporum	Nonnative	4	Not Protected
7300	30299	Remove	Lagerstroemia indica	Crape myrtle	Nonnative	6	Not Protected
7301	30294	Remove	Pittosporum sp.	Pittosporum	Nonnative	8	Not Protected
7302	30292	Remove	Cupressus arizonica	Arizona cypress	Nonnative	10	Protected
7303	10326	Protect	Quercus ilex	Holly oak	Nonnative	5, 4	Protected
7304	10320	Remove	Liquidambar styraciflua	Sweetgum	Nonnative	13	Protected
7305	10321	Remove	Liquidambar styraciflua	Sweetgum	Nonnative	11	Protected
7306	10324	Remove	Quercus ilex	Holly oak	Nonnative	8, 7	Protected
7307	10322	Remove	Quercus ilex	Holly oak	Nonnative	7	Not Protected
7308	10323	Remove	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7309	30478	Protect	Quercus ilex	Holly oak	Nonnative	5, 5	Protected
7310	10328	Protect	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7311	10330	Protect	Quercus ilex	Holly oak	Nonnative	10	Protected
7312	10327	Protect	Quercus agrifolia	Coast live oak	Native	9, 8	Protected
7313	10329	Protect	Quercus agrifolia	Coast live oak	Native	6, 5	Protected
7314	10332	Protect	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7315	10333	Protect	Quercus agrifolia	Coast live oak	Native	13, 13	Protected
7316	10331	Protect	Quercus agrifolia	Coast live oak	Native	11, 10	Protected
7317	10335	Remove	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7318	10334	Remove	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7319	9980	Remove	Betula pendula	European white birch	Nonnative	4	Not Protected
7320	10254	Protect	Olea europaea	Olive	Nonnative	7, 6	Protected
7321	10256	Protect	Quercus ilex	Holly oak	Nonnative	9	Protected
7322	10255	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7323	30220	Protect	Quercus agrifolia	Coast live oak	Native	8, 5	Protected
7324	30221	Protect	Quercus agrifolia	Coast live oak	Native	4	Protected
7325	30225	Protect	Quercus agrifolia	Coast live oak	Native	9, 8	Protected
7326	10258	Protect	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7327	30227	Protect	Quercus ilex	Holly oak	Nonnative	8	Not Protected
7328	30228	Protect	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7329	30229	Protect	Quercus agrifolia	Coast live oak	Native	18	Protected
7330	30240	Protect	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7331	30230	Protect	Quercus agrifolia	Coast live oak	Native	22	Protected
7332	10238	Protect	Quercus agrifolia	Coast live oak	Native	0	Protected
7333	10235	Protect	Sequoia sempervirens	Coast redwood	Native	22	Protected
7334	10239	Protect	Quercus agrifolia	Coast live oak	Native	4, 4, 3	Protected
7335	26662	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7336	26659	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7337	26658	Remove	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7338	26657	Remove	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7339	30016	Protect	Sequoia sempervirens	Coast redwood	Native	18	Not Protected
7340	9168	Remove	Quercus ilex	Holly oak	Nonnative	13	Protected
7341	9152	Remove	Quercus ilex	Holly oak	Nonnative	14	Protected

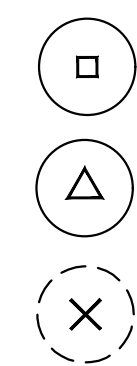
TOTAL TREES EXISTING : 391

(Includes both protected and not protected as defined by City of Oakland)

TREES PROTECTED IN PLACE : 202

TREES FOR TRANSPLANTATION : 18

TREES TO BE REMOVED : 171



TREE QUANTITIES 02

Arborist Tree Tag	Surveyor Tree Tag (if different tag)	Status	Scientific Name	Common Name	Native Status	DBH	Protected Status
7342	30017	Remove	Juglans nigra	Black walnut	Nonnative	5, 4, 4	Protected
7343	9151	Protect	Quercus ilex	Holly oak	Nonnative	17	Protected
7344	9185	Protect	Quercus agrifolia	Coast live oak	Native	14, 13	Protected
7345	30037	Remove	Quercus ilex	Holly oak	Nonnative	5, 5	Protected
7346	30038	Remove	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7347	30033-36	Remove	Quercus ilex	Holly oak	Nonnative	6, 4, 3	Protected
7348	30031	Remove	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7349	30030	Remove	Sequoia sempervirens	Coast redwood	Native	14	Not Protected
7350	30028	Remove	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7351	30029	Remove	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7352	30027	Remove	Quercus ilex	Holly oak	Nonnative	5	Not Protected
7353	30026	Remove	Quercus ilex	Holly oak	Nonnative	11	Protected
7354	15002	Protect	Quercus ilex	Holly oak	Nonnative	12	Protected
7355	15156	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7357	15003	Protect	Quercus agrifolia	Coast live oak	Native	20	Protected
7358	15004	Protect	Quercus agrifolia	Coast live oak	Native	13, 13, 13, 12	Protected
7359	30048	Transplant	Quercus agrifolia	Coast live oak	Native	6	Protected
7361	30489	Remove	Maytenus boana	Mayten tree	Nonnative	11	Protected
7362	30488	Remove	Magnolia *scoulangiana	Saucer magnolia	Nonnative	2, 2, 2, 2	Not Protected
7363	30490	Remove	Magnolia *scoulangiana	Saucer magnolia	Nonnative	3	Not Protected
7364	30503	Remove	Cupressus sempervirens	Italian cypress	Nonnative	7	Not Protected
7365	30502	Remove	Cupressus sempervirens	Italian cypress	Nonnative	8	Not Protected
7366	30501	Remove	Cupressus sempervirens	Italian cypress	Nonnative	7	Not Protected
7367	30500	Remove	Cupressus sempervirens	Italian cypress	Nonnative	7	Not Protected
7368	30499	Remove	Cupressus sempervirens	Italian cypress	Nonnative	8	Not Protected
7369	30498	Remove	Cupressus sempervirens	Italian cypress	Nonnative	6	Not Protected
7370	30497	Remove	Cupressus sempervirens	Italian cypress	Nonnative	7	Not Protected
7371	30496	Remove	Cupressus sempervirens	Italian cypress	Nonnative	7	Not Protected
7372	30495	Remove	Cupressus sempervirens	Italian cypress	Nonnative	6	Not Protected
7373	30474	Remove	Olea europaea	Olive	Nonnative	2, 2, 1, 1	Not Protected
7374	30475	Remove	Dodonaea viscosa	Florida hopbush	Nonnative	2, 1	Not Protected
7375	30248	Protect	Sequoia sempervirens	Coast redwood	Native	32	Protected
7380	30251	Remove	Pinus radiata	Monterey pine	Nonnative	36	Not Protected
7381	30250	Protect	Sequoia sempervirens	Coast redwood	Native	32	Protected
7382	30249	Protect	Sequoia sempervirens	Coast redwood	Native	22	Protected
7383	30247	Protect	Sequoia sempervirens	Coast redwood	Native	27	Protected
7384	30253	Protect	Quercus agrifolia	Coast live oak	Native	6	Protected
7385	30255	Protect	Quercus ilex	Holly oak	Nonnative	4	Not Protected
7386	30256	Remove	Pinus radiata	Monterey pine	Nonnative	8	Not Protected
7387	30257	Remove	Liquidambar styraciflua	Sweetgum	Nonnative	11	Protected
7388	30258	Remove	Liquidambar styraciflua	Sweetgum	Nonnative	11	Protected
7389	30246	Protect	Quercus ilex	Holly oak	Nonnative	6	Not Protected
7390	30243	Protect	Sequoia sempervirens	Coast redwood	Native	12	Protected
7499	25699	Protect	Pittosporum tobira	Japanese pittosporum	Nonnative	13	Protected
7460	30406	Protect	Quercus agrifolia	Coast live oak	Native	7	Protected
7461	25592	Protect	Quercus agrifolia	Coast live oak	Native	17	Protected
7462	30401	Protect	Quercus agrifolia	Coast live oak	Native	21, 14	Protected
7463	30398	Protect	Quercus agrifolia	Coast live oak	Native	15, 11, 11	Protected
7464	25556	Protect	Quercus agrifolia	Coast live oak	Native	7	Protected
7465	25557	Protect	Quercus agrifolia	Coast live oak	Native	23	Protected
7466	25534	Protect	Olea europaea	Olive	Nonnative	16	Protected
7467	25525	Protect	Quercus agrifolia	Coast live oak	Native	21	Protected
7468	25524	Protect	Quercus agrifolia	Coast live oak	Native	20	Protected
7469	30396	Remove	Juglans nigra	Black walnut	Nonnative	5	Not Protected
7470	30397	Protect	Quercus agrifolia	Coast live oak	Native	4	Protected
7471	25487	Protect	Quercus agrifolia	Coast live oak	Native	8	Not Protected
7472	25486	Protect	Quercus agrifolia	Coast live oak	Native	10	Protected
7473	25473	Remove	Quercus agrifolia	Coast live oak	Native	13	Protected
7474	25472	Remove	Arbutus unedo	Strawberry tree	Nonnative	7, 7, 6	Protected
7475	25471	Remove	Quercus agrifolia	Coast live oak	Native	7, 5	Protected
7476	25483	Protect	Citrus *limon	Lemon tree	Nonnative	2, 2, 1, 1, 1	Not Protected
7477	25480	Protect	Callistemon viminalis	Weeping bottlebrush	Nonnative	6, 6, 4, 3	Protected
7478	25464	Remove	Prunus cerasifera	Cherry plum	Nonnative	12	Protected
7479	25460	Remove	Acacia melanoxylon	Blackwood acacia	Nonnative	7	Not Protected
7480	25458	Remove	Olea europaea	Olive	Nonnative	7, 5, 5, 2, 2	Protected
7481	25457	Protect	Quercus ilex	Holly oak	Nonnative	7	Not Protected
7482	25431	Protect	Quercus agrifolia	Coast live oak	Native	5	Protected
7483	25430	Protect	Quercus agrifolia	Coast live oak	Native	4	Protected
7484	25417	Protect	Quercus agrifolia	Coast live oak	Native	26	Protected
7485	25436	Protect	Liquid				



Architect:

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MEP Engineer:

Environmental Systems Design, Inc.
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Lighting:

Pritchard Peck Lighting
389 Clementina Street
San Francisco, CA

Acoustics:

Salter
60 South Market Street, Suite 480
San Jose, CA

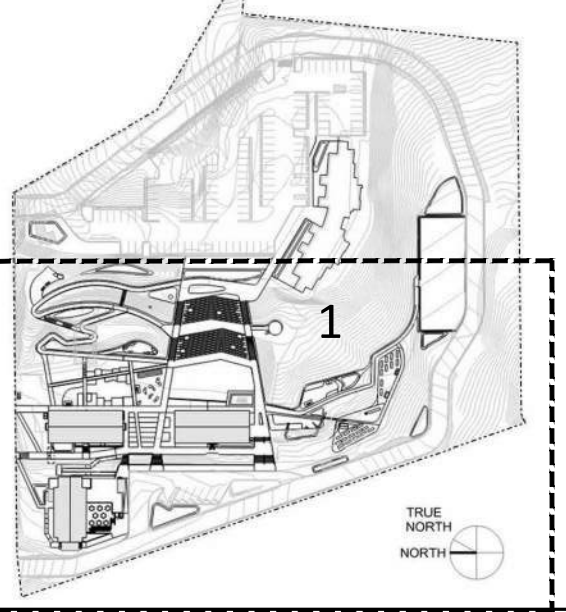
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No. Description Date
COMBINED PHASES I & II FINAL DEVELOPMENT PLAN 2022-01-28

Key Plan:



Scale & Signature:



Sheet Name:

**TREE PROTECTION,
REMOVAL AND
TRANSPLANT PLAN
AREA 1**

Project No.:

214043

Drawn By:

KL

Checked By:

TL

Scale:

1" = 20'-0"

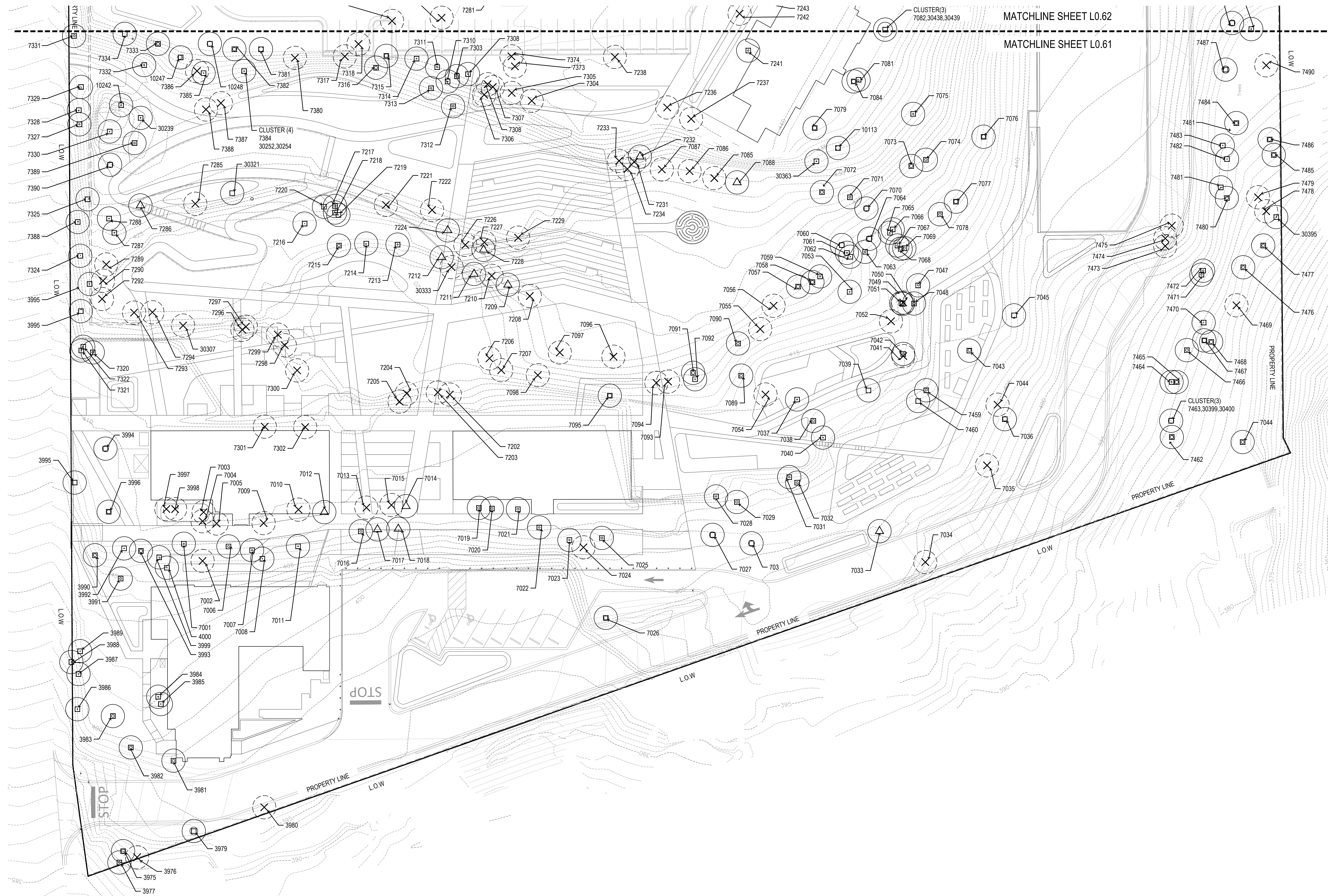
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**TREE PROTECTION, REMOVAL AND
TRANSPLANT LEGEND**

- PROTECT IN PLACE
- REMOVE
- TRANSPLANT

- XXXX TREE TAG FROM (ARBORIST)
- 49 PROPOSED CONTOUR (1'-0")
- 49 EXISTING CONTOUR (1'-0")
- PROPERTY LINE
- LOW L.O.W LINE





Architect:

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Acoustics:

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60 South Market Street, Suite 480
San Jose, CA

Historic:

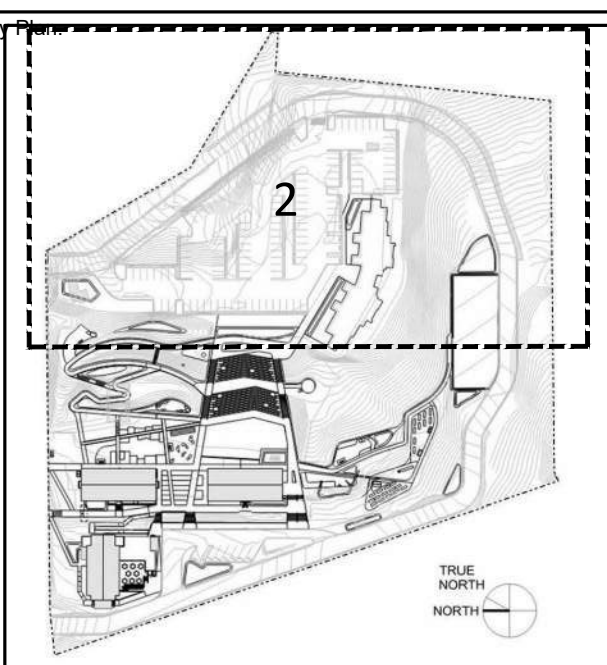
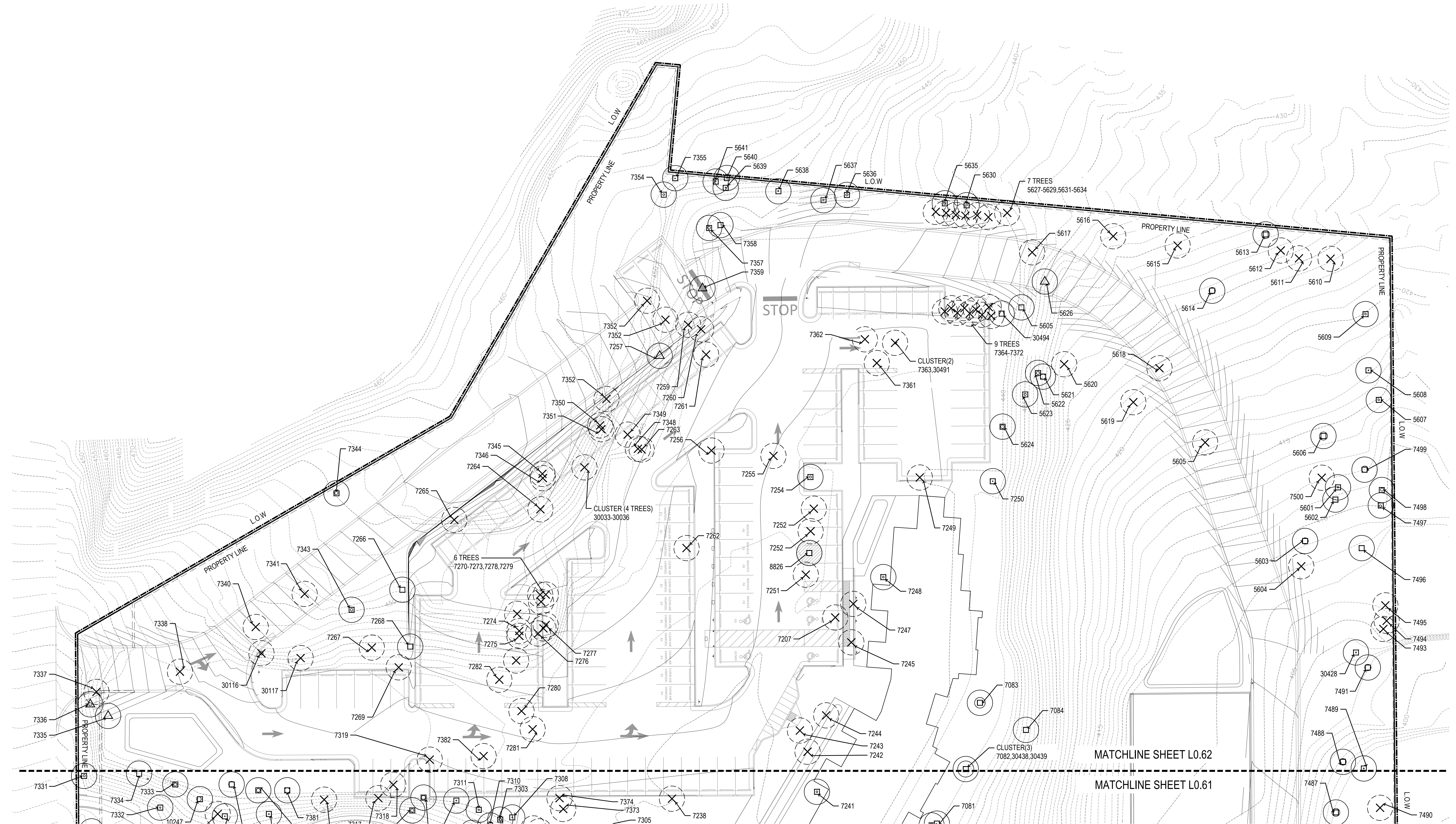
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No.	Description	Date
1	COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28

TREE PROTECTION, REMOVAL AND TRANSPLANT LEGEND

- PROTECT IN PLACE
- REMOVE
- TRANSPLANT
- TREE TAG FROM (ARBORIST)
- PROPOSED CONTOUR (1'-0")
- EXISTING CONTOUR (1'-0")
- PROPERTY LINE
- L.O.W LINE



Seal & Signature:



Sheet Name:

**TREE PROTECTION,
REMOVAL AND
TRANSPLANT PLAN
AREA 2**

Project No.:

214043

Drawn By: KL

Checked By: TL

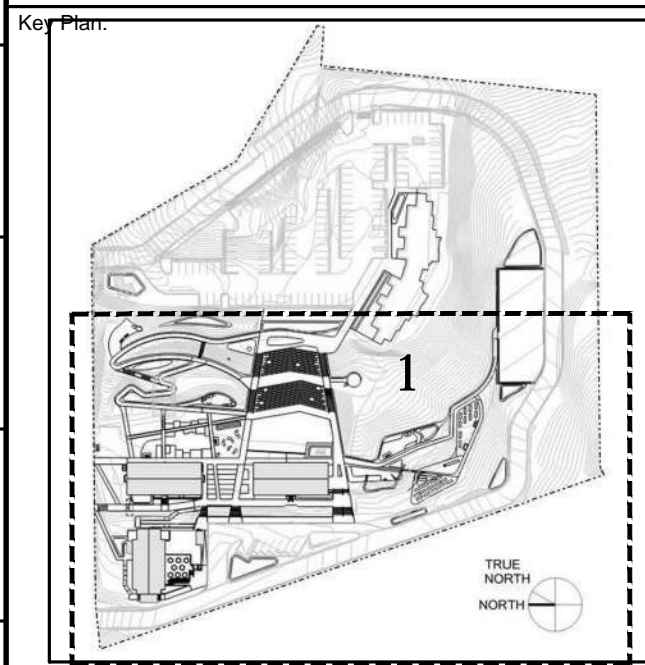
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L0.62

LAYOUT LEGEND

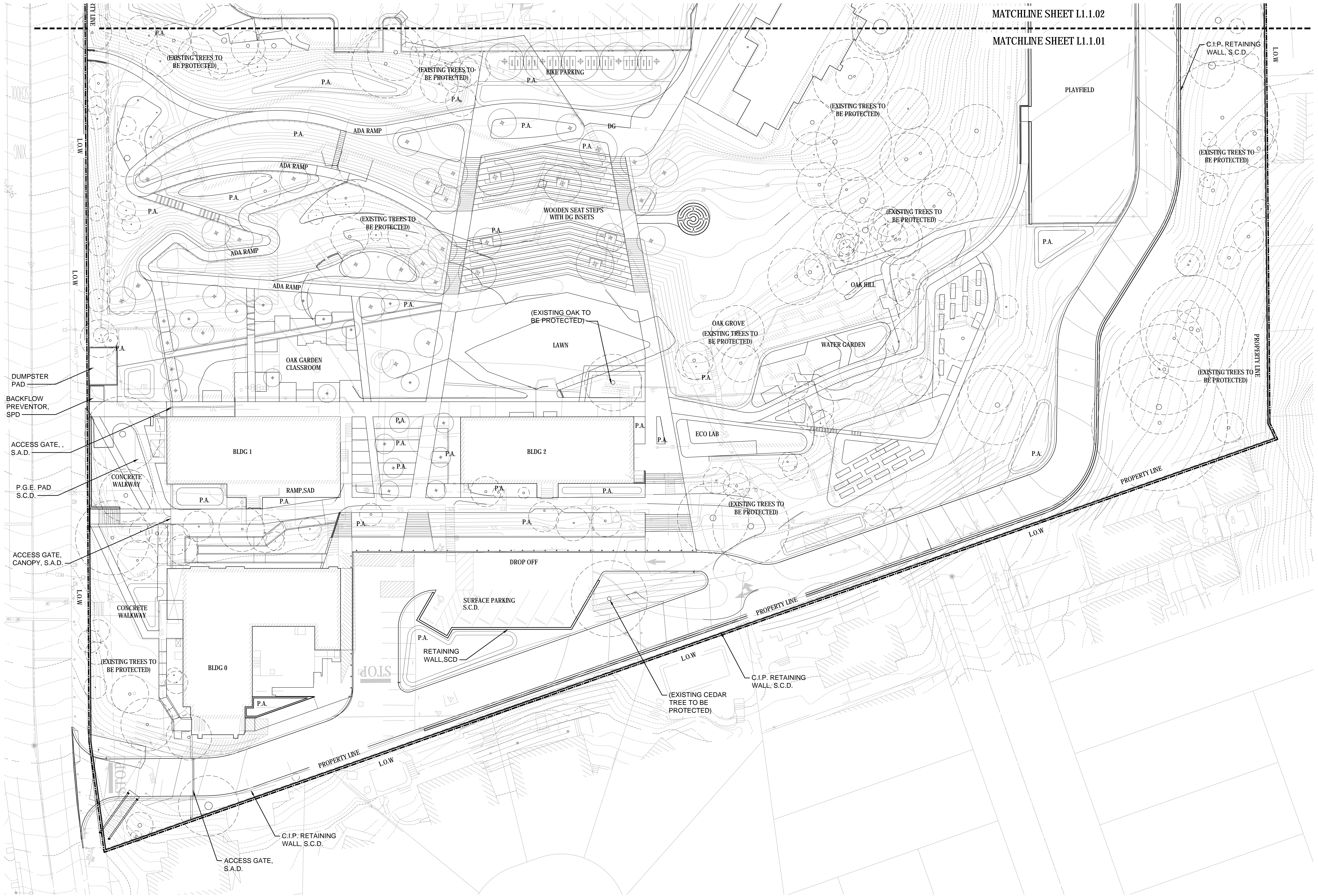
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- ⊕ COORDINATE POINT
- ALIGN FLUSH
- MEX MEET EXISTING CONDITION
- ⊕ LANDSCAPE BOULDERS
- ▬ MILLED TIMBER SEATING
- LOG STUMPS
- ▬ SALVAGED TIMBER LOGS
- ACOUSTIC FENCE
- 53- PROPOSED CONTOUR
- 5350- EXISTING CONTOUR
- ▬ MATCHLINE
- PROPERTY LINE
- LOW L.O.W LINE
- T R TRASH AND RECYCLING RECEPTACLES
- EXISTING TREE
- PROPOSED TREE

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		COMBINED PHASES I & II FINAL DEVELOPMENT PLAN	2022-01-28



Sheet Name:
LAYOUT PLAN AREA 01

Project No.:	214043	Sheet No.:	L1.1.01
Drawn By:	KL	Checked By:	TL
Scale:	1" = 20'-0"		



LAYOUT LEGEND

- POB ↻ POINT OF BEGINNING
- ⊕ COORDINATE POINT
- ⌒ ALIGN FLUSH
- MEX MEET EXISTING CONDITION
- ⊕ LANDSCAPE BOULDERS
- ▬ MILLED TIMBER SEATING
- LOG STUMPS
- ▬ SALVAGED TIMBER LOGS
- ACOUSTIC FENCE
- 53- PROPOSED CONTOUR
- 5350- EXISTING CONTOUR
- ▬ MATCHLINE
- PROPERTY LINE
- LOW L.O.W. LINE
- T R TRASH AND RECYCLING RECEPTACLES
- ⊕ EXISTING TREE
- PROPOSED TREE

HEAD-ROYCE SCHOOL

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 Oakland, CA 94602

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Sherwood Design Engineers
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 1015 Camella Street
 Berkeley, CA

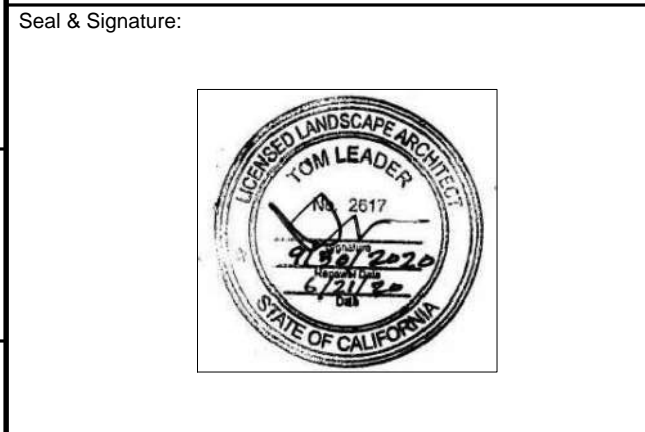
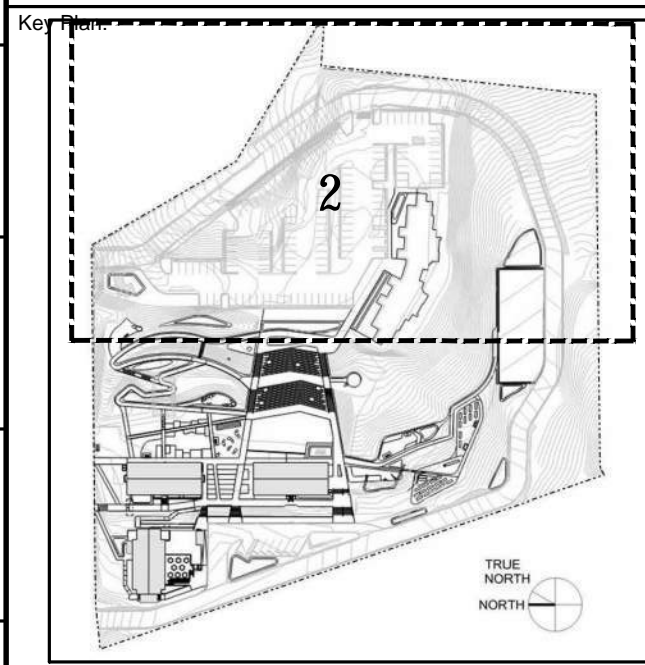
MEP Engineer:
Environmental Systems Design, Inc.
 90 New Montgomery Street, Suite 1420
 San Francisco, CA

Lighting:
Pritchard Peck Lighting
 389 Clementina Street
 San Francisco, CA

Acoustics:
Salter
 60 South Market Street, Suite 480
 San Jose, CA

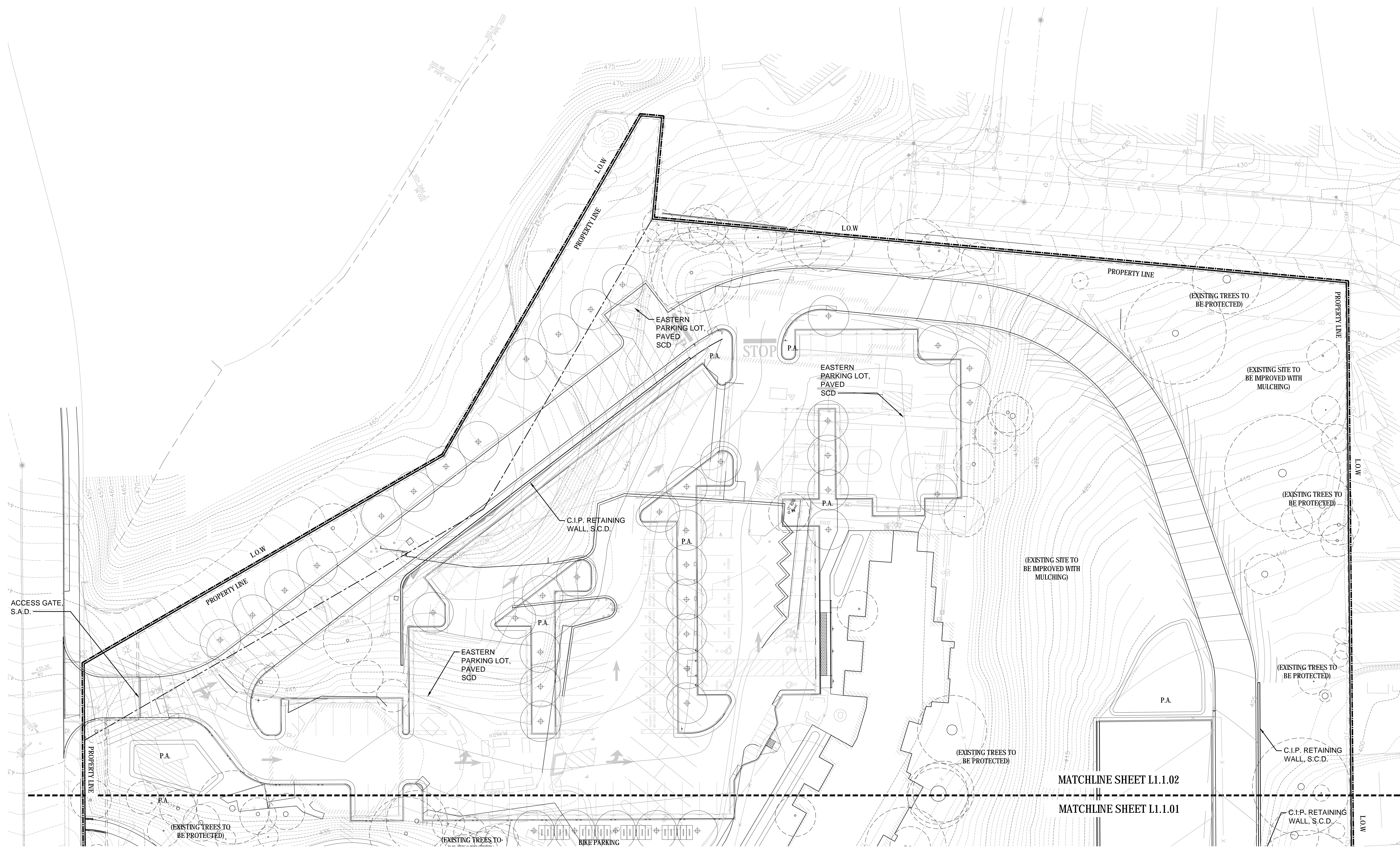
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Issued For	No.	Description	Date
COMBINED PHASES I & II FINAL DEVELOPMENT PLAN			2022-01-28



Sheet Name:
LAYOUT PLAN AREA 02

Project No.: 214043
 Sheet No.: **L1.1.02**
 Drawn By: KL
 Checked By: TL
 Scale: 1" = 20'-0"



1/27/2021 14:52:26 PM



Architect:

SOM

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA
SAN FRANCISCO, CA 94111

Civil Engineer:

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MEP Engineer:

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San Francisco, CA

Lighting:

Pritchard Peck Lighting

389 Clementina Street
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60 South Market Street, Suite 480
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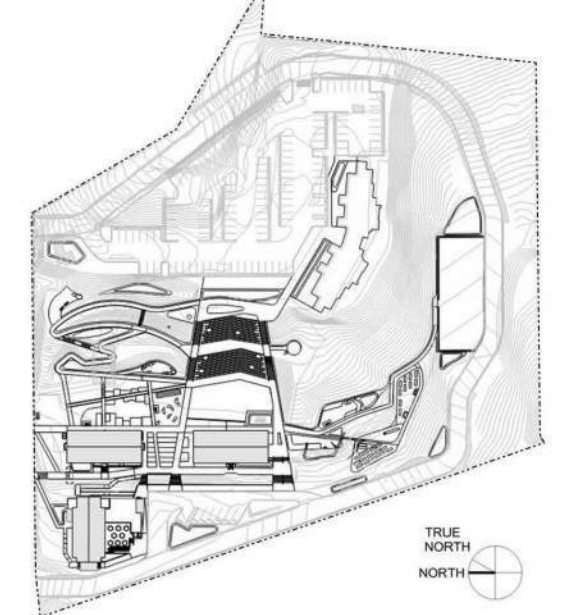
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Key Plan:



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Sheet Name:

MATERIAL SCHEDULE

Project No.:

214943

Drawn By:

NL

Checked By:

TL

Scale:

AS SHOWN

Sheet No. 11.2.00

MATERIAL SCHEDULE			
SYM.	MATERIAL	QTY.	REFERENCE
	Concrete C.I.P.- Sawcut, Premium Concrete, Grey, Sandblast	13,850 sqft.	
	Wood Decking WRC	3,600 sqft.	
	Stabilized Granitecrete Paving - Technisoil Liquid Stabilizer	14,400 sqft.	
	Granitecrete Paving	7,130 sqft.	
	Pea Gravel Paving	3,000 sqft.	
	Stone Paving	225 sqft.	

MATERIAL SCHEDULE			
SYM.	MATERIAL	QTY.	REFERENCE
	Salvaged Timber Seats, 8'x15"x18"	25	
	Salvaged Timber Logs, 8'x12"x12"	120	
	Boulders, 1'x1'x1' TO 3'x3'x3'	40	
	Salvaged Timber Stumps, DIA 8"-18"	75	
	Gravel Aggregate for French Drain	2,800 sqft	



Architect:

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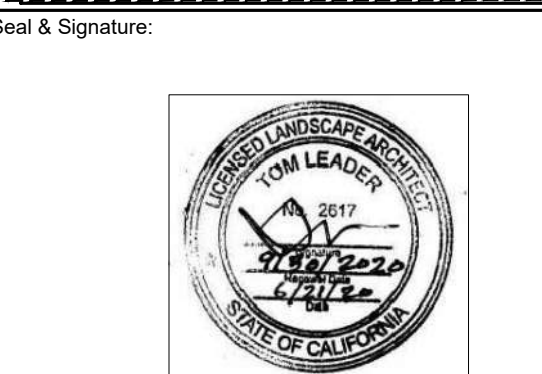
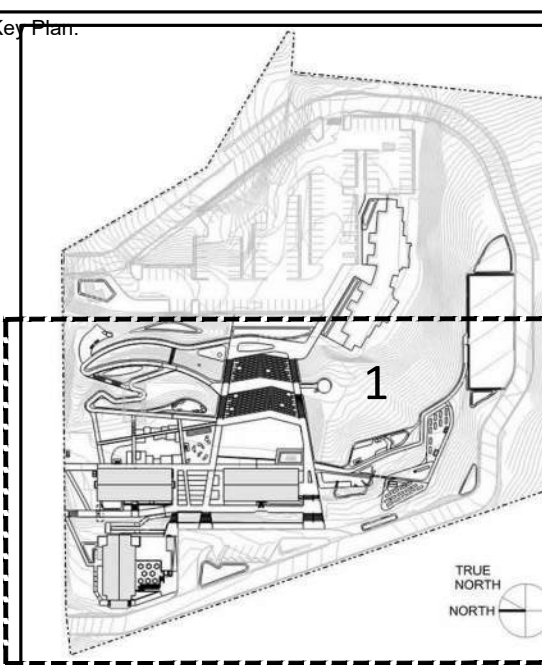
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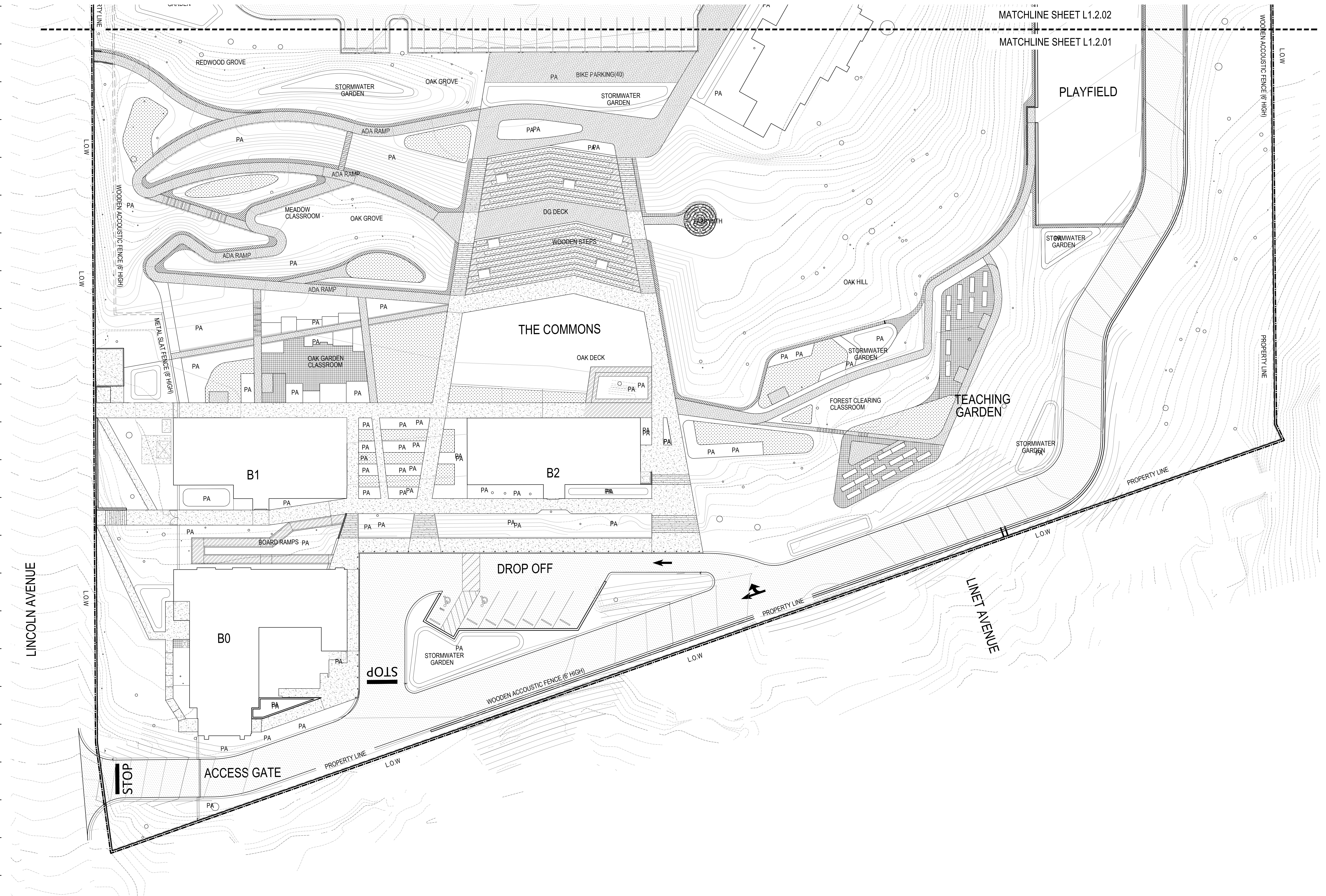
Sheet Name:

**MATERIAL PLAN
AREA 01**

Project No.:	214043	Sheet No.:	L1.2.01
Drawn By:	KL	Checked By:	TL
Scale:	1" = 20'-0"		

MATERIAL LEGEND

	CONCRETE PAVERS		DECORATIVE AGGREGATE
	WRC WOOD DECK		STONE PAVING
	STABILIZED GRANITCRETE PAVING		ASPHALT (ROAD/PARKING), SCD
	GRANITCRETE PAVING		LANDSCAPE HEADER
	PEA GRAVEL		RETENTION ANGLE





Architect:

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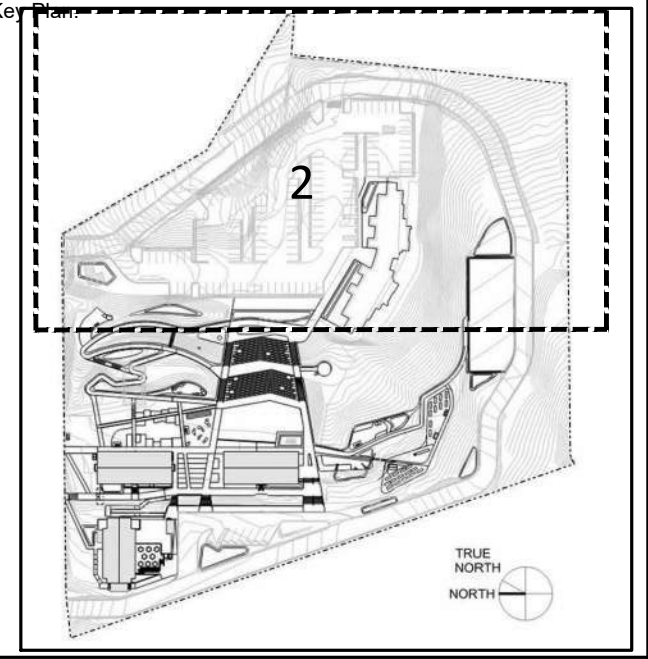
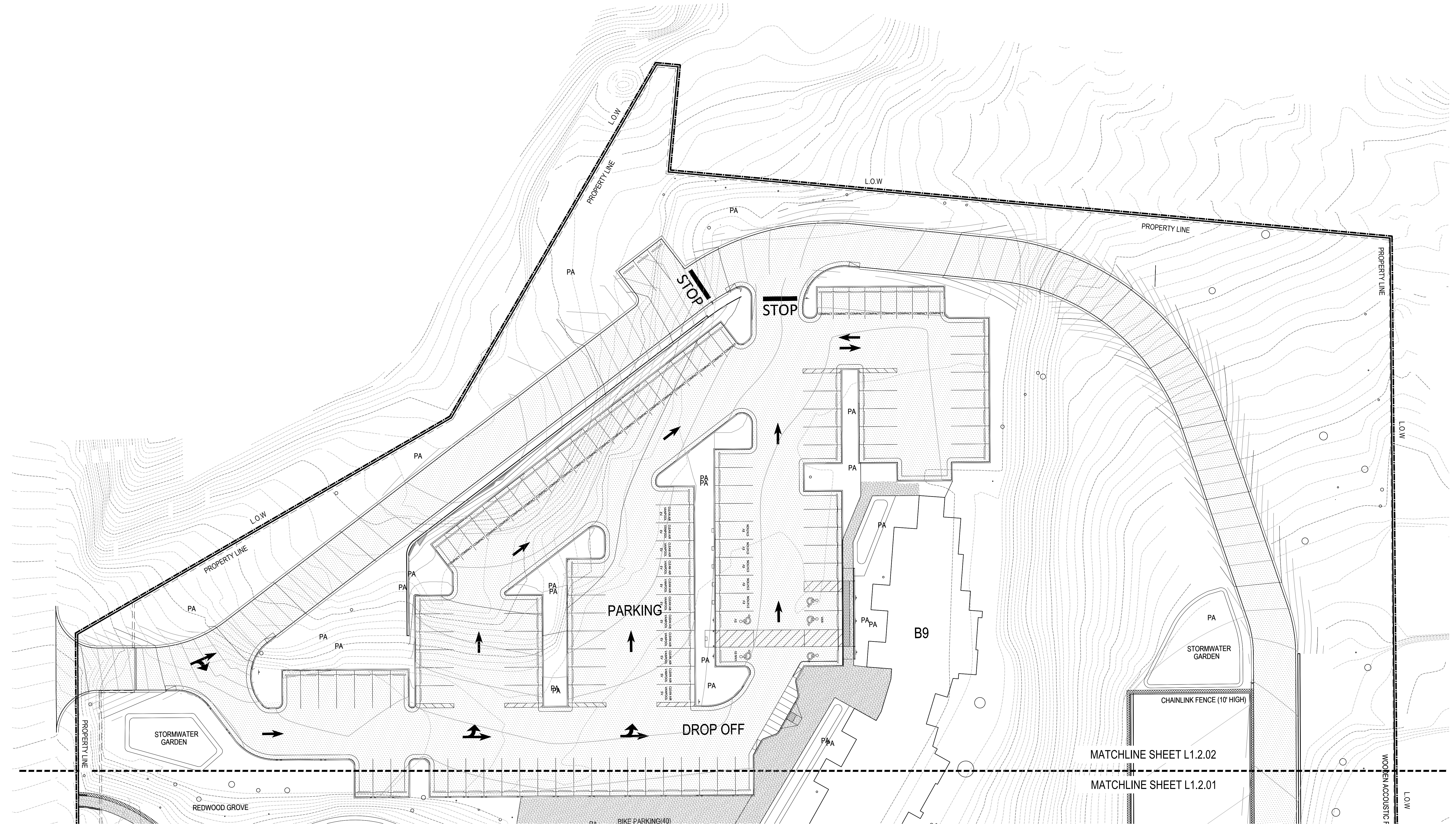
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MATERIAL LEGEND

	CONCRETE PAVERS		DECORATIVE AGGREGATE
	WRC WOOD DECK		STONE PAVING
	STABILIZED GRANITCRETE PAVING		ASPHALT (ROAD PARKING), SCD
	GRANITCRETE PAVING		LANDSCAPE HEADER
	PEA GRAVEL		RETENTION ANGLE



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Sheet Name:

**MATERIAL PLAN
AREA 02**

Project No.:

Sheet No.:

Drawn By: KL

214043

Checked By: TL

L1.2.02

Scale:

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PLANT SCHEDULE

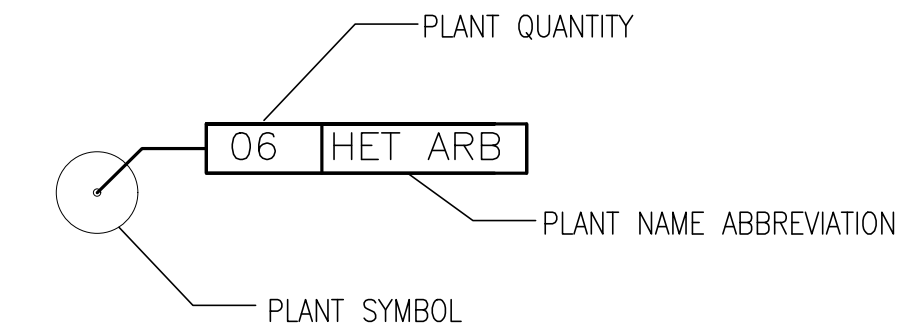
PLANT GROUPS										
SYM.	QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS	NATIVE	PLANT GROUP	
[Pattern]	20%	LUP ARB	<i>Lupinus nanus</i>	Sky Lupine	1 GAL	24" O.C.	L	Y	COA	
	20%	ERI FAS	<i>Eriogonum fasciculatum</i>	California Buckwheat	1 GAL	30" O.C.	L	Y	COA	
	20%	ERY GUT	<i>Mimulus aurantiacus</i>	Monkey Flower	1 GAL	30" O.C.	L	Y	COA	
	20%	SAL SPP	<i>Salvia 'Bee's Bliss'</i>	Bee's Bliss Sage	5 GAL	36" O.C.	L	Y	COA	
20%	ACH MIL	<i>Achillea millefolium</i>	Yarrow	1 GAL	15" O.C.	L	Y	COA		
[Pattern]	30%	JUN PAT	<i>Juncus patens</i>	Common Rush	1 GAL	24" O.C.	L	Y	C3 BIO	
	40%	CHO TEC	<i>Chondropetalum tectorum</i>	Small Cape Rush	1 GAL	30" O.C.	L	N	C3 BIO	
	30%	MUH LIN	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	5 GAL	30" O.C.	L	Y	C3 BIO	
[Pattern]	36,980sqft	MEA	Hydroseed with Irrigation (Seed Mix below)							
	20%	ADI JOR	<i>Festuca californica</i>	California Fescue	1 GAL	24" O.C.	L	Y	MEA	
	20%	ELY GLA	<i>Elymus glaucus</i>	Blue Wild Rye	1 GAL	18" O.C.	L	Y	MEA	
	20%	DES ELO	<i>Deschampsia elongata</i>	Slender Hairgrass	1 GAL	18" O.C.	L	Y	MEA	
	20%	DAN CAL	<i>Danthonia californica</i>	California Oat Grass	1 GAL	24" O.C.	M	Y	MEA	
	20%	STI PUL	<i>Stipa pulchra</i>	Purple Stipa	1 GAL	18" O.C.	L	Y	MEA	
11,700sqft	CYN DAC	<i>Cynodon dactylon</i>	Hybrid Bermuda	seed/sod	-	M	N	LAWN		
[Pattern]	1,480sqft	PLA BED	Planting Bed							
	15%	ESC CAL	<i>Eschscholzia californica</i>	California Poppy	1 GAL	12" O.C.	L	Y	PB	
	15%	FRA CAL	<i>Fragaria californica</i>	California Strawberry	1 GAL	36" O.C.	M	Y	PB	
	70%	-	Vegetables	Vegetables	-	-	-	Y	PB	
106,850sqft	MUL	Hydro Seed, No Irrigation (Seed Mix same as MEA)							MUL	

TREES											
SYM.	ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPAC.	MAX. SPREAD	WUCOLS	NATIVE	PLANT GROUP	
[Symbol]	QUE AGR	14	<i>Quercus agrifolia</i>	Coast Live Oak	36"BOX	-	25'	VL	Y	TREE	
[Symbol]	PLA RAC	50	<i>Platanus racemosa</i>	California sycamore	15 GAL	20'	20-30'	M	Y	TREE	
[Symbol]	ACE MAC	10	<i>Acer macrophyllum</i>	Big Leaf Maple	15 GAL	20'	20-35'	M	Y	TREE	
[Symbol]	CER OCC	14	<i>Cercis Occidentalis</i>	Western Redbud	5 GAL	20'	15'	VL	Y	TREE	
[Symbol]	AES CAL	7	<i>Aesculus californica</i>	California Buckeye	5 GAL	10'	12'	VL	Y	TREE	
[Symbol]	FRA CAL	12	<i>Frangula californica</i>	Coffee Berry	5 GAL	10'	8-10'	L	Y	TREE	
[Symbol]	HET ARB	15	<i>Heteromeles arbutifolia</i>	Toyon	5 GAL	10'	10'	L	Y	TREE	
[Symbol]	ARC MAN	5	<i>Arctostaphylos manzanita</i>	St Helena Manzanita	24" BOX	8'	5'-8"	L	Y	TREE	

PLANTING NOTES:

- Landscape Architect to Verify All Plant Locations in Field
- 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.
- Landscape Contractor to Receive Site Graded to Plus or Minus 0.10 ft Prior to Project Execution.
- No Substitution of Species Without Approval from the Landscape Architect. Contract Grow Plants as Required. Contract Grown Plants Must Meet Industry Standards for Size in Order to be Accepted.
- All Plants and Layout to be Verified in Field by the Landscape Architect Prior to Excavation of Planting Notes.
- Notify Owner's Representative 36 Hours Prior to Commencement of Work to Coordinate Project Observation Meetings.
- Space Ground Covers Triangularly in Planting Areas.
- The Contractor Shall Verify All Plant Quantities. Quantities Shown on the Plant Schedule and on the Planting Plans are for the Contractor's Reference Only. In the Event of a Discrepancy Between the Quantities Shown on the Schedule and on the Plan, the Plans Shall Govern.

PLANTING CALLOUT LEGEND



PLANT GROUP

CA COASTAL NATIVE MIX
(COA)
15,925 sqft TOTAL



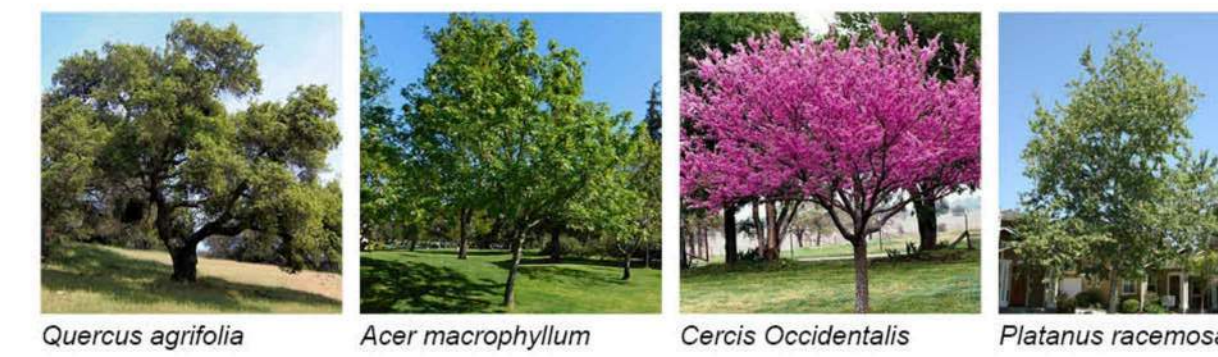
C3 BIO-FILTER MIX
(C3 BIO)
14,320 sqft TOTAL



SEED MIX FOR
(MEAM)MEADOW
(IRRIGATED-36,980)
AND
(MUL)MULCHED AREAS
(NON IRRIGATED-106,950)
143,930 sqft TOTAL



TREES



TALL SHRUBS/
SMALL TREES



LAWN

11,700 sqft TOTAL



Civil Engineer:
Sherwood Design Engineers
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San Francisco, CA

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TLS Landscape Architecture
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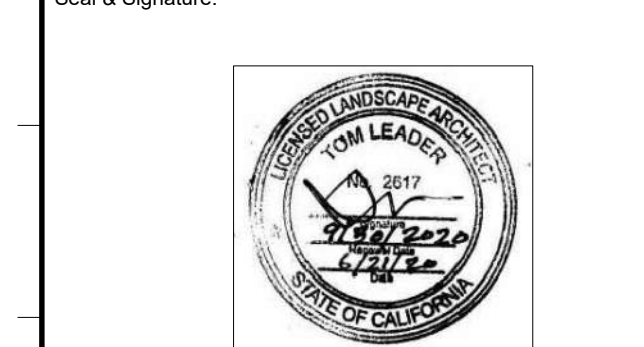
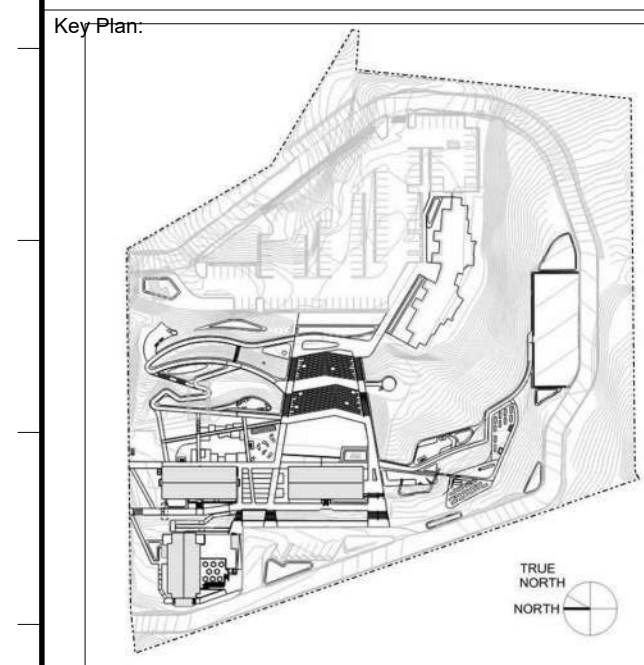
MEP Engineer:
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Acoustics:
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PLANTING SCHEDULE AND NOTES

Project No.:	Sheet No.:
214943	
Drawn By: KL	
Checked By: TL	
Scale: 1" = 20'-0"	L6.1.00



Architect:



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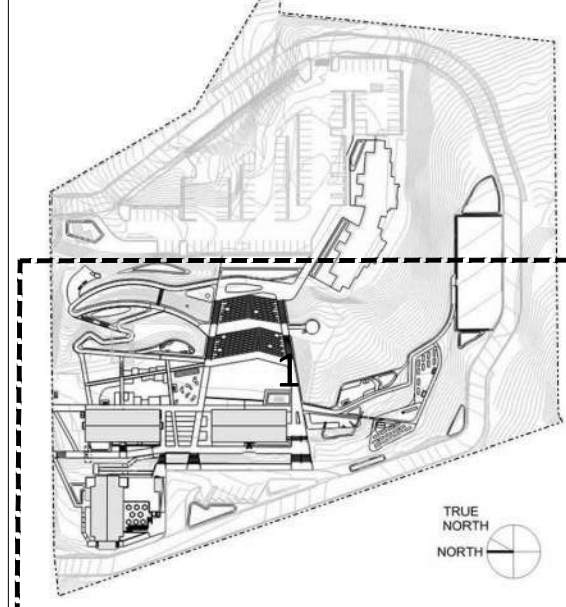
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Key Plan:



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Sheet Name:

PLANTING PLAN
AREA 01

Project No.: 214043 Sheet No.:

Drawn By: KL

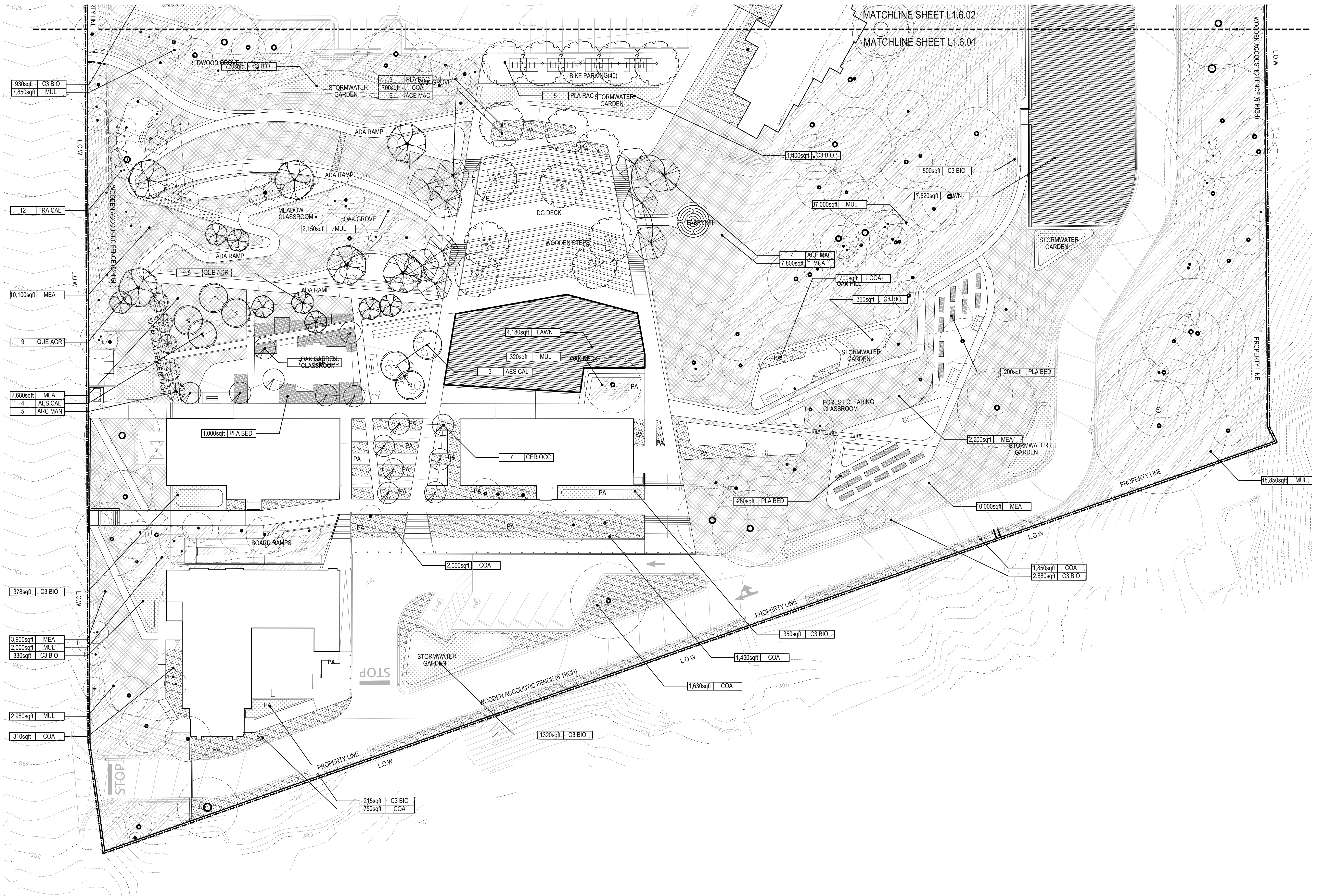
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L1.6.01

PLANTING LEGEND

- EXISTING TREE¹⁰
- (COA) NATIVE MIX
- (C3 BIO)-FILTER MIX
- MEA(Meadow Seedmix with irrigation)
- (P)PLANTING BEDS
- LAWN
- MUL (Mulch Seedmix without irrigation)
- Quercus agrifolia*
Coast Live Oak
- Platanus racemosa*
California Sycamore
- Acer macrophyllum*
Big Leaf Maple
- Aesculus californica*
California Buckeye
- Fraxulo californica*
Coffeeberry
- Heteromeles arbutifolia*
Toyon
- Arctostaphylos Manzanita*
Sierra Manzanita
- Cercis occidentalis*
Western Redbud



Architect:
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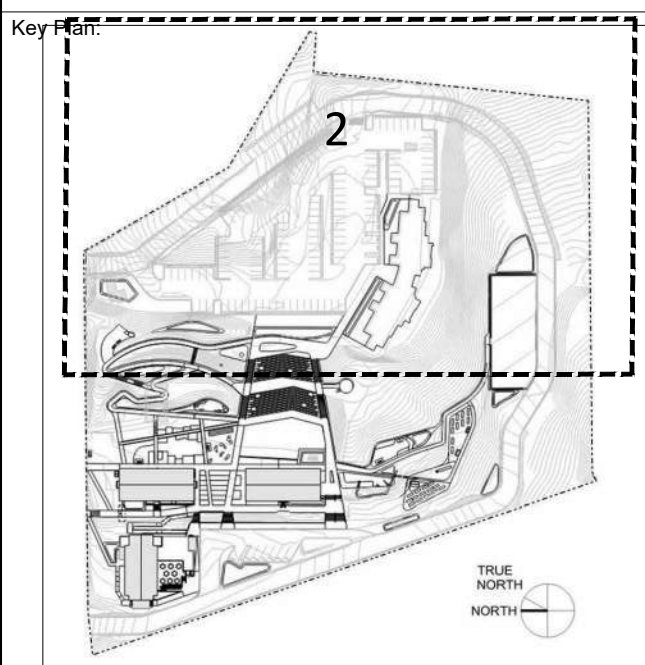
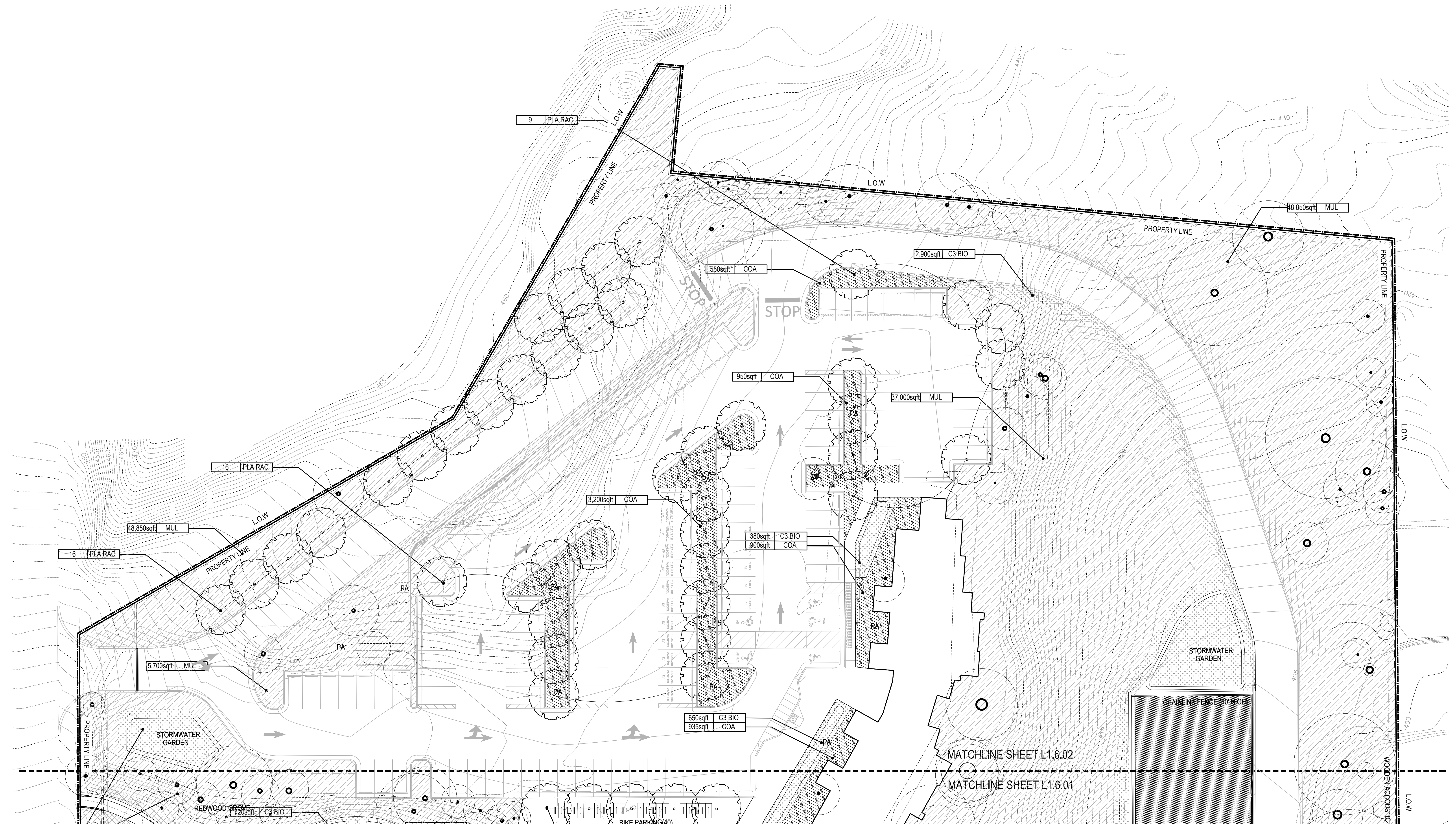
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PLANTING LEGEND

- | | | | | | | | |
|--|-------------------------------------|--|--|--|--|--|--|
| | EXISTING TREE ¹⁰ | | (P) PLANTING BEDS | | Quercus agrifolia
Coast Live Oak | | Fraxino californica
Coffeeberry |
| | (COA) NATIVE MIX | | LAWN | | Platanus racemosa
California Sycamore | | Heteromeles arbutifolia
Toyon |
| | (C3 BIO)-FILTER MIX | | MUL (Mulch Seedmix without irrigation) | | Acer macrophyllum
Big Leaf Maple | | Arctostaphylos Manzanita
Sierrita Manzanita |
| | MEA(Meadow Seedmix with irrigation) | | | | Aesculus californica
California Buckeye | | Cercis occidentalis
Western Redbud |



Sheet Name:
**PLANTING PLAN
 AREA 2**

Project No.: 214043
 Sheet No.:
 Drawn By: KL
 Checked By: TL
 Scale: 1" = 20'-0"

L1.6.02

IRRIGATION SYSTEM LEGEND/EQUIPMENT LIST

	IRRIGATION WATER METER-X	-BY CIVIL SECTION OF CONTRACT
	IRRIGATION BACKFLOW PREVENTION DEVICE	-FEBCO-825Y-X
	CONTROLLER ASSEMBLY	-BASELINE SYSTEMS-BL-3200/BL-3200PSS/BL-3200P-CM/BL-BMW2-PLUS
	MASTER CONTROL VALVE	-SUPERIOR-3100-3"
	FLOW SENSOR	-BASELINE SYSTEMS-BL-PFS200
	RAIN SENSOR	-HUNTER-MINI-CLK/SG-MC
	MOISTURE SENSOR	-BASELINE SYSTEMS-BL-5315B (25 TOTAL)
CONTROLLER ASSEMBLY SHALL BE ORDERED THROUGH IMPERIAL TECHNICAL SERVICES (925) 667-2190.		
	REMOTE CONTROL VALVE	-RAINBIRD-PESB SERIES
	QUICK COUPLING VALVE	-RAINBIRD-33DRC
	GATE VALVE	-NIBCO-T113-K-LINE SIZE
	DRIP ZONE KIT	-RAINBIRD-XCZ-100-PRB-COM
	DRIP FLUSH VALVE	-SEE DETAIL
	6" ROTOR POP-UP	-HUNTER-I-20-LA SERIES
	12" POP-UP ROTARY HEAD	-HUNTER-PROS-12-PRS40-CV-MP ROTATOR SERIES
	TREE BUBBLER	-RAINBIRD-1401
	IRRIGATION SUPPLYLINE-2" & LARGER	-1120/CLASS 315 PVC PIPE -18" COVER
	IRRIGATION SUPPLYLINE-1.5" & SMALLER	-1120/SCHEDULE 40 PVC PIPE -18" COVER
	IRRIGATION LATERAL LINE	-1120/SCHEDULE 40 PVC PIPE -12" COVER
	SUBSURFACE DRIPLINE	-NETAFIM-TLCV-06-12 -3" COVER
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER
	ELECTRICAL CONDUIT	-PVC SCHEDULE 40 ELECTRICAL -24" COVER
	POTENTIAL BOOSTER PUMP	-TO BE DETERMINED

IRRIGATION METHODS

	CA NATIVE MIX	SUBSURFACE DRIP
	C3 BIO-FILTER MIX	SUBSURFACE DRIP
	MEADOW 1	SUBSURFACE DRIP AT BORDERS AND AREAS LESS THAN 10 FOOT WIDE; POP-UP ROTARY HEAD INFILL
	PLANTING BEDS	SUBSURFACE DRIP
	LAWN	CENTRAL LAWN: SUBSURFACE DRIP AT BORDERS SPORTS FIELD: POP-UP ROTARY HEAD INFILL ROTOR POP-UPS
	TREES	36" BOX: FOUR BUBBLERS 24" BOX: THREE BUBBLERS 15 GAL: TWO BUBBLERS 5 GAL: ONE BUBBLER

- ### IRRIGATION SYSTEM NOTES
- IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 150 G.P.M. AT 65 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 65 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.
 - NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW. COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE- MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
 - CONNECT TO IRRIGATION WATER METER PROVIDED BY CIVIL SECTION OF CONTRACT.
 - INSTALL CONTROLLER ASSEMBLY APPROXIMATELY WHERE INDICATED. EXACT LOCATION OF CONTROLLER ASSEMBLY TO BE DETERMINED AT JOBSITE BY OWNERS REPRESENTATIVE. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLERS. USE THIN WALL METAL CONDUIT ABOVE GRADE. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. PROGRAM CONTROLLERS TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS AND MANUFACTURERS WRITTEN SPECIFICATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. GROUNDING AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS. PROGRAM CONTROLLERS PER MANUFACTURERS WRITTEN SPECIFICATIONS.
 - INSTALL EQUIPMENT AS DETAILED. INSTALL R.C.V. ID TACS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.
 - IRRIGATION HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED.
 - PIPE UNDER PAVEMENT SHALL BE CLASS 315 PVC FOR 2 INCH, SCHEDULE 40 PVC FOR 1.5 INCH AND SMALLER. PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED AT A TWENTY-FOUR INCH (24") DEPTH BELOW GRADE. PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVING AND ELECTRICAL CONDUIT. SLEEVING AND ELECTRICAL CONDUIT SHALL EXTEND TWELVE INCHES (12") BEYOND EDGE OF PAVEMENT OR CURB. INSTALL SAND FOR BACKFILL IN VEHICULAR PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
 - VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES WITH 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES IN BUNDLES EVERY TEN FEET IN PLANTING AREAS.
 - PRIOR TO INSTALLATION OF SUBSURFACE DRIP SYSTEMS REVIEW DRIP COMPONENTS, EQUIPMENT AND INSTALLATION TECHNIQUES WITH MANUFACTURERS REPRESENTATIVE. SPECIAL ATTENTION SHALL BE PAID WHEN COORDINATING INSTALLATION OF PLANT MATERIALS AND DRIP SYSTEM. AVOID CONFLICTS BETWEEN INSTALLATION OF EMITTERLINE AND PLANT LOCATIONS. IF CONFLICTS OCCUR, THEN PLANT INSTALLATION LOCATIONS SHALL HAVE PRIORITY. LAYOUT SHOWN IS DIAGRAMMATIC ONLY. INSTALL SPECIFIED SUBSURFACE DRIPLINE AS DETAILED AND PER MANUFACTURERS SPECIFICATIONS.
 - PROVIDE LITERATURE OF DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
CLEANING FILTER IN WYE STRAINERS
REPAIRING BREAKS IN PIPES AND RISERS
ADDING EMITTERS OR TUBING FOR EXPANSION/INSTALLING PLUGS
 - MAINTENANCE CONSIDERATIONS:
FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE(MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE EMITTERLINE SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
 - REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING THIS PROJECT.

PRELIMINARY WELO CALCULATIONS

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _r)	41.8		Project Type	Non-Residential	ETAF x	0.45
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Efficiency (IE)	ETAF x Landscape Area (Sq. Ft.)	Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas						
CA COASTAL NATIVE MIX	0.3	Drip	0.81	0.37	15,907	5,891
C3 BIO-FILTER MIX	0.3	Drip	0.81	0.37	14,629	5,418
MEADOW 1	0.4	Drip	0.81	0.49	36,980	18,282
QUERCUS AGRIFOLIA	0.1	Drip	0.81	0.12	350	43
PLATANUS RACEMOSA	0.5	Drip	0.81	0.62	1,250	772
ACER MACROPHYLLUM	0.5	Drip	0.81	0.62	250	154
CERCIS OCCIDENTALIS	0.1	Drip	0.81	0.12	140	17
AESCULUS CALIFORNICA	0.1	Drip	0.81	0.12	70	9
FRANGULA CALIFORNICA	0.3	Drip	0.81	0.37	120	44
HETEROMELES ARBUTIFOLIA	0.3	Drip	0.81	0.37	150	56
ARCTOSTAPHYLOS MANZANITA	0.3	Drip	0.81	0.37	125	46
PLANTING BEDS	0.5	Drip	0.81	0.62	1,480	914
Totals					71,451	31,626
Special Landscape Areas						
LAWN	1			11,700	11,700	303,217
	1					0
	1					0
	1					0
Totals					11,700	11,700
ETWU Total						303,217
ETWU Total						1,122,844
Maximum Applied Water Allowance (MAWA)						1,136,493
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area	31,626					
Total Area	71,451					
Average ETAF	0.44					
All Landscape Areas						
Total ETAF x Area	43,326					
Total Area	83,151					
Average ETAF	0.52					
Ave. ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.						

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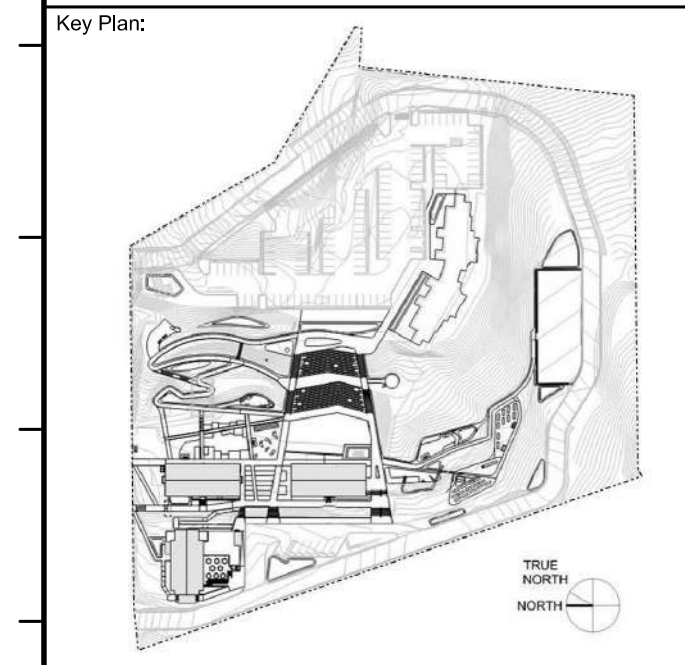
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IRRIGATION NOTES AND LEGEND

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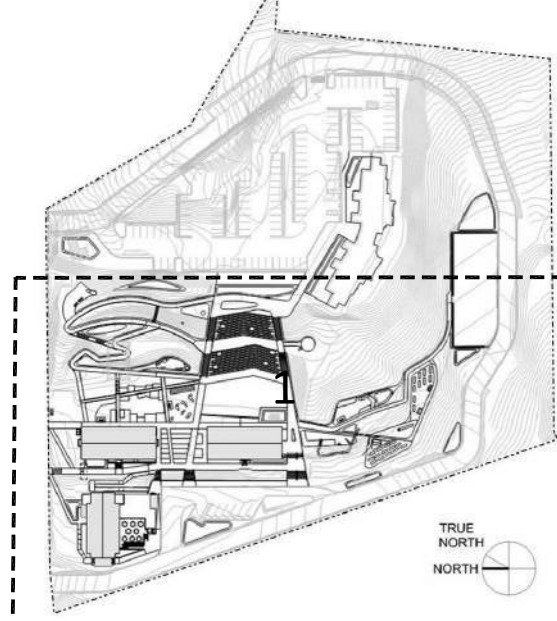
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Key Plan:



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**IRRIGATION PLAN
AREA 01**

Project No.:

214043

Drawn By:

Checked By:

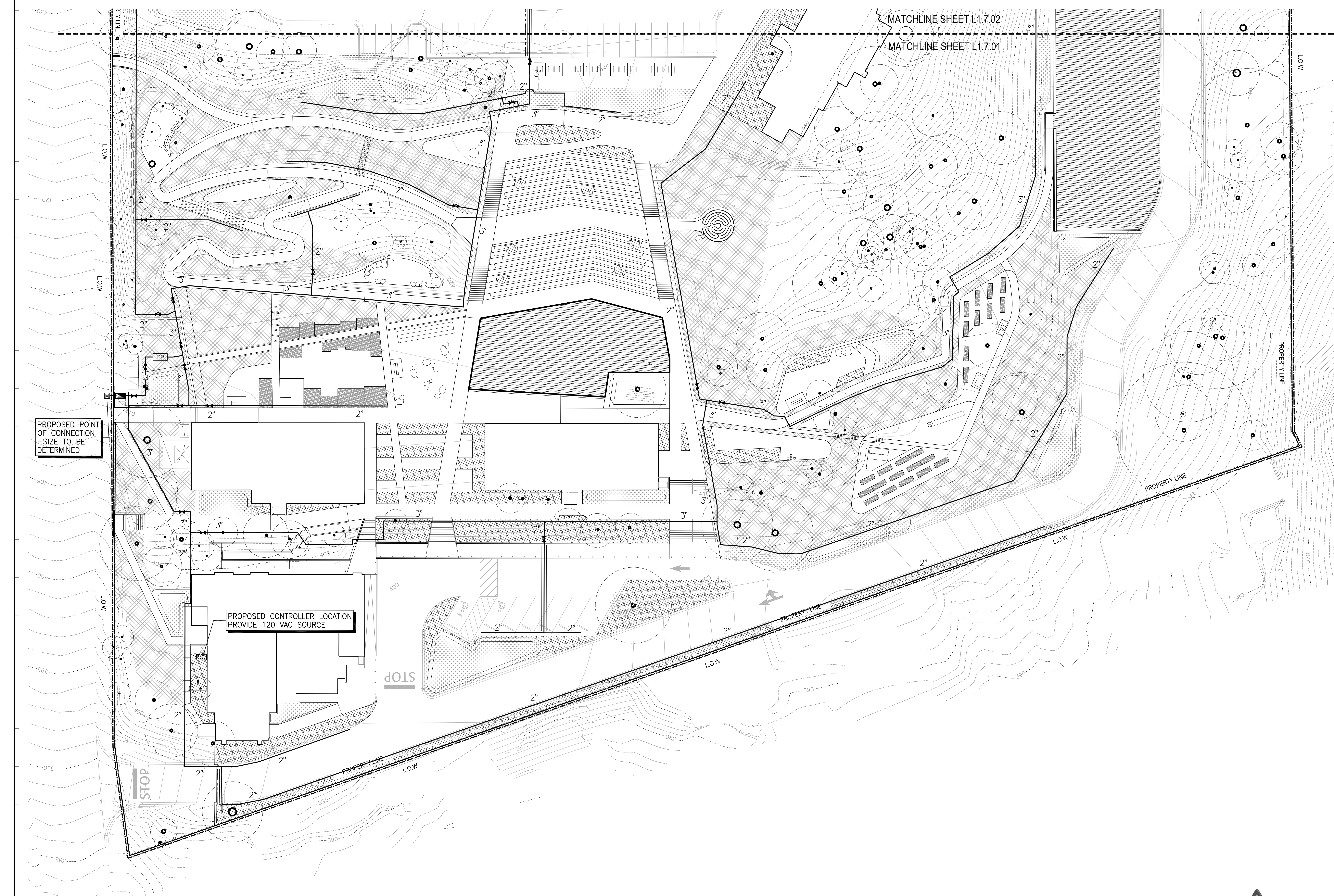
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L1.7.01

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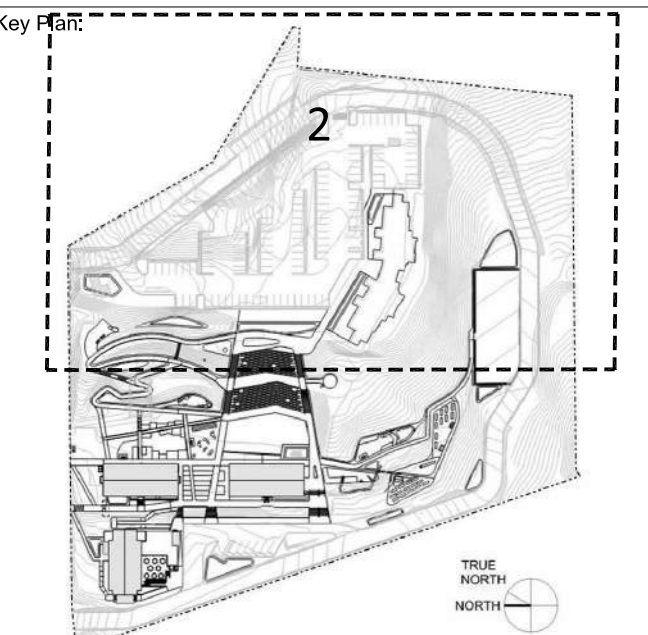
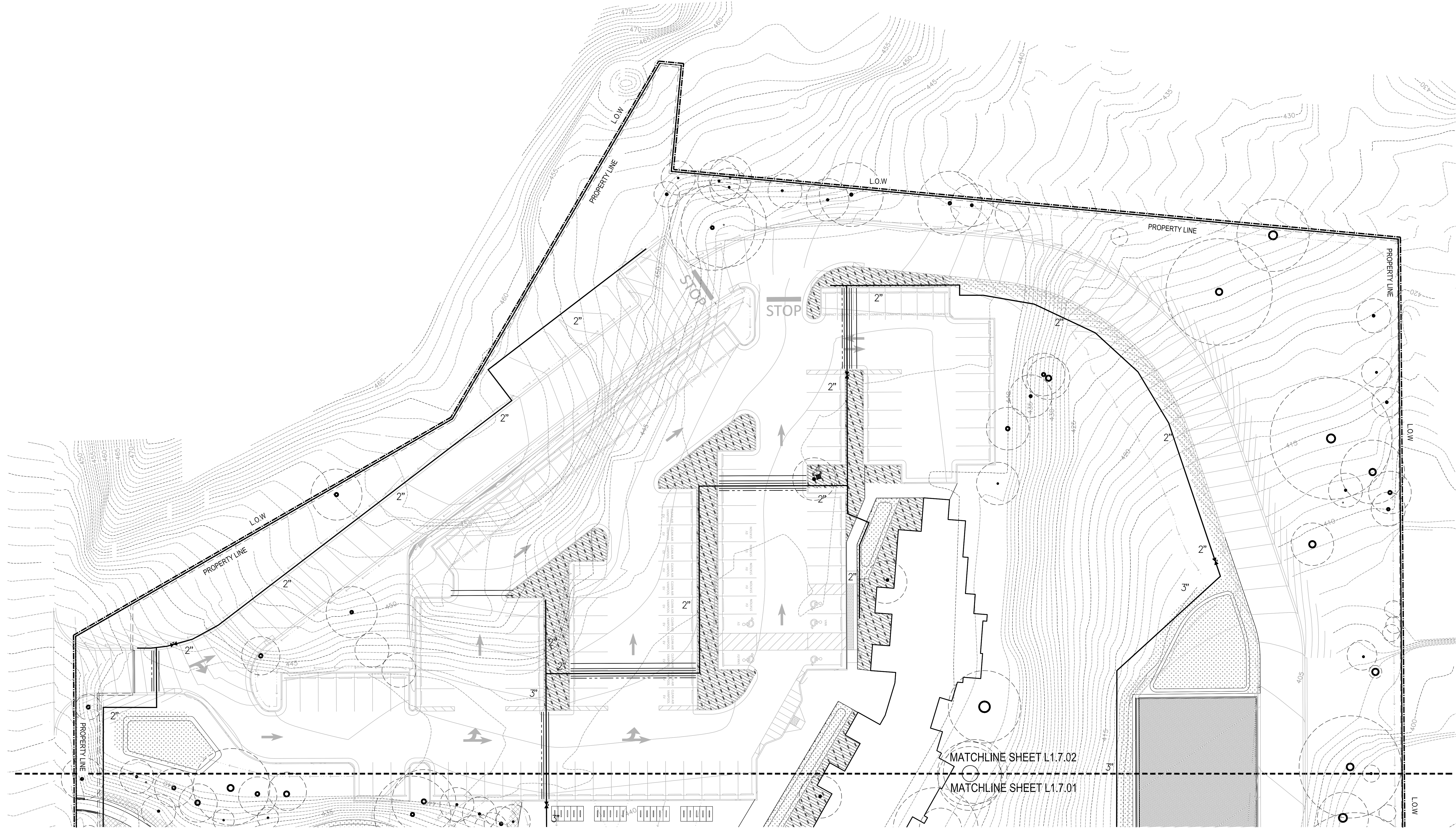
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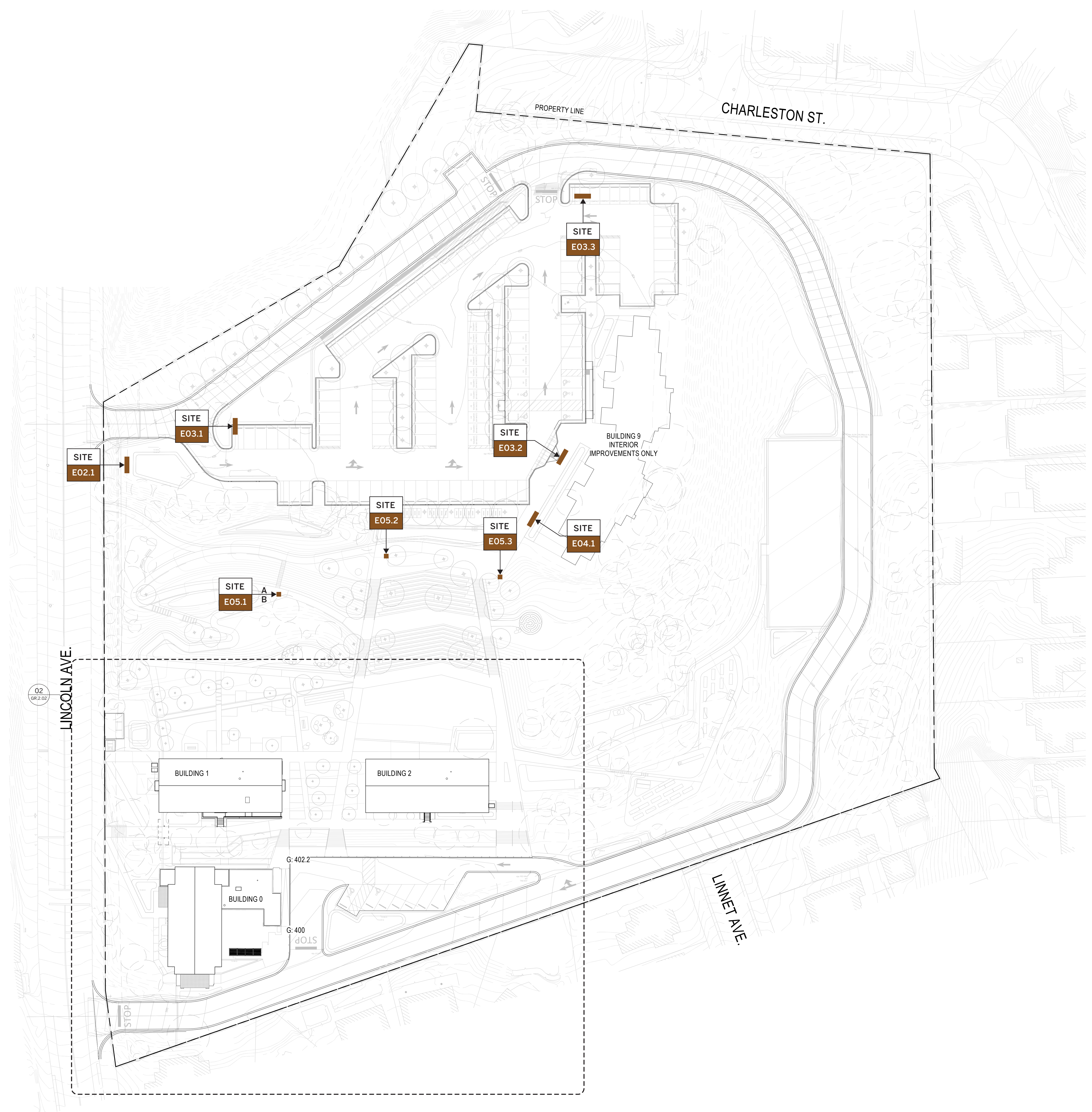
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Sheet Name:
**IRRIGATION PLAN
AREA 2**

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01 SITE PLAN
SCALE: 1/32" = 1'-0"

SIGN TYPE LEGEND

TYPE	DESCRIPTION
EXTERIOR	
E01	South Campus Gateway Sign
E02	Vehicular Entrance Sign at Loop Road Entrance
E03	Vehicular Directionals
E04	Orientation Map
E05	Pedestrian and Accessible Path Directionals
E06	Building Identification / Freestanding
E07	Building Identification / Wall-mounted
E08	Building Identification / Dimensional Letters

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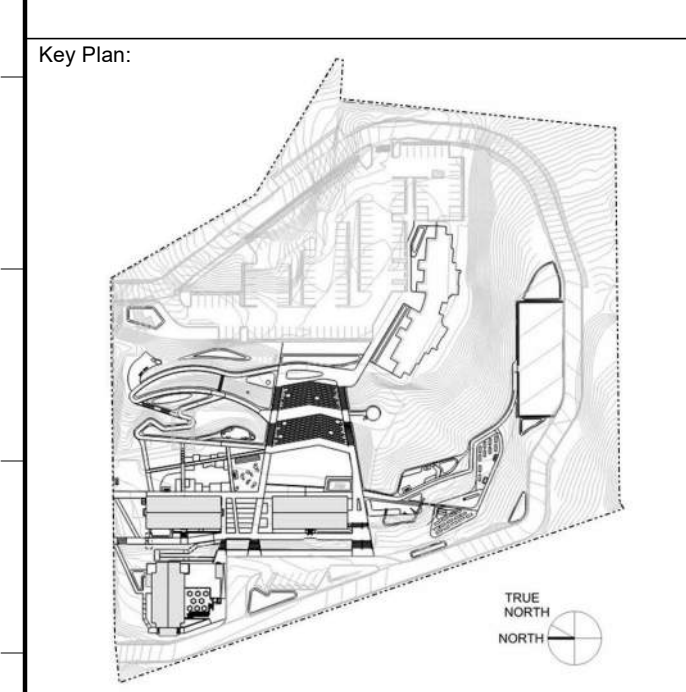
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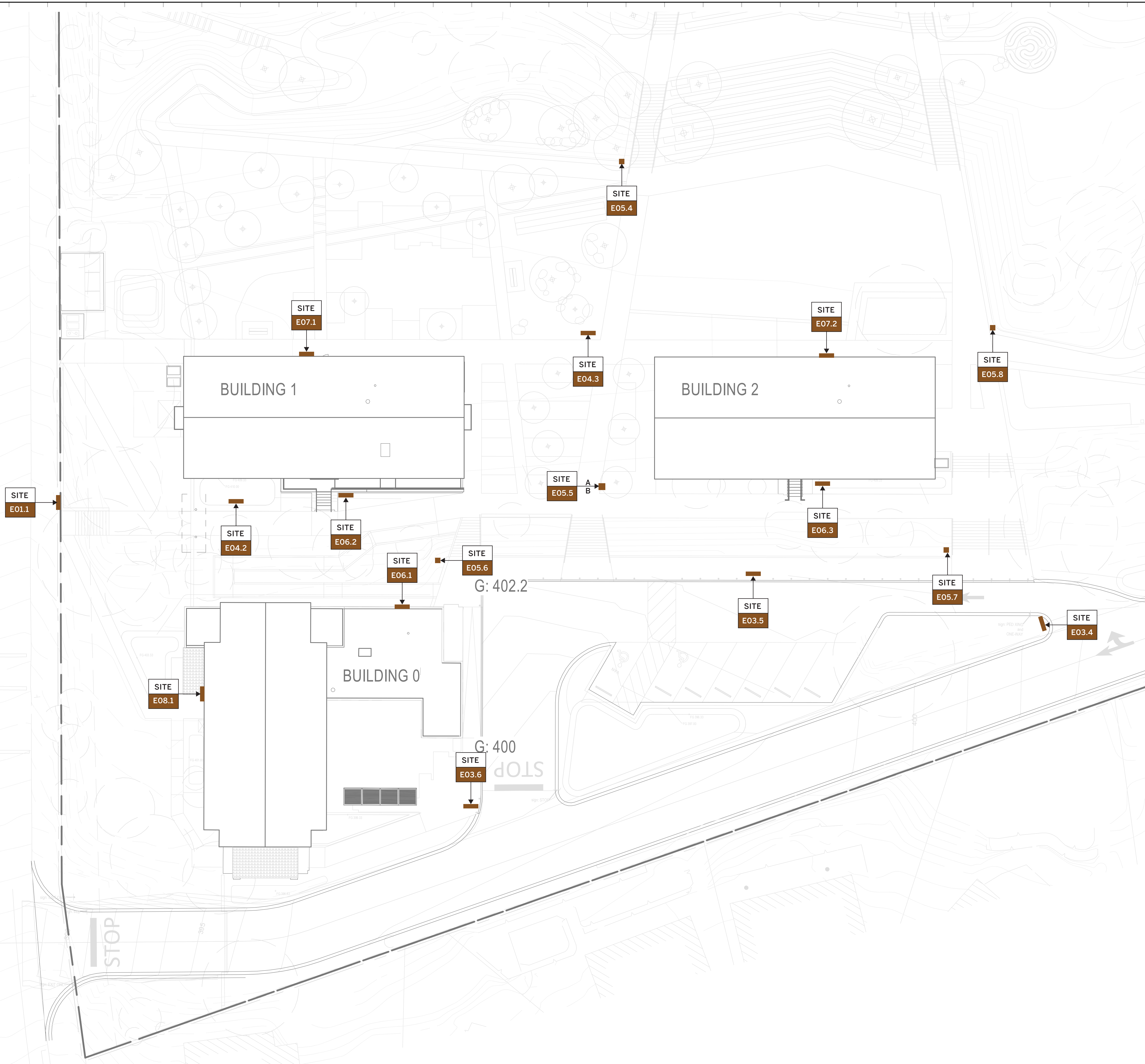


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Sheet Name:
OVERALL SITE PLAN


Project No.: 214043
Drawn By: Author
Checked By: Checker
Scale:
Sheet No.: **GR.2.01**

LINCOLN AVE.



SIGN TYPE LEGEND

TYPE	DESCRIPTION
EXTERIOR	
E01	South Campus Gateway Sign
E02	Vehicular Entrance Sign at Loop Road Entrance
E03	Vehicular Directionals
E04	Orientation Map
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E06	Building Identification / Freestanding
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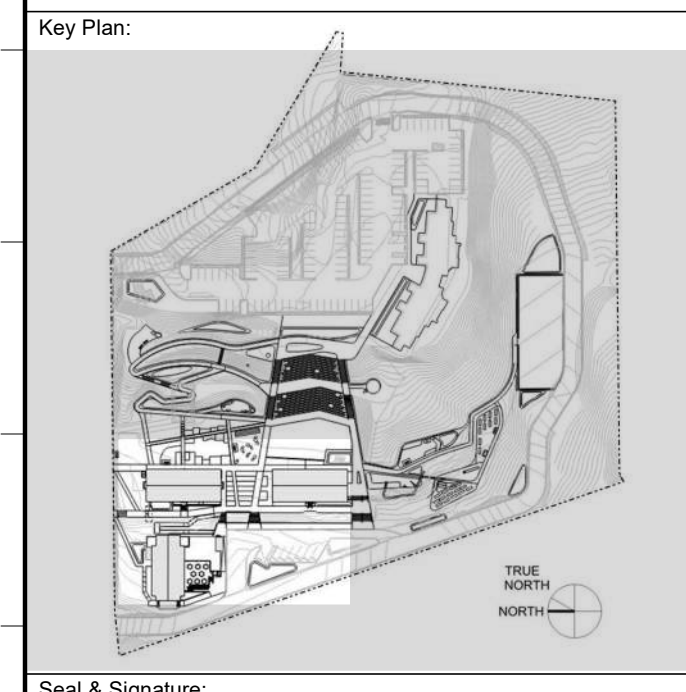
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ENLARGED SITE PLAN

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02 ENLARGED SITE PLAN
 SCALE: NTS