

PROJECT DESCRIPTION: DEMOLITION OF AN (E) VACANT COMMERCIAL BUILDING AND SURFACE PARKING LOT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT CONTAINING 5 RESIDENCES AND A DEMONSTRABLE COMMERCIAL SPACE. THE LOT WILL BE SUBDIVIDED INTO 5 MIN-LOTS, 4 OF THESE LOTS WILL EACH CONTAIN ONE 3-LEVEL DETACHED SINGLE-FAMILY HOUSES. EACH WILL CONTAIN 3 BEDROOMS AND 2 BATHROOMS. THE (E) FOUR HOUSES WILL BE ADDRESSED 741, 743, 745 & 747 APGAR STREET. THE 5TH MIN-LOT WILL CONTAIN A 3-LEVEL MIXED-USE BUILDING WITH 2 COMMERCIAL CONDOMINIUMS AND 1 RESIDENTIAL CONDOMINIUM. THE GROUND LEVEL CONTAIN A DEMONSTRABLE COMMERCIAL SPACE AND THE ENTRY FOR THE RESIDENCE. THE 2ND AND 3RD LEVELS ARE SOLELY FOR THE RESIDENCE. THE RESIDENCE WILL CONTAIN 4 BEDROOMS AND 2 BATHROOMS. THESE WILL BE ADDRESSED 3840 WEST STREET FOR THE RESIDENCE AND 3843 & 3844 WEST STREET FOR THE COMMERCIAL SPACES. THE PROJECT WILL CONTAIN 3 UNCOVERED PARKING SPACES FOR 741 & 747 APGAR STREET AND 3840 WEST STREET.

ZONING DISTRICT: RM4-F-C
FLOOD DESIGNATION: FIRM RATE MAP #060102059G, AREA OF MINIMAL FLOOD HAZARD, ZONE X
OCCUPANCY TYPE: R-3 & B
CONSTRUCTION TYPE: V-B
BUILDING HEIGHT: 33'-6" FOR THE 3-LEVEL HOMES
34'-2" FOR THE MIXED-USE BUILDING
SPRINKLERS: ALL UNITS TO HAVE NFPA 130 SPRINKLER SYSTEMS
APPLICABLE CODES: 2016 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE

LOT COVERAGE:	EXISTING	PROPOSED
LOT SIZE:	5,938 SF	NO CHANGE
LOT COVERAGE:	1,875 SF	3,419 SF

BUILDING AREAS:	SALEABLE	BUILDABLE	BEDROOMS	BATHROOMS
741 APGAR STREET:	1,437 SF	SAME	3	2
743 APGAR STREET:	1,437 SF	SAME	3	2
745 APGAR STREET:	1,437 SF	SAME	3	2
747 APGAR STREET:	1,437 SF	SAME	3	2
3840 WEST STREET:	1,340 SF	1,509 SF	4	2
3843 WEST STREET:	766 SF	845 SF	N/A	1

UTILITY GENERAL NOTES

1. ALL UTILITY TRENCHES UNDER ROADWAY TO BE PER CITY OF OAKLAND STANDARD DETAILS D-22.0 & D-22.1.
2. ALL HOUSE CLEAN-OUTS TO BE PER TO CITY OF OAKLAND STANDARD DETAIL D-24.
3. ROUTE SEPARATE 1-1/2" WATER SERVICES TO EACH UNIT. PIPING SHALL BE HDPE TRANSITIONING TO COPPER AT RISER TO THE BACKFLOW DEVICE. PROVIDE SAND BEDDING AND MINIMUM OF 18" OF COVER.
4. LOCATION OF BACKFLOW PREVENTER SHOWN DIAGRAMMATICALLY. COORDINATE SPECIFIC LOCATION WITH OWNER AND SEE ARCHITECTURAL DRAWINGS.
5. THROUGH CURB DRAIN PER CITY STANDARD DETAIL D-13.

LANDSCAPING GENERAL NOTES

1. TOTAL LANDSCAPE AREA IS LESS THAN 2,500 SF SO THE PRESCRIPTIVE PATH (APPENDIX D) WILL BE FOLLOWED FOR WELO COMPLIANCE.
2. PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE PLANTING SCHEDULE IDENTIFIES THE DESIGN INTENT AND THE PLANTS INSTALLED DURING CONSTRUCTION MAY VARY DUE TO AVAILABILITY AT LOCAL NURSERY. ALL PLANTS TO BE DROUGHT TOLERANT AND CALIFORNIA NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
3. ALL PLANTS ON THE SUBJECT PROPERTY WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY A LICENSED LANDSCAPED CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
4. ALL PLANTS IN THE RIGHT-OF-WAY WILL NOT BE IRRIGATED.
5. ALL GRAVEL AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
6. ALL PAVING ON THE SUBJECT PROPERTY SHALL BE LOOSE-LAID CONCRETE PAVERS ON SAND BED FOR STORM WATER PERMEABILITY.
7. LANDSCAPING IS SHOWN BOTH IN THE SUBJECT PROPERTY AND IN THE RIGHT-OF-WAY FOR CLARITY EVEN IF A SPECIFIC DRAWING IS ONLY RELATED TO A SPECIFIC LOCATION.
8. IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS & PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
9. ALL FENCING SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4X4 P.T. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1X8 ROUGH-HEWN REDWOOD FENCING BOARDS W/ 1/8" SPACING. THE FRONT YARD FENCING WILL BE 70% TRANSPARENT.
10. TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,500-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C.3 STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
11. ALL PLANTING AREAS WILL BE COVERED IN 3" OF 1/4" BLACK FIR MULCH.
12. COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.

PX2000015 - 733 Apgar Street

APPROVED
CITY OF OAKLAND
DEPT. OF TRANSPORTATION
ENGR. SERVICES
(PX - PERMIT ONLY)
BY *Joseph Adamson*
DATE 10/22/2020

PROJECT INFORMATION

OWNER/BUILDER: 733 APGAR STREET, LLC 953 MACARTHUR BLVD. OAKLAND, CA 94611 WILL MOLLAR (415) 523-0304 X.1	CIVIL ENGINEER: MICHAEL H. KUYKENDALL 3840 WEST STREET OAKLAND, CA 94608 (510) 569-3415
ARCHITECT: WORKSHOP1, INC. 953 MACARTHUR BLVD. OAKLAND, CA 94611 MIKE PITLER (415) 523-0304 X.2	GEOTECHNICAL ENGINEER: ROCKWELL GEOTECHNICAL 4379 FREDMONT AVENUE OAKLAND, CA 94711 CRAG SHIELDS (510) 459-7130
LANDSCAPE ARCHITECT: WORKSHOP1, INC. 953 MACARTHUR BLVD. OAKLAND, CA 94611 MIKE PITLER (415) 523-0304 X.2	ENERGY CONSULTANT: BEAR TECHNOLOGY 774 CALLE MELCOR CARLSBAD, CA 92009 WAYNE SEWARD (760) 652-2037
STRUCTURAL ENGINEER: NELLIE INGRAHAM STRUCTURAL ENGINEER 2918 TICE CREEK DRIVE #8 WALNUT CREEK, CA 94696 (510) 414-3450	GREEN BUILDING CONSULTANT: TRIPLE GREEN BUILDING GROUP 518 VALLEY VIEW ROAD EL SOBRANTE, CA 94903 KELLY GILBERT (510) 244-1354
SURVEYOR: BAY AREA LAND SURVEYING INC. 3055 REDMOND PKWY. #101 RICHMOND, CA 94806 KEITH BUSH (916) 224-9187	

PROJECT TEAM

A0.1 COVER PAGE
A1.05 SITE SURVEY - PX PERMIT
A1.06 SITE PLAN - PROPOSED UTILITIES
A1.08 LANDSCAPING - PX PERMIT
A1.09 STANDARD R.O.W. DETAILS FOR CITY OF OAKLAND
A1.08 SEWER PROFILE DIAGRAMS - PX PERMIT
C.10 STRINGER PLAN
C.2.0 RAMP GRADING DETAIL
CAL-1.0 ROADWAY LIGHTING

PX PERMIT GENERAL NOTES

SYMBOL LEGEND	
CLEAN CUT (SEE 1184.05)	
EASEMENT	
LANDSCAPE AREA	
PROPOSED BUILDING	
(N) CONCRETE	
(N) ASPHALT	
SEWER - 6"	
WATER - 1"	
GAS	
(E) SANITARY SEWER	
OVHD. ELEC. & DATA	
STORM DRAIN - 3"	
DOWNSPOUT	
PROPERTY BOUNDARY	

SYMBOL LEGEND



RELEASES AND REVISIONS

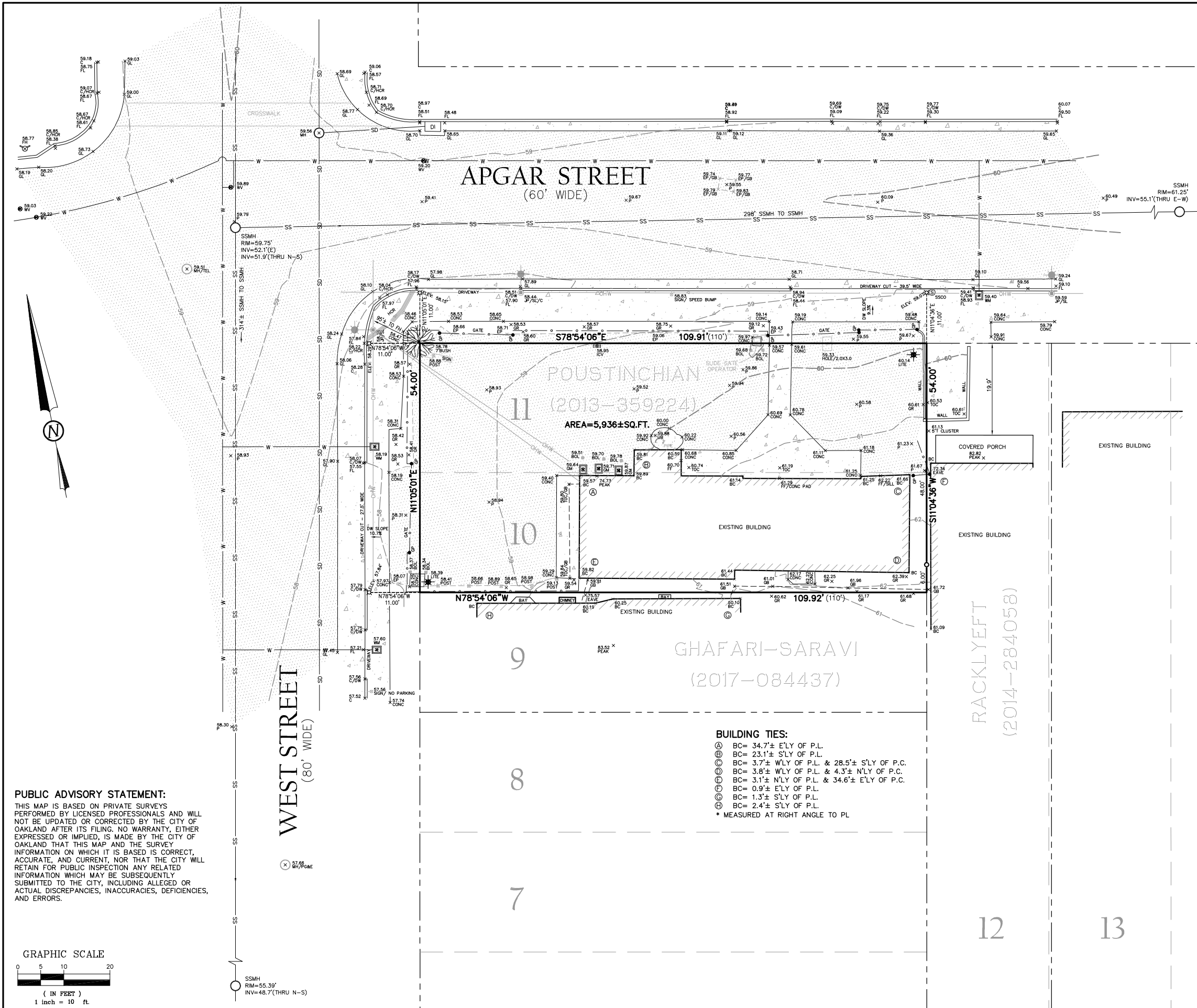
NO.	DESCRIPTION	DATE
	BLDG. PERMIT SUBMITTAL	12/15/19
1	BLDG. PERMIT SUBMITTAL REV.	02/28/20
2	BLDG. PERMIT SUBMITTAL REV.	03/17/20
	CONSTRUCTION SET #1	03/25/20
	PX PERMIT SUBMITTAL	04/03/20
	CONSTRUCTION SET #1	05/04/20
3	PX PERMIT REV.	09/10/20

PREPARED BY:
CREATION DATE: 10/07/19
SCALE: NTS

COVER PAGE

A0.1

DRAWING SHEET INDEX



LEGEND			
⊗	SET NAIL AND TAG LS 9022	GM	GAS METER
○	SET 5/8" REBAR AND CAP LS 9022	GP	GATE POST
▬	BUILDING EDGE	GR	GROUND ELEVATION
▬	CONCRETE	HCR	ADA RAMP
▬	ASPHALT	ICV	IRRIGATION CONTROL VALVE
()	RECORD DATA	INV	INVERT
#T	INCH DIAMETER OF TREE	JP	JOINT POLE
BC	BUILDING CORNER	MH	MANHOLE
BOL	BOLLARD	OHW	OVERHEAD WIRE
C	CURB	P	ASPHALT
CONC	CONCRETE	PC	PROPERTY CORNER
DI	DRAIN INLET	PL	PROPERTY LINE
DW	DRIVEWAY	SL	STREET LAMP
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	TOC	CONCRETE ELEVATION
FL	FLOW LINE	UB	UNKNOWN UTILITY
GB	GRADE BREAK	WM	WATER METER
GL	EDGE OF GUTTER	WV	WATER VALVE

——— SUBJECT PROPERTY
 - - - - - ADJACENT PARCEL/LOT LINE
 - - - - - HISTORIC PARCEL/LOT LINE
 - - - - - TIE LINE

OWNER:
 MOHAMAD POUSTINCHIAN
 YANGJIA K. POUSTINCHIAN
 7688 STONELEAF RD.
 SAN RAMON, CA 94582

BASIS OF BEARINGS:
 MONUMENT LINE WITHIN MARTIN
 LUTHER KING JR. WAY
 BEARING TAKEN AS: N 11°05'15" E

NOTE:
 THERE ARE NO VERTICAL CURVES WITHIN
 300 FEET OF THE PROPERTY
 THERE ARE NO HORIZONTAL CURVES
 WITHIN 300 FEET OF THE PROPERTY
 THERE ARE NO PROTECTED TREES ON
 THE PROPERTY

BENCHMARK:
 CITY OF OAKLAND MONUMENT
 STATION: 7/B IN MACARTHUR
 BOULEVARD IN FRONT OF HOUSE
 NUMBER 857-859.
 ELEVATION = 49.460' CITY OF
 OAKLAND DATUM.

BASIS OF SURVEY:
 THE LOT LOCATION WAS BASED UPON THE
 MAP OF THE MAJOR GIVEN TRACT (10 M
 26) AND THE SPLIT OF IMPROVEMENTS
 ESTABLISHING THE RIGHT OF WAY(S) OF
 APGAR STREET & WEST STREET.

ALL PUBLIC/PRIVATE EASEMENTS OF
 RECORD DISCLOSED IN THE TITLE REPORT
 PREPARED BY OLD REPUBLIC TITLE
 COMPANY, ORDER NUMBER
 0147023481-DC, DATED SEPTEMBER 27,
 2019, AT 7:30 AM, IF ANY, ARE SHOWN
 HEREON.

SURVEY FIELDWORK WAS PERFORMED ON
 1/23/2019 & 3/5/2019.

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND
 SURVEYORS ACT AT THE REQUEST OF MIKE PITLER AND WILL MOLLARD ON JANUARY,
 2019.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF
 OAKLAND DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL
 PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.

I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS
 MAP IS THE SAME AS DESCRIBED IN THAT CERTAIN MAP ENTITLED, 'MAJOR GIVEN
 TRACT', FILED ON JUNE 11, 1988, IN BOOK 10 OF MAPS, AT PAGE 26, IN THE OFFICE OF
 THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED
 ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO.
 012-0964-029.

I HEREBY FURTHER STATE THAT THE REQUIREMENTS OF THE PROFESSIONAL LAND
 SURVEYORS ACT WILL BE SATISFIED UPON RECORDATION OF THE SUBSEQUENT
 SUBDIVISION MAP.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE
 AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.



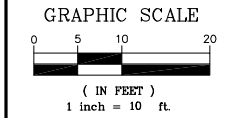
RYAN C. ENGEL, L.S. 9022
 DATE: FEBRUARY 25, 2019
 REV 1: JANUARY 14, 2020

BOUNDARY & TOPOGRAPHIC SURVEY

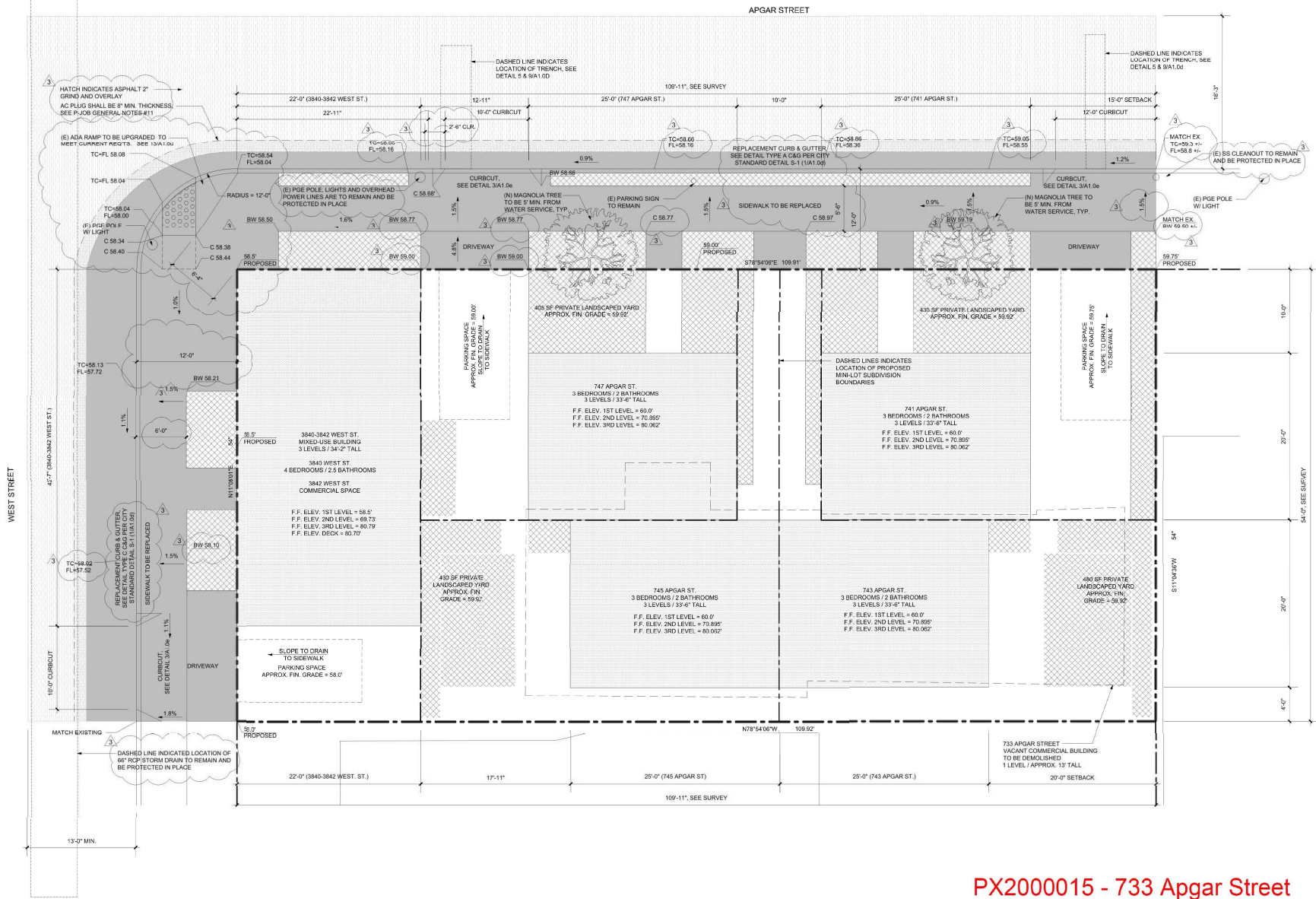
THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED
 ON NOVEMBER 13, 2013 AS DOCUMENT NO. 2013-359224
 OFFICIAL RECORDS OF ALAMEDA COUNTY
 BEING LOTS 10 AND 11, BLOCK C
 MAJOR GIVEN TRACT
 FILED JUNE 11, 1888 IN MAP BOOK 10, PAGE 26
 CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
 FEBRUARY, 2019 SCALE: 1" = 10'
BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167

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



- BUILDING TIES:**
- Ⓐ BC = 34.7'± E'LY OF P.L.
 - Ⓑ BC = 23.1'± S'LY OF P.L.
 - Ⓒ BC = 3.7'± W'LY OF P.L. & 28.5'± S'LY OF P.C.
 - Ⓓ BC = 3.8'± W'LY OF P.L. & 4.3'± N'LY OF P.C.
 - Ⓔ BC = 3.1'± N'LY OF P.L. & 34.6'± E'LY OF P.C.
 - Ⓕ BC = 0.9'± E'LY OF P.L.
 - Ⓖ BC = 1.3'± S'LY OF P.L.
 - Ⓗ BC = 2.4'± S'LY OF P.L.
- * MEASURED AT RIGHT ANGLE TO PL



- P-JOB GENERAL NOTES**
- ALL WORKS, CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH CITY OF OAKLAND STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC WORKS.
 - MINIMUM COVER OVER PIPE IS 3 FEET IN EASEMENTS AND 3.5 FEET IN STREETS, OR CONCRETE BEDDING IS REQUIRED (SEE CITY OF OAKLAND STANDARD DETAIL SHEET D-1) OR CLASS 52 DUCTILE IRON PIPE IS REQUIRED.
 - TYPE OF SANITARY SEWER PIPE MAY BE EXTRA STRENGTH VITRIFIED CLAY PIPE (VCP), CLASS 52 DUCTILE IRON PIPE OR HDPE SDR-11 PIPE. TYPE OF STORM DRAIN PIPE MAY BE HDPE SDR-11 OR RCP.
 - CHECK DAMS AND PIPE ANCHORS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
 - CONCRETE EROSION PROTECTION MAY BE REQUIRED IF DIRECTED BY THE ENGINEER. (SEE DETAIL SHEET).
 - PAVEMENT REPLACEMENT TYPE SHALL BE THE EQUIVALENT OF EXISTING PAVEMENT SECTION OR BETTER (SEE CITY OF OAKLAND STANDARD DETAIL SHEET D-22). ALL REPLACEMENT SECTIONS SHALL COMPLY WITH CITY OF OAKLAND STANDARDS.
 - IF A CONFLICT OCCURS DURING CONSTRUCTION THAT REQUIRES A CHANGE IN DESIGN THE CONTRACTOR SHALL CONTACT THE PRIVATE ENGINEER OR HIS/HER REPRESENTATIVE IN CHARGE FOR A SOLUTION IF SUCH A CHANGE CAN BE MADE WITHOUT DELAY AND TO THE SATISFACTION OF THE CITY INSPECTOR. THEN THE WORK MAY PROCEED. IF A CHANGE CANNOT BE MADE WITHOUT DELAY, THEN THE CONTRACTOR SHALL STOP HIS/HER OPERATIONS UNTIL SUCH A TIME THAT THE PRIVATE ENGINEERS SUBMITTED A REVISED PLAN OF THE DESIGN CHANGE TO THE CITY FOR APPROVAL. CONSTRUCTION OF THE PART OF THAT PROJECT CAN COMMENCE AFTER THE CITY HAS APPROVED THE PLAN.
 - IF THE PRIVATE ENGINEER OR HIS/HER REPRESENTATIVE TO CONTACT IS MICHAEL KUYKENDALL, ASSOCIATE PRINCIPAL, AT TELEPHONE NUMBER (510)590-3415.
 - AFTER ALL UTILITY CONNECTIONS ARE MADE AND A MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2" GRIND AND OVERLAY ON APGAR AND WEST STREETS ALONG PROJECT FRONTAGE. ACTUAL LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT. UPPER COURSE OF PAVEMENT RESTORATION (TOP 2" OF AC) OR AC OVERLAY SHALL BE 1/2" AGGREGATE, TYPE C2 MIX FROM TABLE 203-6.4.4 OF THE GREENBOOK, PG 64-10 WITH 15% RAP. BOTTOM COURSES OF PAVEMENT RESTORATION SHALL BE 3/4" AGGREGATE, TYPE B MIX, TABLE 203-6.4.4 OF THE GREENBOOK, PG 64-10 WITH 15% RAP.
 - IF WORKING WITHIN 25 FEET OF A MONUMENT, COMPLY WITH STATE LAW 8771, CONTACT THE INSPECTOR PRIOR TO STARTING EXCAVATION. MINIMUM \$5,000.00 FINE FOR NON-COMPLIANCE.
 - AC PLUG SHALL BE 8" MINIMUM THICKNESS. UPPER COURSE (TOP 2" OF AC) SHALL BE 1/2" AGGREGATE, TYPE C2 MIX FROM TABLE 203-6.4.4 OF THE GREENBOOK, PG 64-10 WITH 15% RAP. BOTTOM COURSES SHALL BE 3/4" AGGREGATE, TYPE B MIX, TABLE 203-6.4.4 OF THE GREENBOOK, PG 64-10 WITH 15% RAP.
 - PRIOR TO ANY CONSTRUCTION WHICH OBSTRUCTS THE PUBLIC RIGHT-OF-WAY, CONTRACTOR MUST PULL OBSTRUCTION (OB) PERMIT FROM THE CITY OF OAKLAND PUBLIC WORKS PERMIT COUNTER ON THE 4TH FLOOR OF 250 FRANK OGDEN PLAZA. IF WORK AFFECTS PEDESTRIAN OR VEHICULAR TRAFFIC, A TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE TRAFFIC ENGINEERS FOR APPROVAL PRIOR TO APPLICANCE FOR OB PERMIT. ALLOW TWO WEEKS MINIMUM WORKING TIME FOR TCP REVIEW.
 - ADDITIONAL AND SEPARATE SEWER LATERAL (SL) PERMITS ARE REQUIRED FOR EACH NEW AND/OR ABANDONED LATERAL. SL PERMITS FOR NEW LATERALS CAN BE PULLED OVER-THE-COUNTER WITH PLAN AND PROFILE APPROVED VIA THIS PX PERMIT.
 - CONTRACTOR TO COORDINATE WITH CITY OF OAKLAND CAPITAL IMPROVEMENT PROJECT ON WEST STREET. PRIOR TO COMMENCING CONSTRUCTION, CONTACT CITY OF OAKLAND PROJECT MANAGER, PABLO MIRAS, P.E., OSO/QSP, CIVIL ENGINEER, COMPLETE STREETS PAVING, DEPARTMENT OF TRANSPORTATION | CITY OF OAKLAND, (510) 238-6606, PMIRAS@OAKLAND.CA.GOV.
 - CONTRACTOR(S) TO VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING BY CALLING USA (811).
 - REFER TO GEOTECH REPORT DATED 02/26/2019 FOR INFORMATION REGARDING SOILS CONDITIONS.
 - CONTRACTOR(S) TO REPAIR IN KIND ANY EXISTING IMPROVEMENTS AND/OR UNDERGROUND FACILITIES DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR(S) SHALL IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.

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 - ALL HOUSE CLEAN-OUTS TO BE PER TO CITY OF OAKLAND STANDARD DETAIL D-24.
 - ROUTE SEPARATE 1-1/2" WATER SERVICES TO EACH UNIT. PIPING SHALL BE HDPE TRANSITIONING TO COPPER AT RISER TO THE BACKFLOW DEVICE. PROVIDE SAND BEDDING AND MINIMUM OF 18" OF COVER.
 - LOCATION OF BACKFLOW PREVENTER SHOWN DIAGRAMMATICALLY. COORDINATE SPECIFIC LOCATION WITH OWNER AND SEE ARCHITECTURAL DRAWINGS.
 - THROUGH CURB DRAIN PER CITY STANDARD DETAIL D-13.

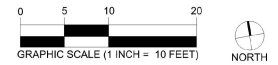
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 - ALL PLANTING AREAS WILL BE COVERED IN 3" OF 1/4" BLACK FIR MULCH.
 - COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.

PX PERMIT GENERAL NOTES

SYMBOL LEGEND	
CLEAN CUT	SEE 11A1.02
EASEMENT	[Symbol]
LANDSCAPE AREA	[Symbol]
LANDSCAPE (MULCH)	[Symbol]
PROPOSED BUILDING	[Symbol]
(N) CONCRETE	[Symbol]
(N) ASPHALT	[Symbol]
SEWER - 4"	[Symbol]
WATER - 1"	[Symbol]
GAS	[Symbol]
SEWANTARY SEWER	[Symbol]
OVHD. ELEC. & DATA	[Symbol]
STORM DRAIN - 3"	[Symbol]
DOWNSPOUT	[Symbol]
PROPERTY BOUNDARY	[Symbol]

PX200015 - 733 Apgar Street

APPROVED
CITY OF OAKLAND
DEPT. OF TRANSPORTATION
ENGR. SERVICES
(PX - PERMIT ONLY)
BY *[Signature]*
DATE 10/22/2020



RELEASES AND REVISIONS

BLDG. PERMIT SUBMITTAL	12/15/19
BLDG. PERMIT SUBMITTAL REV.	02/28/20
BLDG. PERMIT SUBMITTAL REV.	03/17/20
CONSTRUCTION SET #1	03/25/20
PX PERMIT SUBMITTAL	04/03/20
CONSTRUCTION SET #1	05/04/20
PX PERMIT REV.	06/10/20

PREPARED BY:
 CREATION DATE: 10/07/19
 SCALE: 1/8" = 1'-0"

SITE PLAN - PX PERMIT



RELEASES AND REVISIONS

BLDG. PERMIT SUBMITTAL	12/15/19
BLDG. PERMIT SUBMITTAL REV.	02/28/20
BLDG. PERMIT SUBMITTAL REV.	03/17/20
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PX PERMIT SUBMITTAL	04/03/20
CONSTRUCTION SET #1	05/04/20
PX PERMIT REV.	06/10/20

PREPARED BY:
CREATION DATE: 10/07/19
SCALE: 1/8" = 1'-0"

SITE PLAN -
PROPOSED
UTILITIES

A1.0c

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- ALL WORKS, CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH CITY OF OAKLAND STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC WORKS.
 - MINIMUM COVER OVER PIPE IS 3 FEET IN EASEMENTS AND 3.5 FEET IN STREETS, OR CONCRETE BEDDING IS REQUIRED (SEE CITY OF OAKLAND STANDARD DETAIL SHEET D-1) OR CLASS 52 DUCTILE IRON PIPE IS REQUIRED.
 - TYPE OF SANITARY SEWER PIPE MAY BE EXTRA STRENGTH VITRIFIED CLAY PIPE (VCP), CLASS 52 DUCTILE IRON PIPE OR HDPE SDR-11 PIPE. TYPE OF STORM DRAIN PIPE MAY BE HDPE SDR-11 OR RCP.
 - CHECK DAMS AND PIPE ANCHORS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
 - CONCRETE EROSION PROTECTION MAY BE REQUIRED IF DIRECTED BY THE ENGINEER. (SEE DETAIL SHEET).
 - PAVEMENT REPLACEMENT TYPE SHALL BE THE EQUIVALENT OF EXISTING PAVEMENT SECTION OR BETTER (SEE CITY OF OAKLAND STANDARD DETAIL SHEET D-2). ALL REPLACEMENT SECTIONS SHALL COMPLY WITH CITY OF OAKLAND STANDARDS.
 - IF A CONFLICT OCCURS DURING CONSTRUCTION THAT REQUIRES A CHANGE IN DESIGN THE CONTRACTOR SHALL CONTACT THE PRIVATE ENGINEER OR HIS/HER REPRESENTATIVE IN CHARGE FOR A SOLUTION IF SUCH A CHANGE CAN BE MADE WITHOUT DELAY AND TO THE SATISFACTION OF THE CITY INSPECTOR. THEN THE WORK MAY PROCEED. IF A CHANGE CANNOT BE MADE WITHOUT DELAY, THEN THE CONTRACTOR SHALL STOP HIS/HER OPERATIONS UNTIL SUCH A TIME THAT THE PRIVATE ENGINEERS SUBMITTED A REVISED PLAN OF THE DESIGN CHANGE TO THE CITY FOR APPROVAL. CONSTRUCTION OF THE PART OF THAT PROJECT CAN COMMENCE AFTER THE CITY HAS APPROVED THE PLAN.
 - THE PRIVATE ENGINEER OR HIS/HER REPRESENTATIVE TO CONTACT IS MICHAEL KUYKENDALL, ASSOCIATE PRINCIPAL, AT TELEPHONE NUMBER (510)590-3415.
 - AFTER ALL UTILITY CONNECTIONS ARE MADE AND A MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2" GRIND AND OVERLAY ON APGAR AND WEST STREETS ALONG PROJECT FRONTAGE. ACTUAL LIMITS OF GRIND AND OVERLAY MAY BE MODIFIED IN FIELD BY CITY INSPECTOR AS CONDITIONS WARRANT. UPPER COURSE OF PAVEMENT RESTORATION (TOP 2" OF AC) OR AC OVERLAY SHALL BE 1/2" AGGREGATE, TYPE C2 MIX FROM TABLE 203-6.4.4 OF THE GREENBOOK, PG 64-10 WITH 15% RAP. BOTTOM COURSES OF PAVEMENT RESTORATION SHALL BE 3/4" AGGREGATE, TYPE B MIX, TABLE 203-6.4.4 OF THE GREENBOOK, PG 64-10 WITH 15% RAP.
 - IF WORKING WITHIN 25 FEET OF A MONUMENT, COMPLY WITH STATE LAW 8771, CONTACT THE INSPECTOR PRIOR TO STARTING EXCAVATION. MINIMUM \$5,000.00 FINE FOR NON-COMPLIANCE.
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 - CONTRACTOR (S) TO VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING BY CALLING USA (811).
 - REFER TO GEOTECH REPORT DATED 02/26/2019 FOR INFORMATION REGARDING SOILS CONDITIONS.
 - CONTRACTOR(S) TO REPAIR IN KIND ANY EXISTING IMPROVEMENTS AND/OR UNDERGROUND FACILITIES DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR(S) SHALL IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.

- UTILITY GENERAL NOTES**
- ALL UTILITY TRENCHES UNDER ROADWAY TO BE PER CITY OF OAKLAND STANDARD DETAILS D-22 & D-22.1.
 - ALL HOUSE CLEAN-OUTS TO BE PER TO CITY OF OAKLAND STANDARD DETAIL D-24.
 - ROUTE SEPARATE 1-1/2" WATER SERVICES TO EACH UNIT. PIPING SHALL BE HDPE TRANSITIONING TO COPPER AT RISER TO THE BACKFLOW DEVICE. PROVIDE SAND BEDDING AND MINIMUM OF 18" OF COVER.
 - LOCATION OF BACKFLOW PREVENTER SHOWN DIAGRAMMATICALLY. COORDINATE SPECIFIC LOCATION WITH OWNER AND SEE ARCHITECTURAL DRAWINGS.
 - THROUGH CURB DRAIN PER CITY STANDARD DETAIL D-13.

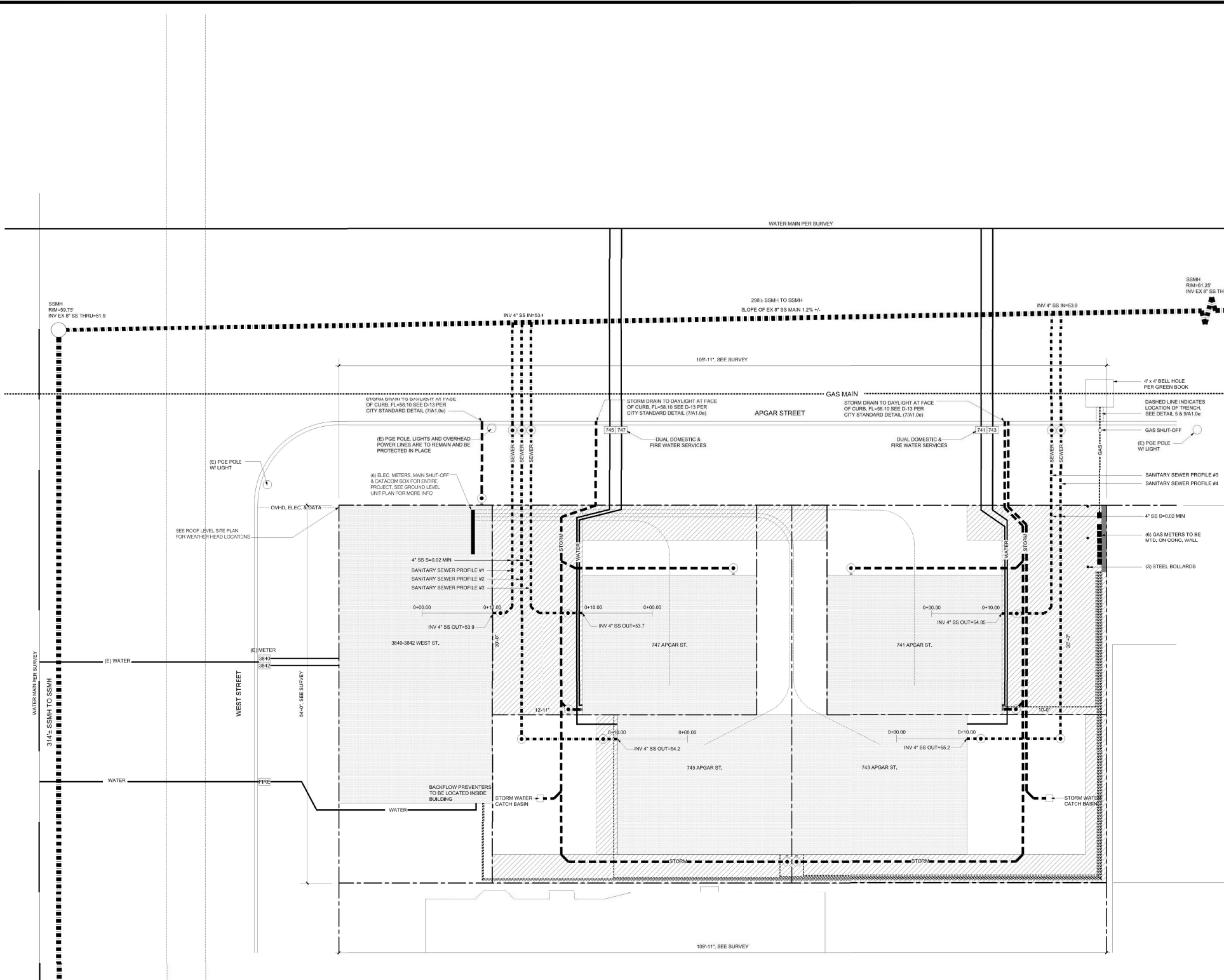
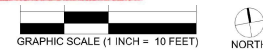
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 - ALL PLANTS ON THE SUBJECT PROPERTY WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY A LICENSED LANDSCAPED CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
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 - TOTAL IMPERVIOUS SURFACE AREA IS BETWEEN 2,500-5,000 SF AND THE PROJECT WILL COMPLY WITH REQUIRED C.3 STORM WATER MEASURES BY CONSTRUCTING ALL PAVING WITH A PERMEABLE SURFACE PER NOTE #4 ABOVE.
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 - COMPOST WILL BE INCORPORATED INTO THE TOP 6" OF THE PLANTED AREAS AT A RATE OF 4 CY PER 1,000 SF OF LANDSCAPING.

PX PERMIT GENERAL NOTES

SYMBOL LEGEND

CLEAN-OUT, SEE 11A1.03	●
EASEMENT	▨
LANDSCAPE AREA	▩
PROPOSED BUILDING	▭
(N) CONCRETE	▧
(N) ASPHALT	▨
SEWER - 4"	—●—●—●—●—
WATER - 1"	—●—●—●—●—
GAS	—●—●—●—●—
(E) SANITARY SEWER	—●—●—●—●—
OVHD. ELEC. & DATA	—●—●—●—●—
STORM DRAIN - 3"	—●—●—●—●—
DOWNSPOUT	○
PROPERTY BOUNDARY	—●—●—●—●—

PX2000015 - 733 Apgar Street
APPROVED
CITY OF OAKLAND
DEPT. OF TRANSPORTATION
ENGR. SERVICES
(PX - PERMIT ONLY)
BY *Joseph Blanton*
DATE 10/22/2020



PX2000015 - 733 Apgar Street

APPROVED
CITY OF OAKLAND
DEPT. OF TRANSPORTATION
ENGR. SERVICES
(PX - PERMIT ONLY)
BY *Joseph Robinson*
DATE 10/22/2020

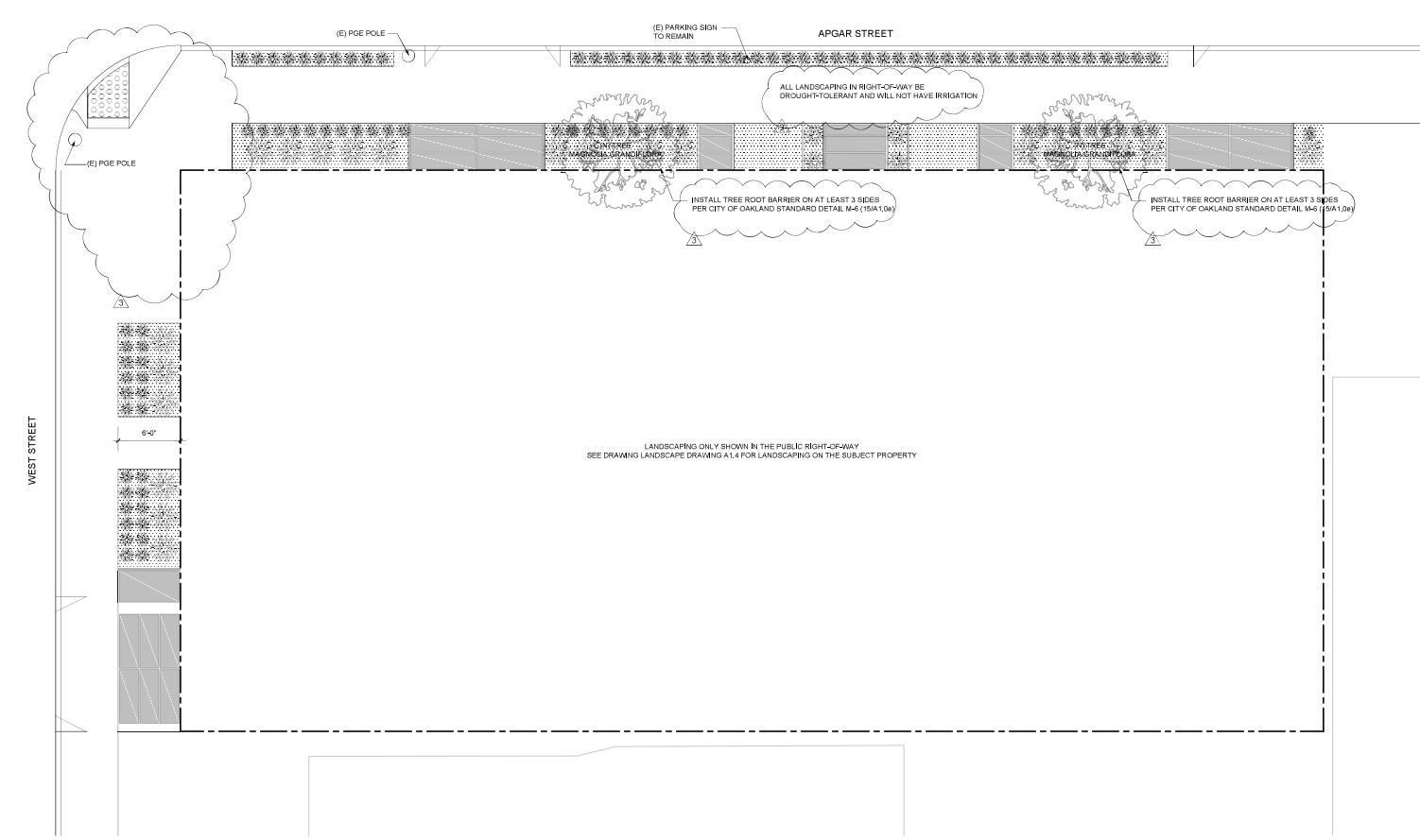
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PX PERMIT GENERAL NOTES

SYMBOL LEGEND	
CLEAN OUT, SEE 11-10.02	
EASEMENT	
LANDSCAPE AREA	
LANDSCAPE (MULCH)	
PROPOSED BUILDING	
(N) CONCRETE	
(N) ASPHALT	
SEWER - 4"	
WATER - 1"	
GAS	
SEWERSANITARY SEWER	
OVHD. ELEC. & DATA	
STORM DRAIN - 3"	
DOWNSPOUT	
PROPERTY BOUNDARY	



R.O.W. LANDSCAPING

5/A1.0d

SYMBOL LEGEND



RELEASES AND REVISIONS

BLDG. PERMIT SUBMITTAL	12/15/19
BLDG. PERMIT SUBMITTAL REV.	02/28/20
BLDG. PERMIT SUBMITTAL REV.	03/17/20
CONSTRUCTION SET #1	03/25/20
PX PERMIT SUBMITTAL	04/03/20
CONSTRUCTION SET #1	05/04/20
PX PERMIT REV.	06/10/20

PREPARED BY:
CREATION DATE: 10/07/19
SCALE: 1/8" = 1'-0"

R.O.W.
LANDSCAPING -
PX PERMIT

A1.0d

PLAN VIEW

SECTION A

NOTES:

- ROOT BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OR LINEAR ROLL WITH 90° DEFLECTING RIBS.
- ROOT BARRIER SHALL BE MANUFACTURED WITH 50% POST CONSUMER POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.
- INSTALL MINIMUM 12" TO MAXIMUM 18" HIGH ROOT BARRIER.
- ROOT BARRIER SHALL HAVE A MINIMUM WALL THICKNESS OF 0.06" (60 mil) & RIB THICKNESS OF 0.08" (80 mil).
- THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL.
- ROOT BARRIER SHALL BE 15' LONG; 7.5' O.C. FROM TREE UNLESS APPROVED OTHERWISE BY ENGINEER.
- ROOT BARRIER TRENCH SHALL BE 4" WIDE TO 6" WIDE.
- ROOT BARRIER SHALL BE INSTALLED TRENCH IN TRENCH ADJACENT TO SIDEWALK AND CURB AT GRADE.
- THE CITY ARBORIST SHALL BE NOTIFIED BEFORE EXTENSIVE CUTTING OF ROOTS.

CITY OF OAKLAND | DEPARTMENT OF ENGINEERING AND CONSTRUCTION

TREE ROOT BARRIER INSTALLATION

ENGINEERING DESIGN MANAGER: [Signature] DATE: FEBRUARY 2022 DWG. NO.: M-6

SECTIONAL ELEVATION

CLEANOUT COVER DETAIL

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED CITY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

HOUSE CONNECTION CLEANOUT (2-WAY CLEANOUT)

ENGINEERING DESIGN MANAGER: [Signature] DATE: FEBRUARY 2022 DWG. NO.: D-24

SECTION B-B

DETAIL A

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED CITY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

SIDEWALK UNDERDRAIN

ENGINEERING DESIGN MANAGER: [Signature] DATE: JANUARY 2022 DWG. NO.: D-13

PERSPECTIVE

TYPICAL SECTIONS

GENERAL NOTES:

- IN ALL COMMERCIAL, INDUSTRIAL OR SPECIAL DISTRICTS THE DRIVEWAY OPENINGS SHALL BE NOT LESS THAN TWELVE (12) FEET IN WIDTH NOR MORE THAN THIRTY-FIVE (35) FEET IN WIDTH.
- IN RESIDENTIAL DISTRICTS, THE DRIVEWAY OPENINGS SHALL BE NOT LESS THAN TEN (10) FEET IN WIDTH NOR MORE THAN NINETEEN (19) FEET IN WIDTH; PROVIDED, HOWEVER, A DRIVEWAY OPENING SERVING TWO OR MORE PARCELS MAY BE TWENTY-NINE (29) FEET IN WIDTH. FOR THE SPECIAL CASE OF FOUR-NINE (4-9) RESIDENTIAL BUILDINGS, THE DRIVEWAY OPENING MAY BE TWENTY-SEVEN (27) FEET IN WIDTH.
- DRIVEWAYS SERVING A SINGLE PARCEL OF PROPERTY OR SERVING ANY OF SEVERAL ADJACENT PARCELS UNDER SINGLE OWNERSHIP SHALL BE SEPARATED BY AT LEAST TWENTY-FIVE (25) FEET OF FULL VERTICAL CURB.
- DRIVEWAYS SERVING SEPARATE BUT ADJOINING PARCELS OF PROPERTY UNDER DIFFERENT OWNERSHIP SHALL BE SEPARATED BY AT LEAST TEN (10) FEET OF FULL VERTICAL CURB.
- DRIVEWAYS SERVING CORNER LOTS SHALL BE SO LOCATED THAT: (A) A DRIVEWAY ON EITHER STREET SHALL BE AT LEAST TWENTY-FIVE (25) FEET FROM THE PROJECTED CURVE LINE OF THE INTERSECTING STREET. (B) NO PART OF THE DRIVEWAY SHALL EXTEND INTO THE CURB RETURN A DISTANCE GREATER THAN FIVE (5) FEET.
- DRIVEWAYS SHALL FORM AN ANGLE OF 30° OR LESS OFF OF A LINE PERPENDICULAR TO OR RADIAL TO THE STREET ALIGNMENT. FOR A DISTANCE OF EITHER 118' FEET FROM THE PROPERTY LINE MEASURED ALONG THE SHORTEST SIDE OF SAID DRIVEWAY.
- ALL DRIVEWAY CURB TRANSITIONS SHALL BE EIGHTEEN (18) INCHES WITH STANDARD SIX-INCH HIGH CURBS.
- NO DRIVEWAY SHALL BE CONSTRUCTED OR RECONSTRUCTED WITHIN THIRTY (30) INCHES OF ANY EXISTING OBSTRUCTION IN THE STREET AREA.
- REFER TO CHAPTER 12.04 OF THE OAKLAND MUNICIPAL CODE REGULATING THE CONSTRUCTION AND REPAIR OF SIDEWALKS, DRIVEWAYS AND CURBS.
- CONCRETE SHALL BE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI IN ACCORDANCE WITH SUB-SECTION 200-2.1 UNLESS OTHERWISE NOTED.
- BASE MATERIAL SHALL CONFORM TO SUB-SECTION 200-2.5 UNLESS OTHERWISE NOTED.
- EXPANSION JOINTS 1/4" THICK SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE SIDEWALK AT EACH SIDE OF DRIVEWAY CURB RETURNS, AS DIRECTED BY THE ENGINEER TO CONFORM TO EX. CONDITIONS.

CITY OF OAKLAND | ENGINEERING DESIGN SERVICES DIVISION

CONCRETE DRIVEWAY

ENGINEERING DESIGN MANAGER: [Signature] DATE: JANUARY 2022 DWG. NO.: S-2

TREE ROOT BARRIER INSTALLATION 15/A1.0e

HOUSE CONNECTION CLEANOUT DRAWING D-24 11/A1.0e

SIDEWALK UNDERDRAIN DRAWING D-13 7/A1.0e

CONCRETE DRIVEWAY DRAWING S-2 3/A1.0e

2010 REVISED STANDARD PLAN RSP A88A

REVISED STANDARD PLAN RSP A88A

NOTES:

- The conditions shown on this drawing shall be followed unless otherwise noted.
- The base material shall conform to Section 200-2.4 or better. The base material must be approved by the Engineer.
- Aggregate base shall conform to crushed miscellaneous base (Section 200-2.4) or better. The base material must be approved by the Engineer.
- The streets of Oakland are generally paved with either AC, PCC, or a combination of the two. The existing pavement may differ from the replacement Pavement Type (A to F) indicated on the plans.
- Compaction by jetting is not permitted.
- When flexible pipe (HDPE, etc.) is used, pipe shall be backfilled to the spring line, compacted and backfill tested prior to completing initial backfill.
- The compacted temporary resurfacing shall be a minimum of 2" thick placed on the required base, and shall be removed prior to placing the permanent paving.
- Backfill testing is required and results shall be approved by the Engineer prior to paving.
- No longitudinal joints or seams are allowed in bike lanes. If a longitudinal joint is constructed due to the Contractor's work or this requirement, the Contractor shall remove a minimum of 2' of asphalt from the pavement across the entire bike lane using a method approved by the City and then resurface the bike lane to the Engineer's satisfaction.
- During backfill operations, the trench shall be backfilled, compacted, and tested to the spring line of any utilities crossing the trench before proceeding with further backfill.
- Unless specified otherwise, measurement for payment of additional bedding, imported backfill and temporary paving (when listed as separate pay items) shall be based upon the trench widths defined on this detail. The lower trench width for 8" pipe shall be 30".
- Clean and tuckcoat sides of excavation and between paving courses with spray application of SS-1 emulsion before placing asphalt-concrete pavement section.
- If the distance to the edge of gutter is less than 3' from one trench edge, the pavement replacement shall extend to the edge of existing gutter.
- In areas where existing paving consists of rubberized AC, the trench area should be repaved with the equivalent pavement section of rubberized AC. As an alternate, a dense graded AC section equivalent to two-times the thickness of the rubberized AC may be substituted.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TRENCH DETAIL

ENGINEERING DESIGN MANAGER: [Signature] DATE: JANUARY 2022 DWG. NO.: D-22.1

NOTES:

- Excavated material shall not be used to fill voids caused by overexcavation; such voids shall be filled with compacted bedding material. Unless directed by the Engineer, no separate payment will be made for overexcavation.
- Import backfill material shall conform to Subsection 306-1.31
- Aggregate base shall conform to crushed miscellaneous base (Section 200-2.4) or better. The base material must be approved by the Engineer.
- The streets of Oakland are generally paved with either AC, PCC, or a combination of the two. The existing pavement may differ from the replacement Pavement Type (A to F) indicated on the plans.
- Compaction by jetting is not permitted.
- When flexible pipe (HDPE, etc.) is used, pipe shall be backfilled to the spring line, compacted and backfill tested prior to completing initial backfill.
- The compacted temporary resurfacing shall be a minimum of 2" thick placed on the required base, and shall be removed prior to placing the permanent paving.
- Backfill testing is required and results shall be approved by the Engineer prior to paving.
- No longitudinal joints or seams are allowed in bike lanes. If a longitudinal joint is constructed due to the Contractor's work or this requirement, the Contractor shall remove a minimum of 2' of asphalt from the pavement across the entire bike lane using a method approved by the City and then resurface the bike lane to the Engineer's satisfaction.
- During backfill operations, the trench shall be backfilled, compacted, and tested to the spring line of any utilities crossing the trench before proceeding with further backfill.
- Unless specified otherwise, measurement for payment of additional bedding, imported backfill and temporary paving (when listed as separate pay items) shall be based upon the trench widths defined on this detail. The lower trench width for 8" pipe shall be 30".
- Clean and tuckcoat sides of excavation and between paving courses with spray application of SS-1 emulsion before placing asphalt-concrete pavement section.
- If the distance to the edge of gutter is less than 3' from one trench edge, the pavement replacement shall extend to the edge of existing gutter.
- In areas where existing paving consists of rubberized AC, the trench area should be repaved with the equivalent pavement section of rubberized AC. As an alternate, a dense graded AC section equivalent to two-times the thickness of the rubberized AC may be substituted.

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TRENCH DETAIL

ENGINEERING DESIGN MANAGER: [Signature] DATE: JANUARY 2022 DWG. NO.: D-22.0

PAVEMENT TYPES

TYPE A	TYPE B	TYPE C	TYPE D	TYPE F
6" P.C.C. PER SECTION 201-1.1.2	3" A.C. PER SECTION 306-1.5.2	4" A.C. PER SECTION 306-1.5.2	3" A.C. PER SECTION 306-1.5.2	VARIABLE DEPTH A.C. PER SECTION 306-1.5.2
18" A.B. PER SECTION 306-1.3.1	12" A.B. PER SECTION 306-1.3.1	18" A.B. PER SECTION 306-1.3.1	18" A.B. PER SECTION 306-1.3.1	

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE SIGNED CITY OF OAKLAND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION IS AVAILABLE FOR PURCHASE FROM THE CONTRACT ADMINISTRATION DEPARTMENT.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

TRENCH DETAIL

ENGINEERING DESIGN MANAGER: [Signature] DATE: JANUARY 2022 DWG. NO.: D-22.0

TYPE "A"

TYPE "B"

TYPE "C"

TYPE "D"

PROFILE

NOTES:

- OMIT THIS PORTION OF CURB AT DRIVEWAYS.
- STANDARD SLOPE EXCEPT AS SHOWN ON PLANS.
- PLACE 4" OF PROCESSED MISCELLANEOUS BASE UNDER CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

CITY OF OAKLAND | DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

CONCRETE CURB AND GUTTER

ENGINEERING DESIGN MANAGER: [Signature] DATE: JANUARY 2022 DWG. NO.: S-1

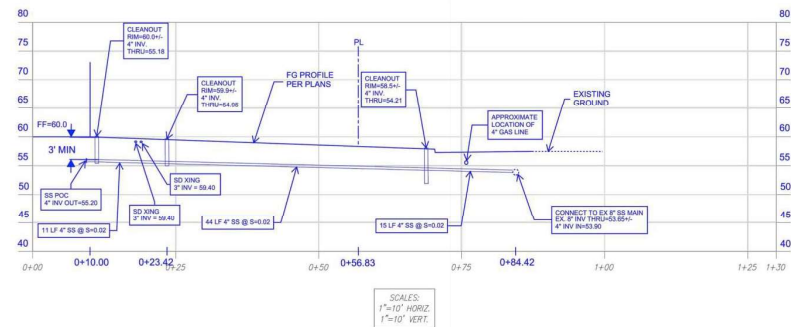
CURB RAMP DETAILS A88A 13/A1.0e

TRENCH DETAIL DRAWING D-22.1 9/A1.0e

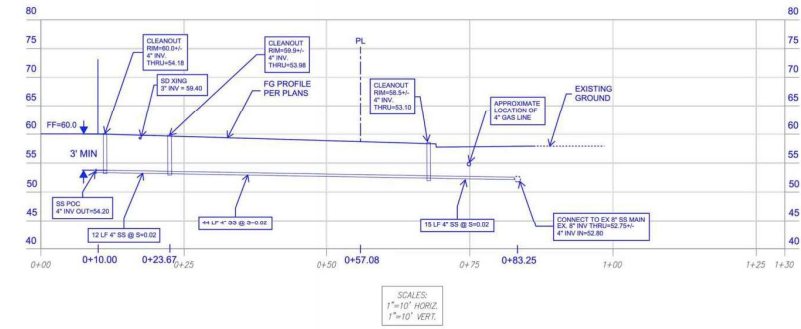
TRENCH DETAIL DRAWING D-22.0 5/A1.0e

CONCRETE CURB & GUTTER DRAWING S-1 1/A1.0e

SANDIS
733 Appgar Street
Sanitary Sewer Profile #4 - 743 Appgar Street
06/04/2020



SANDIS
733 Appgar Street
Sanitary Sewer Profile #2 - 745 Appgar Street
06/04/2020



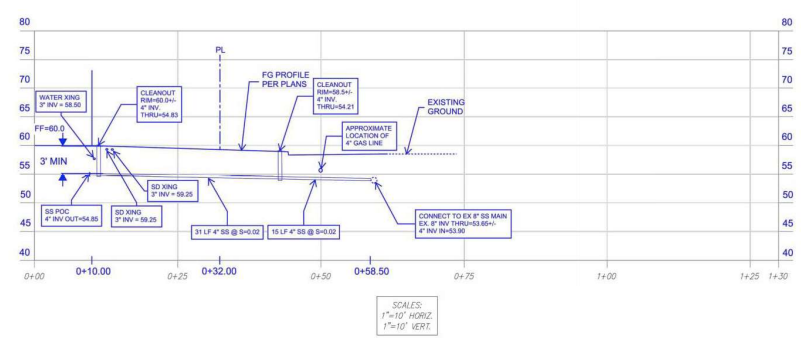
SANITARY SEWER PROFILE #4

7/A1.0f

SANITARY SEWER PROFILE #2

3/A1.0f

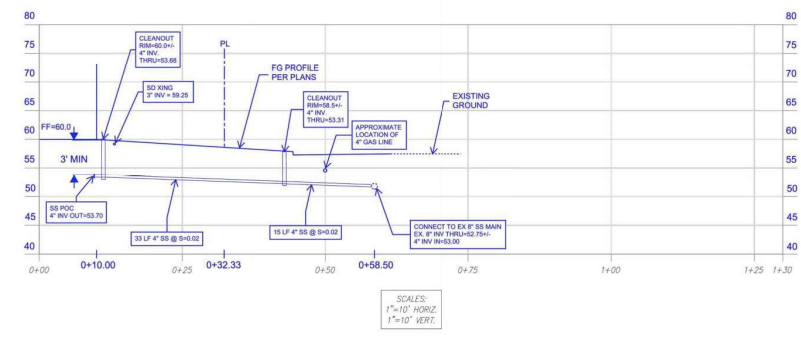
SANDIS
733 Appgar Street
Sanitary Sewer Profile #5 - 741 Appgar Street
06/04/2020



SANITARY SEWER PROFILE #5

9/A1.0f

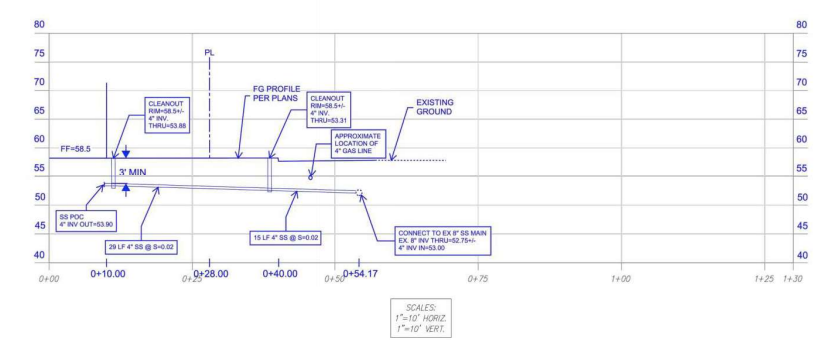
SANDIS
733 Appgar Street
Sanitary Sewer Profile #3 - 747 Appgar Street
06/04/2020



SANITARY SEWER PROFILE #3

5/A1.0f

SANDIS
733 Appgar Street
Sanitary Sewer Profile #1 - Commercial Bldg
06/04/2020



SANITARY SEWER PROFILE #1

1/A1.0f

PX200015 - 733 Appgar Street

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(PX - PERMIT ONLY)
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DATE 10/22/2020



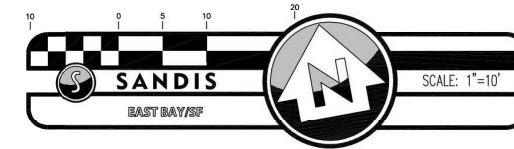
RELEASES AND REVISIONS

BLDG. PERMIT SUBMITTAL	12/15/19
BLDG. PERMIT SUBMITTAL REV.	02/28/20
BLDG. PERMIT SUBMITTAL REV.	03/17/20
CONSTRUCTION SET #1	03/25/20
PX PERMIT SUBMITTAL	04/03/20
CONSTRUCTION SET #1	05/04/20
PX PERMIT REV.	06/10/20

PREPARED BY:
CREATION DATE: 03/24/20
SCALE: N.T.S.

SEWER PROFILE
DIAGRAMS - PX
PERMIT

A1.0f



SHEET NOTES

- 1 BIKE LANE SYMBOL AND ARROW. INSTALL FIRST BIKE LANE SYMBOL AND BIKE LANE ARROW MARKINGS 20 FEET AHEAD OF CURB RETURN. INSTALL OTHER BIKE LANE SYMBOLS AS NOTED. SPACE SYMBOL AND ARROW 6 FEET APART.
- 2 BIKE INTERSECTION MARKINGS. INSTALL AS NOTED.
- 3 CONTINENTAL CROSSWALK. INSTALL 2-FOOT YELLOW STRIPES ALIGNED WITH ROADWAY CENTERLINE.

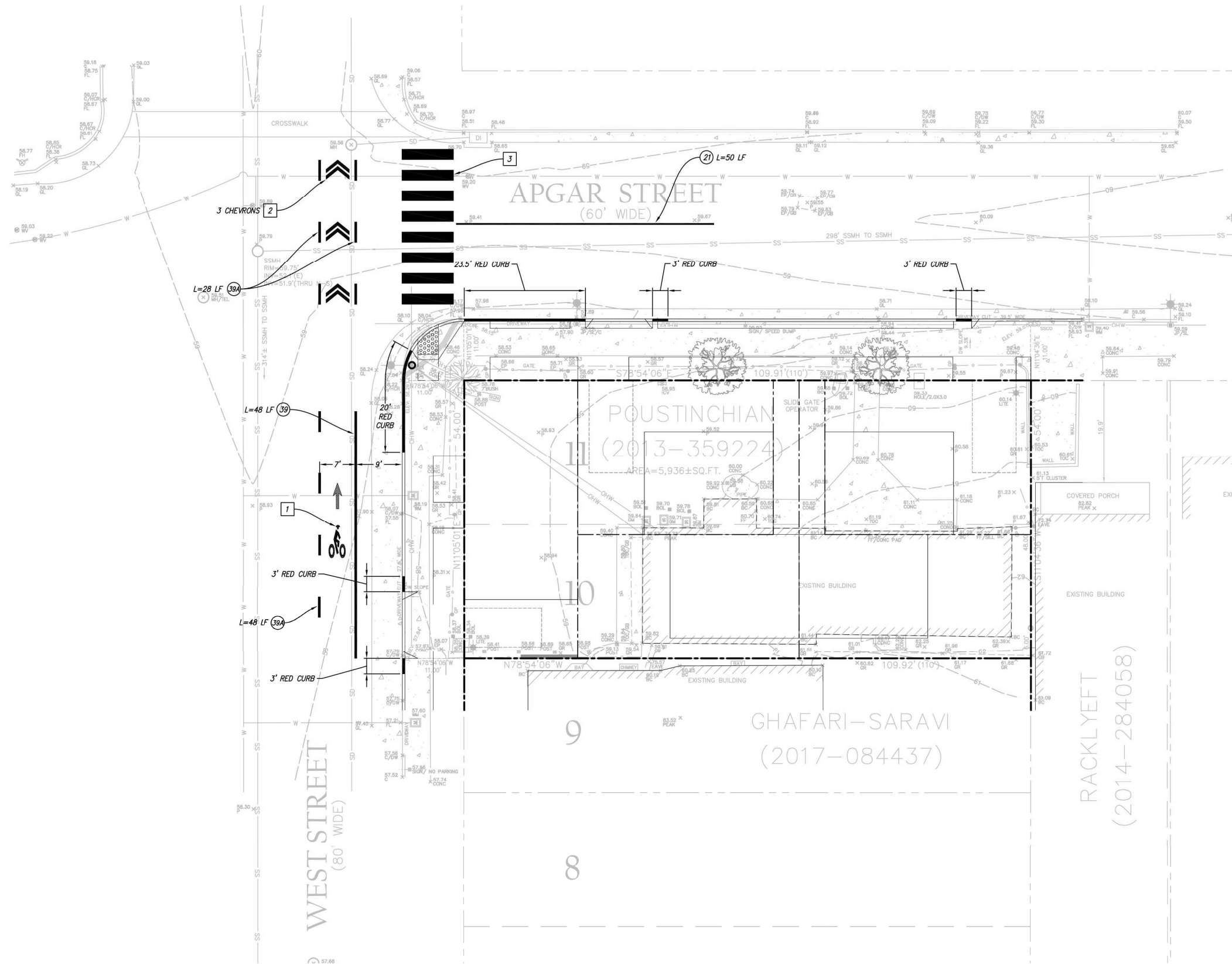
LEGEND

- PROPERTY LINE
- Ⓣ CALTRANS STRIPING DETAIL NUMBER

GENERAL NOTES:

ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC PER CITY OF OAKLAND REQUIREMENTS.

PRIOR TO INSTALLATION OF STRIPING ON WEST STREET, CONTRACTOR SHALL COORDINATE WITH CITY OF OAKLAND PROJECT MANAGER FOR WEST STREET IMPROVEMENT PROJECT. CONTACT: PABLO MIRAS, P.E., QSD/QSP, CIVIL ENGINEER, COMPLETE STREETS PAVING, DEPARTMENT OF TRANSPORTATION | CITY OF OAKLAND, (510) 238-6606, (510) 238 7227 (FAX), PMIRAS@OAKLANDCA.GOV



733 APGAR STREET
OAKLAND, CALIFORNIA 94608
APN: 12-964-29



RELEASES AND REVISIONS	DATE
BLDG. PERMIT SUBMITTAL	12/15/19
BLDG. PERMIT SUBMITTAL REV.	02/28/20

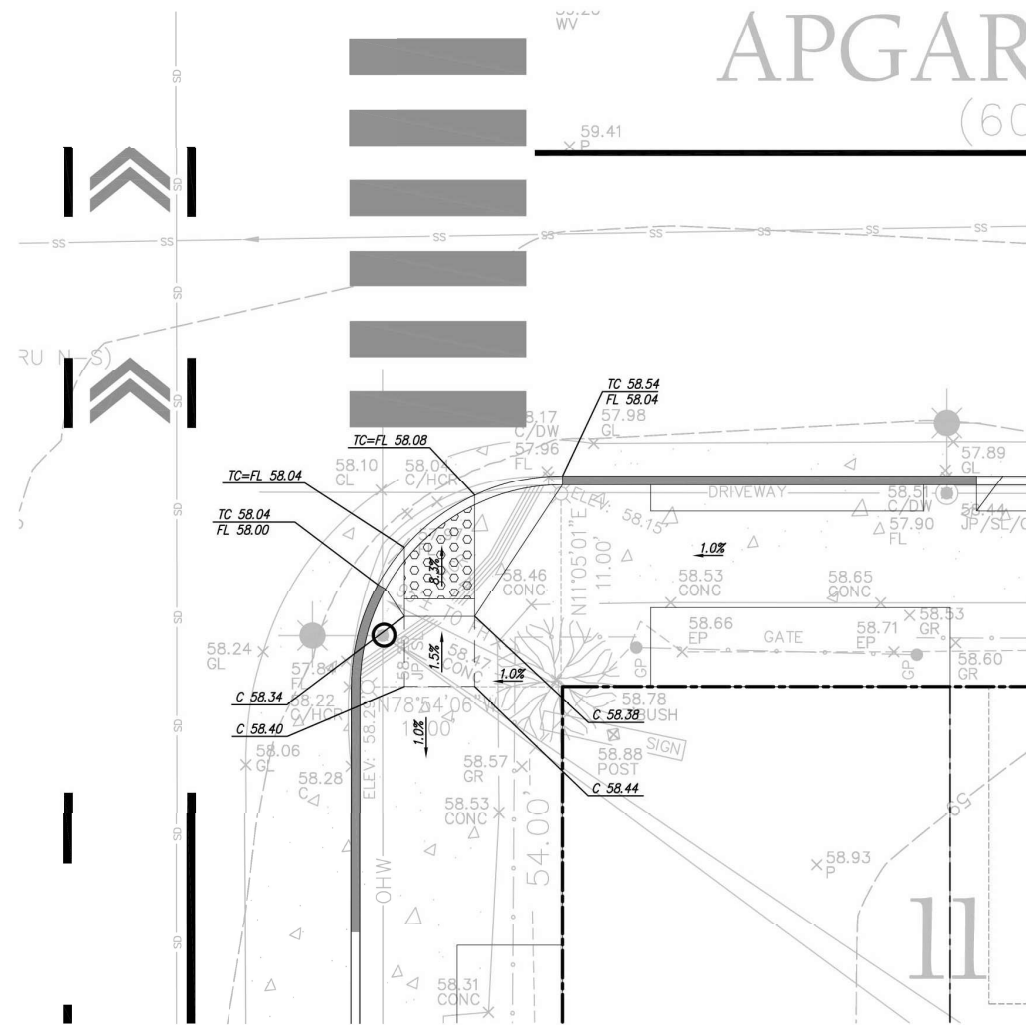
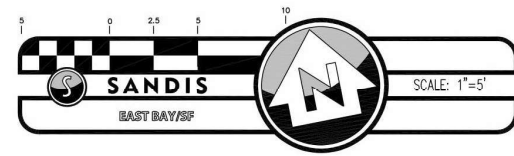
PREPARED BY:
CREATION DATE:
SCALE:

STRIPING PLAN

PX2000015 - 733 Apgar Street

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BY *Joseph H. Hahn*
DATE 10/22/2020

C1.0



733 APGAR STREET
OAKLAND, CALIFORNIA 94608
APN: 12-964-29



RELEASES AND REVISIONS	
BLDG. PERMIT SUBMITTAL	12/15/19
BLDG. PERMIT SUBMITTAL REV.	02/28/20

PX2000015 - 733 Apgar Street

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BY *Joseph Blawie*
DATE 10/22/2020

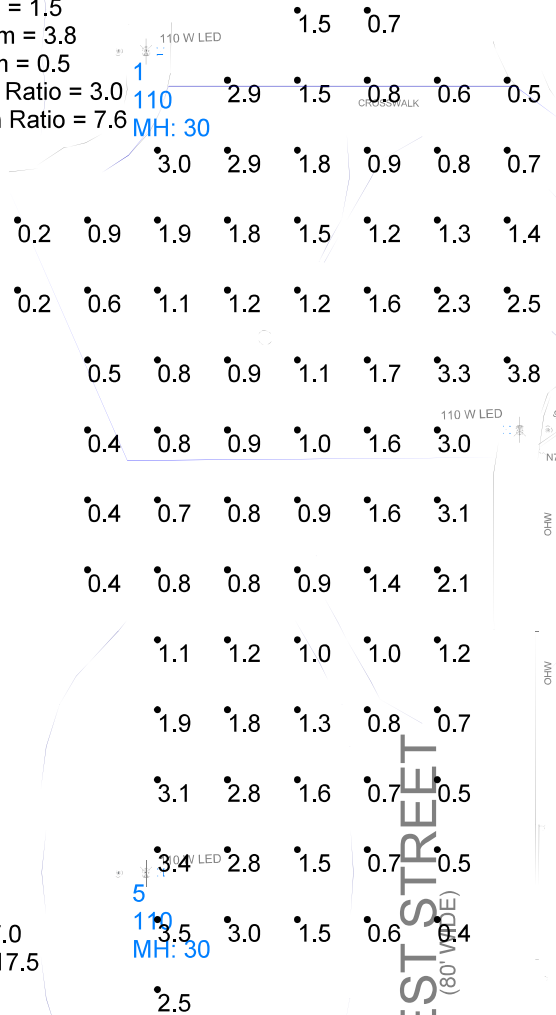
PREPARED BY:
CREATION DATE:
SCALE:

RAMP GRADING
DETAIL

C2.0

STREET INTERSECTION
WEST & APGAR STREET INTERSECTION

Illuminance (Fc)
Average = 1.5
Maximum = 3.8
Minimum = 0.5
Avg/Min Ratio = 3.0
Max/Min Ratio = 7.6



APGAR STREET

Illuminance (Fc)
Average = 0.7
Maximum = 1.8
Minimum = 0.2
Avg/Min Ratio = 3.3
Max/Min Ratio = 9.0

APGAR STREET



WEST STREET

Illuminance (Fc)
Average = 1.4
Maximum = 3.5
Minimum = 0.2
Avg/Min Ratio = 7.0
Max/Min Ratio = 17.5

PLAN VIEW
Scale: 1 inch= 10 Ft.

Luminaire Schedule	Symbol	Qty	Label	Arrangement	LLF	Description
	-	2	52	SINGLE	0.900	ERS1_AXAX740
	-	3	110	SINGLE	0.900	ERS2_DXAX740

Calculation Summary	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROAD	Illuminance	Fc		1.2	3.8	0.2	5.8	19.0
APGAR STREET	Illuminance	Fc		0.7	1.8	0.2	3.3	9.0
STREET INTERSECTION	Illuminance	Fc		1.5	3.8	0.5	3.0	7.6
WEST STREET	Illuminance	Fc		1.4	3.5	0.2	7.0	17.5

Filename	LLD	LDD	BF	Lum. Lumens	[MANUFAC]
ERS1_AXAX740-GE456225.IES	0.900	1.000	1.000	3900	GE LIGHTING SOLUTIONS
ERS2_DXAX740-GE456264.IES	0.900	1.000	1.000	7700	GE LIGHTING SOLUTIONS

SITE LIGHTING
FIXTURES MOUNTING HEIGHT IS 20 FT (18FT POLE + 2 FT BASE)

PX2000015 - 733 Apgar Street

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ENGR. SERVICES
(PX - PERMIT ONLY)
BY *Joseph Blanton*
DATE 10/22/2020

#	Date	Comments

All values shown are maintained horizontal footcandle at grade level.
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Cal Lighting. Please verify the data to assure the accuracy of the report. Cal Lighting is not responsible for light output of lamps and ballasts, or design variables.

WEST & APGAR STREET
OAKLAND, CA
ROADWAY LIGHTING

WEST & APGAR STREET
OAKLAND, CA
ROADWAY LIGHTING