

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN
POT-HOLING AND WORKING NEAR EXISTING GAS LINES!!

LOCATION OF EXISTING GAS LINES IS APPROXIMATE AND
SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.

CONTRACTOR SHALL NOTIFY PG&E PRIOR TO CONSTRUCTION.

EXISTING FOUNDATIONS
TO BE REMOVED (TYP)

ALAMEDA MARINE VIEW
APARTMENTS LLC
APN 074-1305-022-001

EXISTING BUILDING 13 —
(100 SF±)

EXISTING BUILDING 9
(250 SF±)

EXISTING BUILDING 10
(750 SF±)

EAST BAY REGIONAL
PARK DISTRICT
APN 074-1305-026-001

ROSENTHAL HARVEY T
APN 074-1328-032

LOT 2
TRACT 4374
APN 074-1328-130

LOT 5
TRACT 4374
APN 074-1328-227

STATE OF CALIFORNIA
APN 074-1300-014-001

EXISTING SEWER
PUMP STATION

1. E.B.M.U.D. TO RELOCATE EXISTING WATER FACILITIES (UNDER SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY). CONTRACTOR SHALL COORDINATE WITH E.B.M.U.D. FOR TIMING OF THE REMOVAL OF THE EXISTING WATER FACILITIES.
2. SEWER PIPES, SERVICE LATERALS, AND STRUCTURES TO BE REMOVED FROM BUILDING TO LOCATION OF INDICATED CAP PER CITY OF ALAMEDA STANDARDS.
3. ALL ON-SITE BRUSH AND VEGETATION WITHIN THE LIMIT OF GRADING TO BE CLEARED AND REMOVED.
4. ALL ON-SITE TREES WITHIN THE PROJECT TO BE PROTECTED UNLESS MARKED TO BE REMOVED. CONTRACTOR TO INSTALL TREE PRESERVATION AND PROTECTION FENCING/MEASURES PER PROJECT ARBORIST RECOMMENDATIONS.
5. ALL EXISTING ON-SITE STRUCTURES, ACCESSORY STRUCTURES, STAIRS, SUBSTRUCTURES AND FOUNDATION ELEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED.
6. EXCAVATIONS RESULTING FROM DEMOLITION ACTIVITIES SHOULD BE OBSERVED AND BACKFILLED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS FOR THE PROJECT.
7. STORMWATER AND EROSION CONTROL TO BE MANAGED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLAN.
8. CONTRACTOR SHALL USE EXTREME CAUTION AT ALL TIMES WHEN WORKING WITHIN THE VICINITY OF EXISTING JOINT TRENCH, GAS, FIBER OPTIC FACILITIES, AND WATER PIPELINES & AQUEDUCT LOCATED ADJACENT TO THE SITE.
9. THE LOCATION AND EXTENT OF EXISTING ON-SITE UTILITIES HAS NOT BEEN CONFIRMED. EXISTING UTILITIES HAVE BEEN SHOWN WHERE BELIEVED TO EXIST BASED ON AVAILABLE RECORD DRAWINGS OR PHYSICAL EVIDENCE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF EXISTING ON-SITE UTILITIES.
11. EXISTING UTILITIES TO BE REMOVED, OR REMOVED AND CAPPED, WITHIN 5' OF EXISTING BUILDINGS PRIOR TO BUILDING DEMOLITION.
12. ALL ELEVATIONS DEPICTED ARE BASED UPON THE NAVD 88 DATUM.

- ① PROTECT EXISTING BUILDING
- ② PROTECT EXISTING UTILITY POLE.
- ③ PROTECT EXISTING OVERHEAD FACILITIES.
- ④ PROTECT EXISTING TREES. (SEE NOTE 4)
- ⑤ PROTECT EXISTING FENCE.

- (A) DEMO & REMOVE EXISTING BUILDING, FOUNDATION, UTILITIES & ALL APPURTENANCES.
(SEE NOTE 5)
- (B) DEMO & REMOVE EXISTING HARDSCAPE & FOUNDATIONS.
- (C) DEMO & REMOVE EXISTING TREES.
- (D) DEMO & REMOVE EXISTING FENCE.

	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING OVERHEAD WIRES
	EXISTING DRY UTILITY STRUCTURE
	EXISTING FIRE HYDRANT
	EXISTING TREES TO BE PROTECTED
	EXISTING TREE TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING ASPHALT TO REMAIN
	EXISTING PERVIOUS CONCRETE TO REMAIN

930 CARLETON STREET, SECOND FLOOR
BERKELEY CA 94710
510.927.3200
WWW.MANTLELA.COM

ALAMEDA POINT COLLABORATIVE
667 W. RANGE AVENUE
ALAMEDA, CA 94501

CONTACT: DOUG BIGGS
EMAIL: DBIGGS@APCOLLABORATIVE.ORG
PHONE: (510)898-7849

SAN RAMON ■ (925) 866-0322
SACRAMENTO ■ (916) 375-1877
WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

PROFESSIONAL SEALS:

NO.	ISSUE/REVISIONS	DATE
	DESIGN REVISION	10/05/2021
1	DR-BCKCHK-01	12/16/2021
2	DR-BCKCHK-02	01/27/2022

PROJECT:

MCKAY AVENUE
MEDICAL RESPITE &
WELLNESS CENTER

1245 MCKAY AVENUE
ALAMEDA, CA 94501

JOB NUMBER: APC 1911

DATE: JANUARY 27, 2021

PHASE: DESIGN REVIEW

SCALE: $1"=20'$

SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:

C1.0