  
Office of the City Attorney

# OAKLAND CITY COUNCIL

## RESOLUTION NO. \_\_\_\_\_ C.M.S.

### RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8464, LOCATED AT 3245 AND 3251 HOLLIS STREET FOR A FIVE LOT SUBDIVISION FOR TIMBERLINE FUND II, LLC

**WHEREAS**, Timberline Fund II, LLC, a California limited liability company (“Subdivider”), is the subdivider of five (5) parcels identified by the Alameda County Assessor as APN 007-0594-009-00, 007-0594-008-00 and by the Alameda County Clerk-Recorder as Tract No. 8464, and by the City of Oakland as 3245 and 3251 Hollis Street; and

**WHEREAS**, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8464 through a grant deed, series no. 2019131305, recorded July 10, 2019, by the Alameda County Clerk-Recorder; and

**WHEREAS**, said parcel is comprised of a portion of a merger and re-subdivision of subdivision “A” of Lot 8, Block 791, together with subdivisions “C” & “D” of Lot 9, Block 791, filed in Book 6 of Maps, at Page 13, Alameda County Records; and

**WHEREAS**, the Subdivider applied to the City of Oakland for a Tentative Tract Map (TTM 8464) to subdivide said platted land, which proposed:

- Subdivision of existing lot into five (5) lots accessed by a shared access and utility easement from Hollis Street; and
- Construction of five four-story buildings for a total of ten residential condominium units, each with its own off-street parking space; and

**WHEREAS**, on August 10, 2018, the City Planning Commission approved the Tentative Tract Map for Tract No. 8464 and the land use entitlements (PLN18142), and affirmed staff’s environmental determination that the project is exempt from CEQA pursuant to CEQA Guidelines sections 15183 (projects consistent with a community plan, general plan or zoning) and 15332 (infill project); and

**WHEREAS**, the Subdivider has presented a Final Map to the City, identified as Tract Map No. 8464, which proposes the subdivision of five (5) developable parcels, for ten (10) residential condominium units development, identified as Lots 1, 2, 3, 4, and 5; and

**WHEREAS**, the Secretary of the City Planning Commission has certified that the Planning Commission approved the Tentative Map for Tract No. 8464, upon which said Final Map is based; and

**WHEREAS**, the City Engineer of the City of Oakland has examined the Final Map and determined that:

- the subdivision as shown on the Final Map for Tract No. 8464, delineated diagrammatically in **Exhibit A** attached hereto and incorporated herein, is substantially the same as it appeared on the approved Tentative Map which created developable Parcels Lots 1, 2, 3, 4, and 5; and
- the Final Map for Tract No. 8464 complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

**WHEREAS**, pursuant to California Business and Professions Code section 6731, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries separating the proposed five (5) lots, the limits of which have been established by a field boundary survey performed by a competent Land Surveyor, who is licensed by the State of California to practice land surveying, and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract No. 8464; and

**WHEREAS**, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way; and

**WHEREAS**, the City Engineer has approved infrastructure permit no. PX1900006 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements and infrastructure within private property common to subdivided lots known as private-public improvements, attached hereto as **Exhibit A** and incorporated herein; and

**WHEREAS**, through a separate companion Resolution, staff is seeking authorization for the City Administrator to enter into a Subdivision Improvement Agreement with the Subdivider pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 8464, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

**WHEREAS**, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, the Subdivider has deposited adequate security in the form of surety bonds to secure the Subdivider's performance of the required public infrastructure improvements identified in the Subdivision Improvement Agreement; and

**WHEREAS**, the City's approval of a final subdivision map is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268, each as a separate and independent basis and when viewed collectively as an overall basis for CEQA clearance; now, therefore, be it

**RESOLVED**: That the Final Map for Tract No. 8464 conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

**FURTHER RESOLVED**: That the approval of the Final Map is conditioned upon completion of public infrastructure improvements and private common access roadways and utilities that are required to service the public or the individual parcels, as required by the Subdivision Improvement Agreement; and be it

**FURTHER RESOLVED**: That the hereinabove conditions shall be binding upon the Subdivider and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

**FURTHER RESOLVED**: That the successive owners, both individually as purchasers of real property and collectively as a homeowners association of said lots as delineated on the Final Map, shall be responsible for the maintenance in perpetuity of all infrastructure improvements within the areas common to parcels for required access and utilities required excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

**FURTHER RESOLVED**: That failure by the Subdivider to comply in all aspects with the Subdivision Improvement Agreement shall void approval of the Final Map and shall result in reversion to acreage of the original parcels comprising Tract No. 8464; and be it

**FURTHER RESOLVED**: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8464; and be it

**FURTHER RESOLVED**: That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract No. 8464 upon its execution by the City Engineer; and be it

**FURTHER RESOLVED**: That the City Engineer is hereby authorized to cause the fully executed Final Map for Tract No. 8464 to be filed with the Alameda County Clerk-Recorder for recordation; and be it

**FURTHER RESOLVED:** That this Resolution shall be effective upon its adoption by a sufficient affirmative votes of the elected members of Council of the City of Oakland, as provided in the Charter of the City of Oakland.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

*Exhibit A, Final Tract Map No. 8464.*

*Exhibit B, Subdivision Improvement Agreement and Public Infrastructure Improvements.*



**OWNER'S STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE THAT IT IS THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITH THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 8464, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRAND DEED RECORDED JULY 10, 2019, UNDER SERIES NO. 2019131305, IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

WE ALSO HEREBY DECLARE THAT THE STRIPS OF LAND DESIGNATED AS "PDE" (PRIVATE DRAINAGE EASEMENT) ARE RESERVED AS AN EASEMENT FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES AND THEIR APPURTENANCES THERETO.

WE ALSO HEREBY DECLARE THAT THE STRIPS OF LAND DESIGNATED AS "PAUE" (PRIVATE ACCESS AND UTILITY EASEMENT) ARE RESERVED AS AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ALONG WITH INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF PRIVATE UTILITIES AND THEIR APPURTENANCES THERETO.

OWNER: TIMBERLINE FUND II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: TIMBERLINE FUND LP, A CALIFORNIA LIMITED PARTNERSHIP  
ITS MANAGER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIMON CHEN, GENERAL PARTNER

**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  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_

NOTARY PUBLIC, PERSONALLY APPEARED JOHN PROTOPAPPAS, 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 THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FILED SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TIMBERLINE FUND II, LLC IN JULY, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE ONE YEAR FROM THE DATE OF FILING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: \_\_\_\_\_, 20\_\_

**3rd REVIEW SUBMITTAL**

BRIAN L. SOUSA, L.S. 7917



**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

RAYMOND R. HEBERT, CITY SURVEYOR OF OAKLAND

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RAYMOND R. HEBERT, L.S. 5870



**TRUSTEE'S STATEMENT**

THE UNDERSIGNED, AS TRUSTEE OF THE DEED OF TRUST RECORDED SEPTEMBER 16, 2019, UNDER SERIES NO. 2019183620, IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF 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.

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**TRUSTEE'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  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_

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 THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_ COUNTY

**CITY ENGINEER'S STATEMENT**

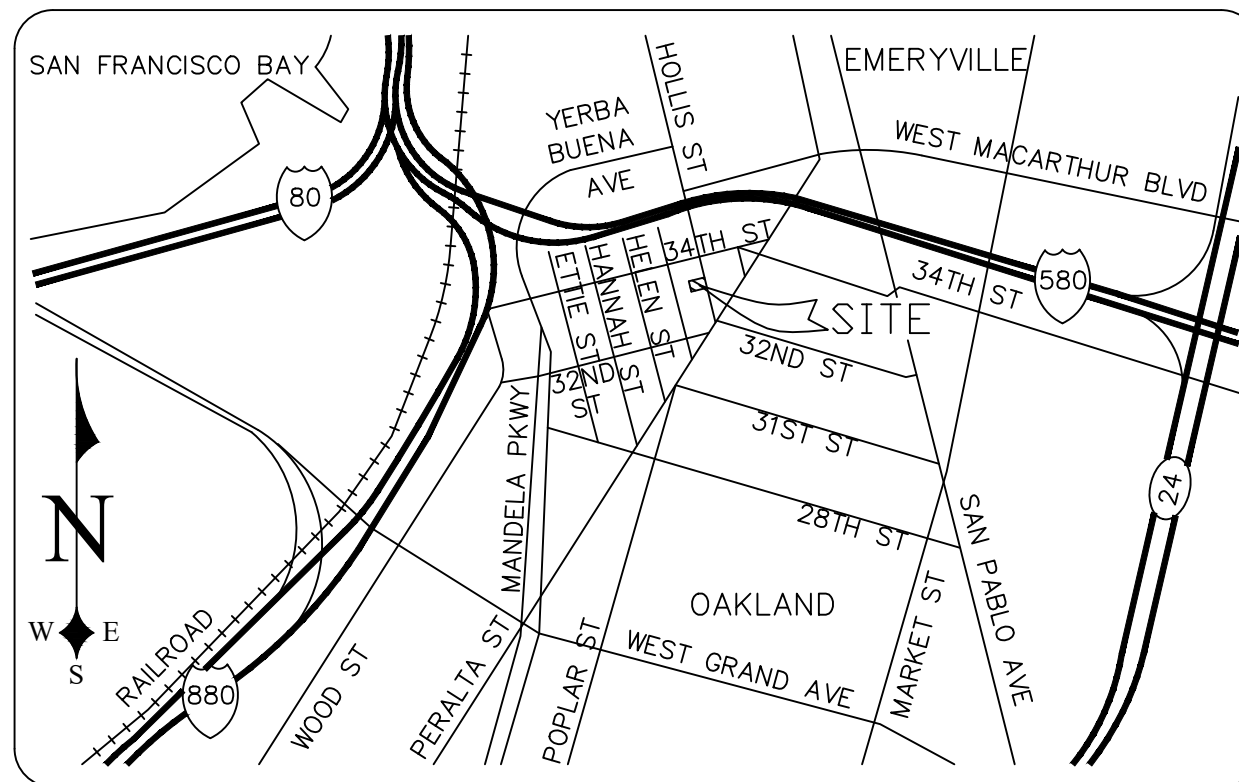
I, WLADIMIR WLASSOWSKY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP 8464, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA"; THAT SAID MAP COMPLIES WITH ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ OF \_\_\_\_\_ 20\_\_.

WLADIMIR WLASSOWSKY, R.C.E. NO. 40013  
CITY ENGINEER  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA



**VICINITY MAP**



NOT TO SCALE

**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 AS CHECKED BELOW, THAT:

[ ] AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$ \_\_\_\_\_ CONDITIONED FOR THE PAYMENT OF ALL TAXES, AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, APPROVED BY SAID LOCAL BOARD IN SAID AMOUNT.

[ ] ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND.

DATE: \_\_\_\_\_ ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA.

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

**CITY PLANNING COMMISSION'S STATEMENT**

THIS MAP IS BASED ON A TENTATIVE TRACT MAP APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND AT THEIR MEETING ON \_\_\_\_\_, AND WHEN RECORDED THIS MAP BECOMES THE OFFICIAL MAP OF THE LAND DIVISION.

DATE: \_\_\_\_\_ ROBERT D. MERKAMP  
SECRETARY OF THE CITY PLANNING COMMISSION  
OF THE CITY OF OAKLAND, CALIFORNIA

**SEISMIC HAZARD NOTE:**

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING AREA: A SEISMIC HAZARD ZONE - LIQUEFACTION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL DISASTERS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 10 CONDOMINIUM UNITS AND IS FILED PURSUIT TO THE SUBDIVISION MAP ACT.

**RECORDER'S STATEMENT**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_, OF MAPS, AT PAGES \_\_\_\_\_, UNDER SERIES NUMBER \_\_\_\_\_ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: \_\_\_\_\_

SERIES: \_\_\_\_\_

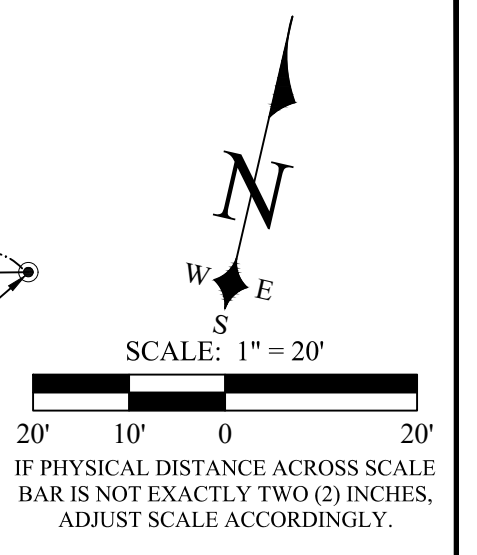
MELISSA WILK  
COUNTY RECORDER, IN AND FOR  
ALAMEDA COUNTY

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**TRACT MAP 8464**  
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA  
A FIVE LOT SUBDIVISION,  
10 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
(2 RESIDENTIAL CONDOMINIUM UNITS PER LOT)  
BEING A MERGER AND RE-SUBDIVISION OF SUBDIVISION  
"A" OF LOT 8, BLOCK 791 TOGETHER WITH SUBDIVISIONS  
"C" & "D" OF LOT 9, BLOCK 791, FILED IN BOOK 6 OF  
MAPS, AT PAGE 13, ALAMEDA COUNTY RECORDS.  
DATED: OCTOBER, 2019

**Sousa Land Surveys**

tel 707.425.4300 fax 707.471.0318  
3809 Rollingwood Dr. Fairfield, CA 94534



**LEGEND**

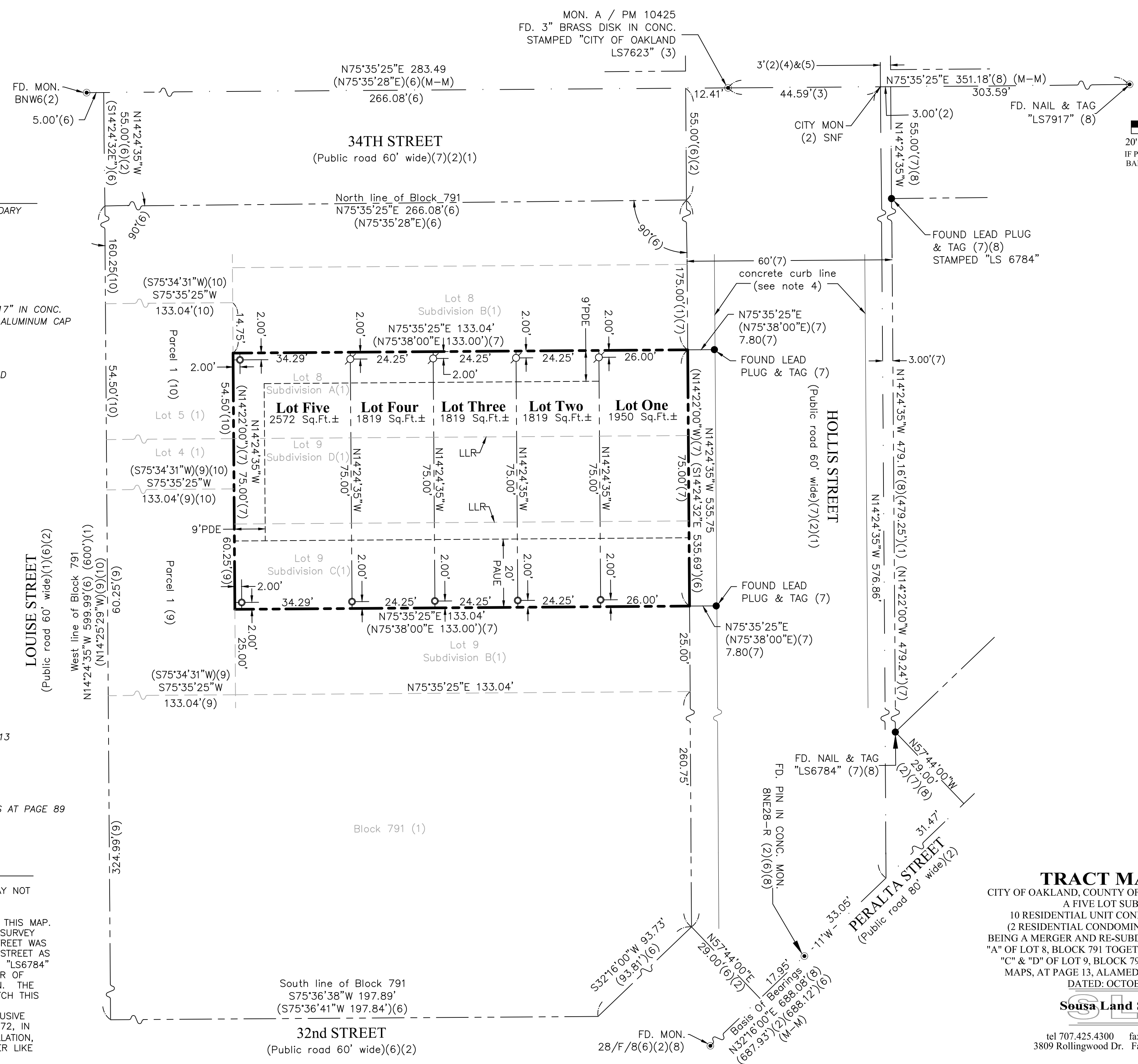
	DISTINCTIVE BORDER / PARCEL MAP BOUNDARY
	RIGHT OF WAY LINES
	CENTERLINE OF RIGHT OF WAY
	CITY MONUMENT LINE PER REFERENCE (2)
	ORIGINAL LOT LINES
	EASEMENT LINE
	FOUND CITY OF OAKLAND MONUMENT PER REFERENCE AS NOTED
	FOUND MONUMENT AS NOTED
	SET NAIL AND BRASS TAG STAMPED "LS7917" IN CONC. SET 3/4" X 18" IRON PIPE WITH 1-1/2" ALUMINUM CAP STAMPED "LS7917"
	RECORD DATA PER REFERENCE
	MONUMENT TO MONUMENT
	LLR LOT LINE TO BE REMOVED BY THIS MAP
	SNF SEARCHED FOR MONUMENT, NOTHING FOUND
	PDE PRIVATE DRAINAGE EASEMENT
	PAUE PRIVATE ACCESS AND UTILITY EASEMENT

**BASIS OF BEARINGS**

MONUMENT LINE OF PERALTA STREET AS SHOWN ON PARCEL MAP NO 8534, FILED IN BOOK 298 OF MAPS, AT PAGE 55. THAT BEARING TAKEN TO BE NORTH 32°16'00" EAST.

- REFERENCES:**
- (1) MAP NO. 2 OF WATTS TRACT OAKLAND, BOOK 6 OF MAPS, PAGE 13
  - (2) CITY OF OAKLAND MONUMENT MAP NO.'S 266 & 267 AND DATA SHEETS ON FILE IN THE CITY SURVEYOR'S OFFICE
  - (3) CORNER RECORD 4246 BOOK 38 OF C.R., PAGE 19
  - (4) PARCEL MAP NO. 8954 BOOK 292 OF MAPS, PAGE 44
  - (5) PARCEL MAP NO. 8913 BOOK 296 OF MAPS, PAGE 58
  - (6) PARCEL MAP NO. 8534 BOOK 298 OF MAPS, PAGE 55
  - (7) RECORD OF SURVEY NO. 2044 BOOK 30 OF RECORDS OF SURVEYS AT PAGE 89
  - (8) PARCEL MAP NO 10425 BOOK 342 OF MAPS, PAGE 10
  - (9) PARCEL MAP NO 8721 BOOK 292 OF MAPS, PAGE 5
  - (10) PARCEL MAP NO 8720 BOOK 286 OF MAPS, PAGE 76

- NOTES:**
1. THE SUM OF THE INDIVIDUAL PARTS OF A GIVEN LINE OR CURVE MAY NOT EQUAL THE OVERALL QUANTITY DUE TO ROUNDING.
  2. THIS SUBDIVISION CONTAINS 9,978 SQUARE FEET, MORE OR LESS.
  3. ALL EXISTING INTERIOR PARCEL/LOT LINES ARE TO BE REMOVED BY THIS MAP.
  4. THE LOCATION OF HOLLIS STREET AS ESTABLISHED ON RECORD OF SURVEY NO. 2044 WAS HELD BY THIS SURVEY. THE BEARING OF HOLLIS STREET WAS ESTABLISHED AS PERPENDICULAR TO THE MONUMENT LINE OF 34TH STREET AS SHOWN ON SAID RECORD OF SURVEY NO. 2044. THE NAIL AND TAG, "LS6784" PER SAID RECORD OF SURVEY NO. 2044 AT THE NORTHEAST CORNER OF HOLLIS AND PERALTA STREETS WAS FOUND TO MATCH THIS LOCATION. THE CURB IMPROVEMENTS ON HOLLIS STREET WERE ALSO FOUND TO MATCH THIS LOCATION.
  5. THE SUBJECT PROPERTY IS ENCUMBERED BY A BLANKET NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY RECORDED AS SERIES NO. 2019158172, IN FAVOR OF COMCAST OF CALIFORNIA/COLORADO, LLC FOR THE INSTALLATION, MAINTENANCE AND DISTRIBUTION OF BROADBAND SERVICES AND OTHER LIKE COMMUNICATIONS.



**TRACT MAP 8464**  
 CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA  
 A FIVE LOT SUBDIVISION,  
 10 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
 (2 RESIDENTIAL CONDOMINIUM UNITS PER LOT)  
 BEING A MERGER AND RE-SUBDIVISION OF SUBDIVISION  
 "A" OF LOT 8, BLOCK 791 TOGETHER WITH SUBDIVISIONS  
 "C" & "D" OF LOT 9, BLOCK 791, FILED IN BOOK 6 OF  
 MAPS, AT PAGE 13, ALAMEDA COUNTY RECORDS.  
 DATED: OCTOBER, 2019

**Sousa Land Surveys**  
 tel 707.425.4300 fax 707.471.0318  
 3809 Rollingwood Dr. Fairfield, CA 94534

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

**City of Oakland  
Public Works Department  
Dalziel Administration Building  
250 Frank H. Ogawa Plaza – 4th 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**

**3245 and 3251 Hollis Street**

**Final Map No. 8464**

This SUBDIVISION IMPROVEMENT AGREEMENT (“**Agreement**”), dated as of April 30th, 2020 (“**Effective Date**”), is entered into by and between the City of Oakland, a California municipal corporation (“**CITY**”), and Timberline Fund II, LLC, a California limited liability company (no. 2019131305) (“**SUBDIVIDER**”), with reference to the following facts and circumstances:

**RECITALS**

- A. SUBDIVIDER is the owner in fee title and subdivider of two (2) lots located within the corporate limits of the CITY, which are identified by the Alameda County Assessor as parcel numbers 007-0594-008-00 and 007-0594-009-00, and by the Alameda County Clerk-Recorder as Tract No. 8464, and by the City of Oakland as 3245 and 3251 Hollis Street.
- B. SUBDIVIDER has presented a proposed Final Map to the City, identified as Final Map No. 8464, which proposes a subdivision of previously subdivided lots of this platted land into five (5) developable micro-lots (“**Final Map**”).
- C. As a condition precedent to the CITY’s approval of the proposed Final Map, the CITY requires the construction of public infrastructure improvements off-site in the CITY right-of-way that customarily include, but are not limited to, grading, paving, striping and lettering, curbs, gutters and sidewalks, trees, landscaping and irrigation, retaining walls, storm drains and sanitary sewers, street name and public transportation signs, survey monuments, electricity, communication, water, and natural gas utility mains and branch



pipng and wiring, fire hydrants, street light electroliers, traffic control and curb parking signs, signals and meters, and all appurtenances thereto (“**Public Infrastructure Improvements**”).

- 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 PX1900006 and included in *Exhibit A*, 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 Parcel Map and acceptance of the irrevocable offers of dedication of public right-of-way and easements 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 SUBDIVIDER agree as follows:

**1. Approval of Final Map No. 8464**

Approval of Final Map No. 8464 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**

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 A* 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 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.** Hours, days, and months of operation and control of public nuisance conditions for the construction of required Public Infrastructure Improvements shall conform to the requirements of all CITY Conditions of Approval for the project and the Oakland Municipal Code, including section 15.04.780 and subsections 3304.6 and 3304.11. No work shall be performed on Saturdays or Sundays or holidays nor commence before 8:00 am local time nor be performed after 5:00 pm local time without the written authorization of the City Engineer.

**D.** Performance standards for the construction of required public infrastructure improvements shall comply with the requirements of Oakland Municipal Code 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 required Public Infrastructure Improvements shall be completed by 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 A* 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 SUBDIVIDER to an extension under this Section 4B.

**C.** An extension may be granted without notice to 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, 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 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 these improvements as set forth below in Sections 7, Maintenance of Public Infrastructure Improvements, and 8, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise.

**6. Responsibility for Dedications and Public Infrastructure Improvements**

Until the Certificate of Completion is unconditionally issued, 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 SUBDIVIDER until such time as the Certificate of Completion is unconditionally issued.

**7. Maintenance of Public Infrastructure Improvements**

Until one (1) year has elapsed following unconditional issuance of the Certificate of Completion, 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 one (1) year 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 as specified in *Exhibit A* and set forth above 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, SUBDIVIDER shall make changes at its sole expense necessary to assure conformance with said standards and criteria.

**9. Inspection of Construction**

Inspection of the construction and equipment and materials, or approval of the construction and equipment and materials inspected, or statement by any officer, agent, or employee of the CITY indicating the construction and 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 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 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 on-site and off-site required public infrastructure improvements for permanent maintenance, 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 SUBDIVIDER fails to perform its obligations under this Agreement, SUBDIVIDER consents to the reversion to acreage of the land which is the subject of this Agreement pursuant to Government Code section 66499.16 and to bear all applicable costs.

**12. Property Acquisition**

If SUBDIVIDER is unable to acquire property required for the construction of required improvements, 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 Fifty One Thousand and Seven Hundred Dollars (~~\$35,227~~), 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 SUBDIVIDER; and

**2. Labor and Materials Bond** in a face amount not less than Seventy Five Thousand and Eight Hundred Fifty Dollars (**\$17,613.50**), 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 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 permit, the following security shall be presented:

**Maintenance Bond** in a face amount not less than Thirty Seven Thousand and Nine Hundred Twenty Five (**\$8,806.75**), which is one-quarter (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 Sections 7, Maintenance of Public Infrastructure Improvements, and 8, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise, above. This Maintenance Bond shall remain in effect for not less than one year 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 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 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 one year following unconditional issuance of the Certificate of Completion) of the required on-site and off-site public infrastructure improvements and regardless of responsibility for negligence. The CITY may elect, in its sole and absolute discretion, to participate in the defense of said Action, and 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, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers 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. 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. 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. 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, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers; or

**2.** 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, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of SUBDIVIDER, products and completed operations of SUBDIVIDER; premises owned, occupied or used by SUBDIVIDER, or automobiles owned, leased, hired or borrowed by SUBDIVIDER. The coverage shall contain no special limitations on the scope of protection afforded to the

CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers.

2. SUBDIVIDER's insurance coverage shall be primary insurance as respects the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers. Any insurance or self-insurance maintained by the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers shall be excess of 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, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers.

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, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers 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. 8191, 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. Attachments**

The following documents are incorporated into this Agreement by reference:

- CITY Permits:           Public Infrastructure – PX1900006
- Planning – PLN18142
- Creek Protection – N/A
- Building – RBC1900914, PZ1900058
- Grading – N/A
- Encroachment – applicant will need to apply

CITY Resolution: \_\_\_\_\_

Subdivision: Final Map No. 8464

City Engineer's Estimate of the Cost of Improvements

Insurer: \_\_\_\_\_

Surety: \_\_\_\_\_

**21. Constructive Notice**

This Agreement shall be filed for recordation in the Official Records of Alameda County within five (5) calendar days following execution by the CITY.

**22. Effective Date**

This Agreement shall be effective on the Effective Date.

**22. 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 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.

Authorized by City Resolution No. \_\_\_\_\_  
C.M.S., adopted \_\_\_\_\_

**CITY:**

CITY OF OAKLAND, a municipal corporation

APPROVED AS TO FORM:

\_\_\_\_\_  
OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_  
Wladimir Wlassowsky, P.E.  
Assistant Director  
Oakland Department of Transportation

**SUBDIVIDER\*:**

Timberline Fund II, A California Limited Liability Company

By: \_\_\_\_\_  
Name: Simon Chen  
Title: General Partner

\*Notarized acknowledgment required.

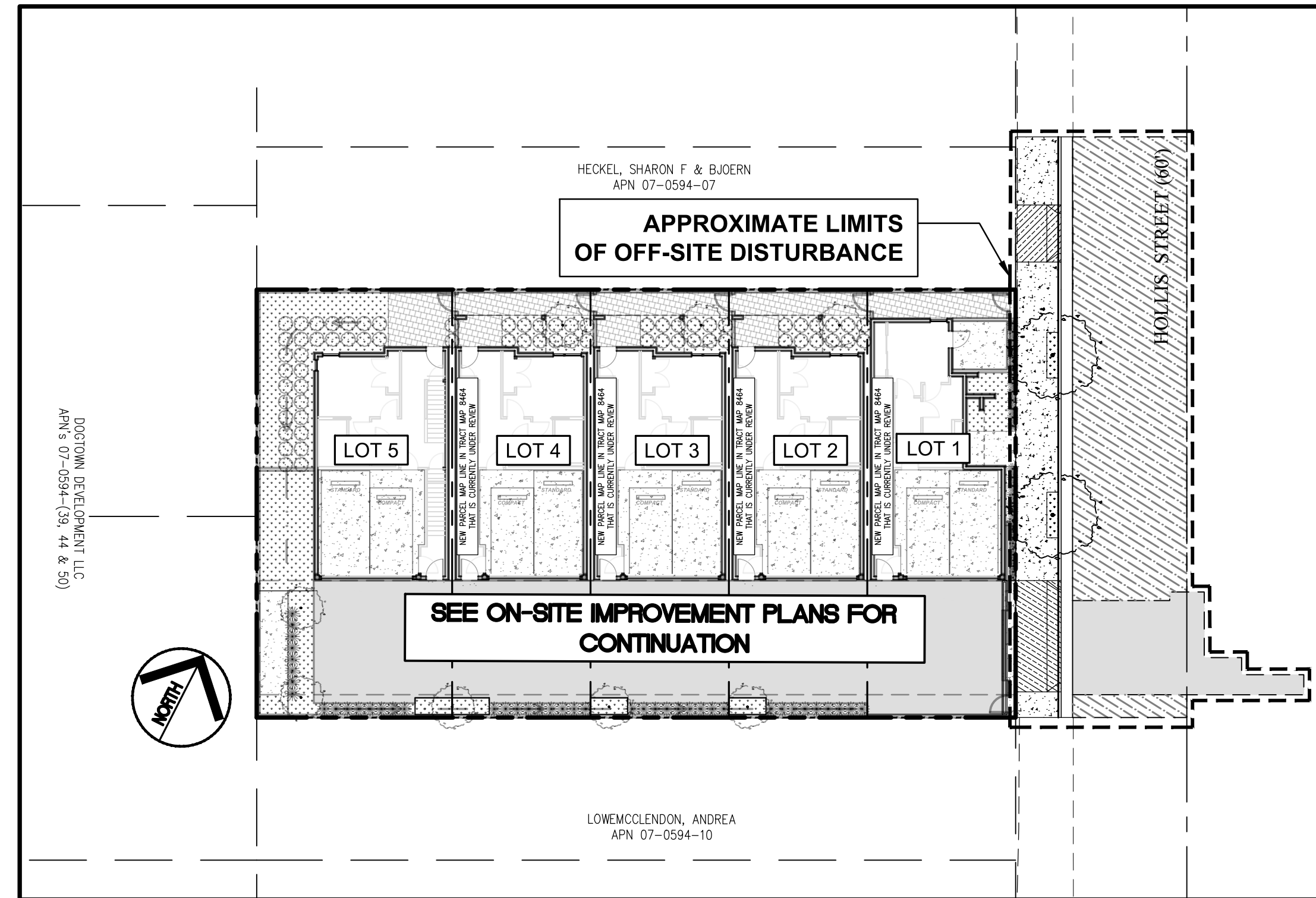


# OFF-SITE CIVIL (PJOB) CONSTRUCTION DOCUMENTS

## 3245 HOLLIS ST. - PROPOSED MIXED-USE BUILDING

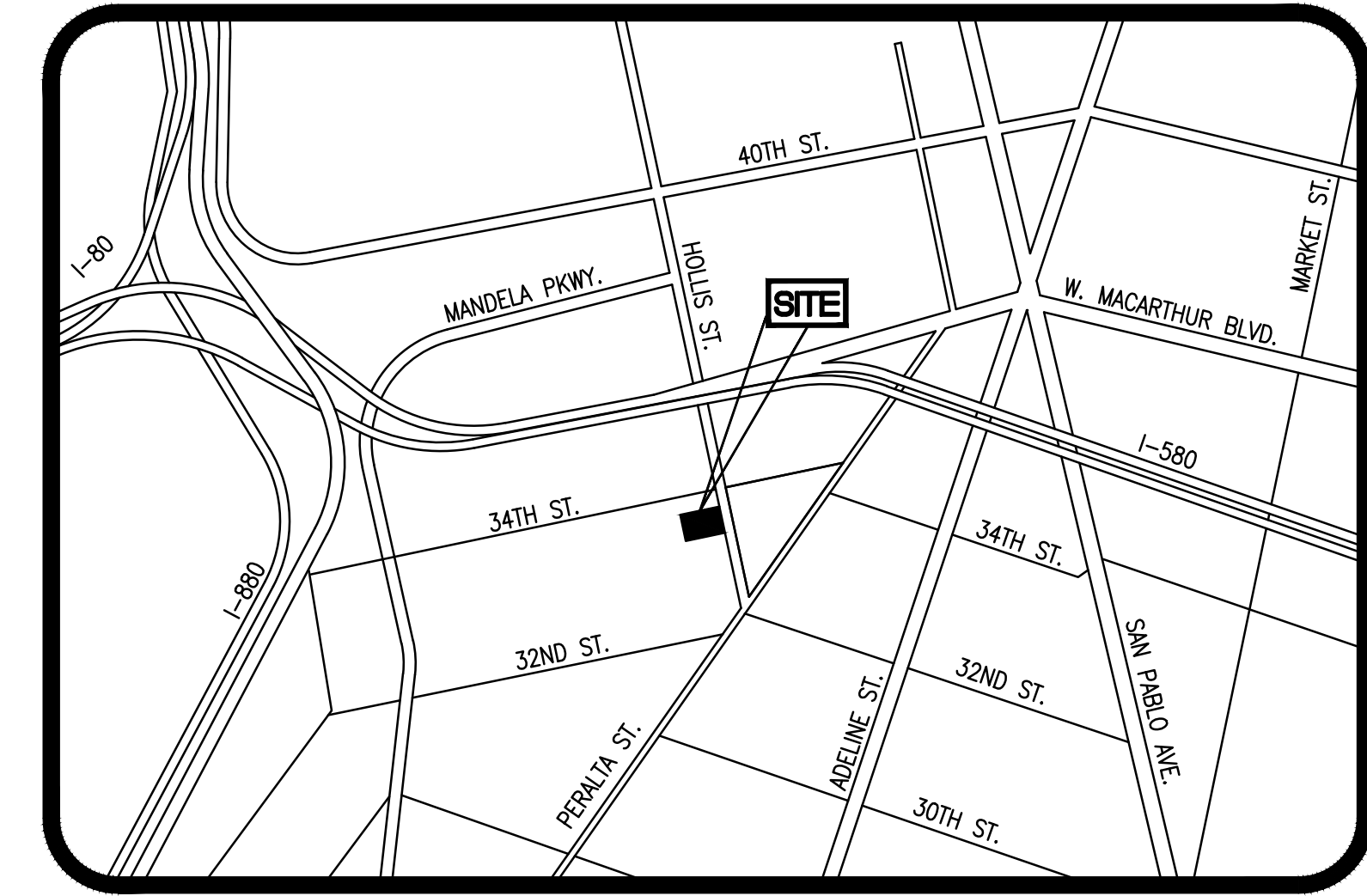
3245 HOLLIS ST. | OAKLAND, CALIFORNIA 94608  
PX1900006

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PARCEL LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW	---
---	EASEMENT LINE	---
---	SITE IMPROVEMENTS	---
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	POTABLE WATER LINE (PVC SCHEDULE 80)	WTR
FP	FIRE PROTECTION WATER LINE (PVC C-900 CLASS 200)	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
G	GAS LINE	G
UE	UNDERGROUND ELECTRIC	UE
---	UNDERGROUND DATA AND TELEPHONE LINE	UT
---	FENCE	x
---	APPROXIMATE LIMIT OF DISTURBANCE	---
○	TREE	○
■	STANDARD PCC PAVEMENT. SEE DETAIL 4 ON SHEET COB.	---
■	TRENCH EXCAVATION LIMITS, REPLACE FULL DEPTH AC. SEE DETAIL 2 ON SHEET CO8A TYPE A.	---
■	CONCRETE DRIVEWAY. SEE DETAIL 4 ON SHEET COB.	---
■	NEW GRIND AND OVERLAY OF 2" AC. SEE DETAIL 2 ON SHEET CO8A.	---
■	PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.	---
○	SIGN	○
○	WATER VALVE	○
○	FIRE HYDRANT	○
WM	WATER METER OR BOX	WM
○	ELECTRIC VAULT	○
○	SEWER MANHOLE	○
○	CLEANOUT	○
○	CATCH BASIN OR DRAIN INLET	○
○	GAS VALVE	○
○	LIGHT POLE AND UTILITY POLE	○
BFP	BACKFLOW PREVENTER	BFP
---	PROPOSED DRAINAGE SWALE	---
---	PROPOSED TRANSFORMER IN UNDERGROUND VAULT SEE ELECTRICAL AND PG&E PLANS FOR DETAILS.	---



CIVIL ONSITE IMPROVEMENT PLAN / LIMITS OF CONSTRUCTION

SCALE: 1"=20'



VICINITY MAP  
NOT TO SCALE

### CIVIL SHEET INDEX

CO1	PJOB CIVIL TITLE SHEET
CO1A	PJOB CIVIL NOTES SHEET
CO2	PJOB EXISTING CONDITIONS AND DEMOLITION PLAN
CO3	PJOB SITE, PAVING, AND HORIZONTAL CONTROL PLAN
CO4	PJOB GRADING AND DRAINAGE PLAN
CO5	PJOB UTILITY PLAN
CO5A	PJOB UTILITY PROFILES
CO5B	PJOB UTILITY PROFILES
CO6	PJOB SIGNAGE AND STRIPING PLAN
CO7	PJOB EROSION CONTROL PLAN
CO8	PJOB CIVIL CONSTRUCTION DETAILS
CO8A	PJOB CIVIL CONSTRUCTION DETAILS
CO8B	PJOB CIVIL CONSTRUCTION DETAILS
CO8C	PJOB CIVIL CONSTRUCTION DETAILS

### SCOPE OF WORK:

THE SCOPE OF WORK IS TO DEVELOP A NEW MIX-USE BUILDING INCLUDING FOUR (4) PROPOSED PARCELS - EACH CONTAINING A DUPLEX - THAT WILL EVENTUALLY BE TURNED INTO CONDOMINIUMS ON A SINGLE EXISTING PARCEL (APNs: 07-05984-08, 07-05984-09).

### SOILS REPORT NOTE:

THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS AND PROCEDURES AS DESCRIBED IN THE GEOTECHNICAL EVALUATION REPORT TITLED "GEOTECHNICAL ENGINEERING STUDY HOLLIS STREET - RESIDENTIAL DEVELOPMENT"; PREPARED BY GEO-ENGINEERING SOLUTIONS, INC., DATED 10/02/2018.

### SURVEY NOTE:

TOPOGRAPHIC SURVEY PROVIDED BY SOUSA LAND SURVEYS INC., DATED 05/28/2015. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

### LEGAL DESCRIPTION AND EASEMENT NOTE:

THE LEGAL DESCRIPTION AND EASEMENT INFORMATION FOR THE PROPERTY SURVEYED HEREON IS TAKEN FROM THE PRELIMINARY TITLE REPORT DATED JANUARY 28, 2015, PREPARED BY CHICAGO TITLE COMPANY AT 2150 JOHN GLENN, SUITE 400, CONCORD, CA 94520, UNDER TITLE NUMBER 15-58205927-KD.

### BASIS OF BEARING:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE MONUMENT LINE OF PERALTA STREET AS SHOWN ON PARCEL MAP 8534 (298 P.M. 55). THAT BEARING TAKEN AS N32°16'00"E.

### DATUM / BENCHMARK:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED UPON THE CITY OF OAKLAND DATUM, CITY BENCHMARK NO. 270 BEING A BRASS PIN SET IN THE BACK OF THE CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF 32ND AND PERALTA STREETS. ELEVATION TAKEN AS 12.173.

### LEGAL DESCRIPTION:

PARCEL TWO - APN: 007-0594-008: COMMENCING AT A POINT IN THE WESTERLY LINE OF HOLLIS STREET, DISTANT THEREON 200 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF "B" STREET; RUNNING THENCE WESTERLY 133 FEET; THENCE AT RIGHT ANGLES NORTHERLY 25 FEET; THENCE AT RIGHT ANGLES EASTERLY 133 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 25 FEET TO THE POINT OF BEGINNING. BEING SUBDIVIDED IN A LOT NUMBER 8, BLOCK NUMBER 791, AS THE SAME IS DELINEATED AND SO DESIGNATED UPON A CERTAIN MAP ENTITLED, "MAP NO. 2 OF WATTS TRACT", FILED NOVEMBER 17, 1876, IN BLOCK 6, PAGE 13, IN THE COUNTY OF ALAMEDA COUNTY.

PARCEL THREE - APN: 007-0594-009: SUBDIVISIONS C AND D OF LOT 9, BLOCK 791, MAP NO. 2 OF WATTS TRAT, FILED NOVEMBER 17, 1876, MAP BOOK 6, PAGE 13, ALAMEDA COUNTY RECORDS.

### TRACT MAP NOTE:

NEW PARCEL MAP LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW

### SITE INFORMATION:

APN: 07-0594-08, 07-0594-09  
ZONING: HBX-2  
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE "X" PER FIRM PANEL NO: 06001C0058G, DATED AUGUST 03, 2009. ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD."

SUMMARY:  
PARCEL AREA = ± 9,975 SF (±0.229 ACRES)  
TOTAL DISTURBED AREA = ± 11,262 SF (±0.282 ACRES)  
PROPOSED BUILDING FOOTPRINT AREA = ± 5,750 SF

### 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 PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

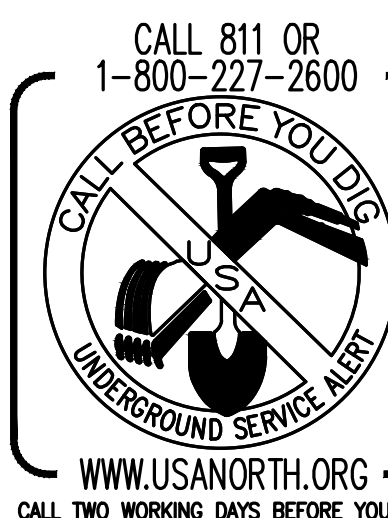
I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES ELEVATIONS, AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A SURVEY BY SOUSA LAND SURVEYS, DATED 04/08/2015, THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED ON CITY OF OAKLAND DATUM.

TITLE: PRINCIPAL

DATE

LICENSE NUMBER: 69670

EXPIRES 06/30/2020



### ENGINEERS NOTE TO THE CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

### ABBREVIATIONS

AC	ASPHALT CONCRETE	FT	FEET	SDR35	STANDARD DIMENSIONAL RATIO 35
ADA	AMERICANS WITH DISABILITIES ACT	FW	FRONT OF WALK	SF	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER	FWC	FACE OF WALL CONCRETE	SL	STREET LIGHT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	G	GAS	SLPB	STREET LIGHT PULL BOX
AVE	AVENUE	GB	GRADE BREAK	SP	SPECIFIC PLAN
BAAQMD	BAY AREA AIR QUALITY MANAGEMENT	GV	GAS VALVE	SPEC	SPECIFICATION
DISTRICT	DISTRICT	HDPE	HIGH-DENSITY POLYETHYLENE	SSCO	SANITARY SEWER CLEAN OUT
BLDG	BUILDING	HWY	HIGHWAY	SSMH	SANITARY SEWER MANHOLE
BLVD	BOULEVARD	HYD	HYDRANT	ST	STREET
BK	BOOK	IE	INVERT ELEVATION	STD	STANDARD
BM	BENCHMARK	INV	INVERT	STLT	STREET LIGHT
BOP	BOTTOM OF PIPE	IV	IRRIGATION VALVE	SW	SIDEWALK
BSM	BIOTREATMENT SOIL MIX	JP	JOINT POLE	T	TELEPHONE
C	CONCRETE	L	LENGTH	TBM	TEMPORARY BENCHMARK
CA	CALIFORNIA	L/S	LANDSCAPE	TC	TOP OF CURB
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION	LF	LINAL FEET	TCD	TRAFFIC CONTROL DEVICE
CB	CATCH BASIN	LT	LIGHT	TEV	TELEPHONE VAULT
CCTV	CLOSED-CIRCUIT TELEVISION	LUM	LUMINAIRE	TL	TRAFFIC LIGHT
CL	CENTERLINE	MAX	MAXIMUM	TOE	TOE OF SLOPE
CLR	CLEAR	MH	MANHOLE	TOP	TOP OF CURB / TOP OF PIPE
COMM	COMMUNICATION	MIN	MINIMUM	TS	TRAFFIC SIGNAL
CONC	CONCRETE	MON	MONUMENT	TSPB	TRAFFIC SIGNAL PULL BOX
CVLT	COMMUNICATION VAULT	MTR	METER	TVLT	TELEPHONE VAULT
DCV	DETECTOR CHECK VALVE	N	NORTH	TOW	TOP OF WALL
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	NC	NATURAL GROUND	TYP	TYPICAL
DI	DROP INLET	N.I.C.	NOT IN CONTRACT	UE	UNDERGROUND ELECTRIC
DIA	DIAMETER	NO	NUMBER	UT	UNDERGROUND TELEPHONE
DWG	DRAWING	N.T.S.	NOT TO SCALE	UTIL	UTILITY
E	ELECTRIC / EAST	O.C.	ON CENTER	VAR	VARIABLE
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	OH	OVERHANG	VAT	VACUUM AIR TUBE
ECAB	ELECTRIC CABINET	PB	PULL BOX	VCP	VITRIFIED CLAY PIPE
EVL	ELECTRIC VAULT	PCC	PORTLAND CEMENT CONCRETE	VLT	VAULT
EX	EXISTING	PGE	PACIFIC GAS AND ELECTRIC	W	WEST
FDC	FIRE DEPARTMENT CONNECTION	PVI	POST INDICATOR VALVE	WM	WATER METER
FF	FINISHED FLOOR	POC	POINT OF CONNECTION	WTR	WATER LINE
FG	FINISHED GRADE	PP	POWER POLE	WV	WATER VALVE
FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE	WVL	WATER VAULT
FL	FLOW LINE	RD	ROAD		
FND	FOUND	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY		
FOC	FACE OF CURB	S	SLOPE / SANITARY / SOUTH		
FP	FIRE PROTECTION	SAN	SANITARY SEWER PVC		
FS	FINISHED SURFACE	SDMH	STORM DRAIN MANHOLE		



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APN: 007-059400-900  
SAN FRANCISCO, CA  
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CONTACT: RECO PRIANTO, P.E.

(510) 250-7877 P

SCALE: AS NOTED

PJOB CIVIL  
TITLE SHEET

C01



## ENGINEER'S CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED OF DETOURS.
2. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS ON THE SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, UTILITY LOCATE COMPANIES AND FIRE DEPARTMENT AT ALL TIMES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OR UNDERGROUND FACILITIES THAT ARE DAMAGED.
4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF WALL, ALL RADII SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL CONDUCT HIS/HER WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OF COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED SHALL ASSUME ALL LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH HIS/HER CONTRACT AND SHALL PROTECT AND SAVE HARMLESS THE OWNER AND THE OWNER'S REPRESENTATIVES FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCE, DELAYS, OR LOSS EXPERIENCED BECAUSE OF THE PRESENCE AND OPERATIONS OF OTHER CONTRACTORS OR CONSULTANTS WORKING ADJACENT TO OR WITHIN THE LIMITS OF THE PROJECT.
7. CONTRACTOR MUST REPAIR ANY DAMAGE TO PROPERTY DURING CONSTRUCTION. DAMAGED PROPERTY SHALL BE RETURNED TO EXISTING CONDITIONS AT A MINIMUM.
8. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS (AS APPLICABLE) AND AS DIRECTED BY THE CITY OF OAKLAND. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AROUND THE SITE AT ALL TIMES.
9. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE FEATURES AND UTILITIES, AND REPORT ALL DISCREPANCIES TO ENGINEER.
10. ANY AND ALL FIELD MODIFICATIONS TO THESE PLANS MUST BE APPROVED IN WRITING PRIOR TO ANY CONSTRUCTION OR DEMOLITION RESULTING THEREOF. THE ENGINEER IS UNDER NO OBLIGATION TO PROVIDE ANY LEVEL OF CERTIFICATION FOR WORK THAT WAS NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS UNLESS THE ENGINEER DIRECTED THE CONTRACTOR TO MAKE SAID CHANGE BY RESPONDING TO A FORMAL WRITTEN REQUEST FOR INFORMATION (RFI) THAT FOLLOWED THE MUTUALLY AGREED UPON RFI PROCESS.
11. "ANY WORK AFFECTING VEHICULAR OR PEDESTRIAN TRAFFIC WILL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN (TCP) AND OBSTRUCTION PERMIT. SUBMIT TCP TO TRAFFIC ENGINEERS AT THE 4TH FLOOR PUBLIC WORKS PERMIT COUNTER AT 25 FRANK H. OGAWA PLAZA, AND ALLOW 2 WEEKS FOR REVIEW. WITH APPROVED TCP CONTRACTOR CAN PULL OVER-THE-COUNTER OB PERMIT.

## ENGINEER'S SITE NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS OR PROGRAMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR SUBCONTRACTOR.
3. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
4. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
5. REMOVAL AND REPLACEMENT QUANTITIES ARE APPROXIMATE. THE EXACT LOCATION OF REMOVAL LIMITS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS.
8. THE CONTRACTOR SHALL PROVIDE A COPY OF ALL REQUIRED CONSTRUCTION PERMITS TO THE OWNER WITHIN SEVEN (7) DAYS OF ISSUE OF SUBJECT PERMIT.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
10. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MEP, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RELOCATIONS INCLUDING BUT NOT LIMITED TO: UNDERGROUND AND OVERHEAD UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, IRRIGATION STRUCTURES AND OTHER EXISTING APPURTENANCES AS REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. ALL RELOCATION WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES/OWNERS SPECIFICATIONS AND SHALL BE APPROVED BY THE GOVERNING AUTHORITIES/OWNERS PRIOR TO COMMENCEMENT OF THE WORK. ALL RESULTING COSTS SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACTOR'S BID.
12. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS ANY APPARENT ERROR OR DISCREPANCY, HE SHALL IMMEDIATELY CALL UPON THE ENGINEER FOR HIS/HER INTERPRETATION AND DECISION, AND SUCH DECISION SHALL BE FINAL.
13. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL HAUL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL OR EQUIPMENT.

## ENGINEER'S ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE MOST RECENT CALIFORNIA ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

## CITY BEST MANAGEMENT PRACTICES NOTES:

THE PROJECT APPLICANT AND CONSTRUCTION CONTRACTOR SHALL ENSURE THAT CONSTRUCTION OF BEST MANAGEMENT PRACTICES (BMPs) ARE IMPLEMENTED AS PART OF CONSTRUCTION TO MINIMIZE THE POTENTIAL NEGATIVE EFFECTS TO GROUNDWATER AND SOILS. THESE SHALL INCLUDE THE FOLLOWING:

1. FOLLOW MANUFACTURER'S RECOMMENDATIONS ON USE, STORAGE, AND DISPOSAL OF CHEMICAL PRODUCTS USED IN CONSTRUCTION.
2. AVOID OVERTOPPING CONSTRUCTION EQUIPMENT FUEL GAS TANKS.
3. DURING ROUTINE MAINTENANCE OF CONSTRUCTION EQUIPMENT, PROPERLY CONTAIN AND REMOVE GREASE AND OILS.
4. PROPERLY DISPOSE OF DISCARDED CONTAINERS OF FUELS AND OTHER CHEMICALS.
5. ENSURE THAT CONSTRUCTION WOULD NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT OR POSE A SUBSTANTIAL HEALTH RISK TO CONSTRUCTION WORKERS AND THE OCCUPANTS OF THE PROPOSED DEVELOPMENT. SOIL SAMPLING AND CHEMICAL ANALYSES OF SAMPLES SHALL BE PERFORMED TO DETERMINE THE EXTENT OF POTENTIAL CONTAMINATION BENEATH ALL UST'S, ELEVATOR SHAFTS, CLARIFIERS, AND SUBSURFACE HYDRAULIC LIFTS WHEN ON-SITE DEMOLITION, OR CONSTRUCTION ACTIVITIES WOULD POTENTIALLY AFFECT A PARTICULAR DEVELOPMENT OR BUILDING.
6. IF SOIL, GROUNDWATER OR OTHER ENVIRONMENTAL MEDIUM WITH SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES (E.G., IDENTIFIED BY ODOR OR VISUAL STAINING, OR IF ANY UNDERGROUND STORAGE TANKS, ABANDONED DRUMS OR OTHER HAZARDOUS MATERIALS OR WASTES ARE ENCOUNTERED), THE APPLICANT/CONTRACTOR SHALL CEASE WORK IN THE VICINITY OF THE SUSPECT MATERIAL, THE AREA SHALL BE SECURED AS NECESSARY, AND THE APPLICANT/CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PROTECT HUMAN HEALTH AND THE ENVIRONMENT. APPROPRIATE MEASURES SHALL INCLUDE NOTIFICATION OF REGULATORY AGENCY(IES) AND IMPLEMENTATION OF THE ACTIONS DESCRIBED IN THE CITY'S STANDARD CONDITIONS OF APPROVAL, AS NECESSARY, TO IDENTIFY THE NATURE AND EXTENT OF CONTAMINATION. WORK SHALL NOT RESUME IN THE AREA(S) AFFECTED UNTIL THE MEASURES HAVE BEEN IMPLEMENTED UNDER THE OVERSIGHT OF THE CITY OR REGULATORY AGENCY, AS APPROPRIATE.
7. SOIL GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE STOCKPILED ONSITE IN A SECURE AND SAFE MANNER. ALL CONTAMINATED SOILS DETERMINED TO BE HAZARDOUS OR NON-HAZARDOUS WASTE MUST BE ADEQUATELY PROFILED (SAMPLED) PRIOR TO ACCEPTABLE REUSE OR DISPOSAL AT AN APPROPRIATE OFF-SITE FACILITY. SPECIFIC SAMPLING AND HANDLING AND TRANSPORT PROCEDURES FOR REUSE OR DISPOSAL SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES LAWS, IN PARTICULAR, THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) AND/OR THE ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (ACDEH) AND POLICIES OF THE CITY OF OAKLAND.
8. GROUNDWATER PUMPED FROM THE SUBSURFACE SHALL BE CONTAINED ONSITE IN A SECURE AND SAFE MANNER, PRIOR TO TREATMENT AND DISPOSAL, TO ENSURE ENVIRONMENTAL AND HEALTH ISSUES ARE RESOLVED PURSUANT TO APPLICABLE LAWS AND POLICIES OF THE CITY OF OAKLAND, THE RWQCB AND/OR THE ACDEH. ENGINEERING CONTROLS SHALL BE UTILIZED, WHICH INCLUDE IMPERMEABLE BARRIERS TO PROHIBIT GROUNDWATER AND VAPOR INTRUSION INTO THE BUILDING (PURSUANT TO THE STANDARD CONDITION OF APPROVAL REGARDING RADON OR VAPOR INSTRUCTION INTO THE BUILDING.
9. PRIOR TO ISSUANCE OF ANY DEMOLITION, GRADING, OR BUILDING PERMIT, THE APPLICANT SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE CITY OF OAKLAND, WRITTEN VERIFICATION THAT THE APPROPRIATE FEDERAL, STATE OR COUNTY OVERSIGHT AUTHORITIES, INCLUDING BUT NOT LIMITED TO THE RWQCB AND/OR THE ACDEH, HAVE GRANTED ALL REQUIRED CLEARANCES AND CONFIRMED THAT ALL THE APPLICABLE STANDARDS, REGULATIONS AND CONDITIONS FOR ALL PREVIOUS CONTAMINATION HAVE BEEN MET AT THE SITE. THE APPLICANT ALSO SHALL PROVIDE EVIDENCE FROM THE CITY'S FIRE DEPARTMENT, OFFICE OF EMERGENCY SERVICES, INDICATING COMPLIANCE WITH THE STANDARD CONDITION OF APPROVAL REQUIRING A SITE REVIEW BY THE FIRE SERVICES DIVISION PURSUANT TO CITY ORDINANCE NO. 12323, AND COMPLIANCE WITH THE STANDARD CONDITION OF APPROVAL REQUIRING A PHASE I AND/OR PHASE II REPORTS.

## CITY EROSION AND SEDIMENTATION CONTROL

### NOTES:

1. AT A MINIMUM, THE PROJECT APPLICANT SHALL PROVIDE FILTER MATERIALS DEEMED ACCEPTABLE TO THE CITY AT NEARBY CATCH BASINS TO PREVENT TO ANY DEBRIS AND DIRT FROM FLOWING INTO THE CITY'S STORM DRAIN SYSTEM AND CREEKS.
2. AFTER CONSTRUCTION IS COMPLETE, THE PROJECT APPLICANT SHALL CLEAR THE STORM DRAIN SYSTEM OF ANY DEBRIS OR SEDIMENT.
3. NO GRADING SHALL OCCUR DURING THE WET WEATHER SEASON (OCTOBER 15 THROUGH APRIL 15) UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE BUILDING SERVICES DIVISION.
4. ALL SIGNS SHALL BE STANDARD SIZE AND TO CALTRANS AND MUTCD STANDARDS UNLESS OTHERWISE NOTED.
5. ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING GRADE REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.
6. ALL SIGNS SHALL BE MOUNTED WITH VANDAL-RESISTANT HARDWARE.
7. SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST 7 FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT EVEN IF THERE IS NO SIDEWALK, UNLESS OTHERWISE NOTED. TO SATISFY THIS REQUIREMENT, EXISTING POSTS MAY HAVE TO BE REPLACED IF ADDITIONAL SIGNS ARE NEEDED.
8. WHERE POSSIBLE, AT LEAST 2 FEET OF CLEARANCE SHALL BE PROVIDED FROM CURB FACE TO EDGE OF SIGN.
9. ALL PERMANENT STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. YELLOW THERMOPLASTIC SHALL BE LEAD-FREE ORGANIC MATERIAL. CURB MARKINGS SHALL BE PAINTED.
10. ALL STRIPING AND MARKINGS SHALL BE REFLECTORIZED UNLESS OTHERWISE NOTED.
11. ALL EXISTING STRIPING AND MARKINGS THAT CONFLICT WITH PROPOSED STRIPING AND MARKING SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING. PAVEMENT LEGENDS AND ARROWS THAT ARE REMOVED SHALL BE REMOVED IN A BLOCK PATTERN. ALL STRIPING AND MARKING REMOVAL AREAS SHALL BE TREATED WITH AN APPROVED PAVEMENT SEALER.

## PROJECT SPECIFICATION NOTE:

1. UNLESS OTHERWISE NOTED ON THESE PLANS AND THE PROJECT SPECIFICATIONS, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF OAKLAND, AS APPLICABLE, STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

## TRACT MAP NOTE:

NEW PARCEL MAP LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW

## ENGINEER'S EROSION & SEDIMENT CONTROL

### NOTES:

1. EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM. CONTRACTOR TO USE ALL MEASURES NECESSARY TO PREVENT EROSION AND CONTAIN SEDIMENT ON THE SITE.
2. STOCKPILE SANDBAGS IN PARKWAY AREAS FOR RAPID PLACEMENT IN THE EVENT OF A STORM.
3. EXCEPT AS OTHERWISE DIRECTED BY THE PUBLIC WORKS INSPECTOR, ALL SEDIMENT CONTROLS FOR DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY IS AT LEAST 50% AND MAINTAINED DURING THE RAINY SEASON.
4. APPROVED EROSION CONTROL DEVICES MUST BE IN PLACE DURING THE ABOVE STATED PERIOD.
5. CLEAN OUT MUD AND SILT AFTER EACH RAIN OR AS DIRECTED BY THE SITE AND/PUBLIC WORKS INSPECTOR.
6. EROSION CONTROL DEVICES SHOWN ON THE WATER POLLUTION CONTROL PLAN MAY ONLY BE REMOVED WHEN APPROVED BY THE CITY ENGINEER IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
7. GRADED AREAS ADJACENT TO SLOPES MUST DRAIN AWAY FROM THE TOP OF SLOPE AT CONCLUSION OF EACH WORKING DAY WHEN THERE IS A FORECAST OF RAIN.
8. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE.
9. DESILTING BASINS SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. SILT AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN STORAGE CAPACITY IS MET.
10. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE SHALL BE LEFT TO THE DISCRETION OF THE FIELD ENGINEER AND CONTRACTOR.
11. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF DEEMED NECESSARY BY SITE INSPECTION, ADDITIONAL MEASURES WILL BE INSTALLED.
12. SOIL DISTURBING OPERATIONS THAT ARE SUSPENDED FOR MORE THAN SEVEN (7) DAYS SHALL WARRANT TEMPORARY VEGETATION OR OTHER EROSION CONTROL MEASURES AT THE DIRECTION OF THE CITY OF OAKLAND. SOIL DISTURBING OPERATIONS THAT ARE SUSPENDED FOR THIRTY (30) DAYS SHALL WARRANT PERMANENT STABILIZATION.
13. NOTIFY SITE INSPECTOR BEFORE EACH PHASE OF CONSTRUCTION COMMENCES.
14. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST REGULATIONS FOR THE CITY, COUNTY AND STATE.
15. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXCAVATION-SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER.
16. CALTRANS APPROVED SILT DIKE MUST MEET THE REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.
17. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE PUBLIC ROADWAY OR INTO THE PUBLIC STORM DRAIN SHALL BE REMOVED IMMEDIATELY.
18. PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES, THE LIMITS OF LAND DISTURBANCE SHALL BE DEMARCATED BY APPROPRIATE MEANS. THE LIMITS OF CONSTRUCTION SHALL REMAIN DEMARCATED FOR THE DURATION OF WORK.
19. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
20. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROLS WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.
21. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN IT IS WITHIN ½ OF THE TOP OF THE PERIMETER CONTROL DEVICE.
22. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN CONSTRUCTION BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED.
23. A COPY OF ALL APPROVED PERMITS AND PLANS SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
24. THE CONTRACTOR SHALL MAINTAIN AN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.
25. CONTRACTOR SHALL ENSURE ALL VEHICLES/EQUIPMENT EXITING THE SITE ARE FREE OF DIRT AND DEBRIS TO PREVENT SEDIMENT TRACKING ONTO PUBLIC ROADWAYS.
26. PERIMETER EROSION CONTROL MEASURES TO BE USED AS NECESSARY BY THE CONTRACTOR TO CONTROL SEDIMENT RUNOFF, INCLUDING AROUND UTILITY TRENCHES. BMPS TO CONTROL PERIMETER SHALL BE FIBER ROLLS.
27. CONTRACTOR TO KEEP PAVEMENT AND ADJACENT DRIVE AISLES CLEAN OF DEBRIS AND SEDIMENT AT ALL TIMES. TRUCK WASHOUTS, PAVEMENT SWEEPING, AND ALL OTHER NECESSARY BMPS SHALL BE USED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

## CITY OF OAKLAND PJOB NOTES:

1. 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.
2. TYPE OF SANITARY SEWER PIPE MAY BE VITRIFIED CLAY PIPE (VCP), CLASS II DUCTILE IRON OR PVC SDR-17 PIPE. TYPE OF STORM DRAIN PIPE MAY BE HDPE SDR-11 PIPE OR ROP CLASS III.
3. 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.
4. CHECK DAMS AND PIPE ANCHORS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE EROSION PROTECTION MAY BE REQUIRED IF DIRECTED BY THE ENGINEER (SEE DETAIL SHEET).
6. 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.
7. IF A CONFLICT OCCURS DURING CONSTRUCTION THAT REQUIRES A CHANGE IN DESIGN THE CONTRACTOR SHALL CONTACT THE PRIVATE ENGINEER OR HIS/HER REPRESENTATIVE IN CHARGE FOR A SOLUTION. IF SUCH A CHANGE CAN BE MADE WITHOUT DELAY AND TO THE SATISFACTION OF THE CITY INSPECTOR, THEN THE WORK MAY PROCEED. IF A CHANGE CANNOT BE MADE WITHOUT DELAY, THEN THE CONTRACTOR SHALL STOP HIS/HER OPERATIONS UNTIL SUCH A TIME THAT THE PRIVATE ENGINEERS SUBMITTED A REVISED PLAN OF THE DESIGN CHANGE TO THE CITY FOR APPROVAL. CONSTRUCTION OF THE PART OF THAT PROJECT CAN COMMENCE AFTER THE CITY HAS APPROVED THE PLAN.
8. THE PRIVATE ENGINEER OR HIS/HER REPRESENTATIVE TO CONTACT IS:  
  
RECO V. PRIANTO, P.E., LEED AP  
TELEPHONE NUMBER (510) 250-7877



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3245 HOLLIS STREET

5 MINI-LOT DEVELOPMENT OAKLAND, CA

PERMIT NO.: PX1900006



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APN: 007-059400-800  
APN: 007-059400-900  
SAN FRANCISCO, CA  
PROJECT NO. 2018-173-001

DATE	SET ISSUE
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CONTACT: RECO PRIANTO, P.E.

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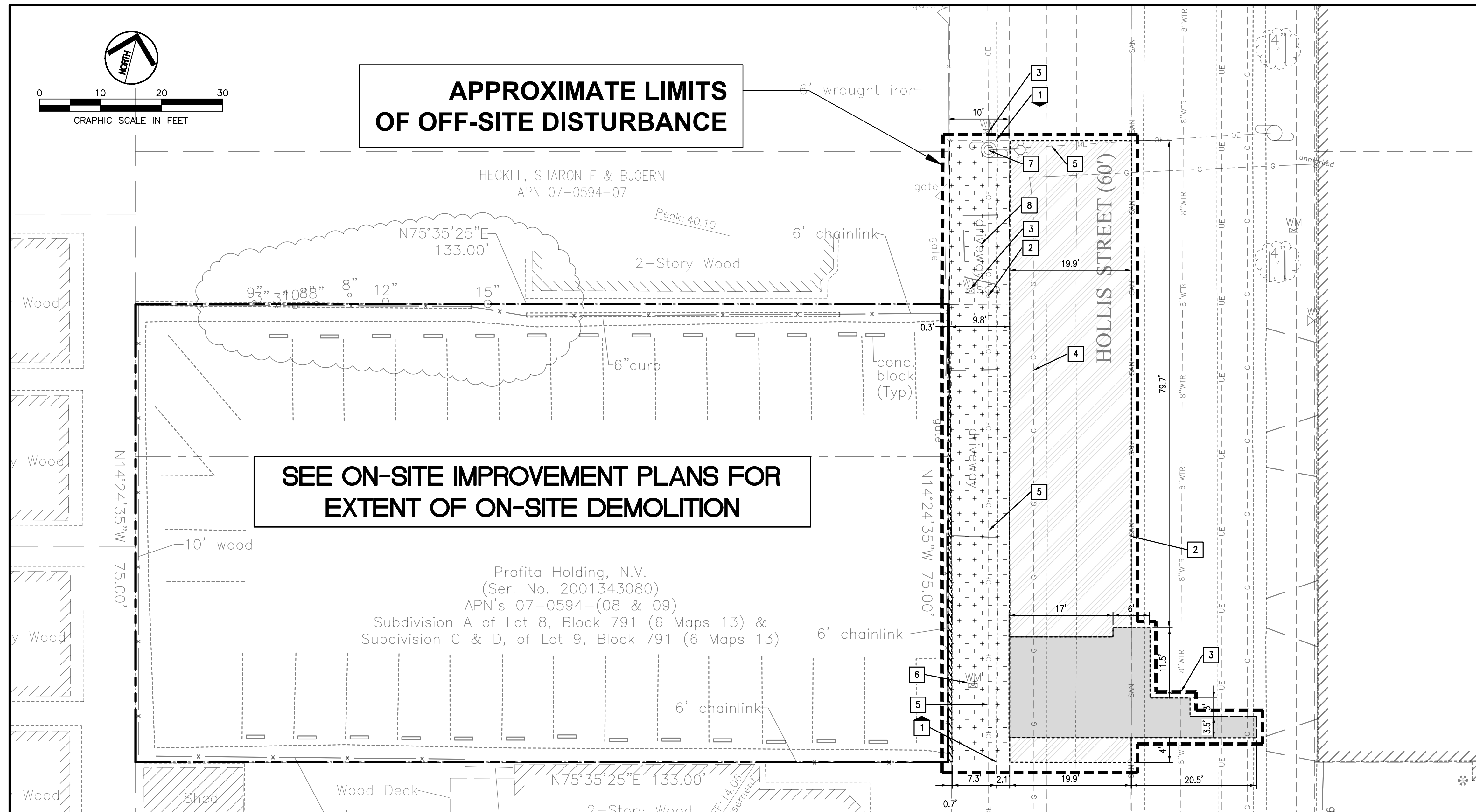
SCALE: AS NOTED

PJOB CIVIL NOTES SHEET

C01A



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PARCEL LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW	---
---	EASEMENT LINE	---
---	SITE IMPROVEMENTS	---
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	POTABLE WATER LINE (PVC SCHEDULE 80)	WTR
FP	FIRE PROTECTION WATER LINE (PVC C-900 CLASS 200)	WTR
SS	SANITARY SEWER LINE	SSAN
SD	STORM DRAIN LINE	SD
G	GAS LINE	G
UE	UNDERGROUND ELECTRIC	UE
---	UNDERGROUND DATA AND TELEPHONE LINE	UT
---	FENCE	x
---	APPROXIMATE LIMIT OF DISTURBANCE	---
○	TREE	○
■	STANDARD PCC PAVEMENT. SEE DETAIL 4 ON SHEET C08.	
■	TRENCH EXCAVATION LIMITS, REPLACE FULL DEPTH AC. SEE DETAIL 2 ON SHEET C08A TYPE A.	
■	CONCRETE DRIVEWAY. SEE DETAIL 4 ON SHEET C08.	
■	NEW GRIND AND OVERLAY OF 2" AC. SEE DETAIL 2 ON SHEET C08A.	
■	PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.	
○	SIGN	
○	WATER VALVE	
○	FIRE HYDRANT	
WM	WATER METER OR BOX	
○	ELECTRIC VAULT	
○	SEWER MANHOLE	
○	CLEANOUT	
○	CATCH BASIN OR DRAIN INLET	
○	GAS VALVE	
○	LIGHT POLE AND UTILITY POLE	
BFP	BACKFLOW PREVENTER	
○	PROPOSED DRAINAGE SWALE	
○	PROPOSED TRANSFORMER IN UNDERGROUND VAULT SEE ELECTRICAL AND PG&E PLANS FOR DETAILS.	

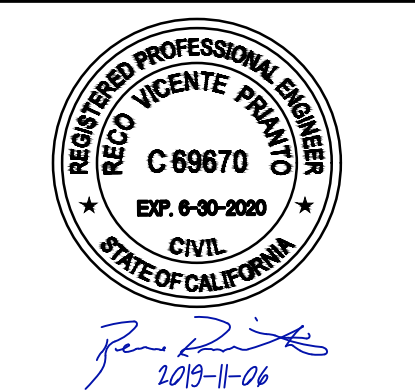


LEVY DESIGN PARTNERS  
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3245 HOLLIS STREET  
 5 MINI-LOT  
 DEVELOPMENT  
 OAKLAND, CA  
 PERMIT NO.: PX1900006



3245 HOLLIS STREET  
 APN: 007-059400-800  
 APN: 007-059400-900  
 SAN FRANCISCO, CA  
 PROJECT NO. 2018-173-001

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02-18-2019	BUILDING PERMIT
10-07-2019	1ST ENGR. REVIEW COMMENTS
11-06-2019	2ND ENGR. REVIEW COMMENTS

CONTACT: RECO PRIANTO, P.E.

(510) 250-7877 P

SCALE: AS NOTED

PJOB EXISTING  
 CONDITIONS AND  
 DEMOLITION PLAN

C02

**DEMOLITION NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.
- CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL LAWS.
- THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING UTILITIES AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.
- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS / AS-BUILT INFORMATION.
- LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR. PROTECT ALL EXISTING UTILITIES IN PLACE NOT SHOWN TO BE REMOVED.
- CONTRACTOR TO PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC SIGNALS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS AND UTILITY BOXES IN THE SIDEWALK; UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AS REQUIRED FROM THE CITY OF OAKLAND, OR ANY OTHER AGENCY HAVING JURISDICTION. CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL AIR QUALITY AND WASTE/RECYCLING REQUIREMENTS.
- CONTRACTOR TO VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO PROTECT ALL EXISTING TEST WELLS ON-SITE.

**TRACT MAP NOTE:**

NEW PARCEL MAP LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW

**DEMOLITION KEY NOTES**

- DEMO AND REMOVE EXISTING CURB AND GUTTER, INCLUDING BASE MATERIAL.
- EXISTING SANITARY STRUCTURE/PIPES TO REMAIN. CONTRACTOR TO PROTECT IN PLACE. ADJUST RIM TO GRADE.
- EXISTING WATER STRUCTURE/PIPES TO REMAIN. CONTRACTOR TO PROTECT IN PLACE. ADJUST RIM TO GRADE.
- EXISTING GAS STRUCTURE/PIPES TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- EXISTING OVERHEAD LINES TO REMAIN. CONTRACTOR TO PROTECT EXISTING OVERHEAD LINES AND APPURTENANCES IN PLACE.
- SALVAGE AND RETURN EXISTING WATER METER TO EBMUD FOR CREDIT AND CUT AND CAP LINE TO MAIN. DEMO AND REMOVE ASSOCIATED PIPING TO PROPERTY LINE.
- EXISTING UTILITY POLE TO REMAIN. CONTRACTOR TO PROTECT EXISTING OVERHEAD LINES AND APPURTENANCES IN PLACE.
- DEMO AND RECONSTRUCT EXISTING NEIGHBORING DRIVEWAY.

**DEMOLITION LEGEND**

- DEMO AND REMOVE PCC PAVEMENT, INCLUDING BASE MATERIAL. PROTECT ALL UNDERGROUND UTILITIES WITHIN THE PAVING LIMITS UNLESS NOTED OTHERWISE.
- DEMO AND REMOVE ASPHALT PAVEMENT, INCLUDING BASE MATERIAL. PROTECT ALL UNDERGROUND UTILITIES WITHIN THE PAVING LIMITS UNLESS NOTED OTHERWISE.
- MILL 1" AND OVERLAY 2" WITH PAVEMENT
- CLEAR AND GRUB EXISTING LANDSCAPING AREA. DO NOT DISTURB TREES, UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILS. COORDINATE WORK UNDER DRILLPIE OF ANY TREES WITH THE PROJECT ARBORIST, LANDSCAPE ARCHITECT.
- FULL DEPTH PAVEMENT SAWCUT AND CONFORM TO A CLEAN, NEAT EDGE. FOR PCC PAVEMENT, EXTEND SAWCUT TO NEAREST SCORE MARK PER CITY DETAIL 1 ON SHEET C08.

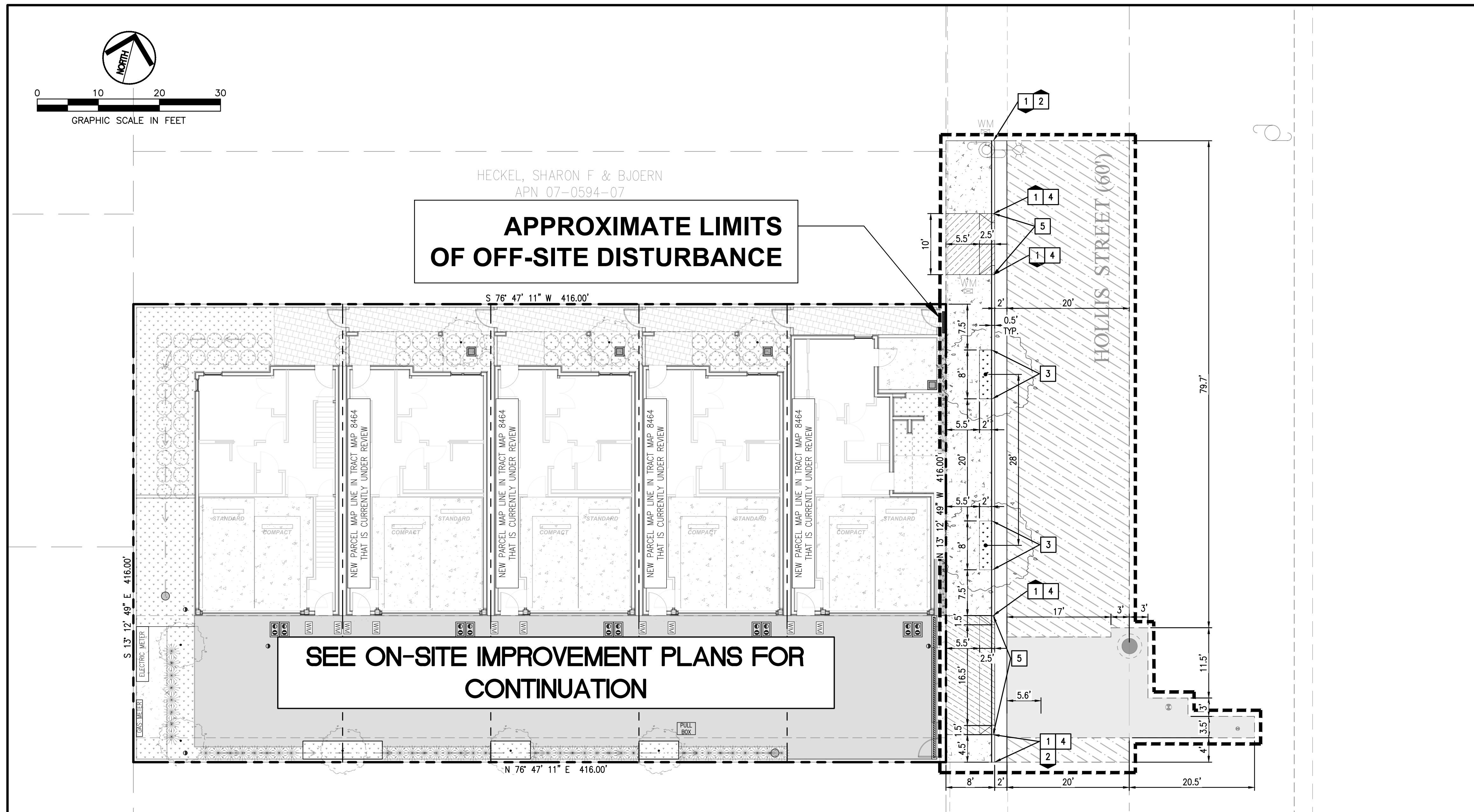


**ENGINEERS NOTE TO THE CONTRACTOR:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PARCEL LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW	---
---	EASEMENT LINE	---
---	SITE IMPROVEMENTS	---
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	POTABLE WATER LINE (PVC SCHEDULE 80)	WTR
FP	FIRE PROTECTION WATER LINE (PVC C-900 CLASS 200)	WTR
SS	SANITARY SEWER LINE	SSN
SD	STORM DRAIN LINE	SD
G	GAS LINE	G
UE	UNDERGROUND ELECTRIC	UE
---	UNDERGROUND DATA AND TELEPHONE LINE	UT
---	FENCE	x
---	APPROXIMATE LIMIT OF DISTURBANCE	
○	TREE	○
■	STANDARD PCC PAVEMENT. SEE DETAIL 4 ON SHEET C08.	
■	TRENCH EXCAVATION LIMITS, REPLACE FULL DEPTH AC. SEE DETAIL 2 ON SHEET C08A TYPE A.	
■	CONCRETE DRIVEWAY. SEE DETAIL 4 ON SHEET C08.	
■	NEW GRIND AND OVERLAY OF 2" AC. SEE DETAIL 2 ON SHEET C08A.	
■	PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.	
○	SIGN	
○	WATER VALVE	
○	FIRE HYDRANT	
WM	WATER METER OR BOX	
○	ELECTRIC VAULT	
○	SEWER MANHOLE	
○	CLEANOUT	
○	CATCH BASIN OR DRAIN INLET	
○	GAS VALVE	
○	LIGHT POLE AND UTILITY POLE	
BFP	BACKFLOW PREVENTER	
○	PROPOSED DRAINAGE SWALE	
○	PROPOSED TRANSFORMER IN UNDERGROUND VAULT SEE ELECTRICAL AND PG&E PLANS FOR DETAILS.	



**SURVEY NOTE:**

TOPOGRAPHIC SURVEY PROVIDED BY SOUSA LAND SURVEYS INC., DATED 05/28/2015. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

**BASIS OF BEARING:**

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE MONUMENT LINE OF PERALTA STREET AS SHOWN ON PARCEL MAP 8534 (298 P.M. 55), THAT BEARING TAKEN AS N32°16'00"E.

**DATUM / BENCHMARK:**

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED UPON THE CITY OF OAKLAND DATUM, CITY BENCHMARK NO. 270 BEING A BRASS PIN SET IN THE BACK OF THE CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF 32ND AND PERALTA STREETS. ELEVATION TAKEN AS 12.173.

**SHEET NOTES:**

- THE CONTRACTOR SHALL VERIFY DIMENSIONS AT PROJECT SITE PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO FACE OF WALL, FACE OF CURB, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- MODIFIED OR NEW STREET LIGHTS IN THE PUBLIC RIGHT-OF-WAY TO BE APPROVED BY CITY OF OAKLAND ELECTRICAL SERVICES.
- ALL SIGNAGE OR STRIPING WORK IN THE PUBLIC RIGHT-OF-WAY TO BE APPROVED BY CITY OF OAKLAND TRANSPORTATION SERVICES DEPARTMENT AND TO BE INSTALLED BY CITY OF OAKLAND MAINTENANCE DIVISION.
- ALL WORK WITHIN 20' OF AN EXISTING CITY MONUMENT SHALL BE COORDINATED WITH THE CITY SURVEYOR, GIL HAYES (510) 238-3647.

**TRACT MAP NOTE:**

NEW PARCEL MAP LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW

**SITE PLAN KEY NOTES**

- PROPOSED TYPE "A" CONCRETE CURB AND GUTTER PER CITY STANDARD S-1. SEE DETAIL 2 ON SHEET C08.
- CONFORM CITY STANDARD 6" CURB HEIGHT TO EXISTING CURB HEIGHT VIA 5' TRANSITION. CITY STANDARD 6" CURB HEIGHT TO EXTEND FOR LENGTH OF PROJECT PARCEL. SEE DETAIL 5 ON SHEET C08.
- PROPOSED 3'X8' TREE WELL. SEE LANDSCAPE PLANS FOR DETAILS.
- PAINT CURB FACE AND TOP RED FOR 3 LF, MINIMUM TWO COATS OF PAINT PER CITY OF OAKLAND SPECIFICATIONS. CITY OF OAKLAND TO INSTALL.
- PROPOSED COMMERCIAL CONCRETE DRIVEWAY PER CITY OF OAKLAND. SEE DETAIL 4 ON SHEET C08.

**GENERAL NOTES:**

- ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- 2" AC GRIND AND OVERLAY FROM LIP OF GUTTER TO THE FIRST TRAFFIC LANE OF THE STREETS ALONG ENTIRE PROJECT FRONTAGE. ACTUAL LIMIT OF GRIND AND OVERLAY WILL BE AT THE DISCRETION OF THE CITY INSPECTOR. CONFORM TO EXISTING GRADE WITH SMOOTH TRANSITION, TYP.
- ACTUAL CONFORM LIMIT OF SIDEWALK, CURB AND GUTTER, AND CURB PAINT AS DIRECTED BY THE CITY INSPECTOR IN THE FIELD.



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**3245 HOLLIS STREET**  
**5 MINI-LOT**  
**DEVELOPMENT**  
**OAKLAND, CA**  
**PERMIT NO.: PX1900006**



3245 HOLLIS STREET  
APN: 007-059400-800  
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PROJECT NO. 2018-173-001

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10-07-2019	1ST ENGR. REVIEW COMMENTS
11-06-2019	2ND ENGR. REVIEW COMMENTS

CONTACT: RECO PRIANTO, P.E.

(510) 250-7877 P

SCALE: AS NOTED

**PJOB SITE, PAVING,  
AND HORIZONTAL  
CONTROL PLAN**

**C03**

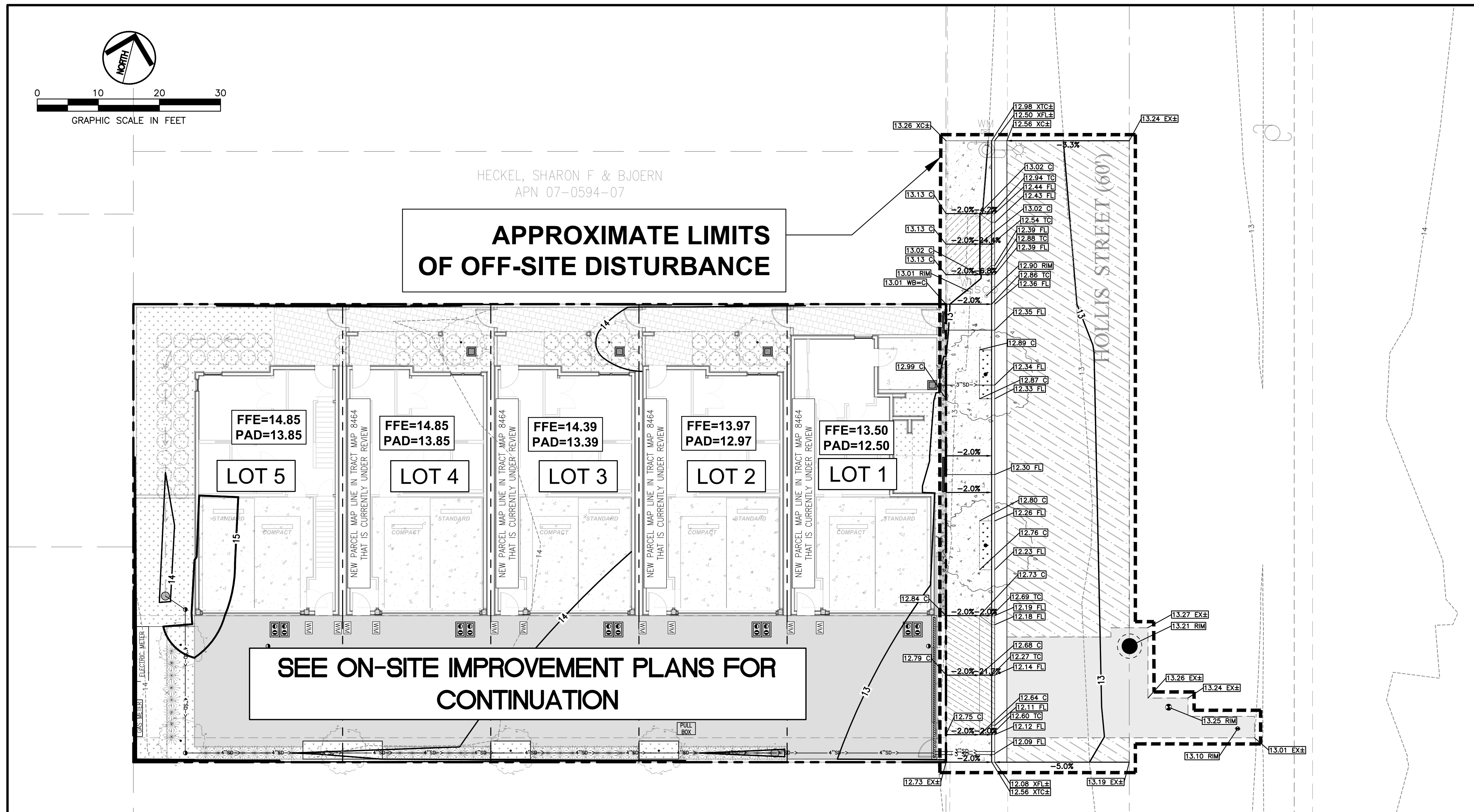


**ENGINEERS NOTE TO THE CONTRACTOR:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PARCEL LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW	---
---	EASEMENT LINE	---
---	SITE IMPROVEMENTS	---
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	POTABLE WATER LINE (PVC SCHEDULE 80)	WTR
FP	FIRE PROTECTION WATER LINE (PVC C-900 CLASS 200)	WTR
SS	SANITARY SEWER LINE	SSN
SD	STORM DRAIN LINE	SD
G	GAS LINE	G
UE	UNDERGROUND ELECTRIC	UE
---	UNDERGROUND DATA AND TELEPHONE LINE	UT
---	FENCE	x
---	APPROXIMATE LIMIT OF DISTURBANCE	
○	TREE	○
▨	STANDARD PCC PAVEMENT. SEE DETAIL 4 ON SHEET C08.	
▨	TRENCH EXCAVATION LIMITS, REPLACE FULL DEPTH AC. SEE DETAIL 2 ON SHEET C08A TYPE A.	
▨	CONCRETE DRIVEWAY. SEE DETAIL 4 ON SHEET C08.	
▨	NEW GRIND AND OVERLAY OF 2" AC. SEE DETAIL 2 ON SHEET C08A.	
▨	PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.	
○	SIGN	
○	WATER VALVE	
○	FIRE HYDRANT	
WM	WATER METER OR BOX	
○	ELECTRIC VAULT	
○	SEWER MANHOLE	
○	CLEANOUT	
○	CATCH BASIN OR DRAIN INLET	
○	GAS VALVE	
○	LIGHT POLE AND UTILITY POLE	
BFP	BACKFLOW PREVENTER	
---	PROPOSED DRAINAGE SWALE	
---	PROPOSED TRANSFORMER IN UNDERGROUND VAULT SEE ELECTRICAL AND PG&E PLANS FOR DETAILS.	



**GENERAL NOTES:**

- ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**PAVEMENT ELEVATION NOTE:**

UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

**CONSTRUCTION NOTES:**

- 2" GRIND AND OVERLAY FROM LIP OF GUTTER TO THE CENTERLINE OF HOLLIS STREET ALONG THE ENTIRE PROJECT FRONTAGE. ACTUAL LIMIT OF THE GRIND AND OVERLAY WILL BE AT THE DISCRETION OF THE CITY INSPECTOR. CONFORM TO EXISTING GRADE WITH SMOOTH TRANSITION, TYP.
- ACTUAL CONFORM LIMITS OF SIDEWALK, CURB AND GUTTER, AND CURB PAINT AS DIRECTED BY THE CITY INSPECTOR IN THE FIELD.

**TRACT MAP NOTE:**

NEW PARCEL MAP LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW

**SPOT GRADING LEGEND**

- 80.00 X-- INDICATES ELEVATION TO MATCH EXISTING ITEM
- 80.00 TC INDICATES ELEVATION AT TOP OF CURB
- 80.00 C INDICATES ELEVATION AT TOP OF CONCRETE
- 80.00 FL INDICATES FLOWLINE ELEVATION OF PIPE, SWALE, OR GUTTER
- 80.00 RIM INDICATES RIM ELEVATION OF UTILITY
- 80.00 P INDICATES ELEVATION AT TOP OF ASPHALT PAVEMENT
- 1.5% DRAINAGE ARROW AND PROPOSED SLOPE

**ENGINEER'S ADA NOTES:**

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MUNICIPAL AND STATE ADA REGULATIONS.
- RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
  - RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 3 FEET (EXCEPT AT DOORWAYS) AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES.
  - MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN WALKWAY AND VEHICULAR WAY.
  - ANY REQUEST BY A MUNICIPALITY OR INSPECTOR TO MODIFY THE ACCESSIBILITY DETAILS OR DESIGN SHOWN ON THESE PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY CHANGES MADE BY A PRIMARY OR SUB-CONTRACTOR WITHOUT APPROVAL FROM THE ENGINEER AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN IN THESE PLANS AND SPECIFICATIONS AND FEDERAL, STATE AND LOCAL LAW WILL BE REMOVED AND REPLACED AND MADE FULLY COMPLIANT REGARDLESS OF MAGNITUDE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE RTI PROCESS IN ESTABLISHING THE APPROVAL OR DENIAL OF CHANGES TO ADA RELATED DETAILS OR MOUNTING DIMENSIONS.
  - 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.



**ENGINEERS NOTE TO THE CONTRACTOR:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



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3245 HOLLIS STREET

5 MINI-LOT DEVELOPMENT

OAKLAND, CA

PERMIT NO.: PX1900006



10/11/06

3245 HOLLIS STREET  
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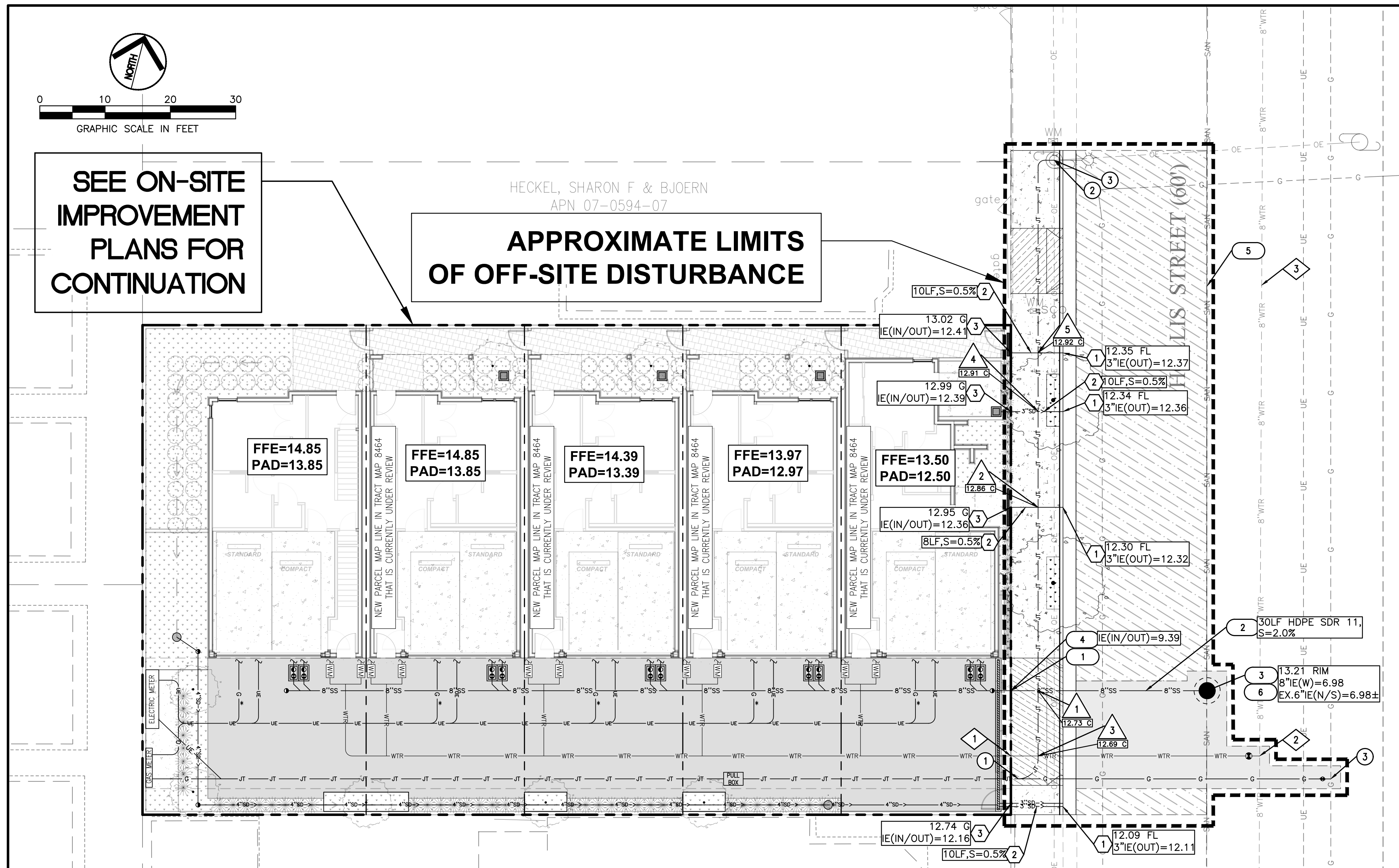
SCALE: AS NOTED

PJOB GRADING AND DRAINAGE PLAN

C04



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PARCEL LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW	---
---	EASEMENT LINE	---
---	SITE IMPROVEMENTS	---
---	1-FOOT CONTOUR	9
---	5-FOOT CONTOUR	10
WTR	POTABLE WATER LINE (PVC SCHEDULE 80)	WTR
FP	FIRE PROTECTION WATER LINE (PVC C-900 CLASS 200)	WTR
SS	SANITARY SEWER LINE	SSAN
SD	STORM DRAIN LINE	SD
G	GAS LINE	G
UE	UNDERGROUND ELECTRIC	UE
---	UNDERGROUND DATA AND TELEPHONE LINE	UT
---	FENCE	x
---	APPROXIMATE LIMIT OF DISTURBANCE	
○	TREE	○
---	STANDARD PCC PAVEMENT. SEE DETAIL 4 ON SHEET C08.	
---	TRENCH EXCAVATION LIMITS, REPLACE FULL DEPTH AC. SEE DETAIL 2 ON SHEET C08A TYPE A.	
---	CONCRETE DRIVEWAY. SEE DETAIL 4 ON SHEET C08.	
---	NEW GRIND AND OVERLAY OF 2" AC. SEE DETAIL 2 ON SHEET C08A.	
---	PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.	
○	SIGN	
○	WATER VALVE	
○	FIRE HYDRANT	
WM	WATER METER OR BOX	
○	ELECTRIC VAULT	
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○	CATCH BASIN OR DRAIN INLET	
○	GAS VALVE	
○	LIGHT POLE AND UTILITY POLE	
BFP	BACKFLOW PREVENTER	
---	PROPOSED DRAINAGE SWALE	
---	PROPOSED TRANSFORMER IN UNDERGROUND VAULT SEE ELECTRICAL AND PG&E PLANS FOR DETAILS.	



**UTILITY CROSSING NOTES**

- 1\* 6" SS - TOP = 9.81± ; BOP = 9.31±  
UE - TOP = 9.73± ; BOP = 9.54±
  - 2 2-3" SD - TOP = 12.57± ; BOP = 12.32±  
UE - TOP = 9.86± ; BOP = 9.67±
  - 3 4"WTR - TOP = 8.69± ; BOP = 8.34±  
JT - TOP = 9.69± ; BOP = 9.45±
  - 4 3" SD - TOP = 12.63± ; BOP = 12.38±  
UE - TOP = 9.91± ; BOP = 9.72±
  - 5 2-3" SD - TOP = 12.64± ; BOP = 12.39±  
UE - TOP = 9.92± ; BOP = 9.73±
- UTILITY NOTE: PROPOSED GAS LINES, ELECTRICITY LINES, AND JOINT TRENCH ARE ASSUMED TO BE 3' DEEP TO TOP OF PIPE. PROPOSED WATER LINES ARE ASSUMED TO BE 4' DEEP TO TOP OF PIPE. CONTRACTOR TO VERIFY ACTUAL DEPTHS OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.
- \* ROUTE UNDERGROUND ELECTRICAL LINE OVER PROPOSED SANITARY SEWER LATERAL. SEE DETAIL 1 ON SHEET C08A FOR SEWER CROSSING SEE JOINT TRENCH PLANS FOR CROSSING AND ROUTING DETAIL

**UTILITY PLAN NOTES:**

1. SEE SHEET C4.0 AND C4.1.- STORM WATER CONTROL PLAN FOR ADDITIONAL STORM DRAIN UTILITY DESIGN INFORMATION.
2. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
3. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
4. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
5. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
8. NEW PRIVATE SEWER LATERAL WILL REQUIRE ADDITIONAL OVER THE COUNTER SEWER LATERAL (SL) PERMIT ISSUED TO CONTRACTOR FROM OAKLAND PUBLIC WORKS, BUT WILL ONLY BE ISSUED WITH PLAN AND PROFILE REVIEWED AND APPROVED UNDER THIS PX PERMIT
9. ALL CONSTRUCTION OF EBMUD, PG&E, AND ANY OTHER UTILITIES IN THE CITY OF OAKLAND RIGHT-OF-WAY THAT WILL BE OWNED AND MAINTAINED BY A UTILITY COMPANY MUST BE PERMITTED SEPARATELY UNDER THE UTILITY EXCAVATION PERMIT PROCESS.

**UNDERGROUND UTILITY NOTE:**

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

**TRACT MAP NOTE:**

NEW PARCEL MAP LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW

**SANITARY SEWER KEY NOTES**

- 1 CONNECT PROPOSED SANITARY SEWER TO SERVICE LATERAL STUB. SIZE AND INVERT PER PLAN. SEE ONSITE PLUMBING PLANS FOR CONTINUATION.
- 2 PROPOSED 8" HDPE SDR 11 SANITARY SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER CITY OF OAKLAND STD. DWG. D-22. SEE DETAIL 2 ON SHEET C08A.
- 3 PROPOSED TYPE 1 MANHOLE PER CITY OF OAKLAND STD. DWG. D-11; SEE DETAIL 4 ON SHEET C08A. RIM AND INVERT PER PLAN.
- 4 PROPOSED SANITARY SEWER STUB AT PROPERTY LINE, INVERT ELEVATION PER PLAN.
- 5 CONTRACTOR TO PROTECT EXISTING SEWER LINE TO REMAIN.
- 6 PROVIDE DROP CONNECTION AT MANHOLE PER CITY OF OAKLAND STD. DWG. D-2; SEE DETAIL 5 ON SHEET C08B

**STORM DRAIN KEY NOTES**

- 1 CONNECT PROPOSED STORM DRAIN TO HOLLIS STREET GUTTER VIA SIDEWALK UNDER DRAIN. RIM, INVERT, AND PIPE SIZE PER PLAN. SEE DETAIL 7 ON SHEET C08.
- 2 PROPOSED STORM DRAIN PIPE. SIZE, LENGTH AND SLOPE PER PLAN.
- 3 PROPOSED STORM DRAIN STUB AT PROPERTY LINE, INVERT ELEVATION PER PLAN.

**GENERAL NOTES:**

1. ALL CURBS ARE PCC VERTICAL BARRIER CURB 6" UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ALAMEDA COUNTY AND CITY OF OAKLAND STANDARDS.
3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
6. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

**WATER KEY NOTES**

- 1 PROPOSED 4" DOMESTIC WATER SERVICE STUB AT PROPERTY LINE,
  - 2 CONNECT 4" DOMESTIC WATER SERVICE TO EXISTING WATER MAIN PER EBMUD STANDARD DRAWING 9020-GB SEE DETAIL 4 ON SHEET C08C. SIZE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER EBMUD STANDARD DRAWING 1992-A, SEE DETAIL 3 ON SHEET C08C
  - 3 CONTRACTOR TO PROTECT EXISTING WATER LINE TO REMAIN.
- NOTE: EBMUD TO HAVE FINAL DETERMINATION OF ALL METER, BACKFLOW PREVENTION SPECIFICS, LATERAL SIZING, AND PERFORM ALL WATER LINE CONSTRUCTION IN THE PUBLIC ROW, UNLESS OTHERWISE NOTED.

**DRY UTILITY KEY NOTES**

- 1 PROPOSED JOINT TRENCH PLANS FOR ELECTRIC AND GAS TO PROPERTY LINE. SEE ONSITE ELECTRICAL PLANS AND PG&E PLANS FOR NUMBER OF CONDUITS, SIZE OF CONDUITS AND ROUTING DETAILS.
- 2 CONNECT PROPOSED JOINT TRENCH SERVICE CONDUITS TO EXISTING ELECTRICAL UTILITY POLE. SEE PG&E PLANS FOR DETAILS.
- 3 CONNECT PROPOSED GAS SERVICE AND GAS VALVE TO EXISTING GAS LINE IN PUBLIC ROADWAY. SEE PG&E PLANS FOR DETAILS.



**ENGINEERS NOTE TO THE CONTRACTOR:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.



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5 MINI-LOT

DEVELOPMENT

OAKLAND, CA

PERMIT NO.: PX1900006



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APN: 007-059400-900  
SAN FRANCISCO, CA  
PROJECT NO. 2018-173-001

DATE	SET ISSUE
11-30-2018	CD PROGRESS SET
02-18-2019	BUILDING PERMIT
10-07-2019	1ST ENGR. REVIEW COMMENTS
11-06-2019	2ND ENGR. REVIEW COMMENTS

CONTACT: RECO PRIANTO, P.E.

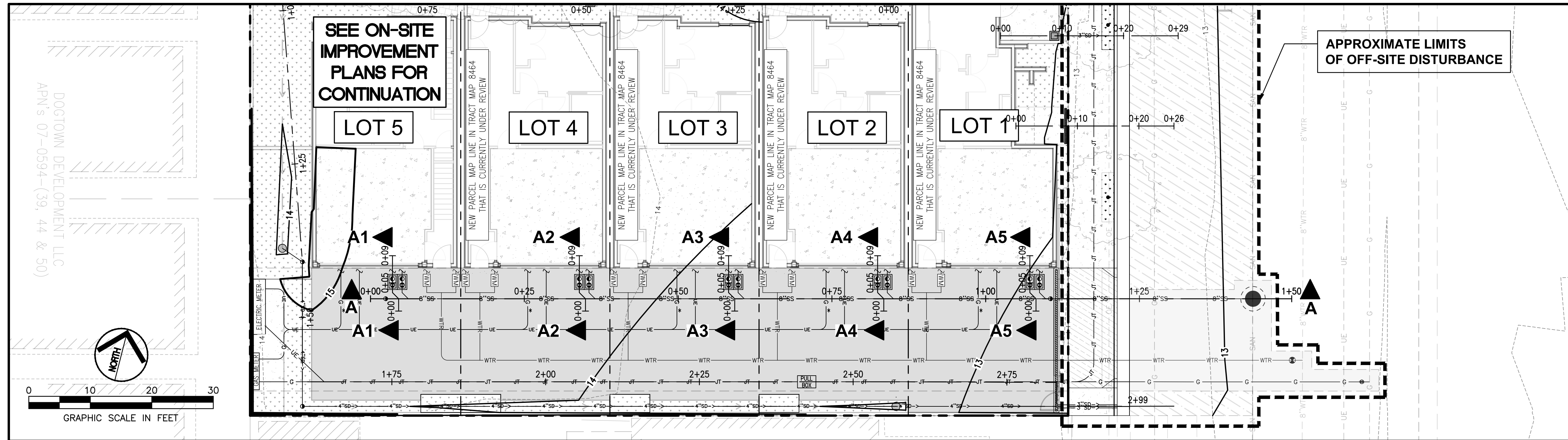
(510) 250-7877 P

SCALE: AS NOTED

PJOB UTILITY PLAN

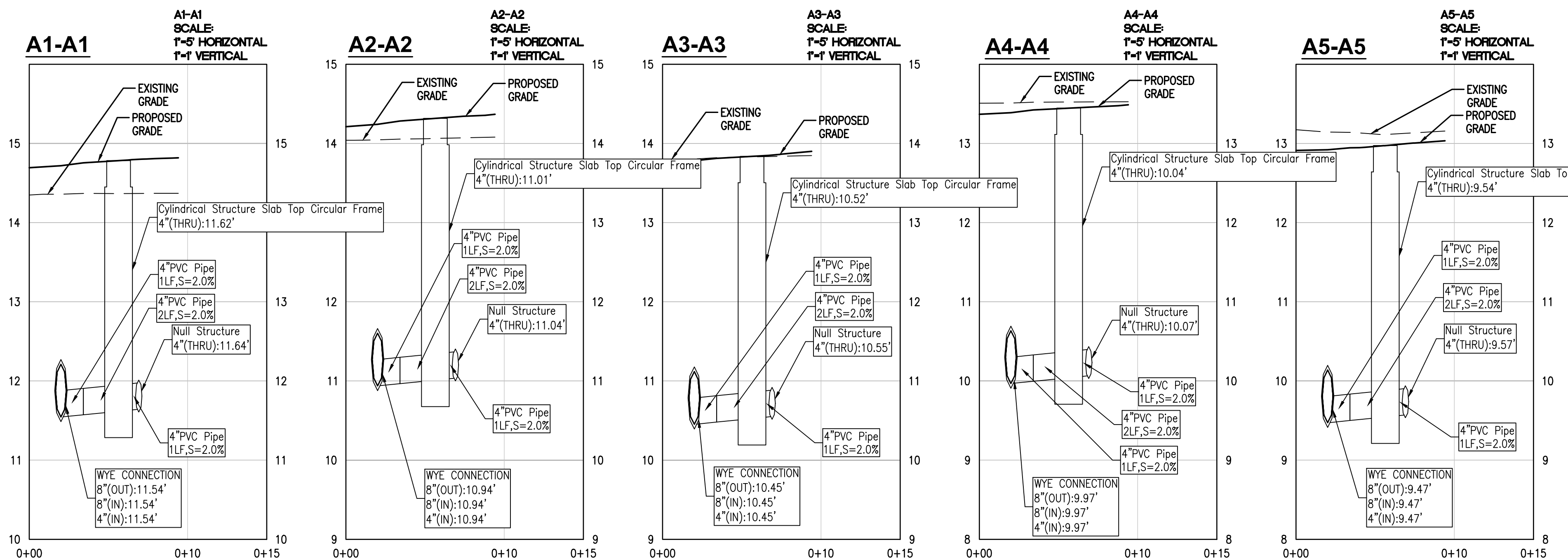
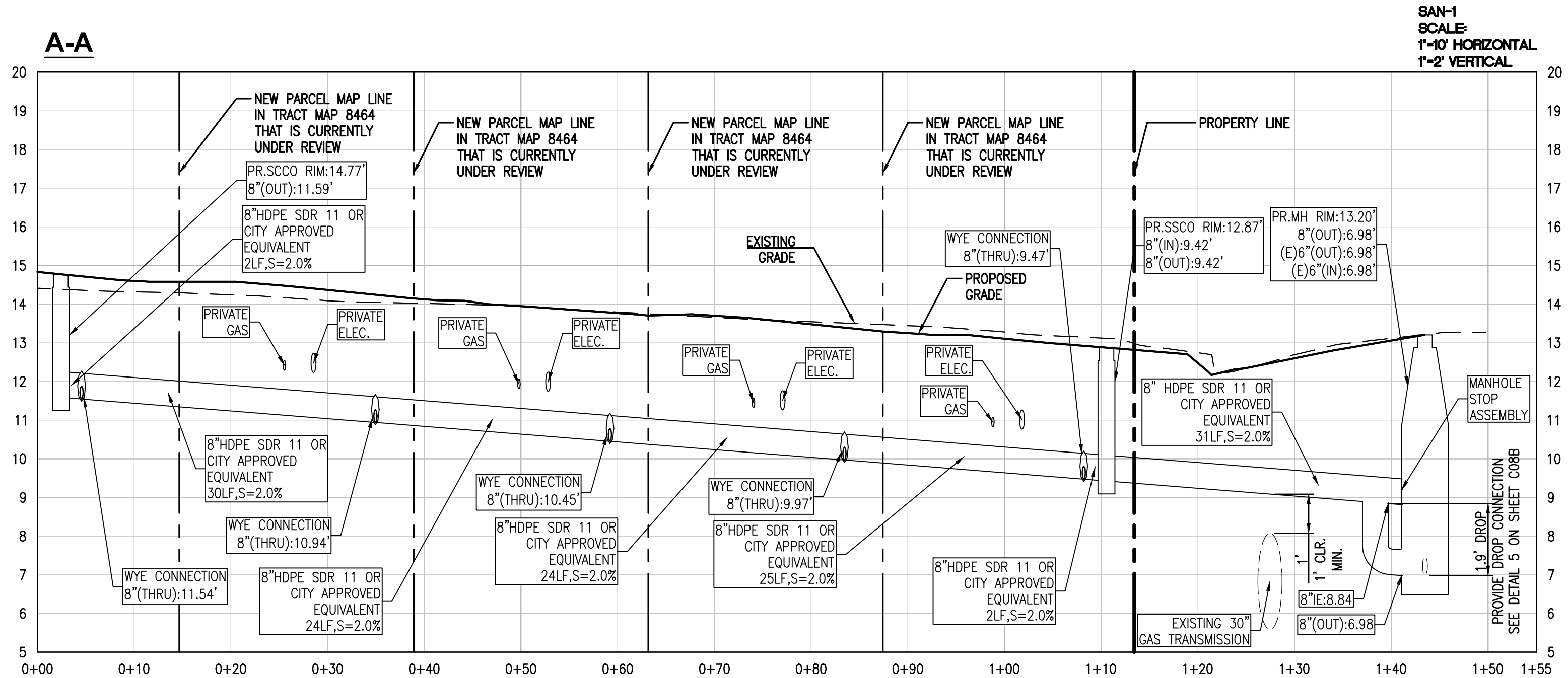
C05





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SCALE: AS NOTED

PJOB UTILITY  
PROFILES

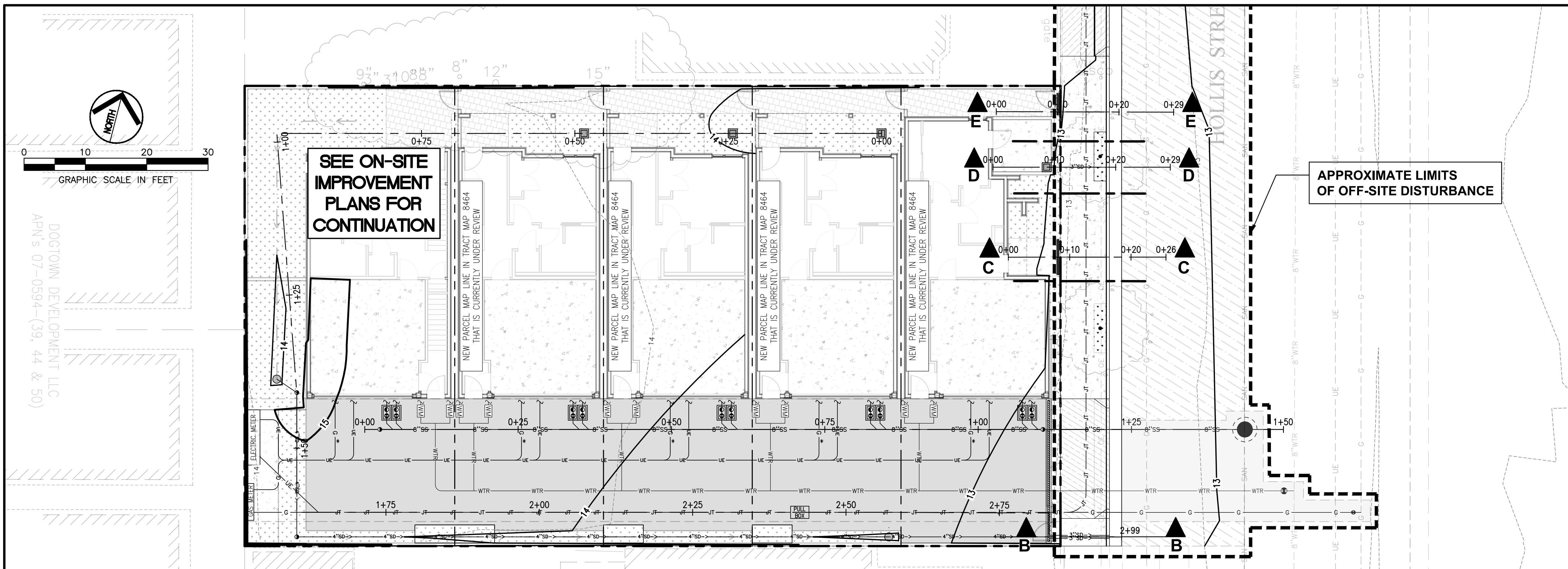
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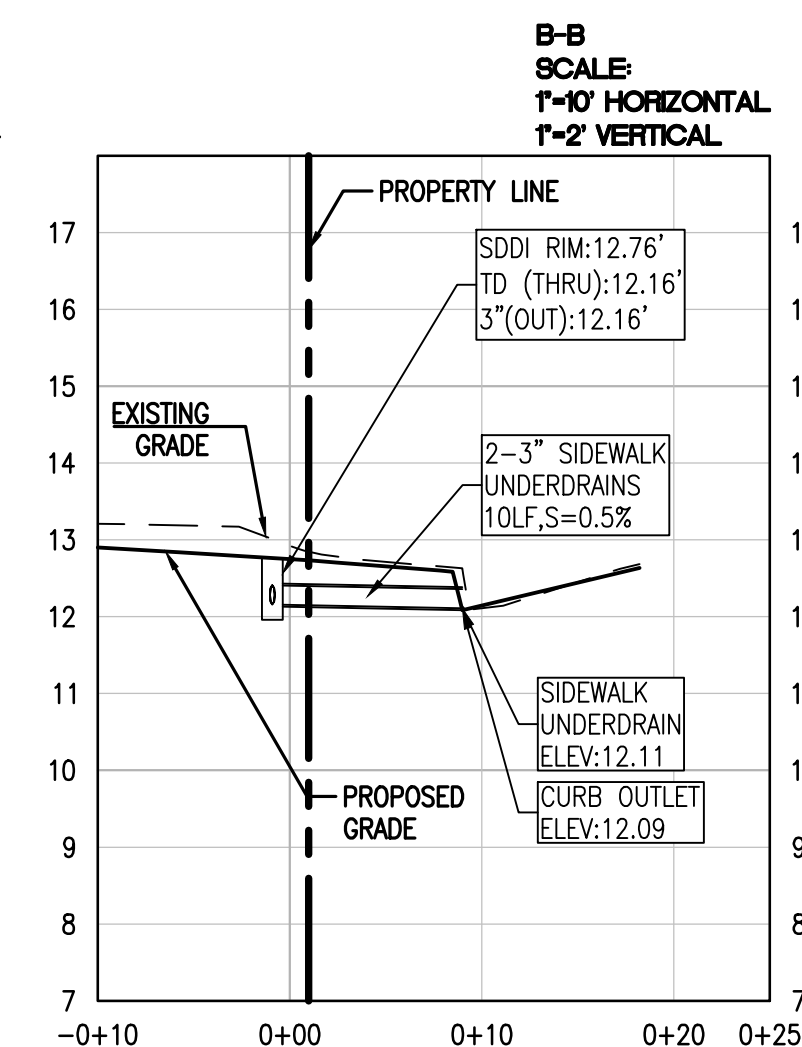


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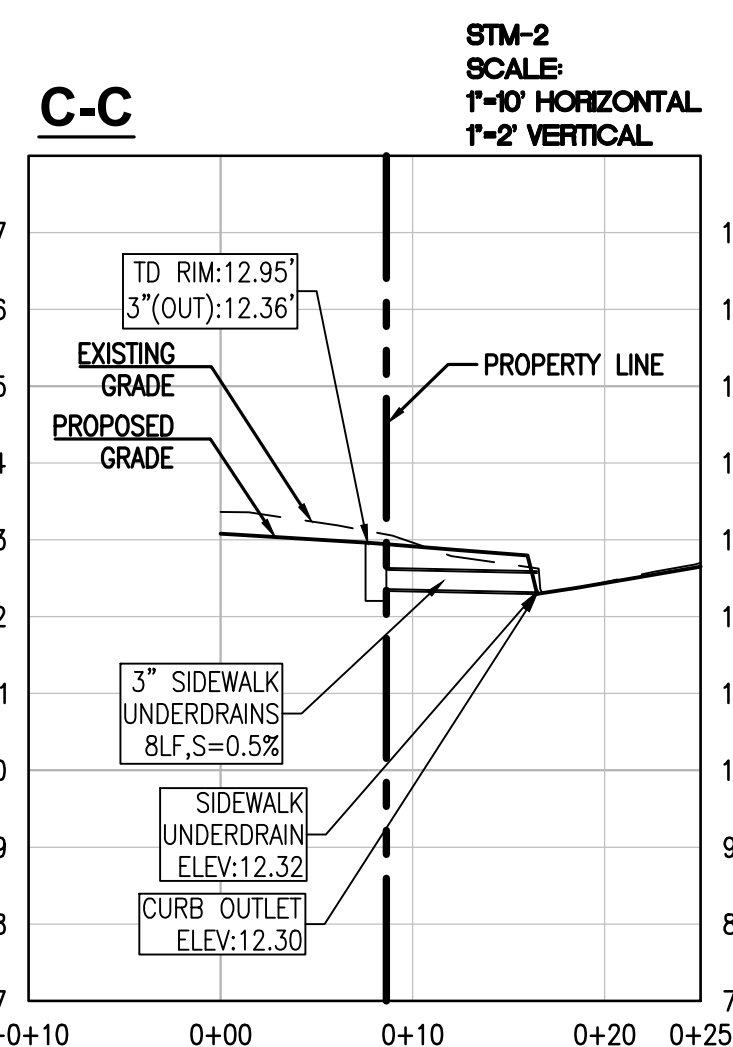
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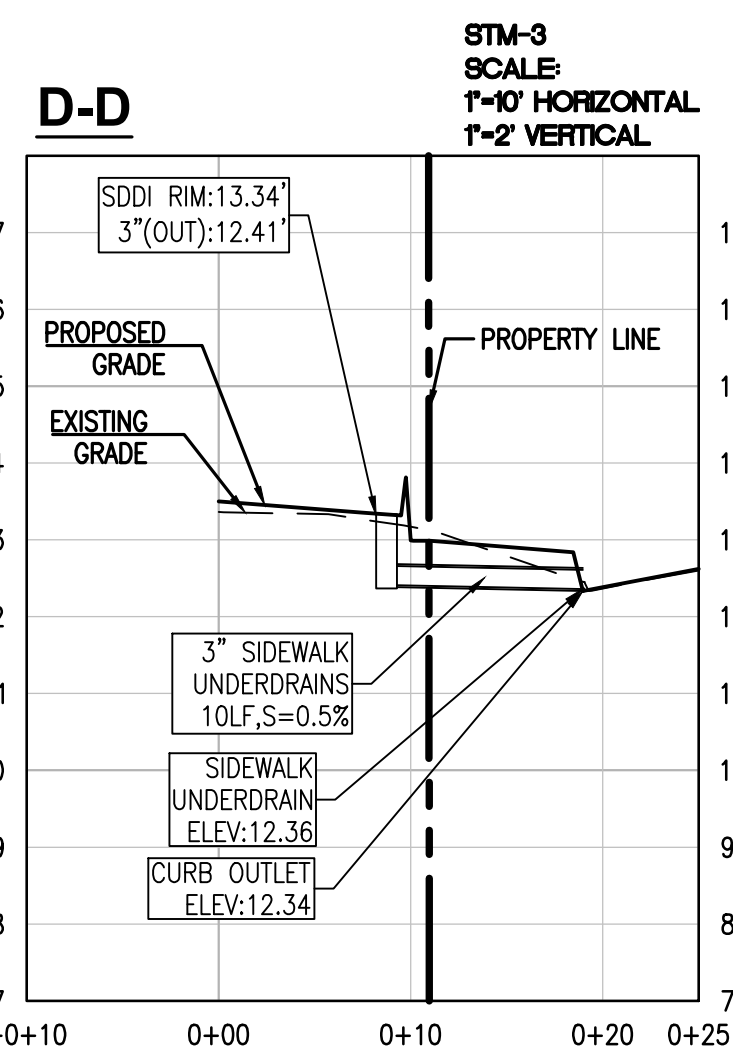
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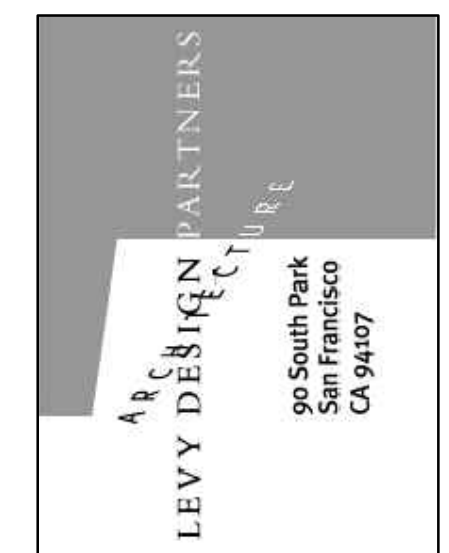
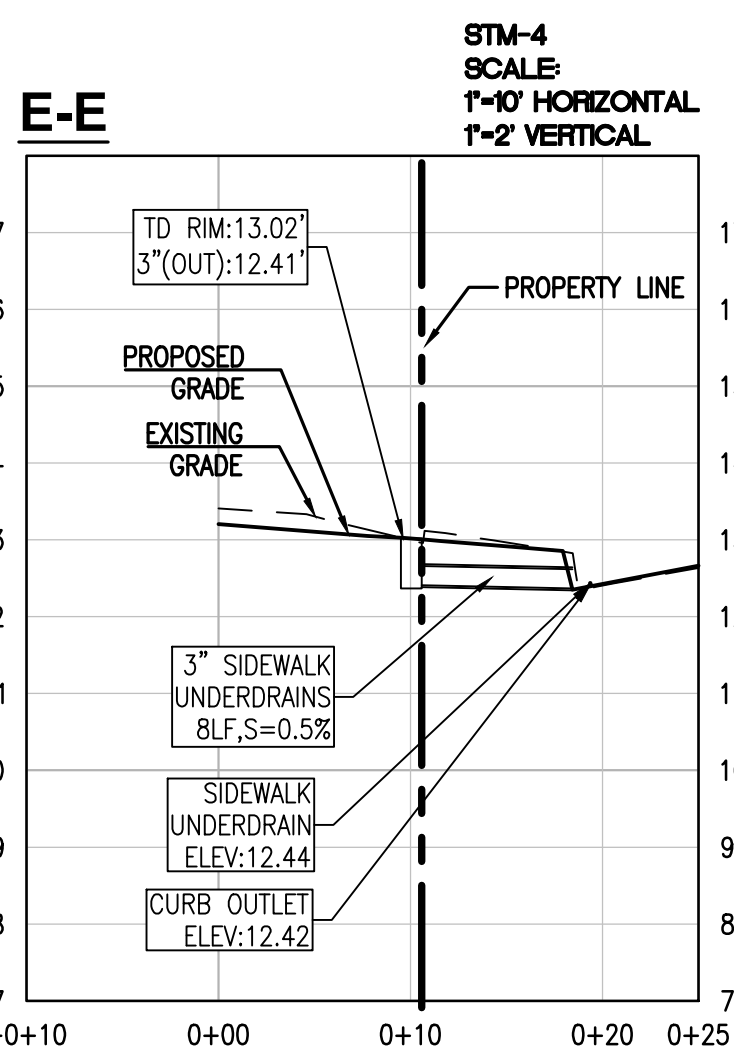
**C-C**



**D-D**



**E-E**



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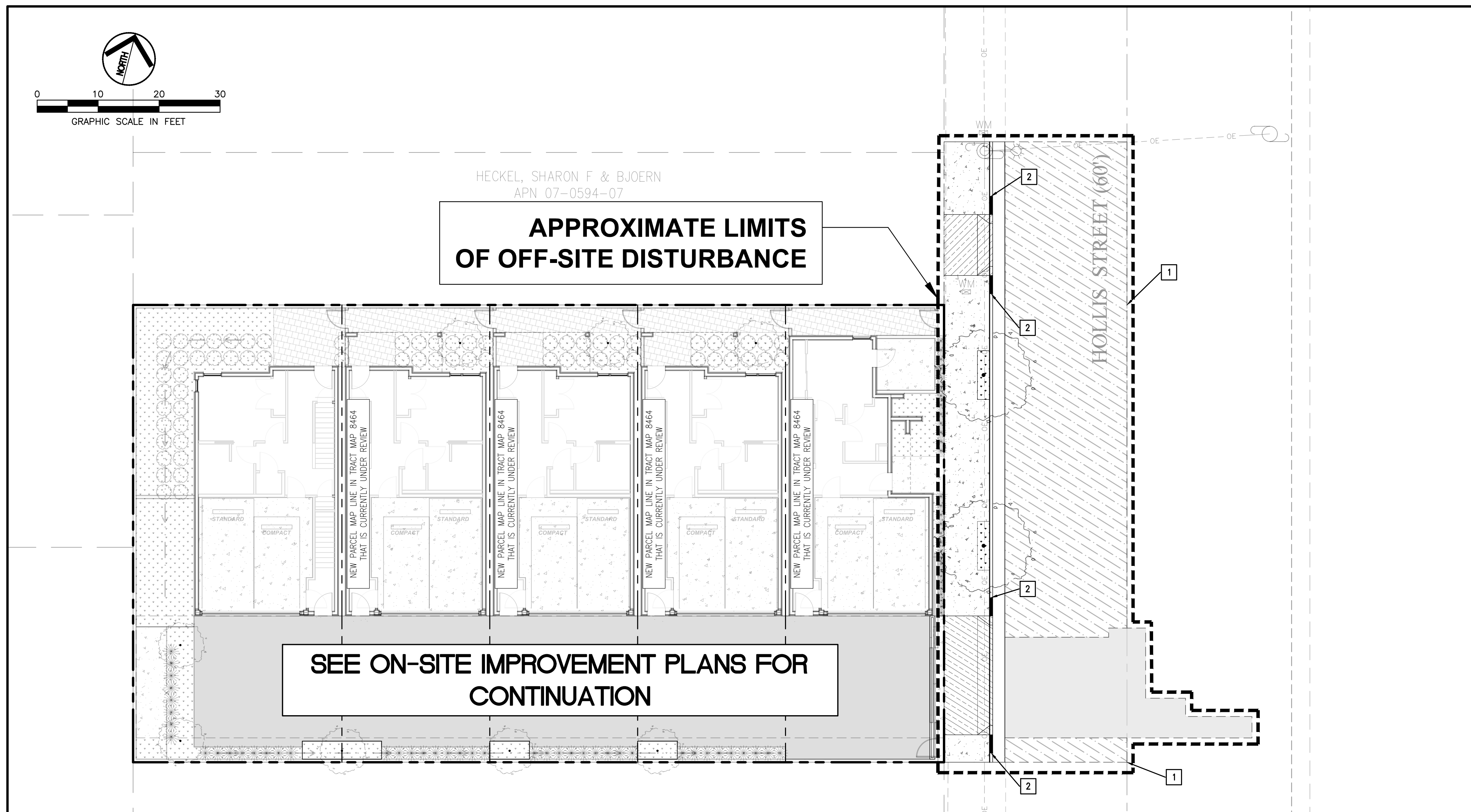
SCALE: AS NOTED

**PJOB UTILITY PROFILES**

**C05B**



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PARCEL LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW	---
---	EASEMENT LINE	---
---	SITE IMPROVEMENTS	---
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
WTR	POTABLE WATER LINE (PVC SCHEDULE 80)	WTR
FP	FIRE PROTECTION WATER LINE (PVC C-900 CLASS 200)	WTR
SS	SANITARY SEWER LINE	SKN
SD	STORM DRAIN LINE	SD
G	GAS LINE	G
UE	UNDERGROUND ELECTRIC	UE
---	UNDERGROUND DATA AND TELEPHONE LINE	UT
---	FENCE	x
---	APPROXIMATE LIMIT OF DISTURBANCE	
○	TREE	○
▨	STANDARD PCC PAVEMENT. SEE DETAIL 4 ON SHEET C08.	
▨	TRENCH EXCAVATION LIMITS, REPLACE FULL DEPTH AC. SEE DETAIL 2 ON SHEET C08A TYPE A.	
▨	CONCRETE DRIVEWAY. SEE DETAIL 4 ON SHEET C08.	
▨	NEW GRIND AND OVERLAY OF 2" AC. SEE DETAIL 2 ON SHEET C08A.	
▨	PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.	
○	SIGN	
○	WATER VALVE	
○	FIRE HYDRANT	
WM	WATER METER OR BOX	
○	ELECTRIC VAULT	
○	SEWER MANHOLE	
○	CLEANOUT	
○	CATCH BASIN OR DRAIN INLET	
○	GAS VALVE	
○	LIGHT POLE AND UTILITY POLE	
BFP	BACKFLOW PREVENTER	
---	PROPOSED DRAINAGE SWALE	
---	PROPOSED TRANSFORMER IN UNDERGROUND VAULT SEE ELECTRICAL AND PG&E PLANS FOR DETAILS.	



**SIGNAGE AND STRIPING KEY NOTES**

- 1 CONTRACTOR TO REPAINT TWO COATS OF YELLOW COLOR CENTERLINE STRIPING WITHIN, AND FOR AT LEAST 50 LF BEYOND PROJECT EXTENTS.
- 2 PROPOSED RED CURB PAINTING FOR 3 LF ON BOTH SIDE OF PROPOSED DRIVEWAY.

**TRACT MAP NOTE:**

NEW PARCEL MAP LINE IN TRACT MAP 8464 THAT IS CURRENTLY UNDER REVIEW

CALL 811 OR  
1-800-227-2600

**ENGINEERS NOTE TO THE CONTRACTOR:**

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WWW.USANORTH.ORG  
CALL TWO WORKING DAYS BEFORE YOU DIG

LEVY DESIGN PARTNERS  
ABC DESIGN ARCHITECTS  
90 South Park  
San Francisco  
CA 94107

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**CALICHI DESIGN GROUP**  
CIVIL ENGINEERS  
3240 PERALTA STREET, #3  
OAKLAND, CA 94601  
(510) 250-7877  
WWW.CALICHI.COM

**3245 HOLLIS STREET**  
**5 MINI-LOT**  
**DEVELOPMENT**  
**OAKLAND, CA**  
**PERMIT NO.: PX1900006**

Reco Prianto  
2019-11-06

3245 HOLLIS STREET	APN: 007-059400-800
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SCALE: AS NOTED

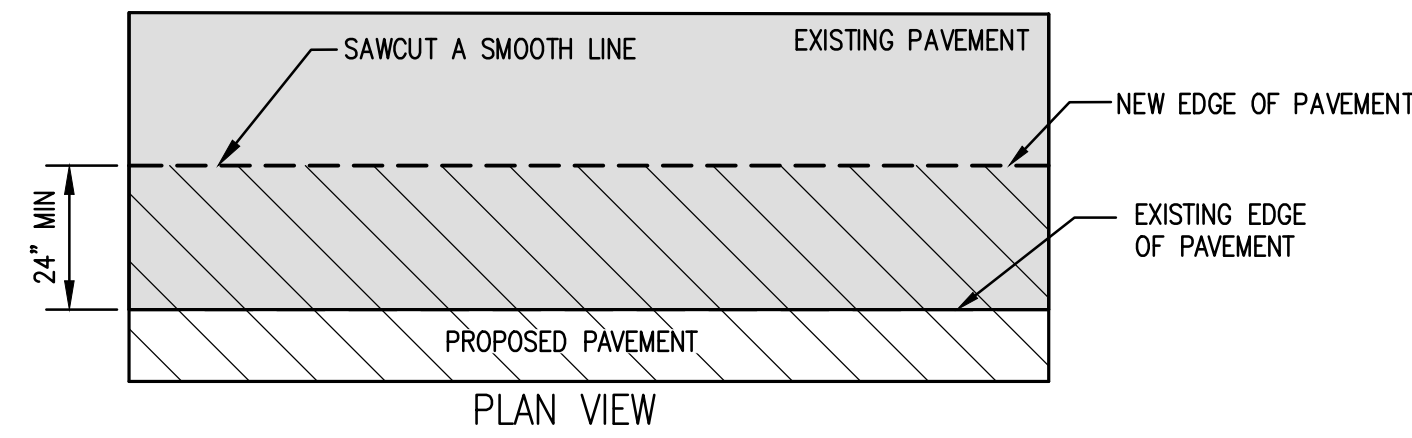
**PJOB SIGNAGE**  
**AND STRIPING**  
**PLAN**

**C06**



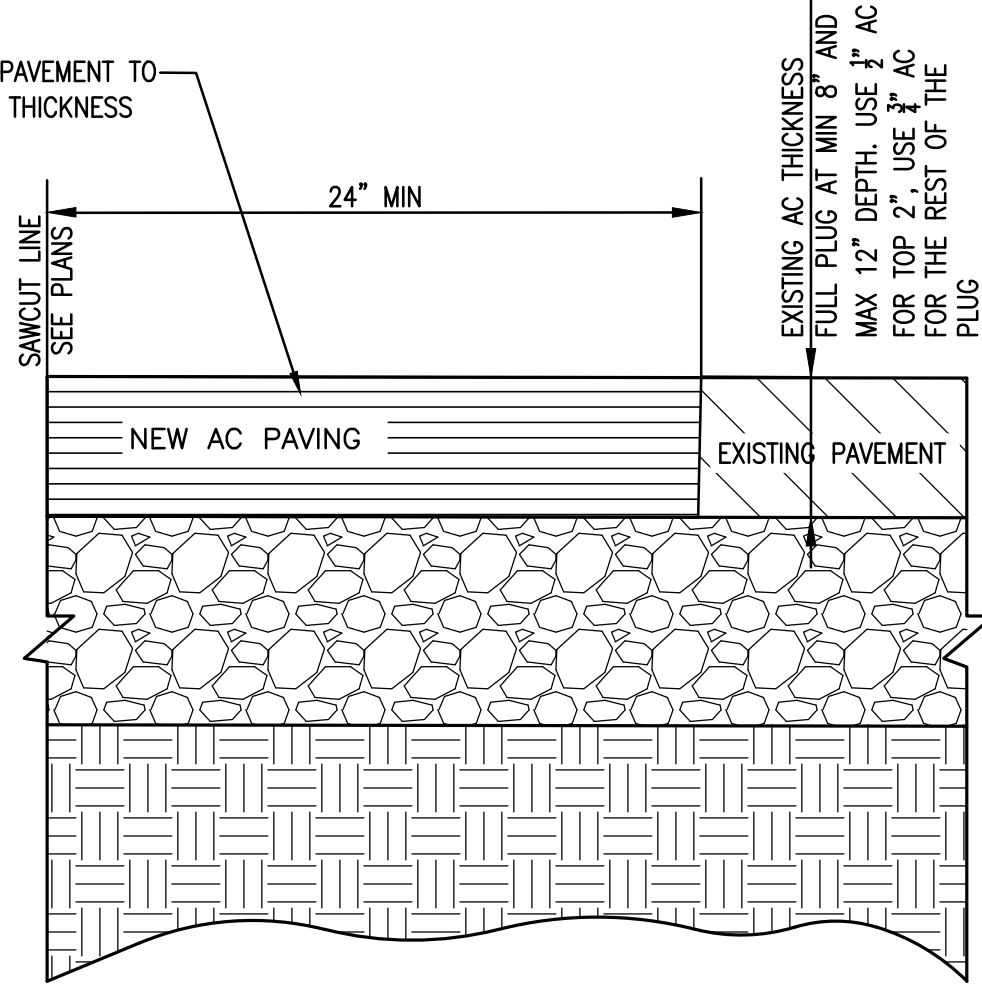






NOTE:  
 1. IN PCC, EXTEND SAWCUT TO NEAREST SCORE JOINT OR CONTROL JOINT.  
 2. IN AC, CONTACT SURFACES OF EXISTING PAVEMENT SHALL BE GIVEN A TACK COAT PER CALTRANS STANDARDS AND SPECIFICATIONS BEFORE NEW ASPHALT IS PLACED.

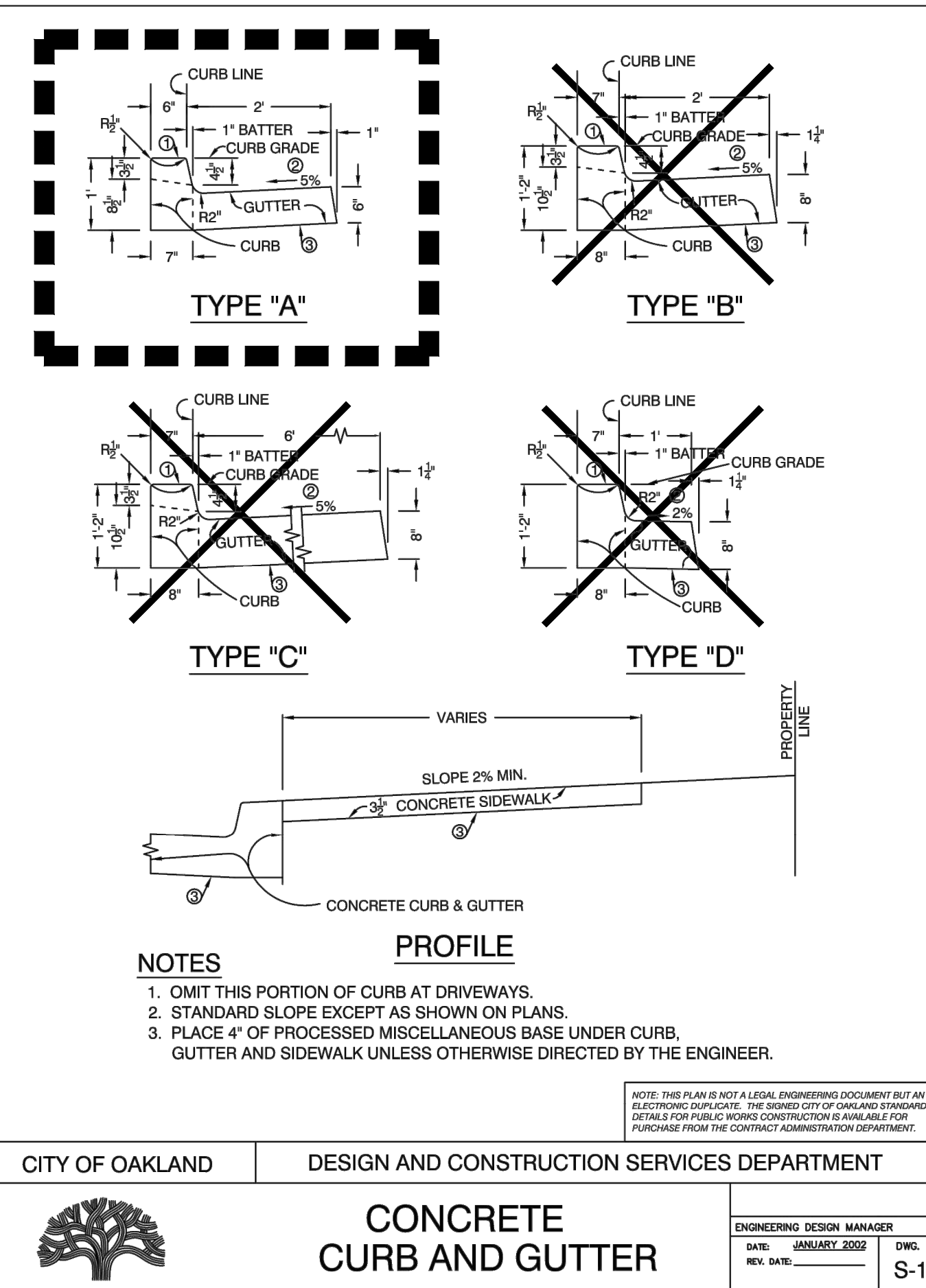
COLD MILL EXISTING PAVEMENT TO PROVIDE 1" MINIMUM THICKNESS FOR NEW AC



NOTE:  
 1. TIE-IN PAVEMENT SECTION AS SHOWN ON PLANS.  
 2. TIE-IN ASPHALT CONCRETE SHALL EXTEND TO AT LEAST THE BOTTOM OF EXISTING ASPHALT CONCRETE.

SECTION VIEW

SAWCUT DETAIL



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

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

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

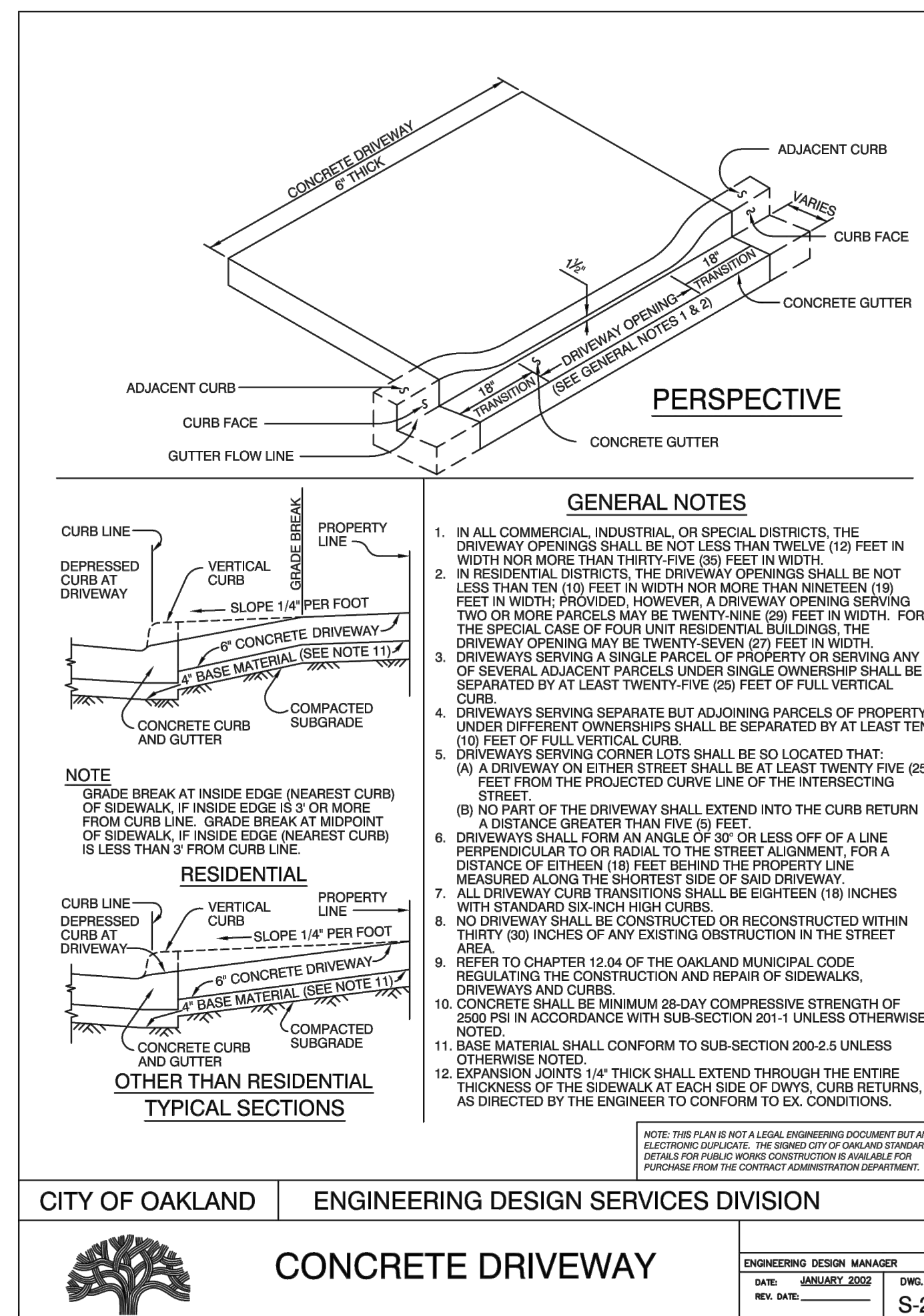


CONCRETE CURB AND GUTTER

ENGINEERING DESIGN MANAGER  
 DATE: JANUARY 2022 DWG.  
 REV. DATE: S-1

CURB AND GUTTER DETAIL

NOT USED



GENERAL NOTES

- IN ALL COMMERCIAL, INDUSTRIAL, OR SPECIAL DISTRICTS, THE DRIVEWAY OPENINGS SHALL BE NOT LESS THAN TWELVE (12) FEET IN WIDTH NOR MORE THAN THIRTY-FIVE (35) FEET IN WIDTH.
- IN RESIDENTIAL DISTRICTS, THE DRIVEWAY OPENINGS SHALL BE NOT LESS THAN TEN (10) FEET IN WIDTH NOR MORE THAN NINETEEN (19) FEET IN WIDTH. PROVIDED, HOWEVER, A DRIVEWAY OPENING SERVING TWO OR MORE PARCELS MAY BE TWENTY-NINE (29) FEET IN WIDTH. FOR THE SPECIAL CASE OF FOUR UNIT RESIDENTIAL BUILDINGS, THE DRIVEWAY OPENING MAY BE TWENTY-SEVEN (27) FEET IN WIDTH.
- A SINGLE PARCEL OF PROPERTY OR SERVING ANY OF SEVERAL ADJACENT PARCELS UNDER SINGLE OWNERSHIP SHALL BE SEPARATED BY AT LEAST TWENTY-FIVE (25) FEET OF FULL VERTICAL CURB.
- DRIVEWAYS SERVING SEPARATE BUT ADJOINING PARCELS OF PROPERTY UNDER DIFFERENT OWNERSHIPS SHALL BE SEPARATED BY AT LEAST TEN (10) FEET OF FULL VERTICAL CURB.
- DRIVEWAYS SERVING CORNER LOTS SHALL BE SO LOCATED THAT: (A) A DRIVEWAY ON EITHER STREET SHALL BE AT LEAST TWENTY-FIVE (25) FEET FROM THE PROJECTED CURVE LINE OF THE INTERSECTING STREET; (B) NO PART OF THE DRIVEWAY SHALL EXTEND INTO THE CURB RETURN A DISTANCE GREATER THAN FIVE (5) FEET.
- DRIVEWAYS SHALL FORM AN ANGLE OF 30° OR LESS OFF OF A LINE PERPENDICULAR TO OR PARALLEL TO THE STREET ALIGNMENT, FOR A DISTANCE OF EIGHTEEN (18) FEET BEHIND THE PROPERTY LINE MEASURED ALONG THE SHORTEST SIDE OF SAID DRIVEWAY.
- ALL DRIVEWAY CURB TRANSITIONS SHALL BE EIGHTEEN (18) INCHES WITH STANDARD SIX-INCH HIGH CURBS.
- NO DRIVEWAY SHALL BE CONSTRUCTED OR RECONSTRUCTED WITHIN THIRTY (30) INCHES OF ANY EXISTING OBSTRUCTION IN THE STREET AREA.
- REFER TO CHAPTER 12.04 OF THE OAKLAND MUNICIPAL CODE REGULATING THE CONSTRUCTION AND REPAIR OF SIDEWALKS, DRIVEWAYS AND CURBS.
- CONCRETE SHALL BE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI IN ACCORDANCE WITH SUB-SECTION 201.1 UNLESS OTHERWISE NOTED.
- BASE MATERIAL SHALL CONFORM TO SUB-SECTION 200-2.5 UNLESS OTHERWISE NOTED.
- EXPANSION JOINTS 1/2" THICK SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE SIDEWALK AT EACH SIDE OF DWYS, CURB RETURNS, AS DIRECTED BY THE ENGINEER TO CONFORM TO EX. CONDITIONS.

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

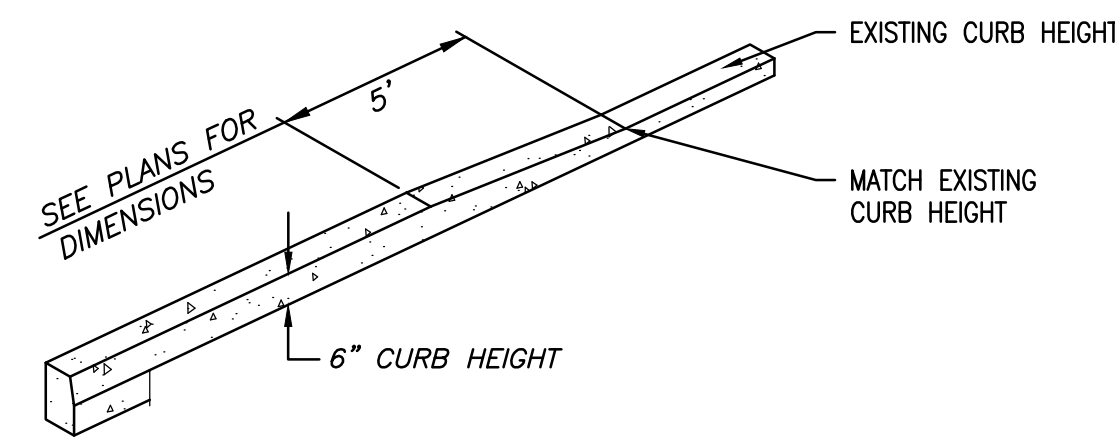
CITY OF OAKLAND ENGINEERING DESIGN SERVICES DIVISION



CONCRETE DRIVEWAY

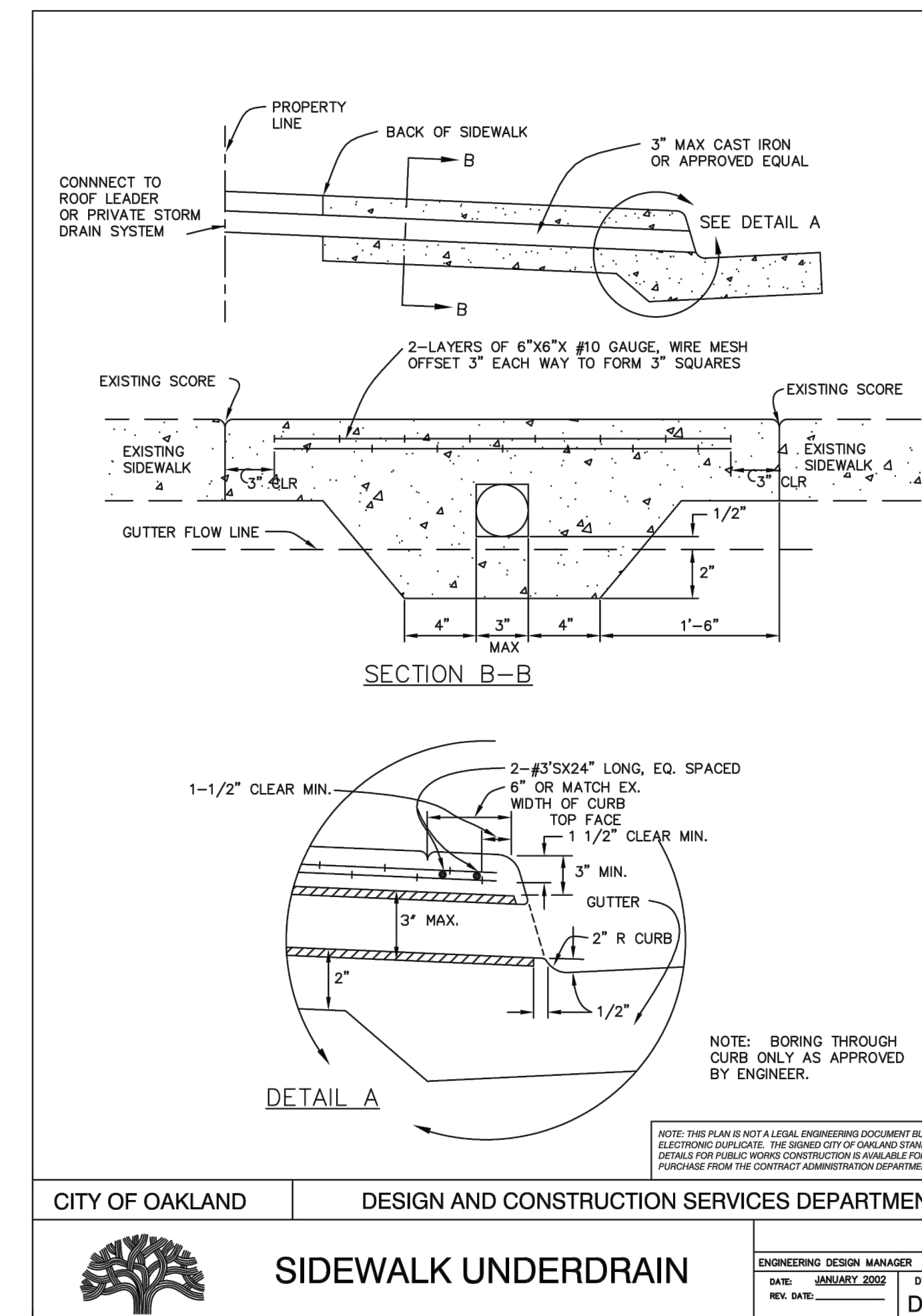
ENGINEERING DESIGN MANAGER  
 DATE: JANUARY 2022 DWG.  
 REV. DATE: S-2

DRIVEWAY DETAIL



CURB TRANSITION DETAIL

NOT USED



SECTION B-B

DETAIL A

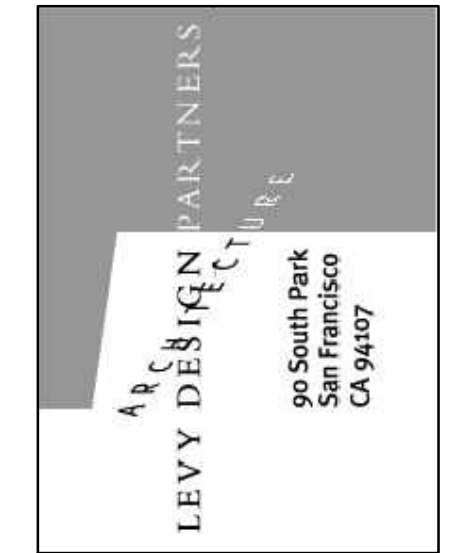
CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT



SIDEWALK UNDERDRAIN

ENGINEERING DESIGN MANAGER  
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 REV. DATE: D-13

UNDERDRAIN DETAIL



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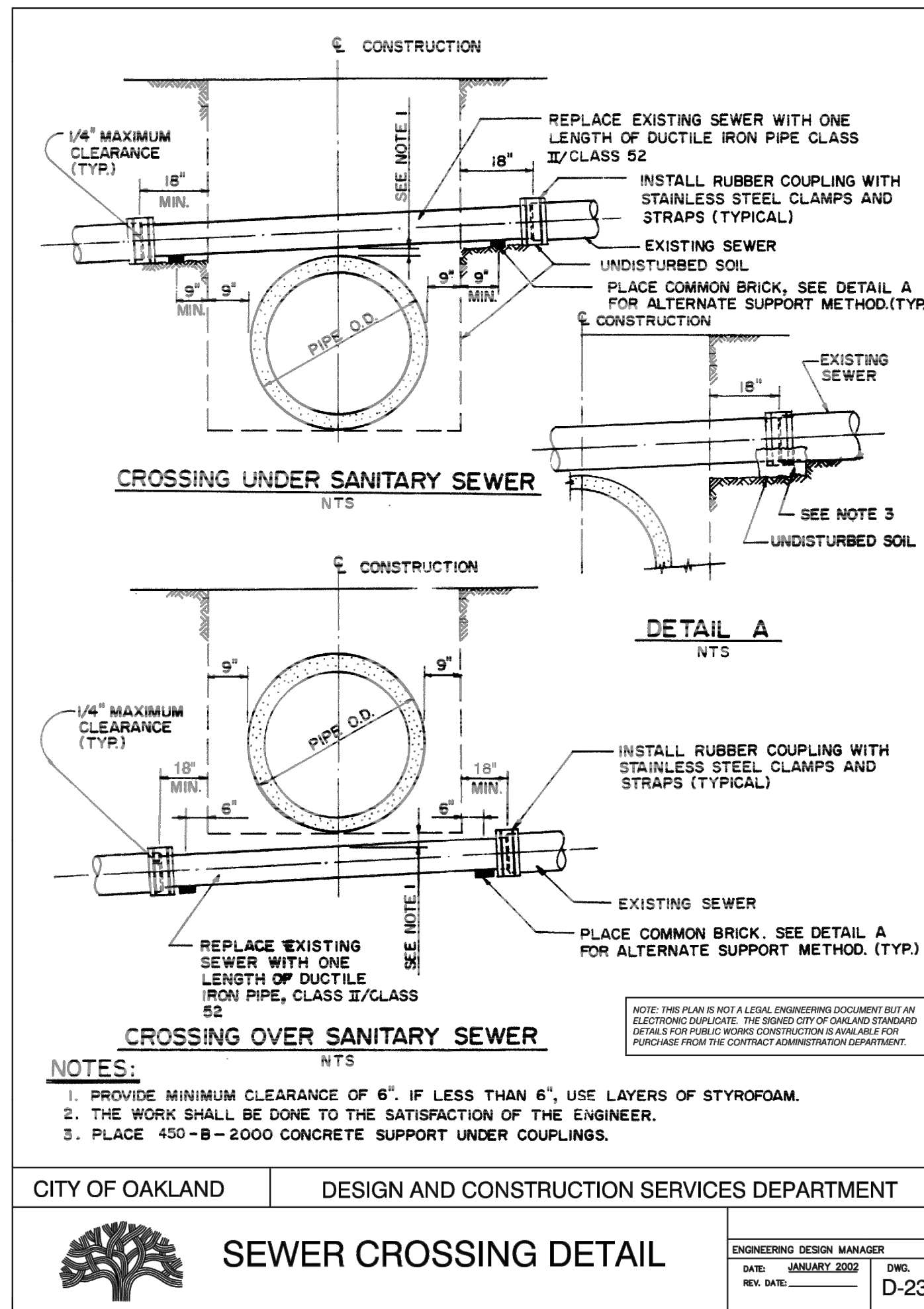
(510) 250-7877 P

SCALE: AS NOTED

PJOB CIVIL CONSTRUCTION DETAILS

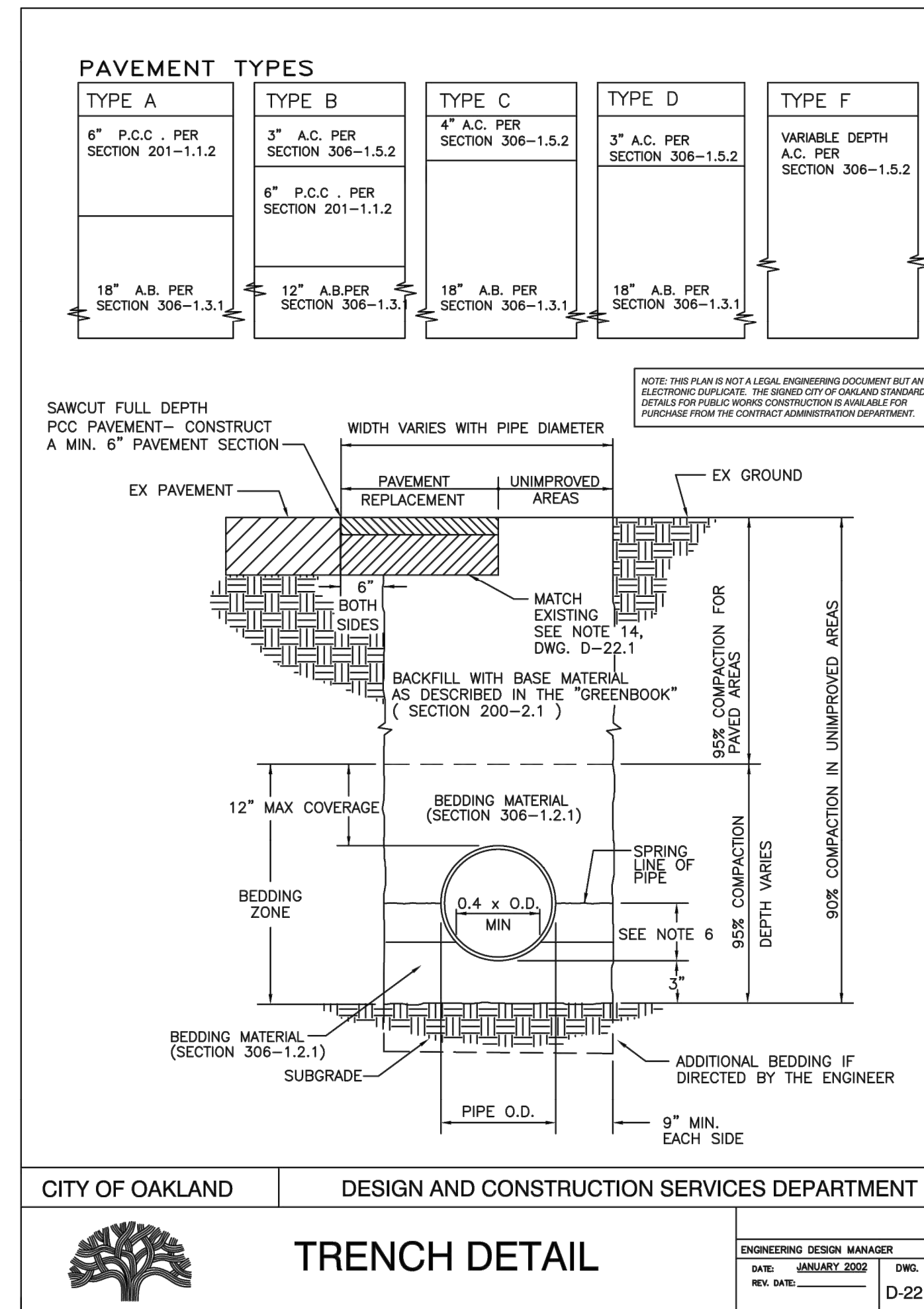
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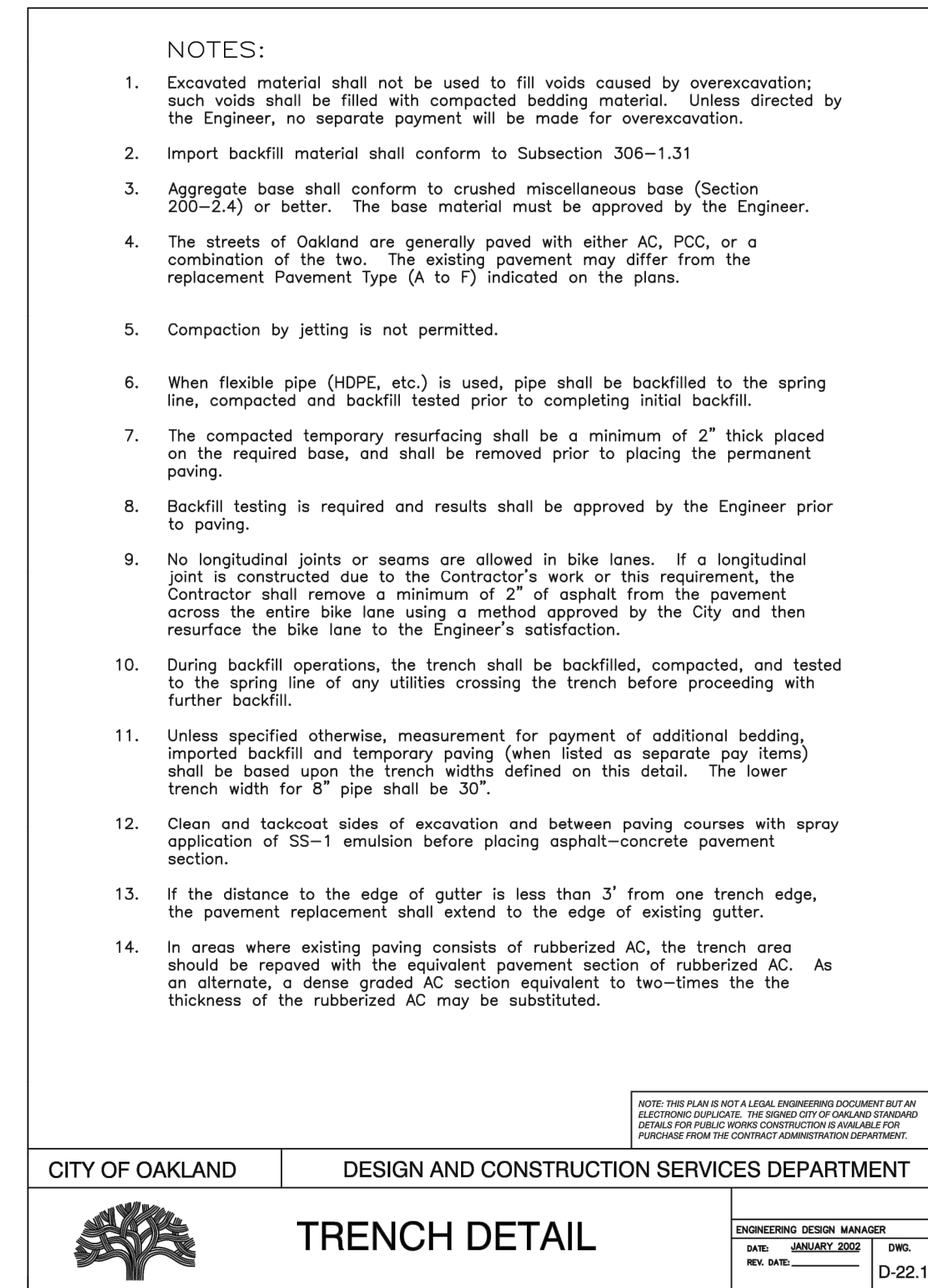
SEWER CROSSING DETAIL

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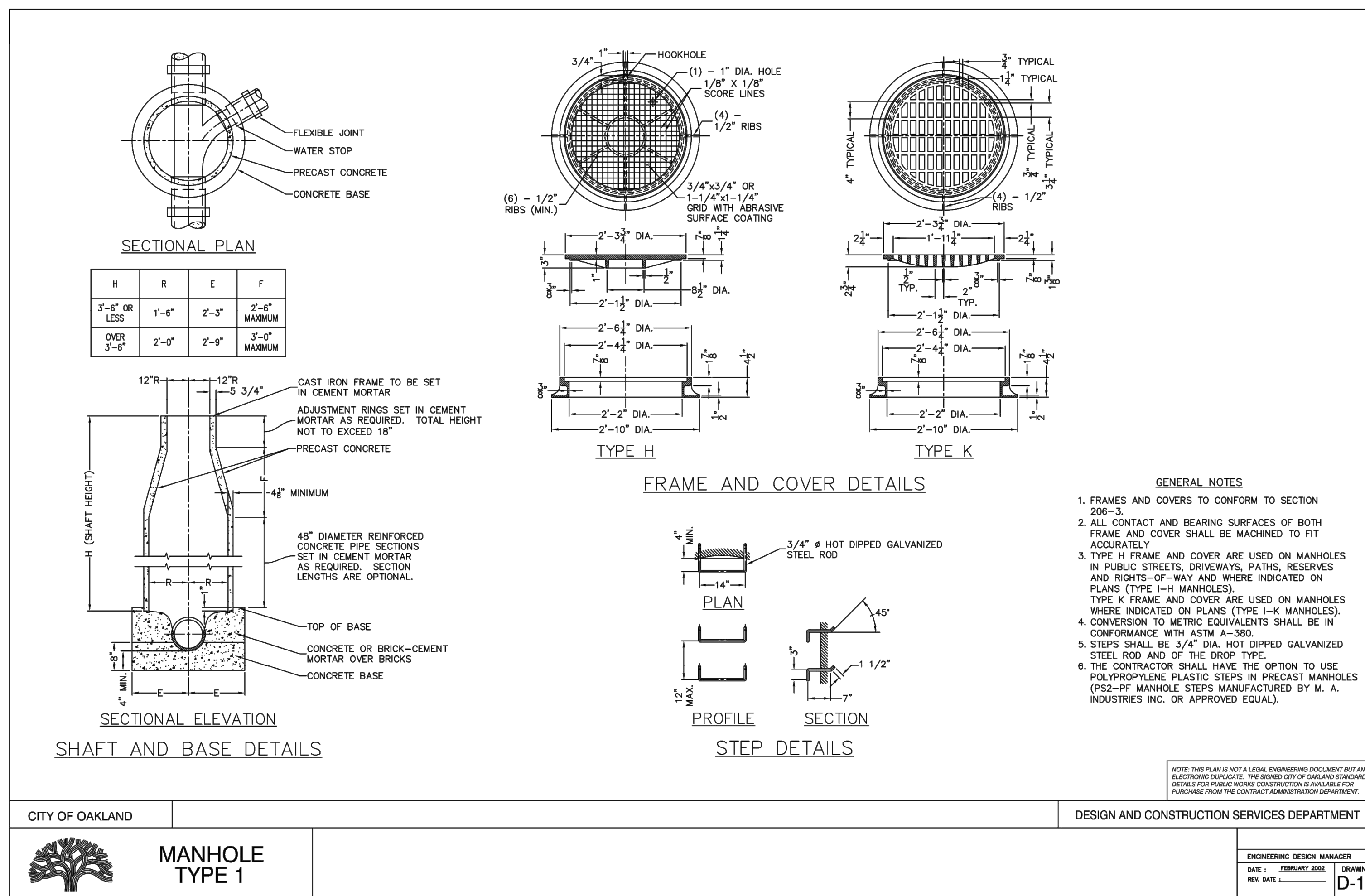
TRENCH DETAIL

2



TRENCH DETAIL

3



MANHOLE DETAIL

4

NOT USED

5



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SCALE: AS NOTED

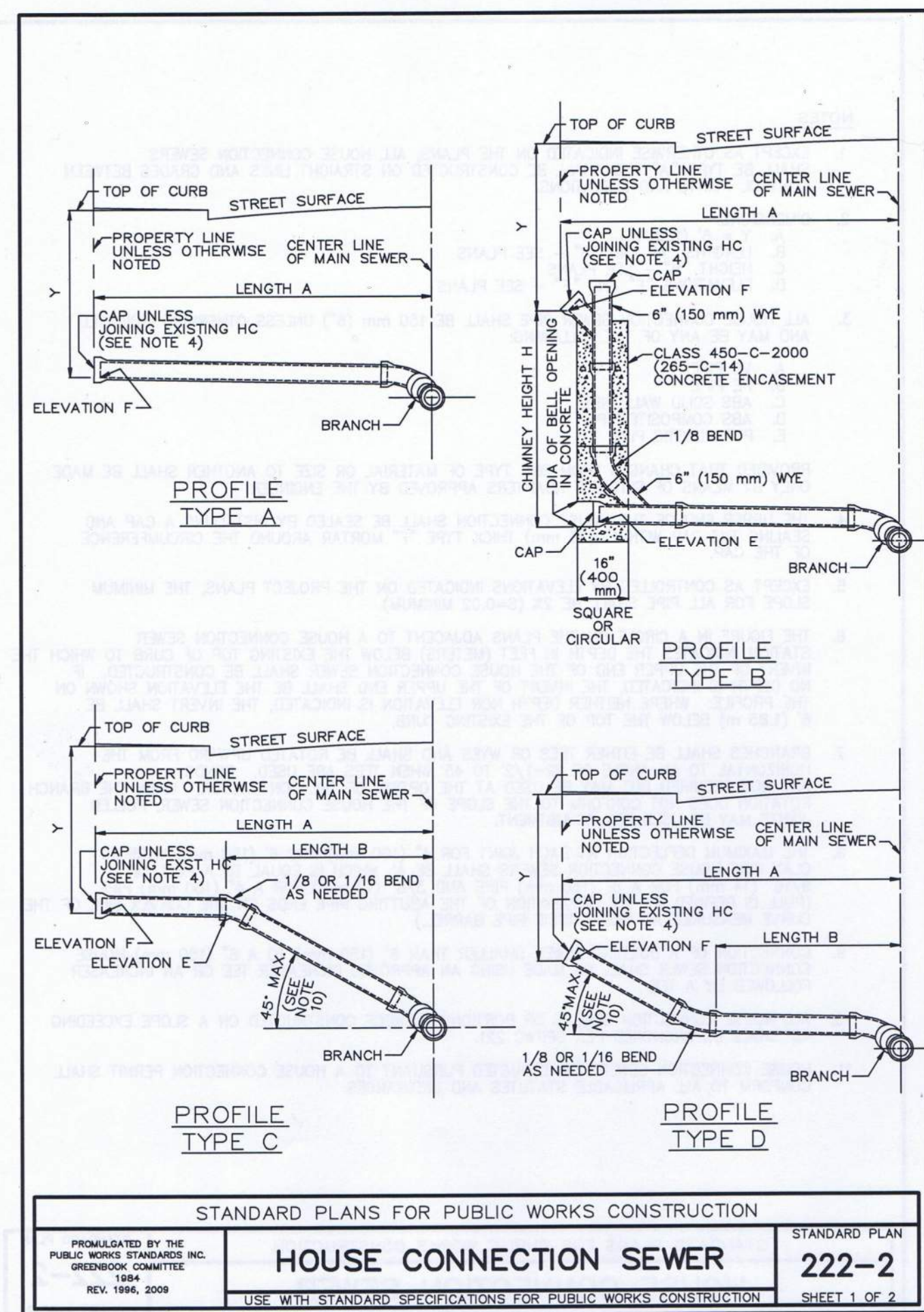
PJOB CIVIL CONSTRUCTION DETAILS

C08A



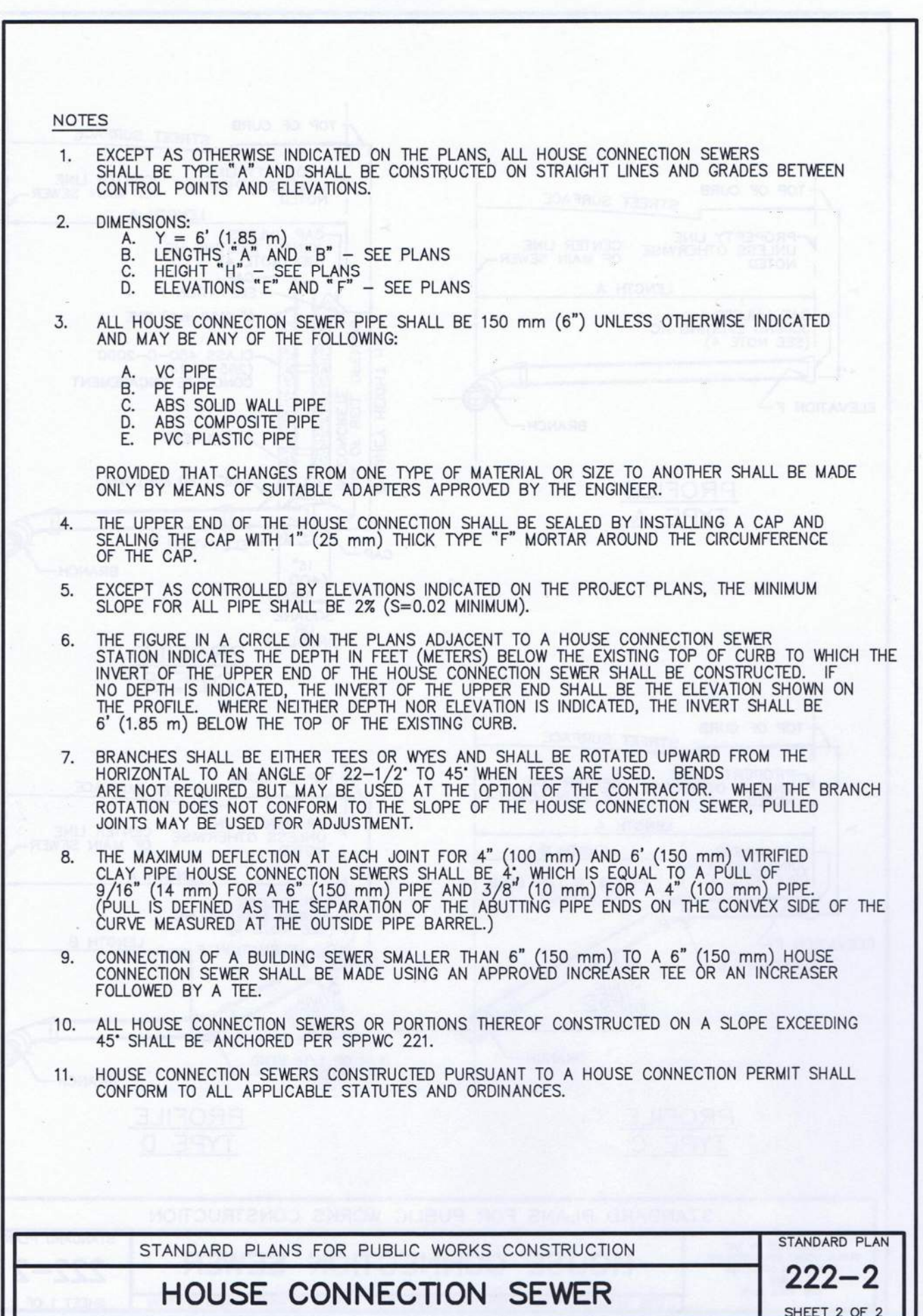






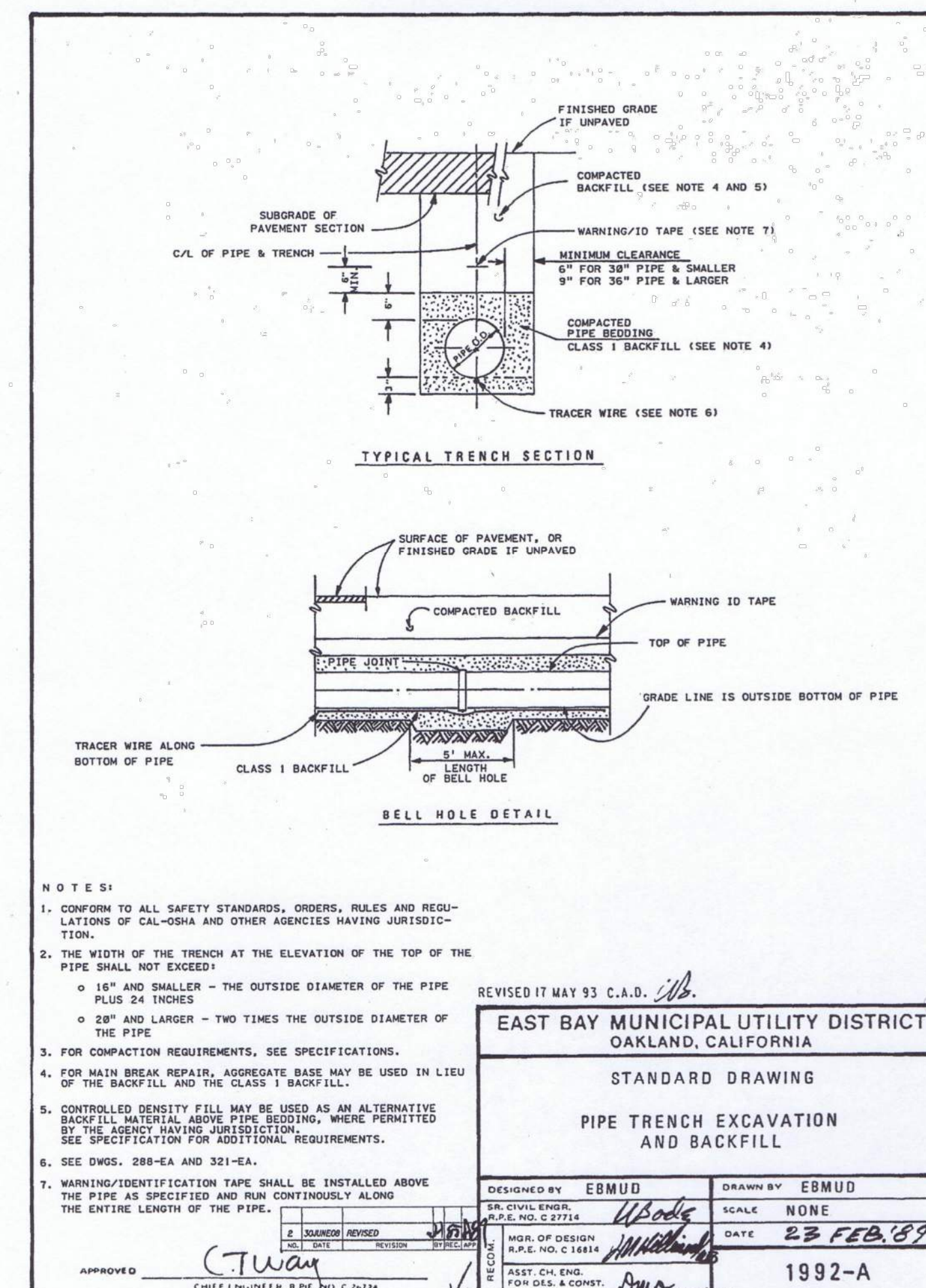
SANITARY CONNECTION DETAIL

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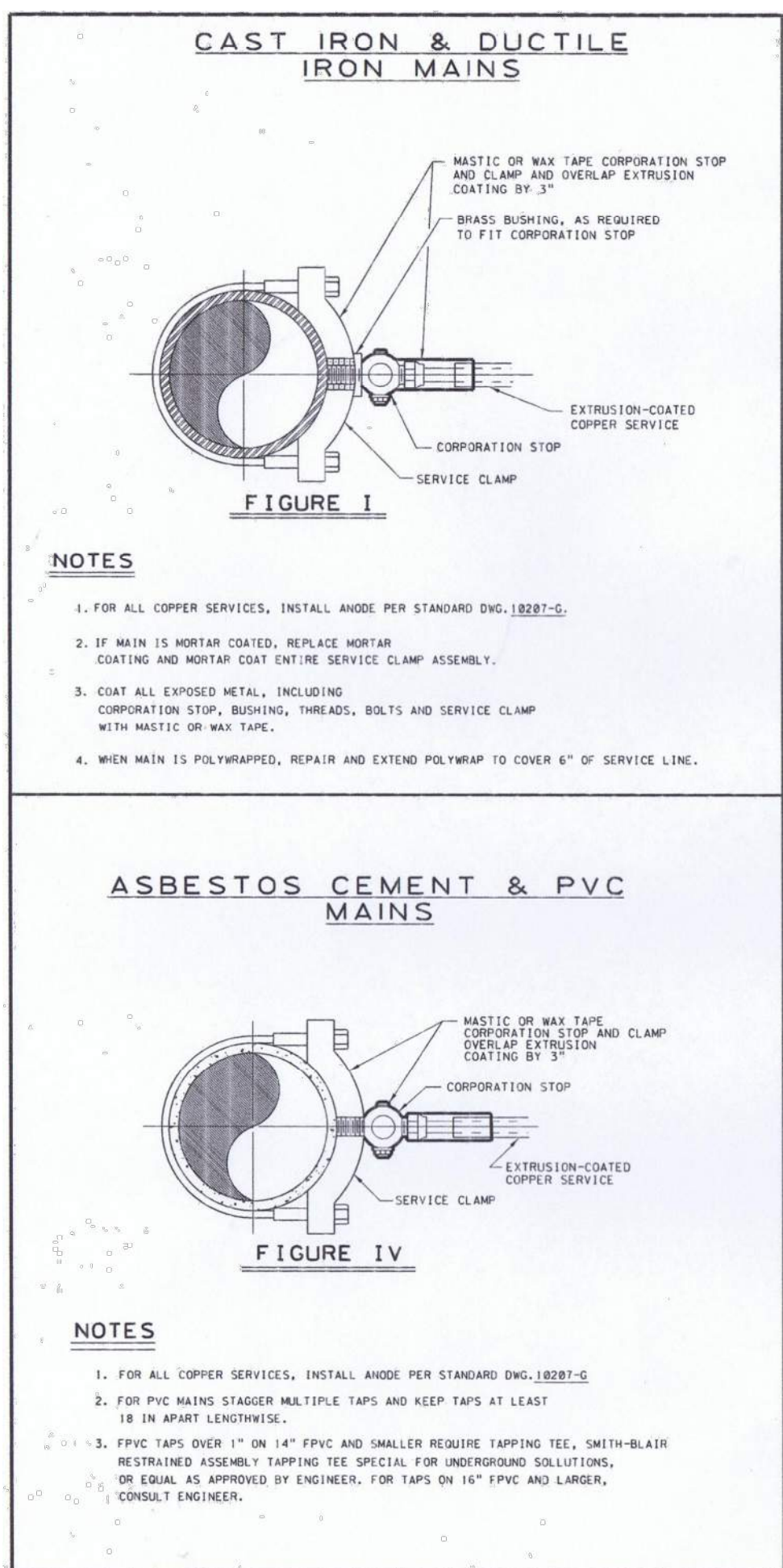
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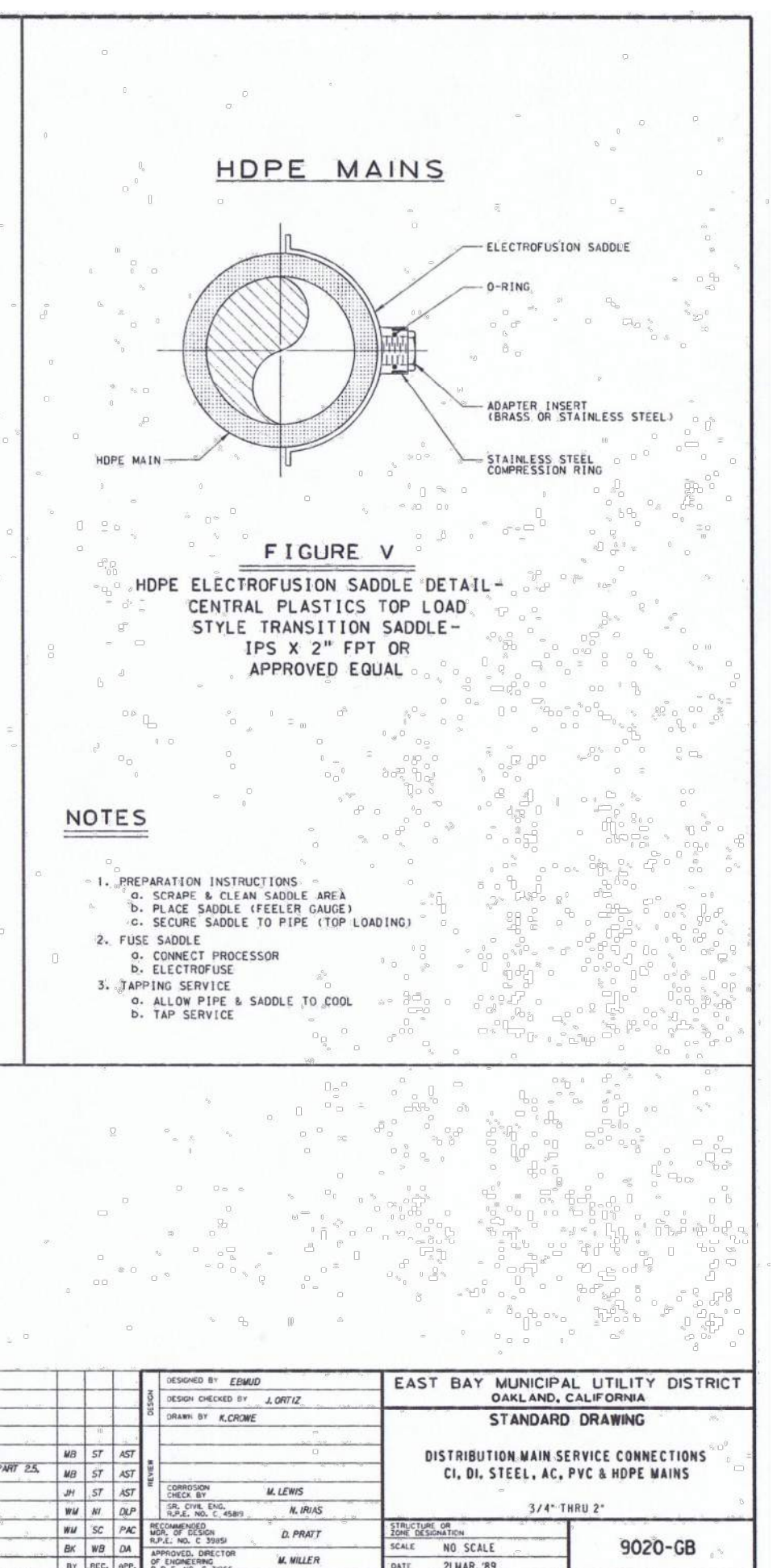
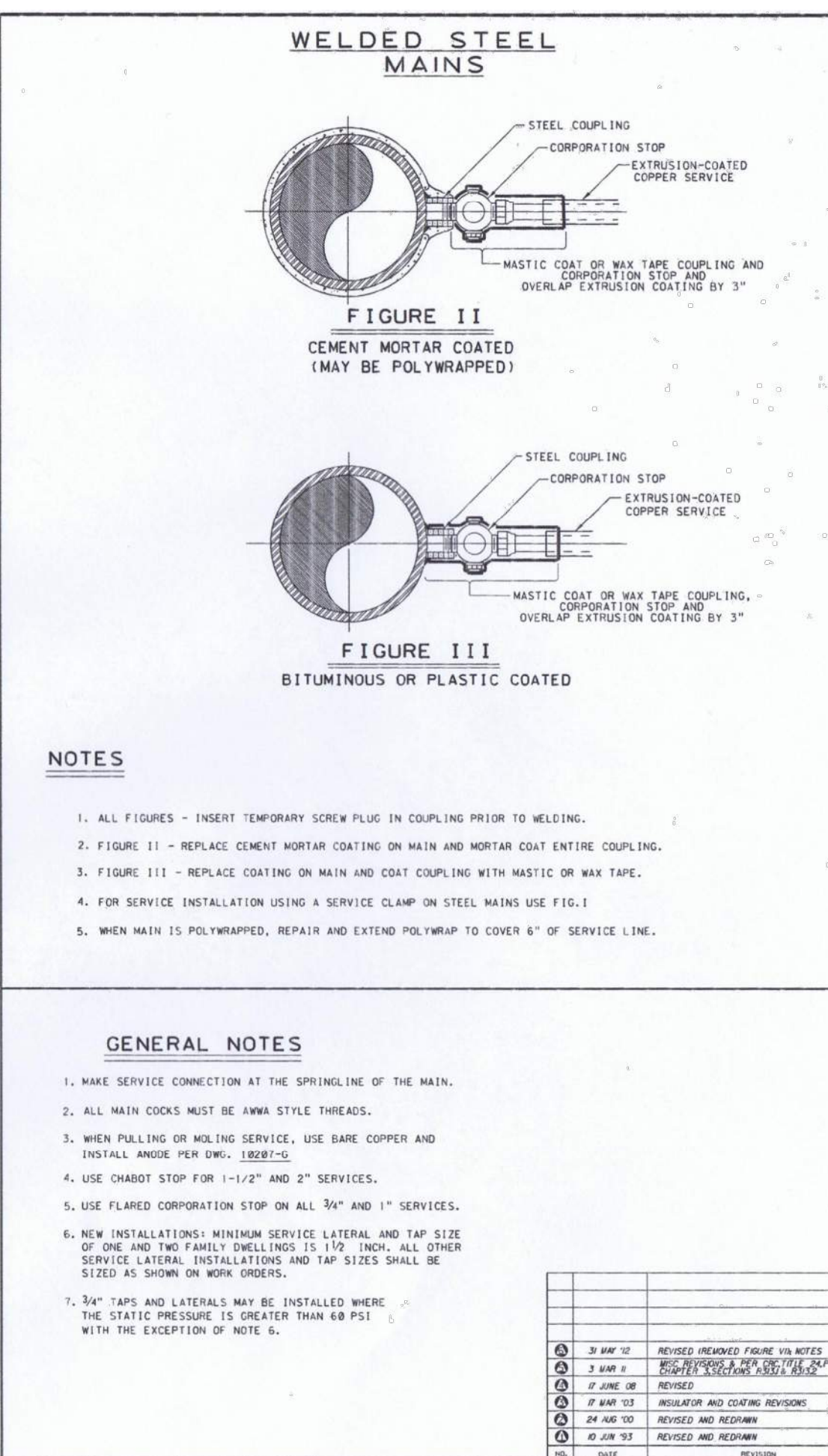


WATER LINE TRENCH DETAIL

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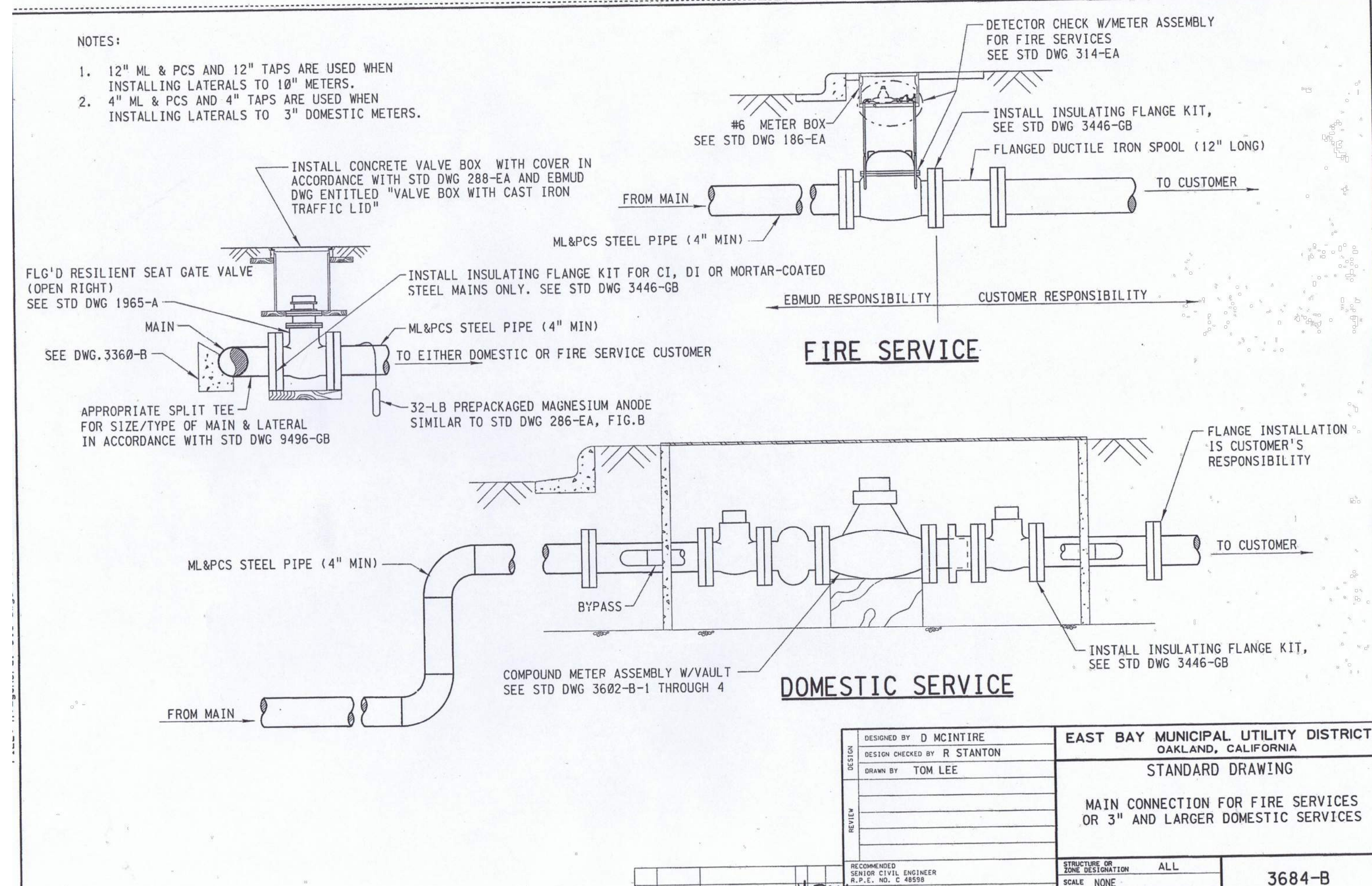


WATER CONNECTION DETAIL



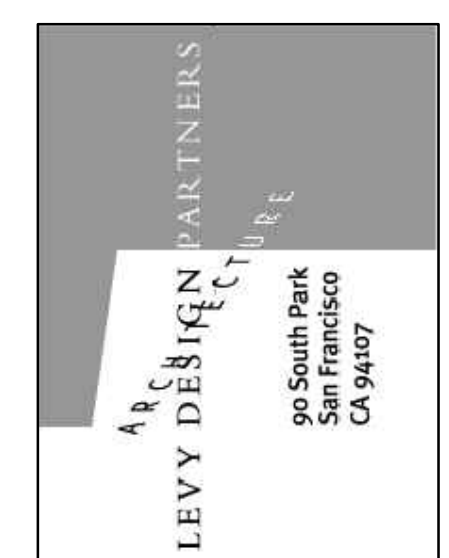
WATER CONNECTION DETAIL

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MAIN CONNECTION FOR FIRE SERVICES AND 3" AND LARGER DOMESTIC SERVICES

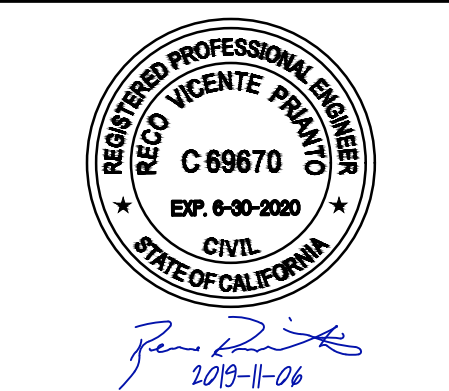
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**3245 HOLLIS STREET**  
**5 MINI-LOT**  
**DEVELOPMENT**  
**OAKLAND, CA**  
**PERMIT NO.: PX1900006**



3245 HOLLIS STREET  
 APN: 007-059400-800  
 APN: 007-059400-900  
 SAN FRANCISCO, CA  
 PROJECT NO. 2018-173-001

DATE	ISSUE
11-30-2018	CD PROGRESS SET
02-18-2019	BUILDING PERMIT
10-07-2019	1ST ENGR. REVIEW COMMENTS
11-06-2019	2ND ENGR. REVIEW COMMENTS

CONTACT: RECO PRIANTO, P.E.

(510) 250-7877 P

SCALE: AS NOTED

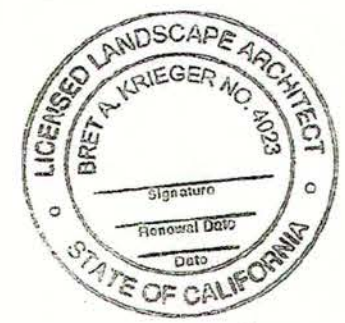
**PJOB CIVIL**  
**CONSTRUCTION**  
**DETAILS**

**C08C**





3245 HOLLIS STREET  
5 MINI-LOT DEVELOPMENT  
OAKLAND, CA



3245 HOLLIS STREET

DATE SET ISSUE

SCALE: AS NOTED

SHOP DRAWING FOR LANDSCAPE LAYOUT

DATE: 3/6/19

L-1

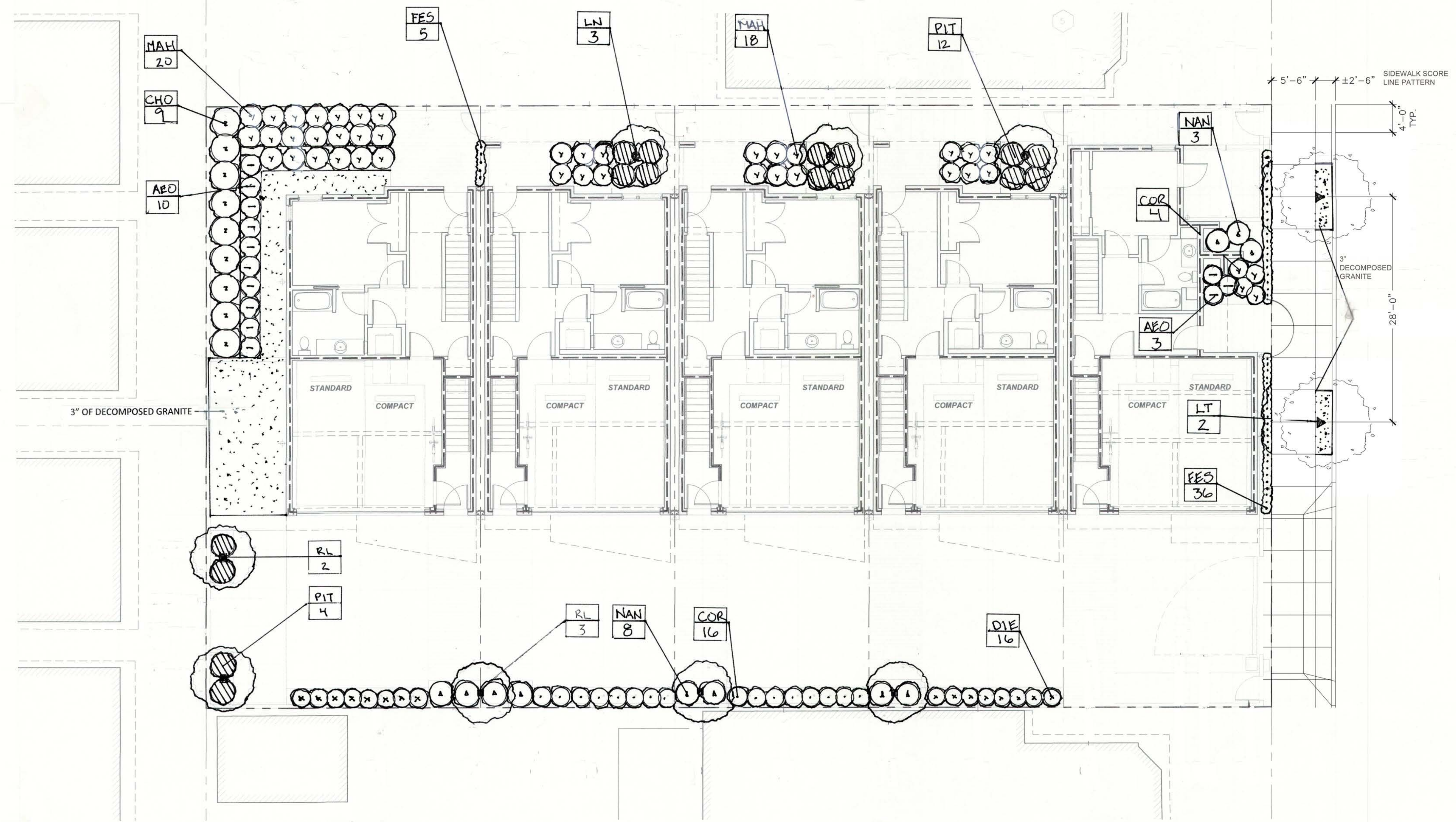
**LANDSCAPE PLANTING REQUIREMENTS**

1. ALL STREET TREES 24" BOX SIZE PER CITY OF OAKLAND
2. PROJECT TREES 15 GALLON SIZE
3. THE FOLLOWING PLANT SYMBOLS SIZE AS 5 GALLON: CHO, COR, NAN & PIT
4. THE FOLLOWING PLANT SYMBOLS SIZE AS 1 GALLON: AEO, DIE, FES, & MAH
5. PROVIDE NURSERY NAME & CONTACT WHERE PLANTS ARE BEING STORED

**TREES FOR THE PROJECT**



**PLANTS FOR THE PROJECT**



**1 SHOP DRAWING FOR LANDSCAPE LAYOUT**  
1/8" = 1'-0"

**REQUIREMENT BEFORE START OF LANDSCAPE AND AFTER MASS GRADING IS COMPLETE:**

§ 492.5 Soil Management Report must be submitted to EBMUD  
(a) In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:  
(1) Submit soil samples to a laboratory for analysis and recommendations.  
(A) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.  
(B) The soil analysis may include:  
1. soil texture;  
2. infiltration rate determined by laboratory test or soil texture infiltration rate table;  
3. pH;  
4. total soluble salts;  
5. sodium;  
6. percent organic matter; and  
7. recommendations.  
(2) The project applicant, or his/her designee, shall comply with one of the following:  
(A) If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Landscape Documentation Package; or  
(B) If significant mass grading is planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.  
(3) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.  
(4) The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.  
Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.  
Owner will need to provide: irrigation audit, on-going maintenance, & maintenance schedule to be turned into EBMUD

**LANDSCAPE LEGEND**

TREES SYMBOL	DESCRIPTION	SIZE	QTY	WUCOLS #4
LT	LAGERSTROEMIA INDICA 'MUSKOGEE' CRAPE	24BX	2	LOW
LN	LAURUS NOBILIS BAY TREE	15GAL	3	LOW
RL	RHUS LANCEA AFRICAN SUMAC	15GAL	5	LOW
PLANTS SYMBOL	DESCRIPTION	SIZE	QTY	WUCOLS #4
AEO	AEONIUM A. 'ZWARTKOP' PURPLE AEONIUM	1GAL	10	LOW
CHO	CHONDRPETALUM TECTORUM CAPE RUSH	5GAL	9	LOW
COR	CORREA DUSKY BELLS RED AUSTRALIAN FUCHSIA	5GAL	20	LOW
DIE	DIETES VEGETA FORTNIGHT LILY	1GAL	16	LOW
FES	FESTUCA MAIREI ATLAS FESCUE	1GAL	41	LOW
MAH	MAHONIA REPENS CREEPING OREGON GRAPE	1GAL	38	LOW
NAN	NANDINA D. 'GULF STREAM' HEAVENLY BAMBOO	5GAL	11	LOW
PIT	PITTSOPORUM T. 'WHEELERII' MOCK ORANGE	5GAL	16	LOW

**LANDSCAPE NOTES**

- GENERAL INFORMATION/REQUIREMENTS**
1. NO PLANTINGS SHALL BE STARTED UNTIL THE SPRINKLER IRRIGATION SYSTEM HAS BEEN COMPLETED.
  2. CITY OF OAKLAND WILL NEED TO APPROVE ALL TREE AND PLANT SPECIES AS SHOWN ON PLANS.
  3. NO PLANTING SHALL BE STARTED UNTIL THE FINISHED GRADE HAS BEEN APPROVED BY OWNER.
  4. THE QUANTITIES SHOWN ON THE PLANT MATERIAL LISTED ARE APPROXIMATE. PLEASE PROVIDE QUANTITIES OR SPACING INDICATED ON THE SHOP DRAWINGS.
  5. PROVIDE NURSERY WHERE PLANT MATERIAL IS BEING PURCHASED BEFORE PROCEEDING.
  6. AMEND SOIL PER 1000 SQUARE FEET WITH 4 YARDS OF COMPOST AND 30LBS OF TRIPLE 12 FERTILIZER AND THOROUGHLY MIX INTO SOIL. PROVIDE A SOIL TEST AND SOIL MANAGEMENT REPORT AS REQUIRED BY WELO FOR EBMUD PROVIDE TO THE OWNER AND REQUEST HOW TO PROCEED.
  7. ALL SHRUB AREAS TO RECEIVE A 3" LAYER OF FIR BARK.
  8. PROVIDE COMPLETE DRIP IRRIGATION SYSTEM TO MEET EBMUD AND CITY OF OAKLAND WATER EFFICIENT PROGRAM WITH DRIP SOURCE POINT EMITTERS, SCHEDULE 40 MAIN LINES, CLASS 200 LATERALS AND UPON COMPLETION OF WORK PROVIDE OWNER WITH AS-BUILT PLAN AND COMPLETE CONFIRMATION OF OPERATION OF THE SYSTEM.
  9. PROVIDE WATER AUDIT OF PROJECT UPON COMPLETION OF WORK.
  10. ALL TREES SHALL BE STAKED WITH 2" X 8" LODGE POLES (2 PER TREE) AND 2-32" V.I.T. CINCH TIES. PROVIDE ARBOR GUARDS ON ALL TREES IN LAWN AREAS.
  11. PROVIDE 12" ROOT BARRIERS FOR ALL TREES WITHIN 5' OF CONCRETE OR HARDSCAPE.
  12. INSTALL DIMENSION PRE-EMERGENCE IN ALL LANDSCAPE AREAS.
  13. OWNER UPON COMPLETION OF LANDSCAPE OWNER WILL TAKE OVER AND PROVIDE ON GOING MAINTENANCE PROGRAM PER WELO REQUIREMENTS.





**IRRIGATION LEGEND**

- | SYMBOL    | DESCRIPTION  |
|-----------|--|
| NOT SHOWN | WATER METER FOR IRRIGATION SYSTEM BY SITE CONTRACTOR.  |
| NOT SHOWN | SYSTEM DESIGN BASED ON 60 PSI STATIC PRESSURE. CONFIRM EXISTING PRESSURE AND REPORT TO OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL REQUIREMENTS THAT MIGHT BE REQUIRED FROM A READING OF LOW OR TO HIGH PRESSURE.  |
|           | FIBCO 825Y-QT 1/2" REDUCED PRESSURE ZONE ASSEMBLY Y-PATTERN  |
|           | MAINLINE 1" SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS. INSTALL 18" BELOW GRADE AND SLEEVE THE MAINLINE UNDER ALL HARDSCAPES WHETHER SHOWN ON PLANS OR NOT SHOWN.   |
|           | SLEEVES USE 3" SCHEDULE 40 PVC FOR ALL LINES USE 3" SCHEDULE 40 PVC. SLEEVES MUST BE USED UNDER ALL HARDSCAPES WHETHER SHOWN ON PLANS OR NOT SHOWN. ALSO USE 1 1/2" CONDUIT FOR ALL WIRE SLEEVES. SLEEVE UNDER SLAB BY GENERAL CONTRACTOR                          |
|           | LATERAL LINES USE 3/4" CLASS 200 PVC SLEEVE ALL LINES UNDER WALKWAYS AND OR HARDSCAPES WHETHER SHOWN ON PLANS OR NOT SHOWN ON PLANS.   |
| NOT SHOWN | THE SYSTEM WILL UTILIZE DIRECT BURIAL 14 GAUGE CABLE FOR HUNTER SYSTEM. SLEEVE WIRE UNDER ALL HARDSCAPES WHETHER SHOWN ON PLANS OR NOT SHOWN.  |
|           | CONTROLLER-WALL MOUNT- HUNTER ICORE-P WITH HUNTER SOLAR SYNC WIRELESS ET ADJUSTMENT ALL POWER BY SITE ELECTRICIAN.   |
| NOT SHOWN | MASTER VALVE HUNTER 1" ICV NORMALLY CLOSED-THE SYSTEM WILL NOT HAVE WATER AVAILABLE DURING NON-OPERATING HOURS.  |
|           | RAINBIRD KCZ-075-PRF LOW FLOW VALVES HOUSE IN 1419 VALVE BOX.  |
|           | HUNTER (2) HE-60-T ON EITHER SIDE OF THE TREE ROOT BALL TO PROVIDE DEEP WATERING. THE EMITTER WILL PROVIDE 6GPH PER BUBBLER WITH TWO BUBBLERS PER EACH TREE. ALL HUNTER DRIP EMITTERS ON SWING PIPE WITH SWING FITTINGS AT GRADE BY EACH TREE ROOT BALL AS NEEDED. |
|           | PROVIDE HUNTER (1) HE-20-T PER EACH PLANT, THE EMITTER WILL PROVIDE 2 GPH PER EACH BUBBLER TO EACH PLANT AND MOUNT ALL HUNTER DRIP EMITTERS ON SWING PIPE WITH SWING FITTINGS AT GRADE BY EACH PLANT ROOT BALL AS NEEDED.  |

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET<sub>o</sub>) <sup>47</sup>

Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
1 LOW TREES	0.3	DRIP	.81	.37	160	59.2	1725
2 LOW SHRUBS	0.3	DRIP	.81	.37	948	350.76	10,221
				Totals	1108 <sup>(A)</sup>	409.96	
<b>Special Landscape Areas</b>							
				1	0	0	0
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	11,946
						Maximum Allowed Water Allowance (MAWA) <sup>e</sup>	11,946

<sup>a</sup>Hydrozone #/Planting Description  
E.g.  
1) front lawn  
2) low water use plantings  
3) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
ET<sub>o</sub> x 0.62 x ETAF x Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>MAWA (Annual Gallons Allowed) = (E<sub>to</sub>) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas

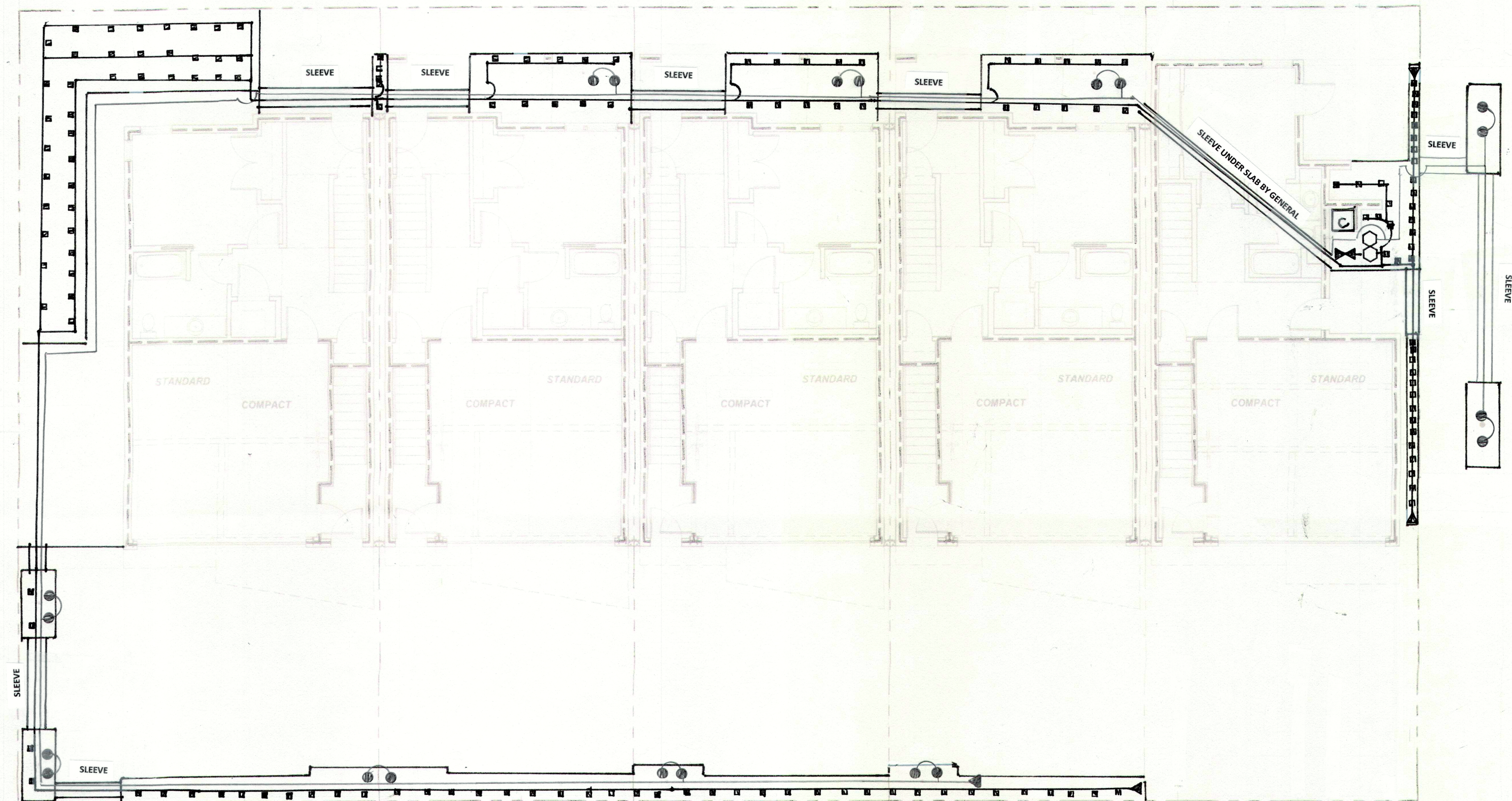
Total ETAF x Area	(B)	409.96
Total Area	(A)	1108
Average ETAF	B ÷ A	.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	409.96
Total Area	(A+C)	1108
Sitewide ETAF	(B+D) ÷ (A+C)	.37

A copy of this form may be obtained from Department of Water Resources website:  
<http://www.water.ca.gov/wateruseefficiency/landscapeordnance/>



1	STATION#
3/4	SIZE
.3	GPM
2	STATION#
3/4	SIZE
.5	GPM

**SHOP DRAWING FOR IRRIGATION LAYOUT**

1/8" = 1.0'

**IRRIGATION VALVES BY STATION NUMBER**

STATION #	DESCRIPTION	SQUARE FOOTAGE
1	TREE DRIP BUBBLER FOR ALL TREES	160
2	LOW WATER USE DRIP BUBBLER FOR ENTIRE SITE	948

**IRRIGATION NOTES**

- GENERAL INFORMATION/REQUIREMENTS**
- THE SYSTEM DESIGN IS BASED ON 60 PSI AVAILABLE. CONFIRM PRESSURE BEFORE PROCEEDING WITH THE IRRIGATION INSTALLATION. NOTIFY OWNER REPRESENTATIVE BEFORE PROCEEDING IF THE CRITERIA IS DIFFERENT.
  - SHOP DRAWING FOLLOWS ALL MANUFACTURER'S DESIGN DETAILS FOR INSTALLATION AND USE OF THEIR PRODUCTS.
  - SHOP DRAWINGS HAVE BEEN SUBMITTED AND MUST BE APPROVED BY OWNER, GENERAL, ENGINEER ON RECORD, ARCHITECT AND CITY BEFORE PROCEEDING.
  - VERIFY CONTROLLER LOCATION WITH GENERAL SO ELECTRICIAN CAN PROVIDE POWER.
  - INSTALL SLEEVES FOR ALL PIPING UNDER HARDSCAPE WHETHER SHOWN OR NOT SHOWN. USE 3" SCHEDULE 40 SLEEVES FOR PIPES TO BE SLEEVED.
  - LOCATE ALL PIPING IN PLANTERS WHERE EVER POSSIBLE THE DRAWINGS ARE DIAGRAMMATIC.
  - ADJUST ALL IRRIGATION HEADS AND DRIP TO INSURE PROPER COVERAGE AND AVOID EXCESSIVE RUNOFF.
  - SET CONTROLLER FOR INITIAL WATERING AND SCHEDULE, OWNER WILL NEED TO PROVIDE ON-GOING MAINTENANCE AND ADJUSTMENTS OF CONTROLLER.
  - FOLLOW ALL LOCAL CODES AS REQUIRED.
  - PROVIDE OWNER WITH COMPLETE AS-BUILT PLAN.

3245 HOLLIS STREET  
5 MINI-LOT DEVELOPMENT  
OAKLAND, CA



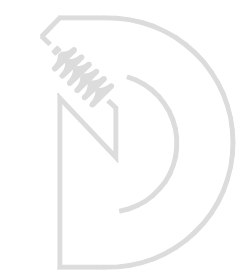
3245 HOLLIS STREET

DATE SET ISSUE

SCALE AS NOTED

**SHOP DRAWING FOR IRRIGATION**





**DUEx**  
DRY UTILITY EXPERTS

17251 IRVINE BLVD. SUITE 204  
TUSTIN, CA 92780  
714.889.7113  
DUEXPARTS.COM

DRY UTILITY COMPOSITE EXHIBIT

Hollis  
3245 & 3251 Hollis St  
Oakland, CA 94608

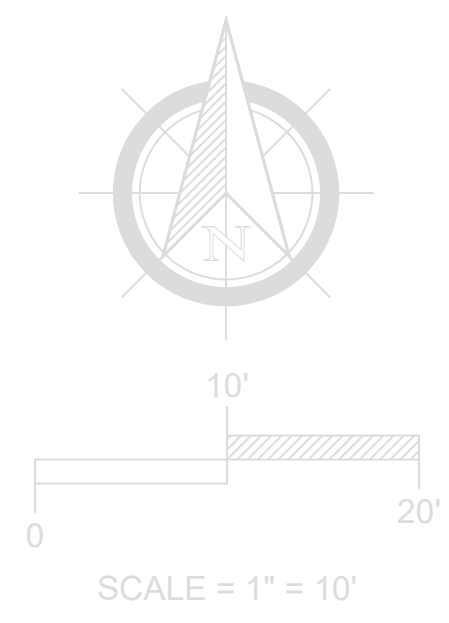
PREPARED FOR:  
TIMBERLINE FUNDS

REVISIONS:

NO.	DATE
1	00/00/19

JOB NUMBER:  
A001-000  
DATE:  
00/00/2019  
BY: INITIAL

FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION



SCALE = 1" = 10'

LEGEND

PROPOSED	
	ELECTRIC PULLBOX (7'x5'x4') (FLUSH MOUNTED)
	TV & CABLE HANDHOLE (11"X30") CONCRETE (FLUSH MOUNTED)
	JOINT TRENCH
	PRIVATE JOINT TRENCH
	GAS TRENCH

