

OCT 03 2008

Cap Disturbance Work Plan

Mandela Gateway
1350-1400 Seventh Street
Oakland, California

Environmental Health

R02517

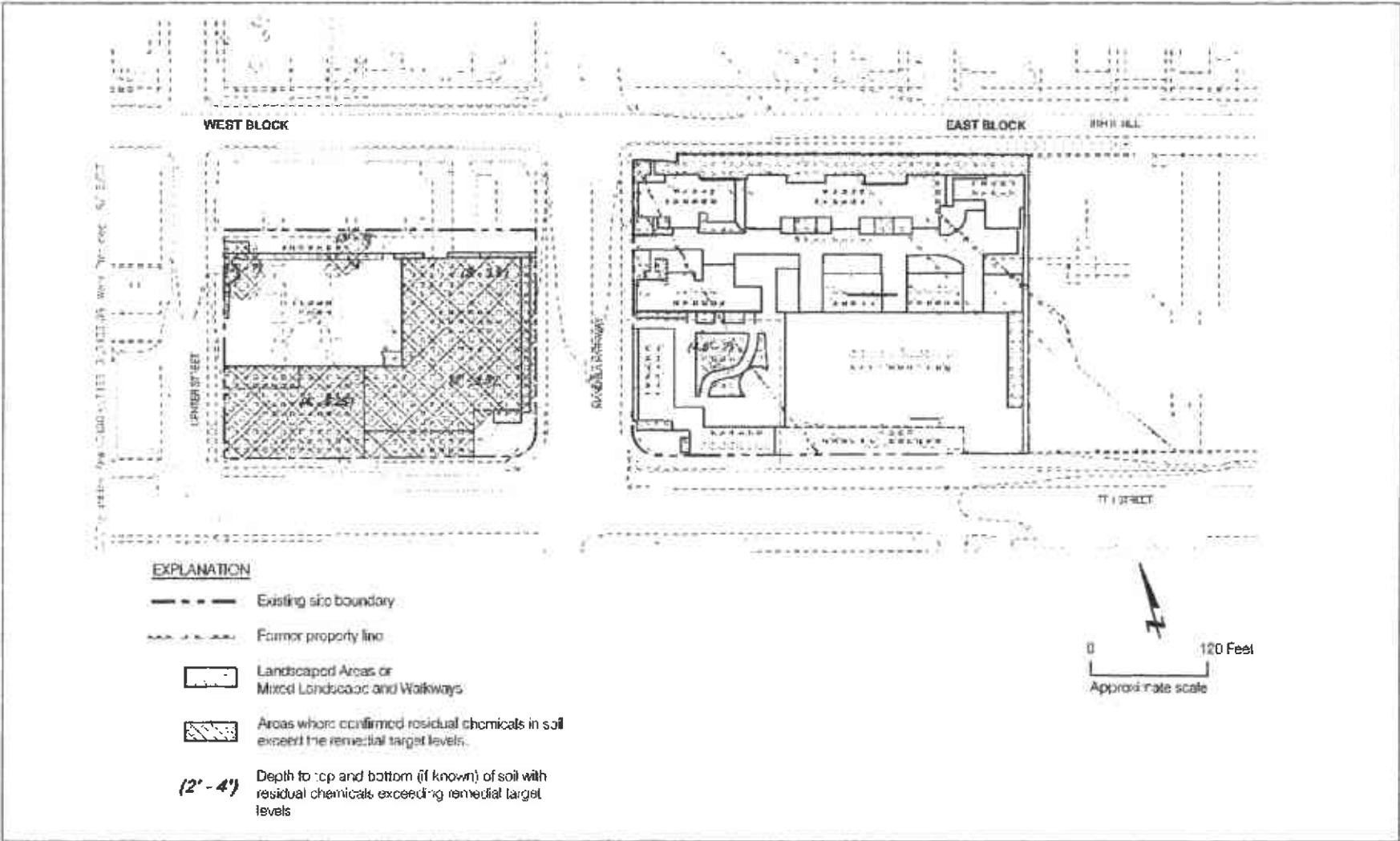
Project name: <i>Mandela Foods Tenant Improvement</i>	
Type of work (excavation, drilling, trenching, etc...): <i>Sewer cut slabs for plumbing drain lines, excavate approximately 2' below surface, lay lines, backfill pour back concrete.</i>	
Purpose of work (installation of utilities, repaving, etc...): <i>installation of plumbing drain lines.</i>	
Actions to be performed to restore cap integrity: <i>Plastic vapor barrier will be replaced after backfilling and concrete poured and finished to existing standard</i>	
Duration of work (start date / end date): <i>9/15/08 - 10/7/08</i>	
Contractor: <i>The Diedem Co. P.O. Box 24422 Oakland, CA 94623</i>	Health and Safety Plan Preparer: <i>Enviro Star 2194 Edison Ave., #F San Leandro, CA 94577 510-548-5996</i>
Chemicals of Concern (COCs): <i>Lead, pesticides, and total petroleum hydrocarbons quantified as Motor Oil (TPHmo)</i>	
Cap material overlying excavation: <i>Plastic Vapor barrier under 10" concrete slab.</i>	
Area of Excavation: L= <u>80</u> W= <u>2'-0"</u> LxW= <u>160</u>	
Stockpile requirements: Place excavated soil on Visqueen and cover during work. Fill excavation using excavated soil. Any excess soil will be analyzed using the protocol and suite discussed below.	
Sampling Protocol: 1 sample for every 250 cubic yards (6,750 cubic feet) of residual stockpiled soil that will require offsite disposal.	
Analytical testing suite: Total Lead (EPA Test Method 6010; if result equals or exceeds 50mg/kg, soluble lead will be tested by California Waste Extraction Test), Organochlorine Pesticides (EPA Method 8081), TPHmo (EPA Method 8015M).	
Prepared by: <u><i>Edward Diedem</i></u>	Date: <u><i>9/30/08</i></u>

- Dust will be controlled using water suppression methods.
- The asphalt or concrete cap will be replaced at a thickness at least equal to that removed.
- A sketch of the proposed work area is included on the attached plan(s).

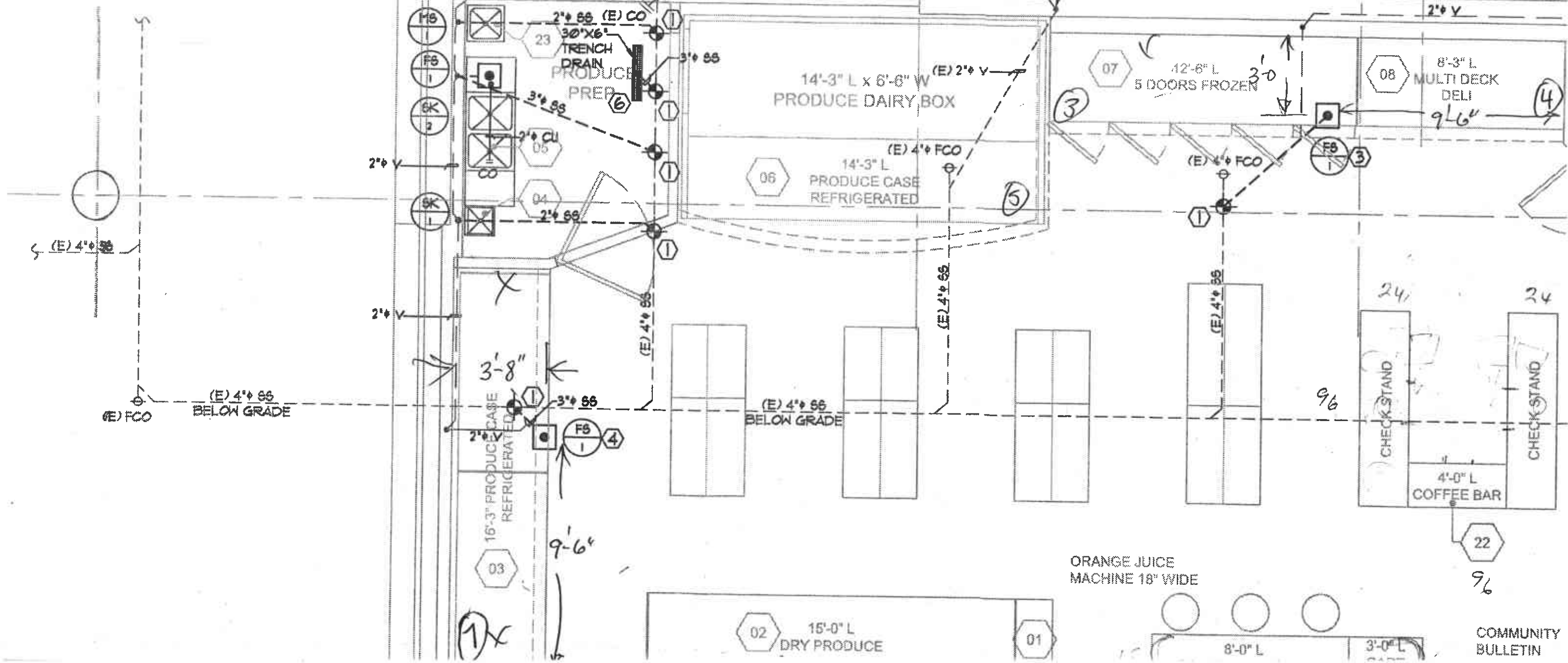
Cap Disturbance Work Plan

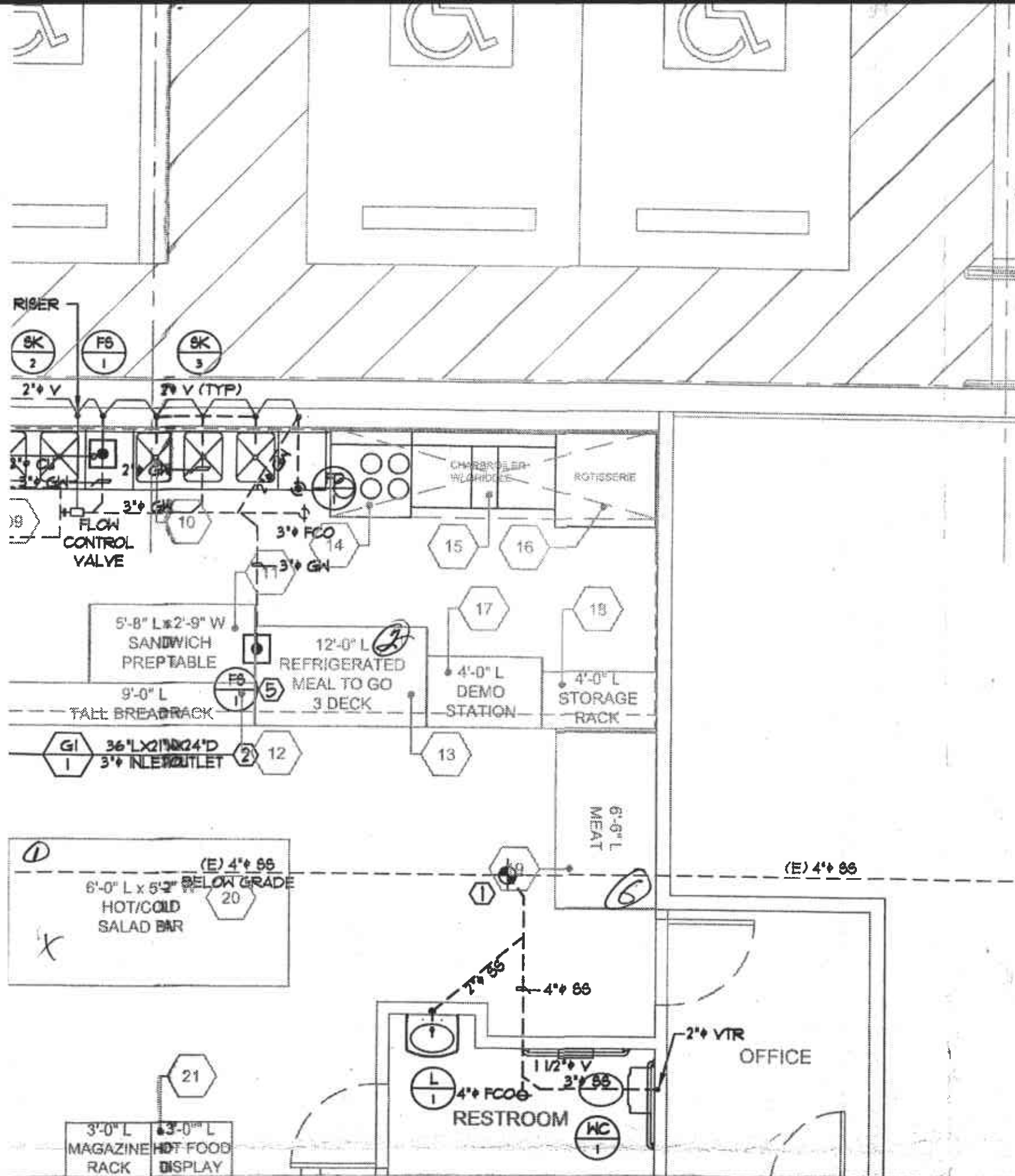
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 1350-1400 Seventh Street
 Oakland, California

Attachment A: Location of Planned Activities



(E) 6" x 8" BUILDING SEWER TO STREET MAIN





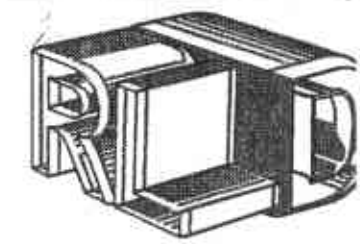
SHEET NOTES:

1. SEE DWG. # PL.0 FOR APPLICABLE GENERAL PLUMBING NOTES.
2. BUILDING HAS EXISTING 4" SEWER LINE BELOW GRADE. CONTRACTOR TO VERIFY IN FIELD ACTUAL LOCATION, DEPTH AND DIRECTIONAL FLOW PRIOR TO CONNECTION.
3. PIPING LAYOUT SHOWN IS DIAGRAMMATIC AND DOES NOT CONVEY ACTUAL PIPE ROUTING. CONTRACTOR TO VERIFY IN FIELD LOCATION OF (E) 4" BUILDING SEWER LINE.
4. SLOPE ALL (N) SEWER PIPING TO 2% TO THE DIRECTION OF (E) 4" BUILDING MAIN SEWER LINE.
4. REFER TO DWG. # PL.0 FOR PLUMBING FIXTURE SCHEDULE SHOWING ROUGH IN PIPE SIZES CONNECTION TO EACH FIXTURE INCLUDING VENT LINE SIZES.
5. FINAL CONNECTION TO ALL FIXTURES AND EQUIPMENT TO BE BY PLUMBING CONTRACTOR, INCLUDING VALVES, TRAPS, CHECK VALVES, PRESSURE REDUCING VALVES, PIPING, ESCUTCHEON PLATES, TUBING ETC.
6. PROVIDE 1/2" HARD DRAWN COPPER TRAP PRIMER TO ALL FLOOR SINK AND FLOOR DRAIN. COORDINATE LOCATION OF TRAP PRIMER VALVE WITH ARCHITECT.
7. COORDINATE WITH BUILDING PROPERTY OWNER PRIOR TO ANY CONNECTION TO EXISTING UTILITIES.

KEYED NOTES:

- ① POINT OF CONNECTION TO (E) 4" BUILDING SEWER LINE BELOW GRADE. CONTRACTOR TO VERIFY IN FIELD ACTUAL LOCATION, DEPTH AND DIRECTION FLOW PRIOR TO CONNECTION.
- ② GREASE INTERCEPTOR BELOW GRADE. PROVIDE FACTORY EXTENSION. SEE SHEET P3.0 FOR TYPE, MODEL AND
- ③
- ④ LE CASE.
- ⑤ FLOOR SINK DRAIN FOR REFRIGERATED MEAT TO GO.
- ⑥ 30" X 6" TRENCH DRAIN WITH STEEL GRATING. SLOPE FLOOR TOWARDS TRENCH DRAIN.

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WP1.11

WP1.12

WP1.13

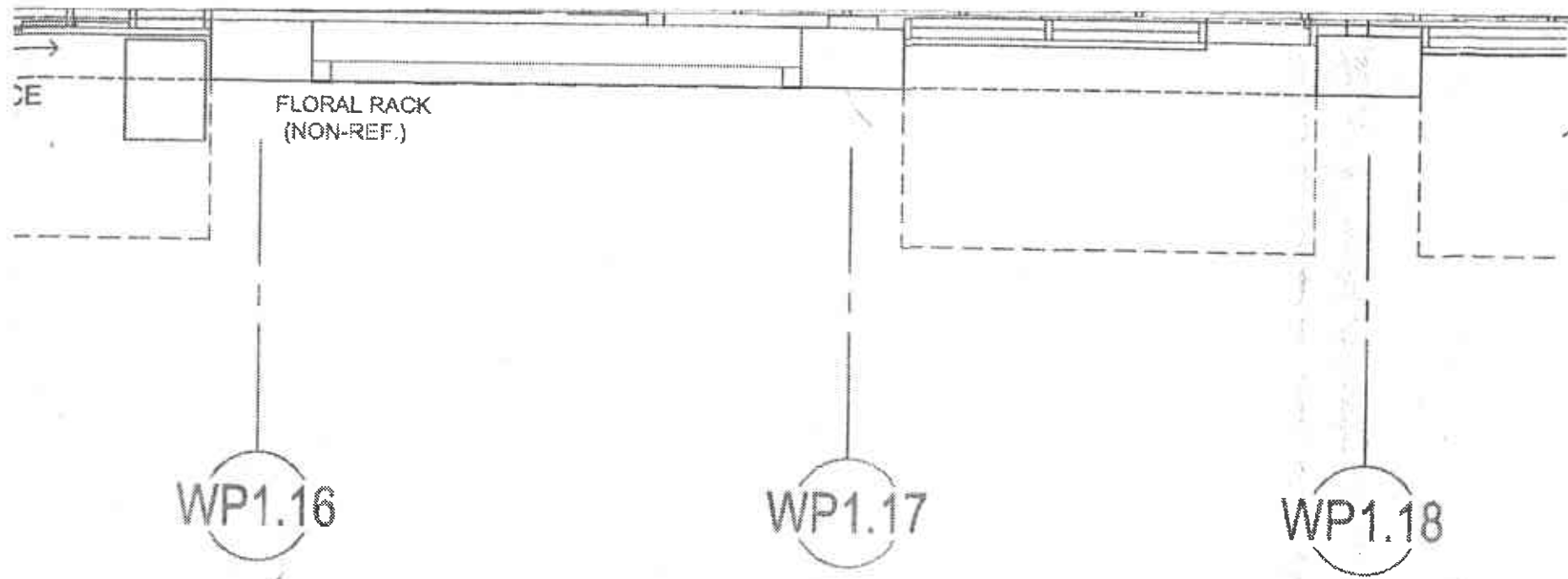
WP1.14

WP1.15

EQUIPMENT & FIXTURE SCHEDULE

MANUFACTURER	MODEL #/SERIES	REMARKS	NO.	DESCRIPTION	MANUFACTURER	MODEL #/SERIES	REMARKS	NO.
COMMERCIAL JUICERS	ZUMMO SERVICE	-	10	SINK	ADVANCE TABCO	94-23-60-18	-	19
CUSTOM CABINETRY		-	11	SANDWICH PROP TABLE	RANDELL	8268N	-	20
KYSOR/WARREN	D7/44x96	-	12	BREAD RACK	LOCIER	-	-	21
ADVANCE TABCO	7-PS-63	-	13	REFRIGERATED MEAL TO GO (SPECIALTY MERCHANDISER)	KYSOR/WARREN	PZ2AG	-	22
ADVANCE TABCO	94-22-40-24L	-	14	RANGE	WOLF RANGE COMPANY	CHR-6-29	-	23
KYSOR/WARREN	D6R/44x144	-	15	CHARBROILER	WOLF RANGE COMPANY	AGM24/SCB25C/9205-32-7	-	NOTES: 1. FOR
KYSOR/WARREN	QLV5V14/05-DR	-	16	ROTISSREIE	BKI	VGG-CO	-	
KYSOR/WARREN	HQD6/44x96	-	17	DEMO STATION	CUSTOM CABINETRY		-	
ADVANCE TABCO	94-22-40-18L	-	18	STORAGE RACK	METRO	-	-	

PLUMBING DRAIN, WASTE AND VENT PIP



TENANT IMPROVEMENT FOR:
MANDELA FOODS

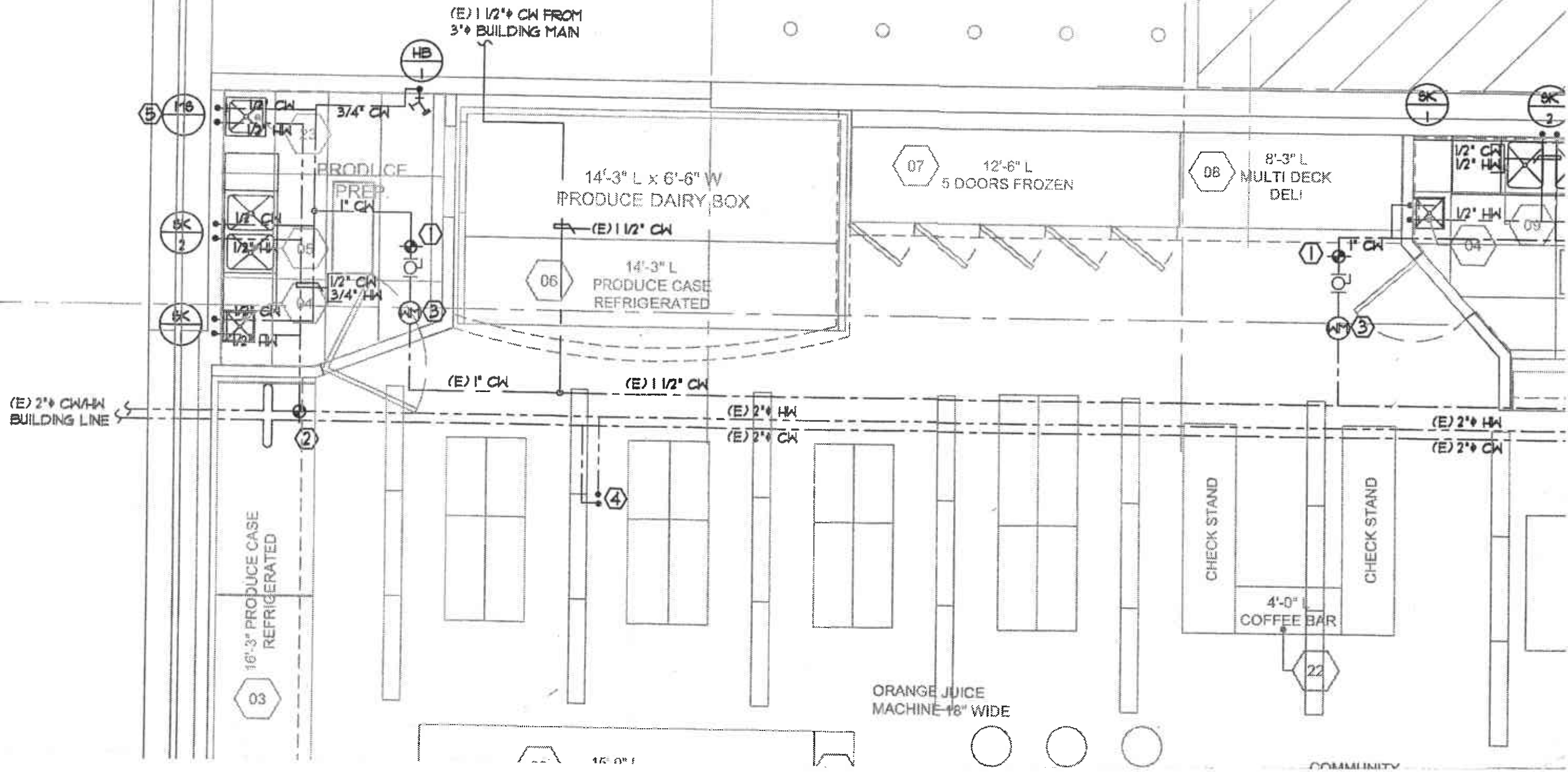
DESCRIPTION	MANUFACTURER	MODEL #/SERIES	REMARKS
EAT CASE	KYSOR/WARREN	QM5AG	
HOT/COLD SALAD BAR	ADVANTAGE CUSTOM FIXTURES	ACFSSB-62x120 (KFF)	
HOT FOOD DISPLAY	BKI	MDW-36-C	
Coffee BAR	BY OPERATOR	-	
WATER SINK	SEE PLUMBING	-	

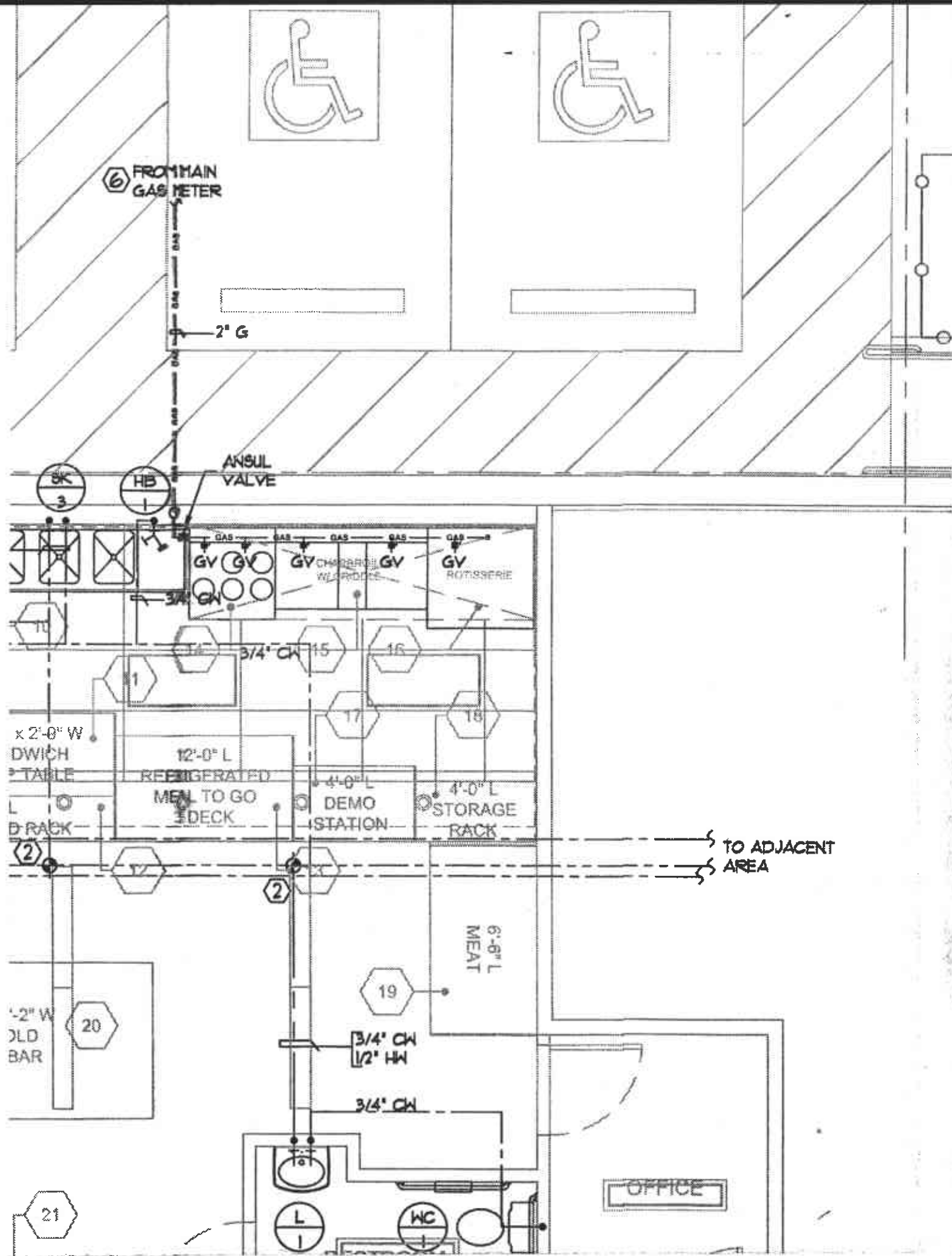
FOR SINKS OR FLOOR DRAINS SEE PLUMBING DRAWINGS

ISSUED FOR
 REVISION
 DATE:
 JOB NO.: RLD

**PLUMBING
 DWV
 PIPING PLAN**

SCALE:





SHEET NOTES:

1. SEE DWG. # P1.0 FOR APPLICABLE GENERAL PLUMBING NOTES.
2. TENANT SPACE HAS EXISTING 1/2" DOMESTIC WATER LINE WITH SUB WATER METER IN TWO LOCATIONS. CONTRACTOR TO VERIFY IN FIELD ACTUAL LOCATION AND CONNECT (N) CW LINE TO EXISTING WATER LINE.
3. PIPING LAYOUT SHOWN IS DIAGRAMMATIC AND DOES NOT CONVEY ACTUAL PIPE ROUTING. CONTRACTOR TO VERIFY IN FIELD LOCATION OF (E) 1/2" DOMESTIC WATER LINE
4. CONNECT (N) HOT WATER LINE TO (E) 2" BUILDING HOT WATER SYSTEM.
4. REFER TO DRAWING # P1.0 FOR PLUMBING FIXTURE SCHEDULE SHOWING ROUGH IN PIPE SIZES CONNECTION TO EACH FIXTURE INCLUDING VENT LINE SIZES.
5. FINAL CONNECTION TO ALL FIXTURES AND EQUIPMENT TO BE BY PLUMBING CONTRACTOR, INCLUDING VALVES, TRAPS, CHECK VALVES, PRESSURE REDUCING VALVES, PIPING, ESCUTCHEON PLATES, TUBING ETC.
6. PROVIDE VACUUM BREAKER ON ALL HOSE BIBB.
7. COORDINATE WITH BUILDING PROPERTY OWNER PRIOR TO ANY CONNECTION TO EXISTING UTILITIES.

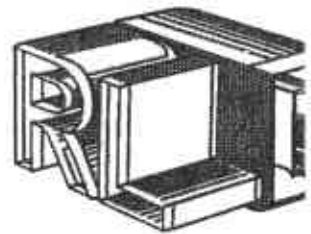
KEYED NOTES:

- ① POINT OF CONNECTION TO (E) 1/2" DOMESTIC WATER LINE. CONTRACTOR TO VERIFY IN FIELD ACTUAL LOCATION AND COORDINATE WITH BUILDING PROPERTY MANAGEMENT PRIOR TO CONNECTION.
- ② POINT OF CONNECTION TO (E) BUILDING HOT WATER SYSTEM. COORDINATE WITH BUILDING PROPERTY MANAGEMENT PRIOR TO CONNECTION.
- ③ (E) SUB WATER METER WITH SHUT OFF VALVE TO REMAIN. CONTRACTOR TO CONNECT (N) CW LINE TO THE EXISTING.
- ④ (E) BUILDING CW AND HW RISER TO RESIDENTIAL UNIT ABOVE TO REMAIN.
- ⑤ PROVIDE VACUUM BREAKER AND TEMPERING VALVE TO MOP SINK FAUCET.
- ⑥ 2" GAS LINE TO GAS MAIN MANIFOLD WITH (N) GAS METER. SEE DWG. # P3.0 FOR GAS LOAD CALCULATION AND GAS SCHEMATIC

mendo architect

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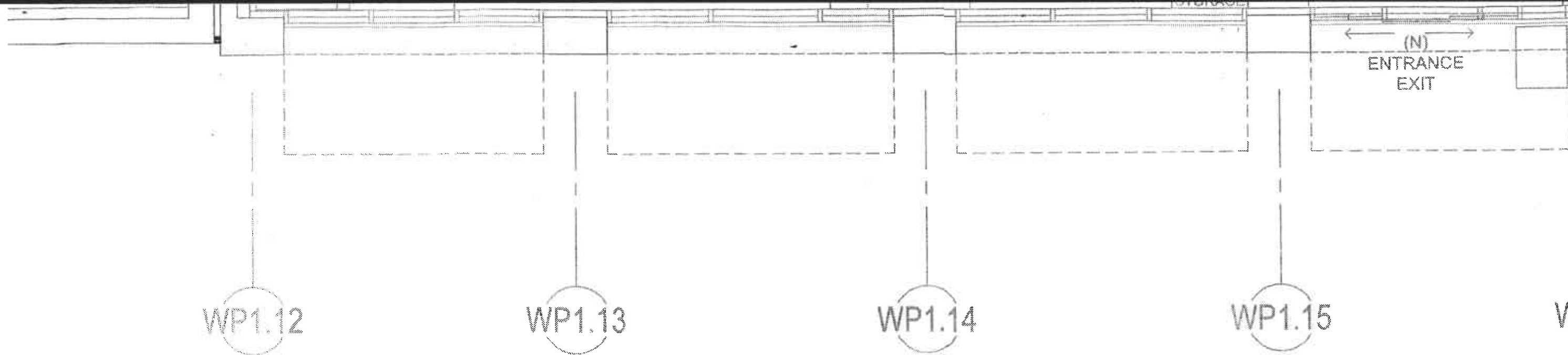
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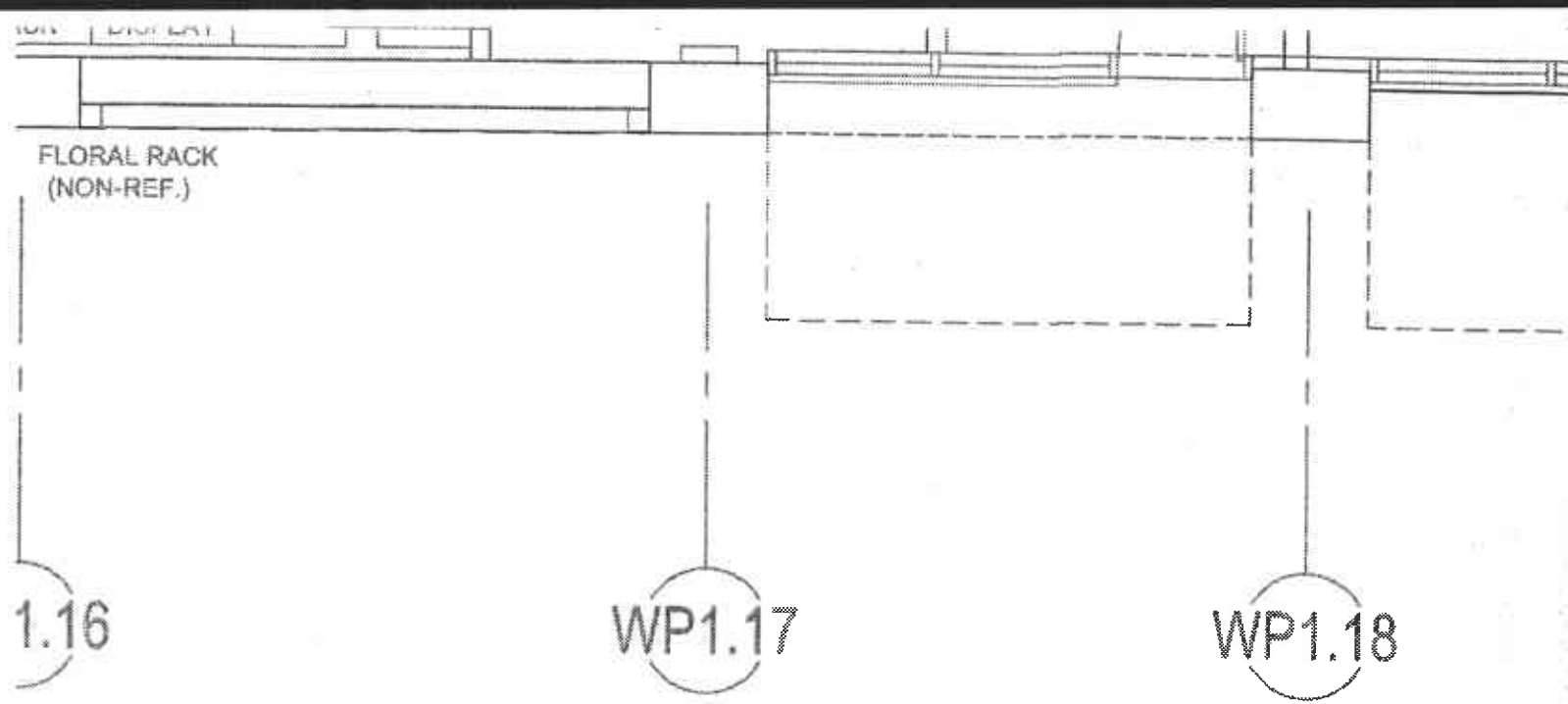
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EQUIPMENT & FIXTURE SCHEDULE

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COMMERCIAL JUICERS	ZUMMO SERVICE	-	10	SINK	ADVANCE TABCO	94-23-60-18	-
CUSTOM CABINETS		-	11	SANDWICH PROP TABLE	RANDELL	B268N	-
KYSOR/WARREN	D7/44x96	-	12	BREAD RACK	LOCIER	-	-
ADVANCE TABCO	7-PS-63	-	13	REFRIGERATED MEAL TO GO (SPECIALTY MERCHANDISER)	KYSOR/WARREN	PZ2AG	-
ADVANCE TABCO	94-22-40-24L	-	14	RANGE	WOLF RANGE COMPANY	CHR-6-29	-
KYSOR/WARREN	D6R/44x144	-	15	CHARBROILER	WOLF RANGE COMPANY	AGM24/SCB25C/9205-32-7	-
KYSOR/WARREN	QLV5V14/05-DR	-	16	ROTISSREIE	BKI	VGG-CO	-
KYSOR/WARREN	HQD6/44x96	-	17	DEMO STATION	CUSTOM CABINETS		-
ADVANCE TABCO	94-22-40-18L	-	18	STORAGE RACK	METRO	-	-



NO.	DESCRIPTION	MANUFACTURER	MODEL #/SERIES	REMARKS
19	MEAT CASE	KYSOR/WARREN	QM5AG	
20	HOT/COLD SALAD BAR	ADVANTAGE CUSTOM FIXTURS	ACFSSB-62x120 (KFF)	
21	HOT FOOD DISPLAY	BKI	MDW-36-C	
22	COFFEE BAR	BY OPERATOR	-	
23	JANITORIAL SINK	SEE PLUMBING	-	

NOTES:
FOR FLOOR SINKS OR FLOOR DRAINS SEE PLUMBING DRAWINGS

TENANT IMPROVEMENT FOR:
MANDELA FOODS

ISSUED FC

REVISION

DATE:

JOB NO.: RLL

**PLUMB
CW, HW &
PIPING P**

SCALE:

P2