

December 21, 2017

Mr. Keith Nowell  
Alameda County Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502

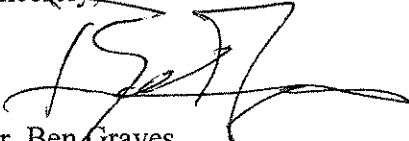
**Subject: Submittal Acknowledgement Statement  
Soil Vapor Sampling Work Plan**  
2225 Telegraph Avenue  
Oakland, California  
AEI Project No. 378827  
Toxics Case No. TBD

Dear Mr. Nowell:

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the State Water Resources Control Board's Geotracker website.

If you have any questions or need additional information, please do not hesitate to call the undersigned at (312) 952-9090, or Mr. Jeremy Smith at AEI Consultants, (925) 746-6028.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Graves", written over a horizontal line.

Mr. Ben Graves  
GH I TC 2225 Telegraph, LLC  
1934 Hennepin Avenue, Suite 201  
Minneapolis, MN 55403

cc: Mr. Jeremy Smith, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597



December 21, 2017

Mr. Keith Nowell PG, CHG  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

**Subject: Soil Vapor Sampling Work Plan**  
2225 Telegraph Avenue  
Oakland, California  
DEH Case No. Pending  
AEI Project No. 378827

Dear Mr. Nowell:

The following work plan has been prepared by AEI Consultants (AEI) in order to provide details of the planned soil vapor survey at 2225 Telegraph Avenue in Oakland, California (the Site) at the request of GH I TC 2225 Telegraph, LLC (client). The planned activities are proposed to support planning for the future redevelopment of a hotel at the Site. Current redevelopment plans anticipate the construction of a seven story hotel, with a restaurant, workout facility, and lobby on the first floor, followed by temporary living above. No basement is planned. Conceptual development plans are provided herein as Attachment A.

## **1.0 Site Description and Background**

The property is located on the southwest corner of the intersection of West Grand Avenue and Telegraph Avenue in a commercial and residential area of Oakland, California (Figure 1). The Site is currently operating as a Valero branded retail gasoline station (Figure 2).

The Site is currently an open leaking underground storage tank (LUST) cleanup site under regulatory guidance under the Alameda County Department of Environmental Health (DEH). The case has been assigned Case No. RO0000358 by the DEH with the responsible party being ExxonMobil and investigation and cleanup activities being managed by Cardno. AEI understands that the current investigation and cleanup is nearing regulatory case closure (anticipated to occur in 2018) under the State Water Resources Control Board implemented Low-Threat Underground Storage Tanks Case Closure Policy (LTCP) based on the Site operating as an existing retail gasoline station.

The activities proposed in this work plan have been proposed independently of the RO0000358 case, and will be completed under the new Voluntary Cleanup Program (VCP) case recently submitted to the DEH by the client. Current plans include redevelopment of the Site as a hotel which will result in a change of land use at the Site. The change in land use may require a different cleanup standard than what the DEH is using for the existing gasoline station.

Therefore, AEI anticipates working with the client and the DEH during the planning and redevelopment stages to verify that all over the course of redevelopment activities, the appropriate measures are taken to obtain a no further action letter with regards to the VCP.

## **2.0 Scope of Work**

In order to assess current soil vapor conditions, and obtain a "worst case" scenario to inform a development timeline, we propose the collection and analyses of soil gas samples to evaluate the potential for vapor intrusion to future buildings at the Site. The proposed scope of work for the collection of soil gas samples is described in the below sections.

### **Health and Safety, Permitting, and Utility Clearance**

A Site-specific health and safety plan will be prepared, reviewed by onsite personnel, and kept onsite for the duration of the fieldwork. Drilling permits will be obtained from Alameda County Public Works Agency (ACPWA) for this investigation. The public underground utility locating service Underground Service Alert (USA) will be notified to identify public utilities in the work area at least 48 hours to drilling activities. Private utility locating will be conducted by an independent utility locating company to identify underground utilities on the property. This work will be performed under the oversight of a licensed professional geologist.

### **Soil Gas Sample Collection**

The scope of work proposed consists of the installation of five (5) soil gas sampling points and subsequent sampling from each of the locations (Figure 2). The sampling will be conducted in general accordance with the guidelines outlined in Advisory: Active Soil Gas Investigations dated July 2015 by the Department of Toxic Substances Control (DTSC) et. al.

No basement is planned as part of the proposed construction, and the planned concrete slab is anticipated to be approximately four inches thick. As such, the soil gas probes will be installed to a depth of approximately 6 feet below ground surface (bgs), and installed as permanent soil gas wells.

Soil gas wells will be installed by hand augering the boring to a depth of approximately 6.5 feet bgs, following which, approximately 6-inches of #2/12 Monterey sand will be placed in the bottom of the borehole and a stainless steel gas sampling implant attached to ¼-inch O.D. Teflon or equivalent tubing will be situated at the top of the sand such that the gas implant is situated at 6 feet bgs. Then #2/12 Monterey sand will be placed around the implant to a depth approximately 6 inches above the top of the implant or 5.5 feet bgs. Bentonite will then be placed above the sand pack which will be composed of 12-inches of dry granular to 4.5 feet bgs followed by 12-inches of hydrated bentonite to 3.5 feet bgs. The remainder of the borehole will be completed with type I/II neat cement grout to the surface. The well will be completed with a flush mounted traffic rated well box emplaced in concrete.

A minimum of 48-hours following installation, sampling will occur which will consist of vacuum testing the connections and purging with the use of a helium tracer. The samples will be collected through a calibrated flow controller and into 1-liter summa canisters. Each canister

will be individually checked, tested and certified by the laboratory for air tightness and proper vacuum prior to shipping. Prior to sampling, a vacuum gauge will be used to measure and record the initial summa canister vacuum pressure. Once sampling is conducted, each summa canister will be sealed with a slight vacuum prior to shipping. Subsequent sampling events, as needed, will be completed using the same method as above.

### **Investigation Derived Waste**

Any investigation derived waste will be left onsite in drums. Disposal will depend upon the receipt of the analytical results and upon client approval.

### **Laboratory Analysis**

All of the samples will be transferred under appropriate chain-of-custody documentation to a state-certified laboratory. Laboratory analysis of the soil gas samples will consist of the following:

- Volatile organic compounds (VOCs) by TO-15; and
- Percent Oxygen, Carbon Dioxide, Methane, and Helium (leak check) by ASTM method D-1945 or D-1946.

Select soil samples from the upper five feet of soil from SV-1 to SV-3 will be analyzed for total petroleum hydrocarbons as gasoline (TPHg) and TPH as diesel (TPHd) using EPA Method 8015.

### **3.0 Estimated Schedule**

Completion of this work is contingent upon approval of this work plan, receipt of approved drilling permits, and pending subcontractor availability. Work is currently scheduled to occur as follows pending approval of this work plan by DEH.

- Week of January 1<sup>st</sup>, 2018 – vapor probe installation and sampling to evaluate winter (pre-significant rainfall) conditions.
- Early April 2018 – 2<sup>nd</sup> vapor sampling event to evaluate rainy season conditions.
- Early July 2018 – 3<sup>rd</sup> vapor sampling event to evaluate dry season conditions.

### **4.0 Reporting**

A final report will be prepared following the receipt of analytical data. The report will detail the investigation methods along with the analytical results. The results will be compared to the LTCP screening levels as applicable. The report will also provide a recommendation if future sampling is warranted.



If there are any questions regarding our planned investigation, please do not hesitate to contact AEI at (925) 746-6000. We look forward to your review and approval.

Sincerely,  
**AEI Consultants**



Jeremy Smith  
Senior Project Manager



Veronica Statham, PE  
Senior Engineer



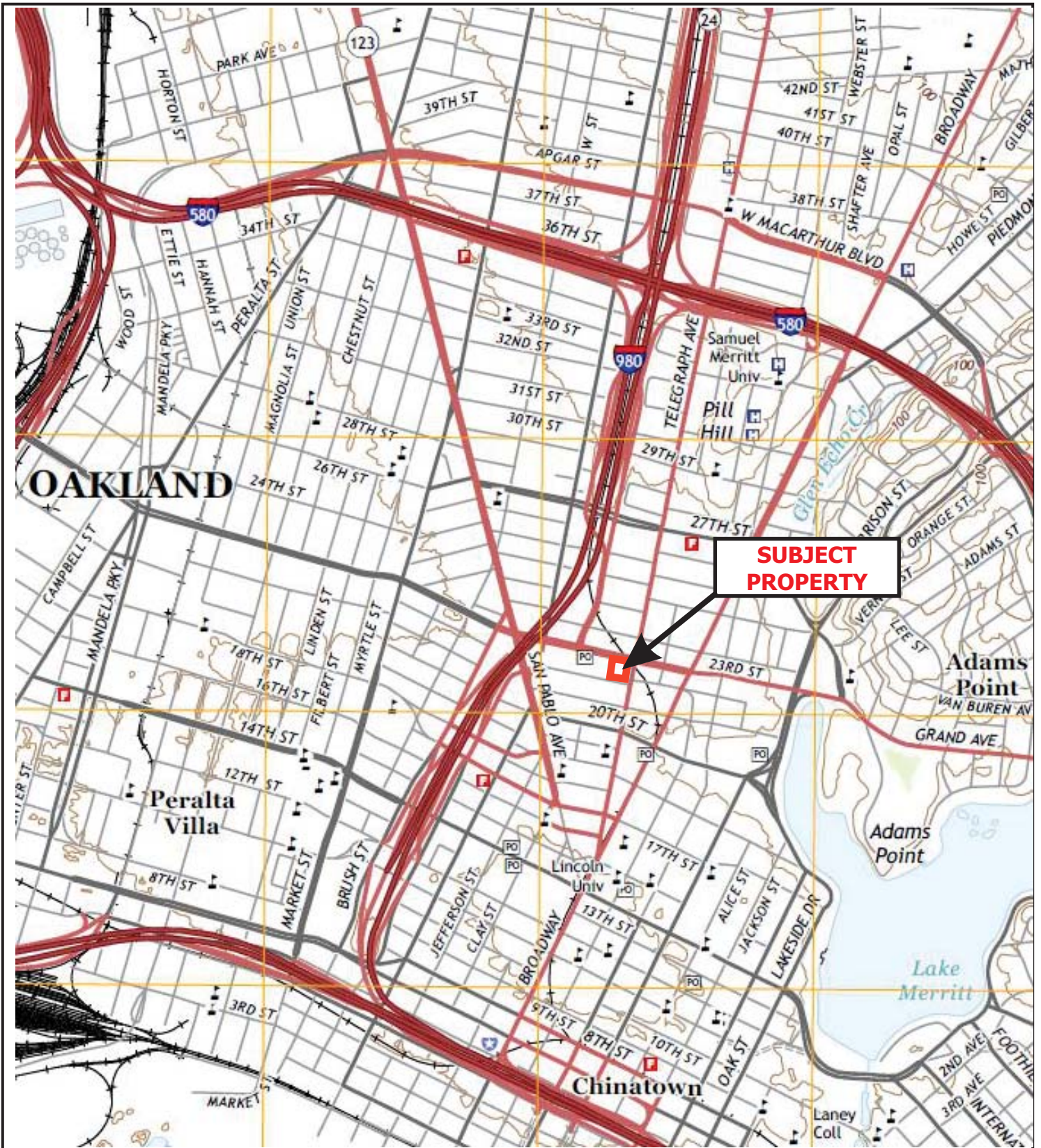
**Attachments**

- Figure 1 - Site Location Map
- Figure 2 - Generalized Site Plan
- Appendix A - Conceptual Development Plans

**Distribution**

- Ross Stackhouse, [rstackhouse@tidewatercap.com](mailto:rstackhouse@tidewatercap.com) (electronic copy)
- Matt Mering, [mmering@graveshospitality.com](mailto:mmering@graveshospitality.com) (electronic copy)
- Alex Kaplan, [akaplan@tidewatercap.com](mailto:akaplan@tidewatercap.com) (electronic copy)
- Ben Graves, [bgraves@graveshospitality.com](mailto:bgraves@graveshospitality.com) (electronic copy)
- Tom Graf, [tom@grafcon.us](mailto:tom@grafcon.us) (electronic copy)

## FIGURES



**LEGEND**

 Approximate Property Boundary



Map: Oakland West  
 Date: 2017  
 Source: USGS

**AEI Consultants**

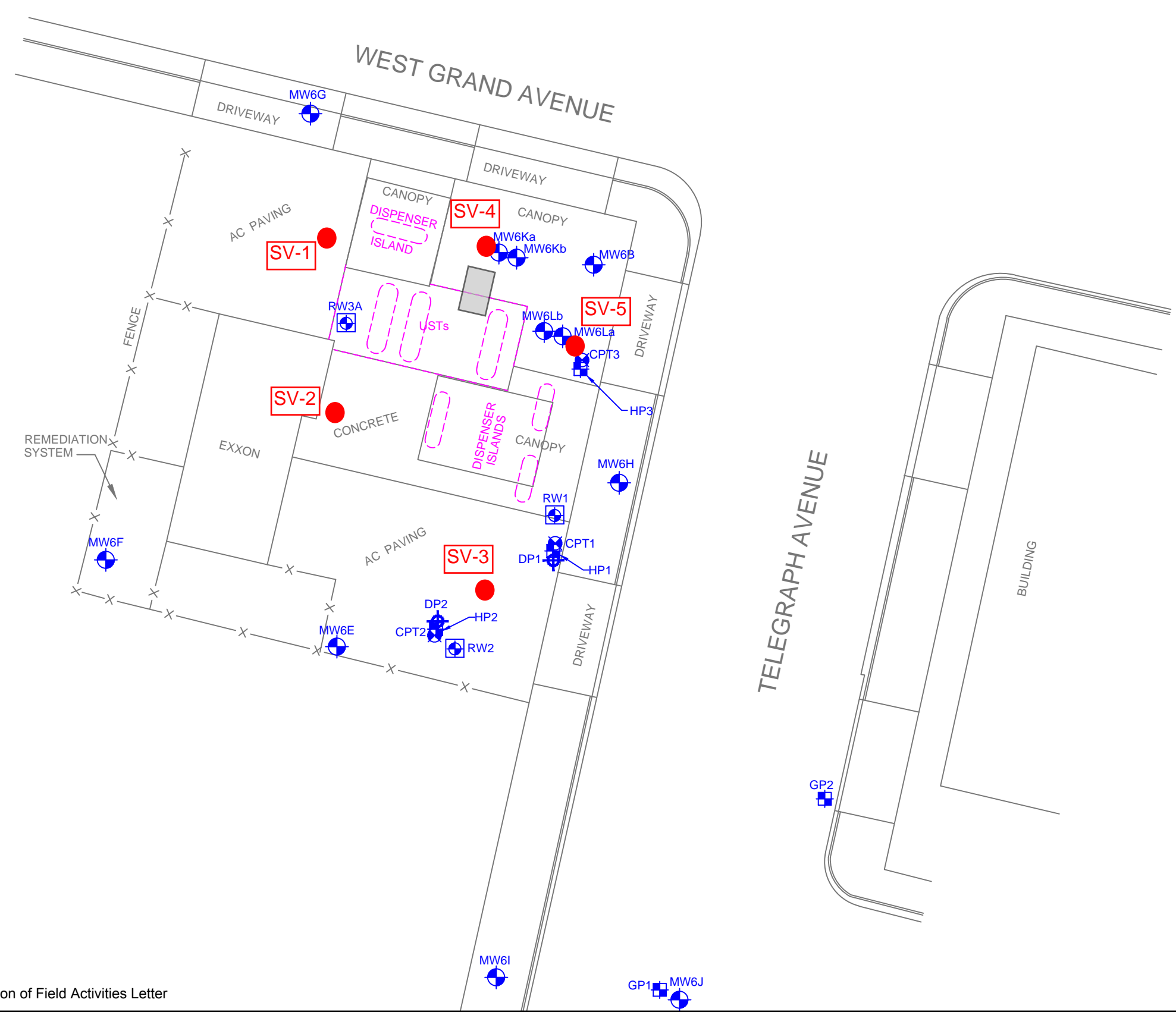
2500 Camino Diablo, Walnut Creek, California

**SITE LOCATION MAP**

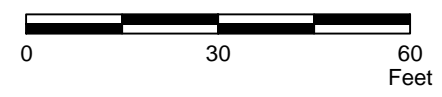
2225 Telegraph Avenue  
 Oakland, California

**FIGURE 1**  
 Project No. 378827





APPROXIMATE SCALE



Based Map Taken from Cardno February 22, 2017 Notification of Field Activities Letter

**EXPLANATION**

- MW6Lb Groundwater Monitoring Well
- RW3A Recovery Well
- GP2 Geoprobe Boring
- CPT3 Cone Penetration Test Boring
- HP3 Hydropunch Boring
- DP2 Direct-Push Boring
- Proposed Vapor Boring
- Proposed Elevator Shaft



**GENERALIZED SITE PLAN**  
 FORMER EXXON SERVICE STATION 70235  
 2225 Telegraph Avenue  
 Oakland, California

**PROJECT NO.**  
 378827  


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**PLATE**  
 1

**APPENDIX A**  
**CONCEPTUAL DEVELOPMENT PLANS**



**ABBREVIATIONS**

AB	- ANCHOR BOLT	G	- GROUND	Q	- QUARRY TILE
AC	- AIR CONDITIONING	GA	- GAUGE / GAGE	QTY	- QUANTITY
ACC	- ACCESSIBLE	GALV	- GALVANIZED	(R)	- RELOCATED
ACOUS	- ACOUSTICAL	GB	- GRAB BAR	R	- RADIUS OR RISER (PIPING)
ACT	- ACOUTICAL CEILING TILE	GC	- GENERAL CONTRACTOR	RA	- RETURN AIR
AD	- AREA DRAIN	GRC	- GLASS FIBER REINFORCED CONCRETE	RAD	- RADIUS
ADD	- ADDITIONAL	GRG	- GLASS FIBER REINFORCED GYPSUM	RB	- RESILIENT BASE
ADJ	- ADJUSTABLE	GL	- GLASS	RCP	- REFLECTED CEILING PLAN
AF	- ABOVE FINISH FLOOR	GR	- GRADE	RD	- ROOF DRAIN
AGGR	- AGGREGATE	GRD	- GROUND	REC	- RECOMMENDED
ALT	- ALTERNATE	GYP BD	- GYPSUM BOARD	RECOM	- RECOMMENDED
ALUM	- ALUMINUM	H	- HIGH / HEIGHT	RECP	- RECEPTACLE
ANCH	- ANCHOR	HB	- HOSE BIB	REC	- RECESSED
ANNO	- ANODIZED	HC	- HOLLOW CORE	REF	- REFERENCE
APC	- ACOUSTICAL PANEL CEILING	HCP	- HANDICAPPED	REFL	- REFLECTED / REFLECTIVE / REFLECT
APRD	- APPROVED	HDP	- HANDICAPPED	REFR	- REFRIGERATOR
APPROX	- APPROXIMATE	HDW	- HARDWARE	REG	- REGISTER
ARCH	- ARCHITECTURAL	HDWD	- HARDWOOD	REINF	- REINFORCED / REINFORCING
AUTO	- AUTOMATIC	HS	- HEAT STRENGTHENED (GLASS)	REL	- RELOCATE
AV	- AUDIO VISUAL	HM	- HOLLOW METAL (STEEL FRAME)	REM	- REMOVABLE
BEJ	- BRICK EXPANSION JOINT	HNDRL	- HANDRAIL	REQ	- REQUIRE / REQUIRED
BD	- BOARD	HO	- HOLD-OPEN	REQL	- RESILIENT
BLDG	- BUILDING	HORIZ	- HORIZONTAL	REV	- REVISION / REVISED
BLK	- BLOCK	HPT	- HIGH POINT	RM	- ROOM
BM	- BEAM	HRC	- HOSE REEL CABINET	RO	- ROUGH OPENING
BOT	- BOTTOM	HR	- HOUR	RTD	- RATED
BRK	- BRICK	HT	- HEIGHT	RTG	- RATING
BMSM	- BASEMENT	HVAC	- HEATING, VENTILATION, AIR CONDITIONING	RWL	- RAIN WATER LEADER
BT	- BOLT	HW	- HOT WATER	S	- SOUTH
BUR	- BUILT-UP ROOFING	HYDR	- HYDRAULIC	SA	- SUPPLY AIR
CAB	- CABINET	ID	- INSIDE DIAMETER	SAN	- SANITARY
CAT	- CATEGORY	IN	- INCH	SC	- SOLID CORE
CB	- CATCH BASIN	IN	- INCH	SCHED	- SCHEDULE
CBD	- CHALK BOARD	INCAND	- INCANDESCENT	SD	- STORM DRAIN / SOAP DISPENSER
CBU	- CEMENTITIOUS BACKER UNIT	INFO	- INCLUDED / INCLUDING	SECT	- SECTION
CEM	- CEMENT	INSUL	- INSULATION	SECT	- SECTION
CER	- CERAMIC	INT	- INTERIOR	STS	- SELF TAP METAL SCREW
CG	- CORNER GUARD	INTERM	- INTERMEDIATE	SF	- SQUARE FEET/FOOT
CH	- CHILLER	INV	- INVERT	SH	- SPRINKLER HEAD
CHAN	- CHANNEL	IPS	- INTERNATIONAL PIPE STANDARD	SHT	- SHEET
CI	- CAST IRON	IRMA	- INVERTED ROOF MEMBRANE ASSEMBLY	SHR	- SHOWER
CIP	- CAST-IN-PLACE	JAN	- JANITOR	SIM	- SIMILAR
CJ	- CONTROL JOINT / CONSTRUCTION	JC	- JANITOR'S CLOSET	SM	- SHEET METAL OR SQUARE METER
JOINT		JST	- JOIST	SND	- SANITARY NAPKIN DISPENSER
CL	- CENTER LINE	JT	- JOINT	SP	- STANDPIPE
CLG	- CEILING	K	- KIP (1000 LBF)	SPEC	- SPECIFICATION
CLR	- CLEAR	KPL	- KICK PLATE	SPR	- SPRINKLER
CMU	- CONCRETE MASONRY UNIT	KG	- KILOGRAM	SPKR	- SPEAKER
CNTR	- COUNTER	KIT	- KITCHEN	SQ	- SQUARE
CO	- CLEANOUT	KO	- KNOCKOUT	SSE	- STRUCTURE SLAB ELEVATION
COL	- COLUMN	L	- LONG OR LITER (METRIC DOCS)	SST	- STAINLESS STEEL
COMPART	- COMPARTMENT	LAB	- LABORATORY	SSK	- SERVICE SINK
CONC	- CONCRETE	LDG	- LANDING	STA	- STATION
COND	- CONDITION	LAM	- LAMINATE / LAMINATION	STD	- STANDARD
CONN	- CONNECTION	LAV	- LAVATORY / LAVINATION	STL	- STEEL
CONT	- CONTINUOUS	LB	- POUND	STLJST	- STEEL JOIST
CONTR	- CONTRACTOR	LF	- LINEAR FOOT	STOR	- STORAGE
COORD	- COORDINATE	LKR	- LOCKER	STRG	- STRINGER
CORR	- CORRIDOR	LLH	- LONG LEG HORIZONTAL	STRL	- STRUCTURAL
CT	- CERAMIC TILE / COOLING TOWER	LLV	- LONG LEG VERTICAL	STRUC	- STRUCTURAL
CTR	- CENTER	LN	- LINE	SUBCAT	- SUBCATEGORY
DTSK	- DEEP DEPTH (PIPING)	LT	- LIGHT	SUSP	- SUSPENDED
DA	- DISABLED (PIPING)	LPT	- LOW POINT	SYMM	- SYMMETRICAL
DBL	- DOUBLE	M	- METER	T&G	- TONGUE AND GROOVE
DEG	- DEGREE	MACH	- MACHINE	T	- TREAD / THERMOSTAT
DEMO	- DEMOLITION	MAINT	- MAINTENANCE	TB	- TOWEL BAR
DEPT	- DEPARTMENT	MAS	- MASONRY	TC	- TOP OF CURB
DET	- DETAIL	MATL	- MATERIAL	TCONC	- TOP OF CONCRETE
DF	- DRINKING FOUNTAIN	MAX	- MAXIMUM	TEL	- TELEPHONE OR TELECOM
DIA	- DIAMETER	MB	- MACHINE BOLT	TEMP	- TEMPERATURE
DIFF	- DIFFUSER	MBL	- MARBLE	TER	- TERRAZZO
DIM	- DIMENSION	MDF	- MEDIUM DENSITY FIBERBOARD	TGB	- TOGGLE BOLT
DIS	- DISABLED	MDF	- MEDIUM DENSITY FIBERBOARD	THK	- THICKNESS
DISP	- DISPENSER	MFP	- MECHANICAL, ELECTRICAL, PLUMBING	THRES	- THRESHOLD
DMPF	- DAMPPROOFING	MDO	- MEDIUM DENSITY OVERLAY PLYWOOD	THRU	- THROUGH
DMT	- DEMOUNTABLE	MECH	- MECHANICAL	TKBD	- TACKBOARD
DN	- DOWN	MEMB	- MEMBRANE	TMPD	- TEMPERED
DO	- DOOR OPENING	MET	- METAL	TO	- TOP OF (SEE OTHER WORD)
DP	- DIMENSION POINT	MEZZ	- MEZZANINE	TOS	- TOP OF SLAB, TOP OF STRUCTURE
DPTN	- DEMOUNTABLE PARTITION	MFR	- MANUFACTURER	TOSTL	- TOP OF STEEL
DR	- DOOR	MH	- MANHOLE	TP	- TOP OF PAVEMENT
DRN	- DRAIN	MIN	- MINIMUM	TPD	- TOILET PAPER DISPENSER
DS	- DOWNSPOUT	MISC	- MISCELLANEOUS	TRACT	- TRACTION
DISH	- DISHWASHER	MM	- MILLIMETER	TRV	- TELEVISION
DWG	- DRAWING	MO	- MASONRY OPENING	TW	- TOP OF WALL
DWR	- DRAWER	MS	- MACHINE SCREW	TYP	- TYPICAL
(E)	- EXISTING	MTD	- MOUNTED	UNFN	- UNFINISHED
EA	- EACH	MTG	- MOUNTING	UN	- UNLESS OTHERWISE NOTED
EB	- EXPANSION BOLT	MTL	- METAL	UR	- URINAL
EIFS	- EXTERIOR INSULATION AND FINISH SYSTEM	MTN	- MOUNTAIN	VAC	- VENTILATION AND AIR CONDITIONING
EFS	- EXTERIOR FINISH SYSTEM	NA	- NOT APPLICABLE	VCT	- VINYL COMPOSITION TILE
EJ	- EXPANSION JOINT	NC	- NOISE CRITERIA	VERT	- VERTICAL
EL	- ELEVATION	NIC	- NOT IN CONTRACT	VEST	- VESTIBULE
ELEC	- ELECTRICAL	NO	- NUMBER	VIF	- VERIFY IN FIELD
ELEV	- ELEVATOR	NO	- NUMBER	VR	- VAPOR RETARDER
EMERG	- EMERGENCY	NTS	- NOT TO SCALE	VT	- VINYL TILE
ENCLO	- ENCLOSURE	OA	- OUTSIDE AIR	VWC	- VINYL WALL COVERING
EP	- ELECTRICAL PANELBOARD	OC	- ON CENTER	W	- WITH
EQ	- EQUAL	OCEW	- ON CENTER EACH WAY	W	- WIDE, WIDTH/WEST
EQUIP	- EQUIPMENT	OD	- OUTSIDE DIAMETER/DIMENSION	WC	- WATER CLOSET
ESCAL	- ESCALATOR	OFCI	- OWNER FURNISHED, CONTR INSTALLED	WD	- WOOD
EW	- ELECTRICAL WATER COOLER	OFOI	- OWNER FURNISHED, OWNER INSTALLED	WDS	- WOOD SCREW
EXH	- EXHAUST	OFF	- OFFICE	WDW	- WINDOW
EXP	- EXPANSION	OH	- OVER HEAD	W/O	- WITHOUT
EXIST	- EXISTING	OPH	- OPPOSITE HAND	WP	- WATERPROOFING
EXT	- EXTERIOR	OPNG	- OPENING	WPM	- WATERPROOF MEMBRANE
FA	- FIRE ALARM	OPP	- OPPOSITE	WPT	- WORK POINT
FB	- FACE BRICK	OPPHD	- OPPOSITE HAND	WR	- WATER RESISTENT/REPELLANT
FC	- FACE	ORD	- OVERFLOW ROOF DRAIN	WS	- WEATHERSTRIPPING
FD	- FLOOR DRAIN	OUTS	- OUTSIDE	WSCT	- WAJNSCOT
FDC	- FIRE DEPARTMENT CONNECTION	OVHD	- OVERHEAD	WT	- WEIGHT
FND	- FOUNDATION	P	- PAINT	WW	- WALL TO WALL
FE	- FIRE EXTINGUISHER	PAV	- PAVING		
FEC	- FIRE EXTINGUISHER CABINET	PARTN	- PARTITION		
F&E	- FURNITURE, FINISHES & EQUIPMENT	PATD	- PAPER TOWEL DISPENSER		
FEL	- FINISH FLOOR ELEVATION	PBD	- PARTICLEBOARD		
FH	- FLAT HEAD	PC	- PRECAST CONCRETE		
FHC	- FIRE HOSE CABINET	PDF	- POWER DRIVEN FASTENER		
FIN	- FINISH	PERF	- PERFORATED		
FKT	- FIXTURE	PERIM	- PERIMETER		
FL	- FLOOR	PERP	- PERPENDICULAR		
FLASH	- FLASHING	PF	- POINT OF INTERSECTION		
FLUOR	- FLUORESCENT	PL	- PLATE		
FO	- FACE OF	PLAM	- PLASTIC LAMINATE		
FP	- FIRE PROTECTION	PLAS	- PLASTER		
FPG	- FIREPROOFING	PLBG	- PLUMBING		
FR	- FRAME	PLF	- POUNDS PER LINEAR FOOT		
FT	- FEET	PLYWD	- PLYWOOD		
FRTW	- FIRE RETARDANT TREATED WOOD	PNL	- PANEL		
FTG	- FOOTING	POL	- POLISHED		
FURN	- FURNITURE	PR	- PAIR		
FURR	- FURRING	PREFAB	- PREFABRICATED		
FWC	- FABRIC WALLCOVERING	PROJ	- PROJECT		
FWP	- FABRIC WRAPPED PANEL	PSF	- POUNDS PER SQUARE FOOT		
		PT	- POINT		
		PTD	- PAINTED		
		PTN	- PARTITION		
		PTR	- PAPER TOWEL RECEPTACLE		

**SHEET INDEX**

**ISSUE KEY:**  
 1 ISSUED (WITH SIGNATURE)  
 2 REVISED AND RE-ISSUED (WITH SIGNATURE)  
 3 NOT FOR CONSTRUCTION - REFERENCE ONLY  
 4 RE-ISSUED FROM A PRIOR BID PACK - NO REVISIONS  
 5 ISSUED (NO SIGNATURE)

SHEET NO.	NAME	DRAWINGS												ISSUES														
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12			
00 General																												
G000	COVER SHEET																											
G001	SHEET INDEX AND REFERENCE INFORMATION																											
G002	GREEN RATING SYSTEM CHECKLIST																											
G003	GREEN RATING SYSTEM CHECKLIST																											
05 Civil																												
V1.0	SURVEY																											
C1.0	PRELIMINARY HORIZONTAL CONTROL PLAN																											
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN																											
C3.0	PRELIMINARY STORMWATER CONTROL PLAN																											
25 Landscape																												
L1.0	LANDSCAPE PLAN																											
L2.0	LANDSCAPE NOTES & DETAILS																											
L3.0	PLANT MATERIAL																											
35 Architectural Site																												
AS001	ARCHITECTURAL SITE PLAN - EXISTING																											
AS002	ARCHITECTURAL SITE PLAN - NEW																											
40 Architectural																												
A001	3D VIEWS																											
A002	3D VIEWS																											
A003	REFERENCE PHOTOS & MAPS																											
A004	EXTERIOR BUILDING SIGNAGE																											
A005	LIGHTING PLANS																											
A101	GROUND FLOOR PLAN																											
A102	SECOND FLOOR PLAN																											
A103	THIRD THRU SEVENTH FLOOR PLANS																											
A110	ROOF PLAN																											
A401	EXTERIOR ELEVATIONS																											
A402	EXTERIOR ELEVATIONS																											
A403	EXTERIOR ELEVATIONS																											
A404	EXTERIOR ELEVATIONS																											
A500	BUILDING SECTIONS																											
A501	BUILDING SECTIONS																											
A801	ENLARGED GUEST ROOM PLANS																											



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 612.677.7100 612.677.7499 fax www.rsparch.com



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 Consultants

NOT FOR CONSTRUCTION  
 THESE DRAWINGS ARE PRELIMINARY AND INTENDED FOR PRELIMINARY REVIEW BY RSP ARCHITECTS AND THEIR CLIENTS AND CONSULTANTS.



Project No. 2052.003.00  
 Drawn By MRN, NB, NC  
 Checked By CLK, NC, NB  
 Date 9/20/17

NOT











DATE OF FIELD SURVEY  
JULY, 2017

REFERENCE  
R1) DOC.# 2001186311 ALAMEDA COUNTY  
R2) PARCEL MAP 10364 (334 PM 16)  
R3) SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT  
RECORD MAP OF RIGHT OF WAY BK68 PG199-200

BASIS OF BEARING  
THE MONUMENT LINE ON TELEGRAPH AVENUE  
TAKEN AS NORTH 11°12'48" EAST PER PARCEL MAP 10364

BENCH MARK  
CITY BENCHMARK #8 SE83 ELEVATION 20.669 FEET (NGVD 29)

LEGEND:

- = ADA PAD
- = CATCH BASIN
- ⊙ = GUARD POST
- = ELECTRICAL PULLBOX
- \* = STREET LIGHT
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = SURVEY CONTROL
- ⊙ = TELEPHONE MANHOLE
- ⊙ = TRAFFIC SIGNAL
- = UNKNOWN PULLBOX
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- = TRAFFIC SIGNAL PULL BOX
- ⊙ = GAS VALVE
- ⊙ = ELECT TESTING STATION
- ⊙ = WELL
- = SIGN
- ⊙ = ELECTRIC MANHOLE
- = TELEPHONE PULL BOX
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = GAS METER
- ⊙ = STREET LIGHT PULL BOX
- ⊙ = PARKING METER
- ⊙ = KEYPAD
- ⊙ = GAS METER
- ⊙ = SANITARY SEWER CLEANOUT
- ⊙ = UTILITY RISER
- ⊙ = FOUND STANDARD STREET MONUMENT
- ✕ = FOUND CUT X
- = CHAIN LINK FENCE
- = GUARDRAIL
- (G) = UNDERGROUND GAS PAINT MARK
- (E) = UNDERGROUND ELECTRIC
- (SD) = UNDERGROUND STORM DRAIN
- (SS) = UNDERGROUND SANITARY SEWER
- (W) = UNDERGROUND WATERLINE
- = RIGHT OF WAY
- = CENTERLINE
- = MONUMENT LINE
- = BART EASEMENT
- CONC. = CONCRETE PAVEMENT
- AC = ASPHALT PAVEMENT
- TC = TOP OF CURB
- FL = FLOWLINE GUTTER
- BW = BACK OF WALK
- DWY = DRIVEWAY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

*John T. May*  
JOHN T. MAY, PLS 8570  
EXP: 03/19/2019



AREA  
AREA = 0.36 ACRES

DI 2001  
GRATE EL. = 19.23  
INV. EL. = 11.73  
FULL OF DEBRIS  
CAN NOT SEE PIPE SIZE & CONNECTION

DI 1509  
GRATE EL. = 19.92  
INV. EL. = 19.38  
FULL OF DEBRIS  
CAN NOT SEE PIPE SIZE & CONNECTION

SS MH 1506  
LID EL. = 20.32  
INV. EL. = 13.32  
INV. 12" VCP IN (NE) = 13.61  
INV. 12" VCP OUT (W) = 12.97

SS MH 1380  
LID EL. = 20.17  
INV. EL. = 6.92  
INV. 20" RCP IN (N) = 7.00  
INV. 20" RCP OUT (S) = 6.89

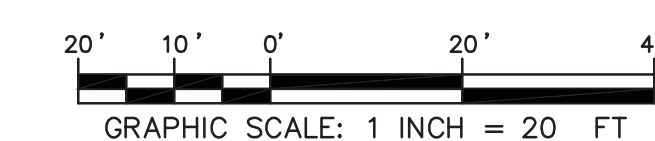
DI 1499  
GRATE EL. = 19.86  
INV. EL. = 19.00  
FULL OF DEBRIS  
CAN NOT SEE PIPE SIZE & CONNECTION

SS MH 1488  
LID EL. = 19.32  
INV. EL. = 6.72  
INV. 20" RCP IN (N) = 6.72  
INV. 20" RCP OUT (S) = 6.68

DI 1510  
GRATE EL. = 19.67  
INV. EL. = 18.97  
FULL OF DEBRIS  
CAN NOT SEE PIPE SIZE & CONNECTION

DI 2000  
GRATE EL. = 18.43  
INV. EL. = 10.33  
CAN NOT SEE PIPE SIZE & CONNECTION

SURVEY CONTROL				
Point #	Elevation	Northing	Easting	Description
100	20.10	6668.30	5202.47	SET MAG
101	18.54	6193.72	5102.46	FND MON
102	19.25	6270.45	4739.24	FND MON
103	20.67	6759.69	4836.23	BENCHMARK
104	18.60	7206.32	4924.77	FND MON
105	19.32	7127.31	5299.20	FND MON
106	20.10	5000.00	5000.00	SET MAG
107	18.54	6270.45	4739.24	FND MON WELL
108	19.25	6479.93	4780.76	FND MON
109	20.67	6339.37	4690.88	SET MAG
1543	19.79	6430.20	4770.94	FND CUT X
1544	19.79	6430.20	4770.94	FND CUT X
1545	19.68	6551.21	4794.85	FND CUT X
1546	19.86	6544.01	4767.82	FND CUT X
1547	19.63	6514.94	4881.62	FND CUT X
1548	19.66	6409.67	4849.56	FND CUT X
1549	19.58	6409.97	4843.34	FND CUT X
1550	21.10	6332.23	4670.11	SET MAG
1590	21.55	6352.55	4626.30	SET MAG



NOTE:  
UNDERGROUND UTILITIES ARE DRAWN FROM FIELD SURVEY AND RECORD SYSTEM MAPS.  
LOCATION IS APPROXIMATE ONLY.

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TOPOGRAPHIC & BOUNDARY SURVEY  
TELEGRAPH TOPO  
2225 TELEGRAPH AVENUE  
OAKLAND, CA

PREPARED FOR:  
**KIMLEY-HORN**

1" = 20'  
DATE: 07/11/2017  
SURVEYED BY: JOHN MAY  
DRAWN BY: XILONG CHEN  
CHECKED BY: JOHN MAY

ISSUE DATE: 09/15/2017  
JOB NUMBER: 15485-101

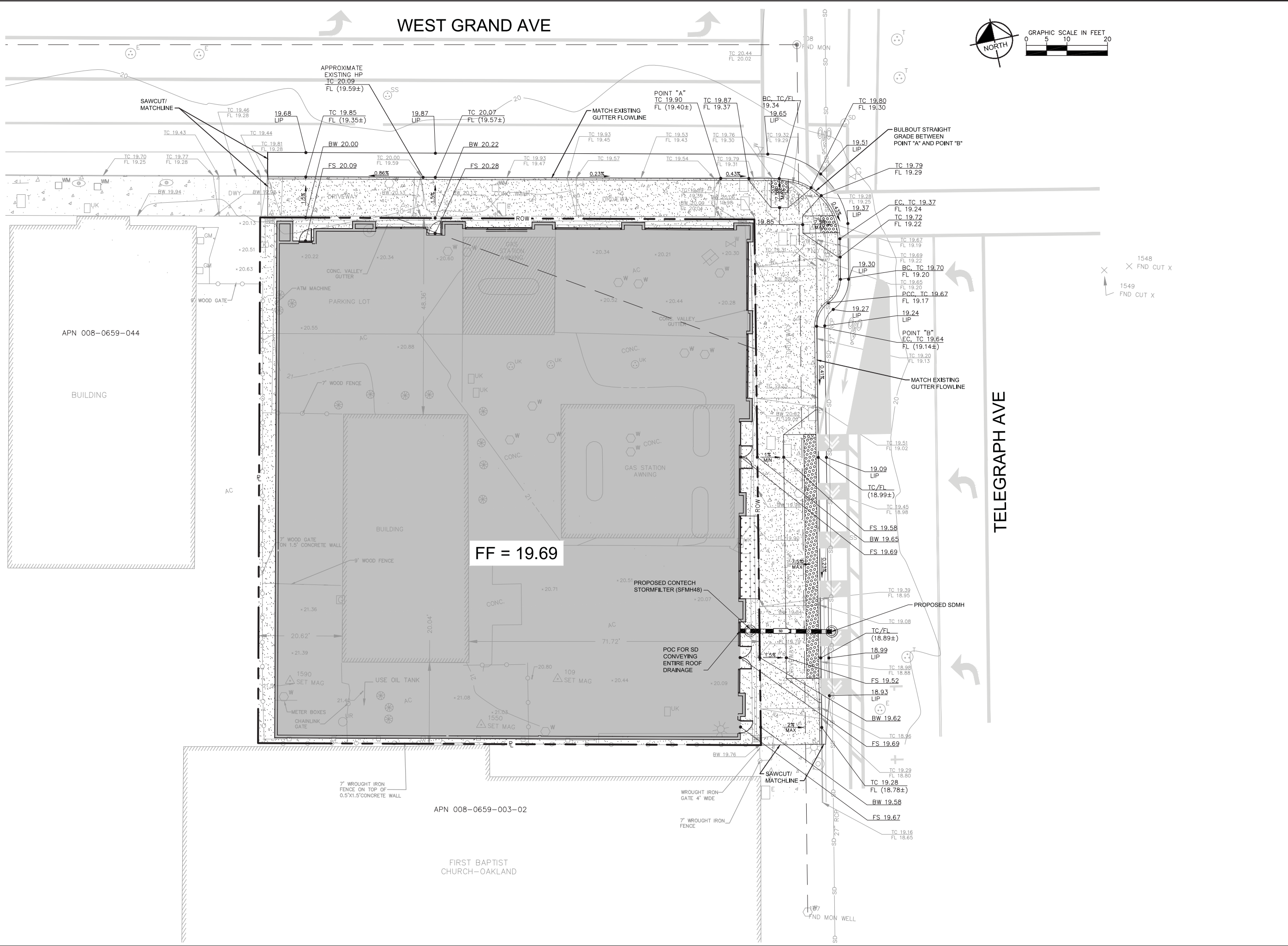
SHEET 1  
OF 1

J:\CD\Suba\15485-Kimley Horn - Telegraph-Oakland Ave Topo and Boundary\Survey\Office\CAD\15485-101 TELEGRAPH TOPO w BMD.dwg, Sep 15, 2017 - 8:12am

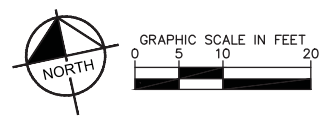




Plotted By: Kimmey-Horn, Architects - Sheet: PRELIMINARY GRADING AND DRAINAGE PLAN - September 19, 2017 06:34:19 PM - K:\OAK\DEV\197094001 - 2225 Mainframe Ave. rev. 02.0 PRELIMINARY GRADING AND DRAINAGE PLAN.dwg  
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WEST GRAND AVE



APN 008-0659-044

FF = 19.69

APN 008-0659-003-02

FIRST BAPTIST CHURCH-OAKLAND

TELEGRAPH AVE

No.	REVISIONS	DATE	BY

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KHA PROJECT	197094001
DATE	9/20/2017
SCALE	AS SHOWN
DESIGNED BY	SA
DRAWN BY	ASK
CHECKED BY	FCD

**PRELIMINARY GRADING AND DRAINAGE PLAN**

**MOXY HOTELS**  
 PREPARED FOR  
**GRAVES HOSPITALITY**  
 CITY OF OAKLAND CALIFORNIA

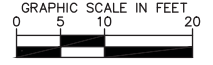
SHEET NUMBER  
**C2.0**



Plotted By: Kimmey-Horn, Architects, Sheet Set: MOXY, Layout: PRELIMINARY STORMWATER CONTROL PLAN, September 19, 2017, 06:34:23pm, K:\NOAK\DEFIN\197094001 - 2225 Telegraph Ave, PRELIMINARY STORMWATER CONTROL PLAN.dwg  
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WEST GRAND AVE

AREA OF CONSTRAINT  
(1,223 SF / 0.03 AC)



**LEGEND**

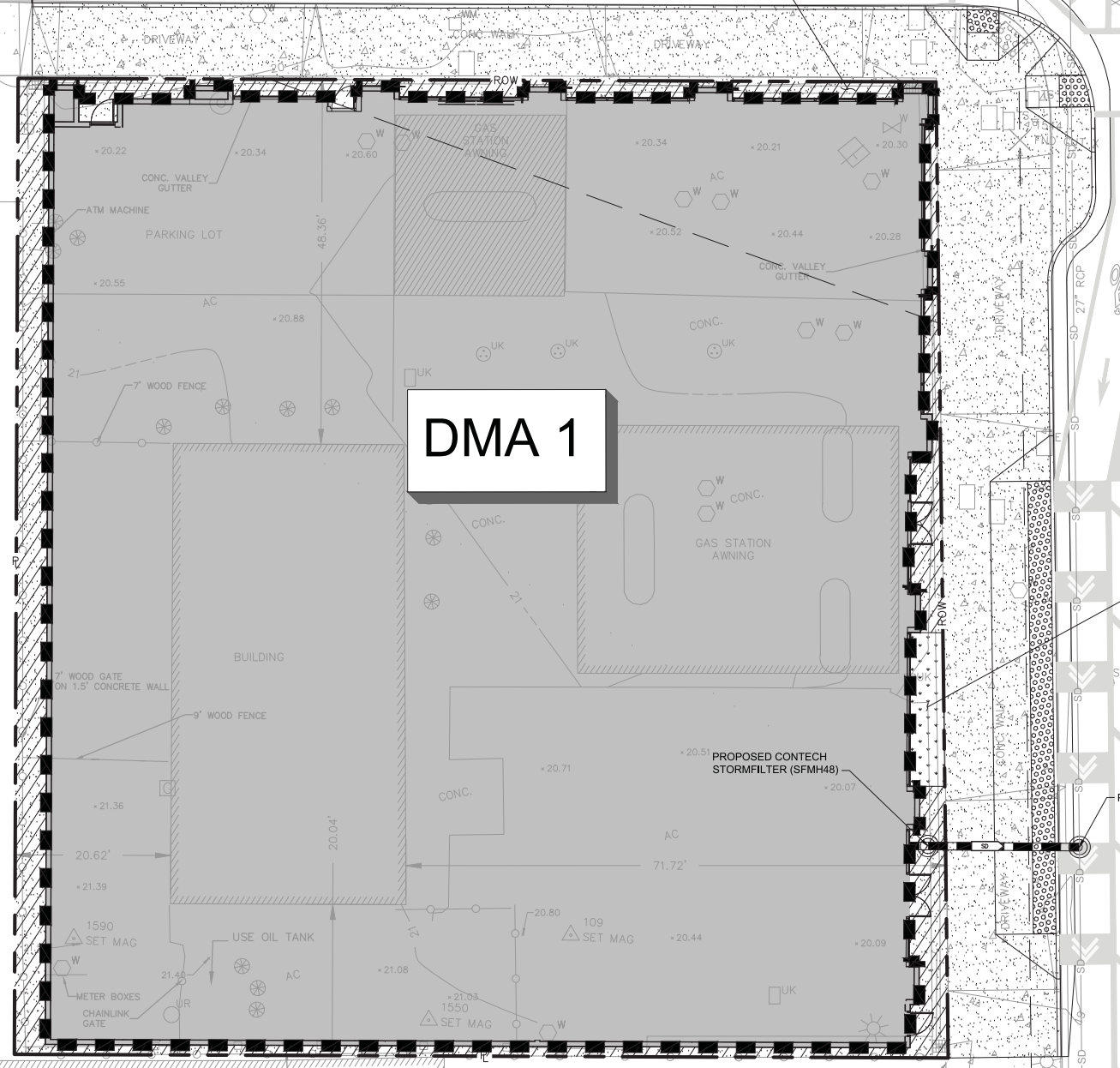
- DMA DRAINAGE MANAGEMENT AREA
- DMA LIMITS
- SF STORM FILTER
- ▨ AREA OF CONSTRAINT

DMA #	Area (SF)	Non-LID Treatment Facility Name	# of Cartridges
1	14,570	SFMH48	2

**CALCULATED FLOW:**  
 $Q = C \times I \times A$   
 $Q = 0.9 \times 0.2 \times (14,570 / 43,560)$   
 $Q = 0.060 \text{ CFS}$   
 A STANDARD SF CARTRIDGE IS RATED FOR 0.033 CFS.  
 TWO STANDARD CARTRIDGES ARE NEEDED (0.066 CFS).

TELEGRAPH AVE

**DMA 1**



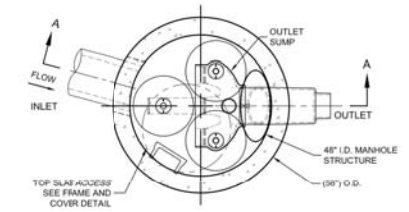
APN 008-0659-003-02

FIRST BAPTIST CHURCH-OAKLAND

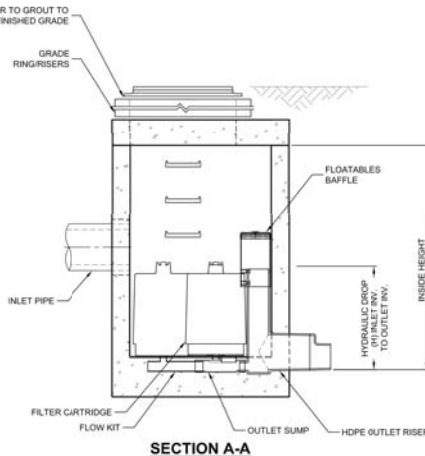
**STORMFILTER DESIGN NOTES**

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. 64" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS. IF THE SITE CONDITIONS EXCEED 1.0 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

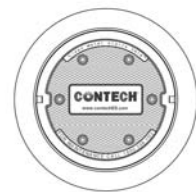
CARTRIDGE SELECTION	27"	18"	LOW DROP
CARTRIDGE HEIGHT	3.05'	2.3'	1.8'
RECOMMENDED HYDRAULIC DROP (ft)	2.0	1.5	1.0
SPECIFIC FLOW RATE (gpm/ft <sup>2</sup> )	2.0	1.5	1.0
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	5



PLAN VIEW  
STANDARD OUTLET RISER  
FLOWKIT: 40A



SECTION A-A



FRAME AND COVER  
(DIAMETER VARIES)  
N.T.S.

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs)	PEAK FLOW RATE (cfs)	RETURN PERIOD OF PEAK FLOW (yrs)	# OF CARTRIDGES REQUIRED	CARTRIDGE FLOW RATE	MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1			
INLET PIPE #2			
OUTLET PIPE			

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT

NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - DIMENSIONS MARKED WITH LARGE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: [www.contechES.com](http://www.contechES.com)
  - STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
  - STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 AND BE CAST WITH THE CONTECH LOGO.
  - FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
  - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION 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 STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
  - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROU TO INLET PIPE(S).
  - CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HOPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN-CUTLINE. COUPLING BY FERNOCO OR EQUAL, AND PROVIDED BY CONTRACTOR.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



SFMH48  
STORMFILTER  
STANDARD DETAIL

No.	REVISIONS	DATE	BY

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DATE	9/20/2017	DRAWN BY	ASK
SCALE	AS SHOWN	DESIGNED BY	SA

**PRELIMINARY STORMWATER CONTROL PLAN**

**MOXY HOTELS PREPARED FOR GRAVES HOSPITALITY**

SHEET NUMBER  
**C3.0**

CITY OF OAKLAND CALIFORNIA





Plotted By: Chey. Arco. Sheet: Sat:2225. TELEGRAPH AVE. Los Angeles, CA 90008. Date: 10/20/2017 07:57:20pm. K:\D\AK\_DEVA\07094001 - 2225 Landscape Plan.dwg  
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### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	WUCOLS	CALL.
	AF	1	AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE	24"BOX	9'-10" HT. X 3'-4" SPR.	LOW	1" CAL.
	JS	4	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	24"BOX	6-8' HT. X 2-3' SPR.	LOW	0.5" CAL.
	PA	5	PLATANUS X ACERIFOLIA / LONDON PLANE TREE TO BE FURNISHED AND INSTALLED BY THE CITY OF OAKLAND	24" BOX	10-12' HT. X 5-6' SPR.	MODERATE	1" CAL.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	WUCOLS	
	AAA	1	AEONIUM ARBOREUM 'ATROPURPUREUM' / TREE AEONIUM	5 GAL	48" O.C.	LOW	
	AAB	3	AGAVE ATTENUATA 'ARBOLEDA BLUE' / BLUE FOXTAIL AGAVE	5 GAL	36" O.C.	LOW	
	AH	3	ALOE X 'HERCULES' / HERCULES ALOE	5 GAL	AS SHOWN	LOW	
	CT	4	CHONDROPETALUM TECTORUM / CAPE RUSH	5 GAL	48" O.C.	LOW	
	DT	5	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	24" O.C.	LOW	
	DV	10	DIANELLA CAERULEA 'VARIEGATA' / BLUE FLAX LILY	1 GAL	24" O.C.	LOW	
	DS	16	DICHONDRA SERICEA / SILVERLEAF PONYSFOOT	FLAT	18" O.C.	LOW	
	HS	2	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	36" O.C.	LOW	
	PS	15	PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX	1 GAL	18" O.C.	LOW	
	SR	4	SEDUM RUPESTRE / ANGELINA SEDUM	FLAT	18" O.C.	LOW	
	SRR	4	SENECIO RADICANS / STRING OF BANANAS	FLAT	18" O.C.	LOW	
	SRB	9	SENECIO ROWLEYANUS / STRING OF BEADS	FLAT	18" O.C.	LOW	
	TG	3	THYMUS PSEUDOLANUGINOSUS / WOOLY THYME	1 GAL	24" O.C.	LOW	
	TP	16	TRADESCANTIA PALLIDA / PURPLE HEART	1 GAL	18" O.C.	LOW	

### GENERAL NOTES

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
- SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND ADA PATH OF TRAVEL.
- LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
- VERIFY EXISTING SITE INFORMATION, INCLUDING BUT NOT LIMITED TO; GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.

### IRRIGATION NOTES

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY SUB-SURFACE DRIP OR BUBBLERS. THE NEW IRRIGATION CONTROL SYSTEM WILL CONNECT TO A WEATHER SENSOR AND BACKFLOW PREVENTOR. ALL COORDINATION SHALL BE DONE WITH THE CLIENT'S REPRESENTATIVE.
- ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.

### LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
- UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
- ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
- PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
- LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CLIENT OR CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
- TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES. CONTRACTOR SHALL MAINTAIN FIVE FEET (5') CLEAR ZONE AROUND ALL FIRE HYDRANT AND FIRE EQUIPMENTS.
- TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN FIVE (5) YEARS.
- IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.
- CONTRACTOR TO APPLY A MINIMUM 3" LAYER OF MULCH, IN ALL TREES, SHRUBS AND GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. ARTIFICIALLY COLORED/STAINED MULCH IS NOT PERMITTED FOR LANDSCAPE AREAS.
- CONTRACTOR TO REMOVE ALL NURSERY STAKES, TAGS, WIRES, STRAPS, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND IRRIGATION FOR A PERIOD OF 120 DAYS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.

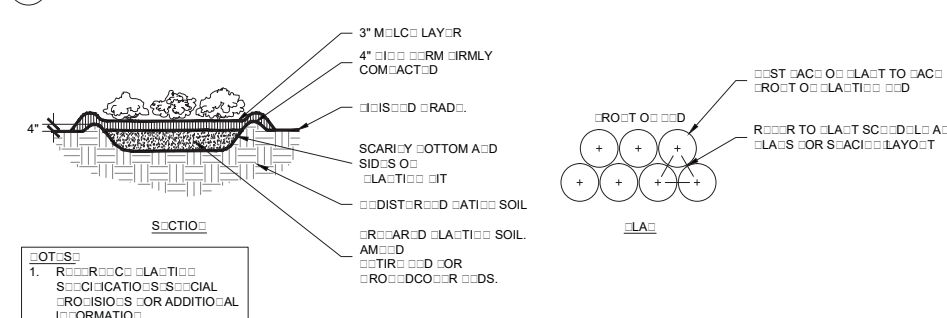
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MATTHEW J. MORGAN, LLA 6256

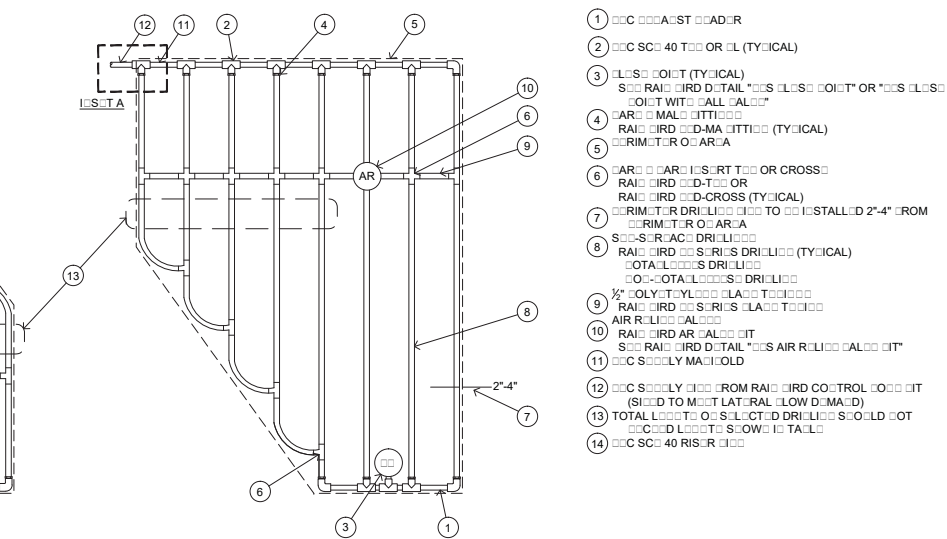
- NOTES:**
- REFER TO CLIPPING SPECIFICATIONS FOR SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
  - DO NOT STAKE ALL TREES (15 GAL) SIDE AND LAROR.
  - FOR SIDE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
  - FOR DOUBLE STAKED TREES, PLACE STAKES PERPENDICULAR TO WINDWARD SIDE OF TREE.
  - LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL. STAKE SHALL BE DRIVEN MIN. 24" INTO SOIL AT BOTTOM OF PLANTING PIT.
  - REMOVE ANYTHING (IE. BRANCHES, STRAPS, ETC.) THAT COULD HURDLE TREE OR RESTRICT TREE GROWTH.

4" CORRATED OR STAKED WITH ORATE CAP AT MULCH LEVEL, WRAPPED IN FILTER FABRIC, EXTEND TO BOTTOM OF PLANTING PIT

**A** TYPICAL STRUT TREE PLANTING (TO BE PROVIDED AND INSTALLED BY THE CITY OF OAKLAND)

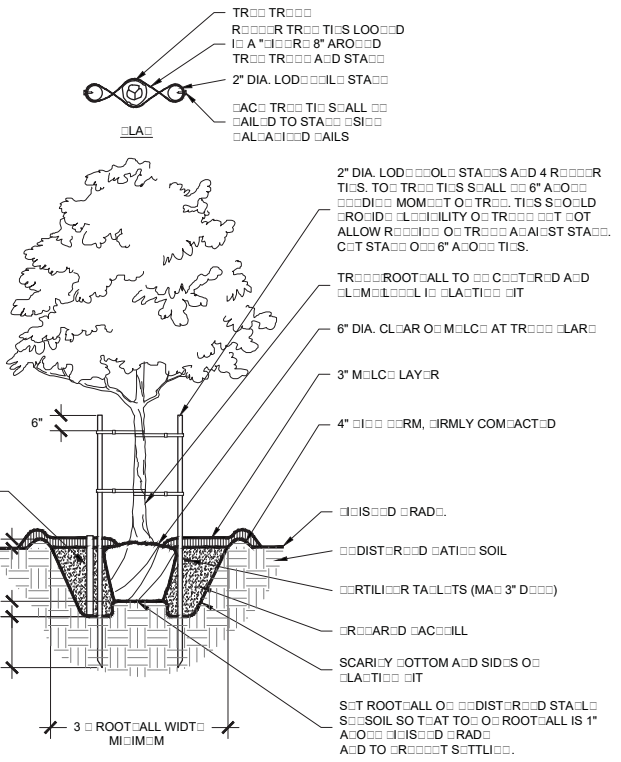


**B** TYPICAL ROOTBARRIER PLANTING

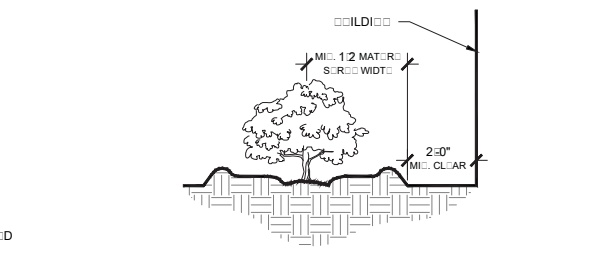


- NOTES:**
- DISTANCE BETWEEN LATERAL ROWS AND SPACING SHALL BE AS SHOWN ON SOIL TYPE PLANT MATERIALS AND CLASSES IS ILLUSTRATED. SEE RAIR CIRCUIT DRILLING INSTALLATION FOR STANDARD SPACINGS.
  - LOCATIONS OF DRILLING LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN TO THE ACCOMPANYING TABLE.
  - AIR RELIEF VALVES TO BE INSTALLED AT EACH POINT OF AREA.

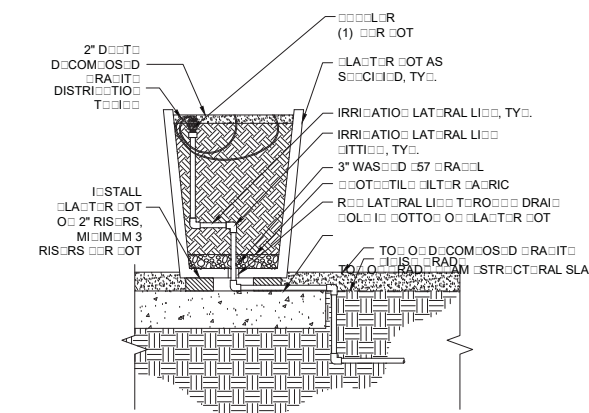
**F** ILLUMINATED DRIPLINE



**C** TYPICAL SQUARE PLANTING



**D** SQUARE PLANTING AT CHILD



**E** SQUARE PLANTING IRRIGATION

Drill Line Maximum Lateral Length (Feet)

Inlet Pressure	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)
15	255	194	357	273	448	343
20	291	220	408	313	514	394
30	350	266	494	378	622	478
40	396	302	560	428	705	541
50	434	333	614	470	775	594

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**NOT FOR CONSTRUCTION**

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KHA PROJECT	197094001	DATE	9/20/2017	SCALE	AS SHOWN	DESIGNED BY	AC	DRAWN BY	AC	CHECKED BY	MJM
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**LANDSCAPE NOTES**

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**MOY NOTES**

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CITY OF OAKLAND CALIFORNIA

---

SHEET NUMBER **L2.0**



















































DATE OF FIELD SURVEY  
JULY, 2017

REFERENCE  
R1) DOC.# 2001186311 ALAMEDA COUNTY  
R2) PARCEL MAP 10364 (334 PM 16)  
R3) SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT  
RECORD MAP OF RIGHT OF WAY BK68 PG199-200

BASIS OF BEARING  
THE MONUMENT LINE ON TELEGRAPH AVENUE  
TAKEN AS NORTH 11°12'48" EAST PER PARCEL MAP 10364

BENCH MARK  
CITY BENCHMARK #8 SE83 ELEVATION 20.669 FEET (NGVD 29)

LEGEND:

- ⊠ = ADA PAD
- = CATCH BASIN
- ⊞ = GUARD POST
- ⊞ = ELECTRICAL PULLBOX
- \* = STREET LIGHT
- ⊞ = STORM DRAIN MANHOLE
- ⊞ = SURVEY CONTROL
- ⊞ = TELEPHONE MANHOLE
- ⊞ = TRAFFIC SIGNAL
- ⊞ = UNKNOWN PULLBOX
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = TRAFFIC SIGNAL PULL BOX
- ⊞ = GAS VALVE
- ⊞ = ELECT TESTING STATION
- ⊞ = WELL
- ⊞ = SIGN
- ⊞ = ELECTRIC MANHOLE
- ⊞ = TELEPHONE PULL BOX
- ⊞ = SANITARY SEWER MANHOLE
- ⊞ = GAS METER
- ⊞ = STREET LIGHT PULL BOX
- ⊞ = PARKING METER
- ⊞ = KEYPAD
- ⊞ = GAS METER
- ⊞ = SANITARY SEWER CLEANOUT
- ⊞ = UTILITY RISER
- ⊞ = FOUND STANDARD STREET MONUMENT
- ⊞ = FOUND CUT X
- ⊞ = CHAIN LINK FENCE
- ⊞ = GUARDRAIL
- ⊞ = UNDERGROUND GAS PAINT MARK
- ⊞ = UNDERGROUND ELECTRIC
- ⊞ = UNDERGROUND STORM DRAIN
- ⊞ = UNDERGROUND SANITARY SEWER
- ⊞ = UNDERGROUND WATERLINE
- ⊞ = RIGHT OF WAY
- ⊞ = CENTERLINE
- ⊞ = MONUMENT LINE
- ⊞ = BART EASEMENT
- CONC. = CONCRETE PAVEMENT
- AC = ASPHALT PAVEMENT
- TC = TOP OF CURB
- FL = FLOWLINE GUTTER
- BW = BACK OF WALK
- DWY = DRIVEWAY

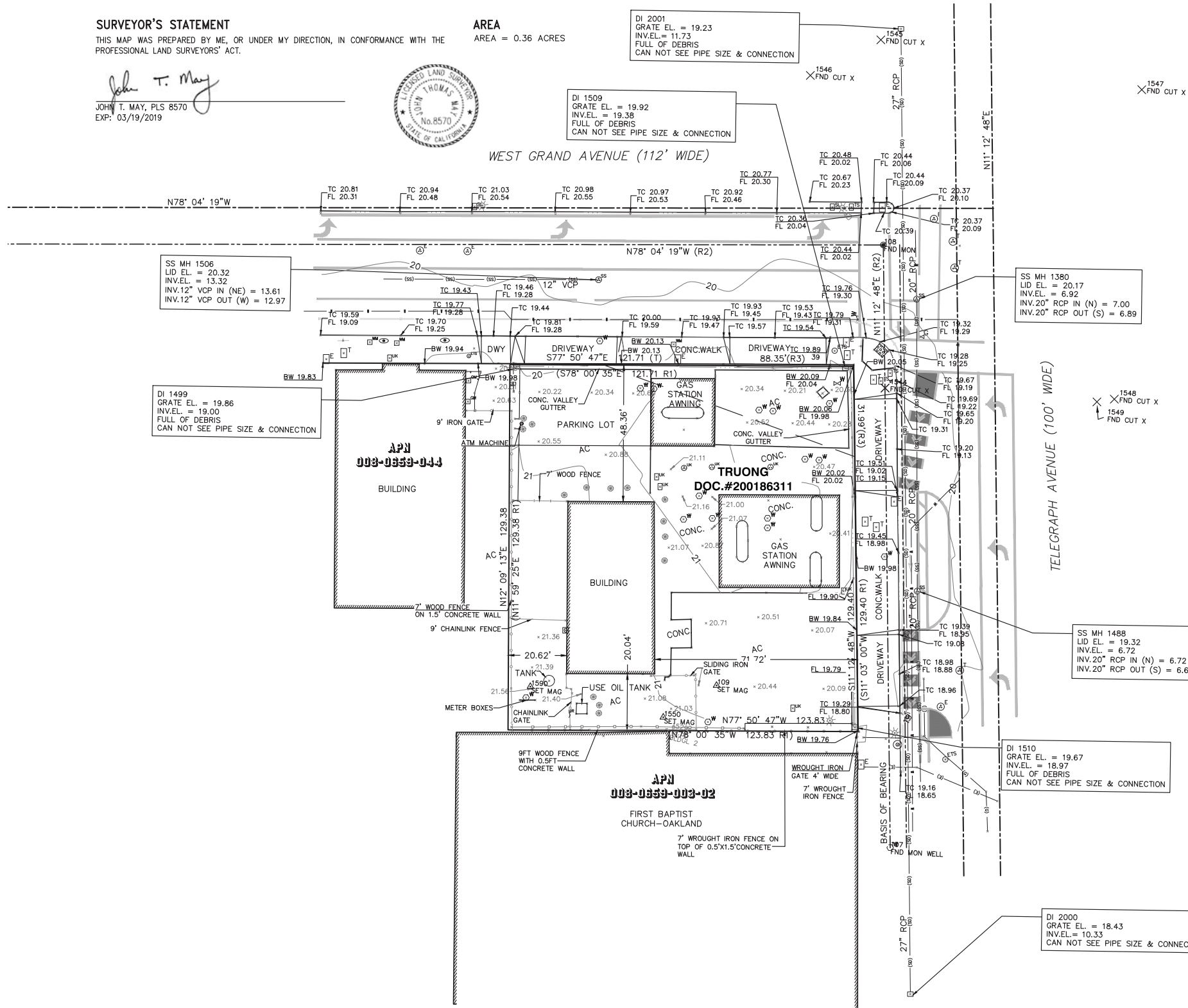
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

John T. May  
JOHN T. MAY, PLS 8570  
EXP: 03/19/2019



AREA  
AREA = 0.36 ACRES



Point #	Elevation	Northing	Easting	Description
100	20.10	6668.30	5202.47	SET MAG
101	18.54	6193.72	5102.46	FND MON
102	19.25	6270.45	4739.24	FND MON
103	20.67	6759.69	4836.23	BENCHMARK
104	18.60	7206.32	4924.77	FND MON
105	19.32	7127.31	5299.20	FND MON
106	20.10	5000.00	5000.00	SET MAG
107	18.54	6270.45	4739.24	FND MON WELL
108	19.25	6479.93	4780.76	FND MON
109	20.67	6339.37	4690.88	SET MAG
1543	19.79	6430.20	4770.94	FND CUT X
1544	19.79	6430.20	4770.94	FND CUT X
1545	19.68	6551.21	4794.85	FND CUT X
1546	19.86	6544.01	4767.82	FND CUT X
1547	19.63	6514.94	4881.62	FND CUT X
1548	19.66	6409.67	4849.56	FND CUT X
1549	19.58	6409.97	4843.34	FND CUT X
1550	21.10	6332.23	4670.11	SET MAG
1590	21.55	6352.55	4626.30	SET MAG



NOTE:  
UNDERGROUND UTILITIES ARE DRAWN FROM FIELD SURVEY AND RECORD SYSTEM MAPS.  
LOCATION IS APPROXIMATE ONLY.

TOWILL  
2300 Clayton Road, Suite 1200  
Concord, CA 94520-2176  
(925) 682-6976 - www.towill.com

TOPOGRAPHIC & BOUNDARY SURVEY  
TELEGRAPH TOPO  
2225 TELEGRAPH AVENUE  
OAKLAND, CA

PREPARED FOR:  
KIMLEY-HORN

SCALE  
1" = 20'

DATE  
07/11/2017

BY  
JOHN MAY  
XUJING CHEN  
JOHN MAY

ISSUE DATE  
09/15/2017

JOB NUMBER  
15485-101

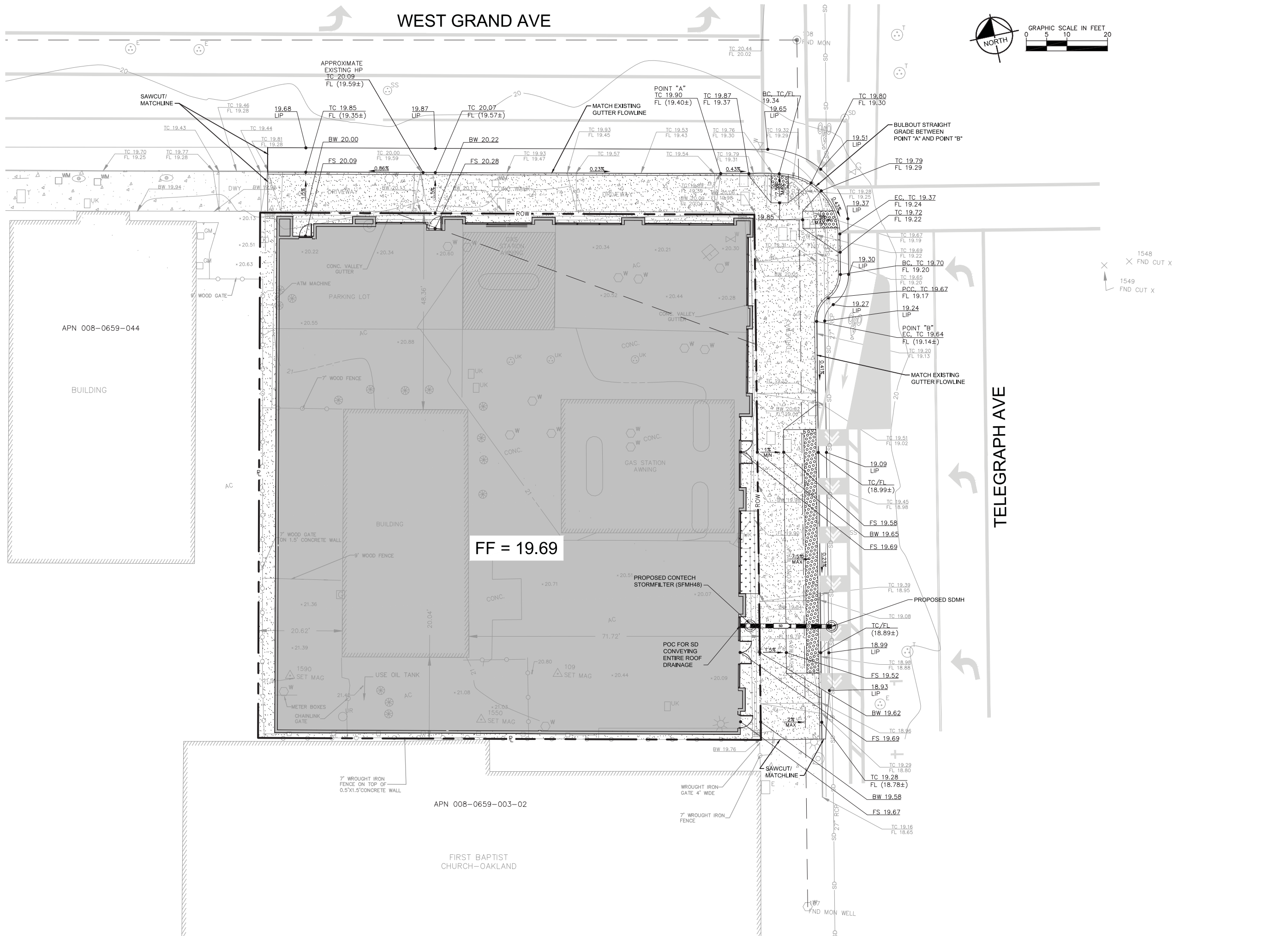
SHEET  
1

OF  
1

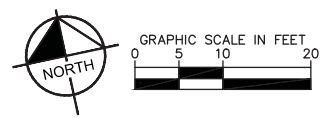




Plotted By: Kimmey, Arden - Sheet: Set: MOXY - Layout: PRELIMINARY GRADING AND DRAINAGE PLAN - September 19, 2017 06:34:19 AM - K:\OAK\DEV\197094001 - 2225 - H:\graph\06\_19\_17\197094001.dwg - K:\OAK\DEV\197094001 - 2225 - H:\graph\06\_19\_17\197094001.dwg  
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WEST GRAND AVE



No.	REVISIONS	DATE	BY

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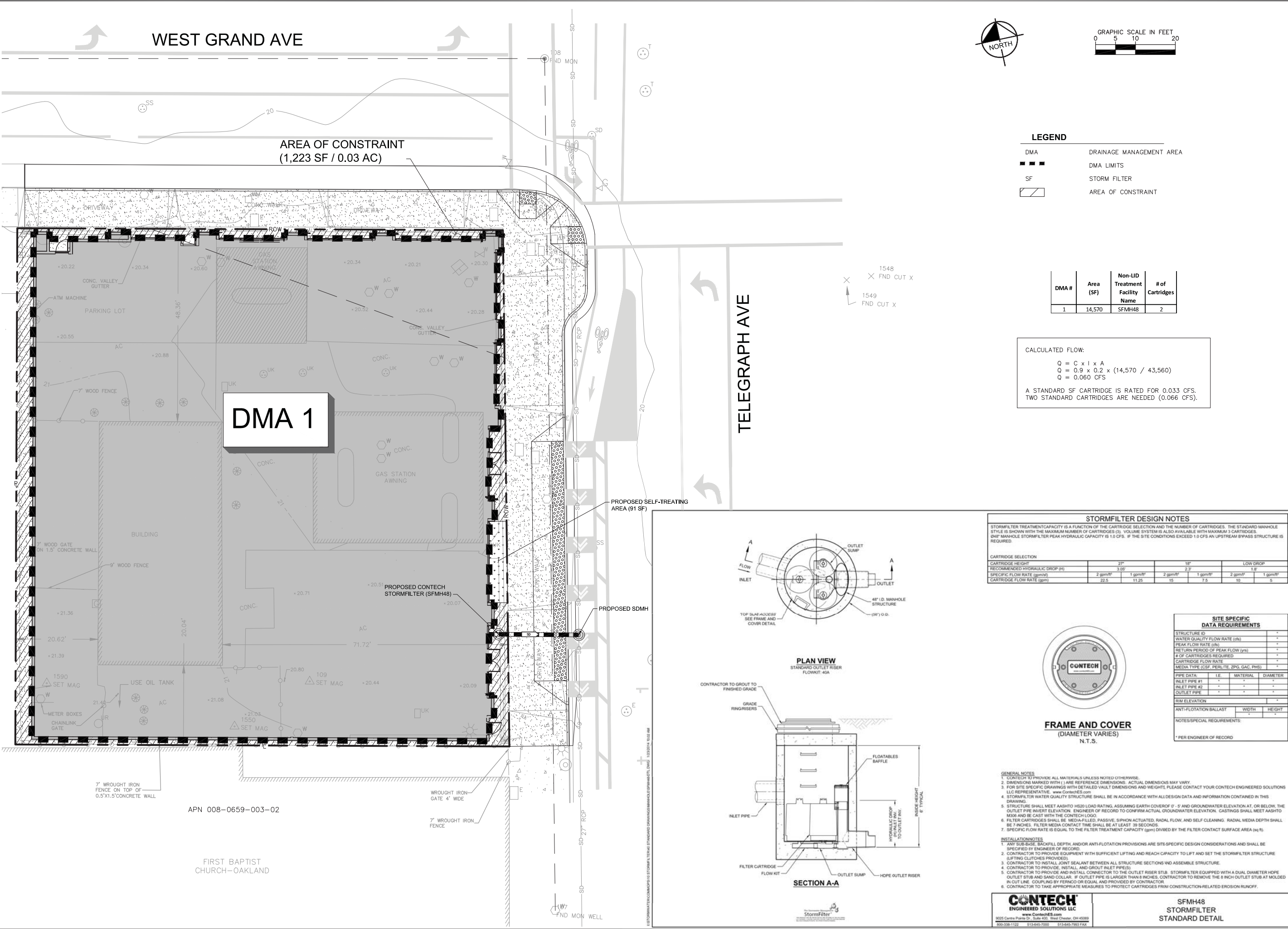
KHA PROJECT	197094001
DATE	9/20/2017
SCALE	AS SHOWN
DESIGNED BY	SA
DRAWN BY	ASK
CHECKED BY	FCD

PRELIMINARY  
 GRADING AND  
 DRAINAGE PLAN

MOXY HOTELS  
 PREPARED FOR  
 GRAVES HOSPITALITY  
 CITY OF OAKLAND CALIFORNIA

SHEET NUMBER  
**C2.0**

Plotted By: Kimmey-Horn, Architects, Sheet Set MOXY, Layout: PRELIMINARY STORMWATER CONTROL PLAN, September 19, 2017, 06:34:23pm, K:\OAK\DEF\197094001 - 2225 Telegraph Ave mox hotels\CAUD\plan\sheet\design\mox-hotels-caud\preliminary-stormwater-control-plan.dwg  
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**LEGEND**

DMA	DRAINAGE MANAGEMENT AREA
---	DMA LIMITS
SF	STORM FILTER
▨	AREA OF CONSTRAINT

DMA #	Area (SF)	Non-LID Treatment Facility Name	# of Cartridges
1	14,570	SFMH48	2

**CALCULATED FLOW:**

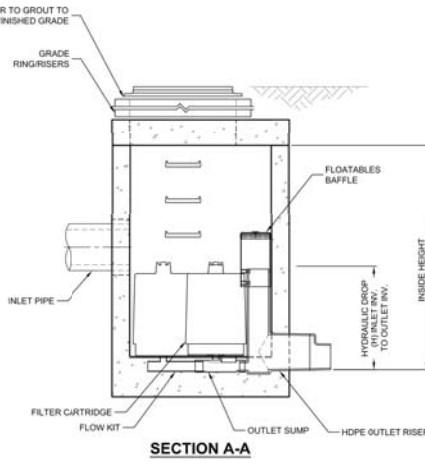
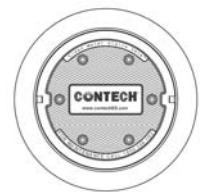
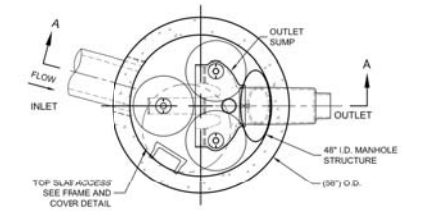
$Q = C \times I \times A$   
 $Q = 0.9 \times 0.2 \times (14,570 / 43,560)$   
 $Q = 0.060 \text{ CFS}$

A STANDARD SF CARTRIDGE IS RATED FOR 0.033 CFS.  
TWO STANDARD CARTRIDGES ARE NEEDED (0.066 CFS).

**STORMFILTER DESIGN NOTES**

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. 64" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS. IF THE SITE CONDITIONS EXCEED 1.0 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	LOW DROP
CARTRIDGE HEIGHT	3.05'	2.3'	1.8'
RECOMMENDED HYDRAULIC DROP (ft)	2.0	1.5	1.0
SPECIFIC FLOW RATE (gpm/ft)	2	1	2
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15



**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs)	PEAK FLOW RATE (cfs)	RETURN PERIOD OF PEAK FLOW (yrs)	# OF CARTRIDGES REQUIRED	CARTRIDGE FLOW RATE	MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1			
INLET PIPE #2			
OUTLET PIPE			

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT

NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - DIMENSIONS MARKED WITH LARGE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: [www.contechES.com](http://www.contechES.com)
  - STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
  - STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M208 AND BE CAST WITH THE CONTECH LOGO.
  - FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
  - SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION 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 STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
  - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
  - CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HOPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN-CUTLINE. COUPLING BY FERROD OR EQUAL, AND PROVIDED BY CONTRACTOR.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



SFMH48  
STORMFILTER  
STANDARD DETAIL

No.	REVISIONS	DATE	BY

**Kimley»Horn**

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PHONE: 510-625-0712  
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KHA PROJECT	197094001	CHECKED BY	FCD
DATE	9/20/2017	DRAWN BY	ASK
SCALE	AS SHOWN	DESIGNED BY	SA

**PRELIMINARY STORMWATER CONTROL PLAN**

**MOXY HOTELS**  
PREPARED FOR  
**GRAVES HOSPITALITY**

CITY OF OAKLAND CALIFORNIA

SHEET NUMBER  
**C3.0**

WEST GRAND AVE

AREA OF CONSTRAINT  
(1,223 SF / 0.03 AC)

**DMA 1**

TELEGRAPH AVE

APN 008-0659-003-02

FIRST BAPTIST CHURCH-OAKLAND



SFMH48  
STORMFILTER  
STANDARD DETAIL

SHEET NUMBER  
**C3.0**







Plotted By: Chey. Arco. Sheet: Sat-2225. TELEGRAPH AVE. Los Angeles, CA 90008. Date: 10/20/2017. 07:57:20pm. K:\D\KIMLEY-HORN\Projects\Construction Drawings\110 LANDSCAPE PLAN.dwg  
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### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	WUCOLS	CAL.
	AF	1	AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE	24"BOX	9'-10" HT. X 3'-4" SPR.	LOW	1" CAL.
	JS	4	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	24"BOX	6-8' HT. X 2-3' SPR.	LOW	0.5" CAL.
	PA	5	PLATANUS X ACERIFOLIA / LONDON PLANE TREE TO BE FURNISHED AND INSTALLED BY THE CITY OF OAKLAND	24" BOX	10-12' HT. X 5-6' SPR.	MODERATE	1" CAL.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	WUCOLS	
	AAA	1	AEONIUM ARBOREUM 'ATROPURPUREUM' / TREE AEONIUM	5 GAL	48" O.C.	LOW	
	AAB	3	AGAVE ATTENUATA 'ARBOLEDA BLUE' / BLUE FOXTAIL AGAVE	5 GAL	36" O.C.	LOW	
	AH	3	ALOE X 'HERCULES' / HERCULES ALOE	5 GAL	AS SHOWN	LOW	
	CT	4	CHONDROPETALUM TECTORUM / CAPE RUSH	5 GAL	48" O.C.	LOW	
	DT	5	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	24" O.C.	LOW	
	DV	10	DIANELLA CAERULEA 'VARIEGATA' / BLUE FLAX LILY	1 GAL	24" O.C.	LOW	
	DS	16	DICHONDRA SERICEA / SILVERLEAF PONYSFOOT	FLAT	18" O.C.	LOW	
	HS	2	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	36" O.C.	LOW	
	PS	15	PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX	1 GAL	18" O.C.	LOW	
	SR	4	SEDUM RUPESTRE / ANGELINA SEDUM	FLAT	18" O.C.	LOW	
	SRR	4	SENECIO RADICANS / STRING OF BANANAS	FLAT	18" O.C.	LOW	
	SRB	9	SENECIO ROWLEYANUS / STRING OF BEADS	FLAT	18" O.C.	LOW	
	TG	3	THYMUS PSEUDOLANUGINOSUS / WOOLY THYME	1 GAL	24" O.C.	LOW	
	TP	16	TRADESCANTIA PALLIDA / PURPLE HEART	1 GAL	18" O.C.	LOW	

### GENERAL NOTES

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
- SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND ADA PATH OF TRAVEL.
- LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
- VERIFY EXISTING SITE INFORMATION, INCLUDING BUT NOT LIMITED TO; GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.

### IRRIGATION NOTES

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY SUB-SURFACE DRIP OR BUBBLERS. THE NEW IRRIGATION CONTROL SYSTEM WILL CONNECT TO A WEATHER SENSOR AND BACKFLOW PREVENTOR. ALL COORDINATION SHALL BE DONE WITH THE CLIENT'S REPRESENTATIVE.
- ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.

### LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
- UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
- ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
- PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
- LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CLIENT OR CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
- TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES. CONTRACTOR SHALL MAINTAIN FIVE FEET (5') CLEAR ZONE AROUND ALL FIRE HYDRANT AND FIRE EQUIPMENTS.
- TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL GROUND COVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN FIVE (5) YEARS.
- IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.
- CONTRACTOR TO APPLY A MINIMUM 3" LAYER OF MULCH, IN ALL TREES, SHRUBS AND GROUND COVER AREAS. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. ARTIFICIALLY COLORED/STAINED MULCH IS NOT PERMITTED FOR LANDSCAPE AREAS.
- CONTRACTOR TO REMOVE ALL NURSERY STAKES, TAGS, WIRES, STRAPS, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND IRRIGATION FOR A PERIOD OF 120 DAYS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.

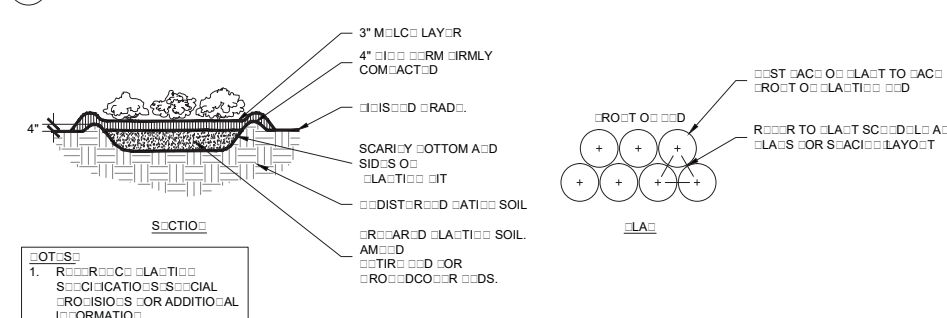
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MATTHEW J. MORGAN, LLA 6256

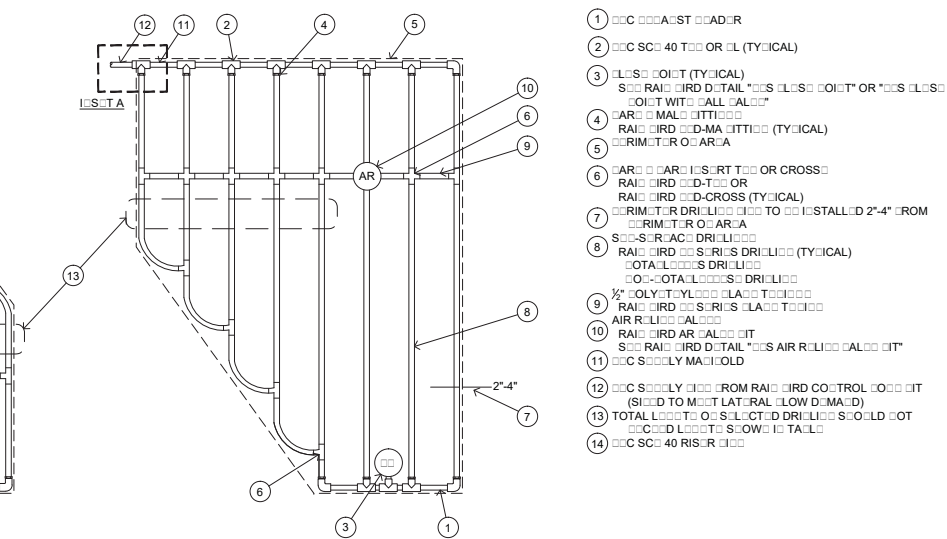
- NOTES:**
- REFER TO CLIPPING SPECIFICATIONS FOR SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.
  - DO NOT STAKE ALL TREES (15 GAL) SIDE AND LAROR.
  - FOR SIDE STAKED TREES, PLACE STAKE ON WINDWARD SIDE OF TREE.
  - FOR DOUBLE STAKED TREES, PLACE STAKES PERPENDICULAR TO WINDWARD SIDE OF TREE.
  - LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL. STAKE SHALL BE DRIVEN MIN. 24" INTO SOIL AT BOTTOM OF PLANTING PIT.
  - REMOVE ANYTHING (IE. BRANCHES, STRAPS, ETC.) THAT COULD HURDL TREES OR RESTRICT TREE GROWTH.

4" CORRATED OR STAKED WITH ORATE CAP AT MULCH LEVEL. WRAPPED IN FILTER FABRIC, SET TO BOTTOM OF PLANTING PIT.

**A** TYPICAL STRUT TREE PLANTING (TO BE PROVIDED AND INSTALLED BY THE CITY OF OAKLAND)

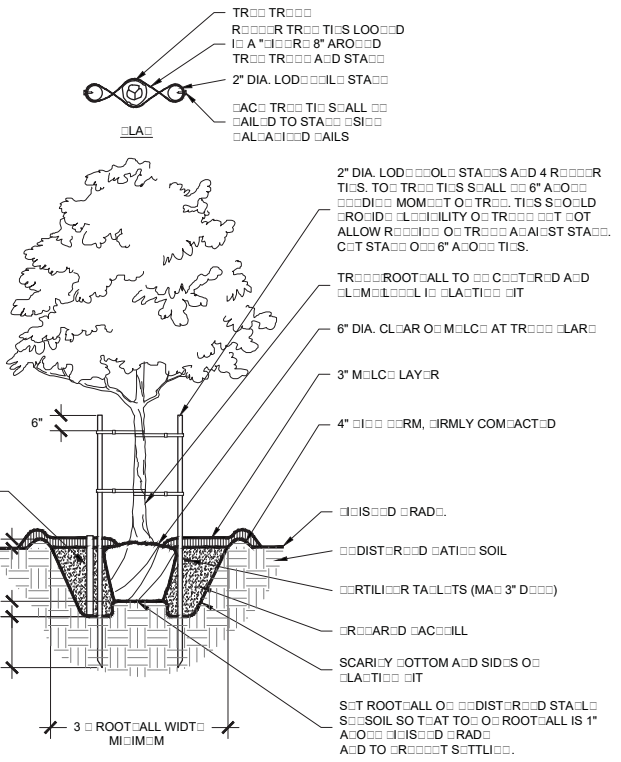


**B** TYPICAL ROOTBARRIER PLANTING

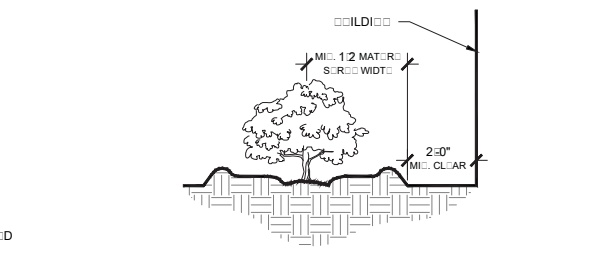


- NOTES:**
- DISTANCE BETWEEN LATERAL ROWS AND SPACING SHALL BE AS SHOWN ON SOIL TYPE PLANT MATERIALS AND CLASSES IS ILLUSTRATED. SEE RAIR CIRCUIT DRILLING INSTALLATION FOR SCHEDULED SCHEDULES.
  - LOCATIONS OF DRILLING LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN TO THE ACCOMPANYING TABLE.
  - AIR RELIEF VALVES TO BE INSTALLED AT EACH POINT OF AREA.

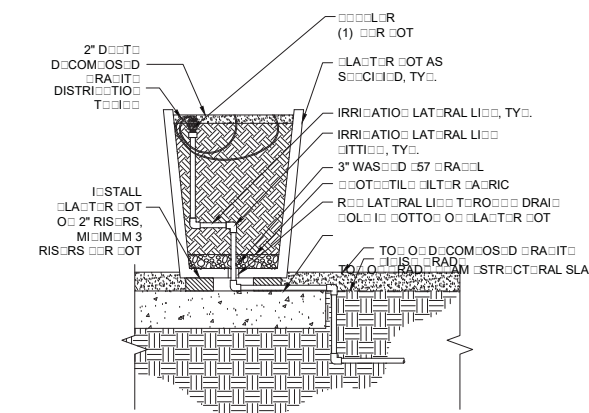
**F** ILLIUMINATION



**C** TYPICAL STRUT TREE PLANTING



**D** STRUT TREE PLANTING AT CHILD



**E** LATERAL IRRIGATION

1/2\"/>

Inlet Pressure	12\"/>		
	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)
15	255	194	357
20	291	220	408
30	350	266	494
40	396	302	560
50	434	333	614

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 1300 CLAY STREET, SUITE 325, OAKLAND, CA 94612  
 PHONE: 510-625-0712  
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**NOT FOR CONSTRUCTION**

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KHA PROJECT	197094001	DATE	9/20/2017	SCALE	AS SHOWN	DESIGNED BY	AC	DRAWN BY	AC	CHECKED BY	MJM
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---

**LA DSCA**

**NOTS**

---

**MOY**

**ORARD**

**RA**

---

CITY OF OAKLAND

CALIFORNIA

---

SHEET NUMBER

**L2.0**



