
VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH STREET, SAN FRANCISCO, CA
 ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

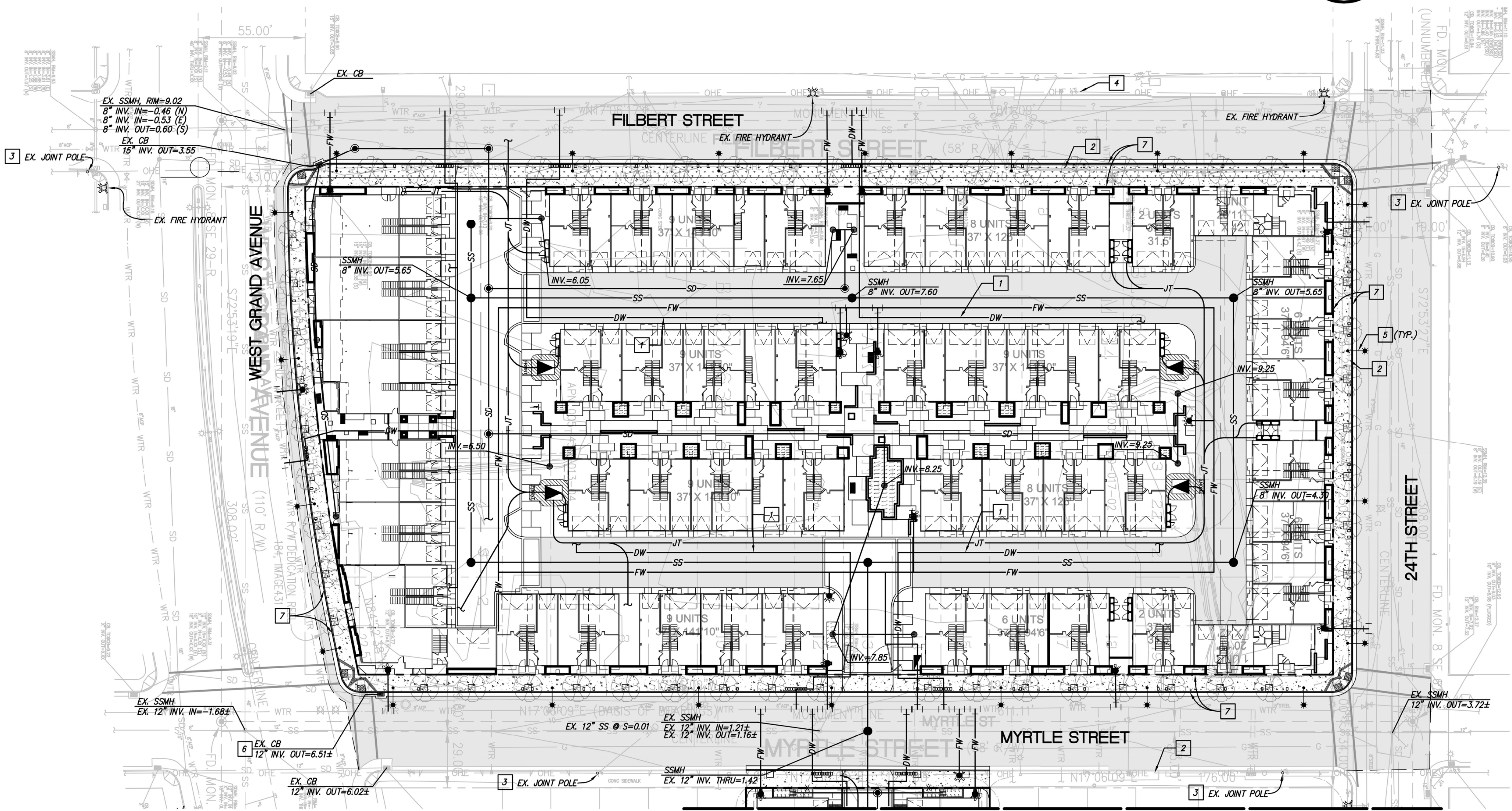

SANDIS
 CIVIL ENGINEERS
 SURVEYORS
 PLANNERS
 636 Ninth Street
 Oakland, CA 94607
 P. 510.873.8866
 F. 510.873.8868
 www.sandis.net



GRADING PLAN - MYRTLE PARCEL

C-1.01

SCALE: 1" = 30'
 DATE: 03.13.2015
 PROJECT: 317035.00



SEE SHEET C2.01 FOR MARKET STREET PARCEL

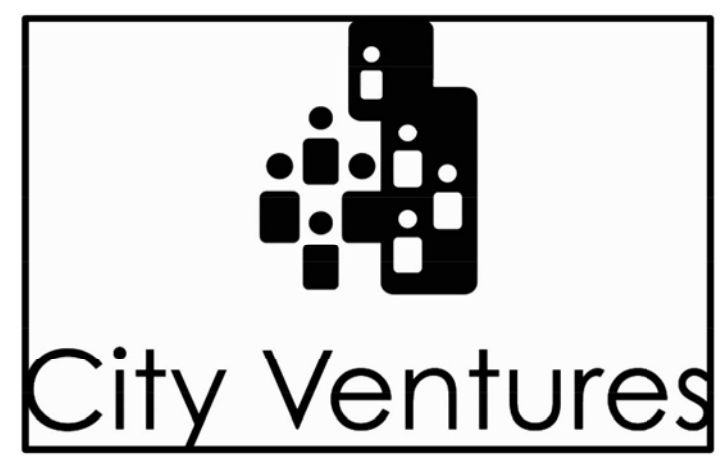
SHEET NOTES

- 1 MULTIPLE INDIVIDUAL DOMESTIC WATER SERVICES WITHIN A COMMON TRENCH
- 2 EXISTING OVERHEAD LINES TO BE UNDERGROUNDED ALONG PROJECT FRONTAGE BETWEEN EXISTING JOINT POLES
- 3 ASSUMED LIMIT OF OVERHEAD LINES TO BE UNDERGROUNDED. EXACT EXTENTS SUBJECT TO APPROVAL BY PG&E.
- 4 EXISTING OVERHEAD FACILITIES TO REMAIN.
- 5 STREETLIGHT LOCATIONS SHOWN ARE CONCEPTUAL.
- 6 RELOCATE EXISTING CURB INLET NORTH TO ACCOMMODATE CURB RAMP.
- 7 CONNECT PLANTERS TO THRU CURB DRAIN (TYP.)

LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
DW	DOMESTIC WATER JOINT TRENCH. NUMBER OF SERVICES VARIES.
JT	ELECTRICAL JOINT TRENCH
FW	FIRE WATER

WEST GRAND AVE - OAKLAND 2
CITY VENTURES
WEST GRAND AVE & MARKET ST
OAKLAND, CA

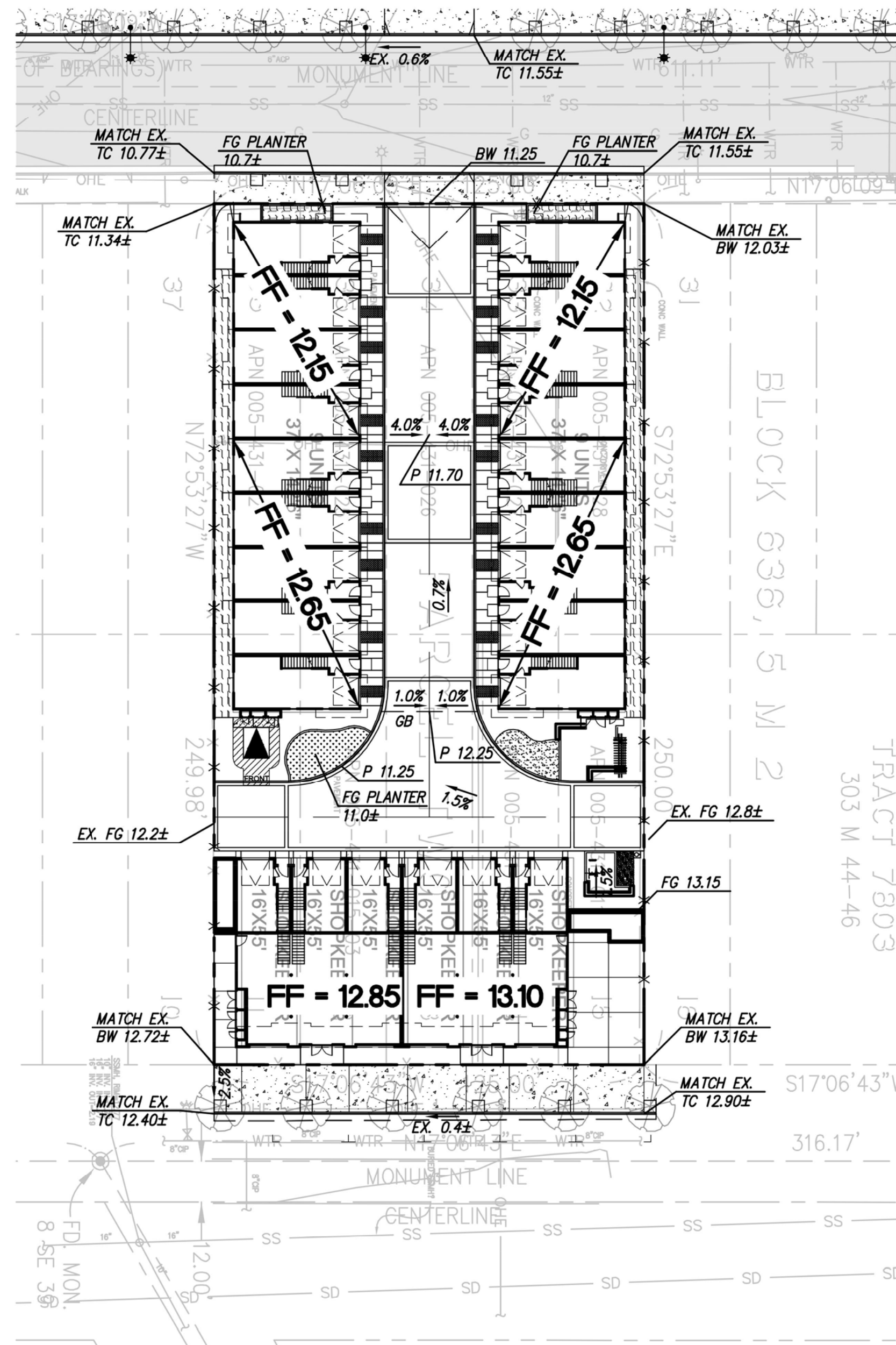


VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

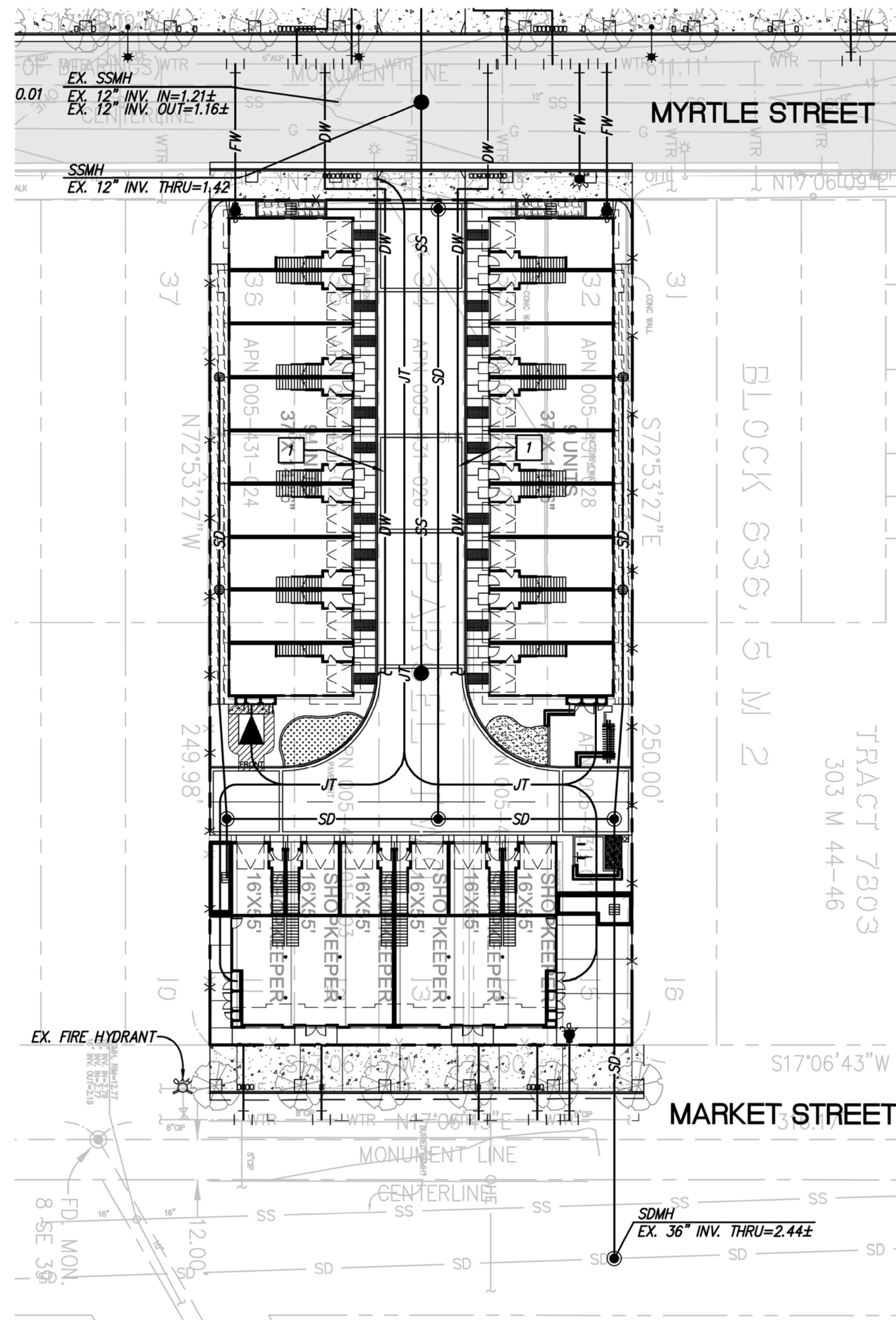
SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
636 Ninth Street
Oakland, CA 94607
P. 510.873.8866
F. 510.873.8868
www.sandis.net



UTILITY PLAN - MYRTLE PARCEL
C-1.02
SCALE: 1" = 30'
DATE: 03.13.2015
PROJECT: 317035.00



GRADING PLAN



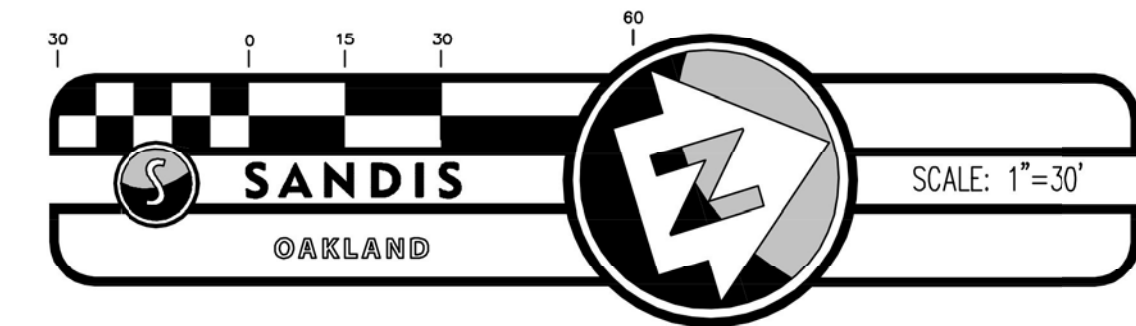
UTILITY PLAN

LEGEND

- SS— SANITARY SEWER
- SD— STORM DRAIN
- DW— DOMESTIC WATER JOINT TRENCH
NUMBER OF SERVICES VARIES.
- JT— ELECTRICAL JOINT TRENCH
- FW— FIRE WATER

SHEET NOTES

- 1 MULTIPLE INDIVIDUAL DOMESTIC WATER SERVICES WITHIN A COMMON TRENCH



WEST GRAND AVE - OAKLAND 2

CITY VENTURES
WEST GRAND AVE & MARKET ST
OAKLAND, CA



City Ventures



VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796



SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
636 Ninth Street
Oakland, CA 94607
P. 510.873.8866
F. 510.873.8868
www.sandis.net

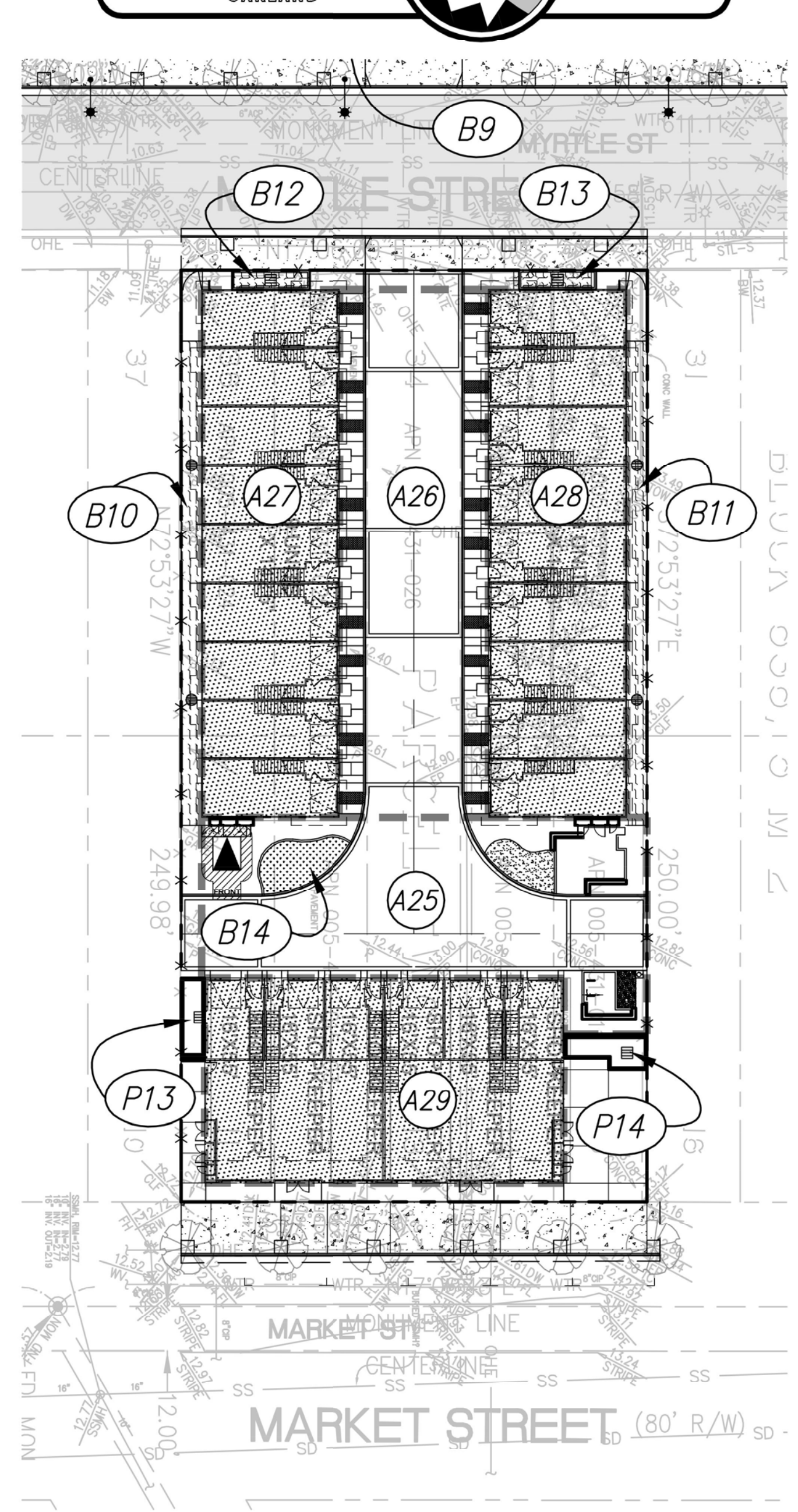
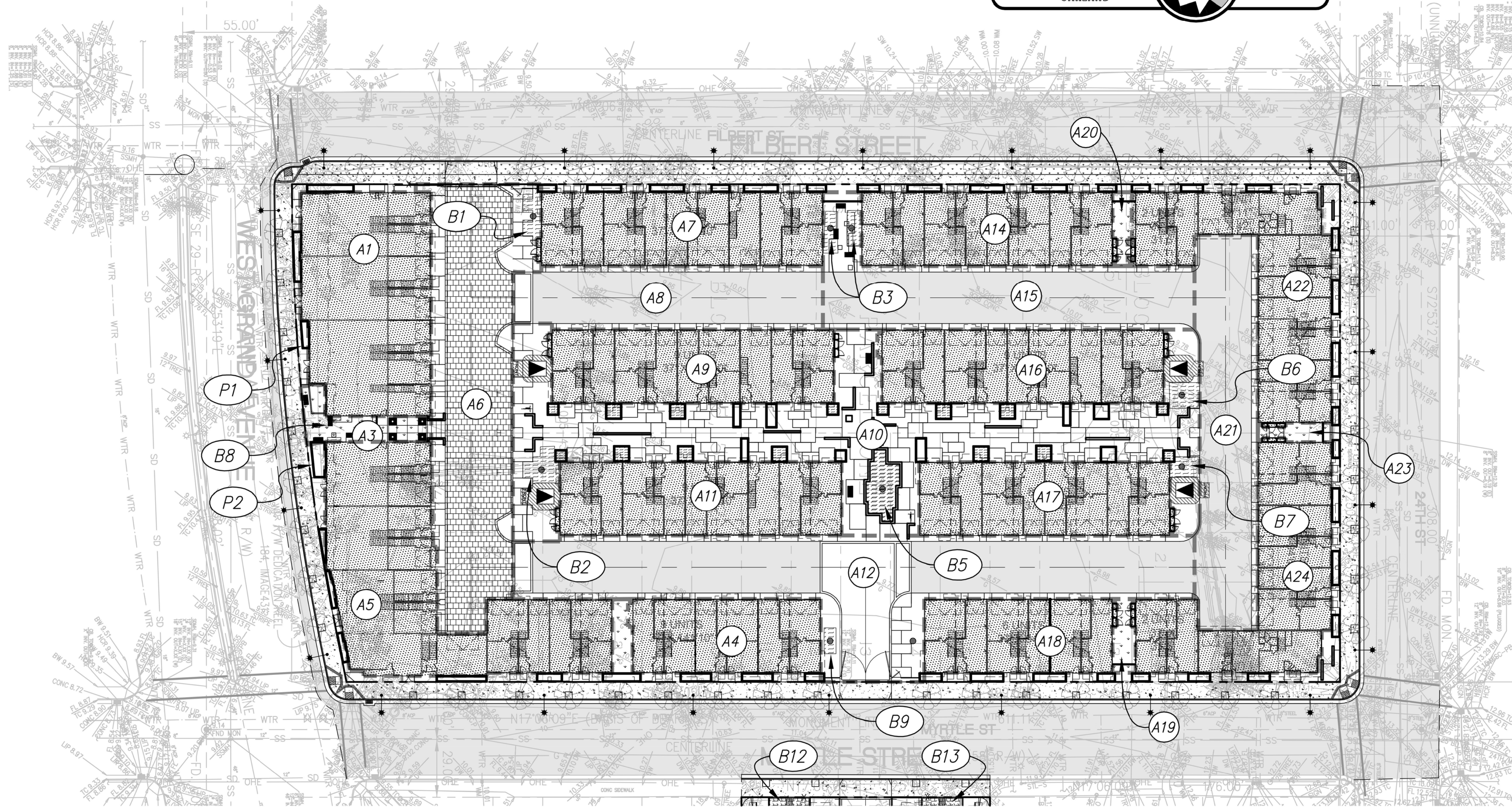
SUNNYVALE · ROSEVILLE · OAKLAND



GRADING & UTILITY PLAN - MARKET ST. PARCEL

C-2.01

SCALE: 1" = 30'
DATE: 03.13.2015
PROJECT: 317035.00



MYRTLE PARCEL

MARKET ST. PARCEL

NON-LID TREATMENT

THE INTENT OF THE PROJECT IS TO TREAT THE MAJORITY OF RUN OFF USING LID BMP'S. DUE TO SPACE CONSTRAINTS SOME PORTION OF THE HARDSCAPE IN THE VICINITY OF THE WEST GRAND BUILDINGS AND THE INTERIOR COURTYARDS MAY BE TREATED WITH NON-LID MEASURES. THIS IS PERMITTED BY VIRTUE OF THE PROJECT BEING A SPECIAL CATEGORY 'C'.

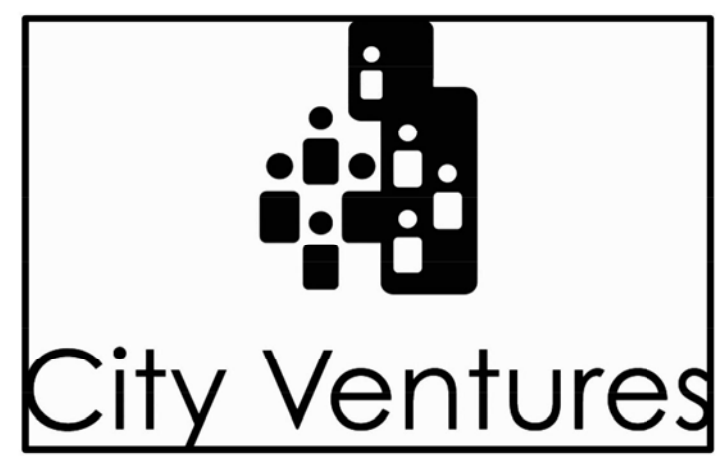
NOTES:

- A. THIS PLAN PRESENTS METHODS FOR FULFILLING THE REQUIREMENTS FOR THE ALAMEDA COUNTY CLEAN WATER PROGRAM STORMWATER QUALITY CONTROL REQUIREMENTS.
- B. INTERIOR COURTYARD PAVEMENTS WILL BE A COMBINATION OF PERMEABLE MATERIALS AND SELF-RETAINING AREAS.

LEGEND

	PROPERTY LINE		PERVIOUS PAVERS		IMPERVIOUS AREA
	RUNOFF DRAINAGE DIRECTION		BIORETENTION		IMPERVIOUS ROOF AREA
	DRAINAGE AREA		LANDSCAPE AREA		

WEST GRAND AVE - OAKLAND 2
 CITY VENTURES
 WEST GRAND AVE & MARKET ST
 OAKLAND, CA



VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH STREET, SAN FRANCISCO, CA
 ZP 94103 PH (415) 864-1921 FAX (415) 864-4796

SANDIS
 CIVIL ENGINEERS
 SURVEYORS
 PLANNERS
 636 Ninth Street
 Oakland, CA 94607
 P. 510.873.8866
 F. 510.873.8868
 www.sandis.net

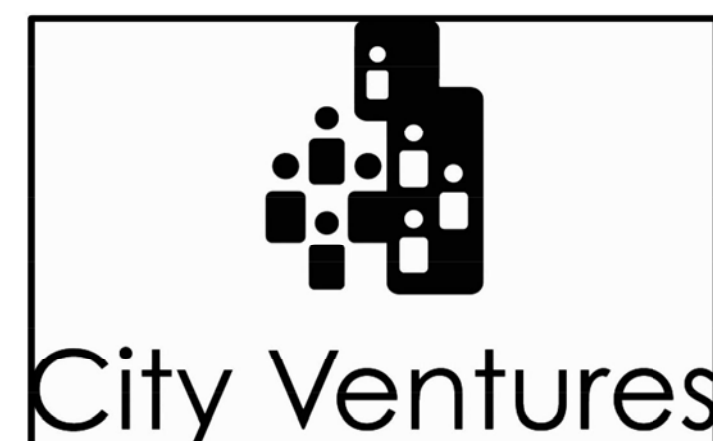


STORMWATER MANAGEMENT PLAN
C-3.01
 SCALE: 1" = 30'
 DATE: 03.13.2015
 PROJECT: 317035.00

C.3 STORMWATER TREATMENT MEASURES

WATERSHED	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	C.3 TREATMENT BMP	BIO-RETENTION TREATMENT AREA REQUIRED (SF) 4% OF IMPERVIOUS	TREATMENT AREA PROVIDED (SF)	NOTES
A1	7,070	7,070	0	FLOW THROUGH PLANTER P1	283	286	P1 CONSISTS OF ALL PLANTERS AROUND WATERSHED A1
A2	356	0	356		0	0	
A3	910	167	743	BIO-RETENTION B8	7	30	
A4	268	268	0	FLOW THROUGH PLANTER P2	11	184	P2 CONSISTS OF ALL PLANTERS AROUND WATERSHED A4
A5	8,909	8,909	0	FLOW THROUGH PLANTER P3	356	356	P3 CONSISTS OF ALL PLANTERS AROUND WATERSHED A5
A6	9,516	0	9,516		0	0	
A7	5,269	5,269	0	FLOW THROUGH PLANTER P4	211	227	P4 CONSISTS OF ALL PLANTERS AROUND WATERSHED A7
A8	4,888	4,888	0	BIO-RETENTION B1	196	196	
A9	5,268	5,268	0	FLOW THROUGH PLANTER P5	211	239	P5 CONSISTS OF ALL PLANTERS AROUND WATERSHED A9
A10	15,383	7,379	8,004		295	500	WILL BE TREATED BY SELF RETAINING AREAS DISTURBED ALONG COURTYARD
A11	5,268	5,268	0	FLOW THROUGH PLANTER P6	211	230	P6 CONSISTS OF ALL PLANTERS AROUND WATERSHED A11
A12	13,063	13,063	0	BIO-RETENTION B2, B5, B9	523	763	
A14	4,687	4,687	0	FLOW THROUGH PLANTER P7	187	204	P7 CONSISTS OF ALL PLANTERS AROUND WATERSHED A14
A15	6,713	6,713	0	FLOW THROUGH PLANTER P8	269	271	P8 CONSISTS OF ALL PLANTERS AROUND WATERSHED A15
A16	5,296	5,296	0	FLOW THROUGH PLANTER P9	212	229	P9 CONSISTS OF ALL PLANTERS AROUND WATERSHED A16
A17	4,687	4,687	0	FLOW THROUGH PLANTER P10	187	222	P10 CONSISTS OF ALL PLANTERS AROUND WATERSHED A17
A18	3,521	3,521	0	FLOW THROUGH PLANTER P11	141	174	P11 CONSISTS OF ALL PLANTERS AROUND WATERSHED A18
A19	381	0	381		0	0	
A20	316	0	316		0	0	
A21	6,030	6,030	0	BIO-RETENTION B6, B7	241	339	
A22	6,030	6,030	0	FLOW THROUGH PLANTER P11	241	268	P12 CONSISTS OF ALL PLANTERS AROUND WATERSHED A20
A23	311	0	311		0	0	
A24	5,993	5,993	0	FLOW THROUGH PLANTER P13	240	254	P13 CONSISTS OF ALL PLANTERS AROUND WATERSHED A24
A25	6,027	4,680	1,347	BIO-RETENTION B14	187	237	
A26	4,955	3,608	1,347	BIO-RETENTION B12, B13	144	160	
A27	5,241	5,241	0	BIO-RETENTION B10	210	716	
A28	5,241	5,241	0	BIO-RETENTION B11	210	716	
A29	5,280	5,280	0	FLOW THROUGH PLANTER P14, P15	211	238	

WEST GRAND AVE - OAKLAND 2
 CITY VENTURES
 WEST GRAND AVE & MARKET ST
 OAKLAND, CA



VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH STREET, SAN FRANCISCO, CA
 ZP 94103 PH (415) 864-1921 FAX (415) 864-4796



STORMWATER MANAGEMENT TABLE

C-3.02

SCALE: 1" = 30'
 DATE: 03.13.2015
 PROJECT: 317035.00