1835 OAK STREET

ALAMEDA, CALIFORNIA

City Ventures

1835 OAK STREET

ALAMEDA, CALIFORNIA

City Ventures

APPLICANT:
CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: ANDREW WARNER
Director of Development
PHONE: 415.845.0293
E-MAIL: andrew@cityventures.com
www.cityventures.com

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
www.hhja.com

CIVIL ENGINEER:
C2G CIVIL CONSULTANTS GROUP, INC.
4444 SCOTTS VALLEY DRIVE, SUITE 6
SCOTTS VALLEY, CALIFORNIA
CONTACT: BRITTANY PATTERSON
Project Manager
PHONE: 831-438-4420
E-MAIL: brittany@c2gengrs.com
www.civilconsultantsgroup.com

LANDSCAPE ARCHITECT:
EINWILLERKUEHL LANDSCAPE ARCHITECTURE
874 41ST STREET
OAKLAND, CALIFORNIA 94608
CONTACT: SARAH KUEHL
Project Manager
PHONE: 510-891-1696
E-MAIL: sarah@einwillerkuehl.com
www.einwillerkuehl.com

SUBMITTAL DATE: JULY 28, 2014
REVISED: SEPTEMBER 30, 2014

LOCATION MAP

VICINITY MAP

SHEET INDEX

1835 Oak Street Redevelopment Project Summary

1835 Oak Street is a 2.58 acre site in an industrial/residential transition area. To the north and northeast of the site are light industrial and commercial uses as well as the Boatworks project site. To the south, east and west are single family homes with some multi-family and community commercial interspersed throughout. The site currently has a vacant warehouse and parking lot.

Conceptual View of "Commercial Courtyard"

Creating Jobs with Innovative Design

The site's location and proximity to the Park Street commercial corridor make it a prime location for redevelopment as a location that can support housing and innovative start-up commercial spaces. While not an ideal location for manufacturing, or a traditional anchor retail tenant, the design that we propose will allow smaller businesses to get their start in Alameda. Our proposal creates a mixed-use transition zone between the existing homes to the South and the industrial and commercial uses to the North.

Although the site is a challenging commercia location, the mixed-use concept will offer a transition between the surrounding single family homes and the manufacturing adjacent to the site. The vacant warehouse will be partially preserved and transformed into a functioning work space.

Smaller commercial spaces will offer start-up businesses the opportunity to anchor in Alameda. In combination with the 5000 square foot warehouse space, the site will provide an option for more established businesses as well. Commercial spaces like these have been important for local retailers, artisans, and start-up businesses who can't afford more traditional retail space. Similar spaces in Oakland and Emeryville have created unique neighborhoods and a start-up culture.

Community Support

We have hosted two public meetings on in August 2013 and January 2014 at the Alameda Free Library to engage the community in the design. Most neighbors are in favor of the warehouse site being redeveloped. As the project moves forward, we'll continue to get input from the community and address concerns that arise.

Pedestrian-Friendly Design

If we've learned anything through our community meetings and work with Planning Staff, it's that Alameda does not need any more cars on the road. To help with this goal, we have not only limited the number of parking spaces on the site, but we've made it easier for the residents and employees to get around the Bay Area without a car.

Public Transit

1835 Oak St is within two blocks of the major AC Transit bus routes on Alameda (Park Street and Santa Clara Avenue). We're working with AC Transit to provide bus passes for both residents and employees at 1835 Oak St.

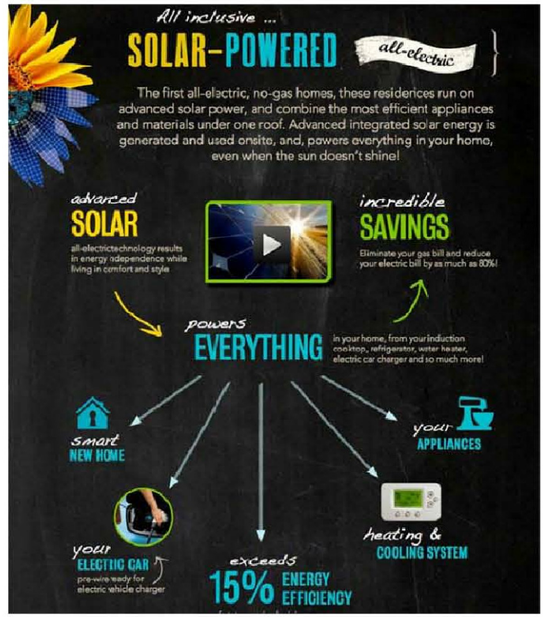
Bicycles

Each garage at 1835 Oak St is designed to accommodate at least two long term bicycle parking spaces. Short term bicycle parking racks are included throughout the project for visitors and employees.

Car Share

1835 Oak St is making it easier for homeowners, visitors, and employees to keep their car off the road, but there are times when the convenience of a car is just what you need. We have worked with City Car Share (the Bay Area's only non-profit car-share service) to dedicate one of our parking spaces to their shared cars. Residents will receive discounted membership in City Car Share's program.

A Commitment to Building for the Future



Throughout California City Ventures has been a leader in building communities that lower energy usage.
Our innovative Green Key design elements tie traditional energy saving ideas together with new design concepts. The concept of smart design starts with location, and the centrally located walkable neighborhood surrounding 1835 Oak St is an ideal location.

By designing our communities to be all-electric, we can pull the most amount of value from the solar panels installed on all our buildings. Energy efficient appliances, advanced heating and cooling systems, and Smart Home Technology allow homeowners to understand and be in control of their energy usage.

All garages are pre-wired for electric car charging stations. Many of the energy saving features included in City Ventures homes are only available as expensive "options" from other homebuilders.

City Ventures

ALAMEDA
CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PROJECT SUMMARY

CS2

SCALE: NA
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

Oak St Elevation showing a portion of the retained Warehouse building

Getting Started in Alameda

The community is designed to appeal to young people who want to move to Alameda and to current Alameda residents, who don't want to maintain a single family home. Green features in every home like electric car charges, solar panels, Nest thermostats, and energy efficient appliances make sense in today's market. Usable "shop space" in oversized garages has been provided to continue the theme of a "start-up friendly" community.

The townhome style condominiums have an industrial design to reflect the previous use of the site, and of Alameda's northern waterfront. Homes will range in size from 1000-1850 square feet.

Land Use

The site is currently designated as Mixed Use in the General Plan and is located within the MU-5 Northern Waterfront which is a mixed-use area that allows residential uses:

Per Policy 2.6.e, the City plans to :

> "Provide for redevelopment of existing industrial sites for 250 to 350 two-family residential units, treating the area north of Clement Avenue as an extension of the residential neighborhood to the south"

Per Policy 2.6.i the City plans to:

> "rezone existing non-residential parcels to **a residential-industrial mixed use district** that would allow industrial use not more intense and not occupying more floor area than the 1990 use or residential development consistent with Measure A"

Further, the Guiding Policies of the Residentiall Areas sections 2.4.b, 2.4.c, and 2.4.h state that the City should:

> "To the extent feasible, conserve housing located in areas that have been zoned for commercial or industrial uses."
>
> "Where a suitable residential environment can be created, give priority to housing on land to be developed or redeveloped in order to meet the quantified objectives of the Housing Element.
>
> "...control nonresidential development on site adjoining residential neighborhoods to minimize nuisances."

In addition, Implementing Policy 2.4.j states that the City should:

> "Schedule hearings to consider amendments to the Zoning Map that would **reclassify predominantly residential areas zoned for nonresidential use** to bring the Zoning Map into consistency with the General Plan Diagram"

The proposed project at 1835 Oak St helps to advance the Goals and Policies of the City of Alameda's General Plan and Housing Element. It will eliminate incompatible and undesirable uses and will work well with the residential uses that exist on three sides of the site while creating local jobs.

Conceptual Drawing of Exterior Commercial space surrounded by retained trusses and walls.

1835 Oak St presents a unique opportunity for the City of Alameda to create a vibrant, mixed use, pedestrian friendly community. The project replaces an underutilized industrial site with a new kind of high-demand residential neighborhood that will inject new life into the neighborhood, provide new housing opportunities, and provide start-up business spaces. Centering new housing and businesses around established transit corridors is the responsible way to re-develop Alameda, so communities like this one can thrive for years to come.

©HUNT HALE JONES ARCHITECTS

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

VICINITY LAND USE

CS3

SCALE: 1:20
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

PROJECT NAME: ALAMEDA OAK STREET	
EXISTING ZONING: GENERAL INDUSTRIAL (M-2)	
PROPOSED ZONING: MIXED USE PLANNED DEVELOPMENT (M-X)	
LOCATION: 1835 OAK STREET	
APN: 071-0222-027	
DEVELOPER: CITY VENTURES	
PLANNER: AMIE MACPHEE & ANDREW THOMAS	
ENGINEER: C2G CIVIL CONSULTANTS	
LANDSCAPE ARCHITECT: EINWILLERKUEHL	

RESIDENTIAL & COMMERCIAL PROJECT DATA

PROJECT AREA (ACRE)	2.6 ACRE
PROJECT AREA (SQ. FT.)	112,324 SQ. FT
SINGLE FAMILY ATTACHED TOWNHOME	
NUMBER (QTY.)	*DENSITY (MAX: 1 DU / 2,000 SQ. FT.)*
47 UNITS	18 DUA (0.83 DU / 2,000 SQ. FT.)
FLOOR AREA PROJECT DATA	
INDOOR COMMERCIAL	9,700 SQ. FT.
COURTYARD COMMERCIAL	2,915 SQ. FT.
SHOPKEEPER COMMERCIAL	1,704 SQ. FT.
TOTAL COMMERCIAL FLOOR AREA	14,319 SQ. FT.
TOTAL RESIDENTIAL FLOOR AREA	102,363 SQ. FT.
TOTAL FLOOR AREA	116,682 SQ. FT.
FLOOR AREA RATIO	1.03

PARKING SPACES

ONE-CAR GARAGE (24 UNITS)	24 SPACES
TWO-CAR GARAGE (23 UNITS)	46 SPACES
GUEST	10 SPACES
HCP. PARKING	1 SPACE (INCL.)

UNIT INFORMATION

TYPE	*QTY.*
2 BEDROOM WITH SHOPKEEPER	4 UNITS
3 BEDROOM WITH SHOPKEEPER	2 UNITS
3 BEDROOM RESIDENTIAL	41 UNITS

FLOOR AREA TABULATION: PLAN 1 UNIT TYPES

		UNIT TYPE			
		PLAN 1.1 2 BEDROOM SHOPKEEPER UNITS	PLAN 1.2 2 BEDROOM SHOPKEEPER UNITS	PLAN 1.3 2 BEDROOM RESIDENTIAL UNITS	PLAN 1.4 2 BEDROOM RESIDENTIAL UNITS
GROUND FLOOR LIVING		53 SQ. FT.	51 SQ. FT.	282 SQ. FT.	282 SQ. FT.
GROUND FLOOR COMMERCIAL		229 SQ. FT.	229 SQ. FT.	N/A	
MAIN FLOOR LIVING		569 SQ. FT.	592 SQ. FT.	569 SQ. FT.	592 SQ. FT.
UPPER FLOOR LIVING		562 SQ. FT.	592 SQ. FT.	562 SQ. FT.	597 SQ. FT.
TOTAL LIVING AREA		1412 SQ. FT.	1463 SQ. FT.	1,412 SQ. FT.	1,470 SQ. FT.
GARAGE AREA		273 SQ. FT.	330 SQ. FT.	282 SQ. FT.	273 SQ. FT.
TOTAL FLOOR AREA PER UNIT		1685 SQ. FT.	1792 SQ. FT.	1,693 SQ. FT.	1,743 SQ. FT.
NUMBER OF UNITS		2	2	2	2
TOTAL FLOOR AREA PER UNIT		3,370 SQ. FT.	3,584 SQ. FT.	3,387 SQ. FT.	3,487 SQ. FT.
TOTAL FLOOR AREA		13,828 SQ. FT.			

FLOOR AREA TABULATION: PLAN 2 UNIT TYPES

		UNIT TYPE			
		PLAN 2.1 & PLAN 2.5	PLAN 2.2	PLAN 2.3 (SHOPKEEPER)	PLAN 2.4
GROUND FLOOR LIVING		295 SQ. FT.	295 SQ. FT.	97 SQ. FT.	246 SQ. FT.
GROUND FLOOR COMMERCIAL		N/A	N/A	378 SQ. FT.	N/A
MAIN FLOOR LIVING		784 SQ. FT.	822 SQ. FT.	822 SQ. FT.	822 SQ. FT.
UPPER FLOOR LIVING		789 SQ. FT.	823 SQ. FT.	823 SQ. FT.	823 SQ. FT.
TOTAL LIVING AREA		1867 SQ. FT.	1940 SQ. FT.	2120 SQ. FT.	1892 SQ. FT.
GARAGE AREA		475 SQ. FT.	475 SQ. FT.	295 SQ. FT.	476 SQ. FT.
TOTAL FLOOR AREA PER UNIT		2342 SQ. FT.	2416 SQ. FT.	2,416 SQ. FT.	2367 SQ. FT.
NUMBER OF UNITS		14	11	2	2
TOTAL FLOOR AREA PER UNIT		32,794 SQ. FT.	26,571 SQ. FT.	4,831 SQ. FT.	4,735 SQ. FT.
TOTAL FLOOR AREA		68,932 SQ. FT.			

FLOOR AREA TABULATION: PLAN 3 UNIT TYPES

		PLAN 3.1	PLAN 3.2
GROUND FLOOR LIVING		273 SQ. FT.	273 SQ. FT.
GROUND FLOOR COMMERCIAL		N/A	N/A
MAIN FLOOR		587 SQ. FT.	676 SQ. FT.
UPPER FLOOR		666 SQ. FT.	684 SQ. FT.
TOTAL LIVING AREA		1525 SQ. FT.	1632 SQ. FT.
GARAGE AREA		392 SQ. FT.	392 SQ. FT.
TOTAL FLOOR AREA PER UNIT		1918 SQ. FT.	2024 SQ. FT.
NUMBER OF UNITS		6	4
TOTAL FLOOR AREA PER UNIT		11,506 SQ. FT.	8,097 SQ. FT.
TOTAL FLOOR AREA		19,603.2 SQ. FT.	

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PROJECT DATA

CS4

SCALE: NA
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

HUNT HALE JONES
Architecture | Planning | Interiors
444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300 f. 415-288-0288

EINWILLERKUEHL
LANDSCAPE ARCHITECTURE
874 41st Street
Oakland, CA 94608
www.einwillerkuehl.com
t. 540-891-1696

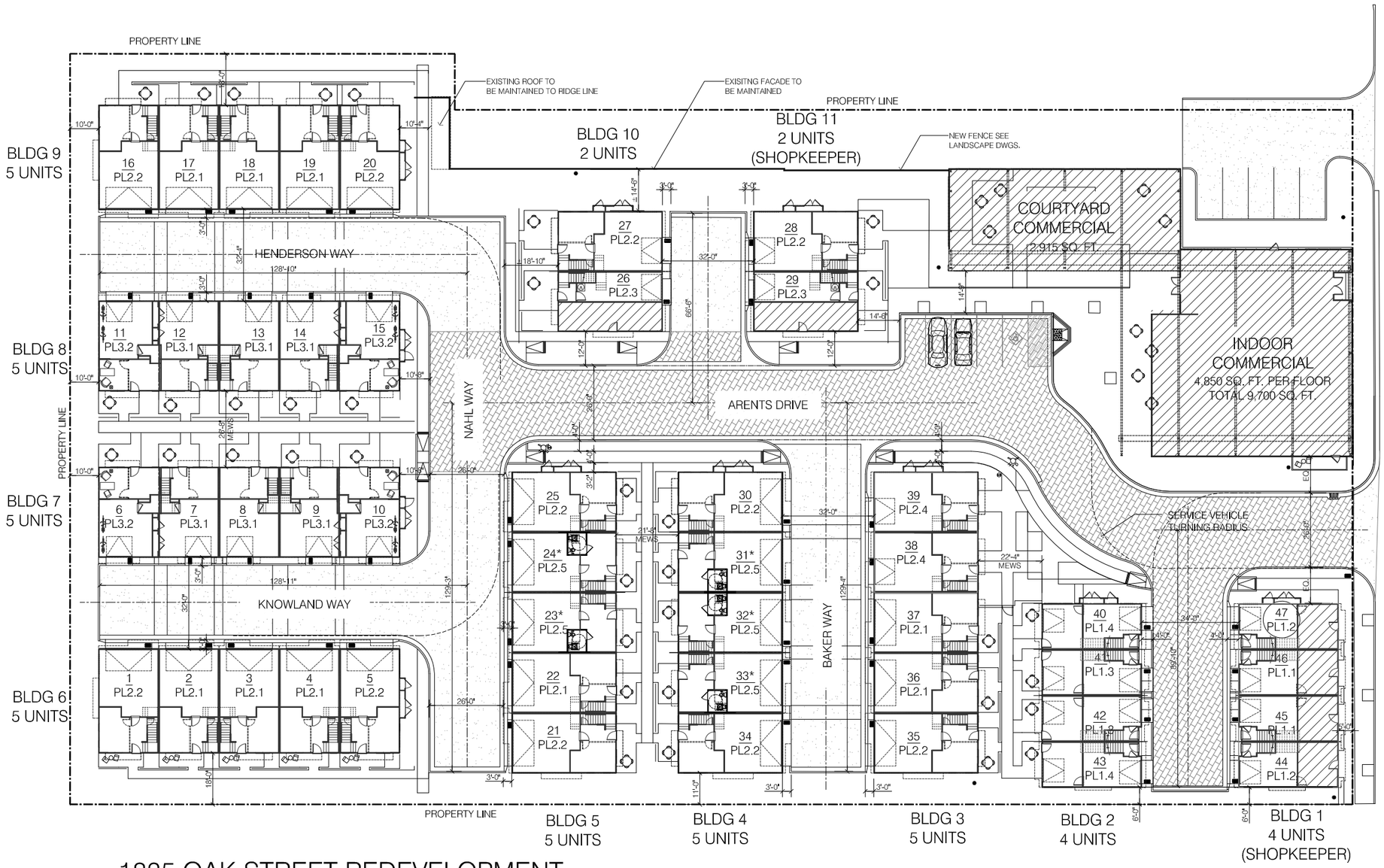
City Ventures
www.cityventures.com

ALAMEDA
1835 OAK STREET
REDEVELOPMENT

Sheet Description:

ILLUSTRATIVE
PLAN
L001

Scale	
Drawn	JF
Checked	SK
Date	7/23/2014
Project#	317007



1835 OAK STREET REDEVELOPMENT

PROJECT NAME: 1835 OAK STREET	
LOCATION: 1835 OAK STREET	
APN: 071-0222-027	
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	TYPE V
QTY.	47 UNITS
NET DENSITY	SEE SHEET CS4
AREA DISTRIBUTION	
TYPE	*% NET AREA*
BUILDING COVERAGE	SEE CIVIL DWGS.
PRIVATE OPEN SPACE (153 SQ. FT. PER UNIT)	7,191 SQ. FT.
COMMON OPEN SPACE (170 SQ. FT. PER UNIT)	8,005 SQ. FT.
TOTAL (323 SQ. FT. PER UNIT)	15,204 SQ. FT.
PARKING	
SEE PROJECT DATA TABLES ON SHEET CS4	

LEGEND

COMMERCIAL AREA INCLUDING EXISTING COURTYARD AND INDOOR COMMERCIAL SPACES TO BE MAINTAINED

1/PL2 — UNIT NUMBER / PLAN TYPE

"*" INDICATES ADA ACCESSIBLE UNITS

NORTH

0 10 20 50

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

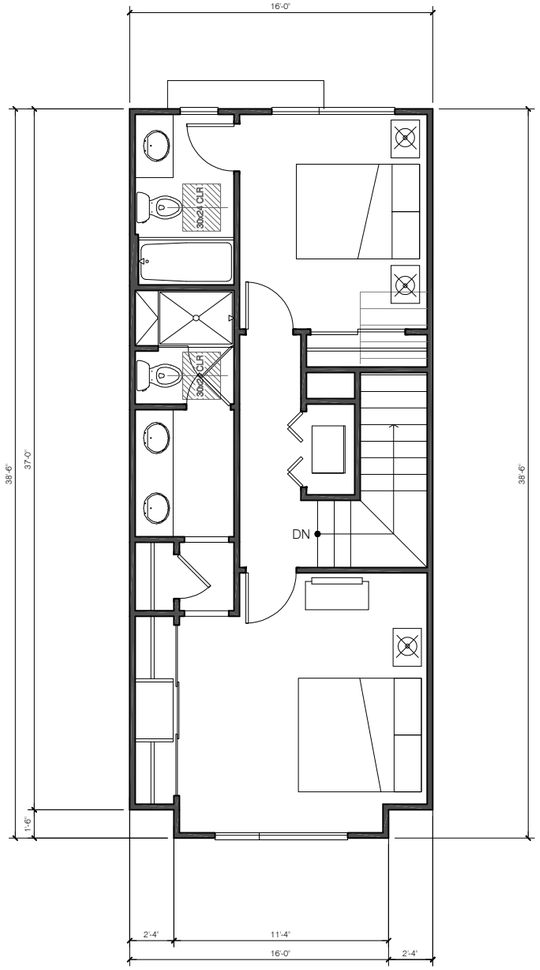
t. 415-512-1300
f. 415-288-0288

ARCHITECTURAL SITE PLAN

SP

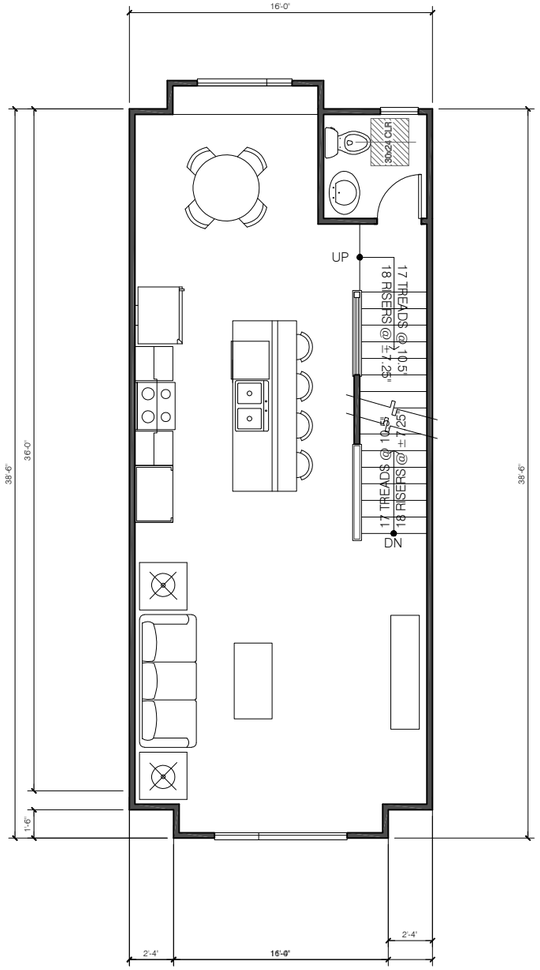
SCALE: 1:20
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



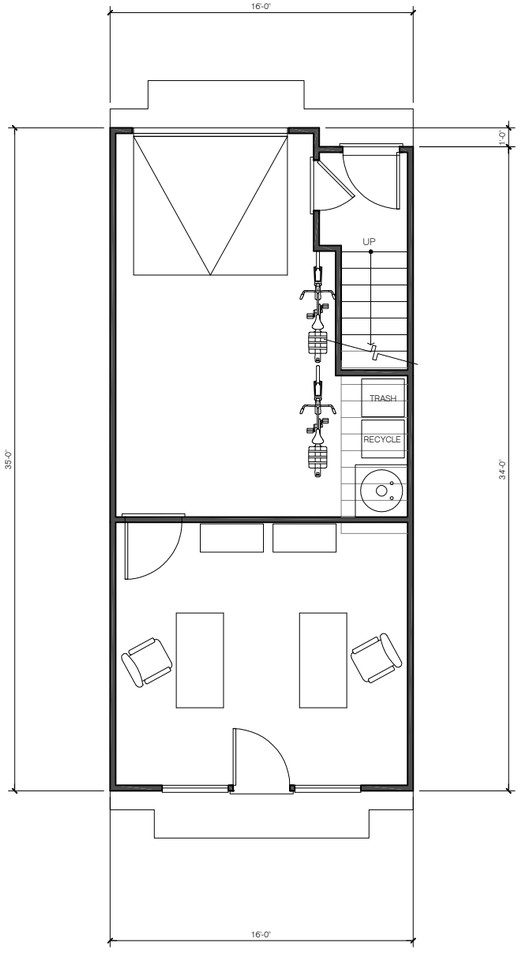
UPPER LEVEL

PLAN 1.1 LIVING AREA: 562 SQ. FT.



MAIN LEVEL

PLAN 1.1 LIVING AREA: 569 SQ. FT.



GROUND LEVEL

PLAN 1.1 (SHOPKEEPER INTERIOR UNIT) LIVING AREA: 53 SQ. FT.
COMMERCIAL AREA: 229 SQ. FT.
GARAGE AREA: 273 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

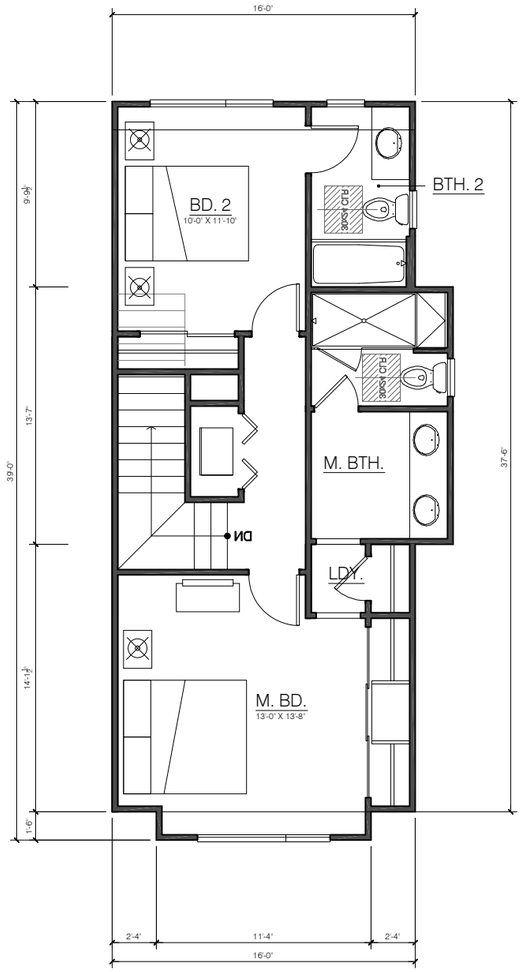
t. 415-512-1300
f. 415-288-0288

UNIT FLOOR PLANS - PLAN 1

A1.1

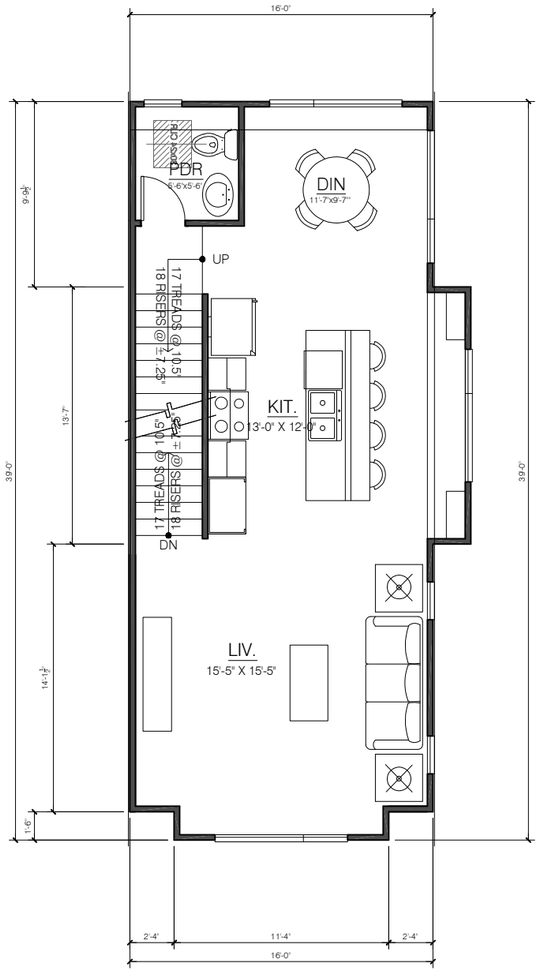
SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



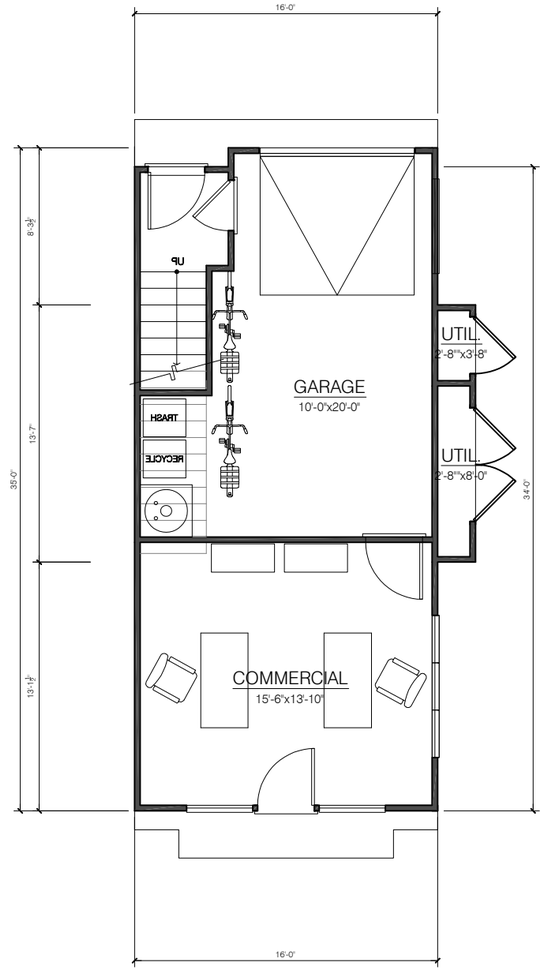
UPPER LEVEL

PLAN 1.2 LIVING AREA: 597 SQ. FT.



MAIN LEVEL

PLAN 1.2 LIVING AREA: 592 SQ. FT.



GROUND LEVEL

PLAN 1.2 (SHOPKEEPER END UNIT)

LIVING AREA: 51 SQ. FT.
COMMERCIAL AREA: 229 SQ. FT.
GARAGE AREA: 330 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

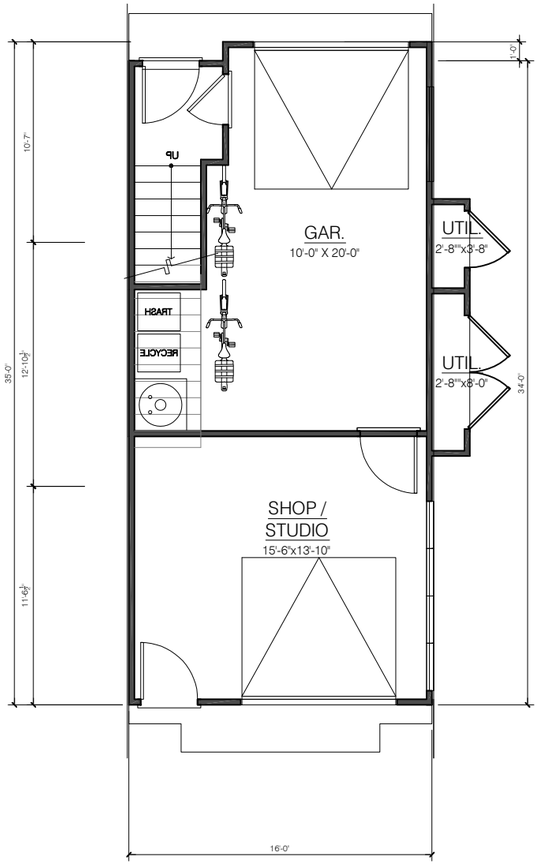
UNIT FLOOR PLANS - PLAN 1

A1.2

SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

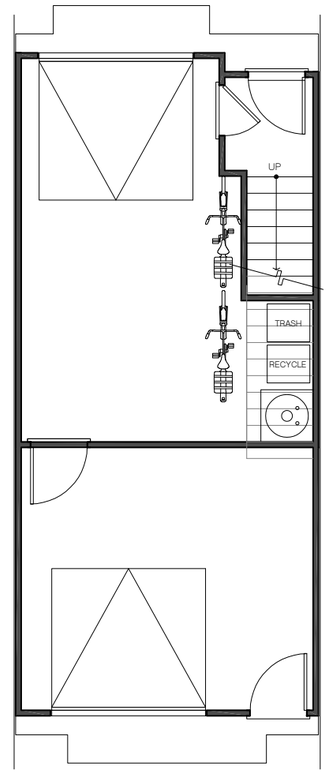
©HUNT HALE JONES ARCHITECTS

NOTE:
FOR MAIN AND UPPER FLOOR PLANS,
REFER TO PLAN TYPE 1.2 ON SHEET A1.2



GROUND LEVEL

PLAN 1.4 (RESIDENTIAL END UNIT) LIVING AREA: 53 SQ. FT.
COMMERCIAL AREA: 229 SQ. FT.



GROUND LEVEL

PLAN 1.3 (RESIDENTIAL INTERIOR UNIT) LIVING AREA: 53 SQ. FT.
COMMERCIAL AREA: 229 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

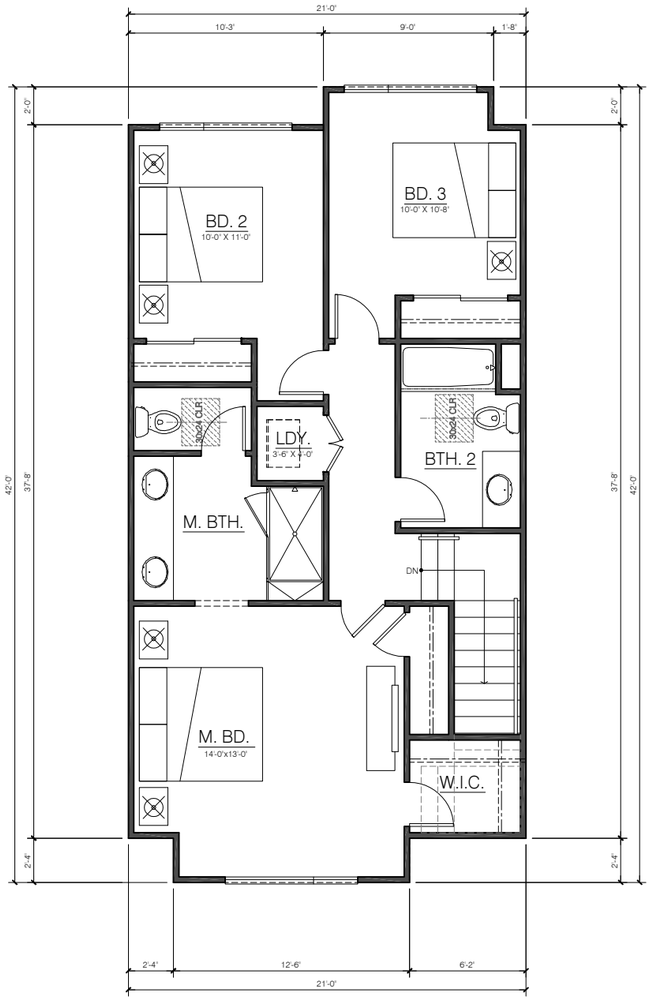
t. 415-512-1300
f. 415-288-0288

UNIT FLOOR PLANS - PLAN 1

A1.3

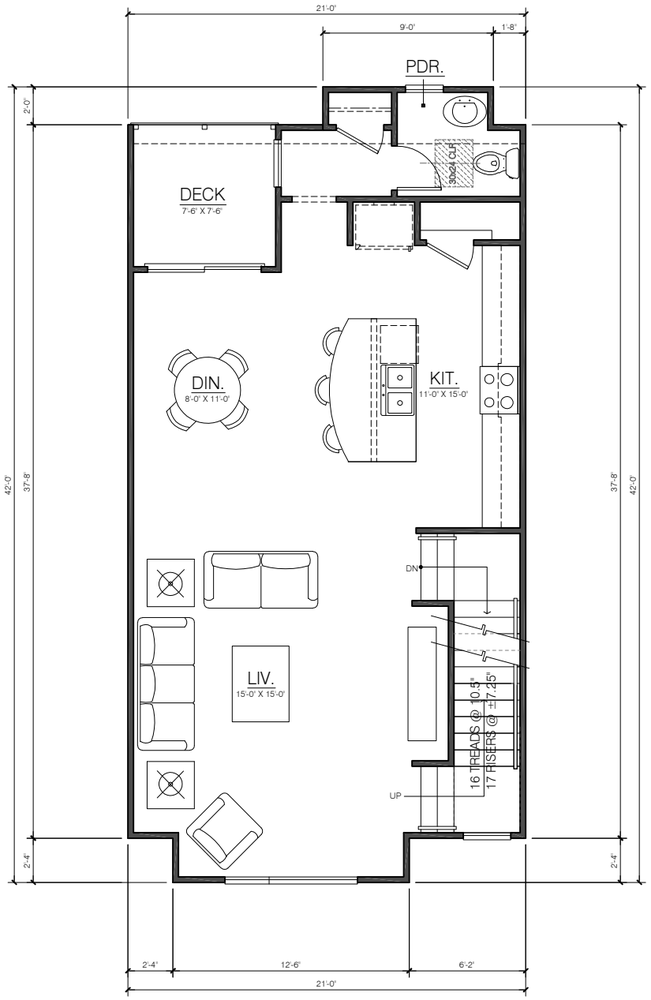
SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



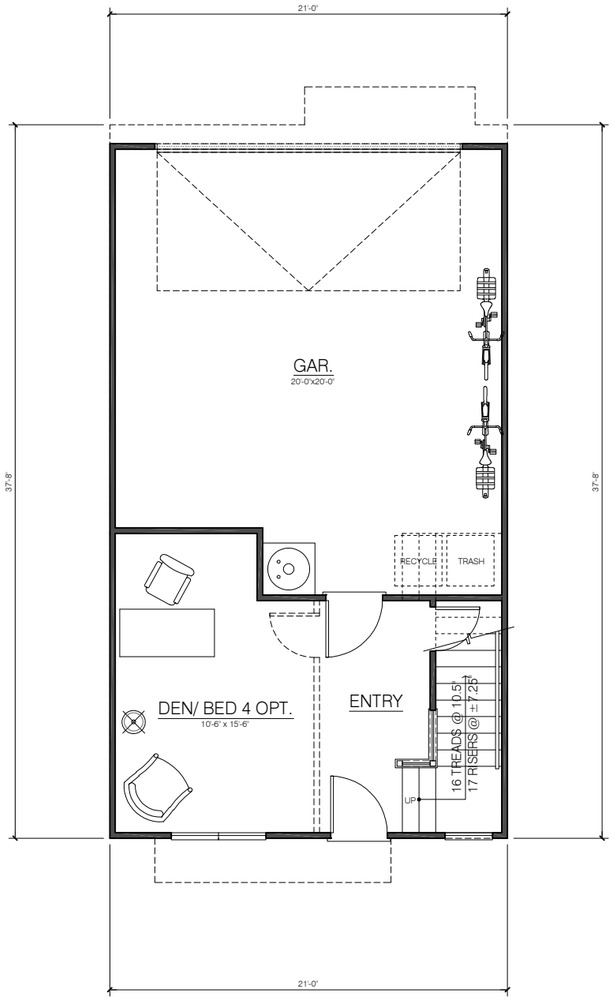
UPPER LEVEL

PLAN 2.1 LIVING AREA: 789 SQ. FT.



MAIN LEVEL

PLAN 2.1 LIVING AREA: 784 SQ. FT.



GROUND LEVEL

PLAN 2.1 LIVING AREA: 295 SQ. FT.
GARAGE AREA: 475 SQ. FT.

TOTAL LIVING AREA: 1,867 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

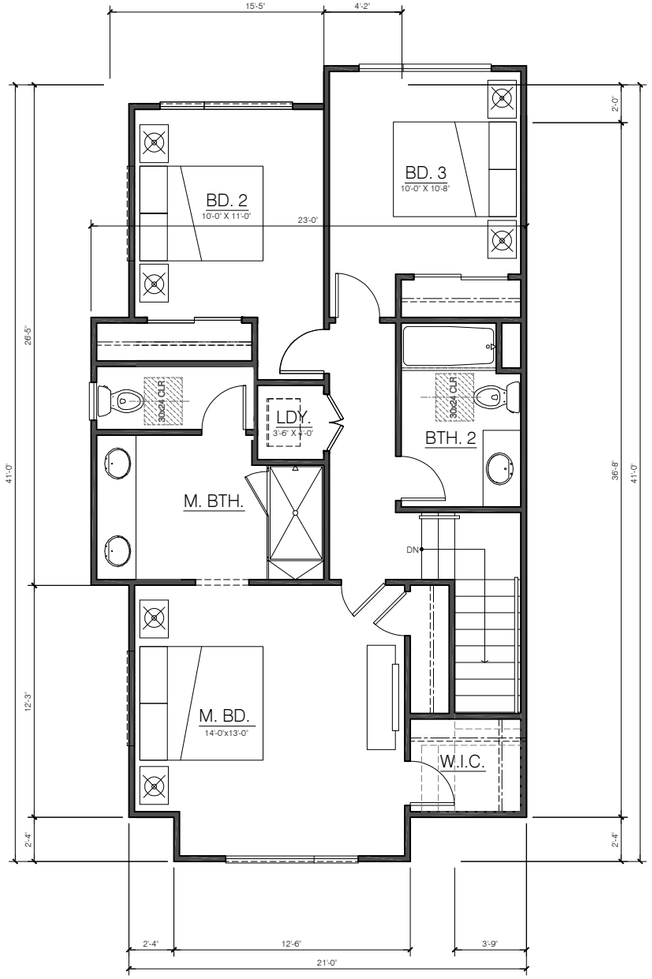
t. 415-512-1300
f. 415-288-0288

UNIT FLOOR PLANS - PLAN 2

A1.4

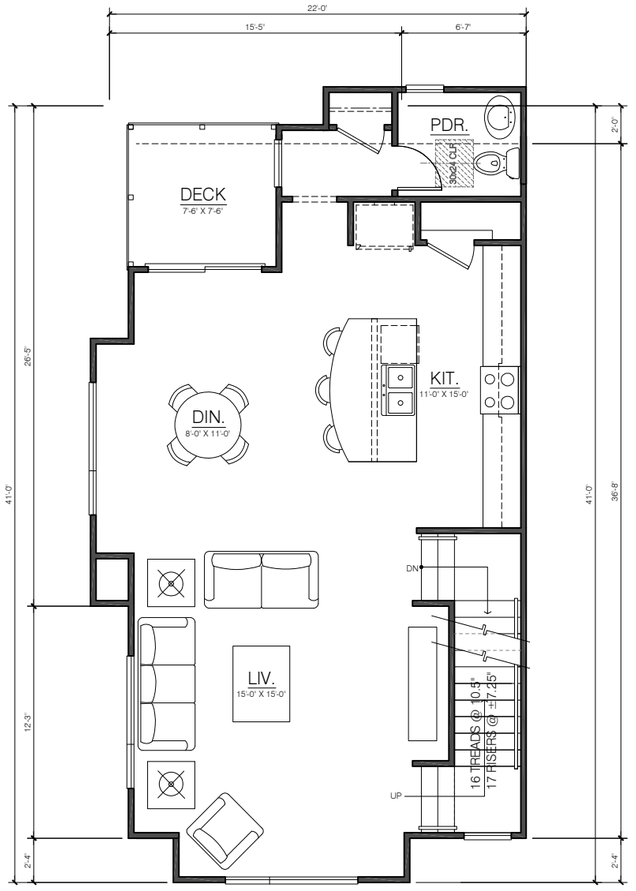
SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



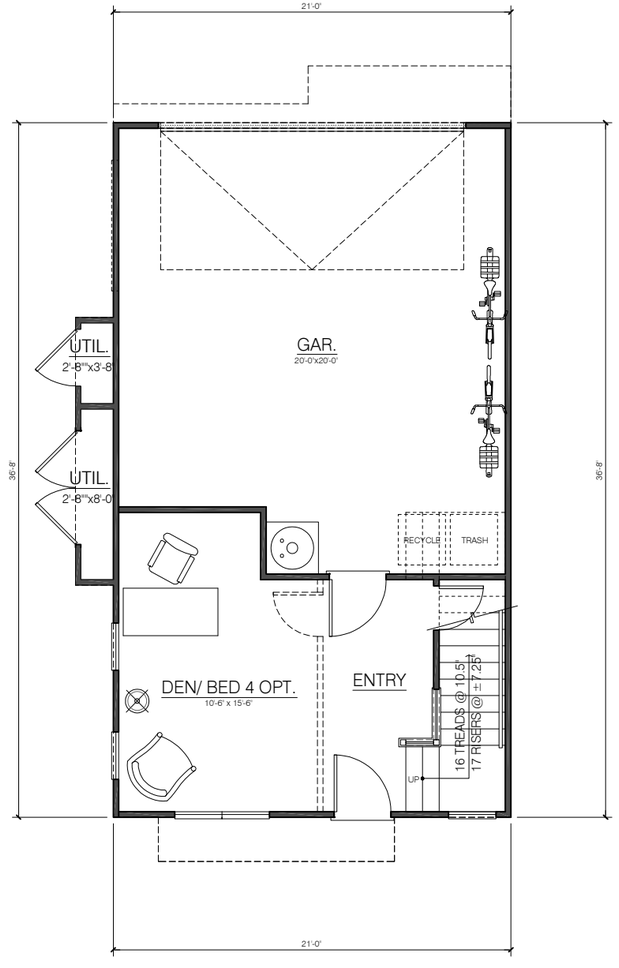
UPPER LEVEL

PLAN 2.2 LIVING AREA: 823 SQ. FT.



MAIN LEVEL

PLAN 2.2 LIVING AREA: 822 SQ. FT.



GROUND LEVEL

PLAN 2.2 LIVING AREA: 295 SQ. FT.
GARAGE AREA: 475 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

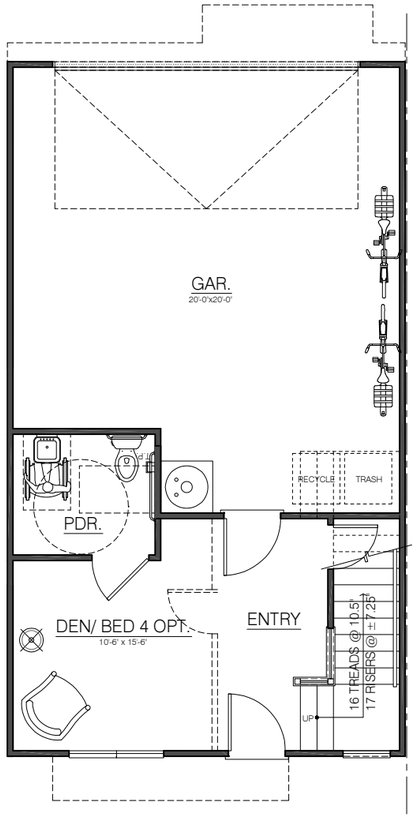
t. 415-512-1300
f. 415-288-0288

UNIT FLOOR PLANS - PLAN 2

A1.5

SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

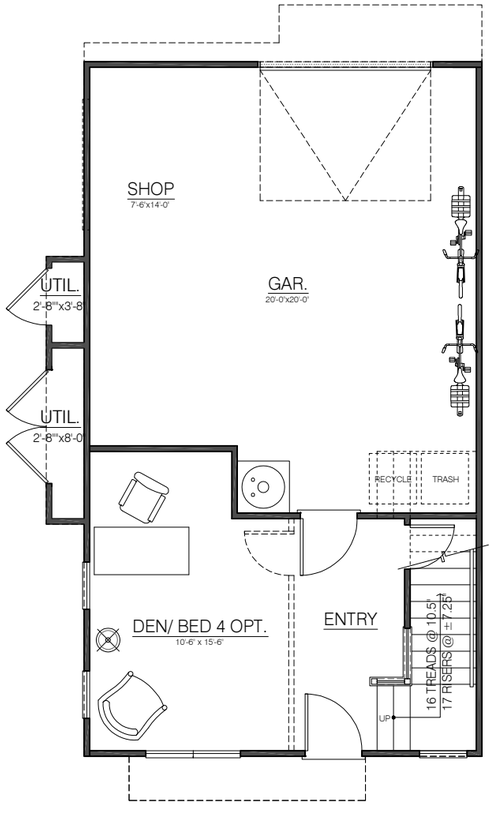
©HUNT HALE JONES ARCHITECTS



GROUND LEVEL

PLAN 2.5 (ACCESSIBLE UNIT)

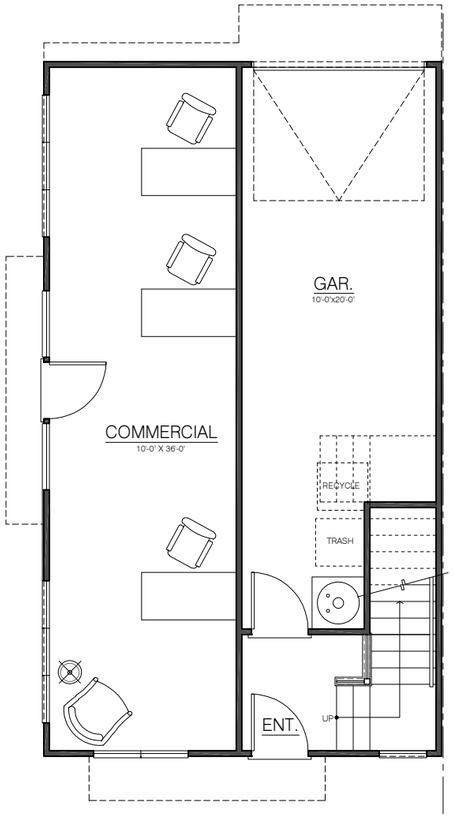
LIVING AREA: 246 SQ. FT.
GARAGE AREA: 468 SQ. FT.



GROUND LEVEL

PLAN 2.4 (ONE CAR GARAGE)

LIVING AREA: 246 SQ. FT.
GARAGE AREA: 476 SQ. FT.



GROUND LEVEL

PLAN 2.3 (SHOPKEEPER UNIT)

LIVING AREA: 97 SQ. FT.
GARAGE AREA: 295 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

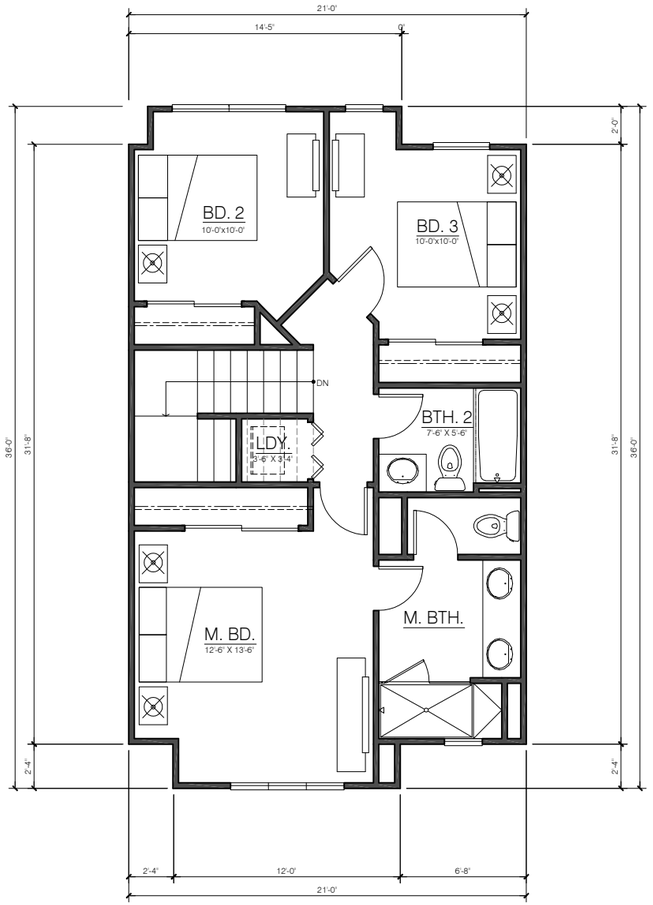
t. 415-512-1300
f. 415-288-0288

UNIT FLOOR PLANS - PLAN 2

A1.6

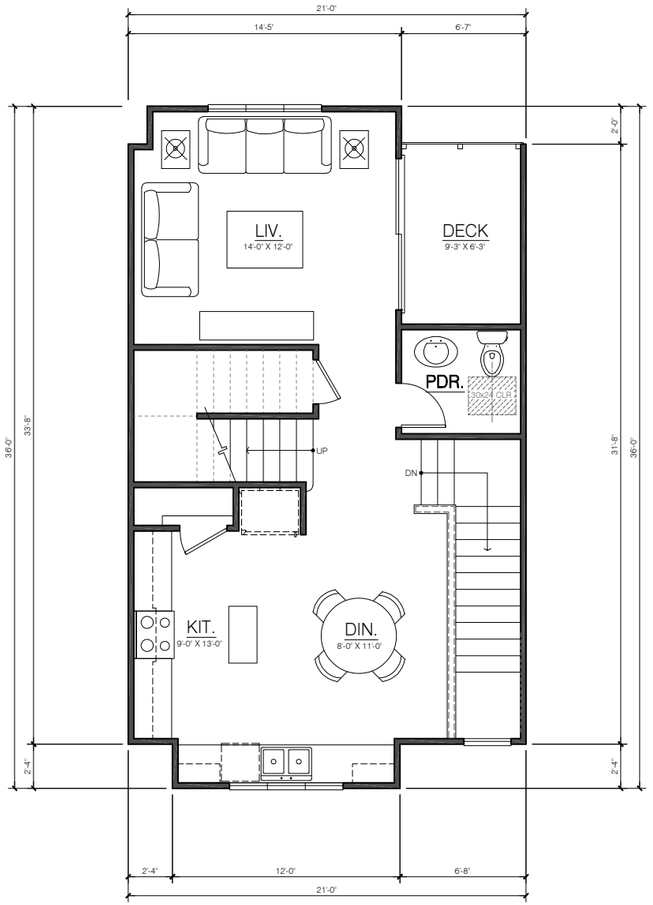
SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



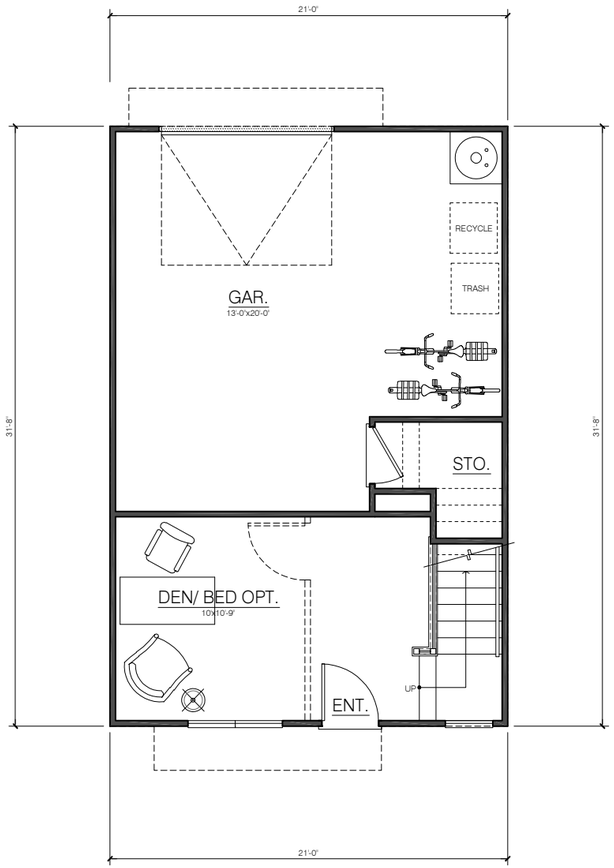
UPPER LEVEL

PLAN 3.1 LIVING AREA: 666 SQ. FT.



MAIN LEVEL

PLAN 3.1 LIVING AREA: 587 SQ. FT.



GROUND LEVEL

PLAN 3.1 LIVING AREA: 273 SQ. FT.
GARAGE AREA: 392 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

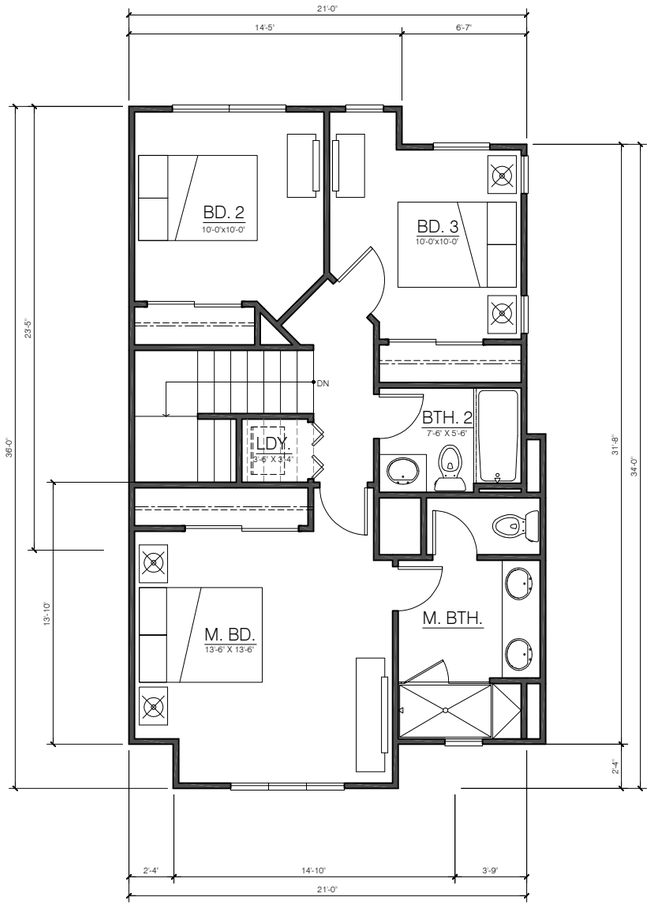
t. 415-512-1300
f. 415-288-0288

UNIT FLOOR PLANS - PLAN 3

A1.7

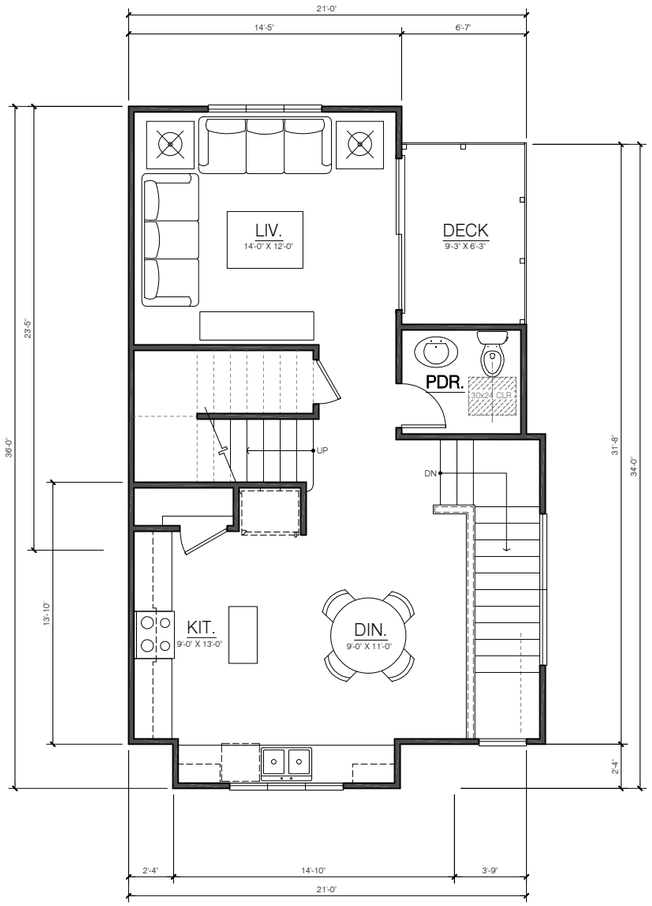
SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



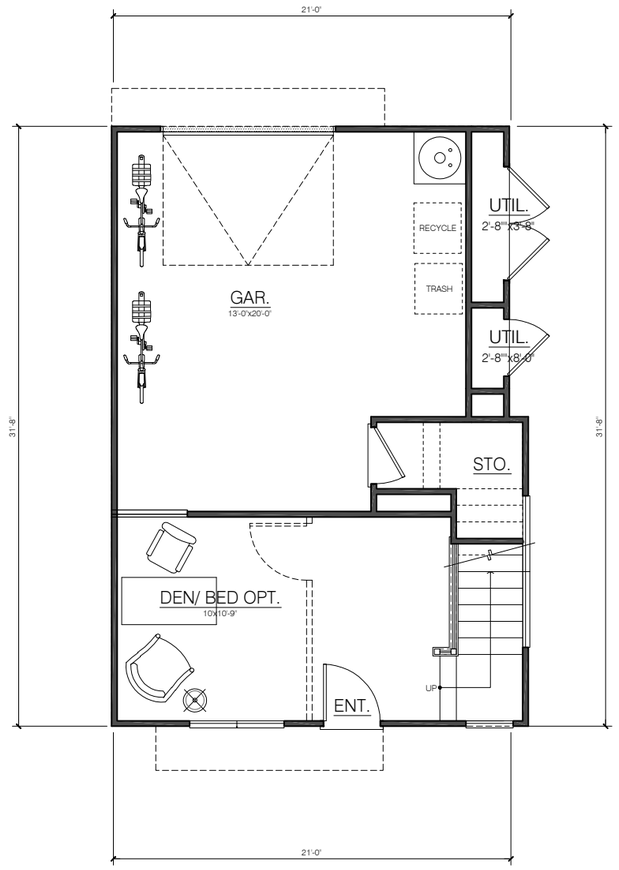
UPPER LEVEL

PLAN 3.2 LIVING AREA: 684 SQ. FT.



MAIN LEVEL

PLAN 3.2 LIVING AREA: 676 SQ. FT.



GROUND LEVEL

PLAN 3.2 LIVING AREA: 288 SQ. FT.
GARAGE AREA: 393 SQ. FT.

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

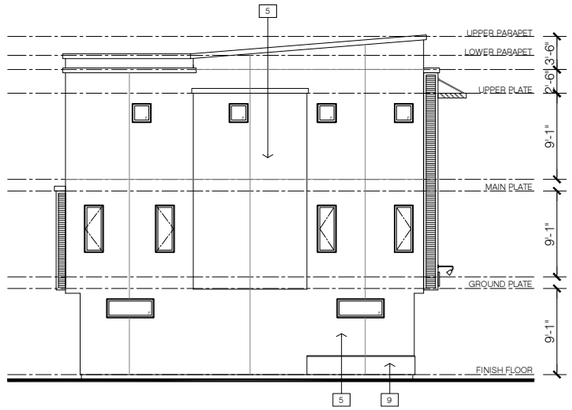
t. 415-512-1300
f. 415-288-0288

UNIT FLOOR PLANS - PLAN 3

A1.8

SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



LEFT ELEVATION

BUILDING 1 (BUILDING 2 OPP.)

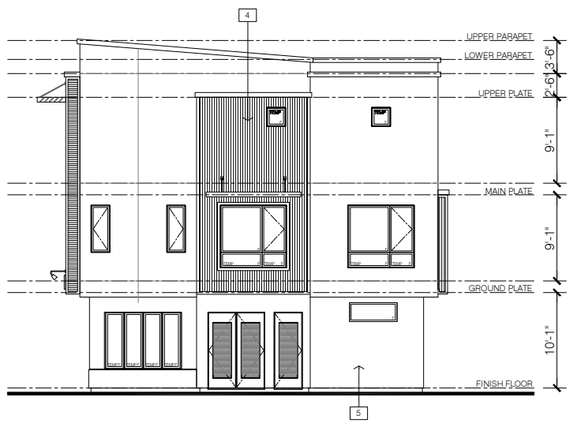
FRONT ELEVATION

BUILDING 1

ELEVATION NOTES

MATERIALS

1. ILLUMINATED SIGN (LIVE/WORK UNITS)
2. RECLAIMED METAL SIDING FROM EXISTING WAREHOUSE
3. HORIZONTAL CORRUGATED METAL SIDING
4. VERTICAL METAL SIDING
5. 3-COAT STUCCO
6. HARDIE BOARD LAP SIDING
7. METAL ROLL-UP GARAGE DOOR
8. METAL GUARDRAIL
9. 36" PRECAST WATER TABLE
10. SCUPPER & DOWNSPOUT
11. ROLL-UP GLASS SHOP DOOR



RIGHT ELEVATION

BUILDING 1 (BUILDING 2 OPP.)

REAR ELEVATION

BUILDING 1 (BUILDING 2 OPP.)

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

EXTERIOR ELEVATIONS - BLDG 1 & 2

A2.1

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

FRONT ELEVATION

BUILDING 2

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

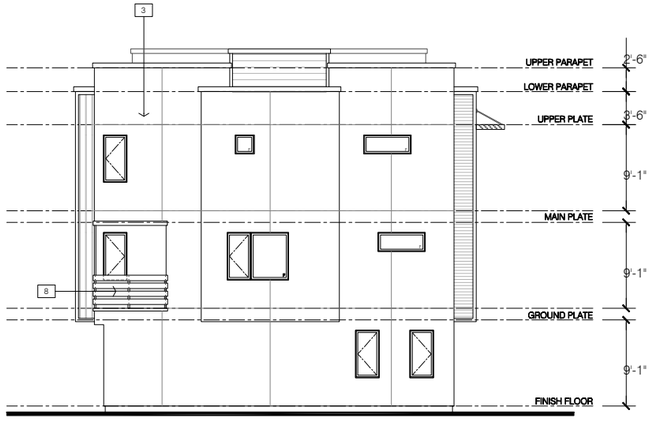
t. 415-512-1300
f. 415-288-0288

EXTERIOR ELEVATIONS- BLDG 2 FRONT

A2.2

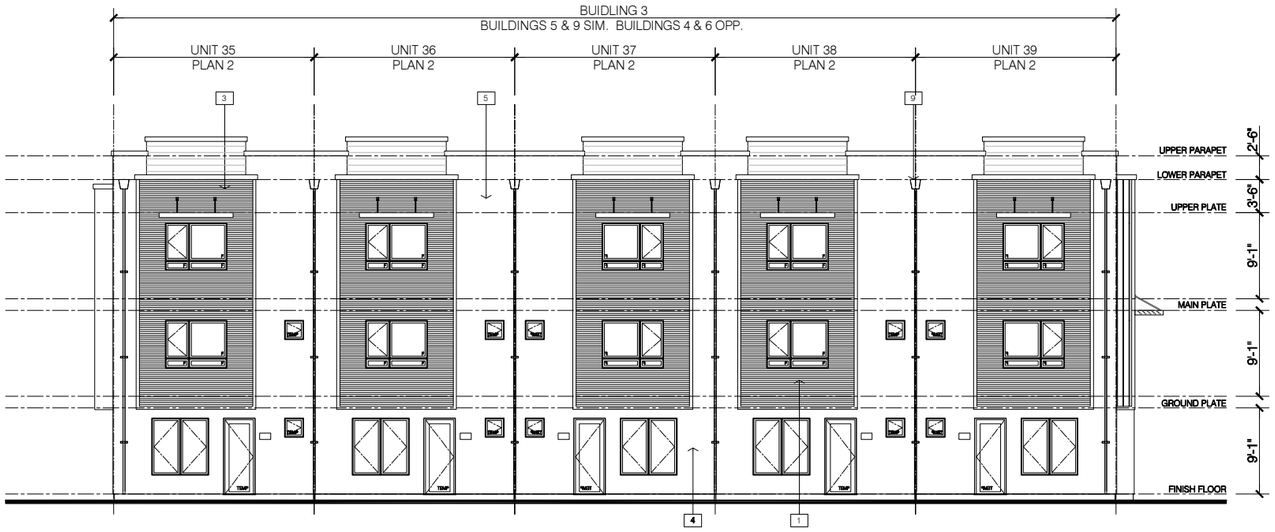
SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



LEFT ELEVATION

BUILDING 3, 5 & 9 (BUILDINGS 4 & 6 OPP.)



FRONT ELEVATION

BUILDING 3, 5 & 9 (BUILDINGS 4 & 6 OPP.)

RIGHT ELEVATION

BUILDING 3, 5 & 9 (BUILDINGS 4 & 6 OPP.)

REAR ELEVATION

BUILDING 5 & 9 (BUILDINGS 4 & 6 OPP.)

RECLAIMED METAL SIDING

VERT. METAL SIDING

LAP SIDING

HORIZ. METAL SIDING

STUCCO

ELEVATION NOTES

MATERIALS

1. ILLUMINATED SIGN (LIVE/WORK UNITS)
2. RECLAIMED METAL SIDING FROM EXISTING WAREHOUSE
3. HORIZONTAL CORRUGATED METAL SIDING
4. VERTICAL METAL SIDING
5. 3-COAT STUCCO
6. HARDIE BOARD LAP SIDING
7. METAL ROLL-UP GARAGE DOOR
8. METAL GUARDRAIL
9. 36" PRECAST WATER TABLE
10. SCUPPER & DOWNSPOUT
11. ROLL-UP GLASS SHOP DOOR

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

EXTERIOR ELEVATIONS - BLDG 3, 4, 5, 6 & 9

A2.3

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

RECLAIMED METAL SIDING

VERT. METAL SIDING

LAP SIDING

HORIZ. METAL SIDING

STUCCO

ELEVATION NOTES

MATERIALS

1. ILLUMINATED SIGN (LIVE/WORK UNITS)
2. RECLAIMED METAL SIDING FROM EXISTING WAREHOUSE
3. HORIZONTAL CORRUGATED METAL SIDING
4. VERTICAL METAL SIDING
5. 3-COAT STUCCO
6. HARDIE BOARD LAP SIDING
7. METAL ROLL-UP GARAGE DOOR
8. METAL GUARDRAIL
9. 36" PRECAST WATER TABLE
10. SCUPPER & DOWNSPOUT
11. ROLL-UP GLASS SHOP DOOR

REAR ELEVATION

BUILDING 3 ONLY

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

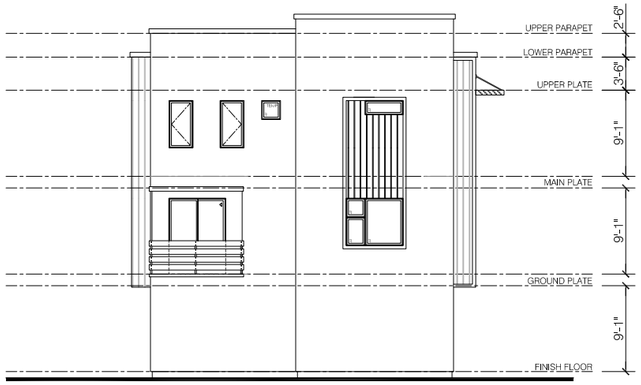
t. 415-512-1300
f. 415-288-0288

EXTERIOR ELEVATIONS - BLDG 3 REAR

A2.4

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



LEFT ELEVATION

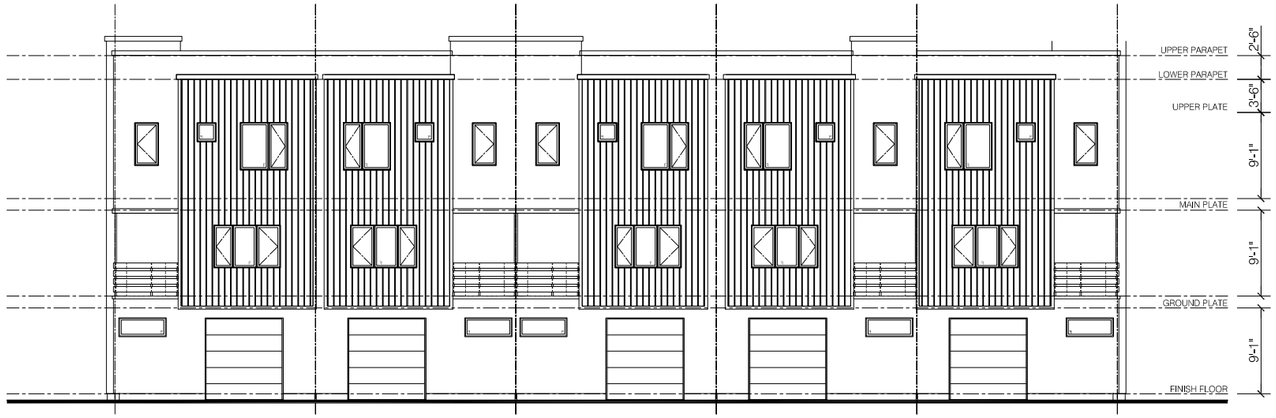
BUILDING 8 (BUILDING 7 OPP.)

FRONT ELEVATION

BUILDING 8 (BUILDING 7 OPP.)

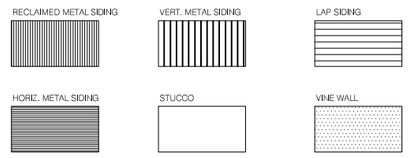
RIGHT ELEVATION

BUILDING 8 (BUILDING 7 OPP.)



REAR ELEVATION

BUILDING 8 (BUILDING 7 OPP.)



ELEVATION NOTES

MATERIALS

1. ILLUMINATED SIGN (LIVE/WORK UNITS)
2. RECLAIMED METAL SIDING FROM EXISTING WAREHOUSE
3. HORIZONTAL METAL SIDING
4. VERTICAL METAL SIDING
5. 3-COAT STUCCO
6. HARDIE BOARD LAP SIDING
7. METAL ROLL-UP GARAGE DOOR
8. METAL GUARDRAIL
9. 36" PRECAST WATER TABLE
10. SCUPPER & DOWNSPOUT
11. ROLL-UP GLASS SHOP DOOR

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

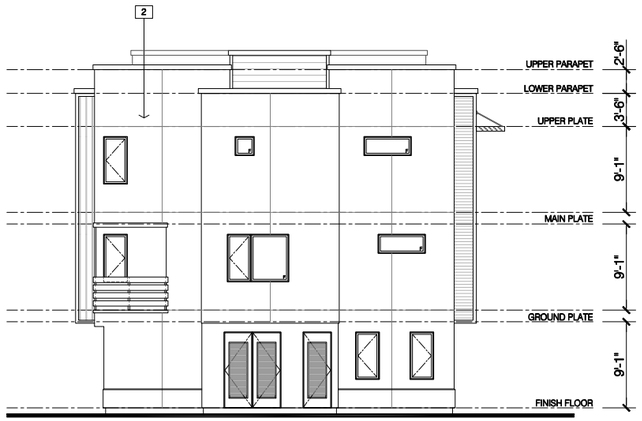
t. 415-512-1300
f. 415-288-0288

EXTERIOR ELEVATIONS - BLDG 7 & 8

A2.5

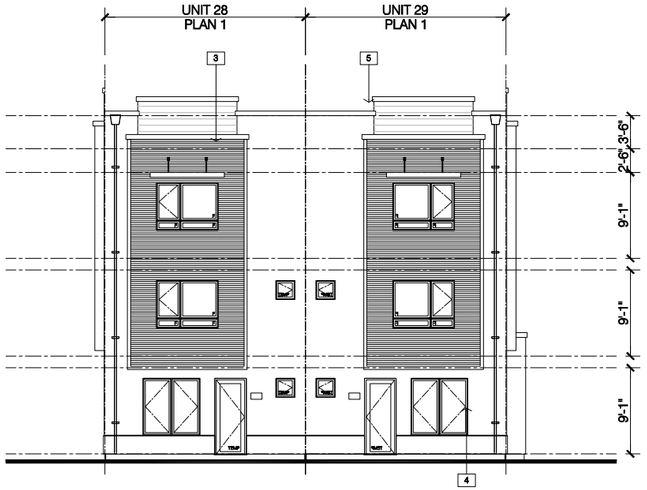
SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



LEFT ELEVATION

BUILDING 11 (BLDG. 8 OPP.)



FRONT ELEVATION

BUILDING 11 (BUILDING 10 OPP.)

RIGHT ELEVATION

BUILDING 11 (BLDG. 8 OPP.)

REAR ELEVATION

BUILDING 11

RECLAIMED METAL SIDING

VERT. METAL SIDING

LAP SIDING

HORIZ. METAL SIDING

STUCCO

ELEVATION NOTES

MATERIALS

1. ILLUMINATED SIGN (LIVE/WORK UNITS)
2. RECLAIMED METAL SIDING FROM EXISTING WAREHOUSE
3. HORIZONTAL CORRUGATED METAL SIDING
4. VERTICAL METAL SIDING
5. 3-COAT STUCCO
6. HARDIE BOARD LAP SIDING
7. METAL ROLL-UP GARAGE DOOR
8. METAL GUARDRAIL
9. 36" PRECAST WATER TABLE
10. SCUPPER & DOWNSPOUT
11. ROLL-UP GLASS SHOP DOOR

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

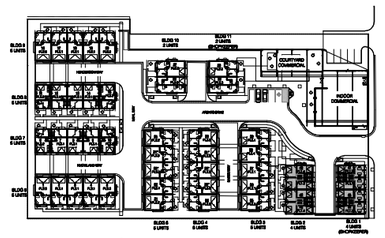
t. 415-512-1300
f. 415-288-0288

EXTERIOR ELEVATIONS - BLDG 10 & 11

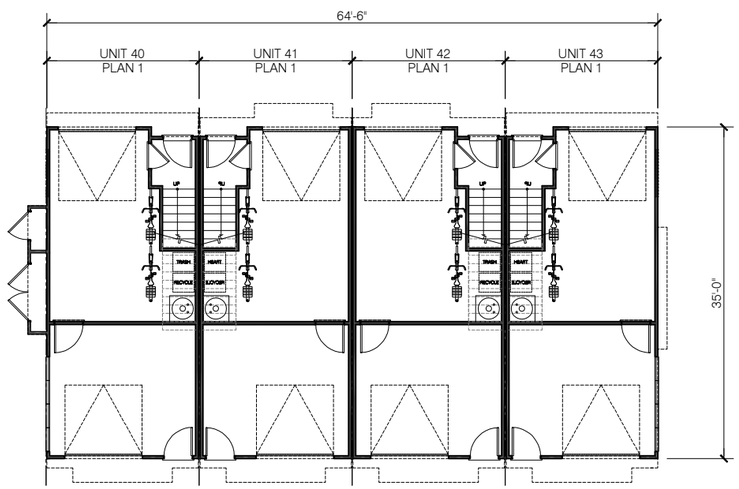
A2.6

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

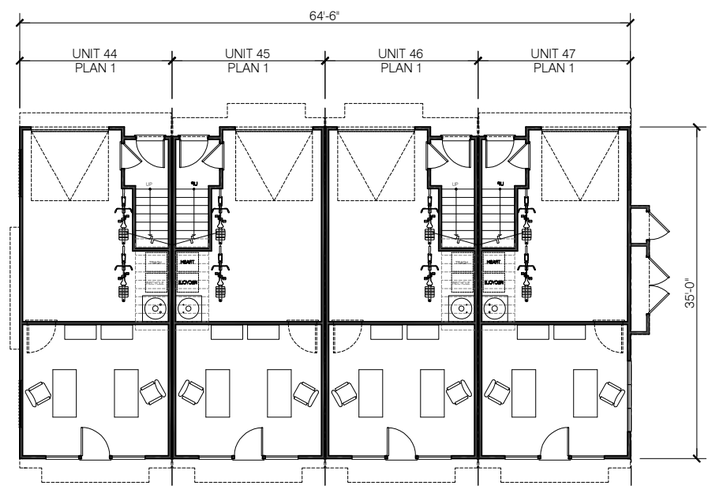


SITE PLAN KEY



GROUND FLOOR PLAN

BUILDING 2



GROUND FLOOR PLAN

BUILDING 1

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

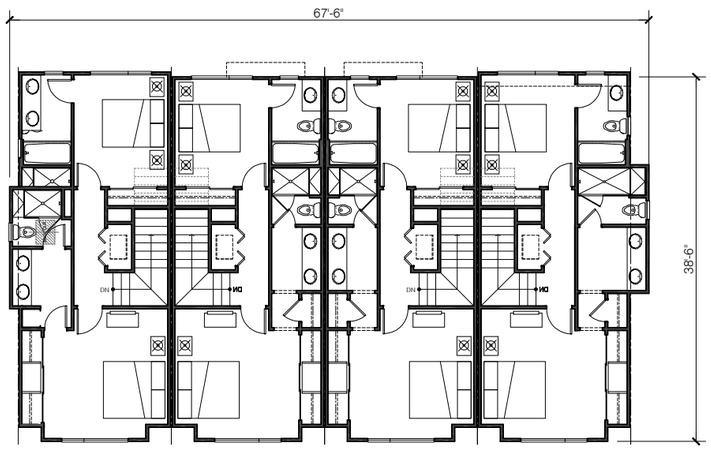
t. 415-512-1300
f. 415-288-0288

BUILDING PLANS - BLDG. 1 & 2

A3.1

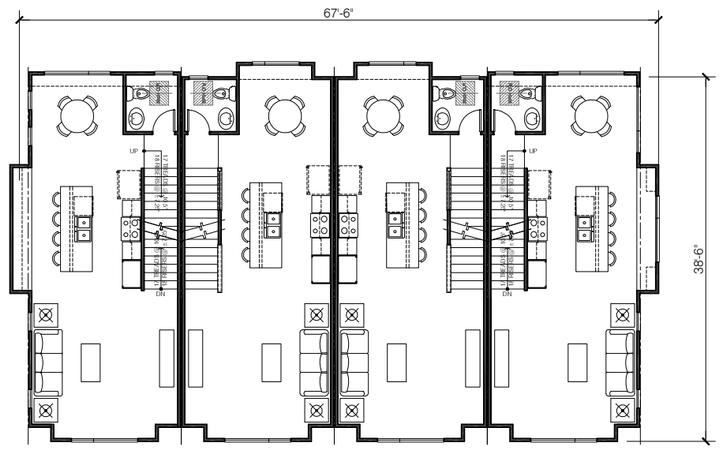
SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



UPPER FLOOR PLAN

BUILDING 1 (BUILDING 2 OPP.)



MAIN FLOOR PLAN

BUILDING 1 (BUILDING 2 OPP.)

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

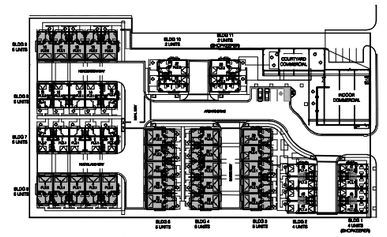
t. 415-512-1300
f. 415-288-0288

BUILDING PLANS - BLDG. 1 & 2

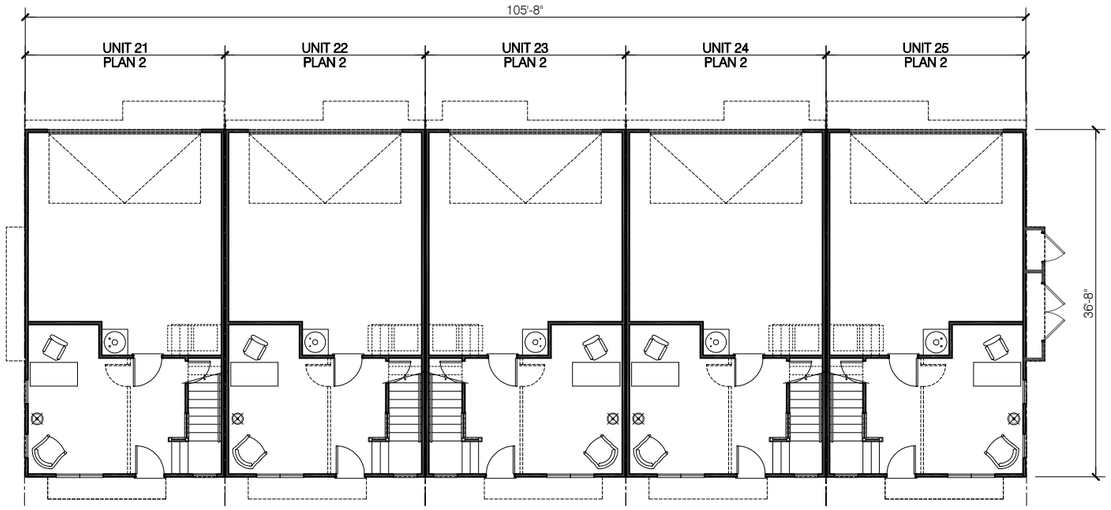
A3.2

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



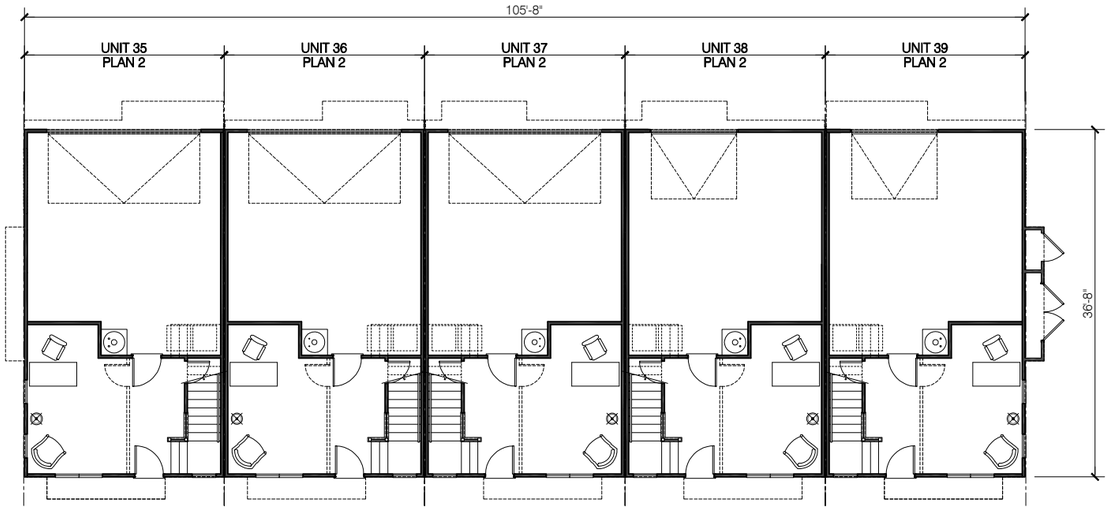
SITE PLAN KEY



GROUND FLOOR PLAN

BUILDING 5 (BUILDING 6 SIM. BUILDINGS 4 & 9 OPP.)

NOTE:
FOR UNITS 23, 24, 31, 32 & 33 REFER TO SHEET A1.6 FOR PLAN 2.5 (ACCESSIBLE UNIT FLOOR PLAN)



GROUND FLOOR PLAN

BUILDING 3

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

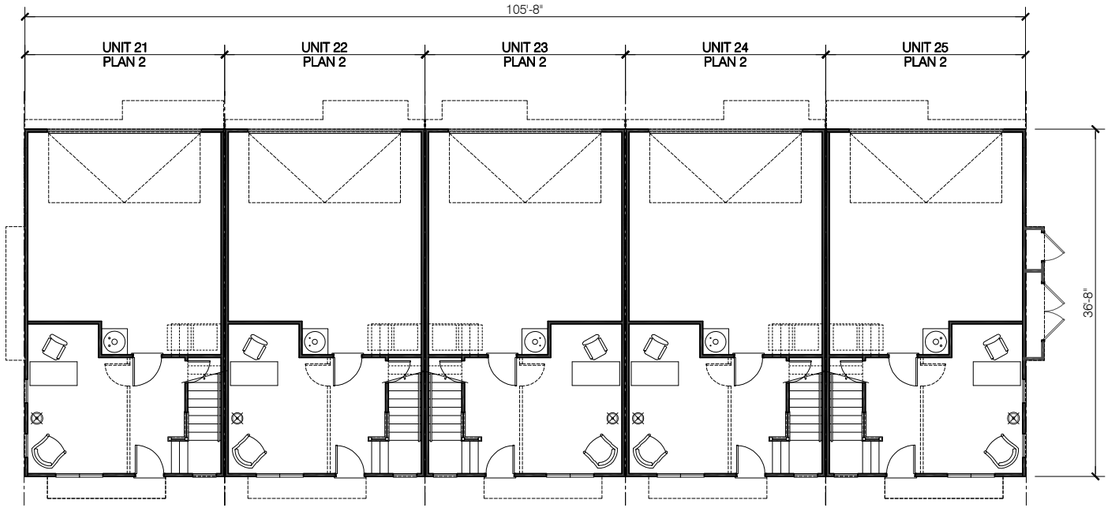
t. 415-512-1300
f. 415-288-0288

BUILDING PLANS - BLDGS. 3, 4, 5, 6 & 9

A3.3

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

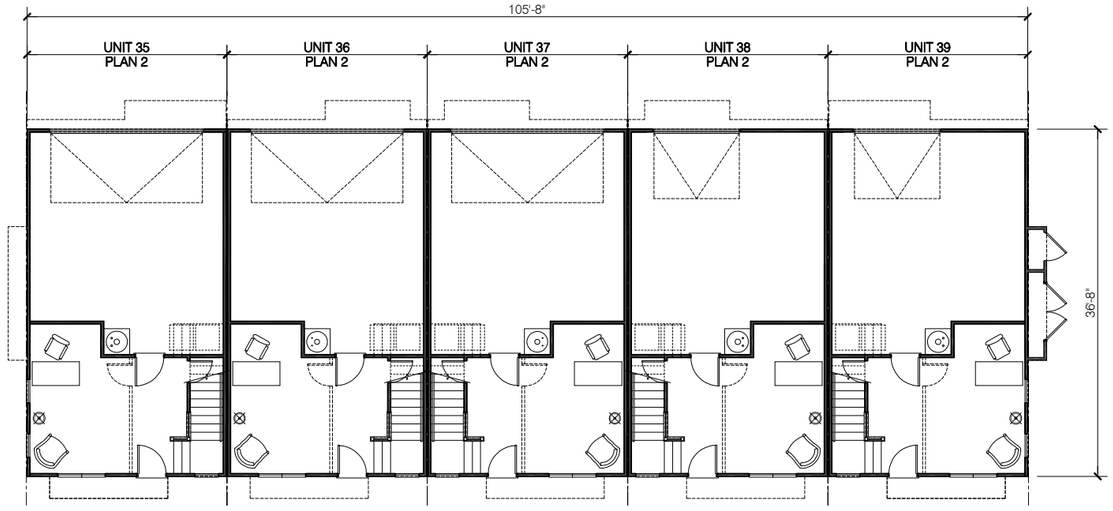
©HUNT HALE JONES ARCHITECTS



GROUND FLOOR PLAN

BUILDING 5 (BUILDING 6 SIM. BUILDINGS 4 & 9 OPP.)

NOTE:
FOR UNITS 23, 24, 31, 32 & 33 REFER TO SHEET A1.6 FOR PLAN 2.5 (ACCESSIBLE UNIT FLOOR PLAN)



GROUND FLOOR PLAN

BUILDING 3

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors BUILDING PLANS - BLDG. 3 & 5 MAIN & UPPER

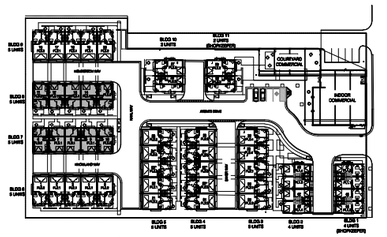
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

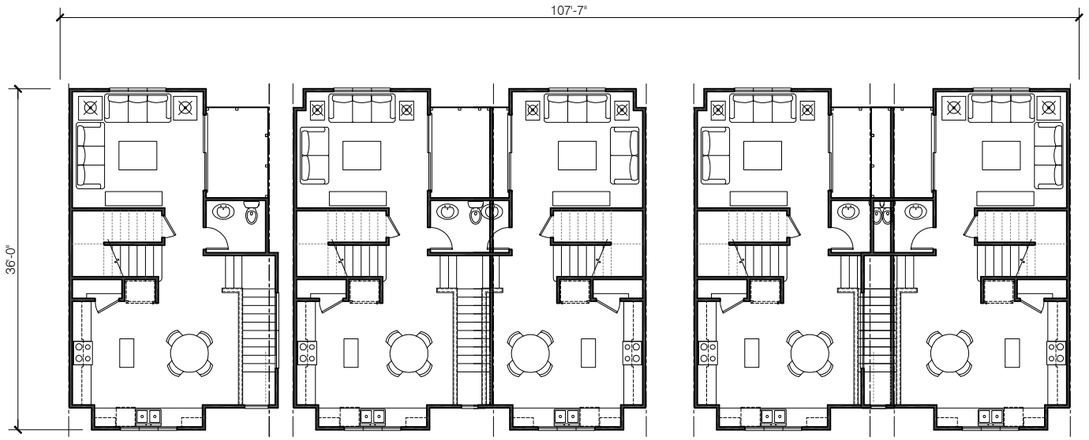
A3.4

SCALE: 1/4" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

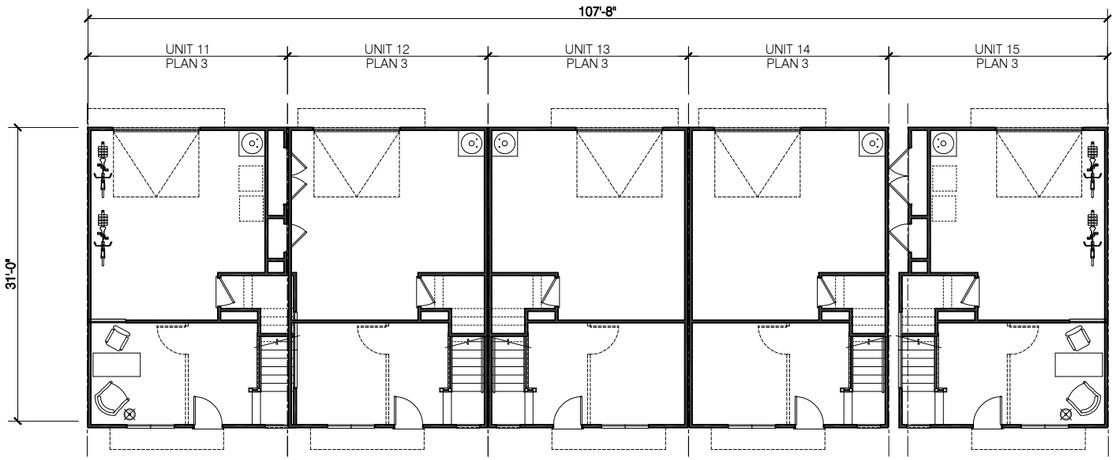


SITE PLAN KEY



MAIN FLOOR PLAN

BUILDING 8 (BUILDING 7 OPP.)



GROUND FLOOR PLAN

BUILDING 8 (BUILDING 7 OPP.)

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

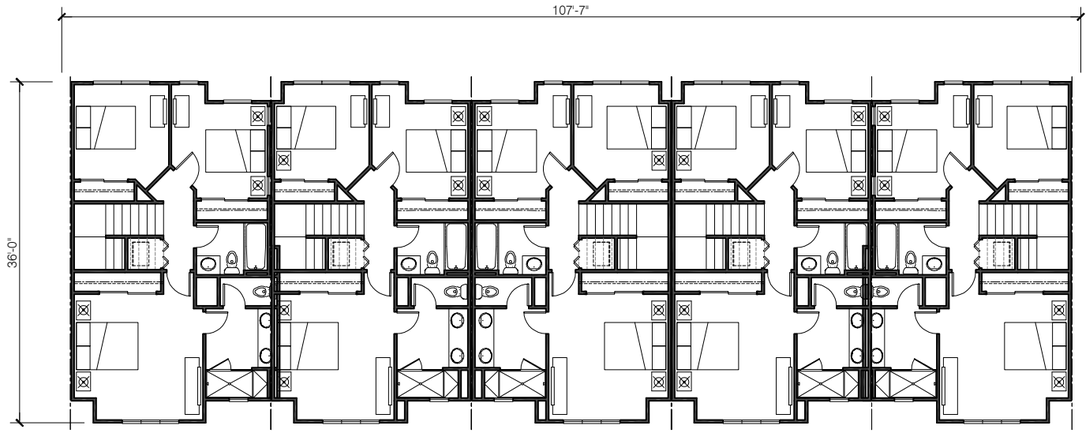
t. 415-512-1300
f. 415-288-0288

BUILDING PLANS - BLDGS. 7 & 8

A3.5

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



UPPER FLOOR PLAN

BUILDING 8 (BUILDING 7 OPP.)

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

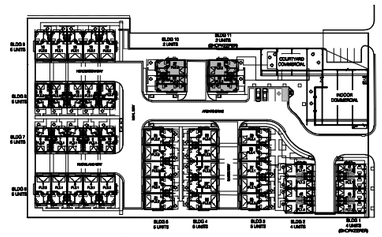
t. 415-512-1300
f. 415-288-0288

BUILDING PLANS - BLDGS. 7 & 8

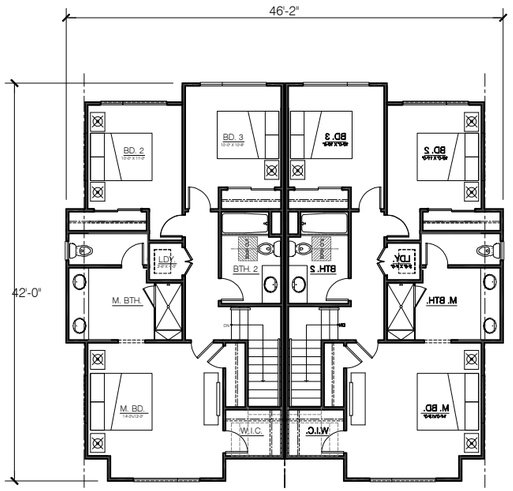
A3.6

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS

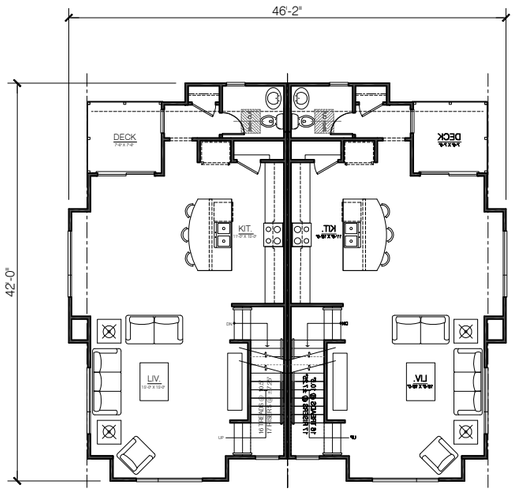


SITE PLAN KEY



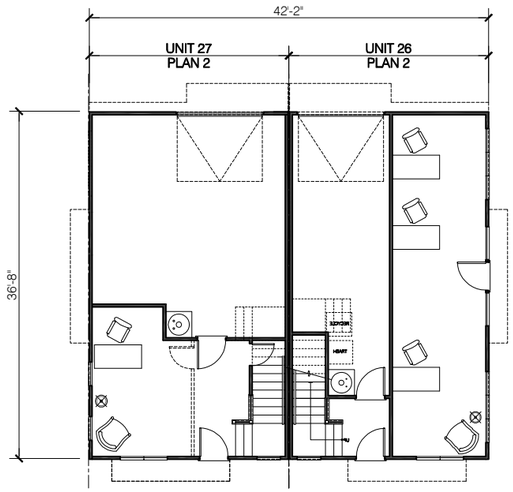
UPPER FLOOR PLAN

BUILDING 10 (BUILDING 11 OPP.)



MAIN FLOOR PLAN

BUILDING 10 (BUILDING 11 OPP.)



GROUND FLOOR PLAN

BUILDING 10 (BUILDING 11 OPP.)

City Ventures

ALAMEDA

CITY VENTURES

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

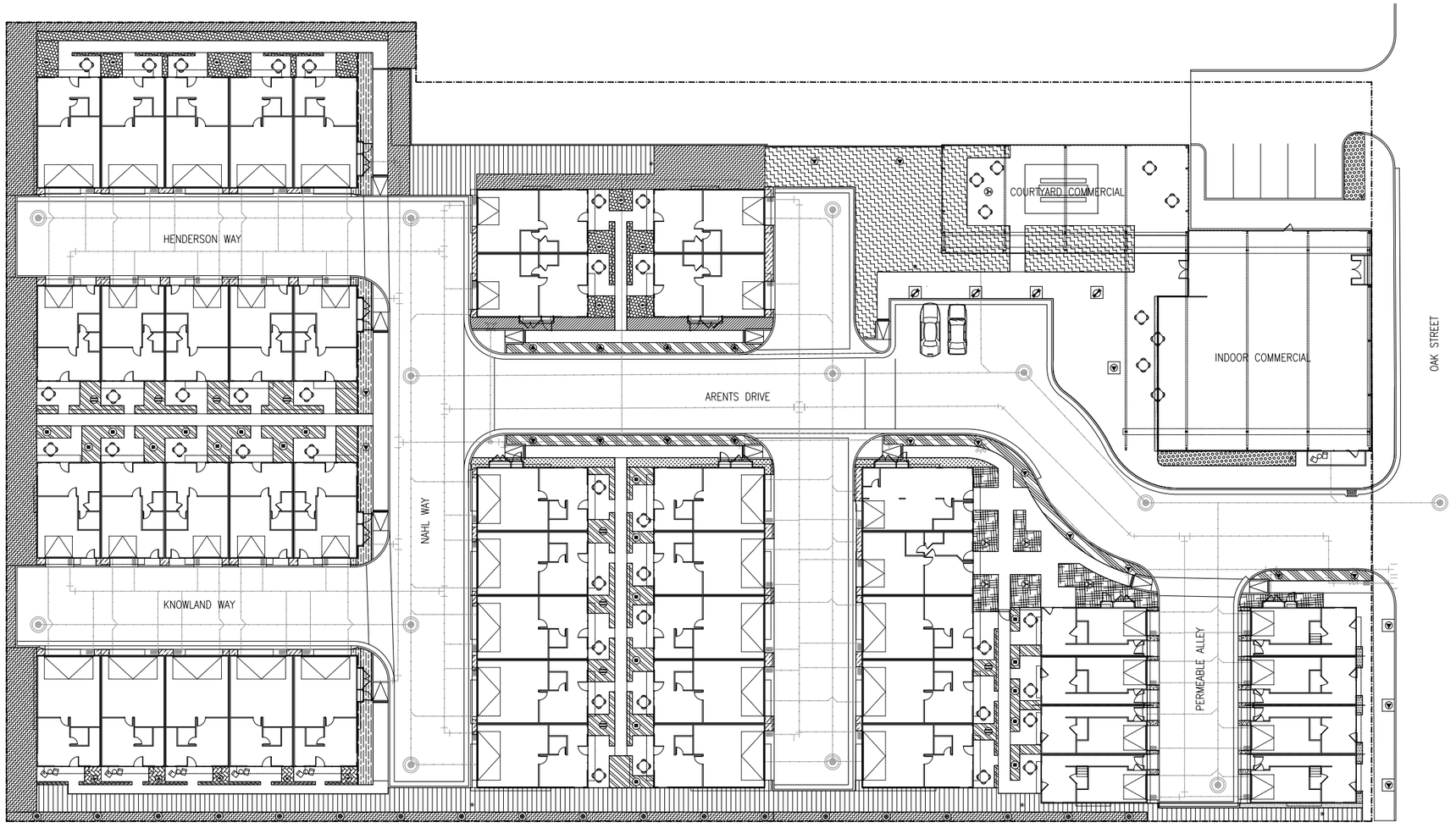
t. 415-512-1300
f. 415-288-0288

BUILDING PLANS - BLDGS. 10 & 11

A3.7

SCALE: 1/8" = 1'-0"
DATE: 07.28.2014
PROJECT: 317007

©HUNT HALE JONES ARCHITECTS



LEGEND:

MEW TYPE 'A' PLANTING:
SPECIES 1: ABUTILON X HYBRIDUM 'NABOB'
SPECIES 2: ABELIA X GRANDIFLORA
SPECIES 3: BERGENIA CORDIFOLIA
SPECIES 4: ALSTROEMERIA AURANTIACA
SPECIES 5: MICROLEPIA STRIGOSA
SPECIES 6: VIOLA CORSICA

MEW TYPE 'B' SUNNY PLANTING
SPECIES 1: OLEA EUROPAEA 'MONTRA'
SPECIES 2: VITEX AGNUS CACTUS
SPECIES 3: EUPHORBIA CHARACIAS 'PORTUGUESE VELVET'
SPECIES 4: CERASTIUM TOMENTOSUM
SPECIES 5: CHEIRANTHUS 'BOWLES MAUVE'
SPECIES 6: ANIGOSANTHOS 'BIG RED'

MEW TYPE 'B' SHADY PLANTING
SPECIES 1: HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
SPECIES 2: PITTOSPROUM TENUIFOLIUM
SPECIES 3: HELLEBORE SP.
SPECIES 4: POLYSTICHUM MUNITUM
SPECIES 5: HAKONECHLOA MACRA
SPECIES 6: ALSTROEMERIA AURANTIACA
SPECIES 7: BOMAREA CALDASSII

SURFACE ALLEY PLANTERS
COMBINATION A:
VINE: CLYTOSTOMA CALLISTEGIOIDES
PERENNIAL: DIETES GRANDIFLORA
COMBINATION B:
VINE: BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'
PERENNIAL: DIANELLA REVOLUTA 'BABY BLISS'

PERMEABLE ALLEY PLANTERS
SPECIES 1: ANIGOZANTHOS 'BIG RED'
SPECIES 2: LOMANDRA LONGIFOLIA 'NYALLA'

OAK STREET PLANTERS
SPECIES 1: CLYTOSTOMA CALLISTEGIOIDES
SPECIES 2: DIANELLA REVOLUTA 'BABY BLISS'

SOUTH COMMERCIAL PLAZA PLANTING
SPECIES 1: OLEA EUROPAEA 'MONTRA'
SPECIES 2: ALYOGYNE HUEGELII 'SANTA CRUZ'
SPECIES 3: EUPHORBIA CHARACIAS 'PORTUGUESE VELVET'
SPECIES 4: LOMANDRA LONGIFOLIA 'BREEZE'

ARENTS WAY NORTH BUILDING FOUNDATION PLANTING
SPECIES 1: PITTOSPORUM TENUIFOLIUM 'SILVER MAGIC'
SPECIES 2: SESLERIA AUTUMNALIS

MISCANTHUS SINENSIS 'MORNING LIGHT'

ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'

FICUS PUMILA

COURTYARD COMMERCIAL PLANTING
SPECIES 1: FEIJOA SELLOWIANA
SPECIES 2: ALYOGYNE HUEGELII 'SANTA CRUZ'
SPECIES 3: SALVIA GREGGII
SPECIES 4: NASELLA TENUISSIMA
SPECIES 5: AGAVE ATTENUATA
SPECIES 6: BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'

LOMANDRA LONGIFOLIA

NAHL WAY PLANTING
SPECIES 1: CARPENTERIA CALIFORNICA 'ELIZABETH'
SPECIES 2: CAREX PRAEGRACILIS

BIOSWALE PLANTING

EVERGREEN HEDGE
–6"0" TO 8'–0" TALL

PLATANUS X ACERFOLIA 'COLUMBIA'

WASHINGTONIA ROBUSTA

TIBOUCHINA URVILLEANA

ACER PALMATUM

CERCIS CANADENSIS TEXENSIS

OLEA EUROPAEA 'SWAN HILL'

ACER RUBRUM 'ARMSTRONG'

CHITALPA TASHKENTENSIS

0 10' 20' 40'

©HUNT HALE JONES ARCHITECTS

HUNT HALE JONES
Architecture | Planning | Interiors
444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300 f. 415-288-0288

EINWILLER KUEHL
LANDSCAPE ARCHITECTURE
874 41st Street
Oakland, CA 94608
www.einwillerkuehl.com
t. 540-891-1696

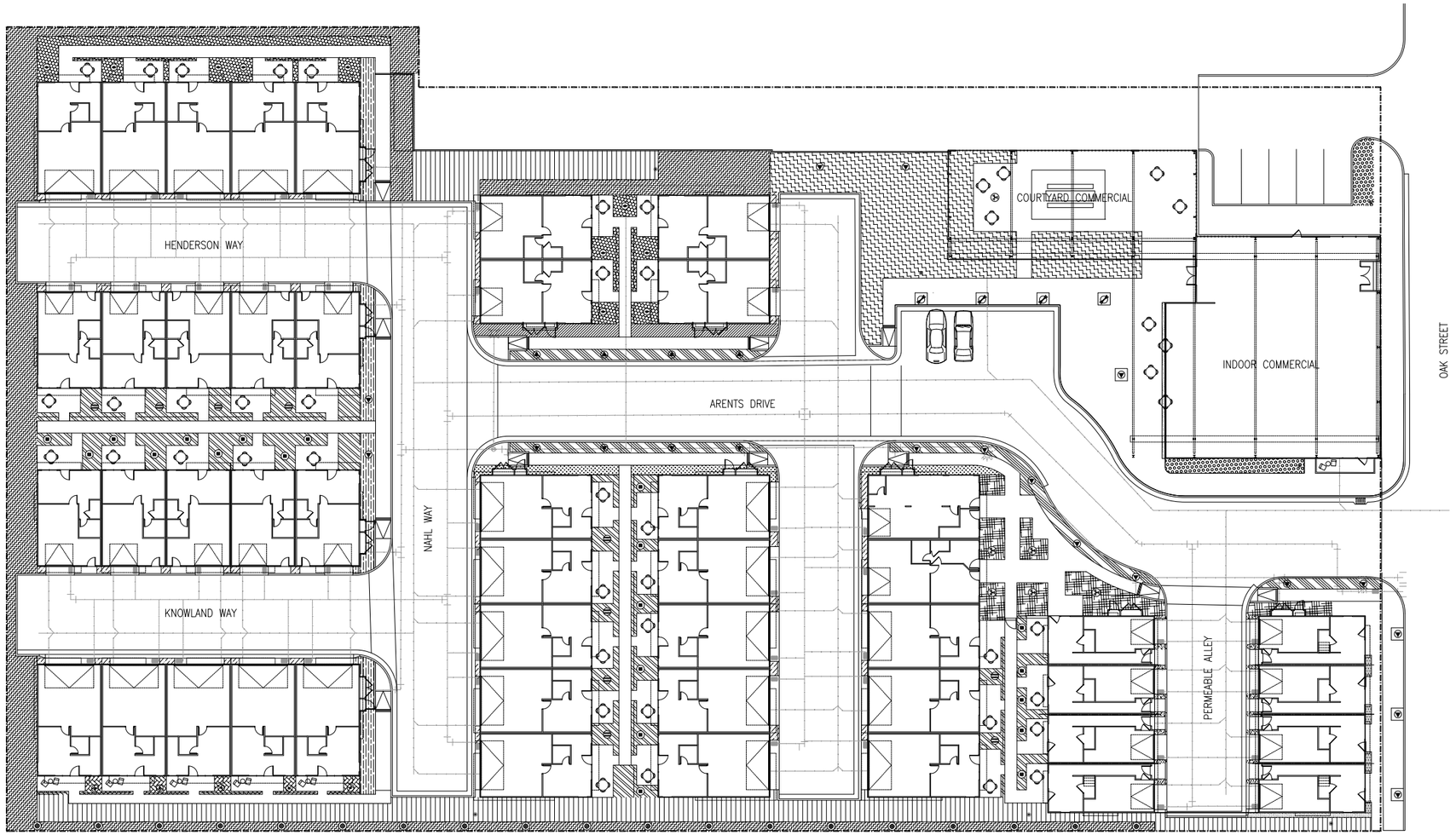
City Ventures
www.cityventures.com

ALAMEDA
1835 OAK STREET
REDEVELOPMENT

Sheet Description:

PLANTING PLAN
L101

Scale	
Drawn	JF
Checked	SK
Date	7/23/2014
Project#	317007



LEGEND:

- MEW HYDROZONE 1 — 2209 SF
- MEW HYDROZONE 2 — 271 SF
- MEW TYPE 3 HYDROZONE — 1093 SF
- SURFACE ALLEY HYDROZONE
- PERMEABLE ALLEY HYDROZONE
- OAK STREET HYDROZONE — 49 SF
- SOUTH COMMERCIAL PLAZA HYDROZONE — 836 SF
- ARENTS WAY NORTH FOUNDATION PLANTING HYDROZONE — 356 SF
- ARENTS WAY SOUTH FOUNDATION PLANTING HYDROZONE — 367 SF
- ARENTS WAY RIGHT OF WAY HYDROZONE — 1069 SF
- BUILDING WALL VINES HYDROZONE — 115 SF
- COURTYARD COURTYARD HYDROZONE — 2887 SF
- NAHL WAY HYDROZONE — 830 SF
- BIOSWALE 1 HYDROZONE — 365 SF
- BIOSWALE 2 HYDROZONE — 3766
- PERIMETER HEDGE HYDROZONE — 4968 SF
- STREET TREE HYDROZONE — QTY 23
- MEW TREE TYPE 1 HYDROZONE — QTY 10
- NEW TREE TYPE 2 HYDROZONE — QTY 20
- MEW TREE TYPE 3 HYDROZONE — QTY 10
- MEW TREE TYPE 4 HYDROZONE — QTY 5
- ORNAMENTAL TREE TYPE 1 HYDROZONE — QTY 6
- SCREEN TREE HYDROZONE — QTY 19
- ORNAMENTAL TREE TYPE 2 HYDROZONE — QTY 4

0 10' 20' 40'

©HUNT HALE JONES ARCHITECTS

HUNT HALE JONES
Architecture | Planning | Interiors
444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300 f. 415-288-0288

EINWILLER KUEHL
LANDSCAPE ARCHITECTURE
874 41st Street
Oakland, CA 94608
www.einwillerkuehl.com
t. 540-891-1696

City Ventures
www.cityventures.com

ALAMEDA
1835 OAK STREET
REDEVELOPMENT

Sheet Description:

HYDROZONES
L201

Scale	
Drawn	JF
Checked	SK
Date	7/23/2014
Project#	317007


~2-TON~

City Ventures

ALAMEDA PROJECT
1835 Oak Street

HUNT HALE JONES

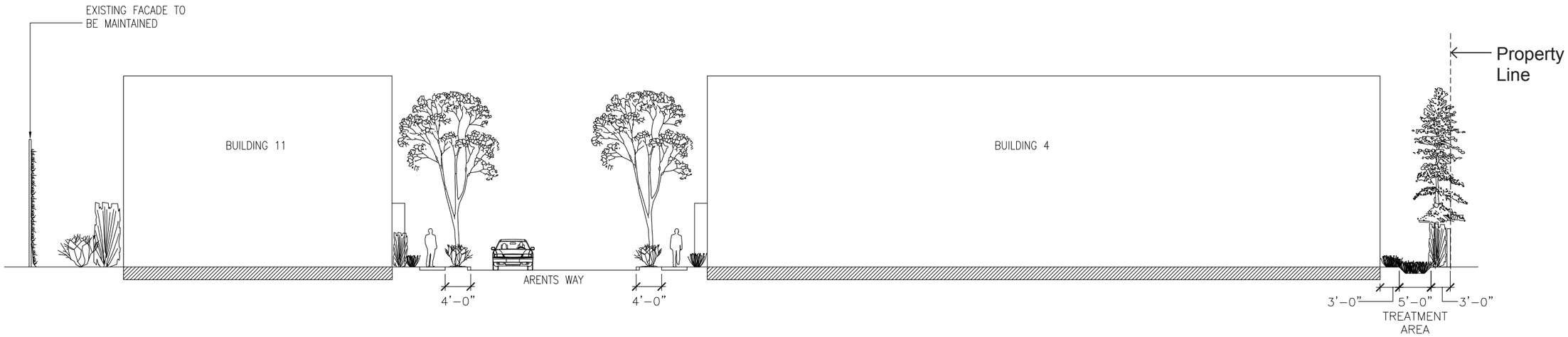
Architecture | Planning | Interiors

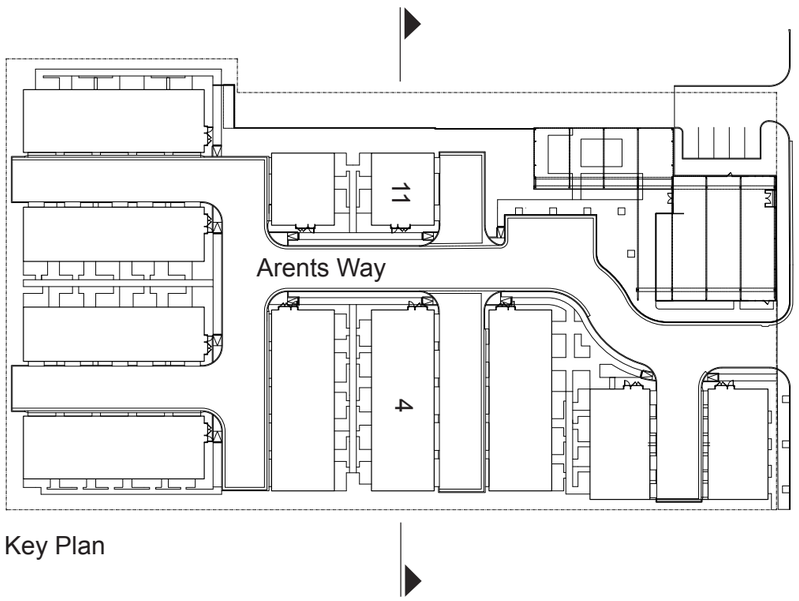
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

EINWILLERKUEHL LANDSCAPE ARCHITECTURE

874 41st Street Oakland, CA 94608 510.891.1696





Key Plan

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

City Ventures

ALAMEDA PROJECT

1835 Oak Street

HUNT HALE JONES

Architecture | Planning | Interiors

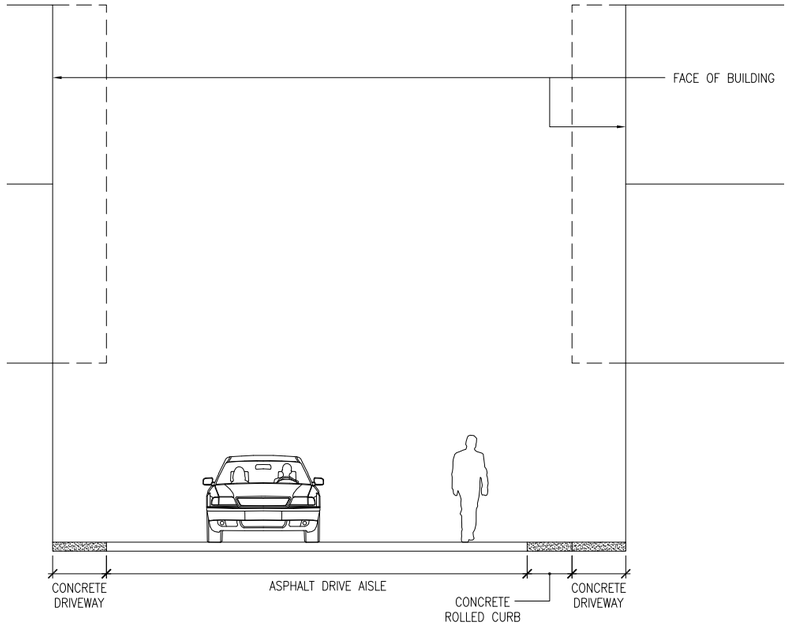
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

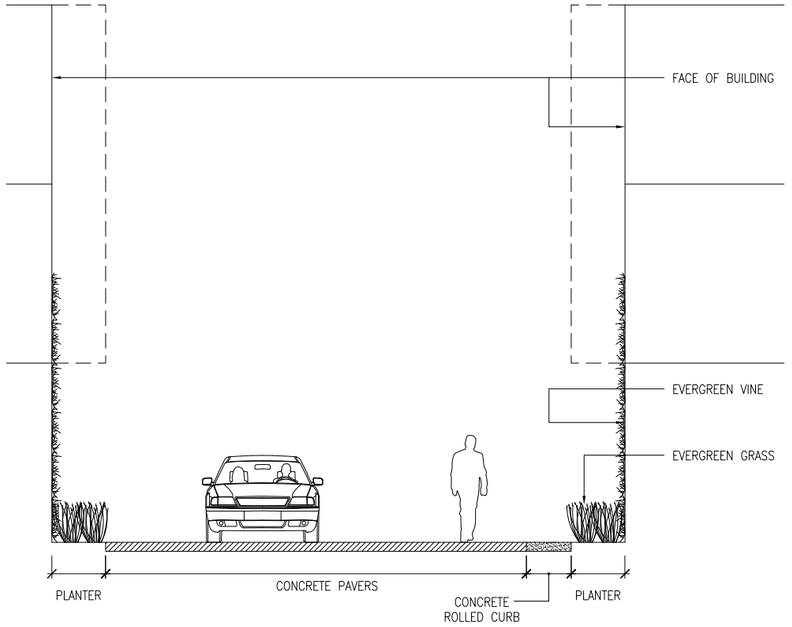
EINWILLER KUEHL CONGEL

LANDSCAPE ARCHITECTURE

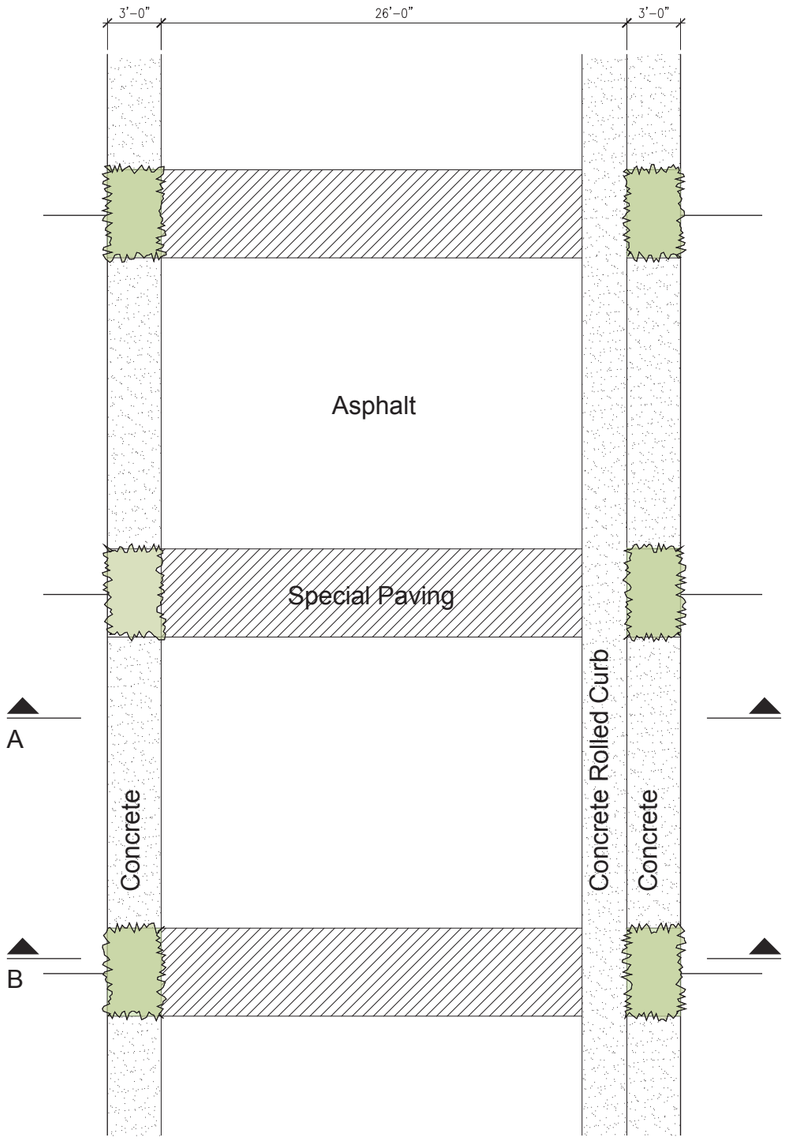
874 41st Street Oakland, CA 94608 510.891.1696



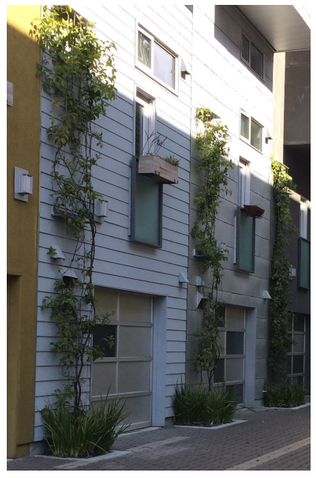
Section A: Typical Surface Alley



Section B: Typical Surface Alley at Planter



Plan: Typical Surface Alley



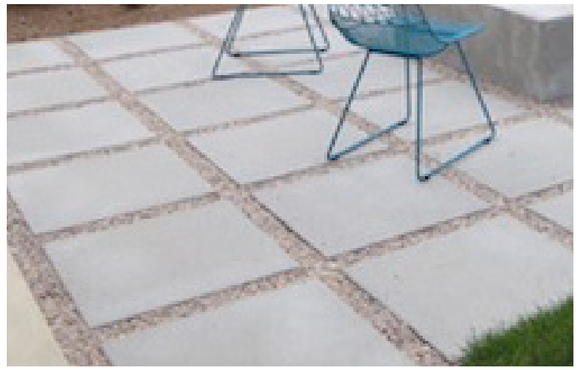
Alley Planter with Vines

Special Paving

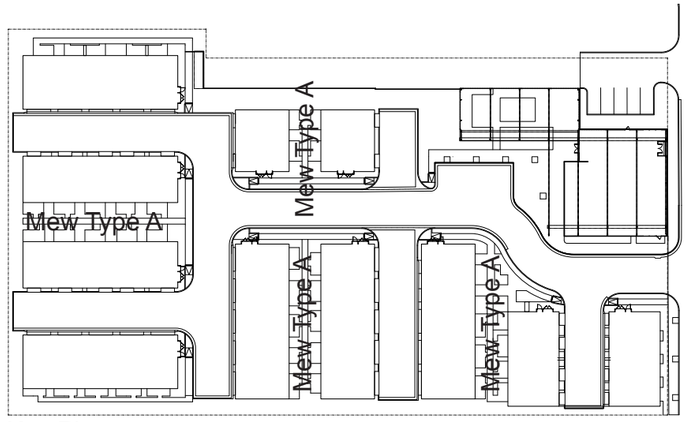
0 2' 4' 8'

SCALE: 1/4" = 1'-0"

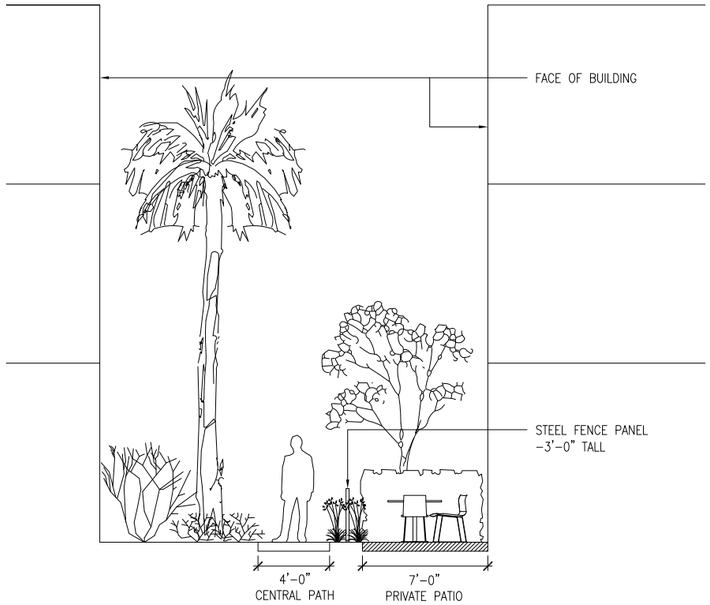
Gravel Pave2



Concrete Paver Patios

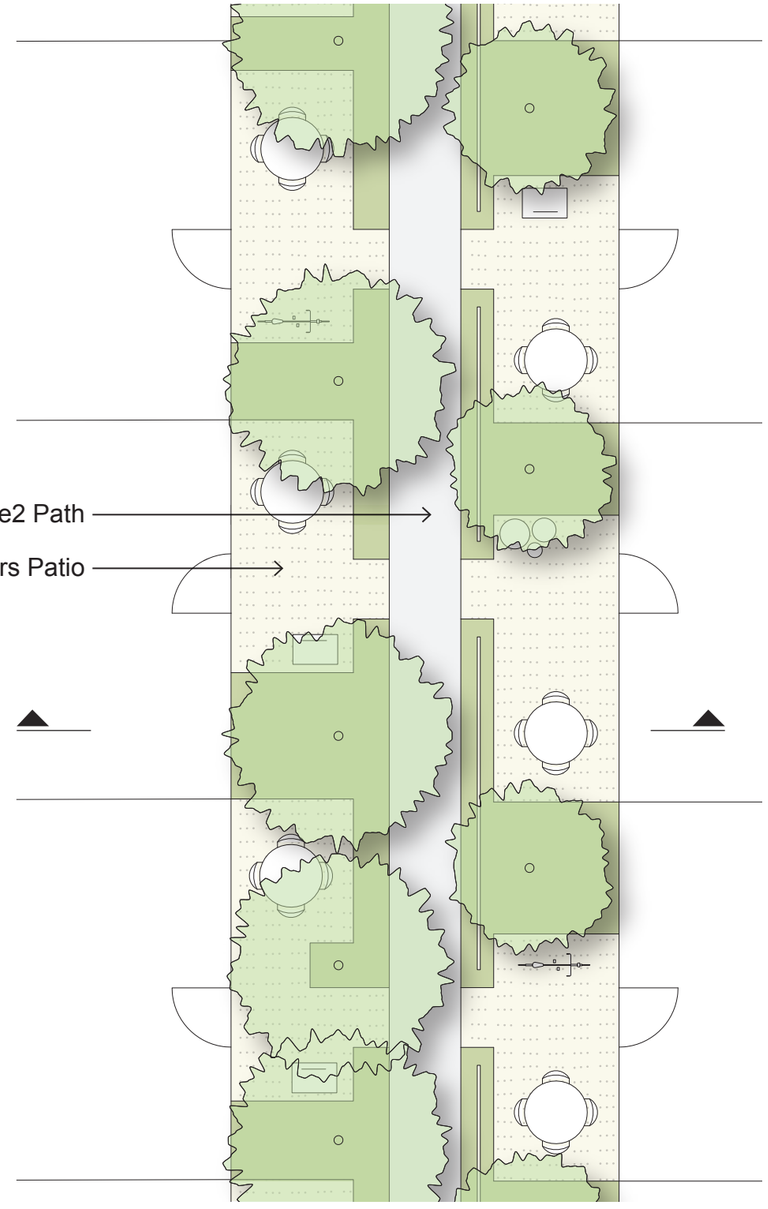


Key Plan



Section: Typical Mew Type A

- Asymmetrical planting, taller on one side
- Mediterranean/low water palette
- Permeable pavements

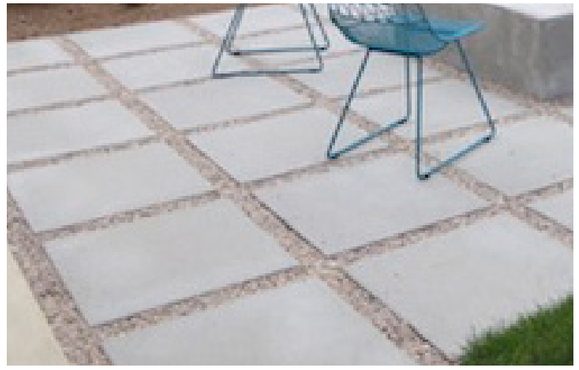


Plan: Typical Mew Type A

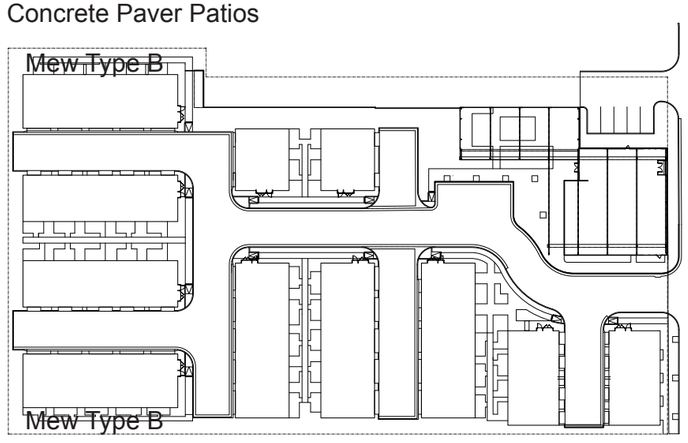
0 2' 4' 8'

SCALE: 1/4" = 1'-0"

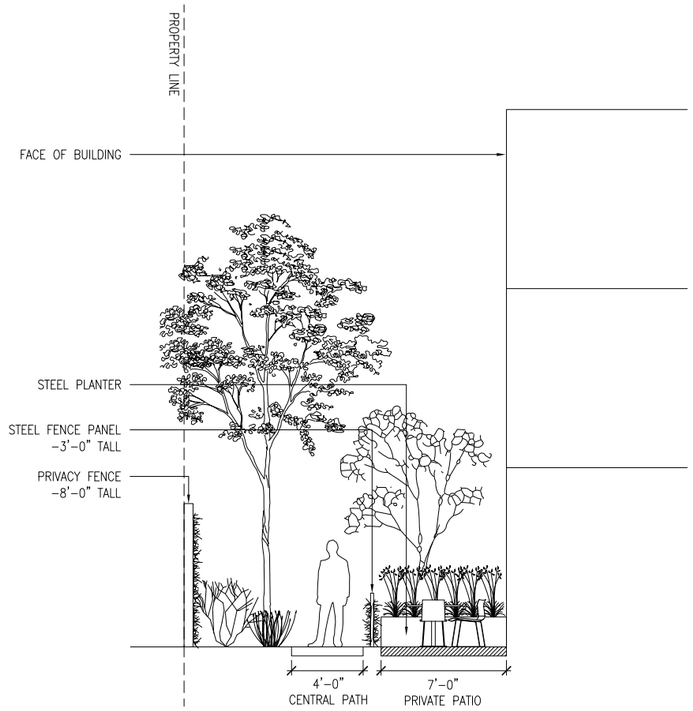
Gravel Pave2



Concrete Paver Patios

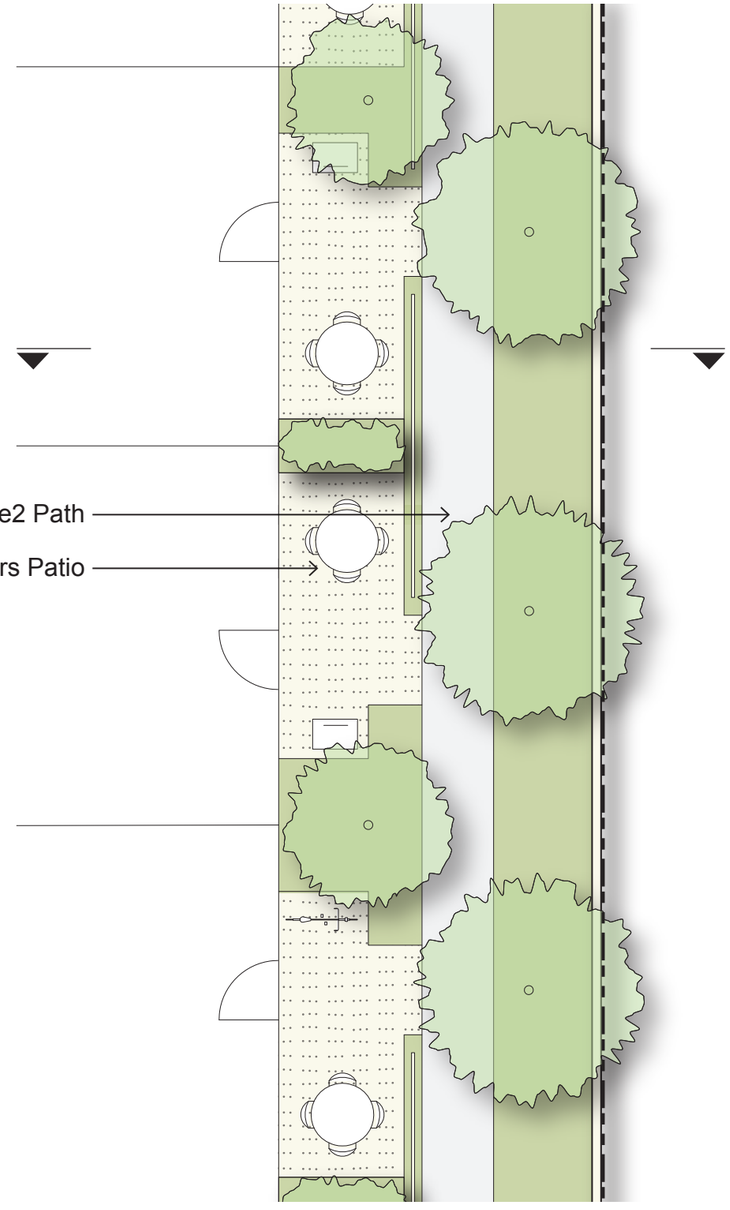


Key Plan



Section: Typical Mew Type B

- Asymmetrical planting, taller on one side
- Mediterranean/low water palette
- Permeable pavements



Plan: Typical Mew Type B

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

City Ventures

ALAMEDA PROJECT

1835 Oak Street

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

EINWILLER KUEHL

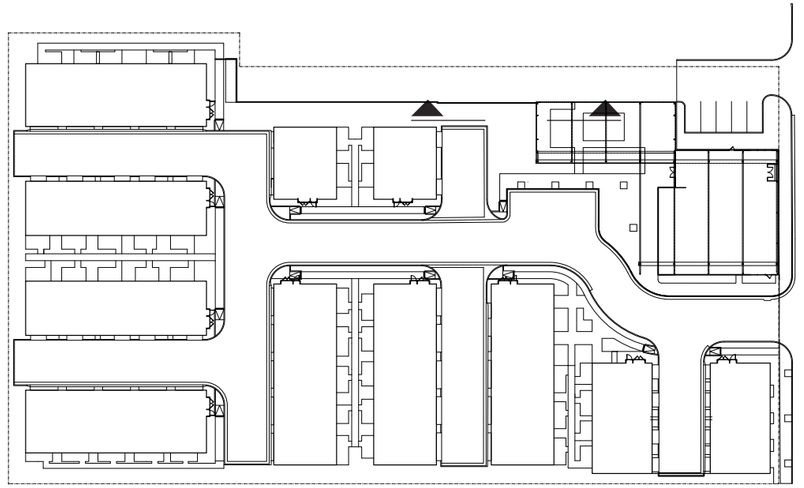
LANDSCAPE ARCHITECTURE

874 41st Street Oakland, CA 94608 510.891.1696

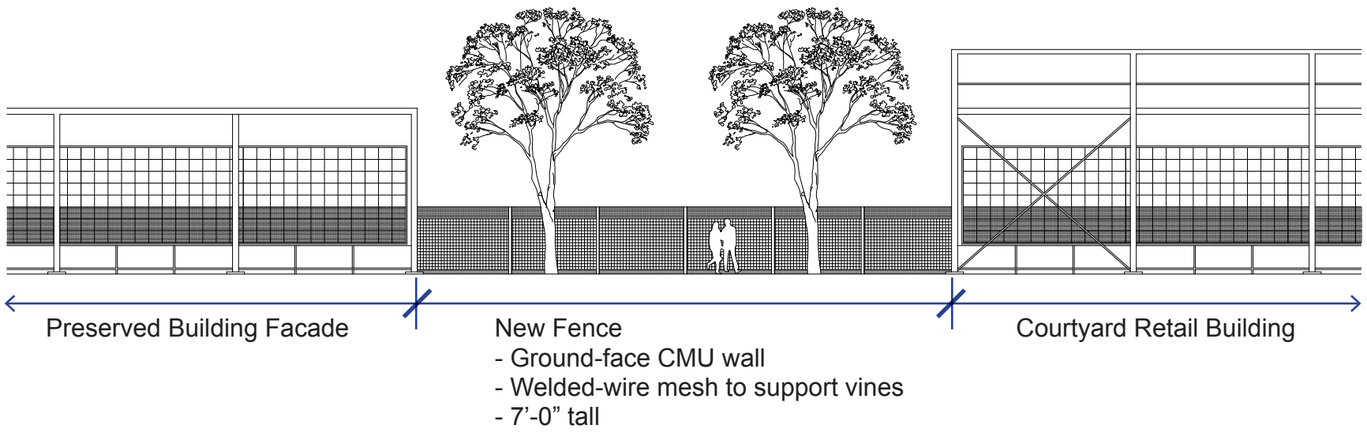
Existing Building Facade to be Preserved

Ground-face CMU wall

Welded-wire mesh and vines



Key Plan



Section: North Property Line Screen

0 4’ 8’ 16’

SCALE: 1/8” = 1’-0”

City Ventures

ALAMEDA PROJECT

1835 Oak Street

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Sulte 105
San Francisco, CA 94105
www.hunthalejones.com

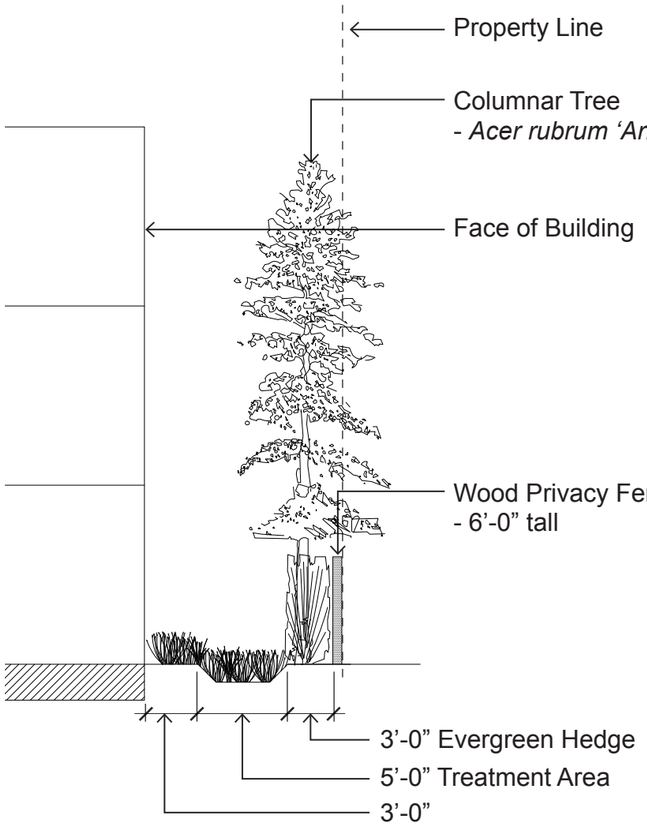
t. 415-512-1300
f. 415-288-0288

EINWILLER KUEHL
LANDSCAPE ARCHITECTURE
874 41st Street Oakland, CA 94608 510.891.1696

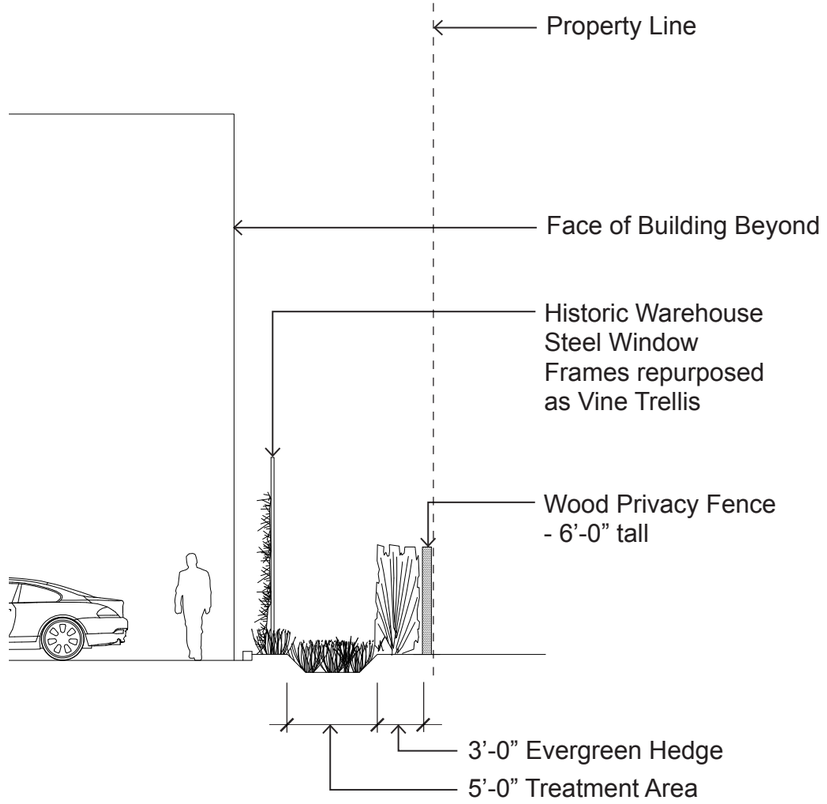
Wood Privacy Fence

Warehouse Windows to be Repurposed

Inspiration: Vines in Ruins



Section: Typical Property Line Screen



Section: Typical Property Line Screen at End of Alley

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

PITTOSPORUM TENUIFOLIUM ‘SILVER MAGIC’

MISCANTHUS SINENSIS ‘MORNING LIGHT’

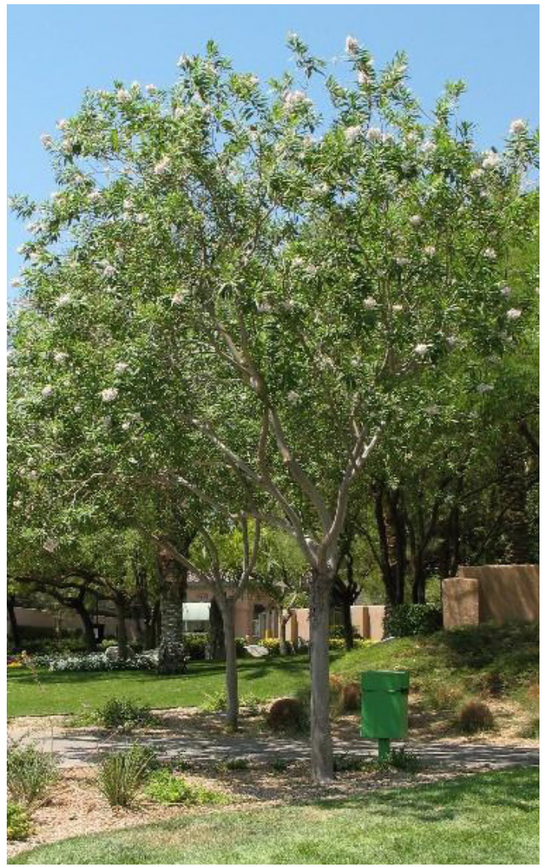
ROSMARINUS OFFICINALIS ‘COLLINGWOOD INGRAM’

SESLERIA AUTUMNALIS

PERENNIAL & SHRUB SELECTIONS

PLATANUS X ACERIFOLIA ‘COLUMBIA’

STREET TREE SELECTION



CHITALPA TASHKENTENSIS

SHADE TREE SELECTION

FEIJOA SELLOWIANA

BIGNONIA C. 'TANGERINE BEAUTY'

SALVIA GREGGII 'FURMAN'S RED'

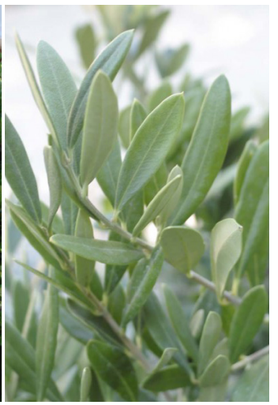
NASELLA TENUISSIMA

AGAVE ATTENUATA

SHRUB AND PERENNIAL SELECTIONS

OLEA EUROPAEA ‘SWAN HILL’

ALYOGYNE HUEGELII ‘SANTA CRUZ’



OLEA EUROPAEA ‘MONTRA’

EUPHORBIA CHARACIAS ‘PORTUGUESE VEL-

LOMANDRA L. ‘BREEZE’

ORNAMENTAL TREE SELECTION

SHRUB AND PERENNIAL PLANTINGS

CLYTOSTOMA CALLISTEGIOIDES

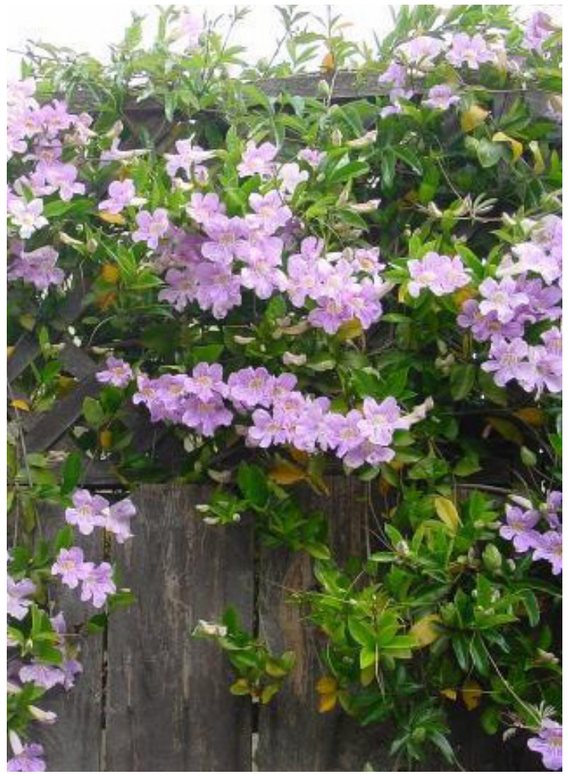
DIANELLA REVOLUTA ‘BABY BLISS’

OAK STREET PLANTERS

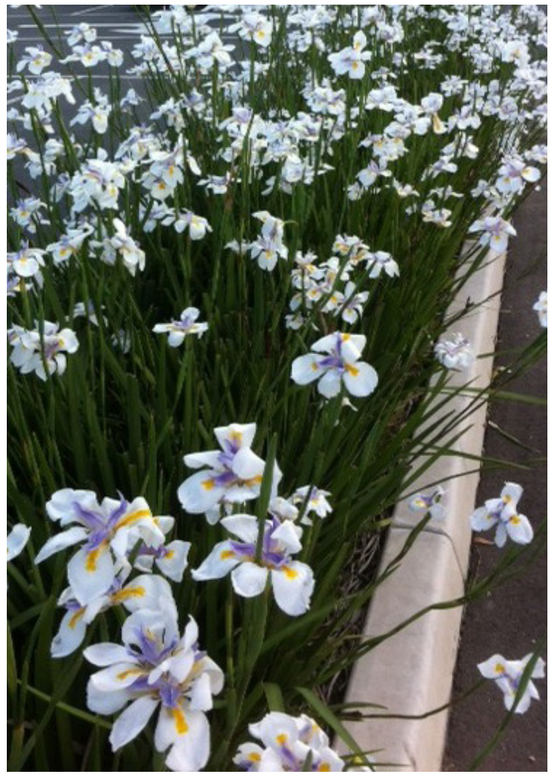
ANIGOZANTHOS ‘BIG RED’

LOMANDRA LONGIFOLIA ‘NYALLA’

PERMEABLE ALLEY PLANTERS



CLYTOSTOMA CALLISTEGIOIDES



DIETES GRANDIFLORA

COMBINATION A

BIGNONIA CAPREOLATA ‘TANGERINE BEAUTY’

DIANELLA REVOLUTA ‘BABY BLISS’

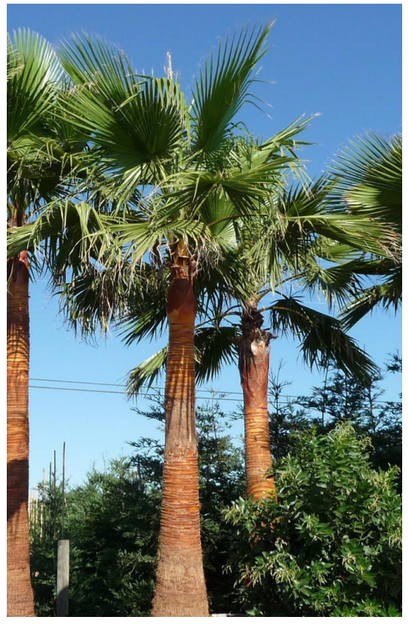
COMBINATION B

CARPENTERIA CALIFORNICA ‘ELIZABETH’

SHRUB SELECTION

CAREX PRAEGRACILIS

PERENNIAL PLANTING

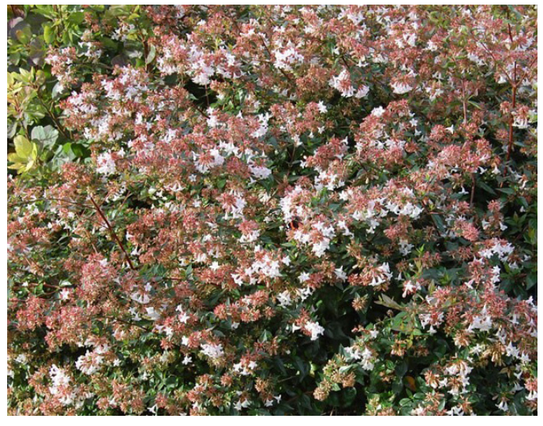


WASHINGTONIA ROBUSTA

TIBOUCHINA URVILLEANA

TREE SELECTIONS

ABUTILON X HYBRIDUM ‘NABOB’



ABELIA X GRANDIFLORA

SHRUB PLANTINGS

BERGENIA CORDIFOLIA

ALSTROEMERIA AURANTIACA

MICROLEPIA STRIGOSA

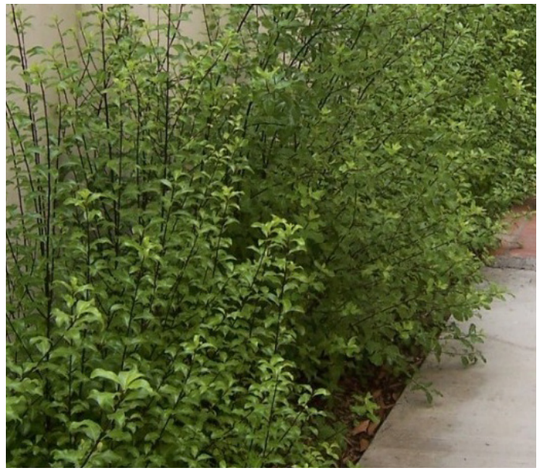
VIOLA CORSICA

PERENNIAL PLANTINGS

ACER PALMATUM

ORNAMENTAL TREE SELECTION

HYDRANGEA QUERCIFOLIA ‘SNOW QUEEN’



PITTOSPORUM TENUIFOLIUM

SHRUB PLANTINGS

HAKONECHLOA MACRA

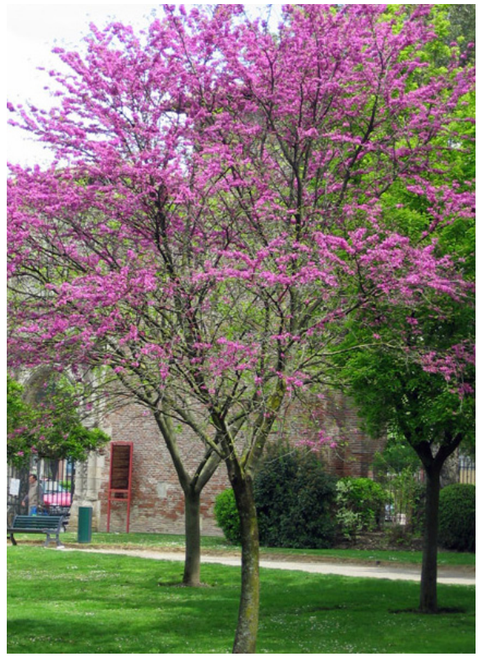
BOMAREA CALDASSII

HELLEBORE SP.

POLYSTICHUM MUNITUM

ALSTROEMERIA AURANTIACA

PERENNIAL PLANTINGS



CERCIS CANADENSIS TEXENSIS

ORNAMENTAL TREE SELECTION

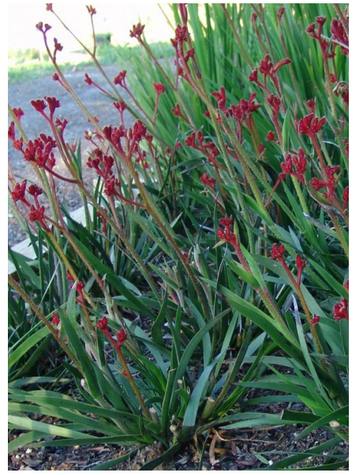
OLEA EUROPAEA ‘MONTRA’

VITEX AGNUS CACTUS

SHRUB PLANTINGS

EUPHORBIA CHARACIAS ‘PORTUGUEUSE VELVET’

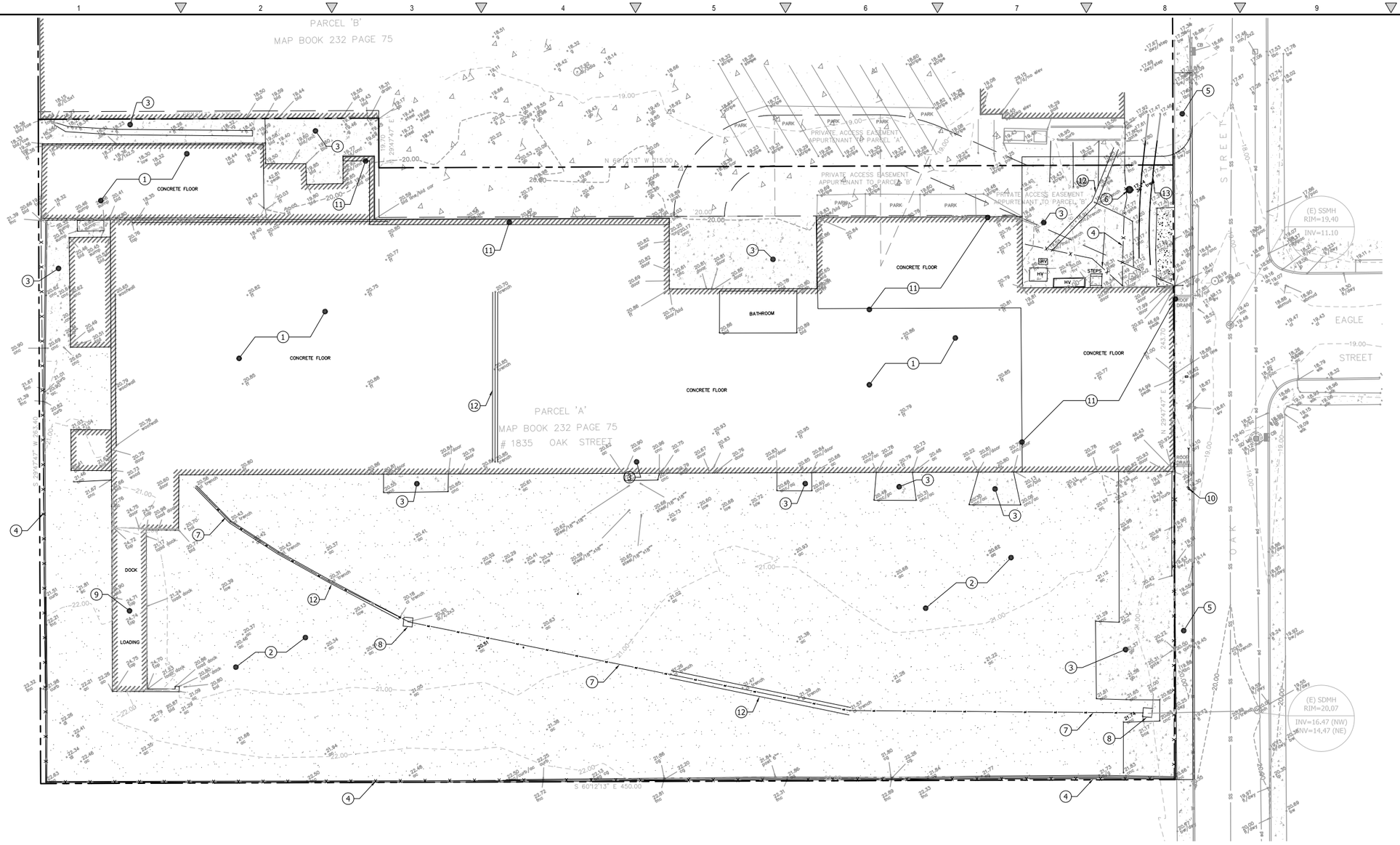
CERASTIUM TOMENTOSUM



ANIGOZANTHOS ‘BIG RED’

CHEIRANTHUS ‘BOWLES MAUVE’

PERENNIAL PLANTINGS



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD#	AREA DRAIN NUMBER
B/SWALE	BOTTOM OF SWALE
BFC	BOTTOM FACE OF CURB
BFP	BACKFLOW PREVENTER
BO	BLOW OFF
BW	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
DBL	DOUBLE
DWG	DRAWING
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVEL WAY
ELECT	ELECTRICAL
ELEV	ELEVATION
EC	END OF CURVE
EVC	END OF VERTICAL CURVE
EXIST	EXISTING
FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FTP	FLOW-THROUGH PLANTER
HP	HIGH POINT
HGL	HYDRAULIC GRADE LINE
IMPROV	IMPROVEMENT
INV	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LT	LEFT
LF	LINEAR FOOT
LP	LOW POINT
m	MIDDLE ORDINATE
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
PGE	PACIFIC GAS AND ELECTIC
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PVCP	POLYVINYL CHLORIDE PIPE
PCC	PORTLAND CEMENT CONCRETE
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RT	RIGHT
R/W	RIGHT OF WAY
RIM	RIM ELEVATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SDWLK	SIDEWALK
STA	STATION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDI	STORM DRAIN INLET
STR#	STRUCTURE NUMBER
TEL/MH	TELEPHONE MANHOLE
(T)	TOTAL
TC	TOP OF CURB
TD	TOP OF ASPHALT DIKE
TI	TRAFFIC INDEX
TW	TOP OF WALL
TYP	TYPICAL
USS	US SPRINT
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER
WV	WATER VALVE
W/	WITH

GENERAL NOTES

1. DATE OF FIELD SURVEY: APRIL 2, 2014.
2. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS, IF ANY, ARE NOT SHOWN, WITH THE EXCEPTION OF UNDERGROUND UTILITY LINES. THE LOCATIONS OF THESE LINES HAVE BEEN COMPILED USING AVAILABLE PLANS AND SURFACE STRUCTURES AND NO WARRANTY IS IMPLIED AS TO THE EXACT LOCATION OF THESE LINES. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
3. IT IS IMPERATIVE THAT "U.S.A. LOCATING SERVICES" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.

ELEVATION DATUM

ELEVATIONS WERE DERIVED USING A GPS OBSERVATION AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FOUND MONUMENT ON CLEMENT STREET PER PARCEL MAP 7119 RECORDED IN BOOK 232, ALAMEDA RECORDS.

NORTH 80° 59' 40" EAST
ELEVATION = 209.45

BASIS OF BEARINGS

BEARINGS ARE BASED UPON A TIE BETWEEN THE FOUND IRON PIPE ON CLEMENT STREET AS SHOWN ON PARCEL MAP 7119 RECORDED IN BOOK 232 OF MAPS AT PAGE 75, ALAMEDA RECORDS.

NORTH 57° 44' 23" WEST

FEMA DESIGNATION

ZONE DESIGNATION:	ZONE X
ZONE DESCRIPTION:	MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES. (ZONE X (UNSHADED) IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONE C.)
MAP NUMBER:	06001C0088G
EFFECTIVE DATE:	AUGUST 3, 2009
FEMA DATUM:	DATUM = NORTH AMERICAN VERTICAL DATUM (NAVD88)

SITE DEMOLITION NOTES

1. (E) BUILDING TO BE REMOVED
2. (E) AC TO BE REMOVED
3. (E) CONCRETE TO BE REMOVED
4. (E) FENCE TO BE REMOVED
5. (E) SIDEWALK & CURB TO BE REMOVED & REPLACED
6. (E) TREE TO BE REMOVED
7. (E) STORM DRAIN TO BE REMOVED
8. (E) STORM DRAIN DROP INLET TO BE REMOVED
9. (E) LOADING DOCK TO BE REMOVED
10. (E) JOINT POLE TO BE REMOVED
11. (E) BUILDING TO REMAIN AND RE-PURPOSED
12. (E) TRENCH TO BE REMOVED
13. PORTION OF (E) TRACKS TO BE REMOVED

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

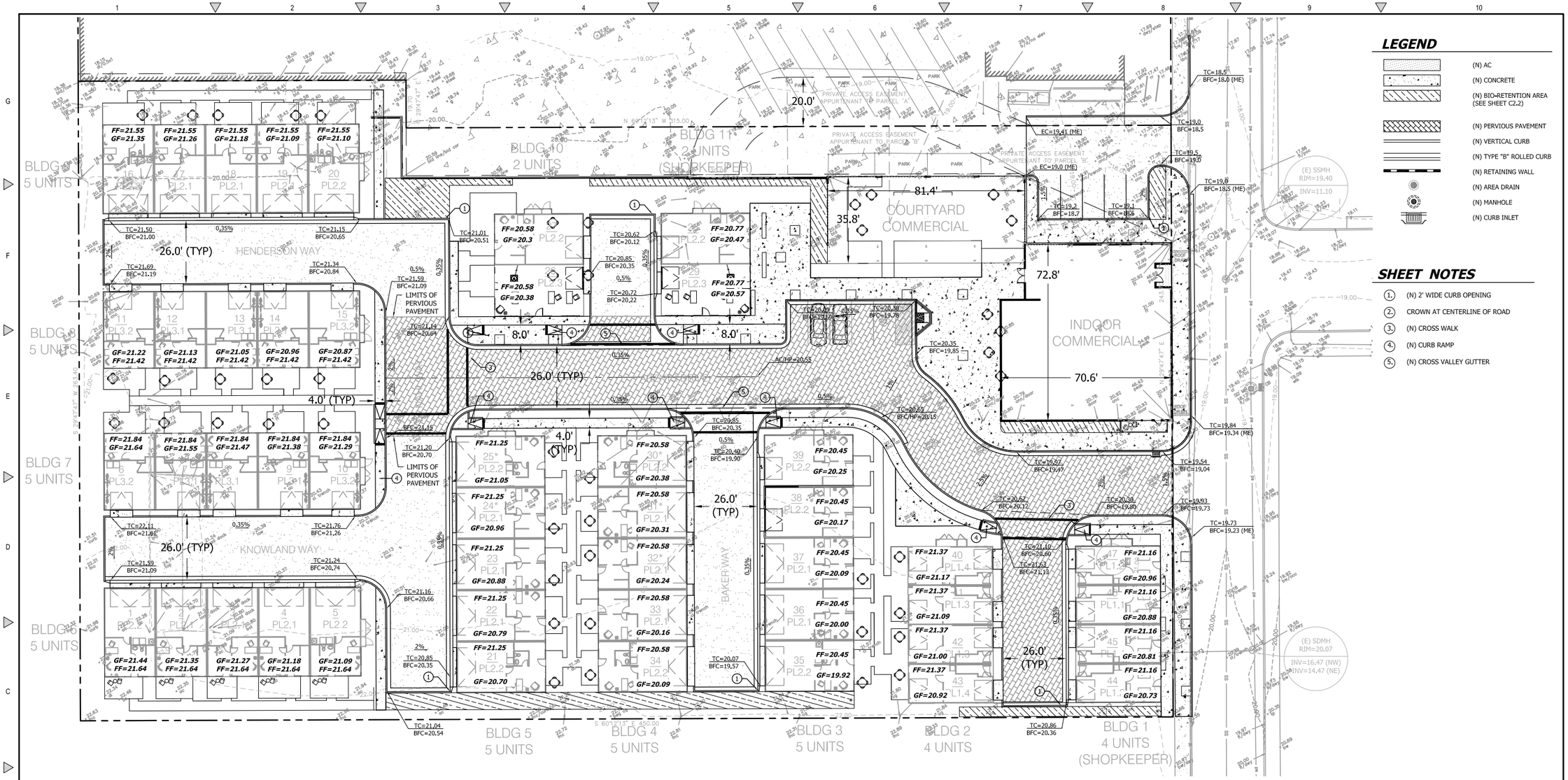
TENTATIVE DEMOLITION PLAN

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

1835 OAK STREET
ALAMEDA, CA
APN: 71-222-27

Date: 09/26/2014
Scale: 1"=20'
Drawn: BP
Job: 388-50
Sheet: C1.1
Of 7 Sheets

W:\388-50 CV - ALAMEDA\CAD\MODELS\ALAMEDA-OAK BASE.DWG 9/26/2014



LEGEND

- (N) AC
- (N) CONCRETE
- (N) BIO-RETENTION AREA (SEE SHEET C2.2)
- (N) PERVIOUS PAVEMENT
- (N) VERTICAL CURB
- (N) TYPE "B" ROLLED CURB
- (N) RETAINING WALL
- (N) AREA DRAIN
- (N) MANHOLE
- (N) CURB INLET

SHEET NOTES

1. (N) 2' WIDE CURB OPENING
2. CROWN AT CENTERLINE OF ROAD
3. (N) CROSS WALK
4. (N) CURB RAMP
5. (N) CROSS VALLEY GUTTER

SITE GRADING VOLUME TOTALS

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, & SOIL EXPANSION AND CONTRACTION FACTORS.

ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	939	990
2	HARDSCAPE DEDUCT (APPROX.)		
	EXISTING		2,756
	PROPOSED		-1,864
	SUBTOTAL	939	1,882
4	MIN. SOILS GENERATED FROM UTILITY TRENCHING (APPROX.)		-1,000
	TOTAL	939	882

57 CU.YDS. OF CUT

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS. ALL CUT SHALL BE OFF-HAULED AT THE CONTRACTOR'S EXPENCE.

IMPERVIOUS AREAS		
EXISTING	SF	ACRE
BUILDING	45320	1.04
AC PAVEMENT	48710	1.12
CONCRETE	14226	0.33
CONCRETE TO REMAIN	5077	0.12
TOTAL	**113333**	**2.602**
PROPOSED	SF	ACRE
BUILDING	33870	0.78
AC PAVEMENT	13488	0.31
CONCRETE	16028	0.37
PERVIOUS PAVEMENT	11997	0.28
TOTAL	**63386**	**1.455**

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

W:\388-50 CV - ALAMEDA\CAD\MODELS\ALAMEDA-OAK BASE.DWG 9.26.2014

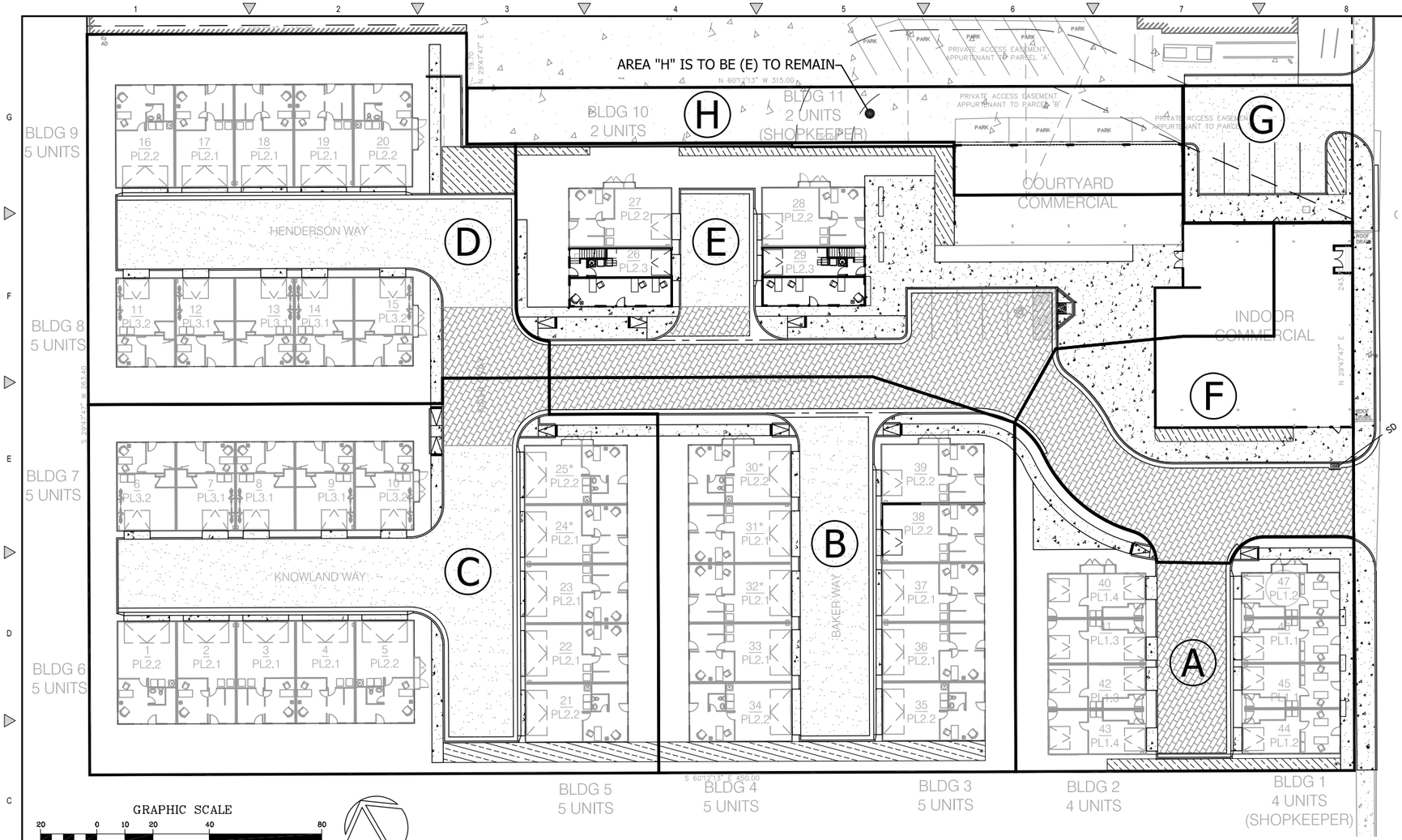
REVISIONS	BY

TENTATIVE GRADING PLAN

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

1835 OAK STREET
ALAMEDA, CA
APN: 71-222-27

Date: 09/26/2014
Scale: 1"=20'
Drawn: BP
Job: 388-50
Sheet: C2.1
Of 7 Sheets



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

TRIBUTARY AREAS

ID	AREA (SF)	AREA (AC)	IMP AREA (SF)	IMP AREA (AC)	CN	TYPE
AREA A	10504	0.241	7524	0.173	78	FTP
AREA B	17951	0.412	12105	0.278	75	FTP
AREA C	26857	0.617	18908	0.434	77	FTP
AREA D	19326	0.444	12616	0.290	74	BIO-RET
AREA E	19283	0.443	12115	0.278	73	FTP
AREA F	8906	0.204	4904	0.113	68	FTP
AREA G	2945	0.068	2743	0.063	91	BIO-RET
AREA H	6580	0.151	6580	0.151	95	NONE

BIO RETENTION VERSION: URQM METHOD - AREA "G"

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.068
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.063
	i.r.	0.926
WATERSHED RUNOFF COEFFICIENT Cw = .858i3-.78i2+.774i+.04 i= watershed impervious ratio	Cw	0.770
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages		
M.A.P at San Francisco Airport	MAPgage(inches)	20.1
Mean Storm Event at San Francisco Airport	P6gage(inches)	0.8
M.A.P at Site (Use figure 1.5CVURPPP)	MAPsite(inches)	20.1
Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	P6site(Inches)	0.800
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(Inches)	1.209
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-Inch)	0.082
	V(ft3)	298.44
DESIGN VOLUME PROVIDED Approximate Length	Length(ft)	*29*
Bottom Width of Swale	Width(ft)	*5*
Freeboard Depth of Swale	Depth(ft)	*1*
Freeboard Volume (VfrL x A)	Vfree(ft3)	145.0
Treatment Soil Section (Void Ratio = .42) *1.5* FT	Vsoil(ft3)	91.35
Drain Rock Section (Void Ratio = .3) *1.5* FT	Vrock(ft3)	71.775
	Vtotal(ft3)	308.125

Bio Retention is Adequate for Treatment Event

BIO RETENTION VERSION: URQM METHOD - AREA "F"

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.204
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.113
	i.r.	0.554
WATERSHED RUNOFF COEFFICIENT Cw = .858i3-.78i2+.774i+.04 i= watershed impervious ratio	Cw	0.375
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages		
M.A.P at San Francisco Airport	MAPgage(inches)	20.1
Mean Storm Event at San Francisco Airport	P6gage(inches)	0.8
M.A.P at Site (Use figure 1.5CVURPPP)	MAPsite(inches)	20.1
Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	P6site(inches)	0.800
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.589
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-inch)	0.120
	V(ft3)	436.36
DESIGN VOLUME PROVIDED Approximate Length	Length(ft)	*42*
Bottom Width of Swale	Width(ft)	*5*
Freeboard Depth of Swale	Depth(ft)	*1*
Freeboard Volume (VfrL x A)	Vfree(ft3)	210.0
Treatment Soil Section (Void Ratio = .42) *1.5* FT	Vsoil(ft3)	132.30
Drain Rock Section (Void Ratio = .3) *1.5* FT	Vrock(ft3)	103.95
	Vtotal(ft3)	446.250

Bio Retention is Adequate for Treatment Event

BIO RETENTION VERSION: URQM METHOD - AREA "A"

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.241
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.173
	i.r.	0.718
WATERSHED RUNOFF COEFFICIENT Cw = .858i3-.78i2+.774i+.04 i= watershed impervious ratio	Cw	0.511
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages		
M.A.P at San Francisco Airport	MAPgage(inches)	20.1
Mean Storm Event at San Francisco Airport	P6gage(inches)	0.8
M.A.P at Site (Use figure 1.5CVURPPP)	MAPsite(inches)	20.1
Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	P6site(Inches)	0.800
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.803
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-Inch)	0.193
	V(ft3)	702.10
DESIGN VOLUME PROVIDED Approximate Length	Length(ft)	*83*
Bottom Width of Swale	Width(ft)	*4*
Freeboard Depth of Swale	Depth(ft)	*1*
Freeboard Volume (VfrL x A)	Vfree(ft3)	332.0
Treatment Soil Section (Void Ratio = .42) *1.5* FT	Vsoil(ft3)	209.16
Drain Rock Section (Void Ratio = .3) *1.5* FT	Vrock(ft3)	164.34
	Vtotal(ft3)	705.500

Bio Retention is Adequate for Treatment Event

BIO RETENTION VERSION: URQM METHOD - AREA "B"

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.412
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.278
	i.r.	0.675
WATERSHED RUNOFF COEFFICIENT Cw = .858i3-.78i2+.774i+.04 i= watershed impervious ratio	Cw	0.471
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages		
M.A.P at San Francisco Airport	MAPgage(inches)	20.1
Mean Storm Event at San Francisco Airport	P6gage(inches)	0.8
M.A.P at Site (Use figure 1.5CVURPPP)	MAPsite(inches)	20.1
Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	P6site(Inches)	0.800
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.739
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-Inch)	0.305
	V(ft3)	1105.55
DESIGN VOLUME PROVIDED Approximate Length	Length(ft)	*75*
Bottom Width of Swale	Width(ft)	*7*
Freeboard Depth of Swale	Depth(ft)	*1*
Freeboard Volume (VfrL x A)	Vfree(ft3)	525.0
Treatment Soil Section (Void Ratio = .42) *1.5* FT	Vsoil(ft3)	330.75
Drain Rock Section (Void Ratio = .3) *1.5* FT	Vrock(ft3)	259.875
	Vtotal(ft3)	1115.625

Bio Retention is Adequate for Treatment Event

BIO RETENTION VERSION: URQM METHOD - AREA "C"

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.617
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.434
	i.r.	0.703
WATERSHED RUNOFF COEFFICIENT Cw = .858i3-.78i2+.774i+.04 i= watershed impervious ratio	Cw	0.497
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages		
M.A.P at San Francisco Airport	MAPgage(inches)	20.1
Mean Storm Event at San Francisco Airport	P6gage(inches)	0.8
M.A.P at Site (Use figure 1.5CVURPPP)	MAPsite(inches)	20.1
Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	P6site(Inches)	0.800
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.781
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-Inch)	0.482
	V(ft3)	1748.48
DESIGN VOLUME PROVIDED Approximate Length	Length(ft)	*118*
Bottom Width of Swale	Width(ft)	*7*
Freeboard Depth of Swale	Depth(ft)	*1*
Freeboard Volume (VfrL x A)	Vfree(ft3)	826.0
Treatment Soil Section (Void Ratio = .42) *1.5* FT	Vsoil(ft3)	520.38
Drain Rock Section (Void Ratio = .3) *1.5* FT	Vrock(ft3)	408.87
	Vtotal(ft3)	1755.250

Bio Retention is Adequate for Treatment Event

BIO RETENTION VERSION: URQM METHOD - AREA "D"

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.444
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.28
	i.r.	0.631
WATERSHED RUNOFF COEFFICIENT Cw = .858i3-.78i2+.774i+.04 i= watershed impervious ratio	Cw	0.433
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages		
M.A.P at San Francisco Airport	MAPgage(inches)	20.1
Mean Storm Event at San Francisco Airport	P6gage(inches)	0.8
M.A.P at Site (Use figure 1.5CVURPPP)	MAPsite(inches)	20.1
Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	P6site(Inches)	0.800
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.680
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-Inch)	0.302
	V(ft3)	1096.17
DESIGN VOLUME PROVIDED Approximate Length	Length(ft)	*74*
Bottom Width of Swale	Width(ft)	*7*
Freeboard Depth of Swale	Depth(ft)	*1*
Freeboard Volume (VfrL x A)	Vfree(ft3)	518.0
Treatment Soil Section (Void Ratio = .42) *1.5* FT	Vsoil(ft3)	326.34
Drain Rock Section (Void Ratio = .3) *1.5* FT	Vrock(ft3)	256.41
	Vtotal(ft3)	1100.750

Bio Retention is Adequate for Treatment Event

BIO RETENTION VERSION: URQM METHOD - AREA "E"

DRAINAGE AREA FOR BMP: Determine the drainage area flowing into treatment area	Area (ac)	0.443
WATERSHED IMPERVIOUS RATIO: Amount of impervious area divided by the total area flowing to flow thru planter.	Imp. Area (ac)	0.278
	i.r.	0.628
WATERSHED RUNOFF COEFFICIENT Cw = .858i3-.78i2+.774i+.04 i= watershed impervious ratio	Cw	0.431
MEAN ANNUAL PRECIPITATION (MAP): Determine mean storm event at site using reference gages		
M.A.P at San Francisco Airport	MAPgage(inches)	20.1
Mean Storm Event at San Francisco Airport	P6gage(inches)	0.8
M.A.P at Site (Use figure 1.5CVURPPP)	MAPsite(inches)	20.1
Mean Storm Event at Site P6site = [P6gage x MAPsite/MAPgage]	P6site(Inches)	0.800
REGRESSION CONSTANT: a = 1.963 for a 48 hour drain time	a	1.963
MAXIMIZED DETENTION STORAGE DEPTH: P0 = (a x Cw) x P6site	P0(inches)	0.676
DESIGN VOLUME REQUIRED V = P0 x A	V(acre-Inch)	0.300
	V(ft3)	1087.37
DESIGN VOLUME PROVIDED Approximate Length	Length(ft)	*103*
Bottom Width of Swale	Width(ft)	*5*
Freeboard Depth of Swale	Depth(ft)	*1*
Freeboard Volume (VfrL x A)	Vfree(ft3)	515.0
Treatment Soil Section (Void Ratio = .42) *1.5* FT	Vsoil(ft3)	324.45
Drain Rock Section (Void Ratio = .3) *1.5* FT	Vrock(ft3)	254.925
	Vtotal(ft3)	1094.375

Bio Retention is Adequate for Treatment Event

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

TENTATIVE DRAINAGE STUDY WITH TRIBUTARY AREAS

C2G /CIVIL CONSULTANTS
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

1835 OAK STREET
ALAMEDA, CA
APN: 71-222-27

Date: 09/26/2014
Scale: 1"=20'
Drawn: BP
Job: 388-50
Sheet: C2.2
Of 7 Sheets

W:\388-50 CV - ALAMEDA\CAD\MODELS\ALAMEDA-OAK BASE.DWG 9-26-2014

BLDG 9
5 UNITS

BLDG 8
5 UNITS

BLDG 7
5 UNITS

BLDG 6
5 UNITS

BLDG 10
2 UNITS

BLDG 11
2 UNITS
(SHOPKEEPER)

COURTYARD
COMMERCIAL

INDOOR
COMMERCIAL

BLDG 5
5 UNITS

BLDG 4
5 UNITS

BLDG 3
5 UNITS

BLDG 2
4 UNITS

BLDG 1
4 UNITS
(SHOPKEEPER)

HENDERSON WAY

KNOWLAND WAY

NAHL WAY

ARENTS DRIVE

BAKER WAY

PRIVATE ACCESS EASEMENT APPURTENANT TO PARCEL 'A'

PRIVATE ACCESS EASEMENT APPURTENANT TO PARCEL 'B'

PRIVATE ACCESS EASEMENT APPURTENANT TO PARCEL 'B'

N 60°12'13" W 315.00

S 60°12'13" E 450.00

S 29°47'47" W 263.40

N 29°47'47" E

(N) SSMH #13
TYPE: 48"ø
RIM= 21.15
INV= 16.35

(N) SSMH #12
TYPE: 48"ø
RIM= 21.36
INV= 16.66

(N) SSMH #11
TYPE: 48"ø
RIM= 20.78
INV= 15.15

(N) SSMH #10
TYPE: 48"ø
RIM= 20.67
INV= 15.93

(N) SSMH #9
TYPE: 48"ø
RIM= 20.81
INV= 15.46

(N) SSMH #8
TYPE: 48"ø
RIM= 21.41
INV= 14.63

(N) SSMH #7
TYPE: 48"ø
RIM= 20.23
INV= 14.22

(N) SSMH #6
TYPE: 48"ø
RIM= 19.94
INV= 14.52

(N) SSMH #5
TYPE: 48"ø
RIM= 20.52
INV= 13.24

(N) SSMH #4
TYPE: 48"ø
RIM= 20.10
INV= 12.6

(N) SSMH #3
TYPE: 48"ø
RIM= 20.73
INV= 12.71

(N) SSMH #2
TYPE: 48"ø
RIM= 19.76
INV= 12.01

(N) SSMH #14
TYPE: 48"ø
RIM= 19.41
INV= 11.77

(N) SSMH #15
TYPE: 48"ø
RIM= 20.68
INV= 13.67

(N) SSMH #1
TYPE: 48"ø
RIM= 19.04
INV= 11.06

(N) SDDI #1
TYPE: CURB
RIM= 19.04
INV= 17.54

(E) SSMH
RIM=19.40
INV=11.10

(E) SDMH
RIM=20.07
INV=16.47 (NW)
INV=14.47 (NE)

(N) 4"ø WATER (TYP)

(N) 4"ø FS (TYP)

(N) 4"ø SPRINKLER RISER & FDC (TYP)

(N) 4"ø FS BFP

POC TO (E) PUBLIC WATER MAIN

(N) 4"ø MASTER WM

(N) 4"ø BFP

ROOF DRAIN

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM MANHOLE	SD	SD	STORM DRAIN
		CURB INLET	SS	SS	SANITARY SEWER
		DITCH/DROP INLET	W	W	WATER MAIN
SS	SS	SEWER MANHOLE	GAS	GAS	GAS
		GATE VALVE	E	E	ELECTRICAL
		UTILITY POLE	JT	JT	JOINT TRENCH
SS	SS	SEWER LATERAL	T	T	TELEPHONE
		WATER SERVICE			PROPERTY LINE
		FIRE HYDRANT			CENTER LINE
		HANDICAP RAMP	50'	50'	CONTOURS
		CLEAN OUT			

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

W:\388-50 CV - ALAMEDA\CAD\MODELS\ALAMEDA-OAK BASE.DWG 9-26-2014

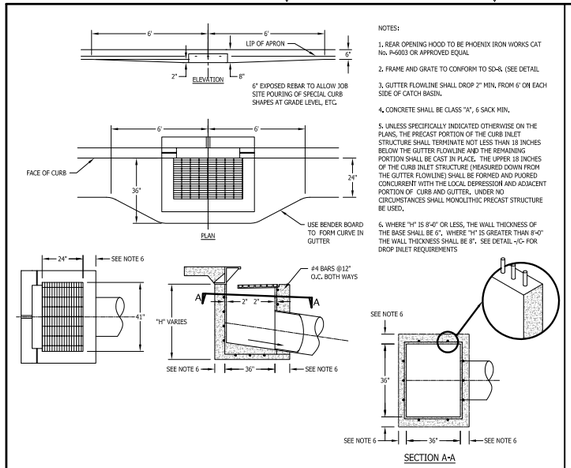
REVISIONS	BY

TENTATIVE UTILITY PLAN

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

1835 OAK STREET
ALAMEDA, CA
APN: 71-222-27

Date: 09/26/2014
Scale: 1"=20'
Drawn: BP
Job: 388-50
Sheet: C3.1
Of 7 Sheets



NOTES:

1. REAR OPENING HOOD TO BE PHOENIX IRON WORKS CAT No. P-6003 OR APPROVED EQUAL

2. FRAME AND GRATE TO CONFORM TO SD-6. (SEE DETAIL

3. GUTTER FLOWLINE SHALL DROP 2" MIN. FROM 6' ON EACH SIDE OF CATCH BASIN.

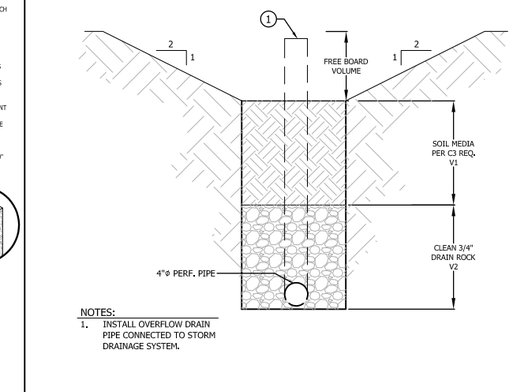
4. CONCRETE SHALL BE CLASS "A", 6 SACK MIN.

5. UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE PLANS, THE PRECAST PORTION OF THE CURB INLET STRUCTURE SHALL TERMINATE NOT LESS THAN 18 INCHES BELOW THE GUTTER FLOWLINE AND THE REMAINING PORTION SHALL BE CAST IN PLACE. THE UPPER 18 INCHES OF THE CURB INLET STRUCTURE (MEASURED DOWN FROM THE GUTTER FLOWLINE) SHALL BE FORMED AND PUORED CONCURRENT WITH THE LOCAL DEPRESSION AND ADJACENT PORTION OF CURB AND GUTTER, UNDER NO CIRCUMSTANCES SHALL MONOLITHIC PRECAST STRUCTURE BE USED.

6. WHERE "H" IS 8'-0" OR LESS, THE WALL THICKNESS OF THE BASE SHALL BE 6", WHERE "H" IS GREATER THAN 8'-0" THE WALL THICKNESS SHALL BE 8". SEE DETAIL -/C- FOR DROP INLET REQUIREMENTS

1 STORM DRAIN CURB INLET W/ APRON

Scale: NTS



NOTES:

1. INSTALL OVERFLOW DRAIN PIPE CONNECTED TO STORM DRAINAGE SYSTEM.

2 STORM WATER TREATMENT DETAIL

Scale: NTS

EROSION CONTROL BMPs

ALL CONSTRUCTION SITES

1. DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY
2. DISTURBANCE AND EXPOSURE OF SOIL.
3. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE
4. THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
5. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
6. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
7. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER,
8. MINIMIZE CUTS AND FILLS,
9. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM
10. ENTERING STORM DRAINS.
11. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS,
12. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR
13. SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE UNIVERSITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM
14. CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL
2. BLANKETS.
3. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT
4. OFFSITE.
5. USE CAMPUS STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE
6. DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
7. USE OTHER SOIL STABILIZERS AS APPROVED BY THE UNIVERSITY REPRESENTATIVE.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION
4. WHEN FEASIBLE.

CAPTURE SEDIMENT

1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF
2. VELOCITY AND TRAP SEDIMENTS, DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
3. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF, STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC
4. FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

TRACKING CONTROL

1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND, WHEN USING MECHANICAL
3. STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK

1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR
3. PLUMBING).
4. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE
5. THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
6. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND
7. DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL
8. TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
9. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS, COLLECT (MOP OR
10. VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER,
11. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
12. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK

1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO
4. MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS
5. MUST BE MAINTAINED TO PREVENT OVER FLOW.
6. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE,
7. GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT

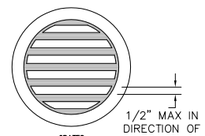
8. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
9. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
10. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
11. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH
12. FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL
13. DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR
14. GUTTER AND REMOVE FROM SITE.
15. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE
16. FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS
17. ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
18. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
19. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN, COLLECT AND RETURN TO AGGREGATE BASE
20. STOCKPILE, OR DISPOSE WITH TRASH.
21. RECYCLE BROKEN CONCRETE AND ASPHALT.

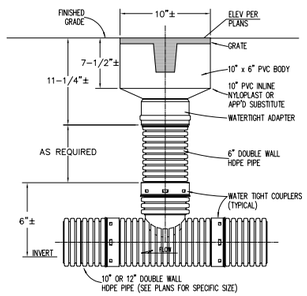
HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE

1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE UNIVERSITY'S REPRESENTATIVE AND UCSC'S PROJECT INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER
8. SYSTEM OR LEAVING THE PROJECT SITE.
9. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE
10. CONTAINERIZED, REMOVED FROM CAMPUS AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
11. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION
12. OF UCSC'S OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
13. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
14. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

GOOD HOUSEKEEPING PRACTICES

1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED, USE DRY CLEANUP METHODS,
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE
3. DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
4. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS, BEFORE IT RAINS, SWEEP
5. AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS,
6. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS
7. OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
8. DISPOSE OF ALL WASTES PROPERLY, MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED
9. OF AS HAZARDOUS WASTE, AS APPROPRIATE.
10. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE
11. DUMPSTER, IF THE DUMPSTER HAS A COVER, CLOSE IT.
12. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR
13. RESPONSIBILITIES FOR COMPLIANCE.



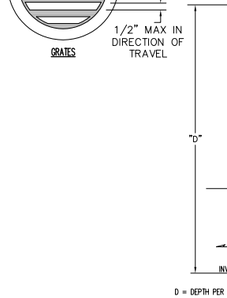


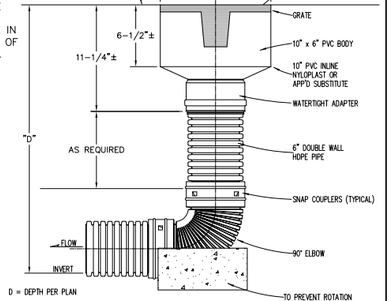
NOTE:
ALL GRATES IN SIDEWALKS OR OTHER CONCRETE SURFACES SHALL BE STANDARD, LIGHT-DUTY BRONZE WITH LOCKING BAR. ALL OTHER GRATES SHALL BE STANDARD LIGHT-DUTY CAST IRON WITH LOCKING BAR.

SEE DETAIL 4 ON THIS SHEET FOR CONCRETE COLLAR REQUIREMENTS

3 10"□ INLINE AREA DRAIN

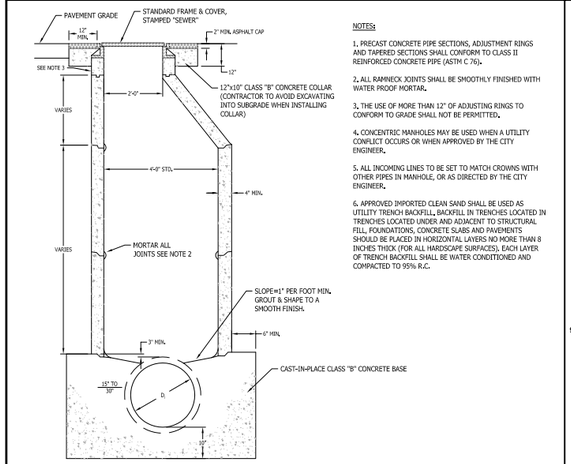
Scale: NTS





4 10" □ TERMINAL AREA DRAIN

Scale: NTS



NOTES:

1. PRECAST CONCRETE PIPE SECTIONS, ADJUSTMENT RINGS AND TAPERED SECTIONS SHALL CONFORM TO CLASS II REINFORCED CONCRETE PIPE (ASTM C-76).

2. ALL RAMNECK JOINTS SHALL BE SMOOTHLY FINISHED WITH WATER PROOF MORTAR.

3. THE USE OF MORE THAN 12" OF ADJUSTING RINGS TO CONFORM TO GRADE SHALL NOT BE PERMITTED.

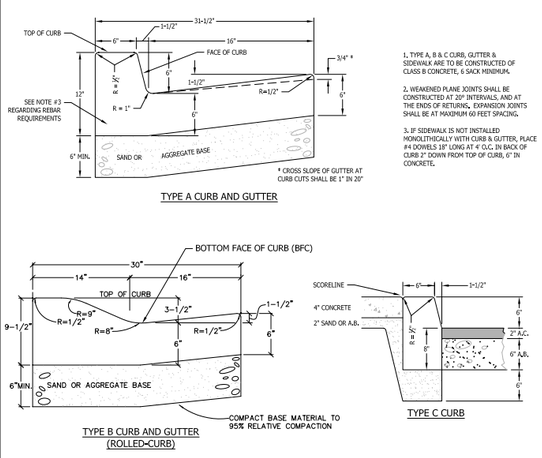
4. CONCENTRIC MANHOLES MAY BE USED WHEN A UTILITY CONFLICT OCCURS OR WHEN APPROVED BY THE CITY ENGINEER.

5. ALL INCOMING LINES TO BE SET TO MATCH CROWNS WITH OTHER PIPES IN MANHOLE, OR AS DIRECTED BY THE CITY ENGINEER.

6. APPROVED IMPORTED CLEAN SAND SHALL BE USED AS UTILITY TRENCH BACKFILL. BACKFILL IN TRENCHES LOCATED IN TRENCHES LOCATED UNDER AND ADJACENT TO STRUCTURAL FILL, FOUNDATIONS, CONCRETE SLABS AND PAVEMENTS SHOULD BE PLACED IN HORIZONTAL LAYERS NO MORE THAN 8 INCHES THICK (FOR ALL HARDSCAPE SURFACES), EACH LAYER OF TRENCH BACKFILL SHALL BE WATER CONDITIONED AND COMPACTED TO 95% R.C.

5 SANITARY SEWER 48"□ MANHOLE

Scale: NTS



1. TYPE A, B & C CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.

2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20' INTERVALS, AND AT THE ENDS OF RETURNS, EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.

3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

6 CONCRETE CURB TYPES

Scale: NTS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

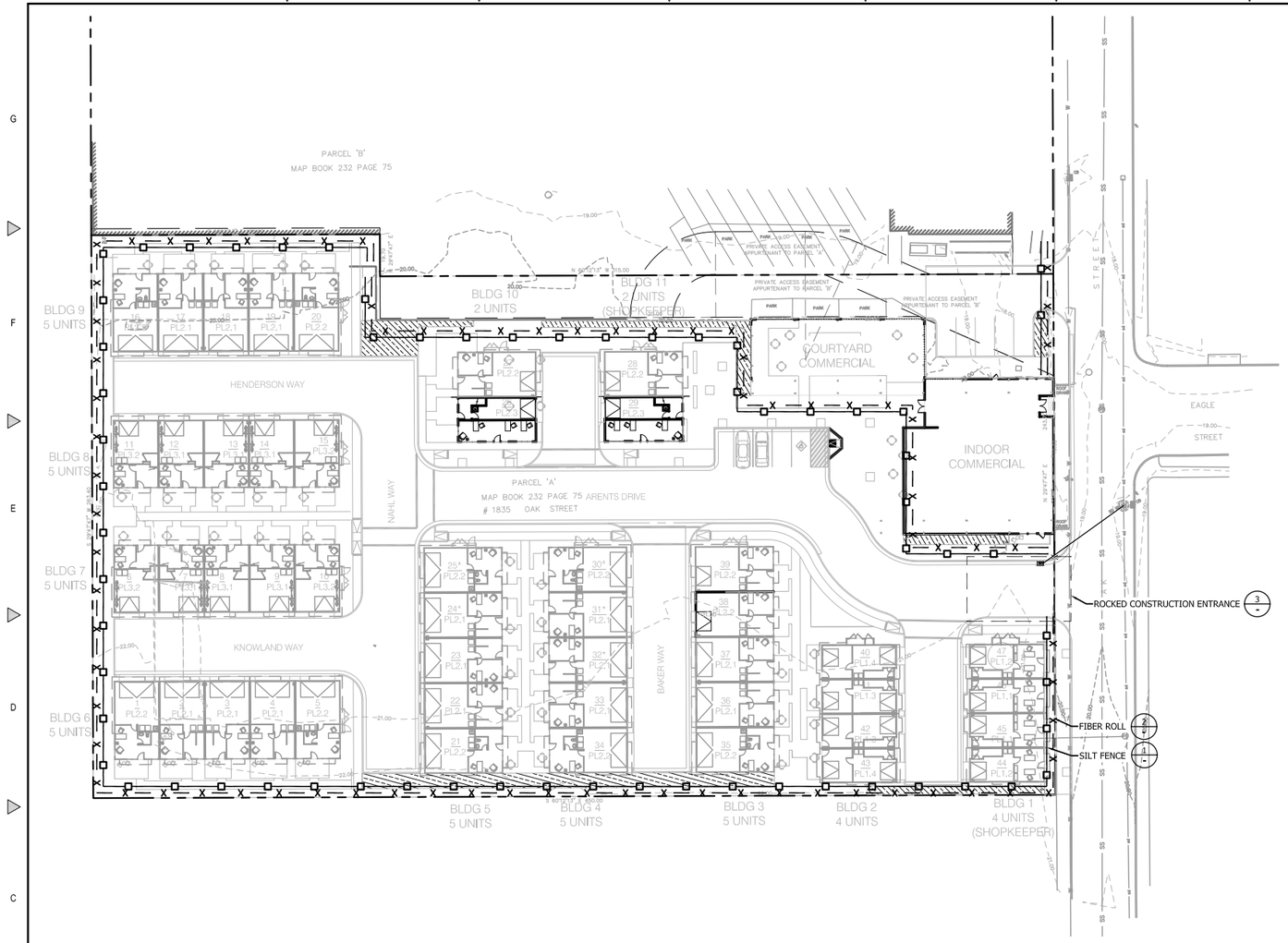
REVISIONS	BY

TENTATIVE STORM WATER CONSTRUCTION DETAILS

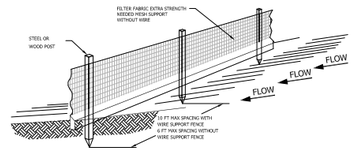
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

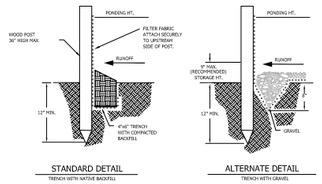
1835 OAK STREET
ALAMEDA, CA
APN: 71-222-27

Date: 09/26/2014
Scale: 1"=20'
Drawn: BP
Job: 388-50
Sheet: C4.1
Of 7 Sheets



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.





1 SILT FENCE

Scale: NTS

Construction Specifications

The height of a silt fence shall not exceed 36 inches. Storage height shall never exceed 18". The fence line shall follow the contour as closely as possible.

If possible, the filter fabric shall be cut from a continuous roll to avoid the use of joints. When joints are necessary, filter cloth shall be spliced only at a support post, with a minimum 6-inch overlap and both ends securely fastened to the post.

Posts shall be spaced a maximum of 10 feet apart and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet. Turn the ends of the fence uphill.

A trench shall be excavated approximately 4 inches wide and 6 inches deep along the line of posts and upslope from the barrier.

When standard-strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long, tie wires or hog rings. The wire shall extend into the trench a minimum of 2 inches and shall not extend more than 36 inches above the original ground surface.

The standard-strength filter fabric shall be stapled or wired to the fence, and 6 inches of the fabric shall extend into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

When extra-strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts.

The trench shall be backfilled and the soil compacted over the toe of the filter fabric.

Silt fences placed at the toe of a slope shall be set at least 6 feet from the toe in order to increase ponding volume.

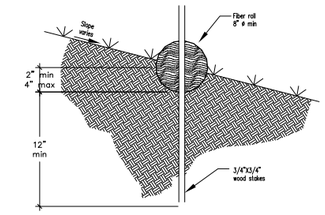
Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized, and any sediment stored behind the silt fence has been removed.

Inspection and Maintenance

Silt fences and filter barriers shall be inspected weekly and after each significant storm (1" in 24 hr.). Any required repairs shall be made immediately. Sediment shall be removed when it reaches 1/3 height of the fence or 9 inches maximum.

The removed sediment shall vegetate or otherwise stabilized.

If the fiber roll is used as a sediment capture device, or as an erosion control device to maintain sheet flows, sediment that accumulates in the BMP must be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when sediment accumulation reaches one-half the seignated sediment storage depth, usually one-half the distance between the top of the fiber roll and the adjacent ground surface. Sediment removed during the maintenance may be incorporated into earthwork on the site or disposed at an appropriate location.



CONSTRUCTION SPECIFICATIONS

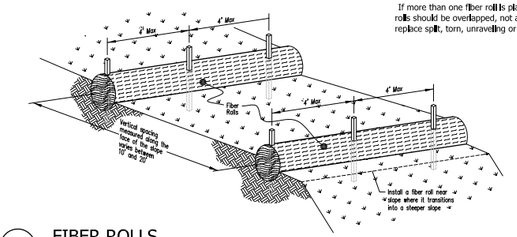
Locate fiber rolls on level contours spaced as follows:

- Slope Inclination of 4 :1 (H:V) or flatter: Fiber rolls should be placed at a maximum interval of 20 ft.
- Slope Inclination between 4:1 and 2:1 (H:V) Fiber rolls should be placed at a maximum interval of 15 ft. (a closer spacing is more effective). - Slope Inclination of 2:1 (H:V) or greater: Fiber rolls should be placed at a maximum interval of 10 ft. (a closer spacing is more effective).

Turn the ends of the fiber roll up slope to prevent runoff from going around the roll. Stake fiber rolls into a 2 to 4 in. deep trench with a width equal to the diameter of the fiber roll.

- Drive stakes at the end of each fiber roll and spaced 4 ft maximum on center.
- Use wood stakes with a nominal classification of 0.75 by 0.75 in. and a minimum length of 24 in.

If more than one fiber roll is placed in a row, the rolls should be overlapped, not abutted. Repair or replace split, torn, unraveling or slumping fiber rolls.

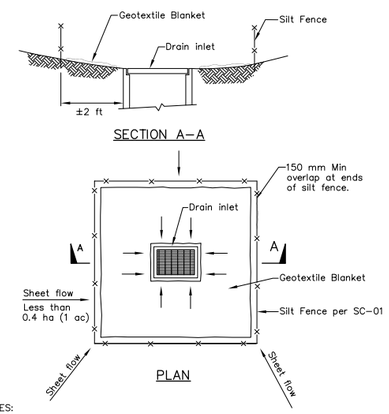


2 FIBER ROLLS

Scale: NTS

GENERAL EROSION CONTROL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SAN MATEO.
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF.
6. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.
7. UNNECESSARY GRADING AND DISTURBING OR SOIL SHALL BE AVOIDED.
8. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY RE-VEGETATED PER LANDSCAPE PLANS.
10. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
11. DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.
12. CONTRACTOR SHALL NOTIFY DSA 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.
13. ALL CONSTRUCTION SHALL CONFORM "EXCAVATION, GRADING, EROSION AND SEDIMENT CONTROL REGULATIONS" PER DSA. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15, AND APRIL 15 UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOUL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 15.

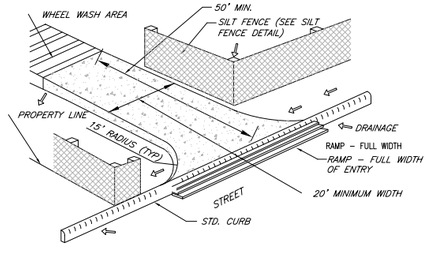


NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

4 DROP INLET PROTECTION

Scale: NTS

NOTE: SEE SHEET C4.1 FOR EROSION CONTROL BMP's



3 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREMER
No. C 64561
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

TENTATIVE EROSION CONTROL PLAN

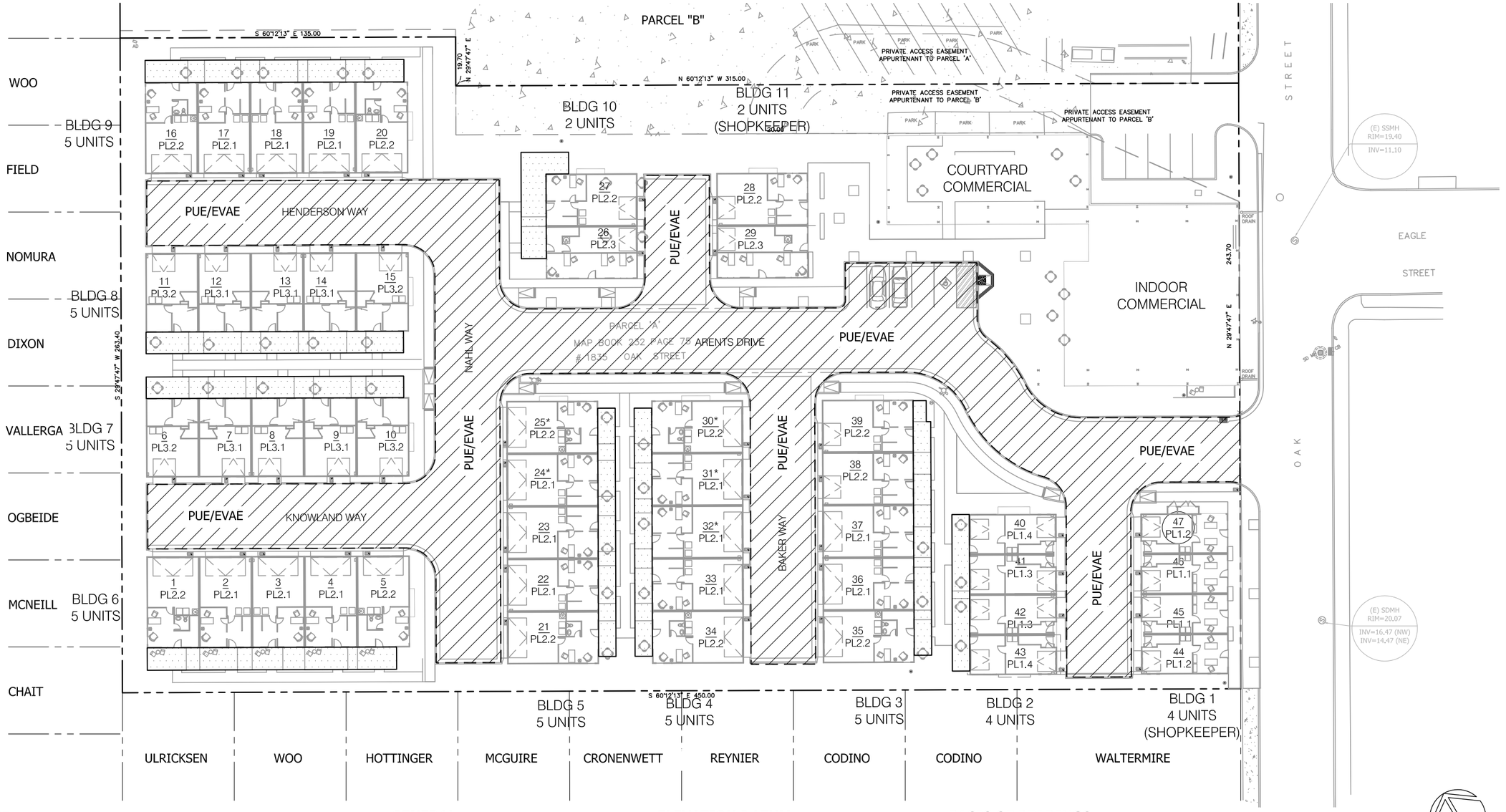
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

1835 OAK STREET
ALAMEDA, CA
APN: 71-222-27

Date: 09/26/2014
Scale: 1"=30'
Drawn: BP
Job: 388-50
Sheet: C5.1
Of 7 Sheets

TENTATIVE MAP

TRACT # 8224



LEGEND

	PUE/EVAE	PUBLIC UTILITY EASEMENT/EMERGENCY VEHICLE ACCESS EASEMENT
	EUE	EXCLUSIVE USE EASEMENT

GENERAL

OWNER:	CV ALAMEDA 1 INV, LLC
SUBDIVIDER:	CITY VENTURES 444 SPEAR STREET, SUITE 200 SAN FRANCISCO, CA 94105
CIVIL ENGINEER:	CIVIL CONSULTANTS GROUP, C2G INC. 4444 SCOTTS VALLEY DRIVE, SUITE 6 SCOTTS VALLEY, CA 95066
EXISTING USE:	GLASS MANUFACTURING FACILITY
EXISTING ZONING:	GENERAL INDUSTRIAL (M-2)
PROPOSED USE:	COMMERCIAL & RESIDENTIAL
PROPOSED ZONING:	MIXED USE PLANNED DEVELOPMENT (M-X)

ELEVATION DATUM

ELEVATIONS WERE DERIVED USING A GPS OBSERVATION AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FOUND MONUMENT ON CLEMENT STREET PER PARCEL MAP 7119 RECORDED IN BOOK 232, ALAMEDA RECORDS.

NORTH 80° 59' 40" EAST
ELEVATION = 209.45

BASIS OF BEARINGS

BEARINGS ARE BASED UPON A TIE BETWEEN THE FOUND IRON PIPE ON CLEMENT STREET AS SHOWN ON PARCEL MAP 7119 RECORDED IN BOOK 232 OF MAPS AT PAGE 75, ALAMEDA RECORDS.

NORTH 57° 44' 23" WEST

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

W:\388-50 CV - ALAMEDA\CAD\MODELS\ALAMEDA-OAK BASE.DWG 9/26/2014

REVISIONS	BY

TENTATIVE MAP

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

1835 OAK STREET
ALAMEDA, CA
APN: 71-222-27

Date: 09/26/2014
Scale: 1"=20'
Drawn: BP
Job: 388-50
Sheet: C6.1
Of 7 Sheets