

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

**City of Oakland
Planning and Building Department
Dalziel Administration Building
250 Frank H. Ogawa Plaza – 2nd Floor
Oakland, CA 94612
Attention: City Engineer**

This document is exempt from payment
of a recording fee pursuant to California
Government Code section 27383.

SPACE ABOVE FOR RECORDER'S USE

SUBDIVISION IMPROVEMENT AGREEMENT

Deferred Construction of Public Infrastructure Improvements

4430, 4440, and 4448 Howe Street

Final Map No. 8393

This SUBDIVISION IMPROVEMENT AGREEMENT (“**Agreement**”), dated October ____, 2023 (“**Effective Date**”), is entered into by and between the City of Oakland, a California municipal corporation (“**CITY**”), and Oakmeda Management, LLC, a California limited liability company (“**SUBDIVIDER**”), collectively the “**Parties**,” with reference to the following facts and circumstances:

RECITALS

A. SUBDIVIDER is the owner in fee title and subdivider of three (3) lots located within the corporate limits of the CITY, which are identified by the Alameda County Assessor as APNs 013-1128-018-00, 013-1128-019-00, and 013-1128-020-00 and by the Alameda County Clerk-Recorder as Tract No. 8393, and by the City of Oakland as 4432 Howe Street.

B. SUBDIVIDER has presented a Final Map to the City, identified as Final Map No. 8393, which proposes a subdivision of previously subdivided lots of this platted land into seven (7) developable micro-lots. The Final Map is attached hereto at **Exhibit A**.

C. The Final Map has been prepared in accordance with the Subdivision Map Act of the State of California, the subdivision ordinances of the CITY, and the tentative tract map of the subdivision previously approved by the City Planning Commission on June 12, 2017.

D. SUBDIVIDER has asked the CITY and local public utility companies to accept the permanent maintenance of the required Public Infrastructure Improvements shown on the construction plans accompanying permit number PX1800046 and included in **Exhibit B**, attached hereto and incorporated herein.

E. Construction of the required Public Infrastructure Improvements, however, has not commenced nor has it been accepted by the CITY. Consequently, and in consideration of the approval of the proposed Tract Map and acceptance of the permanent maintenance of the required Public Infrastructure Improvements, the parties desire to establish an Agreement binding the SUBDIVIDER to complete the required improvements pursuant to the terms and conditions set forth herein.

AGREEMENT

ACCORDINGLY, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the CITY and the SUBDIVIDER agree as follows:

1. Approval of Final Map No. 8393

Approval of the Final Map No. 8393 by the CITY shall be conditioned upon recordation of this Agreement with the Alameda County Recorder, as well as SUBDIVIDER's satisfactory performance of its obligations specified in this Agreement, as determined by the CITY.

2. Construction of Public Infrastructure Improvements

The SUBDIVIDER shall construct all required off-site and on-site Public Infrastructure Improvements in strict accordance with all permits, specifications, plans and applicable CITY standards and performance criteria as specified in **Exhibit B** and set forth below in Section 3, Special Conditions.

3. Special Conditions

SUBDIVIDER shall comply with the special conditions as follows:

A. The Public Infrastructure Improvements shall conform to the performance criteria specified in Oakland Municipal Code (OMC) Chapter 16.16 – Design Standards and in Standard Details for Public Works Construction and Standard Specifications for Public Works Construction, current editions.

B. The time duration for the completion of required Public Infrastructure Improvements, as set forth in Section 4 below, shall include allowance for construction workday delays attributable to consecutive and intermittent inclement weather, as has been recorded by the United States Weather Bureau for the CITY and surrounding area and seasonally averaged for the previous ten years.

C. All construction activities related to the Public Infrastructure Improvements (including, without limitation, hours, days, and months of operation and control of public nuisance conditions) shall conform to the requirements of all CITY Conditions of Approval for the project, the OMC, including section 15.04.780 and subsections 3304.6 and 3304.11 and the Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (“SCAMMRP”) approved by the City Planning Commission on June 12, 2017.

D. Performance standards for the construction of the Public Infrastructure Improvements shall comply with the requirements of OMC Chapter 17.120 and with regional, state, and federal regulations for “Best Management Practices” for erosion and sedimentation control, including a California Construction General Permit with a Storm Water Pollution Prevention Plan (SWPPP – “C6”) provided by a Qualified SWPPP Developer (“QSD”) and monitored by a Qualified SWPPP Practitioner (“QSP”).

E. In order to safeguard life, public and private property, and to ensure that the work will be carried out in an orderly manner in conformance with all regulations and without creating a public nuisance, the City Engineer may add to, remove, or change these Special Conditions from time to time during the duration of the permit as he or she deems reasonably necessary.

4. Completion of Public Infrastructure Improvements

A. All construction of the required Public Infrastructure Improvements shall be completed by the SUBDIVIDER within one (1) year of the Effective Date of this Agreement, except those required improvements for which another completion date is stated in **Exhibit B** or set forth above in Section 3, Special Conditions. Construction shall not be deemed complete until the public infrastructure permit has received a final inspection sign-off by the city inspector, an unconditional Letter of Completion, signed and stamped by the SUBDIVIDER’s engineer, has been received by the CITY, and an unconditional Letter of Completion has been issued by the City Engineer.

B. The City Engineer may extend the time for completion of the required Public Infrastructure Improvements upon demonstration of good cause. The City Engineer shall be the sole and final judge as to whether or not good cause has been shown to entitle the SUBDIVIDER to an extension under this Section 4B.

C. An extension may be granted without notice to the SUBDIVIDER’s surety, and extensions so granted shall not relieve the surety’s liability on any of the bonds required by this Agreement.

D. In the event that an extension is granted, the SUBDIVIDER agrees to promptly extend the term of all surety bonds securing its performance under this Agreement, and/or provide additional bonds or other surety acceptable to the CITY. All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided to secure the SUBDIVIDER’s performance, the extension shall be void.

5. Acceptance of Dedications and Ownership of Public Infrastructure Improvements

Upon final approval of the Public Infrastructure Improvement permit and unconditional issuance of a Certificate of Completion, and all improvements required by this Agreement shall become the sole property of the CITY. The CITY will subsequently accept the permanent maintenance of the these improvements as set forth below in Section 7, Maintenance of Public Infrastructure Improvements, and Section 8, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise.

6. Responsibility for Public Infrastructure Improvements

Until the Certificate of Completion is unconditionally issued, the SUBDIVIDER shall give good and adequate warning to the public of each and every defective or dangerous condition existing or arising within all public right-of-way and public easements offered for dedication, and shall adequately protect the public from said unsafe conditions. Warning to and protection of the public shall remain the sole responsibility and expense of the SUBDIVIDER until such time as the Certificate of Completion is unconditionally issued.

7. Maintenance of Public Infrastructure Improvements

Until two (2) years have elapsed following the unconditional issuance of the Certificate of Completion, the SUBDIVIDER shall maintain the construction of the required public infrastructure improvements and shall immediately perform or cause to be performed at its sole expense all necessary repairs, replacements, additions, or other corrective actions.

8. Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise

Until two (2) years has elapsed following the unconditional issuance of the Certificate of Completion, SUBDIVIDER warrants that the required Public Infrastructure Improvements, including the equipment and materials provided for the required improvements, are and will be free from defects and guarantees that the construction of the required improvements is and will be free from deficiencies and that the required improvements will perform satisfactorily in accordance with the specifications, plans and applicable CITY standards and performance criteria as specified in **Exhibit A** and set forth above in Section 3, Special Conditions. SUBDIVIDER further warrants that its design professionals are competent, that their analyses are adequate, and that their designs will meet or exceed the applicable CITY standards and performance criteria and in strict accordance with all permits, specifications, plans and applicable CITY standards and performance criteria as specified in the permits incorporated by reference pursuant to Section 21, the Conditions of Approval for the Project, and the OMC, and any other relevant Federal, State or local regulations, as well as those set forth below in Section 3, Special Conditions.

If at any time before the expiration of the guarantee and warranty period specified herein said designs prove to be inadequate in any respect, as determined by the City Engineer, the SUBDIVIDER shall make changes at its sole expense necessary to assure conformance with said standards and criteria.

9. Inspection of Construction, Equipment, And Materials

Inspection of the construction, equipment and materials, or approval of the construction, equipment and materials inspected, or statement by any officer, agent, or employee of the CITY indicating the construction, equipment and materials, or any part thereof, comply with the requirements and conditions of this Agreement, or acceptance of the whole or any part of the construction and materials, or payments thereof, or any combinations, or any combination, or all of these acts shall not relieve the SUBDIVIDER of its obligation to fulfill this Agreement as prescribed herein; nor shall the CITY be thereby estopped from bringing any action for damages arising from the failure of the SUBDIVIDER to comply with any of the requirements and conditions of this Agreement.

10. Payment of Fees and Penalties and Accrued Interest

Prior to issuance of the Certificate of Completion and prior to acceptance by the CITY of the required Public Infrastructure Improvements for permanent maintenance, the SUBDIVIDER shall pay all fees and penalties and accrued interest to the CITY and other public agencies that remain unpaid. Interest on amounts owed to the CITY shall accrue at the rates set forth in its Master Fee Schedule and from the date that the fees and penalties are assessed and shall continue until full payment is received, whether or not any conditions of this Agreement are extended or modified.

11. Reversion to Acreage

If the SUBDIVIDER fails to perform its obligations under this Agreement, the SUBDIVIDER consents to the reversion to acreage of the land that is the subject of this Agreement pursuant to Government Code section 66499.16, and to bear all applicable costs.

12. Property Acquisition

If the SUBDIVIDER is unable to acquire property required for the construction of required improvements, the SUBDIVIDER agrees to execute the standard CITY Contract for Real Property Acquisition to provide for acquisition through eminent domain.

13. Security

SUBDIVIDER shall present to the CITY surety bonds, in a form satisfactory to the City Attorney, issued by a corporate surety authorized to issue said security in the State of California as follows:

A. Before execution of this Agreement, the following securities shall be presented:

1. **Faithful Performance Bond** in a face amount not less than One Hundred Twenty-Nine Thousand and Eight Hundred Dollars (**\$129,800**), which is the full amount (one-hundred percent) of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of this Agreement by the SUBDIVIDER; and

2. **Labor and Materials Bond** in a face amount not less than Sixty Four Thousand and Nine Hundred Dollars (**\$64,900**), which is one-half (fifty percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure payment by the SUBDIVIDER to its contractor, subcontractors, laborers and material suppliers furnishing supervision, labor, materials and equipment engaged in the construction pursuant to this Agreement, and further to secure payment as required by the Unemployment Insurance Act.

The Faithful Performance Bond and the Labor and Materials Bond shall not be limited in duration nor stipulate a date of expiration and shall remain in effect until the unconditional issuance of the Certificate of Completion of the required Public Infrastructure Improvements.

B. Before final approval of the Public Infrastructure Improvements, the following security shall be presented:

Maintenance Bond in a face amount not less than Thirty Two Thousand and Four Hundred Fifty Dollars (**\$32,450**) (twenty-five percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of Section 7, Maintenance of Public Infrastructure Improvements, and Section 8, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise, above. This Maintenance Bond shall remain in effect for not less than two (2) years after the date of the unconditional issuance of the Certificate of Completion of the required Public Infrastructure Improvements.

C. Pursuant to Government Code section 66499.4, the obligation guaranteed by each bond shall include costs and reasonable expenses and fees, including reasonable attorney fees and expert witness fees, incurred by the CITY in successfully enforcing said obligations and shall be in addition to the face amount of each bond.

D. All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided, this Agreement shall be void.

14. Alternative Security

In lieu of the bonds required above in Section 13, Security, alternative securities may be substituted by the SUBDIVIDER in a form provided by Government Code Section 66499.3 and subject to review and approval by the City Attorney.

15. Defense, Indemnity, and Hold Harmless

A. To the maximum extent permitted by law, SUBDIVIDER shall defend (with counsel acceptable to the CITY), hold harmless, and indemnify the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers (collectively, the “**City Parties**”) from any and all liability, claims, demands, losses (direct or indirect), lawsuits, actions, causes of action, proceeding and judgments for injury and/or damages of any kind and nature whatsoever (including legal costs, attorneys’ fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called “**Action**”) arising out of, related to or caused by performance of this Agreement, including without limitation the design, construction and/or maintenance (for a period of two (2) years following unconditional issuance of the Certificate of Completion) of the Public Infrastructure Improvements, except for injuries and damages caused by the sole gross negligence of the City Parties. The CITY may elect, in its sole and absolute discretion, to participate in the defense of said Action, and the SUBDIVIDER shall reimburse the CITY for its reasonable legal costs and attorneys’ fees. Not in limitation of the foregoing, SUBDIVIDER further agrees to defend and protect the City Parties from all liability or claims because of, or arising out of, the use of any patent or patented articles in the construction of said improvements.

SUBDIVIDER waives all claims and recourse against the CITY, including, without limitation, the right of contribution for loss or damage to persons or property, arising from, growing out of, or in any way connected with or incident to the work performed or failed to be performed under this Agreement except claims and recourse arising directly from the sole gross negligence of the City Parties. This Defense, Indemnity, and Hold Harmless section shall survive the termination of this Agreement.

B. Within ten (10) calendar days of the filing of any Action as specified in subsection A above, SUBDIVIDER shall execute a Joint Defense Letter Agreement with the CITY, acceptable to the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment or invalidation of this Agreement. Failure to timely execute the Joint Defense Letter Agreement does not relieve SUBDIVIDER of any of the obligations contained in this Agreement or other requirements that may be imposed by the CITY.

16. Insurance Required

SUBDIVIDER shall procure and maintain for the duration of the Agreement sufficient insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by SUBDIVIDER and his agents, representatives, employees or subcontractors.

A. **Minimum Scope of Insurance**

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (“occurrence” form CG 0001).
2. Insurance Services Office form number CA 0001 covering Automobile Liability, code 1 “any auto.”
3. Workers’ Compensation insurance as required by the Labor Code of the State of California and Employers Liability insurance.

B. **Minimum Limits of Insurance**

1. **Commercial General Liability** insurance, including but not limited to, Bodily Injury, Broad Form Property Damage, Contractual Liability, Operations, Products and Completed Operations, Owners and Contractors Protective Liability, and/or XCU coverage, when applicable, with limits not less than **\$2,000,000.00** combined single limit per occurrence for bodily damage, personal injury and property damage. The limits of insurance shall apply separately to this project or location. The policy shall contain a severability of interest clause or cross liability clause or the equivalent thereof.
2. **Automobile Liability** with limits not less than **\$2,000,000.00** combined single limit per accident for bodily injury and property damage.
3. **Worker’s Compensation** insurance as required by the laws of the State of California with limits not less than **\$1,000,000.00**. Statutory coverage may include Employers Liability coverage. The SUBDIVIDER certifies that he/she is aware of the provisions of section 3700 of the California Labor Code, which requires every employer to provide Workers’ Compensation coverage, or to undertake self-insurance in accordance with the provisions of that Code. The SUBDIVIDER shall comply with the provisions of section 3700 of the California Labor Code before commencing performance of the work under this Agreement and thereafter as required by that code.
4. **Professional Liability/Errors/Omissions** insurance with limits not less than **\$1,000,000.00**.

5. Builders' Risk/Course of Construction insurance covering all risks of loss with limits not less than the completed value of the project with no coinsurance penalty provisions. The CITY shall be named as loss payee under this policy. The insurer shall waive all rights of subrogation against the CITY.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, either:

1. The insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the City Parties; or
2. The SUBDIVIDER shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions

The general and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

1. The City Parties are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the SUBDIVIDER, products and completed operations of the SUBDIVIDER; premises owned, occupied or used by the SUBDIVIDER, or automobiles owned, leased, hired or borrowed by the SUBDIVIDER. The coverage shall contain no special limitations on the scope of protection afforded to the City Parties.
2. The SUBDIVIDER's insurance coverage shall be primary insurance as respects the City Parties. Any insurance or self-insurance maintained by the City Parties shall be excess of the SUBDIVIDER's insurance and shall not contribute with it.
3. Any failure to comply with reporting provisions of the policies required by this clause, including breaches of warranties, shall not affect coverage provided to the City Parties.
4. SUBDIVIDER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. The insurer shall agree to waive all rights of subrogation against the City Parties for losses arising from work performed by SUBDIVIDER for the CITY.
6. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled, except for non-payment of premium, by either party, except after thirty (30) days prior written notice by certified mail, return receipt required, has been given to the CITY. In the event the policy is canceled for non-payment of premium, ten (10) days prior written notice, as stated above, will be given.

E. Acceptability of Insurers

If the insurance company providing coverage is licensed to do business in the State of California, the company shall have an A.M. Best rating of not less than A:VII. However, if the insurance company is not licensed to do business in California, the A.M. Best rating shall not be less than A+:X. The maximum A.M. Best rating is A++:XV.

F. Verification of Coverage

SUBDIVIDER shall furnish the CITY with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Commercial General Liability endorsement shall be a form CG 20 10 (or proprietary equivalent), attached to this form. The Commercial Automobile Liability endorsement shall be a form CA 20 48, attached to this document. All certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time. A STATEMENT OF ADDITIONAL INSURED ENDORSEMENT ON THE ACORD INSURANCE CERTIFICATE FORM IS INSUFFICIENT AND WILL BE REJECTED AS PROOF OF THE ADDITIONAL INSURED REQUIREMENT.

G. Subcontractors

SUBDIVIDER shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

17. Participation in Benefit Districts

SUBDIVIDER shall participate in all Benefit Districts formed by the CITY prior to the execution of this Agreement and shall pay the prorated fee due the CITY under the terms of Benefit District or Districts as applied to the real property covered by this Agreement.

18. Actions to Enforce

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to costs and reasonable expenses and fees, including reasonable attorneys' fees and expert witness fees, in addition to any other relief to which they may be entitled.

19. Beneficiaries, Heirs, Assigns, and Successors In Interest

This Agreement pertains to and runs with the real property included within Final Map No. 8393, which land is expressly agreed to benefit from the privileges granted to SUBDIVIDER under this Agreement, and binds the beneficiaries, heirs, assigns, and successors in interest of SUBDIVIDER.

20. Exhibits

The following are exhibits to this Agreement:

Exhibit A: Final Map No. 8393

Exhibit B: Engineering Plans for PX1800046

21. Incorporation By Reference

The following documents are incorporated into this Agreement by reference:

CITY Permits:

a) Land Use PLN17095; b) Grading GR1700136; (c) Building Permits related to map on file with Accela; d) Tract Map 8393; e) Private infrastructure permit PZ1800081; and f) Public Infrastructure Permit: PX1800046.

City Engineer’s Estimate of the Cost of Improvements: Pacific Engineering & Construction, Inc.’s Engineer’s Estimate by Alan Mark Waldman, PE, dated September 4, 2023

Insurer: _____
Surety: _____

22. Constructive Notice

This Agreement shall be filed for recordation in the Official Records of Alameda County within ten (10) business days following execution by the CITY.

23. Effective Date

This Agreement shall be effective on the Effective Date.

24. Miscellaneous

A. Counterparts. This Agreement may be executed in any number of counterparts (including by fax, PDF or other electronic means), each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

B. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. The parties agree that all actions or proceedings arising directly or indirectly under this Agreement shall be litigated in courts within the County of Alameda, State of California.

C. Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter of this Agreement. Any prior correspondence, memoranda, agreements, warranties or representations relating to such subject matter are superseded in total by this Agreement. No prior drafts of this Agreement or changes from those drafts to the executed

version of this Agreement shall be introduced as evidence in any litigation or other dispute resolution proceeding by either party or any other person, and no court or other body shall consider those drafts in interpreting this Agreement.

D. Further Assurances. The CITY and the SUBDIVIDER shall execute and deliver all documents, amendments, agreements and instruments reasonably necessary or reasonably required in furtherance of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY and SUBDIVIDER have each caused this Agreement to be duly executed on its behalf as of the Effective Date.

CITY*:

AUTHORIZED BY RESOLUTION NO.
_____ C.M.S.

CITY OF OAKLAND, a municipal corporation

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By: _____
JESTIN D. JOHNSON
CITY ADMINISTRATOR

SUBDIVIDER*:

OAKMEDA MANAGEMENT, LLC

By: _____
Name: _____
Title: Authorized Signatory

*Notarized acknowledgment required.

Exhibit A

Final Map No. 8393

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE MAP THAT WE ACQUIRED TITLE TO SAID REAL PROPERTY BY VIRTUE OF THE GRANT DEED RECORDED MARCH 16, 2018 UNDER SERIES NO. 2018054216, ALAMEDA COUNTY RECORDS. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, SUBJECT TO LENDERS CONSENT BELOW; AND THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE OF TRACT MAP NO. 8393 AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC UTILITY SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON OR OVER THOSE CERTAIN STRIPS OF LAND LYING WITHIN THE DASHED LINES DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC UTILITY EASEMENT TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 7, THEIR LICENSEES, VISITORS AND TENANTS, RECIPROCAL RIGHTS OF INGRESS AND EGRESS, UTILITIES AND STORM DRAINAGE UPON AND OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "R.A.U.S.D.E." (RECIPROCAL ACCESS, UTILITY AND STORM DRAINAGE EASEMENT), SAID "R.A.U.S.D.E." TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, ABOVE GROUND AND UNDERGROUND STORM DRAINAGE PIPES AND STRUCTURES AND APPURTENANCES THERETO.

THE AREA MARKED "EBMUD" IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING ANY FACILITIES NECESSARY FOR THE TRANSMISSION OF UTILITIES, AND ALL NECESSARY FIXTURES, INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

THE EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S USE; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NO TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT, NOR SHALL ANYTHING BE DONE THERON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 7, THEIR LICENSEES, VISITORS AND TENANTS, RECIPROCAL RIGHTS OF INGRESS AND EGRESS FOR PARKING AND STORM DRAINAGE UPON AND OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "R.A.U.S.D.E." (RECIPROCAL ACCESS, UTILITY AND STORM DRAINAGE EASEMENT). SAID PARKING AREAS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, ABOVE GROUND AND UNDERGROUND STORM DRAINAGE PIPES AND STRUCTURES AND APPURTENANCES THERETO.

AS OWNER:
OAKMEDA MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

PAUL ESAJIAN _____ DATED _____
MANAGING MEMBER

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS.
COUNTY OF _____

ON _____, 202____ BEFORE ME, _____,

A NOTARY PUBLIC,
PERSONALLY APPEARED PAUL ESAJIAN _____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

COMMISSION EXPIRES: _____

CITY ENGINEER'S STATEMENT:

I, AMIT K. SALWAN, ACTING CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTION OF THE CITY ENGINEER OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREOF EMBODIED TRACT MAP ENTITLED "TRACT MAP NO. 8393": THAT THE SUBDIVISION AS SHOWN UPON SAID TRACT MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE TRACT MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID TRACT MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE TRACT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2023.



AMIT K. SALWAN, R.C.E. NO. 82527
ACTING CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I, RAYMOND R. HÉBERT, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREOF EMBODIED FINAL MAP ENTITLED "TRACT NO. 8393"; I AM SATISFIED THAT THE FINAL MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2023.



RAYMOND R. HÉBERT, P.L.S. 5870
CITY SURVEYOR, CITY OF OAKLAND
ALAMEDA COUNTY, CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

DATED: _____ BY: _____
DEPUTY

CITY CLERK'S STATEMENT:

I, THE UNDERSIGNED, ASHA REED, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 3 SHEETS AND ENTITLED "TRACT MAP NO. 8393", WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON _____ DAY OF _____, 2023 AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP. I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND AND ARE FILED IN MY OFFICE. I ALSO ACCEPT, ON BEHALF OF THE CITY OF OAKLAND THAT AREA SHOWN ON THIS MAP AS "P.U.E.", PUBLIC UTILITY EASEMENT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

BY: _____
ASHA REED, CITY CLERK AND CLERK OF THE
COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN JUNE 2016 AT THE REQUEST OF OAKMEDA MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE TRACT MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET BEFORE DECEMBER, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JACK M. SMITH, P.L.S. 7539
LICENSE EXPIRES: 12-31-2023



DATED _____

CITY PLANNING COMMISSION'S STATEMENT:

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF OAKLAND APPROVED ON JUNE 7, 2017, THE TENTATIVE MAP OF "TRACT NO. 8393", UPON WHICH THIS FINAL MAP IS BASED.

DATED: _____

CATHERINE PAYNE
SECRETARY OF THE CITY PLANNING COMMISSION

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2023 AT _____ M. IN BOOK _____ OF PARCEL MAPS AT PAGES _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY. INSTRUMENT NO. _____ FEE \$ _____ PAID

MELISSA WILK
COUNTY RECORDER, IN AND FOR
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

**TRACT MAP NO. 8393
A 7 LOT SUBDIVISION**

BEING A MERGER AND SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED TO OAKMEDA MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED ON MARCH 16, 2018 UNDER SERIES NO. 2018054216, ALAMEDA COUNTY RECORDS, ALSO BEING ALL OF LOTS 22 THROUGH 26, IN BLOCK "R", AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THERMAL HILL, FORMERLY THE HOWE TRACT, OAKLAND TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA," FILED FOR RECORD ON SEPTEMBER 15, 1894 IN MAP BOOK 19, PAGE 52, ALAMEDA COUNTY RECORDS

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

NOVEMBER 2023



MUIR CONSULTING, INC.

139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639

SURVEYING • G.I.S. • G.P.S.
www.muirconsulting.com

AS BENEFICIARY:

REPRESENTING FUEL, LLC UNDER DEED OF TRUST RECORDED JANUARY 9, 2018 AS DOCUMENT NUMBER 2018005157, ALAMEDA COUNTY RECORDS, CALIFORNIA, I HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

AND REPRESENTING PHE IV, LLC UNDER DEED OF TRUST RECORDED MARCH 16, 2018 AS DOCUMENT NUMBER 2018054217, ALAMEDA COUNTY RECORDS, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

PAUL ESAJIAN _____ DATED _____

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS. COUNTY OF _____

ON _____, 202__ BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

COMMISSION EXPIRES: _____

AS BENEFICIARY:

REPRESENTING KSCS IV, LLC UNDER DEED OF TRUST RECORDED MARCH 16, 2018 AS DOCUMENT NUMBER 2018054217, ALAMEDA COUNTY RECORDS, CALIFORNIA, I HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

KONRAD SOPIELNIKOW _____ DATED _____

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS. COUNTY OF _____

ON _____, 202__ BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

COMMISSION EXPIRES: _____

AS BENEFICIARY:

REPRESENTING NTMC IV, LLC UNDER DEED OF TRUST RECORDED MARCH 16, 2018 AS DOCUMENT NUMBER 2018054217, ALAMEDA COUNTY RECORDS, CALIFORNIA, I HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

NATHANIEL MERRILL _____ DATED _____

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS. COUNTY OF _____

ON _____, 202__ BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

COMMISSION EXPIRES: _____

**TRACT MAP NO. 8393
A 7 LOT SUBDIVISION**

BEING A MERGER AND SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED TO OAKMEDA MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED ON MARCH 16, 2018 UNDER SERIES NO. 2018054216, ALAMEDA COUNTY RECORDS, ALSO BEING ALL OF LOTS 22 THROUGH 26, IN BLOCK "R", AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THERMAL HILL, FORMERLY THE HOWE TRACT, OAKLAND TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA," FILED FOR RECORD ON SEPTEMBER 15, 1894 IN MAP BOOK 19, PAGE 52, ALAMEDA COUNTY RECORDS

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

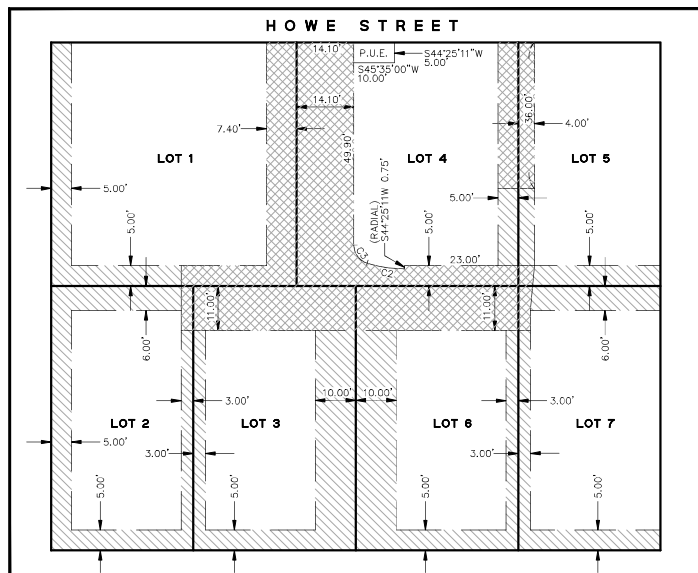
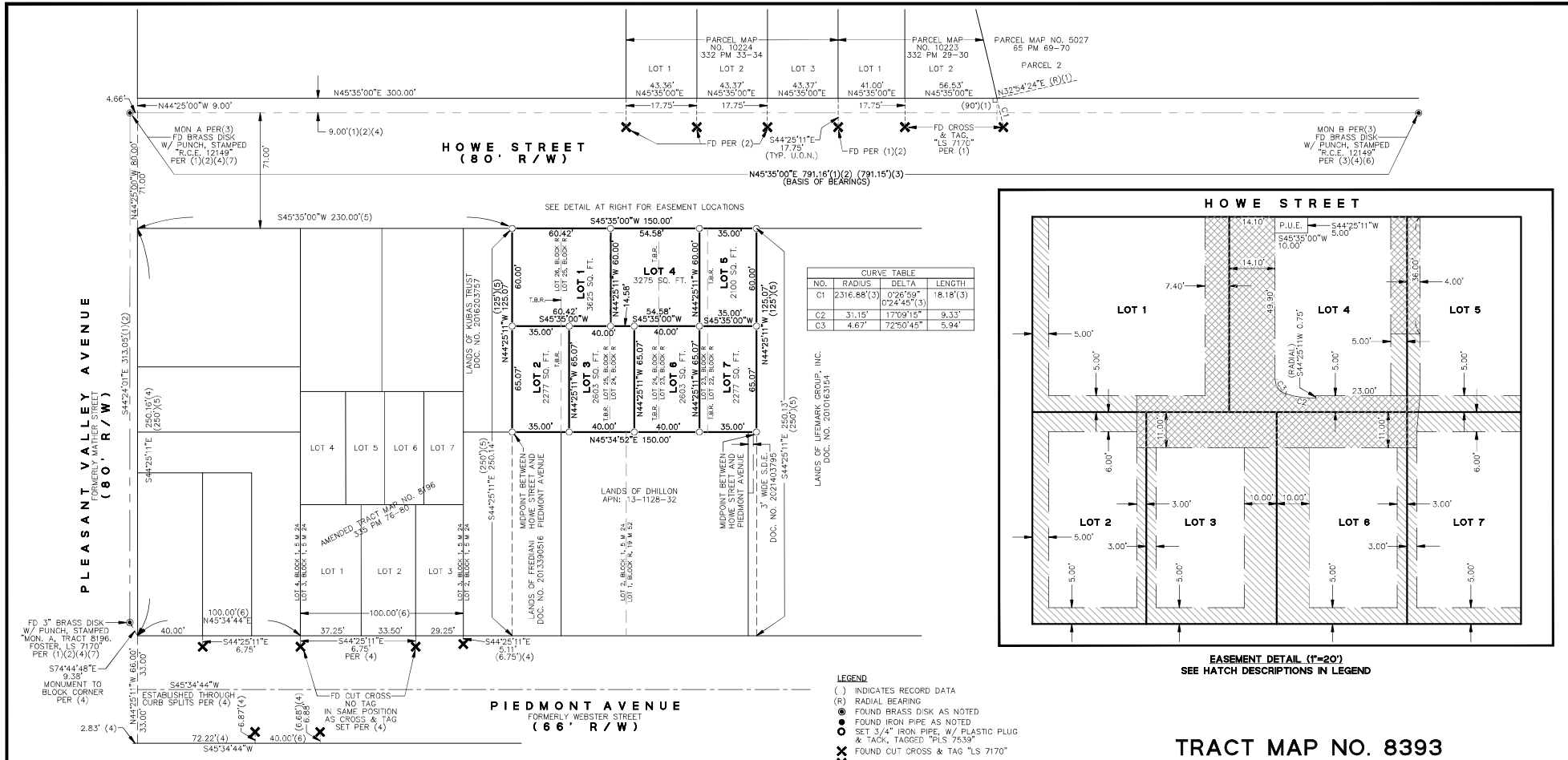
NOVEMBER 2023



MUIR CONSULTING, INC.

139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639

SURVEYING • G.I.S. • G.P.S.
www.muirconsulting.com



**TRACT MAP NO. 8393
A 7 LOT SUBDIVISION**

BEING A MERGER AND SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED TO OAKMEDA MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED ON MARCH 16, 2018 UNDER SERIES NO. 2018054216, ALAMEDA COUNTY RECORDS, ALSO BEING ALL OF LOTS 22 THROUGH 26, IN BLOCK "R", AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THERMAL HILL, FORMERLY THE HOWE TRACT, OAKLAND TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA," FILED FOR RECORD ON SEPTEMBER 15, 1894 IN MAP BOOK 19, PAGE 52, ALAMEDA COUNTY RECORDS

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA
NOVEMBER 2023

MUIR CONSULTING, INC.
139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639
SURVEYING • G.I.S. • G.P.S.
www.muirconsulting.com

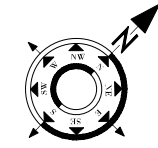
- NOTES**
1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONAL TIES ARE 90° TO THE SUBJECT PROPERTY LINE.
 3. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE MEASURED.
 4. ALL HISTORICAL LINES TO BE REMOVED BY THIS MAP.

RECORD REFERENCES

- (1) PARCEL MAP NO. 10223, 332 PM 29-30
- (2) PARCEL MAP NO. 10224, 332 PM 33-34
- (3) PARCEL MAP NO. 5027, 165 PM 59-70
- (4) AMENDED TRACT MAP NO. 8196, 335 PM 76-80
- (5) "MAP OF THERMAL HILL", 19 M 52
- (6) PLAN OF THE HOWE TRACT, OAKLAND, 5 M 24
- (7) CITY OF OAKLAND MONUMENT MAP NO. 287

BASIS OF BEARINGS.

THE BEARING NORTH 45°35'00" EAST, BETWEEN THE FOUND BRASS DISKS FOUND IN THE MONUMENT LINE OF HOWE STREET, AS SAID DISKS AND STREET ARE SHOWN ON PARCEL MAP 5027, FILED FOR RECORD ON JANUARY 23, 1987 IN BOOK 165 OF PARCEL MAPS AT PAGES 69 AND 70, IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.



GRAPHIC SCALE

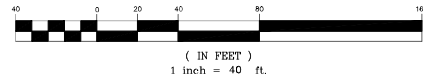


Exhibit B
Engineering Plans for PX1800046

NOTES

GENERAL NOTES

- 1. TOPOGRAPHIC MAP SHOWN HEREON REPRESENT CONDITIONS OF THE PROJECT AREA THAT WAS PROVIDED BY MUR CONSULTING, INC. LAND SURVEYING DATED 8-29-2016.
2. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AS REQUIRED, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN, ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE CITY ENGINEER OR SCHOOL DISTRICT.
4. THE CONTRACTOR WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND/OR TREATING THE SITE OF ANY WORK IN SUCH A MANNER THAT WILL CONFINE DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK.
5. NOT USED
6. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS STATED IN THE CONDITIONS OF APPROVAL.
7. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES EXIST.
8. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING WITH ALL UTILITY COMPANIES AND/OR AGENCIES HAVING JURISDICTION IN THIS PROJECT REGARDING THE LOCATION OF ANY EXISTING UTILITIES WITHIN OR ADJACENT TO THIS PROJECT AND SHALL ASSUME ANY AND ALL RESPONSIBILITIES FOR ANY DAMAGES OF AND REPAIR OR REPLACEMENT OF SAID FACILITIES.
9. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION FENCING OR BARRICADES AS NEEDED TO PROTECT THE WORK AND SECURE THE CONSTRUCTION AREA.
10. DEMOLITION WORK INDICATED IS NOT INTENDED TO BE ALL INCLUSIVE. DEMOLITION WORK SHALL INCLUDE ALL WORK NECESSARY TO REMOVE CONCRETE PAVING, MISC. AC PAVINGS, MISC. FOOTINGS, FOUNDATIONS, AND UTILITY CONNECTIONS TO BE MODIFIED OR REMOVED. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODE REQUIREMENTS INCLUDING DISPOSAL OF DEBRIS.
11. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED AND DISPOSED OF OR ADEQUATELY PLUGGED. ALL ABANDONED PIPES EXTENDING OUTSIDE THE LIMITS OF WORK (HORIZONTALLY OR VERTICALLY) SHALL BE PLUGGED. ALL SUSPECTED ASBESTOS-CONCRETE OR TRANSITE PIPE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR SAMPLING AND ANALYSIS.
12. NOT USED
13. NOT USED
14. THE CONTRACTOR SHALL PROVIDE THE OWNER RECORD DRAWINGS IN ELECTRONIC CAD FORMAT AND MARKED UP DRAWINGS. THE CAD FORMAT DRAWINGS SHALL INDICATE ALL CHANGES FROM THE PLANS MADE DURING CONSTRUCTION WITH THE SIZE AND LOCATION OF ALL IMPROVEMENTS AS CONSTRUCTED. THE CONTRACTOR SHALL IDENTIFY AND MARK ON THE DRAWINGS ALL (C) UTILITIES ENCOUNTERED.
15. NO LIABILITY IS ASSUMED FROM THE ACCURACY OF UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES MARKED BY RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION. THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON RECORD PLAN AND INFORMATION PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION, SIZE AND DEPTH OF THESE UTILITIES AS NEEDED FOR CONNECTIONS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION OR AS NEEDED TO PROTECT THESE UTILITIES DURING GRADING. PRIOR TO DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED. CONTRACTOR SHALL COORDINATE LOCATION OF UTILITIES WITH THE OWNER & ARCHITECT PRIOR TO START OF CONSTRUCTION.
16. THE CONTRACTOR'S ATTENTION IS DIRECTED TO EXISTING WATER, SANITARY SEWER, GAS, ELECTRICAL, AND TELEPHONE FACILITIES WHICH MUST REMAIN FUNCTIONAL THROUGHOUT THE CONSTRUCTION ACTIVITIES. CARE SHOULD BE TAKEN TO PREVENT DAMAGING SUCH UTILITIES DURING TRENCHING OPERATIONS. SHOULD ANY REPAIRS OR RELOCATION OF SAID UTILITIES BE NECESSARY DUE TO CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE ON SITE, TAKE ANY NECESSARY SAFETY MEASURES AND COMPLETE REPAIRS IN A TIMELY MANNER.
17. THE CONTRACTOR SHALL CONTACT U.S.A. (800) 642-2444 TO REQUEST SURFACE MARKING OF ALL UNDERGROUND FACILITIES IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL FIELD VERIFY THE FINAL PIPELINE ALIGNMENT BASED ON POTHOLING INFORMATION DEVELOPED BY THE CONTRACTOR AND ON THE SURFACE MARKING OF ADJACENT AND CROSSING UTILITIES. NO FINAL ALIGNMENT AND INVERT DECISIONS SHALL BE MADE UNTIL ALL UTILITIES HAVE BEEN MARKED AND POTHOLED TO THE ENGINEER'S SATISFACTION.
18. WHEN CONNECTIONS ARE MADE TO ANY EXISTING PIPE OR OTHER APPURTENANCES THE ACTUAL ELEVATION OR POSITION OF THE PIPE CANNOT BE DETERMINED WITHOUT EXCAVATION, THE CONTRACTOR SHALL EXCAVATE AND EXPOSE THE EXISTING FACILITY BEFORE TRENCHING FOR NEW PIPE AND MANHOLE. THE EXISTING FACILITY SHALL BE INSPECTED BEFORE THE CONNECTION IS MADE. AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL ALSO POTHOLE ALONG THE PROPOSED ALIGNMENT OF THE NEW PIPELINE, THE LOCATIONS OF ADJACENT AND PROBABLE CONFLICT WITH UTILITIES PRIOR TO FINAL CONSTRUCTION STAKING.
19. EXCAVATED NATIVE SOIL MAY NOT BE USED AS BACKFILL.
20. CONTRACTOR SHALL REPLACE ALL DAMAGED TURF PLANTING AND IRRIGATION, ETC. THAT MAY BE DAMAGED DURING TRENCHING AND EXCAVATION WORK.
21. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING ALL WARNING SIGNS AND DEVICES NECESSARY TO SAFEGUARD THE GENERAL PUBLIC AND THE WORK AND PROVIDE FOR THE PROPER AND SAFE ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC DURING THE PERFORMANCE OF THE WORK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION. SUCH DRAWINGS SHALL RECORD THE LOCATION, GRADE AND INVERT ELEVATION OF ALL IMPROVEMENTS THAT ARE CONSTRUCTED AND COPIES SHALL BE DELIVERED TO THE PROJECT ENGINEER AND OWNER PRIOR TO THE ACCEPTANCE OF THE WORK.
23. PRIOR TO COMMENCING CONSTRUCTION WORK THE CONTRACTOR SHALL HAVE APPROVED PLANS IN HIS POSSESSION AT THE JOB SITE AND SHALL GIVE PROJECT ENGINEER 72 HOURS NOTICE. THE CONTRACTOR SHALL DESIGNATE A FOREMAN, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.
24. NOISE GENERATING CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE HOURS OF 7:30 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS.
25. CONTRACTOR SHALL FIT ALL INTERNAL COMBUSTION ENGINES WITH MUFFLERS WHICH ARE IN GOOD CONDITION, AND TO LOCATE STATIONARY NOISE-GENERATING EQUIPMENT SUCH AS AIR COMPRESSORS AND CONCRETE PUMPERS AS FAR AWAY FROM EXISTING RESIDENCES AS POSSIBLE.
26. PACIFIC ENGINEERING & CONSTRUCTION, INC. HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN PROCESS INCLUDES ACTIVITIES COVERING: AFTER PLAN SIGNATURE, THESE ACTIVITIES INCLUDE CALCULATION, PLAN CHECK AND VERIFICATION DURING CONSTRUCTION. SHOULD ANY PERSON(S) PERFORM THE CONSTRUCTION STAKING OPERATIONS WITHOUT CONSULTING PACIFIC ENGINEERING & CONSTRUCTION, INC., THEY SHALL INDEMNIFY PACIFIC ENGINEERING & CONSTRUCTION, INC. FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSE OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY PACIFIC ENGINEERING & CONSTRUCTION, INC.

UTILITY NOTES

- 1. ALL WORK SHALL BE IN CONFORMANCE WITH CITY OF OAKLAND AND ALAMEDA COUNTY UNIFORM CONSTRUCTION STANDARDS.
2. FITTING, WIRE JOINTS, VALVE BOXES, COUPLINGS, AND DETECTOR CHECK VALVES SHALL BE TYPE OF APPROVED BY CITY OF OAKLAND DEPARTMENT OF PUBLIC WORKS.
3. ALL FERROUS METAL PIPE SHALL BE LINED, AND STEEL PIPE SHALL BE COATED AND WRAPPED WITH JOINTS FIELD-COATED AND WRAPPED AFTER ASSEMBLY.
4. ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.
5. AFTER INSTALLATION, ROOFS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES EXCEPT THROTTLE BLOCKS SHALL BE CLEANED AND COATED WITH A BITUMINOUS OR OTHER ACCEPTABLE CORROSION MATERIAL.
6. UNDERGROUND MAINS SHALL BE COMPLETELY FLUSHED TO REMOVE FOREIGN MATERIALS THAT MIGHT HAVE ENTERED THE MAIN DURING THE COURSE OF INSTALLATION.
10. ALL SANITARY SEWER IMPROVEMENTS SHALL BE PER CITY OF OAKLAND PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
11. THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON RECORD PLAN AND FIELD SURVEY INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES AS NEEDED FOR CONNECTIONS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION OR AS NEEDED TO PROTECT UTILITIES DURING CONSTRUCTION.
12. ALL UNDERGROUND SERVICE CONNECTIONS SHALL BE INSTALLED WITH ZINC ANODES.
13. ALL EXISTING UTILITIES AND IMPROVEMENTS TO REMAIN THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY OF OAKLAND AND AT THE CONTRACTOR'S SOLE EXPENSE.
14. THE CONTRACTOR SHALL TAKE ALL MEANS AND MEASURES NECESSARY TO PROTECT ALL UTILITIES INSTALLED FROM DAMAGE DUE TO HEAVY TRAFFIC LOADING DURING AND FOLLOWING BUILDING CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR SHALL EXPOSE BURIED MANHOLES, CLEANOUTS, LAMPHOLES, OTHER STRUCTURES AND UTILITIES AS NEEDED, TO VERIFY LOCATIONS AND ELEVATIONS.
16. THE CONTRACTOR SHALL DETERMINE THE LOCATION, DIAMETER, AND TYPE OF EXISTING PIPE SO THAT NEW SANITARY SEWER AND STORMDRAIN PIPES CAN BE PROPERLY ALIGNED WITH THE EXISTING PIPE.
17. PIPE LENGTH SHOWN ON THE PLANS ARE APPROXIMATE HORIZONTAL DISTANCES.
18. NEW STORMDRAIN LOCATIONS ARE APPROXIMATE AND IN SOME CASES MAY BE ALTERED TO MINIMIZE PIPE CUTTING OR FOR OTHER REASONS IF APPROVED BY ENGINEER.
19. CONTRACTOR SHALL INSTALL LOCATING WIRE ON NEW SANITARY SEWER AND STORM DRAIN MAINS, LATERALS AND WATER LINES IN ACCORDANCE WITH SPECIFICATIONS.
20. ALL UTILITIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS PROJECT WILL BE REQUIRED TO NOTIFY (U.S.A.) 48-HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800) 227-2600.
21. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF SAFETY PRIOR TO BEGINNING OF CONSTRUCTION SITE AT ALL TIMES.

DESIGNER'S STATEMENT

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL REVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS DELINEATED UPON THE PLOT PLAN ARE BASED UPON A SURVEY BY MUR CONSULTING, LICENSE NUMBER 7539 DATED AUGUST 2016 THAT WAS INDICATED THEREON BY THE SURVEYOR. THESE GRADES WERE BASED UPON CITY OF OAKLAND DATUM.

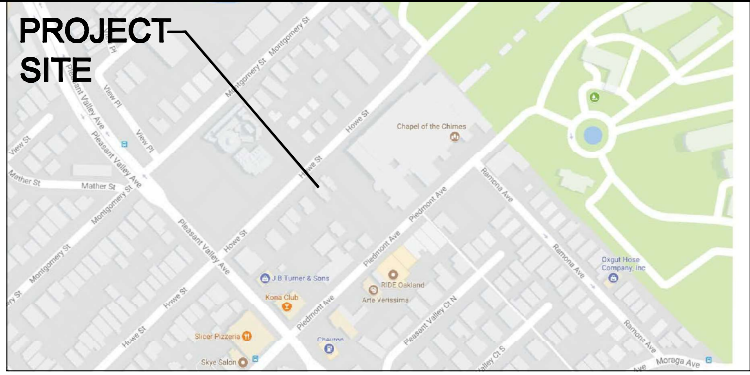
Table with columns for SIGNATURE, DATE, CIVIL ENGINEER, 38805, TITLE, LICENSE NO., and EXPIRES: MARCH 31, 2019.

CITY ENGINEER APPROVAL BLOCK FOR PUBLIC IMPROVEMENTS

APPROVED BY THE CITY ENGINEER CITY OF OAKLAND, CALIFORNIA FOR PUBLIC IMPROVEMENTS ONLY (SHEETS 1 THRU _____) BY _____ DATE: _____ APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION THE PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.



PROJECT SITE



VICINITY MAP NOT TO SCALE

ABBREVIATIONS

- AB AGGREGATE BASE
A/C ASPHALT CONCRETE
BLDG BUILDING
B/W BACK OF WALK
B/W BOTTOM OF WALKWAY
CB CATCH BASIN
C&G CURB AND GUTTER
CLF CHAIN LINK FENCE
CONC CONCRETE
COTG CLEANOUT TO GRADE
DI DRAIN INLET
D DIAMETER
DWY DRIVEWAY
E EAST
EL ELEVATION
ELECT ELECTRIC
EP EDGE OF PAVEMENT
EX EXISTING
FDC FIRE DEPARTMENT CONNECTION
FF FINISH FLOOR
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOW LINE
FL FACE OF CURB
GB GRADE BREAK
GR GRATE ELEVATION
GS GALVANIZED STEEL
GV GAS VALVE
HCR HANDICAP RAMP
HP HIGH POINT
INV INVERT
JP JOINT POLE
L LENGTH
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
MTR METER
N NORTH
NTS NOT TO SCALE
OC ON CENTER
OHW OVERHEAD WIRE
PAVE PAVEMENT
R RADIUS
RIM RIM ELEVATION
RRT RAILROAD TRACK
S SOUTH
SD STORM DRAIN
SS SANITARY SEWER
STD STANDARD
SW/SWK SIDEWALK
TOP OF CURB
TE TRASH ENCLOSURE
TOW TOP OF WALKWAY
TSB TRAFFIC SIGNAL BOX
TYP TYPICAL
UB UTILITY BOX
V VALVE
W WEST
WM WATER METER
WV WATER VALVE

OWNER: 4430 HOWE LLC & GC CARB LLC 1480 MORAGA ROAD, SUITE 1173 MORAGA, CA 94556 PHONE: (925) 288-8048

ASSESSOR PARCEL #s: APN 013-1128-018/019/020-00 19,000 SQ. FEET

GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL UNDERLYING ZONING: RM2

CIVIL ENGINEER: PACIFIC ENGINEERING & CONSTRUCTION, INC. 470 3RD STREET SUITE 105, SAN FRANCISCO, CA 94107 PHONE/FAX: (415) 374-1655

ARCHITECTURAL DESIGNER: ALAN MARK WALDMAN, P.E. JAVIS ARCHITECTS 5278 COLLEGE AVE. OAKLAND, CA 94618 WATER: EBMUD - PHONE: (510) 287-1008

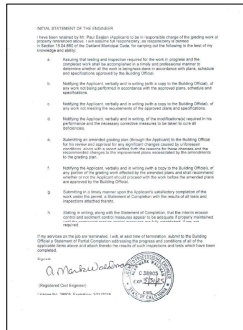
SEWER: CITY OF OAKLAND PUBLIC WORKS AGENCY- PHONE: (510)-615-5566

GARBAGE: WASTE MANAGEMENT - PHONE: (510) 613-8710

TELEPHONE: AT&T - PHONE: (925) 823-1587

POLICE: CITY OF OAKLAND POLICE DEPT. - PHONE: (510) 777-3333

FIRE: CITY OF OAKLAND FIRE DEPT. - PHONE: (510) 238-3556



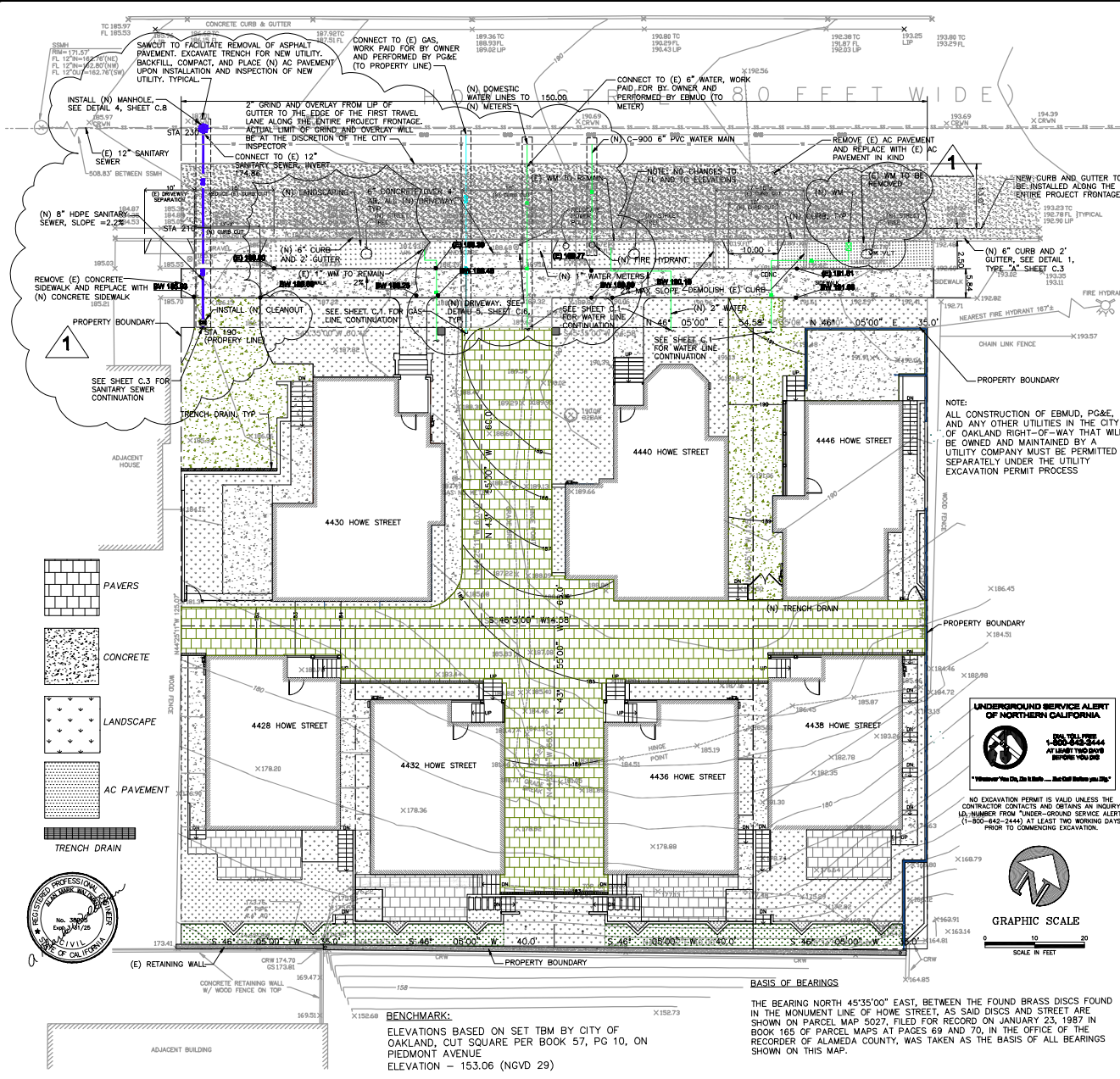
SHEET INDEX

- C.1 TITLE, GENERAL NOTES AND SHEET INDEX
C.2 GRADING AND OFF SITE UTILITY PLAN
C.3 ON SITE UTILITY PLAN
C.4 ON SITE STORMWATER PLAN
C.5 DETAILS
C.6 DETAILS
C.7 DETAILS
C.8 DETAILS
S.1 LANDSCAPE PLAN ARCHITECT SITE PLAN FOR REFERENCE ONLY BOUNDARY AND EASEMENTS FOR REFERENCE ONLY

Pacific Engineering & Construction, Inc. Consulting Engineers & Contractors 470 3RD STREET SUITE 105, SAN FRANCISCO, CA 94107 Phone/Fax: (415) 374-1655 www.pacific-engineering.com

4430 HOWE, LLC & GC CARB, LLC 4428 - 4448 HOWE STREET, OAKLAND, CA 94618 TITLE, GENERAL NOTES, AND SHEET INDEX PERMIT NO. P.X1800046

Table with columns: REVISIONS, APPROVED BY, CHECKED BY, DATE, and SHEET INDEX (C.1).



GENERAL NOTES FOR CONSTRUCTION

- EXCESS EXCAVATED MATERIAL SHALL BE EXPORTED FROM THE PROJECT SITE VIA HAUL ROUTES ESTABLISHED BY CITY, COUNTY AND STATE RULES AND REGULATIONS.
 - THE CONTRACTOR'S ATTENTION IS DIRECTED TO EXISTING WATER, SANITARY SEWER, GAS, ELECTRICAL, AND TELEPHONE FACILITIES WHICH MUST REMAIN FUNCTIONAL THROUGHOUT THE CONSTRUCTION ACTIVITIES. CARE SHOULD BE TAKEN TO PREVENT DAMAGING SUCH UTILITIES DURING TRENCHING OPERATIONS. SHOULD ANY REPAIR OR RELOCATION OF SAID UTILITIES BE NECESSARY DUE TO CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE ON SITE, TAKE ANY NECESSARY SAFETY MEASURES AND COMPLETE REPAIRS IN A TIMELY MANNER.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL FINAL PIPELINE ALIGNMENTS BASED ON POTHOLES INFORMATION DEVELOPED BY THE CONTRACTOR AND ON THE SURFACE MARKING OF ADJACENT AND CROSSING UTILITIES. NO FINAL ALIGNMENT AND INVERT DECISIONS SHALL BE MADE UNTIL ALL UTILITIES HAVE BEEN MARKED AND POTHOLED TO THE ENGINEER'S SATISFACTION.
 - WHEN CONNECTIONS ARE MADE TO ANY EXISTING PIPE OR OTHER APPURTENANCES THE ACTUAL ELEVATION OR POSITION OF THE PIPE CANNOT BE DETERMINED WITHOUT EXCAVATION, THE CONTRACTOR SHALL EXCAVATE AND EXPOSE THE EXISTING FACILITY BEFORE TRENCHING FOR NEW PIPE AND MANHOLE. THE EXISTING FACILITY SHALL BE INSPECTED BEFORE THE CONNECTION IS MADE, AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL ALSO POTHOLE ALONG THE PROPOSED ALIGNMENT OF THE NEW PIPELINE, THE LOCATIONS OF ADJACENT AND PROBABLE CONFLICT WITH UTILITIES PRIOR TO FINAL CONSTRUCTION STAKING.
 - EXCAVATED NATIVE SOIL MAY BE USED AS BACKFILL UPON APPROVAL BY ENGINEER.
 - CONTRACTOR SHALL REPLACE ALL DAMAGED TURF PLANTING AND IRRIGATION, ETC. THAT MAY BE DAMAGED DURING TRENCHING AND EXCAVATION WORK.
 - CONTRACTOR SHALL REPLACE ALL ASPHALT AND CONCRETE PAVING DAMAGED DURING PERFORMANCE OF THE WORK.
- ADDITIONAL UTILITY NOTES**
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF OAKLAND UNIFORM CONSTRUCTION STANDARDS.
 - FITTING, PIPE JOINTS, VALVE BOXES, COUPLINGS, AND DETECTOR CHECK VALVES SHALL BE TYPE OF APPROVED BY CITY OF OAKLAND PUBLIC WORKS.
 - ALL FERROUS METAL PIPE SHALL BE LINED, AND STEEL PIPE SHALL BE COATED AND WRAPPED WITH JOINTS FIELD-COATED AND WRAPPED AFTER ASSEMBLY.
 - ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER INSTALLATION.
 - AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES EXCEPT THRUST BLOCKS SHALL BE CLEANED AND COATED WITH A BITUMINOUS OR OTHER ACCEPTABLE CORROSION PROTECTANT.
 - UNDERGROUND MAINS SHALL BE COMPLETELY FLUSHED TO REMOVE FOREIGN MATERIALS THAT MAY HAVE ENTERED THE MAIN DURING THE COURSE OF INSTALLATION.
 - THE AMOUNT OF LEAKAGE IN BURIED PIPING SHALL BE MEASURED BY THE SPECIFIED TEST PRESSURE BY PUMPING FROM A CALIBRATED CONTAINER. FOR NEW PIPE, THE AMOUNT OF LEAKAGE AT THE JOINTS SHALL NOT EXCEED TWO QUARTS PER HOUR PER 100 GASKEETS OR JOINTS IRRESPECTIVE OF THE PIPE DIAMETER. NO VISIBLE LEAKAGE SHALL BE ALLOWED IN ABOVE GROUND PIPING.
 - HYDROSTATIC TESTS SHALL BE MADE BEFORE THE JOINTS ARE COVERED SO THAT ANY LEAKS MAY BE READILY DETECTED.
 - THE INSTALLATION COMPANY SHALL FURNISH A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE TO THE INSPECTOR OF RECORD WHO WILL SUBMIT TO DSA.
 - ALL SANITARY SEWER IMPROVEMENTS SHALL BE PER CITY OF OAKLAND PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - ALL STORM DRAINPIPES SHALL BE AS SPECIFIED.
 - STORM DRAINS PIPE 12-INCHES AND LARGER SHALL BE SMOOTH INTERIOR CORRUGATED HDPE.
 - AREA DRAINS SHALL BE 6-INCH DIAMETER NYLOPLAST INLINE DRAINS WITH STANDARD GATE OR APPROVED EQUAL.
 - THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON RECORD PLAN AND FIELD SURVEY INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES AS NEEDED FOR CONNECTIONS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION OR AS NEEDED TO PROTECT UTILITIES DURING CONSTRUCTION.
 - ALL UNDERGROUND SERVICE CONNECTIONS SHALL BE INSTALLED WITH ZINC ANODES.
 - ALL EXISTING UTILITIES AND IMPROVEMENTS TO REMAIN THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE SOWNER AND AT THE CONTRACTOR'S SOLE EXPENSE.
 - THE CONTRACTOR SHALL TAKE ALL MEANS AND MEASURES NECESSARY TO PROTECT ALL UTILITIES INSTALLED FROM DAMAGE DUE TO HEAVY TRAFFIC LOADING DURING AND FOLLOWING BUILDING CONSTRUCTION ACTIVITIES.
 - NEW PRIVATE SEWER LATERAL WILL REQUIRE ADDITIONAL OVER THE COUNTER SEWER LATERAL PERMIT ISSUED TO CONTRACTOR FROM OAKLAND PUBLIC WORKS, BUT WILL ONLY BE ISSUED WITH PLAN AND PROFILE REVIEWED AND APPROVED UNDER THIS PX PERMIT.

P-JOB GENERAL NOTES

- ALL WORKS, CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH CITY OF OAKLAND STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION. COPIES OF THE STANDARD SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF OAKLAND PUBLIC WORKS DEPARTMENT WITH THE P-JOB PERMIT.
- TYPE OF SANITARY SEWER PIPE MAY BE EXTRA STRENGTH C700 VIRUPRO CLAY PIPE (NPS), CLASS 53 DUCTILE IRON PIPE (DIP), OR HDPE SDR-11 PIPE. TYPE OF STORM DRAIN PIPE MAY BE HDPE SDR-11 PIPE, OR CLASS 3 IR-1.
- 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 II DUCTILE IRON PIPE IS REQUIRED.
- 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, WHICH 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 ENGINEER SUBMITTED A REVISED PLAN OF THE DESIGN CHANGE TO THE CITY FOR APPROVAL. THE 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:



NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY ID NUMBER FROM "UNDER-GROUND SERVICE ALERT" (1-800-642-2444) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.



BASIS OF BEARINGS
 THE BEARING NORTH 45°35'00" EAST, BETWEEN THE FOUND BRASS DISCS FOUND IN THE MONUMENT LINE OF HOWE STREET, AS SAID DISCS AND STREET ARE SHOWN ON PARCEL MAP 5027, FILED FOR RECORD ON JANUARY 23, 1987 IN BOOK 165 OF PARCEL MAPS AT PAGES 69 AND 70, IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

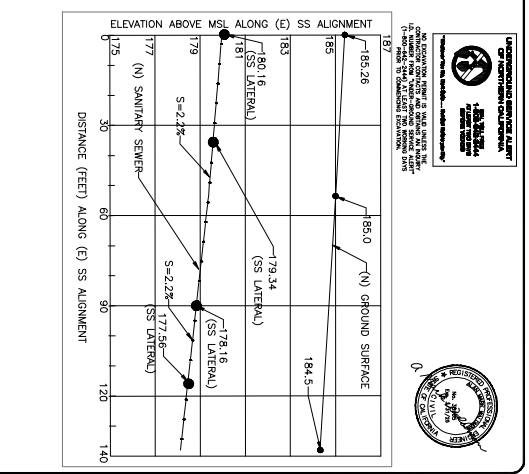
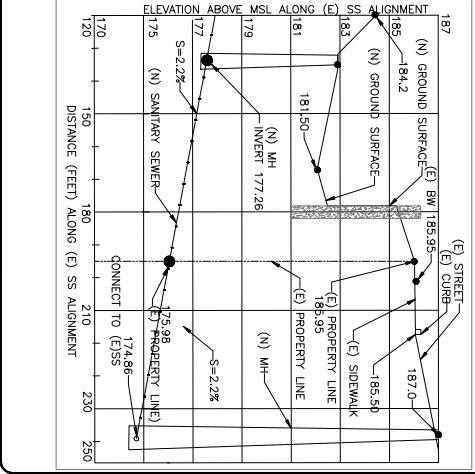
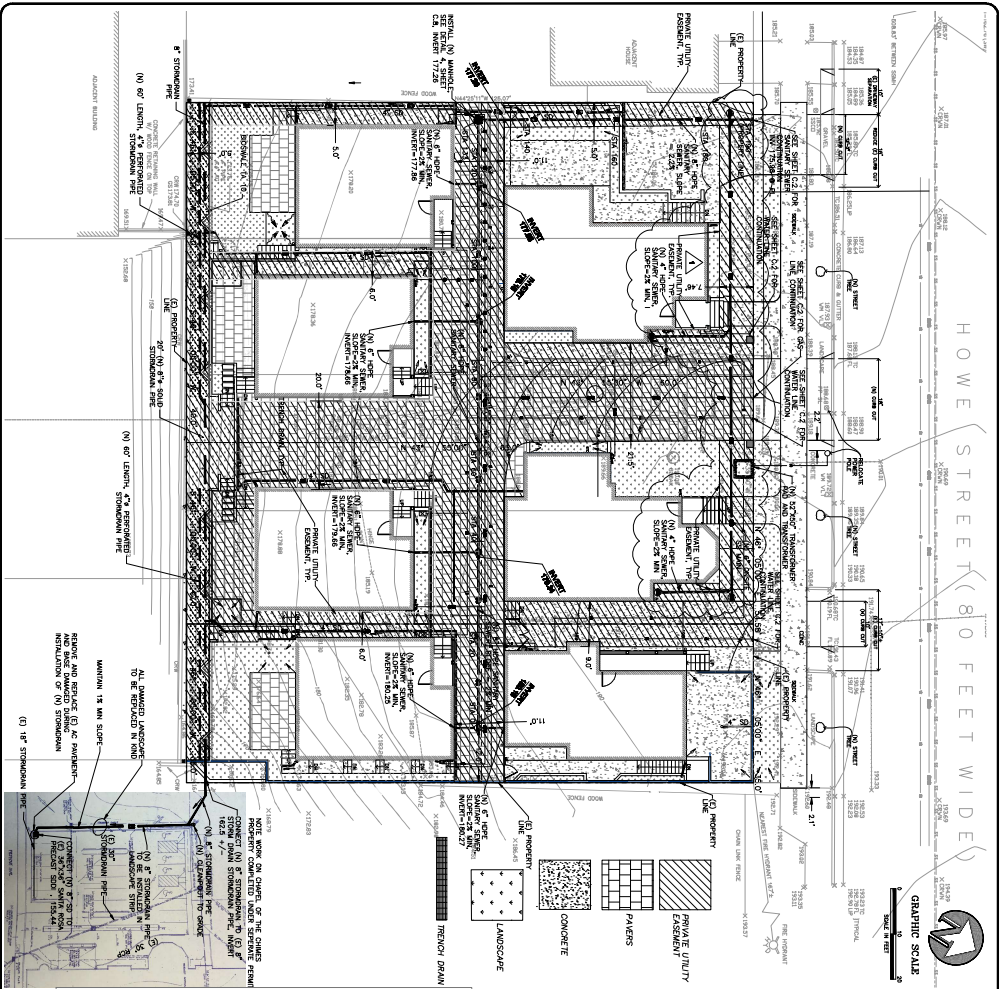
Pacific Engineering & Construction, Inc.
 Consulting Engineers & Contractors
 470 380 Street, Suite 105, San Francisco, CA 94107
 Phone/Fax: (415) 674-1800
 www.pacific-engineering.com

4430 HOWE STREET LLC AND GC CARB LLLC
 4428 - 4448 HOWE STREET, OAKLAND, CA 94618
OFFSITE GRADING AND UTILITY PLAN
 PERMIT NO. PZ1800046

REVISIONS	APP. NUMBER	DATE	BY
1	1	09/27/23	AKA

PROJECT: SANITARY SEWER CONNECTION
 DRAWN BY: AKA
 CHECKED BY: AKA
 DATE: 09/27/23

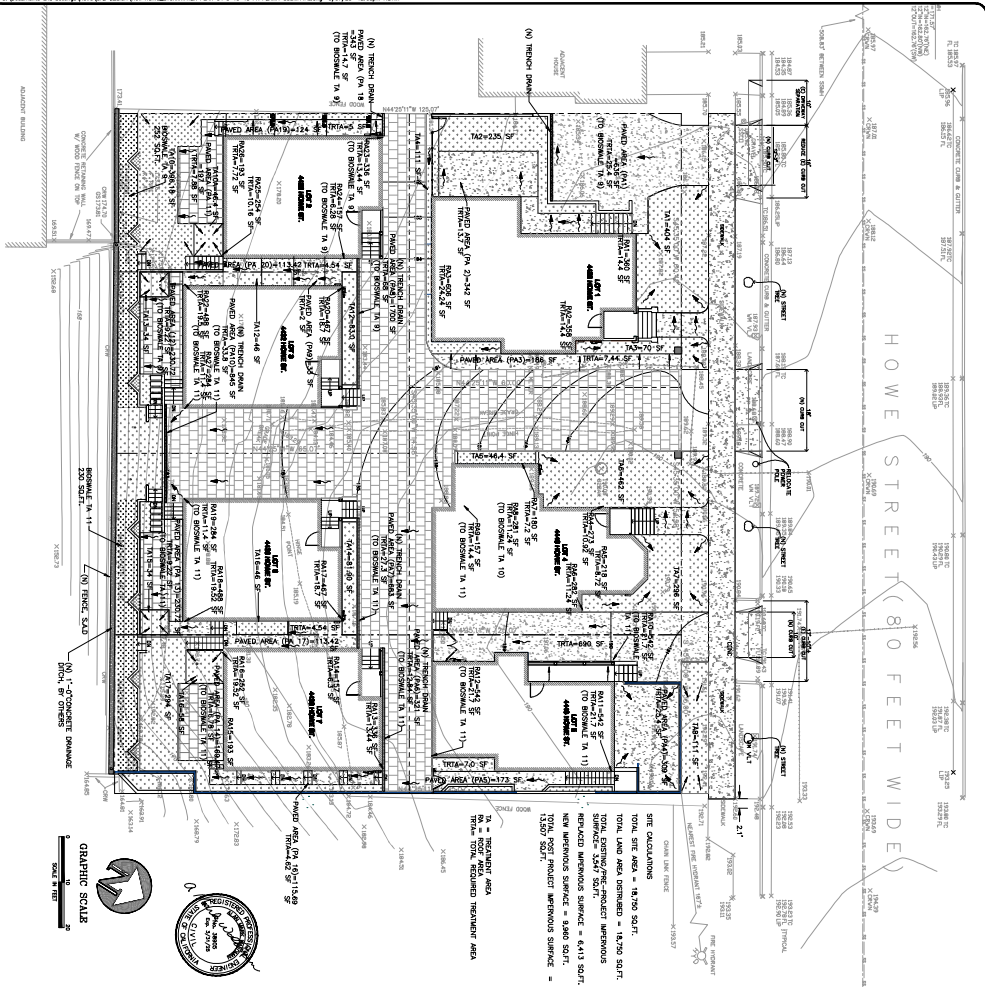
C-2



REVISIONS	JOB NUMBER	DATE
1. MODIFIED SANITARY SEWER CONNECTION	4430 HOWE STREET LLC AND GC CARB LLC	SEP 2023
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

4430 HOWE STREET LLC AND GC CARB LLC
 4428 - 4448 HOWE STREET, OAKLAND, CA 94618
 OFFSITE GRADING AND UTILITY PLAN
 PERMIT NO. PX 1800046

Pacific Engineering & Construction, Inc.
 Consulting Engineers & Contractors
 470 57th Street, Suite 105, San Francisco, CA 94147
 Phone/Fax: (415) 894-1888
 www.pacific-engineering.com



HOWE STREET (80 FEET WIDE)

SITE EXCLUSIONS
 TOTAL SITE AREA = 18,709 SQ.FT.
 TOTAL LAND AREA OBTAINED = 18,709 SQ.FT.
 TOTAL EXISTING/PROPOSED IMPAVESURFACE
 IMPAVESURFACE SURFACE = 8,900 SQ.FT.
 NEW IMPAVESURFACE SURFACE = 6,413 SQ.FT.
 TOTAL IMPAVESURFACE SURFACE = 15,313 SQ.FT.
 TOTAL TYPICAL PRODUCT IMPAVESURFACE = 15,313 SQ.FT.

VEGETATED SWALE MAINTENANCE

1. A MAINTENANCE AGREEMENT SHALL BE PROVIDED RESPONSIBILITY FOR MAINTENANCE AND UPGRADES.
2. A MAINTENANCE AGREEMENT SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND UPGRADES.
3. A MAINTENANCE AGREEMENT SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND UPGRADES.
4. MAINTENANCE AND UPGRADES SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND UPGRADES.
5. THE USE OF PERESTES AND QUICK-SETTABLE SYNTHETIC IMPAVESURFACE SHALL BE LIMITED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND UPGRADES.
6. MAINTENANCE AND UPGRADES SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND UPGRADES.
7. MAINTENANCE AND UPGRADES SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND UPGRADES.

INfiltration Pavement Maintenance

1. MAINTENANCE AND PROTECTION SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND PROTECTION.
2. THE USE OF PERESTES AND QUICK-SETTABLE SYNTHETIC IMPAVESURFACE SHALL BE LIMITED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND PROTECTION.
3. MAINTENANCE AND PROTECTION SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND PROTECTION.
4. MAINTENANCE AND PROTECTION SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND PROTECTION.
5. THE USE OF PERESTES AND QUICK-SETTABLE SYNTHETIC IMPAVESURFACE SHALL BE LIMITED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND PROTECTION.
6. MAINTENANCE AND PROTECTION SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND PROTECTION.
7. MAINTENANCE AND PROTECTION SHALL BE PROVIDED TO THE CITY OF SAN FRANCISCO FOR MAINTENANCE AND PROTECTION.

BORSTENTION AREA MAINTENANCE

1. BORSTENTION AREA SHALL BE MAINTAINED MONTHLY FOR MAINTENANCE AND PROTECTION.
2. BORSTENTION AREA SHALL BE MAINTAINED MONTHLY FOR MAINTENANCE AND PROTECTION.
3. BORSTENTION AREA SHALL BE MAINTAINED MONTHLY FOR MAINTENANCE AND PROTECTION.
4. BORSTENTION AREA SHALL BE MAINTAINED MONTHLY FOR MAINTENANCE AND PROTECTION.
5. BORSTENTION AREA SHALL BE MAINTAINED MONTHLY FOR MAINTENANCE AND PROTECTION.
6. BORSTENTION AREA SHALL BE MAINTAINED MONTHLY FOR MAINTENANCE AND PROTECTION.
7. BORSTENTION AREA SHALL BE MAINTAINED MONTHLY FOR MAINTENANCE AND PROTECTION.



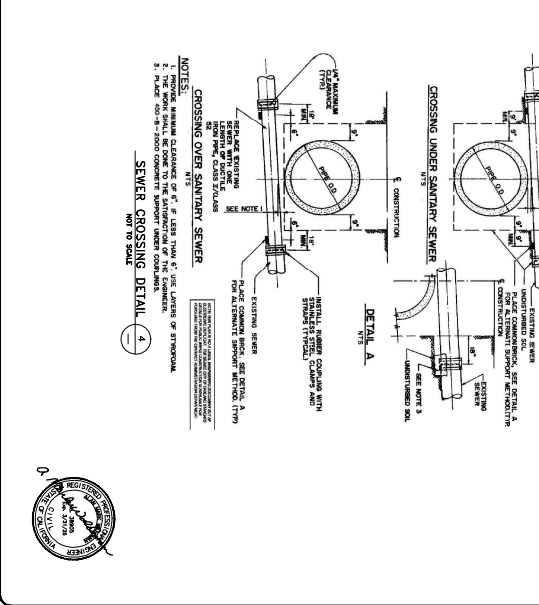
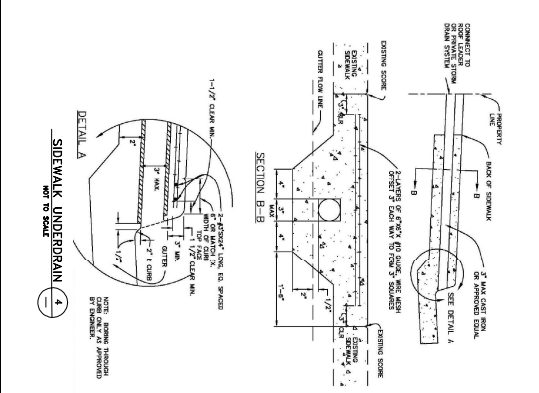
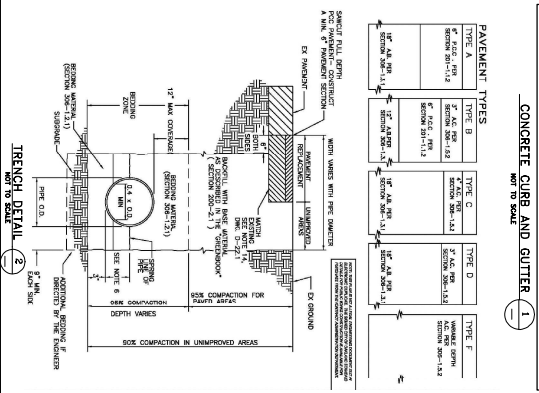
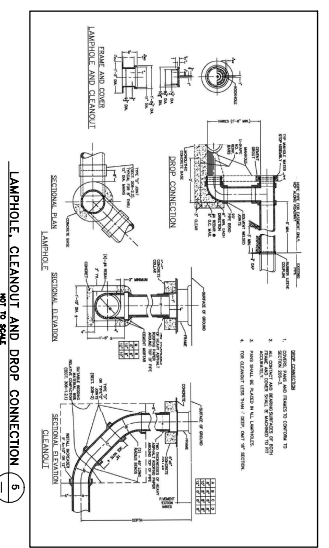
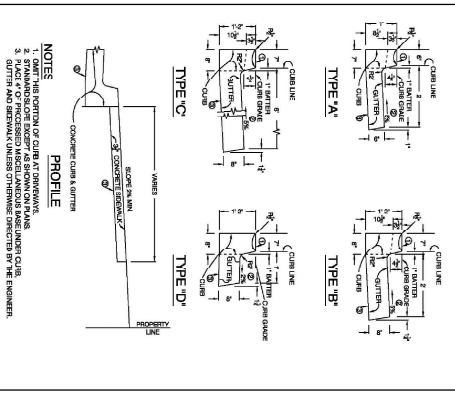
GRAPHIC SCALE
SCALE: 1" = 100'

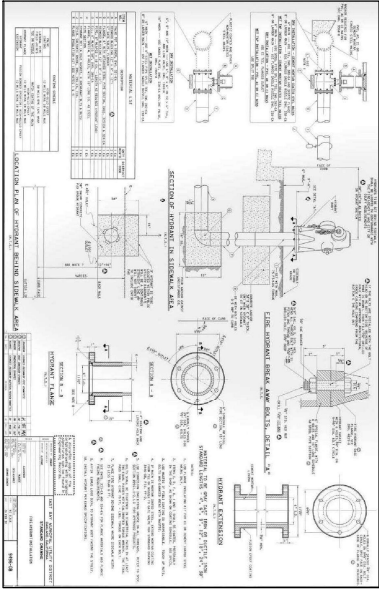
REVISIONS	JOB NUMBER	DRAWING NAME
	SHAUN BY	STORMWATER PLAN
	AWW	SHEET NO.
	DATE	C.4
	SEP. 2023	

4430 HOWE LLC & GC CARB LLC
 4448 HOWE STREET, OAKLAND, CA 94618
STORMWATER PLAN
 PERMIT NO. PX1800046



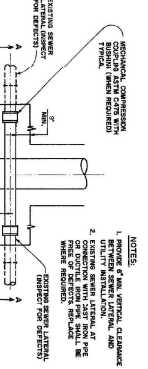
Pacific Engineering & Construction, Inc.
 Consulting Engineers & Contractors
 470 3RD Street, Suite 105, San Francisco, CA 94107
 Phone/Fax: (415) 874-1885
 www.pacific-engineering.com





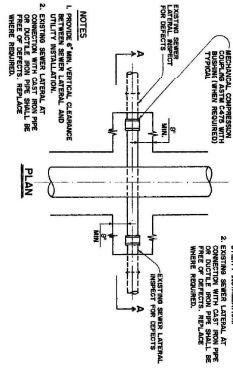
FIRE HYDRANT
NOT TO SCALE

NOTES:



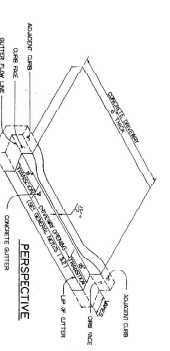
SECTION A-A
UTILITY CROSSING UNDER SEWER LATERAL
NOT TO SCALE

1. Proposed method shall not be used to fill voids caused by consolidation and voids shall be filled with compacted bedding material. Unless directed by the Engineer, no Depressure System shall be used for consolidation.
2. Import backfill material shall conform to Subsection 306-13.3.
3. 20' x 24' or smaller trench shall be installed and approved by the Engineer.
4. The sheets of Galden one, generally joint with other AC, PVC, or a replacement material type (to be indicated on the plan).
5. Compaction by jacking is not permitted.
6. When flexible pipe (type 44.2) is used, pipe shall be bedded to the spring line, compacted and backfill tamped prior to completing final bedding.
7. The compacted temporary restraining shall be a minimum of 2" thick placed on the required base, and shall be removed prior to placing the permanent bedding.
8. Backfill tamping is required and means shall be approved by the Engineer prior to paving.
9. No longitudinal joints or seams are allowed in this base. If a longitudinal Contractor shall remove a minimum of 2' of conduit from the pavement surface the site has to be Engineer's satisfaction by the City and then re-install the site has to be Engineer's satisfaction.
10. During bedfill operations, the trench shall be bedded, compacted, and tested to the spring line of 2' of utilities crossing the trench before proceeding with the bedding operation.
11. Unless specified otherwise, measurement for spread of additional bedding, imported backfill and temporary paving shall be as shown. (See Notes 12 and 13.)
12. Clean and backfill sides of excavation and adjacent zoning courses with spray application of S-11 emulsion before placing asphalt-concrete pavement.
13. If the distance to the edge of gutter is less than 3' from one trench edge, the permanent replacement shall extend to the edge of existing gutter.
14. In cases where existing paving consists of rubberized AC, the main one or alternate or dense grade AC section equivalent to the thickness of the thickness of the rubberized AC may be substituted.



UTILITY CROSSING OVER SEWER LATERAL
NOT TO SCALE

NOTES:



CONCRETE DRIVEWAY
NOT TO SCALE

1. The proposed method shall not be used to fill voids caused by consolidation and voids shall be filled with compacted bedding material. Unless directed by the Engineer, no Depressure System shall be used for consolidation.
2. Import backfill material shall conform to Subsection 306-13.3.
3. 20' x 24' or smaller trench shall be installed and approved by the Engineer.
4. The sheets of Galden one, generally joint with other AC, PVC, or a replacement material type (to be indicated on the plan).
5. Compaction by jacking is not permitted.
6. When flexible pipe (type 44.2) is used, pipe shall be bedded to the spring line, compacted and backfill tamped prior to completing final bedding.
7. The compacted temporary restraining shall be a minimum of 2" thick placed on the required base, and shall be removed prior to placing the permanent bedding.
8. Backfill tamping is required and means shall be approved by the Engineer prior to paving.
9. No longitudinal joints or seams are allowed in this base. If a longitudinal Contractor shall remove a minimum of 2' of conduit from the pavement surface the site has to be Engineer's satisfaction by the City and then re-install the site has to be Engineer's satisfaction.
10. During bedfill operations, the trench shall be bedded, compacted, and tested to the spring line of 2' of utilities crossing the trench before proceeding with the bedding operation.
11. Unless specified otherwise, measurement for spread of additional bedding, imported backfill and temporary paving shall be as shown. (See Notes 12 and 13.)
12. Clean and backfill sides of excavation and adjacent zoning courses with spray application of S-11 emulsion before placing asphalt-concrete pavement.
13. If the distance to the edge of gutter is less than 3' from one trench edge, the permanent replacement shall extend to the edge of existing gutter.
14. In cases where existing paving consists of rubberized AC, the main one or alternate or dense grade AC section equivalent to the thickness of the thickness of the rubberized AC may be substituted.

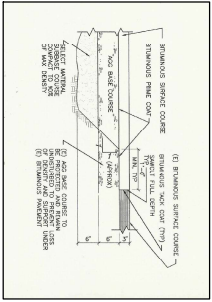


REVISIONS	JOB NUMBER	DATE	BY	DESCRIPTION

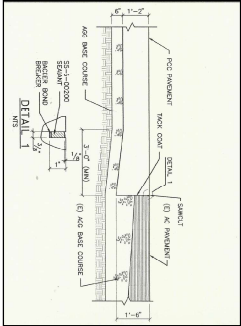
4430 HOWE, LLC & GC CARB, LLC
4428 - 4448 HOWE STREET, OAKLAND, CA 94618
PX PERMIT PLANS DETAILS
PERMIT NO. PX1800046



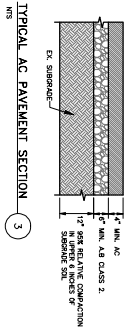
Pacific Engineering & Construction, Inc.
Consulting Engineers & Contractors
470 3RD Street, Suite 105, San Francisco, CA 94107
Phone/Fax: (415) 874-1800
www.pacific-engineering.com



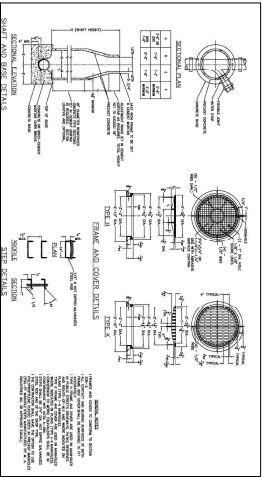
ASPHALT PAVEMENT JOINT DETAIL 1
NPS



AC-CONCRETE PAVEMENT JOINT 2
NPS



TYPICAL AC PAVEMENT SECTION 3
NPS



MANHOLE 4
NPS

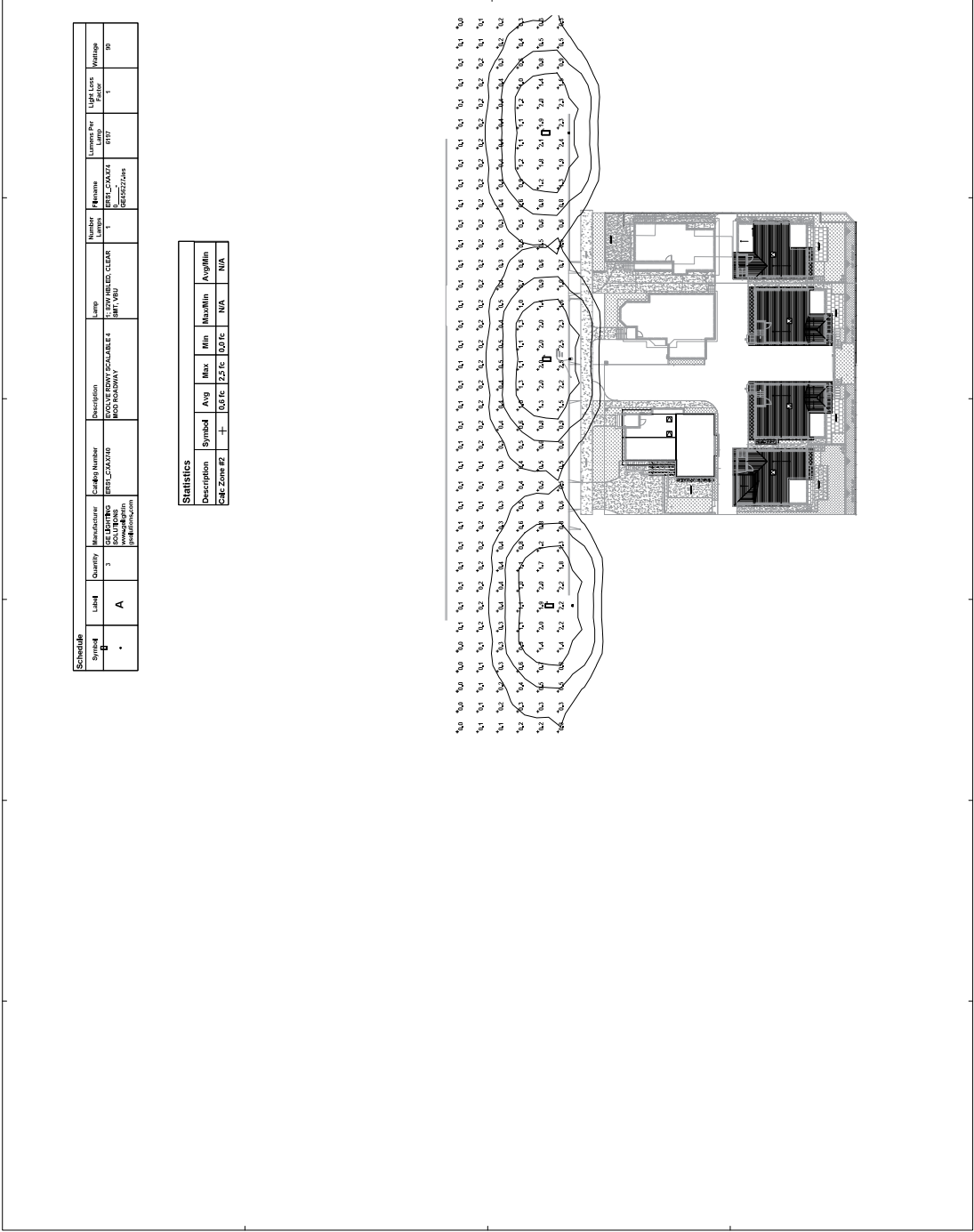


REVISIONS		JOB NUMBER	DRAWING NAME
		ANA	HOW HOME CHILDWD
		AMW	DATE
			AUGUST 2019

4430 HOWE, LLC & GC CARB, LLC
4428 - 4448 HOWE STREET, OAKLAND, CA 94618
PX PERMIT PLANS DETAILS
PERMIT NO. PX1800046



Pacific Engineering & Construction, Inc.
Consulting Engineers & Contractors
470 3RD Street, Suite 105, San Francisco, CA 94117
Phone/Fax: (415) 874-1800
www.pacific-engineering.com



Schedule	Symbol	Plant	Quantity	Manufacturer	Catalog Number	Description	Lump	Units	Remarks	Quantity for Lamp	Units for Plant	Weight	ID
	*	A	3	GC CLEARING www.gc-clearing.com	ERTS_ZFAV24R	ROCKY BOW, SCALABLE E 300 (1000000)	1.5' DIA W/ 1.5' CLEAR	1	ERTS_ZFAV24R ERTS_ZFAV24R	6197	1	1	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone E2	+	0.6 FC	2.5 FC	0.0 FC	N/A	N/A

NEW DEVELOPMENT
HOME AVENUE
OAKLAND, CA



Date	By	Function

DATE PLOTTED
SITE PHOTOMETRICS

SHEET NO.
E0.1P
DATE OF PLOTTING
SCALE
PROJECT FILE NO.

A New Single Family Residence

Lot 2, 4428 Howe Street

Mini Lot Development: PLN17095 / TTM8393

General Notes: Parties Involved:

- SITE CONDITIONS:** Bidders shall visit the site and familiarize themselves with all existing limitations. All features of construction not fully shown shall be of the same type and character as that shown for similar conditions. For special conditions or discrepancies, notify the architect before bidding or proceeding with the work.
- PERMIT FEES AND INSURANCE:** The contract shall include all permit fees unless specifically noted in the bid and contract. The contractor shall carry liability property damage and workers compensation insurance, and provide owner certificates for these policies. The owner shall carry fire insurance.
- BUILDING CODES:** All work shall conform with all applicable current codes and ordinances. The contractor shall notify the architect of all modifications requested by the building department, the owner, consultants, and other parties.
- TRADE STANDARDS:** Work shall be completed skillfully and in accordance with accepted trade standards. Standards for care and workmanship shall be as defined and outlined by the national trade body such as the SMACNA Tile Council of America, NAWCA, NIBCAL, Lathing and Plaster Institute of Northern California, etc.
- MANUFACTURER'S INSTRUCTIONS:** Follow the manufacturer's instructions carefully. Instructions and warranties shall be given to the owner upon substantial completion.
- SUBSTITUTIONS:** Substitutions will be considered, but the contractor shall not substitute equipment, material or methods without specific approval by the architect prior to execution of work.
- SCHEDULE:** The contractor shall inform the owner and architect of the construction schedule prior to starting work. The contractor shall make every effort to minimize disruption to occupants and neighbors during construction.
- COORDINATION OF WORK:** The contractor shall coordinate work between subcontractors, tradespeople, and suppliers as shown in the drawings, specifications, and contract.
- DIMENSIONS OR DISCREPANCIES:** Contractor shall verify all dimensions in the field. Verify dimensions have precedence over scaled dimensions. Dimensions are to the rough frame unless otherwise noted. Any discrepancies between the drawings and/or specifications must be brought to the attention of the architect for clarification prior to proceeding with work.
- NOTCHES, BORES AND CUTS TO THE STRUCTURE:** Do not notch, bore or cut members for pipes, ducts or other reasons except as shown on drawings without the specific advance approval of the architect.
- DEMOLITION:** The contractor shall execute demolition work to ensure the safety of persons and adjacent property from damage by settlement, falling debris, and other causes in connection with this work. Where existing construction is cut, damaged, or removed, patch or replace with materials which match the land, quality and performance of adjacent surfaces.
- ASBESTOS:** If the contractor encounters asbestos, he or she shall warn all employees, subcontractors, owner, occupants, and architect prior to demolition and construction. Also, if during demolition or construction, materials containing asbestos become disturbed or airborne, they must be removed. Removal and disposal must conform to the latest requirements of the EPA, OSHA, California Department of Health Services and local authorities. Asbestos removal is the responsibility of the general contractor.
- CLEANUP:** The contractor shall remove all construction debris at the end of the job and dispose of it legally. Clean all new windows and leave the job broom clean.
- WARRANTY:** Contractor shall warrant all workmanship and materials for a period of one year from the date of substantial completion or from the commencement of specific warranties, and make corrections to the work during these periods.
- CHANGE ORDERS:** All change orders shall be agreed to and in writing prior to execution of work.

- OWNER:** 4428 Howe St LLC & GC CARB LLC
1480 Howe Road, Ste. 1173
Moraga, CA 94556
(925) 768-0608
- ARCHITECT:** JARVIS ARCHITECTS
3278 Collingwood Ave
Oakland, CA 94618
Contact: Chen or Lisa
chen@jarvisarchitects.com
lisa@jarvisarchitects.com
(510) 654-6755
(510) 654-6434 fax
- SURVEYOR:** HUB CONSULTING INC.
LAND SURVEYORS
139 Church Avenue
Oakland, CA 94612
Contact: Jack Smith
jsmith@hubconsulting.com
(925) 454-8400
- CIVIL ENGINEER:** PACIFIC ENGINEERING & CONSTRUCTION, INC.
470 3rd Street, Suite 105
San Francisco, CA 94107
Contact: Mark Volante
mvolante@paceng.com
(415) 974-1853
- STRUCTURAL ENGINEER:** VAN HAREN AND ASSOC.
4608 Rockwood
Oakland, CA 94610
Contact: Peter
vanharen@vanharen.com
(510) 499-3300
- SOILS ENGINEER:** CALGEO TECH ENGINEERING CONSULTANTS, INC.
3229 Pine Valley Rd.
San Ramon, CA 94583
Contact: Manny Selmink
manny@calgeotech.com
(925) 551-0074
- ENERGY CONSULTANT:** GREG BAUDETTTE
2281 Moraga Ave. Ste. B
Pleasant Hill, CA 94553
Contact: Greg
gbaudet@proton.com
(925) 351-8756
- GREEN POINT RATER:** Building Energy Compliance Rating
PO BOX 4633
Walnut Creek, CA 94597
Contact: George Matthews
gmatthews@proton.com
(510) 520-4443

Project Information:

BUILDING CODES:
2016 California Building Code
2016 California Electrical Code
2016 California Plumbing Code
2016 California Mechanical Code
2016 California Fire Code
2016 California Structural Code
2016 California Green Building Standards Code
All codes as further modified by the City of Oakland.

BUILDING INFORMATION:
OCCUPANCY: R-3
BUILDING TYPE: VB (non fire-rated construction)
SPRINKLERED: YES

Scope of Work:
WALK-OUT THREE STORY HOME WITH FOUR BEDROOMS, THREE AND ONE HALF BATH, FAMILY ROOM ON GRAVEL WITH REAR YARD LAUNDRY, LIVING / DINING / KITCHEN AT THIRD FLOOR WITH LARGE ARBOR COVERED TERRACE, HIGH EFFICIENCY HEATING AND ON-DEMAND WATER HEATER.

PROJECT & LOT INFORMATION
ADDRESS: 4428 Howe St.
ASSESSOR'S PARCEL NO: APN pending approval at final Map

UNITS & PARKING

NUMBER OF DWELLING UNITS	PROPOSED	PERMITTED/REQUIRED
1	1	1 Car per unit

YARDS AND HEIGHT

FRONT YARD SETBACK	PROPOSED	PERMITTED/REQUIRED
4428	4'-0"	4'-0"
WEST SIDE YARD SETBACK	4428	5'-0"
EAST SIDE YARD SETBACK	4428	3'-0"
REAR YARD SETBACK	4428	24'-0"
6 FT FENCE BETWEEN HOUSES 4428 & 4432		15'-0"

AREAS

LOT AREAS	PROPOSED	PERMITTED/REQUIRED
4428	2277 SF	
FIRST FLOOR	945	
SECOND FLOOR	945	
THIRD FLOOR	275	
ROOF SPACE	263	
Totl Footprint	1910	
LOT COVERAGE	46.6%	40%

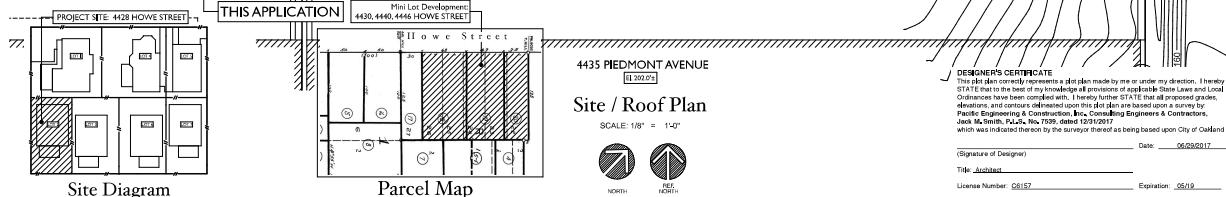
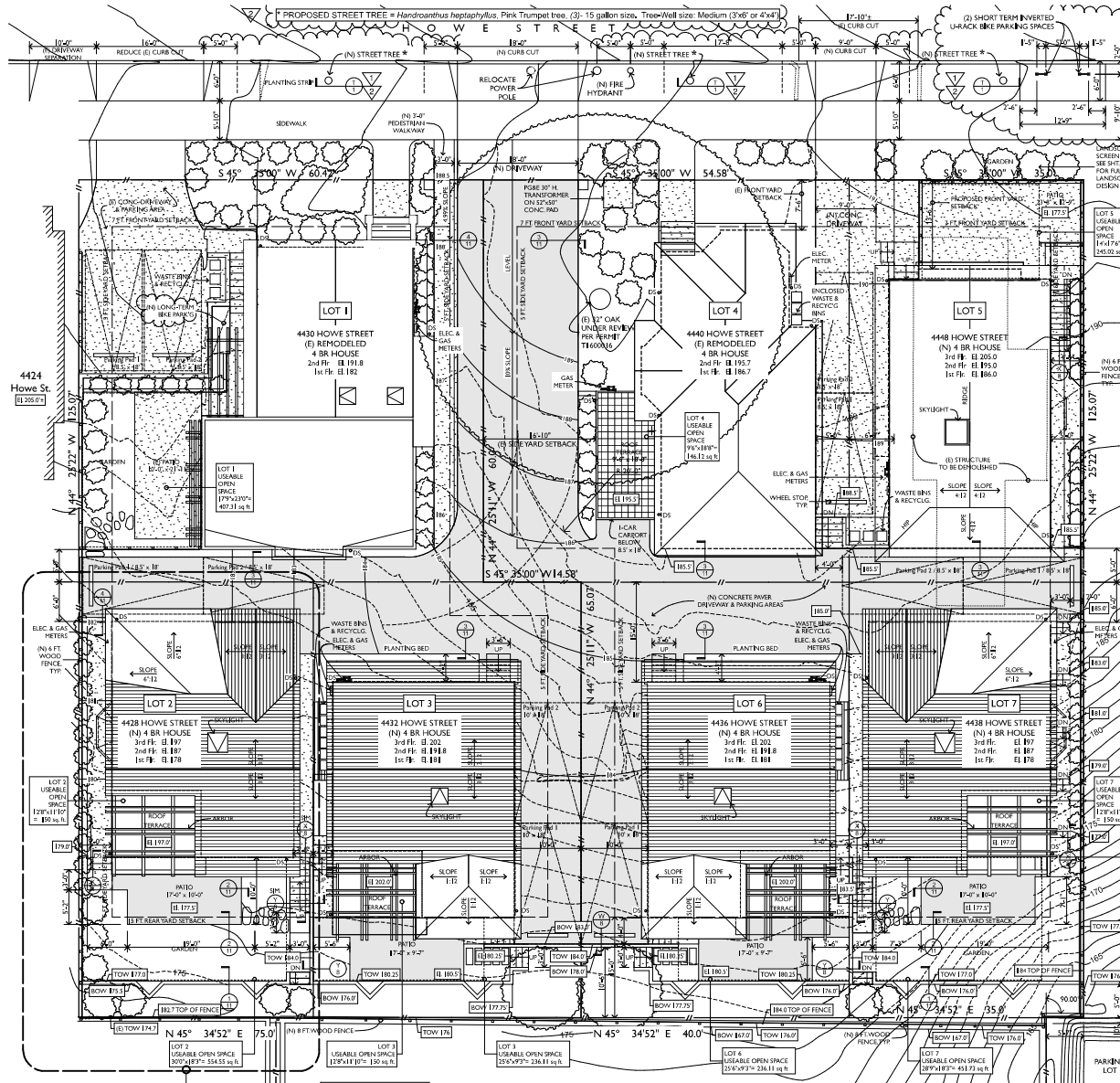
Deferred Submittals:
Submit minimum two sets of plans, specifications, and calculations:
(1) Residential Fire Extinguishing System (Residential System)

DECISIONS TO BE MADE BY THE ARCHITECT:

- 1. APPROVAL OF THE ARCHITECT IS REQUIRED FOR ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 2. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 3. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 4. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 5. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 6. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 7. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 8. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 9. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 10. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 11. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 12. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 13. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 14. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 15. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 16. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 17. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 18. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 19. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.
- 20. THE ARCHITECT SHALL REVIEW AND APPROVE ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT.

DECISIONS TO BE MADE BY THE CONTRACTOR:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



DESIGNER'S CERTIFICATE
This plan correctly represents a plan made by me or under my direction. I hereby state to the best of my knowledge and belief, all provisions of applicable State Laws and Local Ordinances have been complied with. I hereby further state that all professional calculations, elevations, and contours delineated upon this plan are based upon a survey by Pacific Engineering & Construction, Inc., Consulting Engineers & Contractors, Jack M. Smith, PLS., No. 759, dated 1/29/2017, which was indicated thereon by the surveyor thereof as being based upon a City of Oakland datum.

(Signature of Designer) _____ Date: 06/28/2017
Title: Architect _____ Expiration: 6/30/21
License Number: 68157 _____

Sheet Index

- 1 Cover / Site & Roof Plan
- 1.1 Findings for Approval
- 1.2 Conditions of Approval
- 2 Survey
- 3 Landscape Plan
- 3 Roof & Reflected Ceiling Plans / Oakland Green Bull.
- 4 Floor Plans
- 5 Exterior Elevations
- 6 Building Section
- 7 Foundation & Framing Plans
- 8 Roof Framing & Details
- 9 Typical Structural Notes
- 10 Details
- 11 Schedules & Details
- 12 Specifications
- 13 Energy Compliance Information
- 14 Energy Compliance Information
- 15 Interior Elevations
- 16 Interior Elevations Continued
- C.1 Title, General Notes, Sheet Index
- C.2 Grading Plan
- C.3 Utility Plan
- C.4 Stormwater Treatment
- C.5 Frouon Control Plan
- C.6 Erosion Control Details
- C.7 Details / PX Permit Rec: 2 09/10/23
- C.8 Details / PX Permit Rec: 1 08/29/18

Issued For: Building Permit

New Single Family Residence
4428 Howe St., GC CARB LLC
4428 Howe Street
Oakland, California 94618

Jarvis architects
3278 Collingwood Ave
Oakland, California
94618-1415 (510) 654-6755
fax: 654-6424

Cover / Site & Roof Plan **1**
1550

GAS CONSTRUCTION DRAWING

GAS MAIN EXTENSION

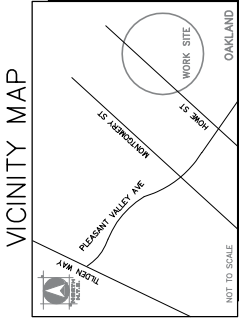
HOME ST.
OAKLAND, CA.

EST: B. ANDERSON
 ADE: B. ANDERSON
 SUPV: W. CLARK
 REP: C. MORAIDA
 PLN: Q. LAU
 SCALE: M.T.S.

DATE: 4/17/2017
 PHONE #: 510-437-2020
 FAX #: 510-437-2144
 PACIFIC GAS AND ELECTRIC COMPANY

ENGINEERING AND PLANNING DEPT.
 4801 OAKPORT ST.
 OAKLAND, CA.

CD: _____
 SD: _____
 NOTR: 11973803
 SHEETS: 1 OF 2
 REV: 31289116



MATERIAL	
(330) 2" PLASTIC HP GAS MAIN	- M010279
(371) #10 YELLOW LOCATING WIRE "MAIN & SVC"	- M294414
(1) 2" PLASTIC SERVICE TRANSITION FITTING	- M023865
(2) 1" SAN-A VALVE	- M022287
(2) 2"x2" CONSTAB 3 WAY TEE	- M021698
(1) 5 LB. ZINC ANODES	- M69145
(1) 50 LB. MAGNESIUM ANODE	- M696907
(10) 600V BLACK WIRE	- M294991
(1) 1/2" IPS ETS VALVE BOX EXTENSION	- M010603
(1) 2" PL KEROTECH VALVE "FLAN ENDS"	- M033459
(2) FERRUCOR SPRING IS206280000	- M021559
(2) FERRUCOR SPRING IS206280000	- M021559
(3) EMS RANGE BALL	- M374944
(300) 1" PL SERVICE "PIKE" (SEE GSR FOR DETAILS)	- M021559
(1) 1" PL SERVICE TEE	- M035010
(2) 1" PL SERVICE TEE	- M035010
(1) 6005 PL ETV	- M022917
(2) VALVE & ETS FRAME BODY	- M043031
(1) FRAME COVER "VALVE"	- M043039
(1) FRAME COVER "ETS"	- M044497

SYMBOL LEGEND	
	INSTALL SHP PLASTIC GAS MAIN PIPE
	INSTALL PLASTIC INLINE TEE
	INSTALL PLASTIC GAS MAIN VALVE
	EXISTING GAS MAIN
	EXISTING GAS SERVICE
	INSTALL HP PLASTIC GAS SERVICE PIPE
	SERVICE TEE
	INSTALL MAIN CAP
	INSTALL EXCESS FLOW VALVE
	CUT OFF MAIN / SERVICE
	INSTALL PRESSURE CONTROL FITTING
	INSTALL GAS SVC VALVE IN FRAME & COVER
	INSTALL ETS
	INSTALL ANODE
	INSTALL ELECTRONIC MARKER BALL

SHEET INDEX

SHEET 1 - COVER SHEET
 SHEET 2 - COVER SECTIONS & DETAILS

Plastic Pipe Data	
TEST AT 100-110 PSI FOR MINIMUM OF 5 MIN	
Pressure	Duration
Initials	Date of Test
Plastic Pipe Data	
Footage and Size	Footage and Size
SDR/Wall Thickness	SDR/Wall Thickness
Pipe Manufacture	Pipe Manufacture
Date Manufactured	Date Manufactured
PE 2406/2708	OTHER PE
Plastic Pipe Data	
Footage and Size	Footage and Size
SDR/Wall Thickness	SDR/Wall Thickness
Pipe Manufacture	Pipe Manufacture
Date Manufactured	Date Manufactured
PE 2406/2708	OTHER PE
Foreman LAN ID	Date
Foreman Signature: _____	

List all plastic pipe by Footage, size manufacture and date manufactured per Gas Design Standard A-931.

Pre 1972 Pipe Wrap Asbestos Stamp	
1. Estimating to Complete (FD-471-114-01) Year Pipe Installed: 1950	Historical Results, Contains Asbestos: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
2. Field (Sample) to Complete: LANID _____	
Pre 1972 AND Unknown - Sample is Required	
Date Sampled: _____	Sample ID: _____
3. Mapping to Complete: LAN ID _____ % OR <input type="checkbox"/> No (ND)	
Asbestos Result <input type="checkbox"/> Yes <input type="checkbox"/> No (ND)	

INSTALL DIRECT BURIAL PLASTIC MAINS & SERVICE PIPES
 4810-00-01, 4810-00-02, 4810-00-03, 4810-00-04, 4810-00-05, 4810-00-06, 4810-00-07, 4810-00-08, 4810-00-09, 4810-00-10, 4810-00-11, 4810-00-12, 4810-00-13, 4810-00-14, 4810-00-15, 4810-00-16, 4810-00-17, 4810-00-18, 4810-00-19, 4810-00-20, 4810-00-21, 4810-00-22, 4810-00-23, 4810-00-24, 4810-00-25, 4810-00-26, 4810-00-27, 4810-00-28, 4810-00-29, 4810-00-30, 4810-00-31, 4810-00-32, 4810-00-33, 4810-00-34, 4810-00-35, 4810-00-36, 4810-00-37, 4810-00-38, 4810-00-39, 4810-00-40, 4810-00-41, 4810-00-42, 4810-00-43, 4810-00-44, 4810-00-45, 4810-00-46, 4810-00-47, 4810-00-48, 4810-00-49, 4810-00-50.

ATTESTATION CERTIFICATE
 PRIOR TO STARTING JOB, CONSULT AREA SUPERVISOR FOR ALL SPECIAL REQUIREMENTS AND LOCAL PROTECTION REQUIREMENTS

Installation Tested or Inspected and Noted on Drawing
 All Corrosion Levels Satisfactory per PG&E Gas Utility Standard TD-4815.

Qualified Employee _____ Date _____
 Corrosion methods, frequencies to be included where a CPA boundary is within the scope of the project.

WELDING INSPECTED PER PG&E GAS MANUAL TD-4160M	
VISUAL	<input type="checkbox"/>
RADIOGRAPHIC	<input type="checkbox"/>
MAGNETIC PARTICLE	<input type="checkbox"/>
INSPECTOR	DATE

GAS CONSTRUCTION NOTES:

- PRIOR TO CONSTRUCTION CONTACT PLANNING ENGINEER, CORROSION MECHANIC REGARDING CATHODIC PROTECTION REQUIREMENTS, IRR SUPERVISOR REGARDING SHUTDOWN AND STAND.
- WELDING: ALL WELDING, TIE-INS, CUTTING AND CAPPING OF STEEL TO BE DONE PER WELDING CONTROL MANUAL TO 4160M AND GAS DESIGN STANDARDS MANUAL D-22.
- COATING REMOVAL: BEFORE REMOVING THE PIPE COATING ON PRE-1972 PIPE, (DOES NOT INCLUDE PLASTIC TAPE OR FUSION BONDED EPOXY COATINGS) THE FOLLOWING STEPS SHALL BE TAKEN:
 - FOR NON-EMERGENCY WORK, PRE-1972 PIPE WRAP MUST BE EVALUATED TO DETERMINE IF IT CAN BE REUSED.
 - FOR EMERGENCY WORK ON PRE-1972 PIPE, ASSUME THE WRAP CONTAINS >1% ASBESTOS UNTIL THE WRAP CAN BE TESTED.
 - FOR EMERGENCY WORK ON PRE-1972 PIPE, ASSUME THE WRAP CONTAINS >1% ASBESTOS UNTIL THE WRAP CAN BE TESTED.
 - FOR EMERGENCY WORK ON PRE-1972 PIPE, ASSUME THE WRAP CONTAINS >1% ASBESTOS UNTIL THE WRAP CAN BE TESTED.
 - FOR EMERGENCY WORK ON PRE-1972 PIPE, ASSUME THE WRAP CONTAINS >1% ASBESTOS UNTIL THE WRAP CAN BE TESTED.
 - FOR EMERGENCY WORK ON PRE-1972 PIPE, ASSUME THE WRAP CONTAINS >1% ASBESTOS UNTIL THE WRAP CAN BE TESTED.
- REPLACEMENT OF EXISTING PIPES: 10" DIAMETER AND LARGER PIPES PER GAS DESIGN STANDARDS MANUAL A-90, ATTACHMENT B, PROCEDURE 1, AFTER PURGING, CLOSE ALL VALVES AND SEAL ANY OPEN ENDS OF DEACTIVATED PIPE (CUT AND REMOVE 18" MINIMUM SECTION AND CAP ENDS OF DEACTIVATED PIPE). CUT-OFF AND DEACTIVATE ALL GAS FACILITIES AS PER TD-900P-16.
- PLACE ELECTRONIC MARKING SYSTEM (EMS) DEVICES ON ALL CUT OFF ENDS AND SECTIONALIZING POINTS OF DEACTIVATED PIPE PER UTILITY OPERATIONS WORK PROCEDURE TD-900P-16.
- REMOVE AND REPLACE TRENCH SPOIL WITH SELECT BACKFILL AS REQUIRED BY PG&E SPECIFICATIONS AND LOCAL CITY, COUNTY AND STATE REQUIREMENTS. SEE TRENCH SECTION FOR DETAILS.
- PLACE TEMPORARY AND/OR PERMANENT PAVING IN ACCORDANCE WITH ANY LOCAL CITY, COUNTY, AND STATE REQUIREMENTS.
- MAINTAIN A MINIMUM OF 12" CLEARANCE ON PERPENDICULAR UTILITY CROSSINGS AND A 5' PREFERRED MINIMUM CLEARANCE ON PARALLEL INSTALLATIONS.
- INSTALL WARNING TAPE OVER GAS FACILITIES DURING DIRECT BURIAL INSTALLATION PER GS&S L-16.
- STANDBY REQUIREMENTS MUST BE IN ACCORDANCE WITH TD-5811P-301 & TD 5811P-105 WHEN WORKING NEAR TRANSMISSION FACILITIES.
- ALL STEEL CONNECTIONS EXPOSED WILL BE FIELD WRAPPED WITH COLD APPLIED TAPE PER GAS DESIGN STANDARDS MANUAL E-25.
- SEE INDIVIDUAL SERVICE ORDERS FOR SERVICE WORK DETAILS.

CONTRACTOR CONSTRUCTION REFERENCES:

- REFER TO GAS DESIGN STANDARDS MANUAL A-90 & A-91 FOR TYPICAL DIRECT BURIAL PLASTIC GAS MAIN AND SERVICE INSTALLATION.
- REFER TO GAS DESIGN STANDARDS MANUAL A-90.1 & A-91.2 FOR TYPICAL PLASTIC GAS MAIN AND SERVICE INSERT CONSTRUCTION.
- REFER TO GAS DESIGN STANDARDS MANUAL A-90.2 & A-90.3, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22, D-23, D-24, D-25, D-26, D-27, D-28, D-29, D-30, D-31, D-32, D-33, D-34, D-35, D-36, D-37, D-38, D-39, D-40, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100.
- REFER TO GAS PLASTIC VOLUME A-91.3 & A-91.4 FOR TYPICAL GAS SERVICE RISER INSTALLATION.
- REFER TO GAS DESIGN STANDARDS MANUAL A-34 FOR TEST CRITERIA ON GAS MAIN AND SERVICES DESIGN STANDARDS MANUAL A-38.
- PACIFIC GAS AND ELECTRIC TO PERFORM ALL HOT TIE-INS AND PURGING OF GAS PIPING PER GAS DESIGN STANDARDS MANUAL A-38.
- CONTRACTOR IS RESPONSIBLE FOR CROSSING EXISTING WATER, SEWER AND STORM DRAIN LINES. EITHER STANDARD S&S5, GAS DESIGN STANDARDS MANUAL A-40 AND GAS PLASTIC VOLUME A-90.
- THE LOCATION OF ALL EXISTING OR NEWLY INSTALLED WATER, SEWER, AND STORM DRAIN OR OTHER LINES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT RELY ON PG&E TO LOCATE FACILITIES. (PG&E WILL LOCATE PG&E FACILITIES UPON PROPER USA NOTIFICATION). CALL USA AT 811.
- THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE TRENCH SPOIL WITH 100% SELECT BACKFILL AS REQUIRED BY PG&E SPECIFICATIONS, AND ANY LOCAL CITY, COUNTY OR STATE REQUIREMENTS.
- THE CONTRACTOR WILL BE REQUIRED TO PLACE TEMPORARY AND/OR PERMANENT PAVING IN ACCORDANCE WITH ANY LOCAL CITY, COUNTY OR STATE REQUIREMENTS.

PROJECT CONDITIONS STAMP

Type(s) of Work:
 New Business
 Home Improvement & Construction

Project Conditions:
 NONE APPARENT (If project design changes, contact PG&E)
 COMMENTS ARE: _____
 COMMENTS _____
 OTHER (Provide additional information on the back)
 PG&E PROJECT NO. (OAKLAND) IS: _____

NOTIFY U.S.A.
 48 HOURS PRIOR TO TRENCHING
 CALL: 811
 DATE: _____
 TICKET # _____
 BY: _____

GAS CONSTRUCTION DRAWING

GAS MAIN EXTENSION
HOME ST
OAKLAND, CA.

EST.: B. ANDERSON
AGE: B. ANDERSON
SUPV: W. CLARK
REP: C. MIRANDA
PLNR: Q. LAU
SCALE: N.T.S.

DATE: 3/20/2017

ENGINEERING AND PLANNING DEPT.
4801 OAKPORT ST
OAKLAND, CA.

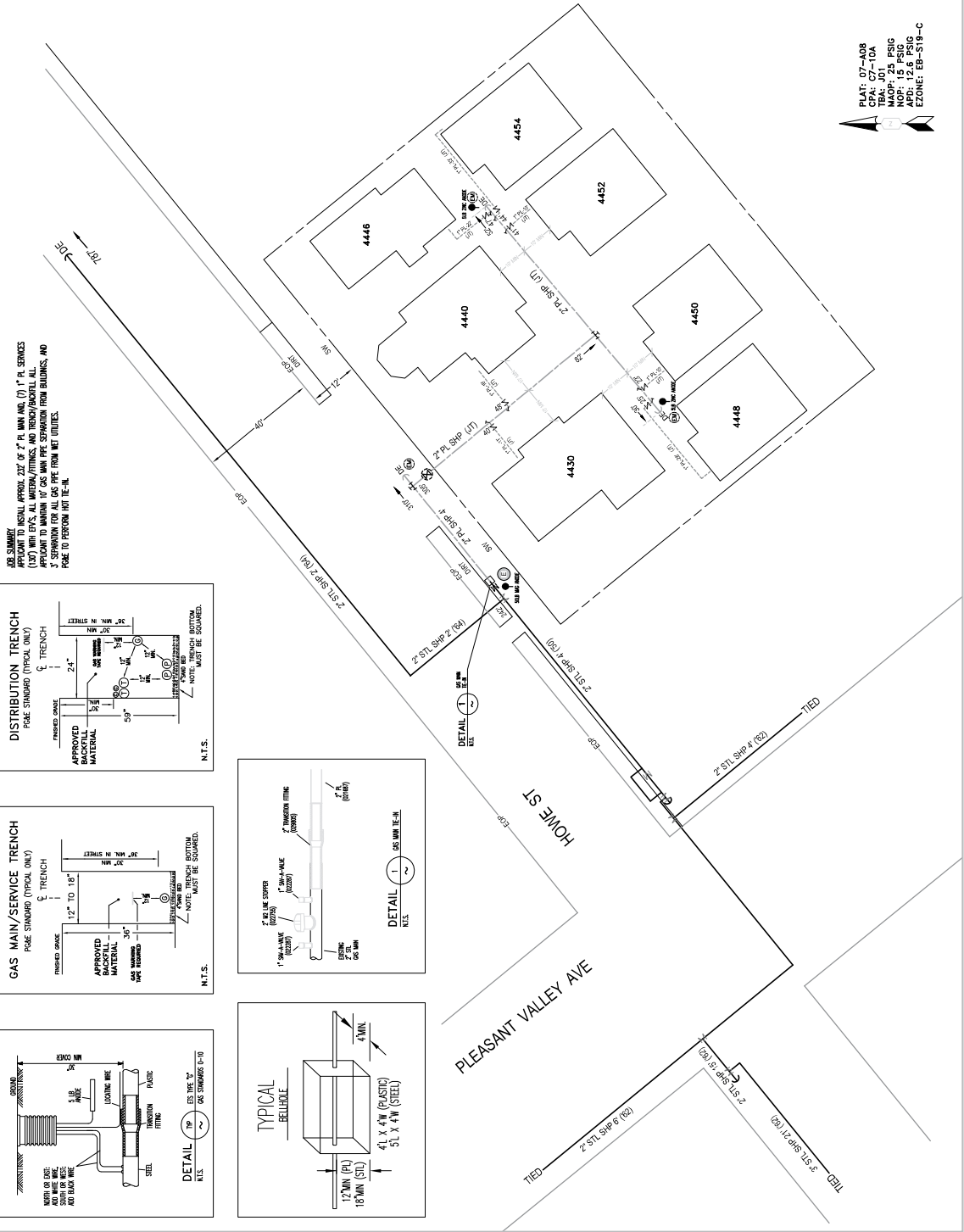
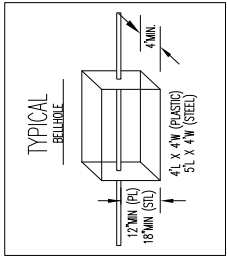
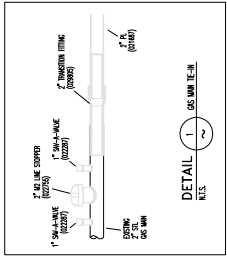
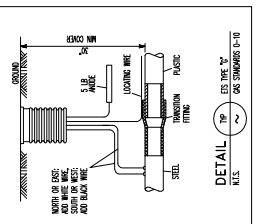
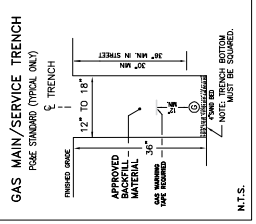
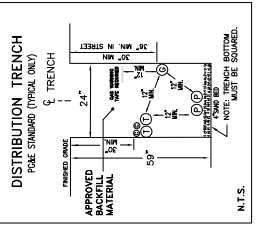
PHONE #: 510-437-2020 FAX #: 510-437-2144
PACIFIC GAS AND ELECTRIC COMPANY

CD:
SD:
NOTR: 111973903
SHT: 2 OF 2 SHEETS
REV: 0
P.M.: 31289116



PLAT: 07-A08
TRK: 07-1-0A
TRK: 07-1-0A
MAOP: 25 PSIG
NOR: 15 PSIG
EZONE: EB-519-C

JOB SUMMARY
APPLICANT TO INSTALL APPROX. 250' OF 2" PL MAIN AND (7) 1" P.L. SERVICES (130) WITH FITS, ALL WELDING/FITTINGS, AND TRENCH/BACKFILL ALL MATERIALS SHALL BE SUPPLIED BY CONTRACTOR FROM BIDDINGS, AND 3" SEPARATION FOR ALL GAS PIPE FROM MET UTILITIES.
PAGE TO PERFORM NOT BE-N



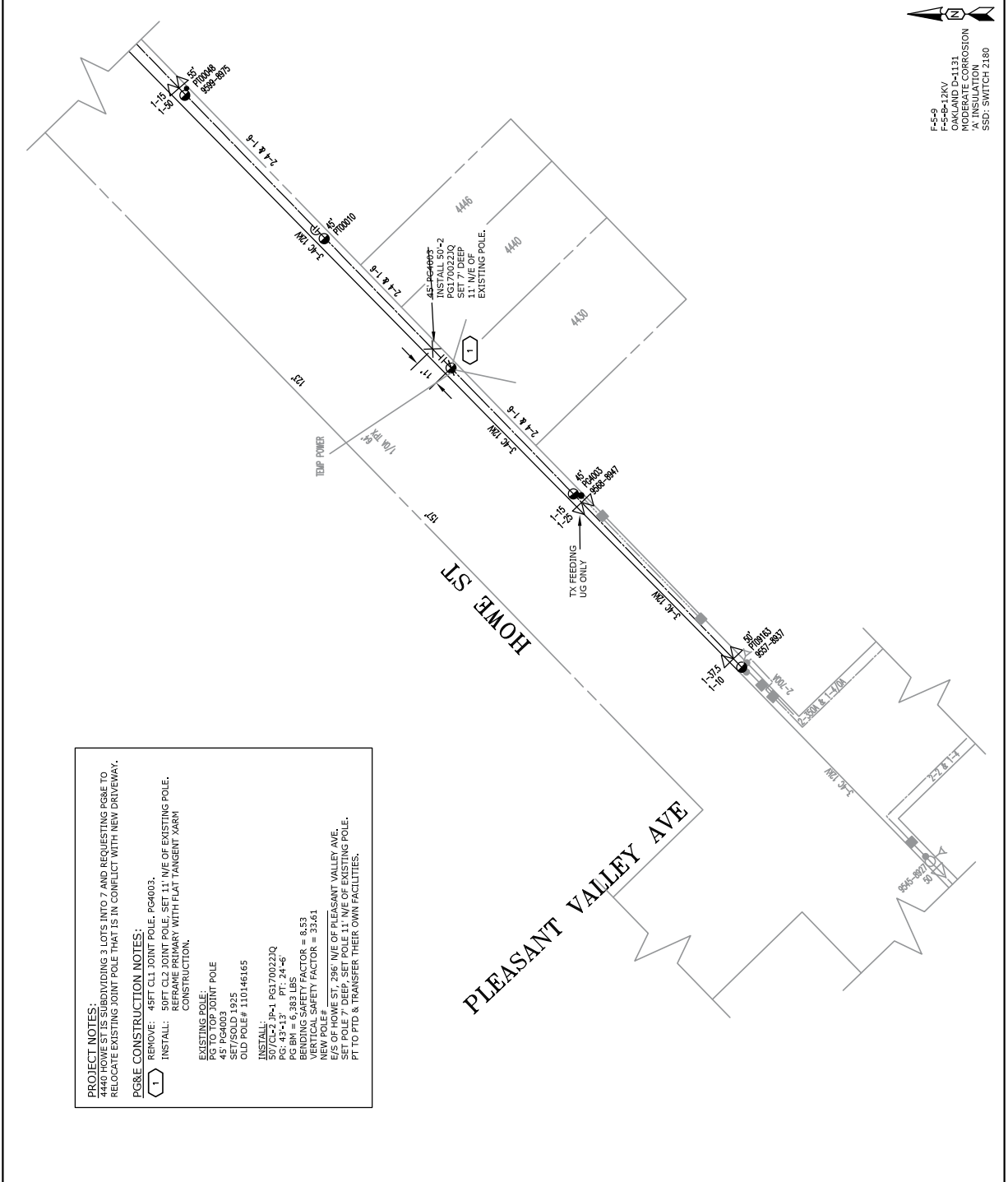
PROJECT NOTES:
 4440 HOWE ST IS SUBDIVIDING 3 LOTS INTO 7 AND REQUESTING PG&E TO RELOCATE EXISTING JOINT POLE THAT IS IN CONFLICT WITH NEW DRIVEWAY.

PG&E CONSTRUCTION NOTES:
 1. REMOVE: 45FT C/L JOINT POLE, PG4003.
 2. RELOCATE EXISTING JOINT POLE, SET 11' N/E OF EXISTING POLE, TO CLEAR DRIVEWAY WITH FLAT TANGENT XARM CONSTRUCTION.

EXISTING POLE:
 45' PG4003
 SET/SOLD 1925
 OLD POLE# 110146165

INSTALL:
 50'/C/L-2, JIP-1, PG170022Q
 PC 49'-13", R1E, 24'-4"
 PC 49'-13", R1E, 24'-4"
 BENDING SAFETY FACTOR = 8.53
 VERTICAL SAFETY FACTOR = 33.61
 NEW POLE# SET 296, N/E OF PLEASANT VALLEY AVE.
 SET POLE 7'N DEEP, SET POLE 11' N/E OF EXISTING POLE.
 PT TO PTD & TRANSFER THEIR OWN FACILITIES.

ENGINEERING AND PLANNING DEPT. 4801 OAKPORT STREET OAKLAND, CA 94601	EST: DAVID KIANG 510-437-2043 SVP: STEVE STOKER 510-437-2057 SUPV: WILLIAM CLARK 510-437-2403 RFP: CAROLINA MIRANDA 510-274-7399 PLN:	DATE: 1/18/2017 SCALE: NTS RF#: PG170022Q	NO ENVIRONMENTAL ISSUES Call before you dig 811	GAS CONFLICT: NONE GAS MAP: 07-A-08	REV: 0 SHEET: 1 OF 1
PRIMARY VOLTAGE: 12 KV VOLTAGE AREA: 3 CRT. MAP: F-5-B-12KV ELEC. MAP: F-5-9 SOURCE SIDE DEVICE: SWITCH 2180 SUB & CIRCUIT: OAKLAND D-1131 LOADING AREA NO CORROSION AREA: MODERATE INSULATION DIST: A FIRE AREA: LRA	<p>CONSTRUCTION SKETCH WRO: RELOCATE 45' POLE 4440 HOME ST, OAKLAND SITE CONTACT: KATIE STROM, 925-247-8171</p>				



F-5-9
 F-5-B-12KV
 OAKLAND D-1131
 MODERATE CORROSION
 'A' INSULATION
 SSSD: SWITCH 2180