

60TH STREET

AUTO
ENTRY

TRANSFORMER
VAULT

PROPERTY LINE

LINE OF BUILDING ABOVE

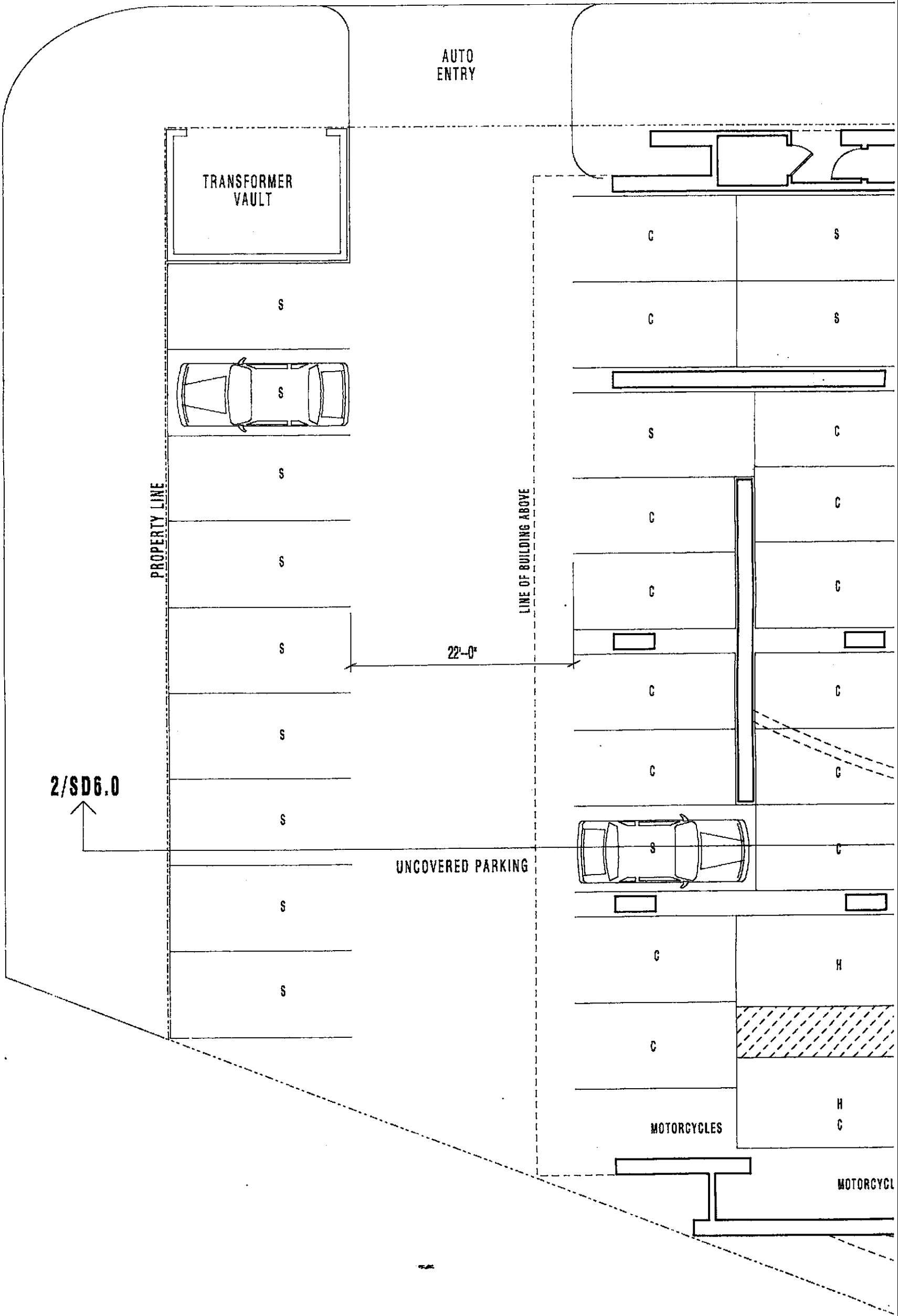
22'-0"

2/SD6.0

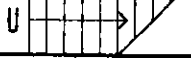
UNCOVERED PARKING

MOTORCYCLES

MOTORCYCL



AUTO
ENTRY



S

S

C

C

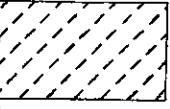
C

C

C

C

H



H

G

MOTORCYCLES

S

22'-0"

TRASH

C

S

S

MECH/ELECT

LOBBY

ROTUNDA

COVERED PARKING

(E) FREIGHT ELEV

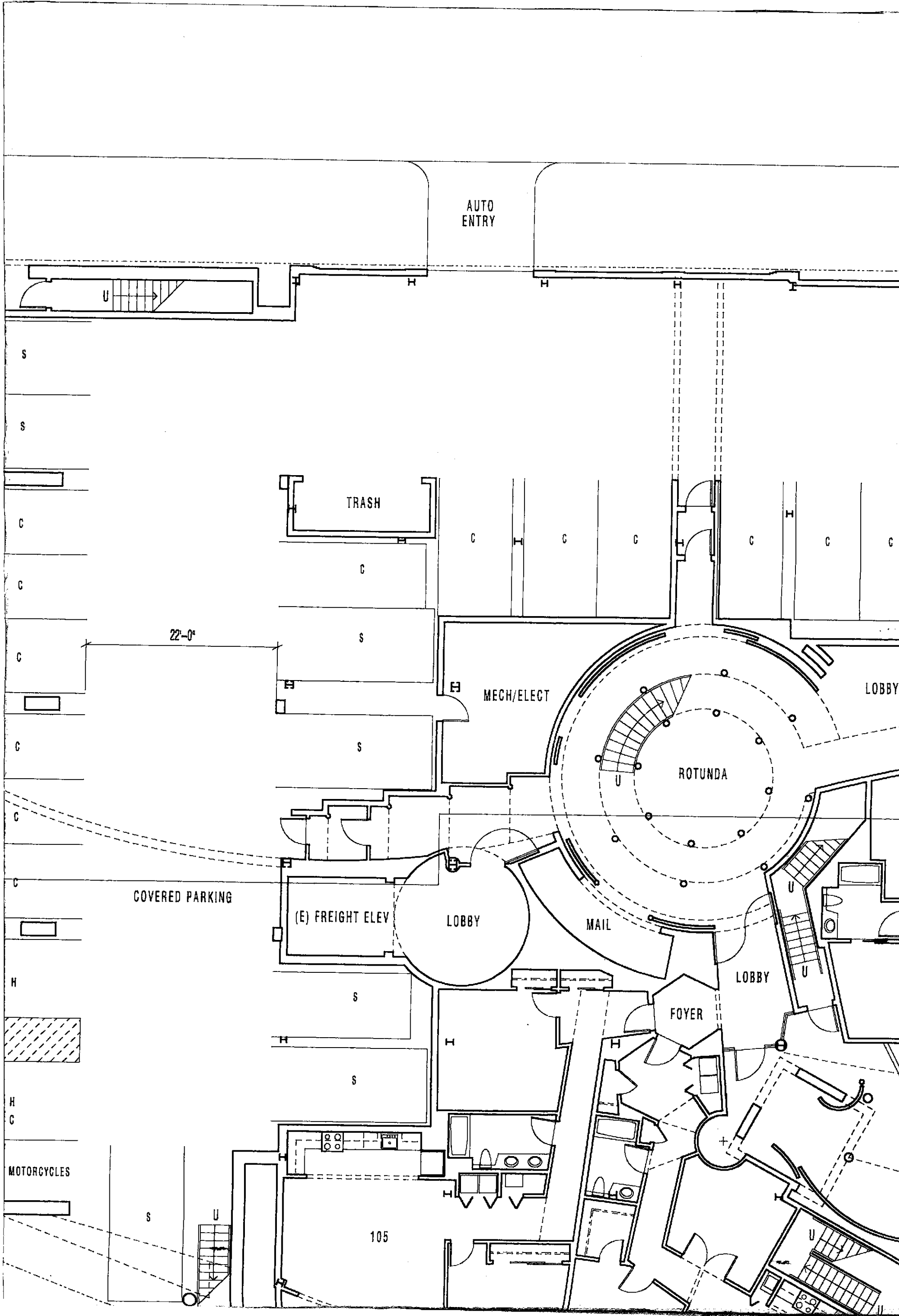
LOBBY

MAIL

LOBBY

FOYER

105



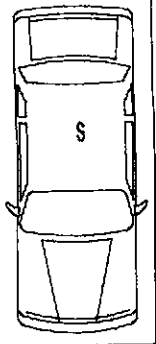
VALLEJO STREET

3/SD6.0 ←

PROPERTY LINE

COVERED PARKING

22'-0"



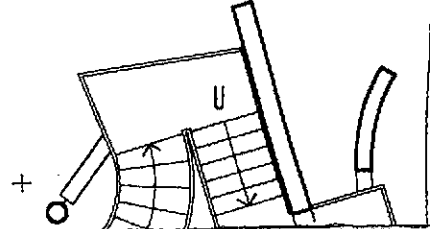
104

103

102

COURTYARD

POOL



PROJECT

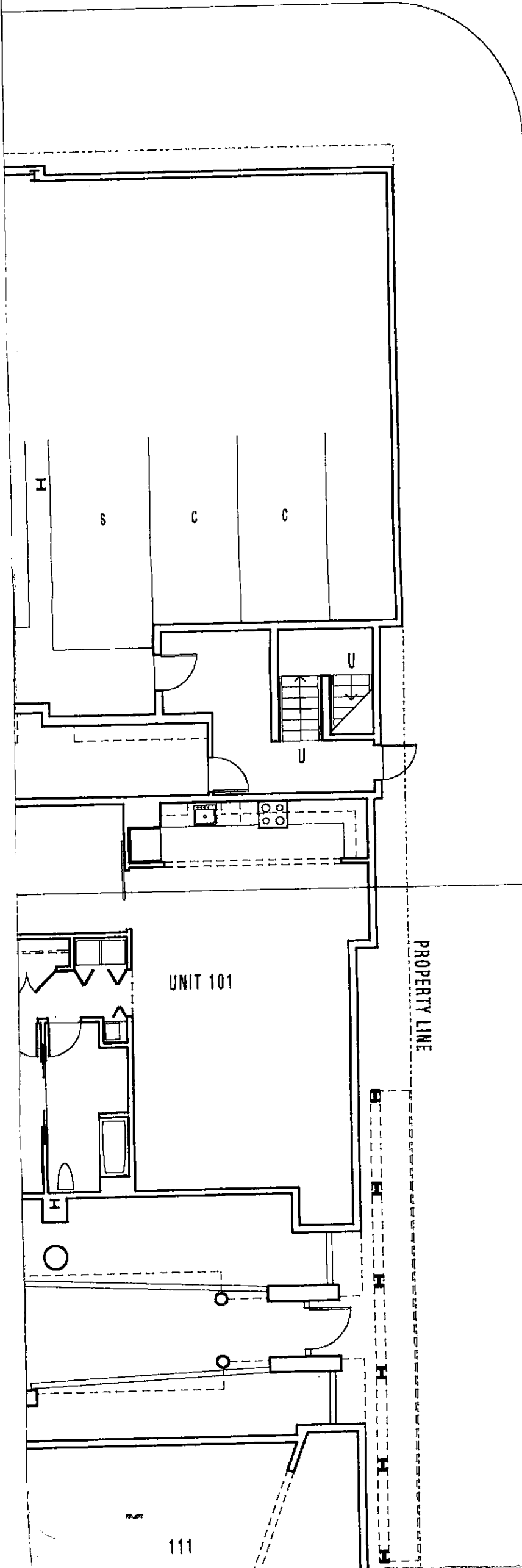
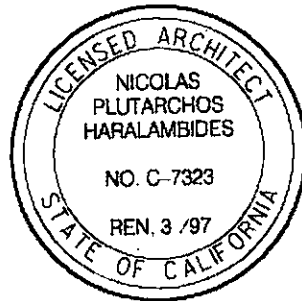
OLIVER LOFTS
1200 65TH STREET
EMERYVILLE, CA 94608

CLIENT

ARCHITECT

NPH ARCHITECTS
NICOLAS P. HARALAMBIDES, A.I.A.
2512 NINTH STREET
BERKELEY, CA 94710

TEL: 510 548 4159
FAX: 510 486 0445



2/SD6.0

65TH STREET

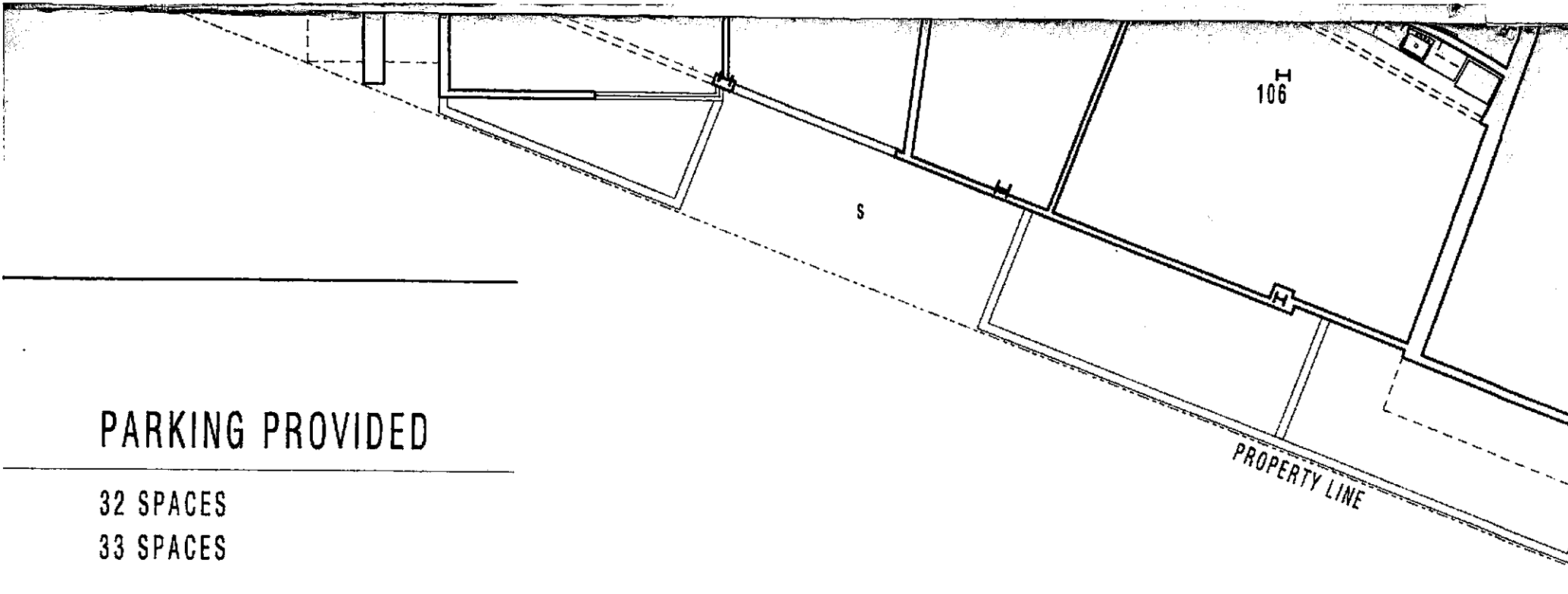
1
SD6.0

REFERENCE NORTH

SITE PLAN/FIRST FLOOR PLAN

PROJECT DATA

	UNITS	PARKING REQUIRED
	24 LIVE/WORK	36 CARS
	27 LOFTS	33.75 CARS
TOTALS	51 UNITS	69.75 CARS
<hr/>		
SITE DESCRIPTION		AP NO. 049.1509.001.01
SITE AREA		+/- 46,500 SF (1.07 ACRES)
ENVIRONMENTAL REVIEW APPROVAL		.
DESIGN-REVIEW APPROVAL		.
BUILDING AREA		+/- 71,830 SF
GARAGE AREA		9,250 SF COVERED 6,410 SF COVERED 4,570 SF UNCOVERED
OCCUPANCY		GARAGE LIVE/WORK LOFTS
MAXIMUM BUILDING HEIGHT		46 FT
MAXIMUM NUMBER STORIES		3 ABOVE GARAGE PODIUM (1ST STORY ABOVE PODIUM HAS MEZZANINE)
SPRINKLED AREA		71,830 SF 15,660 SF



PARKING PROVIDED

32 SPACES

33 SPACES

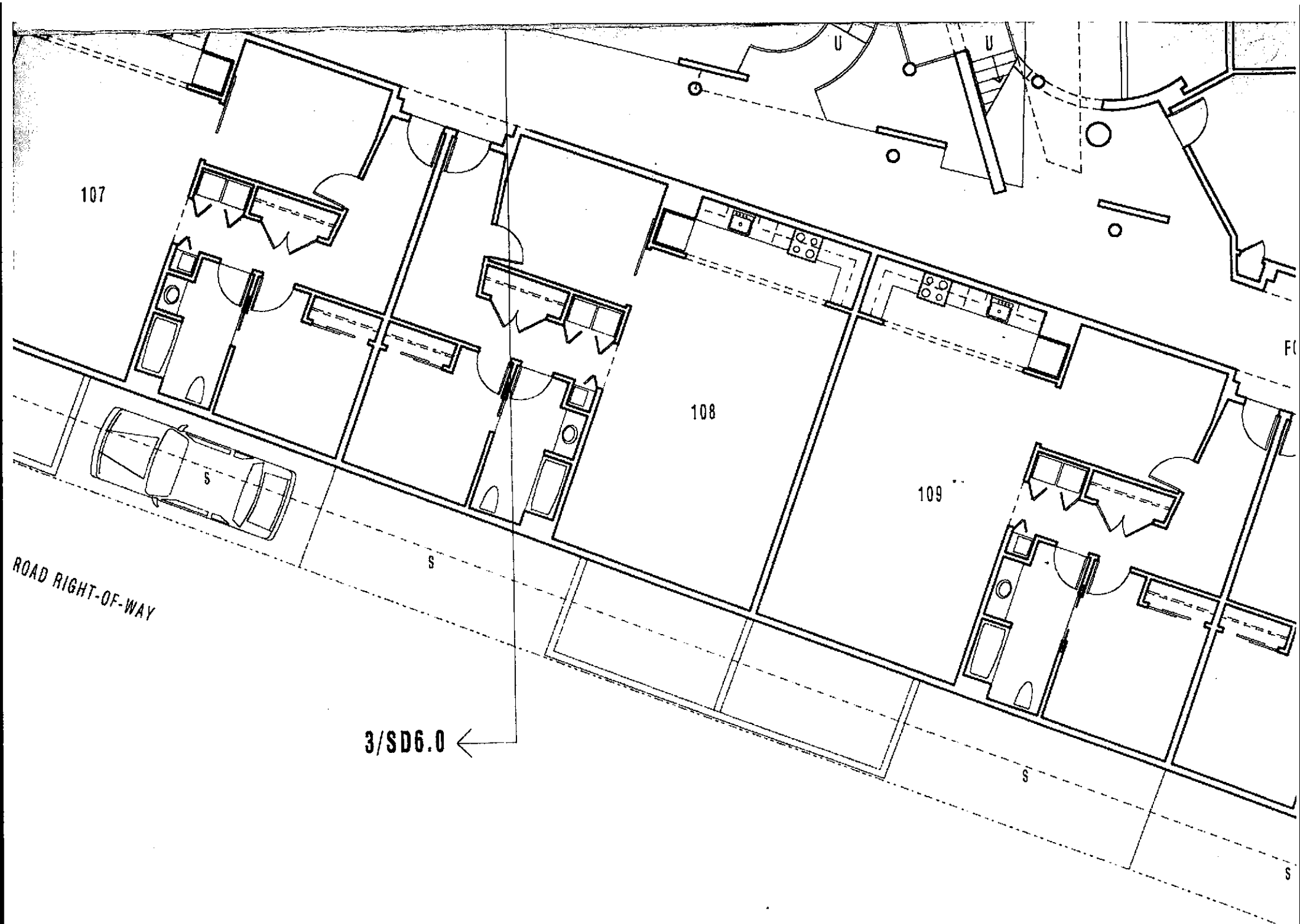
65 SPACES (2 HANDICAPPED)

(EXISTING BUILDING)
(NEW CONSTRUCTION)

S-3
R-1

(VINE)

LIVE/WORK LOFTS
COVERED PARKING



107

108

109

ROAD RIGHT-OF-WAY

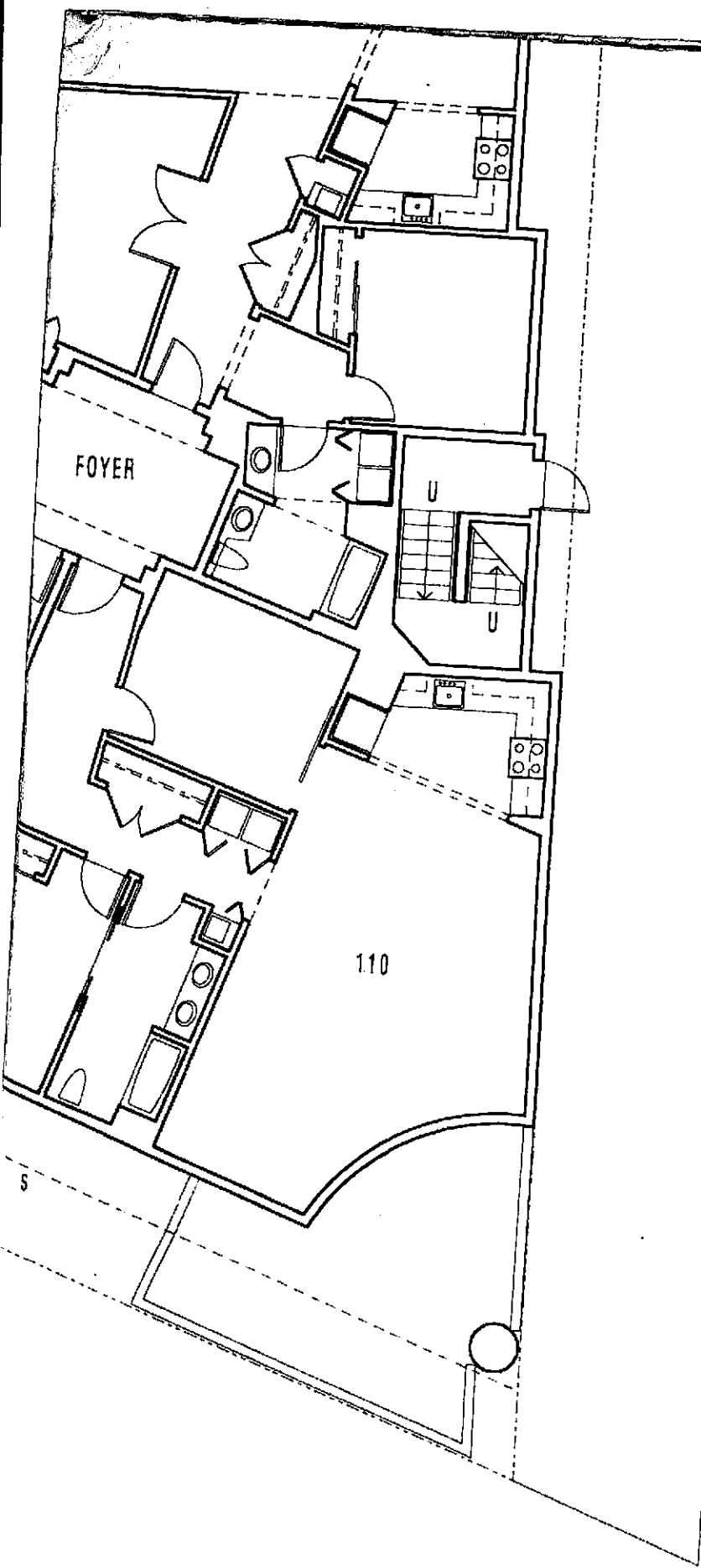
3/SD6.0 ←

S

S

S

S



REVISIONS

NO	DATE

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SCALE

1' = 10'-0"

DRAWN

JG/AA/SW

CHECKED

DATE

13 AUGUST 1998

CADD FILE

SD1.0.DGN

JOB NO

9811

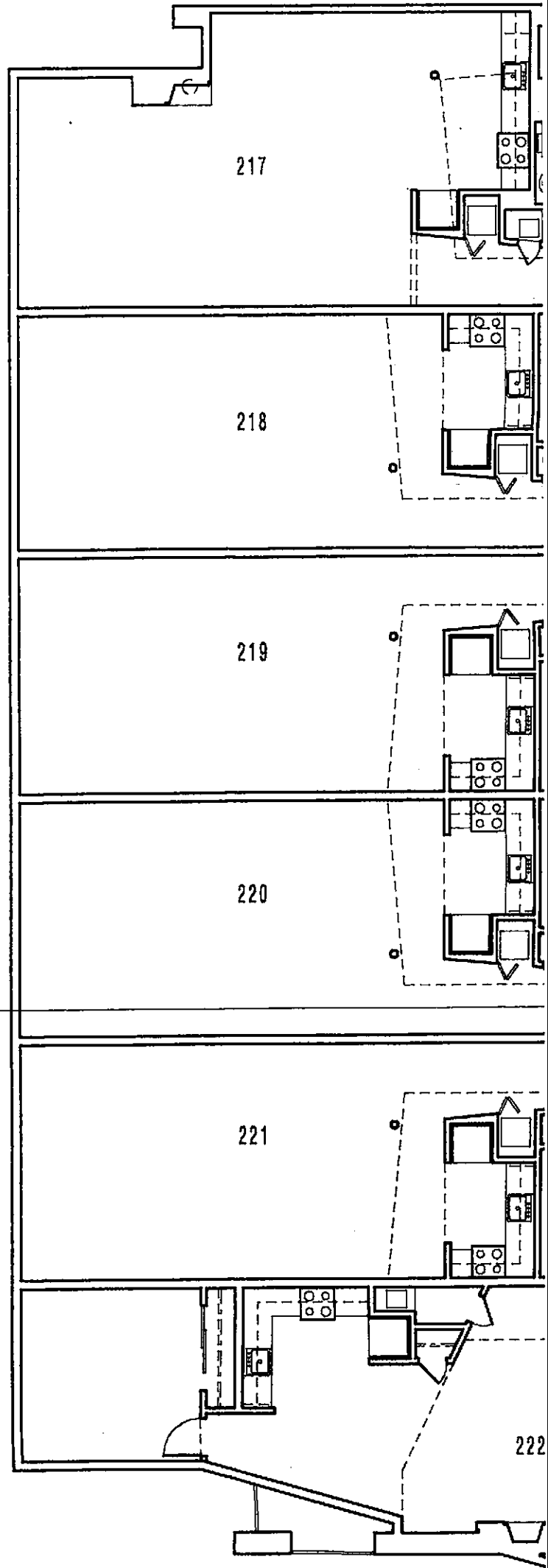
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SITE PLAN/FIRST FLOOR PLAN

DRAWING NUMBER

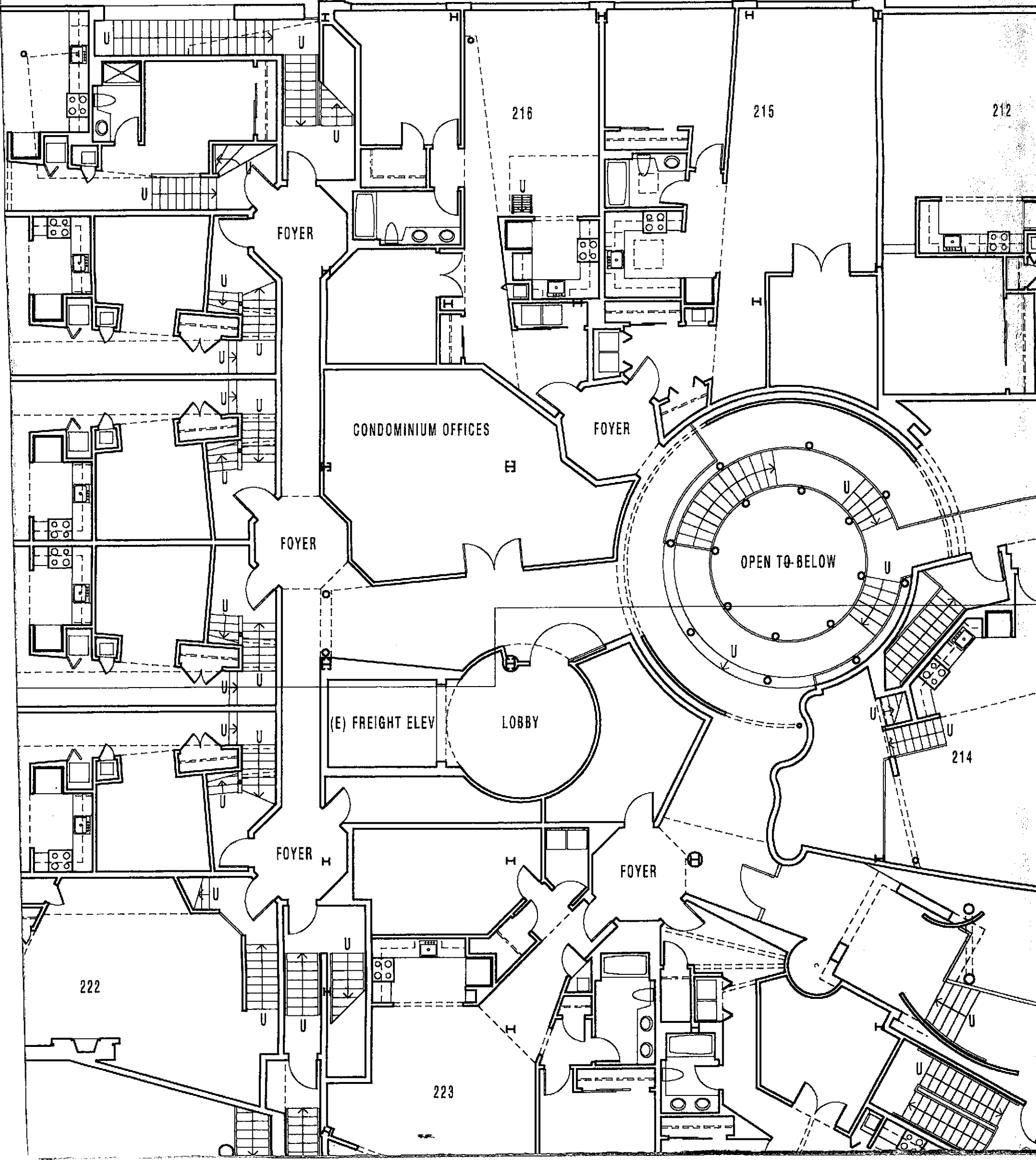
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PRELIMINARY



2/SD6.0





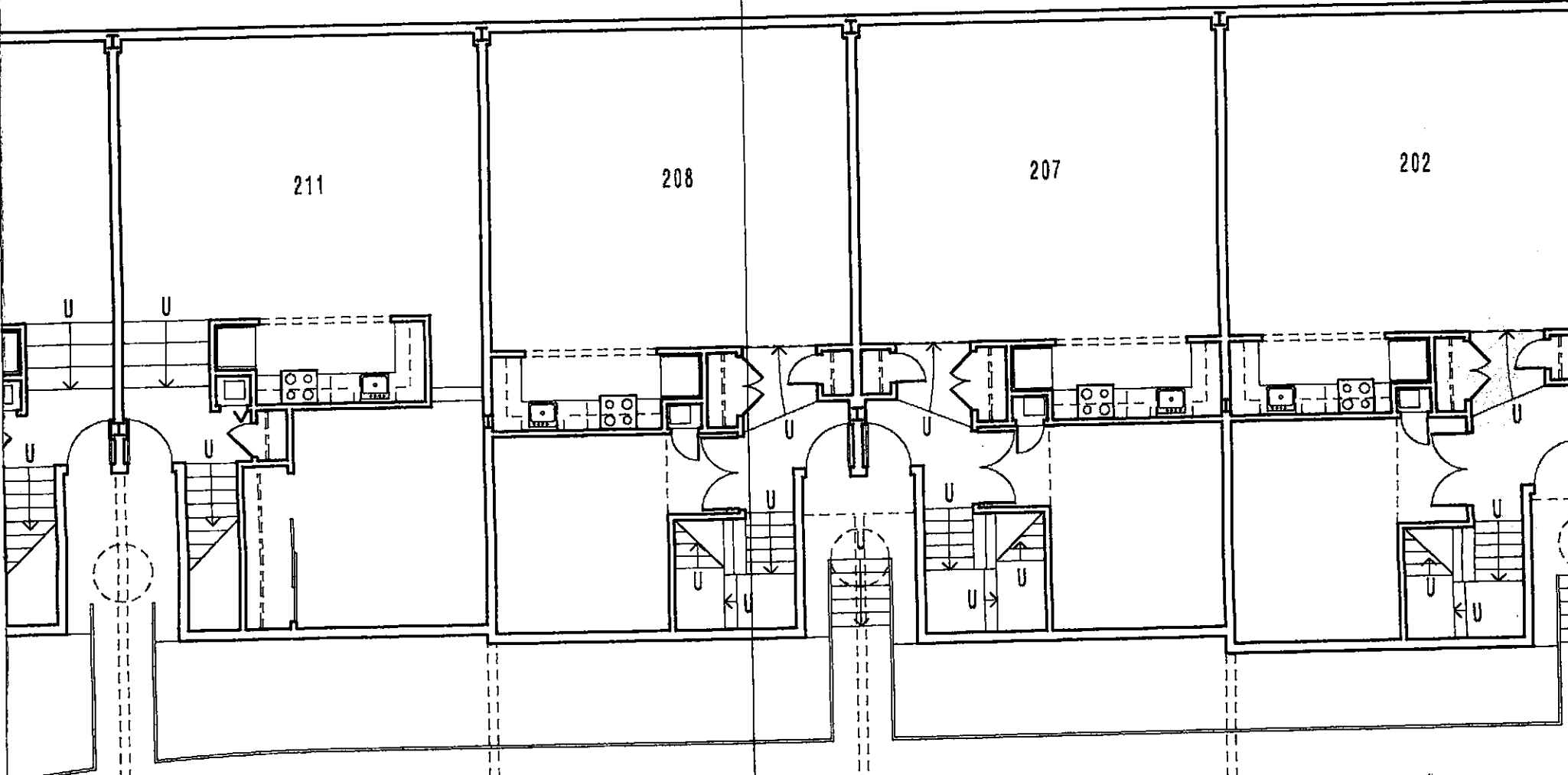
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211

208

207

202



213

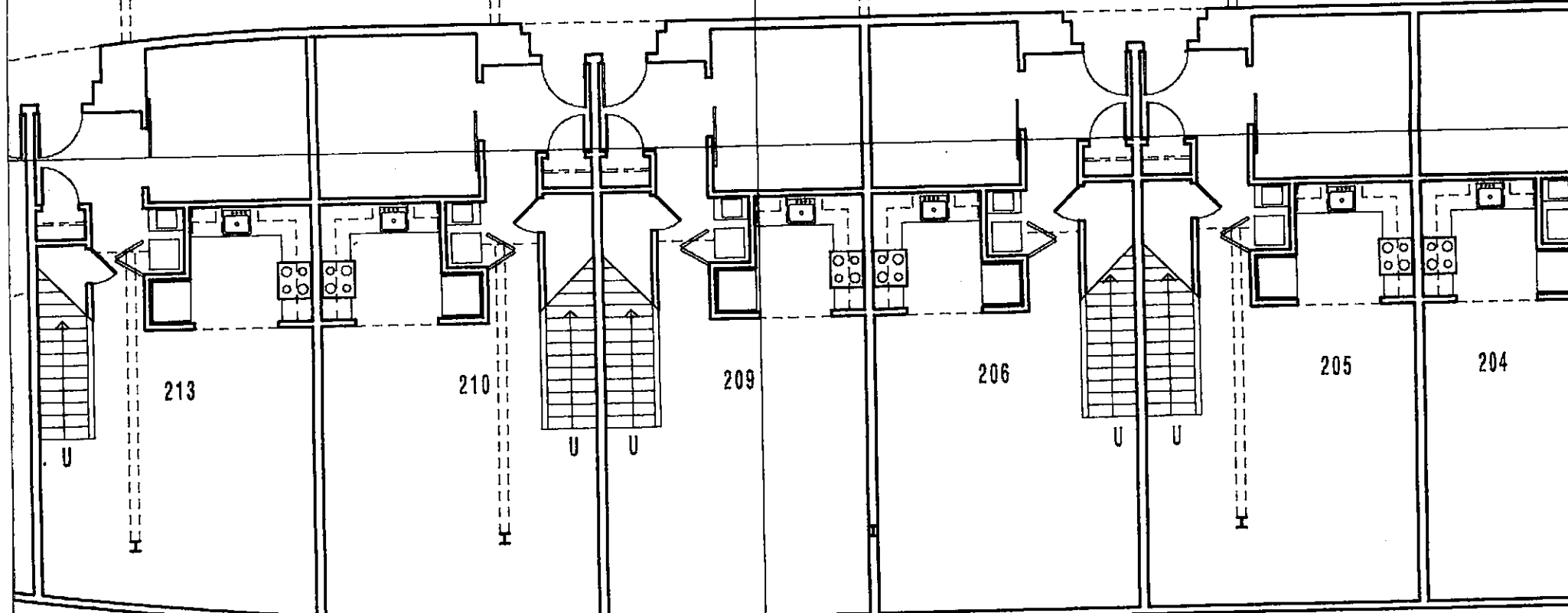
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209

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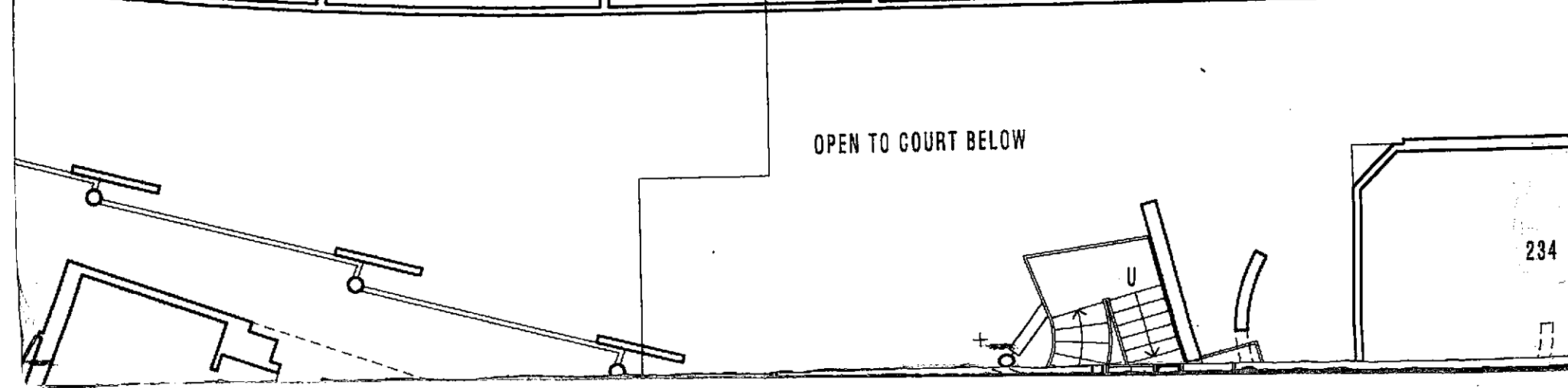
205

204



OPEN TO COURT BELOW

234



PROJECT

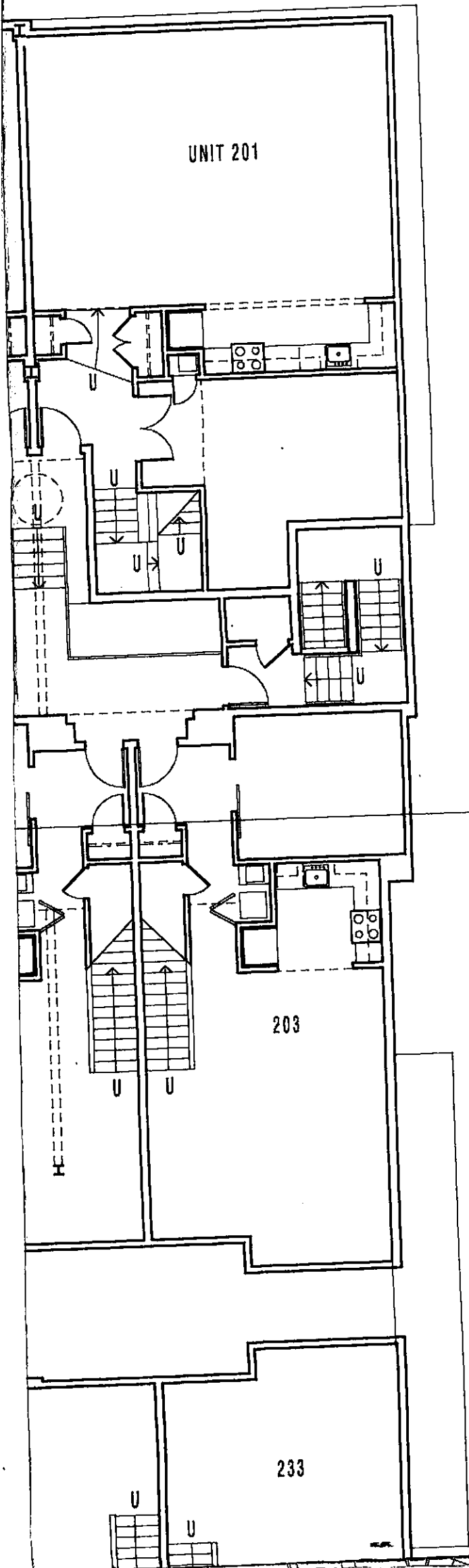
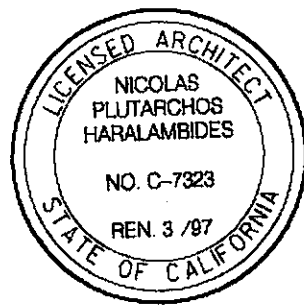
OLIVER LOFTS
1200 65TH STREET
EMERYVILLE, CA 94608

CLIENT

ARCHITECT

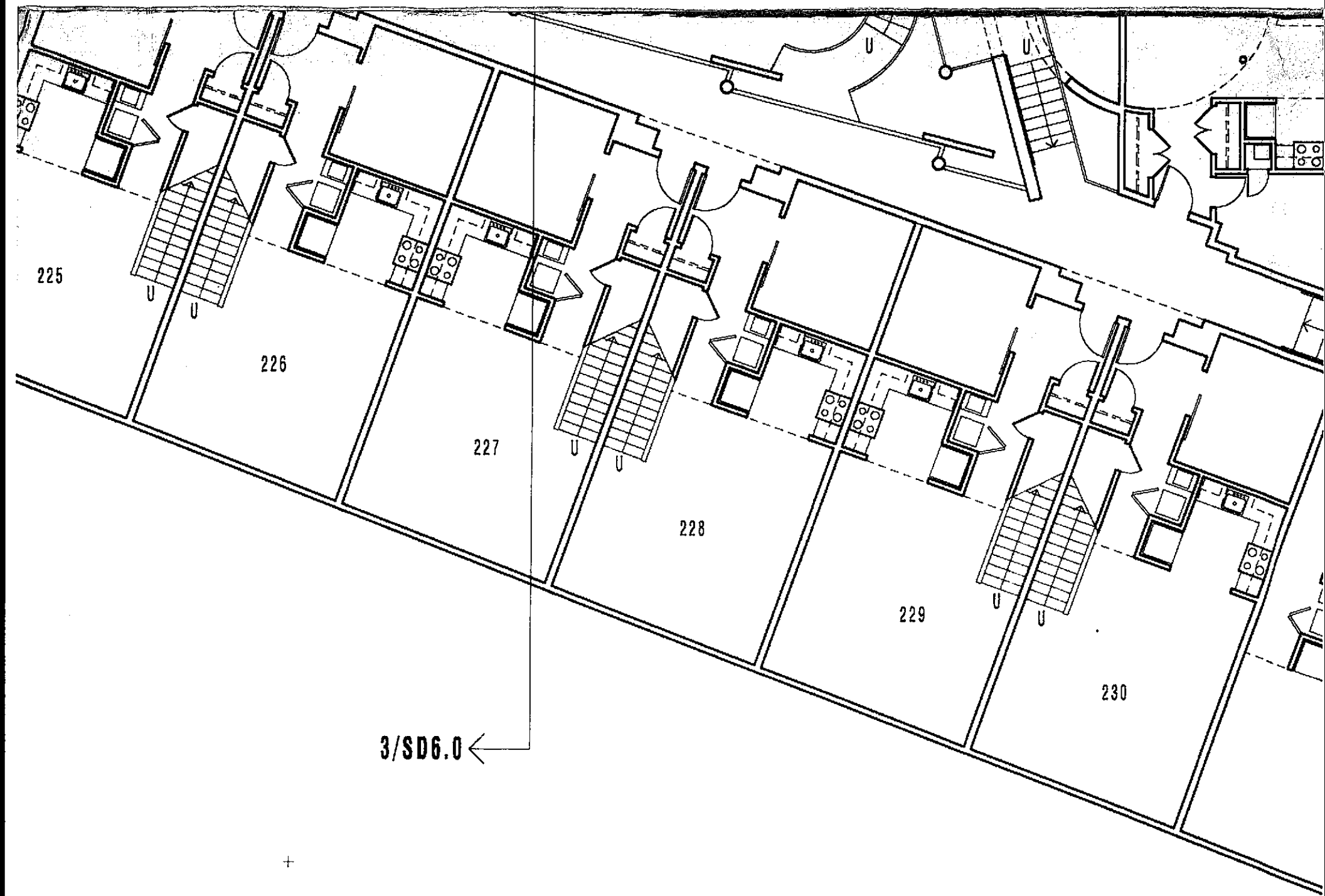
NPH ARCHITECTS
NICOLAS P. HARALAMBIDES, A.I.A.
2512 NINTH STREET
BERKELEY, CA 94710

TEL: 510 548 4159
FAX: 510 486 0445



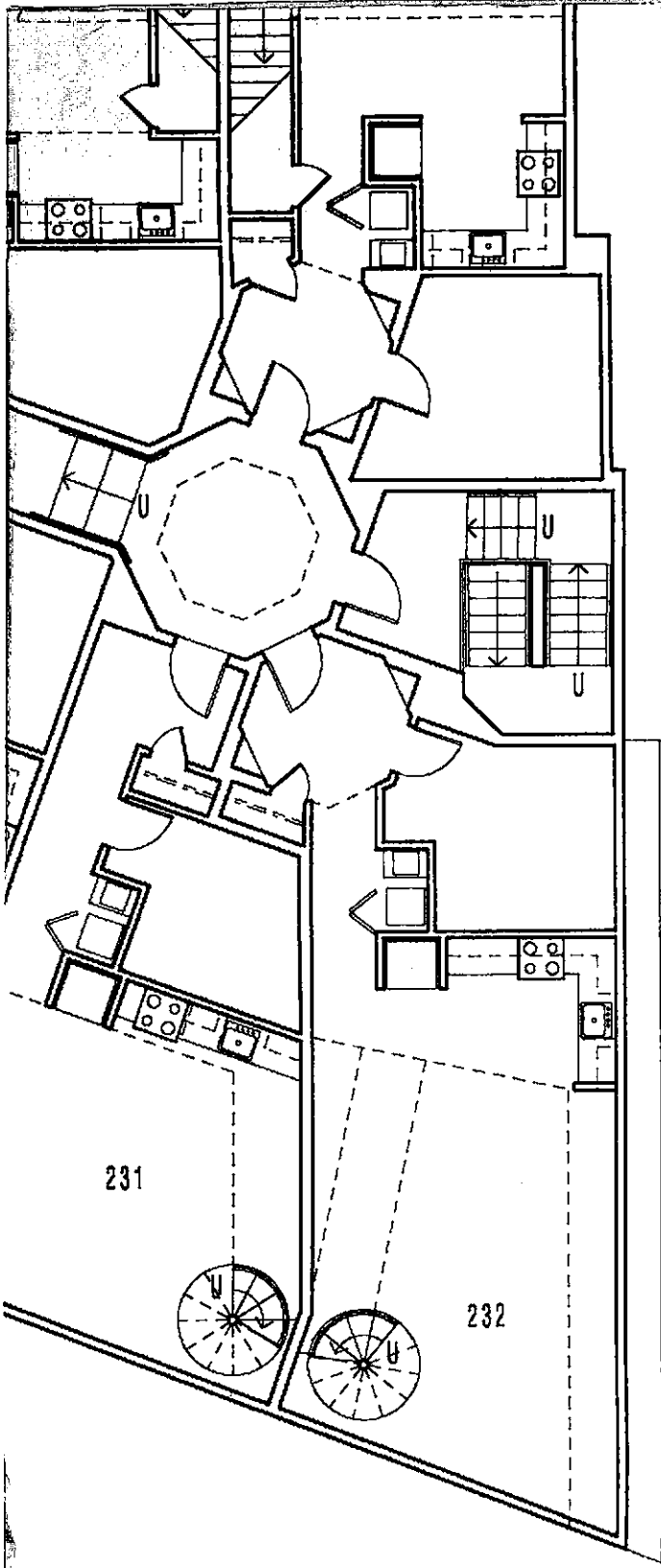
2/SD6.0

1
SD6.0



3/SD6.0 ←

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NO	DATE

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SCALE
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DATE
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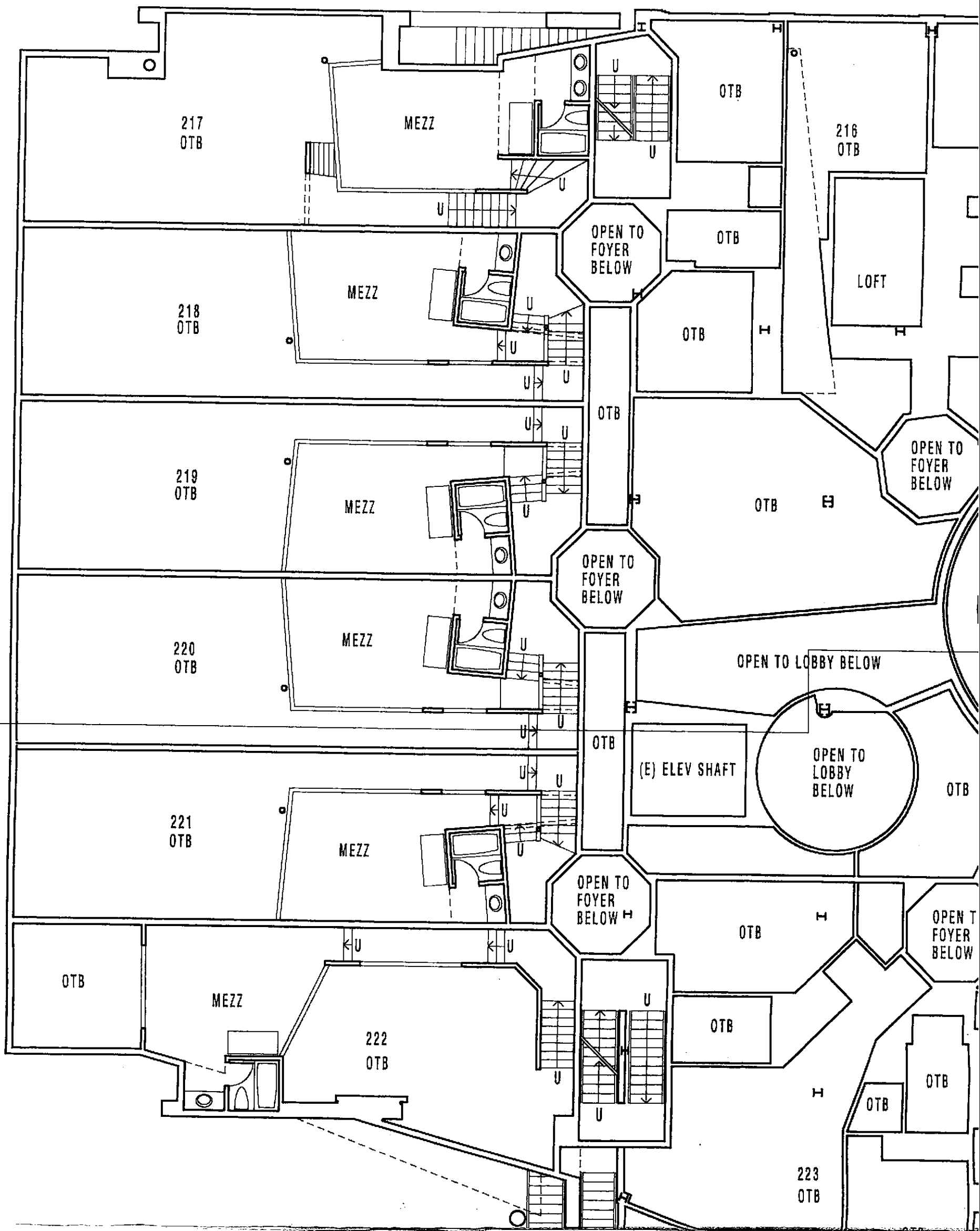
CADD FILE
SD2.0.DGN

JOB NO
9811

DRAWING TITLE
SECOND FLOOR PLAN

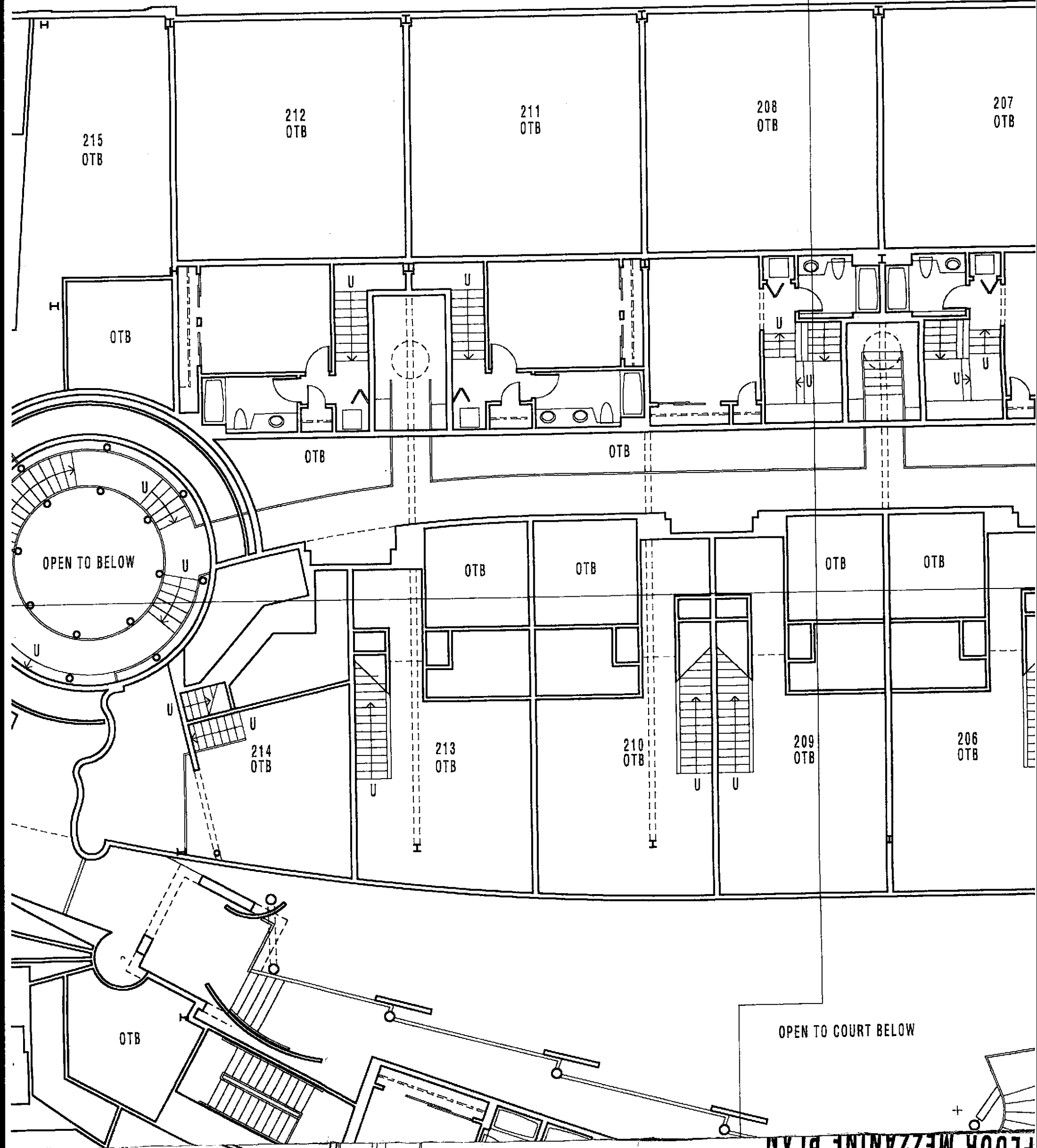
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SD2.0

PRELIMINARY



2/SD6.0

3/SD6.0



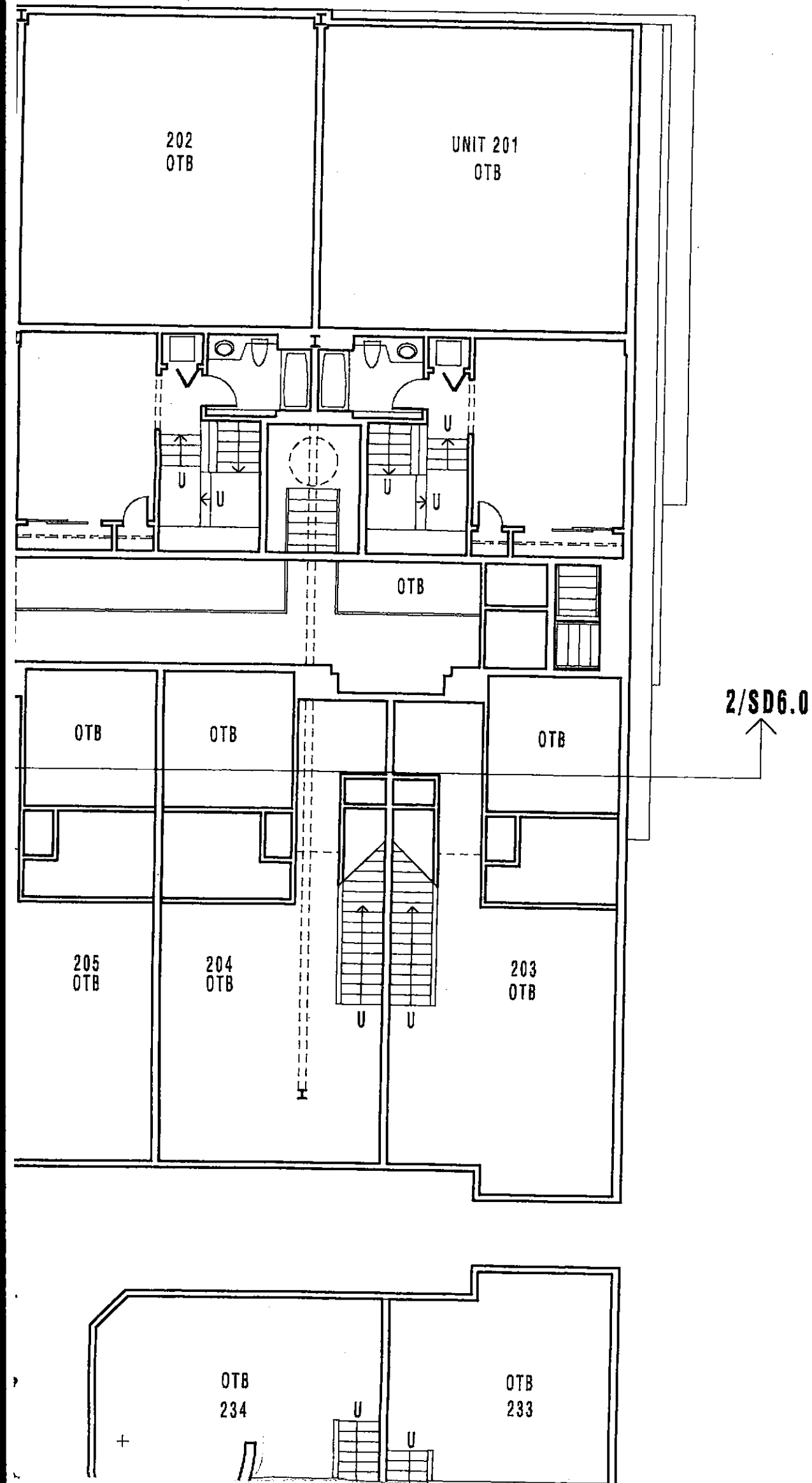
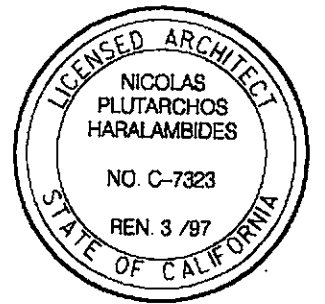
FLOOR MEZZANINE PLAN

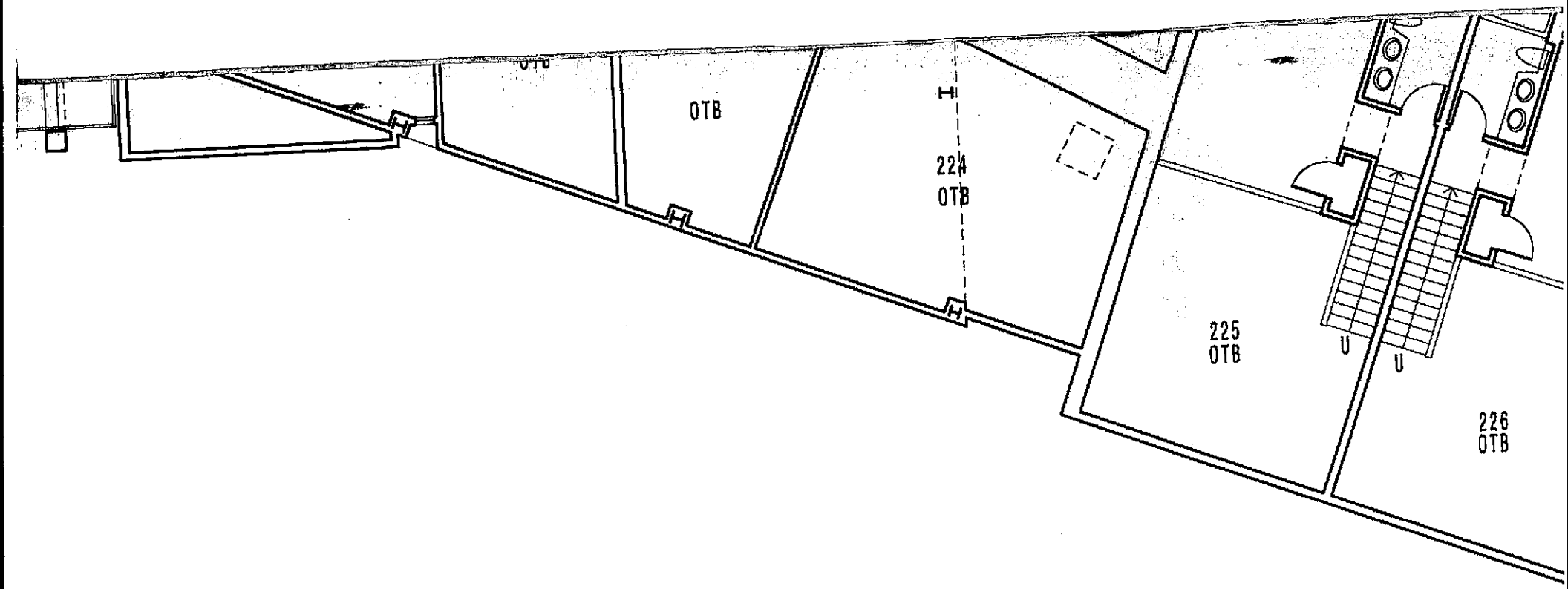
PROJECT
OLIVER LOFTS
1200 65TH STREET
EMERYVILLE, CA 9460

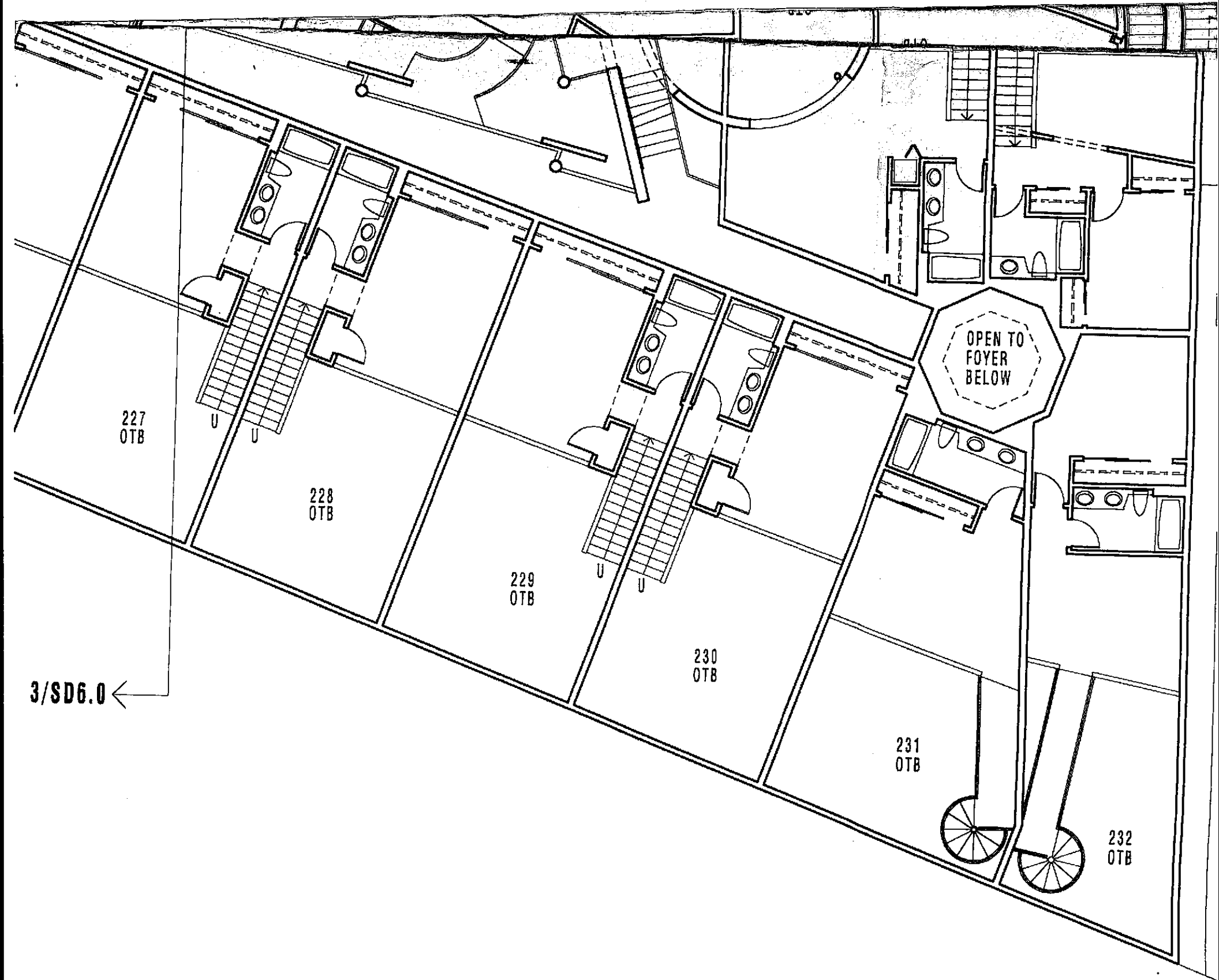
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BERKELEY, CA 94710

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FAX: 510 486 0445







227
OTB

228
OTB

229
OTB

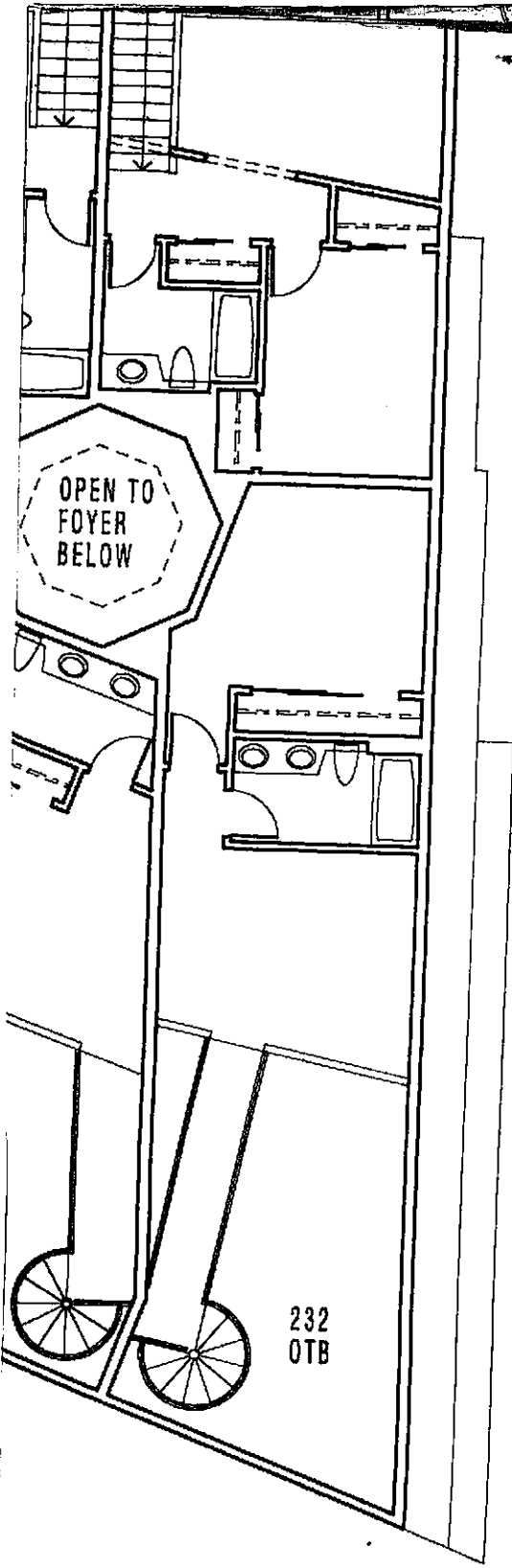
230
OTB

231
OTB

232
OTB

OPEN TO
FOYER
BELOW

3/SD6.0 ←



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SCALE

1" = 10'-0"

DRAWN

JG/AA/SW

CHECKED

DATE

13 AUGUST 1998

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JOB NO

9811

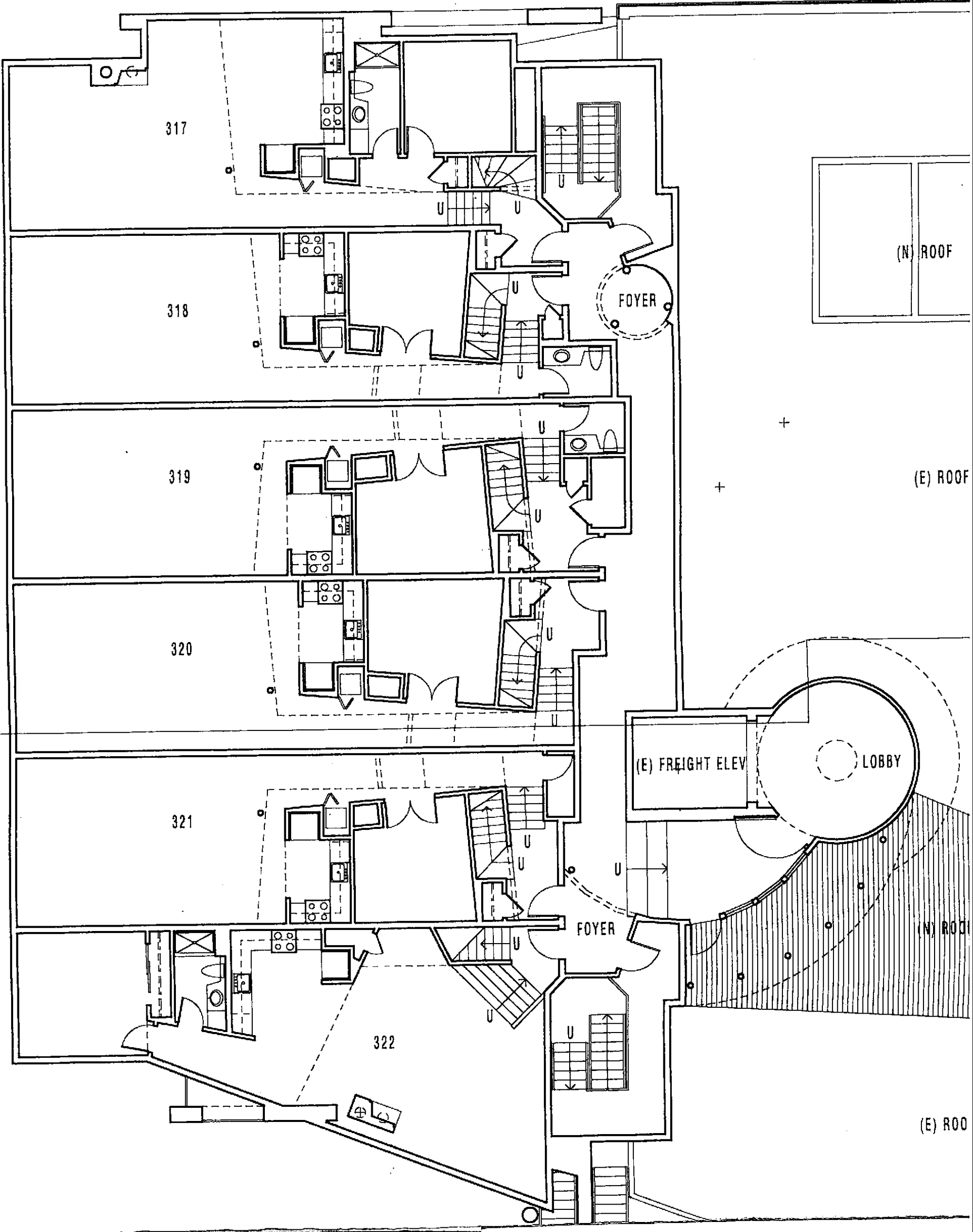
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SECOND FLOOR MEZZANINE PLAN

DRAWING NUMBER

SD3.0

PRELIMINARY



2/SD6.0



3/SD6.0 ←

(E) ROOF

(E) ROOF

(N) SKYLIGHT TYP

(N) SKYLIGHT

214

213

210

209

206

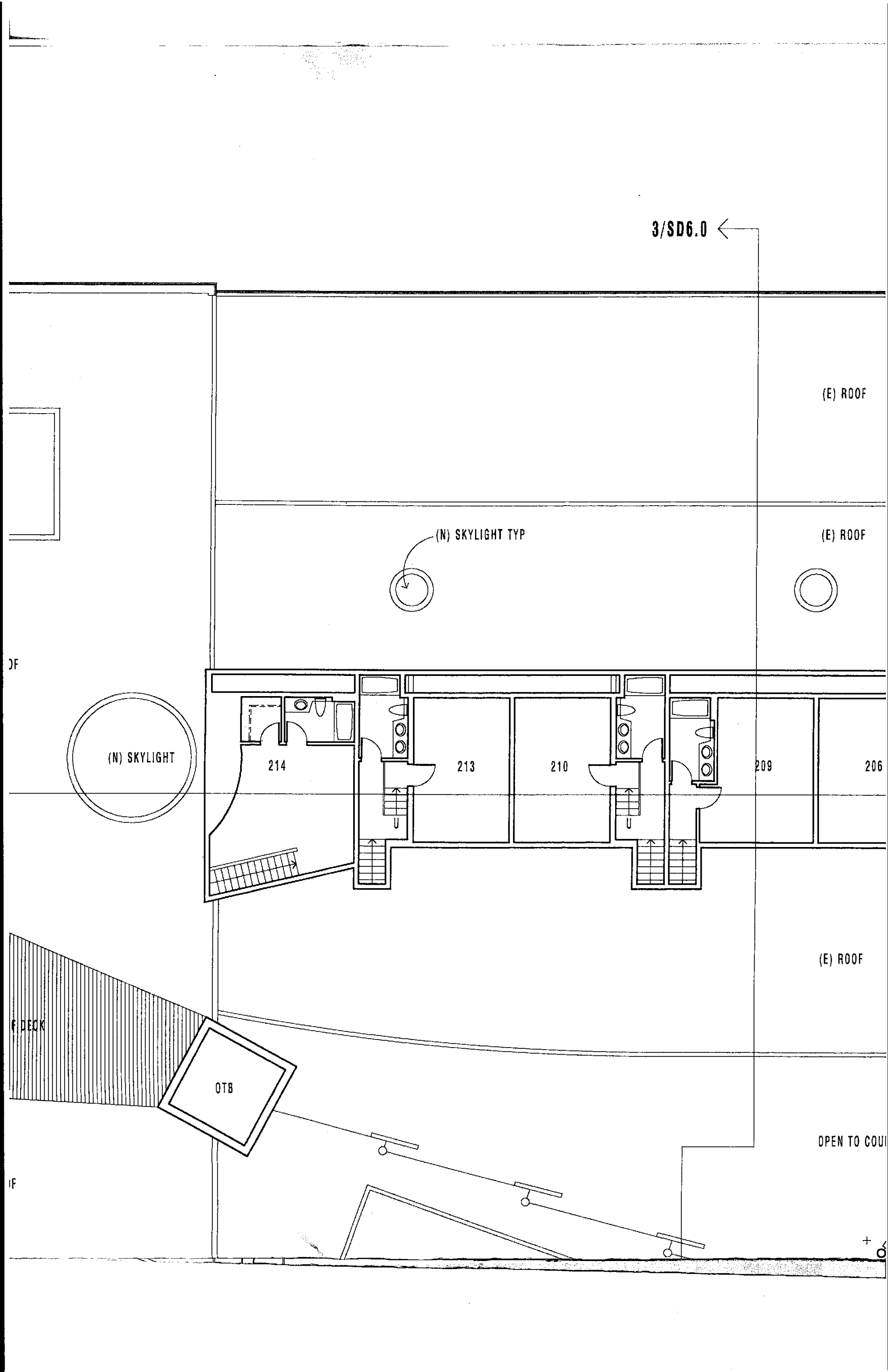
(E) ROOF

DECK

OTB

OPEN TO COU

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1200 65TH STREET

EMERYVILLE, CA 94608

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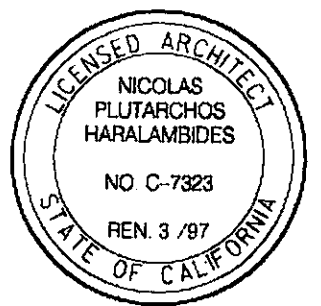
NICOLAS P. HARALAMBI

2512 NINTH STREET

BERKELEY, CA 94710

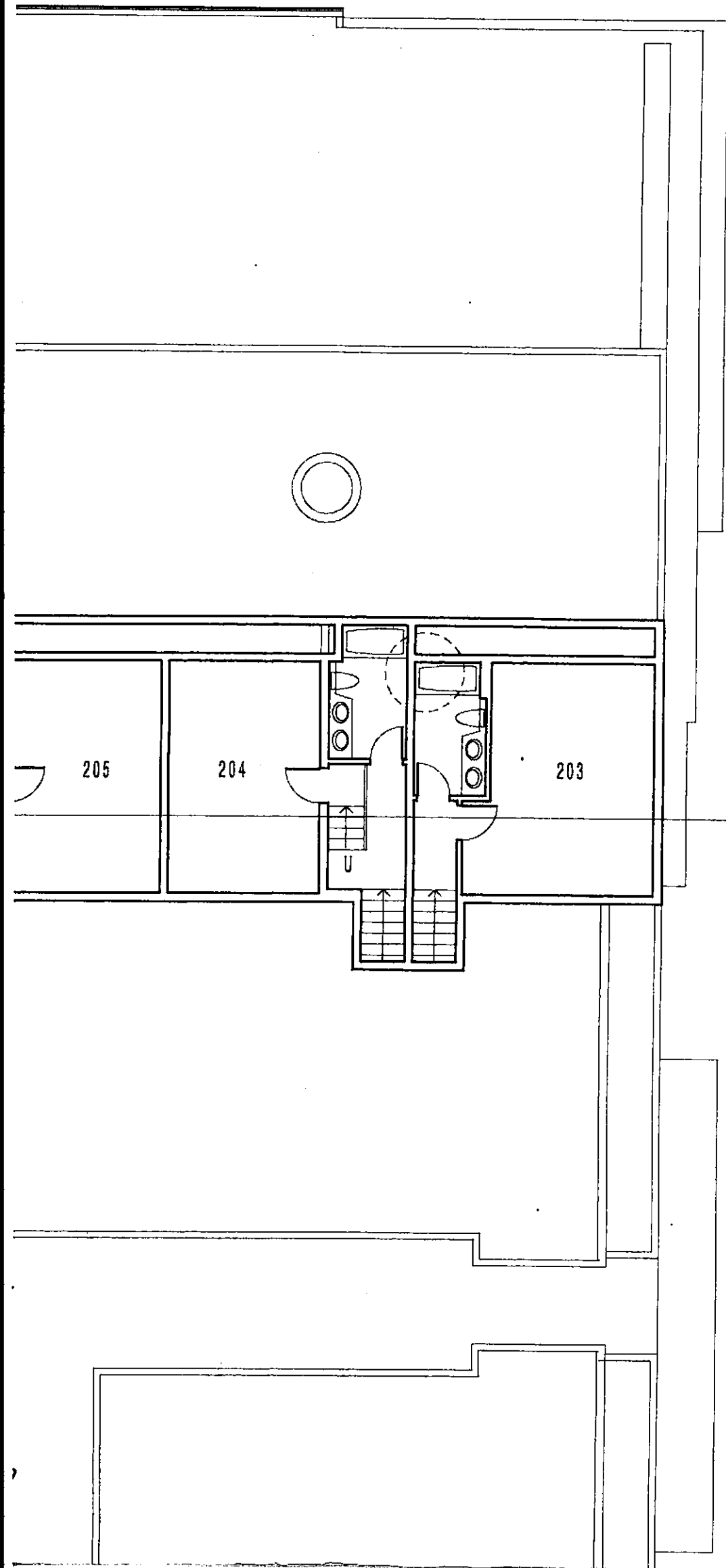
TEL: 510 548 4159

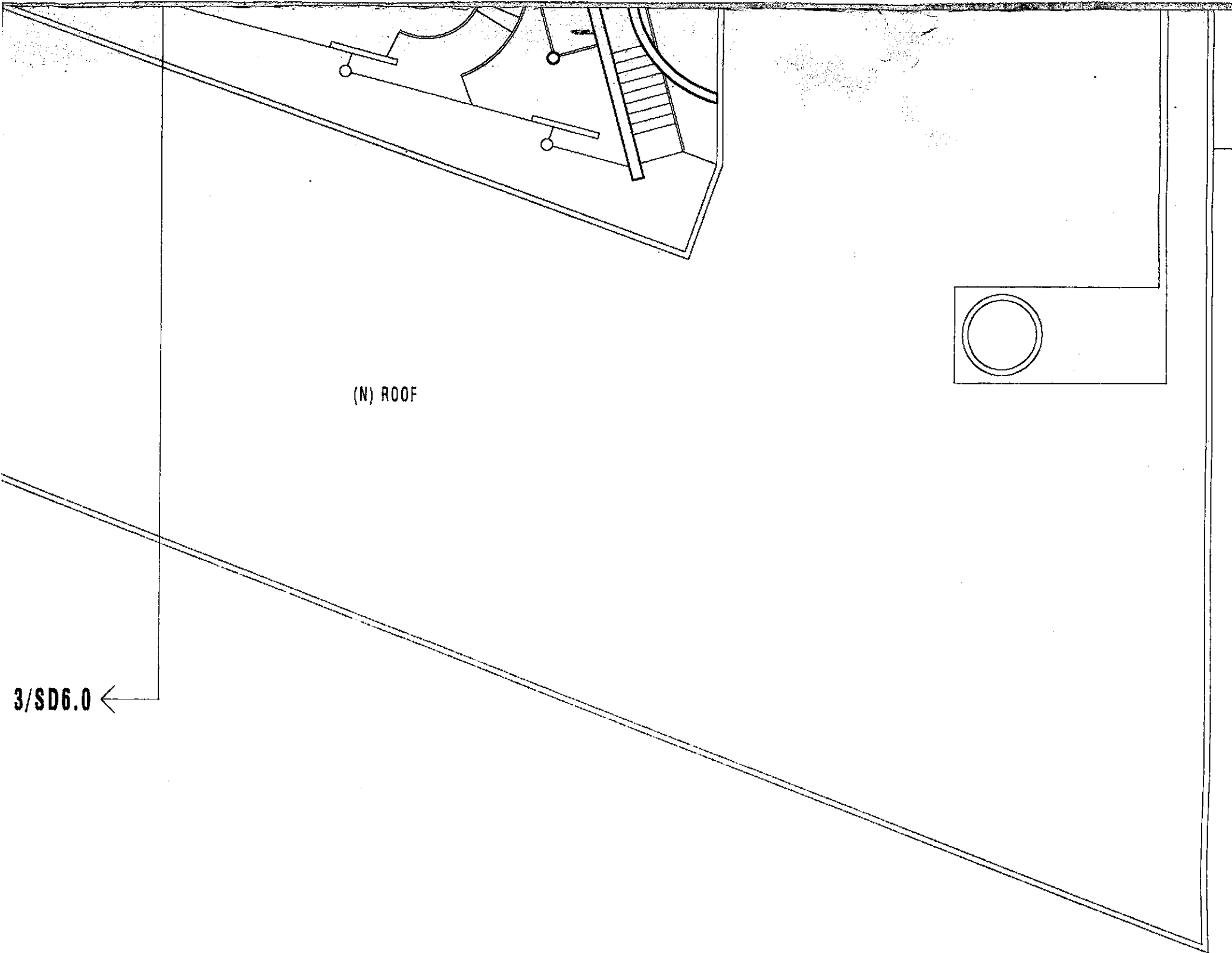
FAX: 510 486 0445



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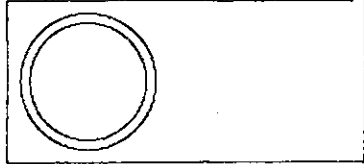
1
SD6.0





(N) ROOF

3/SD6.0 ←



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NO	DATE

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SCALE

1' = 10'-0"

DRAWN

JG/AA

CHECKED

DATE

13 AUGUST 1998

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SD4.0.DGN

JOB NO

9811

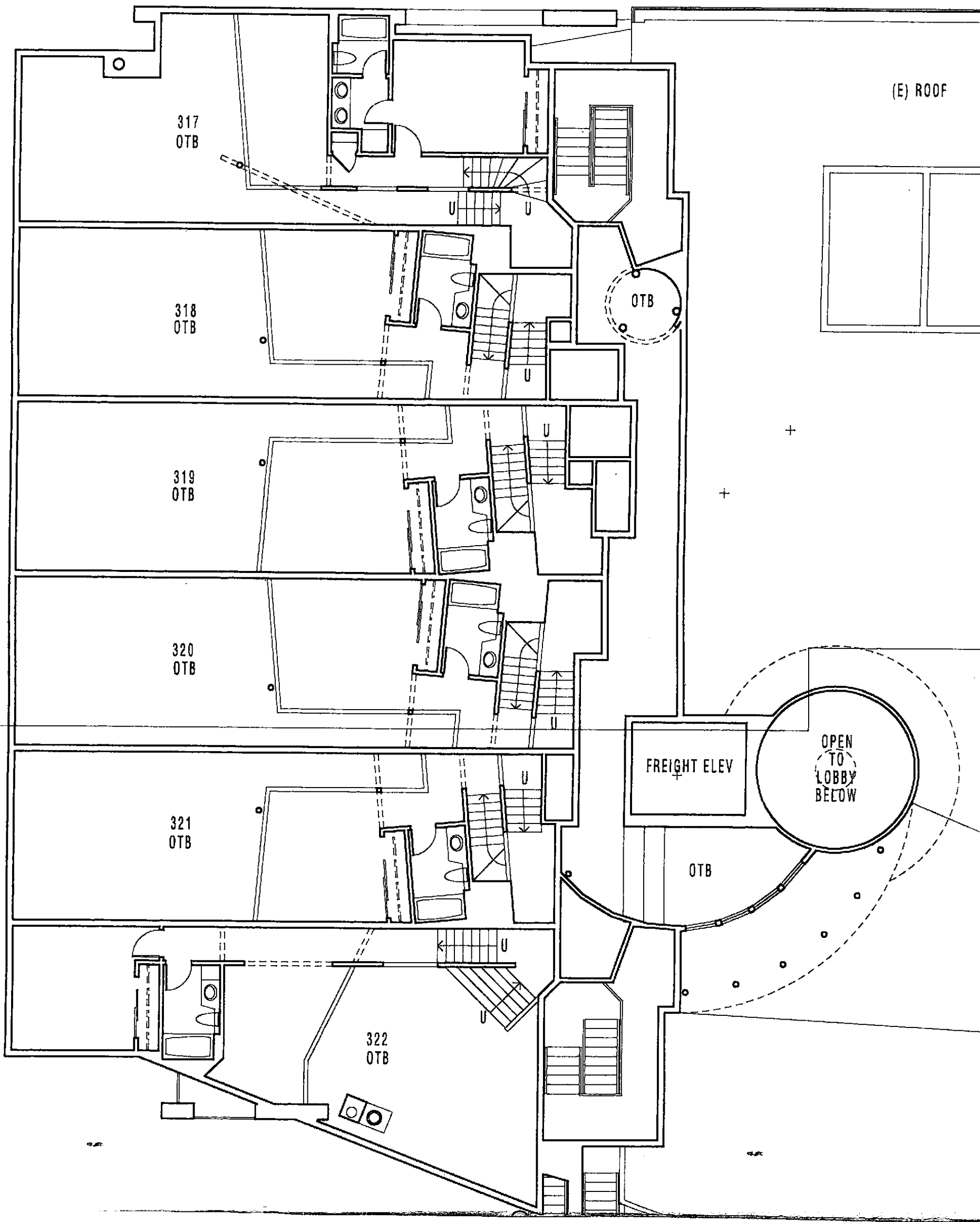
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THIRD FLOOR PLAN

DRAWING NUMBER

SD4.0

PRELIMINARY

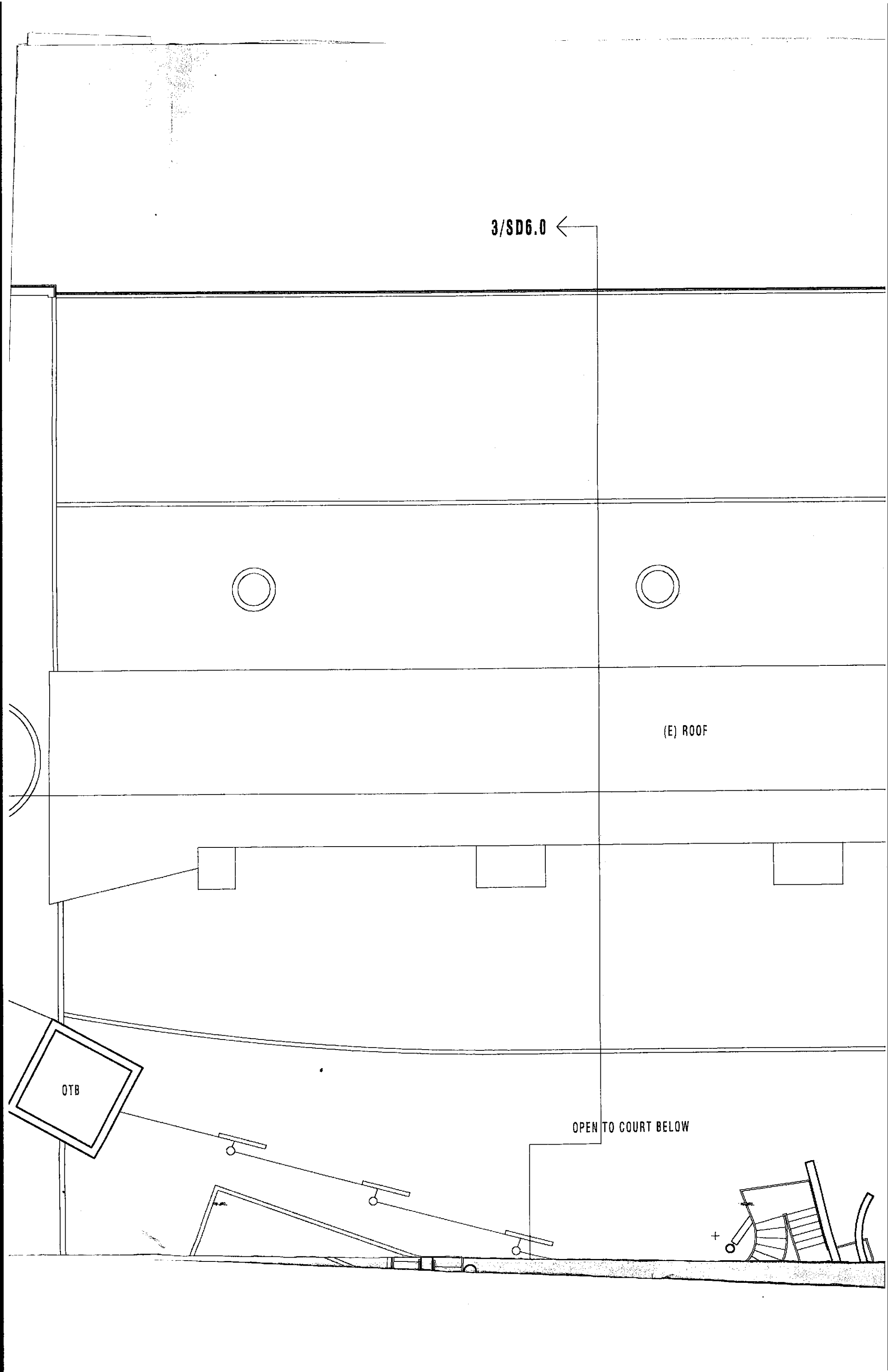


3/SD6.0 ←

(E) ROOF

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OTB



PROJECT

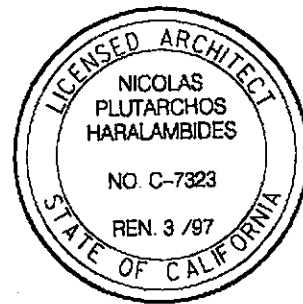
**OLIVER LOFTS
1200 65TH STREET
EMERYVILLE, CA 94608**

CLIENT

ARCHITECT

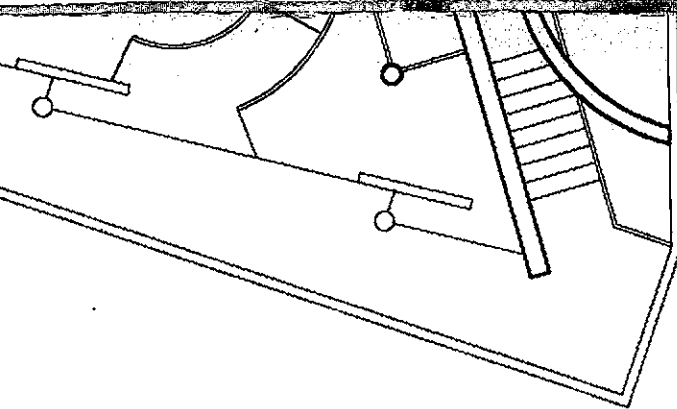
**NPH ARCHITECTS
NICOLAS P. HARALAMBIDES, A.I.A.
2512 NINTH STREET
BERKELEY, CA 94710**

**TEL: 510 548 4159
FAX: 510 486 0445**

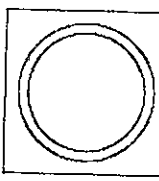


2/SD6.0





3/SD6.0 ←



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CHECKED

DATE

13 AUGUST 1998

CADD FILE

SD5.0.DGN

JOB NO

9811

DRAWING TITLE

FOURTH FLOOR PLAN

DRAWING NUMBER

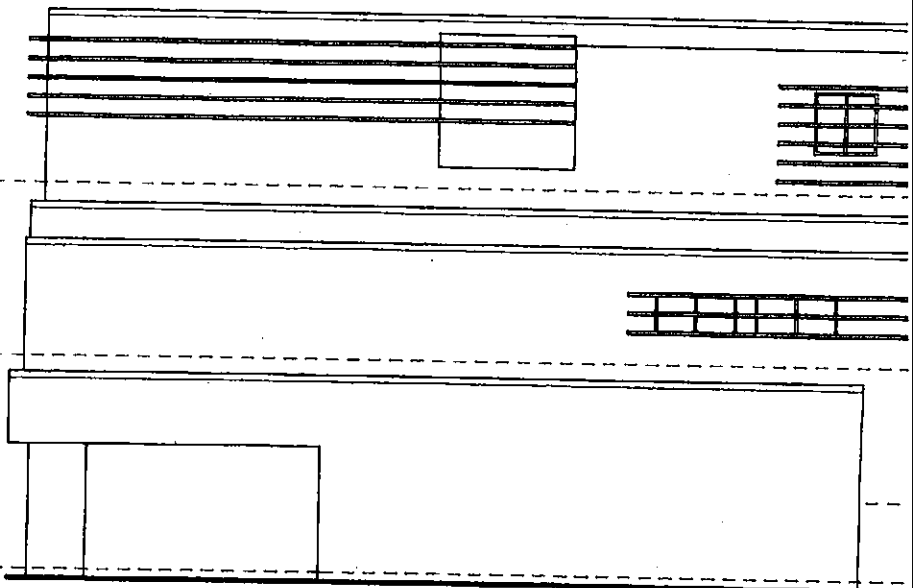
SD5.0

PRELIMINARY

(N)3rd FLOOR EL +20'-0", (+21'-10")

(N)2nd FLOOR EL +11'-0", (12'-10")

(N)1st FLOOR EL 0'-0", REF.



1. SOUTH ELEVATION

NEW CONSTRUCTION

(N)4th FLOOR EL +36'-3 3/8"

(E)ROOF EL +27'-9 3/8"

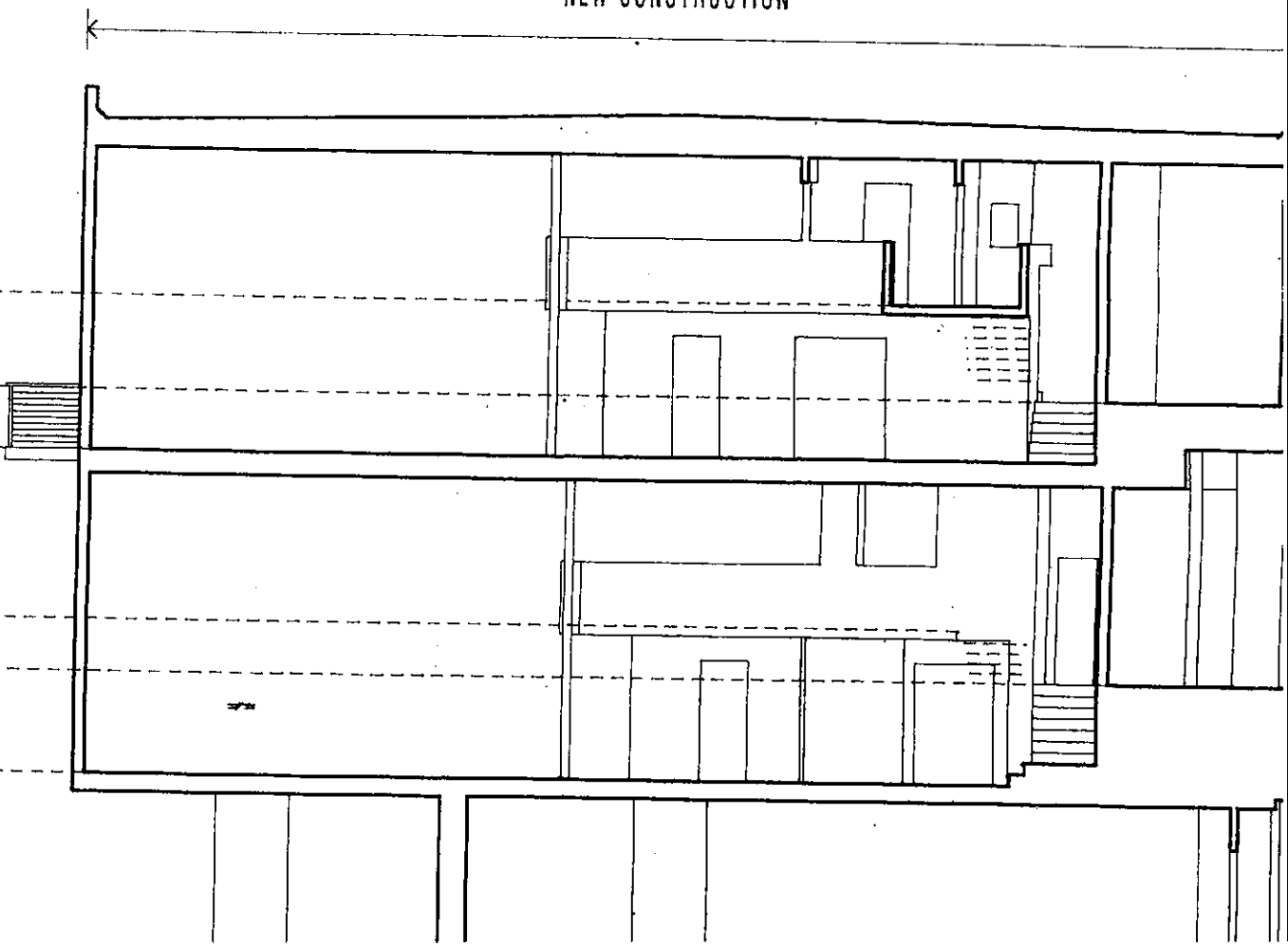
(N)3rd FLOOR EL +27'-9 3/8"

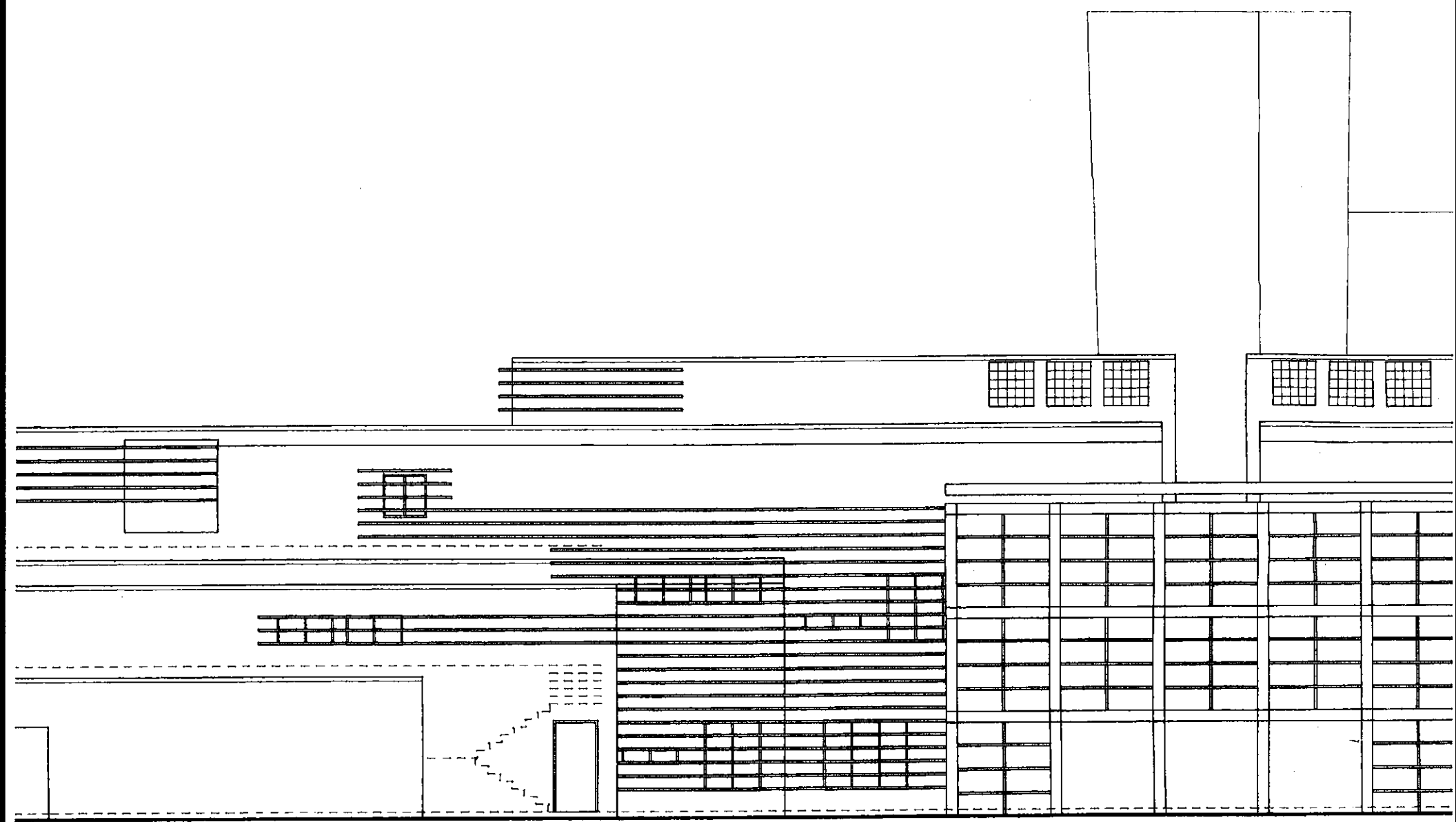
(N)2nd FLOOR MEZZ EL +18'-6"

(E) 2nd FLR EL +15'-7 1/2"

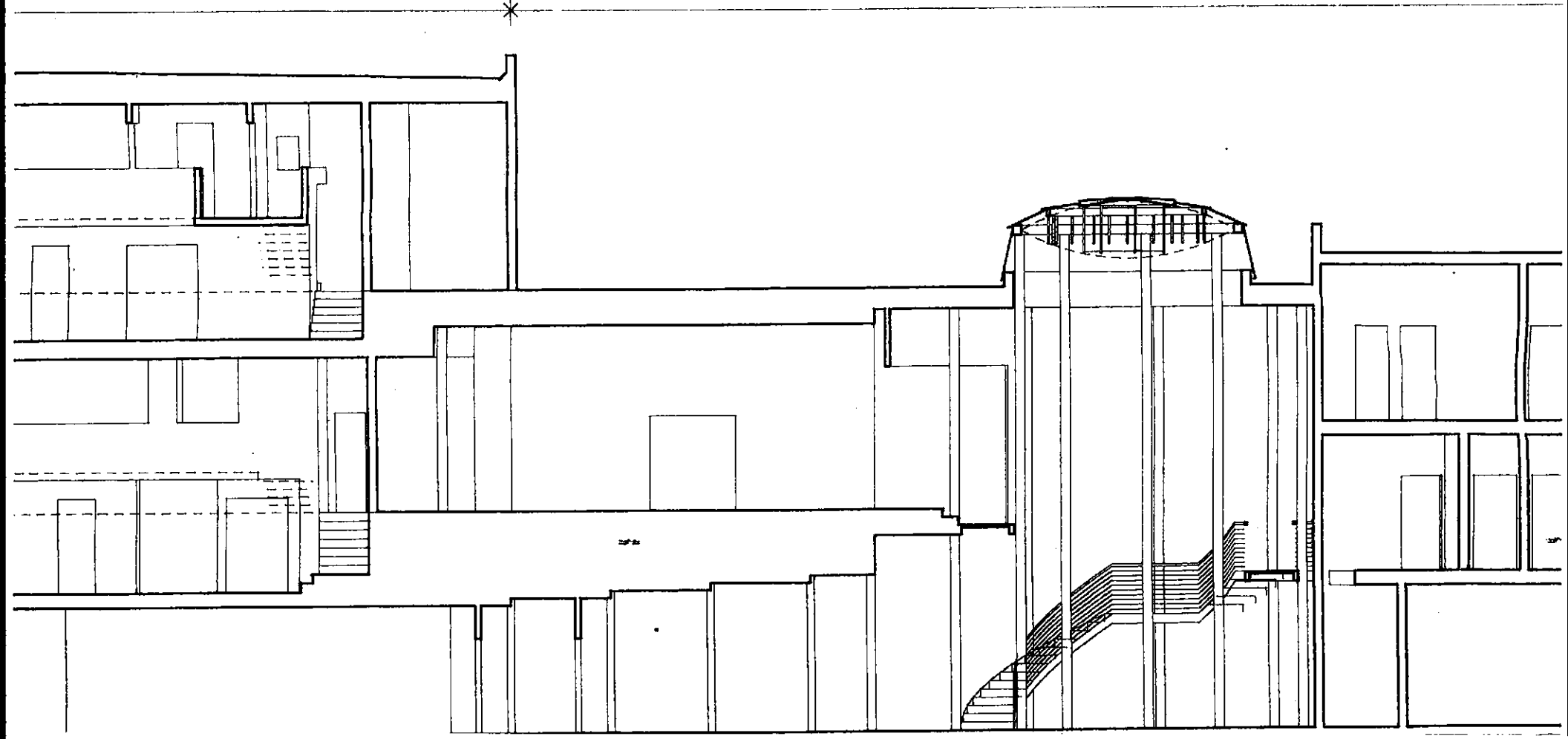
(N)2nd FLOOR EL +10'-0"

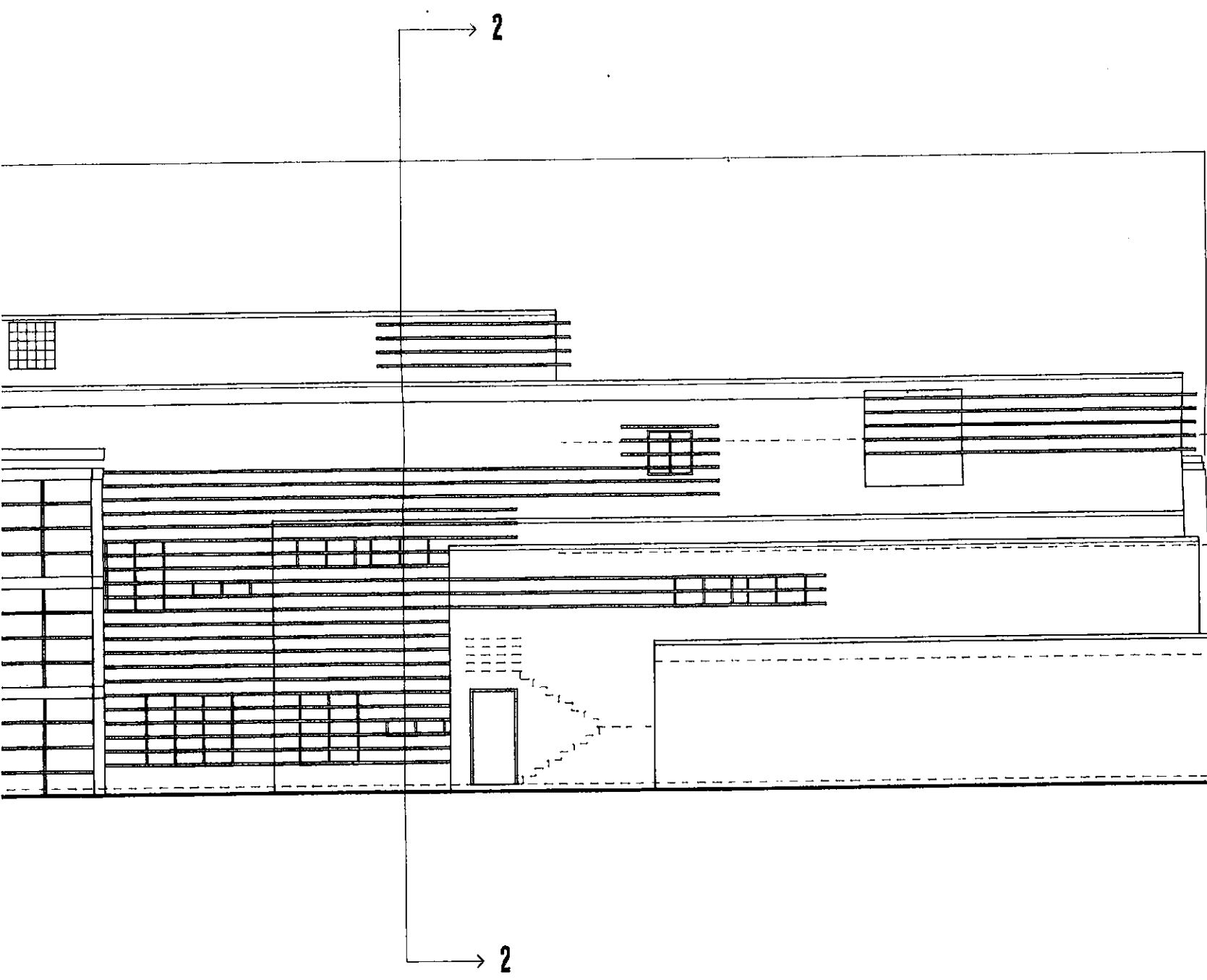
(N)PARKING EL 0'-0", REF.



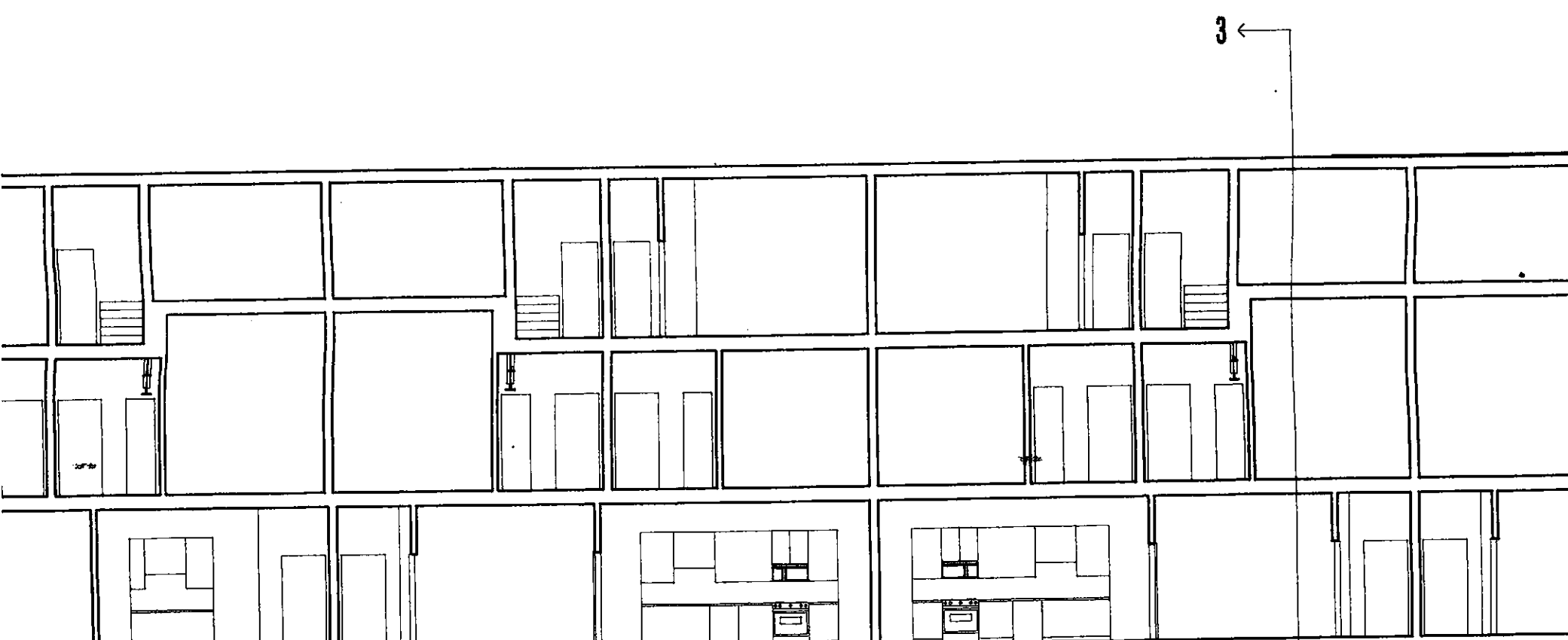


STRUCTION





EXISTING CONSTRUCTION



PROJECT

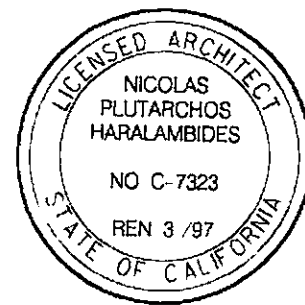
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(N)3rd FLOOR EL +24'-6 3/4"

(N)3rd FLOOR EL +16'-6"

(N)2nd FLOOR EL +8'-8"

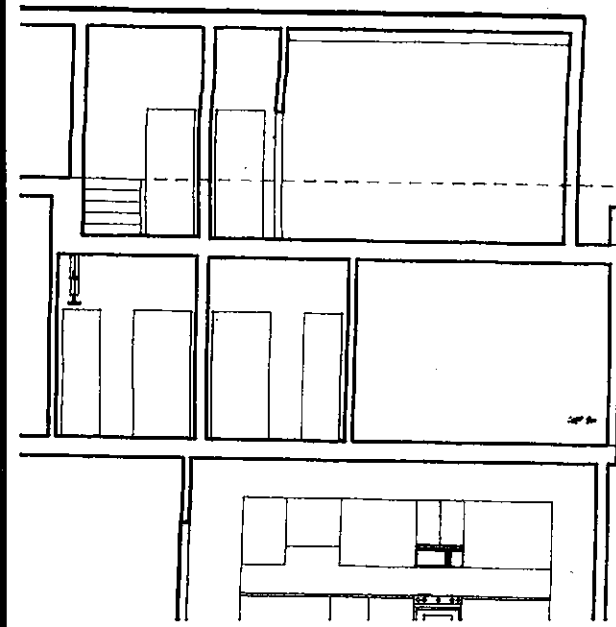
(E)1st FLOOR EL 0'-0" REF.

NEW CONSTRUCTION

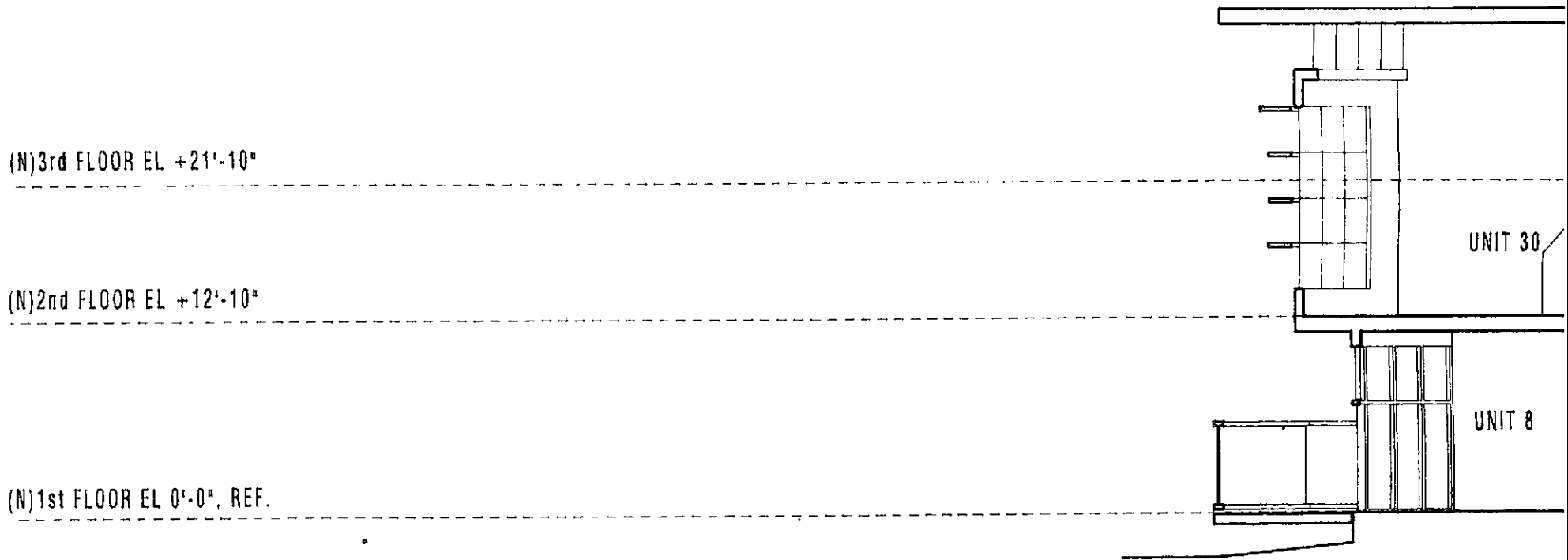
(N)3rd FLR 3 EL. +24' - 6 3/4"

(N)3rd FLR 2 EL. +21' - 5 3/4"

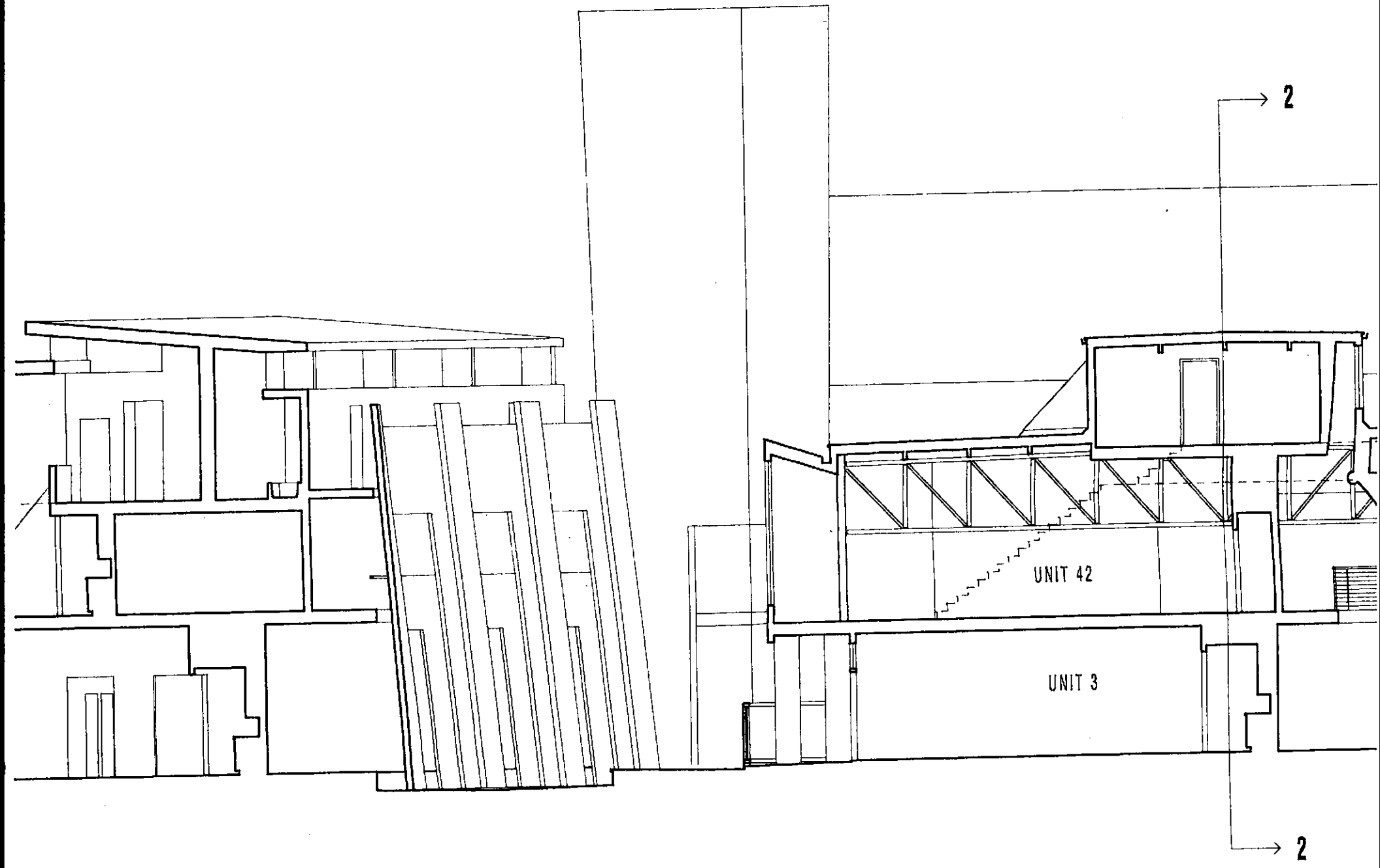
(N)2nd FLOOR EL. +8' - 8"



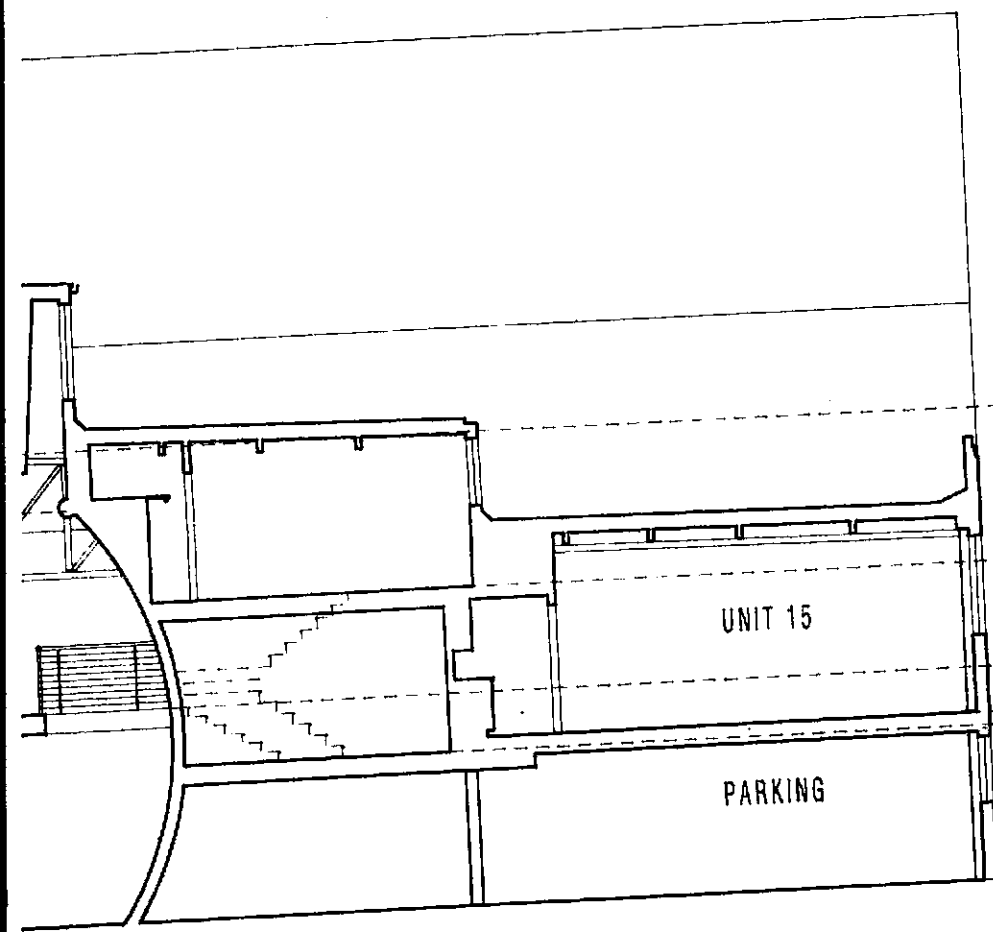
2. SCHEMATIC BUILDING SECTION LOOKING EAST



3. SCHEMATIC BUILDING SECTION LOOKING NORTH



3 ←



(N)2nd FLR 3 EL +11'-0"
(N)2nd FLR 1 EL +8'-0"

REVISIONS

NO	DATE

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SCALE

1' = 10'-0"

DRAWN

JG/AA

CHECKED

DATE

13 AUGUST 1998

CADD FILE

SD2.0.DGN

JOB NO

9811

DRAWING TITLE

SCHEMATIC BUILDING SECTIONS

DRAWING NUMBER

SD6.0

PRELIMINARY

(N)3rd FLR 3 EL +24'-6 3/4"

(N)3rd FLR 1 EL +16'-6"

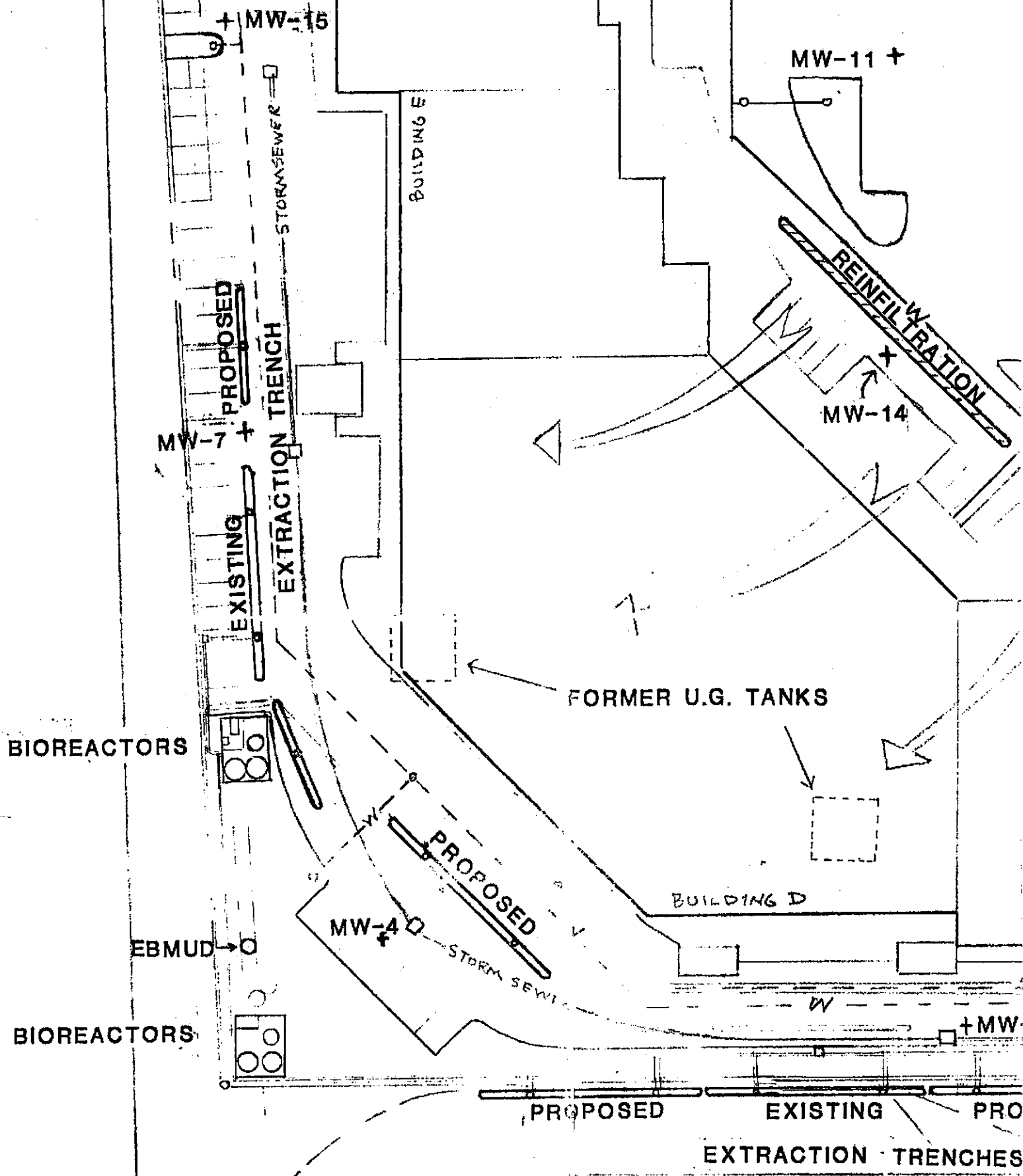
(N)2nd FLR 3 EL +11'-0"

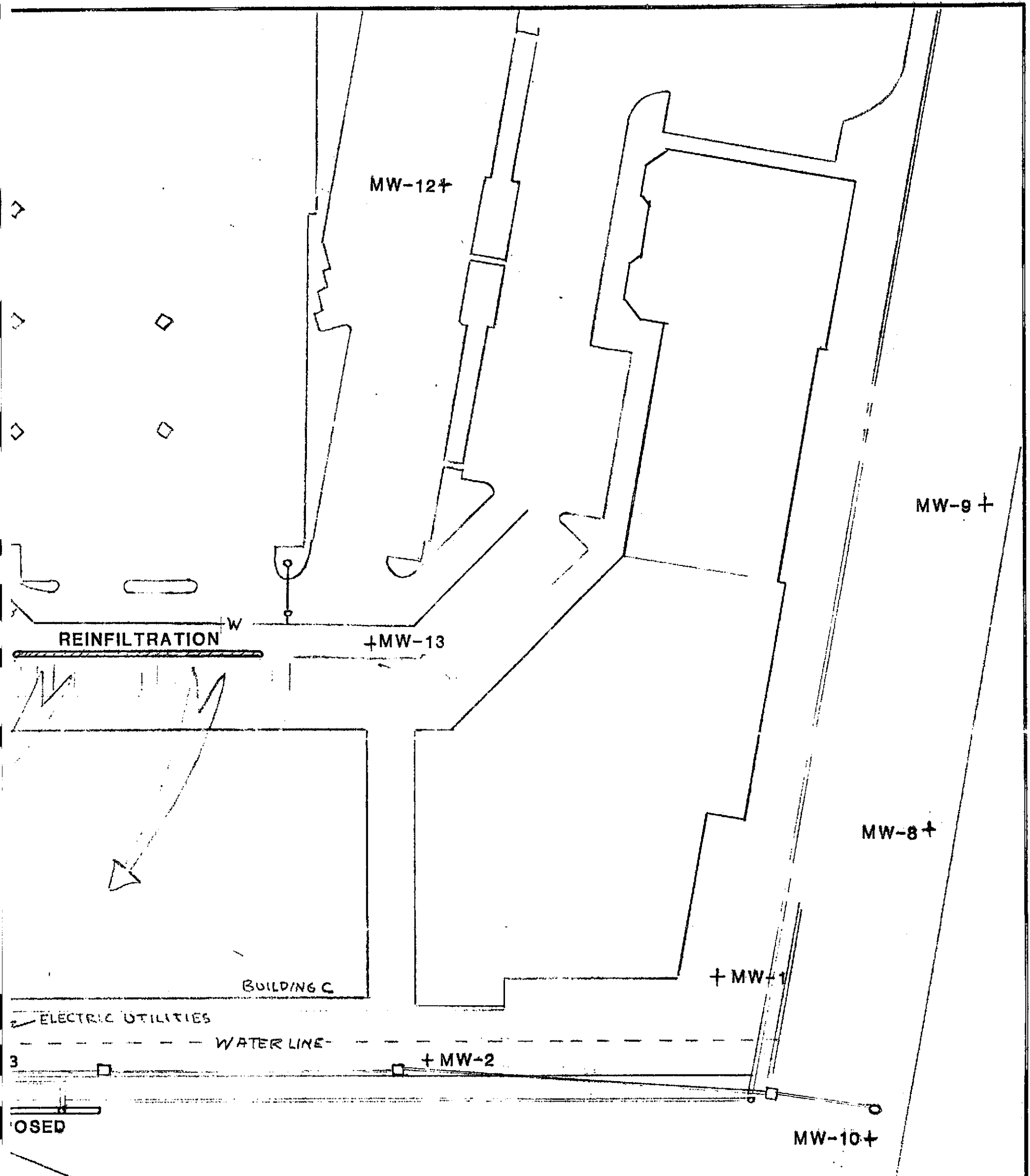
(N)2nd FLR 2 EL +8'-8"

(N)2nd FLR 1 EL +8'-0"

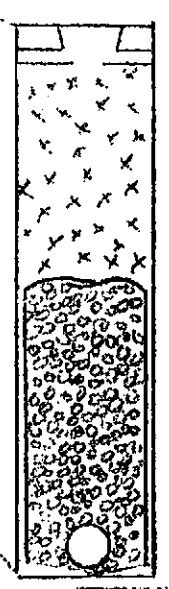
(E)1st FLOOR EL 0'-0", REF.

N



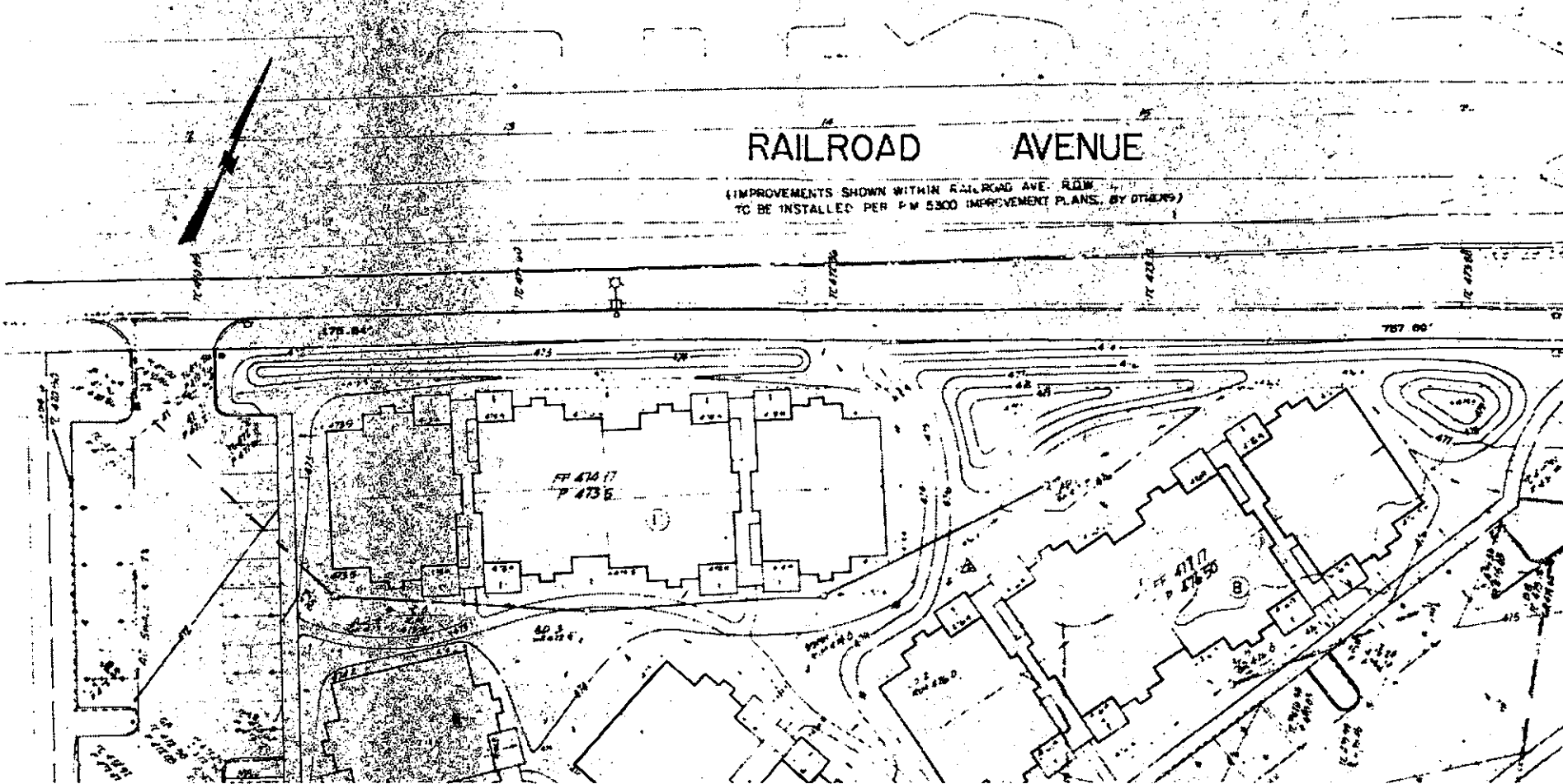


+E.M. MW-2



EXTRACTION TRENCH DETAIL

CytoCulture Bioremediation		
SCALE: 1"=40'	APPROVED BY:	DRAWN BY <i>RVD</i>
DATE: 1/90		REVISED
P.I.E. NATIONWIDE INC.		
Emeryville site Phase IV		DRAWING NUMBER PRELIM.



RAILROAD AVENUE

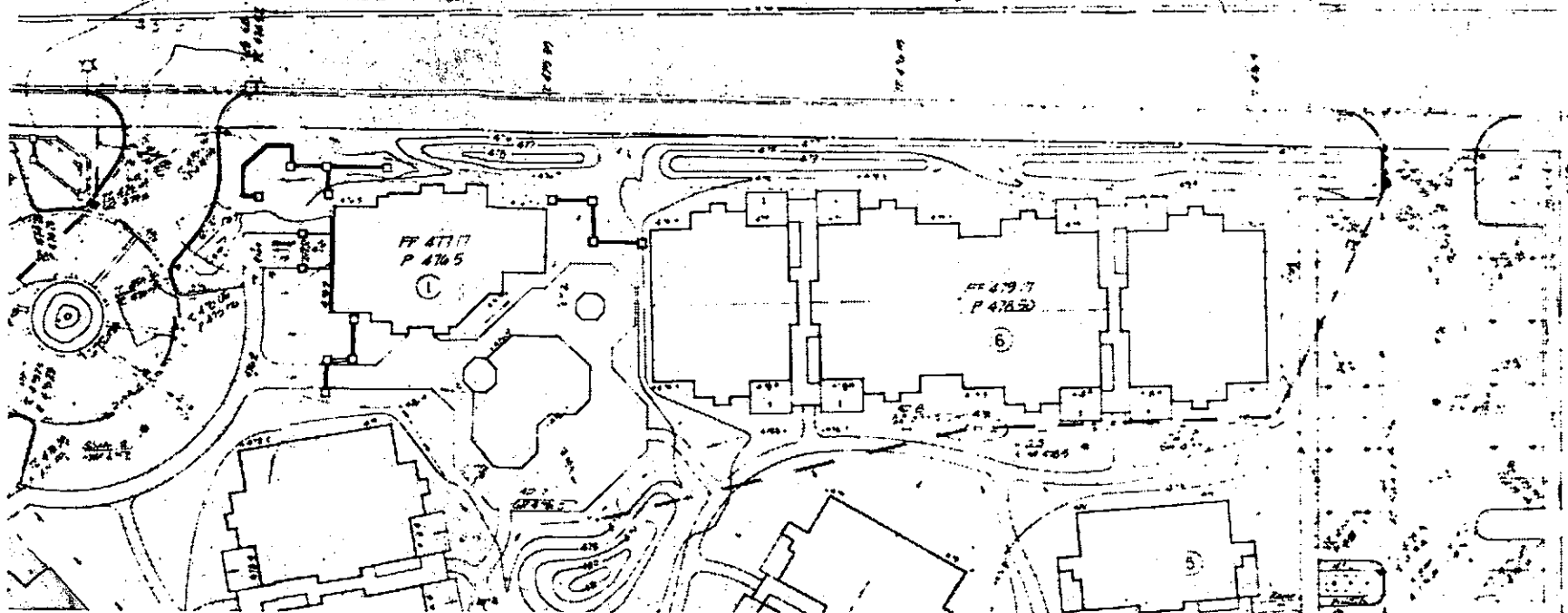
(IMPROVEMENTS SHOWN WITHIN RAILROAD AVE. ROW
TO BE INSTALLED PER P.W. 5300 IMPROVEMENT PLANS, BY OTHERS)

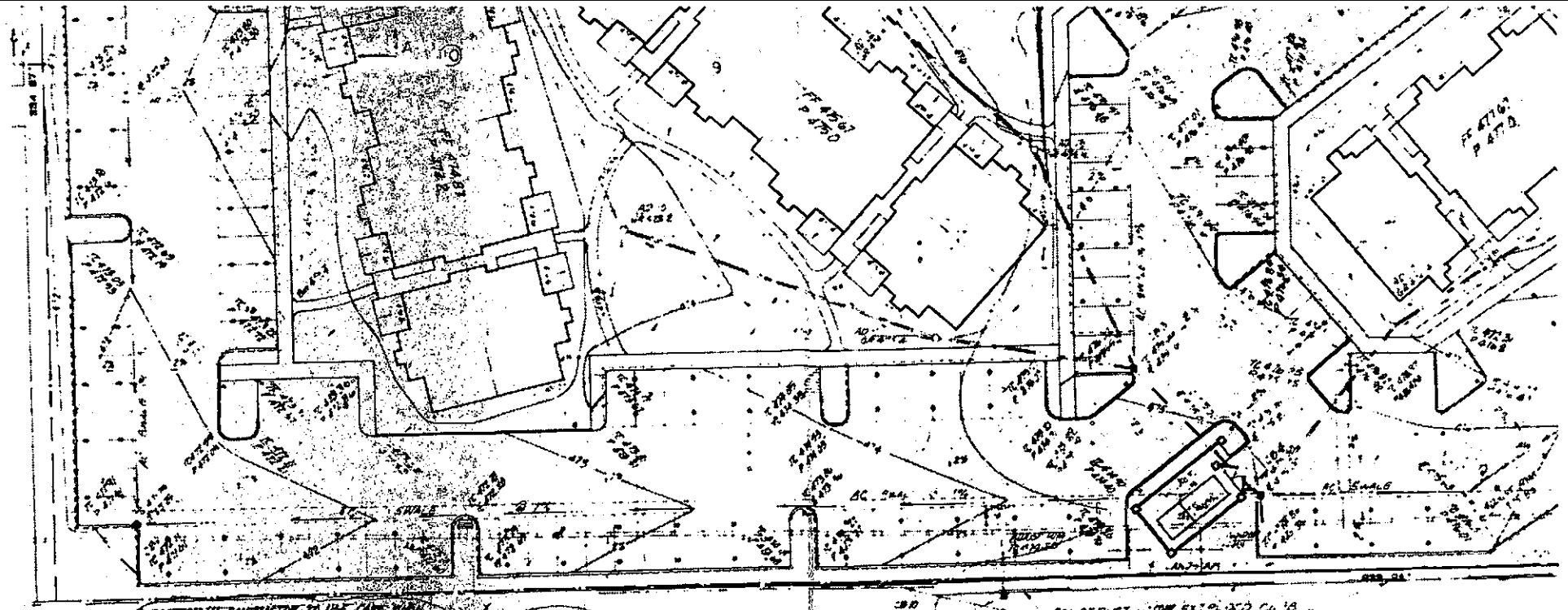
476 17
473 5

477 7
474 50

RAILROAD AVENUE

IMPROVEMENTS SHOWS WITHIN BOUNDARY OF P.L. 476
THE INITIAL FEE FOR P.L. 476 IMPROVEMENTS PLANS IS \$10,000



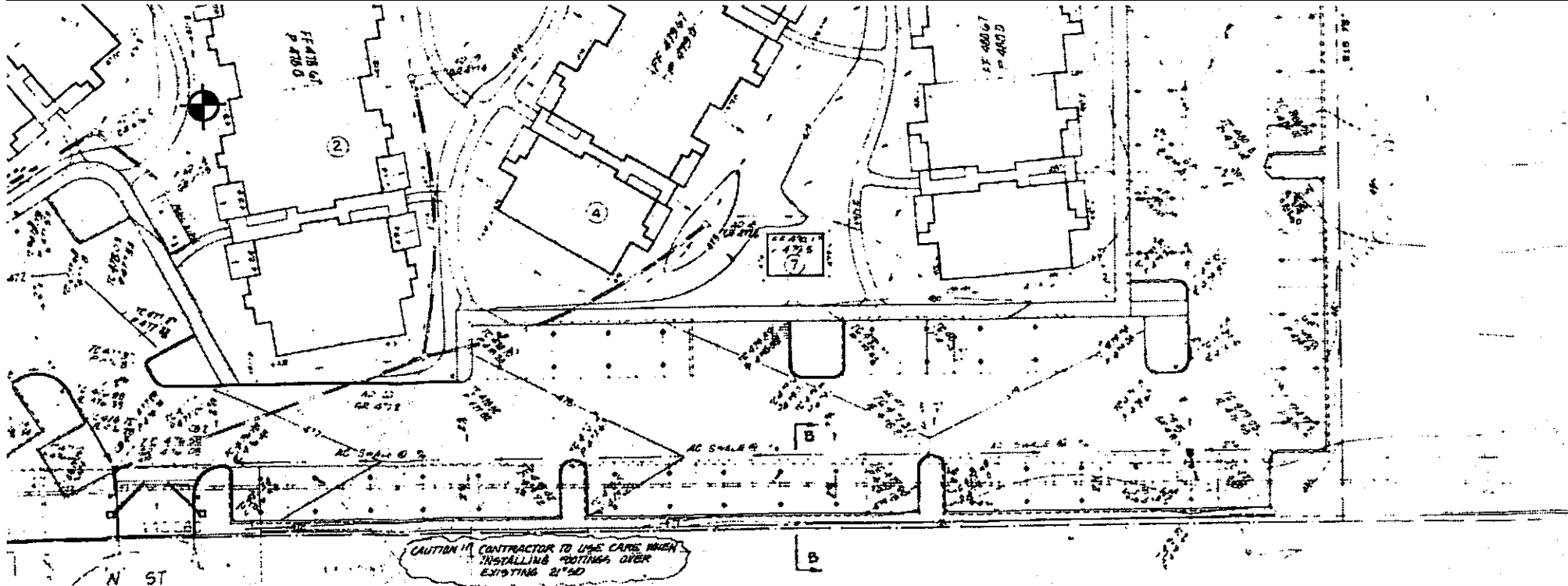


CAUTION!! CONTRACTOR TO USE CARE WHEN
INSTALLING FOOTINGS FOR EXISTING
OVER EXISTING SLAB

CONSTRUCT WITH EXT. PAVED CURB



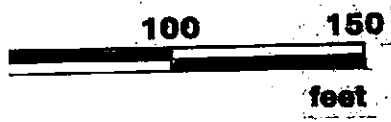
REFERENCE:
GRADING PLAN FOR BARNETT RANGE, BY BABBITT CIVIL ENGINEERING, INC.
DATED AUGUST 1988, AT A SCALE OF 1" = 50'




LEGEND



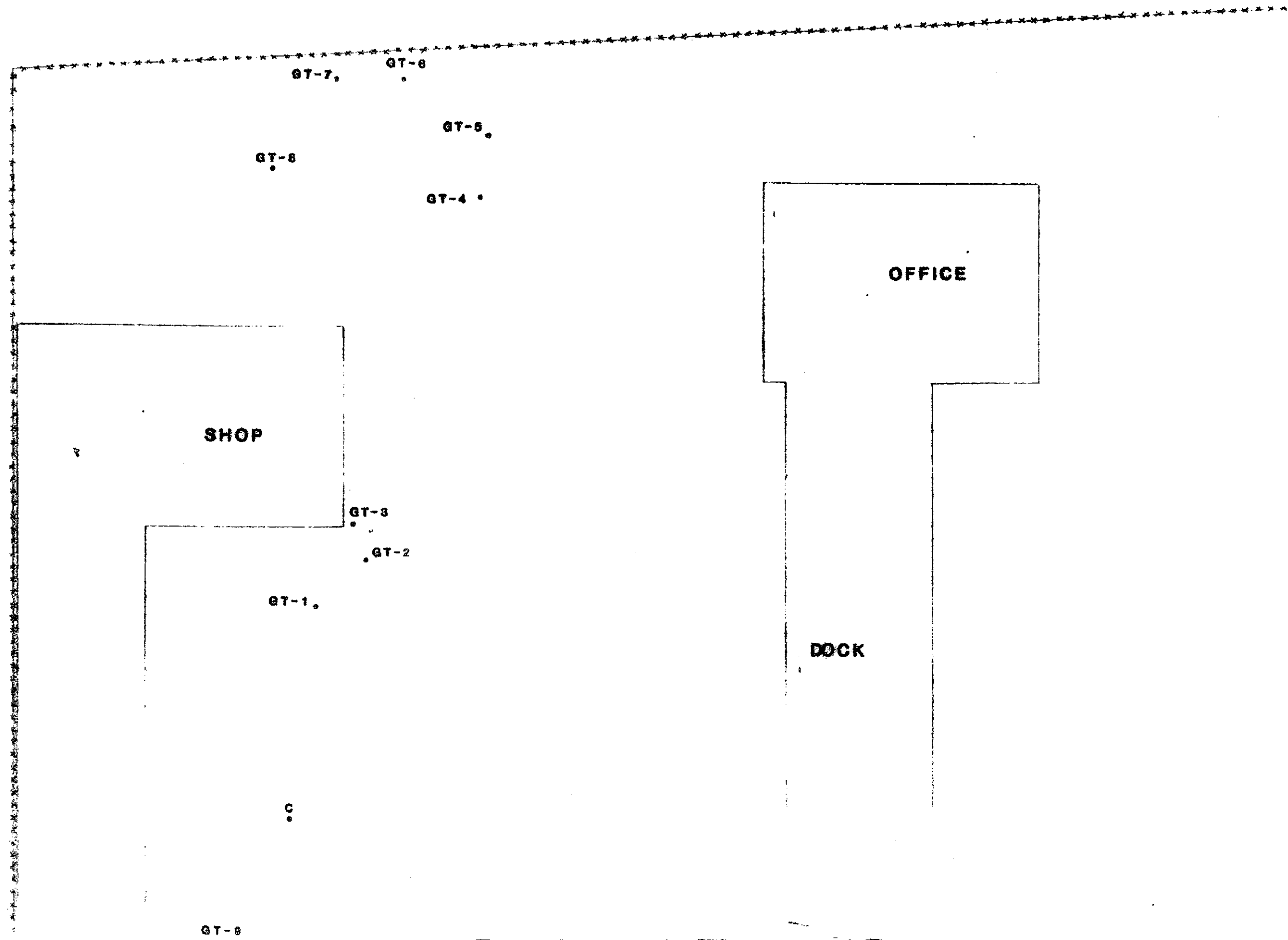
Location of Monitoring Well
(Approximate)



 AQUA RESOURCES, BERKELEY, CALIFORNIA	
1000 CENTRAL PARK AVENUE BERKELEY, CALIFORNIA 94704	
MONITORING WELL LOCATION	
JOB NO. 87157-6	SHEET NO. 1
DATE: February	

PLA

EASTSHORE FREEWAY



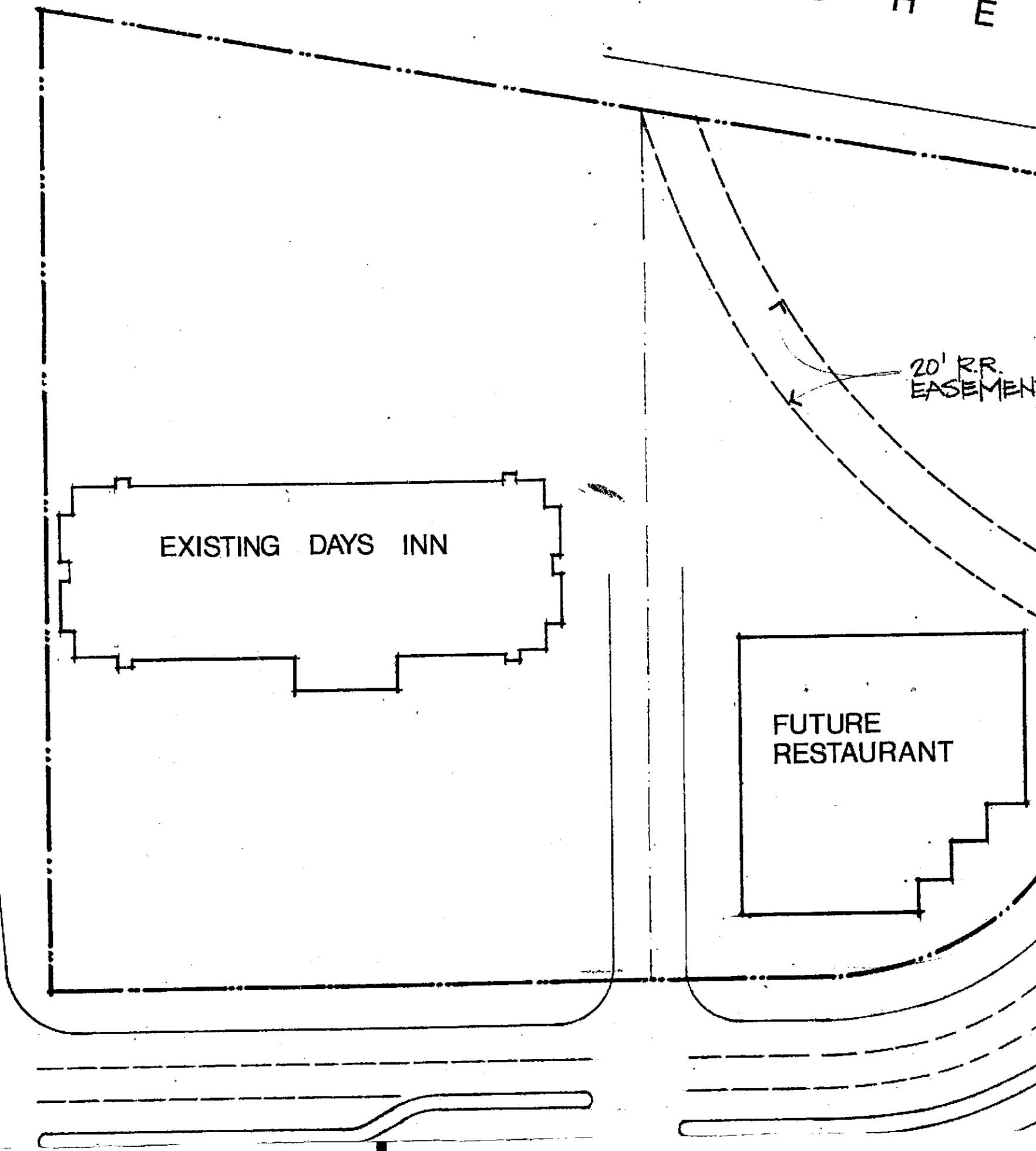
SHELLMOUND STREET

LOCATION MAP (NO SCALE)

NO.	REVISION	BY
PIE NATIONWIDE		
BLYMYER & SONS, INC. <small>ENGINEERS - ALABAMA, CALIF.</small>		
SCALE 1"=40'	FOR GROUNDWATER CLEANUP	
DRAWN BY DATE 10/20/86	TITLE PLOT PLAN	
CHECKED		

S
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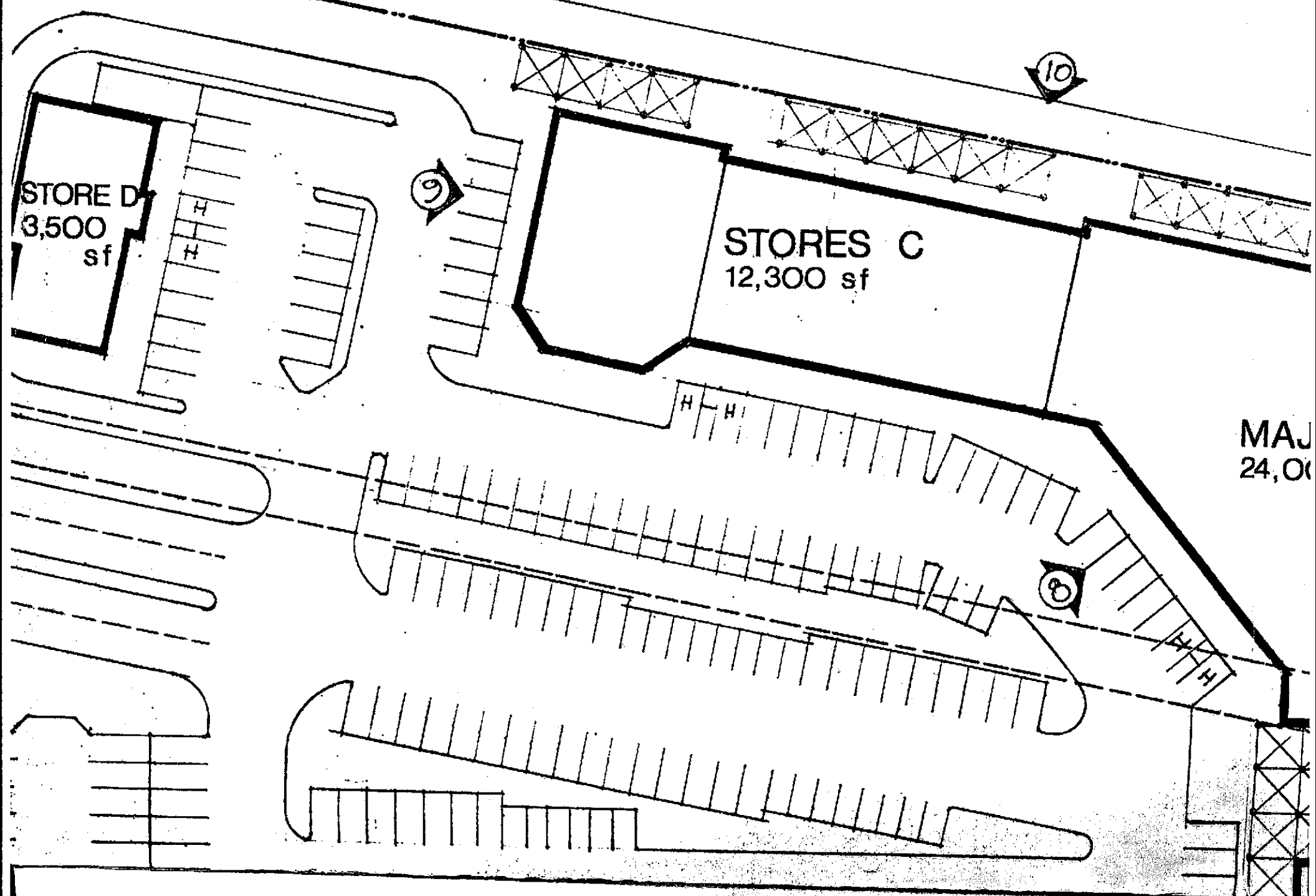
EXISTING DAYS INN

FUTURE RESTAURANT

20' R.R. EASEMENT

TOTAL BUILDING AREA:
TOTAL PARKING SHOWN:
PARKING / BUILDING RATIO:

N
D
S
T
R
E
E
T



PROJECT

EASTSHORE CENTER

EMERYVILLE,
CALIFORNIA

ARCHITECT

GEORGE K. RAAD **A.I.A.**
AND ASSOCIATES

WORLD TRADE CENTER
SAN FRANCISCO, CALIF. 94111

PHONE (415) 781-4141

161,000 S.F

660 CARS

4.1 CARS / 1000 S.F OR

243.9 S.F / CAR



AJOR 5
,000 sf

DATE

SCALE

P
O
W
E
L
L

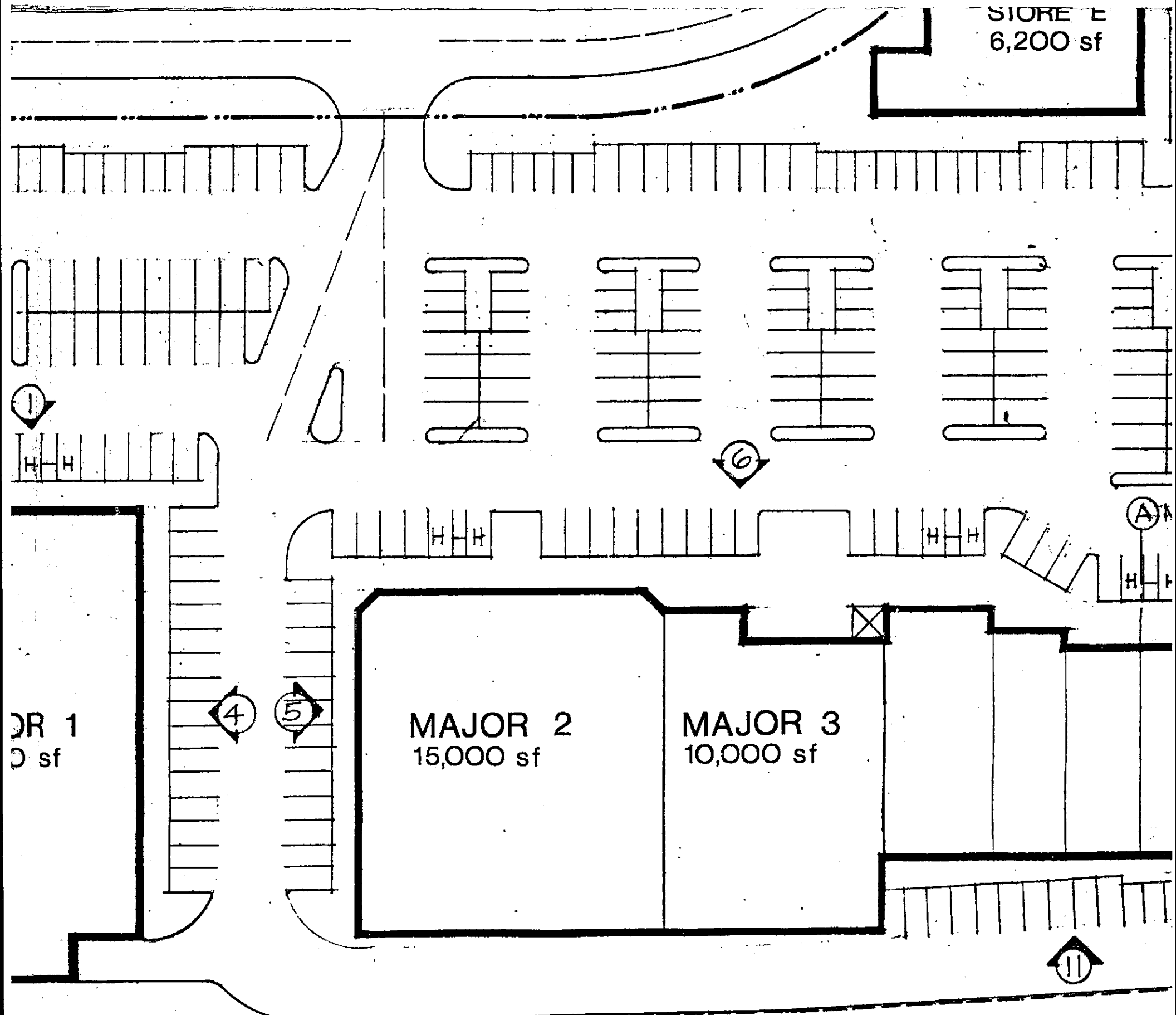
②

MAJOR
15,000

③

142778

STORE E
6,200 sf

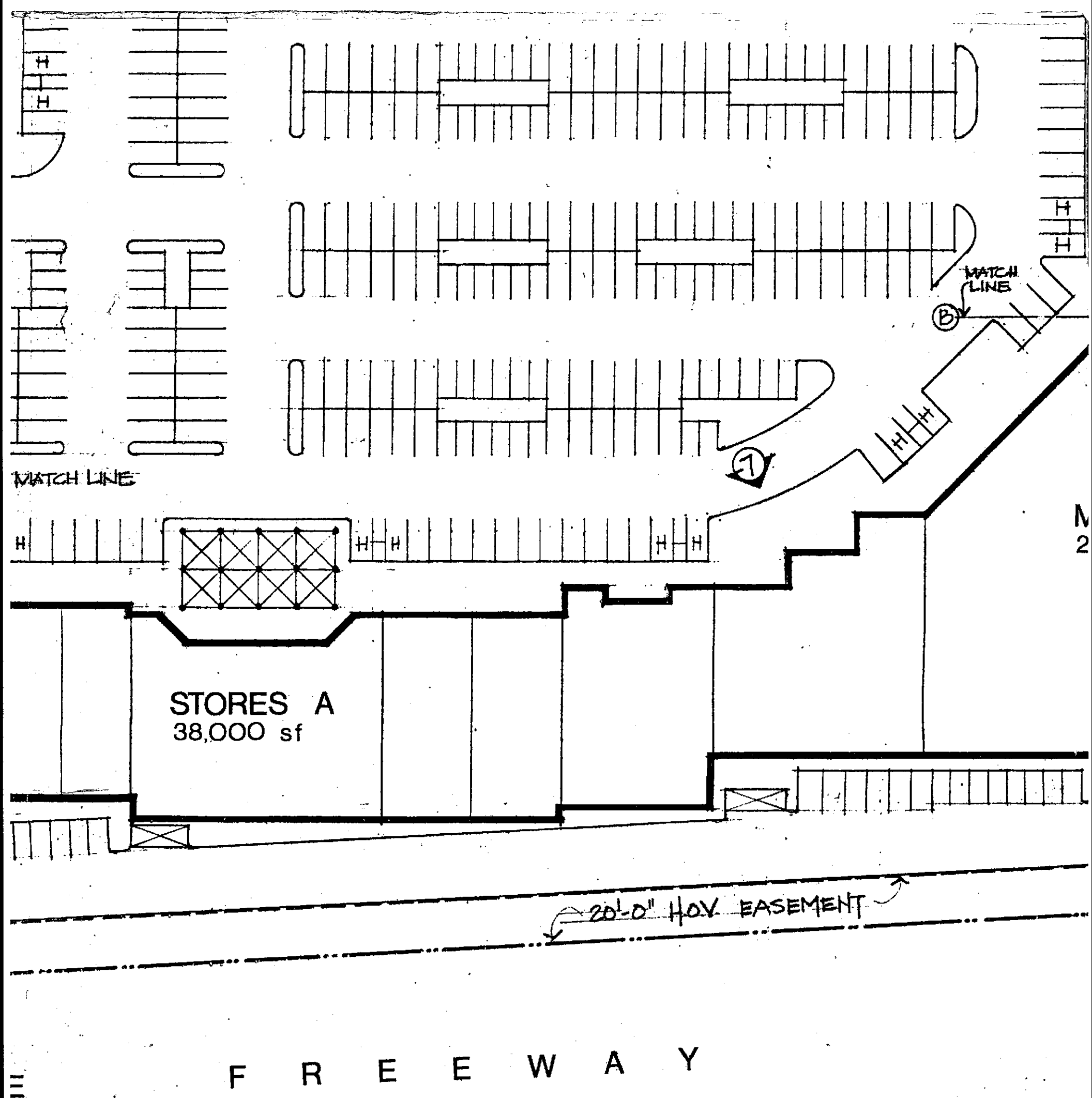


DR 1
0 sf

MAJOR 2
15,000 sf

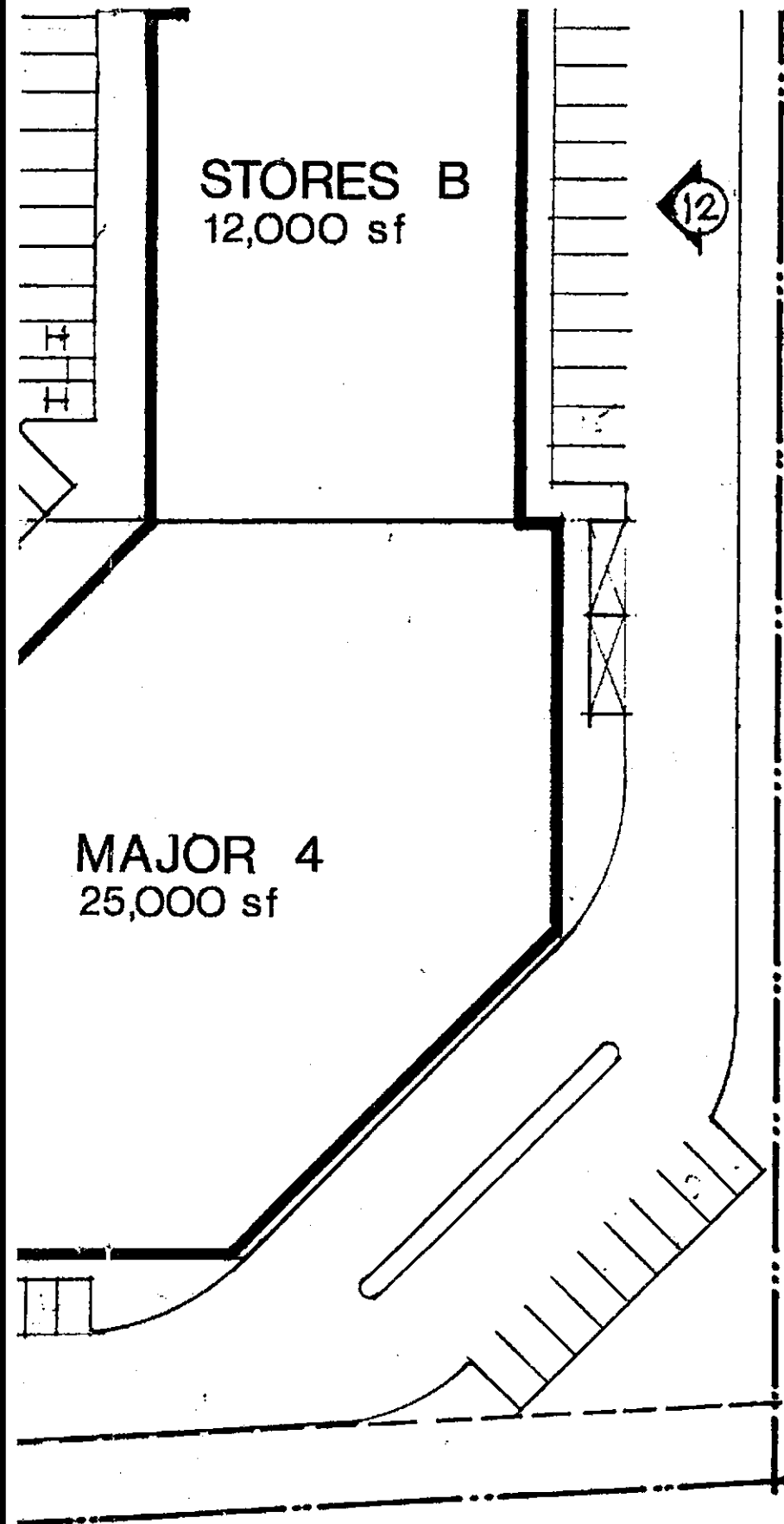
MAJOR 3
10,000 sf

E A S T S H O R E



SITE PLAN

SCALE: 1" = 40' - 0"



11 AUG 86

1" = 40'-0"

NO.

REVISIONS

DATE

NO.	REVISIONS
DATE	

SHEET NO.:

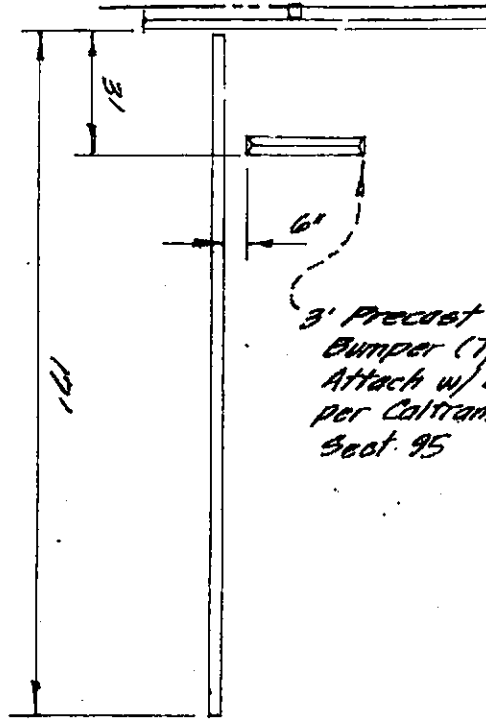
P. 3

OF SHEETS

TABLE - STORM DRAIN AND SANITARY SEWER LINES

LINE	TYPE	SIZE	LENGTH (L.F.)	SLOPE	REMARKS
1.	S.D.	18"	45	0.8%	RCP CL III (OR EQUAL)
2.	S.D.	15"	150	1.1%	RCP CL III "
3.	S.D.	15"	120	0.5%	RCP CL III "
4.	S.D.	12"	65	0.7%	RCP CL III "
5.	S.D.	12"	175	0.6%	RCP CL III "
6.	S.D.	10"	160	0.7%	RCP CL III "
7.	S.D.	10"	120	0.5%	RCP CL III "
8.	S.D.	18"	95	2.2%	RCP CL III "
9.	S.D.	15"	107	0.5%	RCP CL III "
10.	S.D.	12"	95	0.9%	RCP CL III "
11.	S.D.	12"	135	0.8%	RCP CL III "
12.	S.D.	10"	130	1.2%	RCP CL III "
13.	S.D.	10"	85	0.4%	RCP CL III "
14.	S.D.	15"	48	5.0%	RCP CL III "
15.	S.D.	12"	133	0.5%	RCP CL III "
16.	S.D.	10"	118	0.3%	RCP CL III "
17.	S.D.	8"	75	4.2%	RCP CL III "
18.	S.D.	8"	40	1.0%	RCP CL III "
19.	S.D.	8"	35	1.0%	RCP CL III "
20.	S.D.	8"	22	5.3%	RCP CL III (OR EQUAL)
21.	S.D.	10"	75	0.5%	RCP CL III "
22.	S.D.	10"	102	0.5%	RCP CL III "
23.	S.D.	10"	33	0.5%	RCP CL III "
24.	S.D.	10"	102	0.5%	RCP CL III "
25.	S.D.	18"	26	2.3%	RCP CL III "
26.	S.D.	18"	26	1.0%	RCP CL III "
27.	S.D.	18"	65	0.5%	RCP CL III "
28.	S.D.	15"	57	1.0%	RCP CL III "
29.	S.D.	12"	196	0.9%	RCP CL III "
30.	S.D.	12"	87	0.9%	RCP CL III "
31.	S.D.	12"	85	0.5%	RCP CL III "
32.	S.D.	10"	78	0.8%	RCP CL III "
33.	S.D.	10"	163	0.4%	RCP CL III "
34.	S.D.	12"	60	3.5%	RCP CL III "
35.	S.D.	10"	60	0.8%	RCP CL III "
36.	S.D.	10"	60	0.6%	RCP CL III "
37.	S.D.	10"	60	0.5%	RCP CL III "
38.	S.D.	10"	60	0.5%	RCP CL III "
39.	S.D.	10"	92	1.0% MIN	RCP CL III "
40.	S.S.	8"	282	0.5%	V.C.P.
41.	S.S.	8"	80	0.5%	V.C.P. *ES
42.	S.S.	8"	308 304	0.5%	V.C.P. *ES
43.	S.S.	6"	170	0.8%	V.C.P.
44.	S.S.	6"	285	0.8%	V.C.P.
45.	S.S.	6"	105	0.8%	V.C.P.
46.	S.D.	6"	53	0.5%	V.C.P.

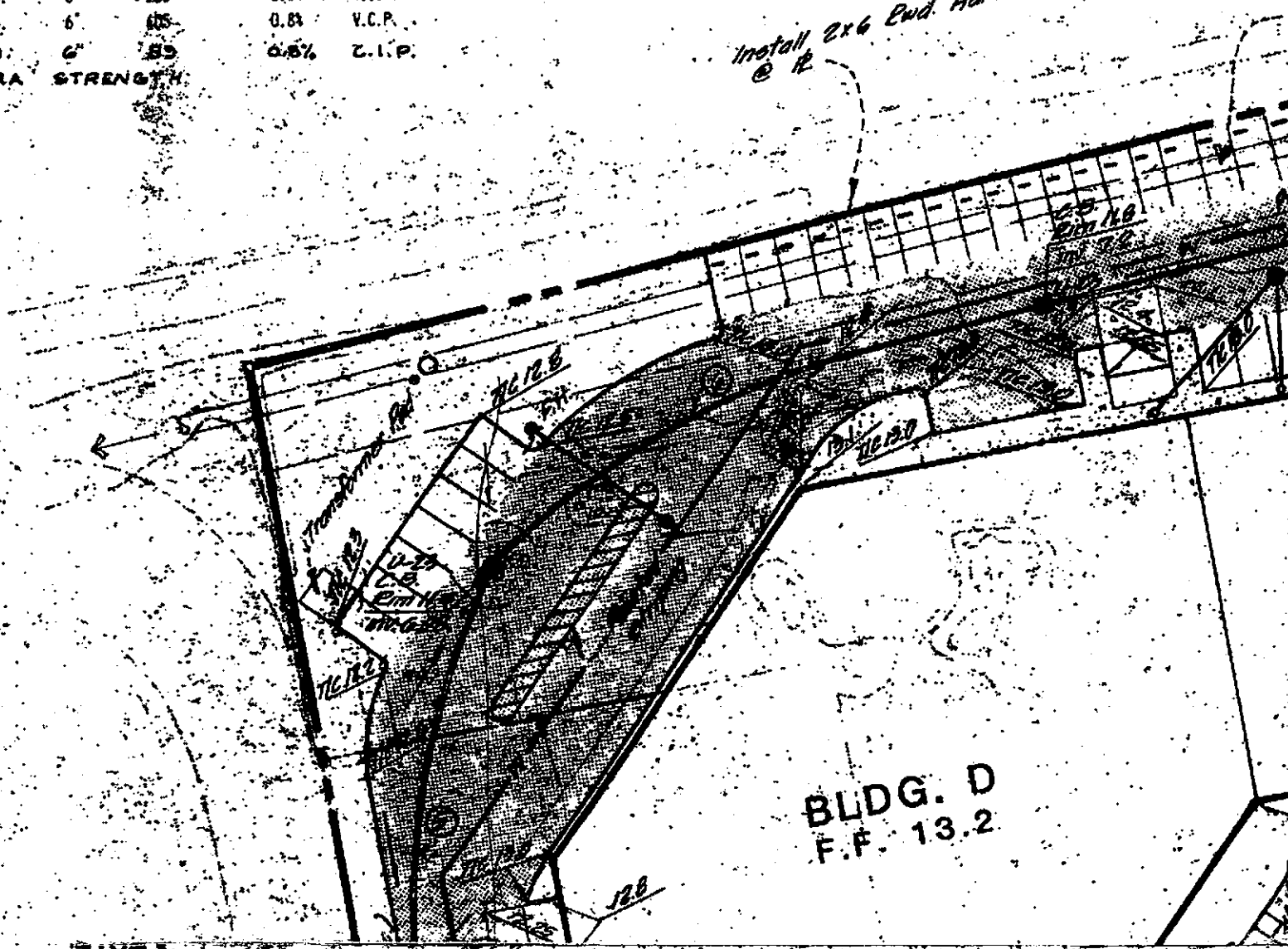
* EXTRA STRENGTH

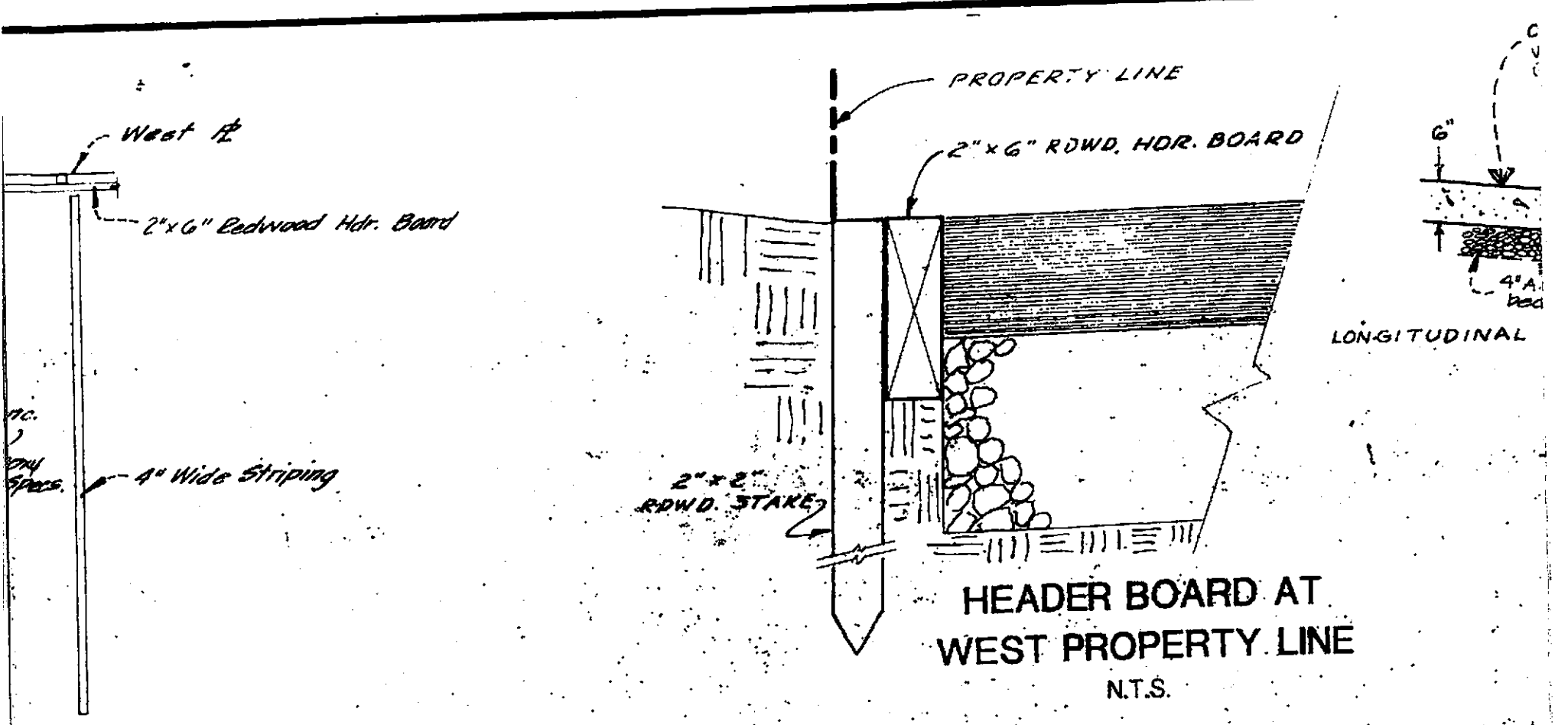


PARKING STALL / WE

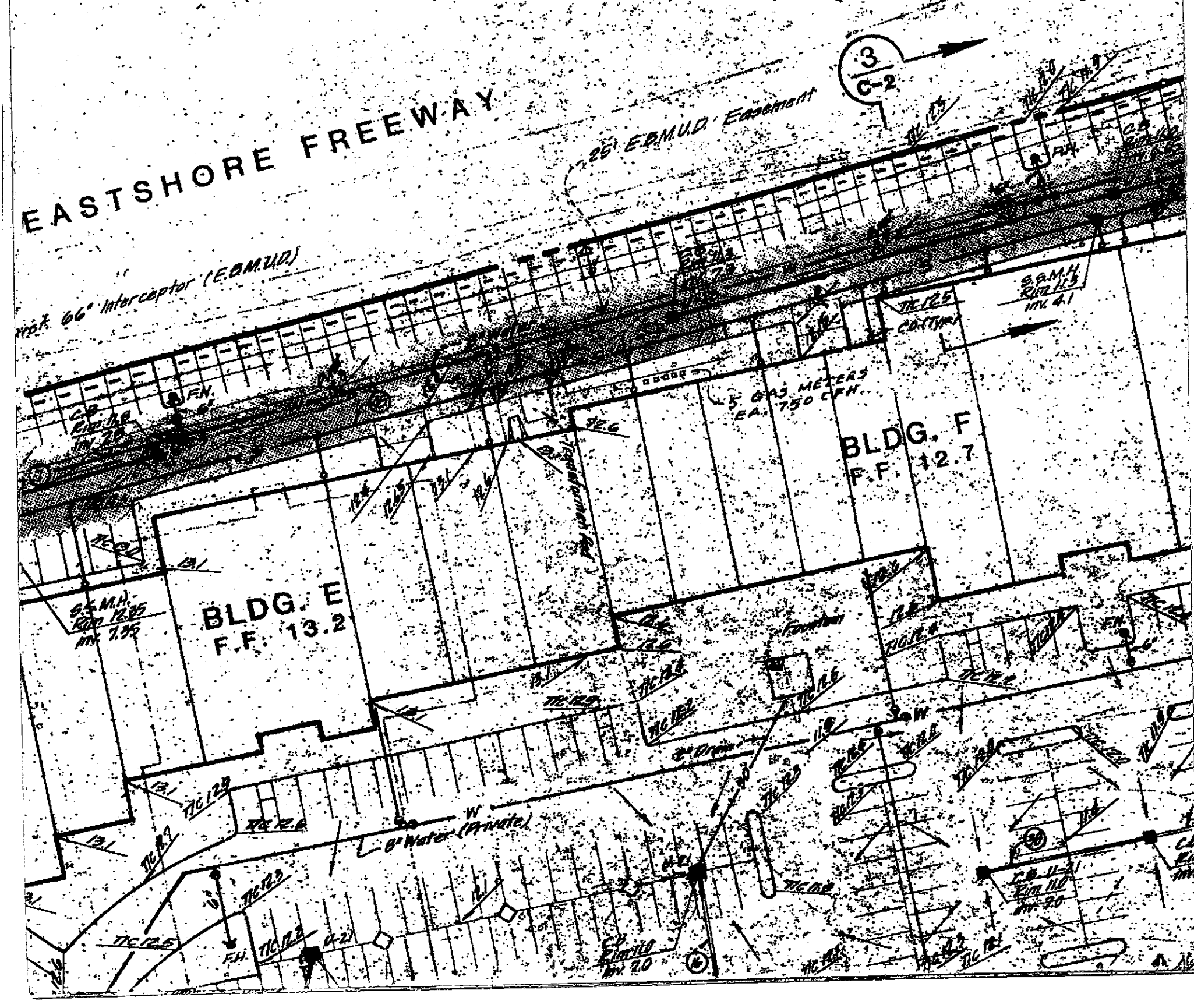
NO SCALE

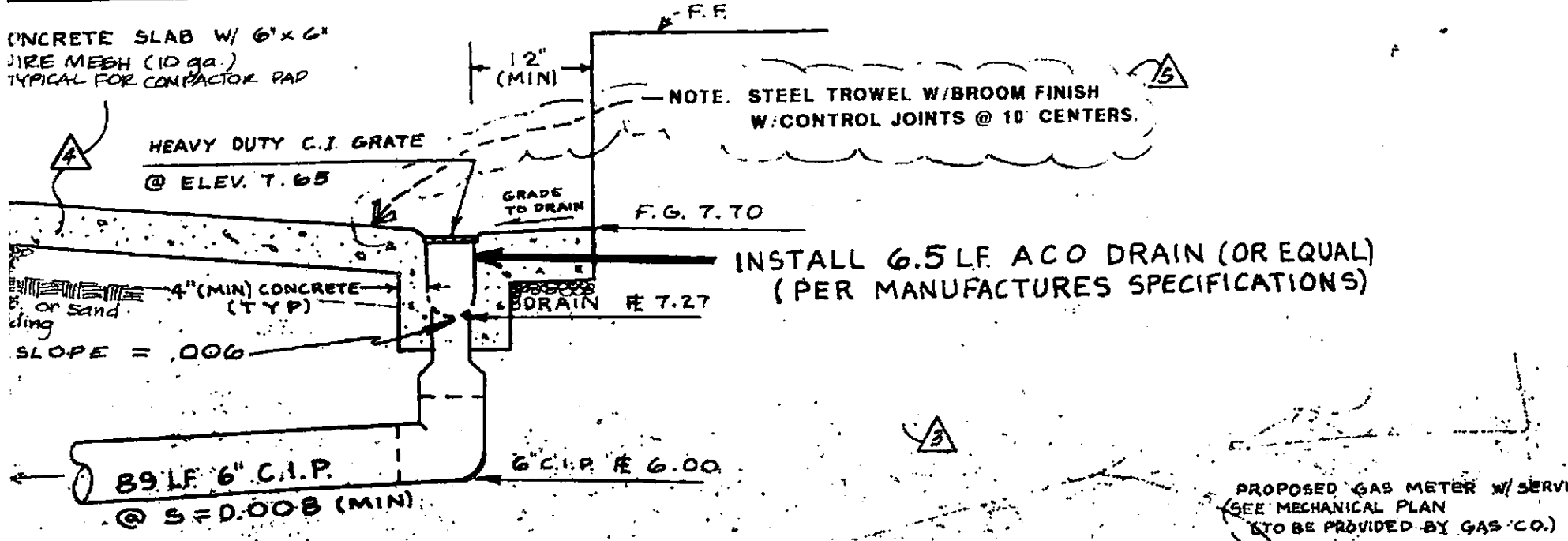
Install 2x6 End. Hor. Board
@ R



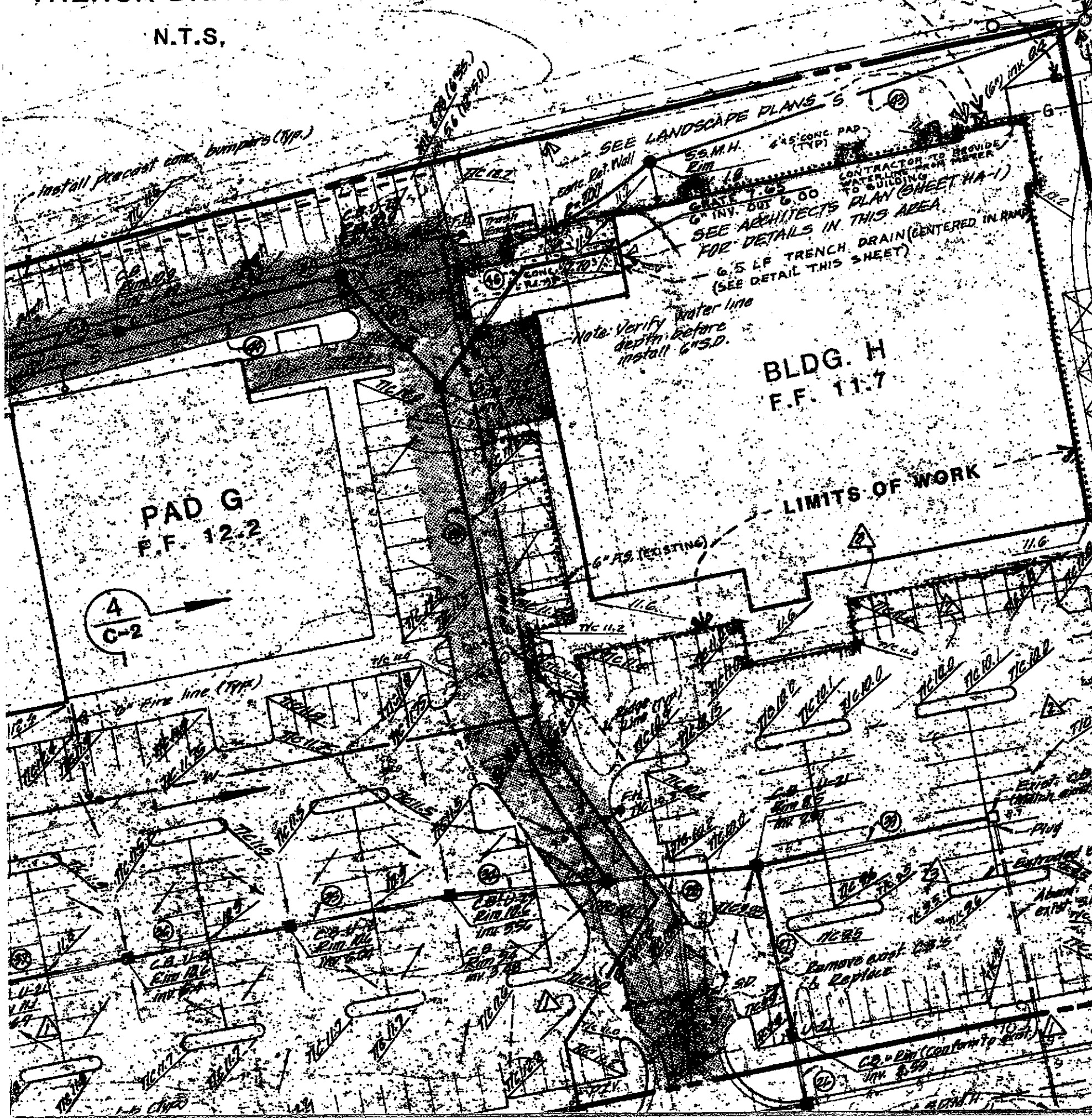


ST PROP. LINE





TRENCH DRAIN DETAIL
N.T.S.



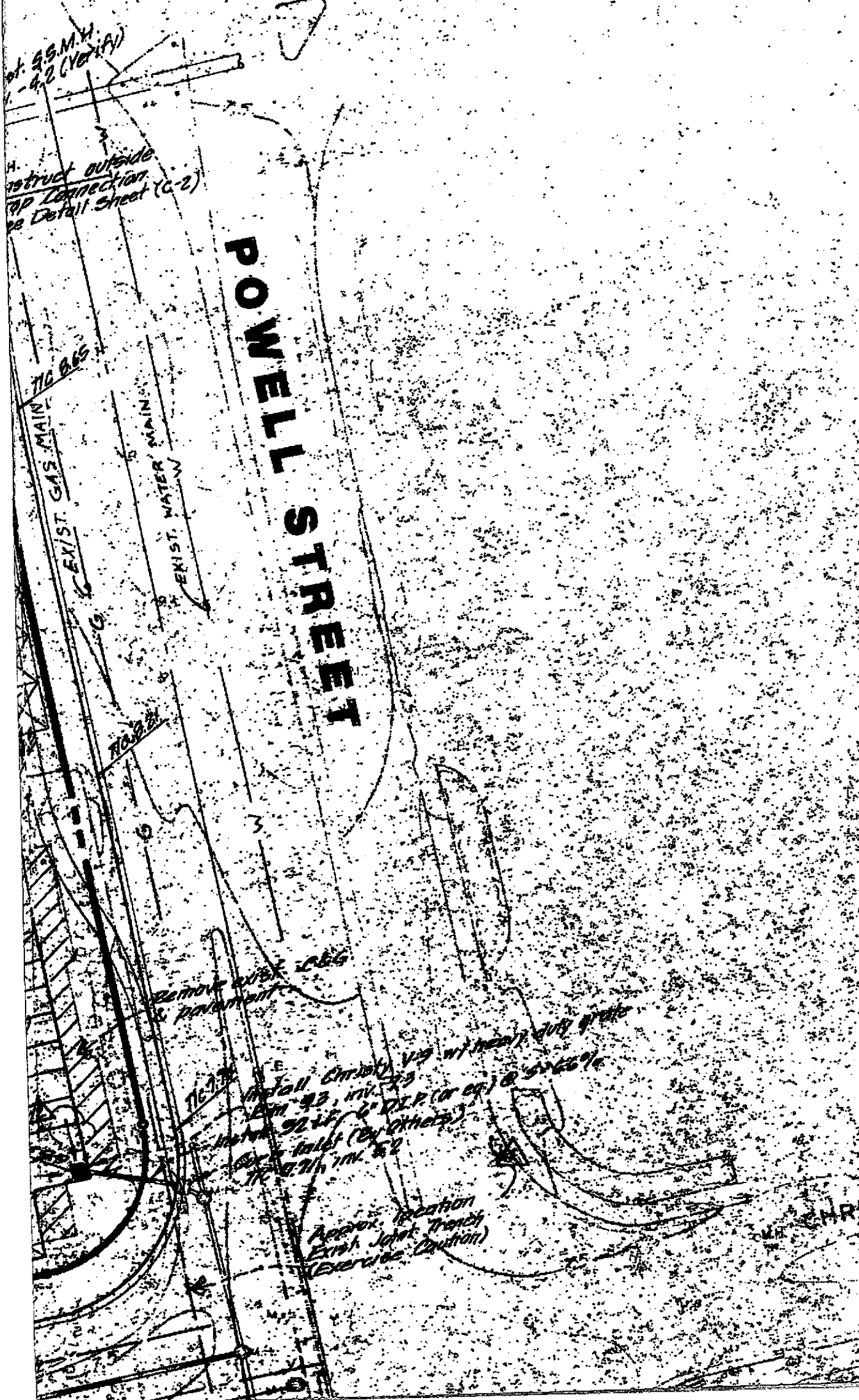
PROJECT

EASTSHORE
CENTER

EMERYVILLE,
CALIFORNIA



Scale: 1" : 40'



ARCHITECT

GEORGE K. RAAD **AIA**
AND ASSOCIATES

WORLD TRADE CENTER
SAN FRANCISCO, CALIF. 94111

PHONE (415) 781-4141

CULLEN ENGINEERING ASSOCIATES
Civil Engineering & Surveying
P. O. Box 2000, 1090 Adams St.
Berkeley, CA 94709 (707) 745-3219

Const. Shallow S.S.M.H.
Rim 11.4
Inv. 8.26

Curb Inlet
TIC 11.76
Inv. 5.03 (12")
Inv. 6.95 (8")

NOTE: Shallow pipes - Contractor
to exercise Caution.

BLDG. C
F.F. 12.2

2
C-2

Curb Inlet
TIC 11.1
Inv. 7.58

Christy V-9 Drain Box
(Or Equal)
Rim 11.5
Inv. 8.5

Inv. 5.8 (8" 50)
Inv. 7.3 (6" 55)

Curb Inlet
TIC 10.3
Inv. 8.98 (12")
Inv. 4.96 (8")

Christy V-9 Drain
(Or Equal)
Rim 11.5
Inv. 8.1

BLDG. B
F.F. 11.2

1
C-2

Const. Shallow S.S.M.H.
Rim 11.2
Inv. 6.76

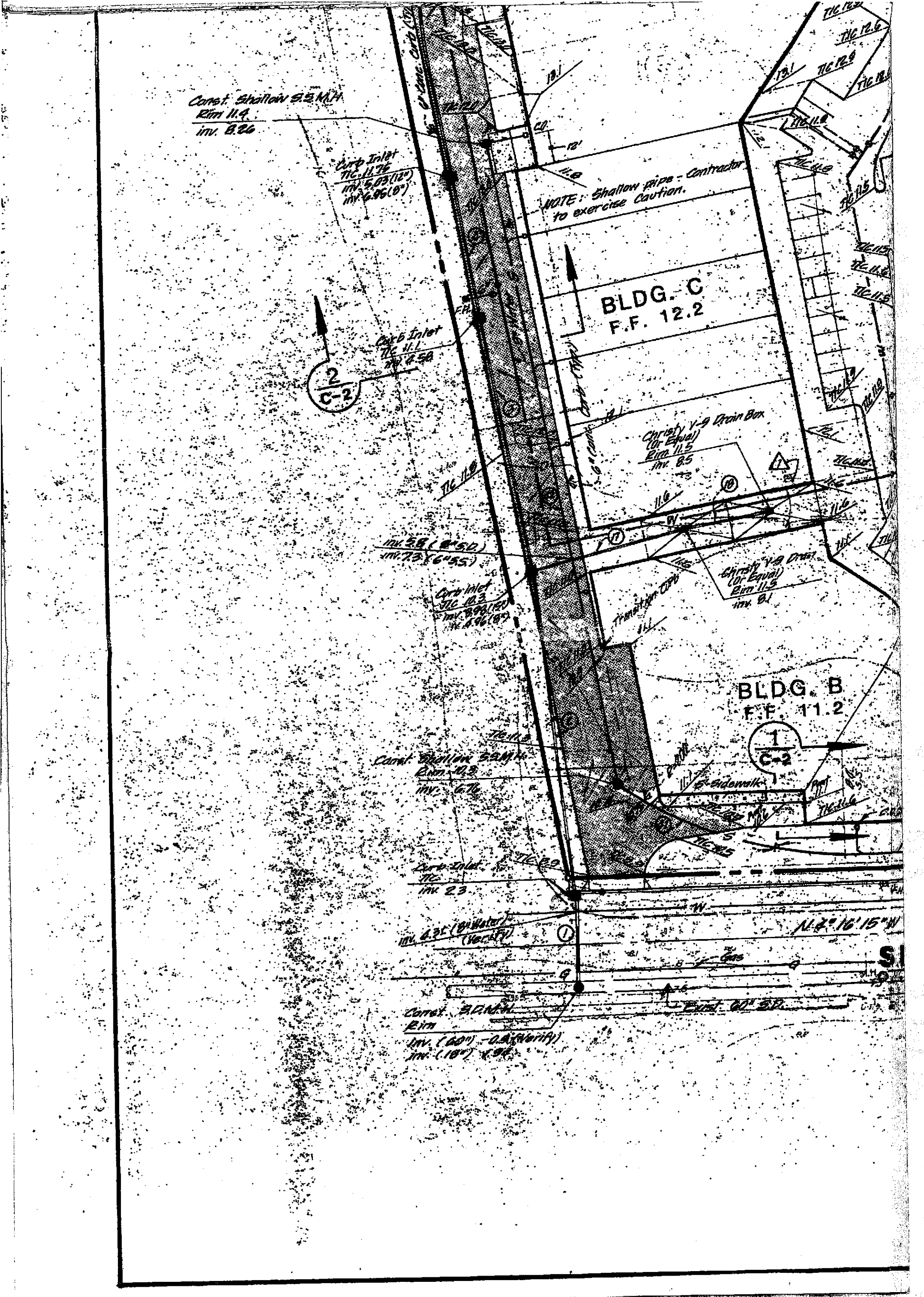
Curb Inlet
TIC 11.23
Inv. 2.3

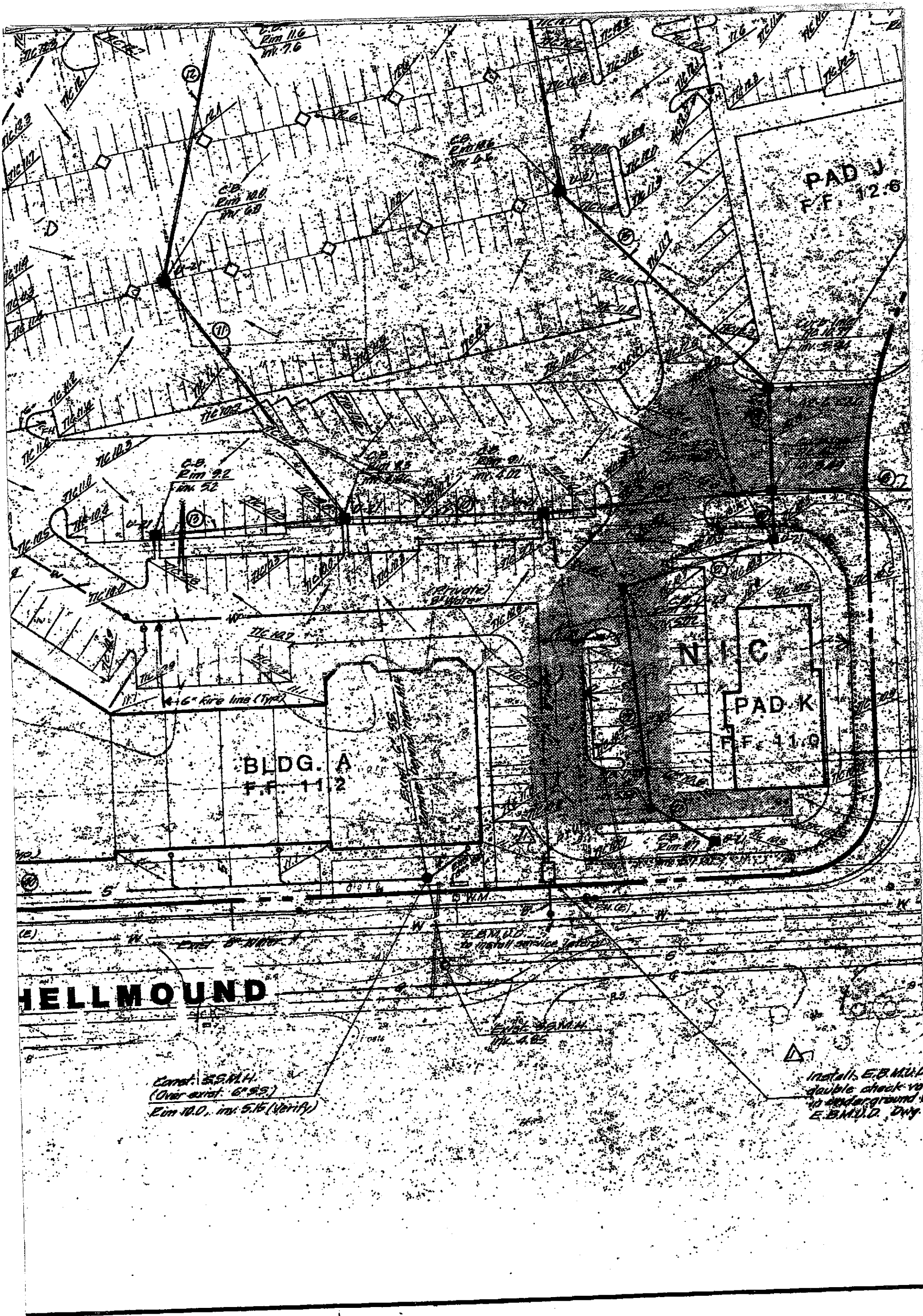
104.6.35 (By Water)
(Verify)

N 2° 16' 15" W

Const. S.S.M.H.
Rim
Inv. (10") - 0.9 (Verify)
Inv. (10") - 1.94

Expt. 60' 50"





BLDG. A
F.F. 112

NIC
PAD K
F.F. 11.0

PAD J
F.F. 12.6

HELLMOUND

Canal 55.114
(Over crest 6' 5.5")
Elev 10.0, inv. 5.15 (Verify)

Install E.B.M.U.D.
double check vs
to underground
E.B.M.U.D. Dwy

E.B.M.U.D.
to install service later

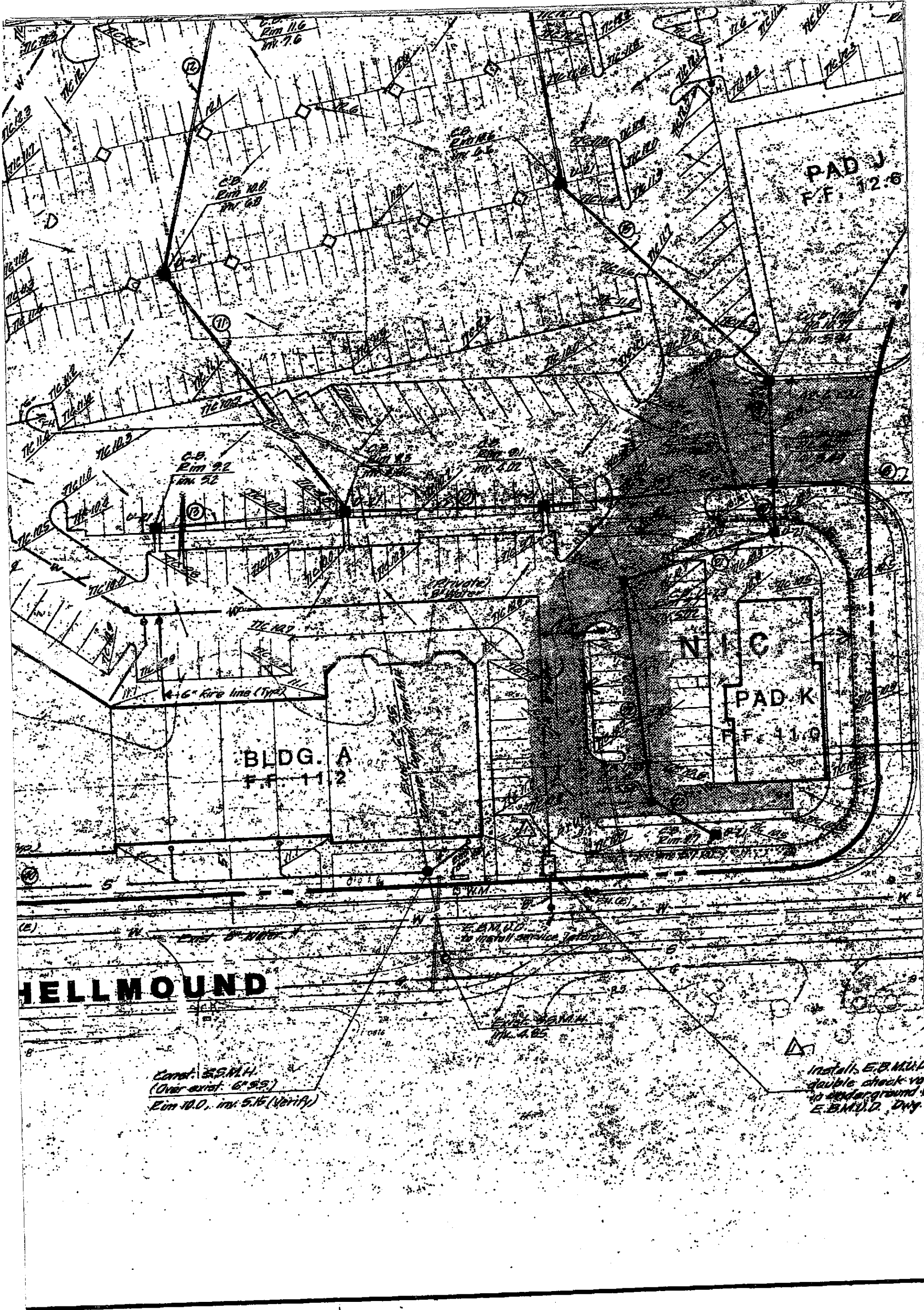
Elev 10.0
Inv. 4.85

C.B.
Elev 10.0
Inv. 6.8

C.B.
Elev 11.6
Inv. 7.6

C.B.
Elev 9.1
Inv. 4.72

C.B.
Elev 8.5
Inv. 4.1



GAS METER
1000 C.F.H.

E. 244.00 TO
INSTALL SERV. LID. W

East
(To be removed)

CHRISTIE AVENUE (Extensi

Install E.P.M.U.D.
approved double check
valve assembly in
underground vault per
E.P.M.U.D. DWG. No. 1000A

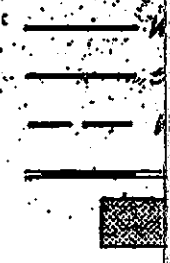
THIS PROJECT
DESIGNED BY
E.P.M.U.D. DWG. No. 1000A
REV. 11/19/51

NOTE: NO. 240 TO BE INSTALLED IN
ASSESSMENT DISTRICT

STREET

EXT. 244.00
E.P.M. DWG. No. 1000A
REV. 11/19/51

approved
by assembly
10/11/51
No. 1000A



DATE: June 5, 1987
SCALE: 1" = 40'

NO.	REVISIONS
DATE	
△	Private water line from to realignment
6/23/87	
△	
7/4/87	
△	
9/16/87	
△	
11/11/87	
△	
1/14/88	

GENERAL NOTES:

- BENCHMARK: FLIGHT CROSS "A" LOCATED ON BOWELL STREET AT THE NORTHWEST CORNER OF PAD "H" ELEVATION 8.59.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 422-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CONFORM TO THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.
- THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING OPEN STREAM SANITARY & STORM SEWER CONNECTION POINTS BEFORE CONSTRUCTION OF ANY UPSTREAM FACILITIES.
- INSTRUMENTS STATIONED ALONG CHRISTIE AVENUE EXTENSION ARE NOT PART OF CONTRACT UNLESS NOTED OTHERWISE.
- THE LOCATION OF THE E.B.M.U.D. WATER LINE IS APPROXIMATE ONLY. THE FINAL DESIGN AND ALIGNMENT IS NOT AVAILABLE AS OF THIS DATE.
- THE CONTRACTOR SHALL INSTALL THE PRIVATE WATER LINE AND APPURTENANCES UP TO AND INCLUDING THE UNDERGROUND MALT WHICH ENCLOSES THE DOUBLE CHECK VALVE ASSEMBLY. E.B.M.U.D. SHALL INSTALL THE SERVICE LATERALS.
- MAINTAIN A MINIMUM 18" FREE BOARD FROM THE TOP OF THE CURB TO THE PRIVATE WATER LINE.
- CATCH BASINS SHALL BE OF THE FOLLOWING TYPES (OR EQUAL) WITH HEAVY DUTY GRATES:
U-21 CHRISTY U-21
U-23 CHRISTY U-23
- CURB INLETS SHALL BE GALTRANS TYPE (OR EQUAL).
- SEE ARCHITECT'S DETAILS (SHEETS SD-2, SD-3, SD-4) FOR DIMENSIONS.
- TOP OF CURB DATA AT ENTRANCES ON CHRISTIE AVE. & SHELBY STREET ARE DEPENDANT UPON FORTHCOMING ASSESSMENT DISTRICT DESIGN.

LEGEND

- Top of Curb
- Spot Elevation
- Storm Drain Manhole
- Sanitary Sewer Manhole
- Cleanout
- Water Valve
- Water Line
- Sanitary Sewer Line
- Water Line (By E.B.M.U.D.)
- Storm Drain Line
- Heavy Paving Section

AERO - GEODETIC CORP.
JOB NO. 883387
DATE OF PHOTOGRAPHY 10-1-88
SCALE 1" = 40'

**GRADING
DRAINAGE
& UTILITY PLAN**

SHEET NO. **C-1**
OF 1 SHEETS