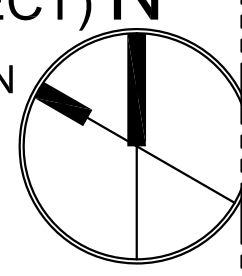
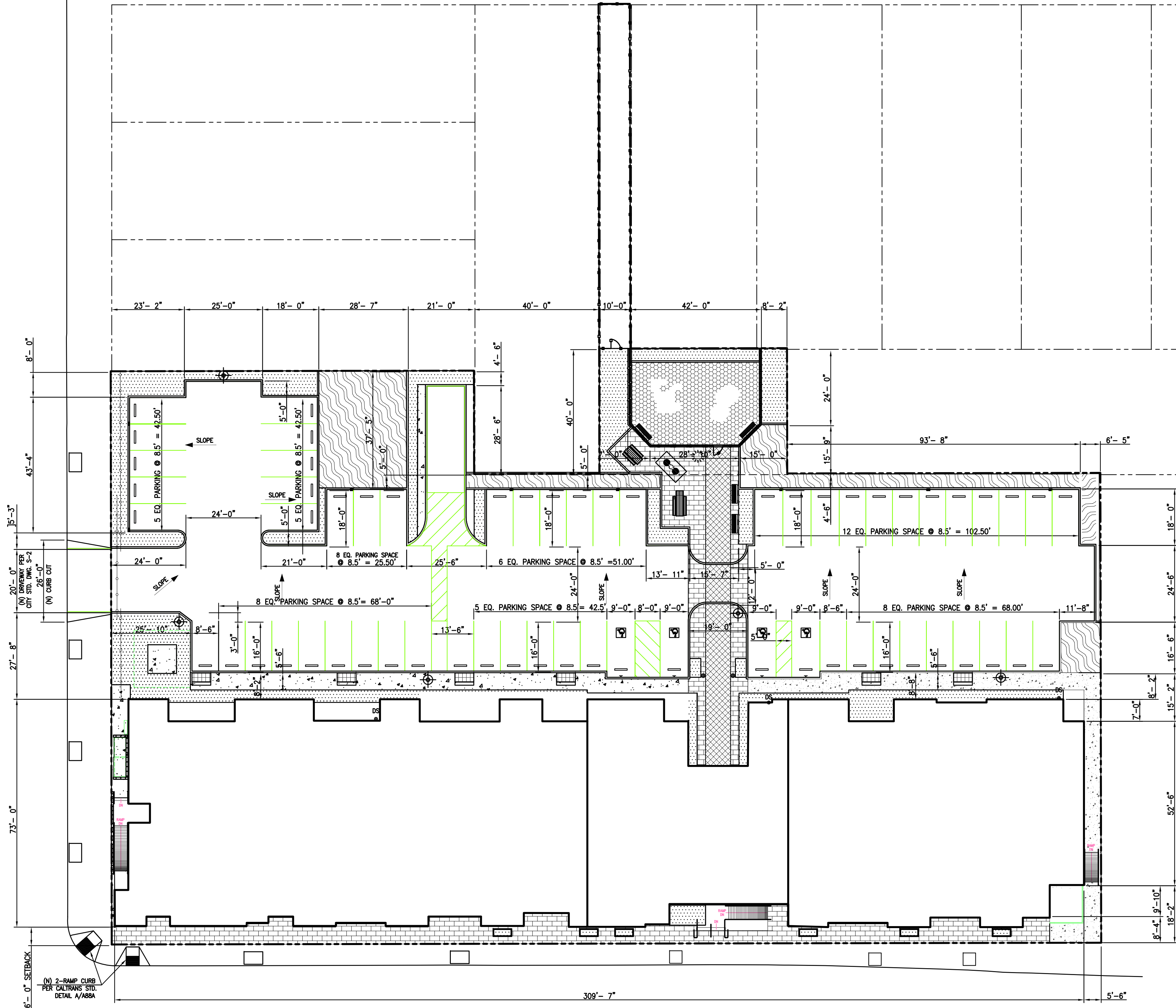


(PROJECT) N
(TRUE) N



94th STREET

HOLLY STREET

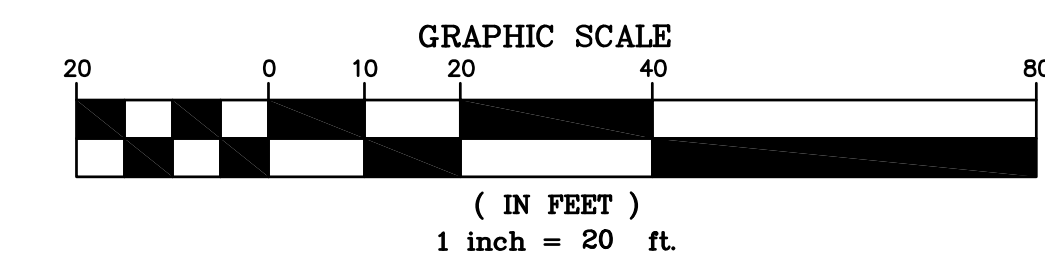


DIMENSIONAL PLAN

SCALE 1" = 20'-0"

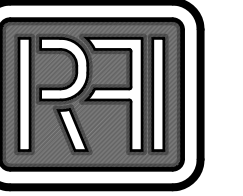
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INTERNATIONAL BLVD.



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San Francisco, California 94111
tel: (415)957-2750
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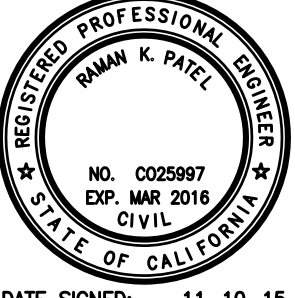
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R P

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file name

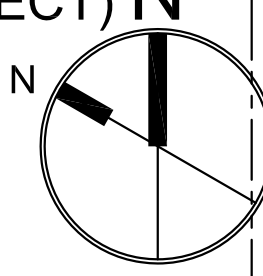
job number
15 - 25

drawing
DIMENSIONAL PLAN

sheet number

C-2

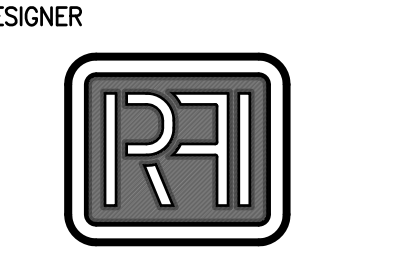
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(TRUE) N



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HOLLY STREET

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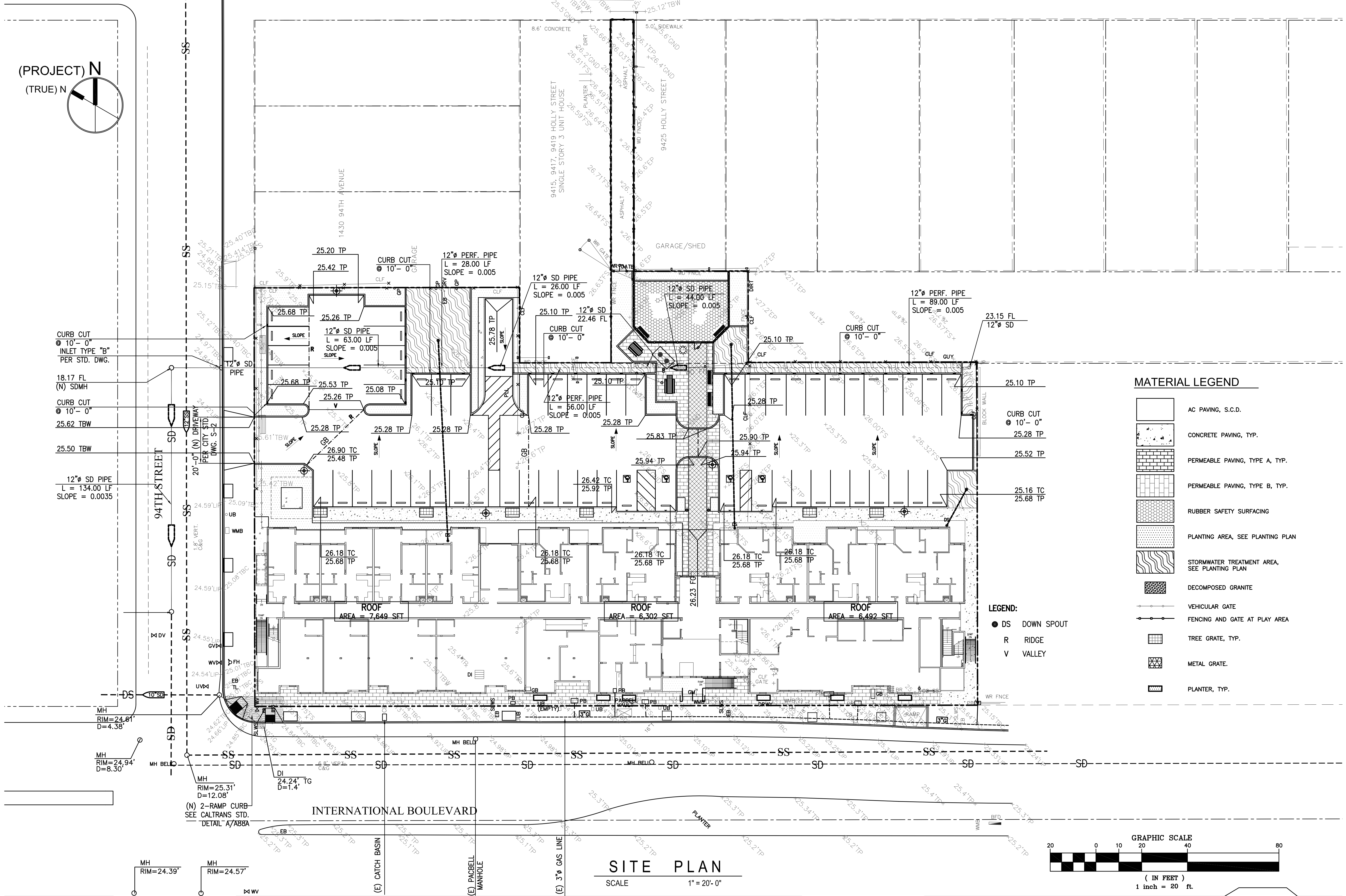
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R P
checked
RAMAN PATEL
file name
job number
15 - 25

drawing
SITE PLAN
sheet number

C-3

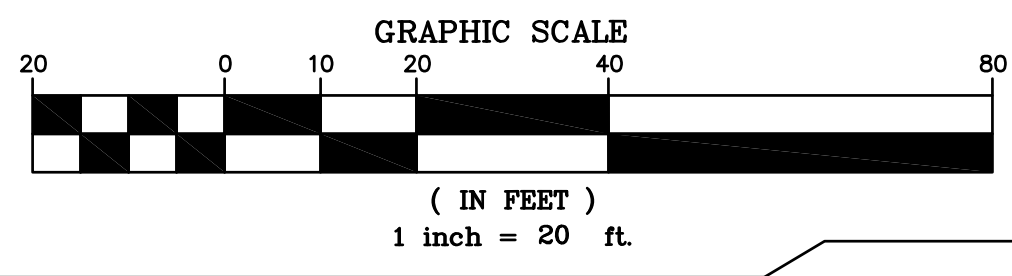


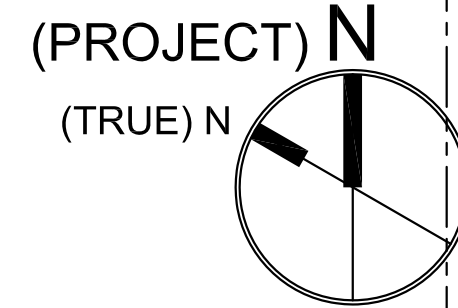
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- AC PAVING, S.C.D.
- CONCRETE PAVING, TYP.
- PERMEABLE PAVING, TYPE A, TYP.
- PERMEABLE PAVING, TYPE B, TYP.
- RUBBER SAFETY SURFACING
- PLANTING AREA, SEE PLANTING PLAN
- STORMWATER TREATMENT AREA, SEE PLANTING PLAN
- DECOMPOSED GRANITE
- VEHICULAR GATE
- FENCING AND GATE AT PLAY AREA
- TREE GRATE, TYP.
- METAL GRATE.
- PLANTER, TYP.

- LEGEND:**
- DS DOWN SPOUT
 - R RIDGE
 - V VALLEY

SITE PLAN
SCALE 1" = 20'-0"



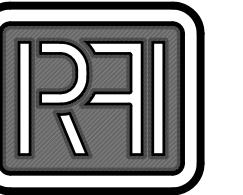


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RAMAN PATEL

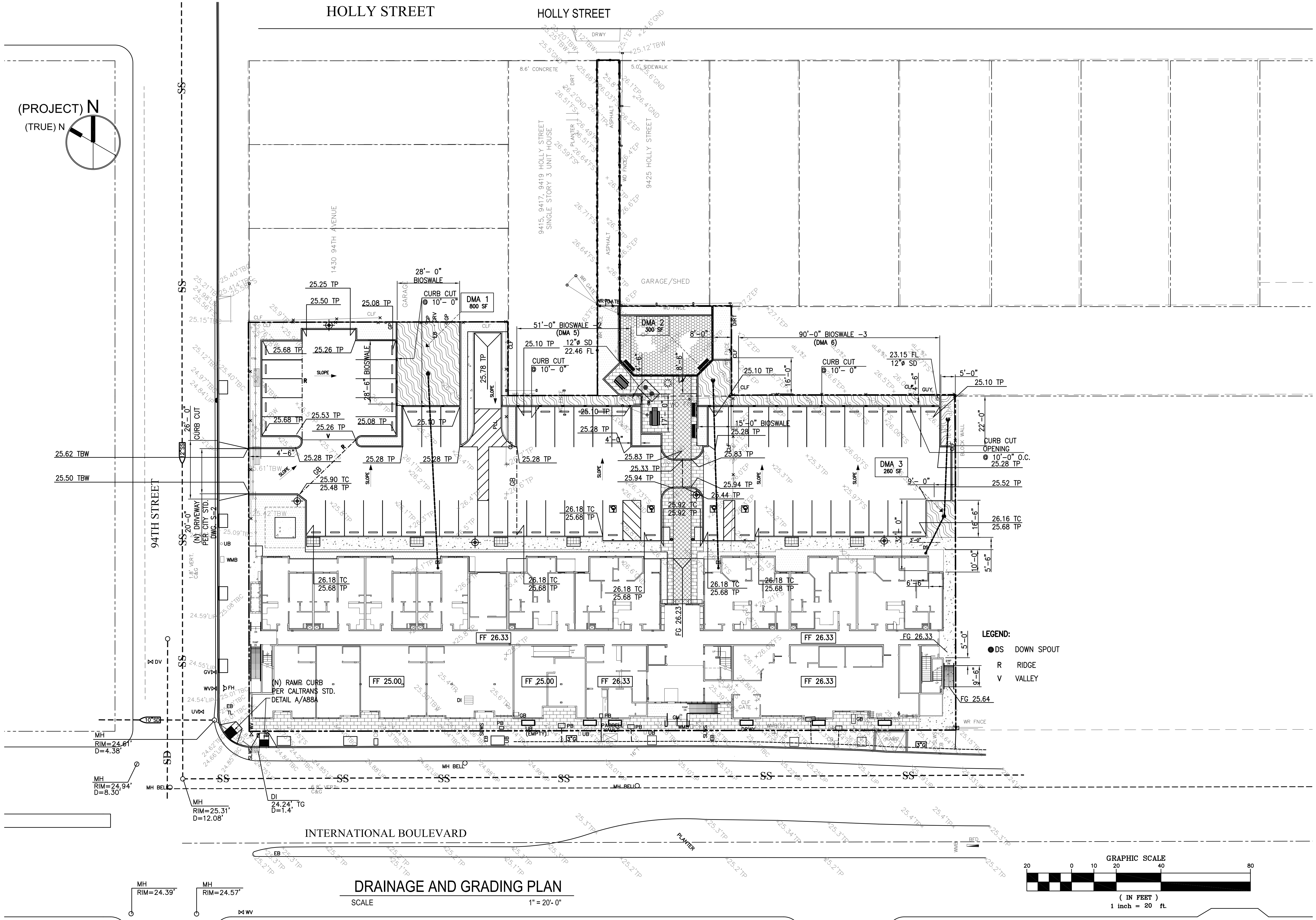
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job number
15 - 25

drawing
DRAINAGE AND GRADING PLAN

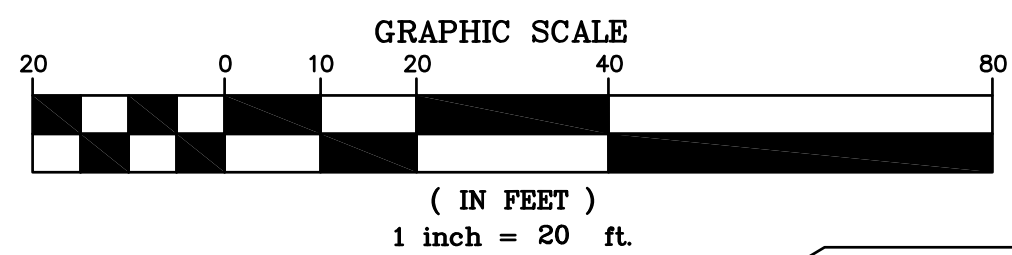
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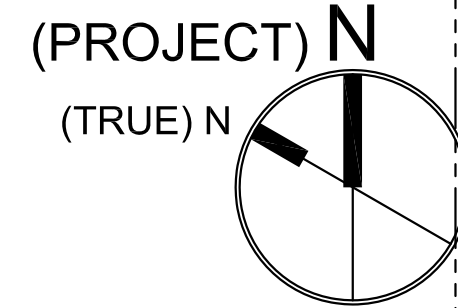
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DRAINAGE AND GRADING PLAN

SCALE 1" = 20'-0"



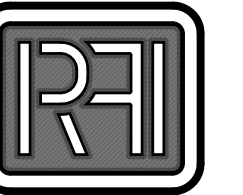


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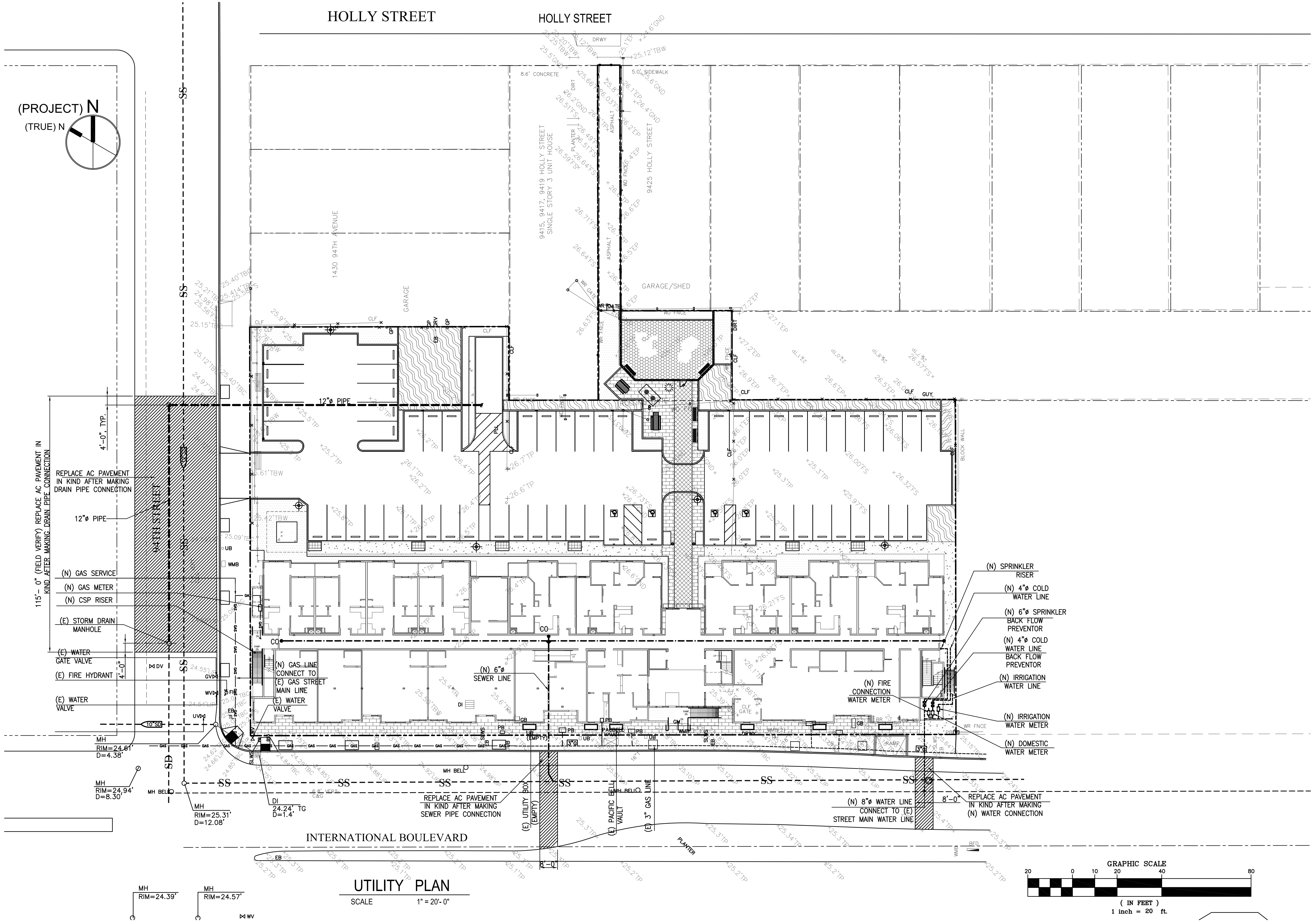
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R P
checked
RAMAN PATEL

file name
job number
15 - 25

drawing
UTILITY PLAN

sheet number

C-5



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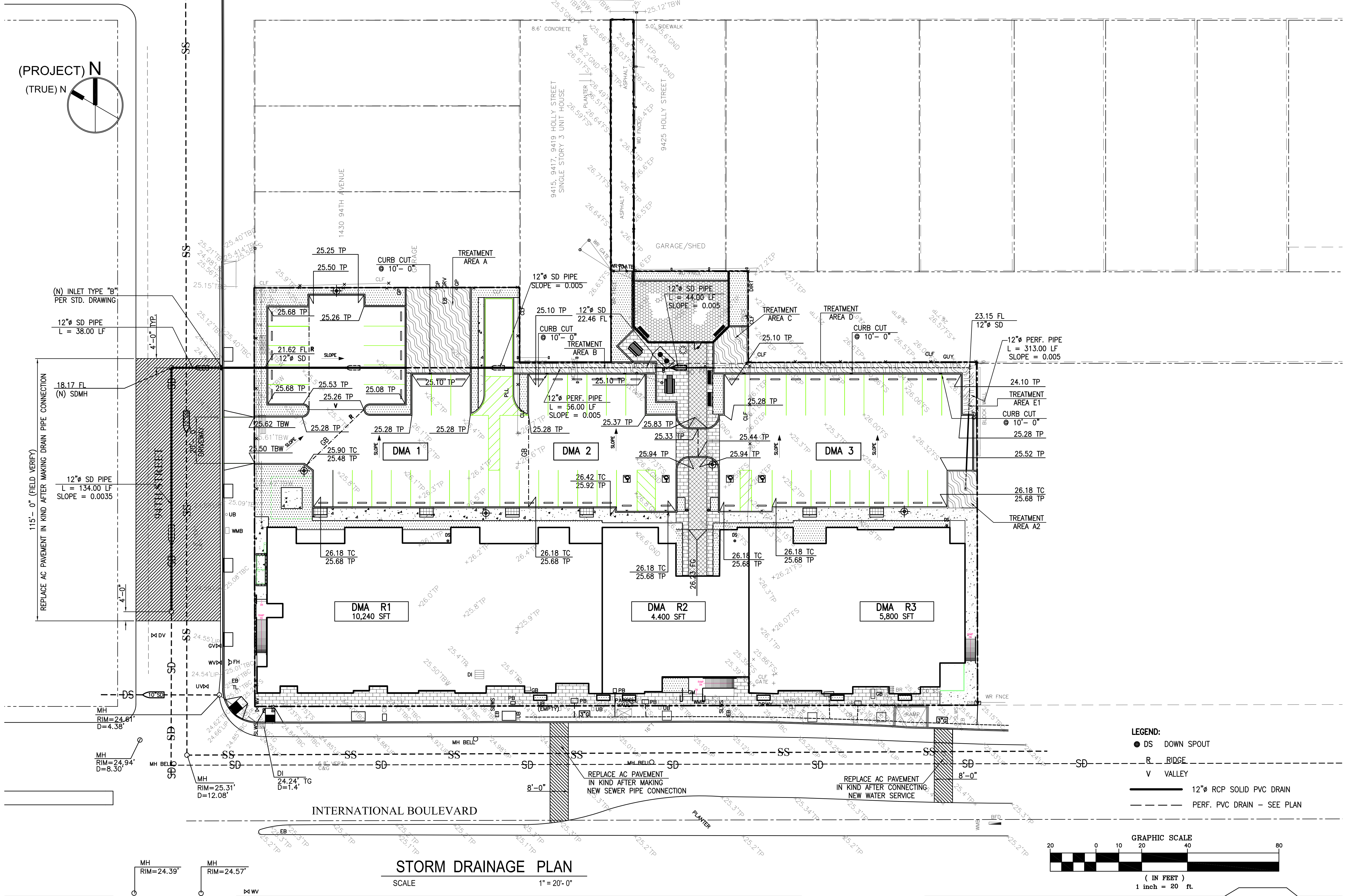
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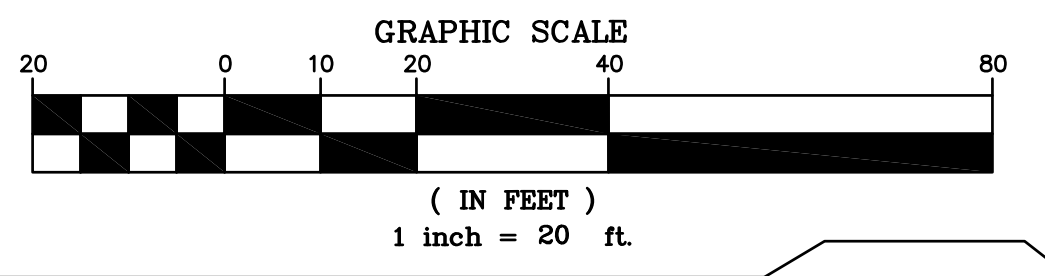
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checked
RAMAN PATEL
file name
job number
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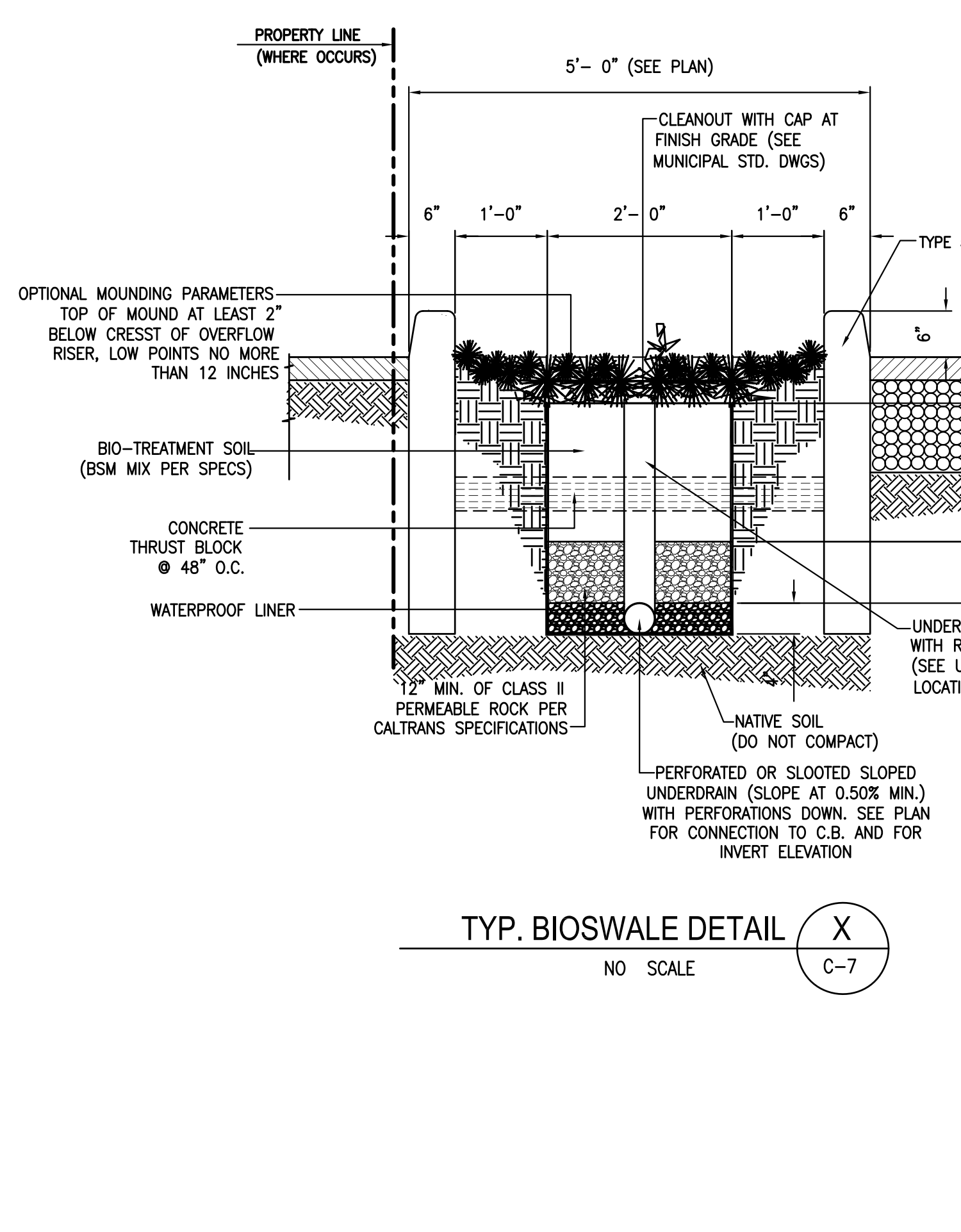
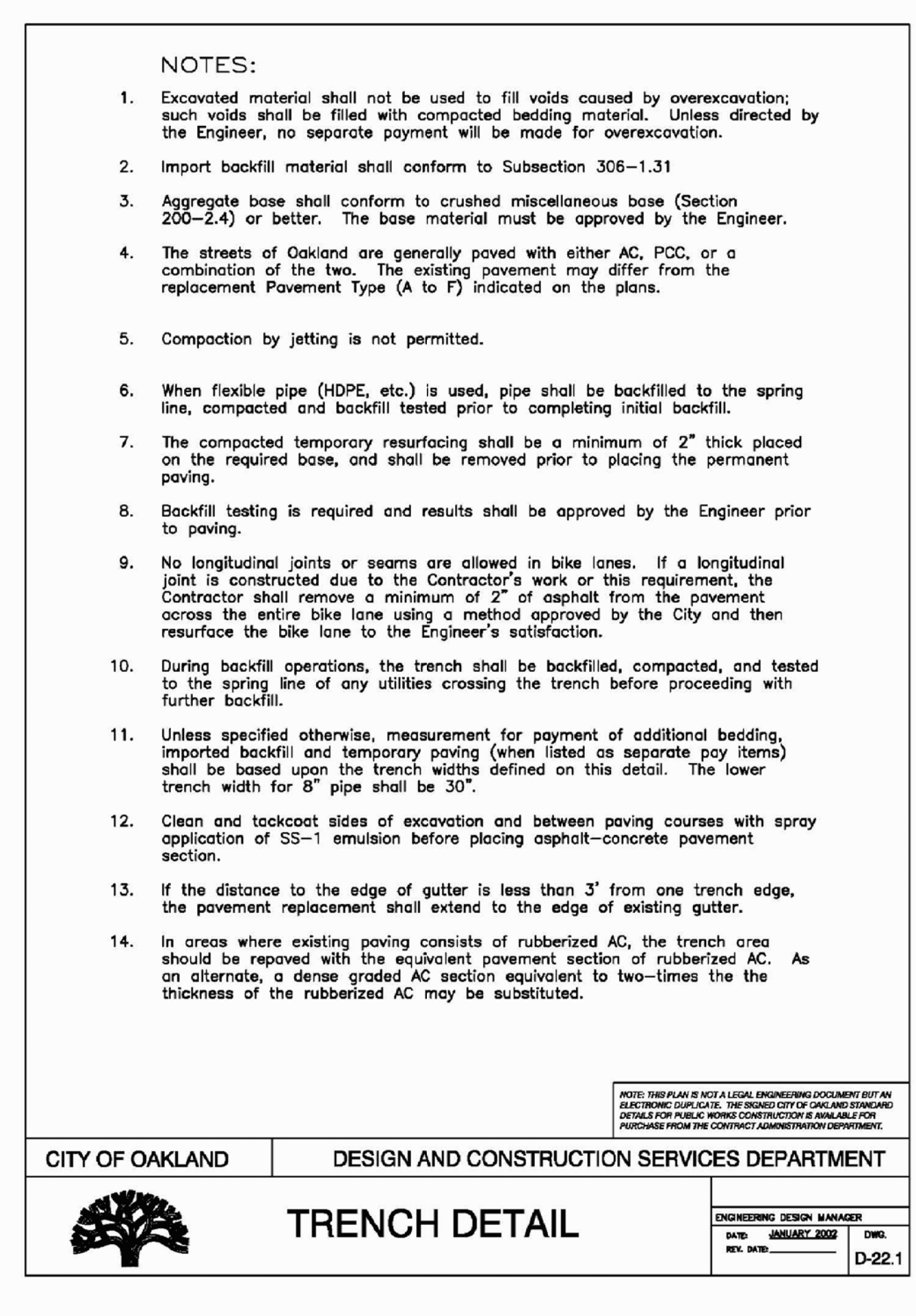
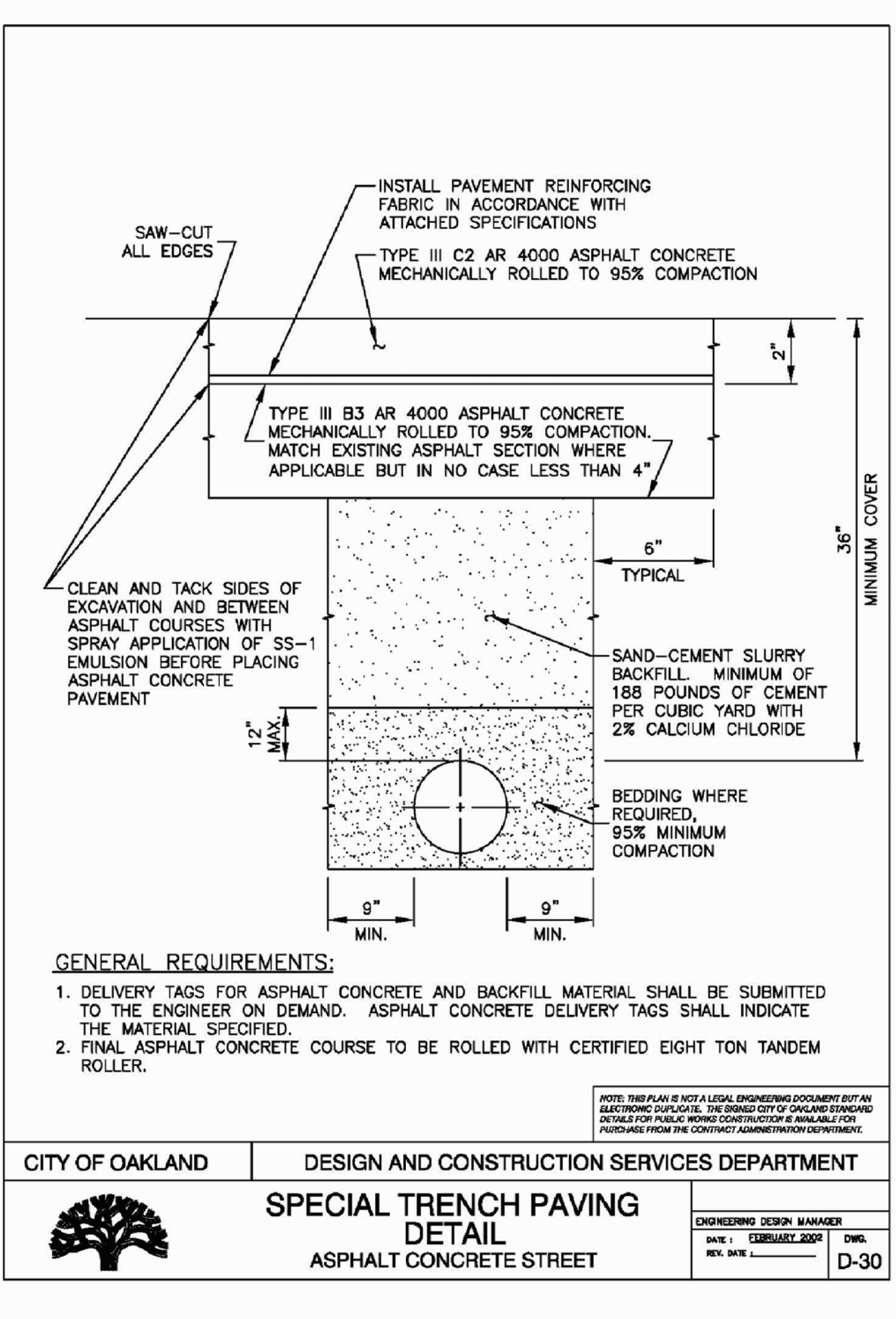
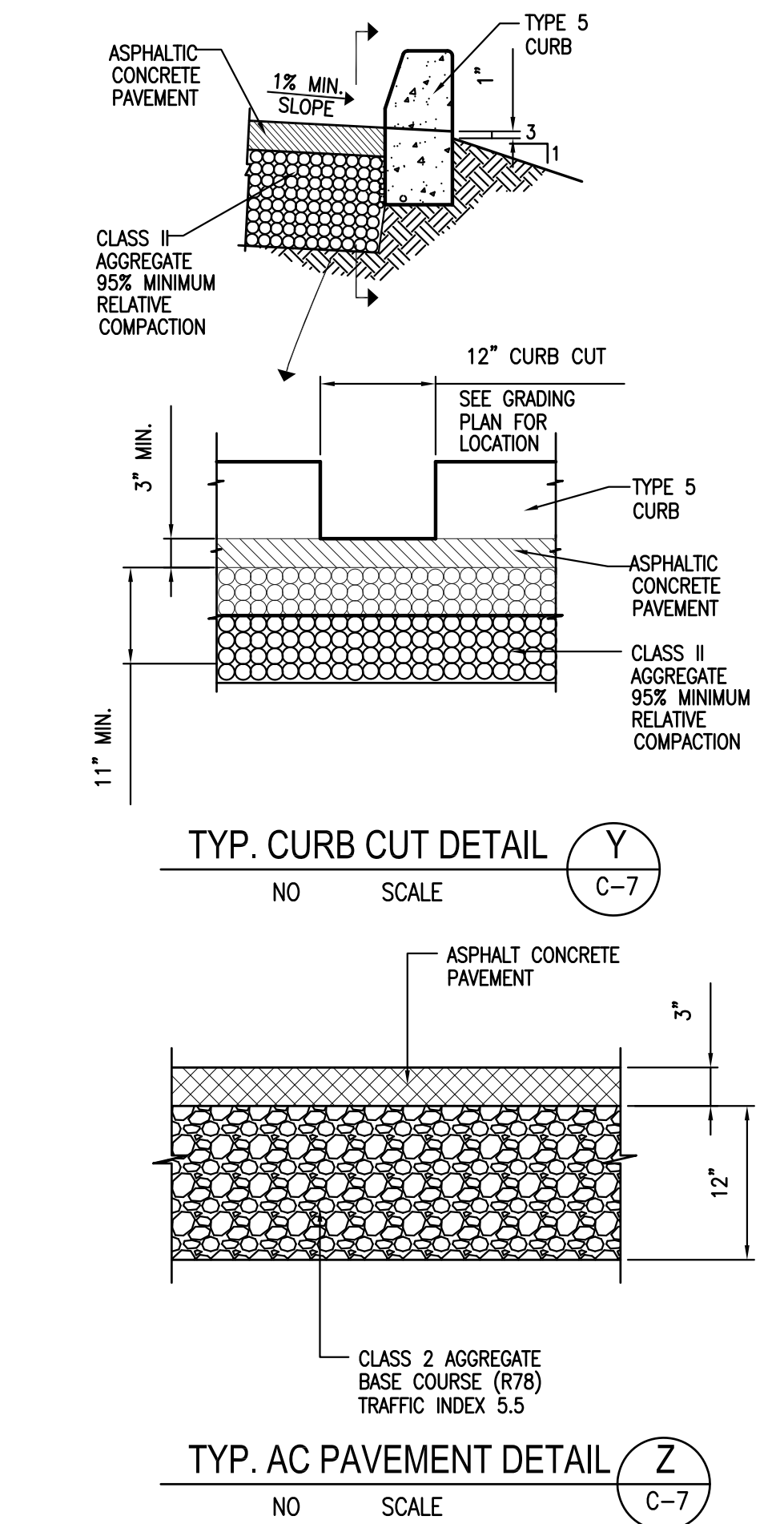
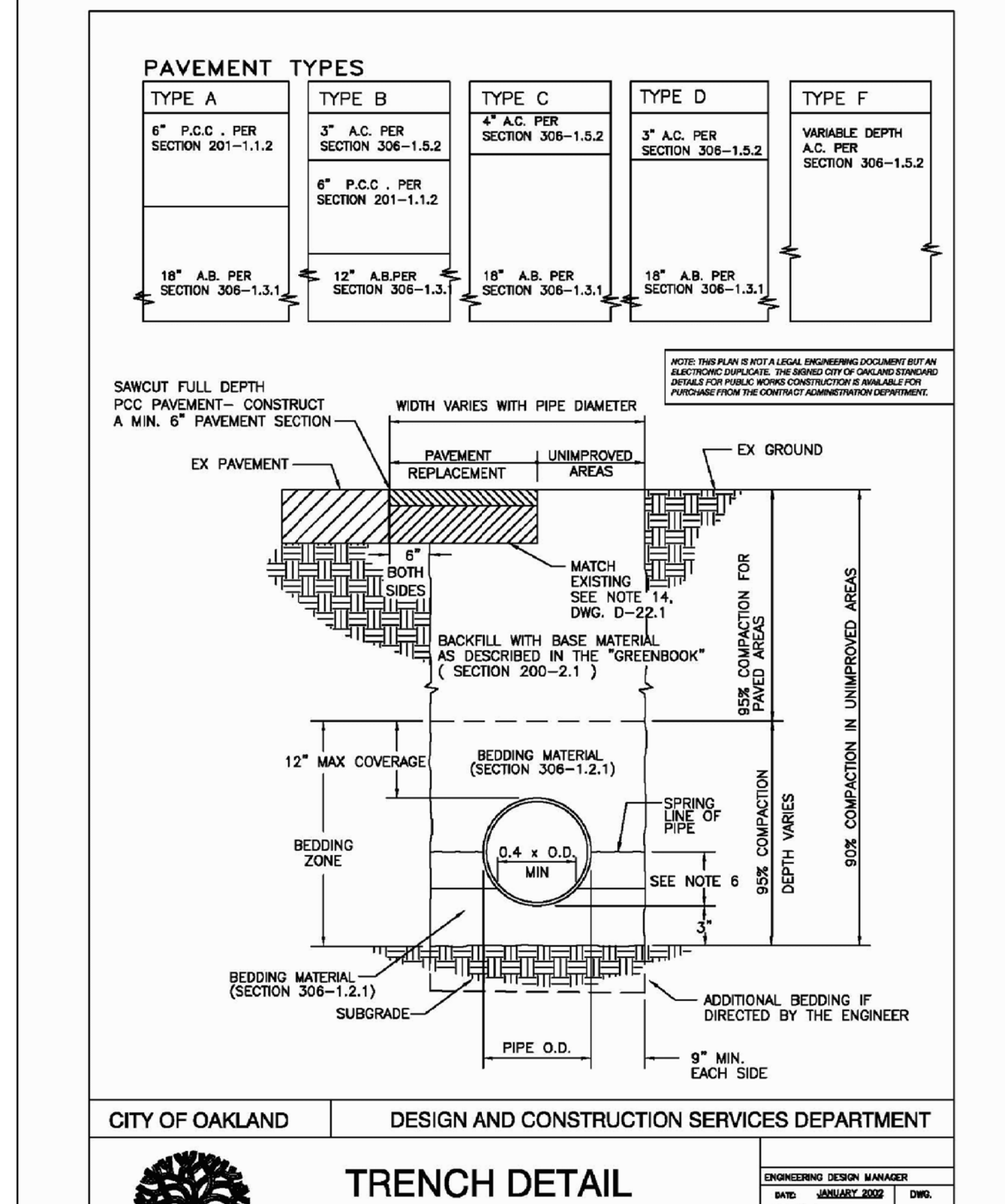
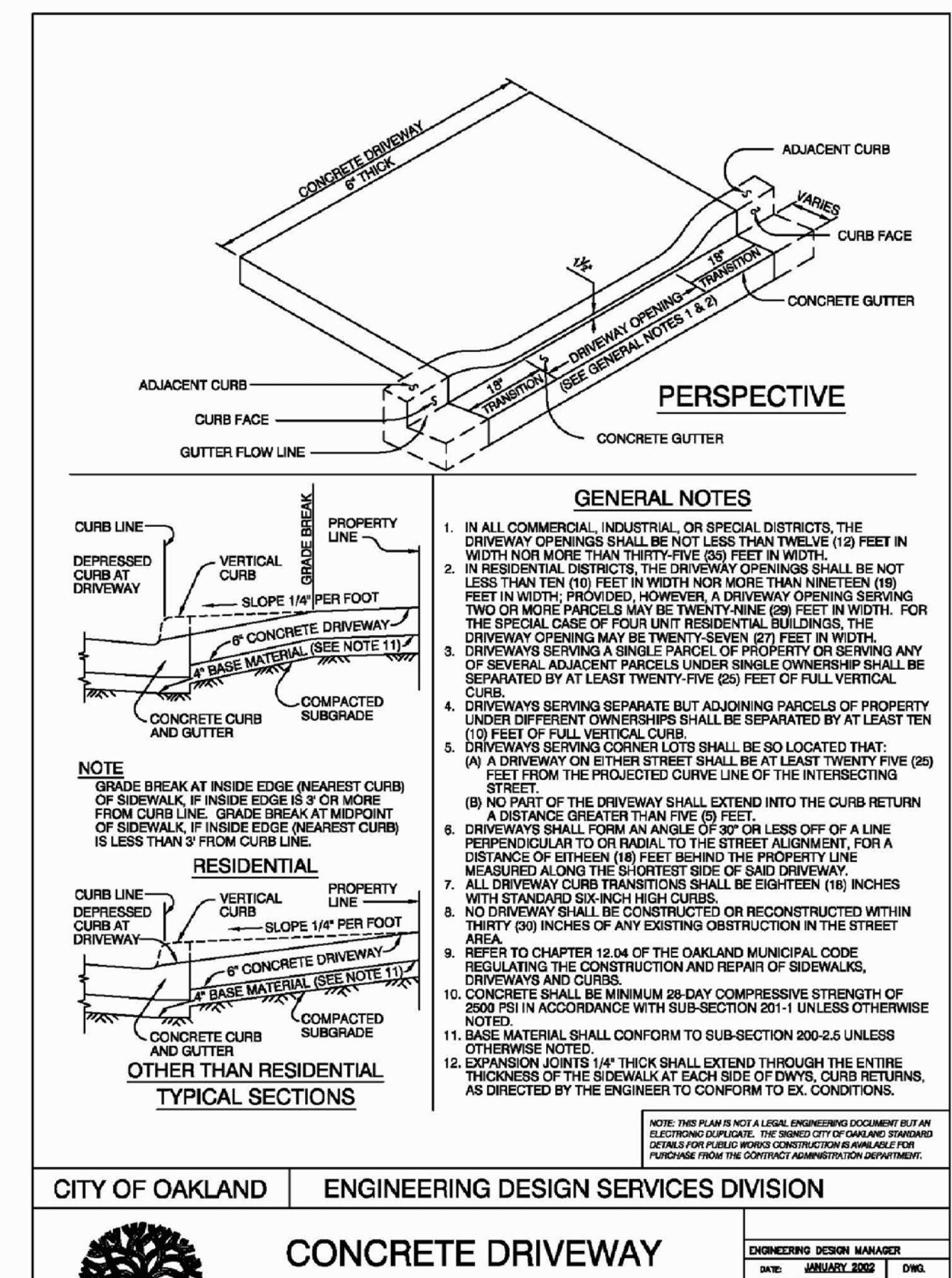
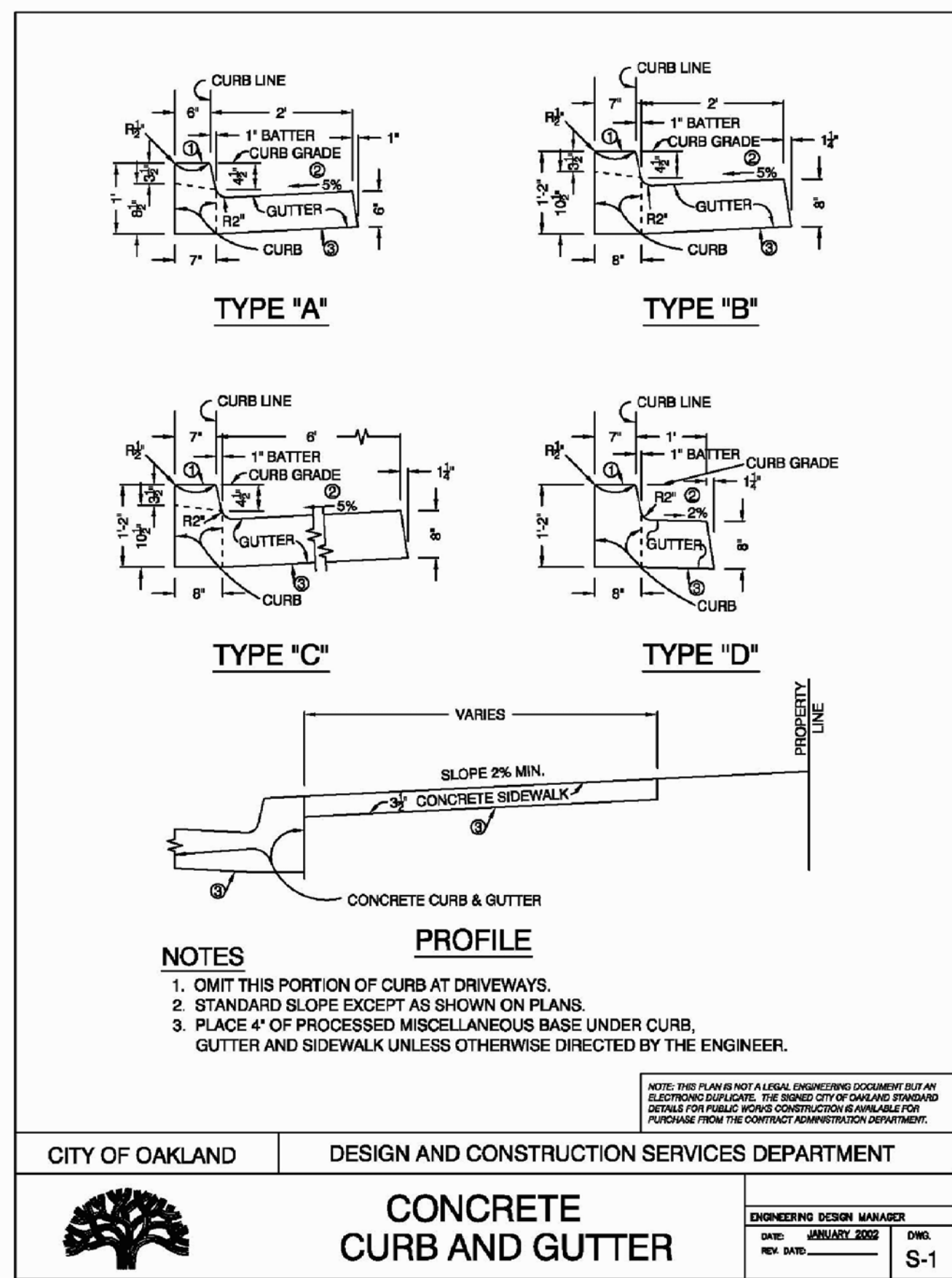
drawing
STORM DRAINAGE PLAN
sheet number

C-6



STORM DRAINAGE PLAN
SCALE 1" = 20'-0"





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REGISTERED PROFESSIONAL ENGINEER
MAMM K. PATEL
NO. C025967
EXP. MAR 2016
CIVIL
STATE OF CALIFORNIA

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R P

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RAMAN PATEL

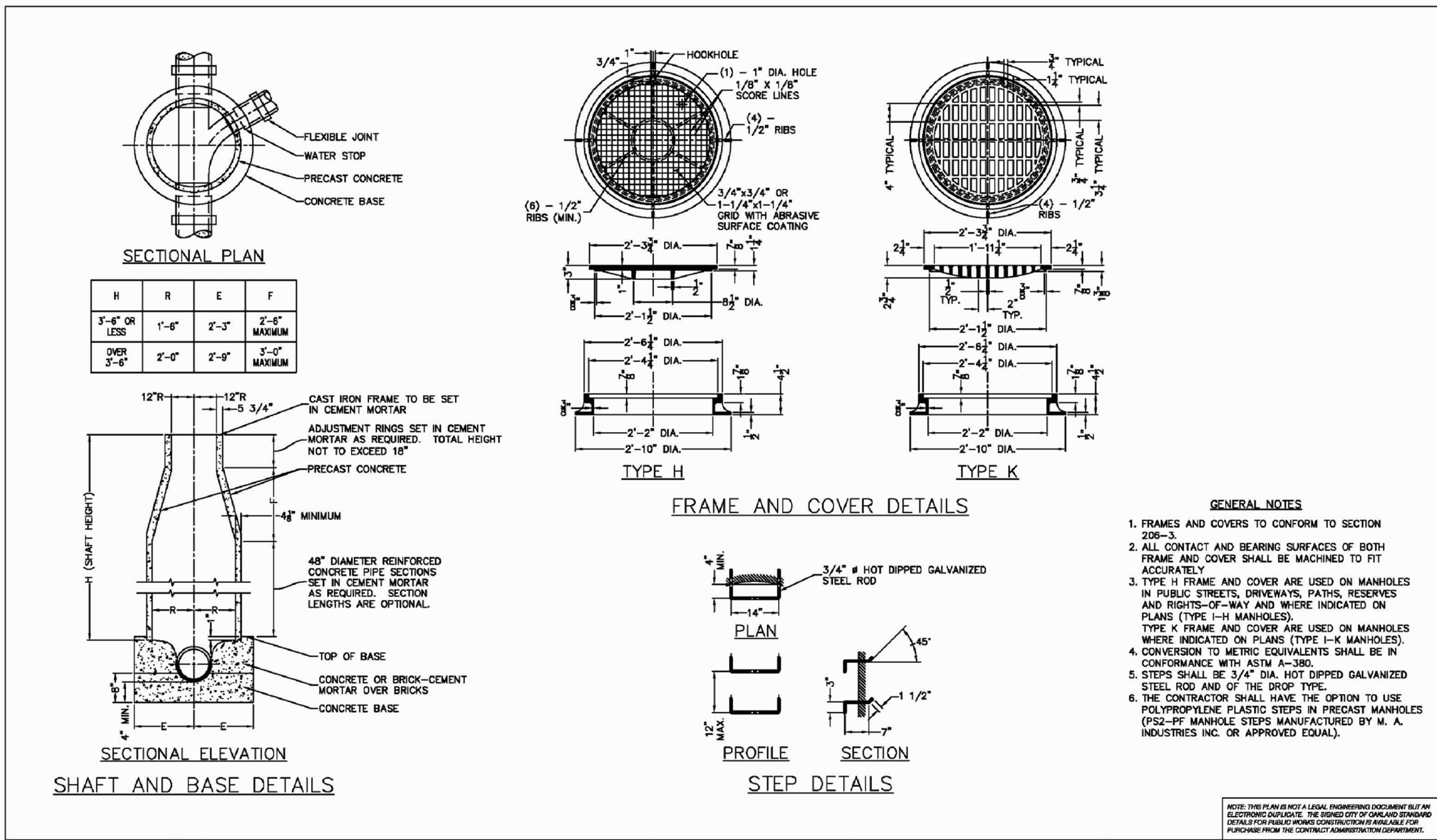
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drawing
DETAILS SHEET- 1

sheet number

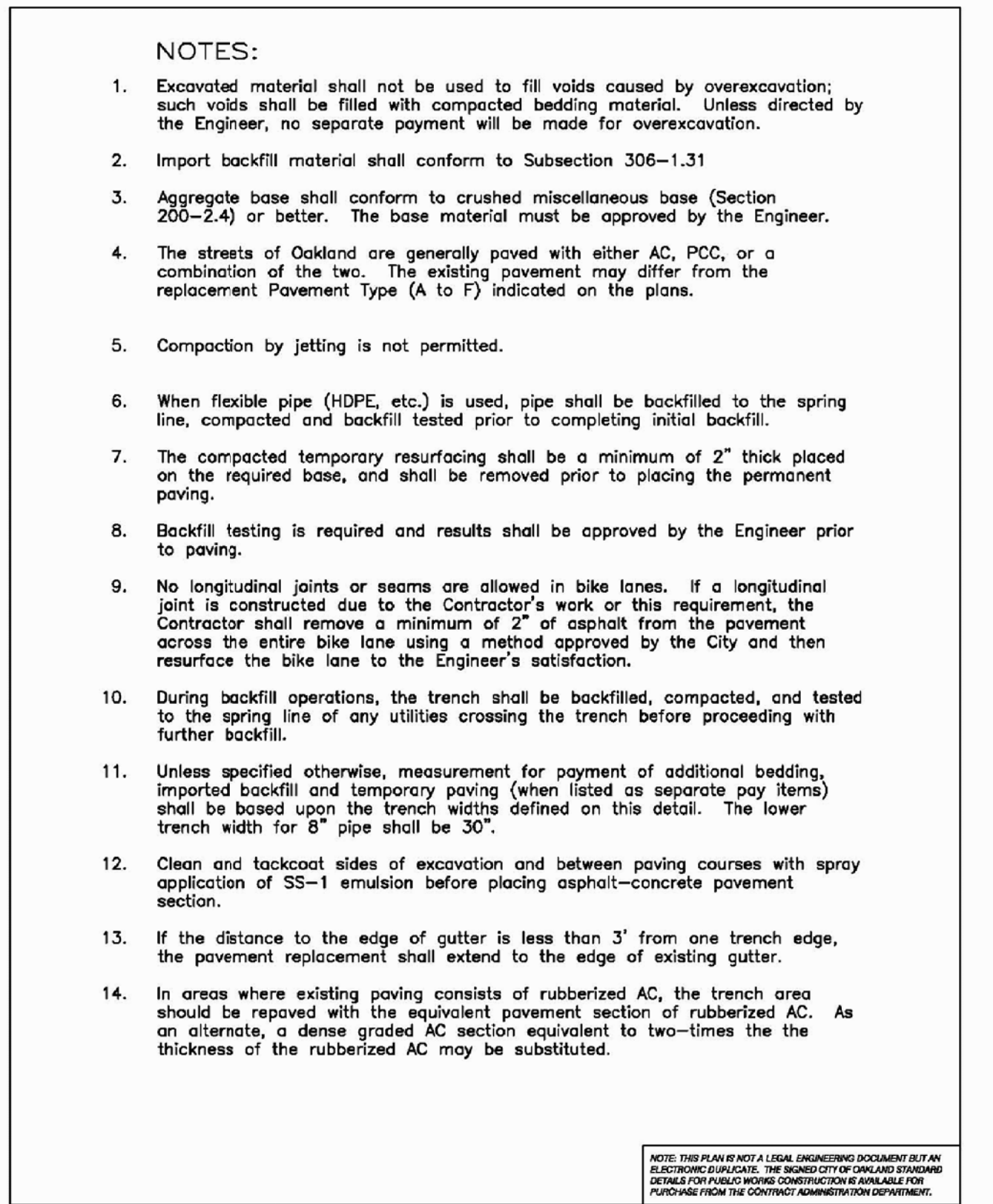
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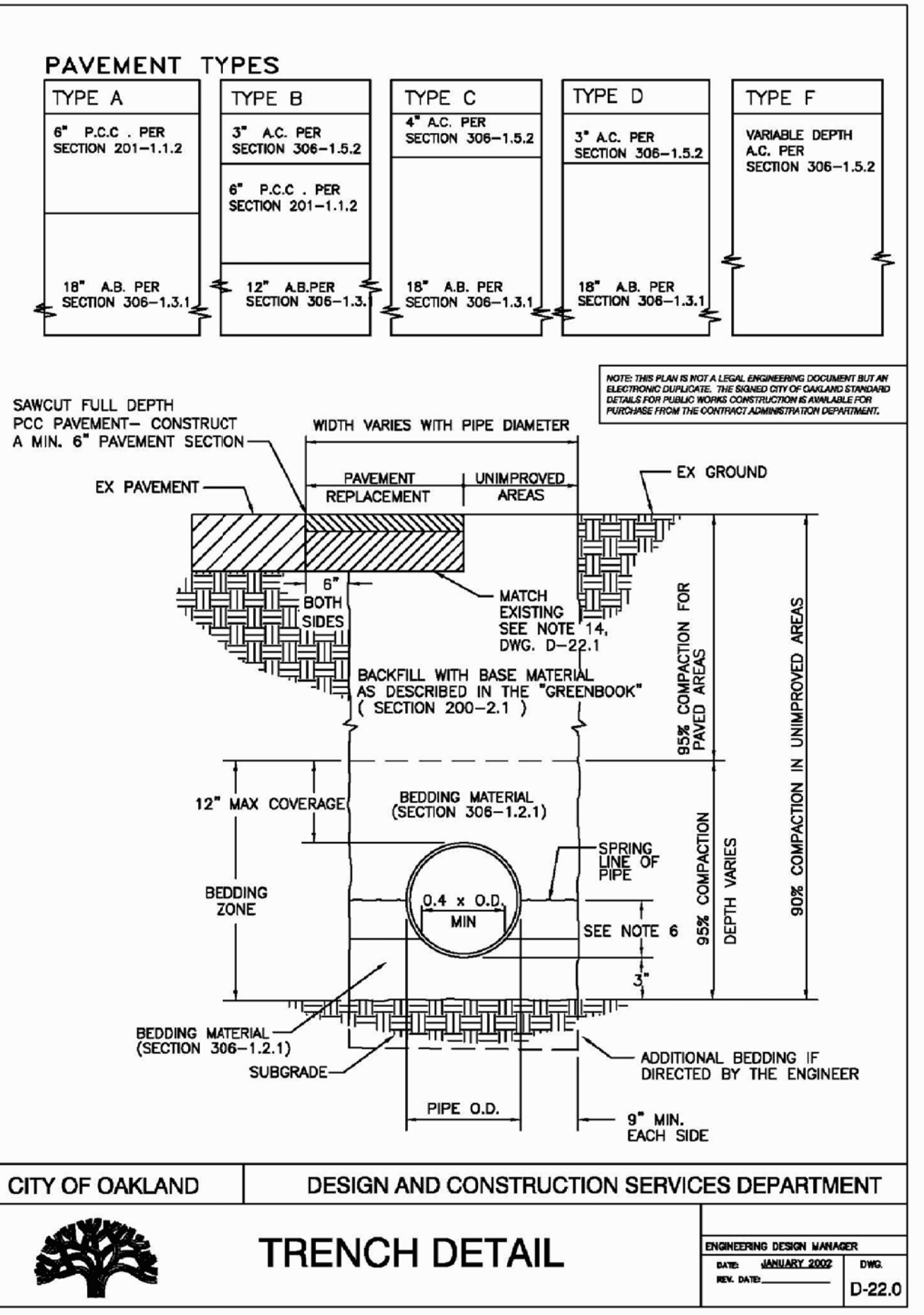
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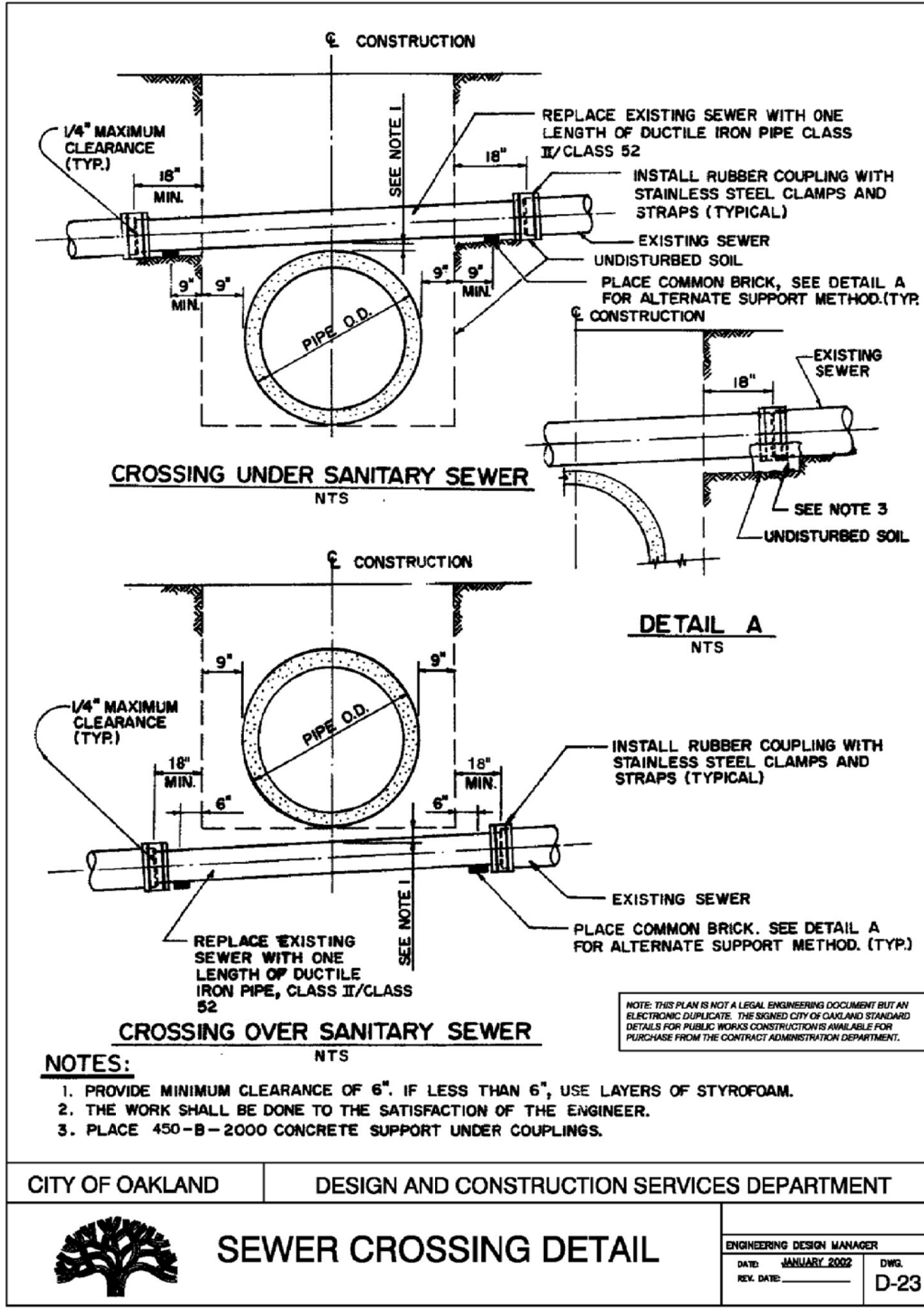
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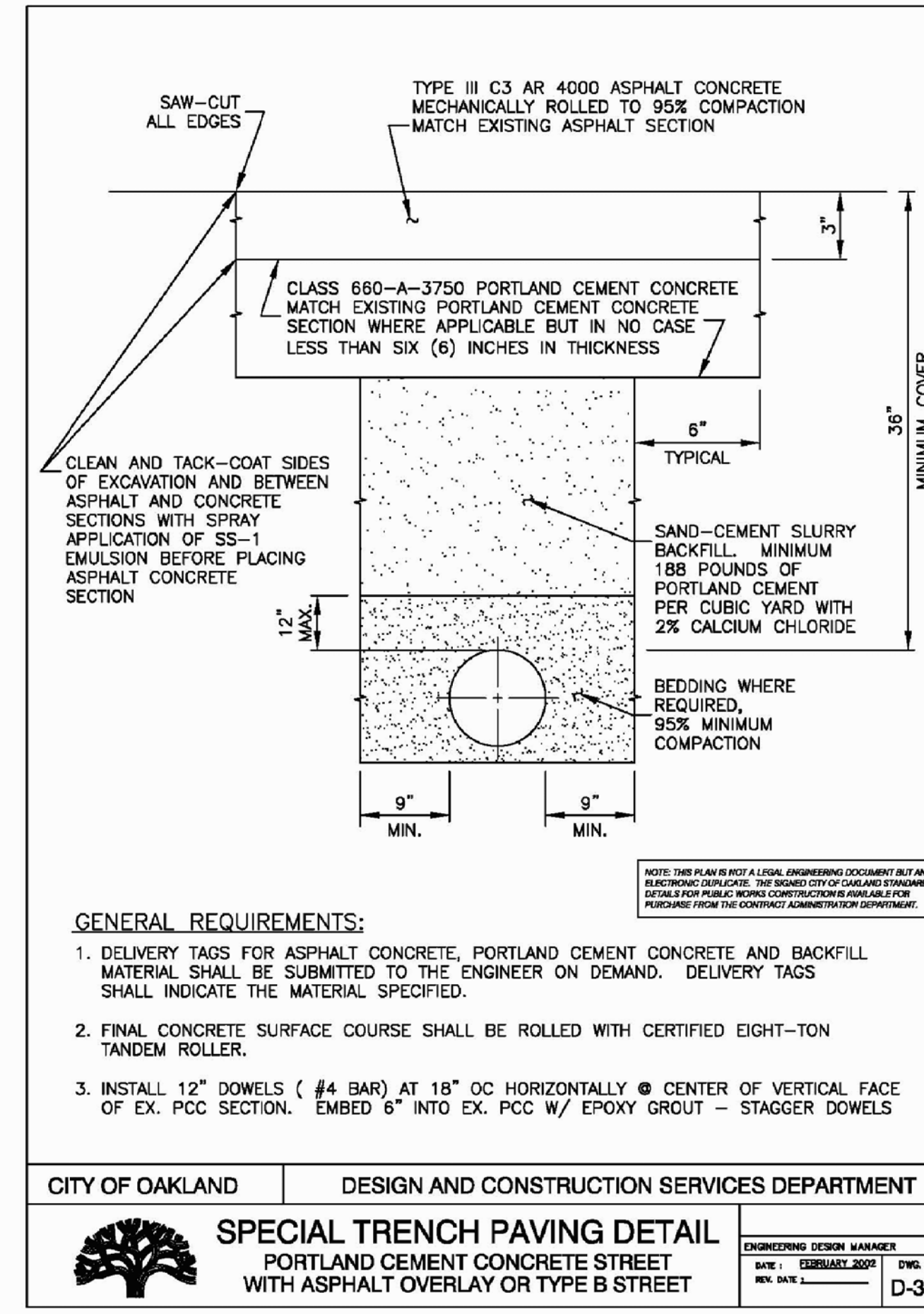
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SEWER CROSSING DETAIL

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SPECIAL TRENCH PAVING DETAIL

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checked
RAMAN PATEL

file name

job number
15 - 25

drawing
DETAILS SHEET- 3

sheet number

DESIGN OF REQUIRED PARKING AREAS

MINIMUM DIMENSIONS OF MANEUVERING AISLE AND REGULAR SPACES FOR DIFFERENT PARKING PATTERNS.

PARKING ANGLE	A	B	C
< 30°	8.5	18	12
40°-60°	8.5	18	16
61°-90°	8.5*	18	24
PARALLEL	8	22	12

WITH THE MINIMUM DIMENSIONS, REGULAR PARKING SPACES AT 30°, 45° AND 60° WILL TAKE UP THIS MUCH SPACE.

PARKING ANGLE	D	E	F
30°	16.4	17	28.4
45°	18.7	12	18.7
60°	19.8	9.8	11.4

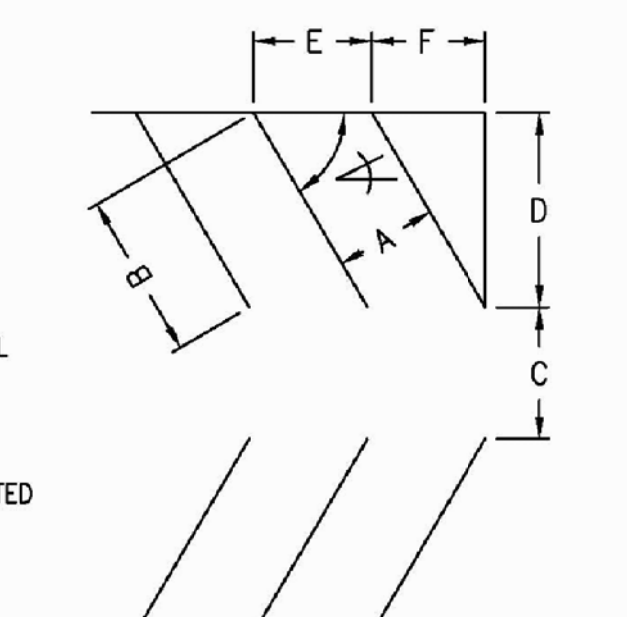
* IF THE PARKING ANGLE IS 90°, THE MINIMUM WIDTH OF THE STALL NEXT TO A WALL IS TO BE 11.5 FT.

ON A LOT WITH AT LEAST THREE REQUIRED SPACES, ONE-THIRD OF THEM MAY BE "COMPACT SPACES". A COMPACT SPACE MUST BE AT LEAST 7' x 20' FOR PARALLEL PARKING, AND AT LEAST 7'-6" x 16' IN ALL OTHER CASES, MANEUVERING AISLES ADJACENT TO COMPACT SPACES MUST BE THE FULL WIDTH.

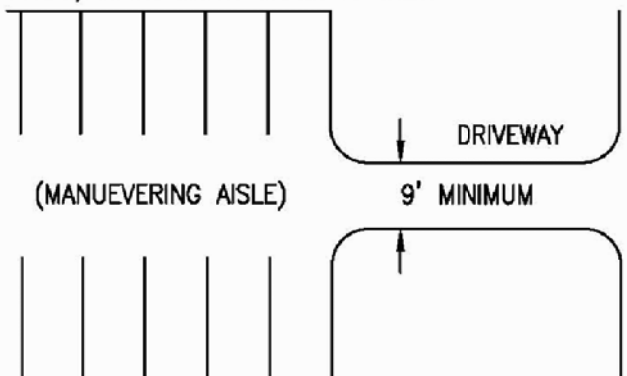
"TANDEM" PARKING (WHERE A CAR MUST CROSS ONE SPACE TO GAIN ACCESS TO ANOTHER) IS NOT PERMITTED FOR REQUIRED SPACES EXCEPT FOR ONE-FAMILY PROPERTIES AND FOR NON-RESIDENTIAL LOTS WITH FEWER THAN THREE REQUIRED SPACES. HOWEVER, A CONDITIONAL USE PERMIT MAY BE GRANTED FOR TANDEM ARRANGEMENT OF SOME KINDS OF NON-RESIDENTIAL EMPLOYEE OR ATTENDANT PARKING.

CITY PLANNING AND ZONING REGULATIONS SHALL ALSO APPLY AS APPROPRIATE TO OFF-STREET PARKING, LOADING REQUIREMENTS AND BUFFERING REGULATIONS. REFER TO TITLE 17 OF THE 1997 OAKLAND PLANNING CODE.

THESE DETAILS ARE FOR PUBLIC WORKS PROJECTS AND NOT PART OF THE CITY PLANNING CODE.



DRIVEWAYS (AS DISTINGUISHED FROM MANEUVERING AISLE) MUST BE AT LEAST 9' WIDE.



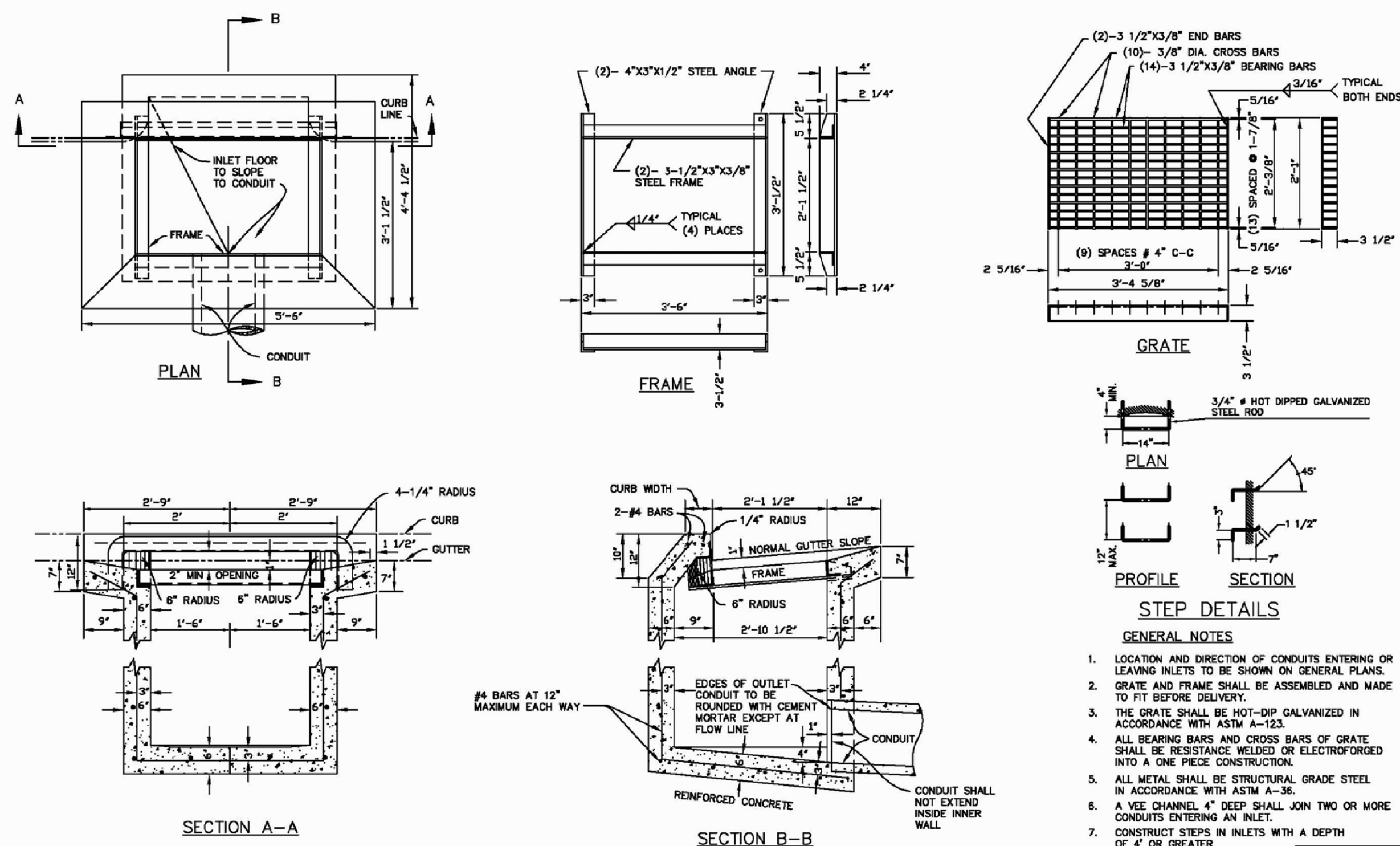
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CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT



PARKING STANDARDS

TRANSPORTATION SERVICES MANAGER
DATE: JANUARY 2002 DWG: T-1
REV. DATE: _____



- GENERAL NOTES**
1. LOCATION AND DIRECTION OF CONDUITS ENTERING OR LEAVING INLETS TO BE SHOWN ON GENERAL PLANS.
 2. GRATE AND FRAME SHALL BE ASSEMBLED AND MADE TO FIT BEFORE DELIVERY.
 3. THE GRATE SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123.
 4. ALL BEARING BARS AND CROSS BARS OF GRATE SHALL BE RESISTANCE WELDED OR ELECTROFORGED INTO A ONE PIECE CONSTRUCTION.
 5. ALL METAL SHALL BE STRUCTURAL GRADE STEEL IN ACCORDANCE WITH ASTM A-36.
 6. A VEE CHANNEL 4" DEEP SHALL JOIN TWO OR MORE CONDUITS ENTERING AN INLET.
 7. CONSTRUCT STEPS IN INLETS WITH A DEPTH OF 4" OR GREATER.

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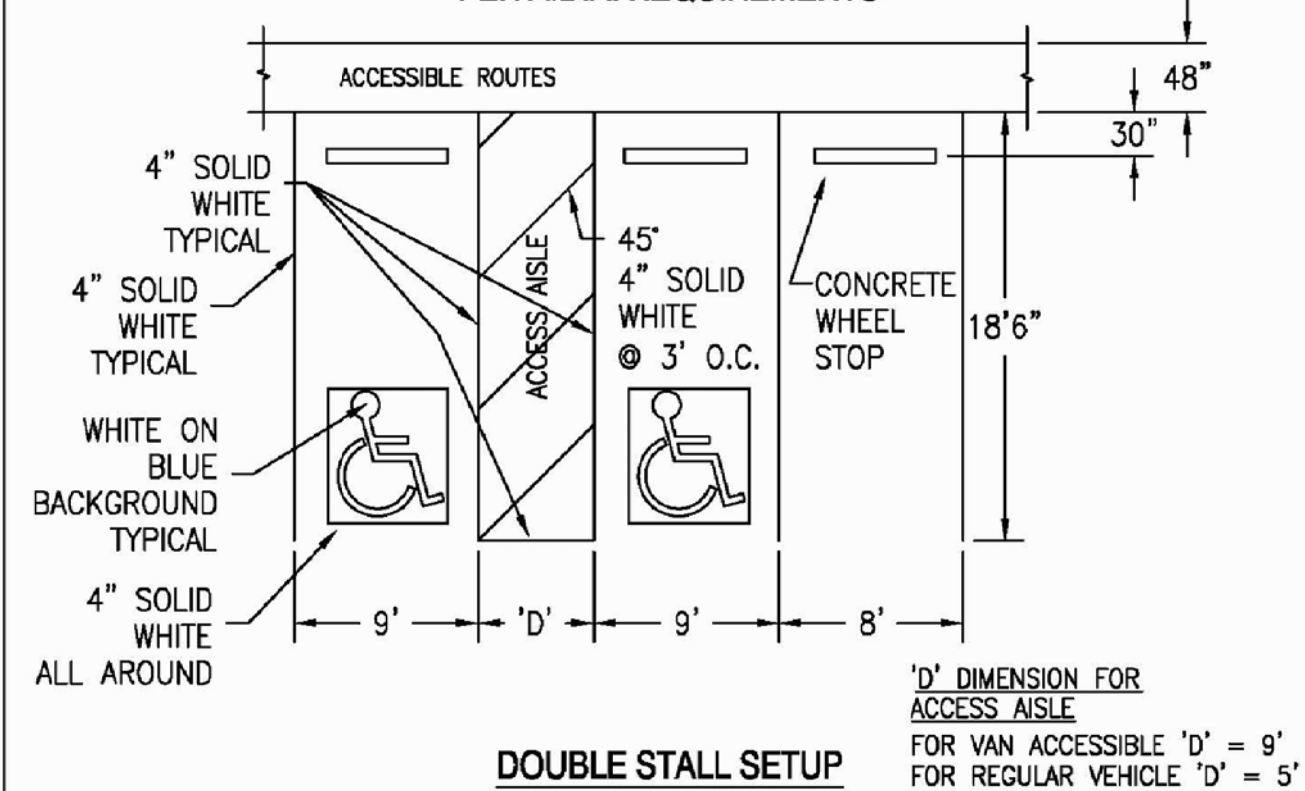
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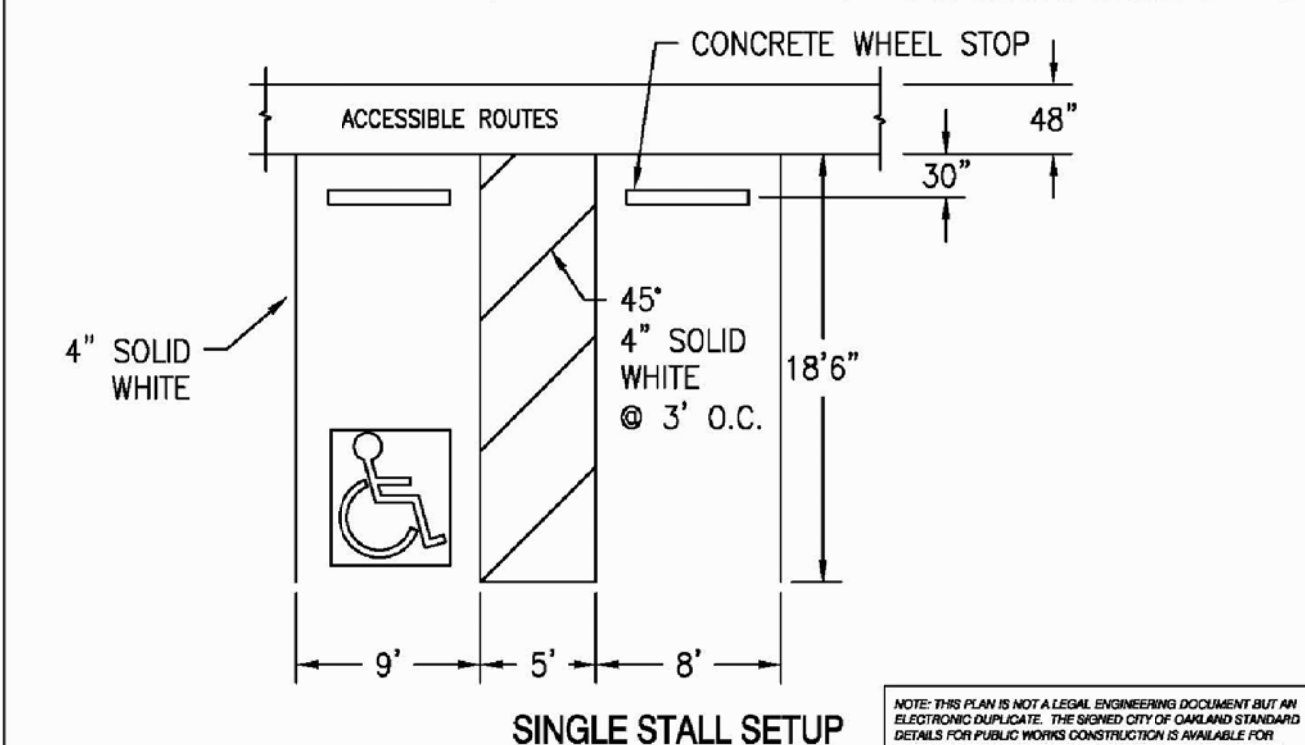
TYPE "B" INLET

ENGINEERING DESIGN MANAGER
DATE: JANUARY 2002 DWG: D-4
REV. DATE: _____

DESIGN OF HANDICAP PARKING STALL PER A.D.A. REQUIREMENTS



'D' DIMENSION FOR ACCESS AISLE
FOR VAN ACCESSIBLE 'D' = 9'
FOR REGULAR VEHICLE 'D' = 5'



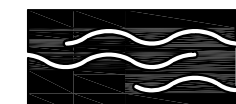
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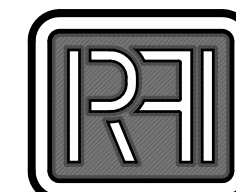
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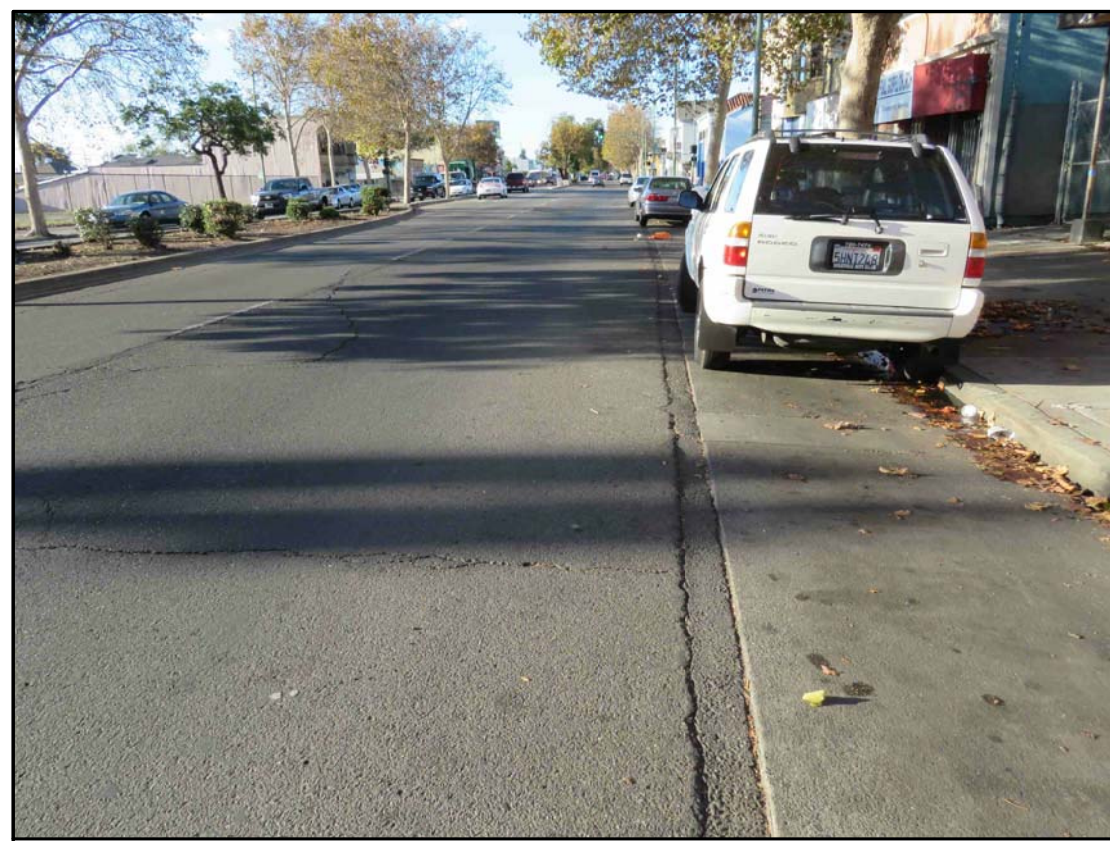
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scale

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R P
checked
RAMAN PATEL
file name
job number
15 - 25

drawing
DETAILS SHEET- 4
sheet number



1. INTERNATIONAL BLVD. PAVEMENT
LOOKING WEST FROM SOUTH-EAST CORNER



2. INTERNATIONAL BLVD. SIDEWALK
LOOKING WEST



3. INTERNATIONAL BLVD. SIDEWALK
LOOKING WEST



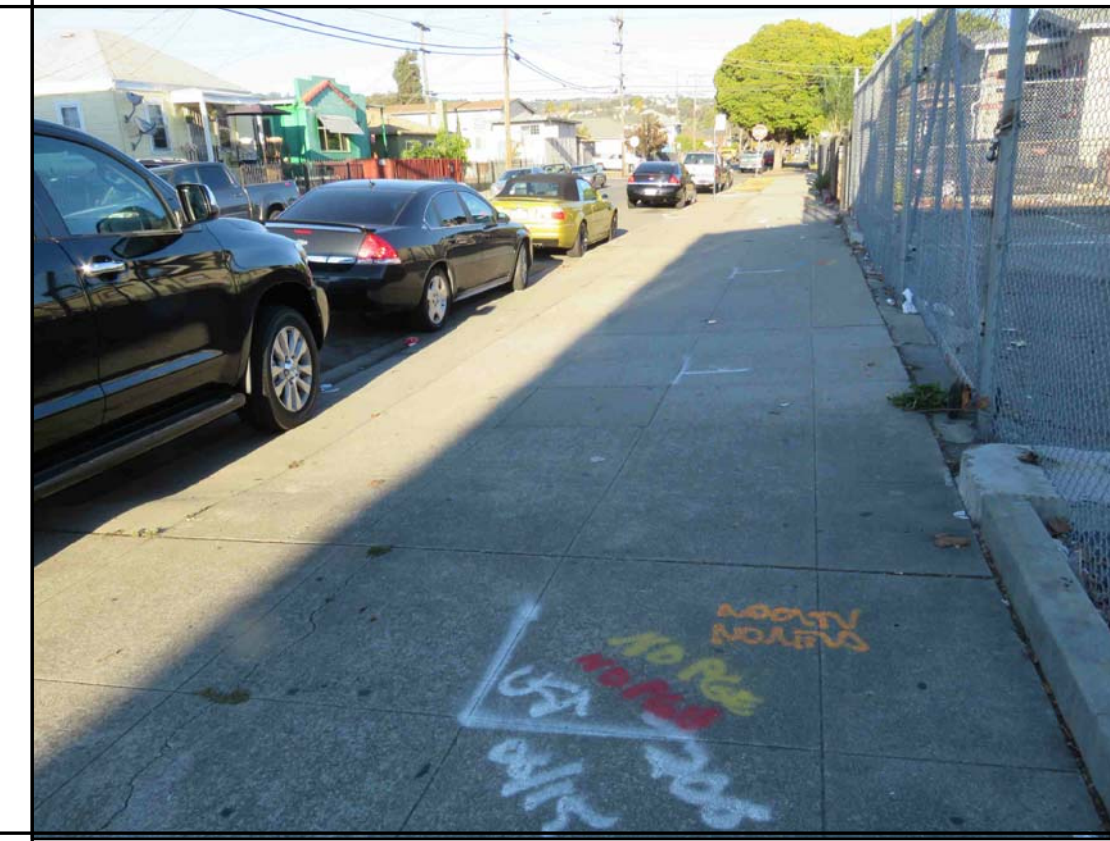
4. INTERNATIONAL BLVD. AND 94TH AVE.
AT SOUTH - WEST CORNER



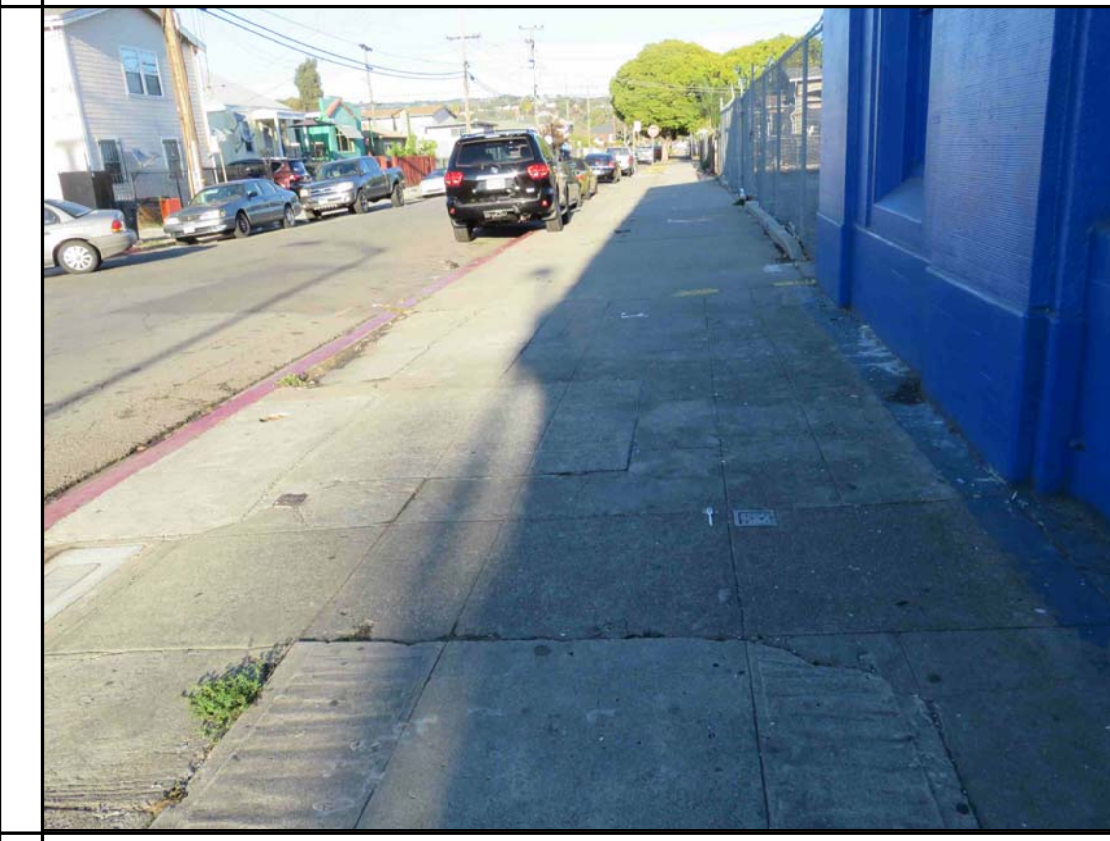
5. INTERNATIONAL BLVD. SIDEWALK
LOOKING EAST FROM 94TH AVENUE



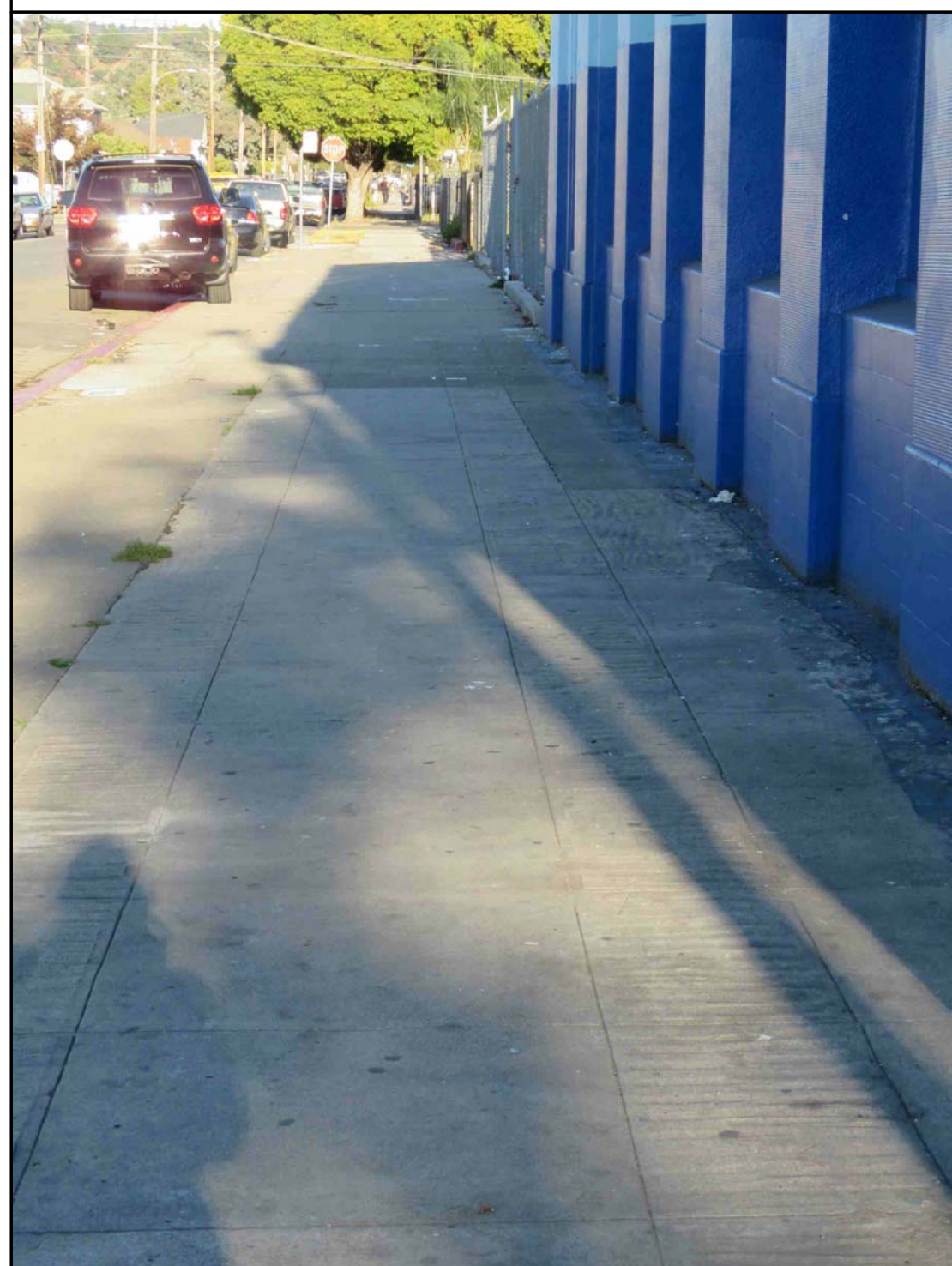
6. 94TH AVENUE SIDEWALK LOOKING
NORTH FROM INTERNATIONAL BLVD.



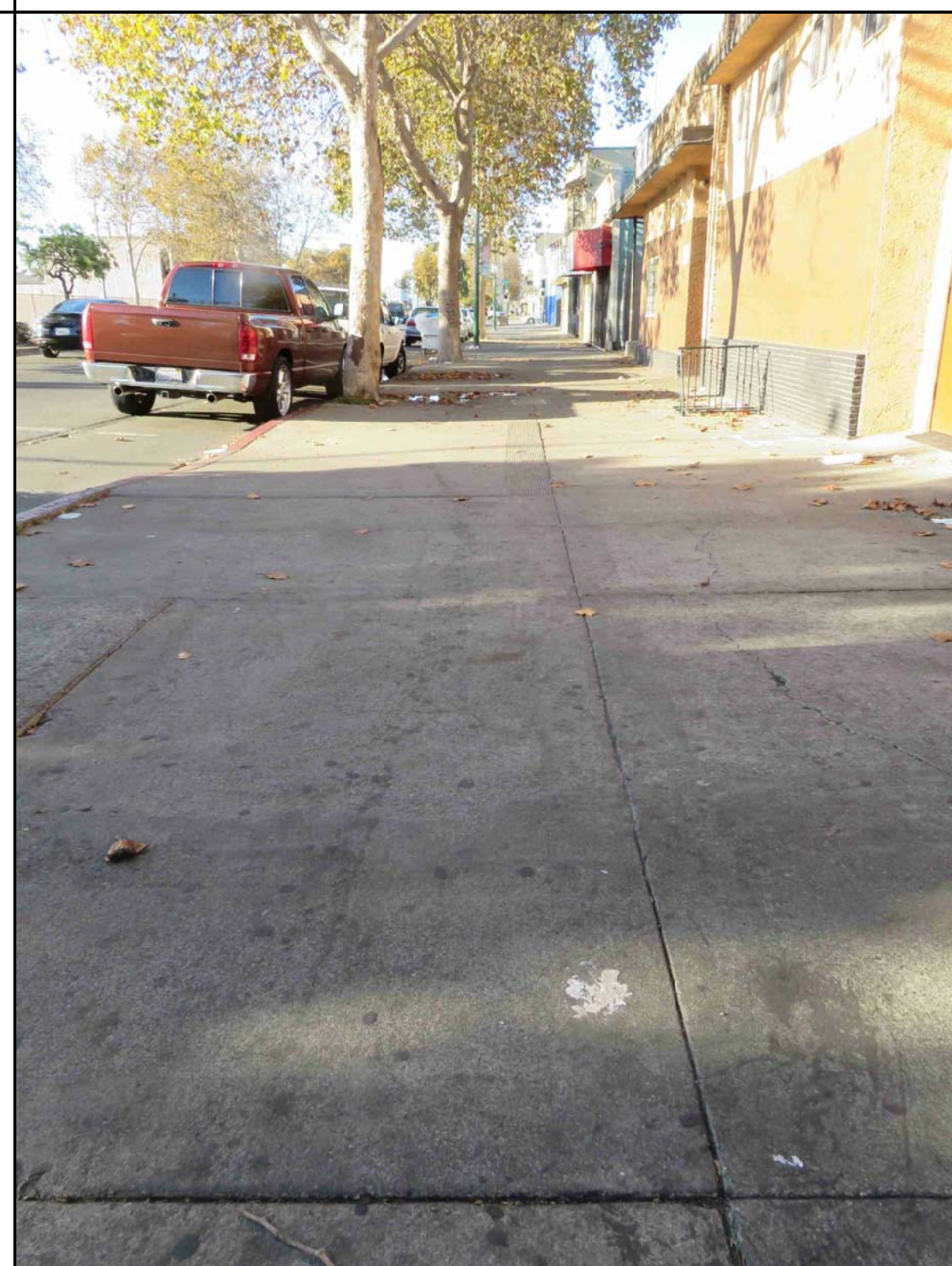
7. 94TH AVENUE SIDEWALK LOOKING
NORTH FROM INTERNATIONAL BLVD.



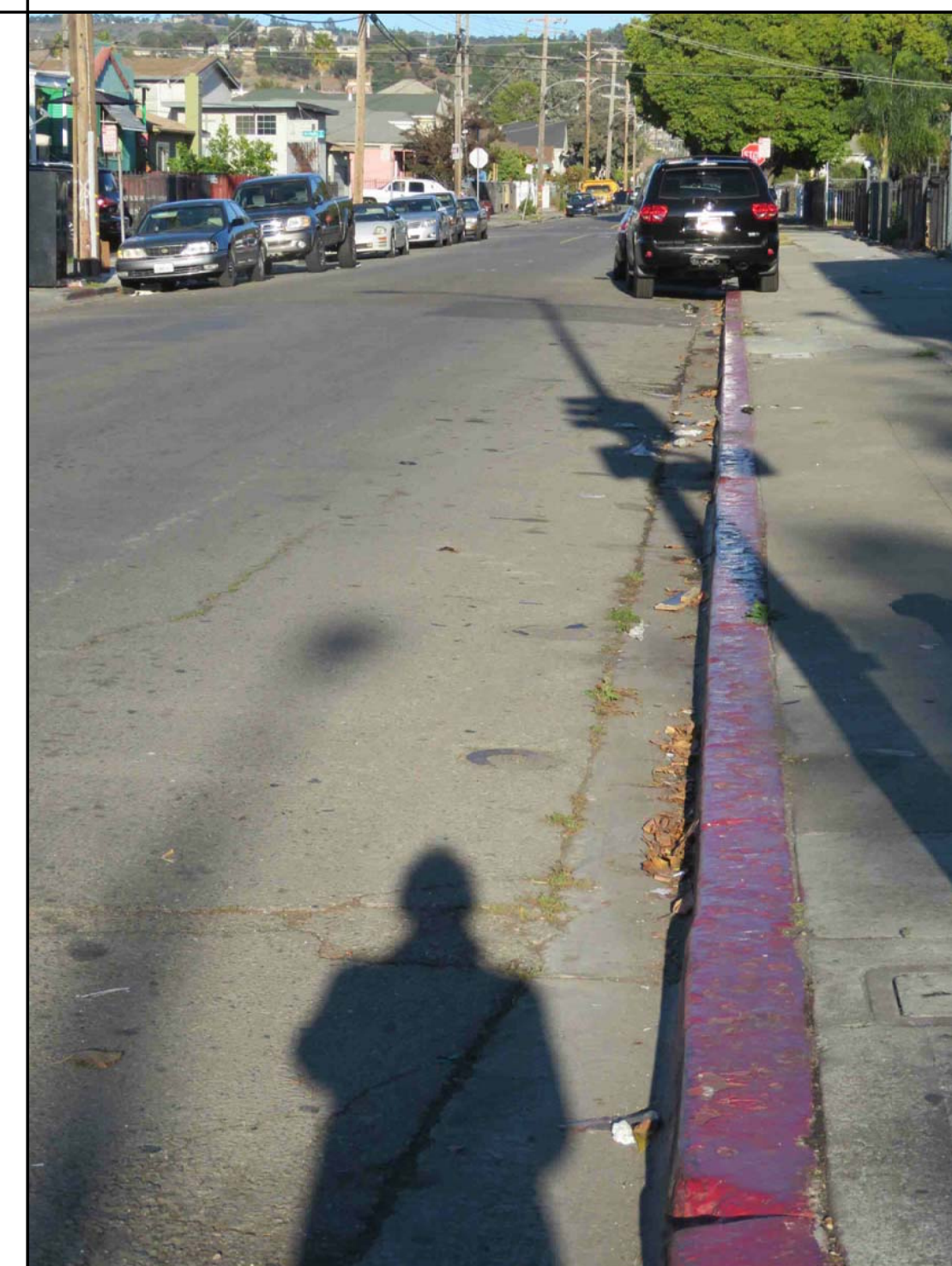
8. 94TH AVENUE SIDEWALK
LOOKING NORTH



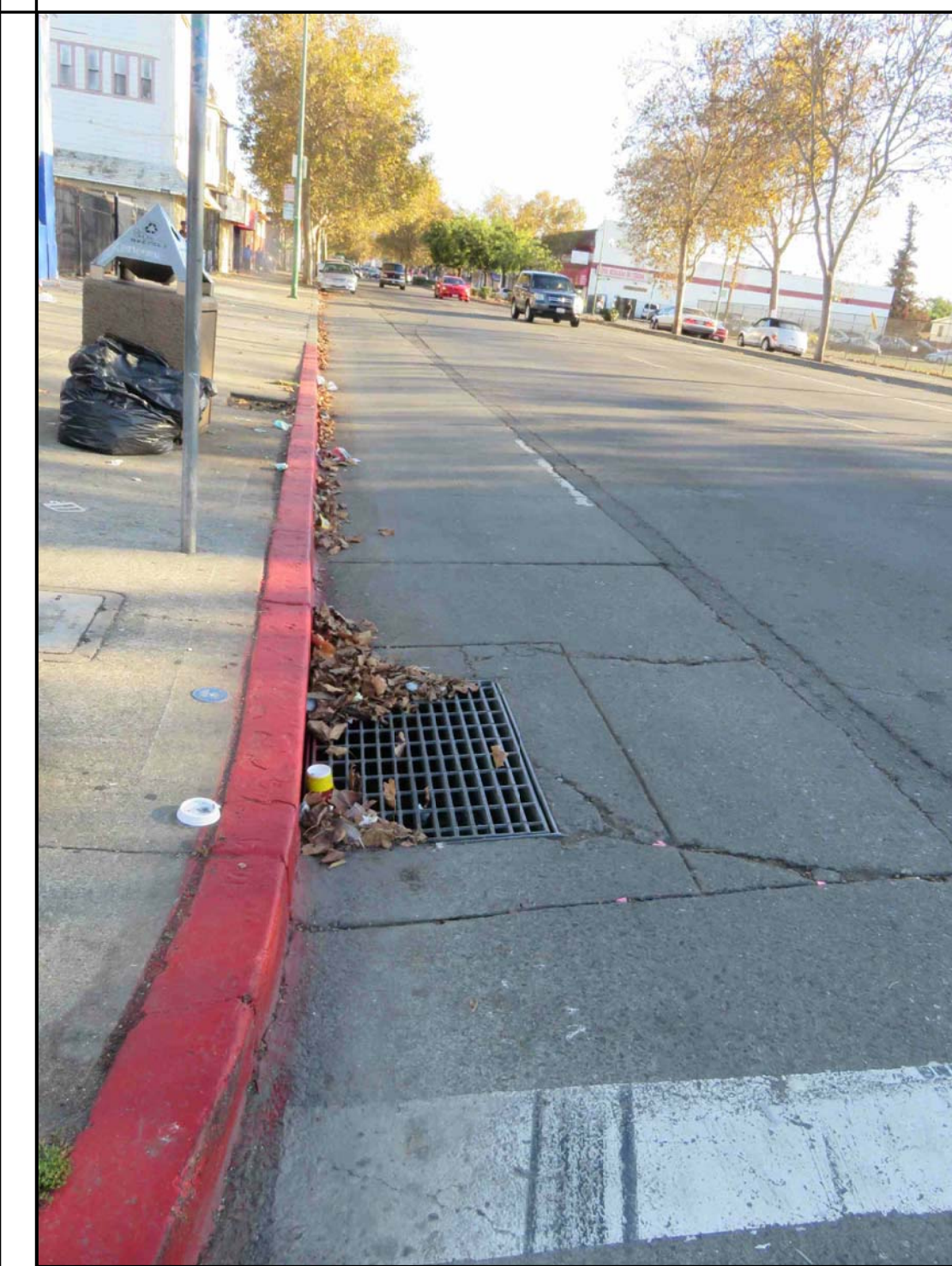
9. 94TH AVENUE SIDEWALK
LOOKING NORTH



10. INTERNATIONAL BLVD. SIDEWALK
LOOKING NORTH



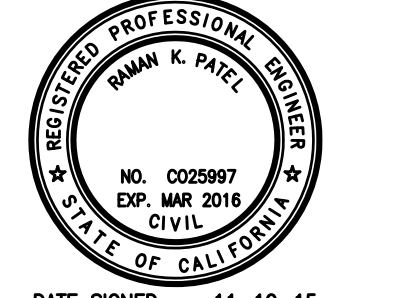
11. 94TH AVENUE PAVEMENT LOOKING
NORTH FROM INTERNATIONAL BLVD.



12. INTERNATIONAL BLVD. PAVEMENT
LOOKING EAST FROM 94TH AVENUE

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94111
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APPROVAL	07-02-15	
PLAN CHECK	08-27-15	
PZ /PX PERMIT	09-09-15	
BID SET	09-24-15	

**94th AND
INTERNATIONAL**
9400 INTERNATIONAL BLVD
OAKLAND, CA 94603

issue date
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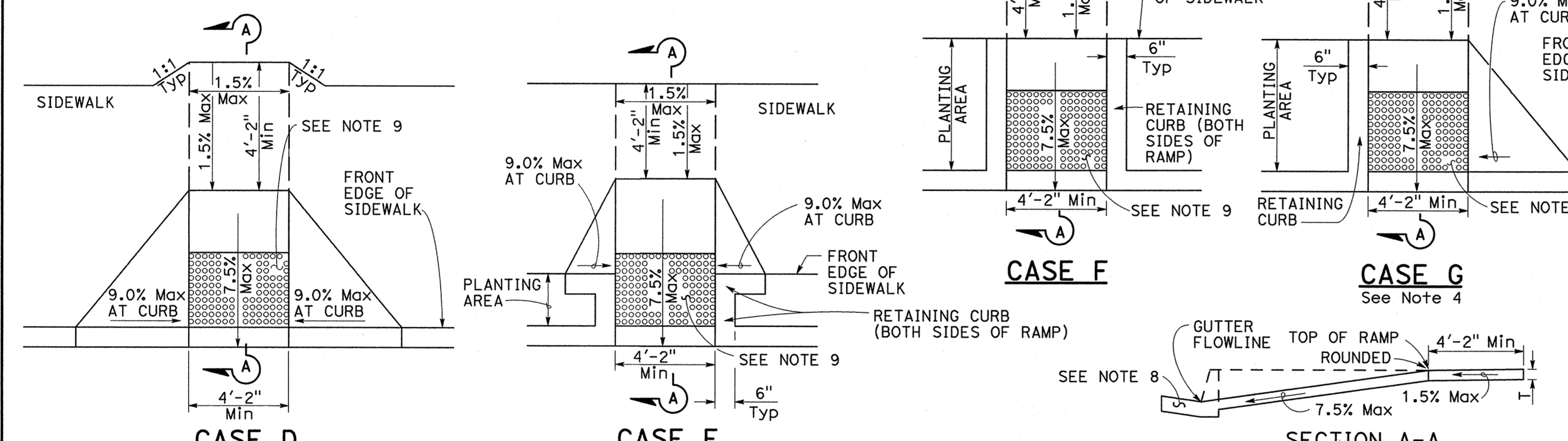
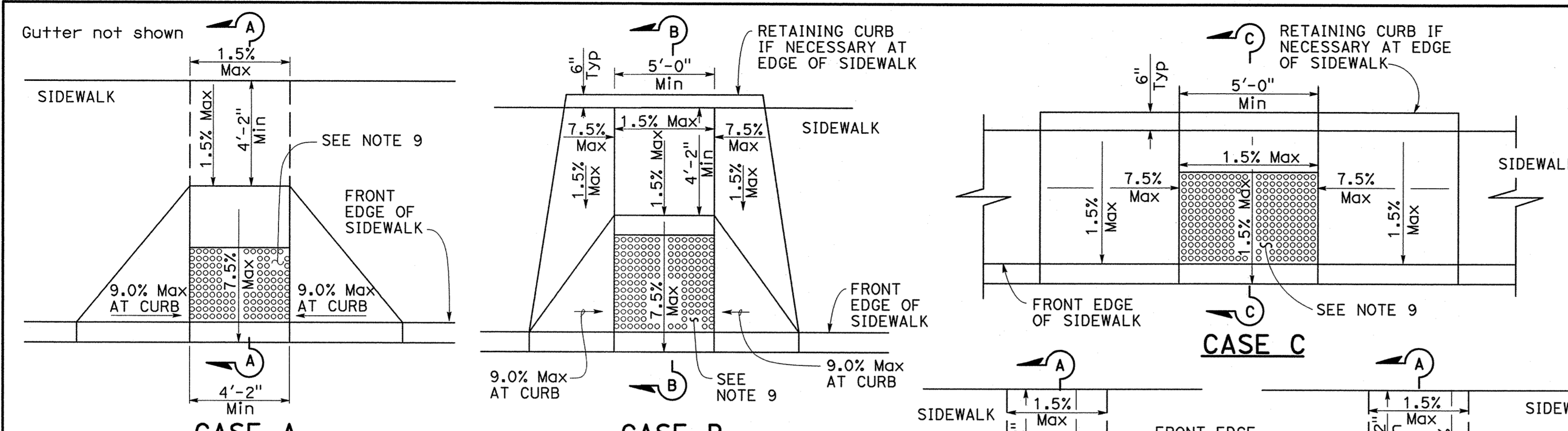
drawn
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checked
RAMAN PATEL
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job number
15 - 25

drawing
**SITE
PICTURES**
sheet number

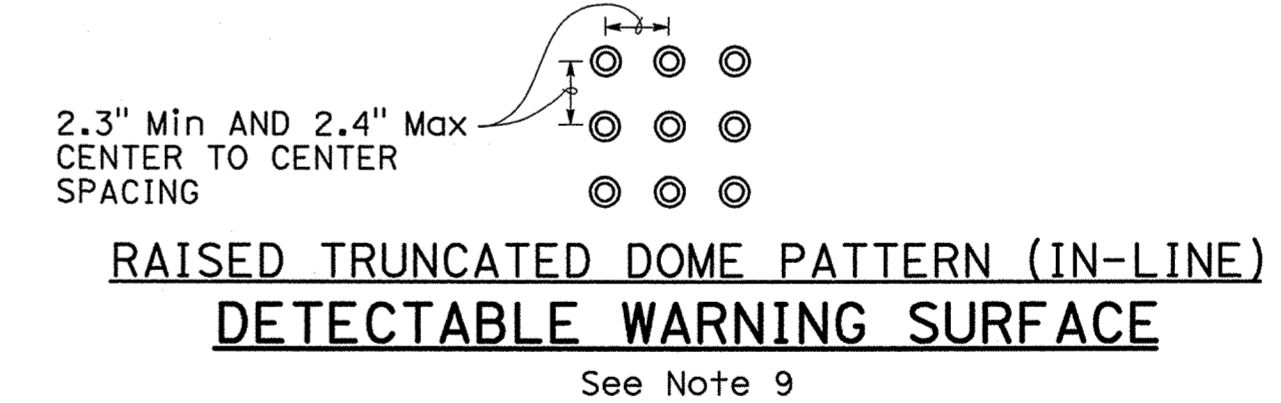
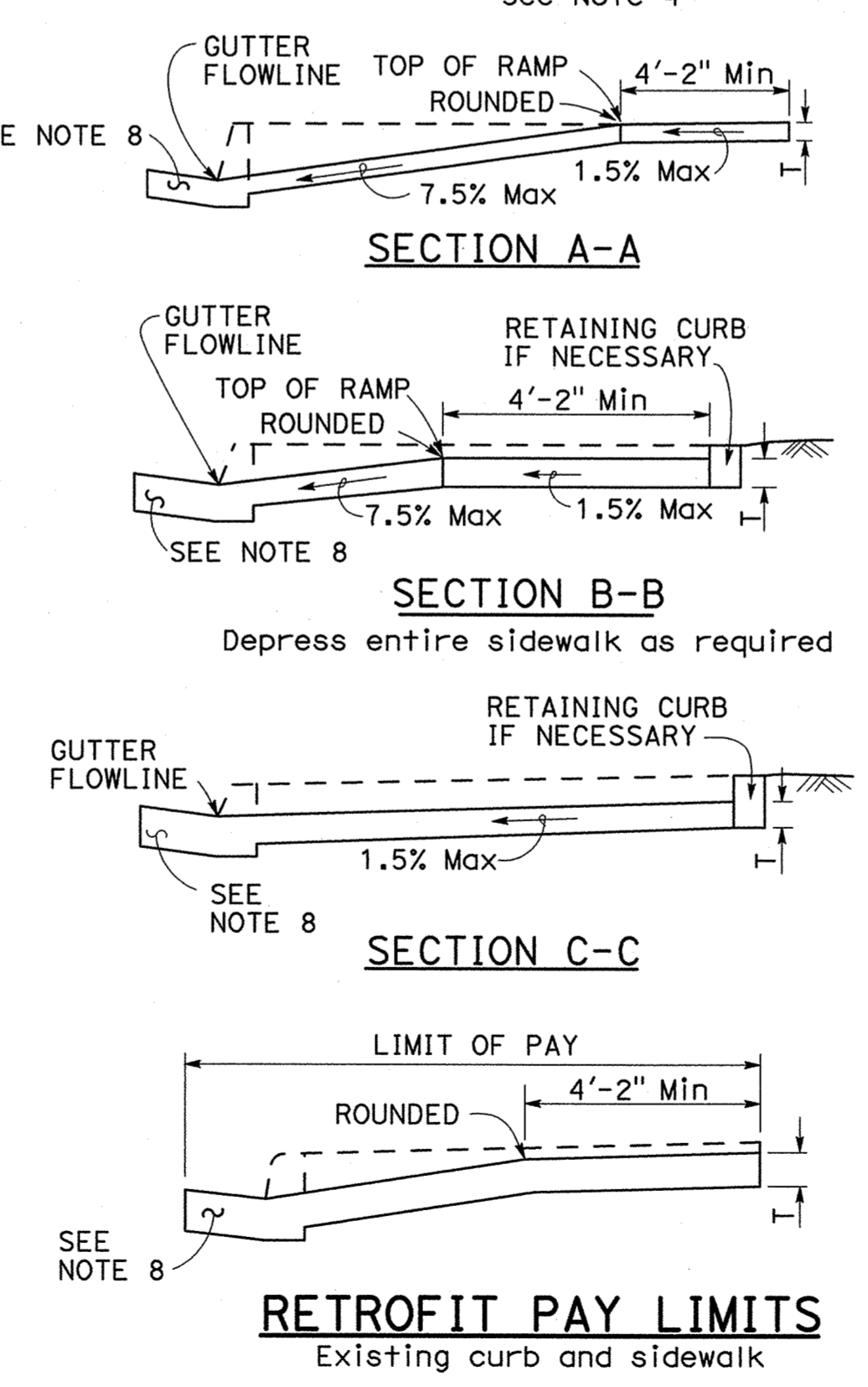
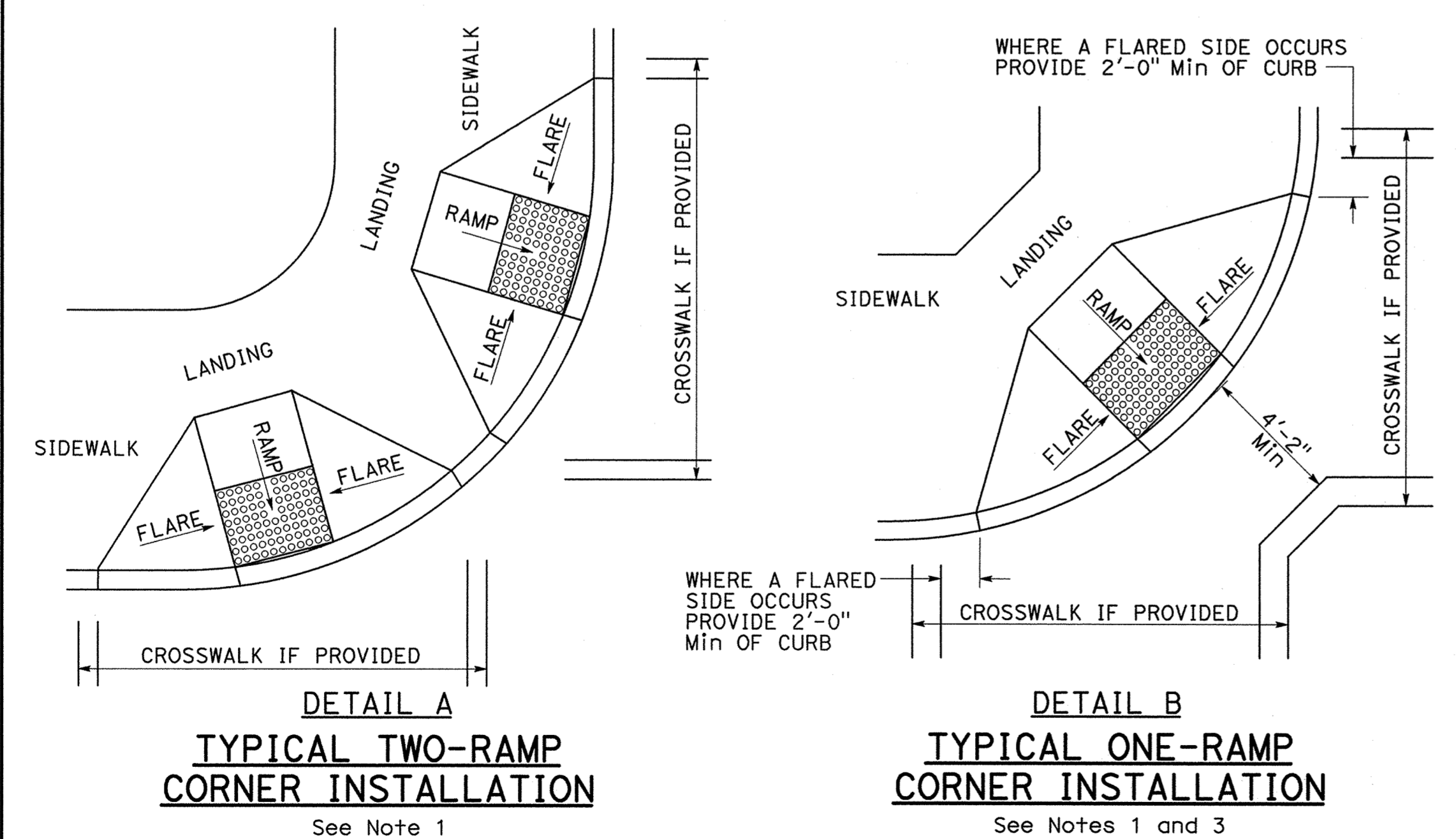
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

H. David Cordova
 REGISTERED CIVIL ENGINEER
 July 3, 2015
 PLANS APPROVAL DATE
 THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

REGISTERED PROFESSIONAL ENGINEER
 Hector David Cordova
 No. C41957
 Exp. 3-31-16
 CIVIL
 STATE OF CALIFORNIA



- NOTES:**
- As site conditions dictate, Case A through Case G curb ramps may be used for corner installations similar to those shown in Detail A and Detail B. The case of curb ramps used in Detail A do not have to be the same. Case A through Case G curb ramps also may be used at mid block locations, as site conditions dictate.
 - If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-2" platform (landing) as shown in Case A, the sidewalk may be depressed longitudinally as in Case B, or C or may be widened as in Case D.
 - When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
 - As site conditions dictate, the retaining curb side and the flared side of the Case G ramp shall be constructed in reversed position.
 - If located on a curve, the sides of the ramp need not be parallel, but the minimum width of the ramp shall be 4'-2".
 - Side slope of ramp flares vary uniformly from a maximum of 9.0% at curb to conform with longitudinal sidewalk slope adjacent to top of the ramp, except in Case C and Case F.
 - Transitions from ramps and landing to walks, gutters or streets shall be flush (no lip) and free of abrupt changes.
 - Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5.0%). Gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.
 - Curb ramps shall have a detectable warning surface that extends the full width and 3'-0" depth of the ramp. A 4'-0" wide detectable warning surface may be used on a 4'-2" wide curb ramp. Detectable Warning Surfaces shall conform to the requirements in the Standard Specifications.
 - Sidewalk and ramp thickness, "T", shall be 3/2" minimum.
 - Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
 - Detectable warning surface may have to be cut to allow removal of utility covers while maintaining full detectable warning width and depth.



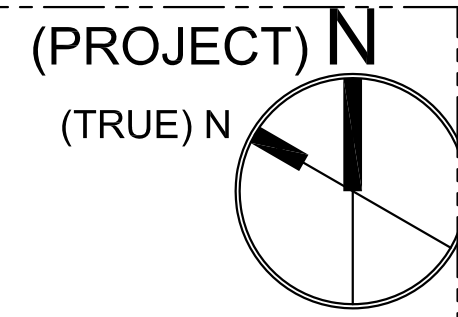
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

CURB RAMP DETAILS
NO SCALE

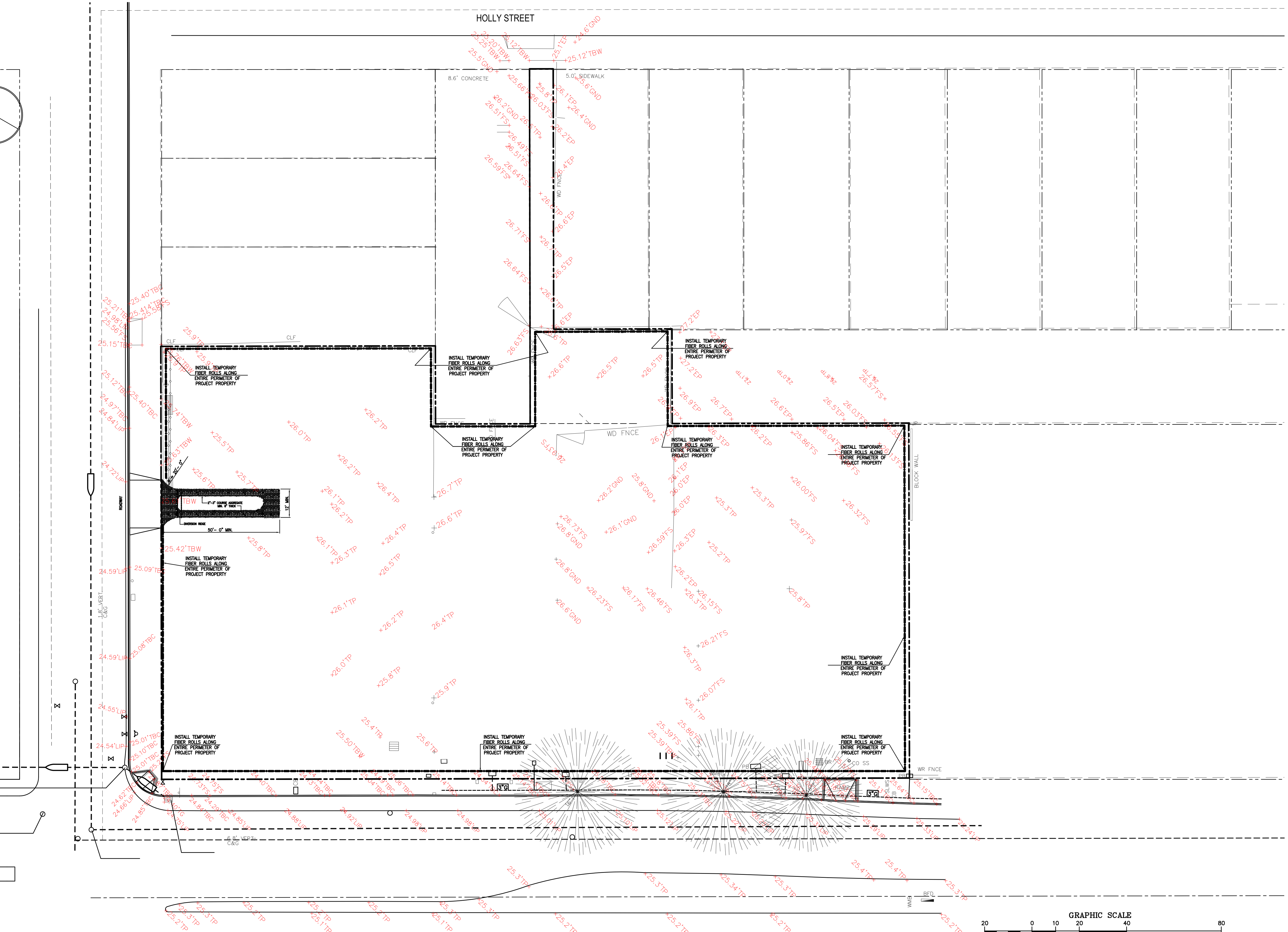
RSP A88A DATED JULY 3, 2015 SUPERSEDES RSP A88A DATED MARCH 21, 2014 AND RSP A88A DATED JULY 19, 2013 AND STANDARD PLAN A88A DATED MAY 20, 2011 - PAGE 121 OF THE STANDARD PLANS BOOK DATED 2010.

REVISED STANDARD PLAN RSP A88A

2010 REVISED STANDARD PLAN RSP A88A

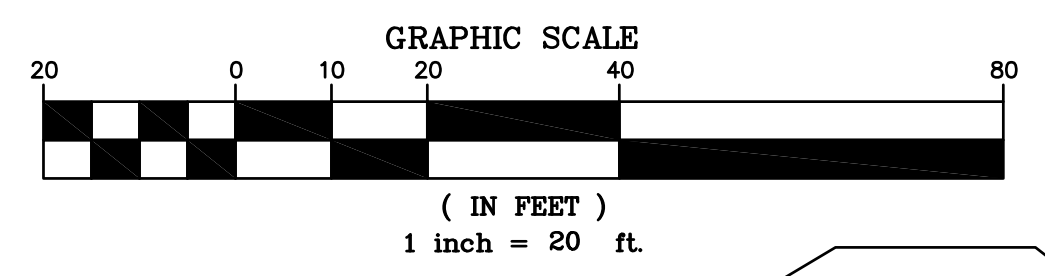


HOLLY STREET



EROSION CONTROL PLAN
SCALE 1" = 20'-0"

EAST 14TH STREET (INTERNATIONAL BOULEVARD)



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15 - 25

drawing
EROSION CONTROL PLAN
sheet number

EC-1



“Stockpile Winterization”

Stock piles must be securely covered (perimeter protection recommended).



“Construction Site Entrances”

Geotextile liner under rocks.



“Concrete Washout Area”

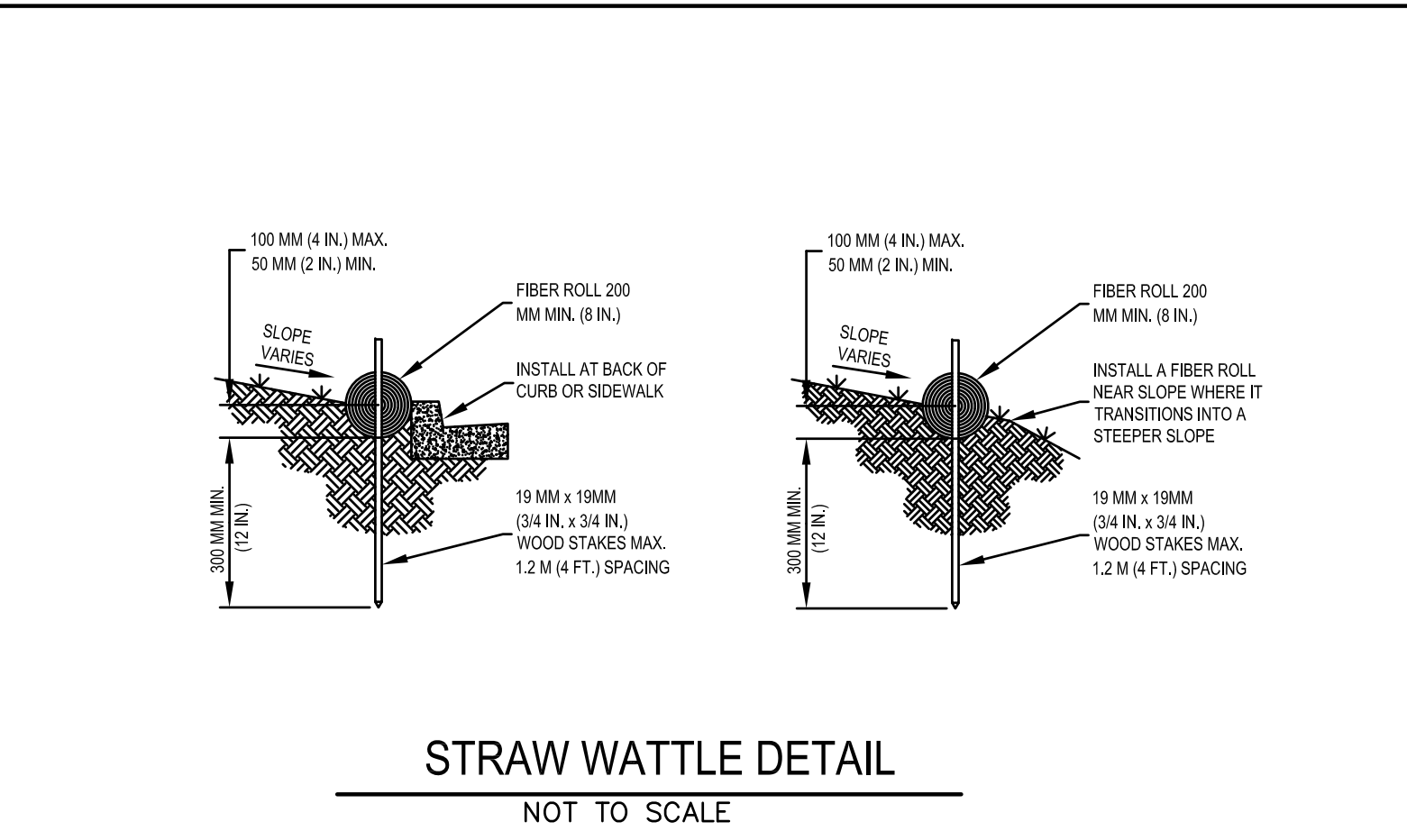
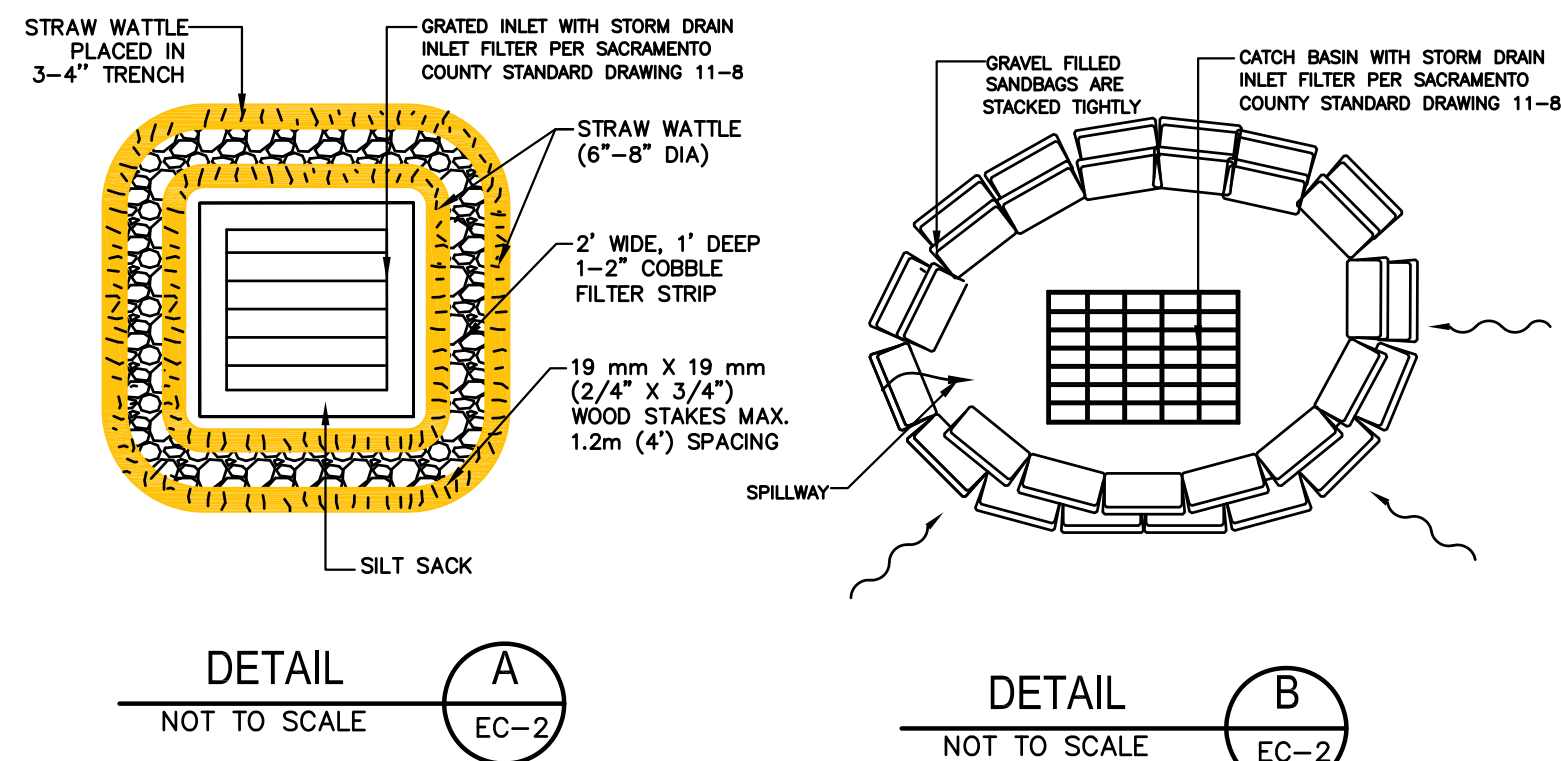
Constructed of straw bales lined with a sheet of plastic.



“Drain Inlet Protection”

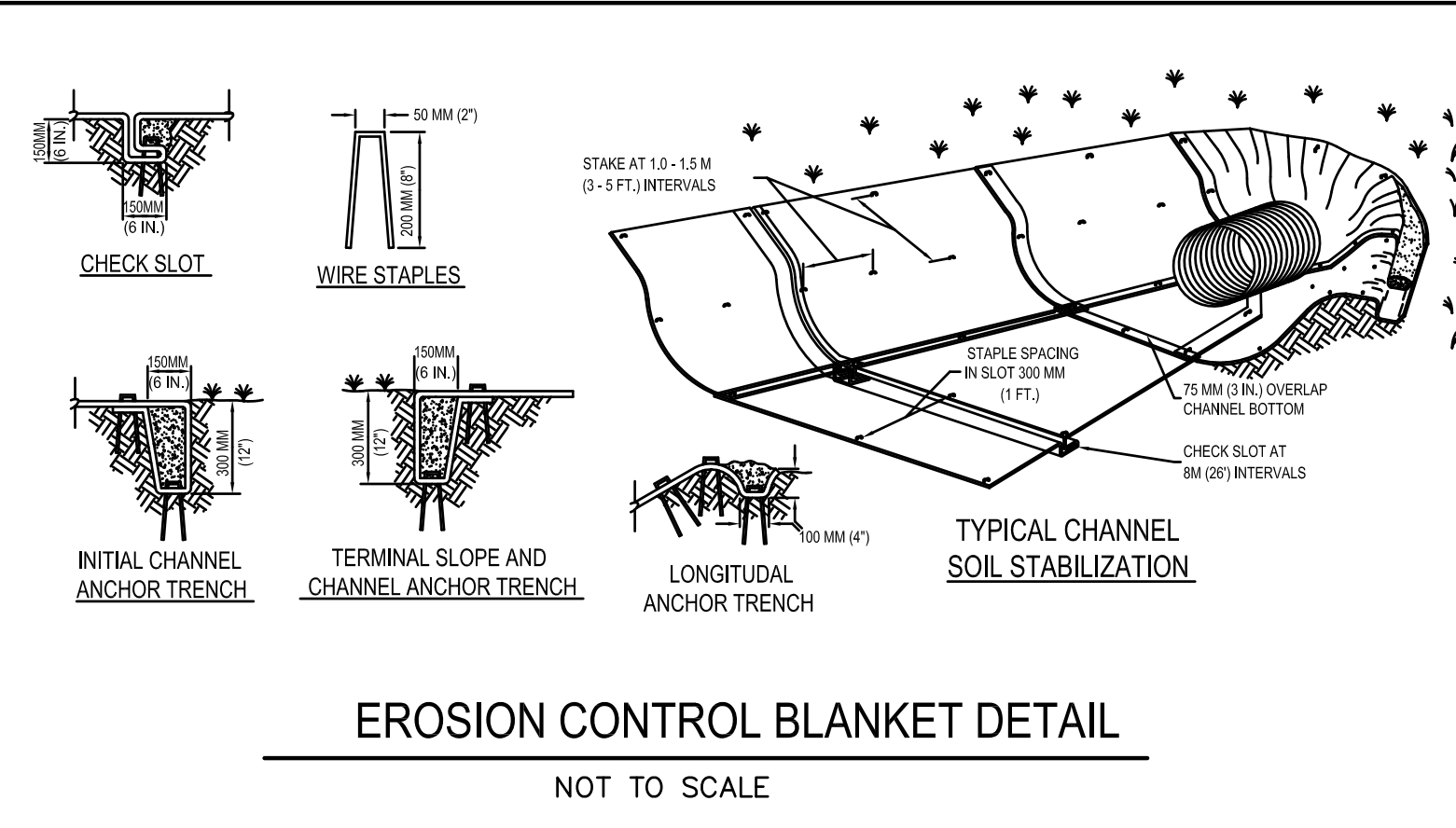
Drain inlets must have manufactured silt bags in place

Silt sacks must be maintained weekly and after every rain event.



STRAW WATTLE DETAIL

NOT TO SCALE



EROSION CONTROL BLANKET DETAIL

NOT TO SCALE

1. STORM DRAIN MESSAGE SHALL BE APPROVED BY THE COUNTY OF SACRAMENTO.
2. STORM DRAIN MESSAGE SHALL BE APPLIED IN SUCH A WAY AS TO PROVIDE A CLEAR LEGIBLE MESSAGE.
3. DIMENSIONS OF STORM DRAIN MESSAGE SHALL NOT EXCEED 12"x33". THE LETTERS SHOULD BE A MINIMUM 1.5 INCHES IN HEIGHT.
4. IF STAMPED IN CONCRETE, THE DEPTH SHOULD BE APPROXIMATELY 0.25 INCHES.

"A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE DETAIL ABOVE"

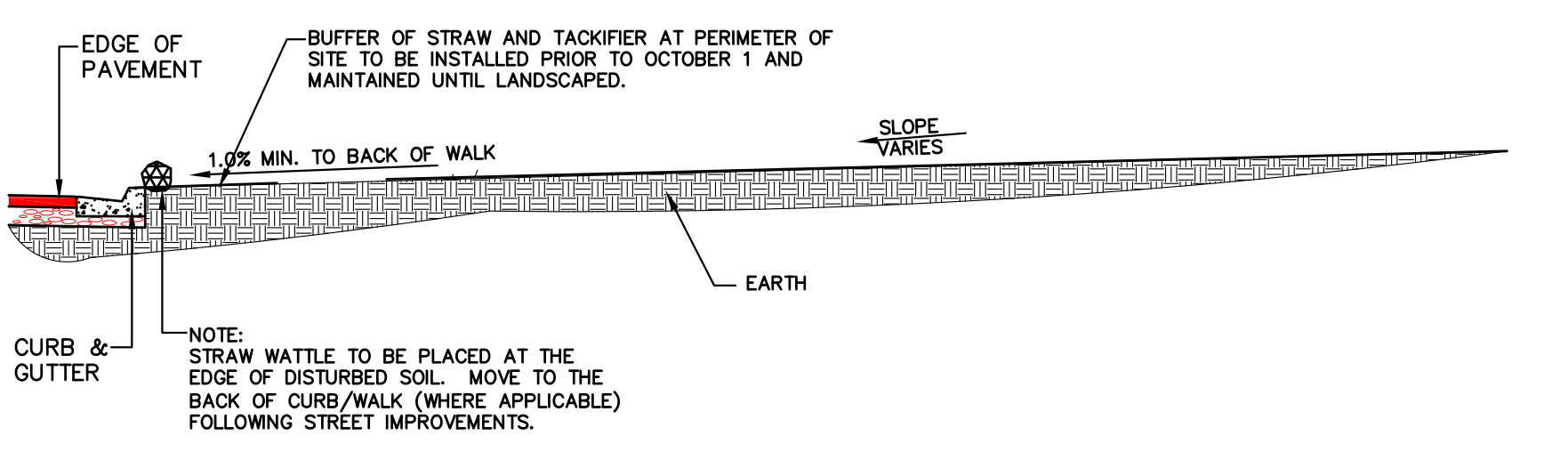
PUBLIC NOTICE

NOT TO SCALE

BMP SCHEDULE										
CONSTRUCTION PHASE	WET SEASON (OCT 1 - APRIL 30)					YEAR ROUND				
	HYDROSEEDING	STRAW & TACKIFIER	PRESERVATION OF EXISTING VEGETATION	FIBER ROLLS	DUST CONTROL	STORM DRAIN INLET PROTECTION	DEWATERING	DI STENCILING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL
PRE-GRADING										
ON-SITE EARTHWORK										
UNDERGROUND WORK										
STORM DRAIN IMPROVEMENTS										
PUBLIC STREET IMPROVEMENTS										
PAVEOUT/ SIDEWALK WORK										
POST - CONSTRUCTION						Until improvements are accepted by the County				

GOOD HOUSEKEEPING PRACTICES TABLE

BEST MANAGEMENT PRACTICE	LOCATION	IMPLEMENTATION SCHEDULE	MAINTENANCE SCHEDULE
SOLID WASTE MANAGEMENT	THROUGHOUT THE PROJECT SITE	PRIOR TO GENERATION OF ONSITE WASTE	COLLECT TRASH DAILY, PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE.
MATERIAL DELIVERY AND STORAGE	AS DETERMINED BY CONTRACTOR	AT THE TIME OF MATERIAL DELIVERY	PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING AND FENCING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIAL. RELOCATE STORAGE AREA TO BUILDING SHELL WHEN POSSIBLE. INSPECT BERMING, PALLETS COVERINGS AND CONTAINERS WEEKLY.
CONCRETE WASTE	AS DETERMINED BY CONTRACTOR	PRIOR TO DELIVERY OF CONCRETE	INSPECT DAILY CONTROL RUNOFF. PROVIDE A DESIGNATED AREA FOR TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE WASTE. CONCRETE TRUCKS SHALL NEVER DUMP WASTE INTO CITY STORM DRAINS. INSPECT WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
PAINT AND PAINTING SUPPLIES	THROUGHOUT THE PROJECT SITE	PRIOR TO PAINTING	PROVIDE INSTRUCTION TO EMPLOYEES AND SUB- CONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE. USE AND CLEANUP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
VEHICLE FUELING, MAINTENANCE AND CLEANING	AS DETERMINED BY CONTRACTOR	PRIOR TO ONSITE EQUIPMENT STORAGE	PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PAN. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM.
SANITARY SEWER FACILITIES	AS DETERMINED BY CONTRACTOR	PRIOR TO MAINTAINING ONSITE WORK FORCE	INSPECT CONTAINMENT WEEKLY. INSPECT OR REMOVE WASTES WEEKLY OR MORE OFTEN AS APPROPRIATE. PROVIDE TEMPORARY SANITARY SEWER FACILITIES DURING SITE CONSTRUCTION.
PAVED ROADS	AT STABILIZED CONSTRUCTION ACCESS	FROM INITIAL GRADING TO COMPLETION OF ONSITE PAVING	SWEEP WEEKLY OF MORE OFTEN AS APPROPRIATE. ALL SEDIMENT DEPOSITED ON PAVED ROADS SHALL BE SWEEPED AND FREE OF SEDIMENT AT THE END OF EACH WORKING DAY.
ALL EROSION + SEDIMENT + CHEMICAL CONTROL MEASURES	THROUGHOUT THE PROJECT SITE	SEE BMP INSTALLATION SCHEDULE, THIS SHEET	BMP'S SHALL BE INSPECTED REGULARLY BEFORE, DURING AND AFTER ANY STORM EVENT AND REPAIRED ACCORDINGLY.



TYPICAL SITE PERIMETER

NOT TO SCALE

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 drawing: **EROSION CONTROL DETAILS**
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