

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ACC	ACCESSIBLE	MIN	MINIMUM
AD	AREA DRAIN	MON.	MONUMENT
BC	BEGINNING OF CURVE	N	NEW
B & D	BEARING & DISTANCE	NO.	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
CB	CATCH BASIN	O/V	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
©	COPY	PE	PEDESTRIAN
CCP	CENTER LINE	PIV	POST INDICATOR VALVE
CCO	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCT OR -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	REINFORCED CONCRETE PIPE
D	DIAMETER	RM	RISE ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FA	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED PIPE	TEMP	TEMPORARY
HDPE	HORIZONTAL	TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VERTIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W	WITH
JT	JOINT TRENCH	W.W.	WATER LINE
JUP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDG	LANDING		
LF	LINEAR FEET		

ESTIMATED EARTHWORK QUANTITIES

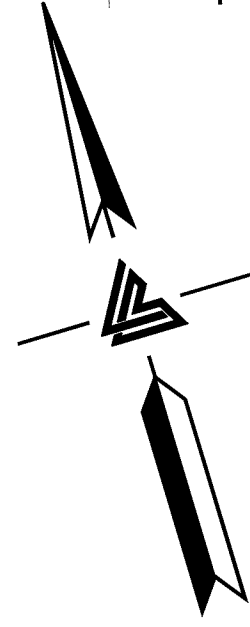
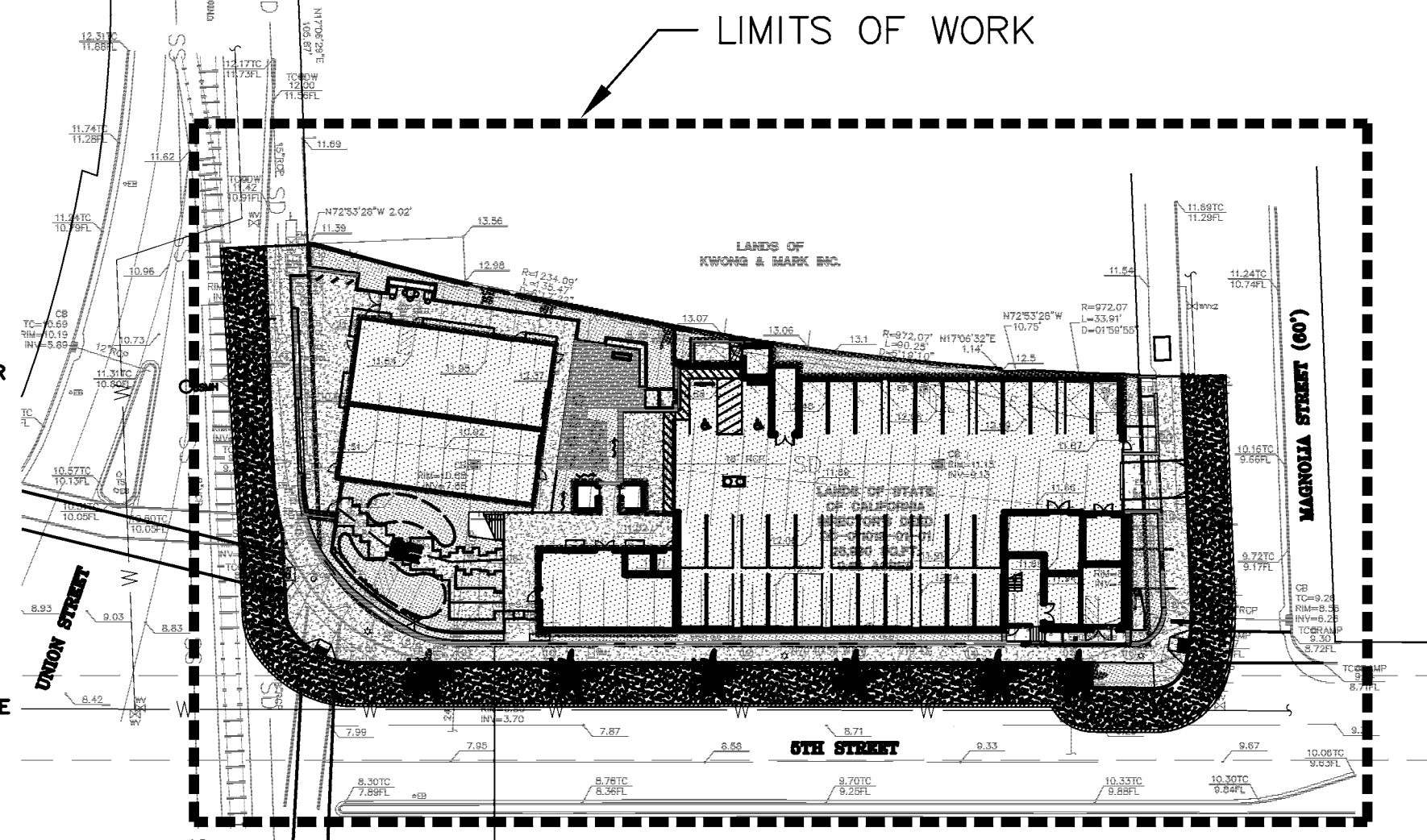
CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	458	458
FILL	0	512	512
IMPORT			54

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

THE UNION

5TH AND UNION STREET

OAKLAND, CALIFORNIA



KEY MAP

1" = 50'

ENGINEER'S STATEMENT - GEOTECHNICAL DESIGN

INITIAL STATEMENT OF THE ENGINEER (DIVIDED RESPONSIBILITY)

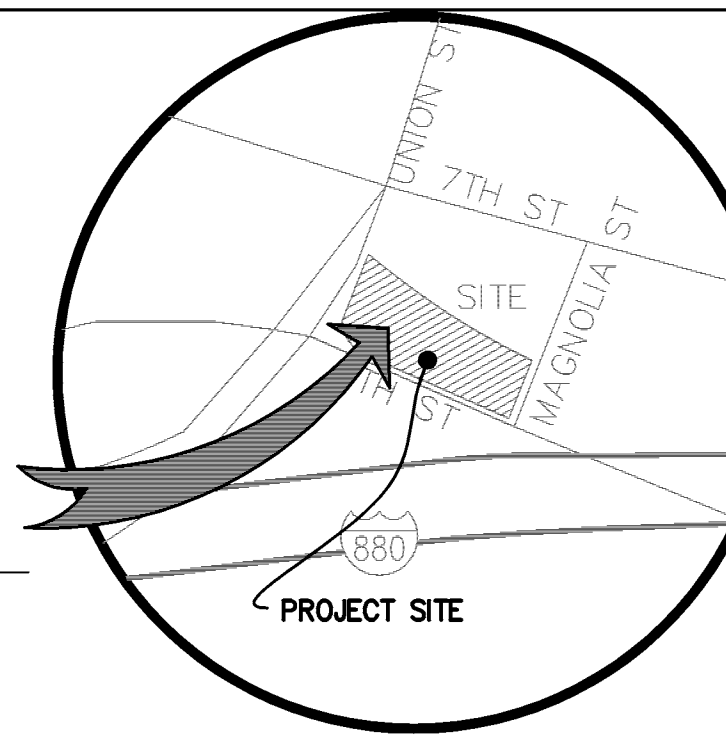
I HAVE BEEN RETAINED BY HOLIDAY DEVELOPMENT TO BE IN RESPONSIBLE CHARGE OF THE PORTIONS OF GRADING WORK ENUMERATED BELOW. I WILL ASSUME FULL RESPONSIBILITY AS RESPONSIBILITY IS DEFINED IN SECTION 2-6.075 OF THE OAKLAND MUNICIPAL CODE FOR CARRYING OUT THE FOLLOWING TO THE BEST OF MY KNOWLEDGE AND ABILITY:

- (A) ASSURING THAT TESTING AND INSPECTION REQUIRED FOR THE WORK IN PROGRESS AND THE COMPLETED WORK SHALL BE ACCOMPLISHED IN A PROFESSIONAL MANNER TO DETERMINE WHETHER ALL THE WORK IS BEING/WAS DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- (B) NOTIFYING THE APPLICANT, VERBALLY AND IN WRITING (WITH A COPY TO THE DIRECTOR OF PUBLIC WORKS), OF ANY WORK NOT BEING PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- (C) NOTIFYING THE APPLICANT, VERBALLY AND IN WRITING (WITH A COPY TO THE DIRECTOR OF PUBLIC WORKS), OF ANY WORK NOT MEETING THE REQUIREMENTS OF THE APPROVED PLANS AND SPECIFICATIONS.
- (D) NOTIFYING THE APPLICANT, VERBALLY AND IN WRITING, OF THE MODIFICATION(S) REQUIRED IN HIS PERFORMANCE AND THE NECESSARY CORRECTIVE MEASURES TO BE TAKEN TO CURE ALL DEFICIENCIES.
- (E) (BY PROJECT CIVIL ENGINEER)
- (F) (BY PROJECT CIVIL ENGINEER)
- (G) (BY PROJECT CIVIL ENGINEER)
- (H) (BY PROJECT CIVIL ENGINEER)

IF MY SERVICES ON THE JOB ARE TERMINATED, I WILL, AT SAID TIME OF TERMINATION, SUBMIT TO THE DIRECTOR OF PUBLIC WORKS, A STATEMENT OF PARTIAL COMPLETION ADDRESSING THE PROGRESS AND CONDITIONS OF ALL OF THE APPLICABLE ITEMS ABOVE AND ATTACH THERETO THE RESULTS OF SUCH INSPECTIONS AND TESTS WHICH HAVE BEEN COMPLETED.

SIGNED: _____
REGISTERED CIVIL ENGINEER NO. _____ (EXP. _____)

(TO BE STAMPED AND SIGNED BY PROJECT GEOTECHNICAL CONSULTANT)



VICINITY MAP
NTS

ENGINEER'S STATEMENT - CIVIL DESIGN

INITIAL STATEMENT OF THE ENGINEER (DIVIDED RESPONSIBILITY)

I HAVE BEEN RETAINED BY HOLIDAY DEVELOPMENT TO BE IN RESPONSIBLE CHARGE OF THE PORTIONS OF GRADING WORK ENUMERATED BELOW. I WILL ASSUME FULL RESPONSIBILITY AS RESPONSIBILITY IS DEFINED IN SECTION 2-6.075 OF THE OAKLAND MUNICIPAL CODE FOR CARRYING OUT THE FOLLOWING TO THE BEST OF MY KNOWLEDGE AND ABILITY:

- (A) (BY PROJECT GEOTECHNICAL CONSULTANT)
- (B) (BY PROJECT GEOTECHNICAL CONSULTANT)
- (C) (BY PROJECT GEOTECHNICAL CONSULTANT)
- (D) (BY PROJECT GEOTECHNICAL CONSULTANT)

(E) SUBMITTING AN AMENDED GRADING PLAN (THROUGH THE APPLICANT) TO THE CITY ENGINEER FOR HIS REVIEW AND APPROVAL FOR ANY SIGNIFICANT CHANGES CAUSED BY UNFORESEEN CONDITIONS, ALONG WITH A REPORT SETTING FORTH THE REASONS FOR THESE CHANGES AND THE RECOMMENDED CHANGES TO THE IMPROVEMENT PLANS ENGINEERED AS A RESULT OF THE AMENDED GRADING PLAN.

(F) NOTIFYING THE APPLICANT, VERBALLY AND IN WRITING (WITH A COPY TO THE CITY ENGINEER), OF ANY PORTION OF THE GRADING WORK AFFECTED BY THE AMENDED PLANS AND SHALL RECOMMEND WHETHER OR NOT THE APPLICANT SHOULD PROCEED WITH THE WORK BEFORE THE AMENDED PLANS ARE APPROVED BY THE CITY ENGINEER.

(G) SUBMITTING UPON THE APPLICANT'S SATISFACTORY COMPLETION OF WORK UNDER THE PERMIT, A STATEMENT OF COMPLETION PURSUANT TO SECTION 2-6.111 OF THE OAKLAND MUNICIPAL CODE WITH THE RESULTS OF ALL TESTS AND INSPECTIONS ATTACHED THERETO.

(H) STATING IN WRITING, ALONG WITH THE STATEMENT OF COMPLETION, THAT THE INTERIM EROSION CONTROL AND SEDIMENT CONTROL MEASURES APPEAR TO BE ADEQUATE IF PROPERLY MAINTAINED UNTIL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY ESTABLISHED, IF ANY ARE REQUIRED.

IF MY SERVICES ON THE JOB ARE TERMINATED, I WILL, AT SAID TIME OF TERMINATION, SUBMIT TO THE CITY ENGINEER, A STATEMENT OF PARTIAL COMPLETION ADDRESSING THE PROGRESS AND CONDITIONS OF ALL OF THE APPLICABLE ITEMS ABOVE AND ATTACH THERETO THE RESULTS OF SUCH INSPECTIONS AND TESTS WHICH HAVE BEEN COMPLETED.

SIGNED: RAYMOND BARRO
REGISTERED CIVIL ENGINEER NO. C68283 (EXP. 09-30-17)



SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 8.68'



SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	DEMO PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	UTILITY
C-2.3	SECTIONS
C-2.4	PARKING & STRIPING PLAN
C-3.0	DETAILS
C-3.1	DETAILS
C-4.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER TREATMENT PLAN
SW-2	STORMWATER TREATMENT SPECS
SU-1	TOPOGRAPHIC SURVEY

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103. gbraze@leabrazee.com

OWNER'S INFORMATION

OWNER: KEVIN BROWN
HOLIDAY DEVELOPMENT
1201 PINE STREET, SUITE 151
OAKLAND, CA 94607

APN: 004-0049-004-00

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, ENTITLED: "TOPOGRAPHIC SURVEY" 123 MAIN ST ANYTOWN, USA DATED: JOB# 2151068

2. SITE PLAN BY DAVID BAKER ARCHITECTS, ENTITLED: "SITE PLAN" 481 SECOND STREET #127 SAN FRANCISCO, CA

3. SOIL REPORT BY WEST ENVIRONMENTAL SERVICES & TECHNOLOGY, ENTITLED: "SITE INVESTIGATION WORK PLAN" 711 GRAND AVENUE, SUITE 220 SAN RAFAEL, CA DATE: APRIL 2016

4. LANDSCAPE PLAN BY MILLER COMPANY LANDSCAPE ARCHITECTS, ENTITLED: "LANDSCAPE PLANS" 1585 FOLSOM STREET SAN FRANCISCO, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

BENCHMARK

CITY OF OAKLAND BENCHMARK 8 SW 38-R
PIN MONUMENT 5 FEET NORTH OF
CENTER LINE OF 10TH STREET, 5 FEET WEST
OF CENTER LINE OF MAGNOLIA STREET.
ELEVATION = 15.133'
(CITY OF OAKLAND DATUM)

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. 15-58206368-KD, DATED SEPTEMBER 3, 2015.

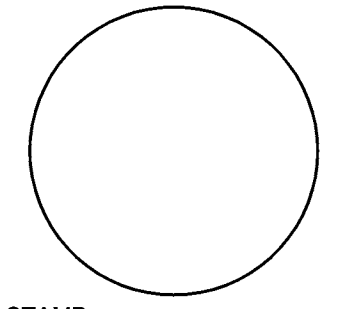
EXCEPTION #5-"EASEMENTS OR LESSER SERVITUDES, IF ANY, AS MAY EXIST FOR SEWER PURPOSES OVER THE SOUTHERLY PORTION OF PREMISES AS DISCLOSED BY OFF RECORD INFORMATION (CITY OF OAKLAND SEWER MAP, NO. 201)". SAID MAP SHOWS A STORM CONDUIT OVER THE PROPERTY BUT DOES NOT LIST AN EASEMENT.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSELILLE, CA 95864
(916) 887-4086 (F) (916) 887-4086
(916) 887-3019
WWW.LEABRAZE.COM



david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
415 896 6700 fax 415 896 6103



LICENSE STAMP

THE UNION

Holiday Development
582 Union Street Oakland, CA

DRAWING RELEASE STATUS DATE

ADDENDA DATE

SHEET TITLE

TITLE SHEET

SCALE AS NOTED

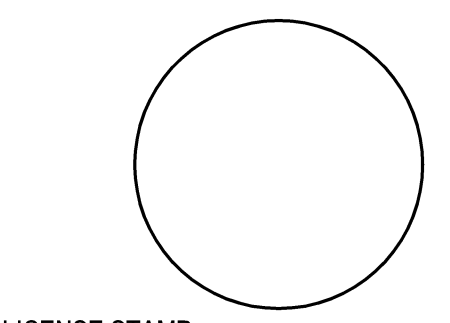
JOB NUMBER 21525 RELEASE DATE 08/24/2016

C-1.0

1 OF 13 SHEETS



david baker architects
 dbarchitect.com
 461 second street loft 127
 san francisco california 94107
 415 896 6700 fax 415 896 6103



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 532 Union Street Oakland, CA

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ADDENDA DATE

SHEET TITLE

DEMOLITION PLAN

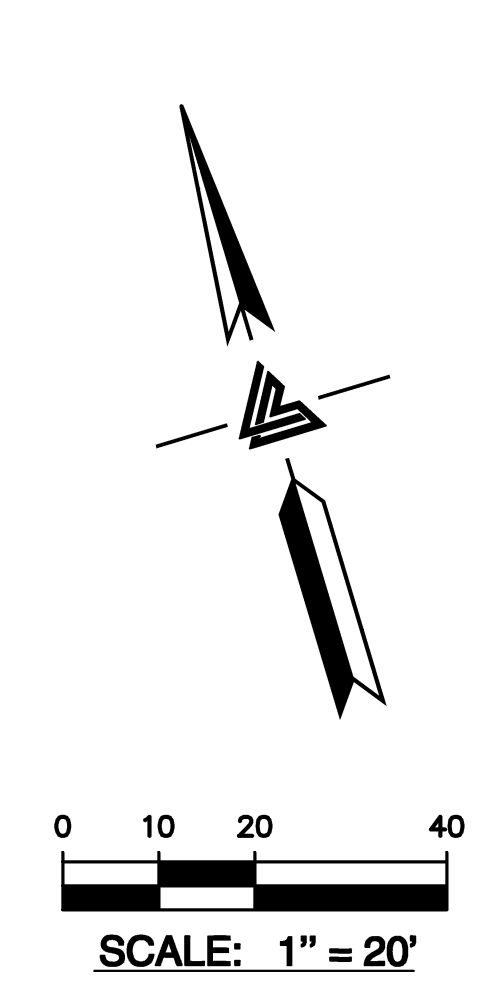
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JOB NUMBER 21525 RELEASE DATE 08/24/2016

C-R.O

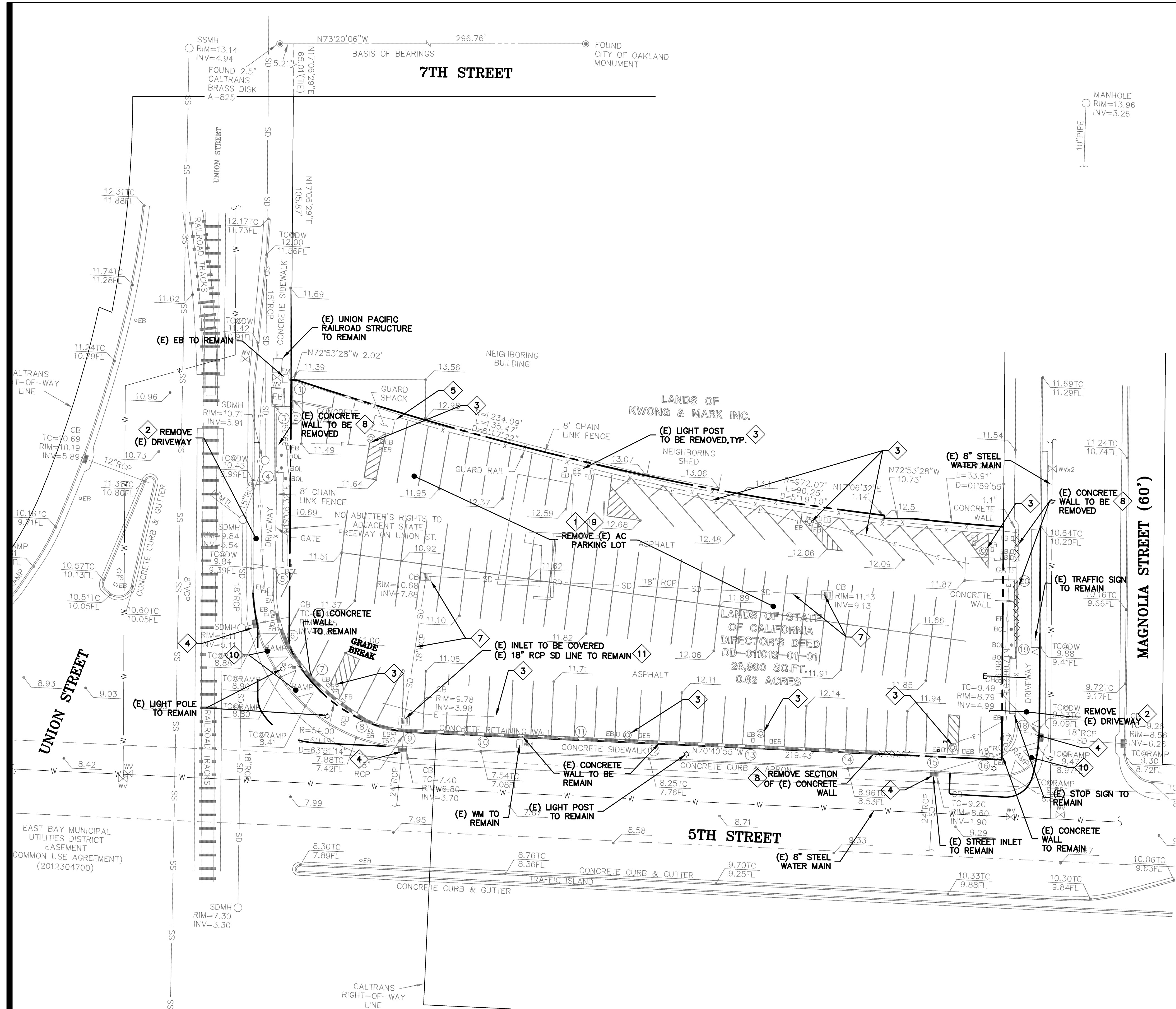
2 OF 13 SHEETS

PLOT DATE 08-24-16



RETAINING WALL SPOTGRADES

	TW	BW		TW	BW
1	12.08	11.38	11	11.91	8.01
2	11.98	11.38	12	12.07	8.37
3	11.88	11.18	13	12.31	8.81
4	11.32	10.62	14	12.26	9.06
5	10.39	10.09	15	12.27	9.27
6	10.41	9.31	16	12.36	9.36
7	10.37	8.67	17	12.34	9.64
8	11.37	7.97	18	9.92	9.92
9	11.49	7.49	19	10.66	10.16
10	11.78	7.68	20	12.04	10.54



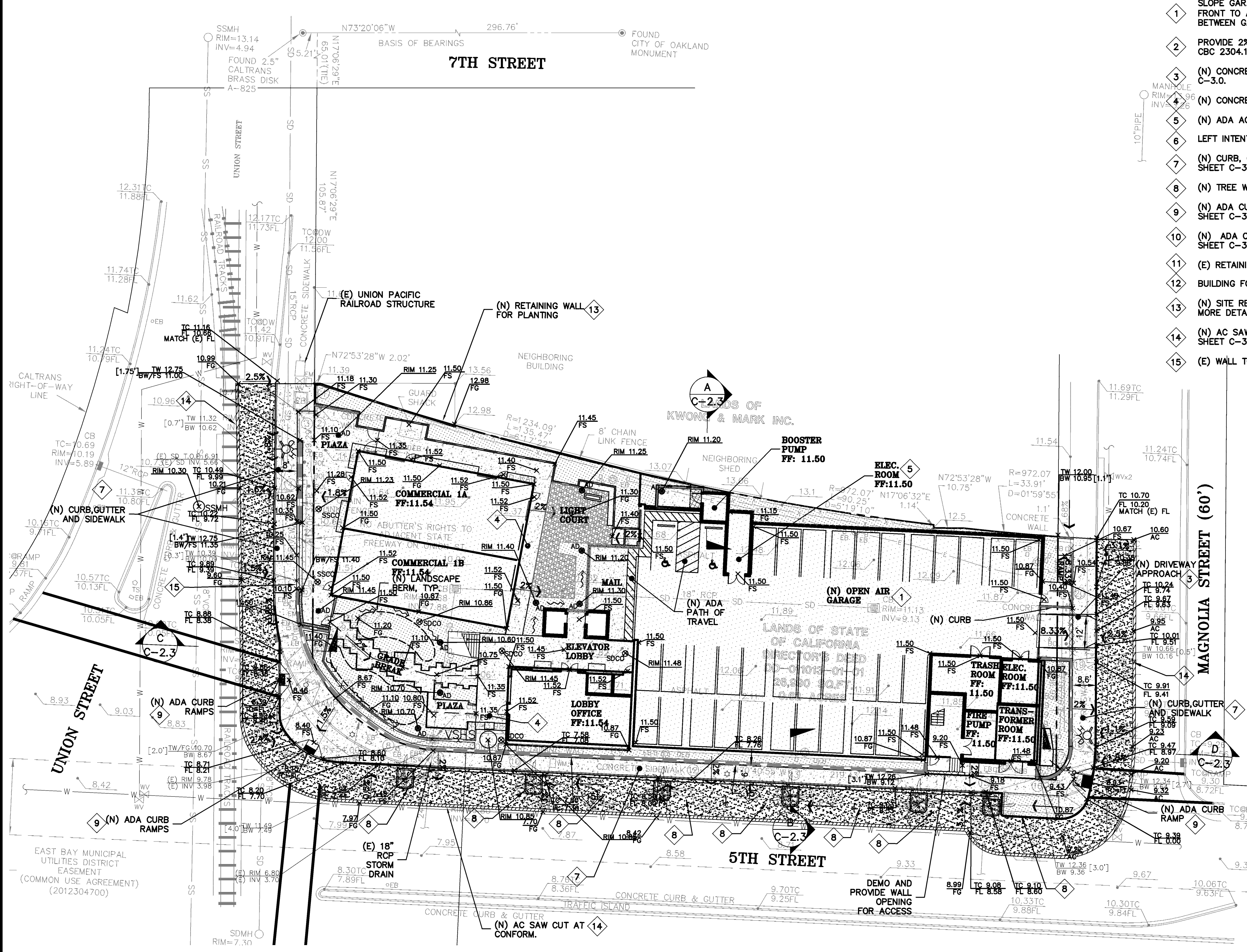
NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazee.com

*** BUILDING PAD NOTE:**
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 SACRAMENTO REGION
 2495 INDUSTRIAL PKWY WEST # 300
 SACRAMENTO, CALIFORNIA 95845
 (916) 887-3019 (F) (916) 887-7363
 WWW.LEABRAZE.COM

BUILDING PERMIT

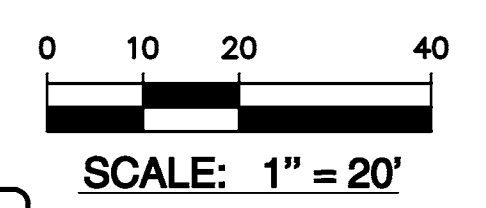
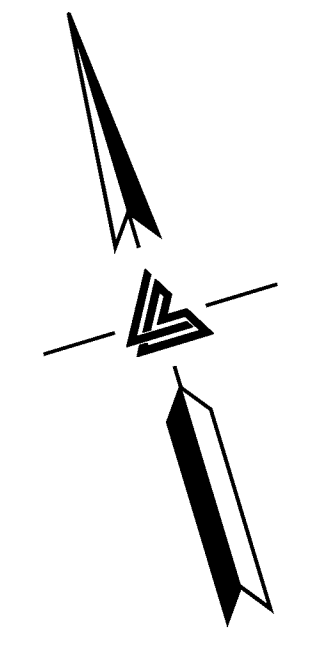


GRADING KEYNOTES **1** TO **16**

- 1** SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
- 2** PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- 3** (N) CONCRETE DRIVEWAY PER CITY STANDARD. SEE DETAIL ON SHEET C-3.0.
- 4** (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 SHEET C-3.0.
- 5** (N) ADA ACCESSIBLE WALKWAY. CROSS SLOPE NOT TO EXCEED 2%.
- 6** LEFT INTENTIONALLY BLANK
- 7** (N) CURB, GUTTER, AND SIDEWALK PER CITY STANDARDS. SEE DETAIL ON SHEET C-3.0.
- 8** (N) TREE WELLS. SEE LANDSCAPE PLANS AND DETAIL 6 ON SHEET C-3.0.
- 9** (N) ADA CURB RAMPS PER 2015 CALTRANS STANDARDS. SEE DETAIL ON SHEET C-3.1 CASE B DETAIL B.
- 10** (N) ADA CURB RAMPS PER 2015 CALTRANS STANDARDS. SEE DETAIL ON SHEET C-3.1 CASE B DETAIL A.
- 11** (E) RETAINING WALL TO REMAIN
- 12** BUILDING FOUNDATION WALL SEE STRUCTURAL PLANS FOR MORE DETAIL.
- 13** (N) SITE RETAINING WALL. SEE STRUCTURAL AND LANDSCAPE PLANS FOR MORE DETAIL.
- 14** (N) AC SAW CUT AND PAVEMENT TIE IN AT CONFORM. SEE DETAIL 6 ON SHEET C-3.1.
- 15** (E) WALL TO REMAIN.

RETAINING WALL SPOTGRADES

	TW	BW
1	12.08	11.38
2	11.98	11.38
3	11.88	11.18
4	11.32	10.62
5	10.39	10.09
6	10.41	9.31
7	10.37	8.67
8	11.37	7.97
9	11.49	7.49
10	11.78	7.68
11	11.91	8.01
12	12.07	8.37
13	12.31	8.81
14	12.26	9.06
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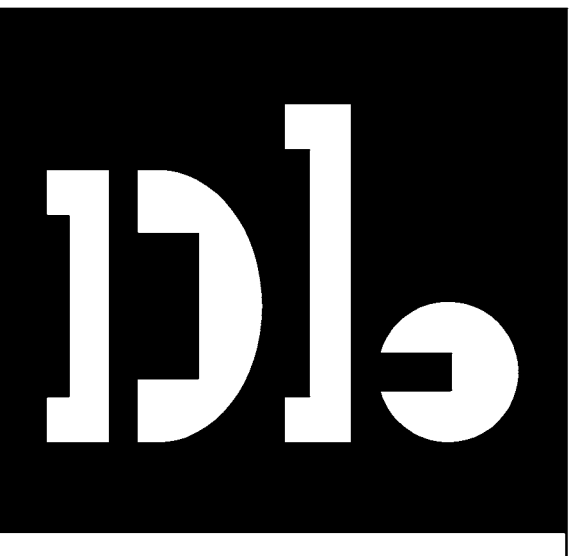


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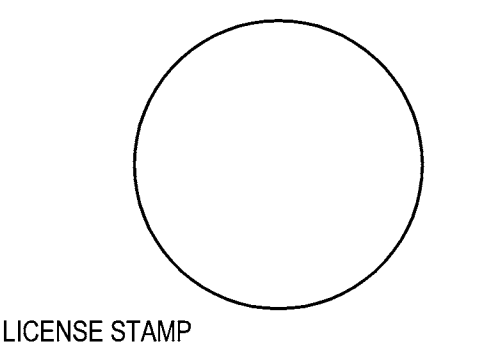
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CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
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OAKLAND, CALIFORNIA 94612
(510) 887-4086 (F) (916) 887-7383
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david baker architects
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THE UNION
Holiday Development
532 Union Street Oakland, CA

DRAWING RELEASE STATUS	DATE
ADDENDA	DATE
1	
2	
3	
4	
5	

GRADING AND DRAINAGE PLAN

SCALE	AS NOTED
JOB NUMBER	RELEASE DATE
21525	08/24/2016

C-2.1

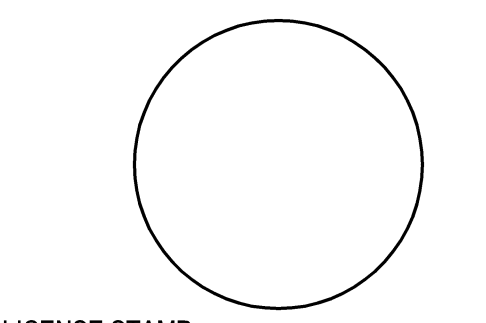
3 OF 13 SHEETS

BUILDING PERMIT

PLOT DATE 08-24-16



david baker architects
 dbarchitect.com
 461 second street loft 127
 san francisco california 94107
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LICENSE STAMP

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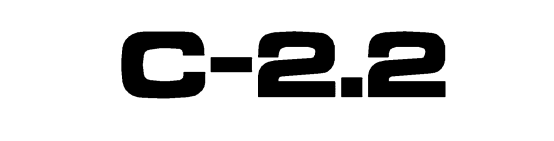
ADDENDA DATE

SHEET TITLE

UTILITY PLAN

SCALE AS NOTED

JOB NUMBER 21525 RELEASE DATE 08/24/2016

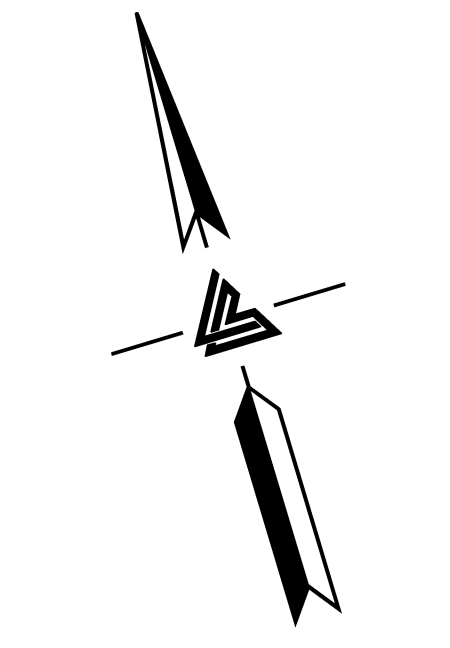


4 OF 13 SHEETS

- STORM DRAIN KEYNOTES 11 TO 15**
- 11 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 10" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 12 INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 3 ON C-3.0.
 - 13 CONTRACTOR TO VERIFY DEPTH, LOCATION, AND CONDITION OF (E) 18" RCP SD. UPGRADE IF NECESSARY FOR REUSE.
 - 14 (N) VSHS MODEL 48 MECHANICAL STORMWATER TREATMENT UNIT. SEE DETAIL ON SHEET SW-1.
 - 15 REMOVE (E) STREET INLETS & REPLACE WITH (N) CITY STANDARD INLETS. SEE DETAIL ON SHEET C-3.1.

RETAINING WALL SPOTGRADES

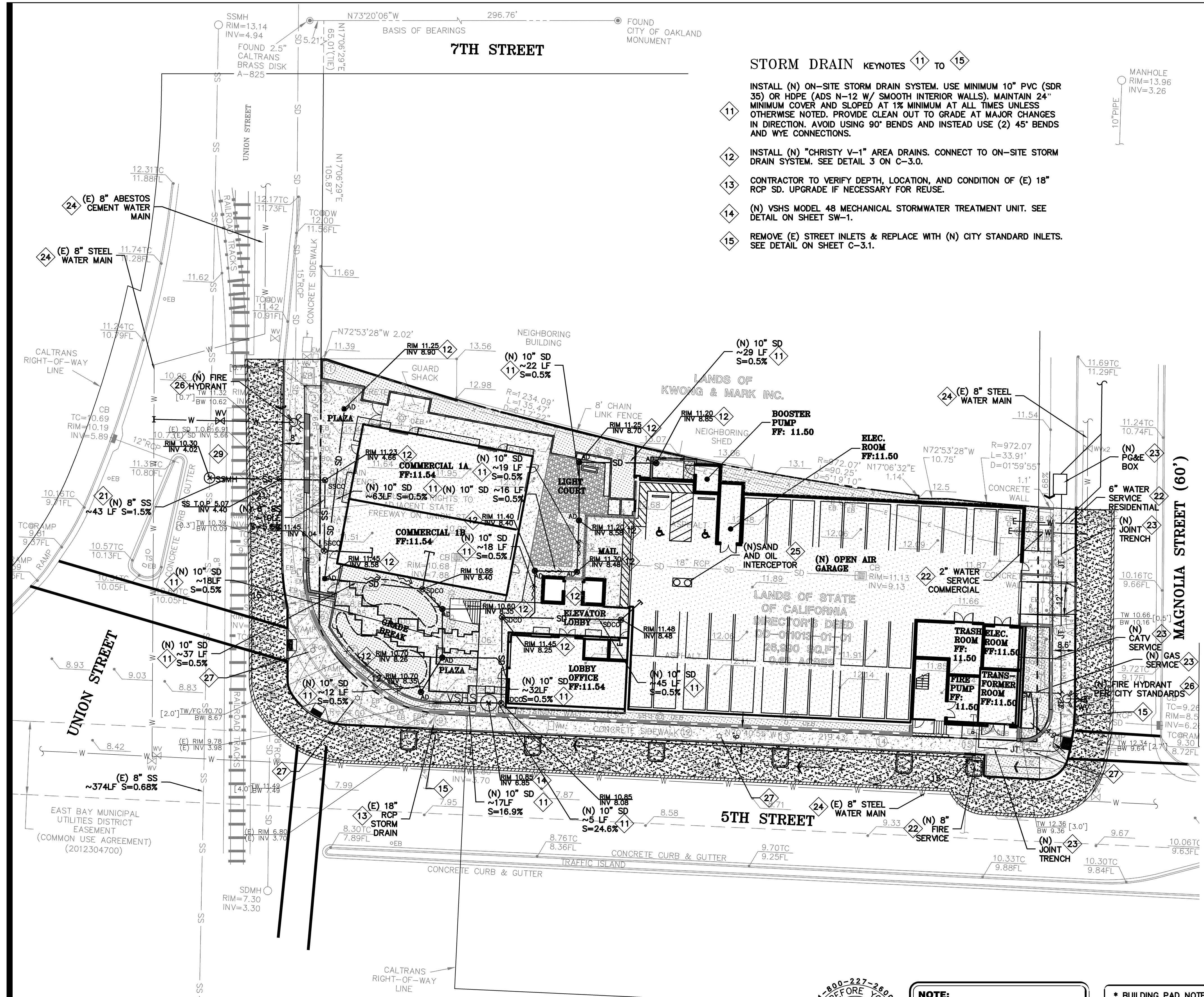
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0 10 20 40
 SCALE: 1" = 20'

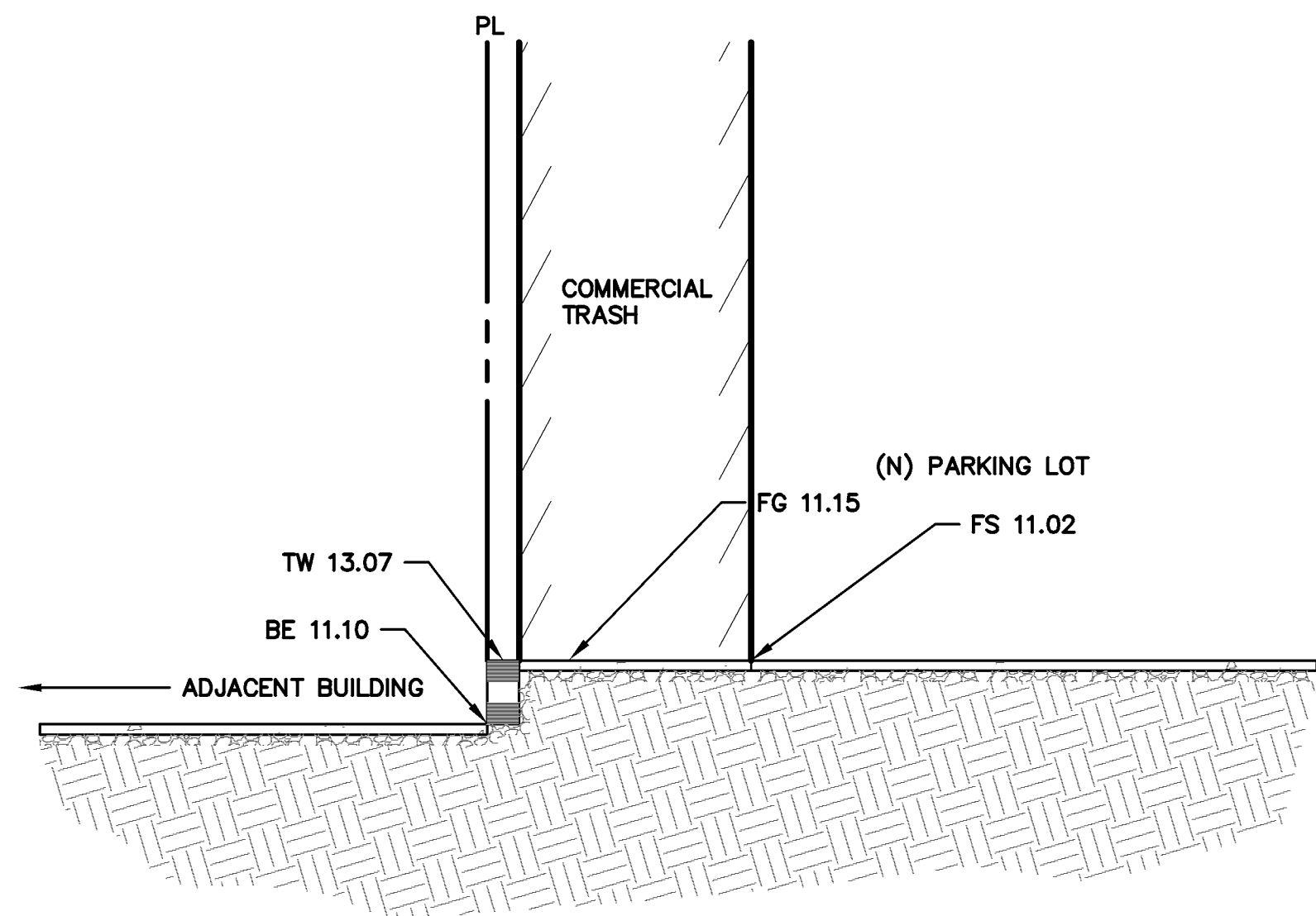
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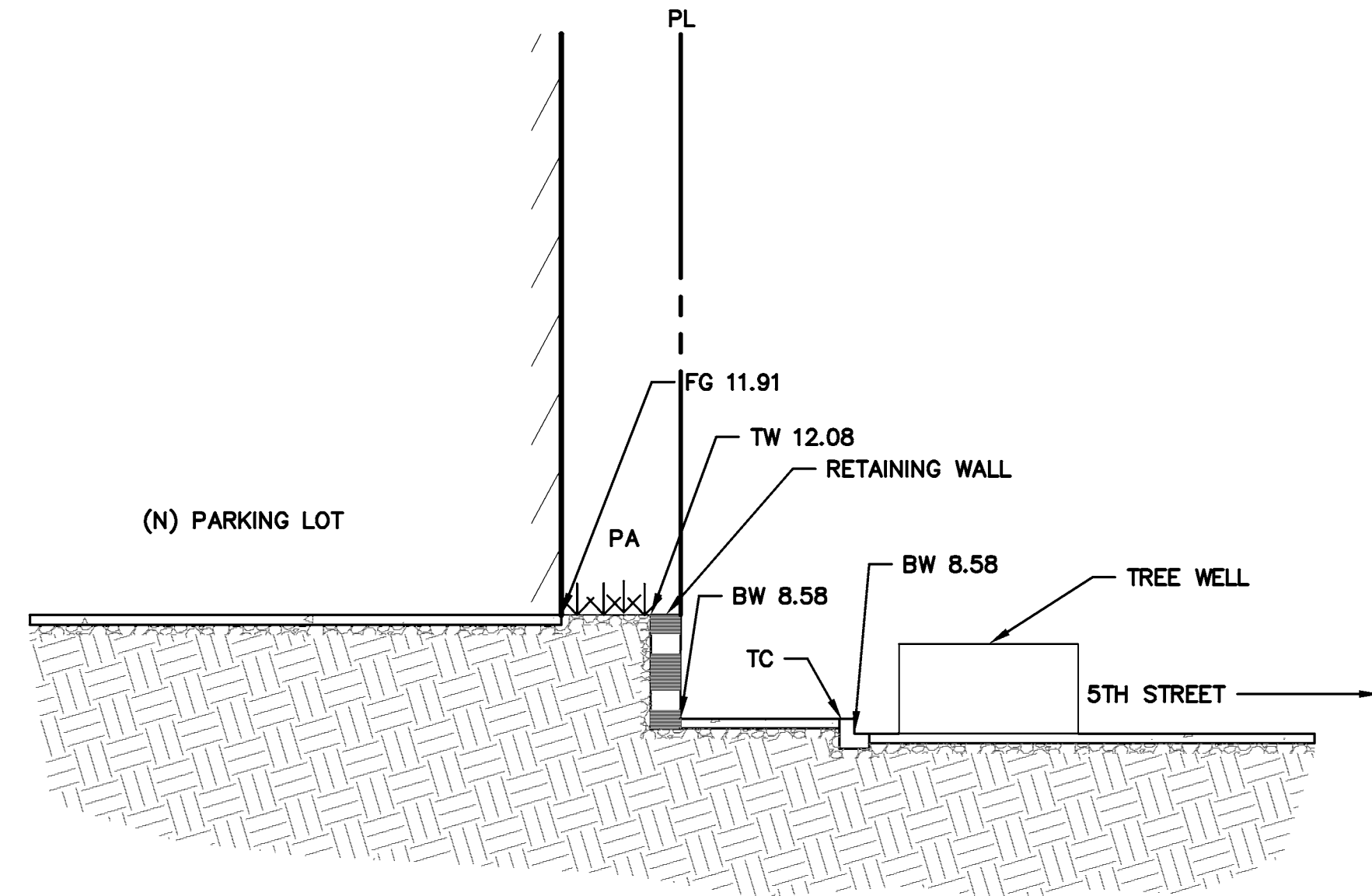


BUILDING PERMIT

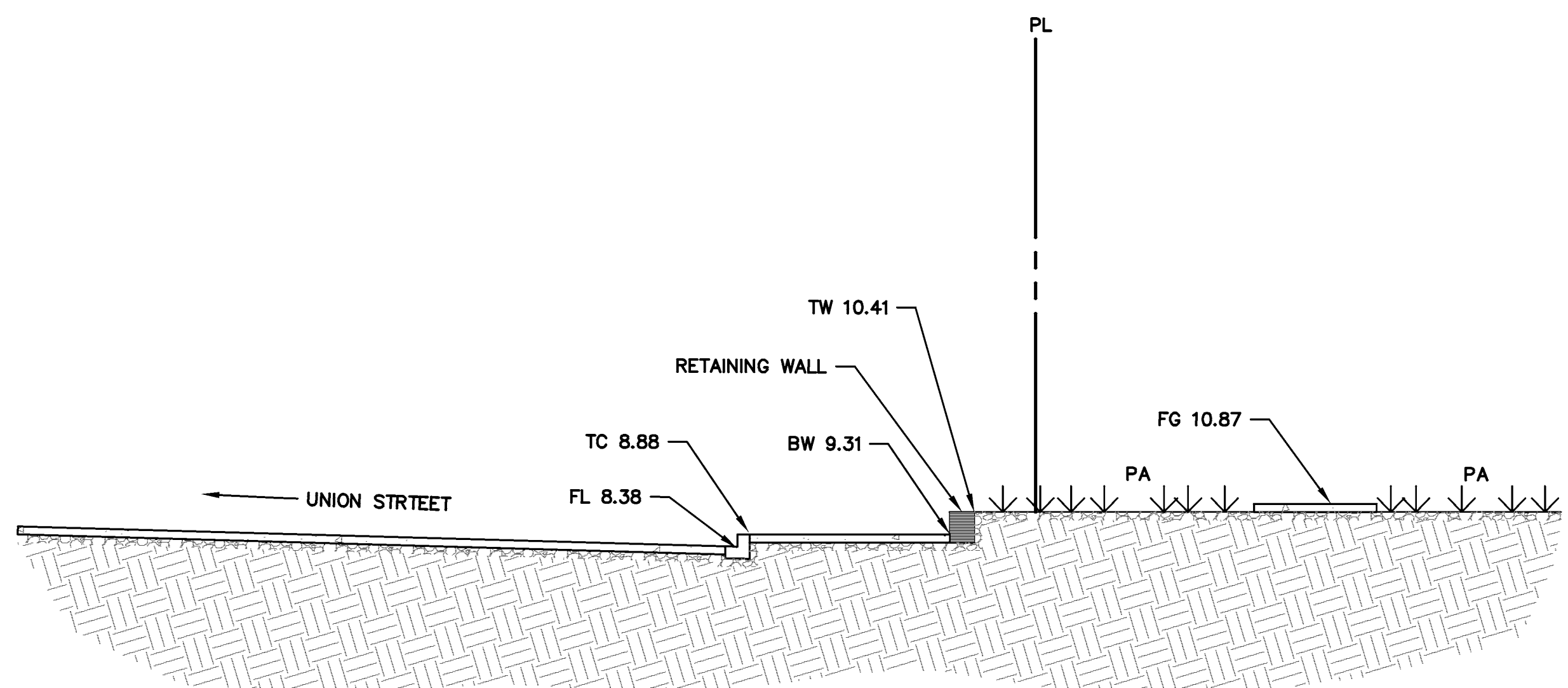
PLOT DATE 08-24-16



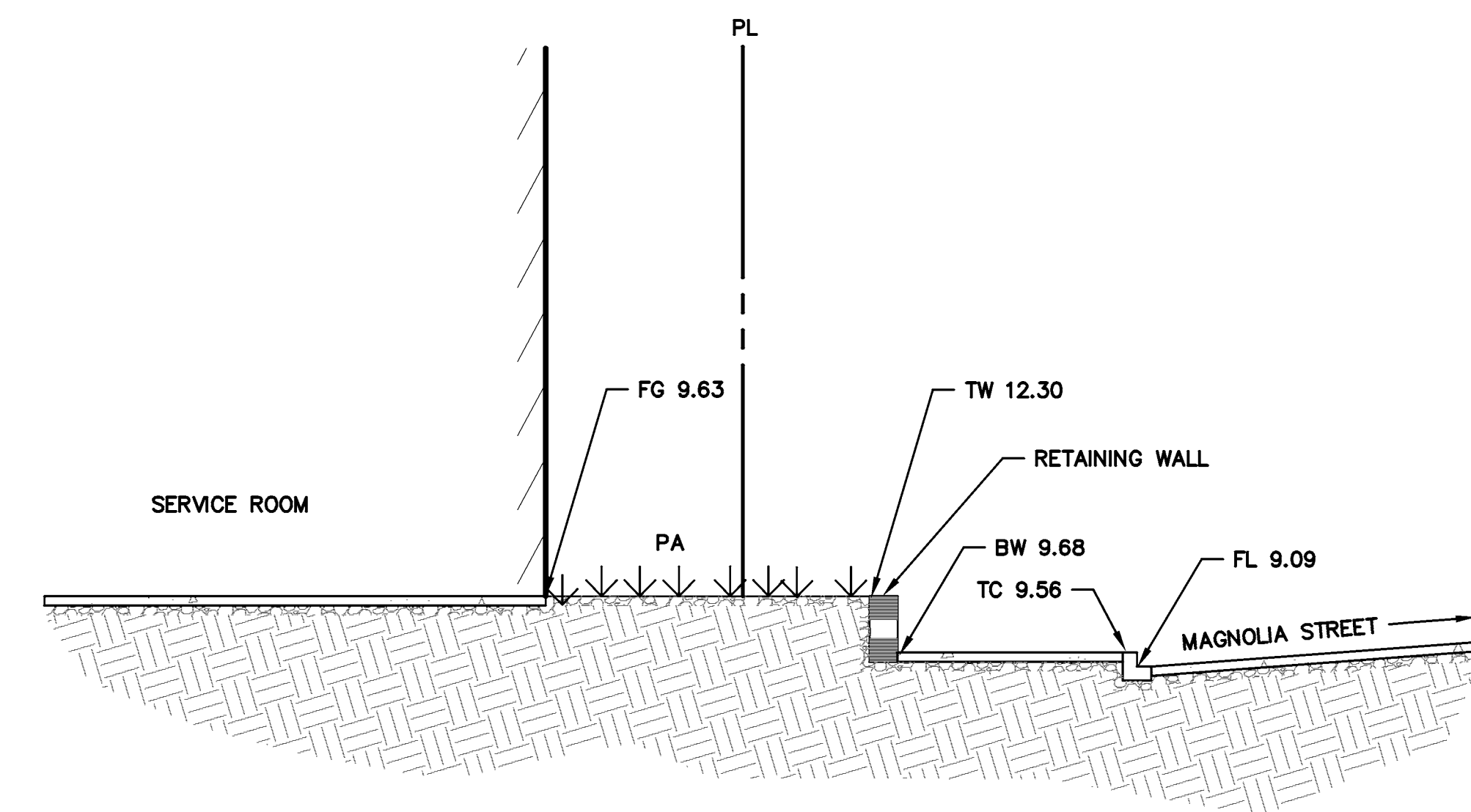
1 SECTION A
C-2.2 1"=10'



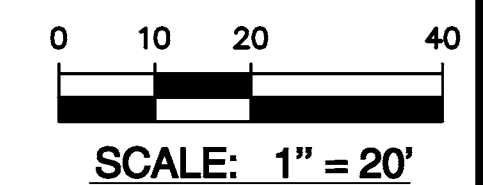
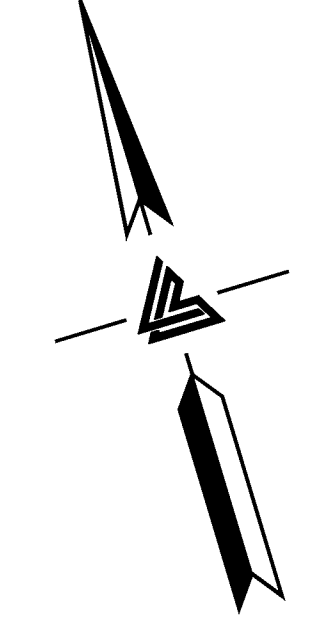
2 SECTION B
C-2.2 1"=10'



3 SECTION C
C-2.2 1"=10'

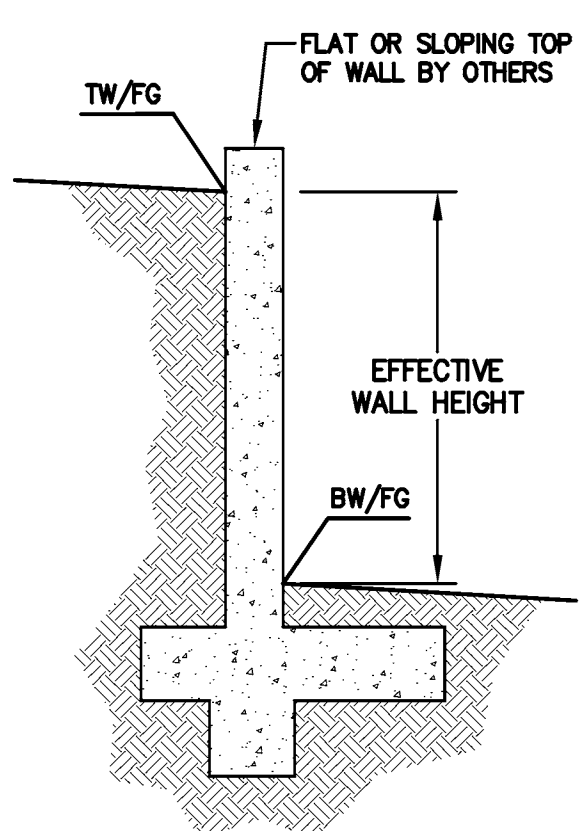


4 SECTION D
C-2.2 1"=10'



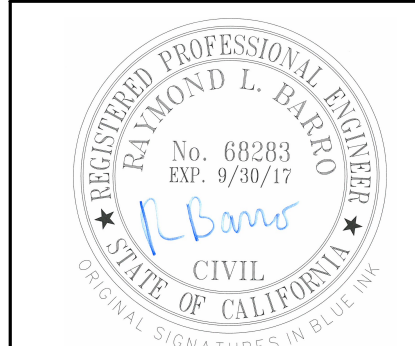
RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL, NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

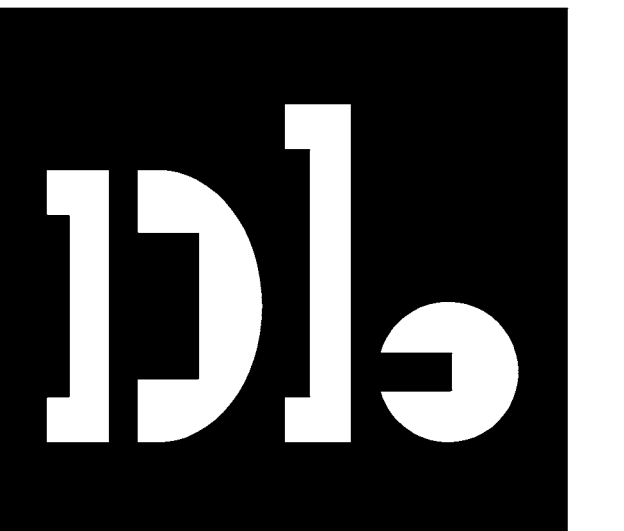


NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

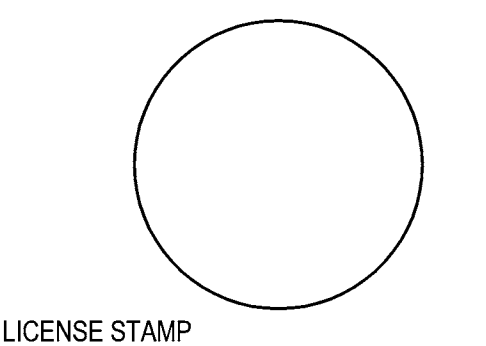
*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS
REQUIRED, REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.



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CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
3007 DOUGLAS BLVD., # 300
SACRAMENTO, CA 95861
(916) 887-4086 (P) (916) 887-3353 (F)
(510) 887-3019 (510) 887-3019 (F)
WWW.LEABRAZE.COM



david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
415 896 6700 fax 415 896 6103



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Holiday Development
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DRAWING RELEASE STATUS DATE

ADDENDA DATE

SHEET TITLE

SECTIONS

SCALE AS NOTED

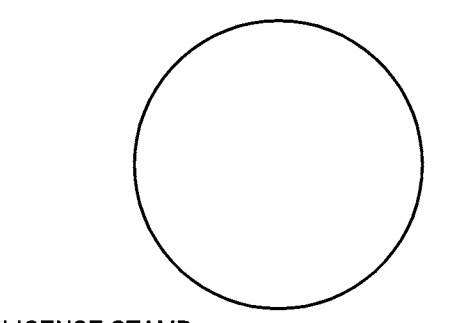
JOB NUMBER 21525	RELEASE DATE 08/24/2016
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C-2.4

6 OF 13 SHEETS



david baker architects
 dbarchitect.com
 461 second street loft 127
 san francisco california 94107
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PARKING AND STRIPING PLAN

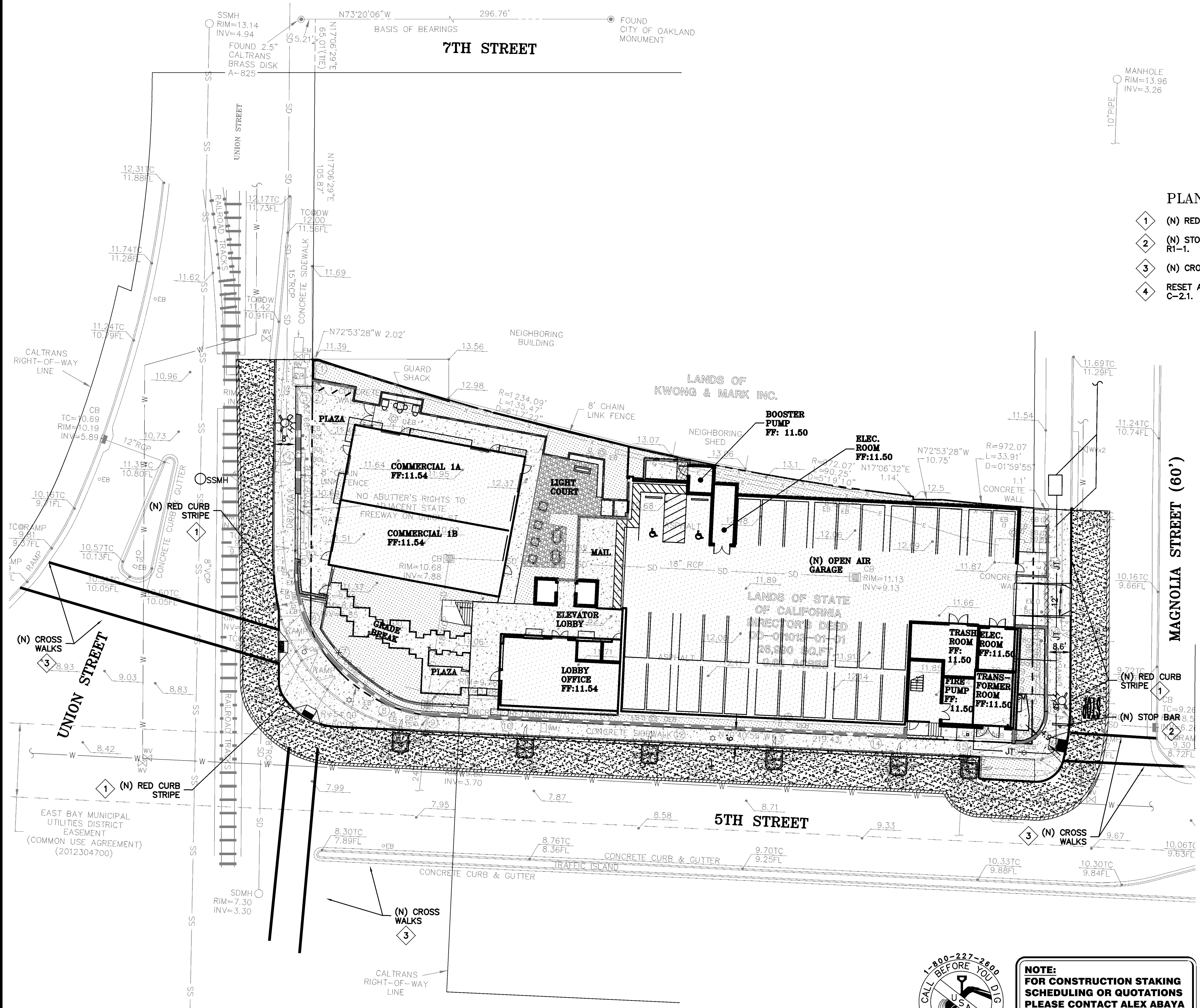
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JOB NUMBER RELEASE DATE
 21525 08/24/2016

C-2.3

5 OF 13 SHEETS

PLOT DATE 08-24-16

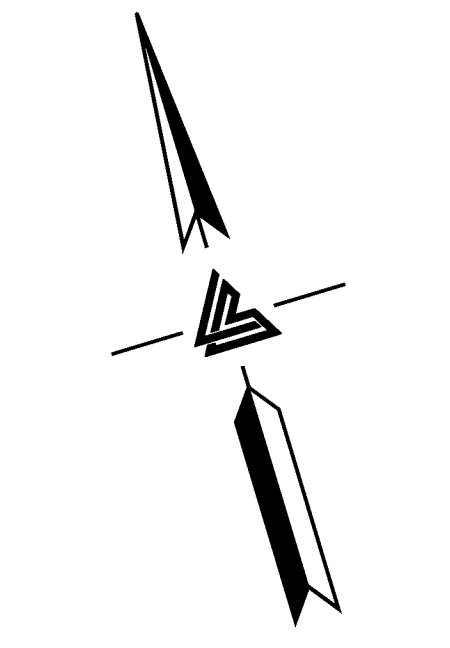


PLAN NOTES KEYNOTES 1 TO 4

- 1 (N) RED STRIPE PAINTING DESIGNATING "NO PARKING AREA".
- 2 (N) STOP BAR AND SIGNAGE PER CALTRANS A24D AND SIGN MUTED R1-1.
- 3 (N) CROSSWALK STRIPING PLAN 2015. SEE DETAIL ON SHEET C-3.1.
- 4 RESET ALL (E) SIGNAGE TO (N) GRADES PER GRADING PLANS SHEET C-2.1.

RETAINING WALL SPOTGRADES

	TW	BW		TW	BW
1	12.08	11.38	11	11.91	8.01
2	11.98	11.38	12	12.07	8.37
3	11.88	11.18	13	12.31	8.81
4	11.32	10.62	14	12.26	9.06
5	10.39	10.09	15	12.27	9.27
6	10.41	9.31	16	12.36	9.36
7	10.37	8.67	17	12.34	9.64
8	11.37	7.97	18	9.92	9.92
9	11.49	7.49	19	10.66	10.16
10	11.78	7.68	20	12.04	10.54

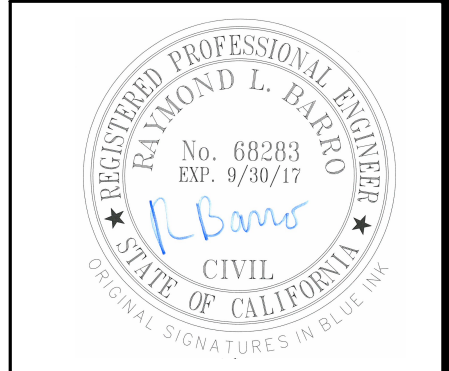


0 10 20 40
SCALE: 1" = 20'



NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazee.com

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 3007 DOUGLAS BLVD., # 300
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 (916) 887-4086
 (F) (916) 887-3363
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BUILDING PERMIT

NOTES:

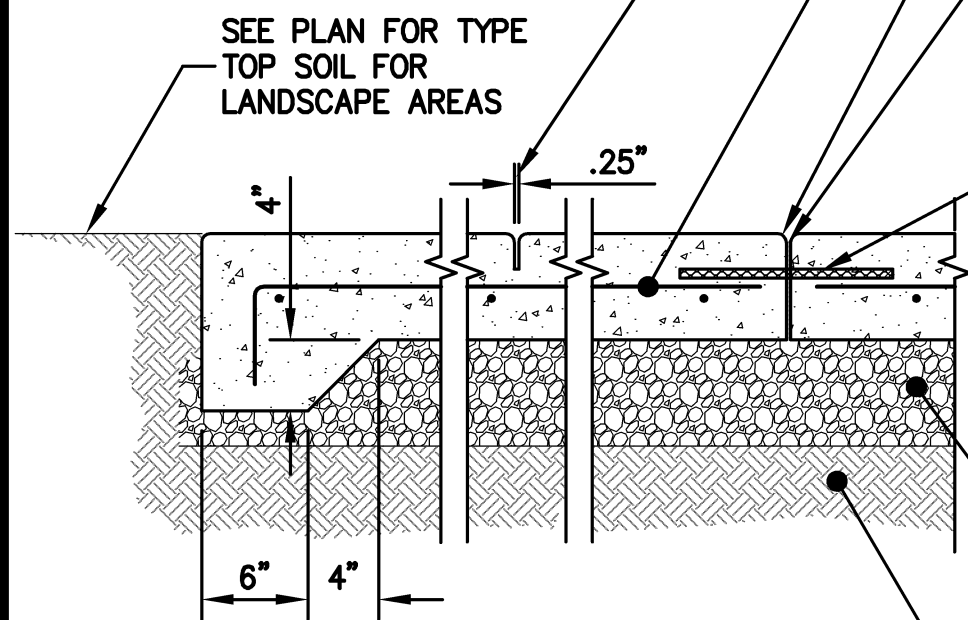
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.

CONTRACTION JOINT, 1/4" X 1/2" DEEP SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR PLACEMENT OF JOINTS. JOINTS SHOULD NOT BE GREATER THAN 10' APART

4" CONCRETE W/#4 REBAR @ 12" OC EACH WAY

R=1/2" -TYP

EXPANSION JOINT - 3/8" HOLD FELT DOWN 1/2" AND SEAL W/ SEALANT, COLOR TO BE APPROVED BY ARCHITECT TO BE SPACED @ 20' MAX. INTERVALS. -TYP



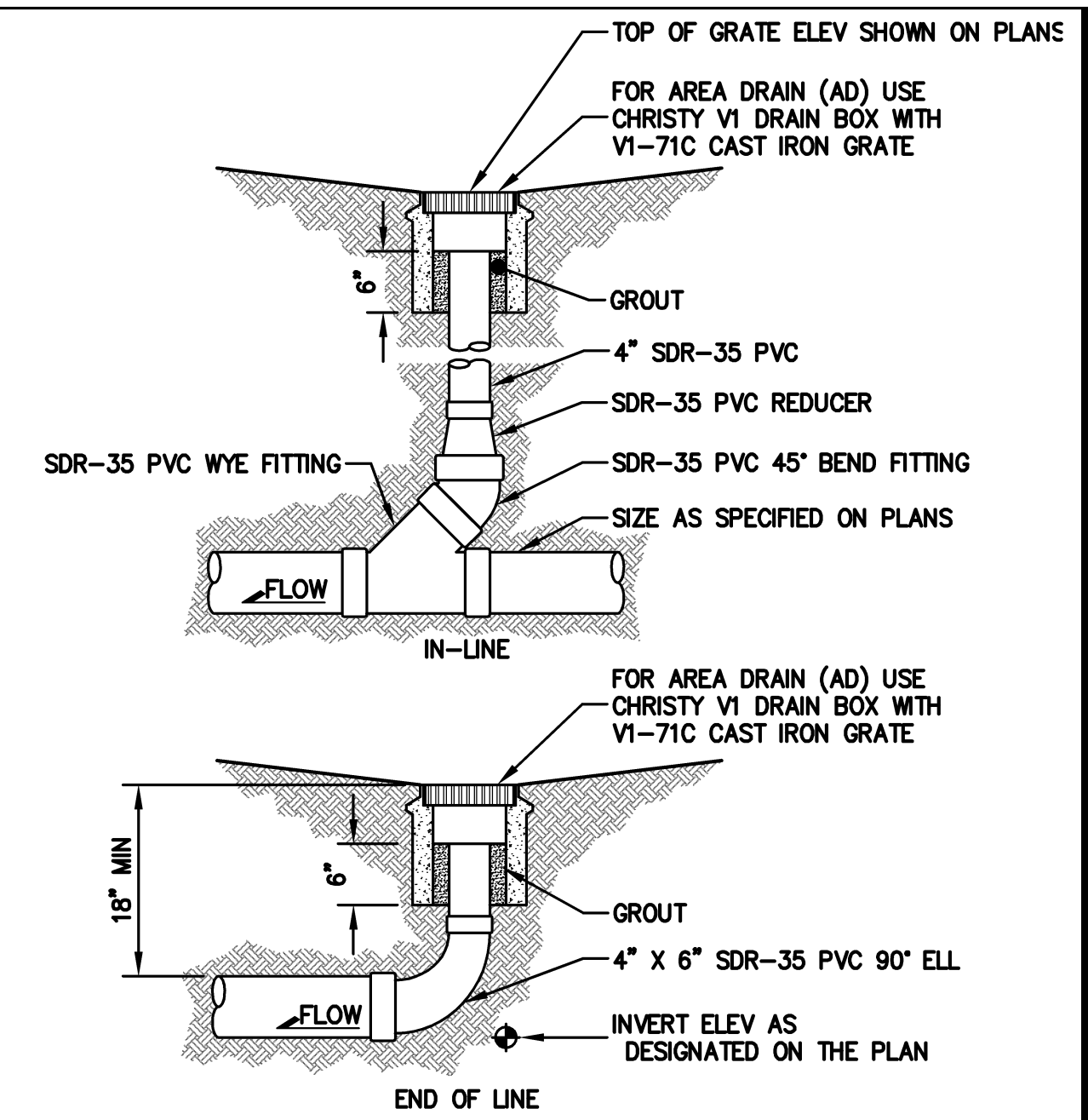
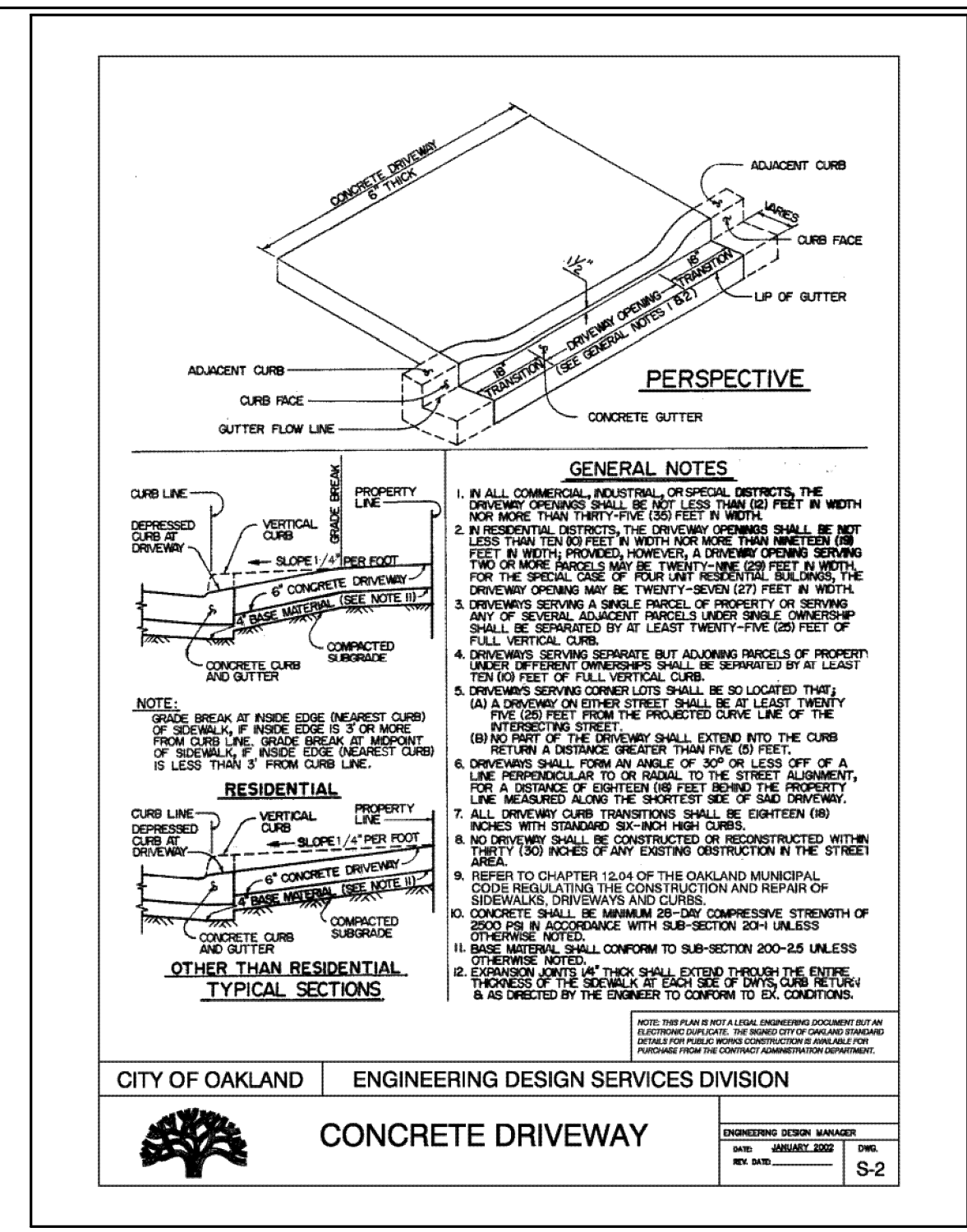
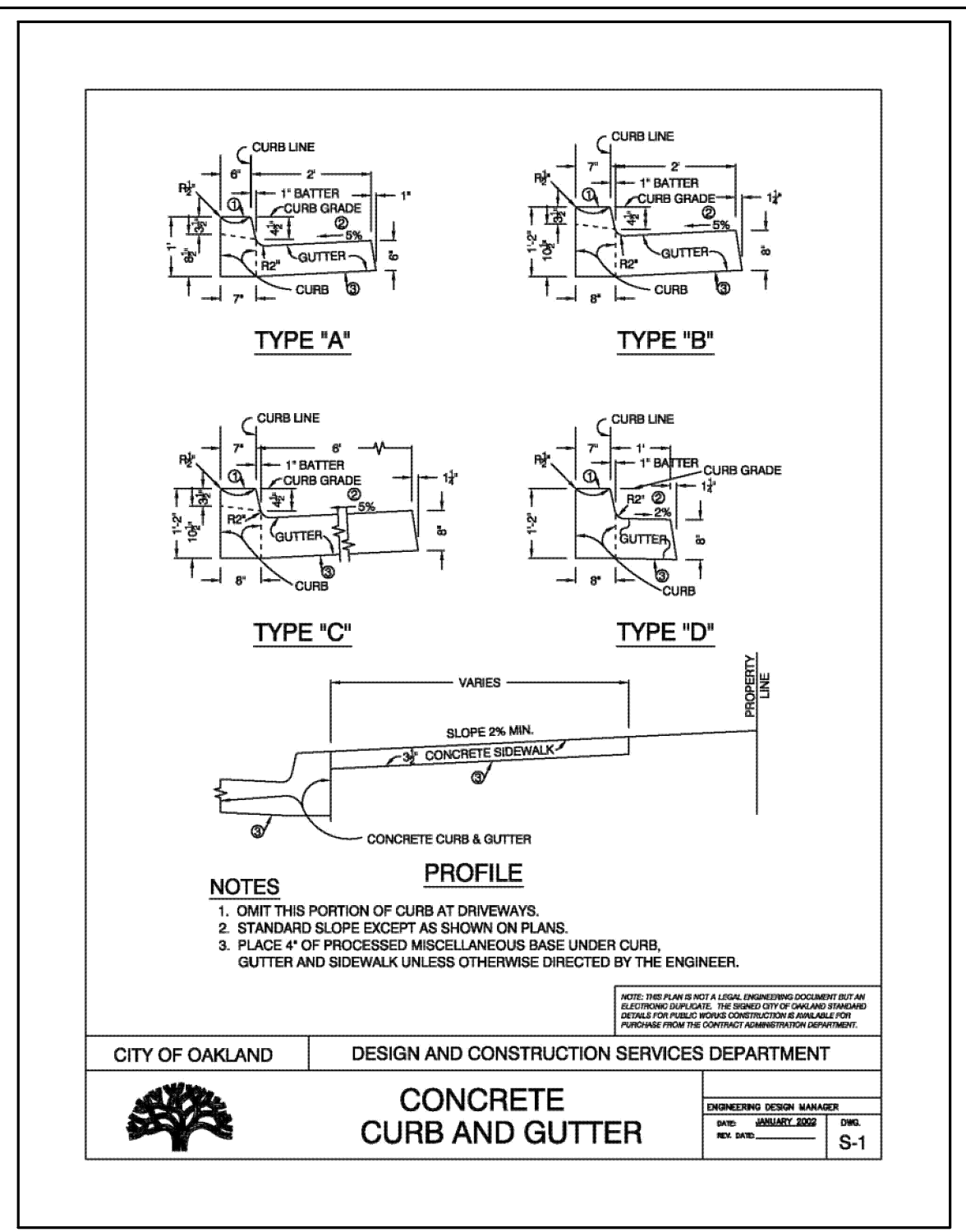
SMOOTH SLIP DOWEL 1/2" DEEP 24" LONG @ 18" O.C. GREASE ONE END -TYP

8" CLASS II AGGREGATE BASE ROCK, TO 95% IN ACCORDANCE WITH THE GEOTECHNICAL REPORT

SEE PLAN FOR TYPE TOP SOIL FOR LANDSCAPE AREAS

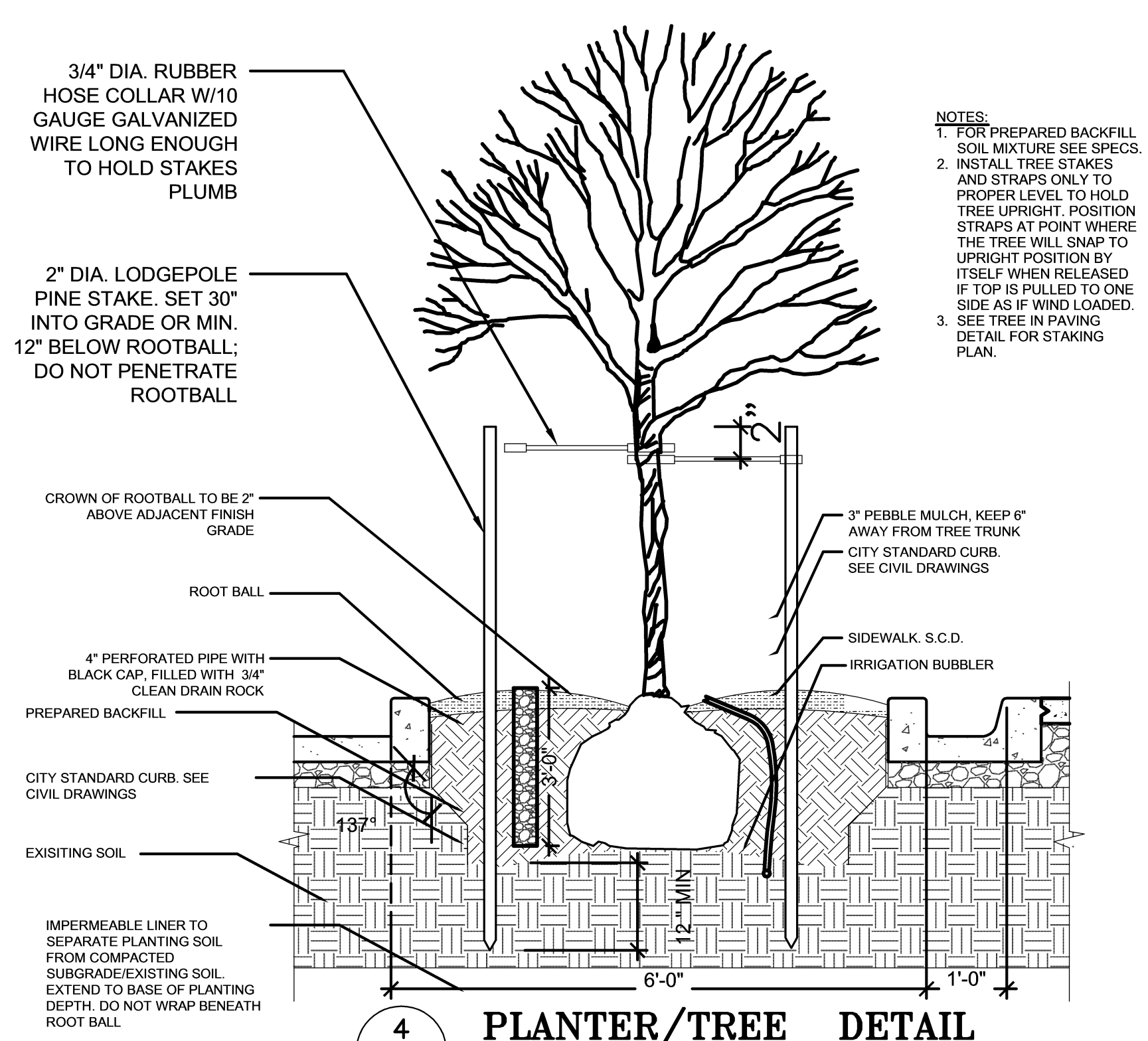
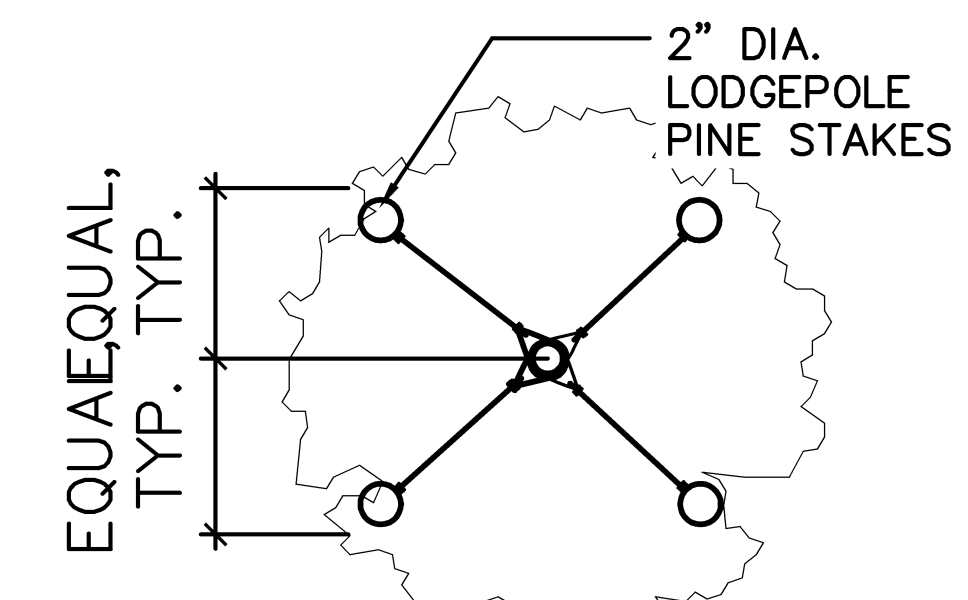
SUBGRADE TO BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT

1 CONCRETE PAVING
C-3.0 NTS

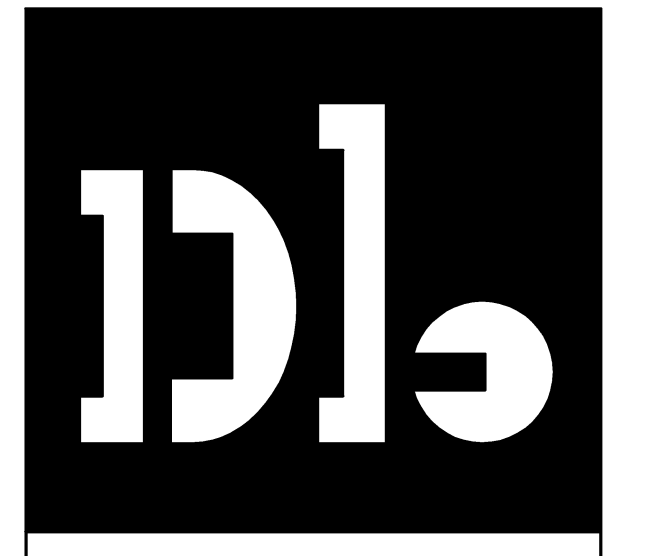


3 AREA DRAIN
C-3.0 NTS

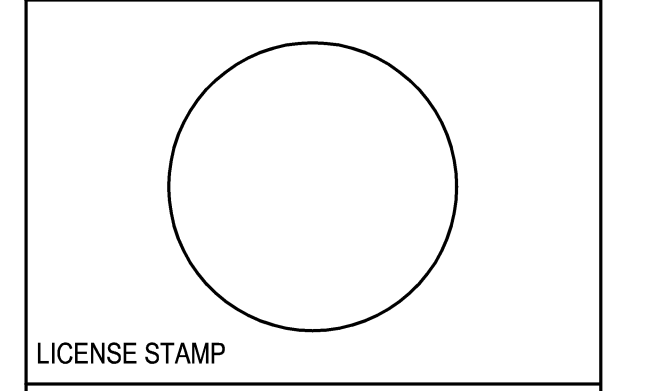
NOTE: GROUT FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.



4 PLANTER/TREE DETAIL
C-3.0 NTS



david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
415 896 6700 fax 415 896 6103



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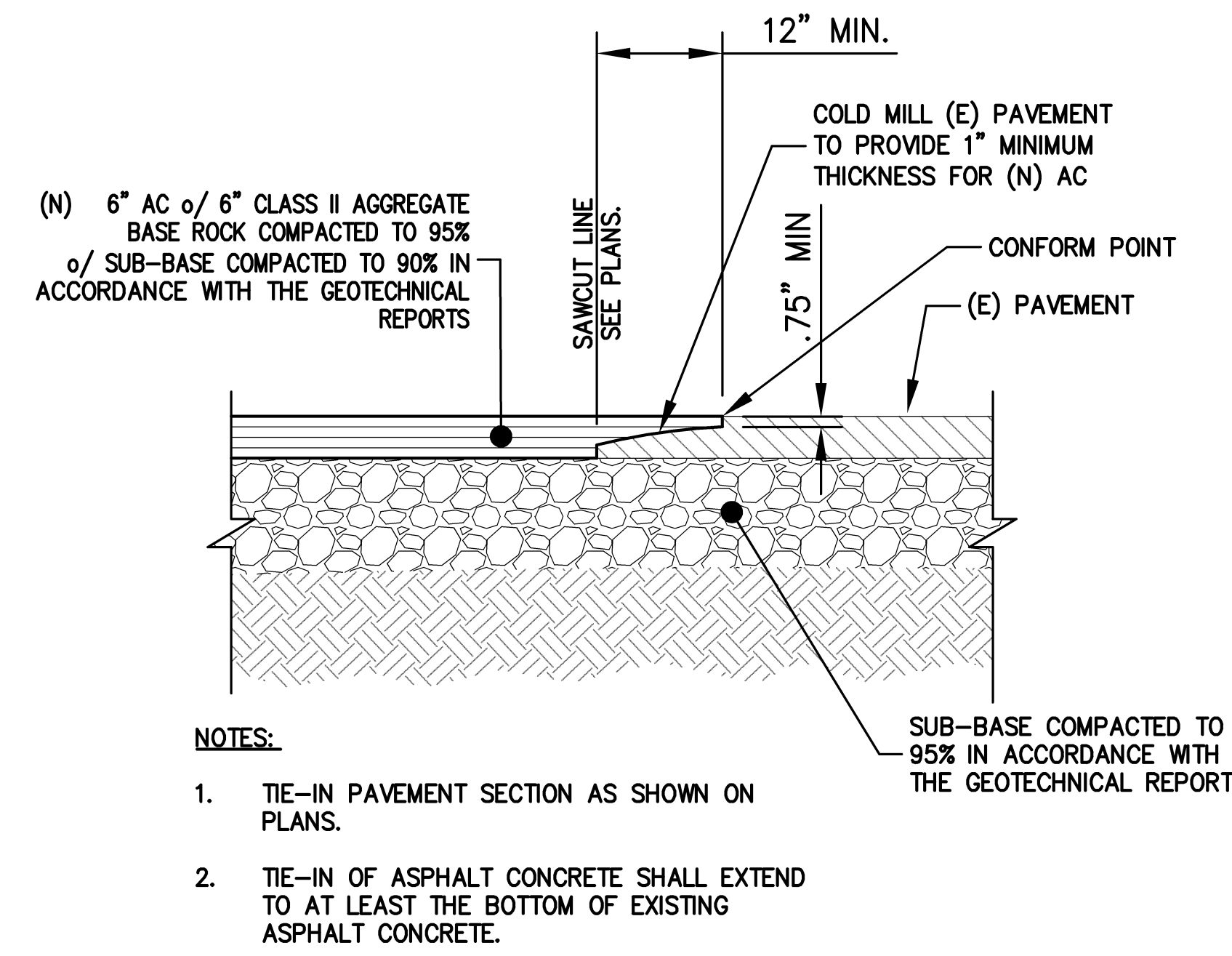
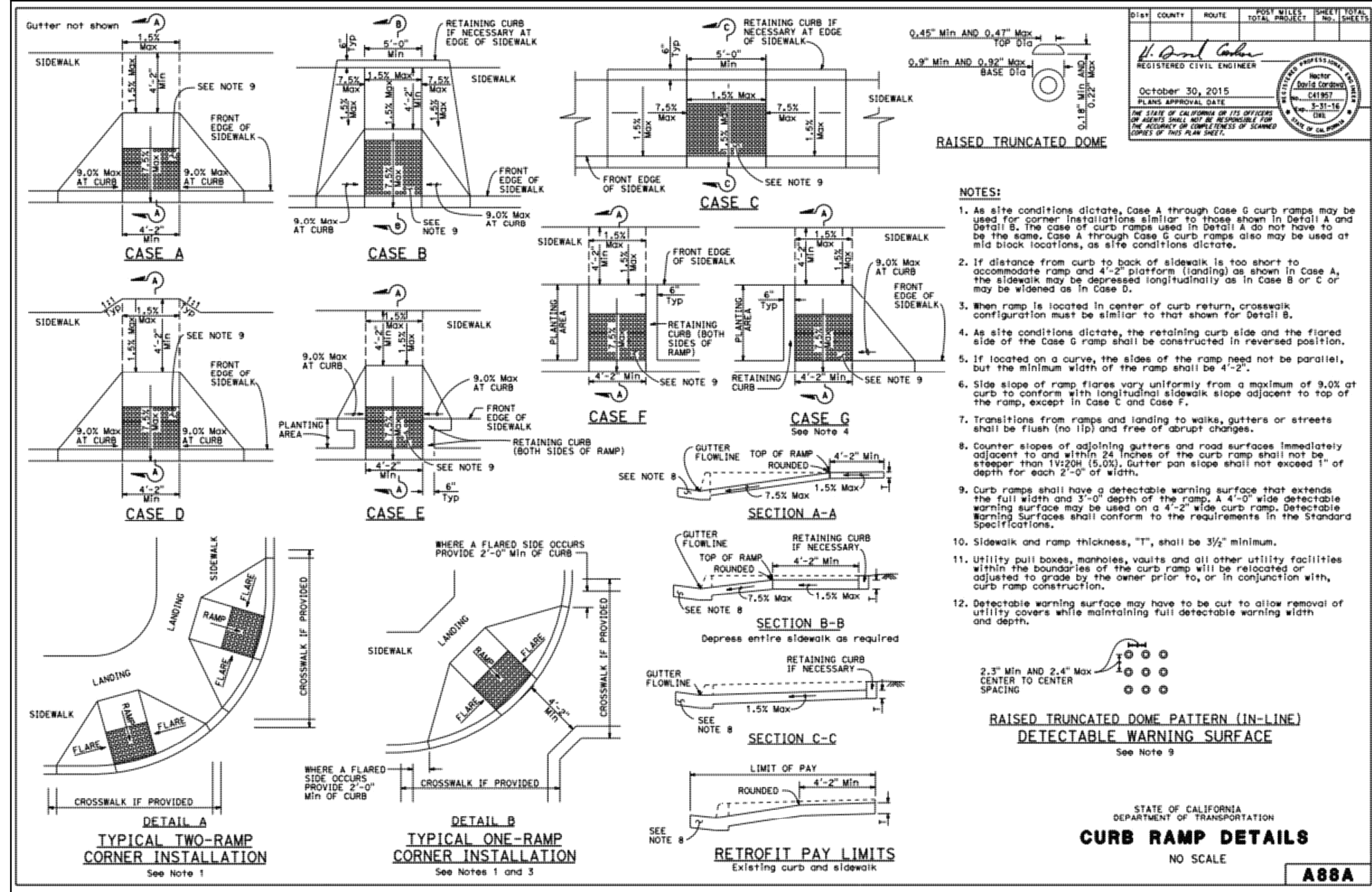
JOB NUMBER	RELEASE DATE
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C-3.0

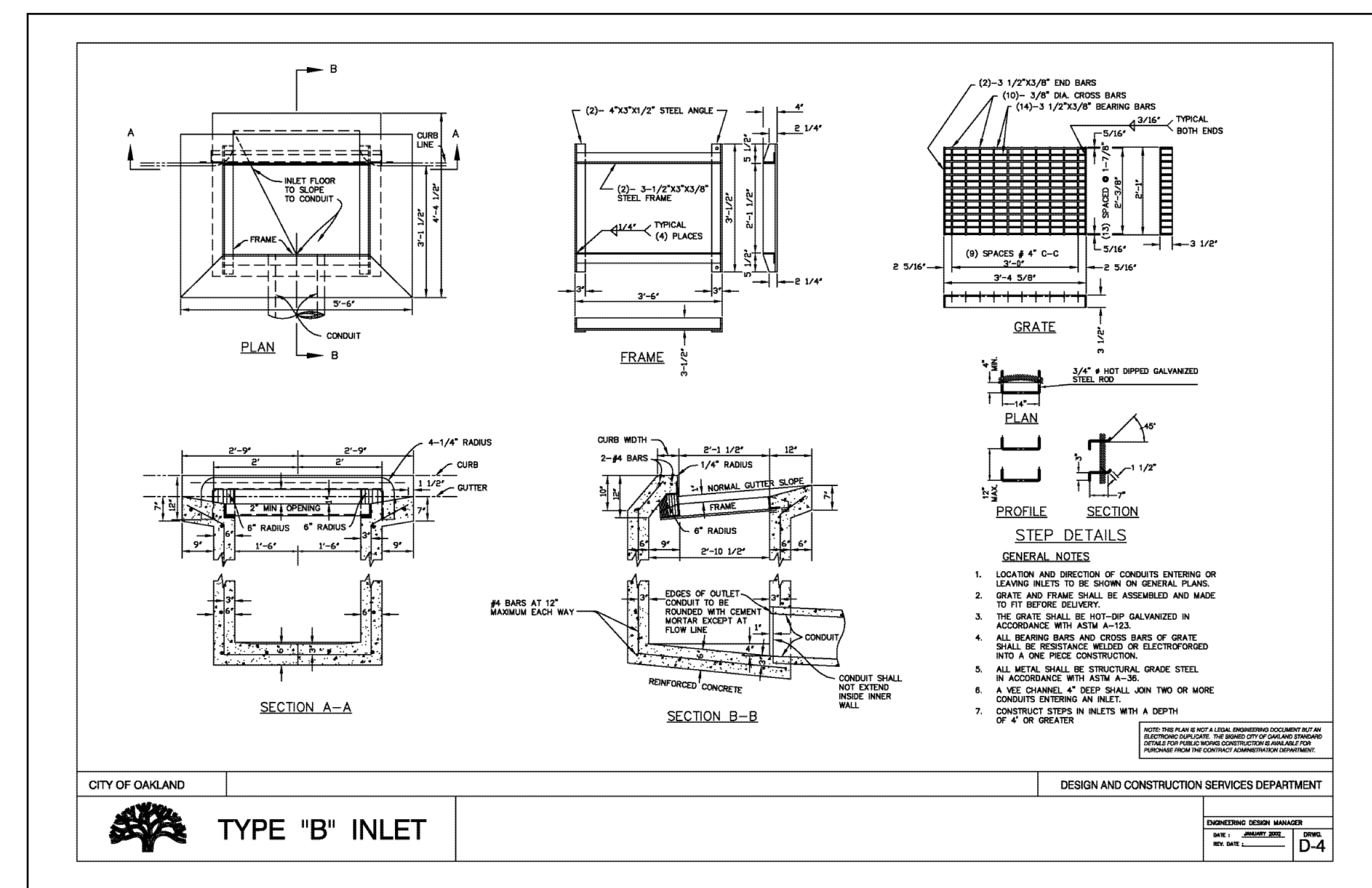
7 OF 13 SHEETS



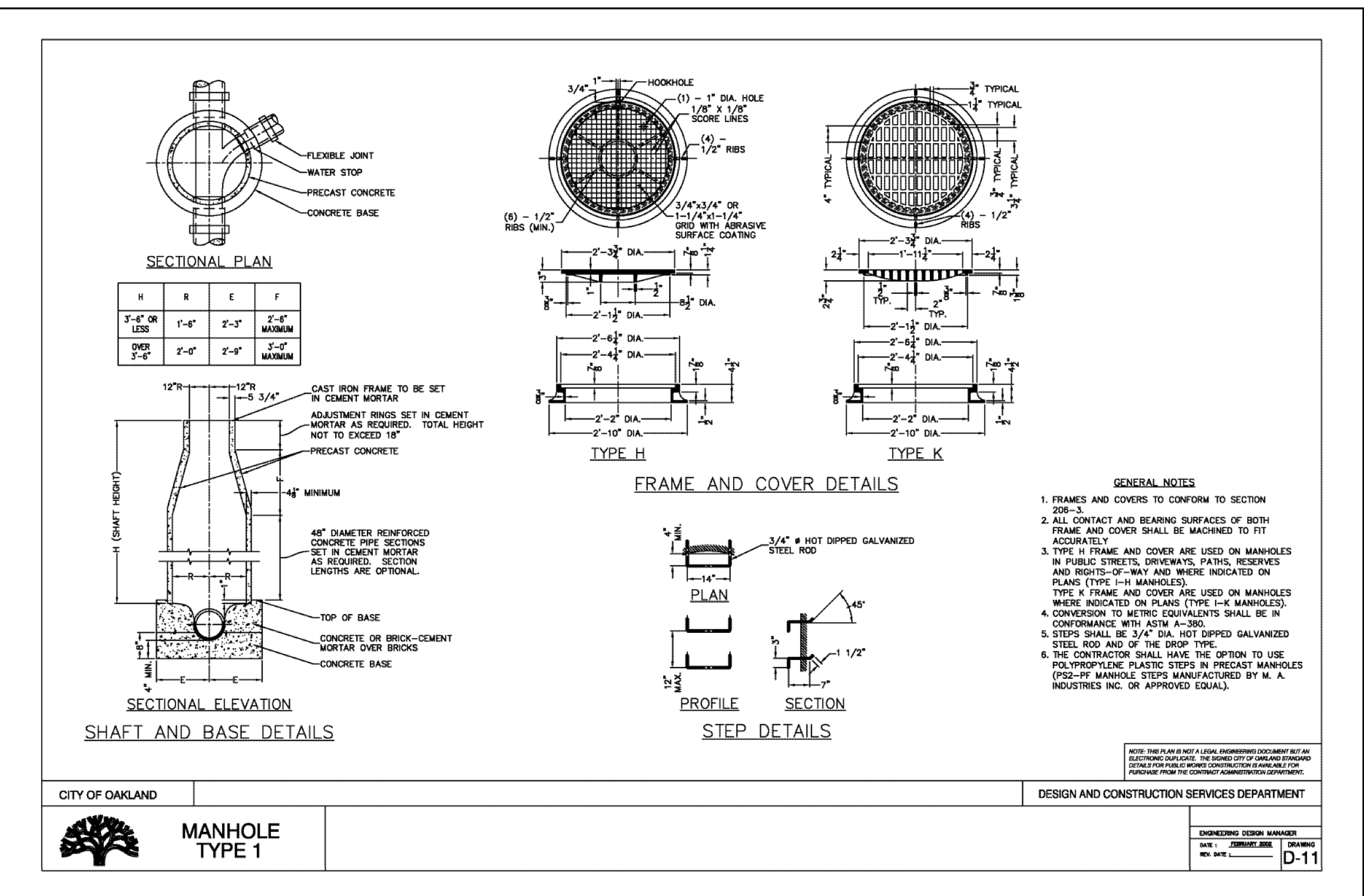
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CITY OF OAKLAND, CALIFORNIA 94616
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5 ADA CURB RAMP
C-3.1 NTS



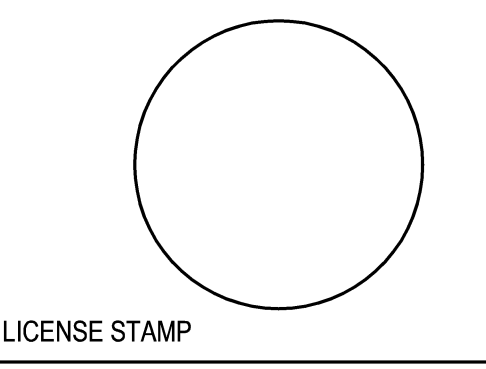
7 TYPE B INLET DETAIL
C-3.1 NTS



8 MANHOLE DETAIL
C-3.1 NTS



david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
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2485 INDUSTRIAL PKWY WEST
SAN FRANCISCO, CALIFORNIA 94134
(415) 461-0100 (OFFICE)
(415) 461-8877 (MOBILE)
(510) 887-3019 (FAX)
WWW.LEA-BRAZE.COM

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES. SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- 1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 012008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH FERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- 24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

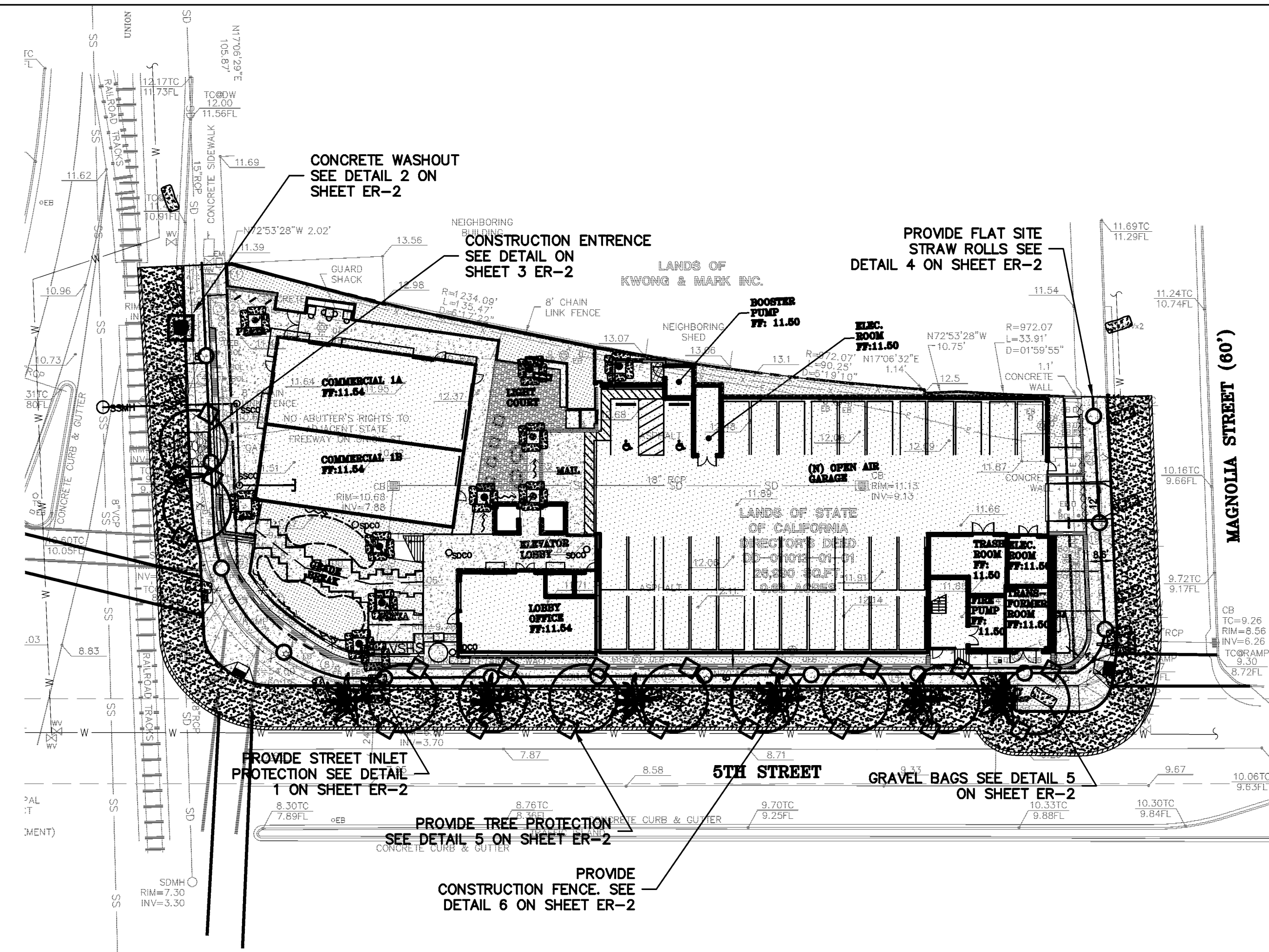
- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDING. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

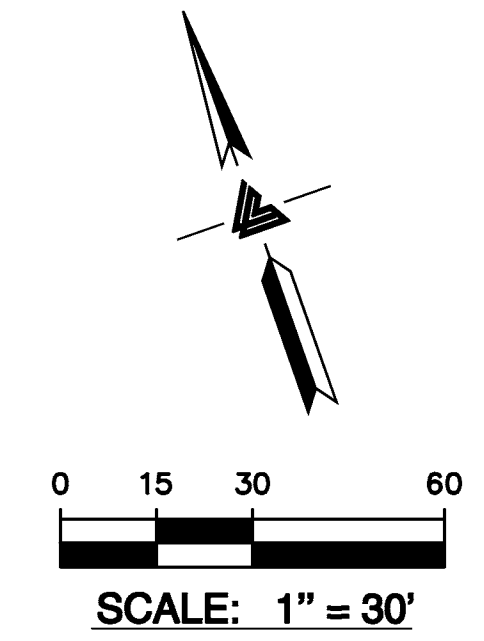
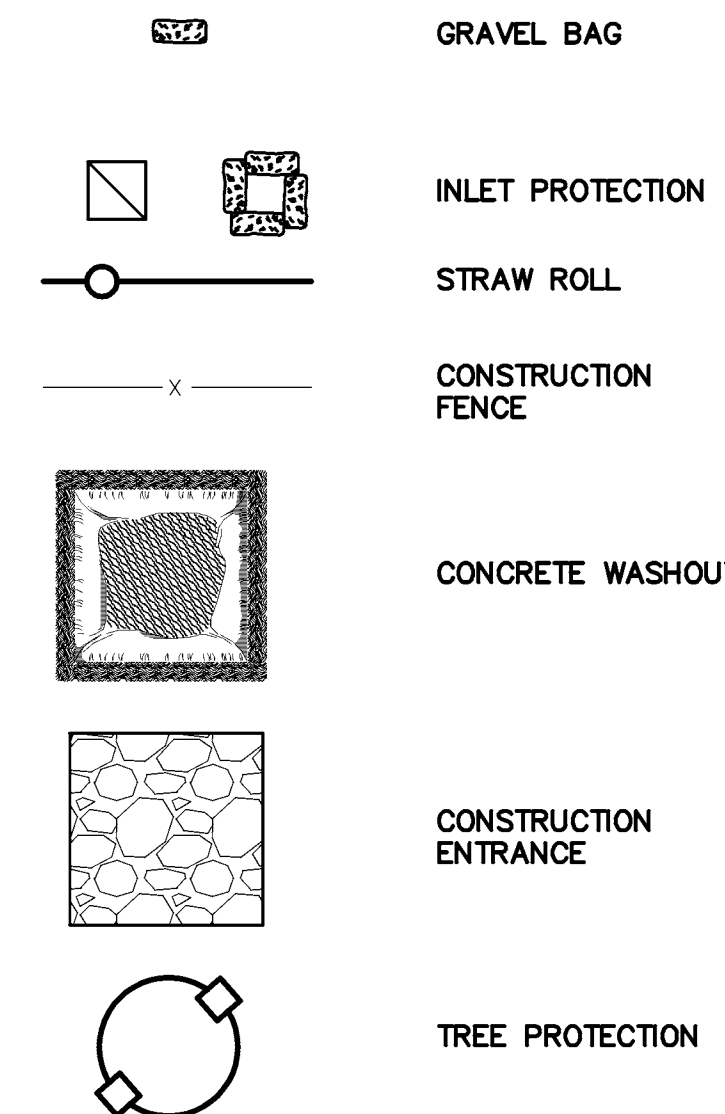
- 1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



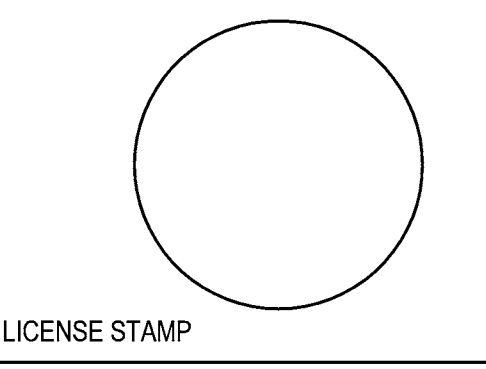
EROSION CONTROL LEGEND



NOTE: SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
415 896 6700 fax 415 896 6103



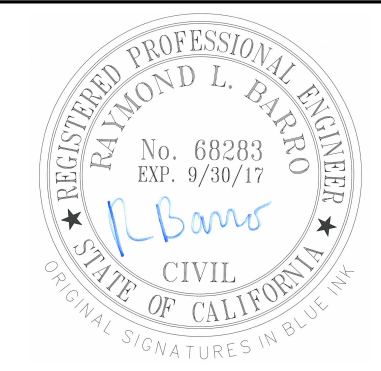
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Table with columns for Drawing Release Status, Date, Addenda, and Date.

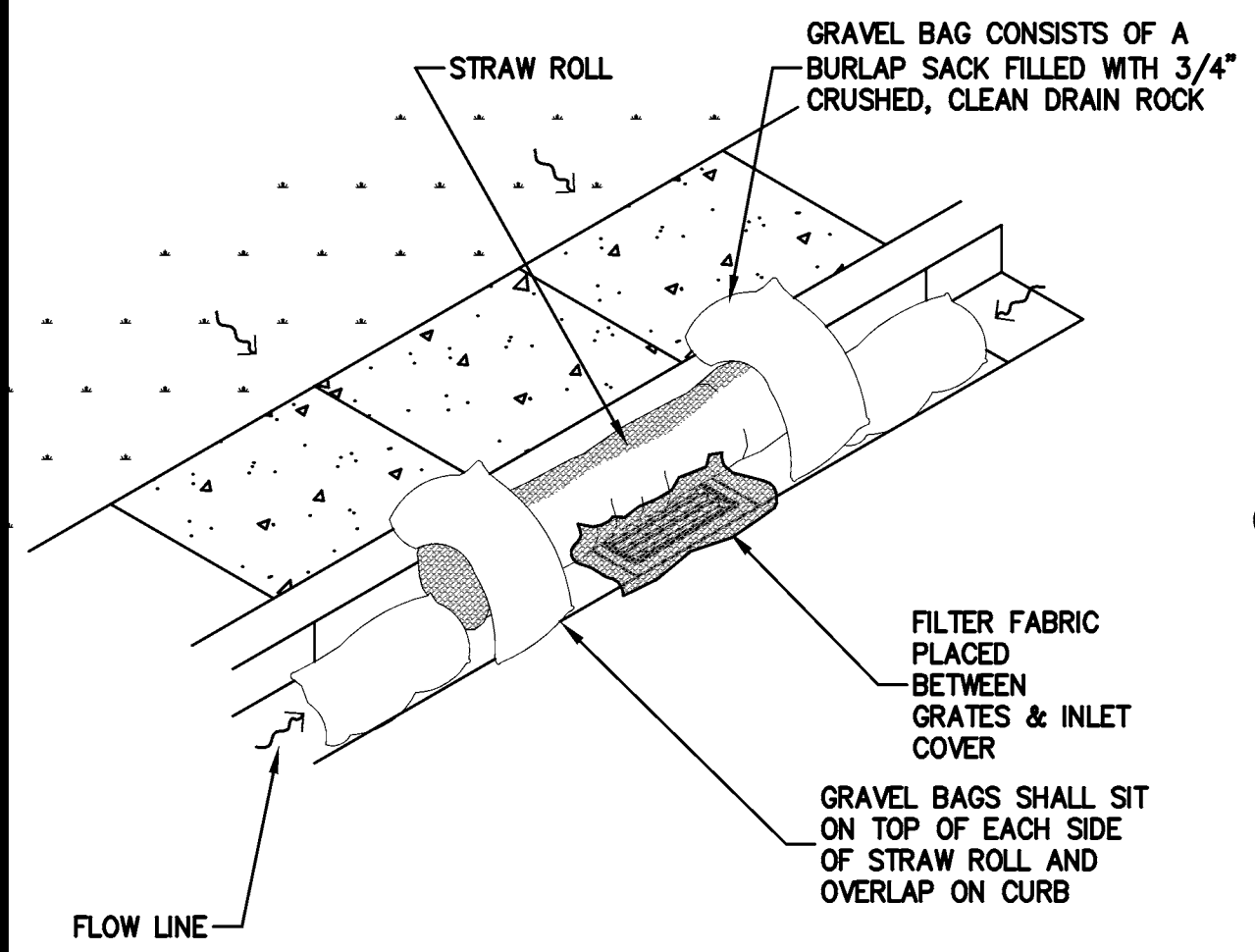
SHEET TITLE
EROSION CONTROL PLAN

Table with columns for Scale (AS NOTED), Job Number (21525), and Release Date (08/24/2016).

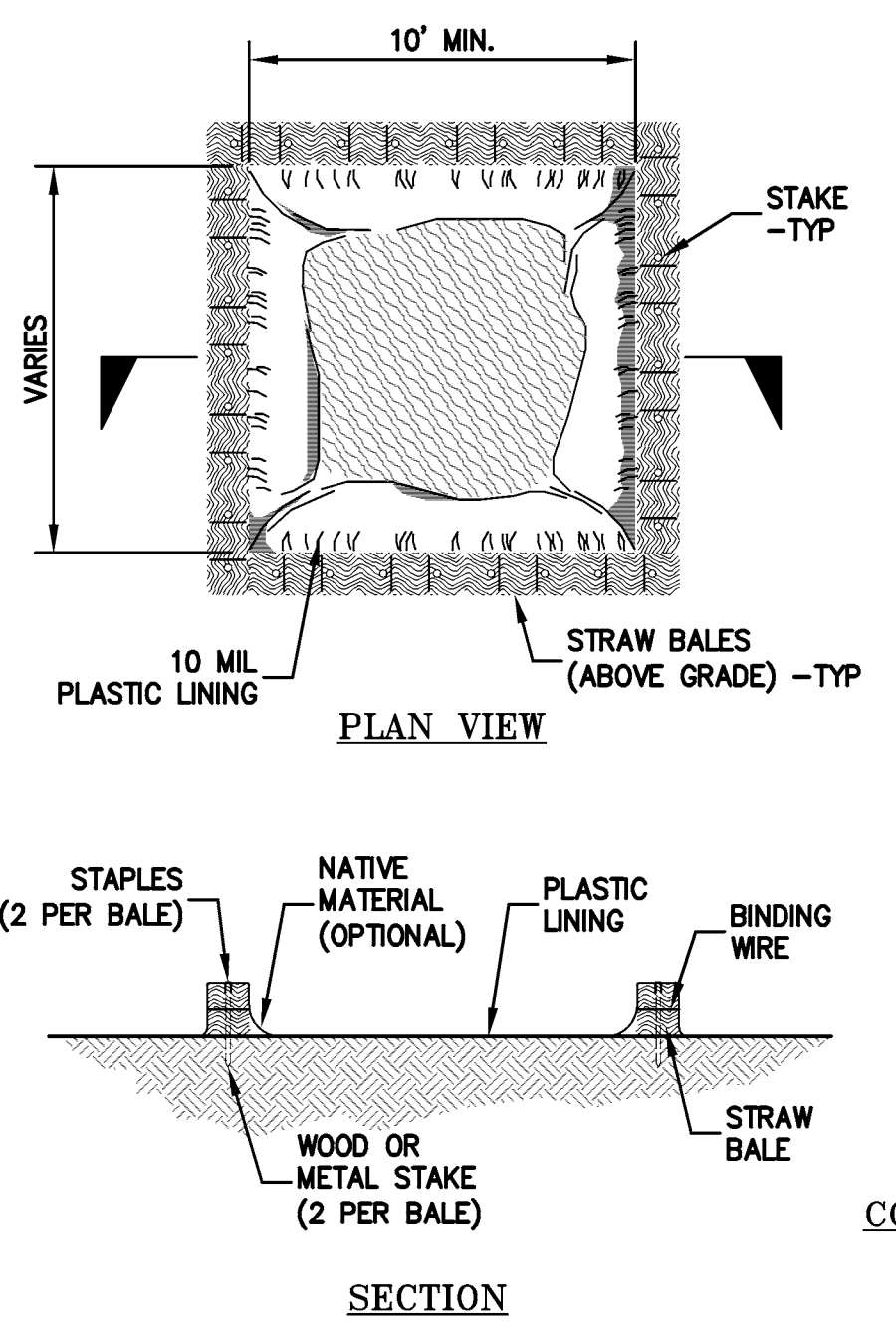
ER-1
10 OF 13 SHEETS



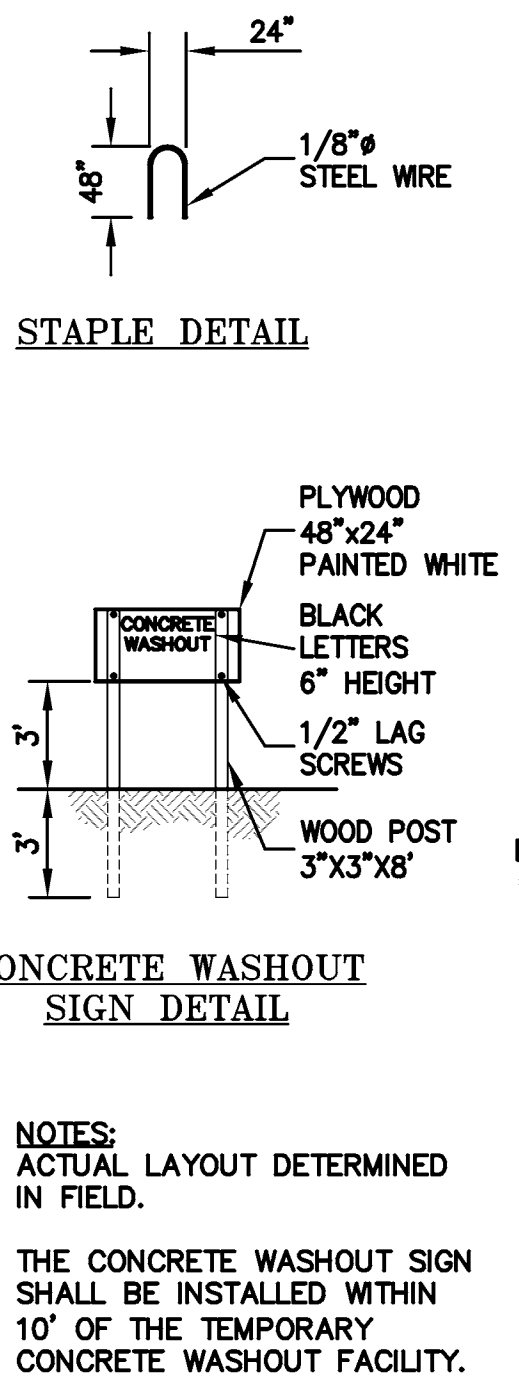
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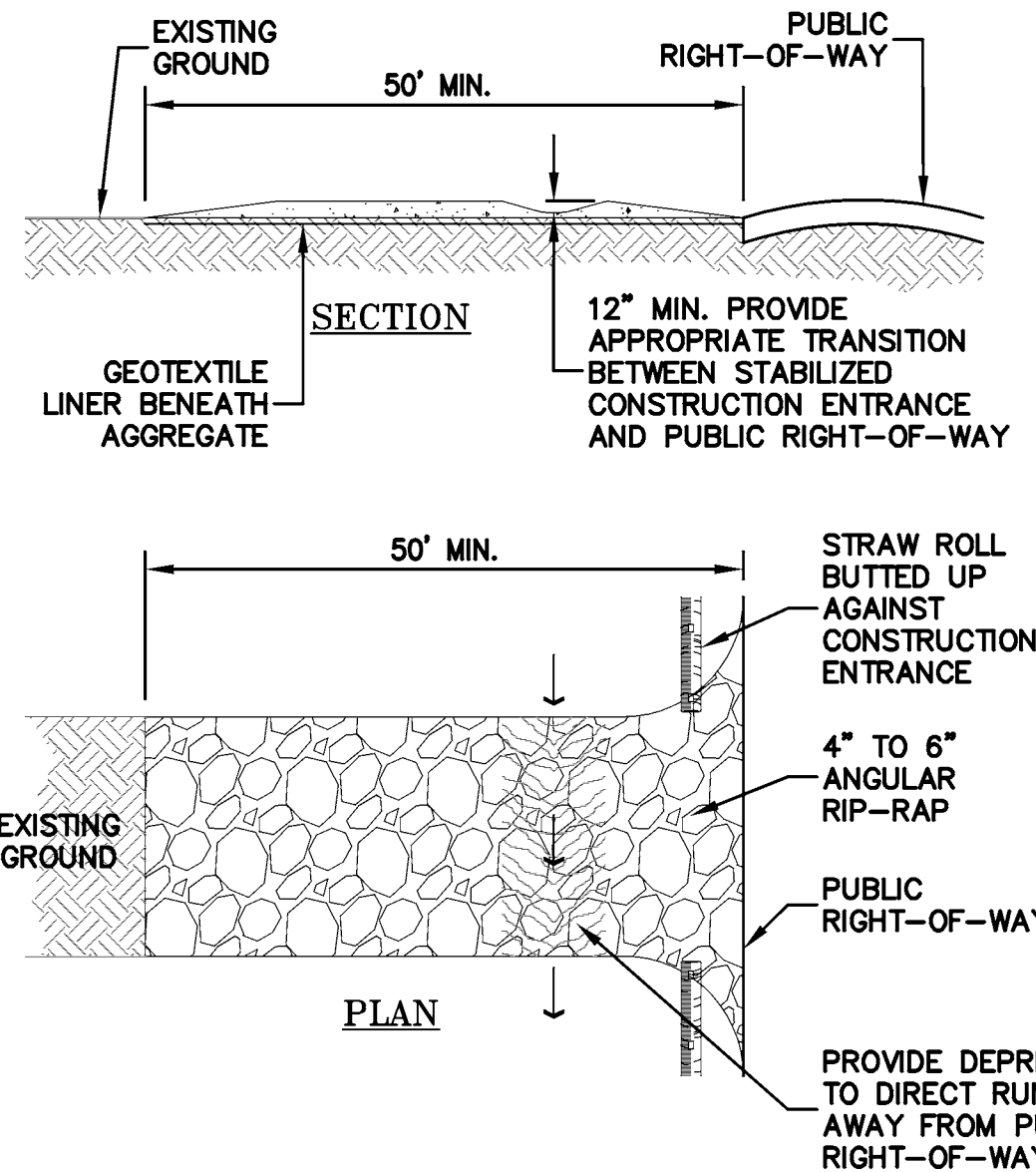
1 INLET PROTECTION
ER-2 NTS



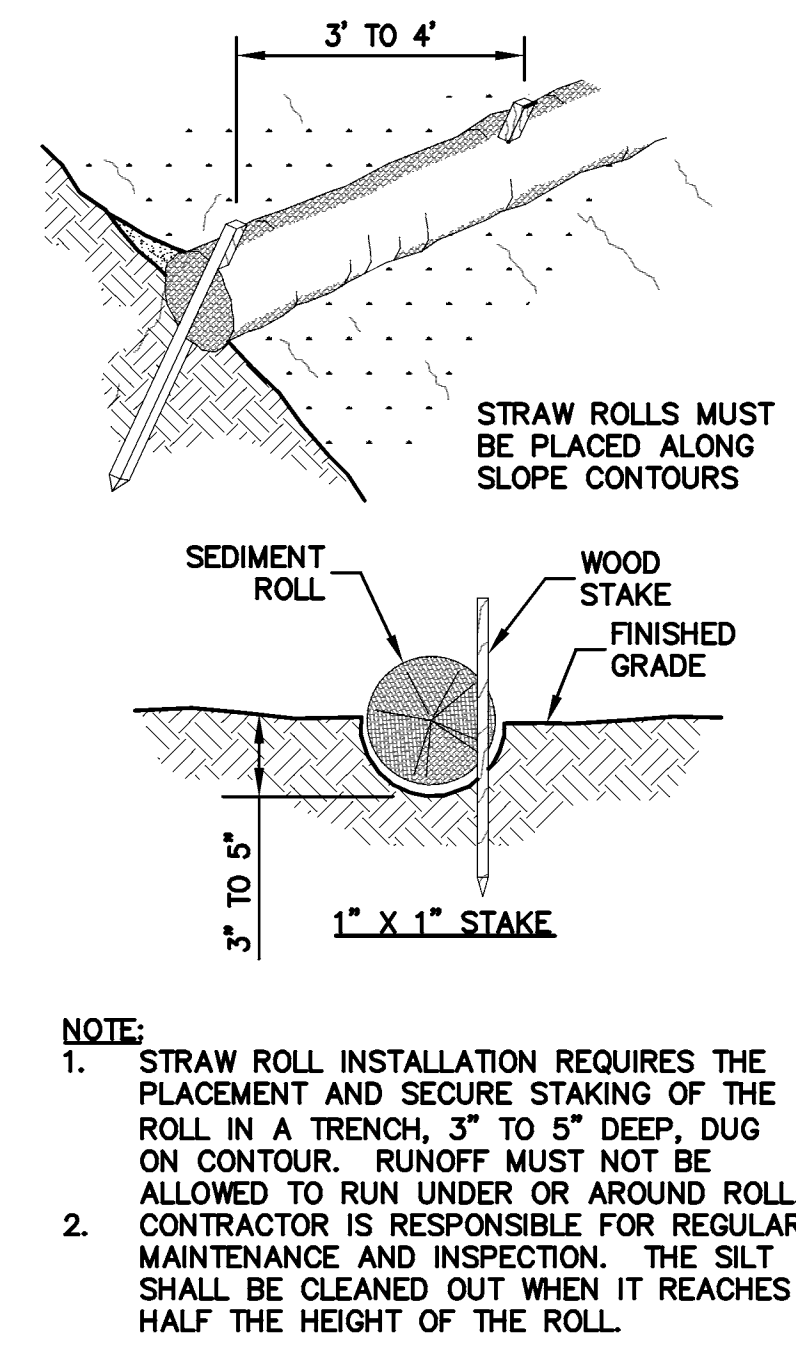
2 CONCRETE WASHOUT
ER-2 NTS



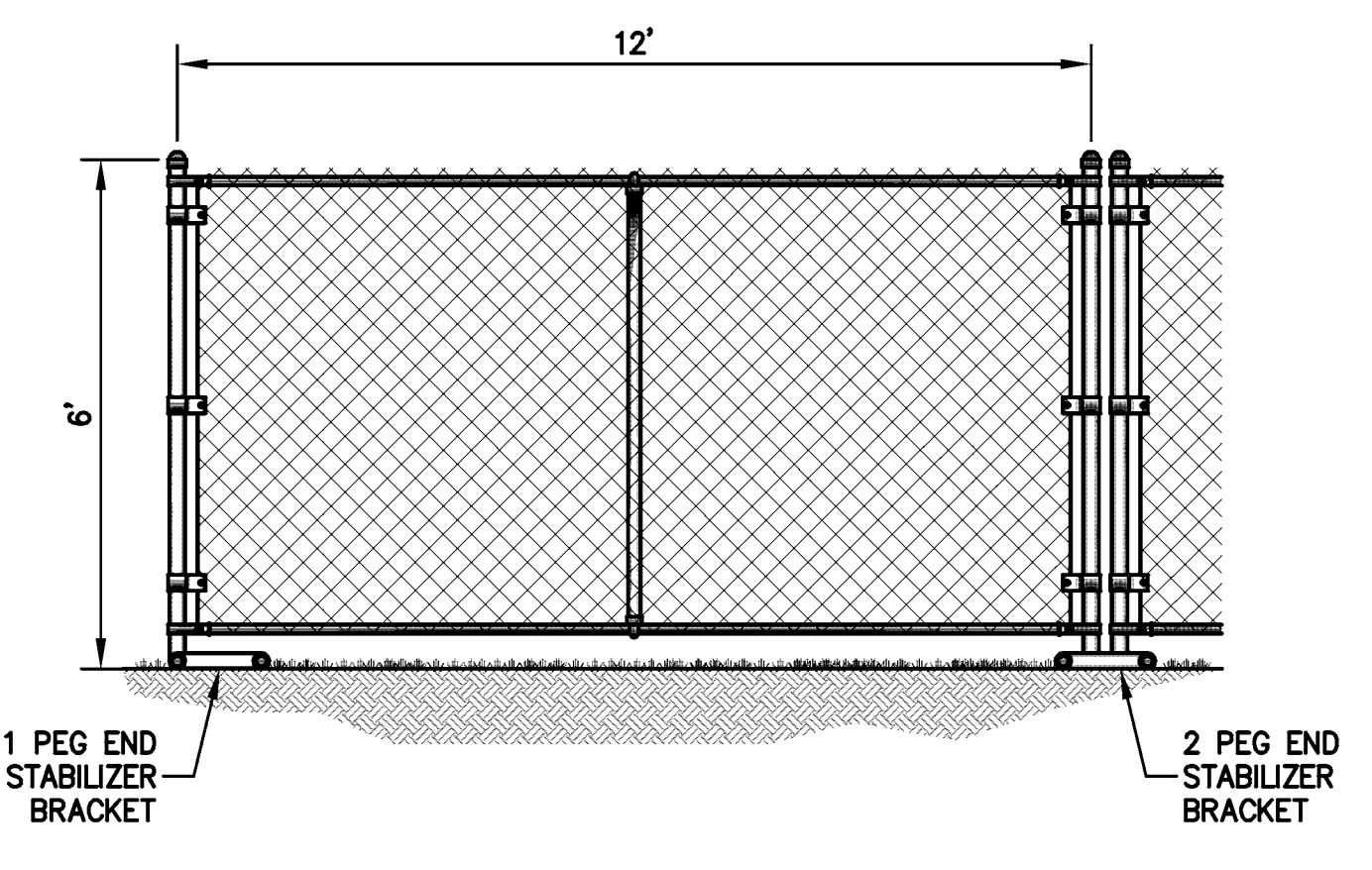
3 CONSTRUCTION ENTRANCE
ER-2 NTS



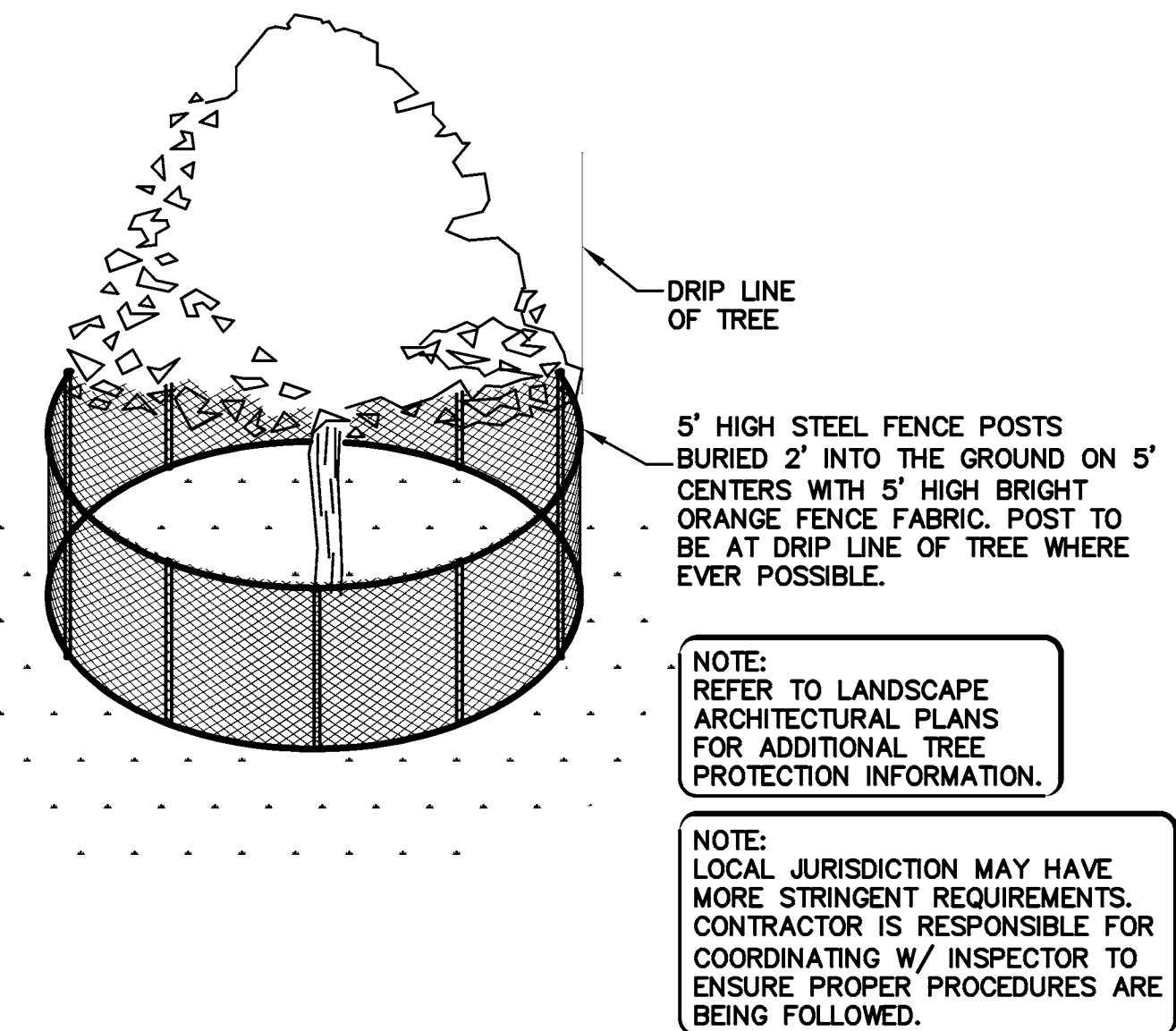
4 FLAT SITE STRAW ROLLS
ER-2 NTS



5 GRAVEL BAG AT STREET FLOW LINE
ER-2 NTS



6 CONSTRUCTION FENCE
ER-2 NTS



7 EXISTING TREE PROTECTION
ER-2 NTS

NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3\"/>

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12\"/>

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

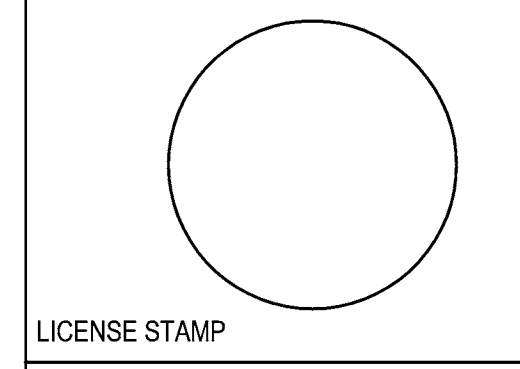
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>

2. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.



david baker architects
dbarchitect.com
461 second street loft 127
san francisco california 94107
415 896 6700 fax 415 896 6103



LICENSE STAMP

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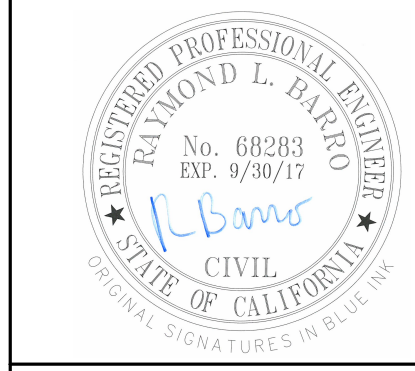
DRAWING RELEASE STATUS	DATE
ADDENDA	DATE
1	
2	
3	
4	
5	

SHEET TITLE
EROSION CONTROL DETAILS

SCALE	AS NOTED
JOB NUMBER	RELEASE DATE
21525	09/24/2016

ER-2

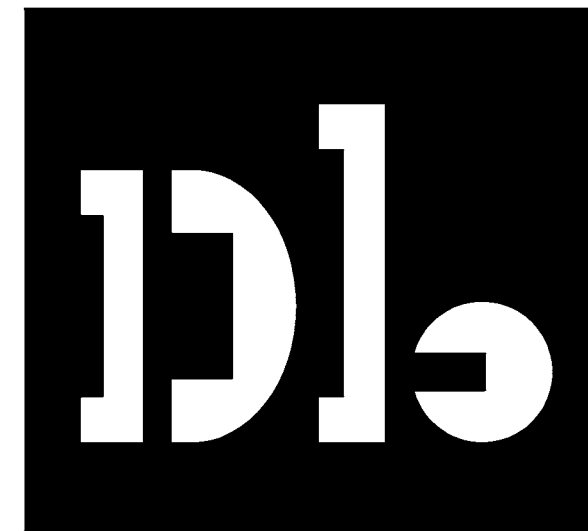
11 OF 13 SHEETS



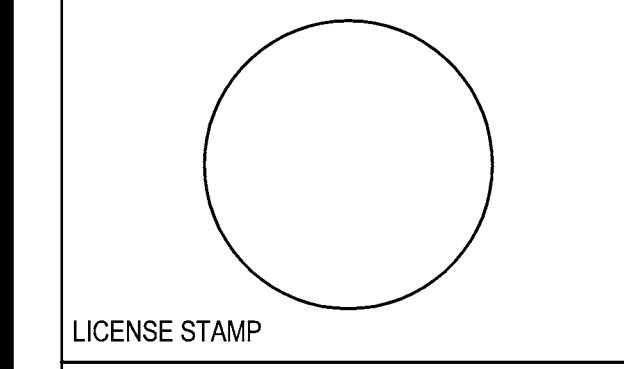
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BUILDING PERMIT

PLOT DATE 08-24-16



david baker architects
 dbarchitect.com
 461 second street loft 127
 san francisco california 94107
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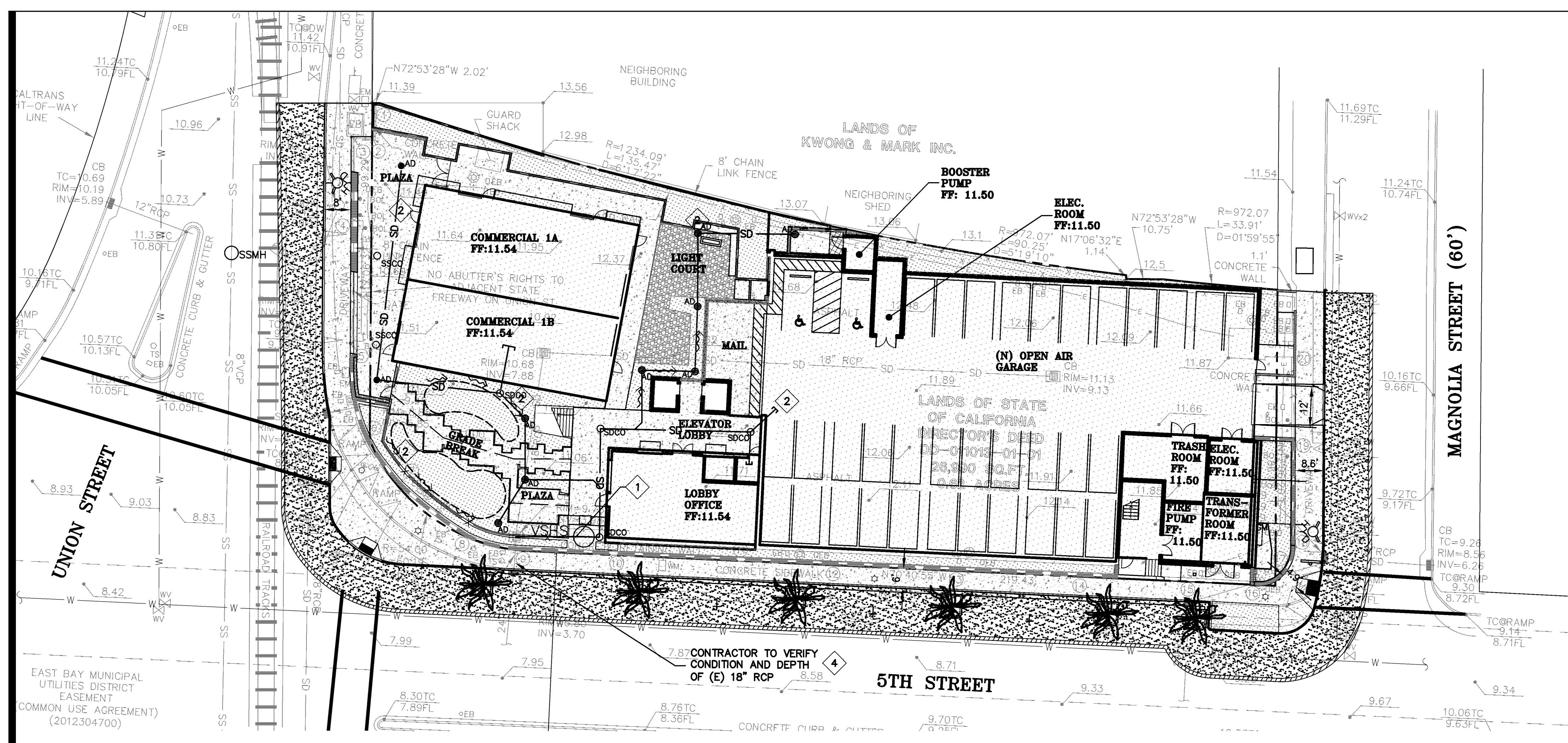
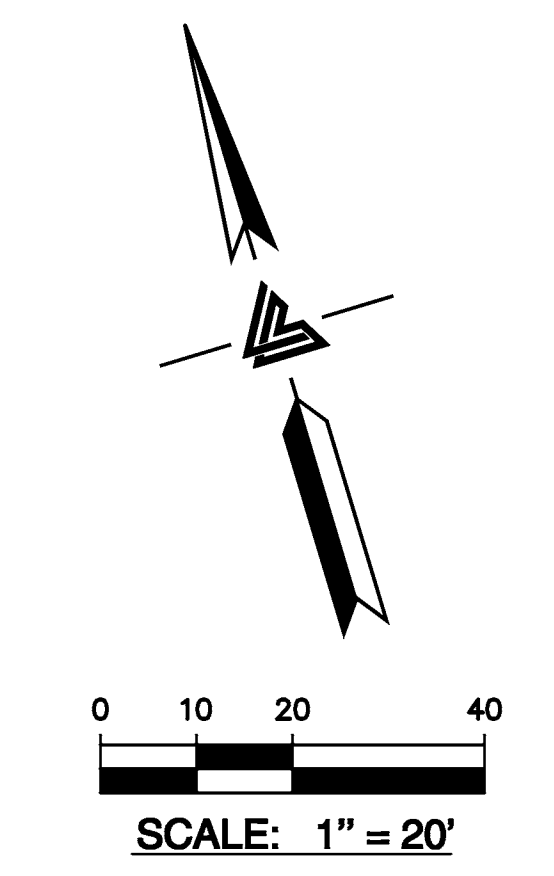
DRAWING RELEASE STATUS	DATE

STORMWATER TREATMENT PLAN

SCALE	AS NOTED
JOB NUMBER	21525
RELEASE DATE	08/24/2016

SW-1

12 OF 13 SHEETS



VORTSENTRY HS DESIGN NOTES

UNITS LISTED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW. ON PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADDITIONAL INFORMATION. THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

VortSentry Model	Maxhole Diameter (ft)	Total Flow Rate	Typical Total Distance Run to Invert			Approximate Minimum Distance Run to Invert	Maximum Pipe Diameter (ft)							
			A	B	C									
HS36	3	800	0.55	15.16	3.10	4.08	1.24	5.58	1702	3.00	0.91	16	400	
HS48	4	1200	1.20	34.41	11.25	4.04	6.00	1.83	8.75	2057	4.00	1.22	24	600
HS60	5	1500	2.20	62.3	15.13	4.61	6.50	1.98	7.86	2436	4.62	1.47	30	750
HS72	6	1800	3.20	104.4	14.86	5.07	6.78	2.24	9.12	2708	5.50	1.70	36	900
HS84	7	2100	5.80	158.6	16.80	5.75	7.75	2.36	10.50	3156	5.00	1.52	42	1050
HS96	8	2400	8.10	229.4	20.87	6.36	8.50	2.59	11.54	3516	6.01	2.11	48	1200

CONFIGURATION OPTION DESCRIPTION

1. GRADE INLET AND INLET PIPE
 2. GRADE INLET WITH INLET PIPE

CONTECH "STORMFILTER" MEDIA FILTER UNIT - VORTSENTRY HS48

VORTSENTRY HS STANDARD DETAIL

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID: _____
 WATER QUALITY FLOW RATE (GPM): _____
 PEAK FLOW RATE (GPM): _____
 RETURN PERIOD OF PEAK FLOW (YRS): _____
 PIPE DATA: _____
 INLET PIPE: 6" PVC 10'
 OUTLET PIPE: 6" PVC 10'
 INLET ELEVATION: 10.55
 ANTI-FLOTT (ON BALLAST): 20/20 11' HEIGHT
 NOTES/SPECIAL REQUIREMENTS: _____
 * PER ENGINEER OF RECORD

GENERAL NOTES:

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH * ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE.
- VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HESD AND CASTINGS SHALL MEET AASHTO M300 LOAD RATING. ASSURING GROUNDWATER ELEVATION IS ON BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES:

- ANY SUBGRADE, BACKFILL DEPTH AND/OR ANTI-FLOTTATION PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES, MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW FIVE FEET INVERTS ARE GROUTED.

PLAN NOTES:

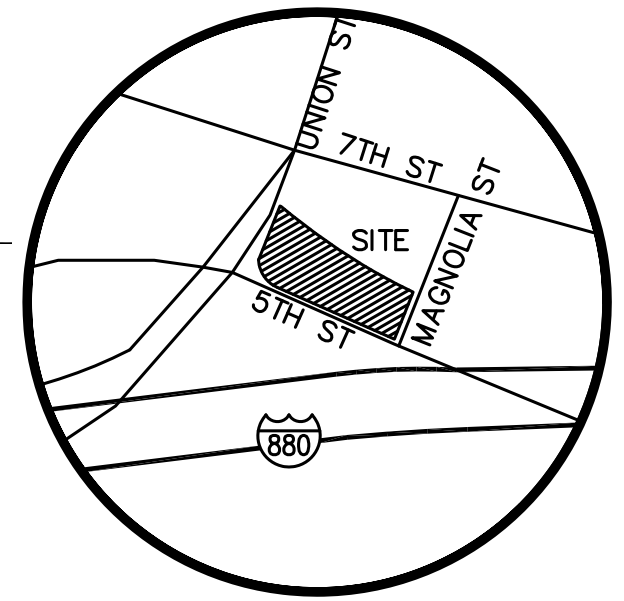
- ONE HUNDRED PERCENT (100%) OF THE IMPERVIOUS SITE AREA IS TO BE TREATED BY WAY OF MECHANICAL TREATMENT. SEE TYPICAL DETAIL ON THIS SHEET.
- ALL BUILDING STORM LINES ARE TO BE DIRECTED TO THE MECHANICAL TREATMENT UNIT.
- SEE SHEET SW-2 FOR VORTSENTRY HS48 SITE DATA, CALCULATIONS, AND SPECIFICATIONS. UNIT HAS BEEN SIZED FOR A RAINFALL INTENSITY OF 0.2 IN/HR.
- (E) 18" RCP TO BE REUSED AT TIE IN TO (E) STORM DRAIN SYSTEM. CONTRACTOR TO VERIFY CONDITION AND DEPTH. UPGRADE IF NECESSARY.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



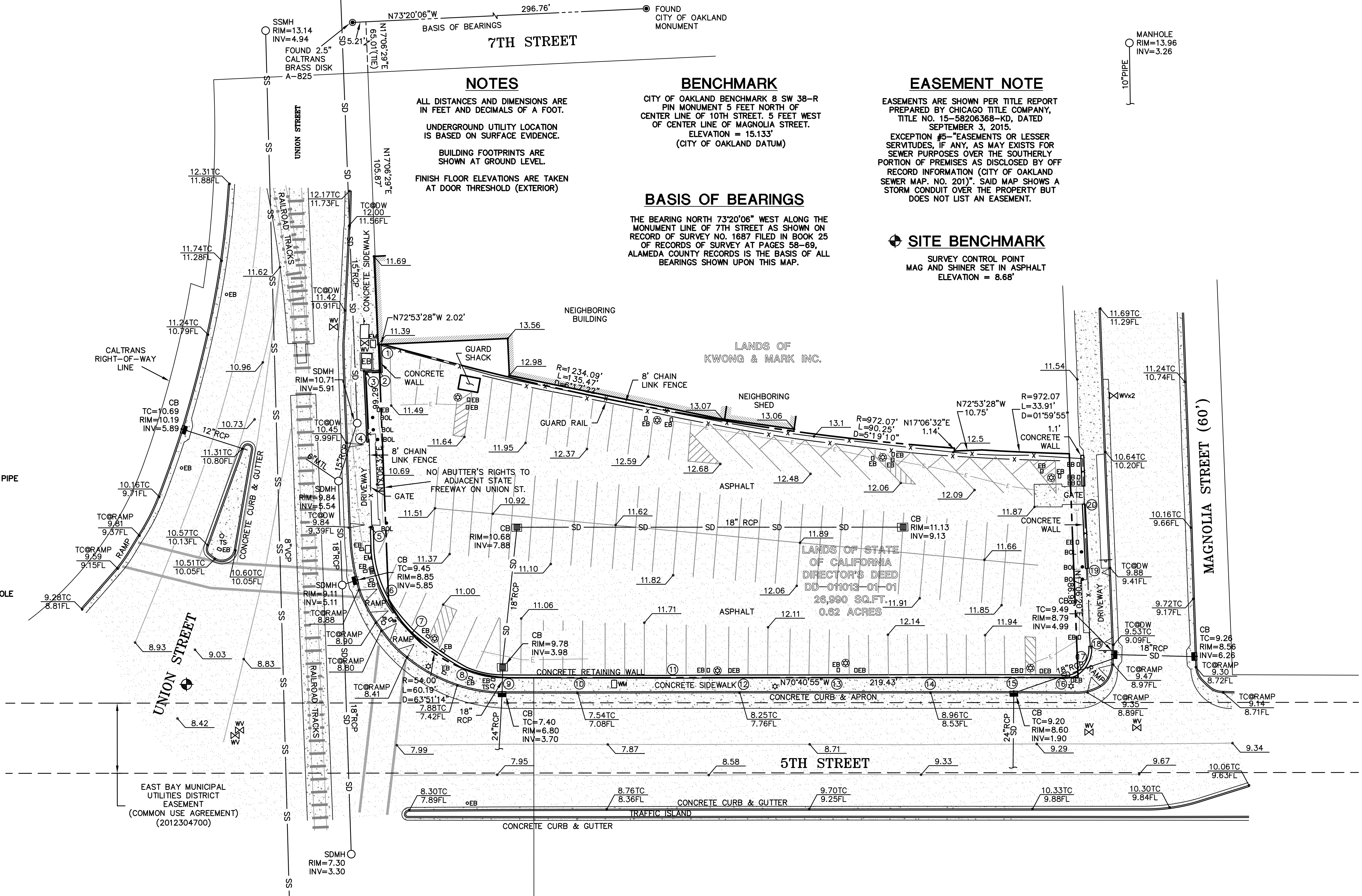
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VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- E ELECTRICAL LINE (PER PAINT MARKINGS)
- x FENCE LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- BW BOTTOM OF WALL
- DW DRIVEWAY
- FL FLOW LINE
- INV INVERT
- RCP REINFORCED CONCRETE PIPE
- TC TOP OF CURB
- TW TOP OF WALL
- VCP VITRIFIED CLAY PIPE
- BOL BOLLARD
- CB CATCH BASIN
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- ☆ STREET LIGHT
- ☆ STREET LIGHT w/ BASE
- TS TRAFFIC SIGNAL
- WM WATER METER
- WV WATER VALVE
- XXX.XX BENCHMARK
- SPOTGRADE
- ASPHALT
- CONCRETE



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

CITY OF OAKLAND BENCHMARK 8 SW 38-R
PIN MONUMENT 5 FEET NORTH OF CENTER LINE OF 10TH STREET, 5 FEET WEST OF CENTER LINE OF MAGNOLIA STREET.
ELEVATION = 15.133'
(CITY OF OAKLAND DATUM)

BASIS OF BEARINGS

THE BEARING NORTH 73°20'06" WEST ALONG THE MONUMENT LINE OF 7TH STREET AS SHOWN ON RECORD OF SURVEY NO. 1687 FILED IN BOOK 25 OF RECORDS OF SURVEY AT PAGES 58-69, ALAMEDA COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. 15-58206368-KD, DATED SEPTEMBER 3, 2015.
EXCEPTION #5-"EASEMENTS OR LESSER SERVITUDES, IF ANY, AS MAY EXISTS FOR SEWER PURPOSES OVER THE SOUTHERLY PORTION OF PREMISES AS DISCLOSED BY OFF RECORD INFORMATION (CITY OF OAKLAND SEWER MAP, NO. 201)". SAID MAP SHOWS A STORM CONDUIT OVER THE PROPERTY BUT DOES NOT LIST AN EASEMENT.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 8.68'



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UNION, MAGNOLIA & 5TH STREET
OAKLAND, CALIFORNIA
ALAMEDA COUNTY

TOPOGRAPHIC SURVEY

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF KEVIN BROWN IN SEPTEMBER 2015.
I HEREBY STATE THAT ALL EXISTING GRADES UPON THIS PLAT ARE BASED UPON CITY OF OAKLAND DATUM.
I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

GREGORY F. BRAZE, PLS 7623 DATE

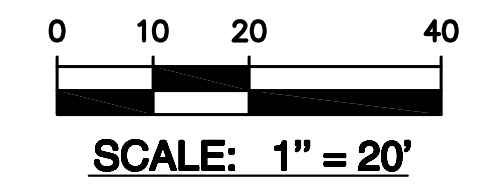


RETAINING WALL SPOTGRADES

	TW	BW		TW	BW
1	12.08	11.38	11	11.91	8.01
2	11.98	11.38	12	12.07	8.37
3	11.88	11.18	13	12.31	8.81
4	11.32	10.62	14	12.26	9.06
5	10.39	10.09	15	12.27	9.27
6	10.41	9.31	16	12.36	9.36
7	10.37	8.67	17	12.34	9.64
8	11.37	7.97	18	9.92	9.92
9	11.49	7.49	19	10.66	10.16
10	11.78	7.68	20	12.04	10.54

REVISIONS	BY

JOB NO: 2151068
DATE: 10-14-15
SCALE: 1" = 20'
DRAWN BY: JN
SHEET NO:



SCALE: 1" = 20'